

2005-17



IN REPLY REFER TO:

UNITED STATES OF AMERICA
DEPARTMENT OF THE INTERIOR

BUREAU OF INDIAN AFFAIRS

Southern California Agency

1451 Research Park Drive, Suite 100

Riverside, California 92507-2471

Telephone (951) 276-6624 Telefax (951) 276-6641

JUN 21 2005

Notice of (Non-Gaming) Land Acquisition Application

Pursuant to the Code of Federal Regulations, Title 25, INDIANS, Part 151.10, notice is given of the application filed by the Santa Ynez Band of Chumash Mission Indians of the Santa Ynez Reservation, California, to have real property accepted "into trust" for said applicant by the United States of America. The determination whether to acquire this property "in trust" will be made in the exercise of discretionary authority which is vested in the Secretary of the Interior, or his authorized representative, U.S. Department of the Interior. To assist us in the exercise of that discretion, we invite your comments on the proposed acquisition. In order for the Secretary to assess the impact of the removal of the subject property from the tax rolls, and if applicable to your organization; we also request that you provide the following information:

- (1) If known, that annual amount of property taxes currently levied on the subject property allocated to your organization;
- (2) Any special assessments, and amount thereof, that are currently assessed against the property in support of your organization;
- (3) Any governmental services that are currently provided to the property by your organization; and
- (4) If subject to zoning, how the intended use is consistent, or inconsistent, with current zoning.

We are providing the following information regarding this application:

Applicant:

Santa Ynez Band of Chumash Mission Indians of the Santa Ynez Reservation, California.

Legal Land Description/Site Location:

PARCEL A:

Parcel One:

Lot 1 in Block 16 of the Town of Santa Ynez in the County of Santa Barbara, State of California, as per map recorded in Book 1, page 41, of Maps and Surveys, in the Office of the County Recorder of said County.



SYN 4279

Parcel Two:

The Northerly one-half of the alley lying Southerly of and adjacent to said lot as same was abandoned by Order to Abandon. Resolution No. 14448, of the Board of Supervisors, dated May 9, 1955 a certified copy thereof being recorded May 12, 1955 as Instrument No. 8610, in Book 1314, Page 337, Official Records. APN: 143-253-08

PARCEL B:

Parcel One:

Lot 2 in Block 16 of the Town of Santa Ynez, in the County of Santa Barbara, State of California, as per map recorded in Book 1, page 41, of Maps and Surveys, in the Office of the County Recorder of said County.

Parcel Two:

The Northerly one-half of the alley lying Southerly of and adjacent to said lot as same was abandoned by Order to Abandon. Resolution No. 14448, of the Board of Supervisors, dated May 9, 1955 a certified copy thereof being recorded May 12, 1955 as Instrument No. 8610, in Book 1314, Page 337, Official records. APN: 143-253-07

PARCEL C:

Parcel One:

Lot 3 in Block 16 of the Town of Santa Ynez, in the County of Santa Barbara, State of California, as per map recorded in Book 1, page 41, of Maps and Surveys, in the Office of the County Recorder of said County.

Parcel Two:

The Northerly one-half of the alley lying Southerly of and adjacent to said lot as same was abandoned by Order to Abandon, resolution No. 14448, of the Board of Supervisors, dated May 9, 1955 a certified copy thereof being recorded May 12, 1955 as Instrument No. 8610, in Book 1314, page 337, Official Records. APN: 143-253-02

Parcel One:

Those portions of lots 10, 11, 12, 13 and 14 and in block 16 of the Town of Santa Ynez, County of Santa Barbara, State of California, and of the Northerly half of that certain 80 foot street, Valley Street (abandoned), as said block, lots, and street are delineated on the Map thereof, recorded in Book 1, page 41 of Maps and Surveys, in the office of the County Recorder of said County.

Beginning at the intersection of the centerline of said Valley Street (abandoned) with the centerline of Edison street, as said streets are delineated on the above said map; thence along the centerline of said Valley Street, north 89° 35' 20" east 40.00 feet to the true point of beginning; said true point of beginning being on the Southerly prolongation of the easterly line of the above said Edison street, thence (1) continuing along the centerline of said Valley Street, north 89° 35' 20" east 250.00 feet to a point on the Southerly prolongation of the easterly line of the above said Lot 14, said point being distant south 89° 35' 20" West. 240.00 feet from the intersection of said Valley Street with the centerline of Faraday Street, as said intersection is delineated on the above said map; thence (2) along the above said Southerly prolongation of the Easterly line of said Lot 14, North 0° 24' 40" West, 159.98 feet; thence (3) South 89° 35' 20" West 250.00 feet to a point on the above said Easterly line of Edison Street; thence (4), along said Easterly line of Edison Street, South 0° 24' 40" East, 159.98 feet to the true point of beginning.

Excepting there from all minerals, oil, gases and other hydrocarbons by whatsoever name known that may be within or under the parcel of land hereinabove described without, however, the right to drill, dig or mine through surface therefore, as excepted in deed from State of California, recorded on August 19, 1957, as instrument No. 16531 in book 1466, page 578 of official records. APN: 143-254-01

Parcel Two:

That portion of the south one-half (1/2) of Valley Street (abandoned) in the Town of Santa Ynez, County of Santa Barbara, State of California, as shown on a map therefore recorded in Book 1, Page 41, of maps and surveys, in the office of the County Recorder of said County, lying between the Southerly prolongation of the easterly line of Lot 14 in said Block 16 as shown on said map. APN: 143-254-03

Parcel One:

Lot 6 in Block 16 of the Town of Santa Ynez, in the County of Santa Barbara, State of California, as per map recorded in Book 1, Page 41 of Maps and Surveys, in the office of the County Recorder of said County.

Together with that portion of the North Half of that certain alley lying Southerly and adjacent to the Southerly boundary of said Lot 6, and within the Southerly prolongation of the Easterly and Westerly lines of said Lot 6, as abandoned by Resolution No. 14448 of the Board of Supervisors of the County of Santa Barbara, State of California, recorded May 12, 1955 as Instrument No. 8610 in Book 1314, Page 337 of Official Records in the office of the County Recorder of said County. APN: 143-253-04

Parcel Two:

Lots 7, 8 and the North 1/2 of Lot 9 in Block 16 of the Town of Santa Ynez, in the County of Santa Barbara, State of California, as per map recorded in Book 1, Page 41 of Maps and Surveys, in the office of the County Recorder of said County.

Together with that portion of the North Half of that certain alley lying Southerly and adjacent to the Southerly boundary of said Lots 7 and 8, and within the Southerly prolongation of the Westerly line of said Lot 7, and the Southerly prolongation of the Easterly line of said Lot 8, as abandoned by resolution No. 14448 of the Board of Supervisors of the County of Santa Barbara, State of California, recorded May 12, 1955 as Instrument No. 8610 in Book 1314, Page 337 of Official records in the office of the County Recorder of said County.

Also together with that portion of the Westerly 40 feet of Faraday Street lying adjacent to and Easterly of the North Half of said Lot 9 and within the Easterly prolongation of the Northerly line of said Lot 9 and the Easterly prolongation of the Southerly line of the North Half of said Lot 9, as abandoned by Resolution No. 20939 of the Board of Supervisors of the County of Santa Barbara, State of California recorded December 2, 1986 in Book 1804, Page 292 of Official Records, in the office of the County Recorder of said County. APN: 143-253-05

Parcel Three:

The South One-Half of Lot 9, Block 16 of Town of Santa Ynez, in the County of Santa Barbara, State of California, as per map recorded in Book 1, Page 41 of Maps and Surveys, in the office of the County Recorder of said County.

Together with that portion of the North Half of that certain alley lying Southerly and adjacent to the Southerly boundary of said Lot 9 and within the Southerly prolongation of the Easterly and Westerly lines of said Lot 9, as abandoned by Resolution No. 14448 of the Board of Supervisors of the County of Santa Barbara, State of California, recorded May 12, 1955 as Instrument No. 8610 in Book 1314, Page 337 of Official records in the office of the County Recorder of said County.

