

Recording requested by  
and to be returned to:  
Santa Barbara County Surveyor  
Real Property  
Will Call

**COUNTY OF SANTA BARBARA  
OFFICIAL BUSINESS**

Document entitled to free recordation  
Pursuant to Government Code Section 6103

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

**GRANT DEED AGREEMENT WITH RESERVATIONS**

THIS GRANT DEED AGREEMENT WITH RESERVATIONS is made by and between the COUNTY OF SANTA BARBARA, a political subdivision of the State of California, as Grantor herein, and B3, LLC, a California limited liability company, as Grantee herein.

WHEREAS, Grantor is the fee owner of the right-of-way known as Clark Avenue which was dedicated to the COUNTY for public use via Book 335 page 469 of Official Records in the Office of the County Recorder of the County of Santa Barbara; and

WHEREAS, Grantee is the fee owner of APN 103-750-038 (herein the "Property") which lies adjacent to a portion of Clark Avenue; and

WHEREAS, the Grantee as owner of the Property has petitioned the County to abandon and sell an unused portion of the Clark Avenue right-of-way which is located adjacent to the Property (herein the "Portion"); and

WHEREAS, the Grantor will reserve rights for current and future utility use within the Portion; and

WHEREAS, Public Works has no objection to said abandonment and sale.

NOW, THEREFORE, Grantor hereby grants and transfers to Grantee and successors in interest the fee ownership of that real property identified on "Exhibit A" attached hereto and incorporated herein, in exchange for Forty-Three Thousand, Nine Hundred, Twenty Dollars and 00/100 (\$43,920.00), receipt of which is hereby acknowledged.

Grantor and Grantee agree that reserved from this grant is the right of the County of Santa Barbara, its successors and assigns to permit the installation, repair, maintenance and replacement of public utilities within the Portion except for areas which lie under building envelopes as shown in the final development plan for the Property as approved by the County decision maker.

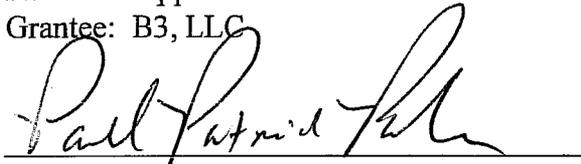
Grantee specifically acknowledges that Grantor has transferred and Grantee has accepted the Portion on an "AS IS WITH ALL FAULTS" basis and that Grantee did not rely on any representations or warranties of any kind whatsoever, express or implied, from Grantor, its

employees, agents, or brokers as to any matters concerning the Portion, including without limitations: its physical condition, including the structural elements of any improvements; its geology; the development potential of the Portion and its use, habitability, merchantability, or fitness for a particular purpose; its zoning or other legal status; its compliance with law; the presence or removal of hazardous or toxic materials, substances, or wastes on, under or about the Portion or the neighboring properties; the quality of labor or materials used in any improvements; the conditions of title to the Portion; leases, service contracts, or other agreements affecting the Portion; and the economics of the operation of the Portion.

This Grant Deed results from the sale of excess fee ownership of a portion of a public road adjacent to Grantee's Property currently identified as County Assessor's Parcel Number 103-750-038 and is not intended to create a separate legal parcel within the meaning of the California Civil Code Section 1093 nor a separate unit of real property within the California Subdivision Map Act. The intent of this Grant Deed is to merge the Portion with and form a single legal parcel or unit with APN 103-750-038.

Read and Approved

Grantee: B3, LLC

A handwritten signature in cursive script, appearing to read "Paul Patrick Palangi", written over a horizontal line.

By: Paul Patrick Palangi,  
Managing Member

GRANTEE'S ACKNOWLEDGMENT

State of California  
County of Santa Barbara

On August 6, 2010, before me, Karen Milo, a  
(Name of Notary)

Notary Public, personally appeared Paul Patrick Palangi,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(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 the State of California that the  
foregoing paragraph is true and correct.

Witness my hand and Official seal.

