

ALTA / ACSM LAND TITLE SURVEY

171 Evans Avenue
 Summerland, California
 APN 005-132-026

LEGAL DESCRIPTION:

Parcel One:
 Lot 2 as shown on Map of Vacation-Reversion to Acreage in the County of Santa Barbara, State of California, according to the map thereof, recorded in Book 156, Pages 55 through 57 of Maps, in the Office of the County Recorder of said County.

EXCEPTION THEREFROM all oil and mineral right as reserved by H. L. Williams in deed recorded in Book 27, Pages 615 of Deeds, records of said County.

Parcel Two:
 A non-exclusive easement 24 feet wide, created and described in "EXHIBIT ONE" of Easement Grant Deed recorded June 23, 2000 as Instrument No. 2000-0038527 of Official Records, for ingress and egress and utility purposes over that portion of "Lot 1" shown on "Map of Vacation and Reversion to Acreage" recorded in Book 156, Pages 55 through 67 of Maps, in the Office of the County Recorder of said County.

Easements (exceptions and exclusions)

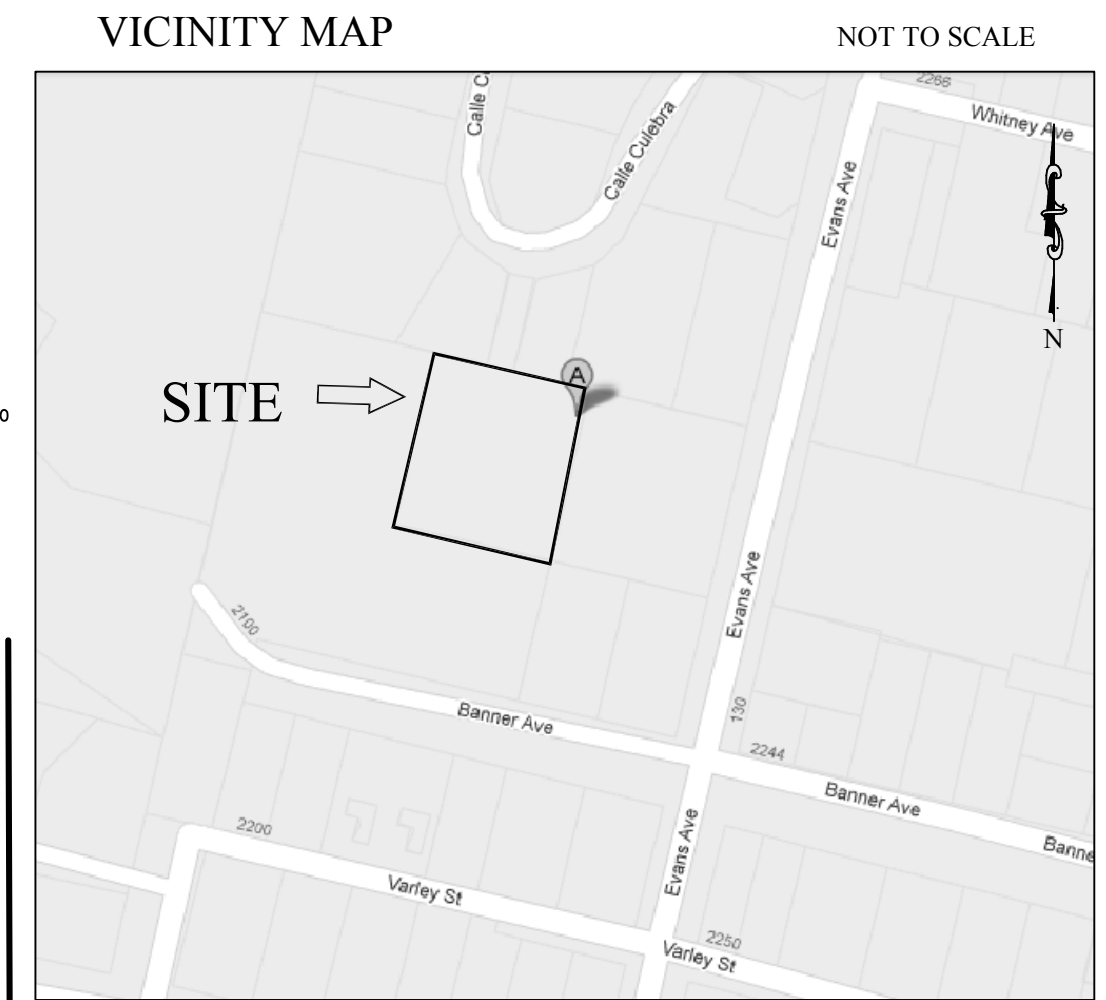
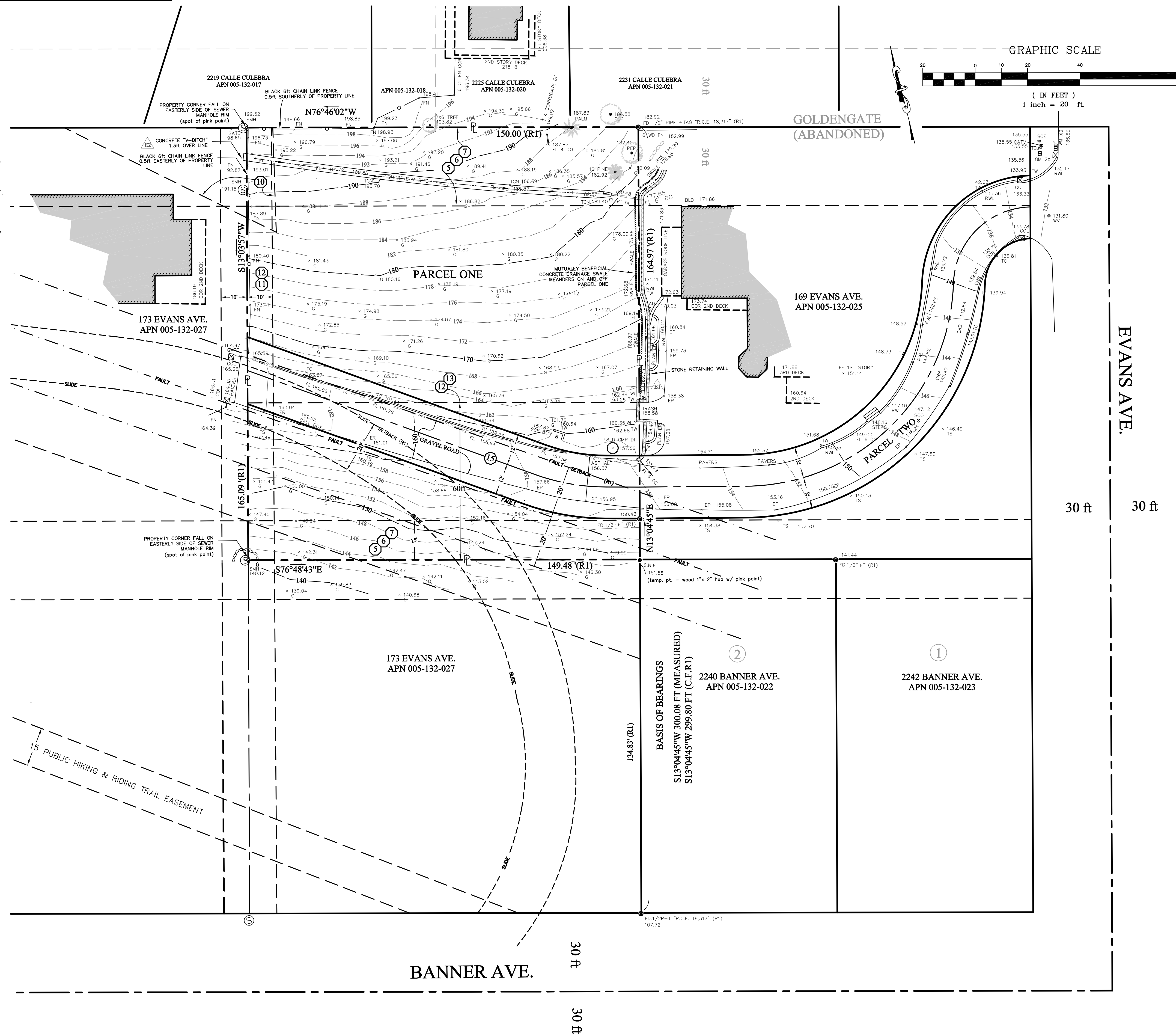
- 5 Roadway and pipeline Easement
 Bk.30, Pg.183 of Deeds
 Affects: Portion of Parcel One within Golden Gate and Shelby St.
 (now abandoned)
