

**REAL PROPERTY PURCHASE AGREEMENT  
AND ESCROW INSTRUCTIONS**

**THIS REAL PROPERTY PURCHASE AGREEMENT AND ESCROW INSTRUCTIONS** (this "Agreement") is by and between the SANTA BARBARA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, a special district of the County of Santa Barbara, a political subdivision of the State of California (hereinafter referred to as the "DISTRICT") and RONALD I. SCHNUR, TRUSTEE OF THE RONALD I. SCHNUR REVOCABLE TRUST III U/A DTD 2/11/04 (hereinafter referred to as "OWNER"), with reference to the following:

**RECITALS**

**WHEREAS**, OWNER is the owner of that certain real property in the community of Montecito, County of Santa Barbara, State of California, commonly known as 935 Park Lane, Santa Barbara, California (the "Premises") and more particularly described as Assessor's Parcel Number 007-020-057, and all improvements on said Parcel, hereinafter collectively referred to as the "Subject Property" as described in Exhibit "A", attached hereto and incorporated herein by reference; and

**WHEREAS**, DISTRICT plans to make necessary improvements for flood control purposes to Buena Vista Creek, which lies within and contiguous with the Subject Property; and

**WHEREAS**, DISTRICT desires to purchase permanent easements for the purposes of developing the Buena Vista Creek Basin for flood control purposes within a portion of the Subject Property. The easements will include a permanent flood control easement consisting of approximately 295 square feet and a sub-surface easement for tie-backs of approximately 3,308 square feet, together with a 1,386 square foot Temporary Construction Easement to facilitate the construction of the flood control improvements; and

**WHEREAS**, DISTRICT and OWNER agree to enter into this Agreement for the sale of permanent and temporary easements upon and within a portion of the Subject Property, and mutually agree to said sale per the terms and provisions defined in this Agreement.

**OPERATIVE PROVISIONS**

**NOW, THEREFORE**, in consideration of the covenants and conditions contained herein, the parties hereto agree as follows:

**1. SALE AND PURCHASE PRICE**: Subject to the terms and conditions contained in this Agreement, DISTRICT agrees to purchase from OWNER, and OWNER agrees to sell to DISTRICT, the real property interests described in the Easement Deed executed by the OWNER concurrently with this Agreement, a copy of which Easement Deed is attached hereto as Exhibit B and incorporated into this Agreement ("Deed").

a. The parties agree that OWNER shall remise, release, and convey to DISTRICT and DISTRICT shall accept all right, title, and interest in and to the real property interests conveyed in the Deed.

b. The total purchase price for the easement(s) conveyed in the Deed shall be **SIXTY-TWO THOUSAND FORTY-TWO DOLLARS (\$62,042)**.

c. Upon final execution by DISTRICT, DISTRICT shall return a duplicate original of this Agreement to OWNER and shall open escrow pursuant to Section 2. hereof.

d. Within thirty (30) days of the opening of escrow, DISTRICT will deliver to the Escrow Holder the Deed, which has been duly executed and acknowledged by OWNER and accepted by DISTRICT. DISTRICT shall deposit with the Escrow Holder a Certificate of Acceptance for the Deed, which has been executed by DISTRICT, in substantially the same form shown on Exhibit "C", attached hereto and incorporated herein by reference.

e. **Conditions Precedent:** In addition to the other terms and conditions contained in this Agreement, DISTRICT's obligation to purchase the property rights identified in the Deed shall be expressly subject to and conditioned upon the fulfillment of each of the following conditions precedent. These conditions are for the sole benefit of DISTRICT and may be waived or deemed satisfied by DISTRICT in DISTRICT's sole and absolute discretion.

- i. District securing all necessary funding to finance the project. Funding commitments and approval must be obtained before the contemplated purchase can be completed.
- ii. Completion of the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA) environmental review processes, if and as applicable for this transaction as determined by DISTRICT in its sole and absolute discretion. The DISTRICT retains the absolute sole discretion to (i) modify the transaction, create and enter into transactional documents, and modify the project as may be necessary to comply with CEQA, (ii) select other feasible alternatives to avoid significant environmental impacts identified during the CEQA process, (iii) balance the benefits of entering into an agreement against any significant environmental impacts of the Project, and (iv) determine not to proceed with the purchase to avoid significant environmental impacts identified during the CEQA process. No legal obligations will exist unless and until the CEQA environmental review process is completed and this contingency is removed by DISTRICT.
- iii. Compliance by DISTRICT with the requirements of California Government Code 65402(c).

In the event any of the foregoing conditions are not fulfilled or waived before the Closing Date as defined below, DISTRICT, at its election by written notice to OWNER, may terminate this Agreement and be released from all obligations under this Agreement. Alternatively, DISTRICT may agree with OWNER to extend the date of closing to allow sufficient time to satisfy these conditions.

## **2. ESCROW AND OTHER FEES:**

a. Escrow shall be opened at First American Title Company (“Escrow Holder”), with escrow instructions to be based upon the terms and conditions set forth herein, and DISTRICT shall deliver a copy of this Agreement to the Escrow Holder. On behalf of the DISTRICT, the Director of the County of Santa Barbara Department of General Services, or designee, shall execute the necessary escrow instructions and/or additional documents which may be required to complete the closing of this real property transaction. This Agreement shall become part of the escrow and shall constitute the basic instructions and documents as are reasonably required to complete the closing of the transaction contemplated herein in accordance with the terms and conditions of this Agreement. In case of conflict between this Agreement and any of said escrow documents, the terms of this Agreement shall govern.

b. Escrow, title and other fees shall be paid as follows:

- i. A Standard California Land Title Association owner’s policy of title insurance covering the real property interests conveyed in the Deed shall be paid for by DISTRICT.
- ii. OWNER shall pay for any additional title insurance coverage that may be required by the OWNERS.
- iii. DISTRICT shall pay for any additional title insurance coverage that may be required by the DISTRICT.
- iv. DISTRICT shall pay any required County Documentary Transfer Tax (“Transfer Tax”). DISTRICT’S documents recorded in this transaction should be deemed exempt from such tax.
- v. DISTRICT shall pay any subordination fees and other costs of monetary lien clearances as may be required to convey title to DISTRICT free and clear of monetary encumbrances.
- vi. DISTRICT shall pay all standard escrow fees except as otherwise required by this Agreement.

