



TO: Mayor and Councilmembers

FROM: Charles W. Ebeling, Public Works Director

CONTACT: Gerald Comati, Interim Deputy Public Works Director

SUBJECT: Ekwill Street and Fowler Road Extensions Project (CIP #9002) and Hollister Avenue Bridge Project (CIP #9033) - Resolution of Necessity for Parcels 071-140-046; 071-140-056; 071-140-058; 071-260-001, 002, 003, 004, 005, 006, 007, 008; 071-090-036; 071-090-089; 071-090-163.

RECOMMENDATION:

Adopt, by a two thirds majority vote, City Council Resolution No. 19-__ entitled "A Resolution of the City Council of The City Of Goleta, California Adopting A Resolution of Necessity for the Acquisition of Certain Parcels, Identified as Assessor Parcel Numbers 071-140-046; 071-140-056; 071-140-058; 071-260-001, 002, 003, 004, 005, 006, 007, 008; 071-090-036; 071-090-089; 071-090-063, Required for the Ekwill Street and Fowler Road Extensions Project and Hollister Avenue Bridge Project".

BACKGROUND:

The City's Ekwill Street and Fowler Road Extensions Project (Ekwill-Fowler Project) and Hollister Avenue Bridge replacement over San Jose Creek Channel are two projects located in Old Town Goleta that have been in development for a number of years and are considered two of the highest priority transportation projects in the City. The two projects are closely intertwined by virtue of the fact that they overlap with one another along Hollister Avenue near the Hollister Avenue intersection with the southbound ramps of State Route 217. This overlap prompted the joint decision by the City and Caltrans to construct the two projects under a single construction contract and thereby minimize disruption and lane closures along Hollister Avenue during construction. This overlap also results in right of way acquisition needs for both projects from some of the same properties. This overlap in right of way needs has complicated the right of way acquisition process for easements and permanent takes along Hollister Avenue and adjacent to San Jose Creek Channel.

Ekwill Street and Fowler Road Extensions Project - #9002

The Ekwill Street and Fowler Road Extensions Project will provide new direct east-west routes between Fairview Avenue and Kellogg Avenue across Old Town Goleta and

provide considerable operational improvements at the Hollister Avenue interchange with State Route 217 through the construction of roundabouts. The new roadways and operational improvements will improve traffic flow in the area, reduce some congestion on Hollister Avenue, provide enhanced bike and pedestrian access through Old Town and provide better public transit routes linking Old Town to other areas.

The Project includes four major components:

1. Fowler Road Extension. Rebuild existing South Street and add an extension from the current end of the existing South Street to Technology Drive.
2. Ekwil Street Extension. Extend Ekwil Street from Kellogg Avenue to Fairview Avenue and add a roundabout at the Ekwil Street/Pine Avenue intersection. In connection to the extension of Ekwil Street, a segment of the Old San Jose Creek Trail will be improved.
3. Hollister Avenue Operational Improvements at State Route 217. Build two roundabouts located at the intersections of Hollister Avenue and State Route 217 northbound and southbound on- and off-ramps.
4. Kellogg Avenue Improvements at Hollister Avenue. Lengthen the free right-turn lane on northbound Kellogg Avenue to eastbound Hollister Avenue.

In November of 2011 the City approved an Environmental Impact Report (EIR) under the California Environmental Quality Act (CEQA) for the Ekwil Street and Fowler Road Extensions Project. In December of 2011, Caltrans, as the responsible agency under the National Environmental Policy Act (NEPA), approved a Categorical Exclusion (CE) for the project. With these two actions, the preliminary engineering and environmental phase of this project was concluded. The next phases of work for the project were the design, acquisition of required right of way and securing of all permits. Since that time, design advanced to near completion, all permits have been secured and the majority of right-of-way needed for the project has been successfully acquired. However, acquisition of some takes along Hollister Avenue still remains to be acquired despite multiple appraisals and offers.

Hollister Avenue Bridge Project - #9033

The objectives of the City's San Jose Creek Channel Capacity Improvement and Fish Passage Project is to provide capacity for 100 year storm events as well as a fish-passable design though the length of the San Jose Creek concrete channel.

The first phase of this important project was successfully constructed in 2014 with 4100 linear feet of channel capacity and fish-passage improvements. However, the second phase is the Hollister Avenue Bridge Project. This project will complete the remaining channel capacity and fish-passage improvements located at the northern end of the San Jose Creek Channel and the will replace the existing Hollister Avenue Bridge over the channel. The existing Hollister Avenue Bridge contains reactive aggregate which is causing the structure to deteriorate. The bridge also represents an obstruction to the 100 year storm capacity of the downstream channel. The bridge has been classified by Caltrans as both Structurally Deficient and Functionally Obsolete, and bridge

replacement funds have been programmed under the Federal Highway Bridge Program (HBP).

In August of 2015 the City approved a Mitigated Negative Declaration (MND) under the California Environmental Quality Act (CEQA) for the Hollister Avenue Bridge Project and Caltrans approved a Categorical Exclusion (CE) under the National Environmental Policy Act (NEPA). With these two actions, the preliminary engineering and environmental phase of this project was concluded. The next phases of work for the project were the design, acquisition of required right of way and securing of all permits. Since 2015 final design has advanced to near completion, all but one of the required permits for the project have been secured and right of way appraisals have been prepared and offers have been made.

Schedule and Funding

As indicated earlier, the Ekwil Street and Fowler Road Extensions Project and the Hollister Avenue Bridge Project will be constructed together through a single construction contract in order to minimize construction disruption along Hollister Avenue. The majority of the construction funding for the Ekwil-Fowler Project is through the State Transportation Improvement Program (STIP) along with various City funding. Funding for all phases of the Hollister Avenue Bridge Project is through the Highway Bridge Program (HBP) which funds approximately 88.5% of the cost. The remaining funding is through various City funds. The STIP funding for the Ekwil-Fowler Project is programmed in FY 2020-2021, which means that the combined construction contract cannot be advertised for construction bids till the summer of 2020 (after Fiscal Year 2020-2021 has begun on July 1, 2020). However, in order to be able to obligate both the STIP and HBP construction funding, all right of way must be secured by fall 2019.

DISCUSSION:

As discussed above, a large portion of right of way required for the Ekwil-Fowler Project has already been acquired. However, the City has not been successful in reaching settlement on the acquisition of some properties along Hollister Avenue.

Today's meeting provides the opportunity for Council to consider a Resolution of Necessity. This is a necessary and statutorily required prerequisite for the City to exercise its power to acquire property by eminent domain and in essence is simply a determination that the property interest is necessary for the public project. Eminent domain is the power of the government to take private property for a public purpose through a court procedure that assures just compensation is paid. This action will not commit the City to the use of eminent domain, but will allow the City to do so if a voluntary solution is not achieved in time to maintain the funding and construction schedule for the project. The "interested" parties (property owners) have been given direct notice as required by statute.

The scope of this meeting is limited, pursuant to California Code of Civil Procedure Section 1240.030 and Government Code Section 7267.2, to determination of the

following questions:

1. Does the public interest and necessity require the project: and
2. Is the project planned or located in the manner that will be most compatible with the greatest public good and the least private injury?; and
3. Is the property sought to be acquired necessary for the project?
4. Have the offers been made to the owner or owners of record?

Staff believes that both the proposed Ekwil Street and Fowler Road Extensions Project and the Hollister Avenue Bridge Project meet these criteria as further explained below.

The public interest and necessity requires the project.

Ekwil-Fowler Project

No significant public transportation infrastructure improvements have been made to the southern portion of Goleta Old Town in more than 50 years. During this period the predominant development has been industrial and commercial along with a major expansion and re-construction of the Santa Barbara Airport terminal. More recently, some hospitality and residential development has also occurred. As a result of this lack of infrastructure improvements, vehicular, pedestrian, and bicyclist access to and within southern Old Town is cumbersome, access to the airport from Old Town is convoluted and congestion on Hollister Avenue continues due to local and regional growth. Construction of the Ekwil Street and Fowler Road Extensions across Goleta Old Town and the operational improvements at the Hollister Avenue Interchange with Route 217, will improve traffic flow in the area, reduce some congestion on Hollister Avenue, provide better public transit routes linking Goleta Old Town to other areas and improve pedestrian and bicycle access.

Hollister Avenue Bridge Project

The historic capacity of the San Jose Creek Channel allowed for containment of a 25-year flood event. Consequently, during larger rain events, the channel would overtop and large portions of Goleta Old Town including Hollister Avenue would flood. Significant flooding events occurred in 1995 and 1998. In an effort to retain the 100-year flood waters within the channel and eliminate breakouts and flooding in Old Town, the San Jose Creek Channel Capacity Improvements Project was developed by the City. This project consists of two phase. The first phase widened approximately 4000 linear feet of channel and was completed in 2014. The second and final phase will complete the remaining channel widening (at the north end) and replace the Hollister Avenue Bridge over the channel. The second phase project is the Hollister Avenue Bridge Project. The existing Hollister Avenue Bridge over the San Jose Creek Channel was constructed in 1964. The concrete structure contains reactive aggregate which is causing it to deteriorate and the bridge represents an obstruction to the 100 year flood water capacity of the San Jose Creek Channel. Completion of the Hollister Avenue Bridge Project will complete the flood improvement project thereby eliminating the eastern portion of Goleta Old Town from the Flood Plain and will replace a structurally

deficient bridge along Hollister Avenue.

The project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.

Ekwill-Fowler Project

The completed project will enhance access for existing businesses and residences. The alignment of the new roads was determined by the City to be the most beneficial and viable from a cost standpoint and operationally effective.

In order to insure that the project will result in the least private injury, the project has been designed to minimize right of way impacts. The Project directly impacts only one residence. The proposed project incorporates the use of retaining walls to minimize the surface area of adjacent properties impacted by construction.

Hollister Avenue Bridge

The Hollister Avenue Bridge project replaces and improves the existing Hollister Avenue Bridge which is structurally deficient and the remaining under-sized portion of the San Jose Creek Channel immediately downstream of the bridge.

The property sought to be acquired is necessary for the project.

All acquisitions identified in Attachment 1 are necessary to construct both the Ekwill street and Fowler Road Extensions Project and the Hollister Avenue Bridge Project. The Exhibits in Attachment 1 show the location of the parcels and the easements that are needed to construct the two projects. Each property is required to construct either the roundabouts on Hollister Avenue as part of the Ekwill Street and Fowler Road Extensions project or the Hollister Avenue Bridge replacement over San Jose Creek Channel and the related channel capacity improvements. The Resolution, which is Attachment 2 identifies each parcel and the corresponding type of take, whether a Temporary Construction Easement (TCE), Fee Take or Permanent Easement. There are no other viable project alternatives that would result in fewer impacts to private property.

The construction of the project will affect the APNs as listed in the table below:

Address	Project	APN #(s)	Parcel #	Take Description	Area (SF)	Owner
5551 Hollister Ave (Mission Leasing), Goleta, CA 93117	Ekwill-Fowler	071-140-046	HOLL-7-2	Fee Simple	2,885	Bottiani Properties
			HOLL-7-4	Temporary Construction Easement	599	
	Hollister Avenue Bridge		HB-7-1	Perm Flood Control Easement - No Dig Setback from Structural Channel Wall	3,053	
			HB-7-2	Temporary Access Easement (non-exclusive)	1,422	
			HB-7-3	Temporary Construction Easement	2,985	
5555 + 5575 Hollister Ave, Goleta, CA 93117 (Kellogg Square)	Ekwill-Fowler	071-140-056	HOLL-11-1	Temporary Construction Easement	457	Kellogg Square LLC (Bottiani Properties)
	Hollister Avenue Bridge		HB-1-1	Perm Flood Control Easement - No Dig Setback from Structural Channel Wall	1,426	
			HB-1-2	Temporary Construction Easement	2,169	
		071-140-058	HB-2-1	Perm Flood Control Easement - No Dig Setback from Structural Channel Wall	386	
			HB-2-2	Temporary Access Easement (non-exclusive)	3,850	
			HB-2-3	Temporary Construction Easement	11,498	
5553 Hollister Ave, Units A-F & 7-8, Goleta, CA 93117	Hollister Avenue Bridge	071-260-001, 002, 003, 004, 005, 006, 007, 008	HB-8-1	Perm Flood Control Easement - No Dig Setback from Structural Channel Wall	1,210	Bottiani Properties & Waters Land Surveying, Inc.
			HB-8-2	Temporary Construction Easement	2,393	
5544 Hollister Ave, Goleta, CA 93117	Ekwill-Fowler	071-090-036	HOLL-4-1	Fee Simple	12,438	John & Amet Newland
	Hollister Avenue Bridge		HOLL-4-2	Temporary Construction Easement	2,595	
			HB-4-1	Perm Flood Control Easement	2,513	
			HB-4-2	Temporary Mitigation Easement	24,366	
5580 + 5590 Hollister Ave, Goleta, CA 93117	Ekwill-Fowler	071-090-089	HOLL-2-1	Temporary Construction Easement	1,788	Santa Barbara Nissan LLC
		071-090-163	HOLL-3-1	Temporary Construction Easement	946	
	Hollister Avenue Bridge	071-090-089	HB-5-1	Fee Simple	389	
			HB-5-2	Perm Flood Control Easement	5,425	

Offers have been made to the owner and owners of record in accordance with Government Code section 7267.2.

Offers based on certified appraisals for each of the needed acquisitions have been presented to the affected property owners. Negotiations for the fair compensation of property owners are ongoing and it is the City's desire to reach mutually acceptable terms with each owner such that the two projects can be kept on schedule. However, there may be issues of valuation and compensation that will require additional time to resolve. The City of Goleta is fully committed to continuing to work through these issues until they can be resolved to the mutual agreement of the parties involved.

Adoption of the attached Resolution of Necessity will allow the City to move forward with construction of the project in the event that right of way acquisition cannot be completed by the start of construction, while at the same time preserving the ability for the City and the property owners to continue with negotiations for the purchase of specific right of way.

This action in no way diminishes the ability of the property owners to receive satisfactory compensation for the property from the City of Goleta. The benefit of this process is that construction and right of way negotiations can move forward on parallel tracks.

GOLETA STRATEGIC PLAN

The Ekwil Street and Fowler Road Extensions Project and the Hollister Avenue Bridge Project are two of the highest priority capital transportation improvement project for the City of Goleta and are consistent with the Goals in the Goleta Strategic Plan entitled "Strengthen Infrastructure" and "Return Old Town to the Vital Center of the City." This project moves the City closer toward realizing its vision as defined within the City's Strategic Plan.

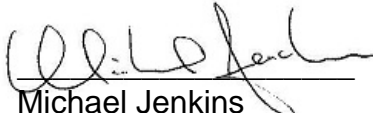
FISCAL IMPACTS:

Funds for the acquisition of the easements required for the construction of the Ekwil Street and Fowler Road Extensions project are included in the approved FY 2018-19 budget. As such, no additional appropriations are required at this time.


ALTERNATIVES:

Council could choose not to adopt the Resolution of Necessity and direct staff to continue to negotiate with the property owners. However, if the Council does not adopt the Resolution of Necessity and the City is unable to finalize negotiations by August, 2019, then it may result in a delay in the obligation of construction Federal funding programmed for the Hollister Avenue Bridge Project which in turn could delay the start of construction.

Legal Review By:


Michael Jenkins
City Attorney

Approved By:


Michelle Greene
City Manager

ATTACHMENTS:

1. Resolution No.19-__ entitled "A Resolution of the City Council of The City Of Goleta, California Adopting A Resolution of Necessity for the Acquisition of Certain Parcels, Identified as Assessor Parcel Numbers 071-140-046; 071-140-056; 071-140-058; 071-260-001, 002, 003, 004, 005, 006, 007, 008; 071-090-036; 071-090-089; 071-090-063, Required for the Ekwil Street and Fowler Road Extensions Project and Hollister Avenue Bridge Project"

ATTACHMENT 1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA ADOPTING A RESOLUTION OF NECESSITY FOR THE ACQUISITION OF CERTAIN PARCELS, IDENTIFIED AS ASSESSOR PARCEL NUMBERS 071-140-046; 071-140-056; 071-140-058; 071-260-001, 002, 003, 004, 005, 006, 007, 008; 071-090-036; 071-090-089; 071-090-063, REQUIRED FOR THE EKWILL STREET AND FOWLER ROAD EXTENSIONS PROJECT AND HOLLISTER AVENUE BRIDGE PROJECT

RESOLUTION NO. 19-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA ADOPTING A RESOLUTION OF NECESSITY FOR THE ACQUISITION OF CERTAIN PARCELS, IDENTIFIED AS ASSESSOR PARCEL NUMBERS 071-140-046; 071-140-056; 071-140-058; 071-260-001, 002, 003, 004, 005, 006, 007, 008; 071-090-036; 071-090-089; 071-090-063, REQUIRED FOR THE EKWILL STREET AND FOWLER ROAD EXTENSIONS PROJECT AND HOLLISTER AVENUE BRIDGE PROJECT

WHEREAS, the existing vehicular, pedestrian, and bicyclist access to and within southern Old Town is cumbersome and deficient; and

WHEREAS, congestion on Hollister Avenue continues due to local and regional growth; and

WHEREAS, the Ekwil Street and Fowler Road Extensions Project will improve connectivity and access to, from, and within southern Old Town as well as to the Santa Barbara Airport and reduce congestion along Hollister Avenue and provide enhanced bicycle and pedestrian access; and

WHEREAS, the existing Hollister Avenue Bridge over San Jose Creek Channel is structurally deficient and is an obstruction to the flow of 100-year flood water within San Jose Creek Channel; and

WHEREAS, the Ekwil Street and Fowler Road Extensions Project, including the construction of two new roads and operational improvements at the Hollister Avenue Interchange with State Route 217 as well as the acquisition of necessary property, is consistent with all applicable provisions of the City's General Plan; and

WHEREAS, the Hollister Avenue Bridge Project, including the replacement of the structurally deficient and functionally obsolete existing Hollister Avenue Bridge and the completes capacity improvements to the San Jose Creek Channel as well as the acquisition of necessary property, is consistent with all applicable provisions of the City's General Plan; and

WHEREAS, construction of the Ekwil Street and Fowler Road Extensions Project will require certain interests in private property to be acquired for the new roads and operational improvements; and

WHEREAS, construction of the Hollister Avenue Bridge Project will require certain interests in private property to be acquired for the new bridge and capacity improvements to San Jose Creek Channel; and

WHEREAS, the City of Goleta has authority under California Streets & Highways and Government Code sections to acquire the real property described herein for the purposes of the Ekwil Street and Fowler Road Extensions Project and the Hollister Avenue Bridge Project; and

WHEREAS, the interests sought to be acquired are identified as follows and shown in the attached:

Address	Project	APN #(s)	Parcel #	Take Description	Area (SF)	Owner
5551 Hollister Ave (Mission Leasing), Goleta, CA 93117	Ekwill-Fowler	071-140-046	HOLL-7-2	Fee Simple	2,885	Bottiani Properties
			HOLL-7-4	Temporary Construction Easement	599	
	Hollister Avenue Bridge		HB-7-1	Perm Flood Control Easement - No Dig Setback from Structural Channel Wall	3,053	
			HB-7-2	Temporary Access Easement (non-exclusive)	1,422	
			HB-7-3	Temporary Construction Easement	2,985	
5555 + 5575 Hollister Ave, Goleta, CA 93117 (Kellogg Square)	Ekwill-Fowler	071-140-056	HOLL-11-1	Temporary Construction Easement	457	Kellogg Square LLC (Bottiani Properties)
	Hollister Avenue Bridge		HB-1-1	Perm Flood Control Easement - No Dig Setback from Structural Channel Wall	1,426	
			HB-1-2	Temporary Construction Easement	2,169	
		071-140-058	HB-2-1	Perm Flood Control Easement - No Dig Setback from Structural Channel Wall	386	
			HB-2-2	Temporary Access Easement (non-exclusive)	3,850	
			HB-2-3	Temporary Construction Easement	11,498	
5553 Hollister Ave, Units A-F & 7-8, Goleta, CA 93117	Hollister Avenue Bridge	071-260-001, 002, 003, 004, 005, 006, 007, 008	HB-8-1	Perm Flood Control Easement - No Dig Setback from Structural Channel Wall	1,210	Bottiani Properties & Waters Land Surveying, Inc.
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5544 Hollister Ave,	Ekwill-Fowler	071-090-036	HOLL-4-1	Fee Simple	12,438	John & Amet Newland
			HOLL-4-2	Temporary Construction Easement	2,595	

Address	Project	APN #(s)	Parcel #	Take Description	Area (SF)	Owner
Goleta, CA 93117	Hollister Avenue Bridge		HB-4-1	Perm Flood Control Easement	2,513	
			HB-4-2	Temporary Mitigation Easement	24,366	
5580 + 5590 Hollister Ave, Goleta, CA 93117	Ekwill-Fowler	071-090-089	HOLL-2-1	Temporary Construction Easement	1,788	Santa Barbara Nissan LLC
		071-090-163	HOLL-3-1	Temporary Construction Easement	946	
	Hollister Avenue Bridge	071-090-089	HB-5-1	Fee Simple	389	
			HB-5-2	Perm Flood Control Easement	5,425	

WHEREAS, an offer of compensation required by Section 7267.2 of the Government Code, has been made to each of the respective owner or owners of record.

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

SECTION 1: AUTHORITY

The City of Goleta has the authority to acquire property through the exercise of the power of eminent domain pursuant to California Government Code Section 37350.5.

SECTION 2: PUBLIC USE

The property sought to be acquired herein is for the public purpose of constructing the Ekwill Street and Fowler Road Extensions Project and the Hollister Avenue Bridge Project.

SECTION 3: PROPERTY INTERESTS

The following private property interests are needed for the Ekwill Street and Fowler Road Extensions Project and the Hollister Avenue Bridge Project and are sought to be acquired:

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93117			HB-7-2	Temporary Access Easement (non-exclusive)	1,422	
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5555 + 5575 Hollister Ave, Goleta, CA 93117 (Kellogg Square)	Ekwill-Fowler	071-140-056	HOLL-11-1	Temporary Construction Easement	457	Kellogg Square LLC (Bottiani Properties)
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			HB-1-2	Temporary Construction Easement	1,329	
		071-140-058	HB-2-1	Perm Flood Control Easement - No Dig Setback from Structural Channel Wall	386	
	HB-2-2		Temporary Access Easement (non-exclusive)	3,850		
	HB-2-3		Temporary Construction Easement	11,498		
5553 Hollister Ave, Units A-F & 7-8, Goleta, CA 93117	Hollister Avenue Bridge	071-260-001, 002, 003, 004, 005, 006, 007, 008	HB-8-1	Perm Flood Control Easement - No Dig Setback from Structural Channel Wall	1,210	Bottiani Properties & Waters Land Surveying, Inc.
			HB-8-2	Temporary Construction Easement	2,393	
5544 Hollister Ave, Goleta, CA 93117	Ekwill-Fowler	071-090-036	HOLL-4-1	Fee Simple	12,438	John & Amet Newland
			HOLL-4-2	Temporary Construction Easement	3,411	
	Hollister Avenue Bridge		HB-4-1	Perm Flood Control Easement	2,513	
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5580 + 5590 Hollister Ave, Goleta, CA 93117	Ekwill-Fowler	071-090-089	HOLL-2-1	Temporary Construction Easement	1,788	Santa Barbara Nissan LLC
		071-090-163	HOLL-3-1	Temporary Construction Easement	946	
	Hollister Avenue Bridge	071-090-089	HB-5-1	Fee Simple	389	
			HB-5-2	Perm Flood Control Easement	5,425	

The legal definitions, legal descriptions and maps for the above parcels are attached to this resolution as Exhibit A.

