

Attachment 2

ATTACHMENT 2

Real Property Purchase Agreement and Escrow Instructions

**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 J. Daniels and Joanne D. Rosenblatt, husband and wife as joint tenants, hereinafter referred to as "OWNERS," with reference to the following:

RECITALS

WHEREAS, OWNERS are the owners of that certain real property in the Community of Montecito, an unincorporated area of the County of Santa Barbara, State of California, commonly known as 640 Randall Road, Montecito, California (the "Premises") and more particularly described as Assessor's Parcel Numbers 007-120-036 and all improvements on said Parcel hereinafter collectively referred to as the "Subject Property" as shown on Exhibit "A", attached hereto and incorporated herein by reference; and

WHEREAS, DISTRICT has identified the above-mentioned Subject Property as suitable for flood control purposes; and

WHEREAS, DISTRICT desires to purchase the Subject Property consisting of approximately 1.0 acre, in fee title for the present and future needs of the DISTRICT; and

WHEREAS, DISTRICT and OWNERS concur the value of the Subject Property has been mutually agreed upon between the DISTRICT and OWNERS; and

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 OWNERS, and OWNERS agree to sell to DISTRICT, fee ownership of the Subject Property.

a. The parties agree that OWNERS shall remise, release, and convey to DISTRICT and DISTRICT shall accept all right, title, and interest in and to the Subject Property with all owned personal property being excluded from the sale of the Subject Property.

b. The total purchase price for the Subject Property shall be FOUR MILLION DOLLARS (\$4,000,000.00).

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

d. Within fifteen (15) days of the opening of escrow, OWNERS will deliver to the Escrow Holder the Grant Deed, which has been duly executed and acknowledged by OWNERS, in substantially the same form shown on Exhibit "B", attached hereto and incorporated herein by reference.

e. At least one (1) day prior to the Close of Escrow, DISTRICT shall deposit with the Escrow Holder a Certificate of Acceptance for the Subject Property, which has been executed by DISTRICT, in substantially the same form shown on Exhibit "C", attached hereto and incorporated herein by reference.

f. **Conditions Precedent:** In addition to the other terms and conditions contained in this Agreement, DISTRICT's obligation to purchase the Subject Property shall be expressly 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. Final approval of consummation of the purchase and appropriation of funding by the Santa Barbara County Flood Control and Water Conservation District's Board of Directors (the "DIRECTORS").
- ii. Completion of the California Environmental Quality Act (CEQA) environmental review process for this transaction as determined by DISTRICT in its sole and absolute discretion.
- 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 OWNERS, may terminate this Agreement and be released from all obligations under this Agreement. Alternatively, DISTRICT may agree with OWNERS 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 Lawyers 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 Subject Property shall be paid for by DISTRICT.
 - ii. OWNERS 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 all County Documentary Transfer Tax ("Transfer Tax").
- v. OWNERS shall pay any partial reconveyance and subordination fees as may be required.
- vi. DISTRICT shall payment of all standard escrow fees except as otherwise required by this Agreement.

c. OWNERS shall pay all escrow fees in the event that this escrow is canceled by the OWNERS prior to the conveyance of the Subject Property 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 Subject Property to DISTRICT

e. The Closing shall be on June 21, 2019, (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 a Grant Deed which shall vest title to the Subject Property in DISTRICT. The "Close of Escrow" is defined as:

- i. the recordation of the Grant Deed, which shall vest fee title in the Subject Property to the DISTRICT; and
- ii. the payment to OWNERS pursuant to Section 1, SALE AND PURCHASE PRICE, herein above.

3. TITLE AND DEED: Title to the Subject Property 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 OWNERS, except:

- a. All covenants, conditions, restrictions, and reservations of record approved by DISTRICT.
- b. All easements or rights of way over the Subject Property 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. OWNERS understand that pursuant to Section 4986(a)(6), OWNERS 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 OWNERS for any prepaid property taxes that may be canceled. OWNERS shall pay any such amounts in accordance with the terms of such tax bill or warrant.

The DISTRICT shall pay for the cost of 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. OWNERS 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 OWNERS do not correct any such condition, DISTRICT may, as its sole remedy, terminate this Agreement.