c. OWNER shall pay all escrow fees in the event that this escrow is canceled by the OWNERS prior to the conveyance of the easement interests described in the Deed to DISTRICT.

d. DISTRICT shall pay all escrow fees in the event that this escrow is canceled by DISTRICT prior to the conveyance of the easement interests described in the Deed to DISTRICT.

e. The Closing shall be on March 29, 2024 (the “Closing Date”), or such other date if escrow is extended pursuant to the terms herein or such other date as the parties hereto mutually agree to in writing. The “Closing” is defined as the satisfaction of all conditions herein stated, except those conditions that may be waived by an express written waiver duly executed by the waiving party; and the recordation of the Deed which shall vest title to the real property interests described in the Deed in DISTRICT. The "Close of Escrow" is defined as:

- i. the recordation of the Deed, which shall vest all real property interests described in the Deed in DISTRICT; and

- ii. the payment to OWNER pursuant to Section 1, SALE AND PURCHASE PRICE, herein above.

**3. TITLE AND DEED:** Title to all real property interests described in the Deed is to be free of liens, encumbrances, restrictions, rights to possession or claims to possession, rights, and conditions (recorded and/or unrecorded) known or unknown to OWNER, except:

- a. All covenants, conditions, restrictions, and reservations of record approved by DISTRICT.

- b. All easements or rights of way for public or quasi-public utility or public street purposes, if any, approved by DISTRICT.

- c. All exceptions contained in the preliminary title report as may be approved by DISTRICT.

- d. Property taxes for the fiscal year in which this escrow closes shall be satisfied in a manner consistent with California Revenue and Taxation Code Section 4986(a)(6). Escrow Officer is authorized to pay all delinquent taxes, if any, from the amount shown in Section 1, SALE AND PURCHASE PRICE, herein above. OWNER understands that pursuant to Section 4986(a)(6), OWNER may receive after the Close of Escrow, either 1) an unsecured property tax bill from the County of Santa Barbara Treasurer-Tax Collector for real property taxes that may be due; or 2) a County of Santa Barbara warrant from the County of Santa Barbara Auditor-Controller to reimburse OWNER for any prepaid property taxes that may be canceled. OWNER shall pay any such amounts in accordance with the terms of such tax bill or warrant.

The DISTRICT shall pay for the cost of a Preliminary Title Report covering said Subject Property from said Title Company in Section 2 above. DISTRICT shall have the right to review the Preliminary Title Report and disapprove in writing, those items disclosed in the Preliminary Title Report prior to the Close of Escrow. OWNER shall have the right within ten (10) days from receipt of notice of disapproval to correct the condition(s) that adversely affect said Subject Property as determined by DISTRICT in its discretion. If OWNER does not correct any such condition, DISTRICT may terminate this Agreement or pursue other means of perfecting title, at DISTRICT's sole discretion.

Escrow shall be automatically extended for thirty (30) days where there is a need for OWNER to correct an adverse condition unless OWNER refuses to correct such condition or unless correction requires more than thirty (30) days in which case escrow shall be extended to the date of refusal or date of correction respectively.

**4. ESCROW HOLDER OBLIGATIONS:** Escrow Holder shall be obligated as follows:

- a. Provide current preliminary title report covering the Subject Property, at DISTRICT's expense;

- b. At Closing, the Deed and the Certificate of Acceptance shall be recorded concurrently, vesting all rights, title and interests described in the Deed in DISTRICT;

c. Issue or have issued to DISTRICT the California Land Title Association policy of title insurance required herein;

d. To obtain subordinations from any holders of liens against the Subject Property and record them concurrently in the Santa Barbara County Recorder's Office with the executed Deed and deliver the recorded Deed to DISTRICT;

e. Provide DISTRICT and OWNER with Conformed Copies of all recorded documents pertaining to this Escrow; and

f. Provide DISTRICT and OWNER a final closing statement with certification by the title company.

**5. DISTRICT OBLIGATIONS:** The DISTRICT shall be obligated as follows:

a. DISTRICT shall timely deliver to Escrow Holder all documents and fees required to be deposited by DISTRICT under this Agreement.

b. DISTRICT shall be responsible to pay for any and all costs identified as DISTRICT's costs as contained in this Agreement.

**6. OWNER'S REPRESENTATION AND WARRANTIES:** The OWNER represents and warrants that:

a. There is no suit, action, arbitration, legal, administrative, or other proceeding or inquiry pending against the Subject Property or pending against OWNER, which could affect OWNER'S title of the Subject Property, or subject an owner of the Subject Property to liability.

b. There are not attachments, execution proceedings, assignments for the benefit of creditors, insolvency, or bankruptcy, reorganization or other proceedings pending against the OWNER restricting the Close of Escrow.

c. OWNER has not actually received any formal, written notice of any pending change in zoning from any governmental or quasi-governmental authority, which change would materially affect the present zoning or present use of the Subject Property. The term "formal written notice" as used in this Agreement shall mean that kind and method of notice which must legally be given to the owner of the Subject Property but shall not mean notice by publication.

d. OWNER will not subject the Subject Property to any additional liens, encumbrances, covenants, conditions, easements, rights of way or similar matters after the execution of this Agreement that will not be eliminated prior to the Close of Escrow.

e. Neither the entering into this Agreement nor the performance of any of OWNER'S obligations under this Agreement will violate the terms of any contract, agreement or instrument to which OWNER is a party.

f. OWNER has not actually received any formal written notice of any presently uncured violation of any law, ordinance, rule or regulation (including, but not limited to, those relating to zoning, building, fire, health and safety) of any governmental, quasi-governmental authority bearing on the construction, operation, ownership or use of the Subject Property.