- 6 Waterline Easement to Toro Canyon Company
 Instr.No.3999 Bk.1222, Pg.226 Official Records
 Affects: Portion of Parcel One within Golden Gate and Shelby St.
 (now abandoned)
- 7 Public Utility Easement to County of Santa Barbara
 Instr.No.14432, Bk.1018, Pg.202 Official Records
 Affects: Portion of Parcel One within Golden Gate and Shelby St.
 (now abandoned)
- 10 Sewer Easement to Summerland Sanitary District
 Instr.No.89-083638 Official Records
 Affects: Northwestern portion of Parcel One
- 11 Sewer Easement to Summerland Sanitary District
 Instr.No.89-083639 Official Records
 Affects: Westerly 10ft of Parcel One
- 12 Sewer Easement
 Bk.156, Pgs.55, 56, & 57 of Maps
 "Map of Vacation-Reversion to Acreage"
 Affects: Portion of Parcel One
 Driveway, ingress, egress and public utility easement
 Bk.156, Pgs.55, 56, & 57 of Maps
 "Map of Vacation-Reversion to Acreage"
 Affects: Portion of Parcel One
- 13 Driveway, ingress, egress and public utility easement
 to James M. Chase
 Instr.No.1997-0002193 Official Records
 Affects: Portion of Parcel One
- 15 Ingress, egress and public utility easement to James M. Chase
 Instr.No.2000-0038525 Official Records
 Affects: Portion of Parcel One, 24 feet wide