SECTION 4: NOTICE OF HEARING

On April 19, 2019, the owners of record for the above-referenced parties were provided notice of hearing pursuant to California Code of Civil Procedure section 1245.235.

SECTION 5: FINDINGS

Having duly heard and considered this matter at a hearing on May 21, 2019, the City Council finds and hereby declares:

a. The public interest and necessity require the proposed Ekwill Street and Fowler Road Extensions Project and the proposed Hollister Avenue Bridge Project.

b. The proposed Ekwill Street and Fowler Road Extensions Project and the proposed Hollister Avenue Bridge Project are designed, planned and located in the manner that will be most compatible with the greatest public good and the least private injury.

c. The private property interests described in this resolution are necessary for the proposed Ekwill Street and Fowler Road Extensions Project and the proposed Hollister Avenue Bridge Project.

d. The offer of compensation required by Government Code section 7267.2 has been made to each of the respective owner or owners of record.

SECTION 6: ADOPTION

This resolution is adopted by at least two-thirds vote of the members of the City Council as required pursuant to California Code of Civil Procedure section 1245.240.

SECTION 7:

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 21st day of May, 2019.

PAULA PEROTTE
MAYOR

ATTEST:

APPROVED AS TO FORM:

DEBORAH S. LOPEZ
CITY CLERK

MICHAEL JENKINS
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF GOLETA) ss.
CITY OF GOLETA)

I, DEBORAH S. LOPEZ, City Clerk of the City of Goleta, California, DO
HEREBY CERTIFY that the foregoing Resolution No. 19-__ was duly adopted by
the City Council of the City of Goleta at a regular meeting held on the 21st day of
May, 2019, by the following vote of the Council:

AYES:

NOES:

ABSENT:

(SEAL)

DEBORAH S. LOPEZ
CITY CLERK

EXHIBIT A
to Resolution

City of Goleta. May 21, 2019.

**Ekwill Street and Fowler Road Extension
Project and Hollister Avenue Bridge Project.
Resolution of Necessity.**

City of Goleta. May 21, 2019.

**Ekwil Street and Fowler Road Extension
Project and Hollister Avenue Bridge Project.**

Resolution of Necessity.

**LEGAL DEFINITIONS, LEGAL DESCRIPTIONS
AND EXHIBITS**

for:

5551 Hollister Avenue

Goleta, CA 93117

Bottiani Properties

APN: 071-140-046

Parcels: HOLL-7-2, HOLL-7-4, HB-7-1, HB-7-2, HB-7-3

LEGAL DEFINITIONS
City of Goleta
Hollister Bridge and Ekwill Fowler Projects
As to APN 071-140-046

“Fee,” also known as fee simple or fee simple absolute, grants to the City of Goleta (“Goleta”) absolute ownership of the interests in the portions of the property to be acquired

“Permanent Flood Control Easement” refers to a permanent easement and right of way to Goleta for street drainage and flood control purposes, over, under, along, through and across said property, together with the rights to construct maintain, repair and replace Goleta’s improvements thereon and refers to a temporary easement in favor of Goleta, its successor and assigns, to install, re-install, replace, remove, and maintain sandbags and similar sediment control protective devices, as determined necessary by Goleta, for the prevention of construction related flooding, erosion and sediment transfer across adjacent properties and into on-site drainage inlets/sources, together with all necessary rights incidental thereto in connection with the exercise of any easement rights described herein.

Property Owner shall not erect or construct, or permit to be erected or constructed, any building, structure or improvement on, over, or under any portion of the easement, or plant trees or any other vegetation on any portion of the easement, except with the prior written consent of Goleta, its successors and assigns.

No other easement shall be granted on, under or over the easement without the prior written consent of Goleta, its successors and assigns.

Property Owner shall not cause, directly, indirectly or negligently, any interference with or harm to the rights conveyed hereunder.

“Temporary Access Easement” refers to a temporary non-exclusive easement and right of way in favor of Goleta, its successors and assigns, together with the right to construct, reconstruct, repair, extend, maintain and traverse an access way to access Goleta owned facilities and/or construction site, as determined necessary by Goleta, together with all necessary rights incidental thereto, on, over, under and across the property in connection with the exercise of any easement rights described herein.

Property Owner shall not erect or construct, or permit to be erected or constructed, any building, structure or improvement on, over, or under any portion of the easement, or plant trees or any other vegetation on any portion of the easement except with the prior written consent of Goleta, its successors and assigns.

Goleta shall have the right to trim, cut or clear away any trees, brush, or other vegetation from time to time as determined in its sole discretion, without payment of additional compensation.

No other easements shall be granted on, under or over the easement without the prior written consent of Goleta, its successors and assigns.

The existing ground elevations upon completion of construction shall not be further increased or decreased without the prior written consent of Goleta.

The rights under this easement shall commence on September 1, 2019 and end on December 1, 2022.

Property Owner shall not cause, directly, indirectly or negligently, any interference with or harm to the rights conveyed hereunder.

“Temporary Construction Easement” (TCE) refers to the right of Goleta, its successors and assigns, to engage in construction and related activities for the project, together with all necessary rights of ingress and egress to the easement area in connection with the exercise of any of the easement rights.

The rights under this easement shall commence on September 1, 2019 and end on December 1, 2022.

Property Owner shall not cause, directly, indirectly or negligently, any interference with or harm to the rights conveyed hereunder.

EXHIBIT "A"

LEGAL DESCRIPTION

Real property in the City of Goleta, County of Santa Barbara, State of California, described as follows:

PARCEL 1: (APN 071-140-046)

PARCEL A OF PARCEL MAP NO. 10487, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 70 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: APN: 071-140-56 (PARCEL A) AND 071-140-58 (PARCEL C)

THOSE PORTIONS OF THE RANCHO LA GOLETA, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS PARCEL TWO IN THE DEED TO BOTTIANI PROPERTIES RECORDED DECEMBER 31, 1970 AS INSTRUMENT NO. 36346 IN BOOK 2332, PAGE 308 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN PARCELS "A" AND "C" OF PARCEL MAP NO. 11270 AS SHOWN ON MAP FILED IN BOOK 7, PAGE 49 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER.

PARCEL 2A:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES OVER THE NORTHERLY 15 FEET OF PARCEL D OF PARCEL MAP NO. 11270 AS SHOWN ON MAP FILED IN BOOK 7, PAGE 49 OF PARCEL MAPS.

SAID EASEMENT IS APPURTENANT TO PARCEL C OF SAID PARCEL MAP 11,270.

Exhibit B
(Right of Way Legal Description)

Parcel: HOLL-7-2

A portion of land in the City of Goleta, County of Santa Barbara, State of California, being a portion of Parcel A of Parcel Map No. 10,487 recorded in Book 1, Page 70 of Parcel Maps, in the office of the County Recorder of said County.

Said portion of land is described as follows:

Commencing at the southwest corner of said Parcel A as shown on the Record of Survey recorded in Book 179, Pages 39 and 40 of Records of Survey in the office of the County Recorder of said County, being the northwesterly terminus of that line shown on said map as S 73° 10' 26" E, 102.36 feet; thence, along the southerly boundary of said Parcel A S 73° 10' 26" E, 102.36 feet to a point on the easterly boundary of said Parcel A; thence, along said easterly boundary N 33° 17' 04" E, 26.53 feet to the point of beginning; thence, continuing along said easterly boundary the following two courses:

- 1st N 33° 17' 04" E, 88.54 feet; thence,
- 2nd N 10° 08' 13" W, 24.17 feet to a point on the northerly boundary of said Parcel A and the beginning of a non-tangent curve; thence,
- 3rd along said northerly boundary, along the arc of said curve having a radius of 896.93 feet, being concave northeasterly and having a radial bearing of S 10° 39' 15" W and a central angle of 03° 25' 24", in a northwesterly direction 53.59 feet to the beginning of a non-tangent curve; thence,
- 4th along the arc of said curve having a radius of 174.00 feet, being concave southwesterly and having a radial bearing of N 67° 27' 40" E and a central angle of 36° 42' 20", in a southerly direction 111.47 feet to the point of beginning.

Containing an area of 2,885.08 square feet more or less.

TOGETHER WITH all abutter's rights of access to the grantor's remaining property along the 4th course of parcel HOLL-7-2 as herein described.

Bearings and distances as shown herein are based upon the California Coordinate System of 1983 (CCS83) Zone 5.

This real property description was prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

Signature: _____

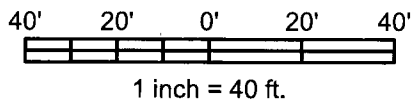
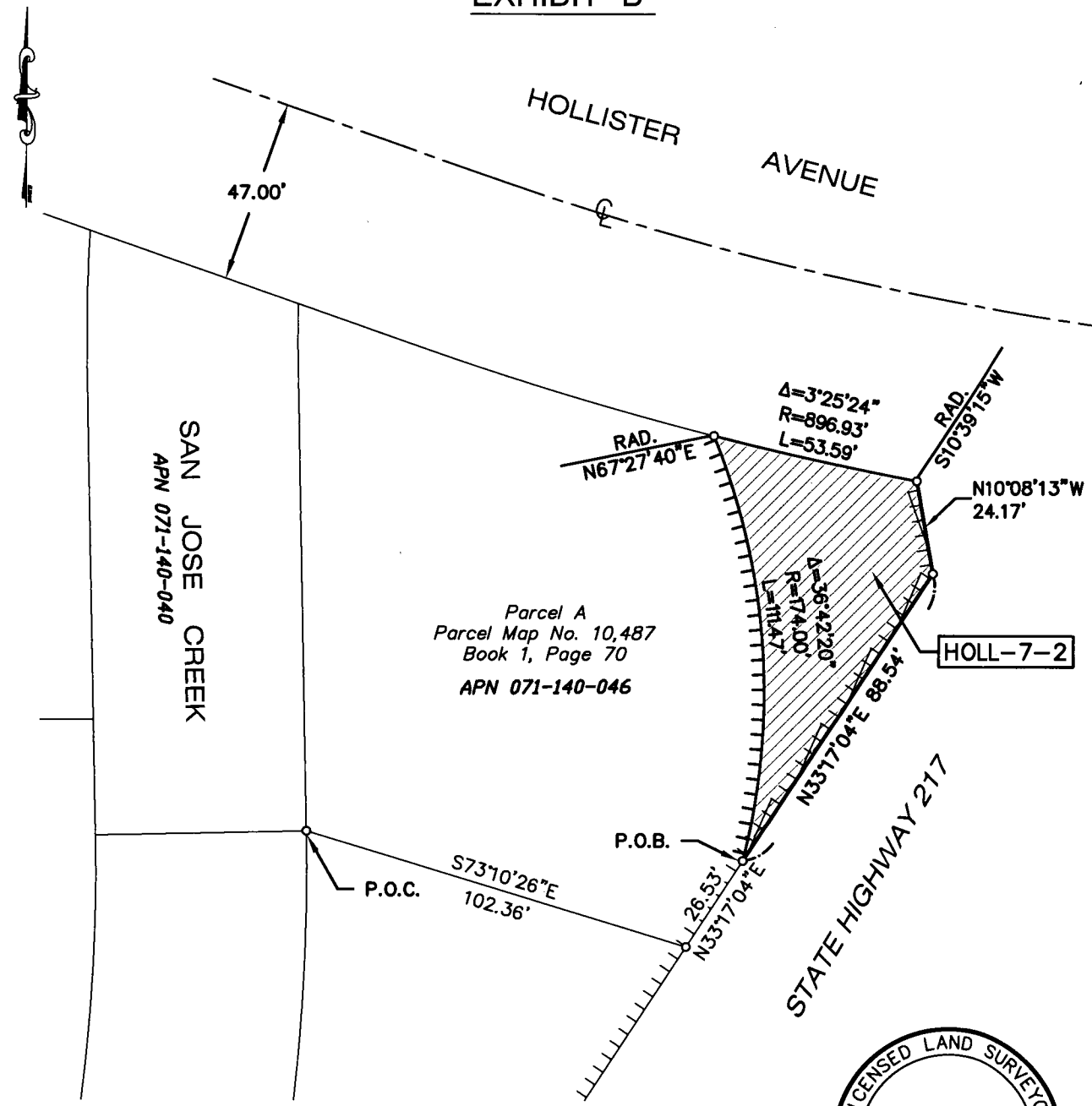
Mark E. Reinhardt, PLS

Date: _____

3/13/2019



EXHIBIT "B"



LEGEND

- Access Prohibited
- Access Denial Superseded
- P.O.B. Point of Beginning
- P.O.C. Point of Commencement



MINS
ENGINEERS INC
201 N. Calle Cesar Chavez, Ste 300
Santa Barbara, CA 93103
805.692.6921 Phone

ENGINEERING
PLANNING
SURVEYING
CONSTRUCTION MANAGEMENT

HOLL-7-2 RIGHT OF WAY EXHIBIT
APN 071-140-046
HOLLISTER AVENUE & HIGHWAY 217 INTERCHANGE
CITY OF GOLETA

EXHIBIT "C"
(Flood Control Easement Legal Description)

Parcel: HB-7-1

A portion of land in the City of Goleta, County of Santa Barbara, State of California, being a portion of Parcel A per map recorded as Parcel Map No. 10,487 in Book 1, Page 70 of Parcel Maps in the office of the County Recorder of said County.

Said portion of land is described as follows;

Beginning at the southwest corner of said Parcel A; thence,

- 1st Along the southerly line of said Parcel A, S 73°10'26" E, 23.31 feet to the beginning of a non-tangent curve; thence,
- 2nd Along the arc of said curve having a radius of 550.00 feet, concave easterly through a central angle of 0°45'14", and having a radial bearing of S 89°26'37" W, in an northerly direction 7.24 feet; thence,
- 3rd N 1°18'52" W, 87.50 feet to the beginning of a tangent curve; thence,
- 4th Along the arc of said curve having a radius of 175.00 feet, concave easterly through a central angle of 10°37'09", in a northeasterly direction 32.43 feet; thence,
- 5th N 9°18'17" E, 6.09 feet to a point on the northerly line of said Parcel A; thence,
- 6th Along said northerly line, N 70°45'58" W, 27.80 feet to the northwest corner of said Parcel A, also being the beginning of a non-tangent curve; thence,
- 7th Along the westerly line of said Parcel A, along the arc of said curve having a radius of 411.84 feet, concave easterly through a central angle of 2°10'51", and having a radial bearing of N 89°08'27" W, in a southerly direction 15.68 feet; thence,
- 8th Continuing along said westerly line, S 1°19'18" E, 119.80 feet to the point of beginning.

Containing an area of 3,053 square feet, more or less.

Bearings and distances as shown herein are based upon the California Coordinate System of 1983 (CCS83) Zone 5.

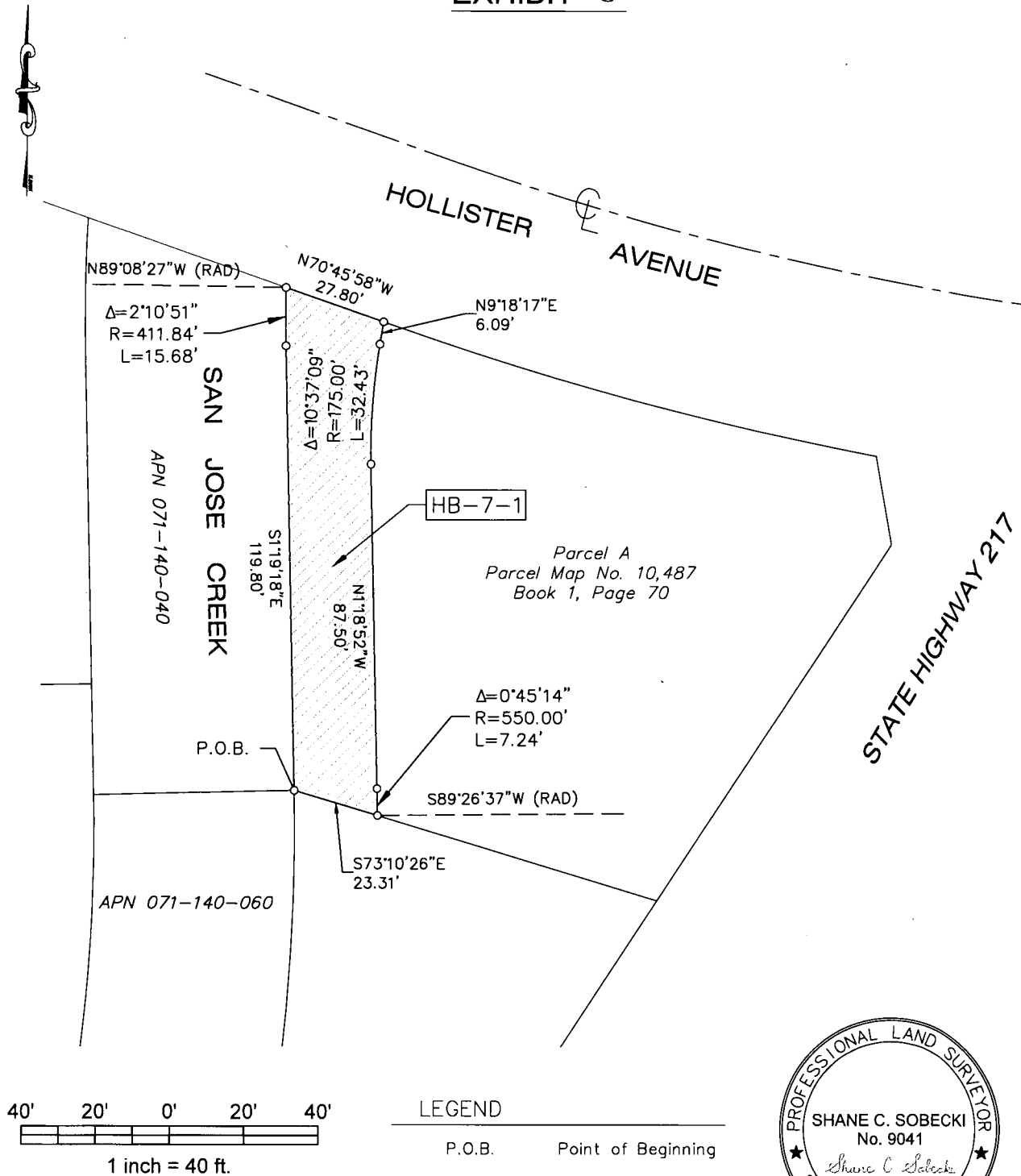
This real property description was prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

Signature: Shane C Sobecki
Shane C. Sobecki, PLS

Date: 02/02/18



EXHIBIT "C"



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Santa Barbara, CA 93103
805.692.6921 Phone

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**HB-7-1 FLOOD CONTROL
EASEMENT EXHIBIT
APN 071-140-046
HOLLISTER AVENUE & HIGHWAY
217 INTERCHANGE
CITY OF GOLETA**

EXHIBIT "D"
(Temporary Construction Easement Legal Description)

Parcel: HB-7-3

A portion of land in the City of Goleta, County of Santa Barbara, State of California, being a portion of Parcel A per map recorded as Parcel Map No. 10,487 in Book 1, Page 70 of Parcel Maps in the office of the County Recorder of said County.

Said portion of land is described as follows;

Commencing at the southwest corner of said Parcel A; thence, along the southerly line of said Parcel A, S 73°10'26" E, 23.31 feet to the beginning on a non-tangent curve, also being the TRUE POINT OF BEGINNING; thence,

- 1st Along the arc of said curve having a radius of 550.00 feet, concave easterly through a central angle of 0°45'14", and having a radial bearing of N 89°26'37" E, in an northerly direction 7.24 feet; thence,
- 2nd N 1°18'52" W, 87.50 feet to the beginning of a tangent curve; thence,
- 3rd Along the arc of said curve having a radius of 175.00 feet, concave easterly through a central angle of 10°37'09", in a northerly direction 32.43 feet; thence,
- 4th N 9°18'17" E, 6.09 feet to a point on the northerly line of said Parcel A; thence,
- 5th Along said northerly line, S 70°45'58" E, 4.04 feet to the beginning of a tangent curve; thence,
- 6th Continuing along said northerly line, along the arc of said curve having a radius of 896.93 feet, concave northeasterly through a central angle of 2°14'10", in a southeasterly direction 35.01 feet; thence,
- 7th S 16°06'45" W, 102.90 feet; thence,
- 8th S 03°07'56" E, 25.33 feet; thence,
- 9th N 73°10'26" W, 11.51 feet to the TRUE POINT OF BEGINNING.

Containing an area of 2,985 square feet, more or less.

Bearings and distances as shown herein are based upon the California Coordinate System of 1983 (CCS83) Zone 5.

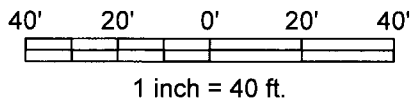
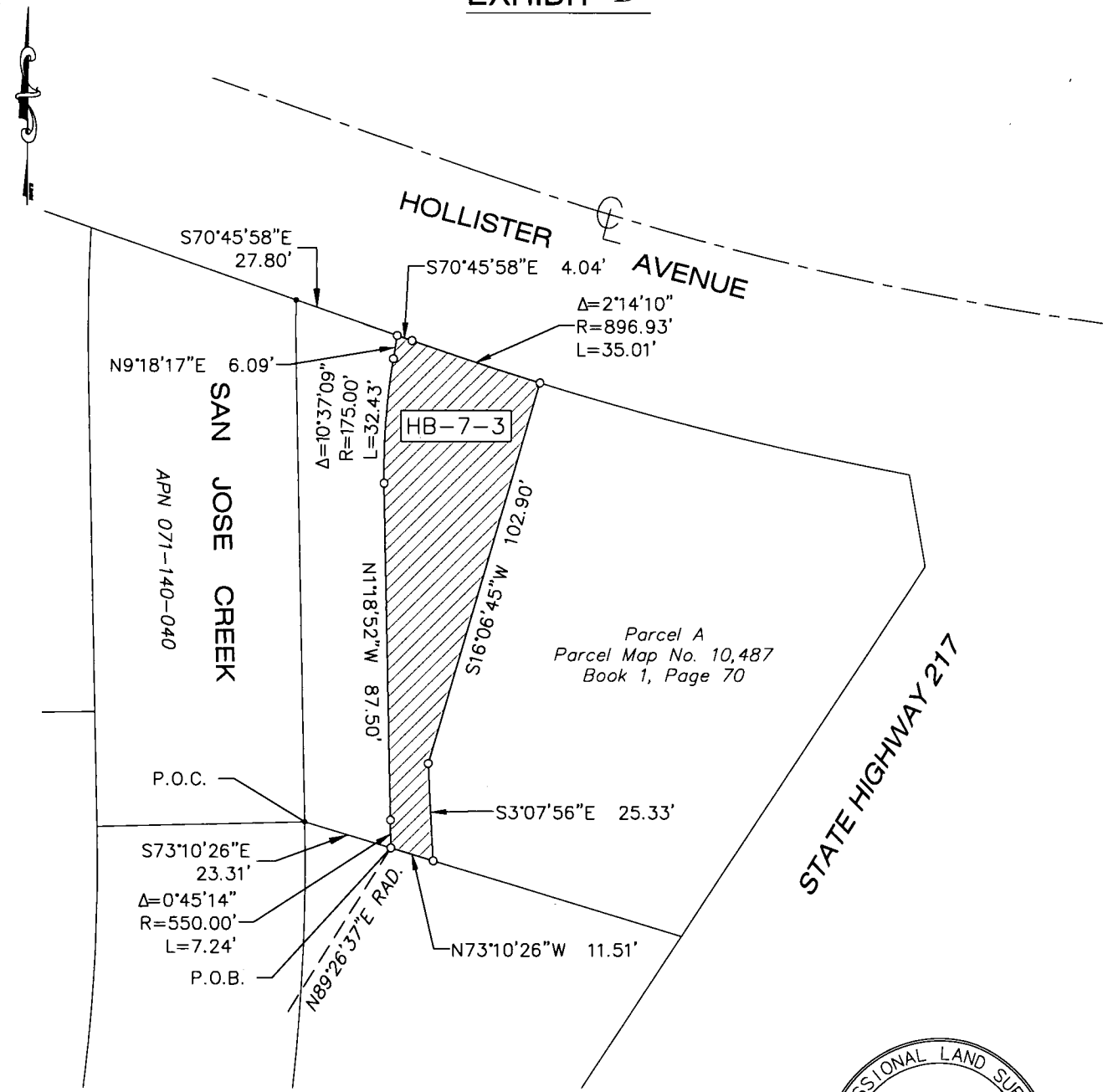
This real property description was prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

Signature: Shane C Sobecki
Shane C. Sobecki, PLS

Date: 02/02/18



EXHIBIT D



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201 N. Calle Cesar Chavez, Ste. 300
Santa Barbara, CA 93103
805.692.6921 Phone

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CONSTRUCTION MANAGEMENT

**HB-7-3 TEMPORARY CONSTRUCTION
EASEMENT EXHIBIT
APN 071-140-046
HOLLISTER AVENUE & HIGHWAY 217
INTERCHANGE
CITY OF GOLETA**

Exhibit D
(Temporary Construction Easement Legal Description)

Parcel: HOLL-7-4

A portion of land in the City of Goleta, County of Santa Barbara, State of California, being a portion of Parcel A of Parcel Map No. 10,487 recorded in Book 1, Page 70 of Parcel Maps, in the office of the County Recorder of said County.

