

RECORDING REQUESTED BY
CHICAGO TITLE

Recording Requested by

and when recorded mail this deed
and mail tax statement to:

Mr. Erkki Ruoslahti and Eva Engvall
P.O. Box 1054
Rancho Santa Fe, California 92067
Assessors Parcel No. 137-270-31;
137-250-74 and 137-280-17

14
UNIN
SU



2005-0031251

Recorded REC FEE 46.00
Official Records TAX 2106.50
County Of SURVEY 10.00
SANTA BARBARA
JOSEPH E. HOLLAND
Recorder

08:00AM 06-Apr-2005 ABC
Page 1 of 14

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

MONUMENT SURVEY * \$10.00

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 2,106.50

- () computed on full value of the interest of property conveyed, or
- () computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.
- () Unincorporated area (X) County of Santa Barbara

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JELMAX LIMITED PARTNERSHIP, A ~~California~~^{Nevada} Limited Partnership, Jack D. Mathis, an unmarried man and George Gelsebach, a married man as his sole and separate property

hereby GRANTS(S) TO Erkki Ruoslahti, an unmarried man as to an undivided 80.000% interest
Eva Engvall, an unmarried woman as to an undivided 20.000% interest

the following described real property in the County of Santa Barbara, State of California:

Full legal description attached hereto and made a part hereof consisting of pages, marked Exhibit "A"

Dated

State of ~~California~~^{March 16, 2005})
County of Los Angeles) SS

On March 16, 2005 before me,
Michelle Bandel,
a Notary Public in and for said county and
state personally appeared Jack D. Mathis
and George Gelsebach

personally known to me (or 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.

WITNESS my hand and official seal.

Signature _____ (This area for official notarial seal)

Title Order No. _____ Escrow Number 35401

JELMAX LIMITED PARTNERSHIP
A California Limited Partnership

By: Jack D. Mathis, Partner

By: George Gelsebach, Partner

Jack D. Mathis, individually

George Gelsebach, individually

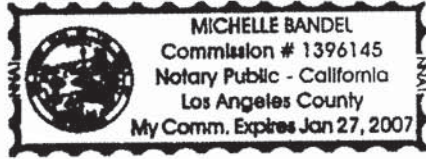
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of LOS ANGELES } ss.

On MARCH 16 2005 before me, MICHELLE BANDEL
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared GEORGE GELSEBACH & JACK D. MATHIS
Name(s) of Signer(s)

- personally known to me
- 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.



WITNESS my hand and official seal.
Michelle Bandel
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: GRANT DEED

Document Date: 3-16-2005 Number of Pages: 17

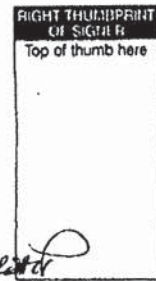
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: GEORGE GELSEBACH & JACK D. MATHIS

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: INDIVIDUAL & PARTNER OF LIMITED PARTNERSHIP



DESCRIPTION

PARCEL A:

PARCEL ONE:

That portion of the Nojoqui Rancho, in the County of Santa Barbara, State of California, according to the Official Map thereof, included within Parcel Two of the Record of Survey for a lot line adjustment, recorded in Book 146, Page 48 of Record of Surveys in the office of the County Recorder of said County.

EXCEPTING therefrom 25% of all oil, gas or other hydrocarbon substances in, on or under said land as reserved in the deed from Evans A. Pillsbury II, et ux., recorded September 30, 1948 as Instrument No. 13695 in Book 811, Page 378, Official Records.

Reserving therefrom a non-exclusive easement for ingress & egress and for the operation and maintenance of an existing water spring, spring box, water lines, and large storage tank described as follows:

That portion of Parcel Two of that certain Record of Survey filed in Book 146, at Page 48 in the Office of the County Recorder, lying in the County of Santa Barbara, State of California, more particularly described as follows:

Beginning at a point in the North line of said Parcel Two, distant South 89° 10' 42" East, 252.41 feet from the Westerly terminus of that certain course shown as North 89° 10' 42" West, 719.93 feet on said Record of Survey; thence, along said Northerly line, South 89° 10' 42" East, 357.00 feet; thence, leaving said Northerly line, at right angles, South 00° 49' 18" West, 214.00 feet; thence, at right angles, North 89° 10' 42" West, 357.00 feet; thence, at right angles, North 00° 49' 18" East, 214.00 feet to the point of beginning of this legal description.

Said easement is to be appurtenant to and for the benefit of Parcel 1 of Record of Surveys recorded in Book 146 Page 48 of Records of Survey.

Further reserving therefrom a non-exclusive easement for private Road purposes over that portion of Parcels 1 and 2 of Record of Survey Lot Line adjustment recorded in Book 146 Page 48 of Records of Survey shown as "Easement for private road in favor of Parcel 2 (60' wide)" on said Record of Survey. Excepting any portion lying within Parcel 1 of Record of Survey, recorded in Book 146 Page 48 of Records of Survey.

Said easement is to be appurtenant to and for the benefit of Parcel 1 of Record of Surveys recorded in Book 146 Page 48 of Records of Survey.

