

Attachment 5

Waiver of Surface Rights Agreement and Memorandum

Waiver of Surface Rights Agreement

This Waiver of Surface Rights Agreement (“**Agreement**”), dated as of June 6, 2016, (the “**Effective Date**”), is entered into by and between California Resources Petroleum Corporation, a Delaware corporation, whose address is 11117 River Run Boulevard, Bakersfield, California 93311 (together with its designees, successors, tenants, assigns, successors-in-title, and mortgagees, “**Mineral Owner**”), and the Santa Barbara County Flood Control and Water Conservation District, a dependent special district of the County of Santa Barbara, a political subdivision of the State of California, its successors or assigns, whose address is 130 East Victoria Street, Suite 200, Santa Barbara, CA. 93101 (“**Surface Easement Owner**”).

RECITALS

- A. As of the Effective Date of this Agreement, Mineral Owner is the owner of an undivided interest in the oil, gas, and other minerals in, under and that may be produced from those certain parcels located northwest of the City of Santa Maria in Santa Barbara County currently identified as Assessor Parcel Numbers 117-020-066, 117-160-027 and 117-160-039, located in Sections 5 and 8, Township 10N, Range 34W (the “Dorris Property”), which rights were originally reserved in the deed from California Lands Inc. dated April 17, 1936 and recorded May 25, 1936 in Book 363, Page 117 of Official Records.
- B. Surface Easement Owner is the owner of an easement for the installation and operation of a storm water conveyance facility impacting a portion of the surface of the Dorris Property. The portion of the Dorris Property covered by the referenced easement (the “Portion”) is comprised of approximately 3.32 acres and as legally described on Exhibits “A” and shown on Exhibits “B” of Attachments 1, 2, and 3, attached hereto and incorporated herein by reference.
- C. Pursuant to the terms contained herein, Mineral Owner agrees to waive all rights to use or occupy the surface of the Portion down to a depth of One Hundred feet (100’) in connection with the development of the oil, gas, and other mineral interests held by Mineral Owner in and under the Portion.

AGREEMENT

1. Consideration. As consideration for Mineral Owner waiving the surface rights to the Portion as indicated in Exhibit A to this Agreement, Surface Easement Owner shall tender to Mineral Owner a waiver fee in the amount of Three Thousand Three Hundred Twenty Dollars and No Cents (\$3,320.00)

2. Waiver. In conducting operations of whatever nature with respect to the exploration for, exploitation of, mining, extraction, production, processing, transporting, and marketing of oil, gas, and/or other minerals from the Portion, or in connection with the conduct of other activities associated with the ownership of the oil, gas, and other mineral interests in the

Portion, Mineral Owner agrees not to use or occupy the surface of the Portion down to a depth of One Hundred feet (100') and not to place any fixtures, equipment, buildings, or structures on the Portion; provided, however, nothing in this Agreement shall be construed as waiving, releasing, or relinquishing any right, title, or interest of Mineral Owner in and to the oil, gas and other minerals in and under and that may be produced from the Portion. Additionally, this waiver of surface rights shall not be construed as a waiver of the right of Mineral Owner to exploit, explore for, develop, mine, or produce oil, gas and/or other minerals with wells drilled on the surface of lands other than the Portion, including, but not limited to, directional wells bottomed at least One Hundred feet (100') beneath the Portion (or by pooling the oil, gas, and mineral interests in the Portion with land adjoining the Portion in accordance with the laws and regulations of the State of California).

3. Cooperation by Surface Easement Owner. Surface Easement Owner agrees not to object to, interfere with, protest or oppose the approvals, plans or operations of Mineral Owner under or adjacent to the Portion, provided that Mineral Owner agrees not to interfere with surface development by Surface Easement Owner as provided in this Agreement.

4. Successors and Assigns. This Agreement shall be binding on Mineral Owner and Surface Easement Owner and their respective heirs, legal representatives, successors and assigns.

5. Memorandum. Concurrently with the execution of this Agreement, the parties shall also execute and deliver a memorandum of this Agreement in the form attached to this Agreement as Exhibit "B" for recordation.

6. Running With the Land. It is the intention of the parties hereto that the rights and waiver of surface rights herein established for the benefit of Surface Easement Owner shall run with, and be appurtenant to, the Portion and shall be burdens upon the oil, gas, and other mineral interests held by Mineral Owner in and under the Portion, shall run with such oil, gas, and other mineral interests, and shall bind Mineral Owner and its successors, tenants, assigns, successors-in-title, and mortgagees.

7. Notices. Any notice required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been given upon (a) hand delivery, (b) one (1) business day after being deposited with FedEx or another reliable overnight courier service, with receipt acknowledgment requested, (c) upon receipt if transmitted by facsimile telecopy, with a copy sent on the same day by one of the other permitted methods of delivery, or (d) upon receipt or refused delivery deposited in the United States mail, registered or certified mail, postage prepaid, return receipt required, and addressed as follows:

IF TO MINERAL OWNER:

California Resources Petroleum Corporation
11117 River Run Boulevard
Bakersfield, CA 93311
Phone: (661) 412-5000
Fax No.: (661) 412-5378
Attention: Minerals Manager

IF TO SURFACE EASEMENT OWNER:

Santa Barbara County Flood Control and Water Conservation District
130 East Victoria Street, Suite 200
Santa Barbara, CA. 93101
Phone: 805-568-3440
Fax No.: 805-568-3434
Attention: Director

or such other address as either party may from time to time specify in writing to the other.

8. Counterparts. This Agreement may be executed in any number of counterparts with the same effect as if all signatory parties had signed the same document. All counterparts shall be construed together and shall constitute one and the same instrument.

9. Jurisdiction. This Agreement shall be governed by the laws of the State of California. Any litigation regarding this Agreement or its contents shall be filed in the County of Santa Barbara, if in state court, or in the federal district court nearest to Santa Barbara County, if in federal court.

10. Authority. All signature and parties to this Agreement warrant and represent that they have the power and authority to enter into this Agreement in the names, titles, and capacities herein stated and on behalf of any entities, persons, or firms represented or purported to be represented.

This Waiver of Surface Rights Agreement is executed by Mineral Owner and Surface Easement Owner as of the date of execution by the Surface Easement Owner.

Mineral Owner: California Resources Petroleum Corporation, a Delaware corporation

By:  _____

Name: Jordan D. Scott *sa*

Title: Attorney-in-Fact

Date: June 6, 2016

Surface Easement Owner: Santa Barbara County Flood Control and Water Conservation District

By: _____


Peter Adam
Chair, Board of Directors

ATTEST
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:

By:  _____
Scott D. McGolpin, Director
Public Works Director

APPROVED AS TO FORM:

By:  _____
Ray Aromatorio
Risk Manager

APPROVED AS TO FORM:
MICHAEL C. GHIZZONI
COUNTY COUNSEL

By:  _____
Johannah Hartley
Deputy County Counsel

APPROVED AS TO FORM:
THEODORE A. FALLATI, C.P.A.
AUDITOR-CONTROLLER

By:  _____

Exhibit A

Attachment 1 – Fee Parcel for Portion of Assessor Parcel Number 117–020–066

Attachment 2 – Fee Parcel for Portion of Assessor Parcel Number 117–160–027

Attachment 3 – Fee Parcel for Portion of Assessor Parcel Number 117–160–039

Attachment 1

Fee Parcel

Portion of Assessor Parcel Number
117-020-066



Fee Parcel
"EXHIBIT "A"
LEGAL DESCRIPTION

That certain portion of the land described in Exhibit A Hopkins Laguna Trust in the Modification of Deed of Trust, in the County of Santa Barbara, State of California, recorded March 2, 2012 as Instrument No. 2012-0013642 Official Records of said County, described as follows:

Beginning at a point on the east line of said land, said point being the northwesterly terminus of that certain course described in said Deed as "Thence North 54°30' West 3.06 chains to stake S NO. 5", said point also being the beginning of a curve concave easterly and having a radial center of which bears North 85°18'37" East, a distance of 2,220.00 feet;

Thence 1st, Leaving said east line and along said curve, northerly, through a central angle of 05°39'34" an arc distance of 219.28 feet;

Thence 2nd, North 02°11'03" East, a distance of 2,225.08 feet;

Thence 3rd, North 05°01'39" East, a distance of 114.16 feet;

Thence 4th, North 01°43'45" East, a distance of 840.53 feet;

Thence 5th, North 02°22'17" East, a distance of 1,221.01 feet;


Thence 6th, North 07°10'40" East, a distance of 58.73 feet to a point on said east line;

Thence 7th, Along said east line, South 02°05'38" West, a distance of 4,677.77 feet to the **POINT OF BEGINNING**.

Containing 49,977 square feet or 1.15 acres, more or less.

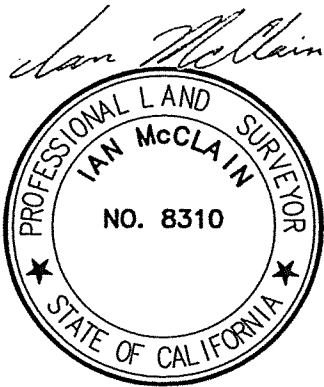
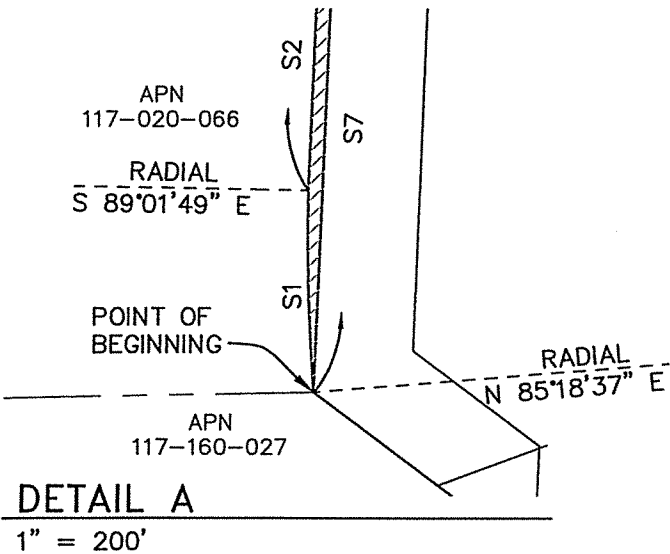
END OF DESCRIPTION

This description was prepared by me or under my direct supervision in conformance with the requirements of the Professional Land Surveyor's Act on this 19th day of January, 2016.


Ian McClain, PLS 8310

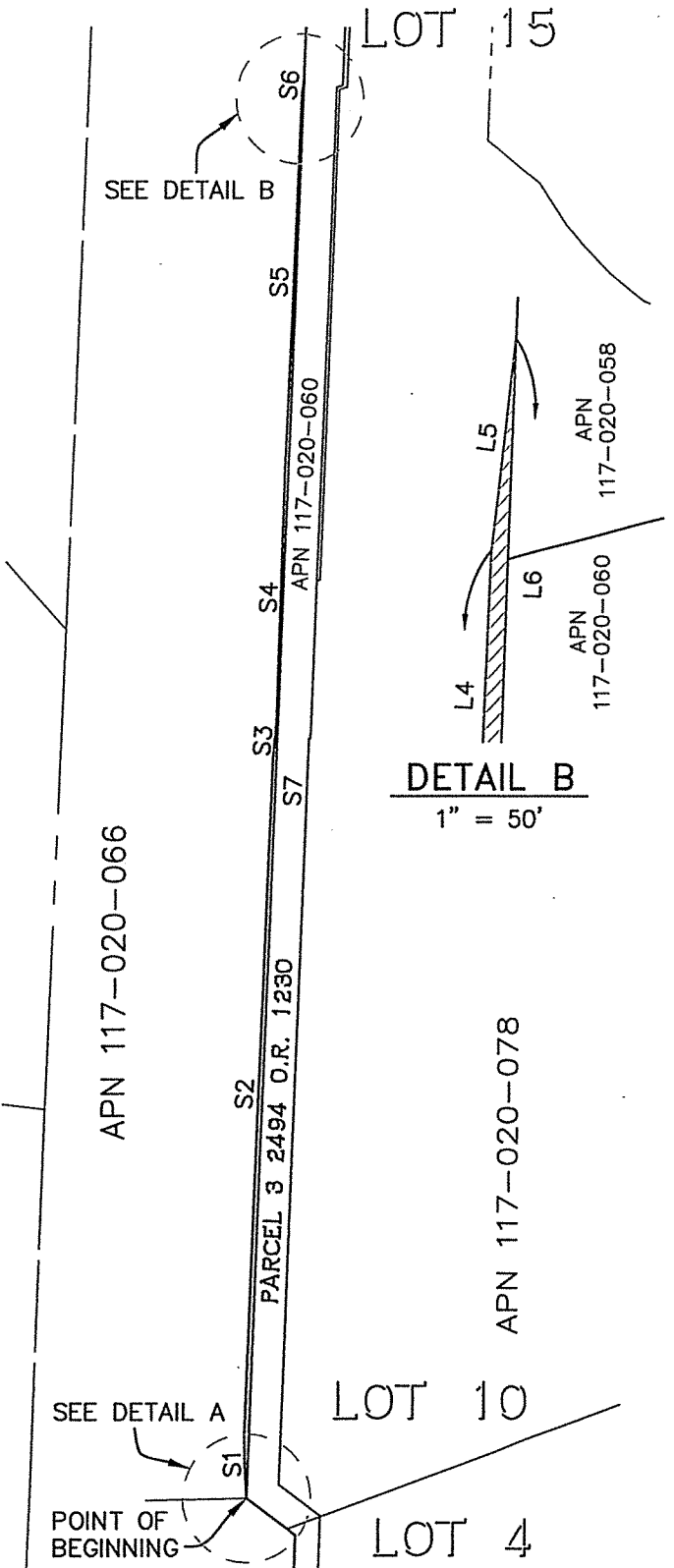
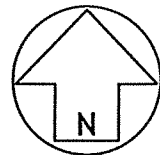


