



TO: Planning Commission Chair and Members
FROM: Peter Imhof, Planning and Environmental Review Director
CONTACT: JoAnne Plummer, Neighborhood Services Director
SUBJECT: General Plan Conformity Determination for the Vacation of an Existing Underground Easement and Acceptance of a New Underground Easement Through Stow Grove Park APN 077-160-009

RECOMMENDATION:

It is recommended that the Planning Commission:

1. Adopt Resolution 26-___, entitled "A Resolution of the Planning Commission of the City of Goleta, California, reporting that the vacation of an Existing Easement and acceptance of a New Easement through Stow Grove Park (APN 077-160-009) is in Conformance with the Goleta General Plan/ Coastal Land Use Plan Pursuant to Section 65402 of the Government Code and finding no further environmental review is required pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162" (Attachment 1).
2. Make a determination that no further environmental review is required for Resolution 26-pursuant to Public Resources Code Section 21166 and State CEQA Guidelines Section 15162.

BACKGROUND

Stow Grove Park was developed when Edgar Stow first planted redwood trees for a beautiful, shaded picnic area to share with his family, friends and neighbors. This space has remained a public picnic ground since 1920. In January 1965, the Stow Company initially deeded an undivided 1/3 interest in the 11.1 acres now known as Stow Grove Park to the County of Santa Barbara. In November 1966, the Stow Company deeded its remaining undivided interest in the 11.1 acres now known as Stow Grove Park to the County of Santa Barbara. The City of Goleta received this property interest upon incorporation in 2002. The Stow Company included several deed restrictions and stipulations in the conveyance of the property to the County which dictate how the property is used. These are summarized as follows:

1. That the property be used solely and exclusively for the benefit of the public as and for a public park which shall be named and known as Stow Grove, for the recreation and pleasure of the public;

2. Use of the park shall not be permitted between the hours of 12 midnight and 6:00 A.M.;
3. The sale of food, drinks, novelties or any other goods or merchandise shall not be permitted upon the property except that single permits may be issued to non-profit organizations; and
4. No buildings other than small park maintenance buildings and caretaker's cottage shall be erected, placed or maintained upon the property.

The deed conveyances also established an easement for the benefit of the Stow Company for the location of a waterline that reserved the right to *“enter upon, survey, excavate for, construct, reconstruct, install, lay, re-lay, replace, maintain, operate, increase the size of, and remove a water pipe line or lines, together with all fixtures, devices and appurtenances used or useful in the operation of said pipe line or lines, and to remove objects interfering therewith, at any and all points within, through, over, and across those strips of land, being portions of the property herein conveyed, ten (10) feet in width and lying five (5) feet on each side of the center lines.”* The deed transfers further stipulated that a breach of any of the foregoing conditions for the easement shall cause the property to revert to the Stow Company or its successors or assigns.

Rincon Consultants, Inc., was hired in the spring of 2023 to conduct the California Environmental Quality Act (CEQA) analysis for the proposed improvements at Stow Grove Park as outlined in the Stow Grove Park Draft Master Plan. Rincon Consulting developed the Draft Biological Resource Assessment and Draft Initial Study Mitigated Negative Declaration (IS-MND). These documents were made available for public review and comment in August of 2023. All comments were evaluated and included in the Draft IS-MND.

On December 19, 2023, City Council approved the Stow Grove Park Master Plan and Adopted the Initial Study/ Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program Pursuant To Section 15164 of State CEQA Guidelines for the Stow Grove Park Master Plan.

Government Code 65402

Section 65402 of the California Government Code requires that, for any acquisition, disposition, vacation or abandonment of any real property by the City, the proposed real property transaction be submitted to the Planning Commission to determine and report to the City Council as to whether the location, purpose, and extent of such proposed real property transaction is in conformance with the General Plan / Coastal Land Use Plan (General Plan).

The City is renovating Stow Grove Park (APN 077-160-009), including general park improvements and upgraded or new amenities, as laid out in the Stow Grove Park Master Plan. The Stow Grove Park Master Plan Process launched in the spring of 2021 and approved by Council on December 19, 2023. During the Master Plan process, the Stow Company, LLC began to finalize their request for a new waterline easement in order relocate the waterline or for construction of a new waterline that would align with the future plans of the park.

While the existing easement is required, secured by the original property deed, and necessary for the project, the proposed vacation of this easement and authorization of the new easement are consistent with the General Plan.

Easement Details

The existing easement accommodates an operational waterline serving Stow Company, LLC, located across from Stow Grove Park on the north side of Cathedral Oaks Road. The easement area proposed for vacation is described in Attachment 2. This area is currently improved with mature trees and is planned to be enhanced with passive recreation and open space features consistent with the Stow Grove Park Master Plan. The new easement will be located outside of the mature trees in the area of a proposed decomposed granite pathways and turf areas.

The area of the easement proposed for vacation will remain part of Stow Grove Park and will be developed in accordance with the adopted Park Master Plan. The new easement and associated waterline will be constructed prior to implementation of Phase One of the Master Plan improvements to ensure continued utility service without interruption.

The Planning Commission is requested to consider whether the location, purpose, and extent of the proposed vacation of the existing easement and the acceptance of the proposed new easement (Attachment 3) associated with the Stow Grove Park improvement project are in conformance with the General Plan. Staff has reviewed the proposal and determined that the project and associated easement modifications are consistent with applicable General Plan policies supporting the preservation and enhancement of existing public parks, the orderly development of public infrastructure and provision of preparation of individual park development and/or management plans.

DISCUSSION

Under Section 65402 of the Government Code, the Planning Commission is required to review the location, purpose, and extent of disposition of property including park easements and report on their conformance to the General Plan. The purpose of the Planning Commission review is to acknowledge the objectives and policy standards established in the General Plan. The General Plan does not have policies regarding the vacation and/or abandonment of park easements. The policies within the General Plan which govern the proposed Stow Grove Park Project are contained in Chapter 3 Open Space Element and its guiding principles and goals which state that the City will manage, operate, and maintain park, recreation, and open space facilities (including trails) in a manner that is responsive to the site and adjacent neighborhoods and balances the needs of the community with available funding. Stow Grove Park is included in Table 3-1 – Existing and Planned Parks and Open Space Areas and Figure 3-2 Park and Recreation Plan Map as a Community Park.

