

JAMESON PROPERTIES LLC)
APPEAL FROM DENIAL OF CERTIFICATE)
OF COMPLIANCE APPLICATIONS 09CC76)
AND 09CC77)

8

Hearing Date: September 7, 2010

Hearing Location: Board of Supervisors Hearing Room

Submitted by: Frederik A. Jacobsen
Post Office Box 2003
Menlo Park, CA 94026
(650) 483-2556
Attorney for Appellant Jameson Properties LLC



JAMESON PROPERTIES LLC)
APPEAL FROM DENIAL OF CERTIFICATE)
OF COMPLIANCE APPLICATIONS 09CC76)
AND 09CC77)

Hearing Date: September 7, 2010

Hearing Location: Board of Supervisors Hearing Room

Submitted by: Frederik A. Jacobsen
Post Office Box 2003
Menlo Park, CA 94026
(650) 483-2556
Attorney for Appellant Jameson Properties LLC

Appellant Jameson Properties LLC owns two improved (with houses) residential lots on 1403 and 1407 Jameson Lane in Montecito. The lots are located on a frontage road south of Highway 101 (see aerial map attached as Exhibit 1). Jameson had applied for two certificates, which the County Surveyor denied. Hence this appeal.

This is not a situation where certificates of compliance are being used to obtain legal recognition of parcels in an otherwise undeveloped rural area. Quite the contrary. The area surrounding the Jameson lots is, on the north, Highway 101, and to the south, east, and west, a developed residential neighborhood. The houses on the Jameson lots have been there for fifty years.

History of the Lots

In 1946, Carl Heitmann created three lots under ordinance allowing same at that time: 1403, 1407, and 1411 Jameson. Heitmann was issued a permit (#605 – Exhibit 2) for a relocated residence on the center lot (1407 Jameson). In 1950, Heitmann received a permit (# 1543 – Exhibit 3) to move a home on to the vacant western lot on the west (1403 Jameson).^{1/} In 1950, Heitmann received another permit (#1545 – Exhibit 4) to relocate a residence to 1411 Jameson (the eastern vacant lot). Shortly thereafter, the County recognized the addresses as 1260 and 1266 Jameson.^{2/}

The 1946 application (Exhibit 2) contained a plat map which plotted three lots with dimensions of 78 feet by 150 feet (1403 Jameson), 65 feet by 150 feet (1407 Jameson), and 65 feet by 150 feet (1411 Jameson). The permits for 1407 Jameson and

¹ The three houses were originally located in Summerland when a Division of Highways highway widening of Highway 101 required their relocation.

² These were later changed to 1403 and 1407 Jameson.

1403 Jameson were approved in 1946 and 1950, respectively. Permit #1543 (Exhibit 3) carried a handwritten notation for both lots: **"Lot will contain at least 6,000 sq ft if sold from total property."** 6000 square feet was the minimum lot size under the zoning of the property at the time [B-1 under Santa Barbara County Ordinance §453].

A November 7, 1967 memo from the County Surveyor's office (Exhibit ⁵4) to interested parties illustrates how County policy was interpreted:

"b) A Parcel Map, of four or less lots, may be compiled from record data taken from filed maps when there is sufficient data to locate and retrace **the exterior boundary lines** of the Parcel Map. One line must be established in the field from found monuments. (Section 11576b). **All interior lot data may be calculated.**"

This is precisely what Heitmann did in 1946 by establishing interior lot lines by describing a distance from which the interior lot dimension could be located and calculated (*see* Exhibit 2)..

The County Assessor also recognized the fact of two lots in its 1952 building appraisal record. The Assessor gave these lots a separate assessor number (9-304-11 and 9-304-12 for 1407 and 1403 South Jameson, respectively, and 9-304-01 for 1411 Jameson). The Assessor also gave each lot a separate address (1260 and 1266 South Jameson Lane) in its 1952 building appraisal [copy attached as Exhibit ⁶5]. The two lots had separate water meters. When the lots were reappraised in 1968 (under addresses 1403 and 1407 Jameson), the Assessor **acknowledged that the houses on 1403 and 1407 South Jameson had been separately leased (for \$150 and \$175 per month, respectively)** (*see* Exhibit ⁷6).

1411 South Jameson (with dimensions 65 feet by 150 feet), created by Permit 605, was sold on February 20, 1951 [deed at Book 972, Page 163 of Official Records] The County has never made the claim, to our knowledge, that this was the sale of an illegal parcel. In November, 1995, the County issued a permit to remodel 1411 South Jameson. The County did not require that 1411 South Jameson obtain a certificate of compliance before issuing that permit.

Government Code Section 66499.34

Government Code Section 66499.34 provides:

“The issuance of a permit or grant of approval for development of real property . . . shall constitute real property which has been approved for development for the purposes of subdivision (c) of Section 66499.35, and upon request by the person owning the real property . . . the local agency shall issue a certificate of compliance for the affected real property.”

The 1946 Permit 605 lawfully created three lots and validated 1407 Jameson with a building permit. The 1950 Permit 1543 validated 1403 Jameson with a building permit. The 1950 Permit 1545 validated 1411 Jameson with a building permit. All the building permits addressed placement, setback (design) and size of the lots.

The issuance of these permits to move two residences onto the Jameson lots is a grant of ‘approval for development of real property’ that, under Section 66499.34, entitles Jameson to certificates of compliance. The request for permits was made by Carl Heitmann, a local architect and member of the Montecito planning commission. The application for 1407 Jameson (permit #605) was accompanied by a map showing the interior boundaries of three lots (two sized 65’ x 150’ and the corner lot sized 78’ x 150’). Minimum lot size under the then zoning was 6,000 square feet per lot; a notation

on Permit 1543 stated that each “lot will contain at least 6000 square feet if sold from total property.” On February 20, 1951, 1411 South Jameson was indeed sold (with dimensions 65 feet by 150 feet) [deed at Book 972, Page 163 of Official Records].

Government Code §66412.6

Government Code §66412.6 provides in pertinent part:

“(a) For purposes of this division of this division or of a local ordinance enacted pursuant thereto, any parcel created prior to March 4, 1972, shall be conclusively presumed to have been lawfully created if the parcel resulted from a division of land in which fewer than five parcels were created and if at the time of the creation of the parcel, there was no local ordinance in effect which regulated divisions of land creating fewer than five parcels.”

The County did not have a local ordinance in effect governing land divisions such as 1403/1407 Jameson until the adoption of the County Lot Split and Subdivision Ordinance in 1955.

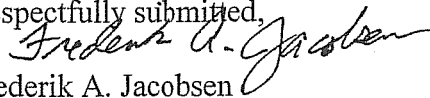
In his May 25, 2010 Final Determination letter, the County Surveyor claimed that “we do not have any legal description in the record that establishes a boundary for which a Certificate of Compliance could be issued . . .” Appellant submitted a map prepared by its surveyor (Dan Jahns) that shows lot boundaries based on legal descriptions of record (Exhibit ^g ~~h~~)

Conclusion

Jameson Properties asks only that 1403 and 1407 Jameson be treated the same as 1411 Jameson, which was created at the same time by the same permit (Exhibit 2). Certificates of development would not pave the way for additional development; that development is already a fact on the ground, and has been for the past fifty or sixty years.

