

EXISTING EASEMENTS AS DISCLOSED BY THE 1ST. AMENDED PRELIMINARY TITLE REPORT (PTR) NO. 04401135 ISSUED BY LAWYERS III PANY DATED JULY 26, 2006 AT 7:30 A.M.

- AN EASEMENT GRANTED TO THE COUNTY OF SANTA BARBARA FOR ROAD PURPOSES AFFECTING A PORTION OF SAID LAND RECORDED JANUARY 14, 1890 IN BOOK 26, PAGE 280 OF DEEDS. (ITEM 5)
- AN EASEMENT GRANTED TO SANTA YNEZ RIVER CONSERVATION DISTRICT FOR WATER MAINS, HYDRANTS AND VALVES PURPOSES, AFFECTING PORTIONS OF SAID LAND, RECORDED JULY 16, 1964 AS INSTRUMENT NO. 30377 IN BOOK 2060, PAGE 460 OF OFFICIAL RECORDS.

UTILITIES:

ELECTRIC: PACIFIC GAS AND ELECTRIC
 GAS: SOUTHERN CALIFORNIA GAS
 SEWER: SEPTIC SYSTEM
 TELEPHONE: VERIZON
 WATER: SANTA YNEZ RIVER WATER CONSERVATION DISTRICT

EXISTING PARCELS INFORMATION:

05-CC-113 AND 05-CC-114
 BEING PORTIONS OF APN 135-240-080
 ADDRESS: 2531 GRAND AVENUE
 LOS OLIVOS, CA. 93441
 ZONING: 1-E-1 (5.85 ACRES)
 Single Family Residential - One Acre Minimum Lot Size
 See Article III, Section 35-219 for Zoning Information
 CN (1.34 ACRES)
 Neighborhood Commercial - No Minimum Lot Size
 See Article III, Section 35-229 for Zoning Information
 OWNER: LOS OLIVOS CAMP LLC
 c/o Douglas J. Herthel
 P.O. Box 248
 Los Olivos, CA. 93441-0249
 SURVEYOR: Mark E. Reinhardt
 MNS Engineers, Inc.
 4141 State Street, Suite B-11
 Santa Barbara, CA 93110
 (805)692-6921
 AGENT: Tish Beltranena, Principal Planner
 MNS Engineers Inc. - Wineries, Ranches & Estate Groups
 201 Industrial Way, Suite A
 Buellton, CA 93427
 PH: (805)688-6200
 FAX: (805)686-5418

05-CC-115
 APN 135-240-079
 ADDRESS: N/A
 ZONING: 1-E-1 (5.85 ACRES)
 Single Family Residential - One Acre Minimum Lot Size
 See Article III, Section 35-219 for Zoning Information
 CN (1.34 ACRES)
 Neighborhood Commercial - No Minimum Lot Size
 See Article III, Section 35-229 for Zoning Information
 OWNER: Janice Montanaro Yates
 917 Bel Marin Keys Boulevard
 Novato, CA. 94949
 SURVEYOR: Mark E. Reinhardt
 MNS Engineers, Inc.
 4141 State Street, Suite B-11
 Santa Barbara, CA 93110
 (805)692-6921
 AGENT: Tish Beltranena, Principal Planner
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AERIAL MAPPING NOTES:

TOPOGRAPHIC MAPPING AS SHOWN HEREON IS COMPILED FROM AERIAL TOPOGRAPHIC MAPPING DEVELOPED FROM AERIAL PHOTOGRAPHY BY KELLOGG AERIAL SURVEYS, DATED OCTOBER 22, 1993. CONTOUR INTERVAL = 5 FT. HORIZONTAL DATUM: CCS ZONE 5, NAD83; VERTICAL DATUM: NAVD83.