OWNER represents and warrants there are currently no tenants having any rights, title or interests, possessory or otherwise, in the area being conveyed to DISTRICT by said Deed, and no

tenants will be occupying the areas described in the Deed before and/or after the execution of this Agreement.

g. OWNER shall not enter into any rental or lease agreement before and/or after the execution of this Agreement that will not be eliminated prior to the Close of Escrow. In the event the OWNER has entered and/or wish to enter into a rental and/or lease agreement, DISTRICT at its sole option may terminate this Agreement.

Except for the warranties of paragraphs d and h above, the representations in this Section 6 are made to the best of OWNER'S knowledge after reasonable inquiry.

**7. OWNERS' OBLIGATIONS:** The OWNER shall be obligated as follows:

a. OWNERS shall deliver to the Escrow Officer an executed Deed conveying the rights therein described to DISTRICT. The Deed shall be vested in "SANTA BARBARA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, a special district of the County of Santa Barbara, a political subdivision of the State of California."

b. OWNER shall ensure that the portion of the Subject Property that is being conveyed to DISTRICT is free and clear of any and all liens and encumbrances including the removal of financial indebtedness (excepting taxes, which will be prorated to the Close of Escrow).

c. OWNER shall pay, if and when the same are due, all payments on any encumbrances or assessments presently affecting the Subject Property and any and all taxes, assessments, and levies in respect to the Subject Property prior to the Close of Escrow.

d. OWNER shall not record any covenants, conditions or restrictions against the Subject Property, including without limitation any application for annexation or development of the Subject Property.

e. OWNER shall be responsible to pay for any and all costs identified as OWNER'S costs as contained in this Agreement. OWNER'S costs associated with this Agreement shall be paid by OWNER at the Close of Escrow from the purchase price as stated in Section 1 above.

f. OWNER shall timely deliver to Escrow Officer all documents required to be deposited by OWNER under this Agreement.

g. OWNER shall remove any personal property, inventory or other personal materials including temporary trailers, containers, and debris from the portions of the Subject Property described in the Deed within Seven (7) calendar days or sooner before the escrow Closing Date. In the event that any temporary trailers, containers, and debris are remaining in the areas conveyed by the Deed five (5) calendar days before the escrow Closing Date then DISTRICT may, at its sole option, clear said items from the Subject Property, without further obligations or liability to OWNER.

**8. COMMISSION:** It is understood that DISTRICT represents itself in this transaction and that any commission paid to any agent or broker, or any fees paid to legal counsel representing OWNER in this transaction shall be paid by the OWNER.

**9. GOOD FAITH DISCLOSURE BY OWNERS:** OWNER shall make a good faith disclosure to DISTRICT of any and all facts, findings, or information on the Subject Property,

known to OWNER after reasonable inquiry, including without limitation those relating to: historical uses; prior permitted uses; current uses including, but not limited to, express or implied contracts, leases and/or permits; geological conditions; biological conditions; archaeological sites; flood hazard area(s); special studies zones; zoning reports; environmentally hazardous material such as dioxins, oils, solvents, waste disposal, gasoline tank leakage, pesticide use and spills, herbicide use or spills or any other substances and/or products of environmental contamination. Any and all facts or information known by OWNER concerning the condition of the Subject Property shall be delivered to DISTRICT no later than ten (10) days following DISTRICT's execution of this Agreement. Except for the disclosure requirements of this Section 9 and the representations and warranties provided elsewhere in this Agreement, DISTRICT is purchasing the easement rights described in the Deed "as is" without further representations or warranties of OWNER.

If such facts or information provided by OWNER disclose conditions that adversely affect the continued or contemplated use of the Subject Property, and that DISTRICT reasonably deems unacceptable, or if DISTRICT otherwise discovers such facts or information through tests and/or surveys which disclose such conditions, and OWNER is unwilling or unable to correct such conditions to the reasonable satisfaction of DISTRICT or any governmental body having jurisdiction, then DISTRICT may, at its sole option, terminate this Agreement. Within ten (10) business days of actual receipt of said disclosure information, DISTRICT shall notify OWNER of the conditions it deems unacceptable and the corrections desired and request OWNER, at OWNER'S expense, to correct the condition(s) affected thereby to the reasonable satisfaction of DISTRICT and/or any governmental body having jurisdiction. Failure to so correct shall be grounds for termination of this Agreement.

**10. INSPECTION BY DISTRICT:** DISTRICT upon not less than 24-hour notice to the OWNER shall have the right of entry onto the areas described in the Deed to conduct such non-invasive and non-intrusive inspections and testing thereon as are, in DISTRICT's sole discretion, necessary to reasonably determine the condition of such areas. The scope of any such testing or inspection which requires physical sampling shall be subject to:

a. The requirement that DISTRICT conduct all such inspections and testing, including the disposal of samples taken, in accordance with applicable law and at no cost or liability to OWNER. DISTRICT shall complete such inspections and testing and shall restore all areas of the Subject Property to its pre-test and pre-inspection condition as near as is practicable.

If any toxins or contaminants are discovered, DISTRICT shall notify OWNER immediately and OWNER shall have the right, but not the responsibility to take any actions in response to such notifications that it deems necessary in its sole and absolute discretion. If OWNER elects not to take actions in response to such notifications, then, notwithstanding other provisions contained herein, OWNER and/or DISTRICT shall have the right at any time prior to the Close of Escrow to terminate this Agreement with no further liability.

DISTRICT shall give OWNER written notice prior to the commencement of any testing or inspections in, on or about the Subject Property, and OWNER shall have the right to post Notices of Testing, and/or Notices of Non-responsibility as provided by law. All testing on the Subject Property shall keep the Subject Property free and clear of claims, charges and/or liens for labor

and materials, and DISTRICT shall defend, indemnify and save harmless OWNERS its officials, officers, agents and employees from and against any and all claims, demands, damages, costs, expenses (including attorney's fees), judgments or liabilities with any such testing, inspection or entry by DISTRICT, its partners, officers, directors, members, shareholders, independent contractors, agents or employees.

