

OWNER'S CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND. WE CONSENT TO THE MAKING AND RECORDING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE COLORED BORDDED LINES OF THIS MAP. WE HEREBY GRANT TO THE CITY OF SANTA BARBARA THAT CERTAIN LAND IN FEE AS SHOWN HEREON.

RAILROAD SQUARE, A JOINT VENTURE, CONSISTING OF RAILROAD PARTNERS OF SANTA BARBARA, A CALIFORNIA LIMITED PARTNERSHIP:

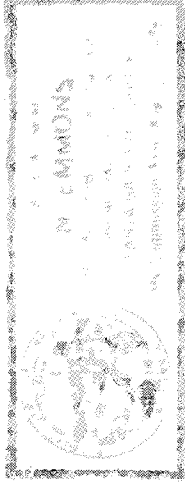
BY: BEAVER FREE CORP., A CALIFORNIA CORPORATION, GENERAL PARTNER

BY: J.W. BEAVER - PRESIDENT
DONALD G. MICHAELSEN - JOINT VENTURER
JEANNE MICHAELSEN - JOINT VENTURER

STATE OF CALIFORNIA
COUNTY OF SANTA BARBARA } ss

ON THIS 18th DAY OF February, 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED J.W. BEAVER, PERSONALLY KNOWN TO ME (PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE PRESIDENT OF BEAVER-FREE CORPORATION OR ON BEHALF OF THE CORPORATION THEREIN NAMED, SAID CORPORATION BEING KNOWN TO ME TO BE ONE OF THE PARTNERS OF RAILROAD PARTNERS OF SANTA BARBARA, A CALIFORNIA LIMITED PARTNERSHIP, THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT SUCH CORPORATION EXECUTED THE SAME AS SUCH PARTNER AND THAT SUCH PARTNERSHIP EXECUTED THE SAME.

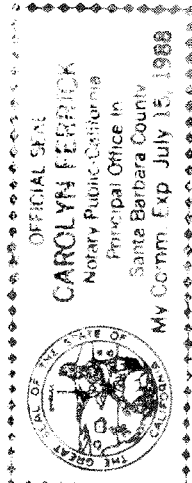
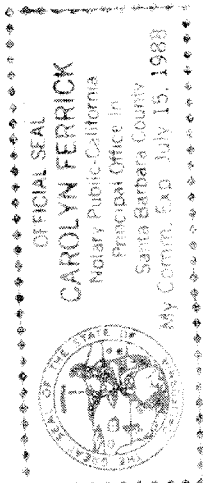
WITNESS MY HAND AND OFFICIAL SEAL:
SIGNATURE: *N. Emmons*
PRINTED: N. Emmons
MY COMMISSION EXPIRES: 8-11-89



STATE OF CALIFORNIA
COUNTY OF SANTA BARBARA } ss

ON THIS 18 DAY OF February, 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DONALD G. MICHAELSEN AND JEANNE MICHAELSEN, PERSONALLY KNOWN TO ME (PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE TWO OF THE JOINT VENTURERS OF THE JOINT VENTURE THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS INDIVIDUALS AND AS JOINT VENTURERS OF SAID JOINT VENTURE AND THAT SAID JOINT VENTURE ALSO EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL:
SIGNATURE: *Carolyn Ferrick*
PRINTED: Carolyn Ferrick
MY COMMISSION EXPIRES: 7-15-89



PARCEL MAP 20,443

BEING A RESUBDIVISION OF LOTS 17 THRU 32 IN BLOCK 343
CITY OF SANTA BARBARA
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA
DECEMBER, 1985

WATERS LAND SURVEYING, INC.

J.E. WATERS - LICENSED LAND SURVEYOR
5553 HOLLISETT AVENUE - SUITE "D"
GOLETA, CALIFORNIA 93117
PHONE (805) 967-4416

SOILS REPORT:

A PRELIMINARY SOILS REPORT PREPARED BY COAST VALLEY TESTING, INC. FILE NO. 85-781 DATED OCTOBER 10, 1985 BY TIMOTHY J. DOLAN D.C.E. 35758 IS FILED WITH THE SANTA BARBARA CITY ENGINEER.

