

**Attachment 1**

**ATTACHMENT 1**

**Utility Easement Deed Agreement**

Recorded request by  
and to be returned to:  
County of Santa Barbara  
General Services Department  
Real Property Division

**Will Call**

1105 Santa Barbara St 2<sup>nd</sup> Flr  
Santa Barbara CA 93101

**COUNTY OF SANTA BARBARA**

**OFFICIAL BUSINESS**

No fee pursuant to Government Code § 6103

SPACE ABOVE THIS LINE FOR RECORDER'S USE  
A.P.N. 101-400-014 (portion of)  
Real Property Division #003906

**The undersigned grantor declares**

DOCUMENTARY TRANSFER TAX \$ \_\_\_\_\_

- computed on full value of property conveyed, or  
 computed on full value less liens and encumbrances remaining at the time of sale.  
 Unincorporated Area in the Town of Orcutt

**EASEMENT DEED AGREEMENT**  
**(UTILITY EASEMENT)**

COUNTY OF SANTA BARBARA, a political subdivision of the State of California, owner of all that real property in the unincorporated area of the County of Santa Barbara, State of California, commonly referred to as Assessor's Parcel Number: 101-400-014, (the "Property") referred to as COUNTY herein,

FOR A VALUABLE CONSIDERATION, DOES HEREBY GRANT TO

HIGHLANDS AT DOUBLE R, LLC, a Delaware limited liability company, its successors and assigns (hereinafter referred to as "GRANTEE"), a non-exclusive underground utility easement for the present and future construction, reconstruction, operation, repair, and maintenance of subsurface utilities and appurtenances incidental thereto ("Facilities"), and for pedestrian and vehicular ingress and egress across such portion of real property, as necessary for installing, constructing, re-constructing, operating, repairing, maintaining and replacing Facilities as may from time to time be deemed necessary by GRANTEE. The utility easement area containing approximately 23,813 sq.ft., situated in the County of Santa Barbara, State of California, legally described in Exhibit "A" and shown on Exhibit "B", attached hereto and incorporated herein by reference, shall hereafter be referred to as the "Utility Area".

GRANTEE has the right to assign use of the Utility Area for subsurface utility purposes only, limited to underground Facilities and appurtenances incidental thereto. GRANTEE shall not be compensated for any such rights assigned.

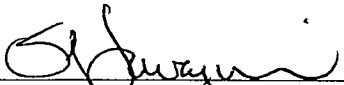
COUNTY retains the right to use and to grant other easements across the Utility Area that do not interfere with the GRANTEE's rights and use of the Utility Area.

GRANTEE agrees to indemnify, defend and hold harmless COUNTY and its officers, officials, employees, agents and volunteers from and against any and all claims, actions, losses, damages, judgments and/or liabilities arising out of this easement from any cause whatsoever, including the acts, errors or omissions of any person or entity and for any costs or expenses (including but not limited to attorneys' fees) incurred by COUNTY on account of any claim except where such indemnification is prohibited by law. GRANTEE'S indemnification obligation applies to GRANTOR'S active as well as passive negligence but does not apply to COUNTY's sole negligence or willful misconduct.

GRANTEE, their contractors, employees, etc., shall be responsible for any and all permits and approvals required to construct, install, repair and maintain any utilities in the Utility Area.

**IN WITNESS WHEREOF**, COUNTY and GRANTEE have executed this Easement Deed Agreement by their respective authorized representatives set forth below.

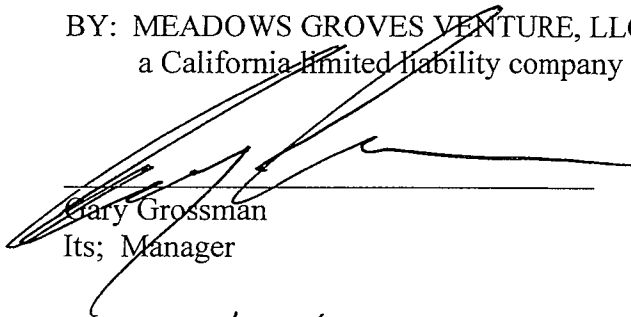
“COUNTY”  
COUNTY OF SANTA BARBARA

  
\_\_\_\_\_  
Steve Lavagnino, Chair  
Board of Supervisor

DATE: 4-9-19

“GRANTEE”  
HIGHLANDS AT DOUBLE R, LLC  
a Delaware limited liability company

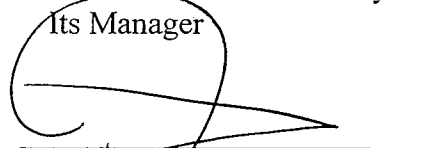
BY: MEADOWS GROVES VENTURE, LLC,  
a California limited liability company

  
\_\_\_\_\_  
Gary Grossman  
Its; Manager

DATE: 3/27/19

BY: RICE RANCH VENTURES, LLC,  
a Delaware limited liability company

By: SBRR PARTNERS, LLC,  
a California limited liability company,  
Its Manager

  
\_\_\_\_\_  
John Scardino  
Its: Manager

DATE: 3/27/19

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
 )  
COUNTY OF SANTA BARBARA )