Also together with that portion of the Westerly 40 feet of Faraday Street lying adjacent to and Easterly of the South Half of said Lot 9 and within the Easterly prolongation of the Northerly line of the South Half of said Lot 9 and the Easterly prolongation of the centerline of the alley abandoned by Resolution No. 20939 of the Board of Supervisors of the County of Santa Barbara, State of California recorded December 2, 1986 in Book 1804, Page 292 of Official Records, in the office of the County Recorder of said County. APN: 143-253-06

Parcel One:

Those portions of Lots 10, 11, 12, 13, 14 and 15 in Block 15 of the Town of Santa Ynez, in the County of Santa Barbara, State of California, as said block and lots are delineated on the map thereof recorded in Book 1 at Page 41 of Maps and Surveys in the office of the County Recorder of said County, described as follows:

Beginning at intersection of the line common to said Lot 15 and Lot 16 in said Block 15 with the Northerly line of Valley Street as delineated on the above said map; thence 1) along said Northerly line of Valley Street, South 89° 35' 20" West 300.00 feet to an intersection with the Easterly line of Tyndal Street, as said street is delineated on said map; thence 2) along said Easterly line of Tyndal Street, North 0° 24' 40" West 79.98 feet; thence 3) North 89° 35' 20" 147.14 feet; thence 4) South 85° 30' 15" East 153.42 feet to a point on the Easterly line of the above said Lot 15; thence 5) along said Easterly line of said Lot 15, South 0° 24' 40" East 66.86 feet to the point of beginning.

EXCEPTING there from all minerals, oil, gases and other hydrocarbons by whatsoever name known that may be within or under the parcel of land hereinabove described, without, however, the right to drill, dig or mine through the

surface thereof by deed recorded July 10, 1957 as instrument No. 13634 in Book 1458. Page 542 of Official Records. APN: 143-252-01

Parcel Two

Lots 16, 17 and 18 in Block 15 of the Town of Santa Ynez, in the County of Santa Barbara, State of California, according to the map recorded in Book 1. Page 41 of Maps and Surveys in the office of the County Recorder of said County.

EXCEPTING there from any portion thereof lying within the land granted to the State of California on February 23, 1954 as Instrument No. 3105 in Book 1218, Page 446 of Official records in the office of the County Recorder of said County. APN: 143-252-02

Parcel One:

Those portions of Lots 5 to 9 inclusive, of Block 20 in the Town of Santa Ynez, County of Santa Barbara, as said lots and block are delineated on the map thereof, recorded October 13, 1882, in Volume B of Miscellaneous records, at Page 441, records of said County, described as follows:

Beginning at the intersection of the Westerly line of Main Street with the Northerly line of Valley Street as delineated on the above said map; thence 1) along the said Westerly line of Main street North $0^{\circ} 24' 40''$ West 61.68 feet; thence 2) from a tangent which bears South $75^{\circ} 32' 55''$ West along a curve to the left, with a radius of 1950 feet through angle of $6^{\circ} 09' 44''$ for a distance of 209.73 feet to a point on the above said Northerly line of Valley Street; thence 3) along said Northerly line, North $89^{\circ} 35' 20''$ East 206.68 feet to the point of beginning.

Together with that portion of the Westerly half of Main Street, which was abandoned by Board of Supervisors of the County of Santa Barbara, by Resolution #14448 and recorded May 12, 1955 as Instrument No. 8610, in Book 1314, Page 337 of Official Records. records of said County.

EXCEPTING there from all minerals, oil, gases and other hydrocarbons by whatsoever names known that may be within or under the parcel of land hereinabove described as reserved to Sherman T. Mansfield, et ux., in the deed to the State of California, recorded February 4, 1954 as Instrument No. 2111, in Book 1213, Page 417 of Official records of said County. APN: 143-242-01.

Parcel Two:

Those portions of Lots 10 to 18 inclusive of Block 19 in the Town of Santa Ynez, County of Santa Barbara, State of California, as said lots and block are delineated on the map thereof recorded October 13, 1882 in Book B of Miscellaneous records, at Page 441, records of said County, described as follows:

Beginning at the Southeasterly corner of the above said Lot 18, being the intersection of the Westerly line of Tyndall Street with the Northerly line of Valley Street, according to the above said map; thence 1) along said Westerly line of Tyndall Street North $0^{\circ} 24' 40''$ West 103.34 feet; thence 2) North $74^{\circ} 07' 45''$ West 59.31 feet; thence 3) from a tangent which bears South $89^{\circ} 35' 20''$ West along a curve to the left with a radius of 1950 feet through an angle of $11^{\circ} 37' 44''$ for a distance of 395.78 feet to a point in the Easterly line of Main Street, as said street is delineated on the above said map; thence 4) along said easterly line of Main Street, South $0^{\circ} 24' 40''$ East 79.95 feet to an intersection with the above mentioned Northerly line of Valley Street, thence 5) along said Northerly line of Valley Street, North $89^{\circ} 35' 20''$ East 450.00 feet to the point of beginning.

EXCEPTING there from all minerals oils, gases and other hydrocarbons, by whatsoever name known that may be within or under the parcel of land hereinabove described as reserved to Sherman t. Mansfield et ux., in the deed to the State of California, recorded February 4, 1954 as Instrument No. 2112, in Book 1213, Page 421 of Official Records of said County.

Together with the portion of the East $\frac{1}{2}$ of Main Street, abandoned by the Board of Supervisors of the County of Santa Barbara by resolution #14448 and recorded May 12, 1955 as Instrument No. 8610, in Book 1314, Page 337 of Official Records. records of said County.

Said land is also shown on a map recorded in Book 148, Page 16 of Records of Survey in the office of the County Recorder of said County. APN: 143-242-02

Parcel Three:

That portion of Main Street now abandoned by Resolution of the Board of Supervisors of the County of Santa Barbara, State of California, said Order to Abandon recorded May 12, 1955 as Instrument No. 8610 in Book 1324, Page 337 of Official Records, which lies Southerly of the Southerly line of Highway and Northerly of the Northerly line of Valley Street.

Parcel One:

Lots 4 and 5 in Block 16 of the Town of Santa Ynez, in the County of Santa Barbara, State of California, according to the Map thereof recorded in Book I, Page 41 of Maps and Surveys, Records of said County.

Together with that portion of the Northerly 1/2 Of the alley lying Southerly of and adjacent to said Lots 4 and 5 of Block 16 as same was abandoned by Order To Abandon, Resolution No. 14446 of the Board of Supervisors, dated May 9, 1955, a Certified Copy of which was Recorded May 12, 1955 as Instrument No. 8610 in Book 1314, Page 337 of Official Records of Santa Barbara County. APN: 143-253-03.

The subject property consists of 13 parcels that are commonly referred to as Assessor's Parcel Numbers 143-253-02, 143-253-07, 143-253-08, 143-254-01, 143-254-03, 143-253-04, 143-253-05, 143-253-06, 143-252-01, 143-252-02 and 143-242-01, 143-242-02, 143-253-03, containing 5.68 acres, more or less.

The property lies within the county of Santa Barbara, approximately 30 miles north of the city of Santa Barbara, adjacent to Highway 246 which runs along the Santa Ynez Reservation. The parcel identified as 143-242 -001 & 002 is contiguous to the Santa Ynez Reservation with all subject parcels adjacent to each other.

Project Description/Proposed Land Use:

All of the parcels are undeveloped with the exception of APN's 143-253-04, 143-253-05 and 143-253-06, which has a vacant house located on it. There is no change in land use planned for the subject parcels.

See Exhibit "1" for general location maps.

Current Use/Taxes and Zoning:

The total collectable tax on the properties for 2003-2004 is \$28,543.68.

The subject properties are zoned as follows:

General Commercial: 143-253-008, 007 & 002
 143-253-004, 005 & 006
 143-253-003

Commercial Highway: 143-254-001, 003
 143-252-001, 002
 143-242-001, 002

The surrounding areas are zoned either C-2, Retail Commercial or Commercial Highway.

Existing Easements/Encumbrances:

Please refer to Exhibit "2" for easements/encumbrances.

Supplemental Data:

As indicated above, the purpose for seeking your comments regarding trust land acquisition is to obtain sufficient data that would enable an analysis of the potential impact on local/state government, which may result from the removal of the subject property from the tax roll and local jurisdiction.

This notice does not constitute, or replace, a notice that might be issued for the purpose of compliance with the National Environmental Policy Act of 1969.

Your written comments should be addressed to the Bureau of Indian Affairs at the address at the top of this notice. Any comments received within thirty days of your receipt of this notice will be considered and made part of our record. You may be granted an extension of time to furnish comments, provided you submit a written justification requesting such an extension within thirty days of receipt of this letter. An extension of ten to thirty days may be granted. Copies of all comments will additionally be provided to the applicant. You will be notified of the decision to approve or deny the application.

If any party receiving the enclosed notice is aware of additional governmental entities that may be affected by the subject acquisition, please forward a copy of the notice to said party or timely provides our office with the name and address of said party.

A copy of the application, excluding any documentation exempted under the Freedom of Information Act, is available for review at the above address. A request to make an appointment to review the application, or questions regarding the application, may be directed to Beverly Sweetwater, Realty Specialist, at (951) 276-6624, Ext. 252.

