

Memorandum

Date: June 6, 2011

To: Board of Supervisors

From: Sharon Friedrichsen, Housing and
Community Development Director

SF

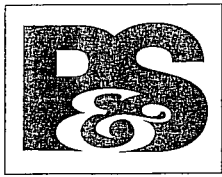


LATE
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Subject: Item A-11: Replacement of Attachments

Please find attached replacements to Attachment D of the Board letter for the Dahlia Court Lot Line Adjustment (Item A-11).

These documents (Request for Partial Reconveyance) correct clerical errors in the APN and the legal descriptions attached.



Penfield & Smith

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W.O. 19183.03

NOTICE OF TRANSMITTAL

DATE: June 6, 2011

TO: Housing & Community Development
105 East Anapamu Street, Room 105
Santa Barbara, CA 93101

ATTENTION: Ms. Brooke Welch

SUBJECT: Peoples' Self-Help Housing, Dahlia Court

BY HAND:
MAIL:
:

WE ARE TRANSMITTING HERewith THE FOLLOWING:

- Two (2) corrected Request for Partial Reconveyance documents that contained two clerical errors, being the APN and the legal descriptions for Exhibits A & B that incorrectly identified the subject properties being Items 33 & 35 of the current Chicago Title Company Preliminary Title Report previously furnished.

PURPOSE: Your use in obtaining the required signatures.

PENFIELD & SMITH

By: 

for Pat Yochum

C. w/encl. Jeanette Duncan

REQUEST FOR PARTIAL RECONVEYANCE

A.P.N.: 003-590-051

To: Chicago Title Company, Trustee

You are hereby authorized to reconvey to the person(s) legally entitled thereto, the herein described real property, being a portion of the premises described in that certain Deed of Trust, dated June 1, 2010, executed by Peoples' Self-Help Housing Corporation, as Trustor, to Chicago Title Company, as Trustee, as second party, which Deed of Trust was recorded on June 8, 2010, as Instrument Number 2010-30086 of Official Records in the Office of the County Recorder of the County, State of California. All of that certain real property situated in the County of Santa Barbara, State of California, described as follows:

Title and interest acquired by the Trustee under the Deed of Trust in the property described in Exhibit A that is not contained within the boundaries of the property described in the attached Exhibit B.

Beneficiary: County of Santa Barbara

Signature

Date

Signature

Date

EXHIBIT "A"

That part of the portion of the Outside Pueblo Lands of the City of Santa Barbara, in the City of Carpinteria, County of Santa Barbara, conveyed to the State of California by deed recorded January 12, 1953 in Volume 1121, Page 236 of Official Records and by deed recorded September 25, 1952 in Volume 1098, Page 65 of Official Records, both of said County, described as follows:

Beginning at a point common to courses numbered 15 and 16 of Parcel Three in the Relinquishment of State Highway in the County of Santa Barbara, Road V-SB-2-H, recorded October 28, 1955 in Volume 1343, Page 383 of Official Records of said County;

Thence, along courses 16 through 20 of said Parcel Three:

- (1) From a tangent that bears North $7^{\circ}00'$ West along a curve to the right with a radius of 31 feet, through an angle of $77^{\circ}30'$, for a distance of 41.93 feet;
- (2) East, 112.09 feet;
- (3) Tangent to last described course along a curve to the right with a radius of 33.79 feet, through an angle of $100^{\circ}53'30''$, for a distance of 59.50 feet to a point of reverse curvature;
- (4) Along a curve with a radius of 145 feet through an angle of $92^{\circ}32'32''$, for a distance of 234.20 feet;
- (5) Thence, South $76^{\circ}09'$ East, 158.69 feet to the Easterly line of the parcel conveyed to the State, in the second above said deed;
- (6) Thence, along said Easterly line, South $16^{\circ}17'30''$ West, 28.57 feet;
- (7) Thence, North $77^{\circ}05'$ West, 399.81 feet;
- (8) Thence, North $7^{\circ}00'$ West, 180.00 feet to the point of beginning.

Excepting all oil, all rights, mineral, mineral rights, natural gas, natural gas rights, and other hydrocarbons by whatsoever name known, that may be within or under the parcel of land hereinabove described, without, however, the right ever to drill, dig or mine through the surface of said land heretofore or otherwise as reserved by Samuel Edwards Associates in deed recorded January 12, 1952 as Instrument No. 436 in Book 1121, Page 236 of Official Records.

Assessor's Parcel Number: 003-590-051

EXHIBIT "B"

That certain real property in the City of Carpinteria, County of Santa Barbara, State of California described as Parcel 2 in Lot line Adjustment No. 19-527-LLA recorded in the office of the County Recorder of said County _____, as instrument No. _____ of official records of said County.

REQUEST FOR PARTIAL RECONVEYANCE

A.P.N.: 003-590-051

To: Chicago Title Company, Trustee

You are hereby authorized to reconvey to the person(s) legally entitled thereto, the herein described real property, being a portion of the premises described in that certain Deed of Trust, dated June 1, 2010, executed by Peoples' Self-Help Housing Corporation, as Trustor, to Chicago Title Company, as Trustee, as second party, which Deed of Trust was recorded on June 8, 2010, as Instrument Number 2010-30084 of Official Records in the Office of the County Recorder of the County, State of California. All of that certain real property situated in the County of Santa Barbara, State of California, described as follows:

Title and interest acquired by the Trustee under the Deed of Trust in the property described in Exhibit A that is not contained within the boundaries of the property described in the attached Exhibit B.

Beneficiary: County of Santa Barbara

Signature

Date

Signature

Date

EXHIBIT "A"

That part of the portion of the Outside Pueblo Lands of the City of Santa Barbara, in the City of Carpinteria, County of Santa Barbara, conveyed to the State of California by deed recorded January 12, 1953 in Volume 1121, Page 236 of Official Records and by deed recorded September 25, 1952 in Volume 1098, Page 65 of Official Records, both of said County, described as follows:

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Thence, along courses 16 through 20 of said Parcel Three:

- (1) From a tangent that bears North 7°00' West along a curve to the right with a radius of 31 feet, through an angle of 77°30', for a distance of 41.93 feet;
- (2) East, 112.09 feet;
- (3) Tangent to last described course along a curve to the right with a radius of 33.79 feet, through an angle of 100°53'30", for a distance of 59.50 feet to a point of reverse curvature;
- (4) Along a curve with a radius of 145 feet through an angle of 92°32'32", for a distance of 234.20 feet;
- (5) Thence, South 76°09' East, 158.69 feet to the Easterly line of the parcel conveyed to the State, in the second above said deed;
- (6) Thence, along said Easterly line, South 16°17'30" West, 28.57 feet;
- (7) Thence, North 77°05' West, 399.81 feet;
- (8) Thence, North 7°00' West, 180.00 feet to the point of beginning.

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