



DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land – Helping to build great communities

THIS IS A NEW PROJECT REFERRAL

DATE: 12/17/2015

TO: _____

FROM: JO MANSON, 805-781-4660, JManson@co.slo.ca.us
COASTAL Team / Development Review

PROJECT DESCRIPTION: SUB2015-00040 COAL15-0102, PROPOSED LOT LINE
ADJUSTMENT GRANTING 9 FT OF VACANT PARCEL 022-232-045 TO PARCEL 022-232-046
AND REMAINING 19 FT TO PARCEL 022-232-031, Cambria APN: 022-232-031, -045, -046

Return this letter with your comments attached no later than 14 days from receipt of this referral.
CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
- NO (Please go on to PART III.)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date

Name

Phone

PREPARED BY: JO MANSON, COUNTY PLANNING, 12/17/15

**APPLICATION: LOT LINE ADJUSTMENT COAL 15-0102
SUB2015-00040 (APNS: 022-232-031, -045 AND -046)**

**PARCEL
LEGALITY:**

The subject property consists of Lots 31, 32, 33, 34 and 35, Block 59 of Cambria Pines Unit No. 5, according to map recorded April 18, 1929 in Book 5 and Page 2 of Maps.

The map approval by the Board of Supervisors was in accordance with the provisions of Section 4, of Chapter 231, of Statutes of the State of California of the year A.D. 1907. Our local and state regulations, as well as case law, have determined that only maps recorded after 1929, and in accordance with statutes of 1929 or later, actually create lots by map recordation. So, this 1929 map based on 1907 statutes did not itself create legal lots. Therefore, parcel legality is based on deed history and building permit history.

APN: 022-232-046: Lots 31 and 32. This APN is one legal parcel per deed recorded in Volume 113 of Official Records, Page 220. There is a residence that covers both lots, and additions have been processed and finalized (Permits #88807 and #89273).

APN: 022-232-045: Lot 33. This APN is undeveloped. This APN is one legal parcel per deed recorded in Volume 471 of Official Records, Pages 250-251.

APN: 022-232-031: Lots 34 and 35. Deed history indicates that each lot is a separate legal parcel. There is a residence that covers both lots and was built with a building permit (#29834).

Lot 34 is a legal parcel per a deed recorded in Volume 128 of Official Records, Page 338 (Lots 33 and 34) cut by a deed recorded in Volume 471 of Official Records, Pages 250-251 (Lot 33). A deed for just Lot 35 was not readily found using grantor/grantee deed indexes, but all of the adjacent lots were found to have been conveyed separately by deed prior to 1960 for parcels less than three (3) acres in size. In addition, a deed recorded in Volume 1391 of Official Records, Page 13 refers to an unrecorded 1947 deed that conveyed just Lot 35.

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

SUB2015-00040

REID ALAN

APPLICATION TYPE - CHECK ALL THAT APPLY

- Public Lot
- Receiving Site
- Reversion to Acreage
- Condominium (new or conversion)
- Sending Site
- Road Abandonment
- Road Name
- Tract Map
- Parcel Map
- Lot Line Adjustment
- Amendment to approved land division

Lot Line Adjustment

LOT LINE AJUST AS SHOWN ON MAP

NOCST/ CAMB

AS GS LCP RSF TH

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Alan Reid Daytime Phone (714) 396-7430
 Mailing Address 463 Dorset St. Cambria, CA Zip Code 93428
 Email Address: lbpilotr@yahoo.com

Applicant Name same as landowner Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

Other landowner
~~Agent Name~~ Raymond Siegele Daytime Phone (714) 757-4157
 Mailing Address 453 DORSET ST CAMBRIA CA Zip Code 93428
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 8750 S.Ft. Assessor Parcel Number(s): 022-232-046,031,045
 Legal Description: LOTS 31-35 BLOCK 59 CPU #5
 Address of the project (if known): 453 and 463 Dorset St Cambria 93428
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Highway 1 to Moonstone Beach/Windsor West on Windsor to Dorset - Left on Dorset
 Describe current uses, existing structures, and other improvements and vegetation on the property:
Residences

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Lot Line Adjust as shown on Map