Further reserving therefrom a non-exclusive easement for ingress and egress described as follows:

That portion of Parcel Two of that certain Record of Survey filed in Book 146 Page 48 in the Office of the County Recorder, lying in the County of Santa Barbara, State of California, more particularly described as follows:

DESCRIPTION

A strip of land, 40.00 feet wide, lying 20.00 feet each side of, measured at right angles to the following described centerline:

Commencing at a point in the North line of said Parcel Two, distant North 89° 10' 42" West, 110.52 feet from the Easterly terminus of that certain course shown as North 89° 10' 42" West, 719.93 feet on said Record of Survey; thence, leaving said Northerly line at right angles, South 00° 49' 18" West, 20.00 feet; to the true point of beginning of this legal description; thence, parallel with said North line, South 89° 10' 42" East, 109.78 feet; thence, continuing parallel with said North line, South 84° 55' 59" East, 117.72 feet; thence, continuing parallel with said North line, South 46° 31' 45" East, 147.17 feet; thence, continuing parallel with said North line, South 33° 14' 52" East, 86.53 feet; thence, South 08° 38' 40" East, 172.76 feet; thence South 63° 40' 28" East, 181.52 feet to a point on said North line, distant, South 33° 14' 52" East, 402.46 feet from the Northerly terminus of that certain course shown as North 33° 14' 52" West 1222.60 feet on said Record of Survey.

The sidelines of said strip of land, 40.00 feet wide, shall be prolonged or foreshortened Southeasterly, so as to terminate on said North line of said Parcel Two.

Said easement is to be appurtenant to and for the benefit of Parcel 1 of Record of Surveys recorded in Book 146 Page 48 of Records of Survey.

Further reserving therefrom a non-exclusive easement for ingress and egress over a portion of Parcel Two of Record of Survey Lot Line Adjustment included within a strip of land 20.00 feet wide lying 10.00 feet on each side of a line described as follows:

Commencing at a 2 inch brass capped monument marked "F.F.F." on the Westerly boundary line of the land shown on the map filed in Book 89, Page 42 of Record of Surveys in the office of the Santa Barbara County Recorder, said monument being Southerly 503.11 feet from the Southwesterly line of Highway 246 as shown on said Map; thence along said Easterly line South (Map bearing is S. 0° 01' 05" E) 1874.35 feet to a 2 inch B.C. mon. L.S. 2003 as shown on said map; thence South 59° 09' 42" West 4161.26 feet; thence South 17° 19' 30" East 50.00 feet; thence South 72° 10' 30" West 6.32 feet to the true point of beginning; thence the following courses and distances:

1. South 69° 03' 20" East 69.90 feet
2. South 71° 36' 27" East 100.16 feet
3. South 59° 20' 38" East 286.81 feet
4. South 64° 19' 05" East 175.94 feet
5. North 33° 54' 16" West 122.38 feet
6. North 22° 39' 20" West 125.28 feet
7. North 08° 24' 46" West 61.99 feet
8. North 01° 19' 29" East 217.41 feet
9. North 63° 57' 58" East 87.04 feet
10. South 64° 33' 08" East 60.38 feet
11. South 46° 14' 32" East 86.54 feet
12. South 36° 59' 25" East 71.87 feet

DESCRIPTION

13. South 52° 59' 39" East 104.77 feet
14. South 72° 34' 47" East 66.45 feet
15. South 83° 21' 22" East 146.64 feet
16. South 75° 59' 07" East 48.08 feet
17. South 67° 58' 00" East 160.03 feet
18. South 68° 03' 56" East 49.73 feet
19. South 38° 08' 45" East 78.00 feet
20. South 33° 02' 57" East 85.13 feet
21. North 08° 41' 23" West 223.68 feet
22. North 25° 16' 14" West 54.06 feet
23. North 40° 40' 03" West 105.79 feet
24. North 23° 59' 45" West 60.88 feet
25. North 16° 29' 15" West 134.42 feet
26. North 42° 48' 46" West 69.56 feet
27. North 34° 28' 54" West 95.45 feet
28. North 05° 00' 09" West 51.31 feet
29. North 20° 39' 51" East 71.39 feet
30. North 05° 45' 40" West 58.27 feet
31. South 25° 03' 54" East 70.31 feet
32. South 00° 04' 05" West 72.22 feet
33. South 37° 14' 57" East 40.64 feet
34. South 79° 20' 26" East 100.69 feet
35. South 83° 45' 25" East 108.68 feet
36. South 85° 10' 57" East 99.13 feet
37. South 74° 58' 40" East 67.23 feet
38. North 58° 30' 56" East 39.11 feet
39. North 27° 20' 05" West 44.50 feet
40. North 49° 27' 14" West 179.65 feet
41. North 10° 19' 53" West 47.07 feet
42. North 54° 11' 30" East 99.17 feet
43. North 80° 06' 19" East 98.75 feet
44. South 87° 35' 09" East 85.76 feet
45. South 89° 49' 10" East 127.77 feet
46. South 74° 43' 47" East 99.27 feet
47. South 82° 01' 47" East 221.73 feet
48. South 75° 09' 35" East 102.01 feet
49. South 64° 30' 46" East 57.51 feet
50. South 60° 17' 06" East 101.76 feet
51. South 68° 06' 22" East 133.39 feet
52. South 63° 22' 09" East 137.17 feet
53. North 18° 42' 32" East 89.09 feet
54. North 32° 21' 26" East 40.30 feet
55. North 71° 38' 30" East 162.47 feet
56. North 66° 15' 05" East 128.27 feet
57. North 49° 22' 53" East 87.37 feet
58. North 24° 09' 56" East 96.11 feet
59. North 03° 57' 36" East 272.94 feet
60. North 13° 15' 29" West 98.49 feet
61. North 17° 56' 35" East 49.28 feet
62. North 37° 45' 09" East 260.08 feet
63. North 45° 12' 47" East 103.38 feet