Escrow shall be automatically extended for thirty (30) days where there is a need for OWNERS to correct an adverse condition unless OWNERS refuse 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 Grant Deed and the Certificate of Acceptance shall be recorded concurrently, vesting title to the Subject Property in DISTRICT;
- c. Issue or have issued to DISTRICT the California Land Title Association policy of title insurance required herein;
- d. To obtain reconveyances from any holders of liens against the Subject Property and record them concurrently with the Santa Barbara County Recorder's Office the executed Grant Deed and deliver the recorded Grant Deed to DISTRICT;
- e. Provide DISTRICT and OWNERS with Conformed Copies of all recorded documents pertaining to this Escrow; and
- f. Provide DISTRICT and OWNERS 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. **OWNERS' REPRESENTATION AND WARRANTIES:** The OWNERS represent and warrant that:

- a. There is no suit, action, arbitration, legal, administrative, or other proceeding or inquiry pending against the Subject Property or pending against OWNERS, which could affect OWNERS' 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 OWNERS restricting the Close of Escrow.

c. OWNERS have 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. OWNERS 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 OWNERS’ obligations under this Agreement will violate the terms of any contract, agreement or instrument to which OWNER is a party.

f. OWNERS, at the time of the close of escrow, have 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.

g. OWNERS represent and warrant there are currently no tenants occupying the Subject Property and no tenants will occupying the Subject Property before and/or after the execution of this Agreement.

h. OWNERS 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 OWNERS have 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 OWNERS’ knowledge after reasonable inquiry.

7. OWNERS’ OBLIGATIONS: The OWNERS shall be obligated as follows:

a. OWNERS shall deliver to the Escrow Officer an executed Grant Deed conveying fee interest to the Subject Property set forth in Exhibit “B”. The Grant 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. OWNERS ensure that the Subject Property 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. OWNERS 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. OWNERS 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. OWNERS shall be responsible to pay for any and all costs identified as OWNERS costs as contained in this Agreement. OWNERS’ costs associated with this Agreement shall be paid by OWNERS at the Close of Escrow from the purchase price as stated in Section 1 above.

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

g. Within ten (10) calendar days prior to the close of escrow OWNERS shall delivery any and all approved plans and permits issued for the renovation and construction of the Premises and Subject Property.

h. Within twenty (20) calendar days prior to the close of escrow OWNERS shall weatherproof the exterior of any and all structures on the Premises to withstand weather conditions (such as wind and rain) that would lead to deterioration. This shall include but not be limited to the penetration of water to the interior and attic areas of the structures on the Premises.

i. No earlier than fifteen (15) calendar days and no later than five (5) calendar days prior to the escrow Closing Date, OWNERS shall safely deliver items 131 through 139 identified in Exhibit "D" (attached hereto and incorporated herein by reference) to the Premises and secure them inside the Premises to an area where they will not be damaged and the location will not obstruct ingress and egress into the Premises.

j. OWNERS shall remove any personal property, inventory or other personal materials including temporary trailers, containers, and debris from the Subject Property seven (7) calendar days or sooner before the escrow Closing Date.

i. In the event that any temporary trailers, containers, and debris are remaining on the Subject Property five (5) calendar days before the escrow Closing Date then DISTRICT may, at its sole option, terminate this Agreement.

ii. Any personal property, inventory or other personal materials remaining on the Subject Property on the escrow Closing Date shall be legally abandoned and will become the property of the DISTRICT.

8. **COMMISSION**: It is understood that DISTRICT and the OWNERS represents themselves in this transaction and that no commission will be paid on this transaction.

9. **GOOD FAITH DISCLOSURE BY OWNERS**: OWNERS shall make a good faith disclosure to DISTRICT of any and all facts, findings, or information on the Subject Property, known to OWNERS 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. Both the OWNERS and the District are well aware of the damage to the Property as a result of the January 2018, Debris Flow Event. Any and all facts or information known by OWNERS 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 Subject Property "as is" without further representations or warranties of OWNERS.

If such facts or information provided by OWNERS 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 OWNERS are 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 OWNERS of the conditions it deems unacceptable and the corrections desired and request OWNERS, at OWNERS'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 OWNERS shall have the right of entry onto the Subject Property 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 the Subject Property. The scope of any such testing or inspection which requires physical sampling of all or any part of the Subject Property shall be subject to:

a. The prior written approval of OWNERS, which approval shall not be unreasonably withheld.

b. OWNERS receipt of a certificate of insurance evidencing any insurance coverage reasonably required by OWNERS pursuant to this Section.

c. 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 OWNERS. 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 OWNERS immediately and OWNERS 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 OWNERS elect not to take actions in response to such notifications, then, notwithstanding other provisions contained herein, OWNERS 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 OWNERS written notice prior to the commencement of any testing or inspections in, on or about the Subject Property, and OWNERS 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 arising out of, related to, or in connection 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 prior to the Closing, the Subject Property is materially damaged (as defined herein) DISTRICT shall have the right, exercisable by giving written notice to OWNERS 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 Subject Property in its then condition, without a reduction in the Purchase Price, and to proceed with the Closing and to receive an assignment of all of OWNERS' right to any insurance proceeds payable by reason of such damage or destruction and a credit at Closing for any deductible under OWNERS' insurance policies. If DISTRICT elects to proceed under clause (ii) above, OWNERS 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 OWNERS' 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 \$50,000.

