

OWNER'S CERTIFICATE:

WE CERTIFY THAT WE ARE THE OWNERS OF, OR HAVE AN INTEREST IN, 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 RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE COLORED BORDER LINES.

WE HEREBY OFFER TO DEDICATE TO THE COUNTY OF SANTA BARBARA, AS PUBLIC EASEMENTS, THOSE PORTIONS OF ARMOUR RANCH ROAD AND HAPPY CANYON ROAD AS SHOWN HEREON. WE ALSO DEDICATE THOSE OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES THEREIN SET FORTH.

SAGUARO REALTY CORPORATION, A NEVADA CORPORATION

BY:



SHEET NO. 1 OF 41 SHEETS

PARCEL MAP NO. 13,450

COUNTY OF SANTA BARBARA, CALIFORNIA

BEING A RE-SUBDIVISION OF A PORTION OF TRACTS NO. 27, 28 AND 35 THROUGH 38 OF RANCHO CANADA DE LOS PINOS (ALSO KNOWN AS "COLLEGE RANCH"), IN THE COUNTY OF SANTA BARBARA, OF THE STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF FILED AS MAP NO. 4 IN RACK NO. 3, IN THE OFFICE OF THE COUNTY RECORDER FOR SAID COUNTY AND STATE.

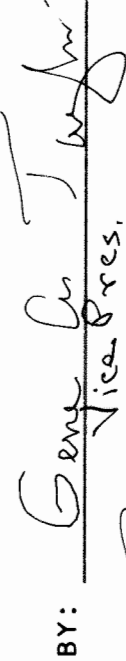
Penfield & Smith
ENGINEERS INC.

ENGINEERS—SURVEYORS—PLANNERS
111 E. VICTORIA STREET, SANTA BARBARA, CALIF. 93101 (805) 963-9632
MAILING ADDRESS: P.O. BOX 98 (93102)


APRIL 1985

TICOR TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION AS SUBSTITUTION TRUSTEE UNDER THE DEED OF TRUST RECORDED MAY 8, 1981 AS REEL NO. 81-18684, OF OFFICIAL RECORD, SAID SUBSTITUTION OF TRUSTEE RECORDED DECEMBER 13, 1984 AS REEL NO. 84-66104, OF OFFICIAL RECORDS.

BY:


Vice Pres.

BY:


ASSISTANT SECRETARY

MINERAL RIGHTS:

THE SIGNATURE OF JURGEN CORPORATION, N.V., A NETHERLANDS ANTILLES CORPORATION, AS OWNER OF ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER SAID LAND WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE, THROUGH, THE SURFACE OF THE UPPER 500 FEET OF THE SUBSURFACE OF SAID LAND, PER DEED RECORDED JULY 21, 1981 AS REEL NO. 81-29848, OF OFFICIAL RECORDS, HAS BEEN OMITTED PURSUANT TO SECTION 66436 (C)(3) OF THE GOVERNMENT CODE, AS THEIR INTEREST CANNOT RIPEN INTO A FEE.

EASEMENT HOLDERS:

THE FOLLOWING SIGNATURES OF EASEMENT HOLDERS HAVE BEEN OMITTED IN ACCORDANCE WITH SECTION 66436 (C) (1) OF THE GOVERNMENT CODE AS THEIR INTEREST CANNOT RIPEN INTO A FEE:

SANTA BARBARA TELEPHONE COMPANY PER DEED RECORDED JUNE 1, 1931 AS INSTRUMENT NO. 4925 IN BOOK 243 PAGE 28, OF OFFICIAL RECORDS.

ASSOCIATED TELEPHONE COMPANY, LTD. PER DEED RECORDED OCTOBER 14, 1941 AS INSTRUMENT NO. 8705 IN BOOK 538 PAGE 91, OF OFFICIAL RECORDS.

SANTA YNEZ RIVER WATER CONSERVATION DISTRICT PER DEED RECORDED APRIL 27, 1962 AS INSTRUMENT NO. 17304 IN BOOK 1923 PAGE 111, OF OFFICIAL RECORDS.

PACIFIC GAS AND ELECTRIC COMPANY PER DEED RECORDED MAY 17, 1971 AS INSTRUMENT NO. 14489 IN BOOK 2347 PAGE 1138, OF OFFICIAL RECORDS.

JURGEN CORPORATION, N.V. PER DEED RECORDED JULY 21, 1981 AS REEL NO. 81-29848, OF OFFICIAL RECORDS.

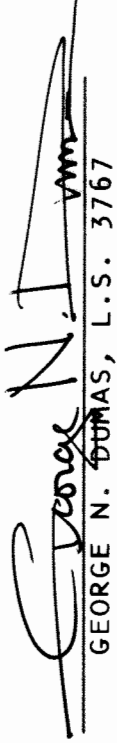
COUNTY OF SANTA BARBARA PER DEEDS RECORDED DECEMBER 2, 1968 AS INSTRUMENT NO. 37361 IN BOOK 2253 PAGE 1488 AND APRIL 28, 1982 AS REEL NO. 82-17183, BOTH OF OFFICIAL RECORDS.

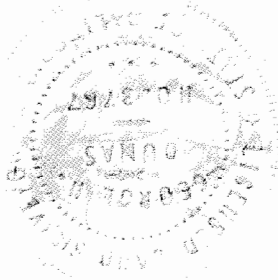
SURVEYOR'S CERTIFICATE:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS COMPILED FROM RECORD DATA IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF

SAGUARO REALTY CORPORATION, ETAL.

IN APRIL, 1985. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.


GEORGE N. THOMAS, L.S. 3767



COUNTY SURVEYOR'S CERTIFICATE:

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

DATE Feb. 6, 1986

CHARLES F. WAGNER
COUNTY SURVEYOR

BY:


ASSISTANT COUNTY SURVEYOR

COUNTY CLERK-RECORDER CERTIFICATE:

I DO HEREBY CERTIFY THAT THE BOARD OF SUPERVISORS OF SANTA BARBARA COUNTY APPROVED THIS MAP FOR SUBDIVISION PURPOSES ON

February 3, 1986 AND THAT THE COUNTY CLERK WAS DULY AUTHORIZED AND DIRECTED TO ENDORSE THEREON ITS APPROVAL AND ITS ACCEPTANCE OF THE STREETS, ARMOUR RANCH ROAD & HAPPY CANYON ROAD AS PUBLIC EASEMENTS, AS SHOWN THEREON. I ALSO DO HEREBY CERTIFY THAT PURSUANT TO GOVERNMENT CODE, SECTION 66464 (STATE SUBDIVISION MAP ACT) THAT THE CERTIFICATES AND DEPOSITS REQUIRED UNDER THE GOVERNMENT CODE, SECTION 66492 AND SECTION 66493 ON THE PROPERTY WITHIN THIS SUBDIVISION HAVE BEEN FILED AND MADE.

DATED: February 6, 1986

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

BY:


DEPUTY

RECORDER'S CERTIFICATE

FILED THIS 7th DAY OF February, 1986, AT 11:19 A.M. IN BOOK 37 OF PARCEL MAPS, AT PAGES 1 THROUGH 41, AT THE REQUEST OF PENFIELD & SMITH ENGINEERS, INC.

FEE: \$86.00

HOWARD C. MENZEL
COUNTY CLERK-RECORDER,
SANTA BARBARA COUNTY,
CALIFORNIA

BY:


DEPUTY