Policy OS6: Public Park System Plan lists as an object to develop a well-maintained, interconnected system of multi-functional parks, recreation facilities and public open spaces that will meet the needs of existing and future residents and employees and that are attractive, safe, and accessible to all segments of the city's population, and supportive of established neighborhoods.

OS-IA-5 Preparation of Individual Park Development and/or Management Plans. A development and/or management plan for individual parks, particularly the largest park sites, may be prepared to match resource needs to individual park sites. Similar to the park master plan, these plans are intended to be used to determine resource development, expansion, maintenance, operation, or capital improvements as appropriate and as a basis for pursuing funding opportunities for individual parks. On December 19, 2023 City Council approved the Stow Grove Park Master Plan and Adopted the Initial Study/ Mitigated

Negative Declaration and Mitigation Monitoring and Reporting Program Pursuant To Section 15164 of State CEQA Guidelines for the Stow Grove Park Master Plan.

The new easement aligns with these General Plan policies by facilitating improvements to Stow Grove Park that will contain new and/or improved amenities to enhance the passive and active recreation needs that were supported by the community, Parks and Recreation Commission, and City Council. Improvements include meandering pathways to enjoy the historic redwood trees and local habitat, a universal playground, new accessible family restrooms, improved group picnic areas, a pollinator garden, new turf areas, fitness equipment and stormwater features such as bioswales. The City Council approved of all of these improvements through a series of public meetings held in 2023 and 2024 and supports the new water line alignment. In short, the disposition of the former easement and acquisition of the new easement, which are part of the Stow Grove Park improvements, will facilitate a more attractive, safe, accessible park to public members and meet the City's Stow Grove Park Master Plan.

ENVIRONMENTAL REVIEW

As indicated above, a Mitigated Negative Declaration was prepared and adopted for the Stow Grove Park Master Plan by Goleta's City Council in December of 2023. The new easement was included in the Master Planning process and included in the evaluation of the site during the CEQA process. Once a CEQA environmental document has been certified for a project, the lead agency shall not require preparation of a subsequent or supplemental environmental document unless one of three triggering conditions exists: (1) substantial changes are proposed in the project that will require major revisions of the environmental document, (2) substantial changes occur in circumstances under which the project is being undertaken that will require major revisions in the environmental document, or (3) new information of substantial importance to the project that was not known and could not have been known when the environmental document was certified as complete becomes available, and this condition (1, 2, and/or 3) also would lead to new or more significant impacts. (State CEQA Guidelines § 15162; Pub. Resources Code § 21166.)

Staff recommends that no further environmental review is required because none of the conditions in Public Resources Code Section 21166 and/or State CEQA Guidelines exist.

Section 15162 is triggered by the General Plan conformity findings that the Planning Commission is being asked to make. The Government Code Section 65402 findings fall within the scope of the Stow Grove Park Master Plan MND (State Clearinghouse No. 2023080037) that was certified by the City on December 19, 2023, and were contemplated future actions in the MND. The actions would not:

1. Constitute a substantial change to the park that will require major revisions of the certified Stow Grove Park Master Plan MND (SCH #2023080037) due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Constitute a substantial change with respect to the circumstances under which the project is administered that will require major revisions of the certified Stow Grove Park Master Plan MND (SCH #2023080037) due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and
3. Involve new information of substantial importance that was not known and could not

have been known with the exercise of reasonable diligence at the time the Stow Grove Park Master Plan MND (SCH #2023080037) was certified that shows any of the following: (a) the project will have one or more significant effects not discussed in the certified Stow Grove Park Master Plan MND (SCH #2023080037); (b) significant effects previously examined will be substantially more severe than shown in the certified Stow Grove Park Master Plan MND (SCH #2023080037); (c) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (d) mitigation measures or alternatives which are considerably different from those analyzed in the certified Stow Grove Park Master Plan MND (SCH #2023080037) would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Accordingly, staff recommends Planning Commission find that the General Plan conformity findings would not require any further environmental documentation following the approval of the Resolution.

SUMMARY AND CONCLUSION

After review of the proposed park easement exchanges (proposed easement vacation and development of new easements) located in Stow Grove Park, staff recommends that the Planning Commission adopt the attached Resolution memorializing the Planning Commission's report to the City Council that the proposed vacation conforms with the General Plan.

LEGAL REVIEW BY:

Winnie Cai
Assistant City Attorney

APPROVED BY:

Peter T. Imhof
Planning Commission Secretary

ATTACHMENTS:

1. A Resolution of the Planning Commission of the City of Goleta, California, reporting that the vacation of an Existing Easement and acceptance of a New Easement through Stow Grove Park (APN 077-160-009) is in Conformance with the Goleta General Plan/ Coastal Land Use Plan Pursuant to Section 65402 of the Government Code and finding no further environmental review is required pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162

- a) Exhibit A – Deed of Property Stow Grove Park
 - b) Exhibit B – Stow Company, LLC New Easement Legal Description Stow Grove Park
2. Deed of Property Stow Grove Park, Stow Company, LLC Existing Easement Legal Description 1965 and 1967
 3. Stow Company, LLC New Easement Legal Description at Stow Grove Park

ATTACHMENT 1

PLANNING COMMISSION RESOLUTION
REPORTING ON THE GENERAL PLAN
CONFORMITY DETERMINATION REGARDING
THE STOW COMPANY, LLC EASEMENT AT
STOW GROVE PARK

RESOLUTION NO. 26-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GOLETA, CALIFORNIA, REPORTING THAT THE VACATION OF THE EXISTING EASEMENT AND ACCEPTANCE OF A NEW EASEMENT THROUGH STOW GROVE PARK (APN 077-160-009) IS IN CONFORMANCE WITH THE GOLETA GENERAL PLAN/ COASTAL LAND USE PLAN PURSUANT TO SECTION 65402 OF THE GOVERNMENT CODE AND FINDING NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO PUBLIC RESOURCES CODE SECTION 21166 AND CEQA GUIDELINES SECTION 15162