Encroachments

- E1 Stone trash enclosure wall encroaches 1.00 feet Southeasterly corner of Parcel One
- E2 Concrete drainage "V-DITCH" begins 1.30 feet on westerly adjoinder (173 Evans Avenue).

ATTENTION:
 ALL UNDERGROUND UTILITIES AND SUB-STRUCTURES SHOWN HEREON WERE OBTAINED FROM THE BEST AVAILABLE SOURCES AND ARE PRESENTED TO BE ACCURATE AND COMPLETE, BUT SINCE THE INFORMATION WAS OBTAINED FROM OTHERS, THE OFFICE OF PROBER LAND SURVEYING CANNOT GUARANTEE SAID INFORMATION AS BEING ACCURATE AND COMPLETE. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY, LOCATE AND PROTECT ALL UTILITIES AND SUBSTRUCTURES SHOWN OR NOT SHOWN.

DIAL TOLL FREE 1-800-227-2600 AT LEAST TWO DAYS BEFORE YOU DIG UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA



SURVEY NOTES

1. The ALTA survey shown hereon was prepared in May 2012 by:
 Jeffery K. Prober, P.L.S. 8101
 Prober Land Surveying
 5290 Overpass Road, Ste.121
 Santa Barbara, CA 93111
 805 964-1096 Office
 805 964-24515 Fax
2. The following Title Report was used in this survey:
 Chicago Title Company
 Title No. 12-7760478-KJ
 March 22, 2012
 Title Office: Kris Jay
 3700 State Street, Ste.100
 Santa Barbara, CA 93105
 (805) 879-9400
3. The following record data was used for said survey:
 R1 Map of Vacation-Reversion to Acreage Bk.156, Pgs.55, 56, & 57

RECORD DATA

R1 Map of Vacation-Reversion to Acreage Bk.156, Pgs.55, 56, & 57

4. Parcel Area: 0.57 acres gross

5. All fences, walls, and survey monuments were found in good condition unless otherwise noted.

6. Parcel Two (Instr.No.2000-0038527 Official Records) legal description has discrepancies in the centerline curve delta angle vs. arc distances. The delta angles were used and the terminus point called "T0" on the westerly line of Parcel One.

LEGEND

AD	AREA DRAIN
BLD	BUILDING
CATV	CABLE TV (UNDERGROUND LINE)
CL	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
COL	COLUMN
COR	CORNER
CRB	CURB
D	DIAMETER
DI	DRAIN PIPE INLET
DJK	DECK
DO	DRAIN PIPE OUTLET
DP	DRAINAGE PIPE
EP	EDGE OF PAVEMENT
ER	EDGE OF ROAD
FD	FOUND (SURVEY MONUMENT)
FL	FLOWLINE
FN	FENCE
FOB	FACE OF BUILDING
G	GRADE
GM	GAS METER
N.F.S	NOTHING SET
PEP	PEPPER TREE
PEP	RETAINING WALL
SCE	SOUTHERN CAL. EDISON
SCO	SEWER CLEANOUT
SMH	SEWER MANHOLE
T	TOP OF -
TC	TOP OF CURB
TCN	TOP OF CONCRETE
TEL	TELEPHONE BOX
TS	TOP OF SLOPE
TW	TOP OF WALL
VZ	VERIZON
WL	WALL
WM	WATER METER
WV	WATER VALVE

SURVEYOR'S CERTIFICATE

To Ronnie M. Russell, and Chicago Title Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA, ACSM and NSPS in 2005. Pursuant to the Accuracy Standards as adopted by ALTA, and NSPS. The field work was completed on May 4, 2011.

Date of Plat or Map: _____

5290 Overpass Rd., Ste. 121, SB, CA 93111
 Office 805 964-1096 Fax 964-2415 plssb@cox.net
 ProberLandSurveying.com

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