Jameson Properties requests this Board to overrule the Surveyor's denial, and order him to issue certificates of compliance as applied for in Applications 09CC76 and 09CC77.

Respectfully submitted,



Frederik A. Jacobsen

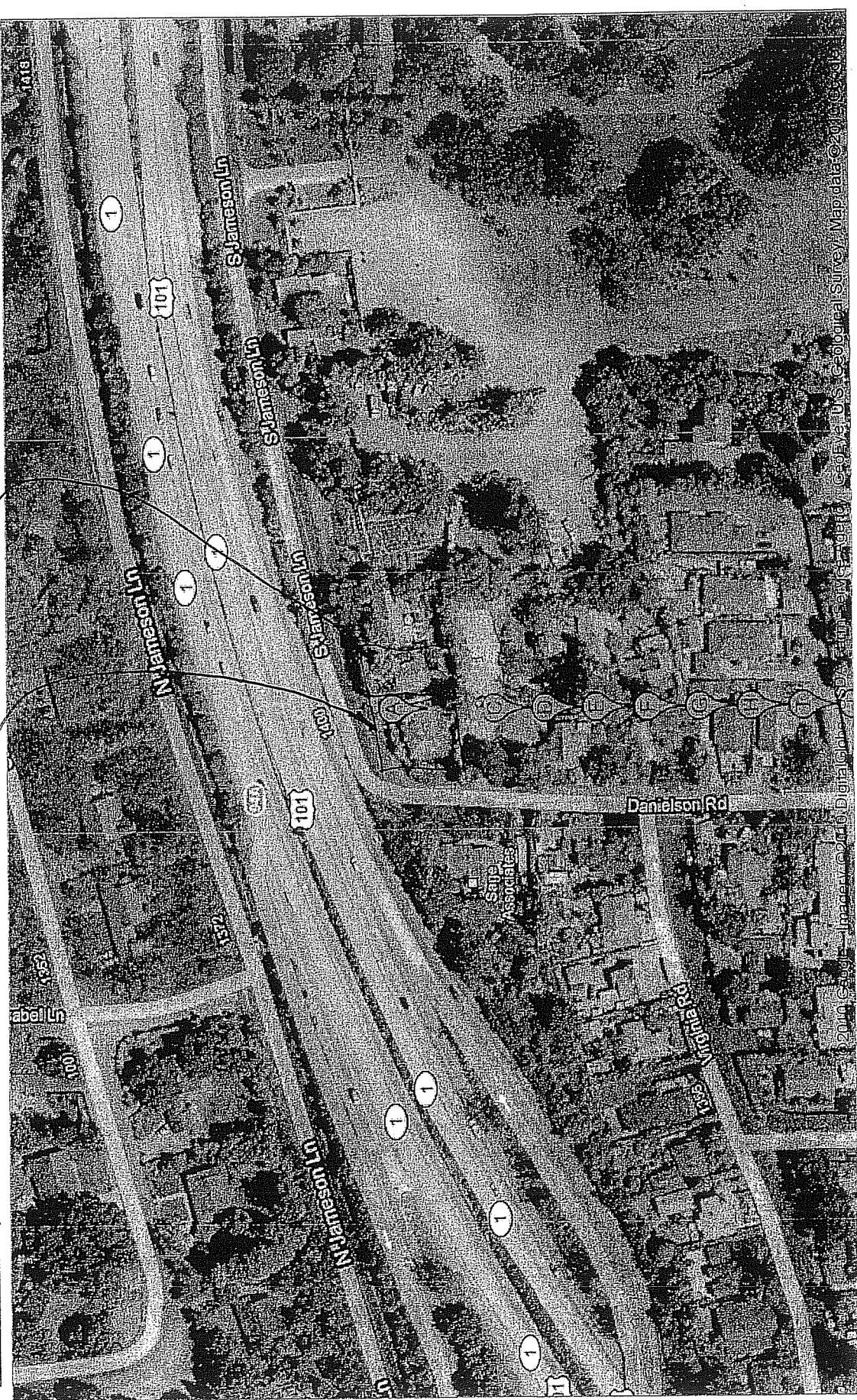
Attorney for Jameson Properties LLC

Google maps Address

To see all the details that are visible on the screen, use the "Print" link next to the map.

1403 JAMESON 1407 JAMESON

Get Directions My Maps Print Send Link



ADDRESS 1407 SOUTH JAMESON LANE
LOCATION MONTECITO

DESCRIPTION Por Lot & Cante Por 9m 20

ZONE R-2 9-304-11

USE

PERMIT NO.	DATE	NAME
605	6/10/68	Carl Hartman

VARIANCES

EXCEPTIONS

CONDITIONAL PERMITS

VIOLATIONS

REMARKS

1407 Pa. Jones

APPLICATION FOR USE PERMIT

COUNTY OF SANTA BARBARA

Application No. 100 County of Santa Barbara June 16th 1946
 Zoning District _____ School District _____
 Name of Owner Carl Heistmann
 Address 1256 Coast Highway
 Applicant _____ Title _____

Application is hereby made for a permit to Build _____ Alter _____ Remodel _____ Change Use _____
 Move on property herein described in accordance with provisions of county ordinances and
 state laws applicable thereto of the description and to the purpose set forth:

PRINCIPAL BUILDING

Use Residence
Residence, Store, Apartment, Farm, etc.
 Class of Construction Frame
Frame, Concrete, Brick, Plaster, etc.
 Cost 3000 incl. Garage No. of Stories _____

ACCESSORY BUILDING

Use Garage
Garage, Storehouse, Stable, Tool House, Shop, etc.
 Class of Construction Frame Height _____

Remarks _____

Address of the Property 1256 Coast Highway
 Lot No. 8 Block No. _____ Subdivision Palmar Pueblo Lands
 Other Description _____

Contractor Talbot
 Address _____

Architect _____
 Address _____

Deed Restrictions Existing: Use _____ Valuation _____
 Other _____

Diagram of property and buildings with all dimensions shown are required on the back of this application.

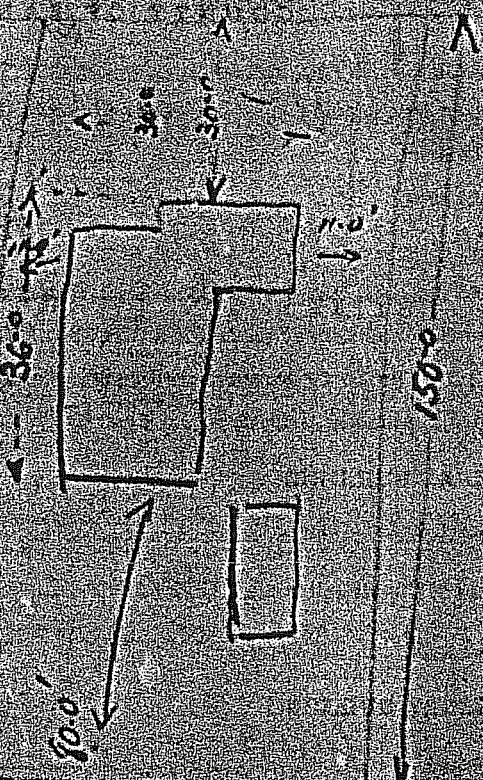
I have carefully examined and read the above application and know the same to be true and correct. All provisions of the ordinances and laws governing the use of property will be complied with, whether herein specified or not.

