

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

City of Lompoc  
Attn: City Clerk  
100 Civic Center Plaza  
Lompoc, California 93436

(SPACE ABOVE FOR RECORDER'S USE ONLY)

**THIRD AMENDMENT  
TO  
DEVELOPMENT AND ANNEXATION AGREEMENT**

**BY AND AMONG**

**HARRIS GRADE PARTNERS, LP; MJ LAND, LLC; GHERINI BURTON RANCH,  
LLC; SIGNORELLI BURTON RANCH, LLC AND THE TOWBES GROUP, INC.**

**&**

**CITY OF LOMPOC**

**[\_\_\_\_\_, 2023]**

**THIRD AMENDMENT TO DEVELOPMENT AND ANNEXATION  
AGREEMENT BY AND AMONG: HARRIS GRADE PARTNERS, LP,  
MJ LAND, LLC, GHERINI BURTON RANCH, LLC; SIGNORELLI  
BURTON RANCH, LLC; THE TOWBES GROUP, INC. AND  
THE CITY OF LOMPOC  
(APN NOS. 097-250-013, 097-250-040, 097-250-050, 097-250-051,  
097-250-083, 097-250-084, 097-250-085, 097-250-086 and 097-250-070)**

This Third Amendment to Development and Annexation Agreement (Third Amendment) is entered into on this \_\_\_ day of \_\_\_\_, 2023 (Effective Date), by and among the CITY OF LOMPOC, a municipal corporation (City) and HARRIS GRADE PARTNERS, L.P. a California limited partnership, MJ LAND, LLC, a California limited liability company, GHERINI BURTON RANCH, LLC, a California limited liability company, SIGNORELLI BURTON RANCH, LLC, a California limited liability company, and THE TOWBES GROUP, INC., a California corporation (collectively, Developers). (City and Developers are sometimes referred to as the “Parties”.)

**RECITALS**

WHEREAS, pursuant to Government Code Sections 65864 *et seq.*, (Development Agreement Act) on February 13, 2006, City and Developers, through their predecessors-in-interest as described below, entered into the Development and Annexation Agreement, on May 29, 2014 a First Amendment to the Development and Annexation Agreement and on June 6, 2019 a Second Amendment to the Development and Annexation Agreement (collectively, Agreement) for the development of certain real property consisting of approximately 143.88 acres located in the County of Santa Barbara, currently designated as APN Nos. 097-250-013, 097-250-040, 097-250-050, 097-250-051, 097-250-083, 097-250-084, 097-250-085, 097-250-086 and 097-250-070;

WHEREAS, SIGNORELLI BURTON RANCH, LLC is the successor-in-interest to Joseph A. Signorelli, Jr., Stacy Lee Signorelli and Gus Thomas Signorelli and GHERINI BURTON RANCH, LLC is successor-in-interest to Lompoc Ranch Joint Venture as reflected in the quitclaim deeds recorded as documents 2023-0016695 and 2023-0016477, respectively;

WHEREAS, the Agreement shall expire on May 31, 2024;

WHEREAS, the parties wish to amend certain provisions of the Agreement including Section 3.05;

WHEREAS, the parties also wish to amend the Agreement to extend the expiration date by ten years;

WHEREAS, pursuant to Section 7.16 of the Agreement, no provision of the Agreement may be amended, except by an agreement in writing signed by the parties or their respective successors in interest;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the City Council has determined no new information is available that requires

any environmental review, other than that which was done in the Final Environmental Impact Report (EIR 02-01, SCH No.2002091045), which was adopted by City's City Council by Resolution No. 1520(06) (Final EIR), as part of the review and approval process of the Agreement and as reflected in an Addendum to the Final EIR;

WHEREAS, pursuant to Sections 65867 and 65868 of the Development Agreement Act, on November 8, 2023 City's Planning Commission held a duly-noticed public hearing and after the conclusion of that hearing, reviewed all pertinent testimony and evidence, including the Addendum, and recommended approval of the Addendum and Third Amendment;

WHEREAS, pursuant to Sections 65867 and 65868 of the Development Agreement Act, on \_\_\_\_\_, 2023, City's City Council held a duly-noticed public hearing and after the conclusion of that hearing, reviewed all pertinent testimony, including the Addendum, and evidence and the Planning Commission's recommendations.

NOW, THEREFORE, based upon the foregoing recitals and the terms, conditions, covenants, and agreements contained herein, the parties hereto agree as follows:

Section 1. The recitals above are true and correct and incorporated herein by this reference.

Section 2. All terms, phrases and words indicated to be defined terms by capitalization in this Third Amendment and that are not specifically defined in this Third Amendment or the context otherwise shall have the meaning ascribed to the same term, phrase, or word in the Agreement.

Section 3. Section 3.05 of the Agreement is amended to reflect City agrees not to increase development impact fees (including Quimby Fees adopted pursuant to Government Code Section 66477) for the Project subject to this Agreement until May 31, 2031; provided, the Parties understand and agree City recently amended its inclusionary housing fee regulations pursuant to Ordinance No. 1703(23) and those fees and the process for determining, paying and not refunding those fees shall apply as provided in that Ordinance; and in addition the sewer and electricity fees for the Project's pro rata share of the relevant bonded lines shall be as reasonably determined by the City Council based on costs at the time of installation. All other provisions in Section 3.05 remain the same.

Section 4. The first sentence of Section 5.02 of the Agreement is hereby amended so that the term of the Agreement shall be extended ten (10) years and terminate on May 31, 2034, subject, however, to the extension provisions set forth in Sections 5.02.01 and 5.02.02.

Section 5. Section 5.02.01 is hereby added to the Agreement, to read in its entirety as follows:

“Extension of Term. If within 90 days prior to the expiration of the Term, Developers submit a written request for an extension and the City Council determines, in its reasonable discretion based on substantial evidence, an extension is in the best interests of the City, then the Term may be extended automatically for one (1) consecutive period of five (5)

years (the Extension Period). Following the expiration of the Extension Period, this Agreement shall be deemed terminated and of no further force and effect however, said termination of the Agreement shall not affect any right or duty emanating from the Future Discretionary Entitlements.”

