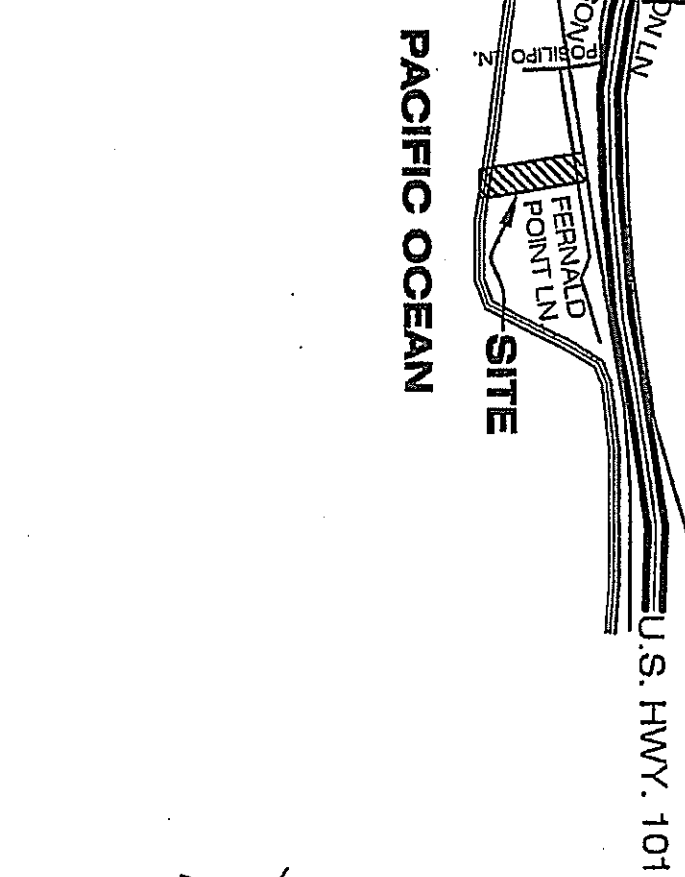


VICINITY MAP
NOT TO SCALE



SURVEYOR'S NOTES:

1. **BOUNDARY AND EASEMENT DATA:** THE EASEMENT AND BOUNDARY INFORMATION WAS PROVIDED BY CHICAGO TITLE COMPANY PER PRELIMINARY TITLE REPORT No. 08-77401605-B (1717 FERNALD POINT LN) & PRELIMINARY TITLE REPORT No. 09-77402140-KJ (1711 FERNALD POINT LN). WATERS LAND SURVEYING CAN NOT GUARANTEE OR WARRANT THE ACCURACY OR COMPLETENESS OF SAID TITLE REPORT.

2. **BASIS OF BEARINGS:** BASIS OF BEARINGS: THE BASIS OF BEARING FOR THIS SURVEY IS FOUND MONUMENTS AS SHOWN HEREON OF NORTH 5°49'30" WEST PER RECORD OF SURVEY FILED IN BOOK 69, PAGE 57 OF RECORDS OF SURVEY.

3. **UTILITY INFORMATION:** THE UTILITY INFORMATION SHOWN HEREON IS BASED ON LOCATIONS PROVIDED BY A UTILITY CONTRACTOR THAT MARKED THE UTILITIES ON THE GROUND. THE CONTRACTOR DID NOT LOCATE TELEPHONE SERVICES FOR EITHER PARCEL. INFORMATION NOT PROVIDED BY THE UTILITY CONTRACTOR WAS LOCATED FROM PUBLIC RECORDS. WATERS LAND SURVEYING CAN NOT VERIFY OR GUARANTEE THE ACCURACY OR COMPLETENESS OF SAID CONTRACTOR'S WORK OR RECORD UTILITY DATA.

MAP LEGEND:

- = INDICATES NO MONUMENT FOUND OR SET UNLESS OTHERWISE NOTED
- = INDICATES FOUND MONUMENT PER R/S 69-57 (R1).
- M. = MEASURED
- R1 = INDICATES RECORD PER RECORD OF SURVEY BOOK 69, PAGE 57
- R2 = INDICATES RECORD PER RECORD OF SURVEY BOOK 49, PAGE 50
- TR = TITLE REPORT
- FTC = FROM TRUE CORNER

