

PROPERTY INFORMATION:

- PROPERTY OWNER: APF, LLC AND AGRO PISMO, LLC
- PROPERTY ADDRESS: 1750 BETTERAVIA ROAD, SANTA MARIA, CA 93455
- ASSESSOR'S PARCEL: 127-098-001 & 127-098-002
- AREA: 111.75 ACRES (GROSS); 110.74 (NET)
- GENERAL PLAN/ZONING: AG-II-40; AGRICULTURE, 40 ACRE MINIMUM PARCEL SIZE
- COMPREHENSIVE PLAN: A-II-40
- SETBACKS: FRONT - 50 FEET FROM CENTERLINE OR 20 FEET FORM RIGHT-OF-WAY SIDE AND REAR - NONE

PROJECT DESCRIPTION

THIS TENTATIVE PARCEL MAP REPRESENTS A PROPOSED SUBDIVISION OF LAND PURSUANT TO THE PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, GOVERNMENT CODE SECTION 66410 ET SEQ. AND THE COUNTY OF SANTA BARBARA CODE CHAPTER 21, PROPOSED LOTS "1" AND "2", AS SHOWN HEREON ARE INTENDED TO BE CREATED TO SEPARATE THE APPROVED "ARTIC COLD" STORAGE PROJECT FROM THE FIELD AGRICULTURAL OPERATION ON THE REMAINING PORTION OF THE ORIGINAL PARCEL.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

(A) THE WEST HALF OF THE NORTHWEST QUARTER; THE WEST HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER; AND THE WEST HALF OF THE EAST HALF OF THE WEST HALF OF THE EAST OF THE NORTHWEST QUARTER OF SECTION 30, IN TOWNSHIP 10 NORTH, RANGE 33 WEST OF SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT AND APPROVED DECEMBER 18, 1980.

EXCEPTING THEREFROM THE NORTH 30 FEET THEREOF CONVEYED TO THE COUNTY OF SANTA BARBARA BY DEED RECORDED APRIL 15, 1987 IN BOOK 13, PAGE 311 OF DEEDS.

EXCEPTING THEREFROM AN UNDIVIDED 1/2 INTEREST IN ALL OIL, GAS, PETROLEUM, NAPHTHA, MINERALS, HYDROCARBONS, AND OTHER KINDRED SUBSTANCES DEPOSITED IN, LYING UNDER OR FLOWING THROUGH SAID PARCEL ONE AND TWO BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY UPON THE LAND.

EXCEPTING THEREFROM AN UNDIVIDED 75% INTEREST OF ALL OIL, GAS, PETROLEUM, NAPHTHA, MINERALS, HYDROCARBONS, AND OTHER KINDRED SUBSTANCES DEPOSITED IN, LYING UNDER OR FLOWING THROUGH SAID LAND BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY AS RESERVED BY VINCENT FAMILY RANCHES IN THE DEED RECORDED MARCH 21, 1986 AS INSTRUMENT NO. 1986-016320 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM AN UNDIVIDED 25% INTEREST OF ALL OIL, GAS, PETROLEUM, NAPHTHA, MINERALS, HYDROCARBONS, AND OTHER KINDRED SUBSTANCES DEPOSITED IN, LYING UNDER OR FLOWING THROUGH SAID LAND BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY AS RESERVED BY DONALD ERIC VINCENT IN THE DEED RECORDED MARCH 21, 1986 AS INSTRUMENT NO. 1986-016320 OF OFFICIAL RECORDS.

APN 128-097-001 & 002

EASEMENT NOTES:

THE FOLLOWING EASEMENTS ARE DISCLOSED FROM A PRELIMINARY TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE COMPANY AS REPORT NO. FSLC-532200252DWL, DATED OCTOBER 3, 2022.