Section 6. Section 5.02.02 is hereby added to the Agreement, to read in its entirety as follows:

“Extension of Term for Commencement of Construction of the Project. If one of the Developers (Separate Developer) is in good faith compliance with this Agreement and Commences Construction of the Project, then the Term set forth in Section 5.02 or 5.02.01, as applicable, shall be automatically extended as to that Separate Developer until the issuance of the final Certificate of Occupancy for that Separate Developer’s portion of the Project; provided, notwithstanding such extension, subject to Section 6.03 and all applicable notice and opportunity to cure, the Term shall expire and this Agreement shall terminate if, after a Separate Developer Commences Construction of that Separate Developer’s portion of the Project, work stops on that Separate Developer’s portion of the Project for more than twelve (12) months, with no more than six (6) of those months being consecutive. For purposes of this section, Commences Construction of the Project means City has issued to a Separate Developer building permits for at least 10 residential units for that Separate Developer’s subdivision, that Separate Developer has signed a contract with a general contractor for the construction of those units and has actually expended \$500,000 to compensate that Separate Developer’s contractor for actual completed construction work on those units.”

Section 7. Section 5.04.01 is hereby added to the Agreement, to read in its entirety as follows:

“Prior to the issuance of any residential building permit for the Project, Owners shall provide to City proof Mission Hills Community Services District (MHCS D) has made payment due to City, as required by that certain Wastewater Services Agreement (WWSA), dated June 29, 2023, between City and MHCS D relating to the amortized debt schedule and capital reserve discussed in the WWSA.”

Section 8. Exhibit A to the Agreement is modified in its entirety and attached hereto. Exhibit B to the Agreement is deleted in its entirety.

Section 9. The parties agree, except as specifically provided in this Third Amendment, the terms of the Agreement shall remain unchanged and in full-force and effect.

Section 10. The person(s) executing this Third Amendment on behalf of the parties hereto warrant (i) such party is duly-organized and existing, (ii) they are duly-authorized to execute and deliver this Third Amendment on behalf of said party, (iii) by so executing this Third

Amendment, such party is formally bound to the provisions of this Third Amendment, and (iv) the entering into of this Third Amendment does not violate any provision of any other agreement to which said party is bound.

IN WITNESS WHEREOF, the parties hereto have executed this Third Amendment as of the date it has been signed on behalf of City, as long as it has also been signed by and on behalf of all the other parties.

Dated: \_\_\_\_\_, 2023

CITY OF LOMPOC, a California  
municipal corporation

By: \_\_\_\_\_  
Dean Albro  
City Manager

ATTEST:

\_\_\_\_\_  
Stacey Haddon  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Jeff M. Malawy  
City Attorney, City of Lompoc

[Signatures continued on Page 6]

[Signatures continued from Page 5]

**OWNERS:**

Dated: \_\_\_\_\_, 2023

HARRIS GRADE PARTNERS, LP,  
a California limited partnership  
[APN: 097-250-040]

By: MARTIN FARRELL HOMES, INC., a  
California corporation, General Partner

By: \_\_\_\_\_  
Jon Martin, President

Dated: \_\_\_\_\_, 2023

MJ LAND, LLC, a California Limited Liability  
Company  
[APNs: 097-250-070, 097-250-085 and 097-250-  
086]

By: \_\_\_\_\_  
Donald M. Jensen, Managing Member

Dated: \_\_\_\_\_, 2023

GHERINI BURTON RANCH, LLC, a  
California limited liability company, as to an  
undivided 37.5% interest  
[APNs: 097-250-050, 097-250-051, 097-250-083  
and 097-250-084]

By: \_\_\_\_\_  
John Gherini, Manager

[Signatures continued on Page 7]

[Signatures continued from Page 6]

Dated: \_\_\_\_\_, 2023

SIGNORELLI BURTON RANCH, LLC, a California limited liability company, as to an undivided 50.00% interest  
[APNs: 097-250-050, 097-250-051, 097-250-083 and 097-250-084]

By: \_\_\_\_\_  
Joe A. Signorelli, Jr., Manager

Dated: \_\_\_\_\_, 2023

THE TOWBES GROUP, INC., a California corporation, as to an undivided 12.5% interest of Parcels Two, Three, Four, and Five  
[APNs: 097-250-050, 097-250-051, 097-250-083 and 097-250-084]

By: \_\_\_\_\_  
Robert L. Skinner, CEO

EXHIBIT A – Legal Description

Real property in the City of Lompoc, County of Santa Barbara, State of California, described as follows:

THAT PORTION OF LOT 19 OF THE PARTITION OF RANCHO LA PURISIMA, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS SAID LOT IS SHOWN ON MAP FILED WITH REPORT OF THE REFEREE IN ACTION NO. 642 IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ENTITLED "JOHN H. WISE, ET AL., PLAINTIFF VS. RAMONA PALO DE JONES, ET AL., DEFENDANTS", AND DESCRIBED IN THE FINAL DECREE OF PARTITION ENTERED THEREON ON DECEMBER 27, 1884, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF PARCEL 1 DESCRIBED IN THE DEED TO EDWARD E. NEIMAN, ET UX., RECORDED JUNE 4, 1951 AS INSTRUMENT NO. 8499 IN BOOK 994, PAGE 168 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT BEING A POINT IN THE NORTHWESTERLY LINE OF A ROAD KNOWN AS AND CALLED HARRISTON ROAD; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 1 ABOVE REFERRED TO, NORTH 0° 13' WEST 401.23 FEET TO A POINT; THENCE SOUTHEASTERLY TO A POINT IN THE NORTHWESTERLY LINE OF SAID HARRISTON ROAD, WHICH BEARS NORTHEASTERLY MEASURED ALONG SAID ROAD LINE 313.6 FEET FROM THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID HARRISTON ROAD 313.6 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL OIL, GAS, COAL, LIGNITE, COAL OIL, PETROLEUM, NAPHTHA, ASPHALTUM, BREA, BITUMEN, NATURAL GAS AND ALL OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND.

