

APPEAL – 16-LLA-00003

MARCH 15, 2022

Presented by:
Susan F. Petrovich

 Brownstein Hyatt
Farber Schreck

BOARD APPROVED CERTIFICATES OF COMPLIANCE, CONFIRMING SEPARATE LEGAL LOTS

- Mr. Hawker and Ms. Philippides purchased two legal parcels.
- Board of Supervisors approved two Certificates of Compliance in 2015 based upon historic documents proving parcel status.

Recording Requested by and
After Recording Return to:
Athena Philippides
1420 Greenworth Place
Santa Barbara, CA 93108

REC'd
4
FC

2015-0031985
Recorded
Official Records
County of
Santa Barbara
Joseph E. Higland
County Clerk Recorder
REC FEE 24.00
03:48PM 18-Jun-2015 Page 1 of 4

COUNTY OF SANTA BARBARA

CERTIFICATE OF COMPLIANCE ON

PORTION OF ASSESSOR'S PARCEL NO. 013-191-012

Notice is hereby filed, as a public record, that the real property described in Exhibit "A" and shown as the shaded parcel on the map marked Exhibit "B" attached hereto and made a part hereof, is incorporated herein by this reference, and that said real property and the division creating said real property comply with the applicable provisions of the State Subdivision Map Act and County Ordinances enacted pursuant thereto.

This certificate relates only to issues of compliance or noncompliance with the Subdivision Map Act and local ordinances enacted pursuant thereto. The parcel described herein may be sold, leased, or financed without further compliance with the Subdivision Map Act or any local ordinance enacted pursuant thereto. Development of the parcel may require issuance of a permit or permits, or other grants of approval.

Owner: Craig Jon Hawker and Athena Philippides, husband and wife as community property - by Grant deed recorded November 14, 2012 as Instrument No. 2012-0076767 of Official Records in the County of Santa Barbara, State of California.

