

## EXHIBIT A

For APN/Parcel ID(s): 008-0-170-200

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### Parcel 1:

A part of that certain portion of Rancho El Rincon, in the County of Ventura, State of California, designated "Not a Part of This Subdivision", upon that certain Map entitled "Rincon del Mar Tract 1. etc.", recorded in Book 18, Page 19 of Maps, in the office of the County Recorder of said County, more particularly described as follows:

Beginning at a point in the Southerly sideline of a Private Road, 40 feet wide, hereinafter called "West Puesta del Sol", which point of beginning is distant South 67° 24' West 190 feet along said Southerly sideline from a 1 inch diameter pipe set at the Northwesterly corner of that certain lot or parcel of land designated as Parcel 1 and conveyed to R. S. Hazeltine, et ux., by deed dated November 30, 1937, recorded in Book 547, Page 291 of Official Records, in the office of the County Recorder of said County; and which said point of beginning is also the Northwesterly corner of Parcel A described in document from R. W. Bates, et al. to Stacy C. Bates, recorded in Book 750, Page 222 of Official Records; thence, from said point of beginning,

1st: South 22° 36' East 142.25 feet along the Westerly line of said Parcel A to a point; thence, 2nd: South 58° 19' West 60.77 feet to a point; thence,

3rd: North 22° 36' West 151.85 feet to a point in said Southerly line of said private road called West Puesta del Sol; thence,

4th: North 67° 24' East 60 feet along said Southerly line of said road to the point of beginning. EXCEPT therefrom any portion of said land lying below the mean high tide line of the Pacific Ocean.

### Parcel 2:

A non-exclusive easement appurtenant to Parcel 1 for recreational purposes in that certain strip of land lying between the line of ordinary high tide of the Pacific Ocean and the line on the Rancho El Rincon, County of Ventura, State of California, as per Map recorded in Book A, Page 349 of Patents, (Transcribed Records from Santa Barbara County) in the office of the County Recorder of said Ventura County, described as follows:

Beginning at the Southeast corner of Parcel 1 as said Parcel 1 is described in document to R. S. Hazeltine, et ux., dated November 30, 1937, recorded in Book 547, Page 291 of Official Records, in the office of the County Recorder of said County; thence,

1st: South 76° 29' West 50.64 feet to the Southwest corner of said Parcel 1, to a point; thence, 2nd: South 71° 58' West 100.32 feet to a point; thence,

3rd: South 65° 07' West 50.04 feet to a point; thence, 4th: South 58° 19' West 101.28 feet to a point; thence,

5th: South 69° 41' West 50.04 feet to a point; the Easterly and Westerly boundaries of said strip of land each having a bearing of South 22° 36' East.

### Parcel 3:

An easement for road purposes to be used in common with others over so much of the following described land as may be requisite to give access to the property hereinabove described as Parcel 1:

A strip of land, 40 feet wide, lying 20 feet on each side of the following described center line, and being portions of Rincon del Mar Tract No. 1, in the County of Ventura, State of California, as per Map recorded in Book 18, Page 19 of Maps, in the office of the County Recorder of said County; and a portion of the Rancho El Rincon marked "Not a Part of This Subdivision" on said map:

Beginning at the point of intersection of the center line of Puesta del Sol as shown on said Map with the Southerly line of California State Highway, being a point in the center line of the 40 foot easement described as Division 3, in document from R. W. Bates, et al. to R. S. Hazeltine, et ux., recorded in Book 533, Page 186 of Official Records; thence,

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County of Ventura Planning Commission Hearing PL21-0035 Exhibit 8 - Documentation from Easement Holders
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Southwesterly along the center line of said Division 3 and to and along the center line of Divisions 2 and 1 as set out in document last referred to the Westerly terminus of said Division 1; and being the Easterly terminus of a 40 foot easement described in document to Margaret McAndrew, recorded in Book 756, Page 197 of Official Records; thence, along the center line of said last mentioned 40 foot easement,

South 67° 24' West to an intersection with the Southerly prolongation of a line parallel with and distant Northeasterly 20 feet measured at right angles from the Northeast line of Parcel 2 of the land described in document to Margaret McAndrew; thence, along said parallel line

North 22° 36' West 198.88 feet, more or less, to a point in the Ventura - Santa Barbara County line; the side lines of said easement to be prolonged or shortened to intersect the right of way line and said county line and at the intersection of the above courses bearing South 67° 24' West and North 22° 36' West.