**(APN: 097-250-013)**

PARCEL 1:

PARCEL ONE OF PARCEL MAP 10,542 IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 2, AT PAGE 6 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPTING THEREFROM ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES AND OTHER MINERALS INCLUDING DIATOMACEOUS EARTH IN AND UNDER THE ABOVE DESCRIBED LAND, AS RESERVED IN THE DEED EXECUTED BY UNION OIL COMPANY OF CALIFORNIA, ET AL., RECORDED DECEMBER 1, 1910 IN BOOK 129, PAGE 134 OF DEEDS, WITHOUT, HOWEVER, THE RIGHT TO ENTER UPON THE SURFACE AND TO USE ANY PART THEREOF ABOVE A DEPTH OF 500 FEET BELOW THE NATURAL SURFACE THEREOF, AS RELINQUISHED BY UNION OIL COMPANY OF CALIFORNIA BY DEED RECORDED APRIL 14, 1959 AS INSTRUMENT NO. 11573 IN BOOK 1615, PAGE 183 OF OFFICIAL RECORDS.

PARCEL 2:

AN EASEMENT FOR AN UNDERGROUND WATER PIPE LINE IN AND UNDER THAT PORTION OF LOT 19 OF THE PARTITION OF THE RANCHO MISSION DE LA PURISIMA, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS SHOWN ON A MAP THEREOF FILED WITH THE REPORT OF THE REFEREES IN ACTION NO. 642, IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF SANTA BARBARA, ENTITLED JOHN H. WISE, ET AL, PLAINTIFFS, VS. RAMONA MALO DE JONES, ET AL., DEFENDANTS, AND DESCRIBED IN THE FINAL DECREE OF PARTITION ENTERED THEREIN ON DECEMBER 27, 1884, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF THE 33.408 ACRE TRACT OF LAND AND THE NORTHWESTERLY LINE OF STATE HIGHWAY ROUTE 1 AS SHOWN ON MAP OF PROPERTY OF

ELDON F. HOWERTON FILED IN BOOK 42, PAGE 86 OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DISTANT THEREON NORTH 29° 36' 00" EAST (SAID COURSE BEING SHOWN ON SAID MAP AS NORTH 29° 07' 35" EAST) 225.05 FEET FROM THE NORTHEASTERLY TERMINUS OF THE TANGENT CURVE IN SAID LINE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 109° 23' 46" (SAID CURVE BEING SHOWN ON SAID MAP AS HAVING A RADIUS OF 24.95 FEET AND A CENTRAL ANGLE OF 109° 26' 40"), SAID TERMINUS POINT BEING MARKED BY A 6"X6" CONCRETE HIGHWAY MONUMENT AS SHOWN ON SAID MAP; THENCE NORTH 60° 24' 00" WEST 189.65 FEET; THENCE SOUTH 54° 26' 56" WEST 163.89 FEET TO A POINT IN THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1560.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 58° 03' 17" WEST (SAID CURVE BEING SHOWN ON SAID MAP FILED IN BOOK 42, PAGE 86 OF RECORD OF SURVEYS AS HAVING A RADIUS OF 1567.94 FEET AND BEING A PORTION OF THE NORTHEASTERLY BOUNDARY LINE OF LOMPOC-CASMALIA ROAD, SHOWN AS LOMPOC GUADALUPE ROAD); THENCE NORTH 54° 26' 56" EAST 3.01 FEET TO A POINT IN A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1557.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 58° 03' 42" WEST, SAID CURVE BEING CONCENTRIC WITH THE CURVE ABOVE DESCRIBED AS HAVING A RADIUS OF 1560.00 FEET, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9° 32' 43" AN ARC DISTANCE OF 259.89 FEET TO A POINT IN A LINE THAT IS PARALLEL WITH AND DISTANT NORTHWESTERLY 60.00 FEET FROM THE CENTERLINE OF STATE HIGHWAY ROUTE NO. 1, AS SHOWN ON SAID MAP FILED IN BOOK 42, PAGE 86 OF RECORD OF SURVEYS; THENCE NORTH 29° 36' 00" EAST PARALLEL WITH SAID CENTERLINE 20.47 FEET; THENCE SOUTH 82° 39' 30" WEST 11.25 FEET TO A POINT IN A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1547.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 48° 59' 46" WEST, SAID CURVE BEING CONCENTRIC WITH SAID CURVE ABOVE DESCRIBED AS HAVING A RADIUS OF 1557.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9° 05' 20" AN ARC DISTANCE OF 245.27 FEET TO A POINT IN A LINE THAT BEARS NORTH 54° 26' 56" EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 54° 26' 56" WEST 10.02 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING SOUTHWESTERLY OF THE ARC OF SAID CURVE ABOVE DESCRIBES AS HAVING A RADIUS OF 25.00 FEET.