Sincerely,



James J. Fletcher
Superintendent

cc: Distribution List

Attachments
Exhibit "1" Maps
Exhibit "2" Easements/Encumbrances

Distribution List

7001 1940 0000 3574 6984
California State Clearinghouse
Office of Planning and Research
Sacramento, California 95814

7001 1940 0000 3574 6007
Honorable Arnold Schwarzenegger
Office of the Governor
State Capitol Building
Sacramento, California 95814

7001 1940 0000 3574 6014
Mr. Paul Dobson
Deputy Legal Affairs Secretary
Office of the Governor
State Capitol Building
Sacramento, California 95814

7001 1940 0000 3574 6021
Honorable Dianne Feinstein
Attn: Mr. James Peterson, District Director
750 B. Street, Suite 1030
San Diego, California 92101

7001 1940 0000 3574 6038
Deputy Attorney General
State of California
Department of Justice
P.O. Box 944255
Sacramento, California 94244-2550

7001 1940 0000 3574 6045
Honorable Lois Capps
Congresswoman, 23rd District
U. S. House of Representatives
1428 Chapels Street
Santa Barbara, California 93101

7001 1940 0000 3574 6052
Honorable Tom McClintock
State Senator, Senate District 19
223 E. Thousand Oaks Blvd., Suite 326
Thousand Oaks, California 91360

7001 1940 0000 3574 6069
Honorable Abel Maldonado
State Senator, Senate District 15
1356 Marsh Street
San Luis Obispo, California 93401

7001 1940 0000 3574 6067
Honorable Pedro Nava
Assemblyman, 35th Assembly District
101 West Anapamu Street, Suite A
Santa Barbara, California 93101

7001 1940 0000 3574 6083
Mr. Brooks Firestone, Supervisor, 3rd District
Santa Barbara County Board of Supervisors
105 East Anapamu Street
Santa Barbara, California 93101

7001 1940 0000 3574 6137
Mr. Charles Jackson
Co-Chair
The Santa Ynez Valley Concerned Citizens
P.O. Box 244
Santa Ynez, California 93460

7001 1940 0000 3574 6144
Ms. Marlene F. Demery
City Manager, City of Solvang
P.O. Box 107
Solvang, California 93463

7001 1940 0000 3574
Mr. R. MacDonald
3521 Tivola Street
Santa Ynez, California 93460

7001 1940 0000 3574 6168
Honorable Ed Andrisek
City of Solvang
1644 Oak Street
Solvang, California 93464

7001 1940 0000 3574 6175
Honorable Marty Blum
Santa Barbara City Hall
P.O. Box 1990
Santa Barbara, California 93101

7001 1940 0000 3574 6182
Honorable Neil Jones
City of Buelton
140 W. Highway 246
Buelton, California 93427

7001 1940 0000 3574 6199
Ms. Beth Hannon
City Hall/Planning Department
P.O. Box 1990
Santa Barbara, California 93101

7001 1940 0000 3574 6205
Mr. Michael Brown
County of Executive Officer
County of Santa Barbara
105 East Anapamu Street, Suite 406
Santa Barbara, California 93101

7001 1940 0000 3574 6229
Ms. Bonnie A. Ottoman, General Manager
Santa Ynez Community Services District
P.O. Box 667
Santa Ynez, California 93460-0667

7001 1940 0000 3574 6236
Mr. Steven Shane Shark
Office of County Counsel
County of Santa Barbara
105 E. Anapamu Street, #204
Santa Barbara, California 93102-0159

7001 1940 0000 3574 6243
Mr. Joe Holland
Santa Barbara County Assessor's Office
105 E. Anapamu Street, #204
Santa Barbara, California 93102-0159

7001 1940 0000 3574 6250
Chief Warner McGrew
Fire Department, City of Santa Barbara
121 W. Carrillo Street
Santa Barbara, California 93101

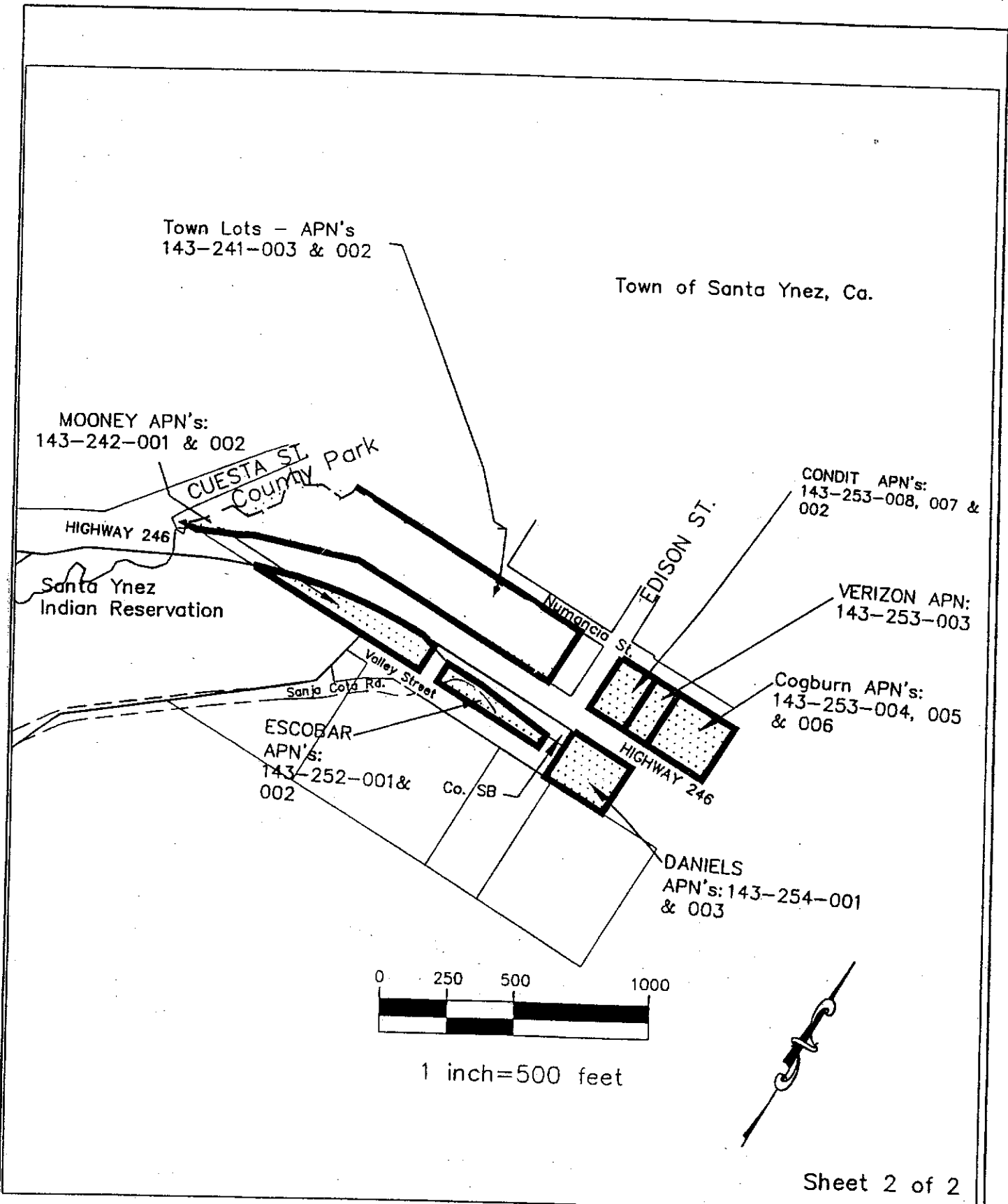
7001 1940 0000 3574 6267
Mr. Camerino Sanchez
Chief Police, Santa Barbara Police Department
215 E. Figueroa Street
Santa Barbara, California 93101

Regular Mail:

Bureau of Indian Affairs
2800 Cottage Way, Room W-2820
Sacramento, California 95825

Mr. Vincent Armenta
Chairman, Santa Ynez Band of Chumash Mission Indians
P.O. Box 517
Santa Ynez, California 93460

Ms. Brenda L. Tomaras
Attorney for the Santa Ynez Band of Chumash
Mission Indians
Miranda, Tomaras & Ogas, LLP
10755-F Scripps Poway Parkway, #281
San Diego, California 92131



Sheet 2 of 2



4115 BROAD STREET, SUITE B-5
SAN LUIS OBISPO, CA 93401
T 805 544-4011
F 805 544-4294
www.wallacegroup.us

Santa Ynez Properties Exhibit
County of Santa Barbara,
State of California

EXHIBIT "1"

JOB No. : 375.09
DRAWING : exh 01-31-05
DRAWN BY: GM
DATE : 01/31/05

COMMITMENT FOR TITLE INSURANCE
SCHEDULE B - Section 2

CONDIT

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

- A. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records, or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- B. In addition to the Exceptions shown below, any standard coverage policy of title insurance issued under the terms of this commitment will contain the applicable Exclusions and Exceptions shown on attached list.