Alexander Jevremovic
Aleksandar Jevremovic
County Surveyor

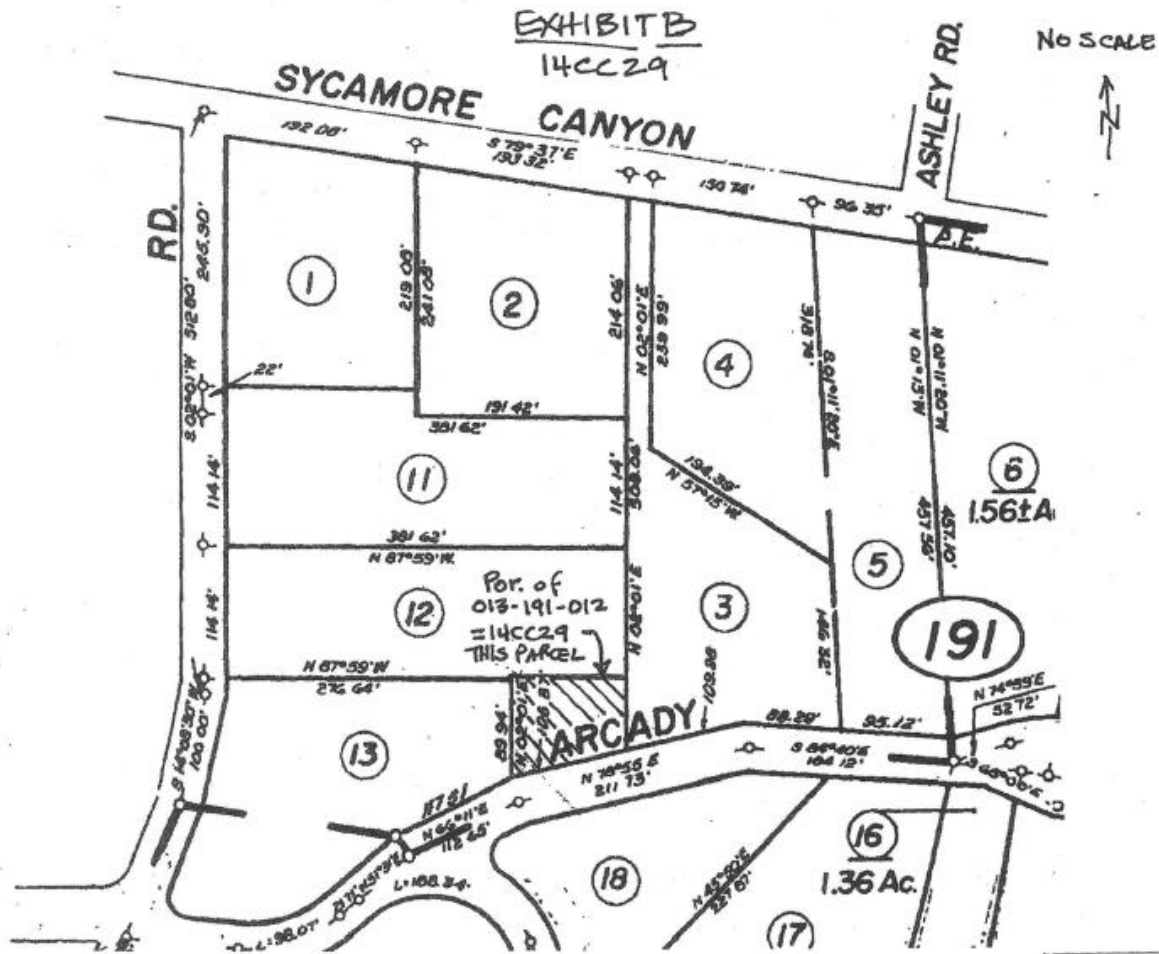
6/15/2015
Date

APPROVED AS TO FORM:
MICHAEL C. GHIZZONI
COUNTY COUNSEL

By [Signature]
Kevin E. Ready, Sr.
Senior Deputy County Counsel



13CC29



Recording Requested by and
After Recording Return to:
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Santa Barbara, CA 93108

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PR Page 1 of 4

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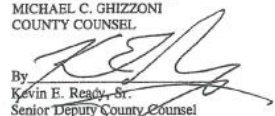
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COUNTY COUNSEL

