N 1,968,000 S73°15'47"E 151.58' (M,CFR1) S73°16'12"E (R1) N 1,967,700 -S68°00'12"E 256.41' (M) S73°16'12"E (R1) NORTHERLY LOCATION OF— UNKNOWN BURIED OBJECT DETECTED BY GROUND N 1,967,400 OIL PIPELINE PER PROVIDED FINDINGS WILL BE PROVIDED BY GROUND PENETRATING RADAR SYSTEMS INC. PORTION OF TRACT "H" APN: 001-170-013 CULTIVATED PIPE GROUPING~ N 1,967,100 N 1,966,800 CULTIVATED CULTIVATED CULTIVATED N 1,966,500 CULTIVATED /-N72^k33'27"W 646.96' (M,R1) N73°11'45"W (R1) _L=778,82'\R=3769.75' N01°57'03"E MON 1/2" IP LS 3220 PER (R3) MON 3/4RB+CAP LS 6394 (NO RECORD) N 1,966,200 PARCEL ONE PORTION OF TRACT "H" APN:/001-170-010 5669 CARRINTERIA AVENUE LOCATION OF UNKNOWN BURIED OBJECT NAIL & TAG (ILLEDGIBLE) N82°30'00"W 292.4" (R2) FLOOD ZONE VE FLOOD ZONE VE (ELEV: 28) (ELEV: 19)

PRELIMINARY TITLE REPORT PREPARED BY:

CHICAGO TITLE COMPANY 3700 STATE STREET, SUITE 100 SANTA BARBARA, CA 93105

ITEMS PER SCHEDULE B OF P.T.R. No. 775150043, DATED 08-03-2015

NOTE: THIS CONDENSATION OF SCHEDULE B EXCEPTIONS ITEMS IN THE P.T.R. IS PREPARED FOR THE CONVENIENCE OF THOSE PERSONS USING TISE SURVEY. FOR FULL DETAILS OF TITLE ITEMS, REFER TO THE COMPLETE REPORT AND TO THOSE DOCUMENTS REFERRED TO THEREIN.

TITLE OFFICER: KRIS JAY

DETAILS OF THE HEIMS, REFER TO THE SOME LETE REFORT AND TO THOSE BOSSMENTS REFERRED TO THEREIM.				
EASEMENT TABLE				
ITEM No.	PURPOSE	IN FAVOR OF	RECORD DOCUMENT	
8	CONSTRUCTING, LAYING, REPLACING, REPAIRING, AND MAINTAINING SEWER LINES AND APPURTANANCES, WITH RIGHT OF INGRESS AND EGRESS	STANDARD OIL COMPANY OF CALIFORNIA	INSTR. No. 35884, BK 1678, PG 588 OF O.R.	
9	WATER PIPELINES AND/OR CONDUITS	CARPINTERIA COUNTY WATER DISTRICT	INSTR. No. 37898, BK 1951, PG 198 OF O.R.	
10	WATER PIPE LINE	CARPINTERIA COUNTY WATER DISTRICT	INSTR. No. 37271, BK 2172, PG 1397 OF O.R.	
11	STANDARD GASOLINE COMPANY, A CORPORATION	PIPELINES	INSTR. No. 80-933 OF O.R.	
12	MAINTAINING,UPGRADING,EXPANDING CAVLE, NEW CONDUITS, REPLACEMENT TECHNOLOGY	AT&T	2009-75745 OF O.R.	
13	PLACE,LAY,BURY,CONSTRUCT,INSTALL,OPERATE,REPAIR, MAINTAIN,RENEW,REBUILD,REPLACE,UPGRADE,EXPAND,RE LOCATE AND REMOVE CABLES	SPRINT COMMUNICATIONS COMPANY, L.P., et al.	2013-77382 OF O.R.	

LEGAL DESCRIPTION

RECORDER OF SAID COUNTY.

PARCEL ONE:

A TRACT OF LAND IN THE CITY OF CARPINTERIA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: ALL OF TRACT "H"AS SHOWN ON THE MAP ATTACHED TO THE COMMISSIONERS REPORT IN THE MATTER OF THE PARTITION OF THE ESTATE OF MARTHA C. BAILARD, DECEASED, FILED IN CASE No. 8145, IN THE SUPERIOR COURT OF SANTA BARBARA COUNTY,

EXCEPTING THEREFROM THOSE PORTIONS THEREOF LYING NORTHERLY OF THE SOUTHERLY LINE OF THAT PORTION THEREOF DESCRIBED IN THE DEED TO THE SOUTHERN PACIFIC BRANCH RAILWAY COMPANY DATED FEBRUARY 2, 1887, RECORDED MARCH 29, 1887

STATE OF CALIFORNIA, AND A COPY THEREOF FILED IN BOOK 7, AT PAGE 90 OF MAPS AND SURVEYS IN THE OFFICE OF THE COUNTY

IN BOOK 12, PAGE 543 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. SAID LAND IS DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 23, 2000 AS INSTRUMENT No. 2000-0010570 OF OFFICIAL RECORDS, RECORDS OF SANTA BARBARA COUNTY.

APN: 001-170-010

PARCEL TWO:

A TRACT OF LAND IN THE CITY OF CARPINTERIA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

ALL OF TRACT "H"AS SHOWN ON THE MAP ATTACHED TO THE COMMISSIONERS REPORT IN THE MATTER OF THE PARTITION OF THE ESTATE OF MARTHA C. BAILARD, DECEASED, FILED IN CASE No. 8145, IN THE SUPERIOR COURT OF SANTA BARBARA COUNTY, STATE OF CALIFORNIA, AND A COPY THEREOF FILED IN BOOK 7, AT PAGE 90 OF MAPS AND SURVEYS IN THE OFFICE OF THE COUNTY

EXCEPTING THEREFROM THOSE PORTIONS LYING WITHIN THE LINES OF THE STATE HIGHWAY AS CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED IN BOOK 868, PAGE 164 OF OFFICIAL RECORDS, AND BY DEED RECORDED MAY 20, 1953 AS INSTRUMENT No. 8237 IN BOOK 1153, PAGE 185 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THOSE PORTIONS THEREOF DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED JANUARY 16, 1964 AS INSTRUMENT No. 2425 IN BOOK 2031, PAGE 424, OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THOSE PORTIONS THEREOF LYING SOUTHERLY OF THE NORTHERLY LINE OF THAT PORTION THEREOF DESCRIBED IN THE DEED TO THE SOUTHERN PACIFIC BRANCH RAILWAY COMPANY DATED FEBRUARY 2, 1887, RECORDED MARCH 29, 1887 IN BOOK 12, PAGE 543 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SAID LAND IS DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 23, 2000 AS INSTRUMENT No. 2000-0010569 OF OFFICIAL RECORDS, RECORDS OF SANTA BARBARA COUNTY.

APN: 001-170-013

(R): DEED PER PROVIDED PRELIMINARY TITLE REPORT PROVIDED DATED 08/03/2015. (R1): RECORD OF SURVEY BOOK 87, PAGE 24. (R2): MAPS AND SURVEYS BOOK 7, PAGES 89-90. (R3): PARCEL MAP BOOK 32, PAGE 41.

CFR: CACULATED FROM RECORD

1. HORIZONTAL BASIS IS NAD 83 PER CAL-TRANS CENTERLINE MONUMENT. POST MILE CONTROL 1.62 2. VERTICAL DATUM IS NAVD 88 PER CAL-TRANS CENTERLINE MONUMENT. POST MILE CONTROL 1.62.

ELEVATION = 124.69 FEET.3. BEARINGS SHOWN ARE NAD 83 BASIS. 4. FIRM DATA PER FEMA DATABASE.