Exceptions:

A THE FOLLOWING ITEMS AFFECT PARCEL A:

1. PROPERTY TAXES, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES, TO BE LEVIED FOR THE FISCAL YEAR 2003 - 2004 THAT ARE A LIEN NOT YET DUE.
2. PROPERTY TAXES FOR THE FISCAL YEAR SHOWN BELOW ARE PAID. FOR INFORMATION PURPOSES THE AMOUNTS ARE:

FISCAL YEAR: 2002-2003
1ST INSTALLMENT: \$1,275.51
2ND INSTALLMENT: \$1,275.51
EXEMPTION: \$-0-
CODE AREA: 62-001
ASSESSMENT NO: 143-253-08

3. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF PART 0.5, CHAPTER 3.5 OR PART 2, CHAPTER 3, ARTICLES 3 AND 4 RESPECTIVELY (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A; OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.
4. THE EXISTING RIGHTS TO MAINTAIN, ALTER, REPLACE, REPAIR AND REMOVE PUBLIC UTILITY INSTALLATIONS OF ANY SORTS WHATSOEVER LOCATED IN THE NORTHERLY ONE-HALF OF THE ALLEY LYING SOUTHERLY OF AND ADJACENT TO PROPERTY HEREIN DESCRIBED, AS RESERVED IN THE ORDER TO ABANDON, DATED MAY 9, 1955 RECORDED MAY 12, 1955 AS INSTRUMENT NO. 3612, IN BOOK 1314, PAGE 337, OF OFFICIAL RECORDS.
5. MATTERS CONTAINED IN AN INSTRUMENT ENTITLED "Grant Deed of Abutter's Access Rights"

DATED: March 2, 1976
EXECUTED BY: Alek Haidos and Donald P. Condit
RECORDED: March 30, 1976 as Instrument No. 12074, in Book 2607, Page 1673, Official Records

COMMITMENT FOR TITLE INSURANCE
SCHEDULE B - Section 2
(Continued)

REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

- 2 6. The fact that a power pole and power lines are located along the Northerly line of the alley.

The fact that a barb wire fence is located north of the Southerly line of said land.

6 THE FOLLOWING ITEMS AFFECT PARCEL B:

- 7 7. PROPERTY TAXES, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES, TO BE LEVIED FOR THE FISCAL YEAR 2003 - 2004 THAT ARE A LIEN NOT YET DUE.

- 8 8. PROPERTY TAXES FOR THE FISCAL YEAR SHOWN BELOW ARE PAID. FOR INFORMATION PURPOSES THE AMOUNTS ARE:

FISCAL YEAR:	2002-2003
1ST INSTALLMENT:	\$1,136.58
2ND INSTALLMENT:	\$1,136.58
EXEMPTION:	\$-0-
CODE AREA:	52-001
ASSESSMENT NO:	143-253-07

- 9 9. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF PART 0.5, CHAPTER 3.5 OR PART 2, CHAPTER 3, ARTICLES 3 AND 4 RESPECTIVELY (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A; OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.

- 10 10. THE EXISTING RIGHTS TO MAINTAIN, ALTER, REPLACE, REPAIR AND REMOVE PUBLIC UTILITY INSTALLATIONS OF ANY SORTS WHATSOEVER LOCATED IN THE NORTHERLY ONE-HALF OF THE ALLEY LYING SOUTHERLY OF AND ADJACENT TO PROPERTY HEREIN DESCRIBED, AS RESERVED IN THE ORDER TO ABANDON, DATED MAY 9, 1955 RECORDED MAY 12, 1955 AS INSTRUMENT NO. 8612, IN BOOK 1314, PAGE 337, OF OFFICIAL RECORDS.

- 11 11. MATTERS CONTAINED IN AN INSTRUMENT ENTITLED "Grant Deed of Abutter's Access Rights"

DATED:	March 6, 1976
EXECUTED BY:	Shigeji Takeda and Mary H. Takeda
RECORDED:	March 30, 1976 as Instrument No. 12073, in Book 2607, Page 1671, Official Records

REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

COMMITMENT FOR TITLE INSURANCE
SCHEDULE B - Section 2
(Continued)

AA 12. The fact that a power pole and power lines are located along the Northerly line of the alley.

The fact that a barb wire fence is located north of the Southerly line of said land.

W THE FOLLOWING ITEMS AFFECT PARCEL C:

13. PROPERTY TAXES, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES, TO BE LEVIED FOR THE FISCAL YEAR 2003 - 2004 THAT ARE A LIEN NOT YET DUE.

o 14. PROPERTY TAXES FOR THE FISCAL YEAR SHOWN BELOW ARE PAID. FOR INFORMATION PURPOSES THE AMOUNTS ARE:

FISCAL YEAR:	2002-2003
1ST INSTALLMENT:	\$1,136.58
2ND INSTALLMENT:	\$1,136.58
EXEMPTION:	S-0-
CODE AREA:	62-001
ASSESSMENT NO:	143-253-02

15. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF PART 0.5, CHAPTER 3.5 OR PART 2, CHAPTER 3, ARTICLES 3 AND 4 RESPECTIVELY (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A; OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.

o 16. THE EXISTING RIGHTS TO MAINTAIN, ALTER, REPLACE, REPAIR AND REMOVE PUBLIC UTILITY INSTALLATIONS OF ANY SORTS WHATSOEVER LOCATED IN THE NORTHERLY ONE-HALF OF THE ALLEY LYING SOUTHERLY OF AND ADJACENT TO PROPERTY HEREIN DESCRIBED, AS RESERVED IN THE ORDER TO ABANDON, DATED MAY 9, 1955 RECORDED MAY 12, 1955 AS INSTRUMENT NO. 8612, IN BOOK 1314, PAGE 337, OF OFFICIAL RECORDS.

17. MATTERS CONTAINED IN AN INSTRUMENT ENTITLED "Grant Deed of Abutter's Access Rights"

DATED:	March 3, 1976
EXECUTED BY:	Donald P. Condit, Jr. and Mary H. Condit
RECORDED:	March 30, 1976 as Instrument No. 12072, in Book 2607, Page 1669, Official Records

REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

AA 18. The fact that a power pole and power lines are located along the Northerly line of the alley.

COMMITMENT FOR TITLE INSURANCE
SCHEDULE B - Section 2
(Continued)

The fact that a barb wire fence is located north of the southerly line of said land.