THE RIGHTS OF THE PUBLIC TO ANY PORTION OF THE LAND LYING WITHIN THE AREA COMMONLY KNOWN AS EAST BETTERAVIA ROAD AND PRELL ROAD. (PTR ITEM #5)

(6) AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES AS GRANTED TO THE COUNTY OF SANTA BARBARA IN A DOCUMENT RECORDED JANUARY 5, 1993 IN BOOK 35, PAGE 481 OF DEEDS. THIS EASEMENT IS FOR THE ROAD KNOWN AS PRELL ROAD. DUE TO THE LACK OF ORIGINAL MONUMENTS ESTABLISHING PRELL ROAD, THE EXISTING LOCATION OF PRELL ROAD IS ACCEPTED AS THE LOCATION OF THE EASEMENT DESCRIBED IN THIS DOCUMENT. (PTR ITEM #6)

AN EASEMENT FOR ANCHOR AND INCIDENTAL PURPOSES AS GRANTED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY IN A DOCUMENT RECORDED MAY 5, 1928 IN BOOK 142, PAGE 64 OF OFFICIAL RECORDS. THE EXACT LOCATION AND EXTENT OF SAID DEED IS NOT DISCLOSED OF RECORD. (PTR ITEM #7)

A LEASE WITH ASSOCIATED EASEMENTS FOR OIL AND GAS, INCLUDING DRILLING AND PIPELINES, GRANTED TO ARTHUR N. MACRATIE BY A LEASE RECORDED JANUARY 22, 1934 IN BOOK 33, PAGE 9 OF OFFICIAL RECORDS. SAID LEASE AND EASEMENTS ARE BLANKET IN NATURE AND FOR A MAXIMUM TERM OF 50 YEARS. (PTR ITEM #8)

CENTERLINE OF A TWENTY-FIVE (25.00) FOOT WIDE FOR PIPELINES, UTILITIES AND INCIDENTAL PURPOSES AS GRANTED TO UNION OIL COMPANY OF CALIFORNIA IN A DOCUMENT RECORDED MARCH 5, 1937 IN BOOK 389, PAGE 455 OF OFFICIAL RECORDS. (PTR ITEM #9)

(9) CENTERLINE OF A THIRTY (30.00) FOOT WIDE EASEMENT FOR PIPELINES, UTILITIES AND INCIDENTAL PURPOSES AS GRANTED TO UNION OIL COMPANY OF CALIFORNIA IN A DOCUMENT RECORDED MARCH 20, 1937 IN BOOK 383, PAGE 449 OF OFFICIAL RECORDS. (PTR ITEM #10)

(10) CENTERLINE OF A TEN (10.00) FOOT WIDE EASEMENT FOR TELEPHONE AND TELEGRAPH PURPOSES AS GRANTED TO SANTA BARBARA TELEPHONE COMPANY IN A DOCUMENT RECORDED DECEMBER 20, 1937 IN BOOK 419, PAGE 285 OF OFFICIAL RECORDS. (PTR ITEM #11)

(11) AN EASEMENT FOR ANCHOR AND INCIDENTAL PURPOSES AS GRANTED TO SOUTHERN CALIFORNIA TELEPHONE COMPANY IN A DOCUMENT RECORDED FEBRUARY 25, 1942 IN BOOK 547, PAGE 231 OF OFFICIAL RECORDS. THE EXACT LOCATION AND EXTENT OF SAID DEED IS NOT DISCLOSED OF RECORD. (PTR ITEM #12)

CENTERLINE OF A TEN (10.00) FOOT WIDE EASEMENT FOR PIPELINES, UTILITIES AND INCIDENTAL PURPOSES AS GRANTED TO UNION OIL COMPANY OF CALIFORNIA IN A DOCUMENT RECORDED DECEMBER 23, 1943 IN BOOK 594, PAGE 411 OF OFFICIAL RECORDS. THE RIGHT OF GRANTED BY BOOK 594, PAGE 411 OF WAS RELEASED AND THE PIPELINE WAS ABANDONED IN PLACE PER A RELEASE OF RIGHT OF WAY RECORDED JUNE 18, 2021 AS INSTRUMENT #2021-0045946. (PTR ITEM #13)

(13) A FORTY-SEVEN (47.00) FOOT WIDE EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES AS GRANTED TO THE COUNTY OF SANTA BARBARA IN A DOCUMENT RECORDED MAY 3, 1956 IN BOOK 1377, PAGE 124 OF OFFICIAL RECORDS. (PTR ITEM #14)

(14) A THIRTY (30.00) FOOT WIDE EASEMENT FOR WATER LINES AND INCIDENTAL PURPOSES AS GRANTED TO THE CITY OF SANTA MARIA IN A DOCUMENT RECORDED JULY 31, 1974 IN BOOK 2527, PAGE 1133 OF OFFICIAL RECORDS. (PTR ITEM #16)

(16) CENTERLINE OF A TEN (10.00) FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY IN A DOCUMENT RECORDED JUNE 1, 1976 IN BOOK 2614, PAGE 1540 OF OFFICIAL RECORDS. (PTR ITEM #17)

(17) A RIGHT OF ENTRY TO EXPLORE, DRILL AND EXTRACT OIL INCLUDING THE RIGHT OF WAY FOR POWER AND PIPELINE PURPOSES AS RESERVED BY VINCENT FAMILY RANCHES IN A DOCUMENT RECORDED MARCH 21, 1986 AS INSTRUMENT NO. 1986-016320 OF OFFICIAL RECORDS. (PTR ITEM #18)

AN AGREEMENT FOR UTILITY CONNECTION AND SERVICE OUTSIDE CITY BOUNDARIES FOR FIRE SUPPRESSION AND FIRE SPRINKLER SERVICE AS DESCRIBED IN A DOCUMENT RECORDED NOVEMBER 22, 1989 AS INSTRUMENT NO. 1989-077983 OF OFFICIAL RECORDS. (PTR ITEM #19)

AN AGREEMENT WITH SANTA BARBARA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT TO CONSTRUCT AND MAINTAIN PRIVATE DRAINAGE IMPROVEMENTS AS DESCRIBED IN A DOCUMENT RECORDED NOVEMBER 16, 2006 AS INSTRUMENT NO. 2006-0089912 OF OFFICIAL RECORDS. SAID AGREEMENT IS BLANKET IN NATURE. (PTR ITEM #20)

AN AGREEMENT WITH SANTA BARBARA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT TO CONSTRUCT AND MAINTAIN PRIVATE DRAINAGE IMPROVEMENTS AS DESCRIBED IN A DOCUMENT RECORDED APRIL 5, 2022 AS INSTRUMENT NO. 2022-0016926 OF OFFICIAL RECORDS. SAID AGREEMENT IS BLANKET IN NATURE. (PTR ITEM #23)

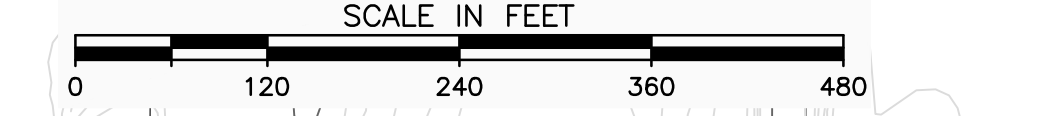
AN AGREEMENT WITH SANTA BARBARA COUNTY PUBLIC WORKS DEPARTMENT TO CONSTRUCT AND MAINTAIN PRIVATE DRAINAGE IMPROVEMENTS AS DESCRIBED IN A DOCUMENT RECORDED APRIL 11, 2022 AS INSTRUMENT NO. 2022-0017894 OF OFFICIAL RECORDS. THE EXACT LOCATION OF THE IMPROVEMENTS CANNOT BE DETERMINED FROM RECORD INFORMATION. (PTR ITEM #24)

EASEMENTS FOR UNDERGROUND AND OVERHEAD PUBLIC UTILITIES GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY BY A EASEMENT DEED RECORDED APRIL 25, 2022 AS INSTRUMENT #2022-0020227 OF OFFICIAL RECORDS. THE EXACT LOCATION OF THE UTILITIES CANNOT BE DETERMINED FROM RECORD INFORMATION. (PTR ITEM #25)

AN AGREEMENT WITH THE COUNTY OF SANTA BARBARA PLANNING AND DEVELOPMENT DEPARTMENT TO COMPLY WITH CONDITIONS OF APPROVAL, RECORDED JULY 12, 2022 AS INSTRUMENT NO. 2022-0032066 OF OFFICIAL RECORDS. SAID CONDITIONS OF APPROVAL INCLUDE A CONDITION TO GRANT AN ADDITIONAL 12' WIDE EASEMENT FOR PUBLIC ROAD PURPOSES FOR BETTERAVIA ROAD. THE EXACT LOCATION AND EXTENTS OF SAID ROADWAY EASEMENT ARE SPECIFIED IN SAID AGREEMENT. (PTR ITEM #26)

PROPOSED EASEMENT: (TO BE DEDICATED/ACCEPTED BY A SEPARATE DOCUMENT PROCESS)

(A) EASEMENT TO THE COUNTY OF SANTA BARBARA FOR PUBLIC ROAD PURPOSES. REQUIRED TO BE DEDICATED PER CONDITION 59 OF THE CONDITIONS OF APPROVAL FOR 2006P-0000-00006 AND 2006P-0000-00005 AND CONDITION #2 OF THE TRANSPORTATION DIVISION CONDITION APPROVAL LETTER DATED SEPTEMBER 29, 2021.



SHEET INDEX

SHEET 1 - TITLE SHEET, NOTES, EASEMENTS, PROJECT DATA, ACCESS, AND AERIAL PHOTOGRAPHY.

SHEET 2 - SITE PHOTOGRAPHS

LOT STATISTICS

LOT	GROSS ACREAGE	NET ACREAGE	EXISTING AG
EXISTING:	111.75 ACRES	110.74 ACRES	94. ACRES
PROPOSED 1:	40.65 ACRES	39.83 ACRES	0. ACRES
PROPOSED 2:	71.10 ACRES	70.40 ACRES	54. ACRES

LOT DEVELOPMENT STATISTICS

LOT	EXISTING DEVELOPMENT	PROPOSED DEVELOPMENT
EXISTING:	44,076. SQ FT	
PROPOSED 1:	0. SQ FT	438,228. SQ FT
PROPOSED 2:	44,076. SQ FT	0. SQ FT

UTILITY INFORMATION

THE UTILITIES SHOWN HEREON ARE INDICATED FROM THE RECORDS OF VARIOUS PUBLIC AND PRIVATE SOURCES. THE SURVEYOR DOES NOT ACCEPT ANY RESPONSIBILITY FOR INDICATED SIZES, LOCATIONS, CAPACITIES OR AVAILABILITY OF USE, OR LACK OF SAID INFORMATION HEREON. THE FOLLOWING IS A LISTING OF UTILITIES SERVING THE LAND SHOWN HEREON:

WASTE WATER DISPOSAL: WASTE WATER DISPOSAL IS ACCOMPLISHED BY INDIVIDUAL DISPOSAL SYSTEMS. THE COUNTY OF SANTA BARBARA ENVIRONMENTAL HEALTH SERVICES DEPT. OVERSEES APPROVAL, PERMITTING, CONSTRUCTION AND ONGOING REGULATORY ACTIVITIES.

FIRE FLOW:

CITY OF SANTA MARIA
2085 EAST MAIN STREET
SANTA MARIA, CA 93454
(805) 925-0951 EXT. 7270

WATER IS TO BE PROVIDED BY A PRIVATE WATER SYSTEM AS DETAILED IN THE SINGLE PARCEL NON-TRANSIENT, NON-COMMUNITY WATER SYSTEM REPORT PREPARED BY BECHTEL ENGINEERING, UPDATED JANUARY 2022.

ELECTRICAL AND GAS SERVICE:
PACIFIC GAS AND ELECTRIC COMPANY
2445 SKYWAY DRIVE
SANTA MARIA, CA 93455
(805) 346-2219

TELEPHONE/INTERNET SERVICE:
FRONTIER COMMUNICATIONS
2151 S COLLEGE DR #109
SANTA MARIA, CA 93455
(805) 980-9034

OWNERS STATEMENT:

WE HEREBY APPLY FOR APPROVAL OF THE SUBDIVISION OF REAL PROPERTY SHOWN ON THIS MAP AND CERTIFY THAT WE ARE THE LEGAL OWNER OR THE AUTHORIZED AGENT OF THE LEGAL OWNER AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

APF, LLC, AN UNDIVIDED 50% INTEREST
1750 BETTERAVIA ROAD, SANTA MARIA, CA 93455 PH (805) 680-9202

BY: FRANK MALDONADO, MANAGER

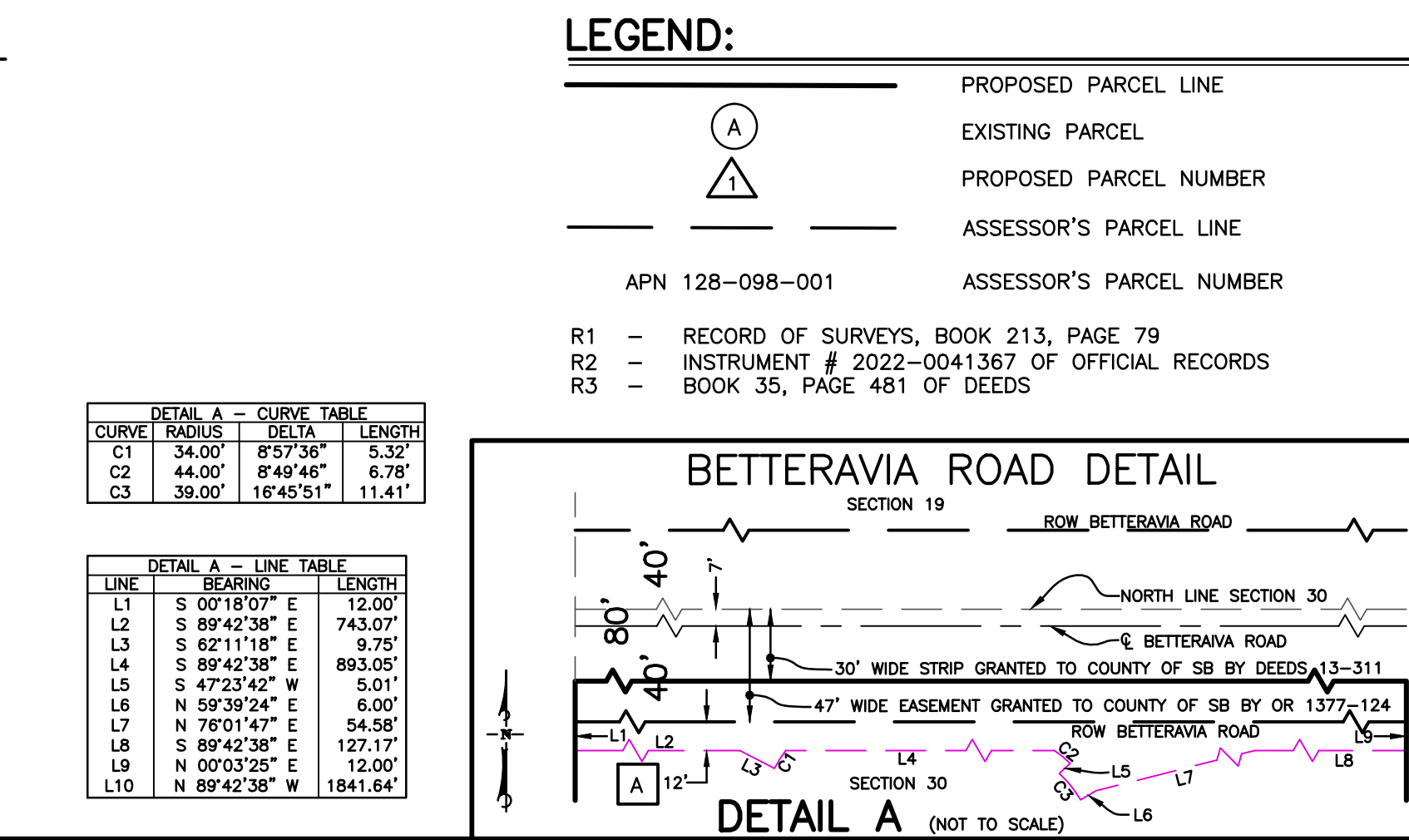
AGRO PISMO, LLC, AN UNDIVIDED 50% INTEREST
1750 BETTERAVIA ROAD, SANTA MARIA, CA 93455 PH (805) 680-9202

BY: FRANK MALDONADO, MANAGER

PREPARED BY:

L & P CONSULTANTS
3 WEST CARRILLO STREET, SUITE 205
SANTA BARBARA, CA 93101
PREPARED UNDER THE DIRECTION OF MARK LLOYD

MARK LLOYD



VESTING TENTATIVE

PARCEL MAP No. 14,880

23TPM-00002

SUBDIVISION AND EASEMENTS

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 10 NORTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN

SCALE 1" = 120' JUNE 2024 SHEET 1 OF 1

LP CONSULTANTS
3 WEST CARRILLO STREET
SUITE 205
SANTA BARBARA, CA 93101
(805) 980-9011