P.T.R. PRELIMINARY TITLE REPORT

5. UTILITY LOCATIONS DONE BY GROUND PENETRATING RADAR SYSTEMS INC., PROJECT MANAGER FREDDY ESPINAL.

ENCROACHMENTS			
ITEM	DESCRIPTION		
	SOUTHERN PACIFIC COMPANY PROPERTY (RAILROAD) SPLITS TRACT "H" OF MAPS AND SURVEYS BOOK 7 PAGES 89-90 INTO TWO TAX PARCELS, APN: 001-170-013 & 001-170-010. THERE IS NO DESIGNATED CROSSING OR WARNING EQUIPMENT FOR VEHICLES AND/OR PEDESTRIANS TO CROSS THE RAILROAD TRACTS. THE TITLE REPORT DOES NOT SHOW ANY EASEMENTS ACROSS NEIGHBORING PARCELS TO ACCESS PARCEL ONE (APN 001-170-010).		
B	PEDESTRIAN CROSSINGS AND PATHWAYS TO BEACH		
©	DRAINAGE FROM APN: 001-170-013 ONTO DRAINAGE PIPE AT RAILROAD		
(D)	DROP INLET ALONG WESTERLY PROPERTY LINE IS 2.0' FROM PROPERTY LINE TO APN: 001-170-013. DRAINS WESTERLY TO DROP INLET.		
E	VARIOUS GUY ANCHORS ALONG WESTERLY PROPERTY LINE		

SURVEYOR'S NOTE:

JOSE V. CARDENAS

CARDENAS & ASSOCIATES HAS RELIED SOLELY ON THE ABOVE MENTIONED TITLE REPORT NO. 775150043 DATED AUGUST 3, 2015 PREPARED BY CHICAGO TITLE COMPANY TO LOCATE TITLE MATTERS SHOWN HEREON UNLESS NOTED OTHERWISE. CARDENAS & ASSOCIATES MAKES NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE HEREON REFERENCED TITLE REPORT.

SURVEYOR'S STATEMENT:

TO FLOWERS & ASSOCIATES AND CHICAGO TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 2,4 AND 11A OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 11, 2015.

CARDENAS AND ASSOCIATES SURVEYING, INC.

No. 6491 Exp. 6-30-17

GRAPHIC SCALE 1 inch = 80 ft.

AERIAL MAP LEGEND			
A Horizontal / Vertical Control			
₹ Flag Pole	+0+ Fire Hydrant		
☆ Light Pole	Manhole		
O Post	Utility Box		
9 Power Pole Anchor	Trasmission Tower		
→ Power Pole	+× Rail Road Signal		
<u>A</u> ♦● Traffic Signal	S Palm		
¤•⇒ Street Lights	Tree		
⊥⊥ Large Sign	Tree Line		
⊥ Small Sign			
Callbox	Erush Line		
■ Catch Basin	Dirt Road		
♠ Left Turn Arrow	Edge of Asphalt		
	Concrete		
O Misc Valve Cover	Waterline		
► Water Valve	Trail		

🖒 Handicap Parking 🖊 Gutter

Curb

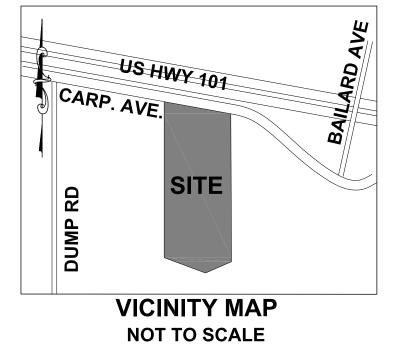
BC: BRASS CAP CL: CENTER LINE DBL: DOUBLE FH: FIRE HYDRANT GA: GUY ANCHOR GV: GAS VALVE IP: IRON PIPE PCV: PRESSURE CONTROL VALVE PL: PROPERTY LINE PP: POWER POLE RR: RAILROAD

SMH: SEWER MANHOLE

SYC: SYCAMORE TREE

WM: WATER METER

Water Meter



AERIAL SURVEY NOTE: PLOT SCALE: 1" = 60"

1' CONTUR INTERVAL MAP COMPILATION SCALE: 1" = 20"Central Coast Aerial Mapping, Inc. 710 Fiero Ln. #24 (formally C&C Aerial Mapping)
San Luis Obispo, California 93401
Tel: (805)543-4307 Fax: (805)543-7257
mail@aerial-maps.com We comply with map accuracy standards from ASPRS and American Congress on surveying and mapping printed by U.S. Department of the Interior, except where ground is not visible, like areas of heavy trees, clear areas in—between trees with no stereo images, heavy brush, heavy shadow, or blind areas in the back of some structures Photography Date: 7-24-2015 Job # 2015-3380

ALTA/ACSM LAND TITLE SURVEY **ALL OF TRACT "H" AS SHOWN IN** MAPS & SURVEYS BOOK 7, PAGE 90 ASSESSORS PARCEL No.: 001-170-010 & 001-170-013

> CARDENAS AND ASSOCIATES SURVEYING, INC.