- APN BUILDING CLEAN OUT CONCRETE SURFACE CORNER CENTERLINE CABLE T.V. DRAIN BOX DRIVEWAY EDISON PULL BOX EASTERLY EDGE OF PAVEMENT FIRE HYDRANT FIRE SPRINKLER GAS METER IRRIGATION BOX INSTRUMENT IRON PIPE NORTHERLY OFFICIAL RECORDS PHONE BOX POWER UTILITY POLE RIGHT OF WAY SET-BACK SIDEWALK SOUTHERLY STREET TYPICAL WESTERLY WATER METER WATER SHUT OFF
- ASSESSORS PARCEL NUMBER
- APN BUILDING CLEAN OUT CONCRETE SURFACE CORNER CENTERLINE CABLE T.V. DRAIN BOX DRIVEWAY EDISON PULL BOX EASTERLY EDGE OF PAVEMENT FIRE HYDRANT FIRE SPRINKLER GAS METER IRRIGATION BOX INSTRUMENT IRON PIPE NORTHERLY OFFICIAL RECORDS PHONE BOX POWER UTILITY POLE RIGHT OF WAY SET-BACK SIDEWALK SOUTHERLY STREET TYPICAL WESTERLY WATER METER WATER SHUT OFF
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NOTE: THE TITLE REPORT AND VESTING DEED FOR 1711 FERNALD POINT LANE HAVE AN INCORRECT DISTANCE OF 10.00' IN THEIR DESCRIPTION. R1 AND R2 INDICATE THE DISTANCE IS 11.25' AS SHOWN HEREON.

CERTIFICATE:

To: Gregory Faulkner Esq. and Chicago Title Company.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2005, and includes the following matters specified in Table A thereof: 1.2, 4, 6, 7(a), 7(b)(1), 8, 9, 10 and 11(a). Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a Land Surveyor registered in the State of California, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

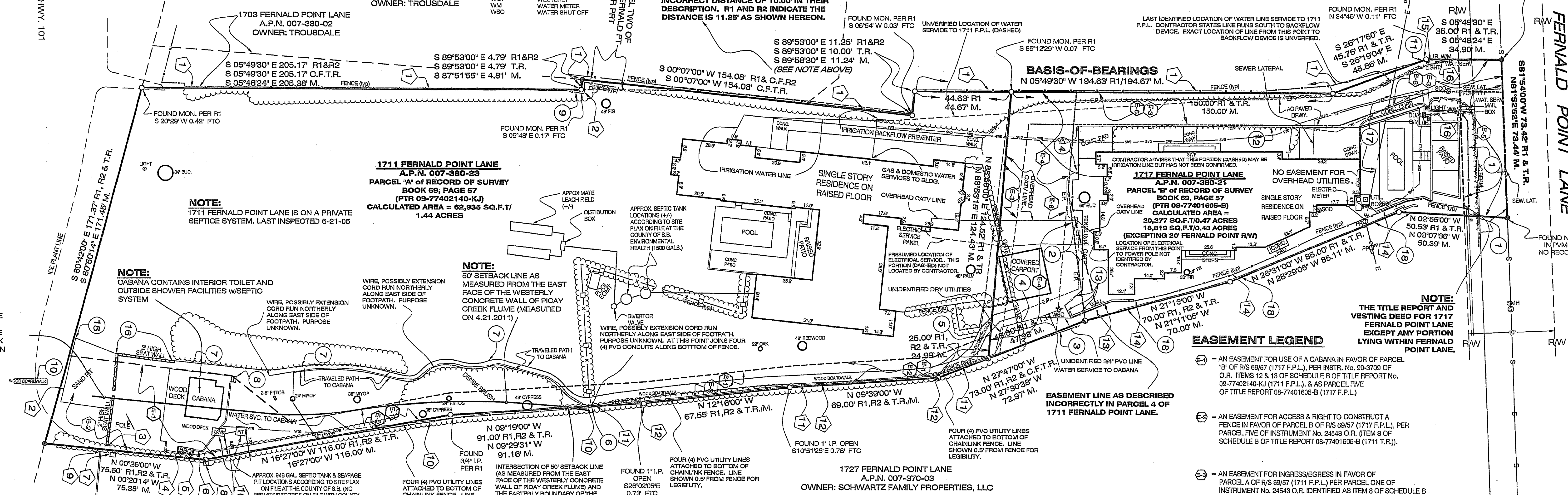


Barry J. Waters, PLS 6419
date: 1-29-2010

1705 FERNALD POINT LANE
A.P.N. 007-370-09
OWNER: SAND SHORE INVESTMENTS, L.L.C.

BASIS-OF-BEARINGS

N 05°49'30" W 194.63' R1/194.67' M.