**11. RISK OF LOSS:** If, following the date the parties enter into this Agreement, but prior to the Closing, the Subject Property is materially damaged (as defined herein), DISTRICT shall have the right, exercisable by giving written notice to OWNER within five (5) Business Days after receiving written notice of such damage or destruction (but in any event prior to the Closing), either (i) to terminate this Agreement, in which case neither party shall have any further rights or obligations hereunder (except as expressly provided elsewhere in this Agreement), and any money or documents in the Escrow shall be returned to the party depositing the same and DISTRICT shall be responsible for any title or escrow cancellation fee, or (ii) to accept the property rights described in the Deed in their then condition, without a reduction in the Purchase Price, and to proceed with the Closing and to receive an assignment of all of OWNER'S right to any insurance proceeds payable by reason of such damage or destruction and a credit at Closing for any deductible under OWNER'S insurance policies. If DISTRICT elects to proceed under clause (ii) above, OWNER shall not compromise, settle or adjust any claims to such proceeds without DISTRICT's prior written consent.

In the event the Subject Property is damaged, but the damage does not qualify as material (as defined herein) DISTRICT shall receive an assignment of OWNERS' right to any insurance proceeds payable by reason of such damage or destruction and a credit at Closing for any deductible under OWNER'S insurance policies.

For the purpose of this Paragraph 11, damage to the Subject Property shall be deemed to be "material", or involve a material portion, if the cost of restoration or repair of such damage exceeds \$20,000.

**12. DEFAULTS AND DAMAGES.** Upon the breach by OWNER of any of the representations and warranties contained in this Agreement, or the default by OWNER in the performance of any other obligation of OWNER set forth in this Agreement, DISTRICT's sole and exclusive remedies shall be to exercise the following remedies: (a) DISTRICT may terminate this Agreement by delivery of written notice to OWNER, in which event OWNER shall be responsible for the costs of escrow; or (b) DISTRICT may institute proceedings in any court of competent jurisdiction to specifically enforce the performance by OWNER of the terms of this Agreement.

**13. TIME OF ESSENCE:** Time is of the essence in the performance by the parties in respect to this Agreement.

**14. NOTICES:** All notices, documents, correspondence, and communications concerning this transaction shall be addressed as set forth below or as either party may hereafter designate by written notice and shall be sent through the United States mail duly registered or certified with postage prepaid. Notwithstanding the above, DISTRICT may also provide notices, documents, correspondence or such other communications to OWNER or their Representative by personal



delivery or by first class mail postage prepaid and any such notices, documents, correspondence and communications so given shall be deemed to have been given upon actual receipt.

IF TO OWNER: Ronald I. Schnur, Trustee  
935 Park Lane  
Santa Barbara, CA 93108  
Telephone: (805) 245-2717

IF TO DISTRICT: County of Santa Barbara  
Flood Control and Water Conservation District  
Attn: Matt Griffin  
130 East Victoria Street, Suite 200  
Santa Barbara, CA 93101  
Telephone: (805) 568-2625  
Email: [mgriff@countyofsb.org](mailto:mgriff@countyofsb.org)

ESCROW OFFICER: First American Title Company  
Title No. 4201-6686791  
3780 State Street  
Santa Barbara, CA 93105

**15. SUCCESSORS:** This Agreement shall bind and inure to the benefit of the respective heirs, personal representatives, executors, successors and assignees of the parties to this Agreement.

**16. ASSIGNMENT PROHIBITION:** DISTRICT shall not assign its rights or delegate its duties under this Agreement, without the prior written consent of OWNER, which consent may be withheld. Any sale, assignment, or other transfer in violation of this Section 16 shall be null and void.

**17. WAIVERS:** No waiver of any breach of any covenant or provision in this Agreement shall be deemed a waiver of any other covenant or provision, and no waiver shall be valid unless in writing and executed by the waiving party.

**18. CONSTRUCTION:** Section headings are solely for the convenience of the parties and are not a part and shall not be used to interpret this Agreement. The singular form shall include the plural and vice-versa. This Agreement shall not be construed as if it had been prepared by one of the parties, but rather as if both parties have prepared it. Unless otherwise indicated, all references to sections are to this Agreement.

**19. FURTHER ASSURANCES:** Whenever requested by the other party, each party shall execute, acknowledge and deliver all further conveyances, agreements, confirmations, satisfactions, releases, powers of attorney, instruments of further assurances, approvals, consents and all further instruments and documents as may be necessary, expedient or proper to complete any conveyances, transfers, sales, and agreements covered by this Agreement, and to do all other

acts and to execute, acknowledge, and deliver all requested documents to carry out the intent and purpose of this Agreement.

20. **THIRD PARTY RIGHTS**: Nothing in this Agreement, express or implied, is intended to confer on any person, other than the parties to this Agreement and their respective successors and assigns, any rights or remedies under or by reason of this Agreement.

21. **INTEGRATION**: This Agreement contains the entire agreement between the parties, and expressly supersedes all previous or contemporaneous agreements, understandings, representations, or statements between the parties respecting the purchase of the property interests described in the Deed.

22. **COUNTERPARTS**: This Agreement may be executed in one or more counterparts, each of which taken together shall constitute one and the same instrument.

23. **SURVIVAL**: The indemnification provisions of this Agreement shall survive termination and shall be binding on all successor in interest to the Subject Property as provided in Section 15 above.

24. **AMENDMENT**: This Agreement may not be amended or altered except by a written instrument executed by DISTRICT and OWNER.

25. **PARTIAL INVALIDITY**: Any provision of this Agreement that is unenforceable or invalid or the inclusion of which would adversely affect the validity, legality, or enforceability of this Agreement shall be of no effect, but all the remaining provisions of this Agreement shall remain in full force and effect.

26. **INDEMNIFICATION**: OWNER covenants and agrees that all material representations regarding the Subject Property are true and correct to the best of their knowledge and OWNER agrees to fully indemnify and hold harmless DISTRICT for all liability, claims, demands, damages and costs that may arise should the Subject Property be other than that which was represented and warranted.

27. **EXHIBITS**: All exhibits are incorporated in this Agreement by reference.

28. **AUTHORITY OF PARTIES**: All persons executing this Agreement on behalf of any party to this Agreement warrant that they have the authority to execute this Agreement on behalf of that party. OWNER represents and warrants that they are collectively the sole owners of the Subject Property or are authorized by the Owners of the Subject Property to execute this Agreement, to consummate the transactions contemplated hereby, and no additional signatures are required.

29. **GOVERNING LAW**: The validity, meaning, and effect of this Agreement shall be determined in accordance with California laws.

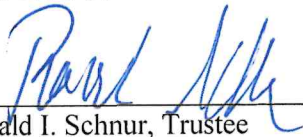
**30. FACSIMILE/ELECTRONICALLY TRANSMITTED SIGNATURES:** In the event that the parties hereto utilize facsimile transmitted documents or electronically transmitted documents which include digital signatures, such documents shall be accepted as if they bore original signatures provided that the signature and execution comply with the California Uniform Electronic Transactions Act. Without limiting the foregoing, the parties agree that signatures effected and delivered through the DocuSign service will satisfy this requirement. The foregoing notwithstanding, original signatures shall be required for the Deed; facsimile and/or electronic signatures shall not be accepted for the Deed. In the event that the Santa Barbara County Recorder's Office requires original signatures for other documents, the parties shall produce such original signatures within seventy-two (72) hours or at such other time as the parties mutually agree. Funds shall not be released until such time the Santa Barbara County Recorder's Office has received and accepted documents bearing original signatures by the OWNER. The parties may agree to extend the Closing Date in order to obtain the necessary original signatures.

**IN WITNESS WHEREOF**, DISTRICT and OWNER have executed this Purchase Agreement and Escrow Instructions by the respective authorized officers as set forth below to be effective as of the date executed by DISTRICT.

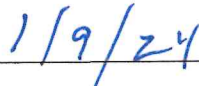
"OWNER"

RONALD I. SCHNUR, TRUSTEE OF THE RONALD I. SCHNUR REVOCABLE TRUST III  
U/A DTD 2/11/04

By: \_\_\_\_\_

  
Ronald I. Schnur, Trustee

Date: \_\_\_\_\_



*(signatures continue on next page)*

“DISTRICT”  
SANTA BARBARA COUNTY FLOOD  
CONTROL AND WATER  
CONSERVATION DISTRICT

ATTEST:  
MONA MIYASATO  
CLERK OF THE BOARD  
Ex Officio Clerk of the Santa Barbara County  
Flood Control and Water Conservation District

By: \_\_\_\_\_  
Steve Lavagnino, Chair  
Board of Directors

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

Date: \_\_\_\_\_

APPROVED AS TO FORM:

APPROVED AS TO FORM:

RACHEL VAN MULLEM  
COUNTY COUNSEL

BETSY M. SCHAFFER, CPA  
AUDITOR-CONTROLLER

By: \_\_\_\_\_  
Deputy County Counsel

By: \_\_\_\_\_  
Deputy Auditor-Controller

APPROVED:

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Chris Sneddon, Director  
Public Works Department

By: \_\_\_\_\_  
Greg Milligan, ARM  
Risk Manager

APPROVED:

APPROVED:

By: \_\_\_\_\_  
Walter Rubalcava  
Deputy Director-Flood Control

By: \_\_\_\_\_  
Skip Grey, Assistant Director  
General Services-Real Property

Acquisition: 935 Park Lane, Santa Barbara, CA 93108  
APN: 007-020-057

**CONSENT OF ESCROW HOLDER**

The undersigned Escrow Holder hereby agrees to:

- A. Accept the foregoing Escrow Instructions (the “Agreement”).
- B. Act as the Escrow Holder under the Agreement for the fees herein described;
- C. Be bound by the Agreement in the performance of its duties as Escrow Holder.

However, the undersigned will have no obligation, liability or responsibility under this consent or otherwise, unless and until the Agreement, fully signed by the parties has been delivered to the undersigned. Further, the undersigned will have no obligation, liability or responsibility under any amendment to the Agreement unless and until the amendment is accepted by the undersigned in writing.

FIRST AMERICAN TITLE COMPANY

By: \_\_\_\_\_

\_\_\_\_\_, Escrow Officer

Date: \_\_\_\_\_

## LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Santa Barbara, State of California, described as follows:

### PARCEL ONE:

PARCEL A OF PARCEL MAP NO. 13,139 ON FILE IN BOOK 31, PAGES 76, 77, 78 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A CERTIFICATE OF CORRECTION AFFECTING SAID MAP RECORDED MAY 22, 1984, AS INSTRUMENT NO. 84-27076 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS LOCATED IN, ON OR UNDER SAID LAND WITHOUT ANY RIGHT TO ENTER UPON THE SURFACE OR THE SUB-SURFACE OF SAID LAND WITHIN 500 FEET BELOW THE SURFACE IN CONNECTION WITH EXPLORATION FOR OR PRODUCTION OF SAID SUBSTANCES.

### PARCEL TWO:

A NON-EXCLUSIVE EASEMENT FOR ROAD, UTILITIES, PIPELINE, WELL SITE AND RELATED PURPOSES AT THE LOCATION SHOWN AS "PROPOSED PRIVATE ROAD, PUBLIC UTILITIES, PIPELINE AND WELL SITE EASEMENT" OVER PARCELS B, C, AND D ON SAID PARCEL MAP.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN PARCEL ONE ABOVE DESCRIBED.

### PARCEL THREE:

A NON-EXCLUSIVE EASEMENT FOR WATER, RESERVOIR AND RELATED PURPOSES AT THE LOCATION SHOWN AS "PROPOSED RESERVOIR SITE EASEMENT" ON SAID PARCEL MAP WITHIN PARCEL B.

### PARCEL FOUR:

A NON-EXCLUSIVE EASEMENT FOR PARKWAY, PARKWAY LANDSCAPING, WELL SITE AND RELATED PURPOSES OVER AND IN THE PORTION OF PARCEL D OF SAID PARCEL MAP THAT IS WESTERLY OF A STRAIGHT LINE BETWEEN (2) POINTS, ONE POINT BEING LOCATED ONE HUNDRED TWENTY (120) FEET EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL FROM SOUTHWESTERLY CORNER OF SAID PARCEL AND THE OTHER POINT BEING LOCATED ONE HUNDRED TWENTY (120) FEET ALONG THE NORTHERLY LINE OF SAID PARCEL FROM THE NORTHWESTERLY CORNER OF SAID PARCEL.

APN: 007-020-057

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

Santa Barbara County  
Real Property Division  
Will Call

COPY

Exempt from the \$75 Building and Jobs Act Fee per Gov't Code §27388.1(2)(D) Public Agency  
No fee pursuant to Government Code § 6103  
No Documentary Transfer Tax per R&T Code § 11922  
No Recording Fee per Government Code § 27383

935 Park Lane, Santa Barbara, CA 93108  
APN: 007-020-057

**EASEMENT DEED**  
(for Flood Control Debris Basin Purposes)

For consideration, RONALD I. SCHNUR, TRUSTEE OF THE RONALD I. SCHNUR REVOCABLE TRUST III U/A DTD 2/11/04 (collectively "Grantor), do hereby grant to the SANTA BARBARA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT ("District"), its successors or assigns, as District herein, the following described easements:

**Permanent Easement for Debris Basin**

A permanent easement and right of way in the County of Santa Barbara, State of California, for all purposes relating to surveys, inspections, excavations, construction, operations, maintenance, repair, removal, replacement and reconstruction of surface and subsurface improvements, including the installation of creek walls required for the development of a debris basin for flood control purposes, and all appurtenant facilities associated with the development and maintenance of the Buena Vista Debris Basin, including the unrestricted right of ingress and egress at all times and the right to improve and maintain associated access roads, and any required removal at any time of vegetation, improvements, materials, and any other topographical features that may exist within said easement, being more particularly described in Exhibit "A1" and shown in Exhibit "B1," each attached hereto and incorporated herein by this reference.

**Non-Exclusive Subsurface Easement for Tie-Backs (Soil Anchors)**

The flood control facilities to be constructed by District in the Permanent Easement for Debris Basin, described above, will include the installation of retaining walls along portions of the creek. These retaining walls will require the installation of a sub-surface tie-back shoring system and related improvements ("Tie-Backs") to support the creek walls. Grantor grants to District a nonexclusive Easement for the purpose of installing and maintaining Tie-Backs and any necessary related facilities and components of the Tie-Backs, including but not limited to steel and cement grout Tie-Back Anchors, under and within that specific portion of Grantor's Property

that is described in Exhibit "A2" and depicted in Exhibit "B2," attached hereto and incorporated herein.

District agrees that the Tie-Backs will be completely installed sub-surface, with no surface excavations, or establishment or maintenance of any surface structure or facility, within this Non-exclusive Subsurface Easement for Tie-Backs.

Grantor expressly reserves for itself, its successors and its assigns, the right to access and use the surface of this Non-exclusive Subsurface Easement for Tie-Backs area, so long as such use does not interfere or jeopardize the subsurface Tie-Backs installed by District.

**Easement Restrictions.** The Permanent Easement for Debris Basin and the Non-Exclusive Subsurface Easement for Tie-backs are hereinafter collectively referred to as the "Easements" and the flood control improvements and facilities installed within the Easements is hereinafter referred to as the "District's Facilities." Grantor shall not temporarily or permanently modify, or allow others to in any way modify, the ground surface elevations within the Easements from the elevations established upon completion of the construction of District's Facilities, including the Tie-backs, without District's written consent, which consent shall not be withheld unreasonably. Grantor shall not conduct, or permit others to conduct, grading operations, ripping, stockpiling, or use, or permit others to use, explosives within or proximate to the Easements to the extent that the District Facilities may be damaged.

**Temporary Construction Easement**

To facilitate the construction of District Facilities, Grantor herein grants to District a Temporary Construction Easement for the purposes of facilitating the construction of the flood control improvements and all appurtenant facilities, including the right of ingress and egress for personnel, vehicles, and equipment, and the right to temporarily stockpile materials and equipment and utilize said Temporary Construction Easement for all other related activities and purposes in, on, over, under, through, along and across that certain parcel of land described in Exhibit "A3" and depicted in Exhibit "B3," attached hereto and incorporated herein. This Temporary Construction Easement shall commence forty-five (45) days following the date of issuance of a Notice of Construction Commencement issued by District to Grantor via U.S. Mail, and shall terminate one year after commencement, or upon completion of construction, whichever occurs first; however, District shall have the right to extend the Temporary Construction Easement term in additional three (3) month increments if District determines that additional time beyond the one year period is necessary for construction completion. In such case, District shall have the unilateral right to extend the Temporary Construction Easement period through construction completion and agrees to compensate Grantor Sixty-Four Dollars (\$64) for each three-month extension term exercised. Payment for any such extensions shall be paid by District to Grantor concurrent with District's written notice to Grantor of District's intention to exercise such extension provisions. In any event, this Temporary Construction Easement shall terminate on or before December 31, 2025.