Parcel 3:

A nonexclusive easement for ingress and egress over a private road, 40 feet in width, the centerline of which is described as follows:

Beginning at a point distant North 67°24' East 20 feet from the southeast corner of Parcel 1 above described; thence,

1st: North 22° 36' West to a point in the Ventura-Santa Barbara County line, the sideline of said easement to be prolonged or shortened to intersect said county line.

Parcel 4:

An easement for use in common with others, described as follows:

A strip of land 20.00 feet in width lying 10.00 feet on each side of the following described center line, being the County of Santa Barbara, State of California:

Beginning at appoint in the Santa Barbara and Ventura County line, as shown on map of Rincon Del Mar Tract No. 1, Recorded in Book 1B, Page 19 of Maps, in the office of the County Recorder of said County, distant North 44° 17' East thereon 105.33 feet from the southwesterly terminus of that certain course in said line shown on said map as bearing South 44°17' West 345.10 feet, said point being the beginning of a curve concave to the northeast having a radius of 175.00 feet and a central angle of 52°40'12" a radial line to said curve at said point bearing South 14°52'18" West thence northwesterly along said curve 160.87 feet; thence tangent to said curve North 22° 27'30" west 84.17 feet to the beginning of a tangent curve concave to the east having a radius of 100.00 feet and a central angle of 20°10'44" -hence northerly -along said curve to the southerly line of the right of way of the California State Highway.

**EXHIBIT B**

Rasmussen & Associates; Sheet A1.1



**From:** [Bradway, Jason](#)  
**To:** [Jim Hanafin](#)  
**Subject:** RE: 8120 Puesta del Sol Drive way-So Cal Gas  
**Date:** Friday, April 30, 2021 5:17:27 PM  
**Attachments:** [image002.png](#)

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SoCalGas has no objections to the repaving project.

The contractor must have a valid Underground Service Alert ticket prior to excavation. If there are any underground gas facilities within the excavation area they need to be potholed by hand.

**Jason Bradway**  
**SoCal Gas Field Planning Associate**  
**Santa Barbara District**  
**213-231-7674**  
**[jbradway@socalgas.com](mailto:jbradway@socalgas.com)**

**\*Please note the change in email address\***

Image cannot be displayed. Source: Mail. To view all images, click here. [GHall2@socalgas.com](mailto:GHall2@socalgas.com)



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**From:** Jim Hanafin <[jhanafin@ra-arch.com](mailto:jhanafin@ra-arch.com)>  
**Sent:** Wednesday, April 28, 2021 11:34 AM  
**To:** Bradway, Jason <[JBradway@socalgas.com](mailto:JBradway@socalgas.com)>  
**Subject:** [EXTERNAL] 8120 Puesta del Sol Drive way-So Cal Gas

\*\*\* EXTERNAL EMAIL - Be cautious of attachments, web links, and requests for information \*\*\*

Jason,

Find attached Drive way replacement Plan.

Thank you for the call back. Per our conversation, I'm confirming the Gas Co. takes no issue with the replacement/repaving of the existing driveway to beyond the property lines of the property, to meet

paving in the HOA right of way.

The replacement paving is 5" of concrete paving over 4" of compacted base (as described on the replacement driveway plan).

The owner is independently getting approval from the HOA to repave that portion of the proposed project.

Thank you,

Jim Hanafin  
21 S. California Street  
Fourth Floor  
Ventura, California 93001  
(805) 279-8286  
[jhanafin@RA-Arch.com](mailto:jhanafin@RA-Arch.com)

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This email originated outside of Sempra Energy. Be cautious of attachments, web links, or requests for information.

**From:** [Lance Lawhon](#)  
**To:** [Jim Hanafin](#)  
**Subject:** RE: 8120 Puesta del Sol-Repaving drive way at private residence  
**Date:** Friday, April 16, 2021 1:44:06 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[8120 PDS SITEMAP 2015.pdf](#)  
[008 0 170 200 eas.pdf](#)

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Hi Jim, Attached please find a site map showing the District's infrastructure and an easement document for 8120 Puesta del Sol. The attached site map shows the location of the sewage grinder pump, force main and valve box. There is a 10-foot wide easement that centers on the force main. The force main runs north from the tank to the valve box at the edge of the driveway.