| SEGMENT TABLE | | | |
|----------------|----------|---------------------|----------|
| LINE/ CURVE | LENGTH | DIRECTION/ DELTA | RADIUS |
| S1 | 219.28' | 5°39'34" | 2220.00' |
| S2 | 2225.08' | N02°11'03"E | -- |
| S3 | 114.16' | N05°01'39"E | -- |
| S4 | 840.53' | N01°43'45"E | -- |
| S5 | 1221.01' | N02°22'17"E | -- |
| S6 | 58.73' | N07°10'40"E | -- |
| S7 | 4677.77' | S02°05'38"W | -- |



2646 Santa Maria Way, Suite 107, Santa Maria, CA 93455
 Phone: (805) 925-2345 Fax: (805) 925-1539
 2064020643 DWG: 20643LEGAL-EXH-B.dwg

SCALE: 1" = 600'



DETAIL B
1" = 50'

EXHIBIT B
OF
FEE PARCEL
WEST GREEN CANYON
 COUNTY OF SANTA BARBARA
 STATE OF CALIFORNIA

PLOT DATE: 1/19/2016

Attachment 2

Fee Parcel

Portion of Assessor Parcel Number
117-160-027



Fee Parcel
"EXHIBIT "A"
LEGAL DESCRIPTION

That certain portion of the land described in Exhibit A Hopkins Laguna Trust in the Modification of Deed of Trust, in the County of Santa Barbara, State of California, recorded March 2, 2012 as Instrument No. 2012-0013642 Official Records of said County, described as follows:

Beginning at a point on the east line of said land, said point being the northwesterly terminus of that certain course described in said Deed as "Thence North 54°30' West 3.06 chains to stake S NO. 5";

Thence 1st, Along said East line, South 53°09'22" East, a distance of 202.60 feet;

Thence 2nd, Along said East line, South 02°05'38" West, a distance of 406.73 feet; thence, to the beginning of a non-tangent curve concave westerly and having a radial center which bears South 88°05'41" West, a distance of 1,050.00 feet;

Thence 3rd, Leaving said east line and along said curve, northerly, through a central angle of 12°51'04" an arc distance of 235.51 feet;

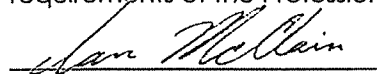
Thence 4th, South 75°14'38" West, a distance of 17.00 feet; thence, to the beginning of a non-tangent curve concave easterly and having a radial center which bears North 66°56'27" East, a distance of 1,750.00 feet;

Thence 5th, Along said curve, Northerly, through a central angle of 10°19'36" an arc distance of 315.41 feet to the **POINT OF BEGINNING**.

Containing 28,849 square feet or 0.66 acres, more or less.

END OF DESCRIPTION

This description was prepared by me or under my direct supervision in conformance with the requirements of the Professional Land Surveyor's Act on this 19th day of January, 2016.


Ian McClain, PLS 8310



APN 117-020-066

APN 117-020-078

POINT OF BEGINNING

PARCEL 3
2494 O.R. 1230

LOT 10

RADIAL
N 77°16'03" E

APN 117-020-060

| SEGMENT TABLE | | | |
|----------------|---------|---------------------|----------|
| LINE/ CURVE | LENGTH | DIRECTION/ DELTA | RADIUS |
| S1 | 202.60' | S53°09'22"E | - |
| S2 | 406.73' | S02°05'38"W | - |
| S3 | 235.51' | 12°51'04" | 1050.00' |
| S4 | 17.00' | S75°14'38W | - |
| S5 | 315.41' | 10°19'36" | 1750.00' |

LOT 4

PARCEL 3
2494 O.R. 1230

APN 117-160-027

S 88°05'41" W
RADIAL

APN 117-160-048

APN 117-160-050

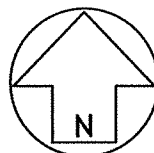


EXHIBIT B
OF
FEE PARCEL
WEST GREEN CANYON
COUNTY OF SANTA BARBARA
STATE OF CALIFORNIA

2646 Santa Maria Way, Suite 107, Santa Maria, CA 93455
Phone: (805) 925-2345 Fax: (805) 925-1539

SCALE: 1" = 100'

2064020643 DWG: 20643LEGAL-EXH-B.dwg

PLOT DATE: 5/19/2016

Attachment 3

Permanent Easement Area

Portion of Assessor Parcel Number
117-160-039



Permanent Easement Area

EXHIBIT A LEGAL DESCRIPTION

Page 1 of 2

That certain portion of the land described in Exhibit A Hopkins Laguna Trust in the Modification of Deed of Trust, in the County of Santa Barbara, State of California, recorded March 2, 2012 as Instrument No. 2012-0013642 Official Records of said County, described as follows:

Beginning at a point on the east line of said land, said point being the northwesterly terminus of that certain course described in said Deed as "Thence North 54°30' West 3.06 chains to stake S NO. 5"; thence, along said East line, South 53°09'22" East, a distance of 202.60 feet; thence, along said East line, South 02°05'44" West, a distance of 406.73 feet to the beginning of a non-tangent curve concave westerly and having a radial center which bears South 88°05'41" West, a distance of 1,050.00 feet, and the **TRUE POINT OF BEGINNING**;