(Sign here) Carl Heistmann

Jamison



Jamison Rd.



1256 Const Highway Montecito
Lot 8 Outside Pueblo Lands

COPY

C-F-4

ADDRESS 1403 SOUTH JAMESON LANE
LOCATION MONTECITO

ENFORCEMENT
RECEIVED

DESCRIPTION *Per Lot 8, Center Per PM 33*

JUL 16 2007

ZONE *R-2 7-304-11*

S.B. COUNTY
BUILDING DIVISION

USE

PERMIT NO.	DATE	NAME
<i>1543</i>	<i>10/24/50</i>	<i>Carl Heitmann</i>
<i>53-V-34</i>	<i>12/16/53</i>	<i>✓</i>

RECEIVED

SEP 14 2007

S.B. COUNTY
PLANNING & DEVELOPMENT

VARIANCES *Front yard app 12/14/53*



EXCEPTIONS

CONDITIONAL PERMITS

VIOLATIONS

REMARKS

4

So [unclear]

9-304-12

53-14-34

1403

3-2
~~3-2~~
35

12/16/53
MUNICIPAL P/C

10.

Request of C. Heltmann for approval of reduction in front yard setback from 30 feet to 10 feet from South Jameson Lane at Danielson Road through acquisition of portion of Lot 8, Center Portion Pueblo Map 33, Montecito, by State Division of Highways.

Action: Approved on motion of Solari, seconded by Van Horne.

① Let's Under Mr. Under 199 32

② C. H. Hoffman

③ Highest approval of students on Govt of students
from 30th to 10th on South American films

④ approval by P/C - Dec 16, 1953

APPLICATION FOR USE PERMIT

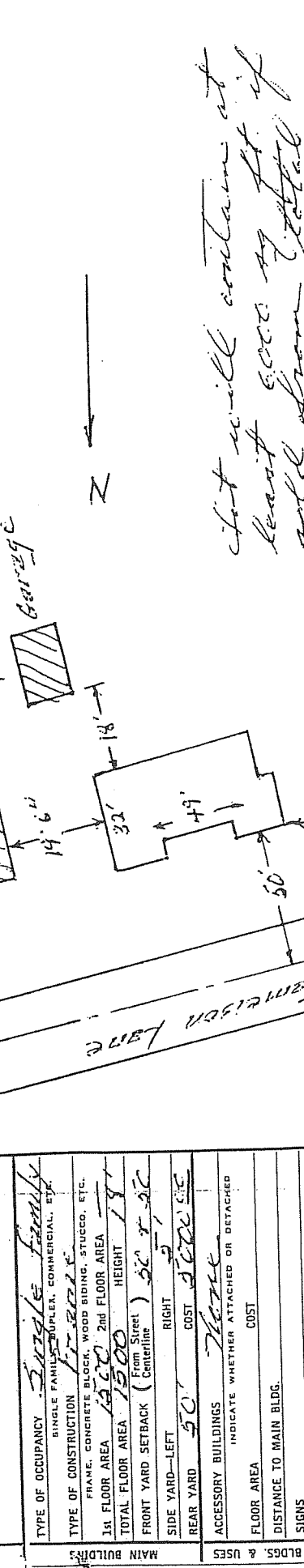
SANTA BARBARA COUNTY, CALIFORNIA

DIVISION NO. 4-53 ZONE B-1 SCHOOL DIST. Montecito

OWNER NAME: Carl Heintzman
 ADDRESS: 162 Danielson Rd.
 CITY: Montecito
 ARCHITECT NAME: Winston Hansen
 ADDRESS: Montecito
 CITY: Montecito
 CONTRACTOR NAME: Owner
 ADDRESS: Montecito
 CITY: Montecito

LOCALITY: Montecito
 SUBDIVISION: Pickle Map 23
 LOT NO.: 5
 BLOCK: 33
 OTHER DESCRIPTION: Dwelling and two garages

TYPE OF OCCUPANCY: Single Family
 TYPE OF CONSTRUCTION: Frame, Concrete Block, Wood Siding, Stucco, etc.
 1st FLOOR AREA: 1500
 TOTAL FLOOR AREA: 1500
 FRONT YARD SETBACK (From Street Centerline): 50' R.S.C.
 SIDE YARD-LEFT: 50'
 REAR YARD: 50'
 ACCESSORY BUILDINGS: None
 FLOOR AREA: 500
 DISTANCE TO MAIN BLDG.: None
 SIGNS: None
 OTHER ACCESSORY USES: None



DATE: 10/24/50
 BY: [Signature]
 Fee Paid: 2.00 Date: 10/24/50

APPROVALS:
 MAP INDEX [checked]
 ARCH. APP. [checked]
 APP. INDEX [checked]

BEFORE PROCEEDING WITH CONSTRUCTION, CHECK THE FOLLOWING:
 Road excavations and driveway connections to roads, require a permit. Apply to County Surveyor.
 Buildings designed to be occupied by three or more families, or to be used by the general public, including commercial and industrial buildings, require a permit under the State Riley Act. Apply to County Surveyor.
 Auto courts, trailer camps, buildings designed for three or more families and food handling establishments, are subject to requirements of State and County Health Codes. See County Health Officer.
 For information on sewage disposal see County Health Officer.
 Deed restrictions which are more stringent than zoning regulations take precedence over zoning regulations. Where deed restrictions are less stringent than the zoning regulations, the zoning regulations take precedence.

REMARKS: House being moved to property from [illegible] address.

Diagram of Property Showing Dimensions of Building Site, Dimensions of All Existing and Proposed Buildings, and Distances from Buildings to Property Lines, Shall Be Drawn to Scale in Space Above.