Your project does not seem to conflict with our infrastructure or the easement. It is important that the valve box be protected while the contractors remove and install the asphalt.

Please contact me with any questions. Thank you

**Lance Lawhon**

Engineering Technician

5300 Sixth Street, Carpinteria, CA 93013

Phone: (805) 684-7214 ext. 113 Fax: (805) 684-7213

Email: [lancel@carpsan.com](mailto:lancel@carpsan.com) Web: [www.carpsan.com](http://www.carpsan.com)

ENVIRONMENTAL LEADERSHIP IN CARPINTERIA SINCE 1928

NOTE: Our Administration Office has temporarily relocated to 1110 Eugenia Place. Please continue to use 5300 Sixth Street as our mailing address. Phone numbers and email addresses remain the same.

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**From:** Jim Hanafin [<mailto:jhanafin@ra-arch.com>]  
**Sent:** Wednesday, April 14, 2021 8:49 AM  
**To:** Lance Lawhon  
**Subject:** 8120 Puesta del Sol-Repaving drive way at private residence

Lance,

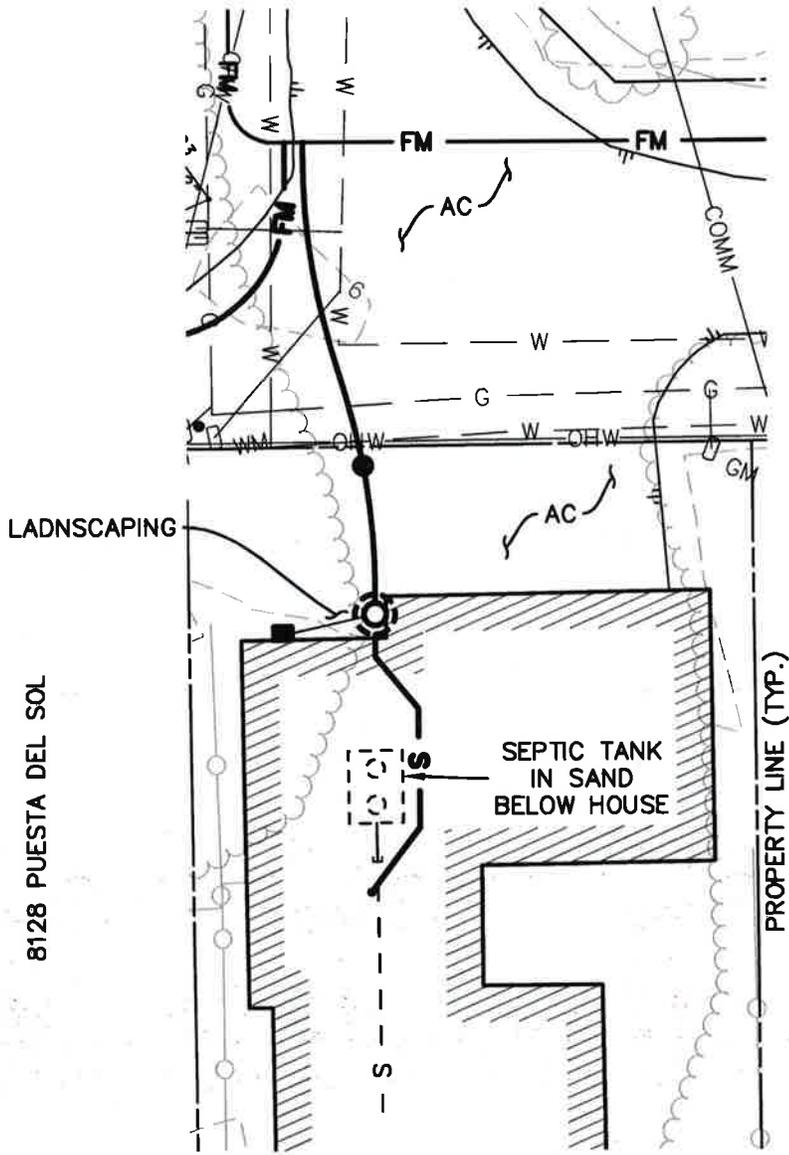
Find attached Drive way replacement Plan.