Said portion of land is described as follows:

Commencing at the southwest corner of said Parcel A as shown on the Record of Survey recorded in Book 179, Pages 39 and 40 of Records of Survey in the office of the County Recorder of said County, being the northwesterly terminus of that line shown on said map as S 73° 10' 26" E, 102.36 feet; thence, along the southerly boundary of said Parcel A S 73° 10' 26" E, 102.36 feet to a point on the easterly boundary of said Parcel A; thence, along said easterly boundary N 33° 17' 04" E, 8.69 feet to the point of beginning; thence,

- 1st continuing along said easterly boundary N 33° 17' 04" E, 17.84 feet to the beginning of a non-tangent curve; thence,
- 2nd along the arc of said curve having a radius of 174.00 feet, being concave southwesterly and having a radial bearing of S 75° 50' 00" E and a central angle of 36° 42' 20", in a northerly direction 111.47 feet to a point on the northerly boundary of said Parcel A and the beginning of a non-tangent curve; thence,
- 3rd along said northerly boundary, along the arc of said curve having a radius of 896.93 feet, being concave northeasterly and having a radial bearing of S 14° 04' 39" W and a central angle of 00° 24' 08", in a northwesterly direction 6.30 feet to the beginning of a non-tangent curve; thence,
- 4th along the arc of said curve having a radius of 169.00 feet, being concave southwesterly and having a radial bearing of N 66° 10' 52" E and a central angle of 43° 42' 34", in a southerly direction 128.93 feet to the point of beginning.

Containing an area of 598.50 square feet more or less.

Bearings and distances as shown herein are based upon the California Coordinate System of 1983 (CCS83) Zone 5.

This real property description was prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

Signature: _____

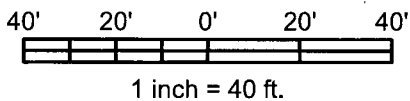
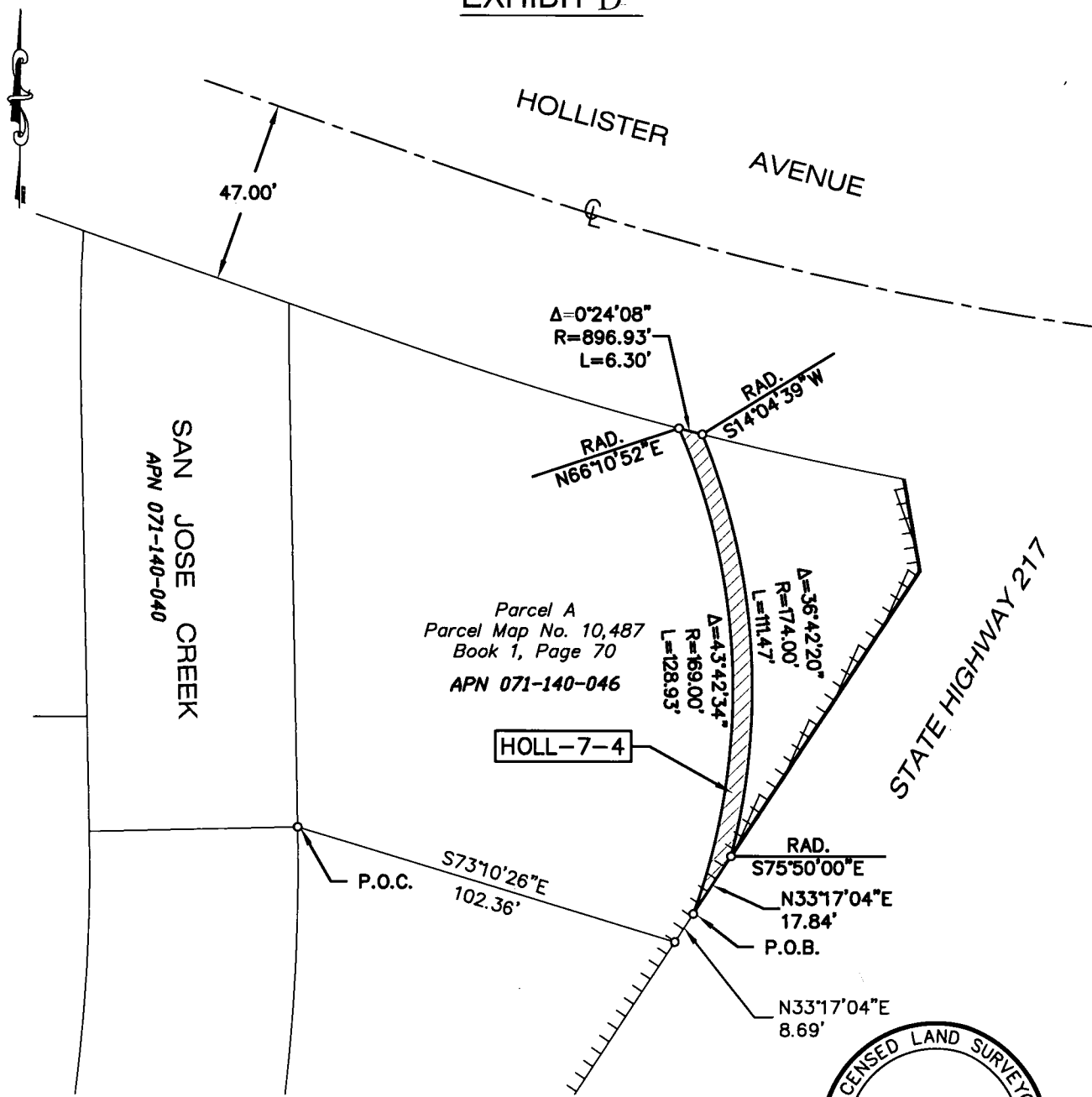
Mark E. Reinhardt, PLS

Date: _____

3/13/2019



EXHIBIT D



LEGEND

- Access Prohibited
- Access Denial Superseded
- P.O.B. Point of Beginning
- P.O.C. Point of Commencement



MNS
ENGINEERS INC

201 N. Calle Cesar Chavez, Ste 300
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805.692.6921 Phone

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CONSTRUCTION MANAGEMENT

HOLL-7-4 TEMPORARY CONSTRUCTION
EASEMENT EXHIBIT
APN 071-140-046
HOLLISTER AVENUE & HIGHWAY 217 INTERCHANGE
CITY OF GOLETA

EXHIBIT "E"
(Temporary Non-exclusive Access Easement Legal Description)

Parcel: HB-7-2

A portion of land in the City of Goleta, County of Santa Barbara, State of California, being a portion of Parcel A per map recorded as Parcel Map No. 10,487 in Book 1, Page 70 of Parcel Maps in the office of the County Recorder of said County.

Said portion of land is described as follows;

Commencing at the northwest corner of said Parcel A; thence, along the northerly line of said Parcel A, S 70°45'58" E, 31.84 feet to the beginning of a tangent curve; thence, continuing along said northerly line, along the arc of said curve having a radius of 896.93 feet, concave northeasterly through a central angle of 2°14'10", in a southeasterly direction 35.01 feet to the TRUE POINT OF BEGINNING; thence,

- 1st Continuing along said northerly line, along the arc of said curve having a radius of 896.93 feet, concave northeasterly through a central angle of 1°54'49", in a southeasterly direction 29.96 feet; thence,
- 2nd S 15°36'04" W, 15.00 feet; thence,
- 3rd S 41°01'54" W, 71.42 feet; thence,
- 4th N 16°06'45" E, 79.73 feet to the TRUE POINT OF BEGINNING.

Containing an area of 1,422 square feet, more or less.

Bearings and distances as shown herein are based upon the California Coordinate System of 1983 (CCS83) Zone 5.

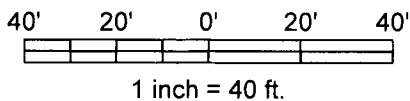
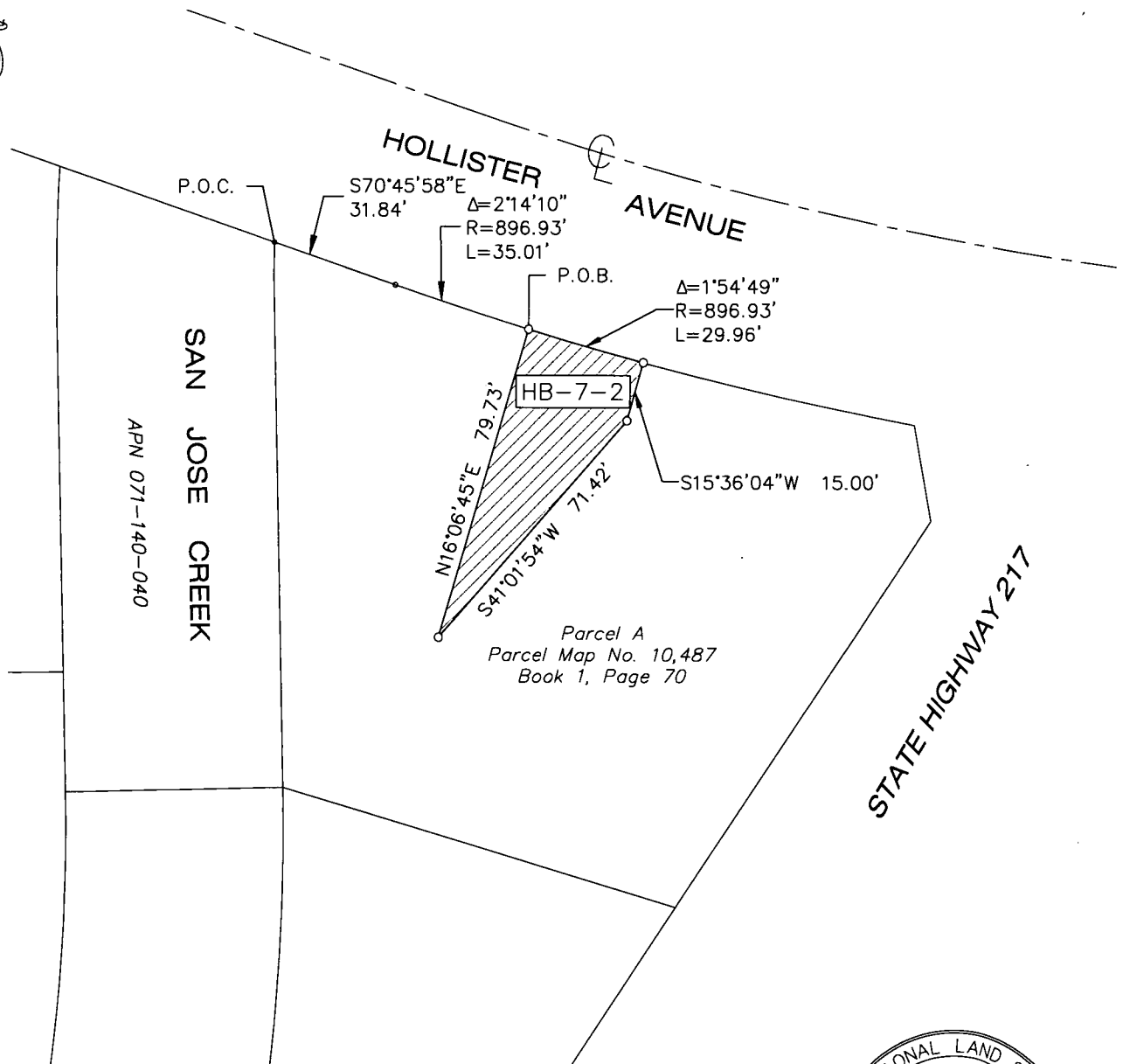
This real property description was prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

Signature: Shane C. Sobecki
Shane C. Sobecki, PLS

Date: 02/02/18



EXHIBIT E



LEGEND

P.O.B. Point of Beginning
P.O.C. Point of Commencement



201 N. Calle Cesar Chavez, Ste 300
Santa Barbara, CA 93103
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**HB-7-2 TEMPORARY NON-EXCLUSIVE
ACCESS EASEMENT EXHIBIT
APN 071-140-046
HOLLISTER AVENUE & HIGHWAY 217
INTERCHANGE
CITY OF GOLETA**

City of Goleta. May 21, 2019.

**Ekwill Street and Fowler Road Extension
Project and Hollister Avenue Bridge Project.**

Resolution of Necessity.

**LEGAL DEFINITIONS, LEGAL DESCRIPTIONS
AND EXHIBITS**

for:

5555 & 5575 Hollister Avenue

Goleta, CA 93117

Kellogg Square, LLC (Bottiani Properties)

APN: 071-140-056 and 071-140-058

Parcels: HOLL-11-1, HB-1-1, HB-1-2, HB-2-1, HB-2-2, HB-2-3

LEGAL DEFINITIONS
City of Goleta
Hollister Bridge and Ekwil Fowler Projects
As to APNs 071-140-056 and 071-140-058

“Permanent Flood Control Easement” refers to a permanent easement and right of way to Goleta for street drainage and flood control purposes, over, under, along, through and across said property, together with the rights to construct maintain, repair and replace Goleta’s improvements thereon and refers to a temporary easement in favor of Goleta, its successor and assigns, to install, re-install, replace, remove, and maintain sandbags and similar sediment control protective devices, as determined necessary by Goleta, for the prevention of construction related flooding, erosion and sediment transfer across adjacent properties and into on-site drainage inlets/sources, together with all necessary rights incidental thereto in connection with the exercise of any easement rights described herein.

Property Owner shall not erect or construct, or permit to be erected or constructed, any building, structure or improvement on, over, or under any portion of the easement, or plant trees or any other vegetation on any portion of the easement, except with the prior written consent of Goleta, its successors and assigns.

No other easement shall be granted on, under or over the easement without the prior written consent of Goleta, its successors and assigns.

Property Owner shall not cause, directly, indirectly or negligently, any interference with or harm to the rights conveyed hereunder.

“Temporary Construction Easement” (TCE) refers to the right of Goleta, its successors and assigns, to engage in construction and related activities for the project, together with all necessary rights of ingress and egress to the easement area in connection with the exercise of any of the easement rights.

The rights under this easement shall commence on September 1, 2019 and end on December 1, 2022.

Property Owner shall not cause, directly, indirectly or negligently, any interference with or harm to the rights conveyed hereunder.

EXHIBIT A

LEGAL DESCRIPTION

Real property in the City of Goleta, County of Santa Barbara, State of California, described as follows:

PARCEL 1: (APN 071-140-046)

PARCEL A OF PARCEL MAP NO. 10487, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 70 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: APN: 071-140-56 (PARCEL A) AND 071-140-58 (PARCEL C)

THOSE PORTIONS OF THE RANCHO LA GOLETA, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS PARCEL TWO IN THE DEED TO BOTTIANI PROPERTIES RECORDED DECEMBER 31, 1970 AS INSTRUMENT NO. 36346 IN BOOK 2332, PAGE 308 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN PARCELS "A" AND "C" OF PARCEL MAP NO. 11270 AS SHOWN ON MAP FILED IN BOOK 7, PAGE 49 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER.

PARCEL 2A:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES OVER THE NORTHERLY 15 FEET OF PARCEL D OF PARCEL MAP NO. 11270 AS SHOWN ON MAP FILED IN BOOK 7, PAGE 49 OF PARCEL MAPS.

SAID EASEMENT IS APPURTENANT TO PARCEL C OF SAID PARCEL MAP 11,270.

EXHIBIT "B"
(Flood Control Easement Legal Description)

Parcel: HB-1-1

A portion of land in the City of Goleta, County of Santa Barbara, State of California, being a portion of Parcel A per map recorded as Parcel Map No. 11,270 in Book 7, Page 49 of Parcel Maps in the office of the County Recorder of said County.

Said portion of land is described as follows:

Beginning at the southeast corner of said Parcel A; thence,

- 1st Along the southerly line of said Parcel A, S 89°40'21" W, 11.05 feet; thence,
- 2nd N 1°17'22" W, 129.96 feet to a point on the northerly line of said Parcel A; thence,
- 3rd Along said northerly line, S 70°45'58" E, 13.17 feet, to the northeast corner of said Parcel A, also being the beginning of a non-tangent curve; thence,
- 4th Along the easterly line of said Parcel A, along the arc of said curve having a radius of 465.84 feet, being concave easterly and having a radial bearing of N 86°56'53" W and a central angle of 4°22'25", in a southerly direction 35.56 feet; thence,
- 5th Continuing along said easterly line, S 1°19'18" E, 90.00 feet to the point of beginning.

Containing an area of 1,426 square feet, more or less.

Bearings and distances as shown herein are based upon the California Coordinate System of 1983 (CCS83) Zone 5.

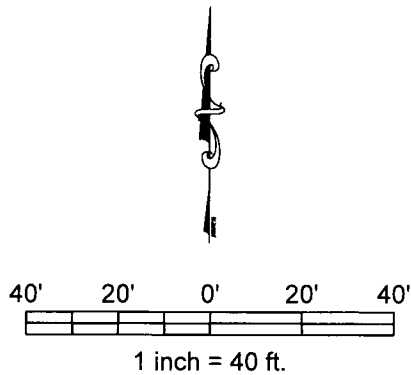
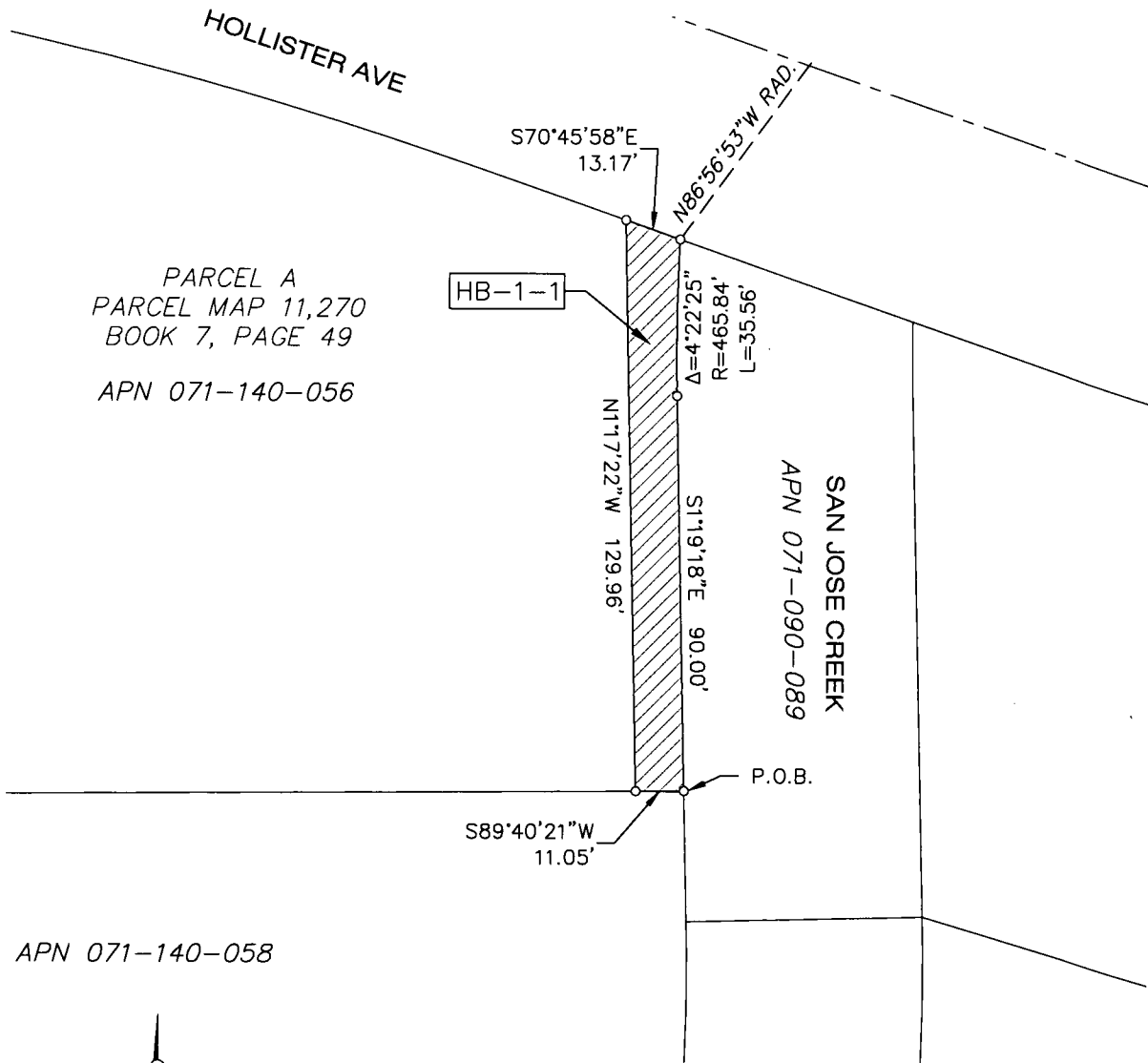
This real property description was prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

Signature: Shane C. Sobecki
Shane C. Sobecki, PLS

Date: 02/02/18



EXHIBIT "B"



LEGEND

P.O.B. Point of Beginning



201 N. Calle Cesar Chavez, Ste 300
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HB-1-1 FLOOD CONTROL
EASEMENT EXHIBIT
APN 071-140-056
HOLLISTER AVENUE
CITY OF GOLETA

EXHIBIT "B"
(Flood Control Easement Legal Description)

Parcel: HB-2-1

A portion of land in the City of Goleta, County of Santa Barbara, State of California, being a portion of Parcel C per map recorded as Parcel Map No. 11,270 in Book 7, Page 49 of Parcel Maps in the office of the County Recorder of said County.

Said portion of land is described as follows:

Commencing at the northeast corner of said Parcel C; thence, along the northerly line of said Parcel C, S 89°40'21" W, 6.80 feet to the TRUE POINT OF BEGINNING; thence,

- 1st S 1°18'52" E, 30.27 feet to the beginning of a tangent curve; thence,
- 2nd Along the arc of said curve having a radius of 467.00 feet being concave westerly, and having a central angle of 6°08'26", in a southwesterly direction, 50.05 feet; thence,
- 3rd S 85°07'55" E, 4.77 feet to a point on the westerly line of an easement described per Instrument No. 2013-0015448 of Official Records, also being the beginning of a non-tangent curve; thence
- 4th Along said westerly line, along the arc of said curve having a radius of 471.00 feet concave westerly, through a central angle of 6°11'41", having a radial bearing of S 85°07'37" E, in a northerly direction, 50.92 feet; thence,
- 5th Continuing along said westerly line, N 1°19'18" W, 29.83 feet to a point on the northerly line of said Parcel C; thence,
- 6th Along said northerly line, S 89°40'21" W, 4.80 feet to the TRUE POINT OF BEGINNING.

