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**COUNTY OF SANTA BARBARA
OFFICIAL BUSINESS**

Document entitled to free recordation
Pursuant to Government Code Section 6103

This Deed not Valid Until Recorded
SPACE ABOVE THIS LINE FOR RECORDER'S USE

NONEXCLUSIVE EASEMENT DEED

Antonio R. Romasanta, as the sole general partner of Beach Motel Partners, a California general partnership as owner of all that real property in the City of Santa Barbara, County of Santa Barbara, State of California, more particularly described as Santa Barbara County Assessor's Parcel Number 033-102-002 (28 West Cabrillo Blvd., herein the "Property"), and referred to as GRANTOR herein,

DOES HEREBY GRANT TO

The SANTA BARBARA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, a dependent special district, its successors or assigns, as GRANTEE herein, a permanent easement and right of way for the excavation, removal, demolition, and alteration of facilities, vegetation and topography, and for the construction, reconstruction, replacement, repair, use and maintenance of various improvements, as required in connection with the proposed Lower Mission Creek Improvement Project (the "Project"), and subsequently for water flowage, flood control and all related purposes. The permanent easement area and right of way dedicated hereby is more particularly described in Exhibit A (legal description) and shown on Exhibit B (diagram) attached hereto and incorporated herein by this reference.

GRANTOR is aware of his right to receive compensation for granting this Easement but has agreed to dedicate said easement to the COUNTY without charge. COUNTY shall compensate GRANTOR via the installation of the Project improvements on the Property by COUNTY at COUNTY'S cost. GRANTOR and his successors in interest retain the right to use the easement area except that within the easement area, no permanent structures, buildings, and/or any accessory parts can be erected or other use made by GRANTOR which would interfere with GRANTEE'S use of the easement. GRANTOR and his successors in interest shall obtain written approval from GRANTEE prior to implementing any work within the easement area.

GRANTOR represents and warrants he is the owner of the Property described herein and that no additional signatures are required to carry out the duties contemplated herein.

"GRANTOR"

Beach Motel Partners, a California general partnership



By: Antonio R. Romasanta

General Partner; Beach Motel Partners

GRANTOR'S ACKNOWLEDGEMENT

State of California

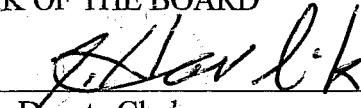
County of Santa Barbara

On 9-8-2010 before me, J. Jeffery Havlik, a Deputy Clerk, personally appeared
(Name of Clerk)

Antonio R. Romasanta, who proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/~~are~~ subscribed to the within instrument, and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

MICHAEL F. BROWN
CLERK OF THE BOARD

By: 
Deputy Clerk
(Seal)

California Civil Code section 1189

CERTIFICATE OF ACCEPTANCE

STATE OF CALIFORNIA, COUNTY OF SANTA BARBARA: SS. § 27281

THIS IS TO CERTIFY that the interest in real property conveyed by the NONEXCLUSIVE EASEMENT DEED dated as of September 8, 2010, from Antonio R. Romasanta, on behalf of Beach Motel Partners to the SANTA BARBARA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, a special dependent district, is hereby accepted by Order of the Board of Directors of the Santa Barbara County Flood Control and Water Conservation District on _____, and the Santa Barbara County Flood Control and Water Conservation District as GRANTEE consents to recordation thereof by its duly authorized officer.

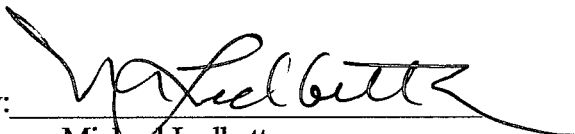
WITNESS my hand and official seal

this _____ day of _____.

CHANDRA L. WALLAR,
CLERK OF THE BOARD and
Ex Officio Clerk of the Board of
Directors of the Santa Barbara
County Flood Control and Water
Conservation District

By: _____
Deputy

APPROVED AS TO FORM:
DENNIS A. MARSHALL
COUNTY COUNSEL

By: 
Michael Ledbetter
Deputy County Counsel

LEGAL DESCRIPTION

That portion of BLOCK 323 according to the Official Map of the City of Santa Barbara, in the City of Santa Barbara, County of Santa Barbara, State of California, and shown on map recorded in Book 172, Page 10 of Records of Survey, in the Office of the County Recorder of said County, described as follows:

COMMENCING at the most westerly corner of LOT A as shown on FINAL MAP NO. 20,683 recorded in Book 201, Page 35 of Maps in the Office of said County Recorder;


Thence, S 42°25'49"W 50.00 feet along the northwest line of said BLOCK 323 to the most westerly corner of a Lot shown as 1312-580 O.R. on map recorded in Book 110, Page 37 of Records of Survey, also being the most northerly corner of Parcel One in GRANT DEED recorded October 12, 1999 as Instrument Number 1999-0082720 of Official Record in the Office of said County Recorder and being the TRUE POINT OF BEGINNING;

- 1) Thence, S 48°01'07"E 171.70 feet along the northeasterly line of Parcel One and Parcel Two in said GRANT DEED to the easterly corner of said Parcel Two;
- 2) Thence, S 42°25'43"W 5.67 feet along the southeast line of said Parcel Two to the beginning of a non-tangent curve concave to the northeast having a radius of 220.00 feet, and to which a radial line bears S 16°27'35"W;
- 3) Thence, leaving said southeast line, northwesterly 46.79 feet along said curve through a central angle of 12°11'09";
- 4) Thence, tangent to said curve, N 61°21'16"W 131.56 feet to the northwest line of said BLOCK 323;
- 5) Thence, N 42°25'49"E 51.55 feet along said northwest line to the TRUE POINT OF BEGINNING.