4

ADDRESS 1411 SOUTH JAMESON LANE
LOCATION MONTECITO

6-F-11

DESCRIPTION lot 152 center - P.O. - P.M. 33

ZONE R-2 9-304-01

USE

PERMIT NO.	DATE	NAME	
1545	10/24/50	W. Hanson	
1606	3/20/51	" "	garage

VARIANCES

EXCEPTIONS

CONDITIONAL PERMITS

VIOLATIONS

REMARKS

3

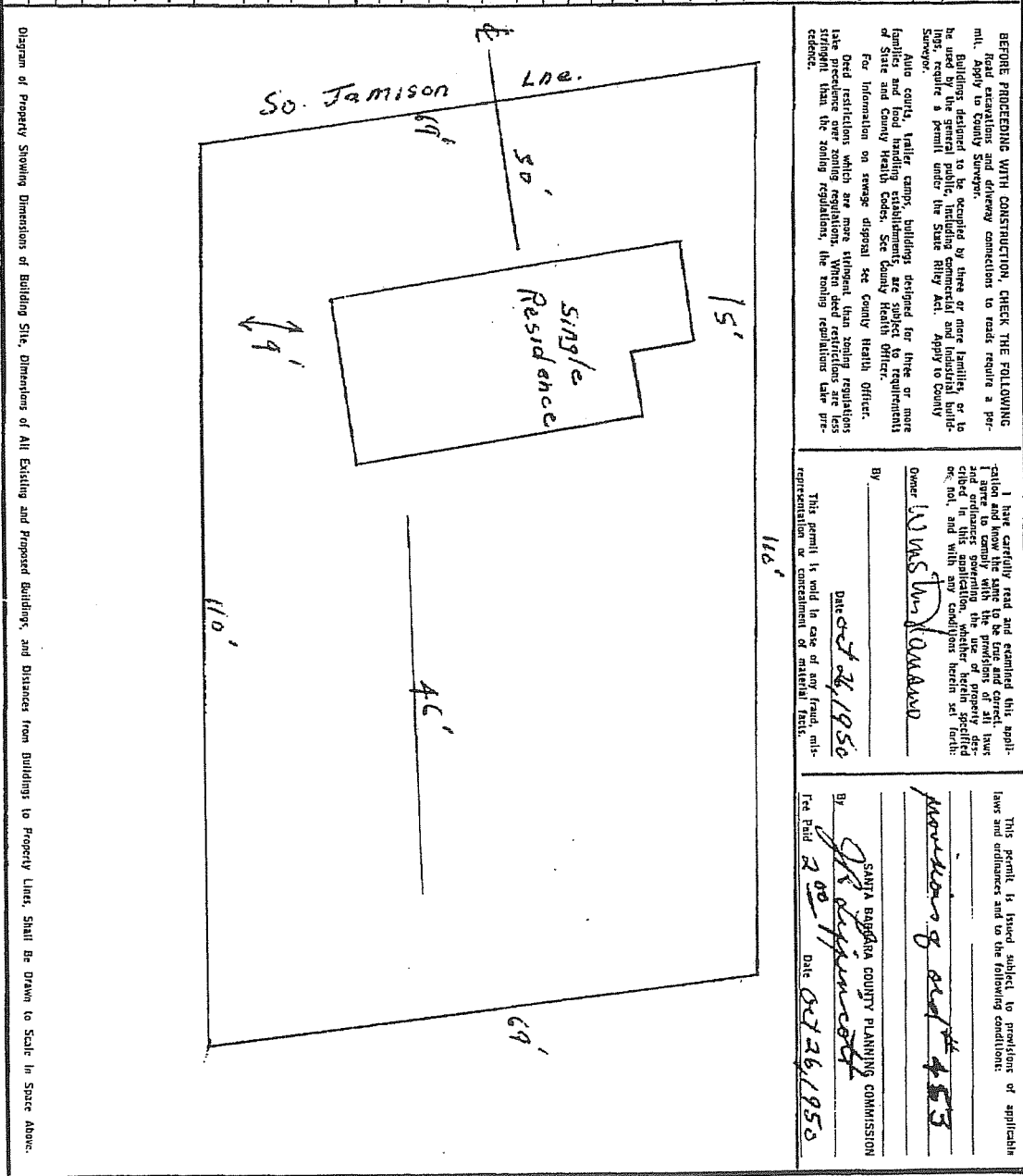
APPLICATION FOR USE PERMIT

SANTA BARBARA COUNTY, CALIFORNIA

Permit No. 1545

ORIGINATOR NO. 453 ZONE B-1 SCHOOL DIST. Montebello APP. INDEX MAP INDEX ARCH. APP. FIELD INSP. 3/27/51

OWNER		ARCHITECT/DESIGNER		CONTRACTOR		DESCRIPTION OF PROPERTY		EXISTING IMPROVEMENTS		IMPROVEMENTS PROPOSED UNDER THIS APPLICATION		REMARKS
NAME	W. H. Heston	NAME	W. H. Heston	NAME	S. S. S. S.	LOCALITY	Montebello	STREET	So. Jamison	TYPE OF OCCUPANCY	Single Dwelling	
ADDRESS	121 Guey Street Lane	ADDRESS	121 Guey Street Lane	ADDRESS	Montebello	LOT NO.	8	BLOCK	8	TYPE OF CONSTRUCTION	WOOD SHINGLED TRUSS, ETC.	
CITY	Montebello	CITY	Montebello	CITY	Montebello	OTHER DESCRIPTION	Residence			FRANK, CONCRETE BLOCK		
TEL. NO.		TEL. NO.		TEL. NO.						1st FLOOR AREA	1250	
										2nd FLOOR AREA	50	
										TOTAL FLOOR AREA	1300	
										HEIGHT	14'	
										FRONT YARD SETBACK (From Street Centerline)	5'	
										SIDE YARD - LEFT	5'	
										RIGHT	9'	
										REAR YARD	46'	
										COST	5,000	
										ACCESSORY BUILDINGS		
										INDICATE WHETHER ATTACHED OR DETACHED		
										FLOOR AREA		
										DISTANCE TO MAIN BLDG.		
										COST		
										SIGNS		
										OTHER ACCESSORY USES		
										SIZE AND LOCATION		



BEFORE PROCEEDING WITH CONSTRUCTION, CHECK THE FOLLOWING:

1. Road excavations and driveway connections to read the following mill. Apply to County Surveyor.

2. Buildings designed to be occupied by three or more families or to be used for other purposes than those specified in the zoning regulations, require a permit under the State Rely Act. Apply to County Surveyor.

3. Adult county trailer camp, buildings designed for three or more families and food handling establishments, are subject to requirements of State and County Health Codes. See County Health Officer.

4. For information on sewage disposal see County Health Officer.

5. Other restrictions which are more stringent than zoning regulations take precedence over zoning regulations. When used restrictions are less stringent than the zoning regulations, the zoning regulations take precedence.

I have carefully read and examined this application and know the same to be true and correct. I agree to comply with the provisions of all laws and ordinances governing the use of property and to hold the same subject to the conditions herein set forth and with any conditions herein set forth.

Owner: W. H. Heston

By: W. H. Heston

Date: 03/26/1950

This permit is void in case of any fraud, misrepresentation or concealment of material facts.

SANTA BARBARA COUNTY PLANNING COMMISSION

By: J. R. Thompson

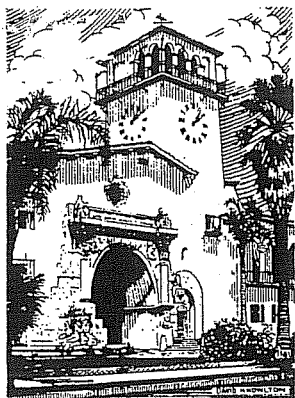
Date: 03/26/1950

Fee Paid: 2.00

COUNTY OF SANTA BARBARA

CALIFORNIA

PUBLIC WORKS AND COUNTY SURVEYOR



COURT HOUSE
SANTA BARBARA
CALIFORNIA
TELEPHONE WO. 6-1611
EXT. 278-279

November 7, 1967

NORMAN H. CALDWELL
COUNTY SURVEYOR
ELMER L. JONES
ASSISTANT

TO WHOM IT MAY CONCERN:

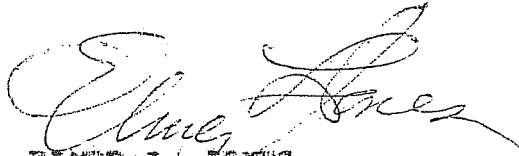
The California Subdivision Map Act has been revised to provide for the following:

- a) A Parcel Map may be based upon a field survey made in conformance with the Land Surveyor's Act. (Section 11576c) However, a duplication of mapping in this case is no longer required. Section 11576e has been deleted. This section required the filing of a record of survey map with the Parcel Map being based upon said map. All surveyed data is to be placed upon the Parcel Map.
- b) A Parcel Map, of four or less lots, may be compiled from record data taken from filed maps when there is sufficient data to locate and retrace the exterior boundary lines of the Parcel Map. One line must be established in the field from found monuments. (Section 11576b) All interior lot data may be calculated.
- c) The exterior boundary of the land included with the parcel or parcels being created shall be indicated by colored border. The map shall show the definite location of such parcel or parcels, and particularly its relation to surrounding surveys. The definite location of the remainder of the original parcel need not be shown. (Section 11577d) The data for the remainder of the original parcel may be taken from deeds, official records, maps, etc.
- d) An error in, or an omission of, a bearing or distance on a filed subdivision or parcel map may be corrected with the filing of an amending map or an affidavit of correction. The County Surveyor must certify that the corrections being made are provided for, by this section. (See Section 11629 for further particulars.)
- e) The Recorder's Certificate has the two words "for record" deleted. (Section 11579)

The Land Surveyor's Act has been revised as follows:

- a) Section 8763 requires a one inch margin on all sides of a record of survey map. The overall (outside) dimensions remain 18 by 26 inches.
- b) The Recorder's Certificate has the two words "for record" deleted. (Section 8764.5)

The above referred to revisions are effective November 8, 1967.

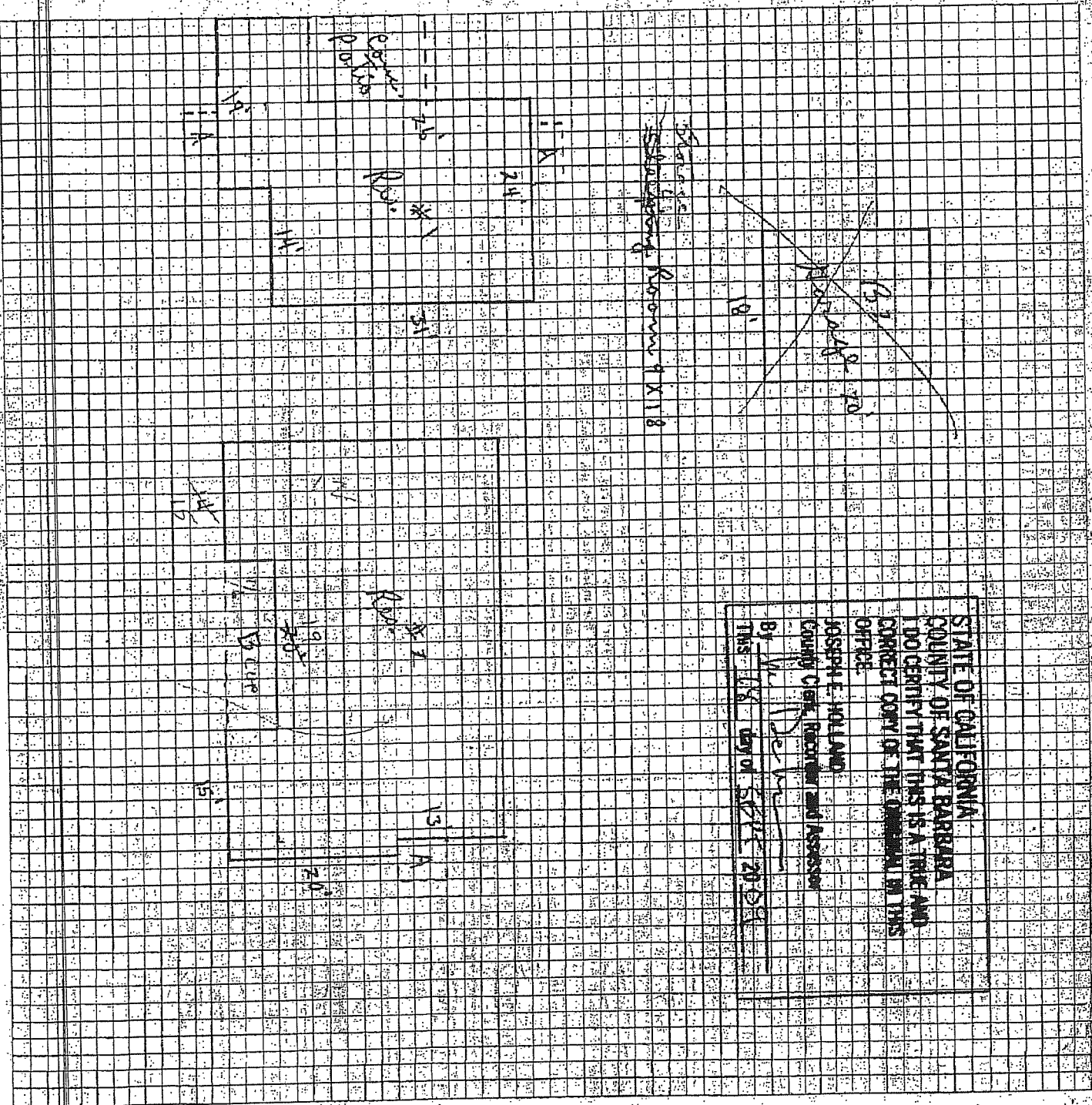

ELMER L. JONES
Assistant County Surveyor

ELJ/dw

6

□ = 2'

Abbreviation	Used
Assm	Assessment
Act	Actual
Apts	Apartments
Asb	Asbestos
AV	Assessed Value
Aver	Average
Bsmt	Basement
Bldg Per	Building Permit
B&B	Board-Batter
Bk	Block
Bd	Board
CP	Car Part
Cond	Condition
Conc	Concrete
Carp	Carpent
Comp	Composition
Class	Classification
Desc	Description
Dist	District
Dbl	Double
Est	Estimate
Edn	Foundation
Fr	Frame
Furn	Furniture
F	Floor
Flt	Flintel
Crav	Gravel
Gar	Garage
Gen	General
Imp	Improvements
ILL	Imp'ts: Lease Land
Med	Medium
Pl	Plaster
Prev	Previous
Panel Ray	Panel Ray
RW	Redwood
RC	Real Estate
Rd	Radiant
Sh	Showers
Srv Stn	Service Station
Val	Value
Spl	Single
Wd	Wood
WB	Work Book
Wall	Wall
Year	Year



STATE OF CALIFORNIA
 COUNTY OF SANTA BARBARA
 I DO CERTIFY THAT THIS IS A TRUE AND
 CORRECT COPY OF THE ORIGINAL IN THIS
 OFFICE
 JOSEPH E. HOLLAND
 COUNTY CLERK, RECORDER AND ASSessor
 By W. De Vries
 THIS 18th day of SEPT 2008