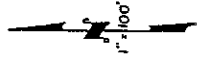
RANCHO CANADA DE LOS PINOS

Tax Area Code

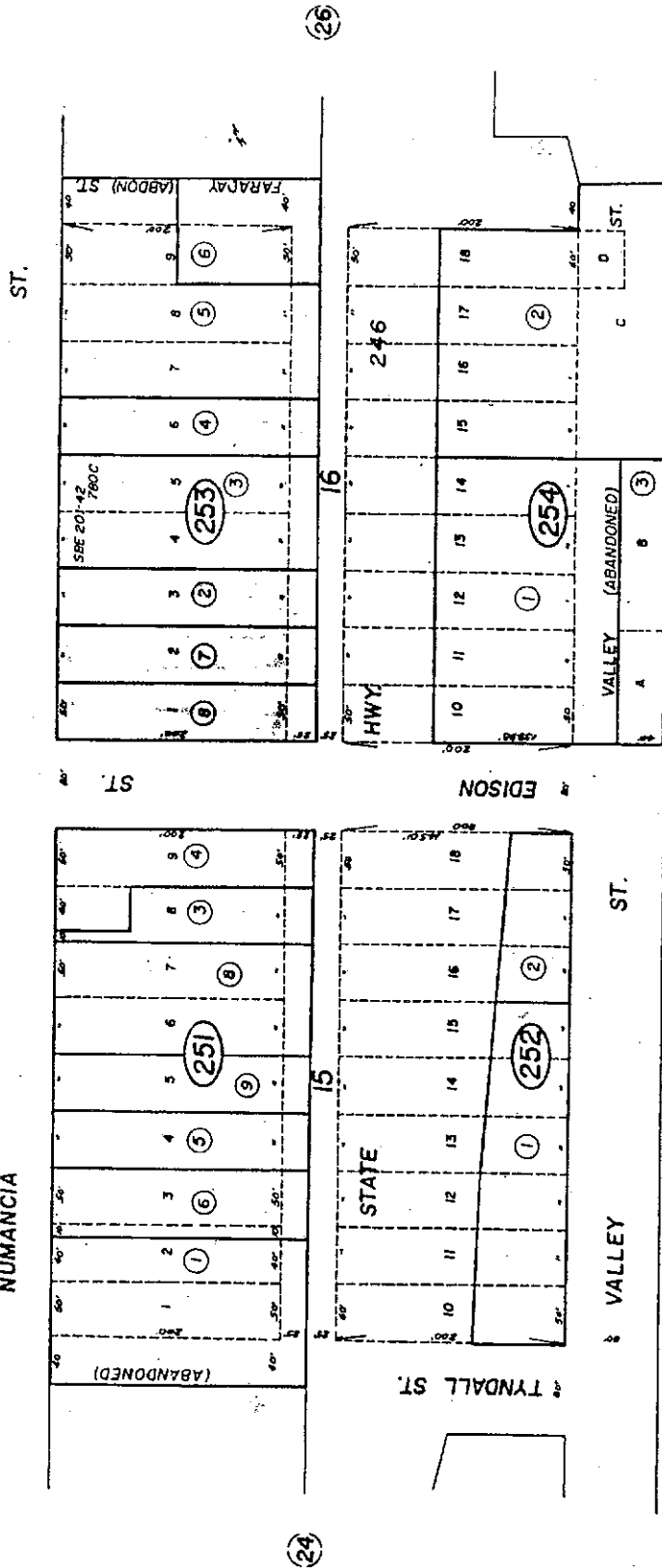
143-25

TYNDALL ST.

(21)



NUMANCIA



(24)

(26)

Bk. 141

R. M. Bk. 1, Pg. 41 - Town of Santa Ynez

Assessor's Map Bk. 143 - Pg. 25
 County of Santa Barbara, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

12/71 SAC - 11/155 21

SCHEDULE B

Section 2

PART II

Exceptions

Part I:

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof: water rights, claims or title to water.
6. Any lien, or right to lien for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

(THE ABOVE EXCEPTIONS (1-6) WILL BE ELIMINATED IN AN ALTA EXTENDED COVERAGE LENDERS POLICY).

SCHEDULE B

Section 2

PART II

EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

PART II:

1. General and Special Taxes for the fiscal year 2003-2004, a lien not yet payable
Code Area 62-001; A.P. No. 143-254-01-00-3
Affects: Parcel One
2. General and Special Taxes for the fiscal year 2003-2004, a lien not yet payable
Code Area 62-001; A.P. No. 143-254-03-00-9
Affects: Parcel Two
3. The Lien of Supplemental taxes assessed pursuant to Chapter 3.5 commencing with
Section 75 of the California Revenue and Taxation Code.
4. Water rights, claims or title to water whether or not shown by the public records.
5. An easement as shown on said map for ingress and egress and incidental purposes.
Affects: That portion of land lying within Valley Street (now abandoned)
6. The right of the public to use for road purposes any portion of said land lying within the
lines of any public road, street or highway.
7. Any facts, rights, interests or claims which would be disclosed by a correct
ALTA/ACSM Survey.

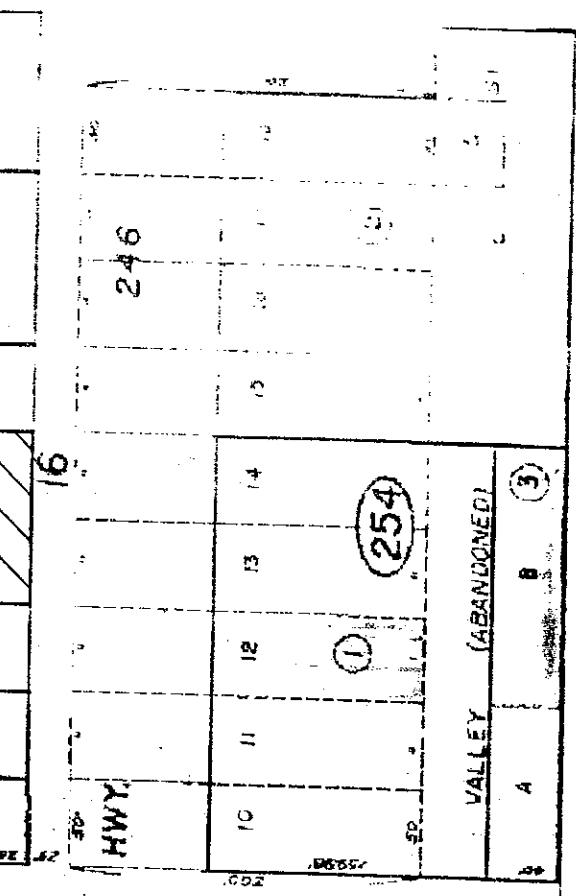
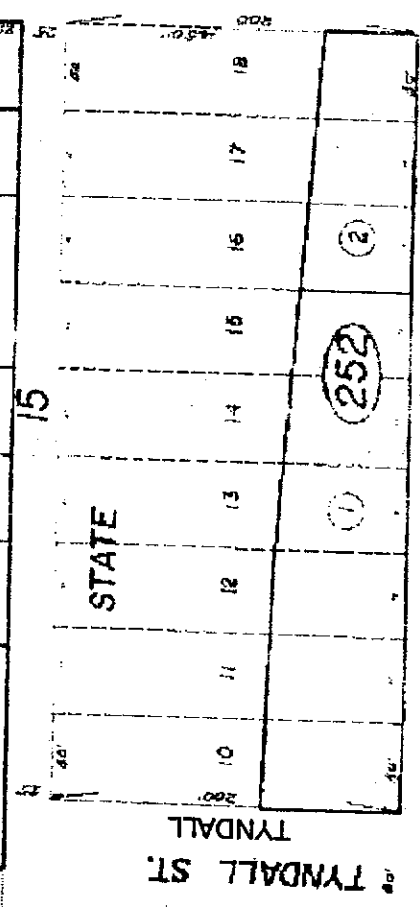
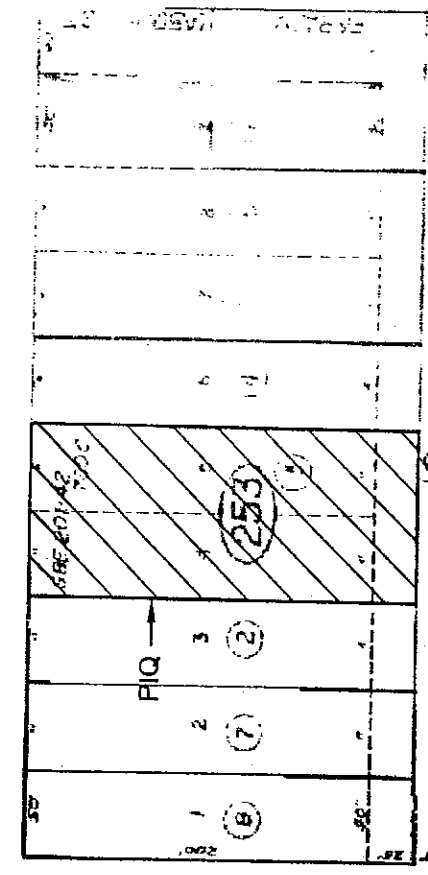
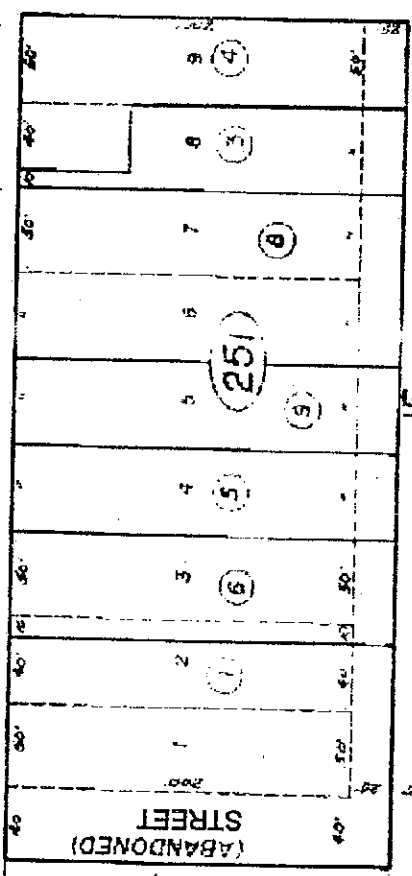


First American
Title Company

Location Map
Reference Number : 1741372
County : Santa Barbara

POR. RECORD MAPS, R.M. 1/41

NUMANCIA NUMANCIA
STREET
N



Map not to scale

First American Title Company

This map is not a survey of the land depicted hereon. You should not rely upon it for any purpose other than orientation to the general location of the parcel or parcels depicted. Any purpose of an easement that is noted is for reference only and you should rely on the file report issued and a copy of the document for the exact term and conditions of the easement. First American Title Company expressly disclaims any liability for alleged loss or damage which may result from reliance upon this map.

