

OWNER'S CERTIFICATE

We hereby certify that we are the owners of the land included within the subdivision shown hereon and that we are the only persons whose consent is necessary to pass clear title to said land, and we consent to the making of this map and the subdivision as shown within the colored boundaries.

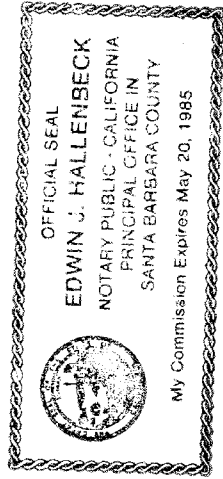
John W. Keeler by Errol Cowan Attorney in Fact
John W. Keeler by Errol Cowan, Attorney in Fact

Errol Cowan

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA)

On June 14, 1982, before me the undersigned, a Notary Public in and for said County and State, personally appeared Errol Cowan known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

WITNESS MY HAND AND
OFFICIAL SEAL:



Edwin J. Hallenbeck
Notary Public in and for said
County and State

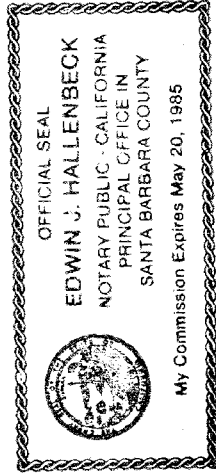
Edwin J. Hallenbeck
Printed Name

My Commission Expires: May 20, 1985

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA)

On June 14, 1982, before me the undersigned, a Notary Public in and for said County and State, personally appeared Errol Cowan known to me to be the person whose name is subscribed to the within instrument as the Attorney in Fact of John W. Keeler and acknowledged that he subscribed the name of John W. Keeler thereto as principal, and his own name as Attorney in Fact.

WITNESS MY HAND AND
OFFICIAL SEAL:



Edwin J. Hallenbeck
Notary Public in and for said
County and State

Edwin J. Hallenbeck
Printed Name

My Commission Expires: May 20, 1985

The signatures of the following present easement holders by deeds, have been omitted under the provisions of Section 66436 (c) (1) of the Government Code as their interest cannot ripen into a fee.

Francis C. Havins recorded in Book 31, Page 111 of Deeds.

State of California recorded in Book 402, Page 138 of Official Records.

County of Santa Barbara recorded in Book 1371, Page 528 of Official Records.

Ambrogio Risi et ux and Caro Meraviglio, Book 190, Page 185 of Deeds.

TOW RAND RECORDED IN REEL NO. 81-8351 OF OFFICIAL RECORDS.
BENEFICIAL INTERESTS

The signatures of the following present beneficiaries under deeds of trust, have been omitted under the provisions of Section 66445 (f) of the Government Code.

Donald W. Whittier, recorded as Instrument No. 36447 in the Office of the County Recorder, dated August 26, 1976.

THE FOLLOWING CONSTRUCTION REQUIREMENTS ARE SHOWN HEREON
IN ACCORDANCE WITH SECTION 66411.1 OF THE GOVERNMENT CODE.

ENVIRONMENTAL HEALTH SERVICES

Prior to occupancy, the approved back-flow prevention device shall be installed on the Goleta County Water District meter and approved by Environmental Health Services.

FIRE DEPARTMENT

A fire hydrant shall be installed within 600 feet driving distance of all structure. The hydrants shall be of the type approved by the Santa Barbara County Fire Department, Fire Protection Division, and acceptable by the Water Company or District serving the property.

The hydrant and main supplying same shall be installed in accordance with the standards established by the Insurance Services Office and the American Water Works Association, and supply a minimum of 750 gallons per minute under normal flow pressure.

In the event the property is not served by a water company or District, the following shall be applicable:

An elevated storage tank with at least 5,000 gallon capacity shall be installed on each parcel for fire protection.

If storage tank is over 250 feet from structure, a water main shall be installed, brought within 250 feet driving distance from structures, and located in such a manner that the Fire Department will be able to connect to the outlet.

The outlet on storage tank shall be a gated valve, at least 18" above grade, at least 4" in diameter, with a National Standard Fire Department thread, and a cap to protect the threads from damage. Tank to be permanently mounted on concrete pad.

If storage tank is less than 250 feet driving distance from structures, no main will be required. Water tank or hydrant shall be serviced by an all-weather road, 20 feet in width where practical, and capable of supporting a 16 ton fire vehicle.

If a main is installed from tank to structure, it shall be a 4" minimum inside diameter terminating with a 2-1/2" minimum gated valve and outlet with a National Standard thread, and a cap installed to protect the threads from damage.

Water tank shall be maintained substantially full at all times. To assure that this requirement is met an automatic refilling system must be provided.

If it is the desire of the applicant the storage can be cumulative in a central location with water mains and hydrants attached.

Compliance with the above shall be prior to issuance of any building permit or conditional use permit relating to this property. Subsequent removal or alteration of the tank(s) or appurtenances thereto is a violation of the County Fire Code.

Any private streets shall be named and street signs installed. Building numbers (minimum 3") shall be visible from the street.

Applicant may submit plans for a stored water system meeting the scope and intent of this letter. Submit plans to this office.

The water system as proposed for parcel 1 shall be installed and operational prior to recordation of the final map. Systems for Parcel 2 and 3 shall be installed upon issuance of any land use permits for the parcels.

The access road serving the project (from Highway 154 to parcels 2 & 3) to be a minimum 16 feet in width and shall not exceed 15% grade.

Compliance with the bridge certification noted below shall be prior to issuance of any building permit or conditional use permit relating to parcel 2. The bridge serving parcels 2 & 3 (approximately 400' south of the north property line of parcel 2 & 3) shall be certified by a registered civil engineer as being capable of supporting a 16 ton, 10 foot wide fire truck. Certification to be sent to this office and to Public Works Department grading engineer.

All new structures shall comply with the high fire hazard building code and be protected with automatic interior fire sprinklers as per NFPA Pamphlet 13-D.

An emergency egress route shall be maintained from the center of the property south to Via Regina to County Fire Department approval.

PUBLIC WORKS

A preliminary soils report of the area prepared by a civil engineer experienced in soil mechanics and slope stability and registered by the State will be required prior to the issuance of building permits. Said report shall include data regarding the distribution, stability and expansive nature of existing soils and conclusions and recommendations for grading procedures and design criteria for corrective measures.

Prior to issuance of a building permit, a grading permit will be required for the development of this parcel. This permit to include a complete drainage plan.

A 16' all weather chip seal road shall be constructed per section C-1 of standard detail #5-010.0 for PRIVATE RURAL ROADS.

This road shall be constructed along a 30' road easement from the end of the existing paved road at the main ranch residence thence to a point 25 feet southerly from the common corner of lots 2 and 3 as shown on the submitted map received by the Subdivision Committee on October 3, 1980.

All roadwork shall be bonded and construction completed within two years after recordation of the parcel map, pursuant to agreement with applicant.

A grading permit will be required for the construction of road improvements on the site.

COUNTY SURVEYOR'S CERTIFICATE

This map conforms with the requirements of the Subdivision Map Act and local ordinance.

Dated: July 19, 1982 Charles F. Wagner
County Surveyor

by: *Thomas Bough*
Assistant County Surveyor

RECORDER'S CERTIFICATE

Filed this 30th day of July, 1982, at 8:00 A.M.
in Book 30 of Parcel Maps, at Pages
31 and 32 at the request

of MARTIN, NORTHART & SPENCER, INC.

Howard C. Menzel
County Clerk-Recorder

Fee: \$8.00

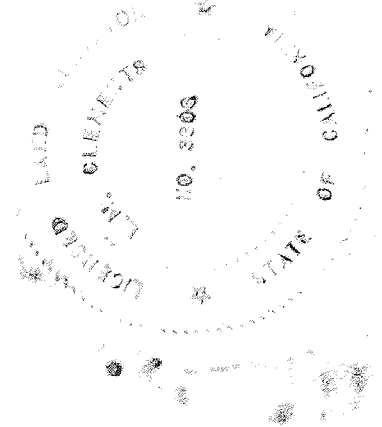
by: *Mary Rose MacDonald*
Deputy

SURVEYOR'S CERTIFICATE

This map was prepared by me or under my direction and is based on a field survey in conformance with the requirements of the Subdivision Map Act, at the request of Errol Cowan on the 1st day of February 1980. I hereby state that this parcel map substantially conforms to the approved, or conditionally approved tentative map, if any.

L.M. Clements
L.M. Clements

L.S. #3306

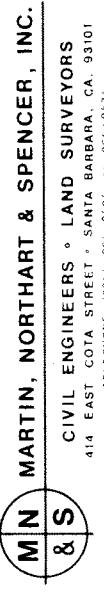


PARCEL MAP NO. 13,044

BEING A PORTION OF THE NORTH HALF
OF THE SOUTHEAST QUARTER OF SEC. 35,
T.5N. R.28W. S.B.B & M.

ALSO BEING PARCEL 'A' OF PARCEL MAP
NO. 12,807, FILED IN PARCEL MAP BOOK
24, PG 63-65.

COUNTY OF SANTA BARBARA, CALIFORNIA



SHEET 1 OF 2 SHEETS

NO. 8546 A

FEBRUARY, 1981