Thence 1st, Leaving said east line and along said curve, northerly, through a central angle of 12°51'04" an arc distance of 235.51 feet;

Thence 2nd, South 75°14'38" West, a distance of 17.38 feet; thence, to the beginning of a non-tangent curve concave westerly and having a radial center which bears South 75°14'38" West, a distance of 1,032.67 feet;

Thence 3rd, Along said curve, Southerly, through a central angle of 13°15'49" an arc distance of 239.05 feet;

Thence 4th, South 00°21'49" West, a distance of 127.20 feet;

Thence 5th, South 01°11'27" West, a distance of 49.19 feet;

Thence 6th, South 01°59'46" West, a distance of 350.37 feet;

Thence 7th, South 02°07'48" West, a distance of 499.97 feet;

Thence 8th, South 02°16'43" West, a distance of 499.99 feet;

Thence 9th, South 02°09'46" West, a distance of 500.04 feet;

Thence 10th, South 02°07'18" West, a distance of 500.07 feet;

Thence 11th, South 01°58'08" West, a distance of 499.67 feet;

Thence 12th, South 02°11'39" West, a distance of 500.31 feet;

Thence 13th, South 02°12'04" West, a distance of 500.13 feet;

Thence 14th, South 02°11'28" West, a distance of 400.59 feet;

Thence 15th, South 03°01'00" West, a distance of 40.25 feet;

Thence 16th, South 01°29'22" West a distance of 46.40 feet, to the northerly right of way of State Highway 166 (Main Street) as defined on the Cal Trans Right of Way Map "SB Route 166, Post Mile 5.1" Sheet 7 of 13;



**EXHIBIT A
LEGAL DESCRIPTION**

Page 2 of 2

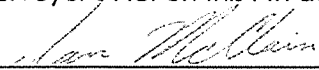
Thence 17th, South 83°26'39" East, along said right of way, a distance of 9.35 feet to the intersection of said right of way and the east line of said land;

Thence 18th, North 02°05'38" East, along the east line of said land a distance of 4,523.22 feet to the **POINT OF BEGINNING**.

Containing 65,643 square feet or 1.51 acres, more or less.

END OF DESCRIPTION

This description was prepared by me or under my direct supervision in conformance with the requirements of the Professional Land Surveyor's Act on this 7th day of March, 2016.

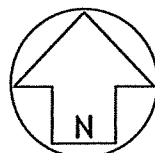
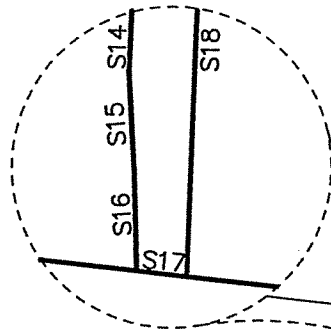
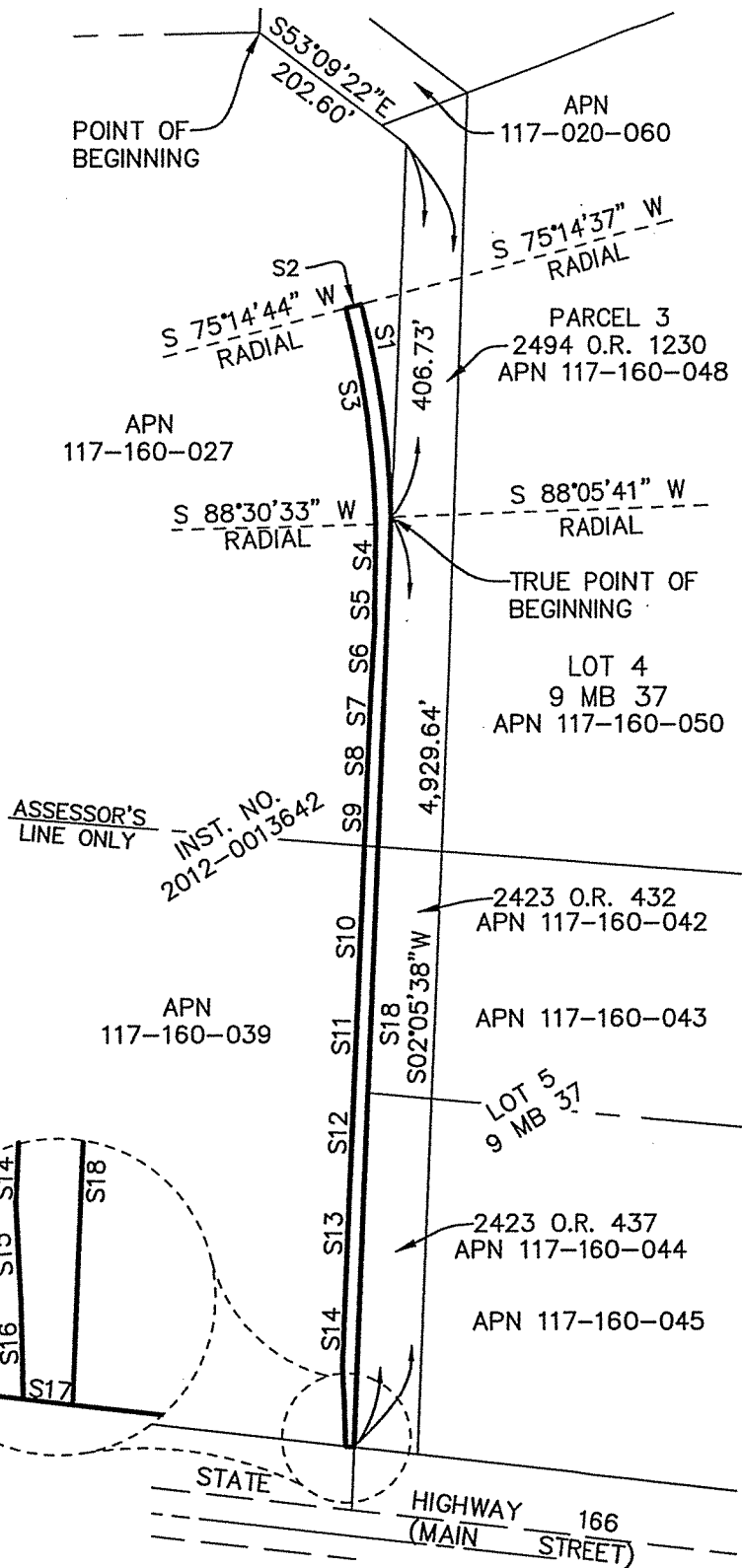