SCHEDULE B

Section 2

PART II

EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

PART II:

1. General and Special Taxes for the fiscal year 2004-2005, all paid
Code Area 62-001; A.P. No. 143-253-04 (Parcel One)
Code Area 62-001; A.P. No. 143-253-05 (Parcel Two)
Code Area 62-001; A.P. No. 143-253-06 (Parcel Three)
2. The Lien of Supplemental taxes assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
3. Water rights, claims or title to water whether or not shown by the public records.
4. The right of the public in and to that portion of the land lying within the lines of any public road or highway.
5. An Easement for the purposes shown below and rights incidental thereto as reserved in a document
Recorded : May 12, 1955, in Book 1314, Page 337 of Official Records
Affects : Portion lying within an unnamed alley running through said Block 16

NOTE: No representation is hereby made as to the current holder(s) of said easement rights.

6. An Easement for the purposes shown below and rights incidental thereto as reserved in a document
Recorded : December 2, 1950 in Book 1804; Page 292 of Official Records
Affects : Portions lying within Faraday Street abandoned.

NOTE: No representation is hereby made as to the current holder(s) of said easement rights.

Continued...

7. Unpatented mining claims, reservations or exceptions in Patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
8. An ALTA/ACSM Land Title Survey, dated June 18, 2004, by John I. Wallace & Associates, Job No. 375.09, as follows:
- | | | |
|---------|---|--|
| For | : | Overhead telephone |
| Affects | : | The Northerly portion of said land |
| For | : | Overhead wire |
| Affects | : | The Northwesterly portion of said land |
| For | : | Overhead electric |
| Affects | : | The Northwesterly and Southwesterly portion of said land |
| For | : | Sanitary sewer cleanout |
| Affects | : | The Northerly portion of said land |
| For | : | 10 foot wide dirt road overgrown with vegetation, no visible evidence of use |
| Affects | : | The Southeasterly portion of said land |
| For | : | Santa Ynez Chamber of Commerce sign |
| Affects | : | The Southeasterly portion of said land |
| For | : | Barb wire fence 0.30 feet Northerly of property line |
| Affects | : | The Southwesterly portion of said land |
| For | : | Center power pole 0.6 feet Easterly of property line |
| Affects | : | The Westerly portion of said land |
| For | : | Barb wire fence 0.8 feet Easterly of property line |
| Affects | : | The Northwesterly portion of said land |
| For | : | End concrete walk 10 feet Northerly of property line |
| Affects | : | 1.0 foot encroach into other land (Northerly of said land) |
| For | : | Sanitary sewer cleanout 2.2 feet Northerly of property line |
| Affects | : | 22 foot encroach into other land (Northerly of said land) |
| For | : | End barb wire fence 1.0 feet Northerly of property line |
| Affects | : | 1.0 foot encroach into other land (Northerly of said land) |
| For | : | Center of power pole and cross arm 1.1 feet Westerly of property line |
| Affects | : | 1.1 foot encroach into other land (Westerly of said land) |
| For | : | Barb wire fence 0.3 feet Westerly of property line |
| Affects | : | 0.3 foot encroach into other land (Westerly of said land) |

Continued...

9. With respect to SANTA YNEZ BAND OF MISSION INDIANS, a Federal Recognized Indian Tribe
- A. A copy of its constitution, bylaws and/or other governing documents.
 - B. A certified copy of a resolution of the tribal council or other governing body (or other satisfactory documentation) authorizing the contemplated transaction and designating which individuals shall have the power to execute documents.
 - C. The Company's Agreement for Services executed by duly authorized signers together with satisfactory evidence of such authorization.
 - D. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

SCHEDULE B

Section 2

PART II

EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

PART II:

1. General and Special Taxes for the fiscal year 2004-2005, both paid
Code Area 62-001; A.P. No. 143-252-01
Code Area 62-001; A.P. No. 143-252-02
2. The Lien of Supplemental taxes assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
3. Water rights, claims or title to water whether or not shown by the public records.
4. An Easement affecting a portion of said land for the purposes stated herein, and incidental purposes
In favor of : SANTA YNEZ WATER CONSERVATION DISTRICT,
a public corporation
For : Completing, construction, re-construction, repairing,
maintaining and operating water mains, hydrants, valves
and incidental purposes
Recorded : April 27, 1962, in Book 787, Page 787 of Official Records
Affects : The Northerly 10 feet of Parcels One and Two

NOTE: No representation is hereby made as to the current holder(s) of said easement rights.

5. A waiver of any claims for any and all damages to said land contiguous to the property conveyed to the State of California for a freeway, by reason of the location, construction, landscaping or maintenance of said freeway, as provided in a deed recorded February 23, 1954, as Instrument No. 3105 in Book 1218, Page 446 of Official Records.
Affects: Parcel Two

Continued...

6. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
7. Easements, claims of easement or encumbrances which are not shown by the public records.
8. The following matters as set out on that certain ALTA/ACSM Survey dated May 6, 2002, prepared by J. L. Wallace & Associates, Job No. 375.09, Joseph L. Morris, L.S. 6192;
 - A. T-Post and rope fence and barb wire fence located within and without the Northerly portion of said land.
 - B. A public easement for navigation and the incidents of navigation such as boating, fishing, swimming, hunting and other recreational uses in and under the Sanja Cota Creek, as said creek is set forth on said map, and including a public right of access to the water.
 - C. Public utilities and overhead wires over and within said land as set forth on said map.
 - D. Building encroachment into Edison Street over the Southeasterly portion as set forth on said map.
 - E. Dirt and gravel driveways, gravel parking lot, wire fence and iron retaining wall over portions of said property as set forth on said map.
9. An Easement affecting a portion of said land for the purposes stated herein, and incidental purposes

Grantee	:	COUNTY OF SANTA BARBARA, a political subdivision of the State of California
For	:	A permanent easement and right of way for the present and future construction, reconstruction, operation, repair and maintenance of improvements
Recorded	:	April 15, 2004, as Instrument No. 04-0036808 of Official Records
Affects	:	Said land

NOTE: No representation is hereby made as to the current holder(s) of said easement rights.

Continued...

10. With respect to SANTA YNEZ BAND OF MISSION INDIANS, a Federal Recognized Indian Tribe
- A. A copy of its constitution, bylaws and/or other governing documents.
 - B. A certified copy of a resolution of the tribal council or other governing body (or other satisfactory documentation) authorizing the contemplated transaction and designating which individuals shall have the power to execute documents.
 - C. The Company's Agreement for Services executed by duly authorized signers together with satisfactory evidence of such authorization.
 - D. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

RANCHO NADA DE LOS PINOS
 This plat is for your aid in locating your land with reference to streets and other parcels. While this plat is believed to be correct, the Company assumes no liability for any loss occurring by reason of reliance thereon.