12. DEFAULTS AND DAMAGES.

Upon the breach by OWNERS of any of the representations and warranties contained in this Agreement, or the default by OWNERS in the performance of any other obligation of OWNERS 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 OWNERS, in which event OWNERS 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 OWNERS 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 OWNERS 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 OWNERS: Ronald J. Daniels and Joanne D. Rosenblatt
Attn: Ron Daniels
3400 N. Charles Street
Baltimore, MD 21218
Telephone: (410) 516-8068(805)
e-mail: rdaniels@jhu.edu

IF TO DISTRICT: County of Santa Barbara
General Services Dept./Real Property Div.
Attn: Project Manager, James Cleary

1105 Santa Barbara Street, 2nd floor
Santa Barbara, CA 93101
Telephone: (805) 568-3070
e-mail: jcleary@countyofsb.org

ESCROW OFFICER: Lawyers Title Company
Attn: Debbie Strickland, Escrow Officer
3480 Vine Street, Suite 100
Riverside, CA 92507
Telephone: (951) 248-0660
Facsimile: (866) 640-0197
e-mail: dstrickland@ltic.com

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 OWNERS, 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 Subject Property.

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 OWNERS.

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**: OWNERS covenant and agree that all material representations regarding the Subject Property are true and correct to the best of their knowledge and Owners agree 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. OWNERS represent and warrant 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.

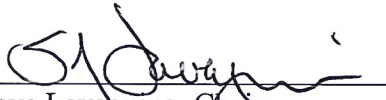
30. **FACSIMILE/ELECTRONICALLY TRANSMITTED SIGNATURES**: In the event that the parties hereto utilize facsimile transmitted documents or electronically transmitted documents which include digital signatures, such documents shall be accepted as if they bore original signatures provided that the signature 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 Grant Deed; facsimile and/or electronic signatures shall not be accepted for the Grant 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 accept documents bearing original signatures by the OWNERS. The parties may agree to extend the Closing Date in order to obtain the necessary original signatures.

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IN WITNESS WHEREOF, DISTRICT and OWNERS 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.

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

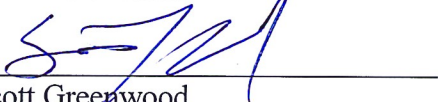
ATTEST:
MONA MIYASATO
CLERK OF THE BOARD
Ex Officio Clerk of the Santa Barbara County
Flood Control and Water Conservation
District

By: 
Steve Lavagnino, Chair
Board of Directors

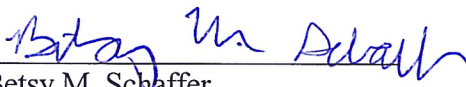
Date: 5-14-19

By: 
Deputy

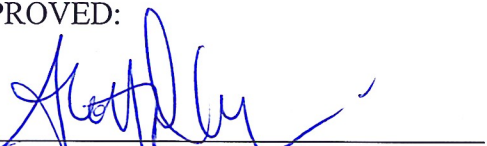
APPROVED AS TO FORM:
MICHAEL C. GHIZZONI
COUNTY COUNSEL

B
By: 
Scott Greenwood
Deputy County Counsel

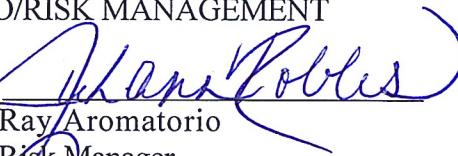
APPROVED AS TO ACCOUNTING FORM:
BETSY M. SCHAFFER, CPA
AUDITOR-CONTROLLER

By: 
Betsy M. Schaffer
Auditor-Controller

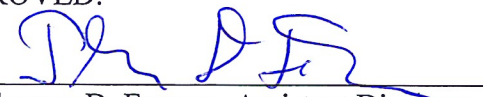
APPROVED:

By: 
Scott D. McGolpin, Director
Public Works Department

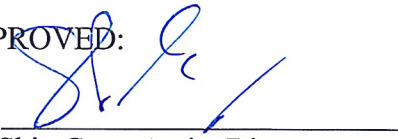
APPROVED AS TO FORM:
CEO/RISK MANAGEMENT

By: 
Ray Aromatorio
Risk Manager

APPROVED:


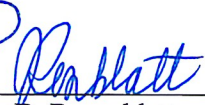
By: 
Thomas D. Fayram, Assistant Director
PW/Flood Control & Water Conservation

APPROVED:

By: 
Skip Grey, Assist-Director
General Services-Real Property

“OWNERS”

Ronald J. Daniels and Joanne D. Rosenblatt, husband and wife as joint tenants

By:  By: 
Ronald J. Daniels Joanne D. Rosenblatt

Date: 5/1/2019

Date: 5/1/2019

Acquisition: Parcel 1 – 640 Randall Rd, Montecito
File #: 003892
APN: 007-120-036

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.

LAWYERS TITLE COMPANY

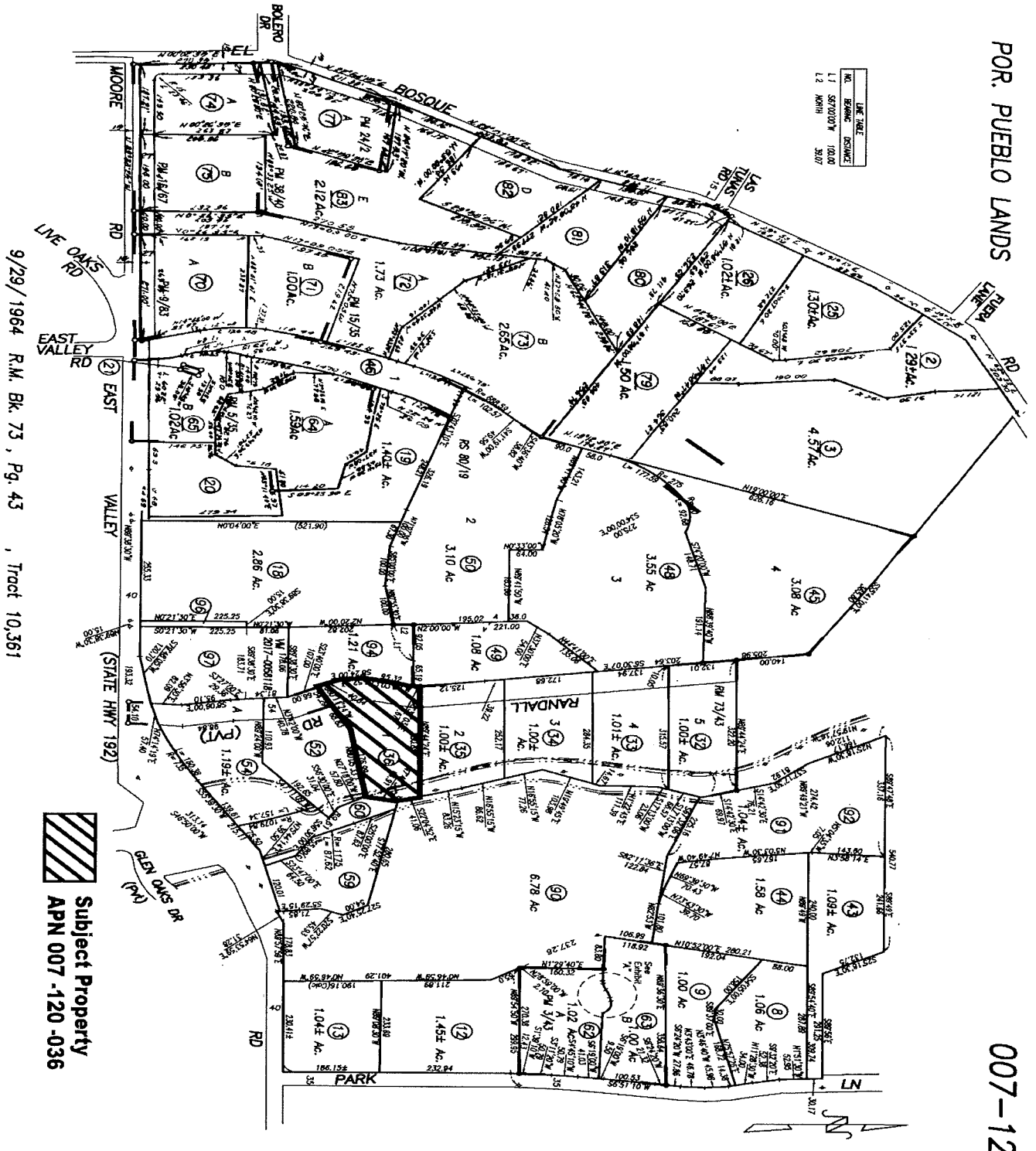
By: 