WHEREAS, the Goleta General Plan/Coastal Land Use Plan (General Plan) is a comprehensive, long-term plan that guides land use and physical development of the geographic area of the incorporated City of Goleta (City) limits; and

WHEREAS, the General Plan provides policy direction regarding land uses that are intended to serve the community based on the buildout of the community as anticipated by the General Plan through the year 2030; and

WHEREAS, the City has the ability to acquire, dispose of, vacate, or abandon real property in conformance with its General Plan; and

WHEREAS, Government Code Section 65402(a) requires that no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, until the location, purposes and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the Planning Commission as to the conformity with the General Plan; and

WHEREAS, on December 19, 2023, the City Council certified the Stow Grove Park Master Plan Initial Study/Mitigated Negative Declaration (IS/MND) (SCH #2023080037) and Mitigation Monitoring and Reporting Program a that analyzed the Stow Grove Park Master Plan Project's environmental impacts in compliance with the California Environmental Quality Act ("CEQA"), which is incorporated by reference herein; and

WHEREAS, in accordance with CEQA, the City has determined that pursuant to the Public Resources Code Section 21166 and State CEQA Guidelines Section 15162, no further environmental review is required for the Resolution because it falls within the scope of the Project evaluated in the certified IS/MND

(SCH #2023080037); and

WHEREAS, on March 9, 2026, the Planning Commission conducted a public meeting on the location, purpose and extent of the vacation of the existing Stow Company, LLC easement and acceptance of a new easement through Stow Grove Park (APN 077-160-009) at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the existing Stow Grove Park Deeds of Gift from 1965 and 1967 require that an easement be provided for the location of the Stow Company, LLC waterline; and

WHEREAS, the vacation of the existing Stow Company LLC easement shown in Exhibit 1 and the acceptance of the new easement shown in Exhibit 2 is required by the Stow Grove Park Project; and

WHEREAS, Stow Grove Park is included in Table 3.1- Existing and Planned Parks and Open Space Areas and Figure 3-2 Park and Recreation Plan Map of the General Plan/Coastal Land Use Plan; and

WHEREAS, the purpose of the vacation/acceptance of the above-described easements is to allow for the improvement of Stow Grove Park consistent with the General Plan Chapter e Open Space Element; and

WHEREAS, the Planning Commission has considered the entire administrative record, including the staff report and oral and written testimony from interested persons; and

WHEREAS, the Planning Commission hereby finds and determines that the foregoing recitals, which are incorporated herein by reference, are true and correct;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANING COMMISSION OF THE CITY OF GOLETA, AS FOLLOWS:

SECTION 1. Recitals

The Planning Commission hereby finds and determines that the foregoing recitals, which are incorporated herein by reference, are true and correct.

SECTION 2.CEQA Compliance

Based upon its review of the entire record before it, the Planning Commission hereby finds and determines that no further environmental

review is required pursuant to Public Resources Code Section 21166 and State CEQA Guidelines Section 15162 because the Resolution was part of the project evaluated in the certified Stow Grove Park Master Plan Initial Study/Mitigated Negative Declaration (IS/MND) (SCH #2023080037) . The Resolution would not:

1. Constitute a substantial change with respect to the circumstances under which the project is administered that will require major revisions of the certified Stow Grove Park Master Plan Initial Study/Mitigated Negative Declaration (IS/MND) (SCH #2023080037) due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and
2. Involve new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Stow Grove Park Master Plan Initial Study/Mitigated Negative Declaration (IS/MND) (SCH #2023080037) was certified that shows any of the following: (a) the project will have one or more significant effects not discussed in the certified Stow Grove Park Master Plan Initial Study/Mitigated Negative Declaration (IS/MND) (SCH #2023080037); (b) significant effects previously examined will be substantially more severe than shown in the certified Stow Grove Park Master Plan Initial Study/Mitigated Negative Declaration (IS/MND) (SCH #2023080037); (c) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (d) mitigation measures or alternatives which are considerably different from those analyzed in the certified Stow Grove Park Master Plan Initial Study/Mitigated Negative Declaration (IS/MND) (SCH #2023080037) would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Thus, the Resolution would not require preparation of subsequent environmental documentation.

SECTION 3. Notice of Determination

The Planning Commission hereby directs staff to prepare and file a Notice of Determination with Santa Barbara County within five (5) working days of

the approval of the Resolution.

SECTION 4. Reporting of General Plan Conformity to the City Council

Pursuant to Section 65402 of the Government Code, the Planning Commission has evaluated the location, purpose, and extent of the vacation of the existing Stow Company LLC easement and the acceptance of the new easement required by the Stow Grove Park Project and finds that the location, purpose, and extent of the vacation of the existing Stow Company LLC easement shown and the acceptance of the new easement is consistent with the General Plan. Specifically, the vacation of the existing easement and acquisition of the new easement align with the General Plan by facilitating improvements to Stow Grove Park that will contain new and/or improved amenities to enhance the passive and active recreation needs that were supported by the community, Parks and Recreation Commission, and City Council. Improvements include meandering pathways to enjoy the historic redwood trees and local habitat, a universal playground, new accessible family restrooms, improved group picnic areas, a pollinator garden, new turf areas, fitness equipment and stormwater features such as bioswales. The City Council approved of all of these improvements through a series of public meetings held in 2023 and 2024 and supports the new water line alignment. In short, the disposition of the former easement and acquisition of the new easement, which are part of the Stow Grove Park improvements, will facilitate a more attractive, safe, accessible park to public members and meet the City's Stow Grove Park Master Plan.

The Planning Commission finds the vacation of the existing Stow Company LLC easement and the acceptance of the new easement is consistent with and in conformity with the General Plan. The Planning Commission hereby directs staff to report this finding to the City Council.

SECTION 5. Documents

The General Plan and other relevant materials are in the custody of the City Clerk, City of Goleta, 130 Cremona Drive, Suite B, Goleta, California, 93117.