Tax Area Code

143-25

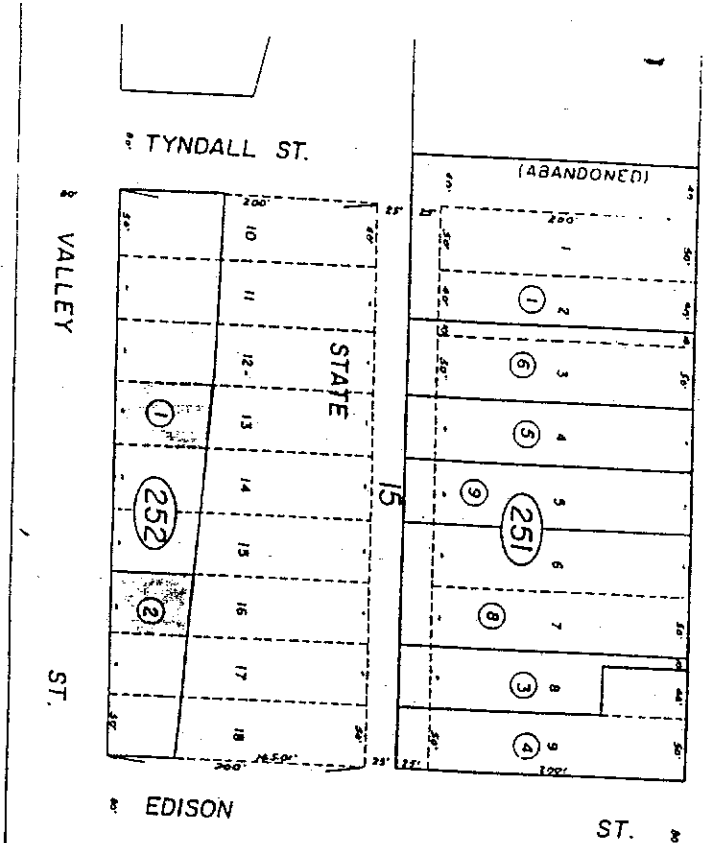
MAY 27 1992

TYNDALL ST

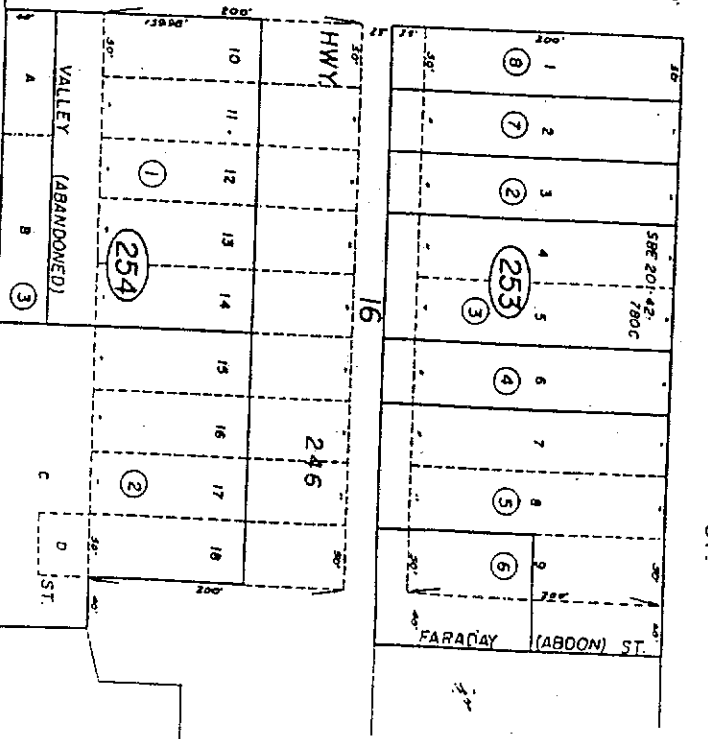
NUMANCIA

ST.

(24)



(25)



(26)

Bk 141

R.M. Bk. 1, Pg. 41 - Town of Santa Ynez

NOTE - Assessor's Black Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 143 - Pg. 25
 County of Santa Barbara, Calif.

143-25

SCHEDULE B

SECTION TWO

EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction. The printed exceptions and exclusions from the coverage of the policy or policies are set forth in Exhibit A attached. Copies of the policy forms should be read. They are available from the office which issued this Commitment.

1. General and special taxes and assessments for the fiscal year 2005-2006, a lien not yet due or payable.
2. Taxes and assessments. Report to follow. Please verify before closing.
3. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
4. Water rights, claims or title to water, whether or not shown by the public records.
5. An easement shown or dedicated on the map filed or recorded in Book 1, Page 41 of Maps.
For: Ingress, egress and incidental purposes.
6. An easement for any existing public utilities and incidental purposes in the document recorded May 12, 1955 as Instrument No. 8610, Book 1314, Page 337 of Official Records.
7. Abutter's rights of ingress and egress to or from State Highway 246 have been relinquished in the document recorded March 30, 1976 as Instrument No. 12071, Book 2607, Page 1667 of Official Records.
8. The effect of a map purporting to show the land and other property, filed in Book 143, Page 26 of Record of Surveys.
9. Rights of parties in possession.

APN: 143-253-03

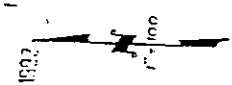
RANCHO NADA DE LOS PINOS

"This plat is for your aid in locating your land with reference to streets and other parcels. While this plat is believed to be correct, the Company assumes no liability for any loss occurring by reason of reliance thereon."

Tax Area Code

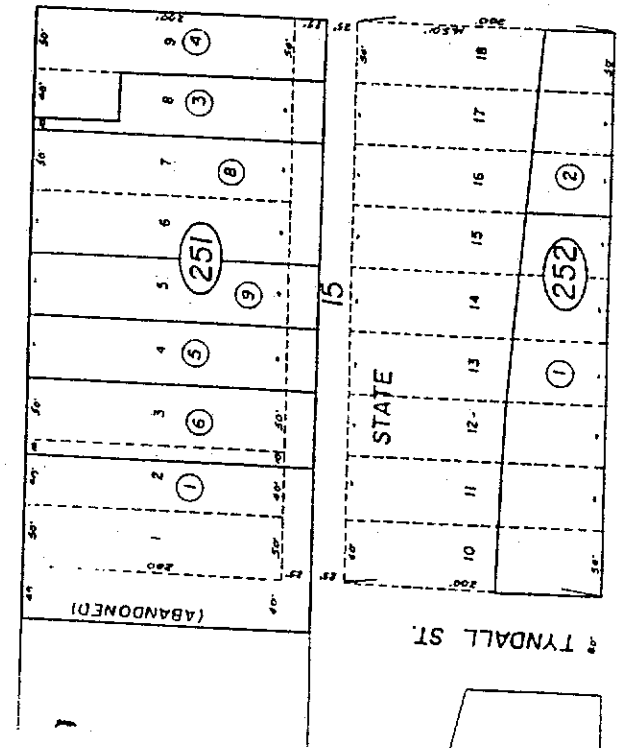
143-25

MAY 27 1933



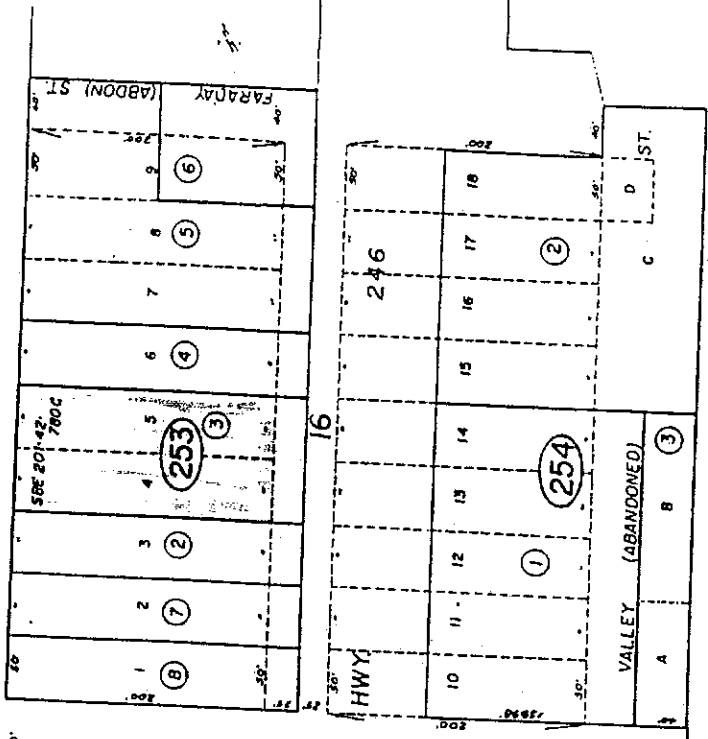
TYNDALL ST

NUMANCIA



(24)

ST.



(26)

Bk 141

R. M. Bk. 1, Pg. 41 - Town of Santa Ynez

Assessor's Map Bk. 143 - Pg. 25
County of Santa Barbara, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

143/25

SCHEDULE B

Section 2

PART II

EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

PART II:

1. General and Special Taxes for the fiscal year 2004-2005, both paid
Code Area 62-001; A.P. No. 143-242-01 (Parcel One)
Code Area 62-001; A.P. No. 143-242-02 (Parcel Two)
2. The Lien of Supplemental taxes assessed pursuant to Chapter 3.5 commencing with
Section 75 of the California Revenue and Taxation Code.
3. Water rights, claims or title to water whether or not shown by the public records.
4. Reservations contained in the deed from the Roman Catholic Bishop of Monterey dated
September 2, 1887 and recorded September 26, 1887 in Book 18, page 209 of Deeds for
the privilege of constructing a flume aqueduct or ditch over the property herein
described.
5. A waiver of any claims for any and all damages to said land contiguous to the property
conveyed to the State of California for freeway, by reason of the location, construction,
landscaping or maintenance of said freeway, as provided in the foregoing deed recorded
February 4, 1954, as Instrument No. 2111, in Book 1213, Page 417 of Official Records.
NOTE: Affects Parcel One
6. An Easement affecting a portion of said land for the purposes stated herein, and
incidental purposes

In favor of	:	COUNTY OF SANTA BARBARA
For	:	Public utilities
Recorded	:	May 12, 1955, as Instrument No. 8610, in Book 1314, Page 337 of Official Records
Affects	:	Portions of said land, which were abandoned by said County

NOTE: No representation is hereby made as to the current holder(s) of said easement
rights.