Debbie Strickland, Escrow Officer

Date: 5-7-19

EXHIBIT A

SUBJECT PROPERTY



Recording requested by
LAWYERS TITLE COMPANY

**EXHIBIT
B
GRANT DEED**

When recorded returned to:
County of Santa Barbara
General Services Department
Real Property Division
WILL CALL
1105 Santa Barbara St. 2nd Floor
Santa Barbara CA 93101

**COUNTY OF SANTA BARBARA
OFFICIAL BUSINESS**

No fee pursuant to Government Code § 6103
No Documentary Transfer Tax
Pursuant to Rev & Tax Code §11922

SPACE ABOVE THIS LINE FOR RECORDER'S USE
A.P.N. 007-120-036
Real Property Division #003892

The undersigned grantor declares	
DOCUMENTARY TRANSFER TAX \$ _____	
<input type="checkbox"/>	is computed on full value of property conveyed, or
<input type="checkbox"/>	computed on full value less liens and encumbrances remaining at the time of sale.
<input checked="" type="checkbox"/>	Community of Montecito an unincorporated area of Santa Barbara County

GRANT DEED

For valuable consideration, receipt of which is hereby acknowledged RONALD J. DANIELS and JOANNE D. ROSENBLATT husband and wife as joint tenants, as GRANTORS, hereby grant to 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, its successors or assigns, as GRANTEE, fee title to that certain real property situated in the Community of Montecito, an unincorporated area of Santa Barbara County, State of California, more particularly described in Exhibit "A" hereto, incorporated herein by this reference.

DATE: May 1, 2019

"GRANTORS"

Ronald J. Daniels

J. Rosenblatt

Joanne D. Rosenblatt

ACKNOWLEDGEMENT


A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF MARYLAND)
)
COUNTY OF ANNE ARUNDEL)

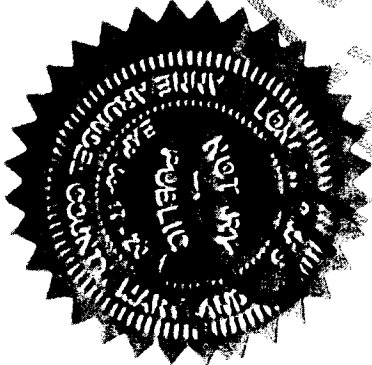
On May 1, 2019, before me, Lona Thomas, Notary Public, personally appeared Ronald J. Daniels and Joanne D. Rosenblatt, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entities upon behalf of which the persons acted, executed the instrument.

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

WITNESS my hand and official seal.



Signature (Seal)



LONA THOMAS
NOTARY PUBLIC
ANNE ARUNDEL COUNTY
MARYLAND
MY COMMISSION EXPIRES 08/17/2021

“EXHIBIT A”
LEGAL DESCRIPTION

THE PROPERTY REFERRED TO HEREIN BELOW IS SITUATED IN THE COMMUNITY OF MONTECITO, AN UNINCORPORATED AREA OF THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 1 OF Tract 10,361, the County of Santa Barbara, State of California, as per Map thereof Recorded in Book 73, Pages 42 and 43 of Maps in the Office of the County Recorder of said County

PARCEL 2:

An Easement of the road, public utilities and sewer purposes over, under and along that certain parcel of land 54 feet in width, set forth as Randall Road on the Subdivision Map of Tract 10,361, above referred to, lying Northerly of the Northerly Line of East Valley Road and Southerly of the Southerly Line of said Lot 3 of said Tract 10,361.

APN 007-120-036

NOT FOR RECORDATION
FOR EXHIBIT PURPOSES ONLY

**EXHIBIT C
CERTIFICATE OF ACCEPTANCE**

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 Grant Deed dated as of _____, from Ronald J. Daniels and Joanne D. Rosenblatt, husband and wife as joint tenants, and as GRANTORS to 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, its successors or assigns, as GRANTEE, is hereby accepted by order of the Board of Directors of the Santa Barbara County Flood Control and Water Conservation District on _____, and the Santa Barbara County Flood Control and Water Conservation District as GRANTEE consents to recordation thereof by its duly authorized officer.

WITNESS my hand and official seal this _____ day _____, 2019

MONA MIYASATO, 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

APPROVED AS TO FORM:
MICHAEL C. CHIZZONI
COUNTY COUNSEL

By: _____
Scott Greenwood,
Deputy County Counsel

EXHIBIT D

INVENTORY

NOTICE: READ INSTRUCTIONS ON REVERSE SIDE BEFORE COMPLETING THIS INVENTORY.

LIED , P.O. BOX 988, FORT WAYNE, IN 46801-0988				HOUSEHOLD GOODS DESCRIPTIVE INVENTORY				PAGE NO. <u>1</u> NO OF PAGES <u>1</u>					
CARRIERS GRADE OR RATING & NAME <u>Freestyle Builders</u>				AGENT		VAN NUMBER		CARRIERS REGISTRATION NO.					
ORIGIN LOADING ADDRESS <u>640 Randall rd Santa Barbara</u>				DESTINATION <u>Hazelwood Storage</u>				CONTRACTORS BL. NO.		GOV.T SERVICE ORDER NO.			
DESRIPTIVE SYMBOLS CPD - PACKED BY DRIVER CP - PACKED BY CARRIER PBO - PACKED BY OWNER		CD - CARRIER DISASSEMBLED DBO - DISASSEMBLED BY OWNER PB - PROFESSIONAL BOOKS PP - PROFESSIONAL PAPERS		PE - PROFESSIONAL EQUIPMENT B&W - TV BLACK & WHITE C - COLOR		EXCEPTION SYMBOLS NOTE: THE OMISSION OF THESE SYMBOLS INDICATES GOOD CONDITION EXCEPT FOR NORMAL WEAR BE - BENT BR - BROKEN BU - BURNED CH - CHIPPED CU - CONTENTS & CONDITION UNKNOWN D - DENTED		F - FADED G - GOUGED L - LOOSE M - MILDREW MO - MOTH EATEN PB - PAINT SPOT R - RUBBED		RU - RUSTED SC - SCRATCHED SH - SHORT SO - SOILED T - TORN W - BADLY WORN WM - WATER MARK Z - CRACKED		LOCATION SYMBOLS 1. ARM 8. RIGHT 2. BOTTOM 9. SIDE 3. CORNER 10. TOP 4. FRONT 11. VENEER 5. LEFT 12. EDGE 6. LEG 13. SEAT 7. REAR 14. DRAWER 15. CENTER	
RTS WAREHOUSE/RESIDENCE CHECK OFF COLUMNS		ARTICLES		CONDITION AT ORIGIN		REMARKS/EXCEPTIONS (IF ANY) AT DESTINATION							
13					oven	(sc,4)(sc, ch, 5, 3, 9)(D, 5, 3, 9)	V#89						
2					wine frig.	(sc,4)(sc, 5, 3, 9)	OVERVIEW - M-plumber						
3					Dishwasher	(sc,4)(sc, 5, 3, 9)	V#89						
4					Dryer	(sc,4)	} V#89						
5				Washer	(sc,4)(sc, 2, 5, 3, 9)								
6				microwAVE	(sc,4)(sc, 2, 5, 3, 9)								
7				Parts									
8					chandeliers								
9					chandeliers								
14					END @								
1													
2													
3													
4													
5													
6													
7													
8													
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15													
1													
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5													
6													
7													
8													
9													
16													

Lot No. 521354
 140
 PIECES

Lot No. 521354
 130
 PIECES

REMARKS: _____

IMPORTANT NOTICE: Before signing, inspect your shipment carefully and make sure every item listed is accounted for at delivery. If there are items missing or damage, note the details in the "Exceptions at Destination" column. If for any reason you were not given the opportunity to inspect this shipment, you should call this toll free number, 800-470-2851. I have checked all the items listed and numbered on this page inclusive, and acknowledge that this is a true and complete list of the goods tendered, and of the state of the goods received.				CIRCLE TAG COLOR: BLUE GREEN ORANGE RED WHITE YELLOW <u>521354</u>			
CONTRACTOR CARRIER OR AUTHORIZED AGENT (DRIVER) AT (SIGNATURE) <u>Louis Falkz</u>		DATE		CONTRACTOR CARRIER OR AUTHORIZED AGENT (DRIVER) AT (SIGNATURE)		DATE	