BOUNDARY LEGEND:

— EXISTING BOUNDARY
 - - - EXISTING ADJACENT BOUNDARY
 - - - PROPOSED LOT LINE

FLOODWAY LEGEND:

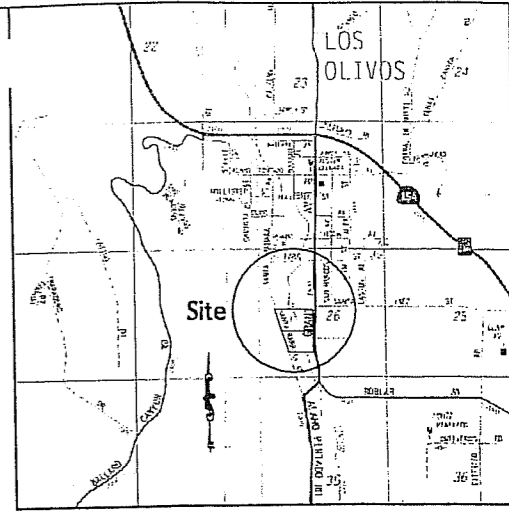
— 100 YEAR FLOOD BOUNDARY
 - - - FLOODWAY FRINGE BOUNDARY
 - - - FLOODWAY BOUNDARY

GEOLOGIC LEGEND:

- - - TOE OF BANK
 - - - TOP OF BANK

GENERAL LEGEND:

— SBFCF DEVELOPMENT SETBACK LINE
 — EHS SEPTIC EFFLUENT DISPOSAL SYSTEMS SETBACK LINE
 — SYRWCD 12" ACP WATER LINE



VICINITY MAP
 Not to Scale

PARCEL AREA INFORMATION:

EXISTING:	ACRES GROSS	ACRES NET
05-CC-113:	1.63±	1.49±
05-CC-114:	1.64±	1.36±
05-CC-115:	3.79±	3.36±
TOTAL:	6.96±	6.21±

PROPOSED:

PARCEL ONE:	ACRES GROSS	ACRES NET
1.77±	1.63±	
PARCEL TWO:	1.00±	0.82±
PARCEL THREE:	4.19±	3.76±
TOTAL:	6.96±	6.21±

EXISTING PARCELS LEGEND:

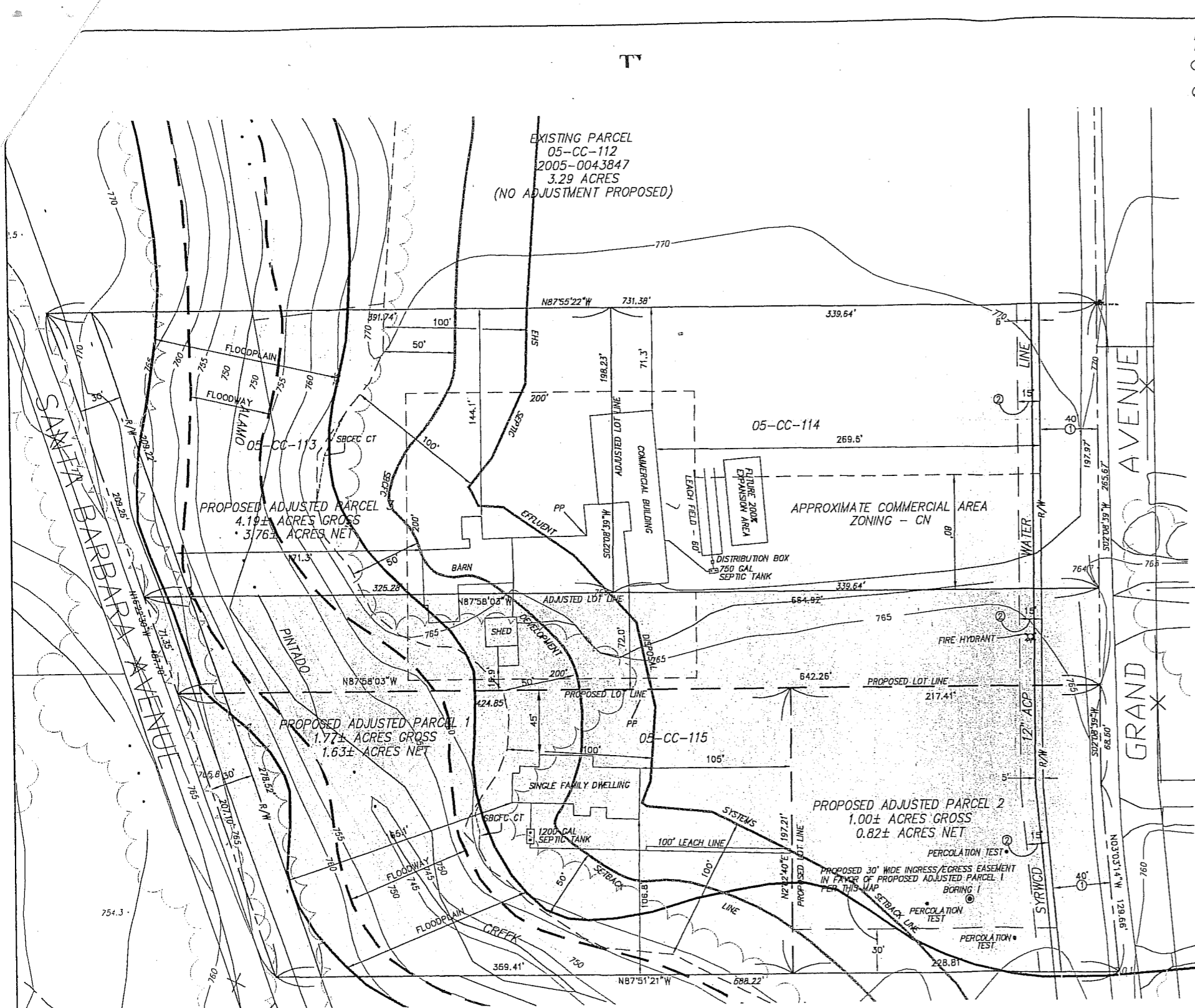
- 05-CC-113
- 05-CC-114
- 05-CC-115

GENERAL NOTES:

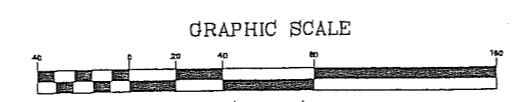
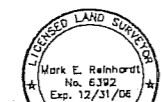
- PORTIONS OF SANTA YNEZ STREET DO NOT AFFECT THE PARCELS. THEY WERE ABANDONED PER SANTA BARBARA COUNTY ROAD BOOK C, PAGES 137 & 138, FILED MAY 19, 1930 IN THE SANTA BARBARA COUNTY CLERK'S OFFICE. THIS IS DEPICTED IN BOOK 143, PAGE 44 OF RECORDS OF SURVEY, FILED JANUARY 8, 1992 IN THE SANTA BARBARA COUNTY CLERK'S OFFICE.
- FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 2 FEET ABOVE THE BASE FLOOD ELEVATION.
- NO ENCROACHMENT SHALL BE PERMITTED WITHIN THE FLOODWAY UNLESS A REPORT FROM A REGISTERED CIVIL ENGINEER DEMONSTRATES THAT THE ENCROACHMENT WOULD NOT RESULT IN A LOSS OF CONVEYANCE OR RAISE THE FLOODPLAIN.

LEGEND:

EHS = ENVIRONMENTAL HEALTH AND SERVICES
 SBFCF = SANTA BARBARA COUNTY FLOOD CONTROL
 SBFCF CT = SANTA BARBARA COUNTY FLOOD CONTROL CALCULATED TOP BANK
 SYRWCD = SANTA YNEZ RIVER WATER CONSERVATION DISTRICT LD. 1



MNS ENGINEERS ENGINEERS • SURVEYORS • CONSTRUCTION MANAGERS
 Quality Infrastructure Services
 201 INDUSTRIAL WAY, SUITE A BUELLTON, CA 93427
 TELEPHONE: (805) 688-5700 FAX: (805) 688-5418



OWNER'S CERTIFICATE

I HEREBY APPLY FOR APPROVAL OF THE DIVISION OF THE REAL PROPERTY SHOWN ON THIS MAP AND CERTIFY THAT I AM THE AUTHORIZED AGENT OF THE LEGAL OWNERS AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PATRICIA (TISH) BELTRANENA, AGENT DATE

HERTHEL MONTANARO PROPERTY
 Tentative Parcel Map for a Lot Line Adjustment
 Case No. 05LLA-00000-00015
 APN 135-240-079 and a portion of APN 135-240-080
 Los Olivos, CA.

* June 2006 *