**(APN: 097-250-040)**

THOSE PORTIONS OF LOTS 19 AND 20 OF THE PARTITION OF THE RANCHO LA PURISIMA, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS SAID LOTS ARE SHOWN ON THE MAP FILED WITH THE REPORT OF THE REFEREES IN ACTION NO. 642, IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF SANTA BARBARA, ENTITLED JOHN H. WISE, ET AL., PLAINTIFFS VS. RAMONA MALO DE JONES, ET AL, DEFENDANTS AND DESCRIBED IN THE FINAL DECREE OF PARTITION ENTERED THEREIN ON DECEMBER 27, 1884, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE LINE BETWEEN LOTS 11 AND 20 OF THE RANCHO MISSION DE LA PURISIMA WHICH BEARS NORTH 89° 58' EAST 96.3 FEET FROM THE COMMON CORNER OF LOTS 11, 12, 19 AND 20 OF SAID RANCHO, SAID POINT BEING ON THE WESTERLY LINE OF THE ROAD KNOWN AS AND CALLED HARRISON ROAD; THENCE SOUTHWESTERLY AND ALONG THE WESTERLY LINE OF SAID ROAD TO THE MOST SOUTHERLY CORNER OF PARCEL ONE DESCRIBED IN THE DEED TO EDWARD E. NEIMAN, ET UX., RECORDED JUNE 4, 1951, AS INSTRUMENT NO. 8499, IN BOOK 994, PAGE 168 OF OFFICIAL RECORDS, THENCE NORTH 0° 13' WEST 2,412.1 FEET, MORE OR LESS TO A POINT ON THE NORTH LINE OF LOT 19; THENCE NORTH 89° 58' EAST 1,313.8 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF SAID LOT 19 DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF PARCEL ONE DESCRIBED IN THE DEED TO EDWARD E. NEIMAN, ET UX., RECORDED JUNE 4, 1951, AS INSTRUMENT NO. 8499, IN BOOK 994,

PAGE 168 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT BEING A POINT IN THE NORTHWESTERLY LINE OF A ROAD KNOWN AS AND CALLED HARRISON ROAD; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL ONE ABOVE REFERRED TO, NORTH 0° 13' WEST 401.23 FEET TO A POINT; THENCE SOUTHEASTERLY TO A POINT IN THE NORTHWESTERLY LINE OF SAID HARRISON ROAD, WHICH BEARS NORTHEASTERLY MEASURED ALONG SAID ROAD LINE 313.6 FEET FROM THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID HARRISON ROAD, 313.6 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING ALL OIL, GAS, COAL, LIGNITE, COAL OIL, PETROLEUM, NAPHTHA, ASPHALTUM, BREA, BITUMEN, NATURAL GAS AND ALL OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND.

**(APN: 097-250-050 AND 097-250-051)**

BEING A PORTION OF PARCEL 2 DESCRIBED IN BOOK 994, PAGE 168 OF OFFICIAL RECORDS, IN THE CITY OF LOMPOC, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF THE LAND GRANTED TO THE COUNTY OF SANTA BARBARA IN THE DEED RECORDED IN BOOK 2589, PAGE 1291 OF OFFICIAL RECORDS; THENCE, ALONG THE EASTERLY LINE OF SAID LAND, BEING ALSO THE WESTERLY RIGHT OF WAY OF SAID LOMPOC-CASMALIA ROAD, S 23° 09' 39" E, A DISTANCE OF 63.30 FEET TO AN ANGLE POINT THEREIN; THENCE, CONTINUING ALONG SAID EASTERLY LINE, S 00° 47' 02" W, A DISTANCE OF 103.43 FEET TO AN ANGLE POINT THEREIN; THENCE, CONTINUING ALONG SAID EASTERLY LINE, S 05° 18' 27" W, A DISTANCE OF 450.96 FEET TO AN ANGLE POINT THEREIN; THENCE, CONTINUING ALONG SAID EASTERLY LINE, S 37° 55' 57" W, A DISTANCE OF 114.12 FEET TO AN ANGLE POINT THEREIN; THENCE, CONTINUING ALONG SAID EASTERLY LINE, S 15° 57' 52" W, A DISTANCE OF 151.07 FEET TO AN ANGLE POINT THEREIN; THENCE, CONTINUING ALONG SAID EASTERLY LINE, S 09° 07' 18" W, A DISTANCE OF 256.05 FEET TO A POINT ON SAID EASTERLY LINE; THENCE, LEAVING SAID EASTERLY RIGHT OF WAY, S 71° 24' 14" E, A DISTANCE OF 234.16 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 325.00 FEET; THENCE, EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08° 36' 48", AN ARC DISTANCE OF 48.86 FEET; THENCE, S 80° 01' 02" E, A DISTANCE OF 110.27 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 325.00 FEET; THENCE, EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08° 17' 30", AN ARC DISTANCE OF 47.03 FEET TO A POINT ON THE NORTHERLY LINE OF THE LAND DESCRIBED IN BOOK 1759, PAGE 289 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE, ALONG THE NORTHERLY LINE OF SAID LAND, S 88° 18' 32" E, A DISTANCE OF 353.49 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 475.00 FEET; THENCE, LEAVING SAID NORTHERLY LINE, EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25° 01' 14", AN ARC DISTANCE OF 207.43 FEET; THENCE, S 63° 17' 18" E, A DISTANCE OF 34.51 TO A POINT ON THE EASTERLY LINE OF THE LAND DESCRIBED IN THE DEED RECORDED IN BOOK 1759, PAGE 289 OF OFFICIAL RECORDS, BEING ALSO A POINT ON THE EASTERLY LINE OF THE LAND DESCRIBED IN BOOK 1512, PAGE 283 OF OFFICIAL RECORDS, AND BEING THE TRUE POINT OF BEGINNING;

THENCE 1ST, LEAVING SAID WESTERLY LINE, S 63° 17' 18" E, A DISTANCE OF 27.44 TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 799.00 FEET, THE RADIAL CENTER OF WHICH BEARS S 50° 42' 48" E; THENCE 2ND, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10° 52' 41", AN ARC DISTANCE OF 151.70 TO THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 10.00 FEET; THENCE 3RD, WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 88° 18' 11", AN ARC DISTANCE OF 15.41 FEET; THENCE 4TH, N 63° 17' 18" W, A DISTANCE OF 1.32 FEET TO A POINT ON THE EASTERLY LINE OF THE LAND DESCRIBED IN THE DEED RECORDED IN BOOK 1759, PAGE 289 OF OFFICIAL RECORDS; THENCE 5TH, ALONG SAID EASTERLY LINE, S 27° 40' 37" W, A DISTANCE

OF 50.01 FEET; THENCE 6TH, LEAVING SAID EASTERLY LINE, S 63° 17' 18" E, A DISTANCE OF 3.12 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 10.00 FEET; THENCE 7TH, SOUTHEASTERLY AND SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 86° 44' 14", AN ARC DISTANCE OF 15.14 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 799.00 FEET; THENCE 8TH, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11° 40' 12", AN ARC DISTANCE OF 162.74 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTH LINE OF THE LAND DESCRIBED IN BOOK 1759, PAGE 289 OF OFFICIAL RECORDS; THENCE 9TH, CONTINUING SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 9° 48' 19", AN ARC DISTANCE OF 136.74 FEET; THENCE 10TH, S 01° 58' 25" W, A DISTANCE OF 33.93 FEET TO THE BEGINNING OF TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 15.00 FEET; THENCE 11TH, SOUTHERLY AND WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89° 51' 42", AN ARC DISTANCE OF 23.53 FEET; THENCE 12TH, S 02° 03' 37" W, A DISTANCE OF 49.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL 2; THENCE 13TH, ALONG THE SOUTHERLY LINE OF SAID PARCEL 2, S 88° 09' 53" E, A DISTANCE OF 871.42 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE 14TH, ALONG THE EAST LINE OF SAID PARCEL 2, N 01° 31' 33" E, A DISTANCE OF 2049.61 TO THE MOST NORTHERLY CORNER OF SAID PARCEL 2, BEING ALSO THE NORTHEAST CORNER OF SAID LAND DESCRIBED IN SAID BOOK 1512, PAGE 283 OF OFFICIAL RECORDS; THENCE 15TH, ALONG THE WESTERLY LINE OF SAID PARCEL 2, BEING ALSO THE EASTERLY LINE OF SAID LAND DESCRIBED IN BOOK 1512, PAGE 283 OF OFFICIAL RECORDS, S 27° 40' 37" W, A DISTANCE OF 1618.02 FEET TO THE TRUE POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO LOT D OF THAT CERTAIN CERTIFICATE APPROVING A OF LOT LINE ADJUSTMENT NO. LOM 569, RECORDED DECEMBER 31, 2007 AS INSTRUMENT NO. 07- 88012 OF OFFICIAL RECORDS.

**(APN: 097-250-083)**

BEING A PORTION OF THE LAND DESCRIBED IN BOOK 1512, PAGE 283 OF OFFICIAL RECORDS, AND A PORTION OF THE LAND DESCRIBED IN BOOK 1759, PAGE 289 OF OFFICIAL RECORDS, IN THE CITY OF LOMPOC, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LAND DESCRIBED IN SAID BOOK 1512, PAGE 283 OF OFFICIAL RECORDS; THENCE 1ST, ALONG THE NORTH LINE OF SAID LAND, N 88° 07' 48" W, A DISTANCE OF 1558.11 FEET TO THE NORTHWEST CORNER OF SAID LAND, BEING ALSO A POINT ON THE EASTERLY RIGHT OF WAY OF LOMPOC-CASMALIA ROAD (STATE HIGHWAY 1) AS DESCRIBED IN THE EASEMENT GRANT TO THE COUNTY OF SANTA BARBARA RECORDED IN BOOK 1960, PAGE 823 OF OFFICIAL RECORDS; THENCE 2ND, ALONG SAID EASTERLY RIGHT OF WAY OF LOMPOC-CASMALIA ROAD, S 09° 10' 41" W, A DISTANCE OF 200.53 FEET TO THE MOST NORTHERLY CORNER OF THE LAND GRANTED TO THE COUNTY OF SANTA BARBARA IN THE DEED RECORDED IN BOOK 2589, PAGE 1291 OF OFFICIAL RECORDS; THENCE 3RD, ALONG THE EASTERLY LINE OF LAST SAID LAND, BEING ALSO THE EASTERLY RIGHT OF WAY OF SAID LOMPOC-CASMALIA ROAD, S 23° 09' 39" E, A DISTANCE OF 63.30 FEET TO AN ANGLE POINT THEREIN; THENCE 4TH, CONTINUING ALONG SAID EASTERLY LINE, S 00° 47' 02" W, A DISTANCE OF 103.43 FEET TO AN ANGLE POINT THEREIN; THENCE 5TH, CONTINUING ALONG SAID EASTERLY LINE, S 05° 18' 27" W, A DISTANCE OF 450.96 FEET TO AN ANGLE POINT THEREIN; THENCE 6TH, CONTINUING ALONG SAID EASTERLY LINE, S 37° 55' 57" W, A DISTANCE OF 114.12 FEET TO AN ANGLE POINT THEREIN; THENCE 7TH, CONTINUING ALONG SAID EASTERLY LINE, S 15° 57' 52" W, A DISTANCE OF 151.07 FEET TO AN ANGLE POINT THEREIN; THENCE 8TH, CONTINUING ALONG SAID EASTERLY LINE, S 09° 07' 18" W, A DISTANCE OF 256.05 FEET TO A POINT ON SAID WESTERLY LINE; THENCE 9TH, LEAVING SAID EASTERLY LINE, S 71° 24' 14" E, A DISTANCE OF 234.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 325.00 FEET; THENCE 10TH, EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08° 36' 48", AN ARC DISTANCE OF 48.86 FEET; THENCE 11TH, S 80° 01' 02" E, A DISTANCE OF 110.27 FEET TO THE BEGINNING OF A TANGENT CURVE