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64. North 44° 23' 53" East 194.56 feet
65. North 35° 14' 12" East 347.83 feet
66. North 17° 42' 06" East 49.59 feet
67. North 02° 51' 38" East 93.70 feet
68. North 00° 41' 08" East 561.97 feet
69. North 00° 00' 02" West 679.68 feet
70. North 00° 06' 10" West 479.72 feet
71. North 02° 15' 17" West 411.90 feet
72. North 04° 21' 35" East 336.57 feet

To a point bearing North 61° 50' West 9.18 feet from a point on said Westerly line of said map that is North 486.62 feet from said 2 inch brass capped monument marked "F.F.F."

Said easement is to be appurtenant to and for the benefit of that certain parcel of land as described in that certain Memorandum of Lease recorded April 26, 2004 as Instrument No. 2004-0042381 of Official Records.

PARCEL TWO:

A non-exclusive easement for general road purposes over that certain lot or parcel of land situated in the County of Santa Barbara, State of California, and bounded and particularly described as follows, to wit:

A portion of Lot 6 De La Vega Rancho, Santa Barbara County, as delineated on maps entitled "Partition of the Rancho De La Vega, January 1892" filed in the office of the County Recorder of said county, February 11, 1892, more particularly described as follows, to-wit:

All that portion of the said Lot 6 which is 30 feet on each side of that portion of the following described part of the center line of the Department of Public Work's Survey from Gaviota pass to Zaca Station, that lies Easterly from the following described State Highway right of way line:

Beginning at a point which bears South 83° 29' East 48.52 feet from Engineer's Station 239+59.79 of the Department of Public Work's Survey, across Nojoqui Creek, which said Station bears South 12° 17' 06" West 2085.40 feet from Engineer's Station 264+83.20 of the Department of Public Work's Survey from Gaviota Pass to Zaca Station, which last said Station described in that Deed to S. De La Cuesta, recorded in Book of Deeds No. 189, Page 456 records of Santa Barbara County, as Bearing "South 77° 02' West 861.4 feet and South 71° 56' West 30 feet' from a 3/4 inch iron pipe driven into ground, being set at the most Easterly corner of the 1.2 acre parcel conveyed thereby; thence from the said point of beginning, North 20° 14' 33" East 150.75 feet; thence North 1° 23' 05" East 190.78 feet; thence from a tangent which bears North 9° 42' 09" East along a curve to the right concentric with the survey center line across Nojoqui Creek, with a radius of 1435, feet through an angle of 9° 47' 51" a distance of 245.39 feet; thence North 19° 30' East 343.40 feet to a point which bears South 70° 30' East 65.00 feet from Engineer's Station 249+00 on the last survey.

The above mentioned "Part of the center line of the department of public work's

DESCRIPTION

survey from Gaviota pass to Zaca Station", is more particularly described as follows: to-wit:

Beginning at the before mentioned Engineer's Station 239+59.79 which is equal to engineer's station 232+4.34 P.O.C. of the department of public work's survey, from Gaviota pass to Zaca Station, thence following the last said survey center line from a tangent which bears North 6° 31' East along a curve to the left with a radius 600 feet, through an angle of 8° 40' 30" a distance of 90.00 feet to the Engineer's Equation Station 233+35.2 North 2° 09' 30" W. Station 240+48.0 North 2° 07' West; thence North 2° 07' West 32.2 feet; thence along a curve to the right with a radius of 300.00 feet; through an angle of 37° 12' a distance of 194.8 feet; thence North 35° 05' East 96.7 feet; thence along a curve to the right with a radius of 225 feet; through an angle of 57° 30' a distance of 225.8 feet; thence South 87° 25' East 14.6 feet; thence along a curve to the left with a radius of 300 feet, through an angle of 29° 30' a distance of 154.5 feet; thence North 63° 05' East 33.4 feet to Engineer's Station 248+00 on the last said survey.

Excepting therefrom that portion thereof described in Deed to the State of California, recorded June 16, 1954 as Instrument No. 10015 in Book 1246, Page 411 of Official Records of said County.

Also excepting therefrom 25% of all oil, gas or other hydrocarbon substances in, or under said land, as reserved in the Deed from Evans A. Pillsbury II, et ux., recorded September 30, 1948 as Instrument No. 13695 in Book 811, Page 378, of Official Records.

PARCEL THREE:

A non-exclusive easement for general road purposes described in the deed to First National Trust and Savings Bank of Santa Barbara, recorded in Book 150, Page 48 of Official Records of said County.

PARCEL FOUR:

A non-exclusive easement for ingress and egress being a strip of land 60.00 feet wide lying contiguous to and Northeasterly of a line described as follows:

Beginning at a survey monument on the Westerly boundary line of the 1022.42 acre parcel of land shown on the map filed in Book 23, Page 154 of Record of Surveys, in the Office of the County Recorder of Santa Barbara County, shown as "set B.C. Mon." distant North 11° 43' 20" East 2859.71 feet from the most Westerly corner of said land; thence South 39° 16' 02" East 200.00 feet. The Northeasterly boundary line of said easement shall be lengthened to terminate Westerly on said Westerly boundary line and Easterly on a line bearing South 72° 07' 05" West.

Said easement was reserved by the Gardner Ranch Co., in document recorded July 23, 1991 as Instrument No. 91-47392 of Official Records and is appurtenant to and for the benefit of Parcel One described above.

PARCEL FIVE:

DESCRIPTION

A non-exclusive easement for access, maintenance, pipeline and well site described as follows:

Commencing at a survey monument on the Westerly boundary line of the 1022.42 acres parcel of land shown on the map filed in Book 23, Page 154 of Record of Surveys in the Office of the County Recorder of Santa Barbara County, shown as "set B.C. Mon" distant North 11° 43' 20" East 2859.71 feet from the most Westerly corner of said land; thence South 39° 16' 02" East 200.00 feet; thence North 72° 07' 05" East 612.34 feet; thence South 11° 48' 10" West 525.84 feet; thence South 43° 32' 29" East 672.60 feet; thence South 81° 42' 27" East 1392.82 feet; thence North 89° 56' 17" East 928.62 feet; thence South 76° 36' 18" East 13.63 feet to the true point of beginning; thence continuing South 76° 36' 18" East 50.00 feet; thence North 13° 23' 42" East 90.94 feet; thence North 76° 36' 18" West 50.00 feet; thence South 13° 23' 42" West 90.94 feet to the true point of beginning.

Said easement was reserved by the Gardner Ranch Co., in document recorded July 23, 1991 as Instrument No. 91-47392 of Official Records and is appurtenant to and for the benefit of Parcel One described above.

PARCEL SIX:

A non-exclusive easement for access, maintenance, pipeline and well site over a strip of land 50.00 feet wide lying 25 feet on each side of a line described as follows:

Commencing at a survey monument on the Westerly boundary line of the 1022.42 acres parcel of land shown on the map filed in Book 23, Page 154 of Record of Surveys in the office of the Santa Barbara County Recorder, shown as "set B.C. Mon" distant North 11° 43' 20" East 2859.71 feet from the most Westerly corner of said land; thence South 39° 16' 02" East 200.00 feet; thence North 72° 07' 05" East 612.34 feet; thence South 11° 48' 10" West 525.84 feet; thence South 43° 32' 29" East 672.60 feet; thence South 81° 42' 27" East 673.23 feet to the true point of beginning; thence North 03° 30' 26" East 422.24 feet; thence North 25° 59' 40" West 51.25 feet; thence North 08° 17' 33" East 50.00 feet. The sidelines of said easement shall be lengthened and shortened to form a continuous strip of land 50 feet wide that terminates Southerly on a line bearing North 81° 42' 27" West. Also a well site beginning at the Northeasterly corner of the above described easement; thence along the Easterly boundary line of said easement South 08° 17' 33" West 50.00 feet; thence South 81° 42' 27" East 50.00 feet; thence North 08° 17' 33" East 50.00 feet; thence North 81° 42' 27" West 50.00 feet to the point of beginning.

Said easement was reserved by the Gardner Ranch Co., in document recorded July 23, 1991 as Instrument No. 91-47392 of Official Records and is appurtenant to and for the benefit of Parcel One described above.

PARCEL SEVEN:

A non-exclusive easement for private road purposes over that portion of Parcels 1 & 2 of Record of Survey Lot Line Adjustment recorded in Book 146, Page 48 of Records of Survey shown as "Easement for Private Road in Favor of Parcel 2 (60'

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wide)" on said Record of Survey, excepting any portion lying within Parcel 2 of Record of Survey Book 146 Page 48.

PARCEL EIGHT:

A non-exclusive easement for private access and pipeline purposes over that portion of Parcel 1 of Record of Survey Lot Line Adjustment recorded in Book 146, Page 48 of Records of Survey shown as "Easement for Private Access and Pipeline in Favor of Parcel 2 (50' wide)" on said Record of Survey.

PARCEL NINE:

A non-exclusive easement for private access and pipeline purposes over that portion of Parcel 1 of Record of Survey Lot Line Adjustment recorded in Book 146, Page 48 of Records of Survey shown as "Easement for Private Access and Pipeline in Favor of Parcel 2 (20' wide)" on said Record of Survey.

PARCEL TEN:

A non-exclusive easement for ingress and egress being a strip of land 60.00 feet wide lying 30.00 feet on each side of a line described as follows:

Beginning at a point on the Northeasterly boundary line of the 1022.42 acre parcel of land shown on the map filed in Book 23, Page 154 of Record of Surveys, in the office of the Santa Barbara County Recorder, distant thereon North 27° 52' 52" West 45.76 feet from the 2 inch survey monument at the Southeasterly terminus of that line shown as having a bearing and distance of "S 27° 52' 40" E. 1882.21 feet; thence South 00° 59' 33" West 143.54 feet; thence South 03° 10' 03" West 93.70 feet; thence South 18° 00' 31" West 49.59 feet; thence South 35° 32' 37" West 347.83 feet; thence South 44° 42' 18" West 194.56 feet; thence South 45° 31' 13" West 103.38 feet; thence South 38° 03' 34" West 260.08 feet; thence South 18° 15' 00" West 49.28 feet; thence South 12° 57' 05" East 98.49 feet; thence South 04° 16' 01" West 272.94 feet; thence South 24° 28' 21" West 77.31 feet. The sidelines of said easement shall be lengthened and shortened to form a continuous strip of land 60 feet wide that terminates Northerly on said Northeasterly boundary line and Southerly on a line bearing South 89° 56' 17" West.

Said easement was reserved by the Gardner Ranch Co., in document recorded July 23, 1991 as Instrument No. 91-47392 of Official Records and is appurtenant to and for the benefit of Parcel One described above.

PARCEL ELEVEN:

A Non-Exclusive Easement for Private Ingress, Egress, and Public Utilities for the benefit and use of Parcels 1 and 2 of that certain Lot Line Adjustment as shown on that Record of Survey filed in Book 146, Page 48, in the office of the County Recorder of said County being fully described as follows:

That portion of Parcel One of that certain Record of Survey filed in Book 143, at Page 08 in the Office of the County Recorder, lying in the County of Santa Barbara, State of California, more particularly described as follows:

DESCRIPTION

A strip of land, 30.00 feet wide, lying Northerly of, measured at right angles to, the following described line:

Beginning at a point in the Southerly line of said Parcel One being the Southerly terminus of that certain course shown as South 11° 48' 10" West, 525.84 feet; thence Easterly along said Southerly line through the following 4 courses:

1. South 43° 32' 29" East, 672.60 feet
 2. South 81° 42' 27" East, 1392.82 feet
 3. North 89° 56' 17" East, 928.62 feet
 4. South 76° 26' 18" East, 1121.62 feet
- to the end of this legal description.

The Northerly side line of said strip of land, 30.00 feet wide, shall be prolonged Westerly so as to terminate on the Southerly line of said Parcel One and terminated on the Easterly end by a perpendicular line extended Northerly from the Easterly terminus of the Fourth course hereinabove described.

Said easement is appurtenant to and for the benefit of Parcel One above and any portion that it may be further divided into.

PARCEL TWELVE:

A non-exclusive easement for ingress and egress over all of those portions of that certain easement labeled as RESERVATION OF AN EASEMENT FOR PRIVATE ROAD IN FAVOR WITH PARCEL 2 lying within Parcel one of that certain Record of Survey filed in Book 146 at Page 48 in the Office of the County Recorder, lying in the County of Santa Barbara, State of California, more particularly described as follows:

A strip of land, 60.00 feet wide lying 30.00 feet each side of, measured at right angles to the following described centerline:

Beginning at the Westerly terminus of that certain course labeled "L 76" of said RESERVATION as shown on said Record of Survey; thence, along said RESERVATION, South 34° 27' 37" East, 238.24 feet; thence South 43° 46' 03" East, 199.85 feet; thence, South 38° 05' 10" East, 498.97 feet; thence, South 47° 30' 16" East, 109.70 feet to a Point "A"; thence, continuing, South 47° 30' 16" East, 133.11 feet; thence, South 61° 41' 31" East, 314.11 feet; thence South 72° 57' 29" East, 50.00 feet to the end of this description.

PARCEL THIRTEEN:

A non-exclusive easement for ingress and egress over all that portion of Parcel One of that certain Record of Survey filed in Book 146 at Page 48 in the Office of the County Recorder, lying in the County of Santa Barbara, State of California, more particularly described as follows:

A strip of land, 40.00 feet wide, lying 20.00 feet each side of, measured at right angles to the following described centerline:

DESCRIPTION

Beginning at a Point "A" hereinabove described in Parcel "12"; thence North 87° 34' 29" East, 197.68 feet to the beginning of a tangent curve, concave to the South with a radius of 60.00 feet; thence, Easterly and Southeasterly along the arc of said curve through a central angle of 48° 53' 02" and a length of 51.19 feet to the end of said curve and the end of this legal description, also being a point that lies North 46° 27' 31" East 10.00 feet from a point on the Northerly line of said Parcel One distant along said Northerly line of said Parcel One, North 43° 32' 29" West, 234.78 feet from the Southerly terminus of that certain course shown as South 43° 32' 29" East, 672.60 feet on said Record of Survey.

Except any portion lying within Parcel 12 hereinabove described.

PARCEL FOURTEEN:

A non-exclusive easement for ingress and egress over all that portion of Parcel One of that certain Record of Survey filed in Book 146 at Page 48 in the Office of the County Recorder, lying in the County of Santa Barbara, State of California, more particularly described as follows:

A strip of land, 10.00 feet wide, lying Southerly of, measured at right angles to, the following described line:

Beginning at a point on the Northerly line of said Parcel One, distant North 43° 32' 29" West, 234.78 feet from the Southerly terminus of that certain course shown as South 43° 32' 29" East 672.60 feet on said Record of Survey; thence Easterly along said Northerly line, South 43° 32' 29" East, 234.78 feet; thence South 81° 42' 27" East, 1392.82 feet; thence, continuing along said Northerly line, North 89° 56' 17" East, 894.72 feet to the end of this legal description.

PARCEL FIFTEEN:

A non-exclusive easement for ingress and egress over all that portion of Parcel One of that certain Record of Survey filed in Book 146 at Page 48 in the Office of the County Recorder, lying in the County of Santa Barbara, State of California, more particularly described as follows:

Beginning at a point on the Northerly line of said Parcel One, being the easterly terminus of that certain course shown as North 89° 56' 17" East, 928.62 feet; thence Westerly along said Northerly line, South 89° 56' 17" West, 33.90 feet; thence at right angles South 00° 03' 43" East, 10.00 feet; thence South 48° 43' 51" East 59.72 feet; thence South 89° 01' 35" East 181.40 feet; thence North 13° 23' 42" East, 15.84 feet to a point on said Northerly line, thence, Westerly along said Northerly line, North 76° 36' 18" West, 201.10 feet to the point of beginning of this legal description.

PARCEL SIXTEEN:

A non-exclusive easement for ingress and egress over all that portion of Parcel One of that certain Record of Survey filed in Book 146 at Page 48 in the Office of the County Recorder, lying in the County of Santa Barbara, State of

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California, more particularly described as follows:

A strip of land, 40.00 feet wide, lying 20.00 feet each side of, measured at right angles to the following described centerline:

Beginning at a point on the Northerly line of said Parcel One, distant South 76° 36' 18" East, 229.50 feet from the Westerly terminus of that certain course shown as South 76° 36' 18" East, 1121.62 feet on said Record of Survey; thence, South 67° 48' 39" East, 66.48 feet to the beginning of a tangent curve, concave to the Southwest with a radius of 200.00 feet thence, Southeasterly along the arc of said curve through a central angle of 21° 40' 58" and a length of 75.69 feet to the end of said curve; thence tangent to said curve, South 46° 07' 41" East, 89.34 feet to the beginning of a tangent curve, concave to the Southwest with a radius of 100.00 feet; thence Southeasterly along the arc of said curve through a central angle of 11° 56' 27" and a length of 20.84 feet to the end of said curve and the beginning of a tangent reverse curve, concave to the Northeast with a radius of 100.00 feet; thence Southeasterly along the arc of said curve through a central angle of 09° 34' 17" and a length of 16.71 feet to the end of said curve; thence South 43° 45' 31" East 66.85 feet to the beginning of a tangent curve, concave to the Northeast with a radius of 300.00 feet; thence Southeasterly along the arc of said curve through a central angle of 24° 11' 48" and a length of 126.69 feet to the end of said curve; thence, tangent to said curve, South 67° 57' 19" East, 39.90 feet to the beginning of a tangent curve, concave to the Southwest with a radius of 100.00 feet; thence, Southeasterly along the arc of said curve through a central angle of 16° 11' 45" and a length of 28.27 feet to the end of said curve, thence, tangent to said curve, South 51° 45' 34" East 53.73 feet to the beginning of a tangent curve, concave to the Southwest with a radius of 60.00 feet; thence Southeasterly along the arc of said curve through a central angle of 17° 07' 59" and a length of 17.94 feet to the end of said curve and the beginning of a tangent reverse curve, concave to the Northeast with a radius of 60.00 feet; thence, Southeasterly and Easterly along the arc of said curve through a central angle of 56° 53' 17" and a length of 59.57 feet to the end of said curve and the beginning of a tangent reverse curve, concave to the Southwest with a radius of 75.00 feet; thence, Easterly, Southeasterly, Southerly and Southwesterly along the arc of said curve through a central angle of 126° 55' 47" and a length of 166.15 feet to the end of said curve; thence, tangent to said curve, South 35° 24' 55" West 8.86 feet to the beginning of a tangent curve, concave to the Northwest with a radius of 200.00 feet; thence Southwesterly along the arc of said curve through a central angle of 24° 29' 53" and a length of 85.51 feet to the end of said curve; thence, tangent to said curve, South 59° 54' 48" West 363.10 feet to the Beginning of a tangent curve, concave to the Southeast with a radius of 200.00 feet; thence Southwesterly along the arc of said curve through a central angle of 24° 33' 09" and a length of 85.70 feet to the end of said curve; thence tangent to said curve, South 35° 21' 39" West, 16.92 feet to the beginning of a tangent curve, concave to the Northwest with a radius of 120.00 feet; thence Southwesterly along the arc of said curve through a central angle of 38° 26' 51" and a length of 80.52 feet to the end of said curve and the end of this legal description, being a point on the Southerly line of said Parcel one, distant South 33° 14' 52" East, 340.35 feet from the Westerly terminus of that certain course shown as North 33° 14' 52" West, 1222.60 feet on said Record of Survey.

DESCRIPTION

The sidelines of said strip of land, 40.00 feet wide, shall be prolonged or foreshortened Westerly so as to terminate on said Northerly line of said Parcel One and prolonged or foreshortened Southwesterly so as to terminate on said Southerly line of said Parcel One.

This legal description was prepared by Blake Land Surveys.

APN 137-270-31 and 137-280-17

PARCEL B:

That portion of Tract No. 4 of the Rancho San Carlos De Jonata, according to the map of survey made by F. F. Flournoy of Part of the Rancho San Carlos De Jonata for the Santa Ynez Valley Development Company, recorded April 8, 1910 in Book 5, Page 51 to 56 of Maps and Surveys, in the Office of the County Recorder of said County, described as follows:

Beginning at a 2" pipe with brass cap at the Northeast corner of said Tract No. 4: thence along the line between said Tract No. 4, and Tract No. 23, North 70° 56' 50" West 320.8 feet to a 3/4" pipe; thence North 53° 44' West 387.8 feet to a 3/4 inch pipe and stake marked 4A-4B at the Northeast corner of the tract of land granted by Merchants Trust Company, a corporation to John Roth, by deed dated November 11, 1911 and Recorded in Book 134, Page 176, of Deeds, thence South along the East line of said land conveyed to Roth, 3715.6 feet to a point in the Southerly line of said Tract No. 4; thence along said Southerly line; South 28° 10' 40" East 910.6 feet to the Southeast corner of said Tract No. 4: thence North along the East line of said Tract, 3954.1 feet to a 3/4 inch pipe; thence North 38° 55' 40" East 295.8 feet to the point of beginning.

RESERVING THEREFROM, a non-exclusive easement 60 feet in width for ingress and egress over that portion of Tract No. 4 of the Rancho San Carlos De Jonata, as shown on the map filed in Book 5, Pages 51 to 56 of Maps and Surveys, in the office of the Santa Barbara County Recorder, lying 30.00 feet on each side of a line described as follows:

Beginning at a point on the Northeasterly boundary line of the 1022.42 acre parcel of land shown on the map filed in Book 23, Page 154 of Record of Surveys in the office of the Santa Barbara County Recorder, distant thereon North 27° 52' 52" West 63.51 feet from the 2 inch survey monument at the Southeasterly terminus of that line shown as having a bearing and distance of S 27° 52' 40" 1882.21 feet; thence North 00° 18' 25" East 2337.58 feet to the Southwesterly line of Highway 246, the sidelines of said easement shall be lengthened and shortened to terminate Northerly on said Southwesterly line of Highway 246 and Southerly on said Northeasterly boundary line. Said easement is appurtenant to and for the benefit of Parcel One of the Record of Survey for a lot line adjustment recorded in Book 146, Page 48 of Record of Surveys, in the Office of the County Recorder of Santa Barbara County.

Excepting therefrom that portion thereof described as "Parcel One" in Deed to Alfred Jacobson, et ux., recorded December 20, 1948 as Instrument No. 17563 in

DESCRIPTION

Book 829, Page 102, Official Records of said County.

Also excepting that portion thereof described as "Parcel Twenty-Seven" in the Deed to Peter J. Whiting et ux., recorded August 30, 1973 as Instrument No. 34820 in Book 2479, Page 657 of Official Records of said County.

Also excepting therefrom any portion thereof which may lie outside of the original boundary of said Rancho San Carlos De Jonata, as described in the U.S. Patent thereof.

ALSO EXCEPTING therefrom that portion conveyed to the State of California in document recorded May 11, 1998 as Instrument No. 98-33111 of Official Records, records of said County.

Also excepting therefrom all oil, petroleum and other hydrocarbon substances including natural gas in and under said land.

APN 137-250-74

INDEX NUMBER: 1201050/343800

LINE TABLE PARCEL 1

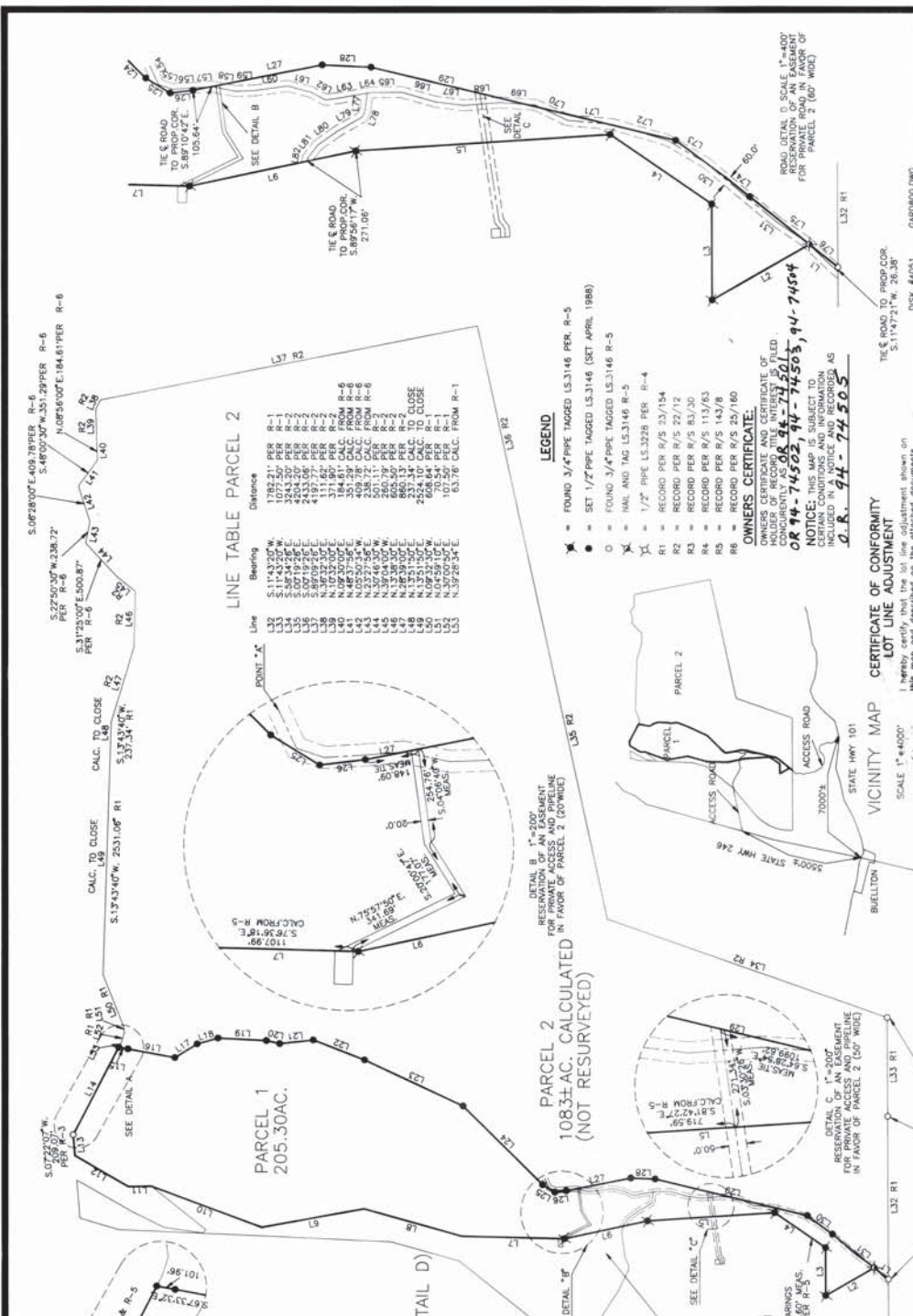
Line	Bearing	Distance
L1	S.27°18'02"E	200.00'
L2	S.11°48'10"W	525.84'
L3	S.87°42'27"W	1302.82'
L4	N.82°52'11"E	1228.62'
L5	S.66°21'07"E	1109.71'
L6	S.66°21'07"E	1286.58'
L7	S.27°18'02"E	251.94'
L8	S.27°18'02"E	228.80'
L9	N.27°18'02"E	101.98'
L10	N.27°18'02"E	521.57'
L11	N.27°18'02"E	234.78'
L12	N.27°18'02"E	269.51'
L13	N.27°18'02"E	1197.15'
L14	N.27°18'02"E	156.44'
L15	N.27°18'02"E	125.43'
L16	N.27°18'02"E	208.72'
L17	N.27°18'02"E	338.58'
L18	N.27°18'02"E	787.23'