SECTION 6. Certification

The City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED this 9th day of March, 2026.

JENNIFER FULLERTON
CHAIR

ATTEST:

APPROVED AS TO FORM:

DEBORAH S. LOPEZ
CITY CLERK

WINNIE CAI
ASSISTANT CITY ATTORNEY

STATE OF CALIFORNIA
BARBARA
GOLETA

) COUNTY OF SANTA
) ss. CITY OF
)

I, DEBORAH LOPEZ, City Clerk of the City of Goleta, California, DO
HEREBY CERTIFY that the foregoing Planning Commission Resolution
No. 26-___ was duly adopted by the Planning Commission of the City of
Goleta at a regular meeting held on the 9th day of March 2026, by the
following roll-call vote of the Planning Commission members:

AYES:

NOES:

ABSENT:

(SEAL)

DEBORAH S. LOPEZ
CITY CLERK

EXHIBIT A

**DEED OF PROPERTY STOW GROVE PARK, STOW COMPANY,
LLC EXISTING EASEMENT LEGAL DESCRIPTION 1965 AND 1967**

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DEED OF GIFT

STOW COMPANY, a California co-partnership, DOES HEREBY GRANT to the COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, a body politic, by gift and without consideration from the Grantee, subject to the express conditions subsequent hereinafter provided, an undivided one-third (1/3) interest in and to that certain real property situated in the County of Santa Barbara, State of California, more particularly described as follows:

That certain real property being a portion of Rancho Los Dos Pueblos in the County of Santa Barbara, State of California and being more particularly described as follows:

Beginning at a 1/2 inch survey pipe set at the most southeasterly corner of a 10-acre gross parcel as shown on a map filed in Book 65, Page 82, Records of Surveys, records of said County.

Thence 1st, S. 6°03'53" E. 5.86 feet to a 1/2 inch survey pipe set at the beginning of a tangent curve, concave to the east, with a delta of 31°08'31" and a radius of 300 feet.

Thence 2nd, Southeasterly along the arc of said curve 163.06 feet to a 1/2 inch survey pipe set at the end of said curve.

Thence 3rd, S. 37°12'24" E. 252.85 feet to a 1/2 inch survey pipe set in the northerly line of La Patera Lane as shown on a map of Tract 10,225 filed in Book 59, Pages 1 through 7, of Maps, records of said County, from which a 1/2 inch survey pipe set at the most northwesterly corner of La Patera Lane bears S. 61°52'28" W. 2.99 feet.

Thence 4th, along the northerly line of La Patera Lane as shown on said map N. 61°52'28" E. 39.01 feet to a 1/2 inch survey pipe at the beginning of a curve concave to the northeast with a delta of 93°44'22" and a radius of 15.00 feet, the radial center of which bears N. 61°52'28" E.

Thence 5th, Southeasterly along the arc of said curve 24.54 feet to a pipe set at the beginning of a curve concave to the south with a delta of $1^{\circ}37'21''$ and a radius of 720.00 feet, the radial center of which bears S. $31^{\circ}15'45''$ E.

Thence 6th, along the arc of said curve 20.39 feet to a 1/2 inch survey pipe set at the beginning of a curve concave to the east with a delta of $49^{\circ}48'30''$ and a radius of 1000.00 feet, the radial center of which bears N. $60^{\circ}47'17''$ E.

Thence 7th, Northerly along the westerly boundary of Tract 10,225 and the arc of said curve 869.32 feet to a 1/2 inch survey pipe.

Thence 8th, Continuing along the westerly boundary of Tract 10,225 N. $20^{\circ}35'16''$ E. 96.40 feet to a 1/2 inch survey pipe set at the beginning of a curve concave to the east with a delta of $19^{\circ}18'29''$ and a radius of 1940.00 feet, the radial center of which bears N. $69^{\circ}28'07''$ W.

Thence 9th, Continuing northerly along the westerly boundary of Tract 10,225 and the arc of said curve 653.76 feet to a 1/2 inch survey pipe.

Thence 10th, Continuing along the westerly boundary of Tract 10,225 N. $1^{\circ}15'16''$ E. 281.62 feet to a 1/2 inch survey pipe from which the most northwesterly corner of Tract 10,225 as shown on a map filed in Book 59, Pages 1 through 7 of Maps, records of said County, bears S. $1^{\circ}15'16''$ W. 2.00 feet.

Thence 11th, N. $87^{\circ}25'09''$ W. 143.13 feet to a 1/2 inch pipe set at the beginning of a tangent curve concave to the south with a delta of $24^{\circ}21'31''$ and a radius of 849.76 feet.

Thence 12th, Westerly along the arc of said curve 361.27 feet to a 1/2 inch survey pipe.

Thence 13th, S. $21^{\circ}46'40''$ E. 73.00 feet to the beginning of a tangent curve with a delta of $39^{\circ}11'15''$ and a radius of 497.87 feet.

Thence 14th, Southerly along the arc of said curve 340.52 feet to a 1/2 inch pipe set at a point of reverse curve (a tangent at said point bearing N. $17^{\circ}24'35''$ E.).

Thence 15th, Southerly along the arc of said reverse curve 103.96 feet, said reverse curve having a delta of $23^{\circ}28'28''$ and a radius of 500.35 feet.

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Thence 16th, S. $6^{\circ}03'53''$ E. 864.42 feet to the point of beginning.

The above described tract is shown on a map filed in Book 66, Page 38 of Record of Surveys, records of said County.

RESERVING the right, privilege and easement to enter upon, survey, excavate for, construct, reconstruct, install, lay, re-lay, replace, maintain, operate, increase the size of, and remove a water pipe line or lines, together with all fixtures, devices and appurtenances used or useful in the operation of said pipe line or lines, and to remove objects interfering therewith, at any and all points within, through, over, and across those strips of land, being portions of the property herein conveyed, ten (10) feet in width and lying five (5) feet on each side of the center lines described as follows as PARCELS I and II, to wit:

PARCEL I

Beginning at a point in the eleventh (11th) course of the tract of land hereinabove described, from which the southeasterly terminus of said course bears S. $87^{\circ}25'09''$ E. 76.72 feet.