EASEMENT LEGEND

- ① = AN EASEMENT FOR USE OF A CABANA IN FAVOR OF PARCEL 'B' OF R/S 69/57 (1717 F.P.L.), PER INSTR. No. 90-3709 OF O.R. ITEMS 12 & 13 OF SCHEDULE B OF TITLE REPORT No. 09-77402140-KJ (1711 F.P.L.) & AS PARCEL FIVE OF TITLE REPORT 08-77401605-B (1717 F.P.L.)
- ② = AN EASEMENT FOR ACCESS & RIGHT TO CONSTRUCT A FENCE IN FAVOR OF PARCEL B OF R/S 69/57 (1717 F.P.L.), PER PARCEL FIVE OF INSTRUMENT No. 24543 O.R. (ITEM 8 OF SCHEDULE B OF TITLE REPORT 08-77401605-B (1711 T.R.)).
- ③ = AN EASEMENT FOR INGRESS/EGRESS IN FAVOR OF PARCEL A OF R/S 69/57 (1717 F.P.L.) PER PARCEL ONE OF INSTRUMENT No. 24543 O.R. IDENTIFIED AS ITEM 8 OF SCHEDULE B OF TITLE REPORT 08-77401605-B (1717 T.R.) AND AS ITEM 10 OF SCHEDULE B OF TITLE REPORT 09-77402140-KJ (1711 T.R.). PARCEL ONE OF INSTRUMENT No. 24543 CONTAINS AN INCORRECT BEARING IN THE DESCRIPTION.
- ④ = AN EASEMENT FOR PARKING PURPOSES IN FAVOR OF PARCEL A OF R/S 69/57 (1717 F.P.L.) PER EXHIBIT D OF INSTRUMENT No. 90-003709 O.R. AND IDENTIFIED AS PARCEL FOUR OF PRELIMINARY TITLE REPORT 08-77402140-KJ DATED JULY 6, 2008 AND AS ITEM 11 OF SCHEDULE B OF PRELIMINARY TITLE REPORT 08-77401605-B DATED JUNE 10, 2009. SAID TITLE REPORTS WERE PREPARED BY CHICAGO TITLE COMPANY.
- ⑤ = AN EASEMENT AND RIGHT OF WAY FOR SEWER PURPOSES IN FAVOR OF THE MONTECITO SANITARY DISTRICT PER INSTRUMENT No. 7895 O.R. IDENTIFIED AS ITEM 7 OF SCHEDULE B OF TITLE REPORT 08-77401605-B DATED JUNE 10, 2009 PREPARED BY CHICAGO TITLE COMPANY.
- ⑥ = AN EASEMENT FOR INGRESS/EGRESS AND PARKING GRANTED TO PACIFIC COAST TITLE COMPANY IDENTIFIED AS PARCEL TWO OF INSTRUMENT No. 79-24202 O.R. IDENTIFIED AS ITEM 9 IN SCHEDULE B OF PRELIMINARY TITLE REPORT 08-77401605-B DATED JUNE 10, 2009 PREPARED BY CHICAGO TITLE COMPANY.

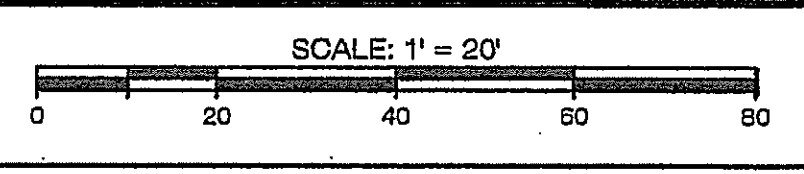
NOTABLE FEATURES NEAR BOUNDARIES

- 1 Fence: Fence of Westerly neighbor within 0' - 4.16' of Westerly boundary line of 1717
- 2 Sandpit: Sandpit within 0.82' - 1.89' of the Southerly boundary line
- 3 Seat wall: End of wall is 1.82' West of the Easterly boundary line.
- 4 Cabana deck: East edge of deck 1.73' - 2.02' West of the Easterly boundary line.
- 5 Cabana BBQ: East edge of stone BBQ & sink 1.59' - 2.11' West of the Easterly boundary line.
- 6 Cabana deck: East edge of deck 3.54' - 3.67' West of the Easterly boundary line.
- 7 Wood column: Column is 1.00' East of the Easterly boundary line
- 8 Wood column: Column is 0.56' East of the Easterly boundary line
- 9 Concrete wall: Wall is 1.13' East of the Easterly boundary line
- 10 Fence: Fence is 0' - 1.74' East of the Easterly boundary line.
- 11 Wood boardwalk: Easterly edge of walk is 0.19' - 2.61' West of the Easterly boundary line
- 12 Fence: Fence is 0' - 1.64' West of the Easterly boundary line.
- 13 Concrete wall: Wall is 3.04' - 5.55' West of the Easterly boundary line.
- 14 Fence: Fence is 2.03' - 6.93' West of the Easterly boundary line.
- 15 Column & Light: Column is 0.44' East of Westerly boundary line
- 16 Utility meter: Not located within a public or private easement

ENCROACHMENTS

Encroaching Feature	Description	Encroachment by	Encroachment onto
1 Fence	Encroaches up to 2.06' into the right of way and up to 2.84' onto the right of way located on 1717 F.P.L.	Adjoining Parcel to the East	Public right of way & Easterly adjoiner
2 AC Paving	Extends beyond the Northerly limit of the ingress/egress & parking easement (E-6), up to 1.25'	1711	1717
3 Chainlink fence	Encroaches up to 1.23' onto the adjoining parcel to the East	1717	Adjoining Parcel to the East
4 Chainlink fence	Chainlink fence encroaches up to 14.5' onto 1717 Fernald Point Lane without benefit of an easement	1711	1717
5 Wood boardwalk	Extends up to 8.20' beyond the Westerly boundary of easement (E-1) for said walk	1717	1711
6 Chainlink fence	Encroaches up to 0.27' onto the adjoining parcel to the East	1711	Adjoining Parcel to the East
7 Path to Cabana	A portion of the path extends up to 15.60' beyond the Westerly boundary of the easement for said path (E-1)	1717	1711
8 Cabana deck stairs	Extend up to 1.0' beyond the cabana easement (E-1)	1717	1711
9 Fence of adjoining parcel to East	Encroaches up to 2.33' onto 1711	Adjoining Parcel to the west	1711
10 Wood boardwalk	Located entirely on the public beach	1711	Public Beach
11 Fence of adjoining parcel to West	Fence encroaches up to 0.3' onto 1717	Adjoining Parcel to the west	1717
12 AC Paving	Extends 0.75' beyond the Easterly boundary of the ingress/egress easement (E-3 & E-6)	1711	1717
13 Fence & Wall	Encroach up to 8.59' (fence) & 6.94' (wall) onto the parking easement (E-4)	1717	Easement held by 1711
14 AC Paving	Extends up to 4.08' beyond the ingress/egress & parking easements (E-4 & E-6).	1711	1717
15 Sandpit	Extends up to 8.51' beyond the Westerly line of the cabana easement (E-1)	1717	1711
16 Seat wall	Extends up to 3.89' beyond the Westerly line of the cabana easement (E-1)	1717	1711
17 Overhead Utilities	Overhead utility lines cross over the northerly portion of 1717	Utility providers	1717
18 Retaining Wall	Encroaches up to 0.25' onto adjoining parcel to the East.	1717	Adjoining Parcel to the East

NO.	DESCRIPTION OF REVISION	DATE
1	Identify encroachments and features along boundary lines.	9/10/2009
2	Add utility information provided by utility location contractor.	12/23/2009
3	Show monuments set, utility clarifications.	12/11/2009
4	Add retaining wall along East line of 1717	1/22/2010
5	The 1717 Picay Creek Flume to establish 50' setback from top of creek bank (at face of flume wall)	1/22/2011



PREPARED BY: WATERS LAND SURVEYING, INC.
LAND SURVEYOR: BARRY J. WATERS
DRAWN: BJW
CHECKED:

CLIENT: Request of Mr. Gregory Faulkner
Mullen & Hensell L.L.P.
112 E. Victoria St.
Santa Barbara, CA 93101
(805) 868-1501

A.L.T.A. SURVEY
OF APNs 007-380-021 & 023/1711 & 1717 FERNALD POINT LANE; BEING LOTS A & B AS SHOWN ON R/S BK. 69, PG. 57; IN THE MONTECITO AREA OF THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

~ UPDATED APRIL 2011 ~

Request of: Mr. Gregory Faulkner
Mullen & Hensell L.L.P.

PREPARED BY: 112 E. Victoria Street, Santa Barbara, CA 93101
WATERS LAND SURVEYING INC.

WLS
5553 HOLLISTER AVENUE - SUITES 7 & 8
GOLETA, CALIFORNIA 93117 (805) 967-4416

SCALE: 1" = 20' W.O. No. 29052 SHEET 1 OF 1 SHEET