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature Alan Reid Date 12/5/15
Alan Reid

FOR STAFF USE ONLY

LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Project Information:

What is the proposed density or parcel size?: 4760 S.Ft. and 3990 S.Ft.
Number of existing lots, parcels or certificates: 5 Lots Existing parcel sizes: 1750 Sq. Ft. each
What will the property be used for after division: No change
Is the property part of a previous subdivision that you filed? Yes No
If Yes, what was the map number: Tract No: _____ CO _____ COAL _____
Have you reviewed county records to determine if the subject property has ever been the subject of:
A recorded certificate of compliance or a recorded map? Yes No
Building permits or other approval? Yes No
If you answered Yes to either question, please provide copies of all applicable materials.

Off-Site Improvements: Will off-site road or drainage improvements be required? Yes No

Surrounding parcel ownership: Do you own adjacent property? Yes No (Siegele)
If yes, what is the acreage of all property you own that surrounds the project site? 3500 Sq. Ft.
Siegele Neighboring Parcel

Describe existing and future access to the proposed project site: _____
Dorset Street

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):
North: Residential South: "
East: " West: "

~~Proposed~~ ^{Existing} water source: On-site well Shared well Other _____
 Community System - List the agency or company responsible for provision: Cambria
Do you have a valid will-serve letter? Yes (If yes, please submit copy) No

~~Proposed~~ ^{Existing} sewage disposal: Individual on-site system Other _____
 Community System - List the agency or company responsible for sewage disposal: Cambria
Do you have a valid will-serve letter? Yes (If yes, please submit copy) No

Fire Agency: List the agency responsible for fire protection: _____

List available or ~~proposed~~ ^{existing} utilities: Gas Telephone Electricity Cable TV

Adjustments: Are you requesting any adjustments? Yes No If Yes, please complete:
 Parcel & site design (21.03.010(c)) Access & circulation design (21.03.010(d))
 Flood hazard & drainage (21.03.010(e)) Water supply (21.03.010(f))
 Sewage Disposal (21.03.010(g)) Public Utilities (21.03.010(h))
 Road Exception (21.03.010(d))
Briefly describe the reasons for the request _____

Quimby Ordinance (Section 21.09.010, et seq., of Title 21):

N/A.

How are you proposing to meet the requirements of the Quimby Ordinance:

- Dedicate property for park & recreation purposes
- Pay the in-lieu fee
- Request credit for common open space (if you are choosing this option, please complete below)

Acreage of open space: _____ Average slope of open space: _____

Describe the on-site recreational amenities being proposed and their location on the open space:

Specify the proposed ownership and method of maintenance of the open space: _____

Affordable Housing - Coastal Zone ONLY (Government Code Section 65590 - Section 23.04.092 of Title 23):

Is your project a:

N/A.

- New housing project containing 11 or more dwelling units or parcels; OR
- Demolition or conversion of one or more dwellings (includes mobile homes), where the proposed demolition or conversion involves three or more dwelling units in one structure, or 11 or more dwellings units in two or more structures AND any such units were occupied by persons or families of low or moderate income in the 12 months prior to filing the land use or division application.
- Demolition or conversion of one or more dwellings (includes mobile homes) to a non-residential use which is not "coastal dependent".

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 1/8 acres
Moderate slopes of 10-30%: 0 acres
Steep slopes over 30%: 0 acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
- Has a drainage plan been prepared? Yes No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
- Has a grading plan been prepared? Yes No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- Is a railroad or highway within 300 feet of your project site? Yes No
- Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: DORSET ST.