CONCAVE NORTHERLY HAVING A RADIUS OF 325.00 FEET; THENCE 12TH, EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08° 17' 30", AN ARC DISTANCE OF 47.03 FEET TO A POINT ON THE NORTHERLY LINE OF THE LAND DESCRIBED IN BOOK 1759, PAGE 289 OF OFFICIAL RECORDS; THENCE 13TH, ALONG SAID NORTHERLY LINE, S 88° 18' 32" E, A DISTANCE OF 353.49 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 475.00 FEET; THENCE 14TH, LEAVING SAID NORTHERLY LINE, EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25° 01' 14", AN ARC DISTANCE OF 207.43 FEET; THENCE 15TH, S 63° 17' 18" E, A DISTANCE OF 34.51 FEET TO THE EASTERLY LINE OF THE LAND DESCRIBED IN THE DEED RECORDED IN BOOK 1759, PAGE 289 OF OFFICIAL RECORDS, BEING ALSO THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF THE LAND DESCRIBED IN BOOK 1512, PAGE 283 OF OFFICIAL RECORDS; THENCE 16TH, ALONG SAID SOUTHERLY PROLONGATION AND SAID EASTERLY LINE OF THE LAND DESCRIBED IN BOOK 1512, PAGE 283 OF OFFICIAL RECORDS, N 27° 40' 37" E, A DISTANCE OF 1618.02 FEET TO THE POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO LOT A OF THAT CERTAIN CERTIFICATE APPROVING A OF LOT LINE ADJUSTMENT NO. LOM 569, RECORDED DECEMBER 31, 2007 AS INSTRUMENT NO. 07- 88012 OF OFFICIAL RECORDS.

**(APN: 097-250-084)**

LOT B AS SHOWN ON LOT LINE ADJUSTMENT NO. LOM-569 AS EVIDENCED BY DOCUMENT RECORDED DECEMBER 31, 2007 AS INSTRUMENT NO. 07-88012 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF THE LAND DESCRIBED IN BOOK 1759, PAGE 289 OF OFFICIAL RECORDS, AND A PORTION OF THE LAND DESCRIBED IN BOOK 1512, PAGE 283 OF OFFICIAL RECORDS, AND A PORTION OF THE LAND DESCRIBED IN BOOK 994, PAGE 168 OF OFFICIAL RECORDS, IN THE CITY OF LOMPOC, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ALL AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF THE LAND GRANTED TO THE COUNTY OF SANTA BARBARA IN THE DEED RECORDED IN BOOK 2589, PAGE 1291 OF OFFICIAL RECORDS; THENCE, ALONG THE EASTERLY LINE OF LAST SAID LAND, BEING ALSO THE WESTERLY RIGHT OF WAY OF SAID LOMPOC-CASMALIA ROAD, S 23° 09' 39" E, A DISTANCE OF 63.30 FEET TO AN ANGLE POINT THEREIN; THENCE, CONTINUING ALONG SAID EASTERLY LINE, S 00° 47' 02" W, A DISTANCE OF 103.43 FEET TO AN ANGLE POINT THEREIN; THENCE, CONTINUING ALONG SAID EASTERLY LINE, S 05° 18' 27" W, A DISTANCE OF 450.96 FEET TO AN ANGLE POINT THEREIN; THENCE, CONTINUING ALONG SAID EASTERLY LINE, S 37° 55' 57" W, A DISTANCE OF 114.12 FEET TO AN ANGLE POINT THEREIN; THENCE, CONTINUING ALONG SAID EASTERLY LINE, S 15° 57' 52" W, A DISTANCE OF 151.07 FEET TO AN ANGLE POINT THEREIN; THENCE, CONTINUING ALONG SAID EASTERLY LINE, S 09° 07' 18" W, A DISTANCE OF 256.05 FEET TO A POINT ON SAID WESTERLY LINE, BEING THE TRUE POINT OF BEGINNING;

THENCE 1ST, LEAVING SAID EASTERLY RIGHT OF WAY, S 71° 24' 14" E, A DISTANCE OF 234.16 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 325.00 FEET; THENCE 2ND, EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08° 36' 48", AN ARC DISTANCE OF 48.86 FEET; THENCE 3RD, S 80° 01' 02" E, A DISTANCE OF 110.27 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 325.00 FEET; THENCE 4TH, EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08° 17' 30", AN ARC DISTANCE OF 47.03 FEET TO A POINT ON THE NORTHERLY LINE OF THE LAND DESCRIBED IN BOOK 1759, PAGE 289 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE 5TH, ALONG THE NORTHERLY LINE OF SAID LAND, S 88° 18' 32" E, A DISTANCE OF 353.49 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 475.00 FEET; THENCE 6TH, LEAVING SAID NORTHERLY LINE, EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25° 01' 14", AN ARC DISTANCE OF 207.43 FEET; THENCE 7TH, S 63°

17' 18" E, DISTANCE OF 34.51 TO A POINT ON THE EASTERLY LINE OF THE LAND DESCRIBED IN THE DEED RECORDED IN BOOK 1759, PAGE 289 OF OFFICIAL RECORDS; THENCE 8TH, LEAVING SAID EASTERLY LINE, S 63° 17' 18" E, A DISTANCE OF 27.44 TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 799.00 FEET, THE RADIAL CENTER OF WHICH BEARS S 50° 42' 48" E; THENCE 9TH, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10° 52' 41", AN ARC DISTANCE OF 151.70 TO THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 10.00 FEET; THENCE 10TH, SOUTHWESTERLY AND WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 88° 18' 11", AN ARC DISTANCE OF 15.41 FEET; THENCE 11TH, N 63° 17' 18" W, A DISTANCE OF 1.32 FEET TO A POINT ON THE EASTERLY LINE OF THE LAND DESCRIBED IN THE DEED RECORDED IN BOOK 1759, PAGE 289 OF OFFICIAL RECORDS; THENCE 12TH, ALONG SAID EASTERLY LINE, S 27° 40' 37" W, A DISTANCE OF 50.01 FEET; THENCE 13TH, LEAVING SAID EASTERLY LINE, S 63° 17' 18" E, A DISTANCE OF 3.12 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 10.00 FEET; THENCE 14TH, SOUTHEASTERLY AND SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 86° 44' 14", AN ARC DISTANCE OF 15.14 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 799.00 FEET; THENCE 15TH, SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11° 40' 12", AN ARC DISTANCE OF 162.74 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTH LINE OF THE LAND DESCRIBED IN BOOK 1759, PAGE 289 OF OFFICIAL RECORDS; THENCE 16TH, ALONG SAID SOUTH LINE AND ITS EASTERLY PROLONGATION, N 88° 12' 29" W, A DISTANCE OF 897.76 FEET TO SOUTHWEST CORNER OF LAST SAID LAND, BEING ALSO A POINT ON THE EASTERLY RIGHT OF WAY OF LOMPOC-CASMALIA ROAD (STATE HIGHWAY 1) AS DESCRIBED IN THE EASEMENT GRANT DEED TO THE COUNTY OF SANTA BARBARA RECORDED IN BOOK 1960, PAGE 823 OF OFFICIAL RECORDS, BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1424.88 FEET, THE RADIAL CENTER OF WHICH BEARS N 82° 21' 34" E; THENCE 17TH, ALONG SAID CURVE AND SAID EASTERLY RIGHT OF WAY OF LOMPOC CASMALIA ROAD, THROUGH A CENTRAL ANGLE OF 16° 49' 07", AN ARC DISTANCE OF 418.26 FEET TO THE NORTHWEST CORNER OF THE LAND DESCRIBED IN BOOK 1759, PAGE 289 OF OFFICIAL RECORDS; THENCE 18TH, ALONG THE NORTH LINE OF LAST SAID LAND, S 88° 18' 32" E, A DISTANCE OF 7.06 FEET TO THE SOUTHEAST CORNER OF THE LAND GRANTED TO THE COUNTY OF SANTA BARBARA IN THE DEED RECORDED IN BOOK 2589, PAGE 1291 OF OFFICIAL RECORDS; THENCE 19TH, ALONG THE EASTERLY LINE OF SAID COUNTY LAND, N 09° 07' 18" E, A DISTANCE OF 98.87 FEET TO THE TRUE POINT OF BEGINNING.

**(APN: 097-250-85)**

PARCEL 1:

LOT C AS SHOWN ON LOT LINE ADJUSTMENT NO. LOM-569 AS EVIDENCED BY DOCUMENT RECORDED DECEMBER 31, 2007 AS INSTRUMENT NO. 07-88012 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF PARCEL 1 OF PARCEL MAP NO. 13,719, AS SHOWN ON THE MAP FILED IN BOOK 46, PAGE 65 OF PARCEL MAPS, AND A PORTION OF PARCEL 2 DESCRIBED IN BOOK 994, PAGE 168 OF OFFICIAL RECORDS, IN THE CITY OF LOMPOC, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ALL AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF THE LAND GRANTED TO THE COUNTY OF SANTA BARBARA IN THE DEED RECORDED IN BOOK 2589, PAGE 1291 OF OFFICIAL RECORDS; THENCE, ALONG THE EASTERLY LINE OF SAID LAND, BEING ALSO THE EASTERLY RIGHT OF WAY OF SAID LOMPOC-CASMALIA ROAD, S 23° 09' 39" E, A DISTANCE OF 63.30 FEET TO AN ANGLE POINT THEREIN; THENCE, CONTINUING ALONG SAID EASTERLY LINE, S 00° 47' 02" W, A DISTANCE OF 103.43 FEET TO ANGLE POINT THEREIN; THENCE, CONTINUING ALONG SAID EASTERLY LINE, S 05° 18' 27" W, A DISTANCE OF 450.96 FEET TO AN ANGLE POINT THEREIN; THENCE, CONTINUING ALONG SAID

EASTERLY LINE, S 37° 55' 57" W, A DISTANCE OF 114.12 FEET TO AN ANGLE POINT THEREIN; THENCE, CONTINUING ALONG SAID EASTERLY LINE, S 15° 57' 52" W, A DISTANCE OF 151.07 FEET TO AN ANGLE POINT THEREIN; THENCE, CONTINUING ALONG SAID EASTERLY LINE, S 09° 07' 18" W, A DISTANCE OF 256.05 FEET TO A POINT ON SAID WESTERLY LINE; THENCE, LEAVING SAID EASTERLY RIGHT OF WAY, S 71° 24' 14" E, A DISTANCE OF 234.16 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 325.00 FEET; THENCE, EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08° 36' 48", AN ARC DISTANCE OF 48.86 FEET; THENCE, S 80° 01' 02" E, A DISTANCE OF 110.27 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 325.00 FEET; THENCE, EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL OF 08° 17' 30", AN ARC DISTANCE OF 47.03 FEET TO A POINT ON THE NORTHERLY LINE OF THE LAND DESCRIBED IN BOOK 1759, PAGE 289 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE, ALONG THE NORTHERLY LINE OF SAID LAND, S 88° 18' 32" E, A DISTANCE OF 353.49 FEET

TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 475.00 FEET; THENCE, LEAVING SAID NORTHERLY LINE, EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25° 01' 14", AN ARC DISTANCE OF 207.43 FEET; THENCE, S 63° 17' 18" E, A DISTANCE OF 34.51 TO A POINT ON THE EASTERLY LINE OF THE LAND DESCRIBED IN THE DEED RECORDED IN BOOK 1759, PAGE 289 OF OFFICIAL RECORDS, BEING ALSO A POINT ON THE EASTERLY LINE OF THE LAND DESCRIBED IN BOOK 1512, PAGE 283 OF OFFICIAL RECORDS; THENCE, LEAVING SAID WESTERLY LINE, S 63° 17' 18" E, A DISTANCE OF 27.44 TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, THE RADIAL CENTER OF WHICH BEARS S 50° 42' 48" E A DISTANCE OF 799.00 FEET; THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10° 52' 41", AN ARC DISTANCE OF 151.70 TO THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 10.00 FEET; THENCE, WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 88° 18' 11", AN ARC DISTANCE OF 15.41 FEET; THENCE, N 63° 17' 18" W, A DISTANCE OF 1.32 FEET TO A POINT ON THE EASTERLY LINE OF THE LAND DESCRIBED IN THE DEED RECORDED IN BOOK 1759, PAGE 289 OF OFFICIAL RECORDS; THENCE, ALONG SAID EASTERLY LINE, S 27° 40' 37" W, A DISTANCE OF 50.01 FEET; THENCE, LEAVING SAID EASTERLY LINE, S 63° 17' 18" E, A DISTANCE OF 3.12 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 10.00 FEET; THENCE, SOUTHEASTERLY AND SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 86° 44' 14", AN ARC DISTANCE OF 15.14 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 799.00 FEET; THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11° 40' 12", AN ARC DISTANCE OF 162.74 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTH LINE OF THE LAND DESCRIBED IN BOOK 1759, PAGE 289 OF OFFICIAL RECORDS, BEING ALSO POINT ON THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID PARCEL 1, AND BEING THE TRUE POINT OF BEGINNING;

THENCE 1ST, CONTINUING SOUTHERLY ALONG LAST SAID CURVE, THROUGH A CENTRAL ANGLE OF 9° 48' 19", AN ARC DISTANCE OF 136.74 FEET; THENCE 2ND, S 01° 58' 25" W, A DISTANCE OF 33.93 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 15.00 FEET; THENCE 3RD, SOUTHERLY AND WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89° 51' 42", AN ARC DISTANCE OF 23.53 FEET; THENCE 4TH, S 02° 03' 37" W, A DISTANCE OF 49.00 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID PARCEL 1; THENCE 5TH, ALONG SAID SOUTHERLY LINE AND THE EASTERLY PROLONGATION THEREOF, N 88° 09' 53" W, A DISTANCE OF 790.21 FEET TO THE MOST SOUTHWESTERLY CORNER OF SAID PARCEL 1, BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1175.90 FEET, THE RADIAL CENTER OF WHICH BEARS N 73° 47' 52" E; THENCE 6TH, NORTHERLY ALONG SAID CURVE AND THE WESTERLY LINE OF SAID PARCEL 1 THROUGH A CENTRAL ANGLE OF 01° 01' 13", AN ARC DISTANCE OF 20.94 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE 7TH, CONTINUING ALONG SAID WESTERLY LINE, S 88° 11' 03" E, A DISTANCE OF 280.45 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE 8TH, N 01° 50' 47" E, A DISTANCE OF 213.46 FEET TO THE MOST NORTHWESTERLY CORNER OF SAID PARCEL 1; THENCE 9TH, ALONG THE NORTHERLY LINE OF SAID PARCEL 1, AND THE EASTERLY PROLONGATION THEREOF, S 88° 12' 29" E, A DISTANCE OF 543.30 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR WATER WELL, WATERLINE AND WATER TANK OVER THOSE PORTIONS OF PARCEL 2 OF PARCEL MAP NO. 13,719 SHOWN ON SAID MAP AS "10" EASEMENT FOR WATER WELL, WATERLINE AND WATER TANK IN FAVOR OF PARCEL 1 PER THIS MAP". SAID EASEMENT IS APPURTENANT AND FOR THE BENEFIT OF PARCEL 1 OF PARCEL MAP NO. 13,719.

**(APN: 097-250-86)**

PARCEL 1:

PARCEL 2 OF PARCEL MAP NO. 13,719 IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 46, PAGES 64 AND 65 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL URANIUM, THORIUM AND ALL OTHER MATERIALS DETERMINED PURSUANT TO SECTION 5 (B) (1) OF THE ATOMIC ENERGY ACT OF 1946 (60 STAT.,761) TO BE PARTICULARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, CONTAINED IN WHATEVER CONCETRATION IN DEPOSITS IN LANDS ABOVE DESCRIBED, AS RESERVED IN DEED FROM UNITED STATES OF AMERICA, RECORDED IN BOOK 791, PAGE 97 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY.

ALSO EXCEPTING THEREFROM ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES AND OTHER MINERALS INCLUDING DIATOMACEOUS EARTH IN AND UNDER THE ABOVE DESCRIBED LAND.

BY AN INSTRUMENT RECORDED DECEMBER 2, 1985, AS INSTRUMENT NO. 64353, ALL RIGHT TITLE & INTEREST IN & TO SAID LAND TO A DEPTH OF 100' WAS QUITCLAIMED BY UNION OIL COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION.

PARCEL 2:

A NONEXCLUSIVE EASEMENT FOR WATER WELL, WATERLINE, AND WATER TANK OVER THOSE PORTIONS OF PARCEL 1 OF PARCEL MAP NO. 13,719, SHOWN ON SAID MAP AS "10' EASEMENT FOR WATER WEL, WATERLINE & WATER TANK IN FAVOR OF PARCEL 2 PER THIS MAP."

PARCEL 3:

A NONEXCLUSIVE EASEMENT FOR WATERLINE OVER THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 13719, BEING 20' IN WIDTH AND LYING 10' ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: THE SOUTHERLY PROLONGATION OF THE COMMON NORTH-SOUTH BOUNDARY LINE BETWEEN PARCEL 1 AND PARCEL 2, WHICH BOUNDARY LINE IS REFERRED TO ON SAID MAP AS "N° 04' 13" W, 213.54", THE SAID SOUTHERLY PROLONGATION OF THE COMMON NORTH-SOUTH BOUNDARY LINE EXTENDING TO THE SOUTH BOUNDARY LINE OF PARCEL 1.

THE EASEMENT DESCRIBED IN PARCEL 2 AND 3 ARE APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 2 OF SAID PARCEL MAP NO. 13,719.

**(APN: 097-250-070)**