Continued...

7. An Easement affecting a portion of said land for the purposes stated herein, and incidental purposes
- In favor of : SANTA YNEZ RIVER WATER CONSERVATION DISTRICT
- For : Ingress, egress and water mains
- Recorded : April 27, 1962, as Instrument No. 17241, in Book 1922, Page 823 of Official Records
- Affects : The Northerly 10 feet of said land

NOTE: No representation is hereby made as to the current holder(s) of said easement rights.

8. An Easement affecting a portion of said land for the purposes stated herein, and incidental purposes
- In favor of : SANTA YNEZ RIVER WATER CONSERVATION DISTRICT IMPROVEMENT DISTRICT NO. 1
- For : Ingress, egress, public utility use, and water mains
- Recorded : December 2, 1983, as Instrument No. 83-64484 of Official Records
- Affects : The Northerly 10 feet of said land

NOTE: No representation is hereby made as to the current holder(s) of said easement rights.

9. The effect of a map filed in Book 148, Page 16 of Record of Surveys, in the office of the County Recorder of said County, California, purporting to show the herein described land and other land.

10. The following matters as set out on that certain ALTA/ACSM Land Title Survey dated April 16, 2003 and amended June 2, 2004, prepared by John L. Wallace & Associates as Job No. 375.09

- For : Overhead wire
- Affects : Over the Northeasterly portions of said land
- For : Metal retaining wall, concrete swale
- Affects : The Southeasterly portion of said land
- For : Concrete bridge is used by the public as a road
- Affects : The Southeasterly portion of said land
- For : Flood lights, no visible sign of being in service
- Affects : The Northeasterly portion
- For : Water meter
- Affects : The Northeasterly portion of said land

Continued...

For : Water valves
 Affects : The Northeasterly portions of said land
 For : Barbed wire fence
 Affects : Over the Northerly boundary line
 For : Sign
 Affects : 1.5 feet Southerly of Northerly portion of said land
 For : Air release valve
 Affects : 4.7 feet Southerly over Northerly portion of said land
 For : Fire hydrant
 Affects : 2.2 feet Southerly of the Northerly portion of said land
 For : Pole stumps
 Affects : The Westerly portion of said land
 For : Fence corner
 Affects : Encroach 2.7 feet Southerly over Valley Street
 For : Overhead wire
 Affects : The Southerly portion of said land
 For : 3/4 inch water line tee
 Affects : Encroach 0.4 feet Southerly over Valley Street
 For : Shed cor.
 Affects : Encroach 0.4 feet Southerly over Valley Street
 For : Chain link fence
 Affects : Encroach 7.6 feet Southerly over Valley Street

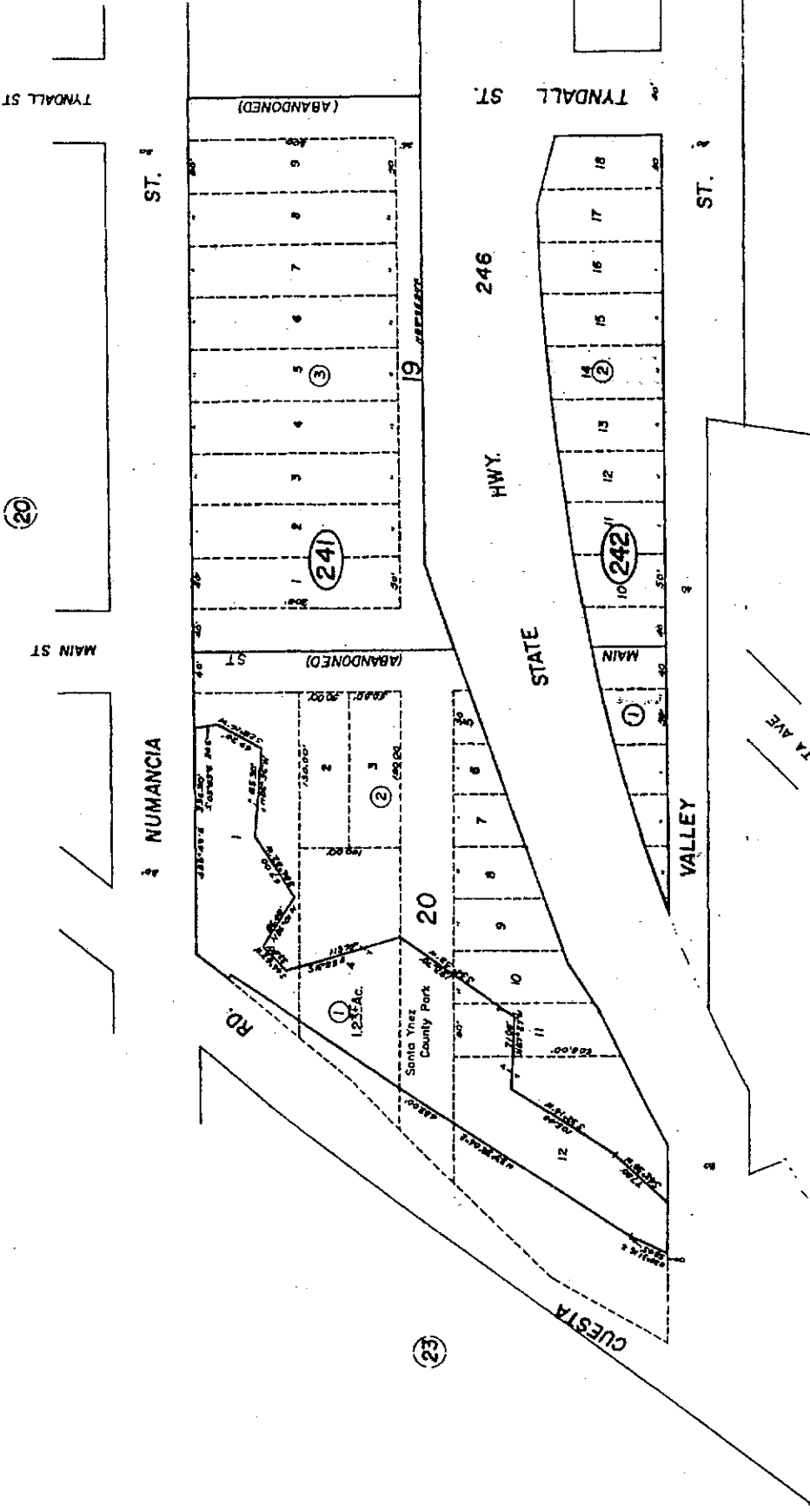
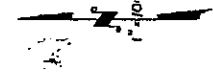
11. An Encroachment Permit, upon the terms and conditions contained therein,
 Dated : August 8, 2003
 By and between : SANTA YNEZ RIVER WATER CONSERVATION DISTRICT, IMPROVEMENT DISTRICT #1 and SANTA YNEZ BAND OF CHUMASH INDIANS
 Recorded : August 18, 2003 as Instrument No. 03-0112248 of Official Records
12. A Non-Exclusive Easement for Sanitary Sewer and Permitted Improvements as described by Encroachment Permit executed by and between SANTA YNEZ RIVER WATER CONSERVATION DISTRICT, IMPROVEMENT DISTRICT #1 and SANTA YNEZ COMMUNITY SERVICES DISTRICT, recorded April 22, 2004 as Instrument No. 04-0041377 of Official Records.

Continued...

13. With respect to SANTA YNEZ BAND OF MISSION INDIANS, a Federal Recognized Indian Tribe
- A. A copy of its constitution, bylaws and/or other governing documents.
 - B. A certified copy of a resolution of the tribal council or other governing body (or other satisfactory documentation) authorizing the contemplated transaction and designating which individuals shall have the power to execute documents.
 - C. The Company's Agreement for Services executed by duly authorized signers together with satisfactory evidence of such authorization.
 - D. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

RANCHO CANADA DE LOS PINOS

143-24



Assessor's Map Bk. 143-Pg. 24
County of Santa Barbara, Calif.

10/85 Orange Valley St. Inc

Bk. 141

R.M. Bk. 1, Pg. 41 - Town of Santa Ynez