Upon completion of construction, the surface of this Temporary Construction Easement area shall be generally restored to a comparable condition as that which existed prior to District's





**Exhibit A1**  
**Buena Vista Debris Basin Project**  
**Permanent Easement**  
(over APN 007-020-057)  
Legal Description

That certain portion of Parcel A of Parcel Map 13,139, located in the unincorporated area of the County of Santa Barbara, State of California, as shown on the map filed May 11, 1983, in Book 31, Pages 76 through 78, inclusive, of Parcel Maps in the Office of the County Recorder of said County, described as follows:

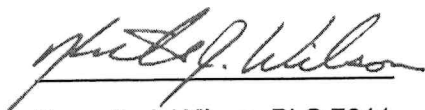
**BEGINNING** at the southeast corner of Parcel A of Parcel Map 12,773 as shown on the map filed September 3, 1980, in Book 25, Pages 51 and 52 of Parcel Maps in the Office of the County Recorder of said County, said corner being shown as an iron pipe with 2" brass cap stamped "S.B. COUNTY R/W MONUMENT, STANTEC, PLS 8961, 2021" with punch, on that certain map filed December 29, 2021, in Book 214, Pages 34 through 42, inclusive, of Record of Surveys in the Office of said County Recorder, said corner also being on the northerly line of Park Lane (also shown as Mountain Drive on said Parcel Map); thence, along the line common to said Parcel A of Parcel Map 12,773 and said Parcel A of Parcel Map 13,139,

- 1st - North 0° 55' 16" East, a distance of 51.46 feet; thence, leaving said common line and into said Parcel A of Parcel Map 13,139,
- 2nd - South 15° 48' 27" East, a distance of 38.11 feet; thence,
- 3rd - South 32° 47' 11" West, a distance of 18.15 feet to said northerly line of Park Lane; thence, along said northerly line,
- 4th - North 71° 14' 21" West, a distance of 1.46 feet to the point of beginning.

Containing 295 square feet, more or less.

The legal description for the hereinabove described parcel is graphically shown on Exhibit B1 and made a part hereof by reference.

Prepared by: Stantec.  
Under the direction of:



Kenneth J. Wilson, PLS 7911  
September 21, 2023  
PN 2042656601



PARCEL A  
PM 12,773  
25 PM 51-52  
APN 007-020-052

BUENA VISTA CREEK

DEBRIS BASIN WALLS  
(TYPICAL)

PARCEL A  
PM 13,139  
31 PM 76-78  
APN 007-020-057

PERMANENT  
EASEMENT AREA  
± 295 SQ.FT.

POINT OF BEGINNING

LANE (PUBLIC)

PARK



*Kenneth J. Wilson*  
9/21/2023



EXHIBIT B1  
SBCFC&WCD  
PERMANENT EASEMENT  
APN 007-020-057  
COUNTY OF SANTA BARBARA  
STATE OF CALIFORNIA

200 East Carrillo St. Suite 101, Santa Barbara, CA 93101  
Phone: (805) 963-9532

P.N. 2042656601 DWG: 2042656601\_ESMT.dwg

SCALE: 1" = 40'

PLOT DATE: 9/21/2023

**Exhibit A2**  
**Buena Vista Debris Basin Project**  
**Subsurface Easement**  
(over APN 007-020-057)  
Legal Description

That certain portion of Parcel A of Parcel Map 13,139, located in the unincorporated area of the County of Santa Barbara, State of California, as shown on the map filed May 11, 1983, in Book 31, Pages 76 through 78, inclusive, of Parcel Maps in the Office of the County Recorder of said County, described as follows:

**COMMENCING** at the southeast corner of Parcel A of Parcel Map 12,773, as shown on the map filed September 3, 1980, in Book 25, Pages 51 and 52 of Parcel Maps in the Office of the County Recorder of said County, said corner being shown as an iron pipe with 2" brass cap stamped "S.B. COUNTY R/W MONUMENT, STANTEC, PLS 8961, 2021" with punch, on that certain map filed December 29, 2021, in Book 214, Pages 34 through 42, inclusive, of Record of Surveys in the Office of said County Recorder, said corner also being on the northerly line of Park Lane (also shown as Mountain Drive on said Parcel Map); thence, along the line common to said Parcel A of Parcel Map 12,773 and said Parcel A of Parcel Map 13,139, North 0° 55' 16" East, a distance of 51.46 feet to the **TRUE POINT OF BEGINNING**; thence, continuing along said common line,

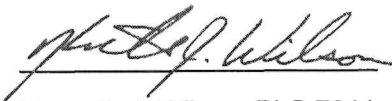
- 1st - North 0° 55' 16" East, a distance of 111.44 feet; thence, leaving said common line and into said Parcel A of Parcel Map 13,139,
- 2nd - South 32° 30' 23" East, a distance of 31.45 feet; thence,
- 3rd - South 14° 34' 31" East, a distance of 11.41 feet; thence,
- 4th - South 75° 00' 55" West, a distance of 6.00 feet; thence,
- 5th - South 14° 34' 31" East, a distance of 12.50 feet; thence,
- 6th - South 75° 00' 55" West, a distance of 6.00 feet; thence,
- 7th - South 14° 34' 31" East, a distance of 73.92 feet to the beginning of a non-tangent curve, the radial center of which bears South 75° 25' 39" West 61.99 feet; thence, along said curve,
- 8th - Southerly, through a central angle of 28° 57' 56" an arc distance of 31.34 feet; thence,
- 9th - North 77° 27' 21" West, a distance of 4.00 feet to the beginning of a non-tangent curve, the radial center of which bears North 75° 28' 45" West 57.99 feet; thence, along said curve,
- 10th - Southwesterly, through a central angle of 17° 08' 01" an arc distance of 17.34 feet to a point on said northerly line of Park Lane; thence, along said northerly line,
- 11th - North 71° 14' 21" West, a distance of 21.68 feet; thence, leaving said northerly line,
- 12th - North 32° 47' 11" East, a distance of 18.15 feet; thence,
- 13th - North 15° 48' 27" West, a distance of 38.11 feet to the true point of beginning.

Containing 3,308 square feet, more or less.

**Exhibit A2**  
**Buena Vista Debris Basin Project**  
**Subsurface Easement**  
(over APN 007-020-057)  
Legal Description

The legal description for the hereinabove described parcel is graphically shown on Exhibit B2 and made a part hereof by reference.