Containing an area of 386 square feet, more or less.

Bearings and distances as shown herein are based upon the California Coordinate System of 1983 (CCS83) Zone 5. This real property description was prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

Signature: Shane C. Sobecki
Shane C. Sobecki, PLS

Date: 02/02/18



EXHIBIT "B"

APN 071-140-056

S89°40'21"W
4.80'

P.O.B.

S89°40'21"W
2.00'

P.O.C.

S118°52"E
30.27'

N1°19'18"W
29.83'

APN 071-090-089

PARCEL C
PARCEL MAP 11,270
BOOK 7, PAGE 49

APN 071-140-058

Δ=6°08'26"
R=467.00'
L=50.05'

HB-2-1

Δ=6°11'41"
R=471.00'
L=50.92'

S85°07'37"E RAD.

S85°07'55"E
4.77'

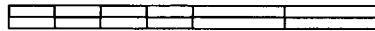
J O S E C R E E K
S A N

APN 071-140-060

Existing Easement Per
INST. 2013-0015448 O.R.



40' 20' 0' 20' 40'



1 inch = 40 ft.

LEGEND

P.O.C. Point of Commencement
P.O.B. Point of Beginning



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Santa Barbara, CA 93103
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CONSTRUCTION MANAGEMENT

HB-2-1 FLOOD CONTROL
EASEMENT EXHIBIT
APN 071-140-058
HOLLISTER AVENUE
CITY OF GOLETA

EXHIBIT "C"
(Temporary Construction Easement Legal Description)

Parcel: HB-1-2

A portion of land in the City of Goleta, County of Santa Barbara, State of California, being a portion of Parcel A per map recorded as Parcel Map No. 11,270 in Book 7, Page 49 of Parcel Maps in the office of the County Recorder of said County.

Said portion of land is described as follows:

Commencing at the southeast corner of said Parcel A; thence, along the southerly line of said Parcel A, S 89°40'21" W, 11.05 feet to the TRUE POINT OF BEGINNING; thence,

- 1st Continuing along said southerly line, S 89°40'21" W, 59.89 feet; thence,
- 2nd N 5°47'35" E, 22.37 feet; thence,
- 3rd N 88°42'38" E, 57.12 feet; thence,
- 4th S 1°17'22" E, 23.20 feet to the TRUE POINT OF BEGINNING.

Containing an area of 1,329 square feet, more or less.

Bearings and distances as shown herein are based upon the California Coordinate System of 1983 (CCS83) Zone 5.

This real property description was prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

Signature: Shane C. Sobecki
Shane C. Sobecki, PLS

Date: 02/02/18

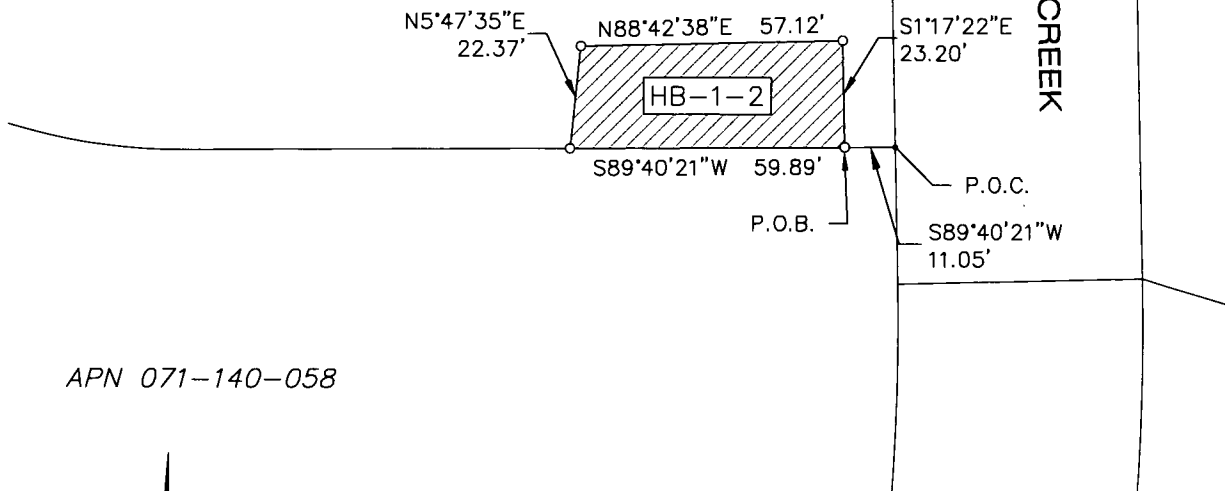


EXHIBIT "C"

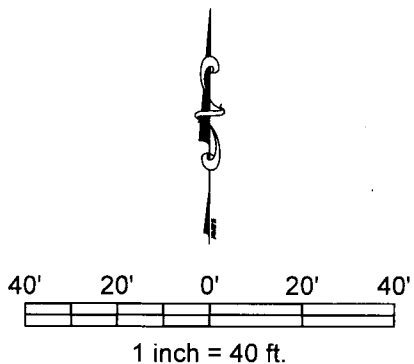
HOLLISTER AVE

PARCEL A
PARCEL MAP 11,270
BOOK 7, PAGE 49
APN 071-140-056

SAN JOSE CREEK
APN 071-090-089



APN 071-140-058



LEGEND

P.O.C. Point of Commencement
P.O.B. Point of Beginning



201 N. Calle Cesar Chavez, Ste 300
Santa Barbara, CA 93103
805.692.6921 Phone

ENGINEERING
PLANNING
SURVEYING
CONSTRUCTION MANAGEMENT

HB-1-2 TEMPORARY CONSTRUCTION
EASEMENT EXHIBIT
APN 071-140-056
HOLLISTER AVENUE
CITY OF GOLETA

EXHIBIT "C"
(Temporary Construction Easement Legal Description)

Parcel: HB-2-3

A portion of land in the City of Goleta, County of Santa Barbara, State of California, being a portion of Parcel C per map recorded as Parcel Map No. 11,270 in Book 7, Page 49 of Parcel Maps in the office of the County Recorder of said County.

Said portion of land is described as follows:

Commencing at the northeast corner of said Parcel C; thence, along the northerly line of said Parcel C, S 89°40'21" W, 6.80 feet, to the TRUE POINT OF BEGINNING; thence,

- 1st S 1°18'52" E, 30.27 feet to the beginning of a tangent curve; thence,
- 2nd Along the arc of said curve having a radius of 467.00 feet, concave westerly through a central angle of 6°08'26", in a southwesterly direction 50.05 feet; thence,
- 3rd S 85°07'55" E, 4.77 feet to a point on the westerly line of an easement described per Instrument No. 2013-0015448 of Official Records, also being the beginning of a non-tangent curve; thence,
- 4th Along said westerly line, along the arc of said curve having a radius of 471.00 feet, concave westerly through a central angle of 13°58'29", having a radial bearing of S 85°07'37" E, in a southwesterly direction 114.88 feet to a point on the southerly line of said Parcel C; thence,
- 5th Along said southerly line, N 89°02'49" W, 60.89 feet; thence,
- 6th N 00°57'11" E, 15.00 feet; thence,
- 7th N 05°04'24" E, 19.09 feet; thence,
- 8th N 30°06'36" E, 20.80 feet; thence,
- 9th N 58°08'22" W, 2.76 feet; thence,
- 10th N 32°25'12" E, 8.54 feet; thence,
- 11th N 59°25'07" W, 3.07 feet; thence,
- 12th N 32°24'47" E, 9.34 feet; thence,

13th N 56°32'07" W, 2.91 feet; thence,
 14th N 32°14'03" E, 9.18 feet; thence,
 15th N 53°08'48" W, 2.92 feet; thence,
 16th N 31°14'56" E, 8.75 feet; thence,
 17th N 60°42'31" W, 2.48 feet; thence,
 18th N 27°37'09" E, 8.28 feet; thence,
 19th N 62°22'51" W, 2.33 feet; thence,
 20th N 29°09'56" E, 18.36 feet; thence,
 21st N 61°31'54" W, 7.59 feet; thence,
 22nd N 30°35'52" E, 8.30 feet; thence,
 23rd N 59°24'08" W, 4.02 feet; thence,
 24th N 30°35'52" E, 9.48 feet; thence,
 25th N 57°56'59" W, 4.25 feet; thence,
 26th N 32°03'01" E, 8.73 feet; thence,
 27th N 57°56'59" W, 5.08 feet; thence,
 28th N 32°43'58" E, 9.89 feet; thence,
 29th N 57°16'02" W, 5.37 feet; thence,
 30th N 32°43'58" E, 8.34 feet; thence,
 31st N 57°16'02" W, 5.37 feet; thence,
 32nd N 32°43'58" E, 9.55 feet; thence,
 33rd N 57°52'00" W, 18.79 feet; thence,
 34th N 05°47'35" E, 4.59 feet to a point on the northerly line of said Parcel C; thence,
 35th Along said northerly line, N 89°40'21" E, 64.13 feet to the TRUE POINT OF BEGINNING.

Containing an area of 11,498 square feet, more or less.

Bearings and distances as shown herein are based upon the California Coordinate System of 1983 (CCS83) Zone 5.

This real property description was prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

Signature: Shane C Sobecki
Shane C. Sobecki, PLS

Date: 02/02/18



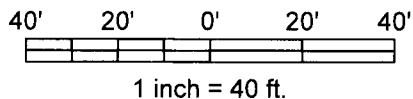
EXHIBIT "C"

APN 071-140-056

PARCEL C
PARCEL MAP 11,270
BOOK 7, PAGE 49

APN 071-140-058

LINE TABLE		
Line #	DISTANCE	BEARING
L2	2.76'	N 58°08'22" W
L4	8.54'	N 32°25'12" E
L8	3.07'	N 59°25'07" W
L9	9.34'	N 32°24'47" E
L10	2.91'	N 56°32'07" W
L11	9.18'	N 32°14'03" E
L12	2.92'	N 53°08'48" W
L13	8.75'	N 31°14'56" E
L14	2.48'	N 60°42'31" W
L15	8.28'	N 27°37'09" E
L16	2.33'	N 62°22'51" W
L17	18.36'	N 29°09'56" E
L18	7.59'	N 61°31'54" W
L19	8.30'	N 30°35'52" E
L20	4.02'	N 59°24'08" W
L21	9.48'	N 30°35'52" E
L22	4.25'	N 57°56'59" W
L23	8.73'	N 32°03'01" E
L24	5.08'	N 57°56'59" W
L26	9.89'	N 32°43'58" E
L27	5.37'	N 57°16'02" W
L28	8.34'	N 32°43'58" E
L29	5.37'	N 57°16'02" W
L30	9.55'	N 32°43'58" E



LEGEND

P.O.C. Point of Commencement
P.O.B. Point of Beginning



MNS
ENGINEERS INC
201 N. Calle Cesar Chavez, Ste 300
Santa Barbara, CA 93103
805.692.6921 Phone

ENGINEERING
PLANNING
SURVEYING
CONSTRUCTION MANAGEMENT

HB-2-3 TEMPORARY CONSTRUCTION
EASEMENT EXHIBIT
APN 071-140-058
HOLLISTER AVENUE
CITY OF GOLETA

EXHIBIT "C"
(Temporary Construction Easement Legal Description)

Parcel: HOLL-11-1

A portion of land in the City of Goleta, County of Santa Barbara, State of California, being a portion of Parcel A of Parcel Map No. 11,270 recorded in Book 7, Page 49 of Parcel Maps, in the office of the County Recorder of said County.

Said portion of land is described as follows:

Beginning at the northwest corner of said Parcel A as shown on the Record of Survey recorded in Book 179, Pages 39 and 40 of Records of Survey in the office of the County Recorder of said County, said point being the beginning of a curve; thence,

- 1st Along the northerly boundary of said Parcel A, along the arc of said curve, having a radius of 952.91 feet, concave southwesterly and having a radial bearing of N 09° 06' 03" E and a central angle of 08° 54' 52", in a southeasterly direction 148.26 feet to the beginning of a non-tangent curve; thence,
- 2nd Leaving said northerly boundary, along the arc of said curve having a radius of 601.50 feet, concave northeasterly and having a radial bearing of S 10° 51' 14" W and a central angle of 04° 31' 15", in a northwesterly direction 47.46 feet to the beginning of a tangent reverse curve; thence,
- 3rd along the arc of said curve having a radius of 585.00 feet, being concave southwesterly through a central angle of 06° 05' 16", in a northwesterly direction 62.16 feet; thence,
- 4th N 80° 42' 47" W, 37.56 feet to a point on the westerly line of said Parcel A; thence,
- 5th along said westerly line N 00° 10' 42" W, 4.63 feet to the point of beginning.

Containing an area of 456.57 square feet more or less.

Bearings and distances as shown herein are based upon the California Coordinate System of 1983 (CCS83) Zone 5.

This real property description was prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

Signature: _____

Mark E. Reinhardt, PLS

Date: 2-28-14

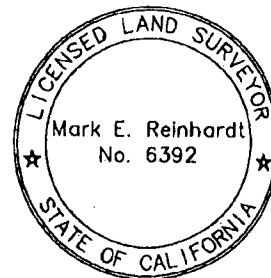
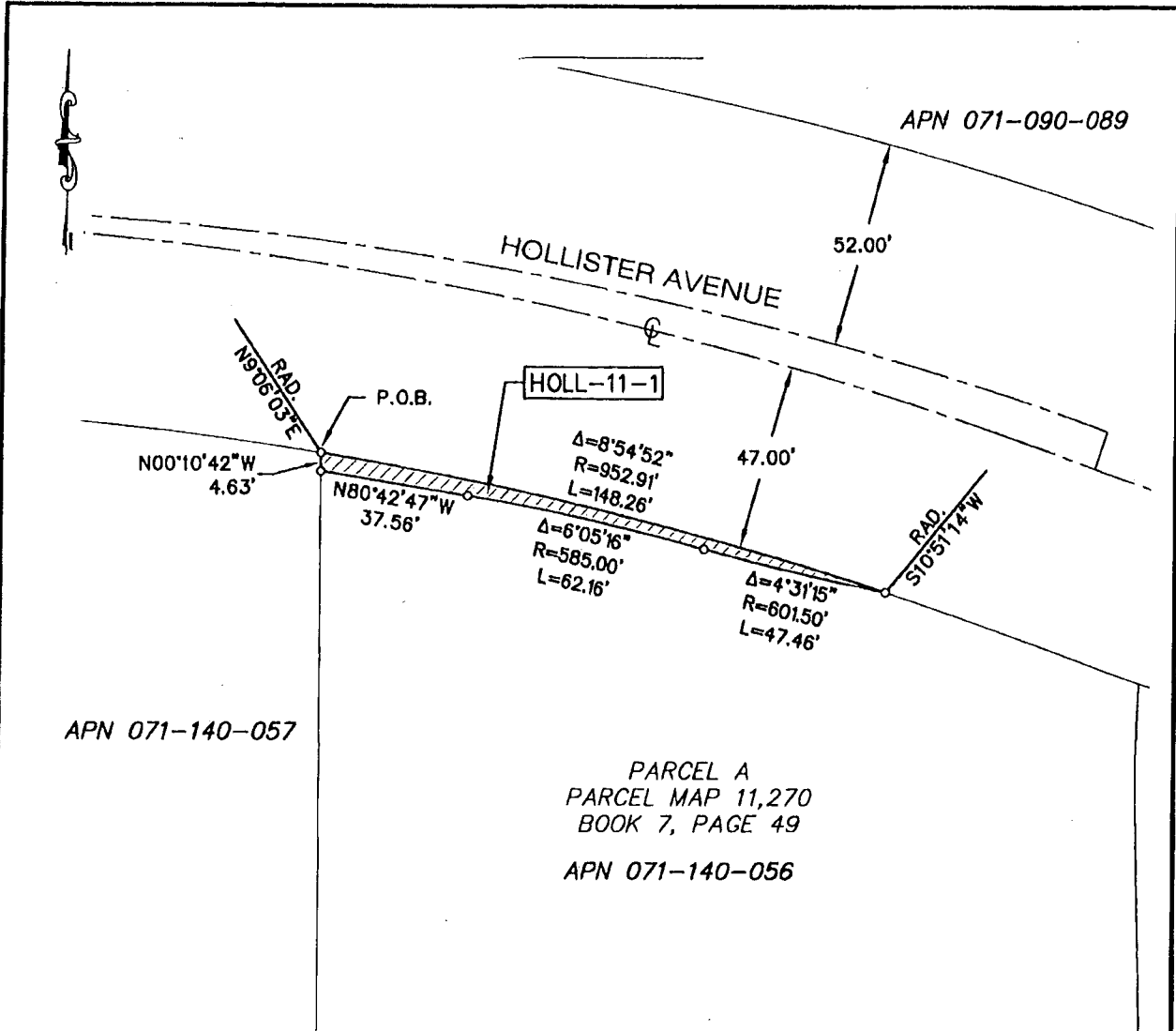
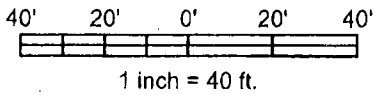


EXHIBIT "C"



APN 071-140-057

PARCEL A
PARCEL MAP 11,270
BOOK 7, PAGE 49
APN 071-140-056



LEGEND

P.O.B. Point of Beginning



MNS
ENGINEERS INC

201 N. Co'se Cesar Chavez, Ste 300
Santa Barbara, CA 93103
805.692.6921 Phone

ENGINEERING
PLANNING
SURVEYING
CONSTRUCTION MANAGEMENT

HOLL-11-1 TEMPORARY CONSTRUCTION
EASEMENT EXHIBIT
APN 071-140-056
HOLLISTER AVENUE
CITY OF GOLETA

CIGOL.110006 * HOLLISTER EXHIBITS.dwg * 02/26/2014 * RLS * E-FILE

EXHIBIT "D"
(Temporary Non-exclusive Access Easement Legal Description)

Parcel: HB-2-2

A portion of land in the City of Goleta, County of Santa Barbara, State of California, being a portion of Parcel C per map recorded as Parcel Map No. 11,270 in Book 7, Page 49 of Parcel Maps in the office of the County Recorder of said County.

Said portion of land is described as follows:

Beginning at the southwest corner of said Parcel C; thence,

- 1st Along the westerly line of said Parcel C, N 0°10'42" W, 15.00 feet; thence,
- 2nd S 89°02'49" E, 256.82 feet; thence,
- 3rd S 0°57'11" W, 15.00 feet to a point on the southerly line of said Parcel C; thence,
- 4th Along said southerly line, N 89°02'49" W, 256.53 feet to the point of beginning.

Containing an area of 3,850 square feet, more or less.

Bearings and distances as shown herein are based upon the California Coordinate System of 1983 (CCS83) Zone 5.

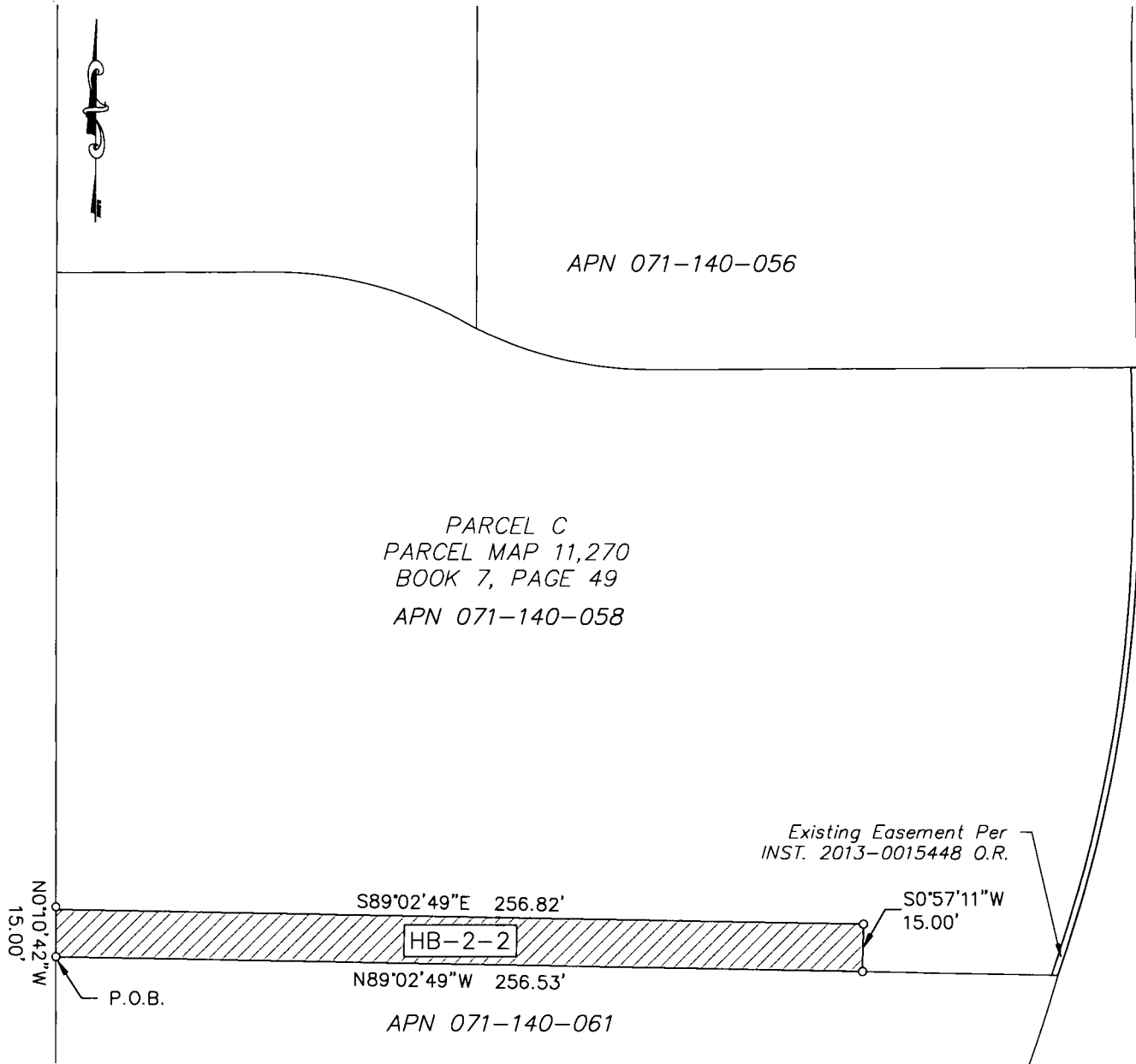
This real property description was prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

Signature: Shane C. Sobecki
Shane C. Sobecki, PLS

Date: 02/02/18



EXHIBIT "D"



50' 25' 0' 25' 50'

1 inch = 50 ft.

LEGEND

P.O.B. Point of Beginning



MNS

ENGINEERS INC

201 N. Calle Cesar Chavez, Ste 300
Santa Barbara, CA 93103
805.692.6921 Phone

ENGINEERING
PLANNING
SURVEYING
CONSTRUCTION MANAGEMENT

HB-2-2 TEMPORARY NON-EXCLUSIVE
ACCESS EASEMENT EXHIBIT
APN 071-140-058
HOLLISTER AVENUE
CITY OF GOLETA

City of Goleta. May 21, 2019.