NOTICE:

THIS MAP AND THE REAL PROPERTY CONTAINED WITHIN THIS SUBDIVISION ARE SUBJECT TO CERTAIN CONDITIONS AS SET FORTH IN BOTH (1) RESOLUTION NO. 85-85 OF THE CITY PLANNING COMMISSION WHICH WAS ADOPTED ON SEPT. 5, 1985, AND AN AGREEMENT EXECUTED BY RAILROAD SQUARE, A JOINT VENTURE AS OWNERS AND THE CITY OF SANTA BARBARA, WHICH WAS RECORDED ON OR ABOUT THE TIME OF RECORDATION OF THIS MAP.

TRUSTEE'S CERTIFICATE:

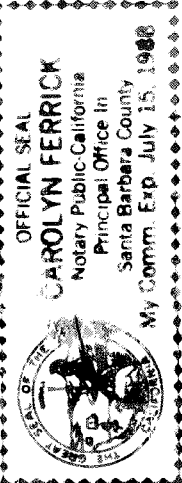
SANTA BARBARA BANK AND TRUST, A CALIFORNIA CORPORATION, TRUSTEE UNDER A DEED OF TRUST FILED OCTOBER 31, 1986 AS INSTRUMENT NO. 1986-071562 OR.

Carolyn Ferrick Vice Pres.

STATE OF CALIFORNIA
COUNTY OF SANTA BARBARA } ss

ON THIS 17th DAY OF November, 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED *Grace Wennerstrom* PERSONALLY KNOWN TO ME (PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE *Vice-President* AND TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE PERSONALLY KNOWN TO ME (PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE *Vice-President* AND TRUST, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL:
SIGNATURE: *Carolyn Ferrick*
PRINTED: Carolyn Ferrick
MY COMMISSION EXPIRES: 7-15-89



RECORDED'S CERTIFICATE:

FILED THIS 7th DAY OF November, 1986, AT 8:00 A.M. IN BOOK 38 OF PARCEL MAPS AT PAGE 79 AND PAGE 80 AT THE REQUEST OF JOSEPH E. WATERS, L.S. 3604.

HOWARD C. MENZEL
COUNTY CLERK - RECORDED.

BY: *Donita Lynn Cherry*
DEPUTY

SANTA BARBARA CITY COUNCIL:

I HEREBY CERTIFY THAT THIS MAP WAS DULY ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SANTA BARBARA ON THE 28th DAY OF October, 1986, AND THE CITY CLERK WAS DULY AUTHORIZED AND DIRECTED TO ENDORSE THEREON ITS APPROVAL ALONG WITH ITS ACCEPTANCE OF THAT CERTAIN LAND IN FEE AS SHOWN HEREON.

Emily Ross Deputy
CITY CLERK - CITY OF SANTA BARBARA
11-3-86
DATE:

CITY ENGINEER'S CERTIFICATE

THIS MAP CONFORMS WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

James Summitt
CITY ENGINEER - CITY OF SANTA BARBARA
10-16-86
DATE:

SURVEYOR'S CERTIFICATE:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF DONALD G. MICHAELSEN IN NOV. 1985. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

Joseph E. Waters L.S. 3604
JOSEPH E. WATERS L.S. 3604
DATE: 12/22/86

COUNTY CLERK'S CERTIFICATE:

I, HOWARD C. MENZEL, CLERK OF THE BOARD OF SUPERVISORS OF SANTA BARBARA COUNTY DO HEREBY CERTIFY PURSUANT TO GOVERNMENT CODE SECTION 66464 OF THE SUBDIVISION MAP ACT THAT CERTIFICATES AND DEPOSITS REQUIRED UNDER GOVERNMENT CODE SECTION 66492 AND 66493 HAVE BEEN FILED AND MADE.

HOWARD C. MENZEL
COUNTY CLERK - RECORDER
AND EX-OFFICIO CLERK OF
THE BOARD OF SUPERVISORS

BY: *Donita Lynn Cherry* 11/3/86
DEPUTY
DATE: