

Recording requested by  
and to be returned to:  
Public Works Dept.  
Surveyor's Division  
Attn: Real Property: JJH  
Will Call

**COUNTY OF SANTA BARBARA  
OFFICIAL BUSINESS**

No fee pursuant to  
Government Code § 6103

APN: 139-250-036 (PORTION)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**EASEMENT DEED**  
**(PERMANENT EASEMENT)**

The SANTA BARBARA TRUST FOR HISTORIC PRESERVATION, owner(s) of all that real property in the unincorporated area of the County of Santa Barbara, State of California, commonly known as 480 Alamo Pintado Road, Solvang, California, and more particularly described as County Assessor's Parcel Number 139-250-036, (herein the "Property") as GRANTOR herein,

FOR A VALUABLE CONSIDERATION, DOES HEREBY GRANT TO

the SANTA BARBARA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, a dependent special district, its successors and assigns, as GRANTEE herein, a permanent easement and right of way for ingress and egress in, on, over, along, under and through that certain land situated in the County of Santa Barbara, State of California, more particularly described on Exhibit "A" and shown on Exhibit "B" attached hereto and incorporated herein by this reference.

The GRANTOR and its successors in interest retain the right to use the easement area except that within the easement area, no permanent structures, buildings, and/or any accessory parts can be erected or other use made by GRANTOR which would interfere with GRANTEE'S use of the easement.

GRANTOR shall defend, indemnify, save, and hold harmless GRANTEE, its agents, employees, officers, successors, and assigns from any and all claims, liabilities, demands, costs (including reasonable attorney fees), and causes of action of all kinds with regard to the condition of the easement area which is the subject of this deed, especially contamination by harmful, hazardous and/or toxic materials, if any.

In the event the indemnity hereunder exceeds that permitted by applicable law, such indemnity shall be construed as the maximum permitted by law. This indemnity shall not apply to any

contamination which may occur on the easement area as a result of the operations of GRANTEE subsequent to the effective date of this easement deed.

GRANTOR represents and warrants it is the owner of the Property described herein, or is authorized by the owner of the Property to execute this Easement Deed and that no additional signatures are required to carry out the duties contemplated herein.

DATED AS OF: \_\_\_\_\_

"GRANTOR"

The SANTA BARBARA TRUST FOR HISTORIC PRESERVATION

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

Print Name: CRAIG MAKELA

Title: PRESIDENT

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

Print Name: J. GORDON AUCHINCLOSS

Title: SECRETARY

ACKNOWLEDGMENT

State of California  
County of Santa Barbara

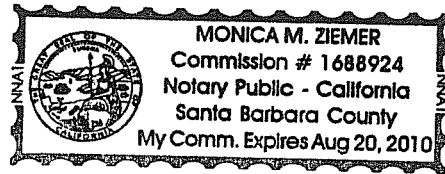
On March 25, before me, Monica M. Ziemer, Notary Public  
(Name of Notary)

Notary Public, personally appeared J. Gordon Anuncijos, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

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

Witness my hand and Official seal.

Signature: Monica M. Ziemer (Seal)



ACKNOWLEDGMENT

State of California  
County of Santa Barbara

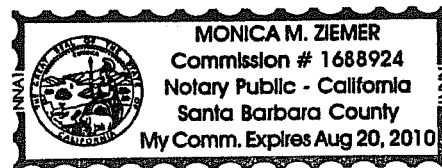
On March 27, 2008, before me, Monica M. Ziemer, a  
(Name of Notary)

Notary Public, personally appeared Craig Makela, who  
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument, the  
person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

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

Witness my hand and Official seal.

Signature: Monica M. Ziemer (Seal)

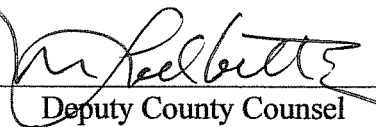


**CERTIFICATE OF ACCEPTANCE**

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

THIS IS TO CERTIFY that the interest in real property conveyed by the EASEMENT DEED (PERMANENT EASEMENT) dated \_\_\_\_\_, from the SANTA BARBARA TRUST FOR HISTORIC PRESERVATION, to the SANTA BARBARA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, a special dependent district, is hereby accepted by Order of the Board of Directors of the Santa Barbara County Flood Control and Water Conservation District on \_\_\_\_\_, 2008 and the Santa Barbara County Flood Control and Water Conservation District as GRANTEE consents to recordation thereof by its duly authorized officer.

APPROVED AS TO FORM:  
DANIEL J. WALLACE,  
INTERIM COUNTY COUNSEL

By:   
Deputy County Counsel

WITNESS my hand and official seal

this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

MICHAEL F. BROWN,  
CLERK OF THE BOARD and  
Ex Officio Clerk of the Board of  
Directors of the Santa Barbara  
County Flood Control and Water  
Conservation District

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

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

An easement for private road, pedestrian ingress and egress, and landscape access and maintenance purposes dedicated to the Mission Mills Home Owners Association, also an easement for public utilities and storm drain access and maintenance purposes dedicated to The City of Solvang, and also an easement for flood control access and maintenance purposes dedicated to the Santa Barbara Flood Control District, over that portion of Parcel A of Parcel Map No. 11,671 as shown on the map filed in Book 11, Page 52 of Parcel Maps, in the Office of the County Recorder of Santa Barbara County, State of California, described as follows:

Beginning at the northerly terminus of the east line of said Parcel A, having a bearing and distance of North 07°42'32" East, 269.71 feet;

- 1st - Thence, southerly along said easterly line of Parcel A, South 09°21'08" West, a distance of 10.86 feet, to the beginning of a non-tangent curve having a radial bearing of South 25°14'06" East, concave southeasterly, and having a radius of 155.75 feet;
- 2nd - Thence, leaving said easterly line, southwesterly along said curve, through a central angle of 26°37'38" an arc distance of 72.38 feet, to the beginning of a curve concave northwesterly, having a radius of 172.25 feet;
- 3rd - Thence, southwesterly along said curve, through a central angle of 29°35'08" an arc distance of 88.94 feet, to the beginning of a curve concave southeasterly, having a radius of 127.50 feet;
- 4th - Thence, southwesterly along said curve, through a central angle of 65°52'25" an arc distance of 146.59 feet;
- 5th - Thence, South 01°50'59" West, a distance of 735.12 feet, to a line being the prolongation of north line of said Parcel A, having a bearing and distance of North 89°54'37" West, 1561.51 feet;
- 6th - Thence, along said prolongation, North 88°20'10" West, a distance of 62.00 feet, to the west line of said Parcel A, also being the east line of Parcel 2 of Lot Line Adjustment No. 01-54, recorded as Instrument Number 2004-0016612 in said county recorder's office;
- 7th - Thence, northerly along said west line, North 01°50'59" East, a distance of 909.12 feet;
- 8th - Thence, leaving said west line, South 74°25'49" East, a distance of 99.69 feet, to the beginning of a non-tangent curve having a radial bearing of South 29°57'25" East, concave southeasterly, and having a radius of 176.75 feet;