**Ekwill Street and Fowler Road Extension
Project and Hollister Avenue Bridge Project.**

Resolution of Necessity.

**LEGAL DEFINITIONS, LEGAL DESCRIPTIONS
AND EXHIBITS**

for:

5553 Hollister Avenue

Units A-F & 7-8

Goleta, CA 93117

Bottiani Properties and Waters Land Surveying, Inc.

APN: 071-260-001, 002, 003, 004, 005, 006, 007, 008

Parcels: HB-8-1, HB-8-2

LEGAL DEFINITIONS
City of Goleta
Hollister Bridge and Ekwill Fowler Projects
As to APNs 071-260-001 thru 071-260-008

“Permanent Flood Control Easement” refers to a permanent easement and right of way to Goleta for street drainage and flood control purposes, over, under, along, through and across said property, together with the rights to construct maintain, repair and replace Goleta’s improvements thereon and refers to a temporary easement in favor of Goleta, its successor and assigns, to install, re-install, replace, remove, and maintain sandbags and similar sediment control protective devices, as determined necessary by Goleta, for the prevention of construction related flooding, erosion and sediment transfer across adjacent properties and into on-site drainage inlets/sources, together with all necessary rights incidental thereto in connection with the exercise of any easement rights described herein.

Property Owner shall not erect or construct, or permit to be erected or constructed, any building, structure or improvement on, over, or under any portion of the easement, or plant trees or any other vegetation on any portion of the easement, except with the prior written consent of Goleta, its successors and assigns.

No other easement shall be granted on, under or over the easement without the prior written consent of Goleta, its successors and assigns.

Property Owner shall not cause, directly, indirectly or negligently, any interference with or harm to the rights conveyed hereunder.

“Temporary Construction Easement” (TCE) refers to the right of Goleta, its successors and assigns, to engage in construction and related activities for the project, together with all necessary rights of ingress and egress to the easement area in connection with the exercise of any of the easement rights.

The rights under this easement shall commence on September 1, 2019 and end on December 1, 2022.

Property Owner shall not cause, directly, indirectly or negligently, any interference with or harm to the rights conveyed hereunder.

EXHIBIT A

LEGAL DESCRIPTION

Real property in the City of Goleta, County of Santa Barbara, State of California, described as follows:

A CONDOMINIUM COMPOSED OF:

PARCEL ONE:

AN UNDIVIDED 8/8THS INTEREST IN AND TO LOT 1 OF PARCEL MAP NO. 13115, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28, PAGES 92 AND 93 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM UNIT 1 THROUGH 8 INCLUSIVE, AS SHOWN UPON THE CONDOMINIUM PLAN OF SAID LOT 1 OF PARCEL MAP NO. 13115, RECORDED IN BOOK 131, PAGES 78 THROUGH 81, INCLUSIVE OF CONDOMINIUMS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL TWO:

UNITS 1, 2, 3, 4, 5, 6, 7 AND 8 AS SHOWN UPON THE CONDOMINIUM PLAN REFERRED TO IN PARCEL ONE ABOVE.

PARCEL THREE:

AN EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN, ON, OVER AND UNDER THAT PORTION OF PARCELS A AND B OF PARCEL MAP NO. 11270, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 49 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL B OF SAID PARCEL MAP, THENCE NORTH 1° 11' 03" WEST 20.00 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF KELLOGG AVENUE, TO A POINT, THENCE NORTH 88° 48' 57" EAST 73.62 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT WHOSE RADIAL CENTER BEARS SOUTH 1° 11' 03" EAST 210.0 FEET, THENCE ALONG THE ARC OF SAID CURVE HAVING A DELTA OF 20° 00' 24" A RADIUS OF 210 FEET, A DISTANCE OF 73.33 FEET TO A POINT OF REVERSE CURVE TO THE LEFT WHOSE RADIAL CENTER BEARS NORTH 18° 24' 21" EAST 300.0 FEET, THENCE ALONG THE ARC OF SAID CURVE HAVING A DELTA OF 20° 09' 21" AND A RADIUS OF 300 FEET, A DISTANCE OF 105.54 FEET TO THE END OF SAID CURVE, THENCE NORTH 88° 40' EAST 60.05 FEET TO A POINT, THENCE NORTH 68° 54' 38" EAST 37.02 FEET TO THE EASTERLY LINE OF PARCEL A OF SAID PARCEL MAP, THENCE SOUTH 2° 19' 39" EAST 33.52 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL A, THENCE SOUTH 88° 40' WEST 95.46 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT WHOSE RADIAL CENTER BEARS NORTH 1° 20' WEST 320.0 FEET, THENCE ALONG THE ARC OF SAID CURVE HAVING A DELTA OF 20° 09' 21" AND A RADIUS OF 320 FEET, A DISTANCE OF 112.57 FEET TO A POINT OF REVERSE CURVE WHOSE RADIAL CENTER BEARS SOUTH 18° 49' 21" WEST 190.0 FEET, THENCE ALONG THE ARC OF SAID REVERSE CURVE HAVING A DELTA OF 20° 00' 24" AND A RADIUS OF 190 FEET, A DISTANCE OF 66.35 FEET TO THE END OF SAID CURVE, THENCE SOUTH 88° 48' 57" WEST 73.62 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT IS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL B OF PARCEL MAP

NO. 10487, AS PER MAP RECORDED IN BOOK 1, PAGE 70 OF PARCEL MAPS AND INTO ANY PARCELS, LOTS OR UNITS WHICH SAID PARCEL B MAY BE DIVIDED.

PARCEL FOUR:

AN EASEMENT FOR WATER LINE AND INCIDENTAL PURPOSES IN AND UNDER THAT PORTION OF PARCEL A OF PARCEL MAP NO. 11270, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 49 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL A, THENCE NORTH 71° 46' 20" WEST 12.13 FEET ALONG THE SOUTHERLY LINE OF HOLLISTER AVENUE, AS SHOWN ON SAID MAP, THENCE SOUTH 2° 19' 39" EAST 129.61 FEET TO THE SOUTHERLY LINE OF SAID PARCEL A, THENCE NORTH 88° 40' EAST 10.00 FEET TO THE EASTERLY LINE OF SAID PARCEL A, THENCE NORTH 2° 19' 39" WEST 90.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT WHOSE RADIAL CENTER BEARS NORTH 87° 40' 21" EAST 465.84 FEET, THENCE ALONG THE ARC OF SAID CURVE HAVING A DELTA OF 4° 22' 25" AND A RADIUS OF 465.34 FEET A DISTANCE OF 35.56 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT IS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL B OF PARCEL MAP NO. 10487, AS PER MAP RECORDED IN BOOK 1, PAGE 70 OF PARCEL MAPS, AND INTO ANY PARCELS, LOTS OR UNITS WHICH SAID PARCEL B MAY BE DIVIDED.

PARCEL FIVE:

AN EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN, ON, OVER AND UNDER THAT PORTION OF PARCEL A OF PARCEL MAP NO. 10487, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 70 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL A, THENCE SOUTH 71° 46' 20" EAST 23.00 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 18° 13' 40" WEST 62.20 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL A, THENCE SOUTH 2° 19' 39" EAST ALONG SAID WESTERLY LINE 69.18 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL A, THENCE SOUTH 74° 10' 47" EAST ALONG THE LINE BETWEEN PARCELS A AND B OF SAID PARCEL MAP 34.00 FEET TO A POINT, THENCE NORTH 25° 57' 33" WEST 30.71 FEET TO A POINT, THENCE NORTH 2° 19' 39" WEST 48.00 FEET TO A POINT, THENCE NORTH 18° 13' 40" EAST 58.65 FEET TO A POINT ON THE SOUTHERLY LINE OF HOLLISTER AVENUE AS SHOWN ON SAID PARCEL MAP, SAID POINT BEING A POINT ON A CURVE WHOSE RADIAL CENTER BEARS NORTH 17° 31' 12" EAST 897.0 FEET, THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE HAVING A DELTA OF 0° 42' 28" AND A RADIUS OF 897.0 FEET, A DISTANCE OF 11.08 FEET TO THE END OF SAID CURVE, THENCE NORTH 71° 46' 20" WEST 8.92 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT IS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL B OF PARCEL MAP NO. 10487, AS PER MAP RECORDED IN BOOK 1, PAGE 70 OF PARCEL MAPS, AND INTO ANY PARCELS, LOTS OR UNITS WHICH SAID PARCEL B MAY BE DIVIDED.

APN: 071-260-001 (Unit 1)
071-260-002 (Unit 2)
071-260-003 (Unit 3)
071-260-004 (Unit 4)
071-260-005 (Unit 5)
071-260-006 (Unit 6)

071-260-007 (Unit 7)
071-260-008 (Unit 8)

EXHIBIT "B"
(Flood Control Easement Legal Description)

Parcel: HB-8-1

A portion of land in the City of Goleta, County of Santa Barbara, State of California, being a portion of Lot 1 per map recorded as Parcel Map No. 13,115 in Book 28, Pages 92 and 93 of Parcel Maps in the office of the County Recorder of said County.

Said portion of land is described as follows;

Beginning at the northwest corner of said Lot 1; thence,

- 1st Along the northerly line said Lot 1, S 73°10'26" E, 23.31 feet to the beginning of a non-tangent curve; thence,
- 2nd Along the arc of said curve having a radius of 550.00 feet, concave westerly through a central angle of 5°25'44", and having a radial bearing of N 89°26'37" E, in an southerly direction 52.11 feet; thence,
- 3rd N 85°07'39" W, 22.19 feet to the westerly line of said Lot 1, also being the beginning of a non-tangent curve; thence,
- 4th Along said westerly line, along the arc of said curve having a radius of 527.00 feet, concave westerly through a central angle of 6°11'39", and having a radial bearing of S 85°07'39" E, in an northerly direction 56.97 feet to the point of beginning.

Containing an area of 1,210 square feet, more or less.

Bearings and distances as shown herein are based upon the California Coordinate System of 1983 (CCS83) Zone 5.

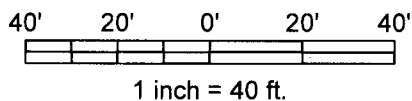
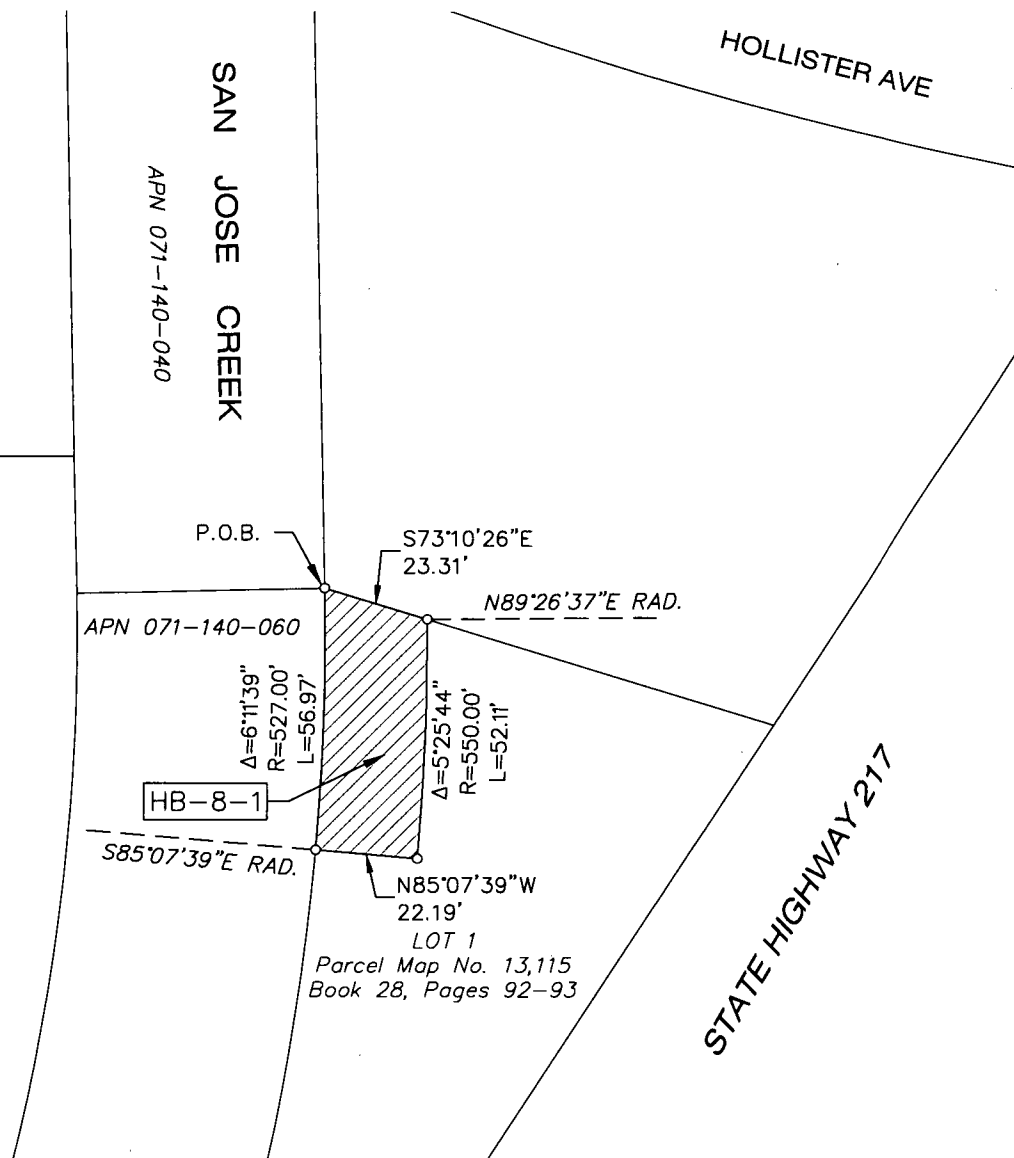
This real property description was prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

Signature: Shane C. Sobecki
Shane C. Sobecki, PLS

Date: 02/02/18



EXHIBIT "B"



LEGEND

P.O.B. Point of Beginning



201 N. Calle Cesar Chavez, Ste. 300
Santa Barbara, CA 93103
805.692.6921 Phone

ENGINEERING
PLANNING
SURVEYING
CONSTRUCTION MANAGEMENT

HB-8-1 FLOOD CONTROL EASEMENT EXHIBIT
LOT 1 OF P.M. 13,115
BOOK 28, PAGES 92-93
HOLLISTER AVENUE & HIGHWAY 217 INTERCHANGE
CITY OF GOLETA

EXHIBIT "C"
(Temporary Construction Easement Legal Description)

Parcel: HB-8-2

A portion of land in the City of Goleta, County of Santa Barbara, State of California, being a portion of Lot 1 per map recorded as Parcel Map No. 13,115 in Book 28, Pages 92 and 93 of Parcel Maps in the office of the County Recorder of said County.

Said portion of land is described as follows;

Commencing at the northwest corner of said Lot 1; thence, along the northerly line said Lot 1, S 73°10'26" E, 23.31 feet to the beginning of a non-tangent curve, also being the TRUE POINT OF BEGINNING; thence,

- 1st Along the arc of said curve having a radius of 550.00 feet, concave westerly through a central angle of 5°25'44", and having a radial bearing of N 89°26'37" E, in a southerly direction 52.11 feet; thence,
- 2nd N 85°07'39" W, 22.19 feet to a point of the westerly line of said Lot 1, also being the beginning of a non-tangent curve; thence,
- 3rd Along said westerly line, along the arc of said curve having a radius of 527.00 feet, concave westerly through a central angle of 5°49'17", and having a radial bearing of S 85°07'39" E, in a southerly direction 53.54 feet; thence,
- 4th S 79°32'40" E, 33.19 feet to the beginning of a non-tangent curve; thence,
- 5th Along the arc of said curve having a radius of 554.00 feet, concave westerly through a central angle of 11°00'51", and having a radial bearing of S 79°15'34" E, in a northerly direction 106.50 feet to a point on the northerly line of said Lot 1; thence,
- 6th Along said northerly line, N 73°10'26" W, 11.51 feet to the TRUE POINT OF BEGINNING.

Containing an area of 2,393 square feet, more or less.

Bearings and distances as shown herein are based upon the California Coordinate System of 1983 (CCS83) Zone 5.

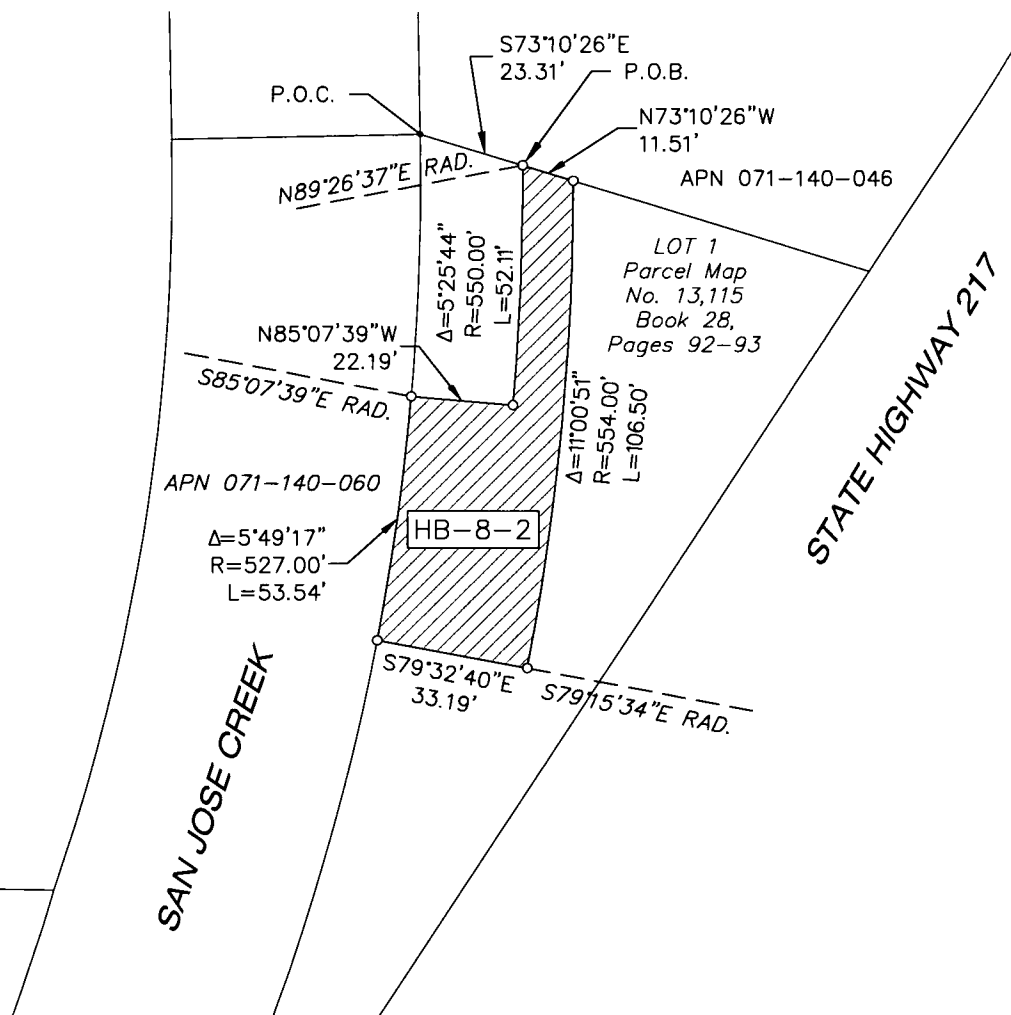
This real property description was prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

Signature: Shane C Sobecki
Shane C. Sobecki, PLS

Date: 02/02/18



EXHIBIT "C"



40' 20' 0' 20' 40'
1 inch = 40 ft.

LEGEND

P.O.B. Point of Beginning
P.O.C. Point of Commencement



HB-8-2 TEMPORARY CONSTRUCTION EASEMENT EXHIBIT
LOT 1 P.M. 13,115
BOOK 28, PAGES 92-93
HOLLISTER AVENUE & HIGHWAY 217 INTERCHANGE
CITY OF GOLETA



201 N. Calle Cesar Chavez, Ste. 300
Santa Barbara, CA 93103
805.692.6921 Phone

ENGINEERING
PLANNING
SURVEYING
CONSTRUCTION MANAGEMENT

CIGOL120004 • HB Exhibits.dwg • 2/2/2018 • RCS • E-FILE

City of Goleta. May 21, 2019.

**Ekwill Street and Fowler Road Extension
Project and Hollister Avenue Bridge Project.**

Resolution of Necessity.

**LEGAL DEFINITIONS, LEGAL DESCRIPTIONS
AND EXHIBITS**

for:

5544 Hollister Avenue

Goleta, CA 93117

John & Amet Newland

APN: 071-090-036

Parcels: HOLL-4-1, HOLL-4-2, HB-4-1, HB-4-2

LEGAL DEFINITIONS
City of Goleta
Hollister Bridge and Ekwill Fowler Projects
As to APN 071-090-036

“**Fee,**” also known as fee simple or fee simple absolute, grants to the City of Goleta (“Goleta”) absolute ownership of the interests in the portions of the property to be acquired.

“**Permanent Flood Control Easement**” refers to a permanent easement and right of way to Goleta for street drainage and flood control purposes, over, under, along, through and across said property, together with the rights to construct maintain, repair and replace Goleta’s improvements thereon and refers to a temporary easement in favor of Goleta, its successor and assigns, to install, re-install, replace, remove, and maintain sandbags and similar sediment control protective devices, as determined necessary by Goleta, for the prevention of construction related flooding, erosion and sediment transfer across adjacent properties and into on-site drainage inlets/sources, together with all necessary rights incidental thereto in connection with the exercise of any easement rights described herein.

Property Owner shall not erect or construct, or permit to be erected or constructed, any building, structure or improvement on, over, or under any portion of the easement, or plant trees or any other vegetation on any portion of the easement, except with the prior written consent of Goleta, its successors and assigns.

No other easement shall be granted on, under or over the easement without the prior written consent of Goleta, its successors and assigns.

Property Owner shall not cause, directly, indirectly or negligently, any interference with or harm to the rights conveyed hereunder.

“**Temporary Vegetation Mitigation and Monitoring Equipment Easement**” refers to a temporary easement and right of way in favor of Goleta, its successors and assigns, together with the right to conduct vegetation mitigation and monitoring, to construct, reconstruct, repair, extend, maintain and traverse an access way to access Goleta owned facilities and/or construction site, as determined necessary by Goleta, together with all necessary rights incidental thereto, on, over, under and across the property in connection with the exercise of any easement rights described herein.

Property Owner shall not erect or construct, or permit to be erected or constructed, any building, structure or improvement on, over, or under any portion of the easement, or plant trees or any other vegetation on any portion of the easement except with the prior written consent of Goleta, its successors and assigns.

Goleta shall have the right to trim, cut or clear away any trees, brush, or other vegetation from time to time as determined in its sole discretion, without payment of additional compensation.

No other easements shall be granted on, under or over the easement without the prior written consent of Goleta, its successors and assigns.

The existing ground elevations upon completion of construction shall not be further

increased or decreased without the prior written consent of Goleta.

The rights under this easement shall commence on or around May 1, 2023 for a 60 day period, and then 5 days a month over 5 years but to fully terminate no later than April 30, 2028.

Property Owner shall not cause, directly, indirectly or negligently, any interference with or harm to the rights conveyed hereunder.

“Temporary Construction Easement” (TCE) refers to the right of Goleta, its successors and assigns, to engage in construction and related activities for the project, together with all necessary rights of ingress and egress to the easement area in connection with the exercise of any of the easement rights.

The rights under this easement shall commence on September 1, 2019 and end on May 1, 2023.