On April 9, 2019, before me, Sheila de la Guerra, Deputy Clerk, personally appeared Steve Lavagnino, Chair of the Board of Supervisors, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MONA MIYASATO  
CLERK OF THE BOARD OF SUPERVISORS

Signature: Sheila de la Guerra (Seal)

# ACKNOWLEDGEMENT

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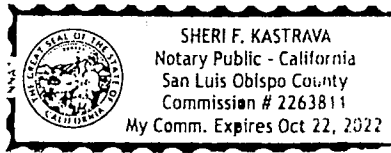
STATE OF CALIFORNIA            )  
  )  
COUNTY OF SAN LUIS OBISPO    )

On Mar 27, 2019, before me, Sheri Kastrava, Notary Public, personally appeared Gary Grossman, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Sheri Kastrava  
Signature (Seal)



# ACKNOWLEDGEMENT

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STATE OF CALIFORNIA )

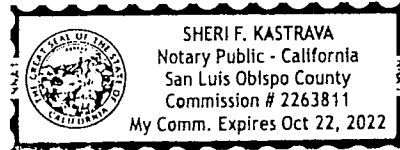
COUNTY OF SAN LUIS OBISPO )

On Mar 27, 2019, before me, Sheri Kastrava, Notary Public, personally appeared John Scardino, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Sheri Kastrava, Notary Public  
Signature (Seal)



## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

That portion of Lot 3 of Tract 14,818, in the County of Santa Barbara, State of California according to the map filed August 18, 2016 in Book 207 of Maps at Pages 44 through 61 in the Recorder's Office of said County and State described as follows:

A strip of land 28.00 feet wide, lying 14.00 feet on each side of the following described centerline:

Commencing at the radius-point of the northerly cul-de-sac of Lady Bells Drive according to the map of Tract 14,805 filed November 20, 2017 in Book 208 of Maps at Pages 52 through 70 in the Recorder's Office of said County and State, said point being the 2-inch brass cap stamped "L.S. 8769" in monument well according to said map of Tract 14,805 and bearing North 66°48'49" West a distance of 820.63 feet from the radius-point of the northerly cul-de-sac of Leaf Spring Place according to said map of Tract 14,805, said radius-point of Leaf Spring Place being the 2-inch brass cap stamped "L.S. 8769" in monument well according to said map of Tract 14,805;

Thence North 84°19'34" East a distance of 50.00 feet to a point on the easterly right-of-way of Lady Bells Drive, said point being the TRUE POINT OF BEGINNING of said centerline;

thence, leaving said easterly right-of-way, North 89°10'19" East a distance of 106.16 feet to the beginning of a curve concave southwesterly having a radius of 100.00 feet;

thence southeasterly along said curve through a central angle of 57°26'31" an arc length of 100.25 feet to the beginning of a reverse curve concave northeasterly having a radius of 100.00 feet;

thence southeasterly along said curve through a central angle of 62°23'45" an arc length of 108.90 feet;

thence North 84°13'04" East a distance of 229.10 feet to the beginning of a curve concave southwesterly having a radius of 100.00 feet;

thence southeasterly along said curve through a central angle of 99°17'56" an arc length of 173.31 feet to the beginning of a reverse curve concave easterly having a radius of 100.00 feet;

thence southerly along said curve through a central angle of 41°13'31" an arc length of 71.95 feet;

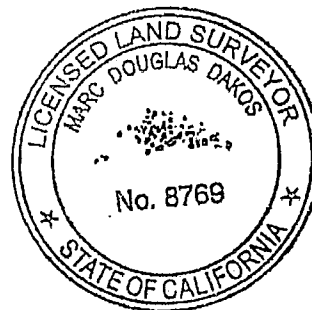
thence South 37°42'31" East a distance of 59.45 feet to a point on the northwesterly right-of-way of Leaf Spring Place, said point bearing North 30°03'17" West a distance of 50.00 feet from said radius-point of Leaf Spring Place and being the POINT OF TERMINATION of said centerline.

The sidelines of said strip of land are to be lengthened or shortened to terminate at said easterly right-of-way of Lady Bells Drive and said northwesterly right-of-way of Leaf Spring Place.

The attached "Exhibit 'B' Graphic Exhibit" is made part of this description.

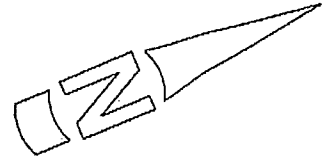
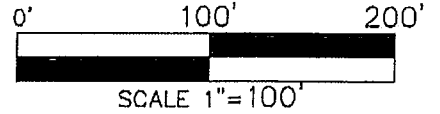
*Marc Dakos 02/15/19*

Marc D. Dakos, LS 8769 (Date)  
Professional Land Surveyor






# EXHIBIT "B" GRAPHIC EXHIBIT



**LEGEND:**

POC	POINT OF COMMENCEMENT
TPOB	TRUE POINT OF BEGINNING
POT	POINT OF TERMINATION
	2" BRASS CAP STAMPED "L.S. 8769" IN MONUMENT WELL PER BOOK 208 OF MAPS, PAGES 52-70