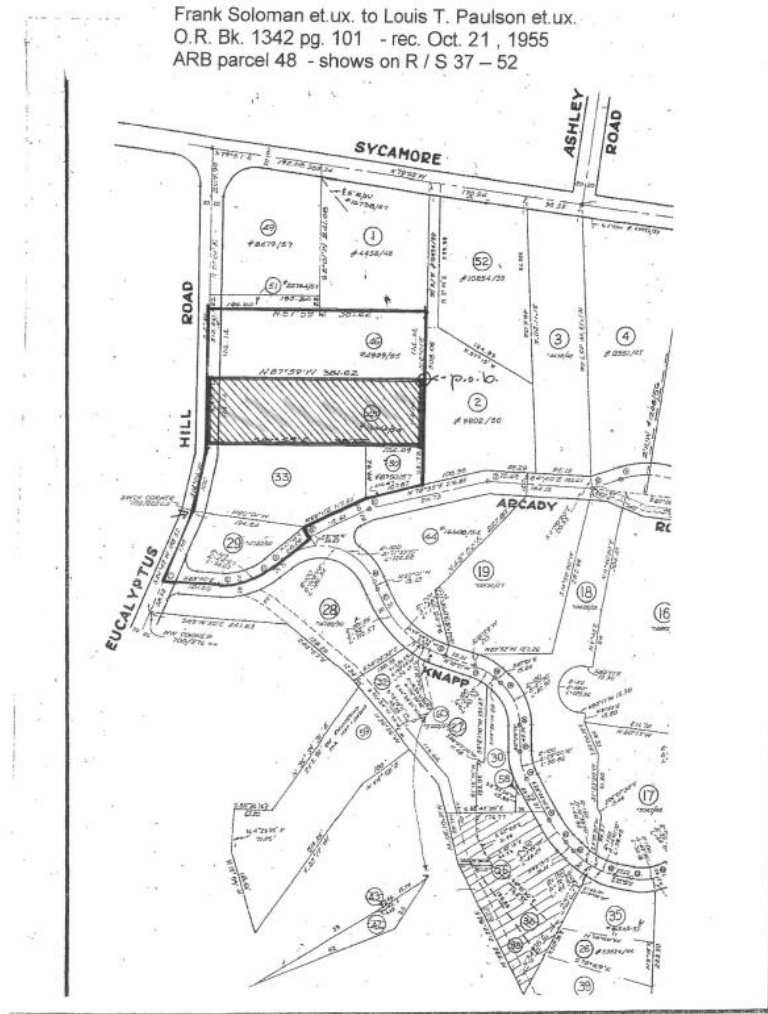

By
Kevin E. Reagy, Sr.
Senior Deputy County Counsel



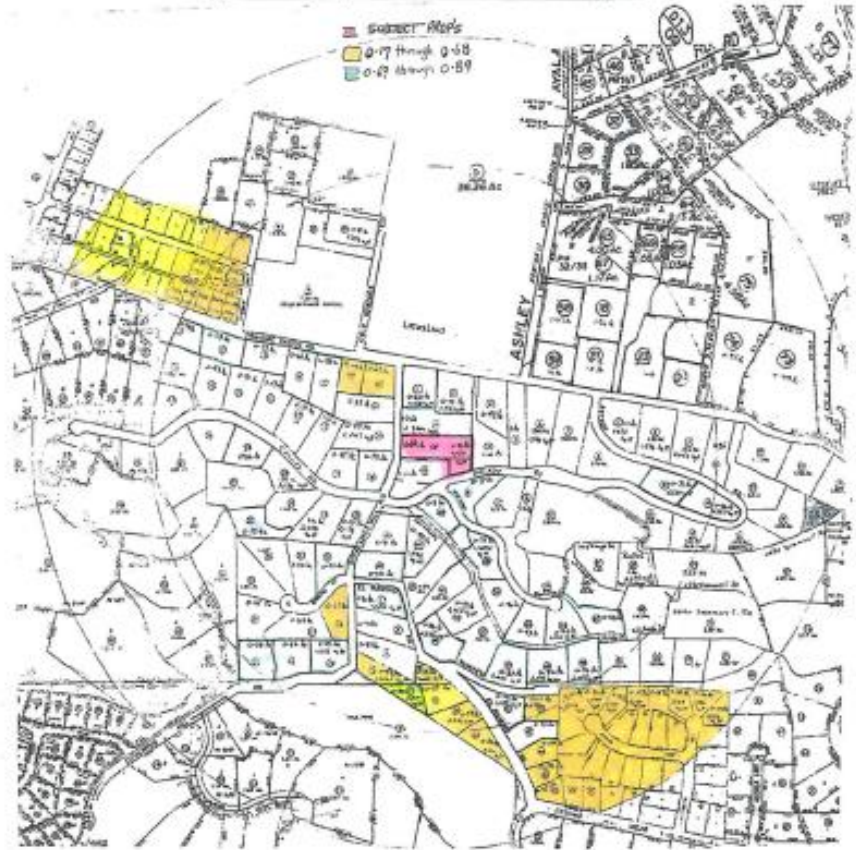
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1 of 4

Frank Soloman et ux. to Louis T. Paulson et ux.
O.R. Bk. 1342 pg. 101 - rec. Oct. 21, 1955
ARB parcel 48 - shows on R / S 37 - 52



LLA 3140 EUCALYPTUS HILL RD and 740 ARCADE RD



ARCADY ESTATES HOA

- There is not and never has been an Arcady Estates HOA
- The California Attorney General refused to recognize it
- Not a 501(c)(3) as claimed and told to dissolve
- New organization created but not an HOA
- Sole purpose – maintain shared roadways

ARCADY ESTATES “HOA”

- Craig Hawker and Athena Philippides are not members of new organization.
- Their property is not part of the Arcady subdivision, but they will pay their fair share of road maintenance costs.
- Their property is just 200 feet inside the gate and they aren't obligated to maintain all of the roadway beyond their property.
- The Arcady Estates Association extracted far more money from Craig and Athena than their fair share because they didn't realize that they were paying a proportionate share of the entire road system.

Shirley N. Weber, Ph.D.
California Secretary of State

Business Search - Entity Detail

The California Business Search is updated daily and reflects work processed through Tuesday, March 8, 2022. Please refer to document [Processing Times](#) for the received dates of filings currently being processed. The data provided is not a complete or certified record of an entity. Not all images are available online.

C2239693 THE ARCADY ESTATES ASSOCIATION, INC.

Registration Date: 08/25/2000
Jurisdiction: CALIFORNIA
Entity Type: DOMESTIC NONPROFIT
Status: SOS SUSPENDED
Agent for Service of Process: JAMES G PATTILLO
 821 KNAPP DRIVE
 SANTA BARBARA CA 93108
Entity Address: 821 KNAPP DRIVE
 SANTA BARBARA CA 93108
Entity Mailing Address: 821 KNAPP DRIVE
 SANTA BARBARA CA 93108

This entity is not eligible for online records requests. To order a Certificate of Status, please complete and return the [Business Entities Records Order Form](#)

Document Type	↑↓ File Date	⌂ PDF
SI-COMPLETE	02/12/2019	
SI-COMPLETE	06/27/2016	
REGISTRATION	08/25/2000	

* Indicates the information is not contained in the California Secretary of State's database.