Ian McClain, PLS 8310



SEGMENT TABLE

| LINE/ CURVE | DIRECTION/ DELTA | LENGTH | RADIUS |
|----------------|---------------------|-----------|-----------|
| S1 | 12°51'04" | 235.51' | 1,050.00' |
| S2 | S75°14'38"W | 17.38' | - |
| S3 | 13°15'49" | 239.05' | 1,032.67' |
| S4 | S0°21'49"W | 127.20' | - |
| S5 | S1°11'27"W | 49.19' | - |
| S6 | S1°59'46"W | 350.37' | - |
| S7 | S2°07'48"W | 499.97' | - |
| S8 | S2°16'43"W | 499.99' | - |
| S9 | S2°09'46"W | 500.04' | - |
| S10 | S2°07'18"W | 500.07' | - |
| S11 | S1°58'08"W | 499.67' | - |
| S12 | S2°11'39"W | 500.31' | - |
| S13 | S2°12'04"W | 500.13' | - |
| S14 | S2°11'28"W | 400.59' | - |
| S15 | S3°01'00"E | 40.25' | - |
| S16 | S1°29'22"E | 46.40' | - |
| S17 | S83°26'39"E | 9.35' | - |
| S18 | N2°05'38"E | 4,523.22' | - |



2646 Santa Maria Way, Suite 107, Santa Maria, CA 93455
 Phone: (805) 925-2345 Fax: (805) 925-1539
 2064020643 DWG: 20643LEGAL-EXH-B.dwg

NOT TO SCALE

EXHIBIT B
 OF
 PERMANENT EASEMENT
 WEST GREEN CANYON
 COUNTY OF SANTA BARBARA
 STATE OF CALIFORNIA

PLOT DATE: 3/7/2016

Exhibit B

Recording requested by
and to be returned to:
General Services Department
Real Property Division
Will Call

Memorandum of Waiver of Surface Rights Agreement

COUNTY OF SANTA BARBARA
OFFICIAL BUSINESS
No fee pursuant to
Government Code § 6103

SPACE ABOVE THIS LINE FOR RECORDER'S USE
APN: 117-020-066 and 117-160-027 & -039 (PORTION)

MEMORANDUM OF WAIVER OF SURFACE RIGHTS AGREEMENT

THIS MEMORANDUM OF WAIVER OF SURFACE RIGHTS AGREEMENT ("**Memorandum**") is made and entered into as of _____, 2016, by and between California Resources Petroleum Corporation, a Delaware corporation, whose address is c/o California Resources Petroleum Corporation, 11117 River Run Boulevard, Bakersfield, California 93311 ("**Mineral Owner**"), and the Santa Barbara County Flood Control and Water Conservation District whose address is 130 East Victoria Street, Suite 200, Santa Barbara, CA. 93101 ("**Surface Easement Owner**").

WHEREAS:

A. Mineral Owner is the owner of an undivided interest in the oil, gas, and other minerals in, under and that may be produced from those certain parcels located northwest of the City of Santa Maria in Santa Barbara County currently identified as Assessor Parcel Numbers 117-020-066, 117-160-027 and 117-160-039 located in Sections 5 and 8, Township 10N, Range 34W (the "**Dorris Property**"), which rights were originally reserved in the deed from California Lands Inc. dated April 17, 1936 and recorded May 25, 1936 in Book 363, Page 117 of Official Records.

B. Mineral Owner and Surface Easement Owner have entered into a Waiver of Surface Rights Agreement dated as of the date hereof (the "**Agreement**") whereby Mineral Owner has agreed to waive its right of surface entry to a 3.32 acre portion of the Dorris Property (the "**Portion**"), and desire to enter into this Memorandum which is to be recorded in order that third parties may have notice of the Agreement.

NOW, THEREFORE, the parties state as follows:

1. Pursuant to and subject to the terms of the Agreement, Mineral Owner has agreed not to use or occupy the surface of the Portion down to a depth of One Hundred feet (100'), or to place any fixtures, equipment, buildings, or structures on the Portion which is legally described on Exhibits "A" and shown on Exhibits "B" of Attachments 1, 2, and 3, attached hereto and incorporated herein by reference; provided, however, nothing in the Agreement shall be construed as waiving, releasing, or relinquishing any right, title, or interest of Mineral Owner in and to the oil, gas and other minerals in and under and that may be produced from the Portion or the Dorris Property. Additionally, the waiver of surface rights shall not be construed as a waiver of the right of Mineral Owner to exploit, explore for, develop, mine, or produce oil, gas and/or other minerals with wells drilled on the surface of lands other than the Portion, including, but not limited to, directional wells bottomed at least One Hundred feet (100') beneath the surface of the Portion (or by pooling the oil, gas, and mineral interests in the Portion with land adjoining the Portion in accordance with the laws and regulations of the State of California).

2. It is the intention of the parties that the rights and waiver of surface rights established in the Agreement for the benefit of Surface Easement Owner shall run with, and be appurtenant to, the Dorris Property, shall be burdens upon the oil, gas, and other mineral interests held by Mineral Owner in and under the Dorris Property, shall run with such oil, gas, and other mineral interests, and shall bind Mineral Owner and its successors, tenants, assigns, successors-in-title, and mortgagees.

3. The Agreement binds the Mineral Owner and Surface Easement Owner and their respective heirs, legal representatives, successors and assigns.

4. Should there be any inconsistency between the terms of this Memorandum and the Agreement, the terms of the Agreement shall prevail.

IN WITNESS WHEREOF, Mineral Owner and Surface Owner have executed this Memorandum as of the date set forth above.

Mineral Owner: California Resources Petroleum Corporation, a Delaware corporation

By: _____

Name: Jordan D. Scott

Title: Attorney-in-Fact

Date: _____, 2016

Surface Easement Owner: Santa Barbara County Flood Control and Water Conservation District

By: _____

Peter Adam
Chair, Board of Directors

Date: _____, 2016

ATTEST
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

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 CALIFORNIA)
)
COUNTY OF _____)

On May _____, 2016, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person 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 (Seal)

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 CALIFORNIA)
)
COUNTY OF _____)

On May _____, 2016, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person 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 (Seal)

Attachment 1

Fee Parcel

Portion of Assessor Parcel Number
117-020-066



Fee Parcel
"EXHIBIT "A"
LEGAL DESCRIPTION

That certain portion of the land described in Exhibit A Hopkins Laguna Trust in the Modification of Deed of Trust, in the County of Santa Barbara, State of California, recorded March 2, 2012 as Instrument No. 2012-0013642 Official Records of said County, described as follows:

Beginning at a point on the east line of said land, said point being the northwesterly terminus of that certain course described in said Deed as "Thence North 54°30' West 3.06 chains to stake S NO. 5", said point also being the beginning of a curve concave easterly and having a radial center of which bears North 85°18'37" East, a distance of 2,220.00 feet;

Thence 1st, Leaving said east line and along said curve, northerly, through a central angle of 05°39'34" an arc distance of 219.28 feet;

Thence 2nd, North 02°11'03" East, a distance of 2,225.08 feet;

Thence 3rd, North 05°01'39" East, a distance of 114.16 feet;

Thence 4th, North 01°43'45" East, a distance of 840.53 feet;

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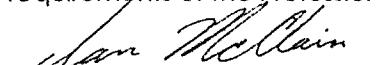
Thence 6th, North 07°10'40" East, a distance of 58.73 feet to a point on said east line;

Thence 7th, Along said east line, South 02°05'38" West, a distance of 4,677.77 feet to the **POINT OF BEGINNING.**

Containing 49,977 square feet or 1.15 acres, more or less.

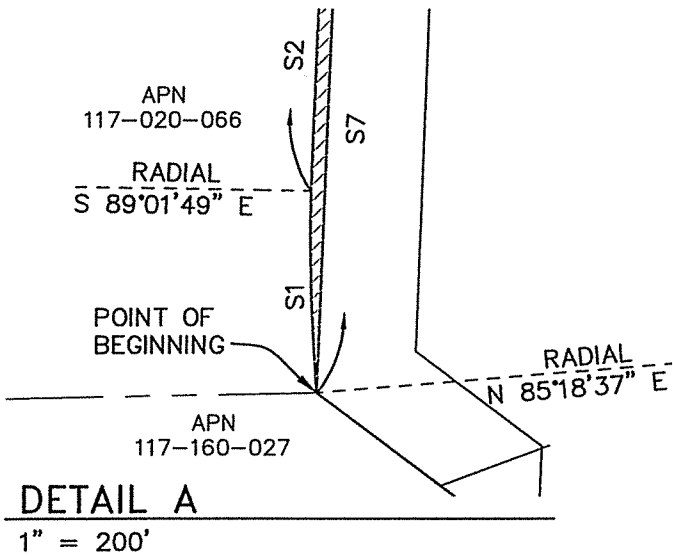
END OF DESCRIPTION

This description was prepared by me or under my direct supervision in conformance with the requirements of the Professional Land Surveyor's Act on this 19th day of January, 2016.


Ian McClain, PLS 8310



| SEGMENT TABLE | | | |
|----------------|----------|---------------------|----------|
| LINE/ CURVE | LENGTH | DIRECTION/ DELTA | RADIUS |
| S1 | 219.28' | 5°39'34" | 2220.00' |
| S2 | 2225.08' | N02°11'03"E | -- |
| S3 | 114.16' | N05°01'39"E | -- |
| S4 | 840.53' | N01°43'45"E | -- |
| S5 | 1221.01' | N02°22'17"E | -- |
| S6 | 58.73' | N07°10'40"E | -- |
| S7 | 4677.77' | S02°05'38"W | -- |

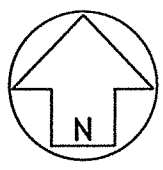
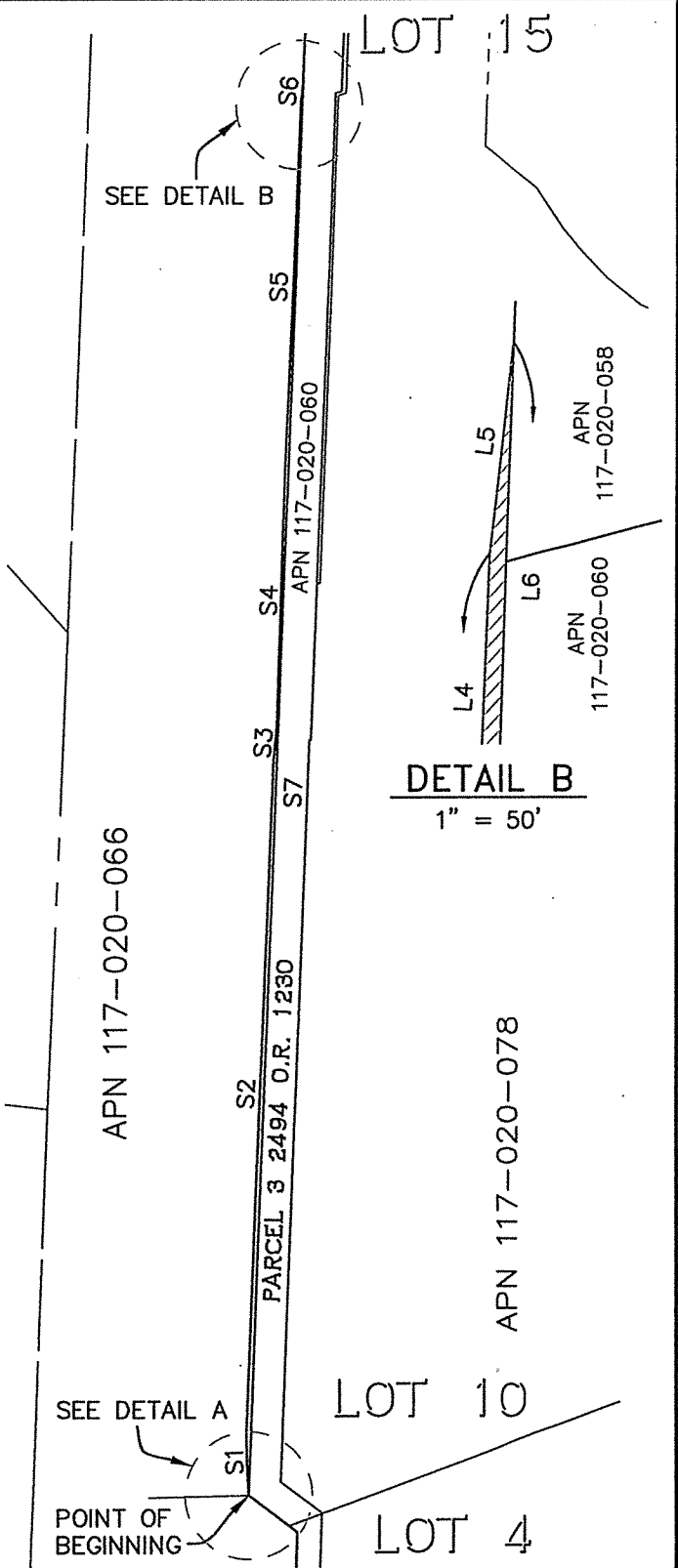


Ian McClain

PROFESSIONAL LAND SURVEYOR
IAN McCLAIN
NO. 8310
STATE OF CALIFORNIA



2646 Santa Maria Way, Suite 107, Santa Maria, CA 93455
Phone: (805) 925-2345 Fax: (805) 925-1539
2064020643 DWG: 20643LEGAL-EXH-B.dwg



SCALE: 1" = 600'

EXHIBIT B
OF
FEE PARCEL
WEST GREEN CANYON
COUNTY OF SANTA BARBARA
STATE OF CALIFORNIA
PLOT DATE: 1/19/2016

Attachment 2

Fee Parcel

Portion of Assessor Parcel Number
117-160-027



Fee Parcel
"EXHIBIT "A"
LEGAL DESCRIPTION

That certain portion of the land described in Exhibit A Hopkins Laguna Trust in the Modification of Deed of Trust, in the County of Santa Barbara, State of California, recorded March 2, 2012 as Instrument No. 2012-0013642 Official Records of said County, described as follows:

Beginning at a point on the east line of said land, said point being the northwesterly terminus of that certain course described in said Deed as "Thence North 54°30' West 3.06 chains to stake S NO. 5";

Thence 1st, Along said East line, South 53°09'22" East, a distance of 202.60 feet;

Thence 2nd, Along said East line, South 02°05'38" West, a distance of 406.73 feet; thence, to the beginning of a non-tangent curve concave westerly and having a radial center which bears South 88°05'41" West, a distance of 1,050.00 feet;

Thence 3rd, Leaving said east line and along said curve, northerly, through a central angle of 12°51'04" an arc distance of 235.51 feet;

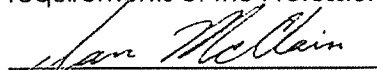
Thence 4th, South 75°14'38" West, a distance of 17.00 feet; thence, to the beginning of a non-tangent curve concave easterly and having a radial center which bears North 66°56'27" East, a distance of 1,750.00 feet;

Thence 5th, Along said curve, Northerly, through a central angle of 10°19'36" an arc distance of 315.41 feet to the **POINT OF BEGINNING**.

Containing 28,849 square feet or 0.66 acres, more or less.

END OF DESCRIPTION

This description was prepared by me or under my direct supervision in conformance with the requirements of the Professional Land Surveyor's Act on this 19th day of January, 2016.


Ian McClain, PLS 8310



APN 117-020-066

APN 117-020-078

POINT OF BEGINNING

PARCEL 3
2494 O.R. 1230

LOT 10

RADIAL
N 77°16'03" E

APN 117-020-060

LOT 4

| SEGMENT TABLE | | | |
|----------------|---------|---------------------|----------|
| LINE/ CURVE | LENGTH | DIRECTION/ DELTA | RADIUS |
| S1 | 202.60' | S53°09'22"E | - |
| S2 | 406.73' | S02°05'38"W | - |
| S3 | 235.51' | 12°51'04" | 1050.00' |
| S4 | 17.00' | S75°14'38W | - |
| S5 | 315.41' | 10°19'36" | 1750.00' |

APN 117-160-027



S 88°05'41" W
RADIAL

PARCEL 3
2494 O.R. 1230

APN 117-160-048

APN 117-160-050

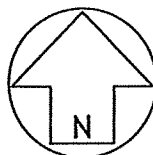


EXHIBIT B
OF
FEE PARCEL
WEST GREEN CANYON
COUNTY OF SANTA BARBARA
STATE OF CALIFORNIA

2646 Santa Maria Way, Suite 107, Santa Maria, CA 93455
Phone: (805) 925-2345 Fax: (805) 925-1539

SCALE: 1" = 100'

2064020643 DWG: 20643LEGAL-EXH-B.dwg

PLOT DATE: 5/19/2016

Attachment 3

Permanent Easement Area

Portion of Assessor Parcel Number
117-160-039



Permanent Easement Area

EXHIBIT A LEGAL DESCRIPTION

Page 1 of 2

That certain portion of the land described in Exhibit A Hopkins Laguna Trust in the Modification of Deed of Trust, in the County of Santa Barbara, State of California, recorded March 2, 2012 as Instrument No. 2012-0013642 Official Records of said County, described as follows:

Beginning at a point on the east line of said land, said point being the northwesterly terminus of that certain course described in said Deed as "Thence North 54°30' West 3.06 chains to stake S NO: 5"; thence, along said East line, South 53°09'22" East, a distance of 202.60 feet; thence, along said East line, South 02°05'44" West, a distance of 406.73 feet to the beginning of a non-tangent curve concave westerly and having a radial center which bears South 88°05'41" West, a distance of 1,050.00 feet, and the **TRUE POINT OF BEGINNING**;

Thence 1st, Leaving said east line and along said curve, northerly, through a central angle of 12°51'04" an arc distance of 235.51 feet;

Thence 2nd, South 75°14'38" West, a distance of 17.38 feet; thence, to the beginning of a non-tangent curve concave westerly and having a radial center which bears South 75°14'38" West, a distance of 1,032.67 feet;

Thence 3rd, Along said curve, Southerly, through a central angle of 13°15'49" an arc distance of 239.05 feet;

Thence 4th, South 00°21'49" West, a distance of 127.20 feet;

Thence 5th, South 01°11'27" West, a distance of 49.19 feet;

Thence 6th, South 01°59'46" West, a distance of 350.37 feet;

Thence 7th, South 02°07'48" West, a distance of 499.97 feet;

Thence 8th, South 02°16'43" West, a distance of 499.99 feet;

Thence 9th, South 02°09'46" West, a distance of 500.04 feet;

Thence 10th, South 02°07'18" West, a distance of 500.07 feet;

Thence 11th, South 01°58'08" West, a distance of 499.67 feet;

Thence 12th, South 02°11'39" West, a distance of 500.31 feet;

Thence 13th, South 02°12'04" West, a distance of 500.13 feet;

Thence 14th, South 02°11'28" West, a distance of 400.59 feet;

Thence 15th, South 03°01'00" West, a distance of 40.25 feet;

Thence 16th, South 01°29'22" West a distance of 46.40 feet, to the northerly right of way of State Highway 166 (Main Street) as defined on the Cal Trans Right of Way Map "SB Route 166, Post Mile 5.1" Sheet 7 of 13;

**EXHIBIT A
LEGAL DESCRIPTION**

Page 2 of 2


Thence 17th, South 83°26'39" East, along said right of way, a distance of 9.35 feet to the intersection of said right of way and the east line of said land;

Thence 18th, North 02°05'38" East, along the east line of said land a distance of 4,523.22 feet to the **POINT OF BEGINNING**.