Water Supply Information

- 1. What type of water supply is proposed?
 Individual well Shared well Community water system
- 2. What is the proposed use of the water?
 Residential Agricultural - Explain _____
 Commercial/Office - Explain _____
 Industrial - Explain _____
- 3. What is the expected daily water demand associated with the project? N/A.
- 4. How many service connections will be required? N/A.
- 5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: BOTH S.F.R.'S ACTIVE CCSD WATER WORKS
- 6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach.
- 7. Does water meet the Health Agency's quality requirements? Yes No
Bacteriological? Yes No
Chemical? N/A. Yes No
Physical Yes No
Water analysis report submitted? Yes No
- 8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health. N/A.
 Well Driller's Letter Water Quality Analysis OK or Problems
 Will Serve Letter Pump Test _____ Hours _____ G.P.M.
 Surrounding Well Logs Hydrologic Study Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

- 1. Has an engineered percolation test been accomplished?
 Yes No If yes, please attach a copy.
- 2. What is the distance from proposed leach field to any neighboring water wells? N/A. feet
- 3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
 Yes No
- 4. Has a piezometer test been completed?
 Yes No
- 5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
 Yes No (a waste discharge permit is typically needed when you exceed 2,500 gallons per day)

If a community sewage disposal system is to be used: EXISTING HOOF UP TO CCSD

- 1. Is this project to be connected to an existing sewer line? Yes No
Distance to nearest sewer line: _____ Location of connection: _____
- 2. What is the amount of proposed flow? _____ G.P.D.
- 3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

- 1. What type of solid waste will be generated by the project?
 Domestic Industrial Agricultural Other, please explain? _____
- 2. Name of Solid Waste Disposal Company: MISSION COUNTY DISPOSAL, SLO
- 3. Where is the waste disposal storage in relation to buildings? _____
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials?
 Yes No

Community Service Information

- 1. Name of School District: COAST UNIFIED, CAMBRIA
- 2. Location of nearest police station: SHERIFF PATROL STATION, TRIPLETON
- 3. Location of nearest fire station: CALFIRE 2650 BURTON DR, CAMBRIA
- 4. Location of nearest public transit stop: SHAMEL PARK, CAMBRIA
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? 0.8 ~~feet~~ miles

Historic and Archeological Information

- 1. Please describe the historic use of the property: S.F. RESIDENCE
- 2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
 If yes, please describe: _____
- 3. Has an archaeological surface survey been done for the project site? Yes No
 If yes, please include two copies of the report with the application.

Agricultural Information

N/A.

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

- 1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
- 2. If yes, is the site currently under land conservation contract? Yes No
- 3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

Special Project Information

N/A.

- 1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc. (these also need to be shown on your site plan): _____
- 2. Will the development occur in phases? Yes No
 If yes describe: _____
- 3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No If yes, explain: _____
- 4. Are there any proposed or existing deed restrictions? Yes No

If yes, please describe: _____

Energy Conservation Information N/A.

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: _____

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:

_____ N/A _____

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No

If yes, please list: _____

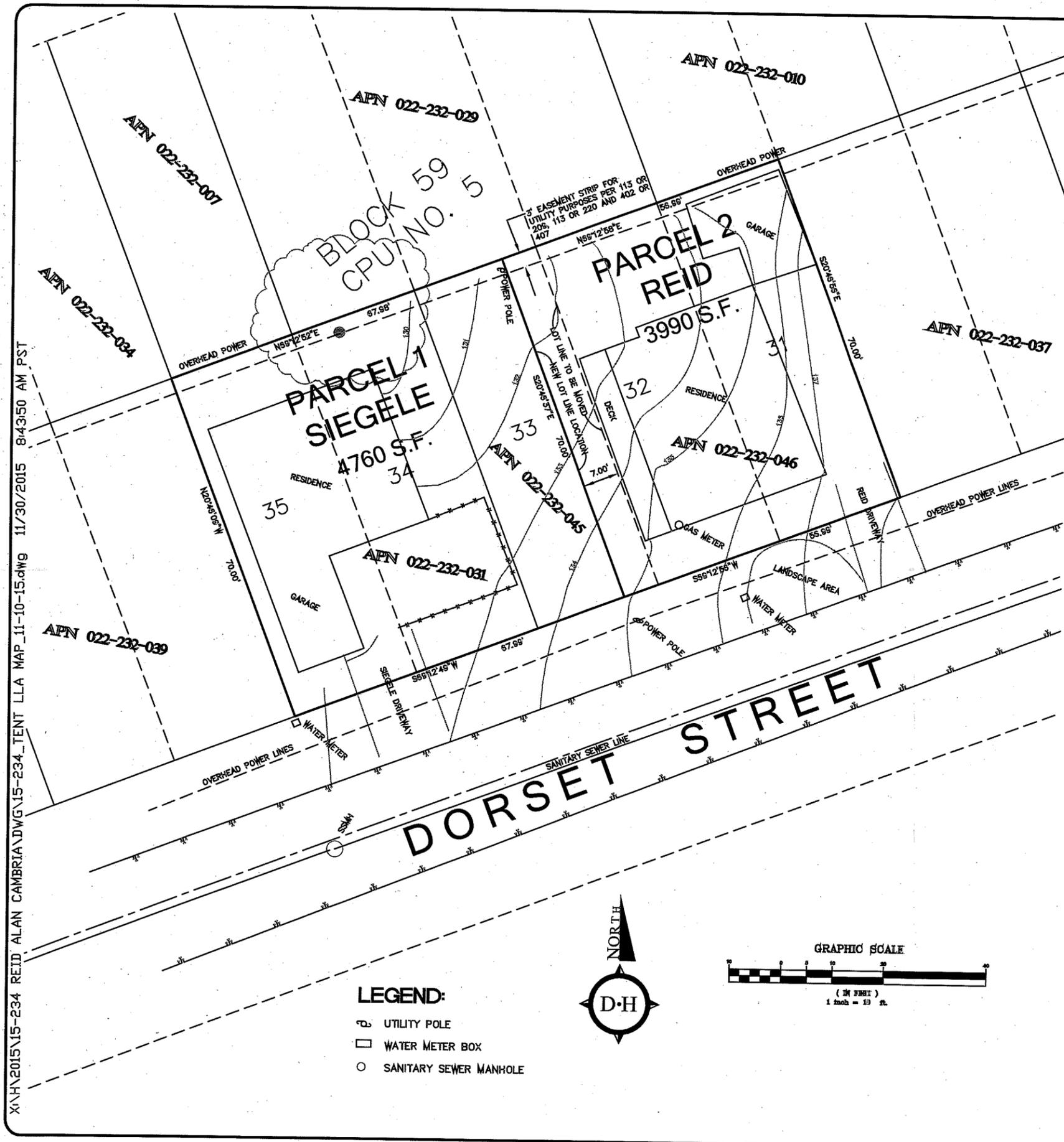
3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No

If yes, please describe and provide "ED" number(s): _____

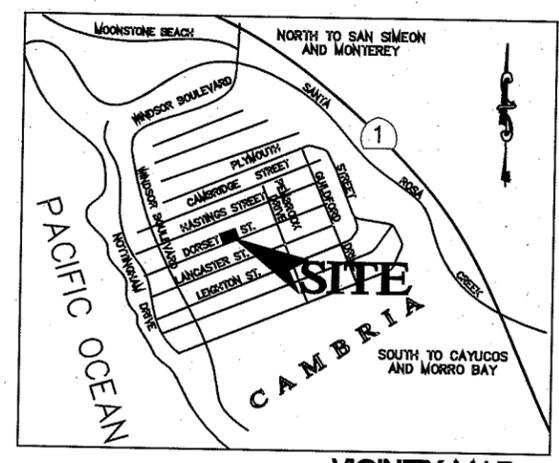
Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): _____ NONE _____

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)



X:\H\2015\15-234 REID ALAN CAMBRIA\DWG\15-234_TENT LLA MAP_11-10-15.dwg 11/30/2015 8:43:50 AM PST



EXISTING PARCELS

APN 022-232-046 (REID)	LOTS 31 AND 32, BLOCK 59	5280 S.F.
CAMBRIA PINES UNIT NO. 5 (5 MB 2)		
APN 022-232-031 & 045 (SIEGELE)	LOTS 33, 34 AND 35, BLOCK 59	3500 S.F.
CAMBRIA PINES UNIT NO. 5 (5 MB 2)		
TOTAL S. F.		8780 S. F. ±

PROPOSED PARCELS

PROPOSED PARCEL 1	4750 S.F. ±
PROPOSED PARCEL 2	3990 S.F. ±
TOTAL AC.	8750 S.F. ±

OWNERS/APPLICANTS

ALAN AND JOHANNA REID 453 DORSET STREET CAMBRIA, CA 93428 (714)396-7430	RAYMOND AND THEODORA SIEGELE 453 DORSET STREET CAMBRIA, CA 93428 (714)757-4157
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APN.