Thence, S. $15^{\circ}26'53''$ E. 156.03 feet.

Thence, S. $3^{\circ}58'43''$ W. 591.66 feet.

Thence, S. $44^{\circ}38'50''$ W. 15.32 feet to a point to be known as Point A.

Thence, S. $8^{\circ}10'34''$ W. 50.82 feet.

Thence, S. $16^{\circ}53'06''$ W. 68.50 feet to a point which is five feet westerly, measured at right angles, from the ninth course of the tract of land hereinabove described, said point being the beginning of a curve to the right having a delta of $1^{\circ}43'31''$ and a radius of 1935.00 feet, the radial center of which bears N. $71^{\circ}11'38''$ W.

Thence, Southerly along the arc of said curve, 58.27 feet to the end thereof.

Thence, S. $20^{\circ}35'16''$ W. parallel with the easterly line of the tract hereinabove described, 96.40 feet to the beginning of a curve to the left, said curve having a radius of 1005 feet.

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Thence, Southerly, parallel with the easterly line of the tract hereinabove described, along the arc of said curve, 873 feet, more or less, to the intersection of said curve with the sixth course of the tract of land hereinabove described.

PARCEL II

Beginning at Point A of Parcel I hereinabove described.

Thence, N. $86^{\circ}43'02''$ W. 189.69 feet.

Thence, S. $85^{\circ}03'05''$ W. 191.09 feet to a point in the sixteenth course of the tract of land hereinabove described, from which the northerly terminus of said course bears N. $6^{\circ}03'53''$ W. 96.80 feet.

This conveyance is made and accepted upon the following express conditions subsequent:

1. The property hereby conveyed shall be used solely and exclusively for the benefit of the public as and for a public park which shall be named and known as Stow Grove, for the recreation and pleasure of the public;

2. The use of said park by the public or any portion thereof shall not be permitted between the hours of 12 midnight and 6 A. M.;

3. The sale of food, drinks, novelties or any other goods or merchandise whatsoever shall not be permitted upon said property excepting that single permits not to exceed eighteen (18) hours each may be issued to non-profit organizations on the basis of only one such permit to any one such organization during any six (6) months period. Temporary sales stands may be erected during the period of a permit provided that they shall promptly be removed at the end of such permit period.

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4. No buildings other than small park maintenance buildings and caretaker's cottage shall be erected, placed or maintained upon said property.

A breach of any of the foregoing conditions shall cause the property herein conveyed to revert to the Grantor, its successors or assigns, who shall have the right of immediate re-entry upon said property in the event of any such breach.

DATED: January 21, 1965.

STOW COMPANY, a California
co-partnership,

By Margaret Bruce

By Maria K. Leland

By John Alexander

By Peggy Stigwell

By Sanett Dow Jones

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DISTRICT OF COLUMBIA

On this 21st day of January, in the year one thousand nine hundred and sixty-~~four~~ before me J. Patton Wainwright, a Notary Public in and for the said District of Columbia, personally appeared MARGARET S. BRUCE known to me to be the person whose name is subscribed to the within instrument, and she acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal, at my office in the said District of Columbia the day and year in this certificate first above written.

My Commission expires:

February 14, 1969

J. Patton Wainwright

Notary Public in and for the District of Columbia

STATE OF VIRGINIA)
COUNTY OF ARLINGTON) ss

On this 5th day of December, in the year one thousand nine hundred and sixty-seven, before me, William F. Fisher, a Notary Public in and for the said County of Arlington, personally appeared MARIA K. BALAND known to me to be the person whose name is subscribed to the within instrument, and she acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal, at my office in the said County of Arlington, the day and year in this certificate first above written.

My Commission expires:

5-1-65

William F. Fisher

Notary Public in and for the County of Arlington, State of Virginia.

STATE OF OREGON)
COUNTY OF MULTNOMAH) ss

On this 25 day of January, in the year one thousand nine hundred and sixty-65, before me, Will Alexander, a Notary Public in and for the said County of Multnomah, personally appeared TAYLOR ALEXANDER known to me to be the person whose name is subscribed to the within instrument, and he acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal, at my office in the said County of Multnomah the day and year in this certificate first above written.

My Commission expires:

Dec. 11, 1967

Will Alexander

Notary Public in and for the said County of Multnomah, State of Oregon.



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STATE OF CALIFORNIA)
CITY AND COUNTY OF SAN FRANCISCO) ss

On this 28th day of January, in the year one thousand nine hundred and sixty-five before me, Eleanor F. Gettman, a Notary Public in and for the said City and County of San Francisco, personally appeared PEGGY SELIGMAN known to me to be the person whose name is subscribed to the within instrument, and she acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal, at my office in the said City and County of San Francisco the day and year in this certificate first above written.

Eleanor F. Gettman

Eleanor F. Gettman
Notary Public in and for the said
City and County of San Francisco,
State of California.

My Commission expires:
March 19, 1966

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss

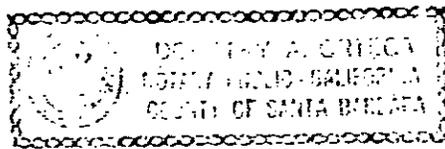
On this 29 day of January, in the year one thousand nine hundred and sixty-five before me, Dorothy A. Ortega, a Notary Public in and for the said County of Santa Barbara, personally appeared GARRETT VAN HORNE known to me to be the person whose name is subscribed to the within instrument, and he acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal, at my office in the said County of Santa Barbara the day and year in this certificate first above written.

Dorothy A. Ortega

Notary Public in and for the said County
of Santa Barbara, State of California.

My Commission expires:
My Commission Expires November 2, 1965



7833

BOOK 2094 PAGE 390

State of California, }
County of Santa Barbara, } ss.

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed ~~XXXXXX~~
dated January 21, 1965, from Stow Company, a
California co-partnership

to the County of Santa Barbara, State of California, a political corporation and/or governmental agency, is
hereby accepted by Order of the Board of Supervisors of the County of Santa Barbara on March 1,
1965, and the grantee consents to recordation by its duly authorized officer.