Prepared by: Stantec.  
Under the direction of:



Kenneth J. Wilson, PLS 7911  
September 21, 2023  
PN 2042656601



PARCEL A  
PM 12,773  
25 PM 51-52  
APN 007-020-052

BUENA VISTA CREEK

DEBRIS BASIN WALLS  
(TYPICAL)

PARCEL A  
PM 13,139  
31 PM 76-78  
APN 007-020-057

TRUE POINT OF BEGINNING

SUBSURFACE  
EASEMENT AREA  
± 3,308 SQ.FT.

POINT OF COMMENCEMENT

LANE (PUBLIC)

PARK



*Kenneth J. Wilson*  
9/21/2023



EXHIBIT B2  
SBCFC&WCD  
SUBSURFACE EASEMENT  
APN 007-020-057  
COUNTY OF SANTA BARBARA  
STATE OF CALIFORNIA

200 East Carrillo St. Suite 101, Santa Barbara, CA 93101  
Phone: (805) 963-9532

P.N. 2042656601 DWG: 2042656601\_ESMT.dwg

SCALE: 1" = 40'

PLOT DATE: 9/21/2023

**Exhibit A3**  
**Buena Vista Debris Basin Project**  
**Temporary Construction Easement**  
(over APN 007-020-057)  
Legal Description

That certain portion of Parcel A of Parcel Map 13,139, located in the unincorporated area of the County of Santa Barbara, State of California, as shown on the map filed May 11, 1983, in Book 31, Pages 76 through 78, inclusive, of Parcel Maps in the Office of the County Recorder of said County, described as follows:

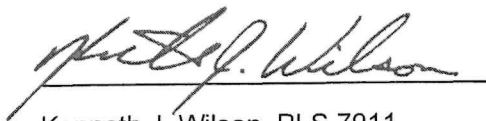
**COMMENCING** at the southeast corner of Parcel A of Parcel Map 12,773, as shown on the map filed September 3, 1980, in Book 25, Pages 51 and 52 of Parcel Maps in the Office of the County Recorder of said County, said corner being shown as an iron pipe with 2" brass cap stamped "S.B. COUNTY R/W MONUMENT, STANTEC, PLS 8961, 2021" with punch, on that certain map filed December 29, 2021, in Book 214, Pages 34 through 42, inclusive, of Record of Surveys in the Office of said County Recorder, said corner also being on the northerly line of Park Lane (also shown as Mountain Drive on said Parcel Map); thence, along the line common to said Parcel A of Parcel Map 12,773 and said Parcel A of Parcel Map 13,139, North 0° 55' 16" East, a distance of 51.46 feet to the **TRUE POINT OF BEGINNING**; thence, continuing along said common line,

- 1st - North 0° 55' 16" East, a distance of 52.11 feet; thence, leaving said common line and into said Parcel A of Parcel Map 13,139,
- 2nd - South 15° 48' 27" East, a distance of 99.03 feet to the beginning of a non-tangent curve, the radial center of which bears North 75° 17' 52" West 57.99 feet; thence, along said curve,
- 3rd - Southwesterly, through a central angle of 16° 57' 05" an arc distance of 17.16 feet to a point on said northerly line of Park Lane; thence, along said northerly line,
- 4th - North 71° 14' 21" West, a distance of 21.68 feet; thence, leaving said northerly line,
- 5th - North 32° 47' 11" East, a distance of 18.15 feet; thence,
- 6th - North 15° 48' 27" West, a distance of 38.11 feet to the true point of beginning.

Containing 1,386 square feet, more or less.

The legal description for the hereinabove described parcel is graphically shown on Exhibit B3 and made a part hereof by reference.

Prepared by: Stantec.  
Under the direction of:



Kenneth J. Wilson, PLS 7911  
September 21, 2023  
PN 2042656601



PARCEL A  
PM 12,773  
25 PM 51-52  
APN 007-020-052

BUENA VISTA CREEK

DEBRIS BASIN WALLS  
(TYPICAL)

PARCEL A  
PM 13,139  
31 PM 76-78  
APN 007-020-057

TRUE POINT OF BEGINNING

TEMPORARY  
CONSTRUCTION  
EASEMENT AREA  
± 1,386 SQ.FT.

POINT OF COMMENCEMENT

LANE (PUBLIC)

PARK



*Kenneth J. Wilson*  
9/21/2023



**Stantec**



200 East Carrillo St. Suite 101, Santa Barbara, CA 93101  
Phone: (805) 963-9532

P.N. 2042656601 DWG: 2042656601\_ESMT.dwg

SCALE: 1" = 40'

PLOT DATE: 9/21/2023

EXHIBIT B3  
SBCFC&WCD  
TEMPORARY CONSTRUCTION EASEMENT  
APN 007-020-057  
COUNTY OF SANTA BARBARA  
STATE OF CALIFORNIA



CERTIFICATE OF ACCEPTANCE

STATE OF CALIFORNIA, COUNTY OF SANTA BARBARA: Gov. Code §27281

THIS IS TO CERTIFY that the interest in real property conveyed by the Easement Deed dated as of January 9, 2024, from RONALD I. SCHNUR, TRUSTEE OF THE RONALD I. SCHNUR REVOCABLE TRUST III U/A DTD 2/11/04, as Grantor, to the SANTA BARBARA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, a dependent special district of the County of Santa Barbara, its successors or assigns, as Grantee, is hereby accepted by the Director of the Public Works Department on behalf of the Board of Directors of the Santa Barbara County Flood Control and Water Conservation District pursuant to the authority granted by Ordinance #4895, revising Santa Barbara County Code 12A-11.1, adopted on September 2, 2014, and the Grantee consents to recordation thereof by its duly authorized officer.

WITNESS my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

MONA MIYASATO  
CLERK OF THE BOARD  
Ex Officio Clerk of the  
Santa Barbara County  
Flood Control and Water Conservation District

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

APPROVED AS TO FORM:  
RACHEL VAN MULLEM  
COUNTY COUNSEL

By: \_\_\_\_\_  
Deputy County Counsel