ADDRESS 1403 S. JAMESON LN

Blk. Lot

DESCRIPTION OF BUILDING

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR		ROOF		ELECTRICAL		AIR CONDITION		ROOMS		ROOM AND FINI				
			Stucco	BW	Siding	Flat	Pitch	110V Wiring	220V	Heat	Cool	B	1	2	Floors	Material	Grade
D 3 B 1-10%	Light Sub-stand.	X Frame 3x5-16 Sheathing			X Hip 1/4	Gable 1/4	X 110V Wiring	X 220V	X Hip-cfm-tons								
Architecture	Standard	Conc. Blk.			X Shed 1/4				Central Furn.								
CALIF / CALIF	Above Stand.	Brick / Adobe	X B&B	T&G	Cut Up		X Few	X Chip	Forced	Grav.	Hall						
TYPE	Special	Single Wall	Good	Avg.	Fair	Dormers	Avg.	Med.	Refrg.	Evap.	Living						
Use	FOUNDATION	X Floor Joists	Shingles			Gr. stops & D. S.	Many	Spec.	Roof	Wind.	Dining						
X Single	Concrete	X 1st: 5x6-16 oc.	Shakes			Gutters & D. S.			Radiant		Family						
Double	Reinforced	X 2nd: "x"- "oc.	Brick			Comp.	PLUMBING		Hy-Boy Furn.		Bed						
Duplex	Brick	Sub Floor	Stone			X Comp. Shingle	X Fair	X Good	Wall Furn.		Bed						
Apartment	Wood	Conc. Floor	WINDOWS			Shingle	Laundry										
Flat	Piers	Walls	Slid.	X	Fixed	Shake	Fixtures		X Floor Furn.		Utility						
Hotel	Insulation	Walls	X D.H.	Alum.		Tile	Wt. Soft'ner		Thermostat		Kitchen						
	X Lt.	Avg.	Csmt.	Steel		Tar &	X Wt. Htr.	Gal.	Fireplace								
	Weatherstrip		X Screens				X Gas	Elect.	Inside B.B.Q.								

BATH & LAVAT

MISCELLANEOUS STRUCTURES

CONSTRUCTION RECORD

Permit No.	For	Amount	Date	Source
	Duct		1960	

Date	Trans.	Hse.	Lot	Amount	Source

RATING (E. G. A. F. P.)					
Arch.	Func.	Con.	Stor.	Space	Work.
Cond.	Altr.	Plan	Form	Cp'bd	Closet
F	F	F	F	F	A
F	F	F	F	F	A
F	F	F	F	F	A

REMARKS: REAPPRAISAL - SFR RENTS 120/mo UNF 5-13-68 9R
 HALLWAY IS COMPLETELY FIXED IN AND CONDITION DEL. PCOR. & EXTERIOR INSPECTION. RENT ON 3 BEDROOM WAS \$2,800 PER AGENT. 11-24-03 - KI
 Trying to verify odd sales price, looks like commission but no response to 10-10-03 letter & messages on 11/16/03 & 3-24-04. KDH

Year Built	Effect. Year	Appr. Year	Age	Normal % Good
				Remain Life
1900	1968	1968	68	43
1900	1970	1970	70	43

APPRAISER & DATE	COMPLETED R. C. N.	% COMPLETE	PRESENT R. C.	% GOOD	R. C. L. N. D.
90R 5-13-68	10,670	100	10,670	43	
Plotted 7-17-70	16,630	100	16,630		

STATE OF CALIFORNIA
 COUNTY OF SANTA BARI
 I DO CERTIFY THAT THIS IS
 CORRECT COPY OF THE ORG
 OFFICE.
 JOSEPH E. HOLLAND
 County Clerk, Recorder and Ass
 By M. D.
 This 18 day of SEP

RESIDENTIAL BUILDING RECORD

PARCEL SHEET 9-304-12
2 OF 2 SHEETS

ADDRESS 1407 S. JAMESON LN

Blk. Tol

DESCRIPTION OF BUILDING

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR		ROOF		ELECTRICAL		AIR CONDITION		ROOM AND FINISH DETAIL					
			Stucco	Shingling	Flat	Pitch	100' Wiring	220V	Heat	Cool	Floors	Rooms	Floors	Material	Grade	Trim
D 2 B	Light Sub-stand.	Frame "x" "	Shingling	Flat	4/4	100' Wiring	220V	Heat	Cool	B 1 2	Rooms	Floors	Material	Grade	Trim	Interior Finish
Architecture	Standard	Sheathing	St. Tex	Gable	1/4	K.T.	Cond.	hp-cfm-tons		X	All	X	Lino T.	A	O.P.	Walls
CALIF. CARLY	Above Stand.	Conc. Blk.	Siding	Hip	4	B.X.	K. Cable	M. blu.								B + B
ONE / Stories	Special	Brick Adobe	BBB	Shed	4	Fixtures		Central Furn.								
TYPE		Brick	T&G	Cut Up		Few	Chp.	Forced	Grav.							
Use	Design	Single Wall	Good	Dormers		Avg.	Med.	Refrg.	Evap.							
X Single	P Concrete	X Floor Joists	Shingles	Gr. stops & D. S.		Many	Spec.	Roof	Wind.							
Double	X Reinforced	2nd: "x" - "oc.	Shakes	Gutters & D. S.				Radiant								
Duplex	Brick	Sub Floor	Stone	Comp.				Hy-Boy Furn.								
Apartment	Wood	Windows	Shingle	X Comp. Shingle		PLUMBING		Wall Furn.								
Flat	Piers Walls	Slid. X Fixed	Shake	Shingle		Laundry		Floor Furn.								
Metel	X Lt. Avg. Hvy.	D.H. Alum.	Tile	Tile Trim		Fixtures		Thermostat								
Units		Walls Clq. X	Ter & Steel	Ter & Steel		Wt. Softner		Kitchen								
		Weatherstrip	Screens	Screens		Wt. Htr. Gal.		Fireplace								
						X Gas	Elect.	Inside B.B.Q.								

BATH & LAVATORY DETAIL

Fl. No.	Finish		Fixtures		Shower
	Floors	Walls	Wc	La Tub	
1	Lino T.	B + B	1	1	1

SPECIAL FEATURES

Range & Oven	Units	Slid. Gl. Dr.	Fi.	Counter Appliances
				Breakfast Bar
Dishwash.		Plate Glass	Fi.	
Garb. Disp.	No	Book Cases		
Bl-in Ref.		Printer		
Exh. Fan		Bath Vanity		

MISCELLANEOUS STRUCTURES

Structure	Found.	Cons.	Ext.	Roof	Floor	Int.	Size, etc.

CONSTRUCTION RECORD

Permit No.	Amount	Date	Source
Dwllc		1900	

TRANSACTION RECORD

Date	Trans.	Hse.	Lot	Amount	Source

REMARKS: REAPPRAISAL - SFR RENTS 60/mo DUE 5-13-68 9R 7-17-75: REAPPRAISAL -
NO entry = per court. per original - payments are caught on house. Rent is about \$20. Per

RATING (E. G. A. F. P.)