- If the status of the corporation is "Surrender," the agent for service of process is automatically revoked. Please refer to California Corporations Code [section 2114](#) for information relating to service upon corporations that have surrendered.
- For information on checking or reserving a name, refer to [Name Availability](#).
- If the image is not available online, for information on ordering a copy refer to [Information Requests](#).
- For information on ordering certificates, status reports, certified copies of documents and copies of documents not currently available in the Business Search or to request a more extensive search for records, refer to [Information Requests](#).
- For help with searching an entity name, refer to [Search Tips](#).
- For descriptions of the various fields and status types, refer to [Frequently Asked Questions](#).

[Modify Search](#) [New Search](#) [Back to Search Results](#)

2239693

FILED

In the Office of the Secretary of State
of the State of California

AUG 25 2000


BILL JONES, Secretary of State

**ARTICLES OF INCORPORATION
OF
THE ARCADY ESTATES ASSOCIATION, INC**

I

The name of this corporation is The Arcady Estates Association, Inc.

II

A. This corporation is a nonprofit public benefit corporation and is not organized for the private gain of any person. It is organized under the Nonprofit Public Benefit Corporation law for public and charitable purposes.

B. The specific purpose of this corporation is to maintain Arcady Road, Knapp Drive and Cottage Lane, so that these private roads remain safe for vehicles and pedestrians. To encourage property owners to trim the shrubs and other vegetation along these roads to provide good visibility. To encourage property owners along these roads to beautify their properties and to keep the perimeter of their properties clean and free of trash and debris. To erect and maintain road (and speed) signs within the Arcady area. To perform any and all actions consistent with keeping Arcady Estates beautiful and desirable place to live.

III

The name and address in the State of California of this corporation's initial agent for the service of process is Beverley E. Lewis, 937 Arcady Road, Montecito, CA 93108.

IV

A. This corporation is organized and operated exclusively for charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code.

B. No substantial part of the activities of this corporation shall consist of carrying on propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate or intervene in any political campaign (including the publishing or distribution of statements) on behalf of any candidate for public office.

V

The property of this corporation is irrevocably dedicated to charitable purposes and no part of the net income or assets of this corporation shall ever inure to the benefit of any

Shirley N. Weber, Ph.D.
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JAN 6, 2020

To whom it may concern:

Re lot ADJUSTMENT being discussed:

It is my UNDERSTANDING that the lot line
ADJUSTMENT
SPILT Re 740 AREARY ROAD, Montecito &
3140 EUCALYPTUS Hill ROAD should be legal.
This is determined that the latter lot
i.e. 3140 EUCALYPTUS Hill ROAD is not PART
of the AREARY ESTATES. It is part of the
"Pueblo LANDS" as determined from many
years ago. Therefore, legally, 3140 E. H. ROAD
has nothing to do with AREARY ESTATES.

Respectfully

Beverly Lewis
937 AREARY ROAD
MONTICITO, CA 93108
(POS) 452,5020

Dear Honorary Commissioners,

My name is Jane Roney + I live at
696 Coates Rd.

I was approached by Mr. Knicker in 2019
regarding 740 Arcady Rd / 3140 Eucalyptus
Hill Rd lot line Adjustment. (LLA)

I agreed to sign his petition against
the LLA. However since that time

I was made aware that I had mis-
understood, the actual split of the property,
and since that time I find that the
LLA makes complete sense, and
therefore I will not oppose it.

Jane Roney
1.5.20

Submitted by Athena Philippides
Talked to neighbors and obtained signatures 01/02/2020

Montecito Planning Commission

RE/ LLA between 3140 Eucalyptus Hill Rd + 140 Arcady Rd

I have a neutral position on the LLA

Jerry Jordan

3146 EUCALYPTUS HILL RD

I Agree with Adjustment.

A. C. C.

2320 Sycamore Canyon
Montecito Ca. 93108.

I have a neutral position on the LLA

G. Williams

3095 Eucalyptus Hill Rd.

Athina Philippides, resumed talks with neighbors
and obtained signatures 01/04/2020

Montecito Planning Commission
Re: LLA between 3140 Eucalyptus Hill Rd + 740 Arcady Rd

I have a Neutral position on the LLA

MR JACK ERNIE

3175 EUCALYPTUS HILL RD

MPC Montecito Planning Commission
Re/ LHA hot line adjustment between
3140 Eucalyptus Hill Road and
740 Arcady Road

I have a neutral position on the LHA

Bruceon Twigden
770 Knopp Dr.
Santa Barbara, CA 93108

1/5/2020

CONCLUSION

- These are two legal parcels – entire neighborhood nonconforming as to size.
- The County has approved 23 lot line adjustments between 2005 and 2020, 10 of which were nonconforming as to size.
- Some neighbors have used every trick in the book.
- Compatibility with the neighborhood isn't a requirement for a lotline adjustment.
- No legal basis for denying this lotline adjustment.