

**Attachment 1**

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**Utility Easement Deed Agreement**

**APN 059-020-060**

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 § 27383

No Documentary Transfer Tax

Pursuant to Rev & Tax Code §11922

SPACE ABOVE THIS LINE FOR RECORDER'S USE

A.P.N. 059-020-060 (portion of)

Real Property Division #003937

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 of Santa Barbara County

**EASEMENT DEED AGREEMENT**  
**(UTILITY STORM DRAIN LINE 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: 055-020-060 (the "Property") referred to as COUNTY herein,

FOR A VALUABLE CONSIDERATION, DOES HEREBY GRANT TO

SANTA BARBARA PRESERVE, LLC, its successors and assigns (hereinafter referred to as "GRANTEE"), a non-exclusive underground utility storm drain line easement for (i) the present and future construction, reconstruction, operation, repair, and maintenance of a subsurface storm drain pipeline and with such surface and subsurface accessory parts and appurtenances thereto (collectively "Facilities") and (ii) 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 non-exclusive utility easement area containing approximately 2,070 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 agrees to indemnify, defend and hold harmless COUNTY and its officers, officials, employees, agents and volunteers from and against 1) any and all claims, actions, losses, damages, judgments and/or liabilities arising out of GRANTEE's use of this easement, including liability arising out of the acts, errors or omissions of any person or entity controlled by GRANTEE 2)

and for any costs or expenses (including but not limited to reasonable attorneys' fees) incurred by COUNTY on account of any claims, actions, losses, damages, judgments and/or liabilities arising out of GRANTEE's use of such easement, except where such indemnification is prohibited by law.

GRANTEE, their contractors, agents and employees 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

\_\_\_\_\_  
Gregg Hart, Chair  
Board of Supervisors

DATE: \_\_\_\_\_

"GRANTEE"  
SANTA BARBARA PRESERVE, LLC  
A California Limited Liability Company

By: Chadmar Santa Barbara Preserve LLC,  
a California Limited Liability Company  
Its Manager



\_\_\_\_\_  
Charles Robert Lande, Jr.  
Vice President

DATE: 9/29/20

## 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 \_\_\_\_\_, before me, \_\_\_\_\_, Deputy Clerk, personally appeared Gregg Hart, 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: \_\_\_\_\_ (Seal)

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     )

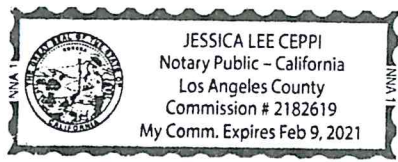
)

COUNTY OF LOS ANGELES     )

On September 28, 2020, before me, Jessica Lee Ceppi, Notary Public, personally appeared Charles Robert Lande, Jr 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.



Jessica Lee Ceppi  
Signature (Seal)

**Exhibit A**  
**Storm Drain Easement**  
(over APN 059-020-060)  
Legal Description

That certain portion of the Designated Remainder of Tract No. 14,585 in the County of Santa Barbara, State of California, as shown on the map filed December 22, 2006 in Book 202, Pages 73 through 80, inclusive, of Maps, in the Office of the County Recorder of said County, said Remainder being merged and described in that certain Certificate and Declaration of Voluntary Merger 06-VM-18 recorded December 27, 2006 as Instrument No. 2006-0100786 of Official Records of said County, more particularly described as follows:

A strip of land 15.00 feet wide, lying adjacent to and 15.00 feet northeasterly of the following described line:

**BEGINNING** at a point on the westerly boundary of said merged Remainder Parcel of Tract No. 14,585, said point being the Southeast corner of Lot 18 of said Tract; thence, leaving said westerly boundary and into said Remainder Parcel,

South 49°37'16" East, a distance of 135.06 feet to the end of said strip.

The sidelines of said strip shall be lengthened or shortened so as to terminate southeasterly at right angles and northwesterly on the westerly line of said Remainder, being also the East line of said Lot 18.

Containing 2,070 square feet, more or less.

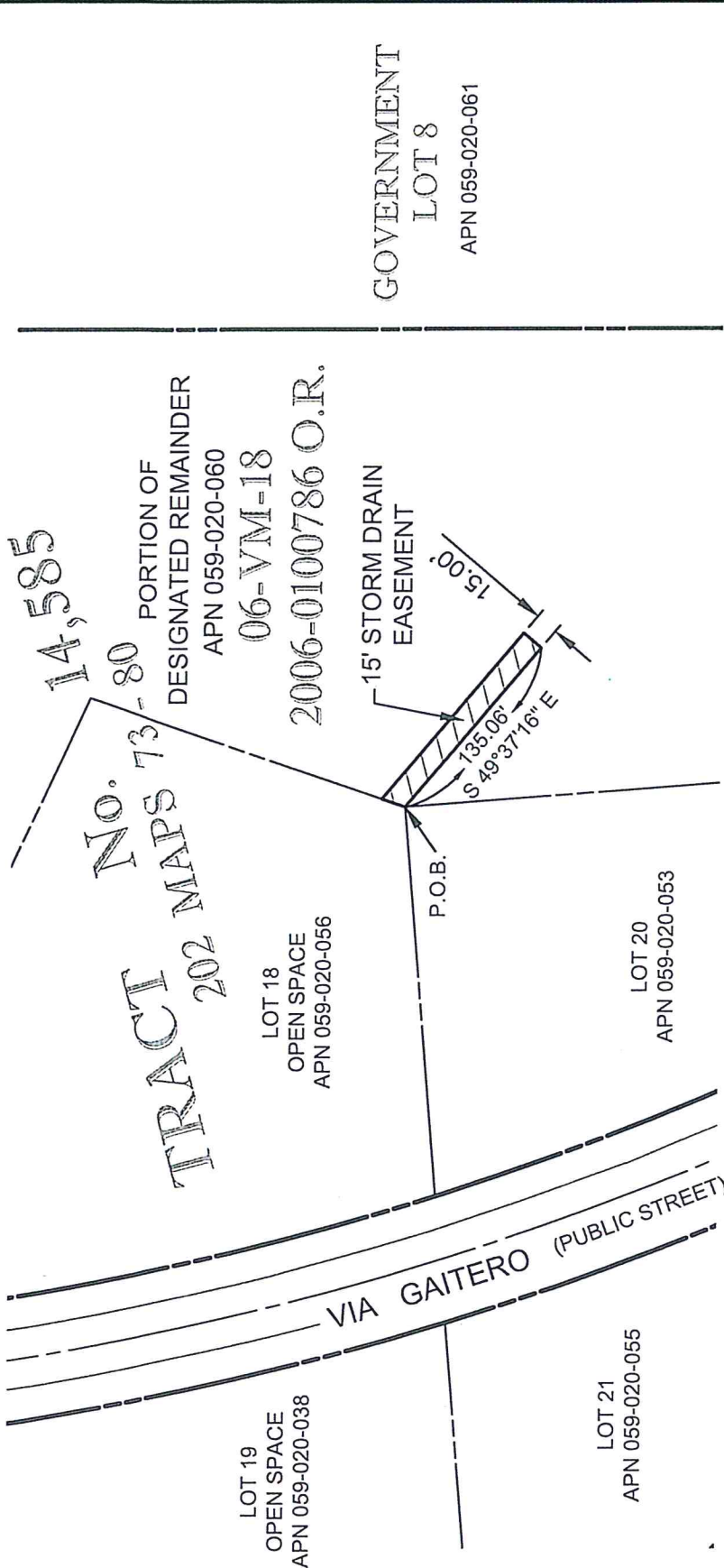
The legal description hereinabove described is graphically shown on Exhibit B and made a part hereof by reference.

Prepared by: Stantec  
Under the direction of:



Kenneth J. Wilson, PLS 7911  
June 22, 2020  
PN 2064139400





14,585

TRACT No. 73-80  
202 MAPS

PORTION OF DESIGNATED REMAINDER  
APN 059-020-060  
06-VM-18  
2006-0100786 O.R.

LOT 18  
OPEN SPACE  
APN 059-020-056

LOT 19  
OPEN SPACE  
APN 059-020-038

LOT 21  
APN 059-020-055

LOT 20  
APN 059-020-053

GOVERNMENT  
LOT 8  
APN 059-020-061

15' STORM DRAIN  
EASEMENT

135.06'  
S 49° 37' 16" E  
15.00'

P.O.B.

VIA GAITERO (PUBLIC STREET)

**LEGEND**

- P.O.B. - POINT OF BEGINNING
- APN - ASSESSOR PARCEL NUMBER
- O.R. - OFFICIAL RECORDS
- VM - VOLUNTARY MERGER



111 East Victoria Street, Santa Barbara, CA 93101  
Phone: (805) 963-9532 Fax: (805) 966-9801

P.N. 2064139400

DWG: 2064139400-REMAINDER-LOT\_SD\_ESMT.dwg



6-22-2020

**EXHIBIT B**

STORM DRAIN EASEMENT  
REMAINDER PARCEL - TRACT No. 14,585  
APN 059-020-060



COUNTY OF SANTA BARBARA  
STATE OF CALIFORNIA

SCALE: 1" = 100'

PLOT DATE: 6/22/2020