Property Owner shall not cause, directly, indirectly or negligently, any interference with or harm to the rights conveyed hereunder.

EXHIBIT A PAGE 1 OF 3

LEGAL DESCRIPTION

Real property in the City of Goleta, County of Santa Barbara, State of California, described as follows:

PARCEL ONE:

THAT PORTION OF RANCHO LA GOLETA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF HOLLISTER AVENUE, DISTANT THEREON 2,792.83 FEET WESTERLY FROM POST NO. 47, AS SHOWN ON THE PARTITION MAP OF THE SUBDIVISION OF THE LANDS OF DANIEL A. HILL, DECEASED, (FILED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF SAID COUNTY IN SAID MATTER); THENCE WESTERLY ALONG SAID LINE OF HOLLISTER AVENUE, 264.22 FEET TO THE SOUTHWEST CORNER OF THE LAND FORMERLY OF JOSEPH SEXTON; THENCE NORTH 13° 43' EAST ALONG THE WESTERLY LINE OF SAID LANDS FORMERLY OF JOSEPH SEXTON 1,075.5 FEET TO THE NORTHERLY LINE THEREOF; THENCE EASTERLY ALONG SAID NORTHERLY LINE 107.21 FEET TO INTERSECT A LINE DRAWN NORTH 5° 20' EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 5° 20' WEST 1,056.56 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE STATE OF CALIFORNIA, BY FINAL ORDER OF CONDEMNATION RECORDED JULY 5, 1961, AS INSTRUMENT NO. 23433, IN BOOK 1857, PAGE 157 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION OF THE RANCHO LA GOLETA, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, CONVEYED TO F. P. NEWLAND, ET UX., BY DEED RECORDED JUNE 13, 1929 IN VOLUME 186, AT PAGE 210 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF THE PARCEL OF LAND DESCRIBED IN THE ABOVE SAID DEED; THENCE (1) ALONG THE EASTERLY LINE OF SAID PARCEL WEST 6° 30' 28" EAST 179.73 FEET; THENCE (2) SOUTH 43° 28' 58" WEST 163.80 FEET; THENCE (3) SOUTH 68° 15' 12" WEST 119.89 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL; THENCE (4) ALONG SAID SOUTHERLY LINE, SOUTH 85° 42' 10" EAST, 204.28 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION NOW USED OR ACKNOWLEDGED AS PUBLIC ROAD.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE COUNTY OF SANTA BARBARA BY DEED RECORDED AUGUST 8, 1963 IN BOOK 2006, PAGE 1248 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY RIGHT OF WAY BOUNDARY LINE OF STATE ROUTE 236, SOUTH 67° 15' 57" WEST, DISTANT 36.30 FEET FROM THE POINT OF BEGINNING OF PARCEL "TWO C" AS SAID PARCEL "2C" IS DESCRIBED IN THE FINAL ORDER OF CONDEMNATION RECORDED IN BOOK 1857, PAGE 157 OF OFFICIAL RECORDS, AND RUNNING THENCE FROM SAID POINT OF BEGINNING, SOUTH 67° 15' 57" WEST, ALONG SAID STATE HIGHWAY RIGHT OF WAY 83.59 FEET; THENCE NORTH 86° 41' 07" WEST, 59.94 FEET TO THE SOUTHWEST CORNER OF THE LAND OF SAID GRANTORS; THENCE ALONG THE WEST BOUNDARY OF SAID LAND NORTH 13° 54' 08" EAST, 86.16 FEET; THENCE SOUTH 71° 45' 15" EAST, 84.13 FEET TO THE BEGINNING OF AN 808.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTH AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2° 59' 25", A DISTANCE OF 42.17 FEET TO

EXHIBIT A PAGE 2 OF 3

THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE COUNTY OF SANTA BARBARA AND THE SANTA BARBARA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY DEED RECORDED SEPTEMBER 23, 1963, IN BOOK 2013, PAGE 752 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE RANCHO LA GOLETA, COUNTY OF SANTA BARBARA, WHICH PORTION IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHERLY END OF THE CENTERLINE OF THE EXISTING SAN JOSE CREEK CHANNEL AS CONSTRUCTED, AS SHOWN ON PLANS FOR STATE ROUTE V-SB-236-A, DATED JANUARY 23, 1961, SAID POINT OF BEGINNING BEING SOUTH 5° 33' 40" EAST 172.43 FEET FROM THE SOUTHWEST CORNER OF TRACT 5 OF THE PARTITION OF THE JOSEPH SEXTON ESTATE OF SAID RANCHO AND SHOWN ON MAP FILED IN BOOK 11, PAGE 172 OF MAPS AND SURVEYS, RECORDS OF SANTA BARBARA COUNTY, CALIFORNIA, THENCE NORTH 2° 17' 30" WEST 119.80 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A CENTRAL ANGLE OF 13° 00' 00" AND A RADIUS OF 438.84 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 99.57 FEET TO THE END THEREON, AND THE TRUE POINT OF BEGINNING OF A PARCEL OF LAND HEREBY BEING DESCRIBED; THENCE NORTH 79° 17' 30" WEST 27.00 FEET TO A POINT; THENCE AT RIGHT ANGLES NORTH 10° 42' 30" EAST 73.21 FEET TO A POINT; THENCE AT RIGHT ANGLES SOUTH 79° 17' 30" EAST 79.00 FEET TO A POINT; THENCE AT RIGHT ANGLES SOUTH 10° 42' 30" WEST 73.21 FEET TO A POINT; THENCE AT RIGHT ANGLES NORTH 79° 17' 30" WEST 52 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WESTERLY OF THE EASTERLY LINE OF THE NORVAL C. FAST, MARION A. SEPULVEDA PROPERTY AS SAID PROPERTY IS DESCRIBED IN A DEED RECORDED IN BOOK 1887, PAGE 198 OF OFFICIAL RECORDS, SAID LINE BEARS NORTH 13° 54' 08" EAST FROM THE SOUTHWEST CORNER OF TRACT 5 AS SHOWN ON A MAP RECORDED IN BOOK 11, PAGE 172 OF MAPS AND SURVEYS, RECORDS OF SANTA BARBARA COUNTY, CALIFORNIA.

FURTHER EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO AVERY V. PICO, AS TO A LIFE ESTATE, AND MAY ANGELINE KELLOGG, ERMA H. KELLOGG, FRANKLIN LESLIE KELLOGG AND EMMA KELLOGG SIMPSON, EACH AS TO AN UNDIVIDED ONE-FOURTH INTEREST, AS TO THE REMAINDER BY DEED RECORDED APRIL 22, 1965 AS INSTRUMENT NO. 14325 IN BOOK 2102, PAGE 172 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT OF LAND DESCRIBED IN DEED TO F. P. NEWLAND, ET UX., RECORDED JUNE 13, 1929 IN BOOK 186, PAGE 210 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY; THENCE SOUTH 13° 43' WEST ALONG THE WESTERLY LINE OF SAID LAND, 40 FEET, MORE OR LESS, TO ITS INTERSECTION WITH AN EASTERLY LINE OF TRACT 4 OF THE SUBDIVISION OF THE ESTATE OF P.E. KELLOGG, AS SAID LINE IS SHOWN ON MAP OF SAID SUBDIVISION, RECORDED IN BOOK 1, PAGE 90 OF MAPS AND SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT OF INTERSECTION BEING THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE ALONG SAID EASTERLY LINE OF SAID TRACT 4, SOUTH 38° 44' EAST 15 FEET, MORE OR LESS, TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID EASTERLY LINE OF SAID TRACT 4, SOUTH 8° 28' WEST 150.15 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID EASTERLY LINE OF SAID TRACT 4, SOUTH 26° 23' WEST 125 FEET, MORE OR LESS, TO ITS INTERSECTION WITH SAID WESTERLY LINE OF SAID NEWLAND TRACT OF LAND ABOVE REFERRED TO; THENCE NORTH 13° 43' EAST ALONG SAID LAST MENTIONED LINE 185 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXHIBIT A PAGE 3 OF 3

FURTHER EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE COUNTY OF SANTA BARBARA BY DEED RECORDED NOVEMBER 9, 1976 AS INSTRUMENT NO. 48173 IN BOOK 2633, PAGE 547 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND DESCRIBED AS PARCEL "2C" IN THE FINAL ORDER OF CONDEMNATION RECORDED JULY 5, 1961 AS INSTRUMENT NO. 23433 IN BOOK 1857, PAGE 157 OF OFFICIAL RECORDS IN THE SANTA BARBARA COUNTY RECORDER' S OFFICE.

PARCEL TWO:

THAT PORTION OF THE RANCHO LA GOLETA, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, BEING A TRIANGULAR TRACT OF LAND, DESCRIBED AS FOLLOWS:

BOUNDED ON THE EAST BY THE WESTERLY LINE OF THE LANDS, FORMERLY OF JOSEPH SEXTON, AND DESCRIBED IN DEED TO F. P. NEWLAND, ET UX., RECORDED JUNE 13, 1929 IN BOOK 186, PAGE 210 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY; AND BOUNDED ON THE NORTHWEST AND SOUTHWEST BY THE EASTERLY LINE OF TRACT 5 OF THE SUBDIVISION OF THE ESTATE OF P. E. KELLOGG, AS SHOWN ON MAP THEREOF, RECORDED IN BOOK 1, PAGE 90 OF MAPS AND SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THREE:

THAT PORTION OF THE RANCHO LA GOLETA, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT OF LAND DESCRIBED IN DEED TO F. P. NEWLAND, ET UX., RECORDED JUNE 13, 1929 IN BOOK 186, PAGE 210 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY; THENCE NORTH 85° 43' WEST TO INTERSECT THE EASTERLY LINE OF TRACT 4 OF THE SUBDIVISION OF THE ESTATE OF P. E. KELLOGG, AS SHOWN ON MAP THEREOF, RECORDED IN BOOK 1, PAGE 90 OF MAPS AND SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTH 38° 44' EAST, ALONG SAID LAST MENTIONED LINE TO ITS INTERSECTION WITH THE WESTERLY LINE OF SAID TRACT OF LAND DESCRIBED IN DEED TO NEWLAND ABOVE REFERRED TO; THENCE NORTH 13° 43' EAST ALONG SAID LAST MENTIONED LINE TO THE POINT OF BEGINNING.

APN: 071-090-036

EXHIBIT B

(Right of Way Legal Description)

Parcel: HOLL-4-1

A portion of land in the City of Goleta, County of Santa Barbara, State of California, being a portion of land described in the deed to John E. Newland and Amet Newland recorded August 3, 1965 as instrument No. 27220 in Book 2115, Page 457 of Official Records, in the office of the County Recorder of said County.

Said portion of land is described as follows:

Beginning at the intersection of the northerly line of Hollister Avenue with the northwesterly line of Dearborn Place, said point of intersection being shown on record of survey recorded in Book 179, Page 39 and 40 of Records of Survey in the office of the County Recorder of said County, being the southwesterly terminus of that line shown on said map as N 43° 28' 59" E, 163.80 feet; thence,

- 1st along the northwesterly line of said Dearborn Place N 43° 28' 59" E, 163.80 feet to a point in the easterly line of said Newland property; thence,
- 2nd along said easterly line N 06° 30' 56" E, 69.17 feet to the beginning of a non-tangent curve; thence,
- 3rd along the arc of said curve having a radius of 142.00 feet, being concave southeasterly and having a radial bearing of N 36° 03' 06" W and a central angle of 17° 37' 52", in a southwesterly direction 43.70 feet to the beginning of a tangent reverse curve; thence,
- 4th along the arc of said curve having a radius of 19.00 feet, being concave northwesterly through a central angle of 31° 00' 19", in a southwesterly direction 10.28 feet to the beginning of a tangent reverse curve; thence,
- 5th along the arc of said curve having a radius of 31.00 feet, being concave southeasterly through a central angle of 43° 17' 43", in a southwesterly direction 23.43 feet to the beginning of a tangent compound curve; thence,
- 6th along the arc of said curve having a radius of 152.00 feet, being concave easterly through a central angle of 04° 51' 02", in a southwesterly direction 12.87 feet to the beginning of a tangent reverse curve; thence,
- 7th along the arc of said curve having a radius of 49.00 feet, being concave northwesterly through a central angle of 45° 36' 24", in a southwesterly direction 39.00 feet to the beginning of a tangent compound curve; thence,
- 8th along the arc of said curve having a radius of 334.00 feet, being concave northwesterly through a central angle of 21° 32' 56", in a southwesterly direction 125.62 feet to a point on the westerly line of said Newland property; thence,
- 9th along said westerly line S 11° 41' 46" W, 36.92 feet to a point on the northerly line of Hollister Avenue as shown on said record of survey; thence,
- 10th along said northerly line S 73° 46' 50" E, 97.05 feet to the point of beginning.

EXHIBIT B

Containing an area of 12,437.61 square feet more or less.

TOGETHER WITH all abutter's rights of access to the grantor's remaining property along the 6th, 7th and 8th courses of parcel HOLL-4-1 as herein described.

Bearings and distances as shown herein are based upon the California Coordinate System of 1983 (CCS83) Zone 5.

This real property description was prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

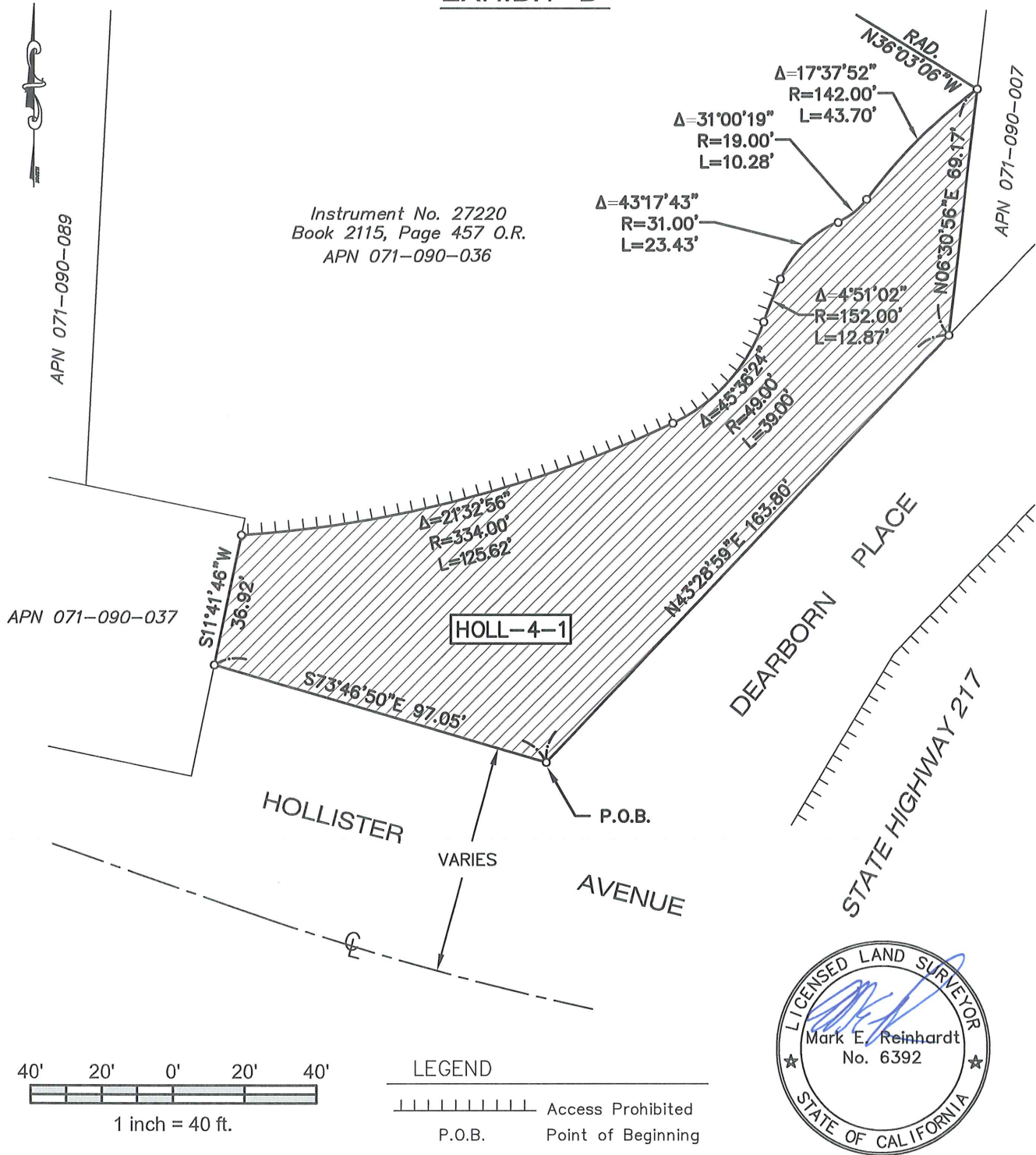
Signature: 

Mark E. Reinhardt, PLS

Date: 3-31-2014



EXHIBIT "B"



HOLL-4-1 RIGHT OF WAY EXHIBIT
APN 071-090-036
HOLLISTER AVENUE & HIGHWAY 217 INTERCHANGE
CITY OF GOLETA

MNS
ENGINEERS INC
201 N. Calle Cesar Chavez, Ste 300
Santa Barbara, CA 93103
805.692.6921 Phone

ENGINEERING
PLANNING
SURVEYING
CONSTRUCTION MANAGEMENT

EXHIBIT C PAGE 1 OF 3

(Temporary Construction Easement Legal Description)

Parcel: HOLL-4-2

A portion of land in the City of Goleta, County of Santa Barbara, State of California, being a portion of land described in the deed to John E. Newland and Amet Newland recorded August 3, 1965 as instrument No. 27220 in Book 2115, Page 457 of Official Records, in the office of the County Recorder of said County.

Said portion of land is described as follows:

Commencing at the intersection of the northerly line of Hollister Avenue with the northwesterly line of Dearborn Place, said point of intersection being shown on record of survey recorded in Book 179, Page 39 and 40 of Records of Survey in the office of the County Recorder of said County, being the southwesterly terminus of that line shown on said map as N 43° 28' 59" E, 163.80 feet; thence, along the northwesterly line of said Dearborn Place N 43° 28' 59" E, 163.80 feet to a point in the easterly line of said Newland property; thence, along said easterly line N 06° 30' 56" E, 69.17 feet to the point of beginning; said point being the beginning of a non-tangent curve; thence,

- 1st along the arc of said curve having a radius of 142.00 feet, being concave southeasterly and having a radial bearing of N 36° 03' 06" W and a central angle of 17° 37' 52", in a southwesterly direction 43.70 feet to the beginning of a tangent reverse curve; thence,
- 2nd along the arc of said curve having a radius of 19.00 feet, being concave northwesterly through a central angle of 31° 00' 19", in a southwesterly direction 10.28 feet to the beginning of a tangent reverse curve; thence,
- 3rd along the arc of said curve having a radius of 31.00 feet, being concave southeasterly through a central angle of 43° 17' 43", in a southwesterly direction 23.43 feet to the beginning of a tangent compound curve; thence,
- 4th along the arc of said curve having a radius of 152.00 feet, being concave easterly through a central angle of 04° 51' 02", in a southwesterly direction 12.87 feet to the beginning of a tangent reverse curve; thence,
- 5th along the arc of said curve having a radius of 49.00 feet, being concave northwesterly through a central angle of 45° 36' 24", in a southwesterly direction 39.00 feet to the beginning of a tangent compound curve; thence,
- 6th along the arc of said curve having a radius of 334.00 feet, being concave northwesterly through a central angle of 11° 59' 00", in a southwesterly direction 69.86 feet; thence,
- 7th N 13° 13' 59" W, 5.00 feet to the beginning of a tangent curve; thence,
- 8th along the arc of said curve having a radius of 329.00 feet, being concave northwesterly and having a radial bearing of S 13° 13' 59" E and a central angle of 11° 59' 00", in a northeasterly direction 68.81 feet to the beginning of a tangent compound curve; thence,

EXHIBIT C PAGE 2 OF 3

- 9th along the arc of said curve having a radius of 44.00 feet, being concave northwesterly through a central angle of $7^{\circ} 06' 20''$, in a northeasterly direction 5.46 feet; thence,
- 10th N $07^{\circ} 08' 59''$ E, 65.43 feet; thence,
- 11th S $82^{\circ} 51' 01''$ E, 41.13 feet to the beginning of a non-tangent curve; thence,
- 12th along the arc of said curve having a radius of 147.00 feet, being concave southeasterly and having a radial bearing of N $52^{\circ} 56' 09''$ W and a central angle of $05^{\circ} 02' 59''$, in a northeasterly direction 12.96 feet; thence,
- 13th N $04^{\circ} 31' 48''$ E, 28.43 feet; thence,
- 14th S $85^{\circ} 28' 14''$ E, 24.47 feet to a point in the easterly line of said Newland property line; thence,
- 15th along said easterly line S $06^{\circ} 30' 56''$ W, 10.25 feet to the point of beginning.

Containing an area of 2,595 square feet more or less.

Bearings and distances as shown herein are based upon the California Coordinate System of 1983 (CCS83) Zone 5.

This real property description was prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

Signature: 
Shane C. Sobecki, PLS

Date: 4/19/2017



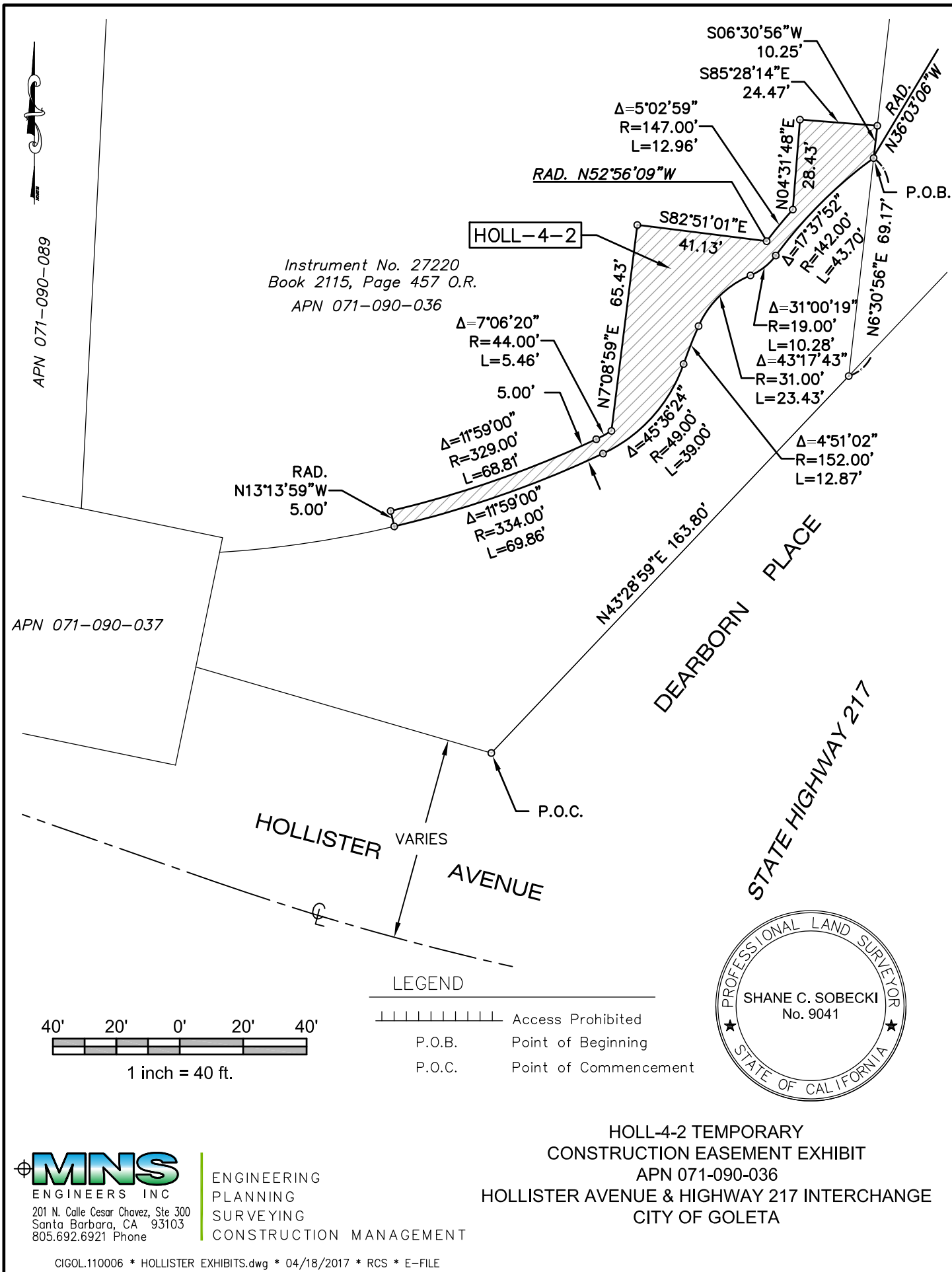


EXHIBIT D

(Flood Control Easement Legal Description)

Parcel: HB-4-1

A portion of land in the City of Goleta, County of Santa Barbara, State of California, being a portion of land described in the deed to John E. Newland and Amet Newland recorded August 3, 1965 as instrument No. 27220 in Book 2115, Page 457 of Official Records, in the office of the County Recorder of said County.