WITNESS and the seal of said Board this
1st of March, A.D. 1965
J. E. LEWIS, Clerk,
By *[Signature]* Deputy Clerk.

CL-88

7833

RECORDED AT REQUEST OF
COUNTY CLERK

BOOK 2094 PAGE 383

MAR 4 9 57 AM '65

OFFICIAL RECORDS
SANTA BARBARA CO., CALIF.
MATA VAN BUSKIRK, RECORDER

NO FEE

/// // // // // END OF DOCUMENT // // // // //

EXHIBIT B

STOW COMPANY, LLC NEW EASEMENT LEGAL DESCRIPTION AT STOW GROVE PARK

**NEW EASEMENT FOR STOW COMPANY, LLC
STOW GROVE PARK**

Reserving the right, privilege and easement to enter upon, survey, excavate for construct, reconstruct, install, lay, re-lay, replace, maintain, operate, increase the size of, and remove a water pipe line or lines, together with all fixtures, devices and appurtenances used or useful in the operation of said pipeline or lines, and to remove objects interfering therewith, at any and all points within, through, over, and across those strips of land, being portions of property herein conveyed, ten (10) feet in width and lying five (5) feet on each side of the center line described as follows as PARCEL 1.

Parcel 1 Description:

COMMENCING AT THE NORTH EAST CORNER OF THE TRACT OF LAND DESCRIBED IN THE RECORD OF SURVEY BOOK 66 PAGE 38 AS RECORDED IN THE OFFICE OF THE COUNTY SURVEYOR IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE N87°25'09"W 62.43' FEET ALONG THE NORTHERLY LINE OF SAID TRACT

THENCE AT RIGHT ANGLES S02°34'51"W 42.00' FEET TO THE **TRUE POINT OF BEGINNING**

L3) LEAVING THE **TRUE POINT OF BEGINNING** S11°47'54"W 85.20' FEET, THENCE;

L4) S07°01'50"E 150.02' FEET, THENCE;

L5) S18°25'22"W 105.74' FEET, THENCE;

L6) S01°00'43"E 221.16' FEET, THENCE;

L7) S03°44'58"E 114.35' FEET, THENCE;

L8) S25°41'19"W 84.53' FEET, THENCE;

L9) S13°28'20"W 62.15' FEET, THENCE;

L10) S19°14'20"W 96.55' FEET, THENCE;

L11) S35°00'08"W 62.93' FEET, THENCE;

L12) S21°28'15"W 161.98' FEET, THENCE

L13) S02°03'11"E 160.24' FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1005' FEET AND A RADIAL BEARING OF S86°15'19"E TO THE CENTER. THENCE;

C1) SOUTH EASTERLY 295.69' FEET ALONG THE ARC THROUGH A CENTRAL ANGLE OF 16°51'27". THENCE;

- L14) S02°20'17W 144.84' FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 3.0' FEET, THENCE;
- C2) SOUTH EASTERLY 2.43' ALONG THE ARC THROUGH A CENTRAL ANGLE OF 46°22'20", THENCE;
- L15) S43°38'36"E 145.87' FEET, THENCE;
- L16) S28°52'39"E 11.32' FEET MORE OR LESS TO THE INTERSECTION OF SAID COURSE WITH THE SOUTHERN BOUNDARY LINE OF SAID TRACT OF LAND.

END OF DESCRIPTION

Attachment 2

DEED OF PROPERTY STOW GROVE PARK, STOW COMPANY, LLC
EXISTING EASEMENT LEGAL DESCRIPTION 1965 AND 1967

7833

DEED OF GIFT

STOW COMPANY, a California co-partnership, DOES HEREBY GRANT to the COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, a body politic, by gift and without consideration from the Grantee, subject to the express conditions subsequent hereinafter provided, an undivided one-third (1/3) interest in and to that certain real property situated in the County of Santa Barbara, State of California, more particularly described as follows:

That certain real property being a portion of Rancho Los Dos Pueblos in the County of Santa Barbara, State of California and being more particularly described as follows:

Beginning at a 1/2 inch survey pipe set at the most southeasterly corner of a 10-acre gross parcel as shown on a map filed in Book 65, Page 82, Records of Surveys, records of said County.

Thence 1st, S. 6°03'53" E. 5.86 feet to a 1/2 inch survey pipe set at the beginning of a tangent curve, concave to the east, with a delta of 31°08'31" and a radius of 300 feet.

Thence 2nd, Southeasterly along the arc of said curve 163.06 feet to a 1/2 inch survey pipe set at the end of said curve.

Thence 3rd, S. 37°12'24" E. 252.85 feet to a 1/2 inch survey pipe set in the northerly line of La Patera Lane as shown on a map of Tract 10,225 filed in Book 59, Pages 1 through 7, of Maps, records of said County, from which a 1/2 inch survey pipe set at the most northwesterly corner of La Patera Lane bears S. 61°52'28" W. 2.99 feet.

Thence 4th, along the northerly line of La Patera Lane as shown on said map N. 61°52'28" E. 39.01 feet to a 1/2 inch survey pipe at the beginning of a curve concave to the northeast with a delta of 93°44'22" and a radius of 15.00 feet, the radial center of which bears N. 61°52'28" E.

Thence 5th, Southeasterly along the arc of said curve 24.54 feet to a pipe set at the beginning of a curve concave to the south with a delta of $1^{\circ}37'21''$ and a radius of 720.00 feet, the radial center of which bears S. $31^{\circ}15'45''$ E.

Thence 6th, along the arc of said curve 20.39 feet to a 1/2 inch survey pipe set at the beginning of a curve concave to the east with a delta of $49^{\circ}48'30''$ and a radius of 1000.00 feet, the radial center of which bears N. $60^{\circ}47'17''$ E.

Thence 7th, Northerly along the westerly boundary of Tract 10,225 and the arc of said curve 869.32 feet to a 1/2 inch survey pipe.