Containing 65,643 square feet or 1.51 acres, more or less.

END OF DESCRIPTION

This description was prepared by me or under my direct supervision in conformance with the requirements of the Professional Land Surveyor's Act on this 7th day of March, 2016.

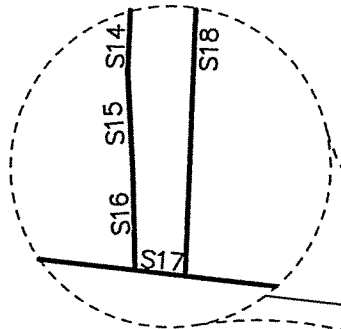
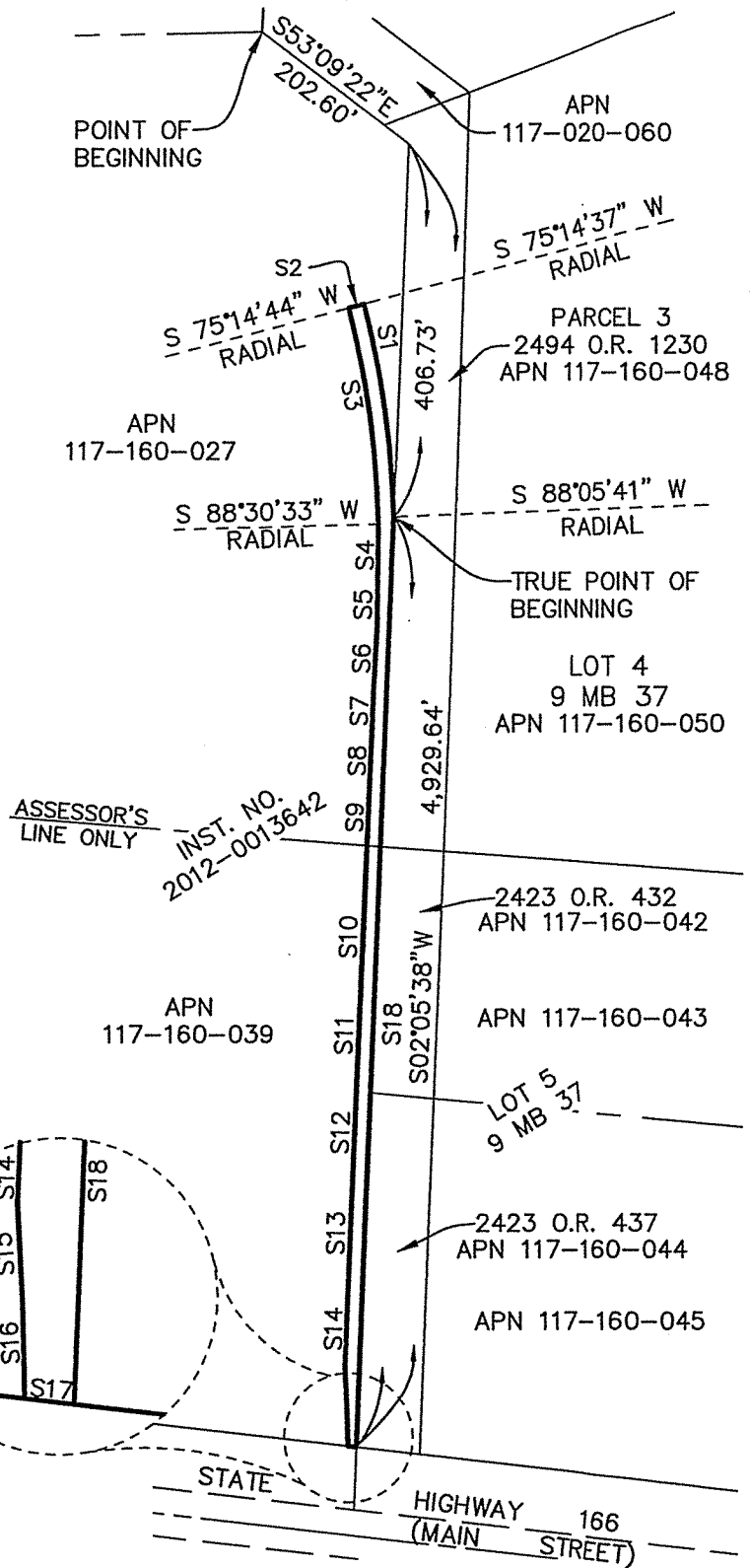


Ian McClain, PLS 8310

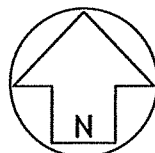


SEGMENT TABLE

| LINE/ CURVE | DIRECTION/ DELTA | LENGTH | RADIUS |
|----------------|---------------------|-----------|-----------|
| S1 | 12°51'04" | 235.51' | 1,050.00' |
| S2 | S75°14'38"W | 17.38' | - |
| S3 | 13°15'49" | 239.05' | 1,032.67' |
| S4 | S0°21'49"W | 127.20' | - |
| S5 | S1°11'27"W | 49.19' | - |
| S6 | S1°59'46"W | 350.37' | - |
| S7 | S2°07'48"W | 499.97' | - |
| S8 | S2°16'43"W | 499.99' | - |
| S9 | S2°09'46"W | 500.04' | - |
| S10 | S2°07'18"W | 500.07' | - |
| S11 | S1°58'08"W | 499.67' | - |
| S12 | S2°11'39"W | 500.31' | - |
| S13 | S2°12'04"W | 500.13' | - |
| S14 | S2°11'28"W | 400.59' | - |
| S15 | S3°01'00"E | 40.25' | - |
| S16 | S1°29'22"E | 46.40' | - |
| S17 | S83°26'39"E | 9.35' | - |
| S18 | N2°05'38"E | 4,523.22' | - |



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NOT TO SCALE

EXHIBIT B
 OF
 PERMANENT EASEMENT
 WEST GREEN CANYON
 COUNTY OF SANTA BARBARA
 STATE OF CALIFORNIA

PLOT DATE: 3/7/2016