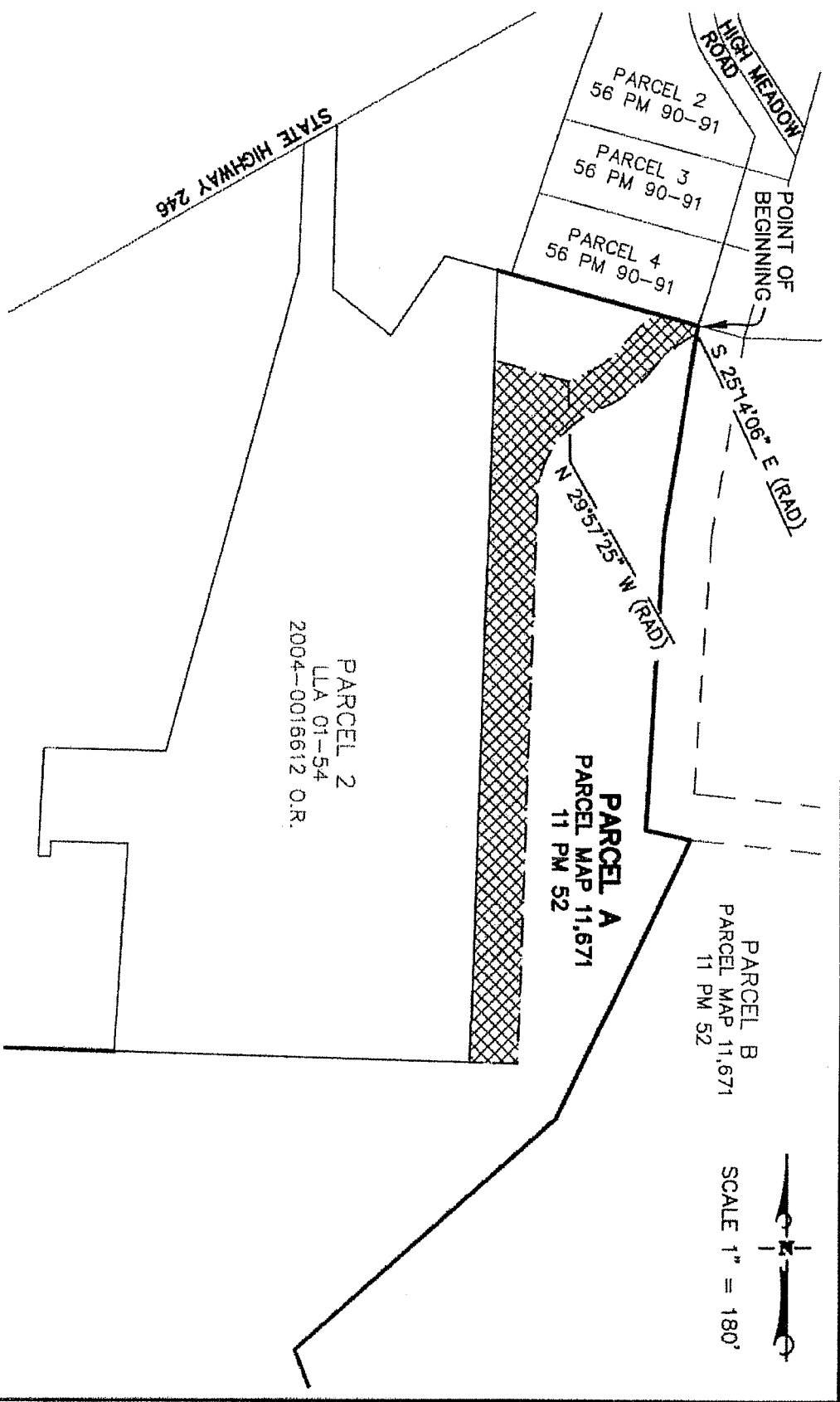
- 9th - Thence, northeasterly along said curve, through a central angle of  $07^{\circ}35'49''$  an arc distance of 23.44 feet, to the beginning of a curve concave northwesterly and having a radius of 123.25 feet;
- 10th - Thence, northeasterly along said curve, through a central angle of  $29^{\circ}30'08''$  an arc distance of 63.46 feet, to the beginning of a curve concave southeasterly and having a radius of 204.75 feet;
- 11th - Thence, northeasterly along said curve, through a central angle of  $16^{\circ}07'02''$  an arc distance of 57.60 feet, to the most northerly line of said Parcel A;
- 12th - Thence, southeasterly along said north line, South  $75^{\circ}08'44''$  East, a distance of 56.87 feet more or less, to the Point of Beginning.

Containing 1.56 acres, more or less.

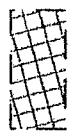




**Penfield & Smith**  
 Engineering · Surveying · Planning  
 · Construction Management ·



**LEGEND**



EASEMENT FOR PRIVATE ROAD AND LANDSCAPE PURPOSES, AND ALSO AN EASEMENT FOR PUBLIC UTILITIES, STORM DRAIN, AND FLOOD CONTROL ACCESS AND MAINTENANCE PURPOSES.

**EXHIBIT B**