Thence 8th, Continuing along the westerly boundary of Tract 10,225 N. $20^{\circ}35'16''$ E. 96.40 feet to a 1/2 inch survey pipe set at the beginning of a curve concave to the east with a delta of $19^{\circ}18'29''$ and a radius of 1940.00 feet, the radial center of which bears N. $69^{\circ}28'07''$ W.

Thence 9th, Continuing northerly along the westerly boundary of Tract 10,225 and the arc of said curve 653.76 feet to a 1/2 inch survey pipe.

Thence 10th, Continuing along the westerly boundary of Tract 10,225 N. $1^{\circ}15'16''$ E. 281.62 feet to a 1/2 inch survey pipe from which the most northwesterly corner of Tract 10,225 as shown on a map filed in Book 59, Pages 1 through 7 of Maps, records of said County, bears S. $1^{\circ}15'16''$ W. 2.00 feet.

Thence 11th, N. $87^{\circ}25'09''$ W. 143.13 feet to a 1/2 inch pipe set at the beginning of a tangent curve concave to the south with a delta of $24^{\circ}21'31''$ and a radius of 849.76 feet.

Thence 12th, Westerly along the arc of said curve 361.27 feet to a 1/2 inch survey pipe.

Thence 13th, S. $21^{\circ}46'40''$ E. 73.00 feet to the beginning of a tangent curve with a delta of $39^{\circ}11'15''$ and a radius of 497.87 feet.

Thence 14th, Southerly along the arc of said curve 340.52 feet to a 1/2 inch pipe set at a point of reverse curve (a tangent at said point bearing N. $17^{\circ}24'35''$ E.).

Thence 15th, Southerly along the arc of said reverse curve 103.96 feet, said reverse curve having a delta of $23^{\circ}28'28''$ and a radius of 500.35 feet.

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Thence 16th, S. $6^{\circ}03'53''$ E. 864.42 feet to the point of beginning.

The above described tract is shown on a map filed in Book 66, Page 38 of Record of Surveys, records of said County.

RESERVING the right, privilege and easement to enter upon, survey, excavate for, construct, reconstruct, install, lay, re-lay, replace, maintain, operate, increase the size of, and remove a water pipe line or lines, together with all fixtures, devices and appurtenances used or useful in the operation of said pipe line or lines, and to remove objects interfering therewith, at any and all points within, through, over, and across those strips of land, being portions of the property herein conveyed, ten (10) feet in width and lying five (5) feet on each side of the center lines described as follows as PARCELS I and II, to wit:

PARCEL I

Beginning at a point in the eleventh (11th) course of the tract of land hereinabove described, from which the southeasterly terminus of said course bears S. $87^{\circ}25'09''$ E. 76.72 feet.

Thence, S. $15^{\circ}26'53''$ E. 156.03 feet.

Thence, S. $3^{\circ}58'43''$ W. 591.66 feet.

Thence, S. $44^{\circ}38'50''$ W. 15.32 feet to a point to be known as Point A.

Thence, S. $8^{\circ}10'34''$ W. 50.82 feet.

Thence, S. $16^{\circ}53'06''$ W. 68.50 feet to a point which is five feet westerly, measured at right angles, from the ninth course of the tract of land hereinabove described, said point being the beginning of a curve to the right having a delta of $1^{\circ}43'31''$ and a radius of 1935.00 feet, the radial center of which bears N. $71^{\circ}11'38''$ W.

Thence, Southerly along the arc of said curve, 58.27 feet to the end thereof.

Thence, S. $20^{\circ}35'16''$ W. parallel with the easterly line of the tract hereinabove described, 96.40 feet to the beginning of a curve to the left, said curve having a radius of 1005 feet.

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Thence, Southerly, parallel with the easterly line of the tract hereinabove described, along the arc of said curve, 873 feet, more or less, to the intersection of said curve with the sixth course of the tract of land hereinabove described.

PARCEL II

Beginning at Point A of Parcel I hereinabove described.

Thence, N. $86^{\circ}43'02''$ W. 189.69 feet.

Thence, S. $85^{\circ}03'05''$ W. 191.09 feet to a point in the sixteenth course of the tract of land hereinabove described, from which the northerly terminus of said course bears N. $6^{\circ}03'53''$ W. 96.80 feet.

This conveyance is made and accepted upon the following express conditions subsequent:

1. The property hereby conveyed shall be used solely and exclusively for the benefit of the public as and for a public park which shall be named and known as Stow Grove, for the recreation and pleasure of the public;

2. The use of said park by the public or any portion thereof shall not be permitted between the hours of 12 midnight and 6 A. M.;

3. The sale of food, drinks, novelties or any other goods or merchandise whatsoever shall not be permitted upon said property excepting that single permits not to exceed eighteen (18) hours each may be issued to non-profit organizations on the basis of only one such permit to any one such organization during any six (6) months period. Temporary sales stands may be erected during the period of a permit provided that they shall promptly be removed at the end of such permit period.

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4. No buildings other than small park maintenance buildings and caretaker's cottage shall be erected, placed or maintained upon said property.

A breach of any of the foregoing conditions shall cause the property herein conveyed to revert to the Grantor, its successors or assigns, who shall have the right of immediate re-entry upon said property in the event of any such breach.

DATED: January 21, 1965.

STOW COMPANY, a California
co-partnership,

By Margaret Bruce

By Maria K. Leland

By John Alexander

By Peggy Stigwell

By Sanett Dow Jones

7833

DISTRICT OF COLUMBIA

On this 21st day of January, in the year one thousand nine hundred and sixty-five, before me, J. Preston Wainwright, a Notary Public in and for the said District of Columbia, personally appeared MARGARET S. BRUCE known to me to be the person whose name is subscribed to the within instrument, and she acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal, at my office in the said District of Columbia the day and year in this certificate first above written.

