

ALTA / ACSM LAND TITLE SURVEY

Monterey Village
305 Rancheria St. & 512-524 W. Montecito St., Santa Barbara CA

LEGAL DESCRIPTION:

Real property in the City of Santa Barbara, County of Santa Barbara, State of California, described as follows:
PARCEL ONE:
THAT PORTION OF BLOCK 274, IN THE CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID BLOCK, AT ITS INTERSECTION OF THE SOUTHWESTERLY LINE OF RANCHERIA STREET WITH THE NORTHWESTERLY LINE OF MONTECITO STREET; THENCE NORTHWESTERLY ALONG SAID LINE OF RANCHERIA STREET 126 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 250 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 126 FEET TO THE NORTHWESTERLY LINE OF MONTECITO STREET; THENCE AT A RIGHT ANGLE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF MONTECITO STREET 250 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID BLOCK, THENCE ALONG THE NORTHEASTERLY LINE OF SAID BLOCK, NORTH 47° 34' 47" WEST, 14.86 FEET; THENCE, SOUTH 07° 25' 13" WEST 25.91 FEET TO THE SOUTHEASTERLY LINE OF SAID BLOCK; THENCE ALONG SAID SOUTHEASTERLY LINE, NORTH 42° 25' 13" EAST, 21.23 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

THAT PORTION OF BLOCK 274 IN THE CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY LINE OF GUTIERREZ STREET 225 FEET SOUTHWESTERLY FROM THE SOUTHWESTERLY LINE OF RANCHERIA STREET; AND RUNNING THENCE SOUTHWESTERLY ALONG SAID LINE OF GUTIERREZ STREET 14 FEET; THENCE AT RIGHT ANGLES SOUTHEASTERLY 173 FEET TO A POINT IN THE LINE OF AN OLD FENCE AS SAID FENCE WAS LOCATED MARCH 14, 1902 THENCE AT RIGHT ANGLES SOUTHWESTERLY 211 FEET TO THE NORTHEASTERLY LINE OF SAN PASQUAL STREET, IF PROLONGED; THENCE AT RIGHT ANGLES SOUTHEASTERLY ALONG SAID LINE 278 FEET TO THE NORTHEASTERLY LINE OF MONTECITO STREET; THENCE AT RIGHT ANGLES NORTHEASTERLY ALONG SAID LAST MENTIONED LINE 200 FEET; THENCE AT RIGHT ANGLES NORTHWESTERLY 226.2 FEET; THENCE AT RIGHT ANGLES NORTHEASTERLY 25 FEET; THENCE AT RIGHT ANGLES NORTHWESTERLY 225 FEET TO THE POINT OF BEGINNING.

PARCEL THREE:

THAT PORTION OF LAND SITUATED IN THE CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SANTA BARBARA CITY BLOCK 274, BEING ALSO THE MOST WESTERLY CORNER OF THE TRACT OF LAND DESCRIBED IN THE DEED TO ESTER MARY GARRETT, RECORDED OCTOBER 24, 1947 AS INSTRUMENT NO. 14262 IN BOOK 759 AT PAGE 88 OF OFFICIAL RECORDS; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID GARRETT TRACT, SOUTHEASTERLY 173 FEET TO THE MOST SOUTHERLY CORNER THEREOF AND THE MOST WESTERLY CORNER OF THE TRACT OF LAND DESCRIBED IN THE DEED TO ELMER H. JOHNSTON, RECORDED ON JUNE 20, 1945, AS INSTRUMENT NO. 6606, IN BOOK 656 AT PAGE 39 OF OFFICIAL RECORDS; THENCE CONTINUING ALONG THE SOUTHWESTERLY LINE OF BLOCK 274 BEING ALSO THE SOUTHWESTERLY LINE OF THE SAID JOHNSTON TRACT, SOUTHEASTERLY 278 FEET TO THE NORTHWESTERLY LINE OF MONTECITO STREET; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF MONTECITO STREET 8 FEET TO THE NORTHEASTERLY LINE OF LOT 22 OF THE LADERA TRACT, ACCORDING TO THE MAP OF A LICENSED SURVEY RECORDED IN BOOK 1 AT PAGE 12 OF MAPS AND SURVEYS IN THE OFFICE OF THE COUNTY RECORDER; THENCE ALONG THE NORTHEASTERLY LINES OF LOT 22 AND INCLUDING LOT 30 OF SAID LADERA TRACT NORTHWESTERLY 431 FEET TO THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF BLOCK 274, THENCE ALONG THE SOUTHWESTERLY PROLONGATION OF SAID NORTHWESTERLY LINE OF BLOCK 274, NORTHEASTERLY 8 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF SANTA BARBARA, A MUNICIPAL CORPORATION BY DEED RECORDED MARCH 23, 1961 AS INSTRUMENT NO. 9727 IN BOOK 1835, PAGE 788 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO PEOPLES' SELF-HELP HOUSING CORPORATION, A CALIFORNIA NON-PROFIT CORPORATION BY DEED RECORDED MARCH 19, 1999 AS INSTRUMENT NO. 99-021866 OF OFFICIAL RECORDS OF SAID COUNTY DESCRIBED AS FOLLOWS:

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL THREE OF THE TRACT OF LAND DESCRIBED IN THE DEED TO THE HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA, RECORDED AS INSTRUMENT NUMBER 73-000773 ON AUGUST 3, 1973, IN BOOK 2475, AT PAGE 145 OF OFFICIAL RECORDS OF SAID COUNTY.

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 3, BEING A POINT IN THE SOUTHEASTERLY LINE OF GUTIERREZ STREET;

THENCE 1ST, S. 48° 30' E., ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 3, A DISTANCE OF 173.00 FEET;

THENCE 2ND, S. 41° 30' W., LEAVING SAID NORTHEASTERLY LINE 8.00 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF SAID PARCEL 3;

THENCE 3RD, N. 48° 30' W., ALONG SAID SOUTHWESTERLY LINE OF SAID PARCEL 3, 173.00 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF GUTIERREZ STREET;

THENCE 4TH, N. 41° 30' E., ALONG SAID LINE OF GUTIERREZ STREET 8.00 FEET TO THE POINT OF BEGINNING.

EASEMENTS (Exceptions and Exclusions)

1. An easement for public utilities and incidental purposes, recorded October 23, 1958 as Instrument No. 25997 in Book 1564, Page 382 of Official Records. In Favor of: Southern California Edison Company, a corporation
2. An easement for public utilities and incidental purposes, recorded February 5, 1959 as Instrument No. 3675 in Book 1593, Page 33 of Official Records. In Favor of: Southern California Edison Company, a corporation. Note: same as item 3
3. An easement for storm drains and incidental purposes, recorded March 23, 1961 as Instrument No. 9723 in Book 1835, Page 780 of Official Records. In Favor of: The City of Santa Barbara
4. An easement for storm drains, ingress and egress and incidental purposes, recorded March 23, 1961 as Instrument No. 9724 in Book 1835, Page 782 of Official Records. In Favor of: The City of Santa Barbara
5. An easement for storm drain, ingress and egress and incidental purposes, recorded March 23, 1961 as Instrument No. 9725 in Book 1835, Page 784 of Official Records. In Favor of: The City of Santa Barbara
6. An easement for public street and incidental purposes, recorded August 10, 1971 as Instrument No. 25417 in Book 2360, Page 252 of Official Records. In Favor of: The City of Santa Barbara
7. An Easement for private sewers and incidental purposes as shown on the map of said tract, over a portion of said land.
8. An easement for sewer lines and incidental purposes, recorded December 31, 1971 as Instrument No. 42685 in Book 2381, Page 544 of Official Records. George Ostertag
9. The effect of a map purporting to show the land and other property, filed in Book 9, Page 64 of Parcel Maps.
10. An easement for public utilities and incidental purposes, recorded March 21, 1972 as Instrument No. 9569 in Book 2391, Page 860 of Official Records. In Favor of: Southern California Edison Company, a corporation
11. An easement for public utilities and incidental purposes, recorded April 28, 1972 as Instrument No. 15367 in Book 2397, Page 968 of Official Records. General Telephone Company of California, a corporation. Note: Easement is not plottable as depicted within said Official Record.
12. Any rights and privileges of the public or adjoining property owners in and to that 14 foot alley way connected on said land.
13. An easement for sanitary sewer system and incidental purposes, recorded September 1, 1998 as Instrument No. 98-067345 of Official Records. In Favor of: Peoples' Self-Help Housing Corporation

SURVEY NOTES

1. The ALTA survey shown hereon was prepared in September 2015 by: Jeffrey K. Prober, P.L.S. 8101 Prober Land Surveying 645 Flora Vista Drive Santa Barbara, CA 93109 (805) 452-9690
2. The following Title Report was used in this survey: Order Number: 4202-4939435 Dated: October 21, 2015 First American Title Company 100 South H Street Longport, CA 93436 (805) 737-3736
3. The following record data was used for said survey:
R1 PARCEL MAP No. 20,023 Bk. 9, Pg. 64
R2 LADERA TRACT Bk. 82, Pg. 48 of Maps
R3 CITY LOT SPLIT Bk. E, Pg. 26
4. Basis of Bearings: Westerly line of Rancheria St. shown hereon
5. Vertical Datum: NAVD 1988 per GPS observation w/ CALVRS
6. Parcel Areas: 2.14 acres
7. All fences, walls, and survey monuments were found in good condition unless otherwise noted.
8. Satellite image shown hereon is for informational (orientation) purposes only due to image distortion.

SURVEYOR'S CERTIFICATE

To: First American Title Company, and Housing Authority City of Santa Barbara.

This is to certify that the map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA, ACSM and the Surveyors' Association of California on November 3, 2015.

Date of Plat or Map: **11/03/2015 8:05:12 PM**

JEFFERY K. PROBER, P.L.S. 8101 DATE



Preliminary

• DENOTES MONUMENT FOUND IN GOOD CONDITION (R1), unless otherwise noted
• DENOTES SURVEY MONUMENT SEARCHED FOR, AND NOTHING FOUND OR SET (N.F.S.)