Date	Cond.	Arch. Altr.	Func. Plan	Con. form	Stor. Cp	Stor. bd	Space Closet	Work m
5-13-68	F	F	A	F	F	F	P	A
1-17-70	F	F	F	F	F	F	P	F

Year Built	Effect Year	Appr. Year	Age	Remain Life	Normal % Good
1900	1900	1968	68	F	43
1900	1900	1976	76	F	21

APPRaiser & DATE	COMPLETED R. C. N.	% COMPLETE	PRESENT R. C.	% GOOD	R. C. I. N. D.
9R 5-13-68	5380	100	5380	43	

STATE OF CALIFORNIA
COUNTY OF SANTA BARBARA
I DO CERTIFY THAT THIS IS A TRUE AND
CORRECT COPY OF THE ORIGINAL IN THIS
OFFICE.

JOSEPH E. HOLLAND
County Clerk, Recorder and Assessor
By: [Signature]
FMS 18 City of Santa Barbara

8

A portion of Lot 217 of the Outside Pueblo Lands of the City of Santa Barbara ,
in the County of Santa Barbara , State of California , described as follows :

Beginning at the most northwesterly corner of that parcel of land described in
deed from Ann McNeal to M.J. Rolph recorded August 25 , 1892 in Book 34 ,
page 10 of Deeds ; thence S. 00° 09 ' 30 " E. along the westerly line of said
Rolph parcel a distance of 92.64 feet to the most northwesterly corner of that
parcel of land described in deed from Helen Diess et.con. to Carl Heitmann et.ux.
recorded May 21, 1942 , as Instrument No. 3989 in Book 551 , page 197 of
Official Records ; thence N. 76° 07 ' 00 " E. along the northerly line of said
Heitmann parcel a distance of 78.00 feet to a point , same point being the true
point of beginning for the herein described parcel of land ; thence
N. 76° 07 ' 00 " E. continuing along the northerly line of said Heitmann parcel a
distance of 61.47 feet to the most northwesterly corner of that parcel of land
described in deed from Carl F. Heitmann and Myrtle L. Heitmann to Fred C.
Butterfield and Esther L. Butterfield recorded November 19 , 1964 as Instrument
No. 49128 in Book 2079 , page 1056 of Official Records ; thence
S. 00° 11 ' 14 " E. along the westerly line of said Butterfield parcel a distance of
120.32 feet to a point , same point being the most southeasterly corner of that
parcel of land referred to as " Parcel 1 " on that map recorded in Book 68 , page
74 of Records of Surveys , in the office of the County Recorder ; thence
S. 76° 07 ' 00 " W. along the southerly line of said Parcel 1 a distance of
71.50 feet to a point ; thence N. 29° 49 ' 09 " E. 27.93 feet to a point ; thence
N. 04° 38 ' 36 " W. a distance of 27.52 feet to a point ; thence N. 76° 07 ' 21 " E.
a distance of 15.00 feet to a point ; thence N. 13° 53 ' 00 " W. a distance of 69.55
feet to a point of intersection with the northerly line of said Heitmann parcel , and
the conclusion of the herein described parcel of land .

Excepting therefrom that area of land described in deed from Carl Heitmann and
Myrtle L. Heitmann to the State of California recorded January 14 , 1954 as
Instrument No. 746 in Book 1207 , page 492 of Official Records .

The parcel of land described herein contains 6094 square feet and is commonly
known as 1407 South Jameson Lane .

The area described herein is based on information (dimensions and square
footage) contained in a building permit approved and issued by the Santa
Barbara County Building Department as Permit No. 605 on June 16,1946, and
on County Ordinances and State law in effect and applied to the property at the
time the Building Department issued the referenced building permit .

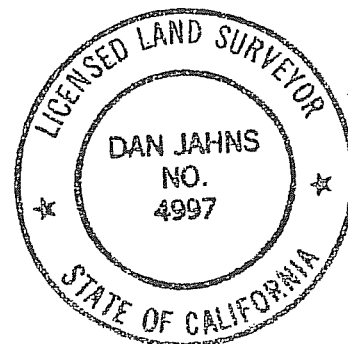
Prepared by

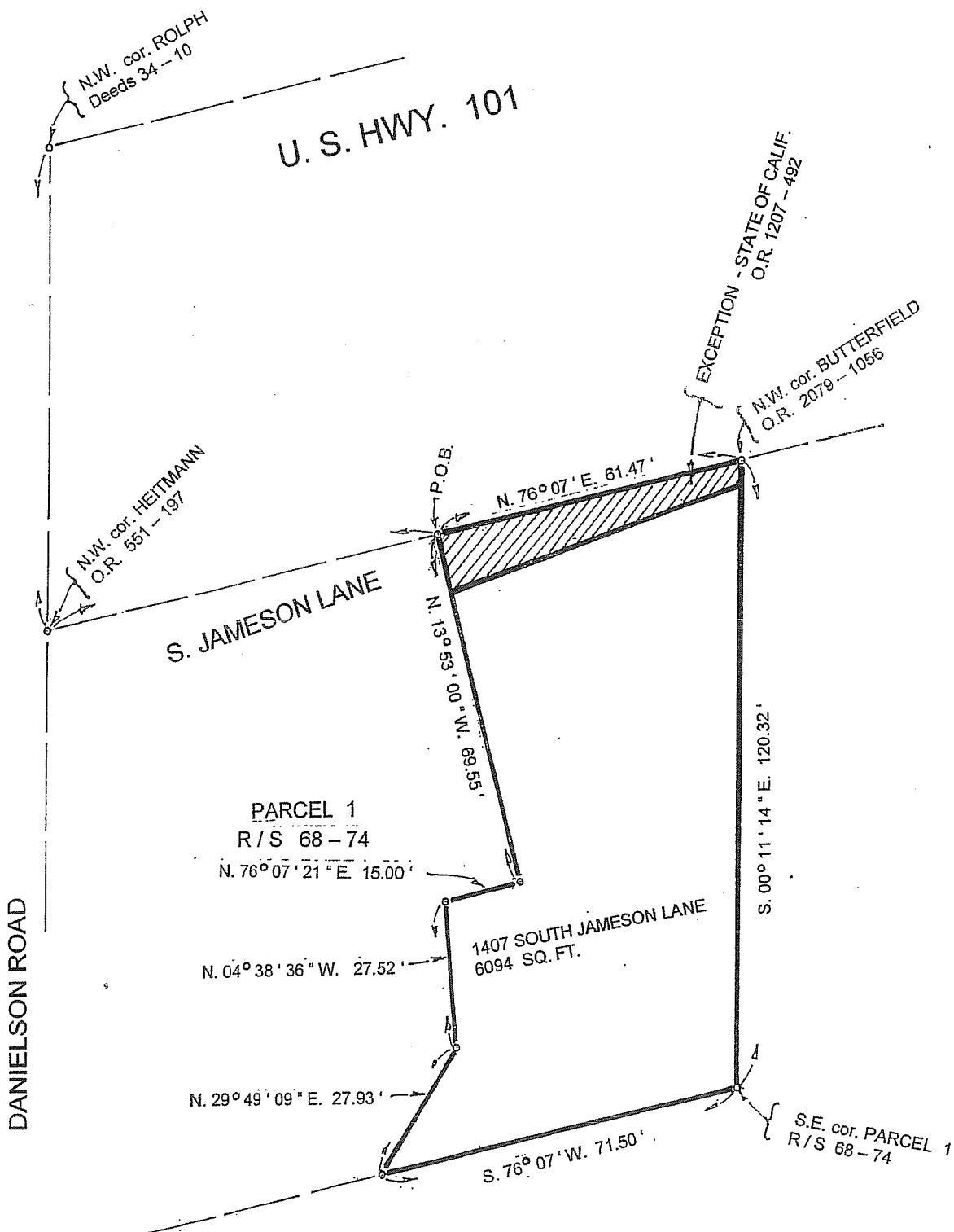
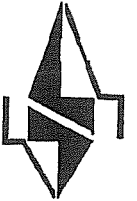