Said portion of land is described as follows:

Commencing at the intersection of the northerly line of Hollister Avenue with the northwesterly line of Dearborn Place, said point of intersection being shown on record of survey recorded in Book 179, Page 39 and 40 of Records of Survey in the office of the County Recorder of said County, being the southwesterly terminus of that line shown on said map as N 43° 28' 59" E, 163.80 feet; thence, along the northwesterly line of said Dearborn Place N 43° 28' 59" E, 163.80 feet to a point in the easterly line of said Newland property; thence, along said easterly line N 06° 30' 56" E, 69.17 feet to the beginning of a non-tangent curve; thence, along the arc of said curve having a radius of 142.00 feet, being concave southeasterly and having a radial bearing of N 36° 03' 06" W and a central angle of 17° 37' 52", in a southwesterly direction 43.70 feet to the beginning of a tangent reverse curve; thence, along the arc of said curve having a radius of 19.00 feet, being concave northwesterly through a central angle of 31° 00' 19", in a southwesterly direction 10.28 feet to the beginning of a tangent reverse curve; thence, along the arc of said curve having a radius of 31.00 feet, being concave southeasterly through a central angle of 43° 17' 43", in a southwesterly direction 23.43 feet to the beginning of a tangent compound curve; thence, along the arc of said curve having a radius of 152.00 feet, being concave easterly through a central angle of 04° 51' 02", in a southwesterly direction 12.87 feet to the beginning of a tangent reverse curve; thence, along the arc of said curve having a radius of 49.00 feet, being concave northwesterly through a central angle of 45° 36' 24", in a southwesterly direction 39.00 feet to the beginning of a tangent compound curve; thence, along the arc of said curve having a radius of 334.00 feet, being concave northwesterly through a central angle of 21° 32' 56", in a southwesterly direction 125.62 feet to a point on the westerly line of said Newland property, said point also being the TRUE POINT OF BEGINNING of the parcel of land herein described; thence,

- 1st along said westerly line N 11° 41' 46" E, 4.71 feet to an angle point in said Newland property line; thence,
- 2nd along the southerly line of said Newland property N 78° 18' 14" W, 11.98 feet to a point on the easterly line of an easement for flood control purposes described per Instrument No. 9290, Book 2342, Page 476 of Official Records; thence,
- 3rd along said easterly line N 11° 42' 39" E, 67.81 feet; thence,
- 4th S 43° 12' 12" E, 50.26 feet; thence,
- 5th S 13° 43' 48" E, 21.82 feet; thence,
- 6th S 77° 21' 23" E, 11.65 feet; thence,

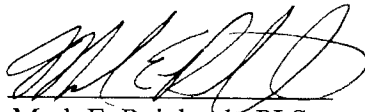
EXHIBIT D

- 7th S 13° 13' 59" E, 5.00 feet to the beginning of a non-tangent curve; thence,
8th along the arc of said curve having a radius of 334.00 feet, being concave northwesterly and having a radial bearing of S 13° 13' 59" E and a central angle of 9° 33' 56", in a southwesterly direction 55.76 feet to the point of beginning.

Containing an area of 2,513 square feet more or less.

Bearings and distances as shown herein are based upon the California Coordinate System of 1983 (CCS83) Zone 5.

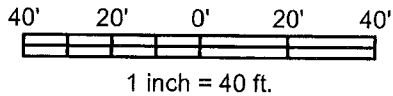
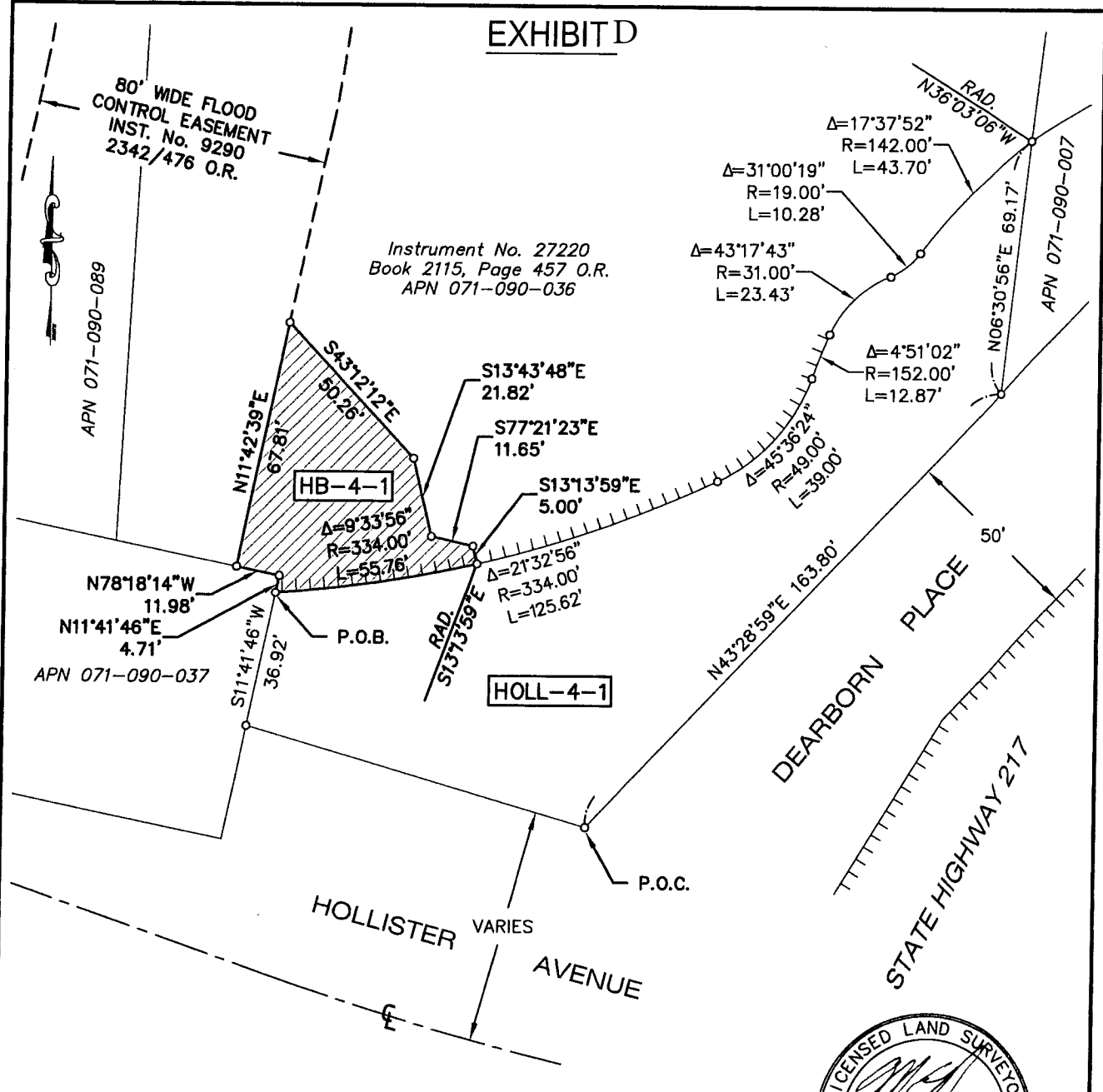
This real property description was prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

Signature: 
Mark E. Reinhardt, PLS

Date: 6-22-2016



EXHIBIT D



LEGEND	
	Access Prohibited
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement



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CONSTRUCTION MANAGEMENT

HB-4-1 FLOOD CONTROL EASEMENT EXHIBIT
APN 071-090-036
HOLLISTER AVENUE & HIGHWAY 217 INTERCHANGE
CITY OF GOLETA

EXHIBIT E Page 1 of 3
(Temporary Mitigation Easement Legal Description)

Parcel: HB-4-2

A portion of land in the City of Goleta, County of Santa Barbara, State of California, being a portion of land described in the deed to John E. Newland and Amet Newland recorded August 3, 1965 as instrument No. 27220 in Book 2115, Page 457 of Official Records, in the office of the County Recorder of said County.

Said portion of land is described as follows:

Commencing at the southeasterly corner of Parcel B of Parcel Map No. 12,482 recorded in Book 24, Pages 41 and 42 of Parcel Maps, said point being shown on record of survey recorded in Book 179, Page 39 and 40 of Records of Survey in the office of the County Recorder of said County, being the northwesterly terminus of that line shown on said map as S 78° 18' 14" E, 45.48 feet; thence, along said easterly line of Parcel B N 02°54'42" E, 166.98 feet to the **Point of Beginning**; thence,

- 1st Continuing along said easterly line of Parcels A and B of Parcel Map No. 12,482 N 02°54'42" E, 161.41 feet; thence,
- 2nd S 87°05'18" E, 53.60 feet; thence,
- 3rd S 04°54'27" W, 50.55 feet; thence,
- 4th S 00°12'00" W, 89.78 feet; thence,
- 5th N 42°03'06" E, 37.20 feet; thence,
- 6th N 03°49'30" E, 58.31 feet; thence,
- 7th S 89°18'22" E, 24.61 feet; thence,
- 8th S 32°21'08" E, 41.81 feet; thence,
- 9th S 02°52'36" E, 35.67 feet; thence,
- 10th S 26°18'05" W, 48.47 feet; thence,
- 11th S 49°37'32" W, 40.14 feet; thence,
- 12th S 05°08'29" W, 39.25 feet; thence,

- 13th S 46°13'00" E, 15.00 feet; thence,
- 14th S 03°15'53" E, 18.33 feet; thence,
- 15th S 30°34'57" W, 42.16 feet; thence,
- 16th N 43°12'12" W, 45.92 feet; thence,
- 17th N 78°17'21" W, 32.49 feet; thence,
- 18th N 11°42'39" E, 15.09 feet; thence,
- 19th N 78°22'05" W, 10.45 feet; thence,
- 20th N 00°37'13" E, 83.68 feet to the **Point of Beginning**.

Containing an area of 24,366 square feet more or less.

Bearings and distances as shown herein are based upon the California Coordinate System of 1983 (CCS83) Zone 5.

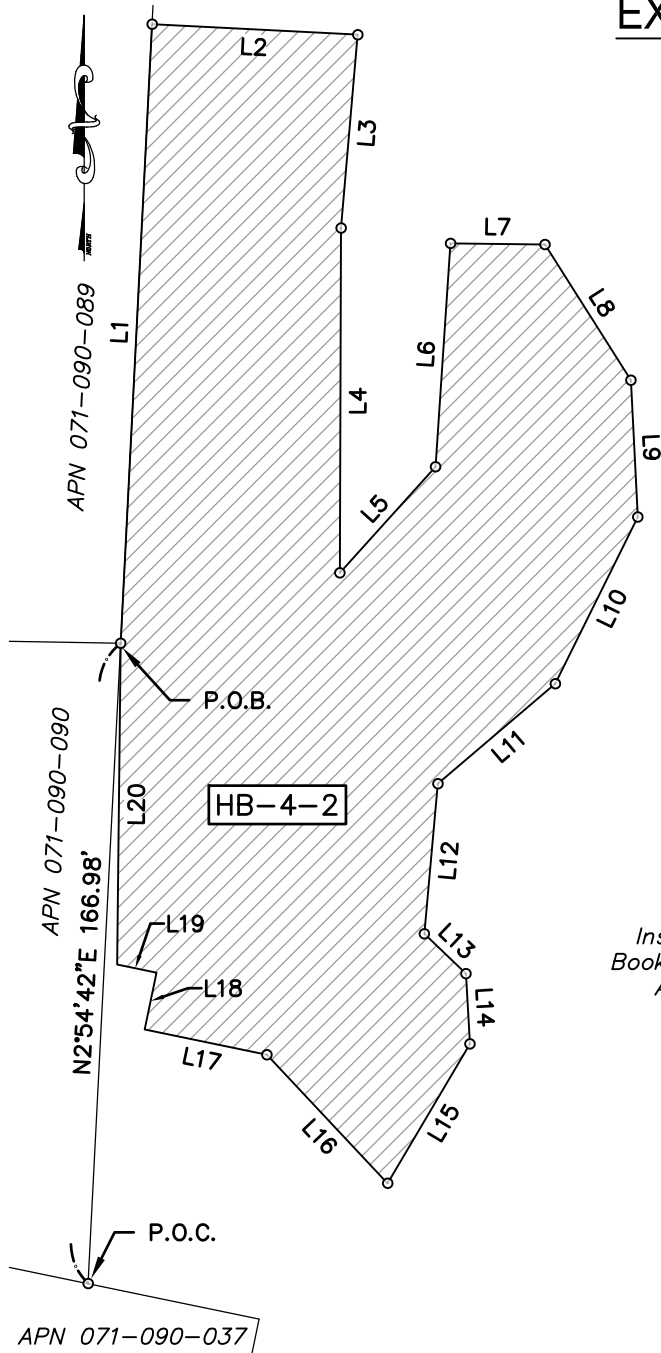
This real property description was prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

Signature: 
Shane C. Sobecki, PLS

Date: 4/26/18



EXHIBIT E PAGE 3 OF 3

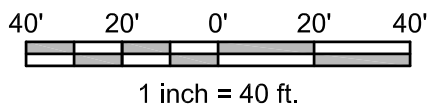


LINE TABLE		
Line #	DISTANCE	BEARING
L1	161.41'	N 2°54'42" E
L2	53.60'	S 87°05'18" E
L3	50.55'	S 4°54'27" W
L4	89.78'	S 0°12'00" W
L5	37.20'	N 42°03'06" E
L6	58.31'	N 3°49'30" E
L7	24.61'	S 89°18'22" E
L8	41.81'	S 32°21'08" E
L9	35.67'	S 2°52'36" E
L10	48.47'	S 26°18'05" W
L11	40.14'	S 49°37'32" W
L12	39.25'	S 5°08'29" W
L13	15.00'	S 46°13'00" E
L14	18.33'	S 3°15'53" E
L15	42.16'	S 30°34'57" W
L16	45.92'	N 43°12'12" W
L17	32.49'	N 78°17'21" W
L18	15.09'	N 11°42'39" E
L19	10.45'	N 78°22'05" W
L20	83.68'	N 0°37'13" E

Instrument No. 27220
Book 2115, Page 457 O.R.
APN 071-090-036

APN 071-090-091

DEARBORN PLACE



LEGEND

- Access Prohibited
- P.O.B. Point of Beginning
- P.O.C. Point of Commencement



HB-4-2 TEMPORARY MITIGATION EASEMENT EXHIBIT
APN 071-090-036
HOLLISTER AVENUE & HIGHWAY 217 INTERCHANGE
CITY OF GOLETA



ENGINEERING
PLANNING
SURVEYING
CONSTRUCTION MANAGEMENT

City of Goleta. May 21, 2019.

**Ekwill Street and Fowler Road Extension
Project and Hollister Avenue Bridge Project.**

Resolution of Necessity.

**LEGAL DEFINITIONS, LEGAL DESCRIPTIONS
AND EXHIBITS**

for:

5580 & 5590 Hollister Avenue

Goleta, CA 93117

Santa Barbara Nissan, LLC

APN: 071-090-063, 071-090-089

Parcels: HOLL-2-1, HOLL-3-1, HB-5-1, HB-5-2

LEGAL DEFINITIONS
City of Goleta
Hollister Bridge and Ekwill Fowler Projects
As to APNS 071-090-089 and 071-090-063

“Fee,” also known as fee simple or fee simple absolute, grants to the City of Goleta (“Goleta”) absolute ownership of the interests in the portions of the property to be acquired.

“Permanent Flood Control Easement” refers to a permanent easement and right of way to Goleta for street drainage and flood control purposes, over, under, along, through and across said property, together with the rights to construct maintain, repair and replace Goleta’s improvements thereon and refers to a temporary easement in favor of Goleta, its successor and assigns, to install, re-install, replace, remove, and maintain sandbags and similar sediment control protective devices, as determined necessary by Goleta, for the prevention of construction related flooding, erosion and sediment transfer across adjacent properties and into on-site drainage inlets/sources, together with all necessary rights incidental thereto in connection with the exercise of any easement rights described herein.

Property Owner shall not erect or construct, or permit to be erected or constructed, any building, structure or improvement on, over, or under any portion of the easement, or plant trees or any other vegetation on any portion of the easement, except with the prior written consent of Goleta, its successors and assigns.

No other easement shall be granted on, under or over the easement without the prior written consent of Goleta, its successors and assigns.

Property Owner shall not cause, directly, indirectly or negligently, any interference with or harm to the rights conveyed hereunder.

“Temporary Construction Easement” (TCE) refers to the right of Goleta, its successors and assigns, to engage in construction and related activities for the project, together with all necessary rights of ingress and egress to the easement area in connection with the exercise of any of the easement rights.

The rights under this easement shall commence on September 1, 2019 and end on May 1, 2023.

Property Owner shall not cause, directly, indirectly or negligently, any interference with or harm to the rights conveyed hereunder.

EXHIBIT A

LEGAL DESCRIPTION

Real property in the City of Goleta, County of Santa Barbara, State of California, described as follows:

PARCEL ONE: (APN: 071-090-089)

A PORTION OF LAND IN THE CITY OF GOLETA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL B ACCORDING TO PARCEL MAP NO. 12,842 RECORDED MARCH 4, 1980 IN BOOK 24, PAGES 41 AND 42 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SAID PORTION OF LAND IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL B, SAID CORNER BEING A POINT ON THE CENTERLINE OF KELLOGG AVENUE AND BEING THE WESTERLY TERMINUS OF THE BOUNDARY LINE SHOWN AS N 89° 58' 50" E, 180.00 ON SAID MAP; THENCE, ALONG THE BOUNDARY OF SAID PARCEL B, N 89° 58' 50" E, 180.00 FEET TO AN ANGLE POINT IN SAID BOUNDARY AND THE TRUE POINT OF BEGINNING OF THE PORTION OF LAND HEREIN DESCRIBED; THENCE,

1ST N 89° 58' 50" E, 258.24 FEET TO A POINT IN THE EASTERLY BOUNDARY OF SAID PARCEL B, SAID POINT LIES S 01° 56' 09" W, 25.50 FEET FROM THE NORTHEAST CORNER OF SAID PARCEL B; THENCE,
2ND ALONG SAID EASTERLY BOUNDARY S 01° 56' 09" W, 166.95 FEET TO AN ANGLE POINT IN SAID BOUNDARY; THENCE,
3RD CONTINUING ALONG THE BOUNDARY OF SAID PARCEL B, N 79° 16' 47" W, 33.52 FEET; THENCE,
4TH CONTINUING ALONG THE BOUNDARY OF SAID PARCEL B, S 10° 43' 13" W, 31.09 FEET; THENCE,
5TH CONTINUING ALONG THE BOUNDARY OF SAID PARCEL B N 71° 44' 31" W, 9.86 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,052.00 FEET AND A CENTRAL ANGLE OF 11° 25' 48"; THENCE,
6TH CONTINUING ALONG THE BOUNDARY OF SAID PARCEL B AND ALONG THE ARC OF SAID CURVE IN A WESTERLY DIRECTION 209.87 FEET TO AN ANGLE POINT IN SAID BOUNDARY; THENCE,
7TH ALONG THE BOUNDARY OF SAID PARCEL B, N 00° 01' 10" W, 142.52 FEET TO THE POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED JULY 29, 2011 AS INSTRUMENT NO. 11-43258, OF OFFICIAL RECORDS.

PARCEL TWO: (APN: 071-090-063)

THAT PORTION OF TRACT 5 OF THE SUBDIVISION OF THE ESTATE OF P. E. KELLOGG, IN THE RANCHO LA GOLETA IN THE CITY OF GOLETA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS SHOWN ON THE MAP THEREOF RECORDED IN BOOK 1, PAGE 90 OF MAPS AND SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF KELLOGG AVENUE AS SHOWN ON SAID MAP WITH THE NORTHERLY LINE OF THE RIGHT OF WAY FOR STATE HIGHWAY AS

DESCRIBED IN DEED TO STATE OF CALIFORNIA, RECORDED APRIL 6, 1927 IN BOOK 109, PAGE 316 OFFICIAL RECORDS, RECORDS OF SAID COUNTY; THENCE NORTHERLY ALONG SAID EASTERLY LINE OF KELLOGG AVENUE, 150.00 FEET; THENCE AT RIGHT ANGLES EASTERLY 150.00 FEET TO A POINT; THENCE SOUTHERLY AND PARALLEL TO THE EASTERLY LINE OF KELLOGG AVENUE TO A POINT INTERSECTING THE NORTHERLY LINE OF THE HEREINABOVE REFERRED TO STATE OF CALIFORNIA RIGHT OF WAY; THENCE WESTERLY ALONG SAID STATE OF CALIFORNIA RIGHT OF WAY TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION THEREOF LYING WITHIN THE LAND GRANTED TO THE COUNTY OF SANTA BARBARA, IN DEED RECORDED JUNE 24, 1976 AS INSTRUMENT NO. 26176, IN BOOK 2617, PAGE 1817, OFFICIAL RECORDS.

EXHIBIT B

(Right of Way Legal Description)

Parcel: HB-5-1

A portion of land in the City of Goleta, County of Santa Barbara, State of California, being a portion of Parcel B of Parcel Map No. 12,482 recorded in Book 24, Pages 41 and 42 of Parcel Maps, in the office of the County Recorder of said County.

Said portion of land is described as follows:

Beginning at the intersection of the northerly line of Hollister Avenue with the easterly line of said Parcel B, said point of intersection being shown on record of survey recorded in Book 179, Page 39 and 40 of Records of Survey in the office of the County Recorder of said County, being the southwesterly terminus of that line shown on said map as N 11° 41' 46" E, 31.09 feet; thence along the northerly line of Hollister Avenue the following two courses,

- 1st N 70° 44' 49" W, 9.86 feet to the beginning of a non-tangent curve; thence,
- 2nd along the arc of said curve having a radius of 1051.91 feet, being concave southwesterly and having a radial bearing of N 19° 14' 01" E and a central angle of 05° 53' 35", in a northwesterly direction 108.19 feet; thence,
- 3rd leaving said northerly line S 76° 39' 34" E, 47.87 feet to the beginning of a tangent curve; thence
- 4th along the arc of said curve having a radius of 508.49 feet, being concave northeasterly through a central angle of 05° 31' 13", in a southeasterly direction 48.99 feet; thence,
- 5th S 87° 55' 30" E, 21.06 feet to a point on the easterly line of said Parcel B; thence,
- 6th along said easterly line S 11° 41' 46" W, 13.05 feet to the point of beginning.