LINE TABLE OF C. FOR RESERVATION OF A 60' PRIVATE RD. ESMT. FOR PARCEL 2 (SEE DETAIL D)

Line	Bearing	Distance
L19	S.11°43'20"W	1782.21'
L20	S.11°43'20"W	324.30'
L21	S.11°43'20"W	4204.20'
L22	S.11°43'20"W	4197.71'
L23	S.11°43'20"W	371.86'
L24	N.09°30'00"E	184.61'
L25	N.09°30'00"E	409.78'
L26	N.09°30'00"E	252.10'
L27	N.09°30'00"E	608.64'
L28	N.09°30'00"E	107.54'
L29	N.09°30'00"E	63.76'

CLERK OF THE BOARD'S STATEMENT:

I, ZANDRA CHUMBLEY, CLERK OF THE BOARD OF SUPERVISORS, COUNTY OF SANTA BARBARA, CALIFORNIA, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED LOT LINE ADJUSTMENT WAS FILED IN THE PUBLIC RECORDS OF THE COUNTY OF SANTA BARBARA, CALIFORNIA, ON SEPTEMBER 24, 1994, AT 2:50 P.M. IN BOOK 106 OF RECORD OF SURVEYS AT PAGE 48. AT THE REQUEST OF HUGH SIMPSON, KENNETH A. PETTIT, COUNTY CLERK-RECORDER BY: Yvonne Butke DEPUTY FEE \$8.00



RECORD OF SURVEY

FOR A LOT LINE ADJUSTMENT OF A PORTION OF LOTS 749 OF THE DE LA VEGA RANCHO (R/S 2418); DE JONATA (M&S BK 5 PG 51-56) & A PORTION OF LOT 3 OF THE SUBDIVISION OF THE RANCHO ALISA (M&S BK 9 PG 68) FILED IN OFFICE OF THE COUNTY RECORDER COUNTY OF SANTA BARBARA, CA. APRIL 1993 SCALE 1"=800'

SIMPSON LAND SURVEYING INC.
5290 OVERPASS ROAD, #3111
SANTA BARBARA, CA 93122
805-967-0011

SHEET 1 OF 1 SHEET

CERTIFICATE OF CONFORMITY

I hereby certify that the lot line adjustment shown on this map and described on the attached documents conforms to the requirements of the California Civil Code, Chapter 21, (Section 21-90 ET. SEQ) of the county code of Santa Barbara County and all other applicable requirements.

Edward R. Villa 9-26-14
EDWARD R. VILLA COUNTY SURVEYOR

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT AT THE REQUEST OF DANIEL SLYCK GARDNER IN APRIL 1988

Edna B. Simpson 8/21/93
EDNA B. SIMPSON L.S. 5146
LICENSE EXPIRATION DATE: 8-30-98

RECORDER'S STATEMENT

FILED THIS 29th DAY OF Sept., 1994 AT 2:50 P.M. IN BOOK 106 OF RECORD OF SURVEYS AT PAGE 48 AT THE REQUEST OF HUGH SIMPSON, KENNETH A. PETTIT, COUNTY CLERK-RECORDER BY: Yvonne Butke DEPUTY FEE \$8.00

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE LAND SURVEYORS ACT THIS 26th DAY OF Sept., 1994.

Edward R. Villa COUNTY SURVEYOR
EDWARD R. VILLA L.S. 5146
P.L.S.6232 - LICENSE EXPIRATION DATE: 3/31/98