Signature: [Handwritten Signature]

(Seal)



**GRANT DEED AGREEMENT WITH RESERVATIONS**

Grantor:  
COUNTY OF SANTA BARBARA

By: \_\_\_\_\_  
Chair, Board of Supervisors

APPROVED AS TO FORM:  
DENNIS A. MARSHALL  
COUNTY COUNSEL

By:  \_\_\_\_\_  
Michael Ledbetter  
Deputy County Counsel

+++++

**BOARD OF SUPERVISORS ACKNOWLEDGMENT**

C.C. 1189  
State of California  
County of Santa Barbara

On \_\_\_\_\_, before me, \_\_\_\_\_, a  
(Name of Deputy Clerk)

Deputy Clerk, personally appeared \_\_\_\_\_,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(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 the State of California that the  
foregoing paragraph is true and correct.

Witness my hand and Official seal.

Signature: \_\_\_\_\_ (Seal)

MICHAEL F. BROWN  
CLERK OF THE BOARD

By: \_\_\_\_\_  
Deputy Clerk

**Exhibit A**  
**Legal Description**  
**Road Abandonment**

A portion of the Southeast quarter of the Southeast quarter of Section 12, Township 9 North, Range 34 West, San Bernardino Meridian, in the County of Santa Barbara, State of California, and more particularly described as follows:

Beginning at a found 3-1/2" brass cap monument stamped "S.B. CO. ROAD COM." per map filed in Book 112, Page 38 of Records of Survey as filed in the office of the County Recorder of said County;

Thence South 00 degrees 00 minutes 14 seconds East, 63.35 feet along the East line of said Section 12 to true point of beginning;

Thence continuing South 00 degrees 00 minutes 14 seconds East, 69.48 feet, more or less, to the Northeasterly corner of Lot 38 of Tract No. 14,242 per map recorded in Book 180, Pages 88 through 93, inclusive, of Maps, in the office of said County Recorder;

Thence South 89 degrees 01 minutes 56 seconds West, 250.66 feet, more or less, to the Northwesterly corner of said Lot 38 on the Easterly line of Stillwell Road as shown on said map;

Thence North 14 degrees 41 minutes 59 seconds West, 14.62 feet to the beginning of a curve concave to the Southeast having a radius of 15.00 feet;

Thence Northerly and Easterly along said curve a distance of 23.71 feet through a central angle of 90 degrees 33 minutes 49 seconds;

Thence North 75 degrees 51 minutes 50 seconds East, 43.32 feet, parallel with and distant 42.00 feet Southerly of the centerline of Clark avenue as shown on the map of Tract 12,501 filed in Book 121, Pages 90 through 92, inclusive, of Maps, in the office of said County Recorder, to the beginning of a curve concave to the South having a radius of 96.07 feet;

Thence Easterly along said curve, 30.98 feet through a central angle of 18 degrees 28 minutes 26 seconds to a point of reverse curvature to a curve concave to the North having a radius of 107.07 feet (a radial line bears South 04 degrees 20 minutes 16 seconds West) and a central angle of 17 degrees 30 minutes 22 seconds;

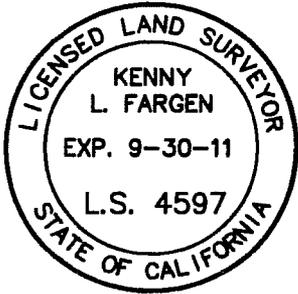
Thence Easterly along said curve, a distance of 32.71 feet to a point of reverse curvature to a curve concave to the South having a radius of 1,477.50 feet (a radial line bears North 13 degrees 10 minutes 06 seconds West) and a central angle of 05 degrees 27 minutes 34 seconds;

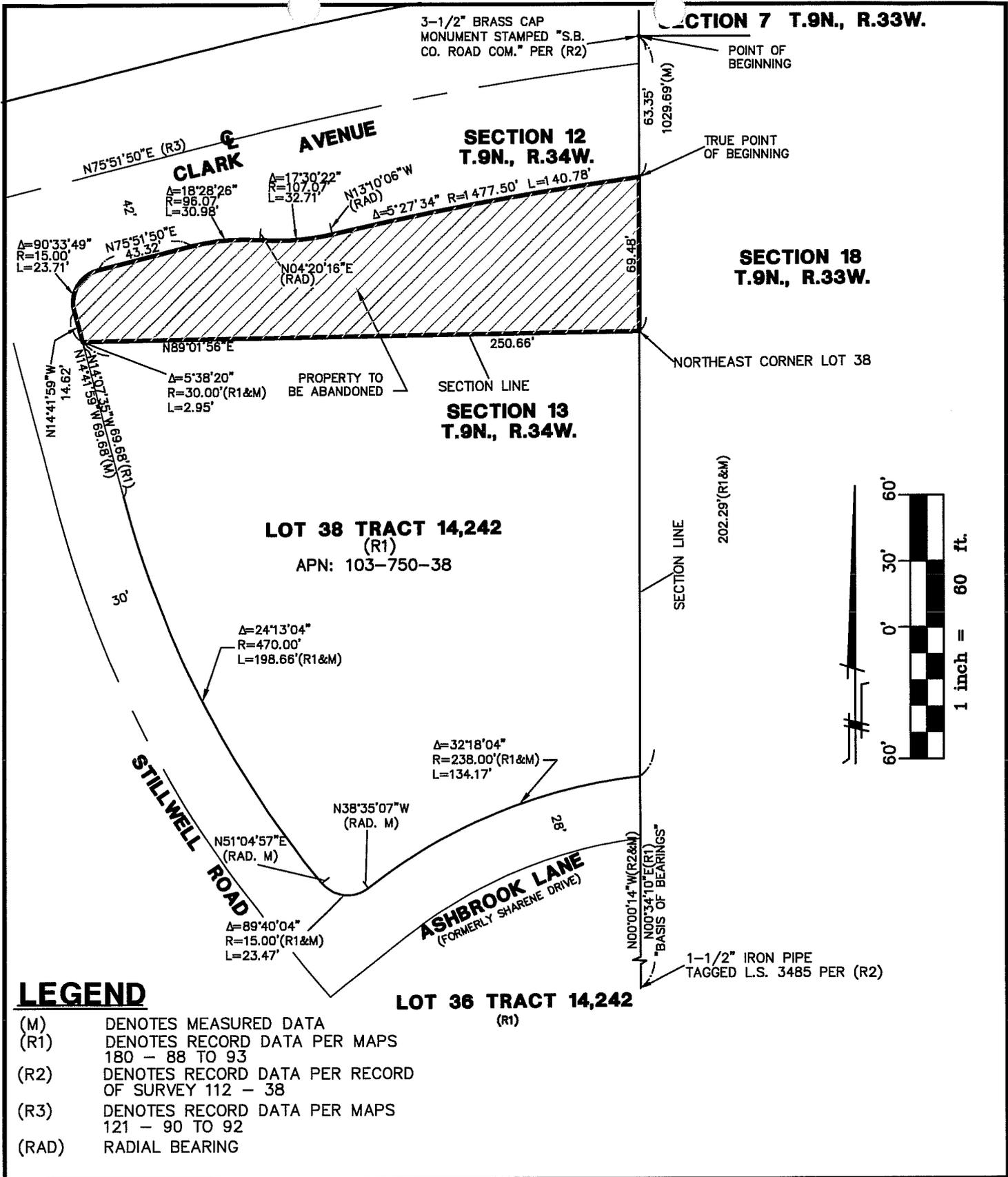
Thence Easterly along said curve, a distance of 140.78 feet to the true point of beginning, containing 12,831 square feet, more or less.

**EXHIBIT A**

(See attached exhibit map made a part hereof)

*Kenny L. Fargen* 6-17-10  
Kenny L. Fargen L.S. 4597 date  
License expiration date: 9-30-11





2624 AIRPARK DRIVE  
 SANTA MARIA, CA 93455  
 PHONE: 805-934-5727  
 FAX: 805-934-3448  
 DATE: MARCH, 2010

# EXHIBIT MAP

A PORTION OF SECTION 12, TOWNSHIP 9 NORTH, RANGE 34 WEST, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA.

# EXHIBIT A