Containing an area of 389 square feet more or less.

Bearings and distances as shown herein are based upon the California Coordinate System of 1983 (CCS83) Zone 5.

This real property description was prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

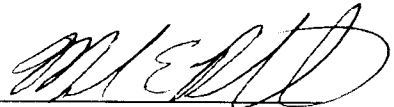
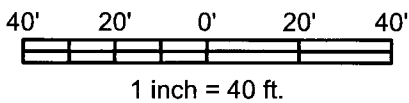
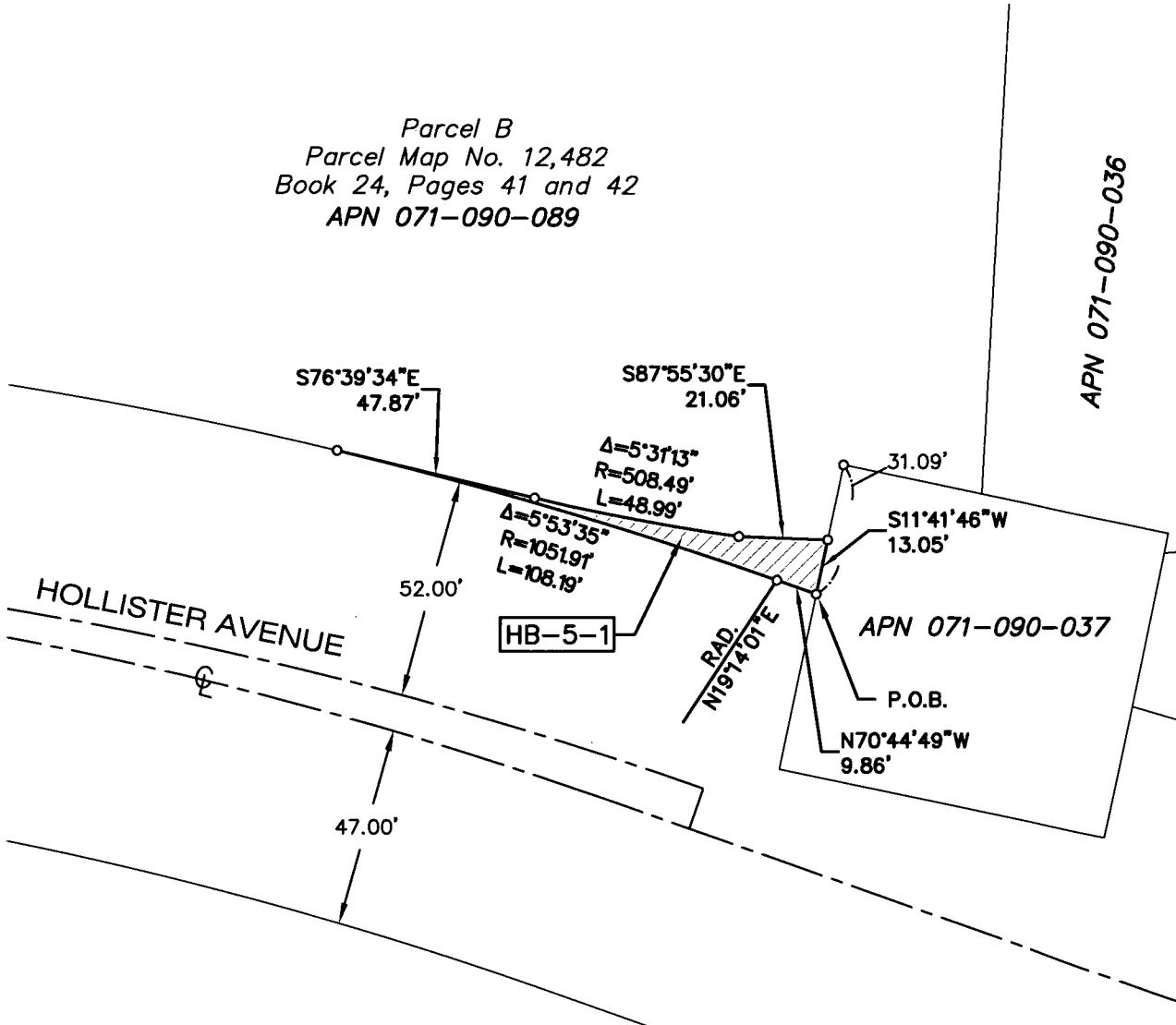
Signature:  Date: 3-16-16
Mark E. Reinhardt, PLS



EXHIBIT B

Parcel B
Parcel Map No. 12,482
Book 24, Pages 41 and 42
APN 071-090-089



LEGEND

P.O.B. Point of Beginning



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HB-5-1 RIGHT OF WAY EXHIBIT
APN 071-090-089
HOLLISTER AVENUE
CITY OF GOLETA

EXHIBIT C

(Permanent Easement Legal Description)

Parcel: HB-5-2

A portion of land in the City of Goleta, County of Santa Barbara, State of California, being a portion of Parcel B of Parcel Map No. 12,482 recorded in Book 24, Pages 41 and 42 of Parcel Maps, in the office of the County Recorder of said County.

Said portion of land is described as follows:

Commencing at the intersection of the northerly line of Hollister Avenue with the easterly line of said Parcel B, said point of intersection being shown on record of survey recorded in Book 179, Page 39 and 40 of Records of Survey in the office of the County Recorder of said County, being the southwesterly terminus of that line shown on said map as N 11° 41' 46" E, 31.09 feet; thence along the northerly line of Hollister Avenue the following two courses, N 70° 44' 49" W, 9.86 feet to the beginning of a non-tangent curve; thence, along the arc of said curve having a radius of 1051.91 feet, being concave southwesterly and having a radial bearing of N 19° 14' 01" E and a central angle of 05° 53' 35", in a northwesterly direction 108.19 feet; thence, leaving said northerly line of Hollister Avenue S 76° 39' 34" E, 47.87 feet to the beginning of a tangent curve, also being the point of beginning; thence,

- 1st along the arc of said curve having a radius of 508.49 feet, being concave northeasterly through a central angle of 05° 31' 13", in a southeasterly direction 48.99 feet; thence,
- 2nd S 87° 55' 30" E, 7.89 feet to a point on the westerly line of an easement for flood control purposes described per Instrument No. 9290, Book 2342, Page 476 of Official Records; thence,
- 3rd along said westerly line N 11° 42' 39" E, 88.07 feet; thence,
- 4th N 23° 10' 59" W, 53.55 feet; thence,
- 5th S 28° 19' 08" W, 74.41 feet; thence,
- 6th S 07° 37' 49" W, 58.37 feet; thence,
- 7th N 76° 39' 34" W, 9.19 feet; thence,
- 8th S 09° 26' 07" W, 5.01 feet to the point of beginning.

Containing an area of 5,425 square feet more or less.

Bearings and distances as shown herein are based upon the California Coordinate System of 1983 (CCS83) Zone 5.

This real property description was prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

Signature: _____

Shane C. Sobecki, PLS

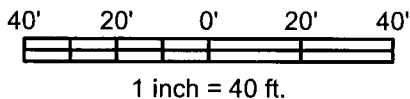
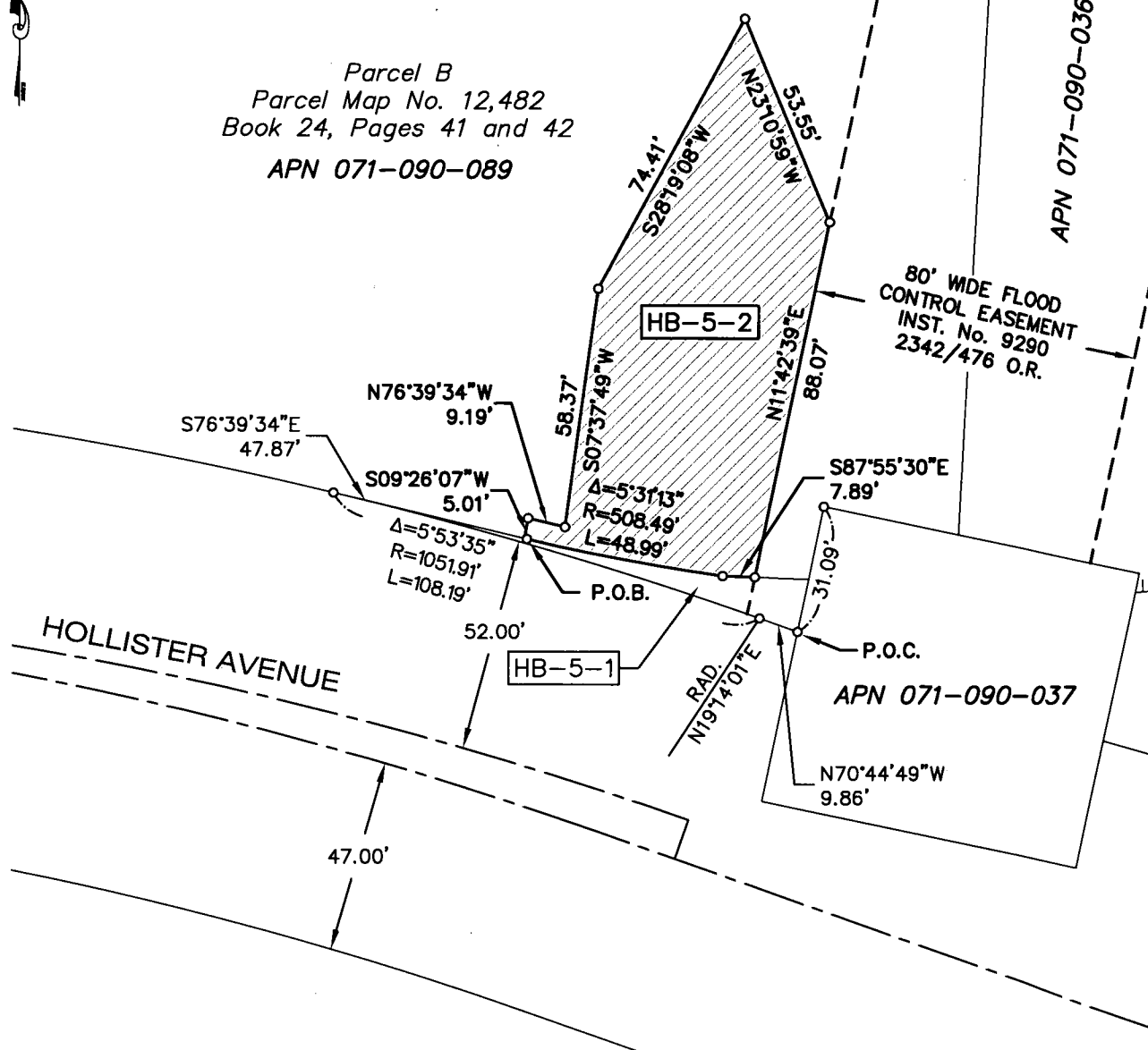
Date: 4/19/2017



EXHIBIT C



Parcel B
Parcel Map No. 12,482
Book 24, Pages 41 and 42
APN 071-090-089



LEGEND

P.O.B. Point of Beginning
P.O.C. Point of Commencement



201 N. Calle Cesar Chavez, Ste 300
Santa Barbara, CA 93103
805.692.6921 Phone

ENGINEERING
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HB-5-2 PERMANENT
EASEMENT EXHIBIT
APN 071-090-089
HOLLISTER AVENUE
CITY OF GOLETA

EXHIBIT D

(Temporary Construction Easement Legal Description)

Parcel: HOLL-2-1

A portion of land in the City of Goleta, County of Santa Barbara, State of California, being a portion of Parcel B of Parcel Map No. 12,482 recorded in Book 24, Pages 41 and 42 of Parcel Maps, in the office of the County Recorder of said County.

Said portion of land is described as follows:

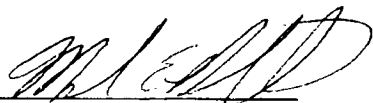
Commencing at the intersection of the northerly line of Hollister Avenue with the easterly line of said Parcel B, said point of intersection being shown on record of survey recorded in Book 179, Page 39 and 40 of Records of Survey in the office of the County Recorder of said County, being the southwesterly terminus of that line shown on said map as N 11° 41' 46" E, 31.09 feet; thence along the northerly line of Hollister Avenue the following three courses, N 70° 44' 49" W, 9.86 feet to the beginning of a non-tangent curve; thence, along the arc of said curve having a radius of 1051.91 feet, being concave southwesterly and having a radial bearing of N 19° 14' 01" E and a central angle of 05° 53' 35", in a northwesterly direction 108.19 feet to the point of beginning; thence,

- 1st Continuing along the arc of last said curve, through a central angle of 05° 32' 17", in a northwesterly direction 101.67 feet to a point on the westerly line of said Parcel B; thence,
- 2nd along said westerly line N 00° 57' 23" E, 15.11 feet to the beginning of a non-tangent curve; thence,
- 3rd along the arc of said curve having a radius of 1066.91 feet, being concave southwesterly and having a radial bearing of N 07° 42' 21" E and a central angle of 05° 38' 05", in a southeasterly direction 104.92 feet; thence,
- 4th S 13° 20' 26" W, 10.00 feet; thence,
- 5th S 76° 39' 34" E, 47.53 feet; thence,
- 6th S 09° 26' 07" W, 5.01 feet; thence,
- 7th N 76° 39' 34" W, 47.87 feet to the point of beginning.

Containing an area of 1,788 square feet more or less.

Bearings and distances as shown herein are based upon the California Coordinate System of 1983 (CCS83) Zone 5. This real property description was prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

Signature:


Mark E. Reinhardt, PLS

Date:

3-16-16

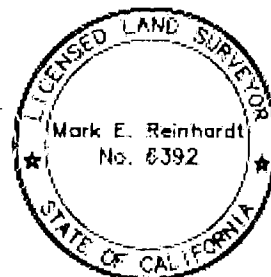


EXHIBIT D

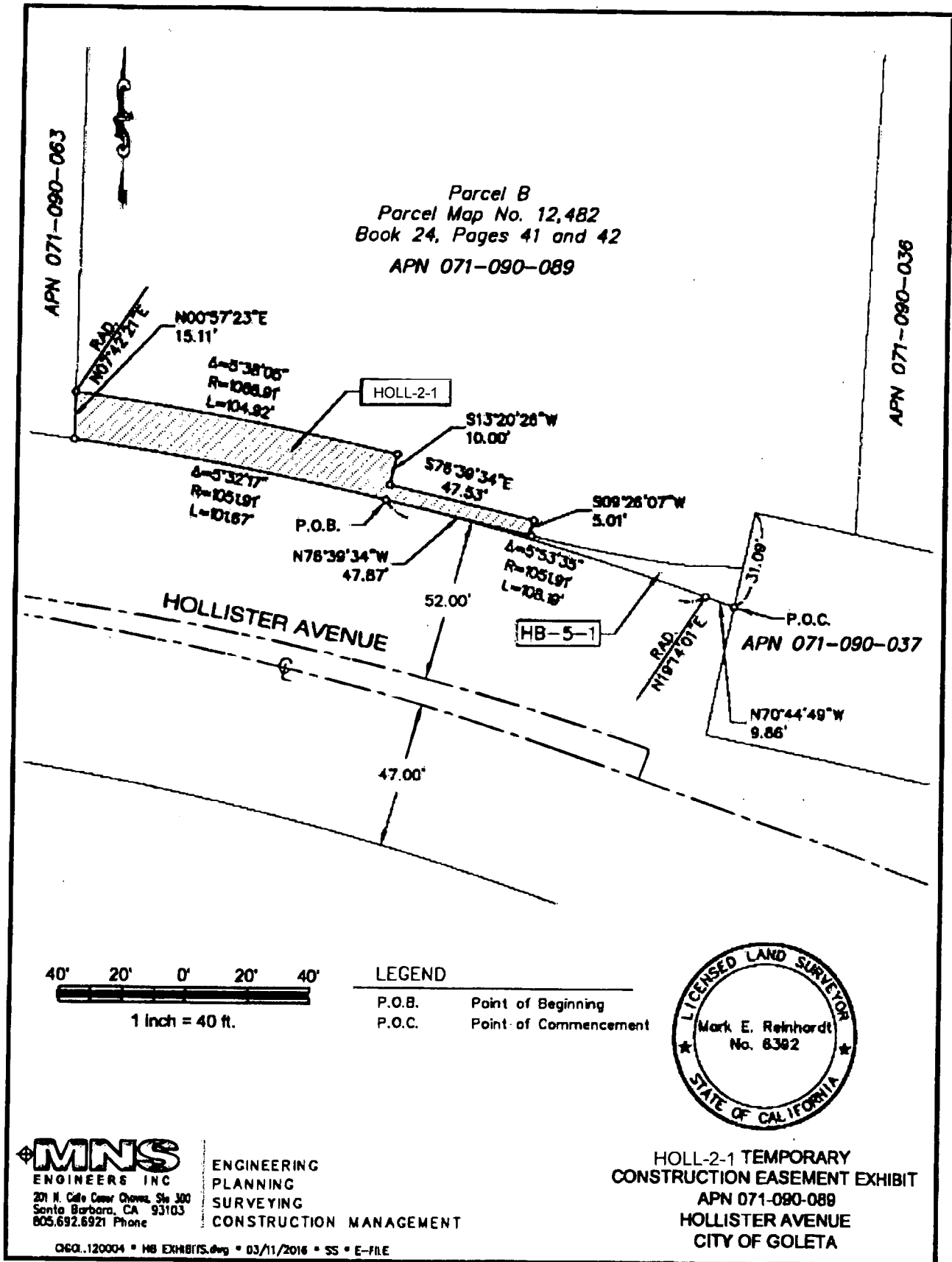


EXHIBIT D

(Temporary Construction Easement Legal Description)

Parcel: HOLL-3-1

A portion of land in the City of Goleta, County of Santa Barbara, State of California, being a portion of land described in the quitclaim deed to Clive Waye, Trustee of the Clive Waye Living Trust Declaration of Trust dated May 24, 1989 and recorded as Instrument No. 89-034318 of Official Records, in the office of the County Recorder of said County.

Said portion of land is described as follows:


Beginning at the intersection of the northerly line of Hollister Avenue with the easterly line of said Waye Parcel, said point of intersection being shown on record of survey recorded in Book 179, Page 39 and 40 of Records of Survey in the office of the County Recorder of said County, being the southeasterly terminus of that curve shown as "C1" having a radius of 1051.91 feet, a central angle of $7^{\circ}21'34''$, and an arc length of 135.12 feet; thence,

- 1st Along the easterly line of said Waye Parcel N $0^{\circ}57'23''$ E, 15.11 feet to the beginning of a non-tangent curve; thence,
- 2nd along the arc of said curve having a radius of 1066.91 feet, being concave southwesterly and having a radial bearing of N $7^{\circ}42'21''$ E and a central angle of $3^{\circ}21'42''$, in a northwesterly direction 62.60 feet; thence,
- 3rd S $4^{\circ}20'40''$ W, 15.00 feet to a point on the northerly of Hollister Avenue, being the beginning of a non-tangent curve; thence,
- 4th along the arc of said curve having a radius of 1051.91 feet, being concave southwesterly and having a radial bearing of N $4^{\circ}20'40''$ E and a central angle of $3^{\circ}27'30''$, in a southeasterly direction 63.49 feet to the point of beginning.

Containing an area of 946 square feet more or less.

Bearings and distances as shown herein are based upon the California Coordinate System of 1983 (CCS83) Zone 5.

This real property description was prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

Signature: 
Shane C. Sobecki, PLS

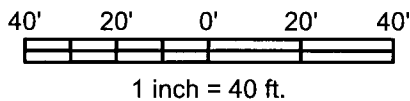
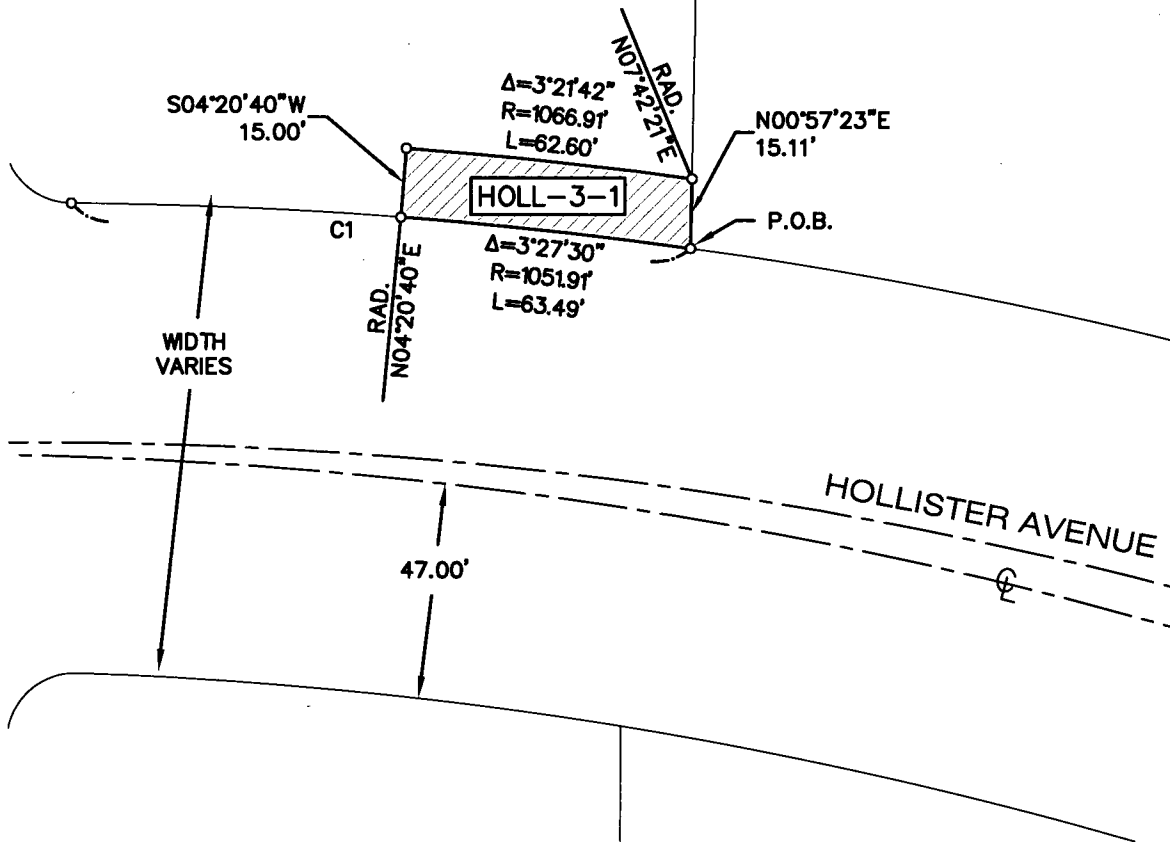
Date: 4/19/2017



EXHIBIT D

Instrument No. 89-034318 O.R.
APN 071-090-063

Parcel B
Parcel Map No. 12,482
Book 24, Pages 41 and 42
APN 071-090-089



LEGEND

P.O.B. Point of Beginning



MNS
ENGINEERS INC

201 N. Calle Cesar Chavez, Ste 300
Santa Barbara, CA 93103
805.692.6921 Phone

ENGINEERING
PLANNING
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CONSTRUCTION MANAGEMENT

HOLL-3-1 TEMPORARY
CONSTRUCTION EASEMENT EXHIBIT
APN 071-090-063
HOLLISTER AVENUE
CITY OF GOLETA