End of Description

Containing 5,277 square feet / 0.12 acres, more or less.

This Legal Description was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors' Act.


Gerald T. Mittermiller
PLS 8125
Expiration Date 12/31/2010



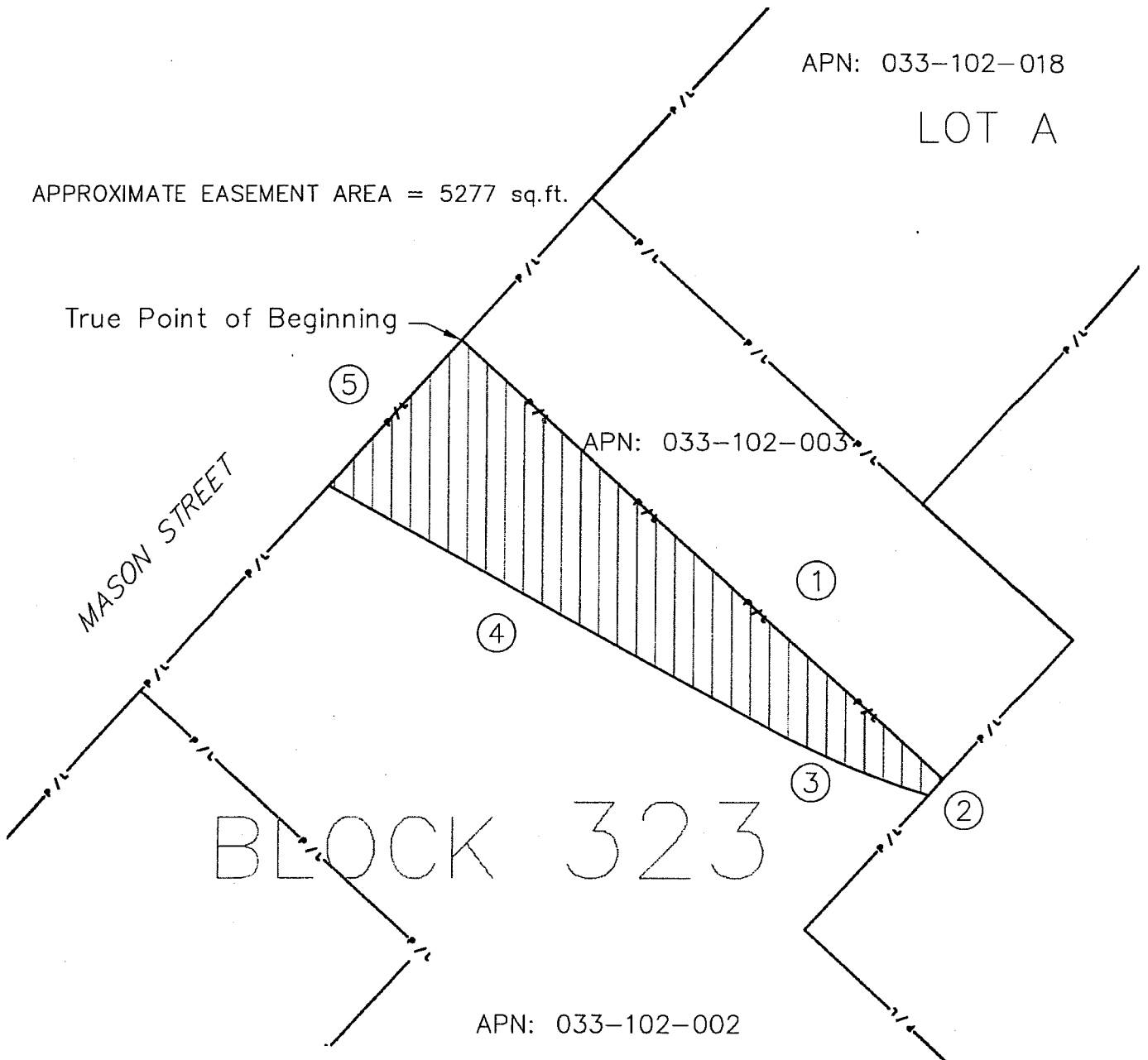
S 684
Portion of APN 033-102-002
Flood Control Easement

APN: 033-102-018

LOT A

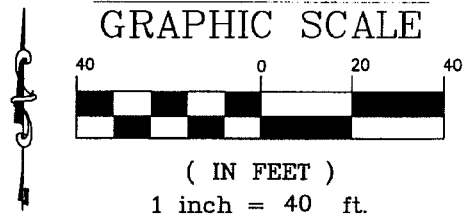
APPROXIMATE EASEMENT AREA = 5277 sq.ft.

True Point of Beginning



BLOCK 323

APN: 033-102-002



THIS MAP WAS PREPARED BY ME, OR
 UNDER MY DIRECTION, IN
 CONFORMANCE WITH PROFESSIONAL
 LAND SURVEYORS ACT.

Gerald T. Mittermiller 12/30/09
 GERALD T. MITTERMILLER DATE

COUNTY OF SANTA BARBARA DEPARTMENT OF PUBLIC WORKS
 COUNTY SURVEYOR'S OFFICE

PERMANENT EASEMENT
 SANTA BARBARA COUNTY FLOOD CONTROL
 DISTRICT
 PORTION OF APN: 033-102-002
 CITY OF SANTA BARBARA
 SANTA BARBARA COUNTY, CALIFORNIA
 DECEMBER 2009

5684