My Commission expires:

February 14, 1969

J. Preston Wainwright

Notary Public in and for the District of Columbia

STATE OF VIRGINIA)
COUNTY OF ARLINGTON) ss

On this 2nd day of December, in the year one thousand nine hundred and sixty-five, before me, William F. Fisher, a Notary Public in and for the said County of Arlington, personally appeared MARIA K. BALAND known to me to be the person whose name is subscribed to the within instrument, and she acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal, at my office in the said County of Arlington, the day and year in this certificate first above written.

My Commission expires:

5-1-65

William F. Fisher

Notary Public in and for the County of Arlington, State of Virginia.

STATE OF OREGON)
COUNTY OF MULTNOMAH) ss

On this 25 day of January, in the year one thousand nine hundred and sixty-five, before me, Will Alexander, a Notary Public in and for the said County of Multnomah, personally appeared TAYLOR ALEXANDER known to me to be the person whose name is subscribed to the within instrument, and he acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal, at my office in the said County of Multnomah the day and year in this certificate first above written.

My Commission expires:

Dec. 11, 1967

Will Alexander

Notary Public in and for the said County of Multnomah, State of Oregon.



7833

STATE OF CALIFORNIA)
CITY AND COUNTY OF SAN FRANCISCO) ss

On this 28th day of January, in the year one thousand nine hundred and sixty-five before me, Eleanor F. Gettman, a Notary Public in and for the said City and County of San Francisco, personally appeared PEGGY SELIGMAN known to me to be the person whose name is subscribed to the within instrument, and she acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal, at my office in the said City and County of San Francisco the day and year in this certificate first above written.

Eleanor F. Gettman

Eleanor F. Gettman
Notary Public in and for the said
City and County of San Francisco,
State of California.

My Commission expires:
March 19, 1966

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss

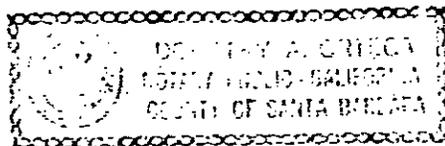
On this 29 day of January, in the year one thousand nine hundred and sixty-five before me, Dorothy A. Ortega, a Notary Public in and for the said County of Santa Barbara, personally appeared GARRETT VAN HORNE known to me to be the person whose name is subscribed to the within instrument, and he acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal, at my office in the said County of Santa Barbara the day and year in this certificate first above written.

Dorothy A. Ortega

Notary Public in and for the said County
of Santa Barbara, State of California.

My Commission expires:
My Commission Expires November 2, 1965



7833

BOOK 2094 PAGE 390

State of California, }
County of Santa Barbara, } ss.

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed ~~XXXXXX~~
dated January 21, 1965, from Stow Company, a
California co-partnership

to the County of Santa Barbara, State of California, a political corporation and/or governmental agency, is
hereby accepted by Order of the Board of Supervisors of the County of Santa Barbara on March 1,
1965, and the grantee consents to recordation by its duly authorized officer.

WITNESS and the seal of said Board this
1st of March, A.D. 1965
J. E. LEWIS, Clerk,
By *[Signature]* Deputy Clerk.

CL-88

7833

RECORDED AT REQUEST OF
COUNTY CLERK

BOOK 2094 PAGE 383

MAR 4 9 57 AM '65

OFFICIAL RECORDS
SANTA BARBARA CO., CALIF.
MATA VAN BUSKIRK, RECORDER

NO FEE

/// // // // // END OF DOCUMENT // // // // //

ATTACHMENT 3

STOW COMPANY, LLC NEW EASEMENT LEGAL DESCRIPTION AT STOW GROVE PARK

**NEW EASEMENT FOR STOW COMPANY, LLC
STOW GROVE PARK**

Reserving the right, privilege and easement to enter upon, survey, excavate for construct, reconstruct, install, lay, re-lay, replace, maintain, operate, increase the size of, and remove a water pipe line or lines, together with all fixtures, devices and appurtenances used or useful in the operation of said pipeline or lines, and to remove objects interfering therewith, at any and all points within, through, over, and across those strips of land, being portions of property herein conveyed, ten (10) feet in width and lying five (5) feet on each side of the center line described as follows as PARCEL 1.

Parcel 1 Description:

COMMENCING AT THE NORTH EAST CORNER OF THE TRACT OF LAND DESCRIBED IN THE RECORD OF SURVEY BOOK 66 PAGE 38 AS RECORDED IN THE OFFICE OF THE COUNTY SURVEYOR IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE N87°25'09"W 62.43' FEET ALONG THE NORTHERLY LINE OF SAID TRACT

THENCE AT RIGHT ANGLES S02°34'51"W 42.00' FEET TO THE **TRUE POINT OF BEGINNING**

L3) LEAVING THE **TRUE POINT OF BEGINNING** S11°47'54"W 85.20' FEET, THENCE;

L4) S07°01'50"E 150.02' FEET, THENCE;

L5) S18°25'22"W 105.74' FEET, THENCE;

L6) S01°00'43"E 221.16' FEET, THENCE;

L7) S03°44'58"E 114.35' FEET, THENCE;

L8) S25°41'19"W 84.53' FEET, THENCE;

L9) S13°28'20"W 62.15' FEET, THENCE;

L10) S19°14'20"W 96.55' FEET, THENCE;

L11) S35°00'08"W 62.93' FEET, THENCE;

L12) S21°28'15"W 161.98' FEET, THENCE

L13) S02°03'11"E 160.24' FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1005' FEET AND A RADIAL BEARING OF S86°15'19"E TO THE CENTER. THENCE;

C1) SOUTH EASTERLY 295.69' FEET ALONG THE ARC THROUGH A CENTRAL ANGLE OF 16°51'27". THENCE;

- L14) S02°20'17W 144.84' FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 3.0' FEET, THENCE;
- C2) SOUTH EASTERLY 2.43' ALONG THE ARC THROUGH A CENTRAL ANGLE OF 46°22'20", THENCE;
- L15) S43°38'36"E 145.87' FEET, THENCE;
- L16) S28°52'39"E 11.32' FEET MORE OR LESS TO THE INTERSECTION OF SAID COURSE WITH THE SOUTHERN BOUNDARY LINE OF SAID TRACT OF LAND.

END OF DESCRIPTION