Dan Jahns P.L.S. No. 4997

License expiration date : 12 / 31 / 09

SURVEYING SERVICES





EXHIBIT

SCALE: 1" = 30'

A portion of Lot 217 of the Outside Pueblo Lands of the City of Santa Barbara , in the County of Santa Barbara , State of California , described as follows :

Beginning at the most northwesterly corner of that parcel of land described in deed from Ann McNeal to M.J. Rolph recorded August 25,1892 in Book 34 , page 10 of Deeds ; thence S. 00° 09 ' 30 " E. along the westerly line of said Rolph parcel a distance of 92.64 feet to the most northwesterly corner of that parcel of land described in deed from Helen Diess et.con. to Carl Heitmann et.ux. recorded May 12 , 1942 , as Instrument No. 3989 in Book 551 , page 197 of Official Records , same point being the true point of beginning for the herein described parcel of land ; thence N. 76° 07 ' 00 " E. along the northerly line of said Heitmann parcel a distance of 78.00 feet to a point ; thence S. 13° 53 ' 00 " E. a distance of 69.55 feet to a point ; thence S. 76° 07 ' 21 " W. a distance of 15.00 feet to a point ; thence S. 04° 38 ' 36 " E. a distance of 27.52 feet to a point ; thence S. 29° 49 ' 09 " W. a distance of 27.93 feet to a point of intersection with the southerly line of " Parcel 1 " as shown on that map recorded in Book 68 , page 74 , of Records of Surveys , in the office of the County Recorder ; thence S. 76° 07 ' 00 " W. along the southerly line of said Parcel 1 , a distance of 68.52 feet to a point of intersection with the westerly line of said Heitmann parcel ; thence N. 00° 09 ' 30 " W. along the westerly line of said Heitmann parcel a distance of 120.50 feet to a point , same point being the conclusion for the herein described parcel of land.

Excepting therefrom that area of land described in deed from Carl Heitmann and Myrtle L. Heitmann to the State of California recorded January 14, 1954 as Instrument No. 746 in Book 1207 , page 492 of Official Records .

The parcel of land described herein contains 8503 square feet and is commonly known as 1403 South Jameson Lane .

The area described herein is based on information (dimensions and square footage) contained in building permits approved and issued by the Santa Barbara County Building Department as Permit No. 1543 on October 24 , 1950 and Permit No. 53 - V - 34 on December 16 , 1953 , and on County Ordinances and State law in effect and applied to the property at the time the Building Department issued the referenced building permits .

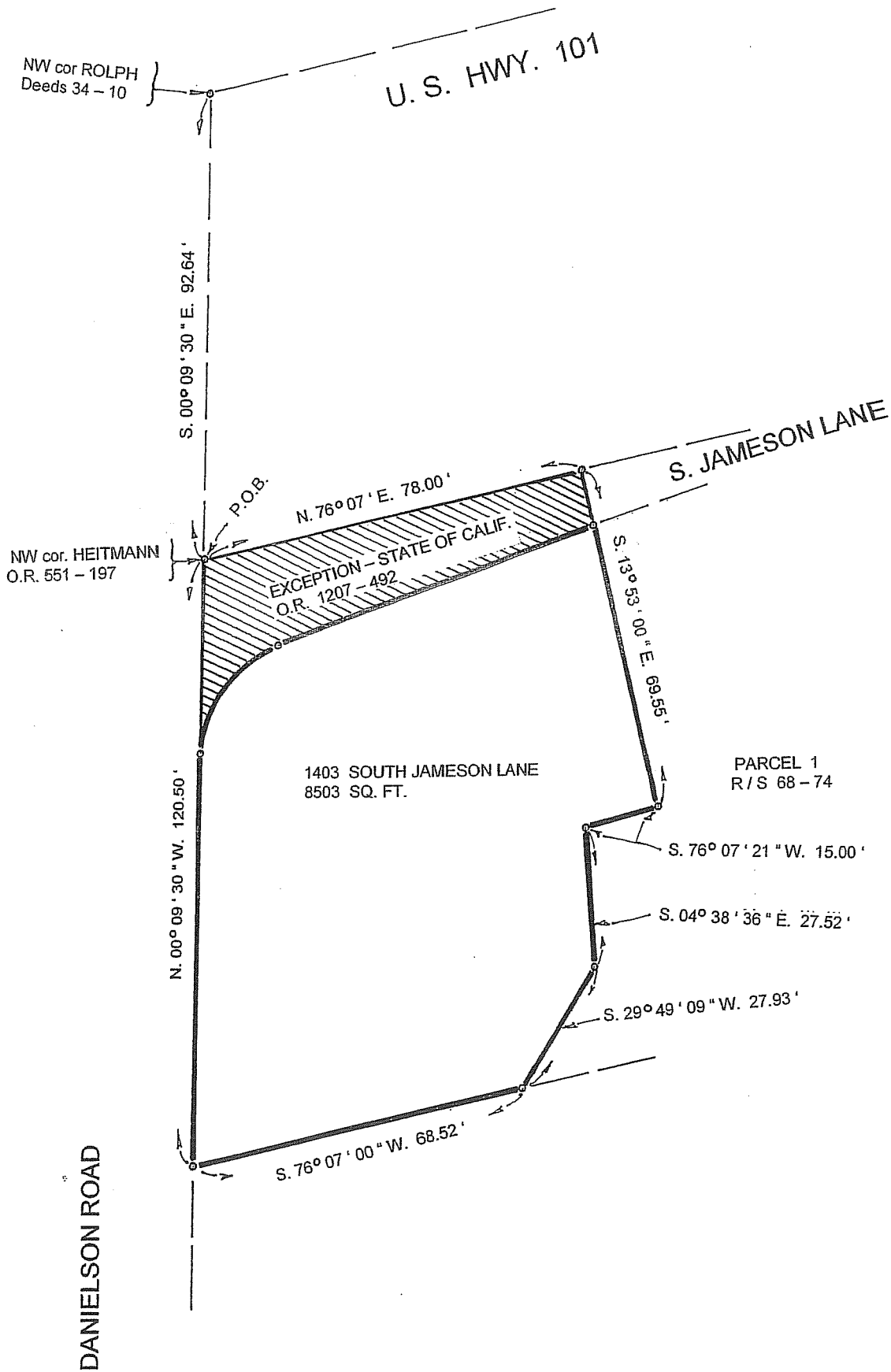
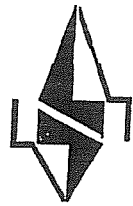
Prepared by


Dan Jahns P.L.S. No. 4997

License expiration date : 12 / 31 / 09

SURVEYING SERVICES





EXHIBIT

SCALE: 1" = 30'