Does District take any issue with the replacement/repaving of the existing driveway to beyond the property lines of the property, to meet paving in the HOA right of way?

The owner is independently getting approval from the HOA to repave that portion of the proposed project..

Thank you,

Jim Hanafin  
21 S. California Street  
Fourth Floor  
Ventura, California 93001  
(805) 279-8286  
[jhanafin@RA-Arch.com](mailto:jhanafin@RA-Arch.com)



8128 PUESTA DEL SOL

8112 PUESTA DEL SOL



**Penfield & Smith**  
 Engineering · Surveying · Planning  
 · Construction Management ·

1" = 20'

**RECORD DRAWING**  
**8120 PUESTA DEL SOL**  
**APN 008-0-170-200**

**From:** [Steve Sharp](#)  
**To:** [Jim Hanafin](#)  
**Subject:** Re: 8120 Puesta del Sol Drive way-Concrete paving  
**Date:** Tuesday, April 27, 2021 8:30:09 AM

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Good morning Jim,

In my last email I stated that there should not be a problem replacing the existing asphalt with new asphalt, and if some of that will be replaced with concrete instead that should be fine.

On Wed, Apr 21, 2021 at 4:49 PM Jim Hanafin <[jhanafin@ra-arch.com](mailto:jhanafin@ra-arch.com)> wrote:

Steve,

Thank you for the review and call back. We are replacing existing asphalt with concrete paving.

To confirm, the 5" of concrete paving over 4" of compacted base (as described on the replacement driveway plan) will not conflict with any Casitas main lines in the HOA areas of replacement concrete paving.

Jim Hanafin

21 S. California Street

Fourth Floor

Ventura, California 93001

(805) 648-1234, Ext 13

[jhanafin@RA-Arch.com](mailto:jhanafin@RA-Arch.com)

**From:** Steve Sharp <[ssharp@casitaswater.com](mailto:ssharp@casitaswater.com)>

**Sent:** Wednesday, April 21, 2021 3:23 PM

**To:** Jim Hanafin <[jhanafin@ra-arch.com](mailto:jhanafin@ra-arch.com)>

**Subject:** Re: 8120 Puesta del Sol Drive way

Good afternoon Jim,

The location of our water main is currently under portions of the HOA's asphalt road, so I do not see an issue replacing current asphalted locations with new asphalt.

On Tue, Apr 20, 2021 at 8:52 AM Jim Hanafin <[jhanafin@ra-arch.com](mailto:jhanafin@ra-arch.com)> wrote:

Steve,

I wanted to confirm receipt of the plan, if your department took no issue with the repaving plan.

Jim Hanafin

21 S. California Street

Fourth Floor

Ventura, California 93001

(805) 279-8286

[jhanafin@RA-Arch.com](mailto:jhanafin@RA-Arch.com)

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**From:** Jim Hanafin

**Sent:** Wednesday, April 14, 2021 2:35 PM

**To:** '[ssharp@casitaswater.com](mailto:ssharp@casitaswater.com)' <[ssharp@casitaswater.com](mailto:ssharp@casitaswater.com)>

**Subject:** 8120 Puesta del Sol Drive way

Steve,

Find attached Drive way replacement Plan.

Does District take any issue with the replacement/repaving of the existing driveway to beyond the property lines of the property, to meet paving in the HOA right of way?

The owner is independently getting approval from the HOA to repave that portion of the proposed project.

Thank you,

**Jim Hanafin**

**21 S. California Street**

**Fourth Floor**

**Ventura, California 93001**

**(805) 279-8286**

**[jhanafin@RA-Arch.com](mailto:jhanafin@RA-Arch.com)**

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**Steve Sharp**

**Engineering Technician**

**Casitas Municipal Water District**

**1055 Ventura Ave**

**Oak View CA 93022**

**805.649.2251 ext.139**

**805.223.0737 cell.**

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**Steve Sharp**

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