022-232-046 REID
022-232-031 & 045 SIEGELE

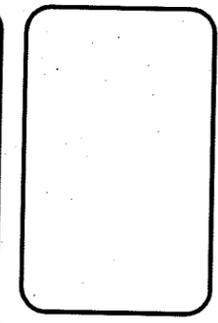
TOPO CONTOUR INFO:
TOPO PER GPS FIELD SURVEY

DATE OF MAP: NOVEMBER 30, 2015

**LOT LINE ADJUSTMENT MAP
COAL 15-0102**

BEING AN ADJUSTMENT OF THE
LINES BETWEEN LOTS 31 THROUGH
35, BLOCK 59, CAMBRIA PINES UNIT
NO. 5 (5 MB 2)

CAMBRIA AREA
COUNTY OF SAN LUIS OBISPO
STATE OF CALIFORNIA



DH

DH SURVEYING
P. O. BOX 4903
PASO ROBLES, CA 93447
805.238.5427
dhlandsurveying@gmail.com

DH

LOT LINE ADJUSTMENT MAP
 COAL 15-0102
 DORSET STREET
 APNS 022-232-045 AND 046

SCALE: 1" = 10'
DATE: NOVEMBER 2015
JOB NO: 15-234
ALAN REID

SHEET 1	OF 1 SHEETS
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Recording requested by and
When recorded return to:

American Title Inc.
PO Box 641010
Omaha, NE 68164-1010

ATI # 201502061374

TOMMY GONG
San Luis Obispo County - Clerk/Recorder
Recorded at the request of
Public

ASK
4/10/2015
11:51 AM

DOC#: 2015016567



Titles: 2 Pages: 13

Fees	64.00
Taxes	0.00
Others	14.00
PAID	<u>78.00</u>

DEED OF TRUST

Recording Requested By:
USAA FEDERAL SAVINGS BANK
HOME EQUITY LOAN SERVICING
Return To:
~~USAA FEDERAL SAVINGS BANK
HOME EQUITY LOAN SERVICING
10750 McDERMOTT FREEWAY
SAN ANTONIO, TX 78288-0558~~

Prepared By:
Vanessa M Mendez, Loan Closer

State of California

Space Above This Line For Recording Data

DEED OF TRUST
(With Future Advance Clause)

984375

1. **DATE AND PARTIES.** The date of this Deed of Trust (Security Instrument) is February 28, 2015
The parties and their addresses are:

TRUSTOR:

Alan J. Reid and Johanna H. Reid, husband and wife ; whose address is: 38 62ND PL, LONG BEACH,
CA 90803

- If checked, refer to the attached Addendum incorporated herein, for additional Trustors, their signatures and acknowledgments.

TRUSTEE:

Tom Wood
10750 McDermott Freeway
San Antonio, TX 78288

LENDER:

USAA FEDERAL SAVINGS BANK
10750 McDERMOTT FREEWAY
SAN ANTONIO, TX 78288-0558

2. **CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Trustor's performance under this Security Instrument, Trustor irrevocably grants, conveys and sells to Trustee, in trust for the benefit of Lender, with power of sale, the following described property:
See Exhibit A, which is attached to this Deed of Trust and made a part of this Deed of Trust as if fully set forth herein.

CALIFORNIA - HOME EQUITY LINE OF CREDIT DEED OF TRUST (NOT FOR FNMA, FHLMC, FHA OR VA USE)

©1994 Wolters Kluwer Financial Services - Bankers Systems™ USAAMEDT-CA 8/30/2013
55889-1213

(page 1 of 9)

The property is located in San Luis Obispo at
(County)
463 DORSET ST CAMBRIA California 93428
(Address) (City) (ZIP Code)

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property").

3. **MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by this Security Instrument at any one time shall not exceed \$ 169,000.00 This limitation of amount does not include interest and other fees and charges validly made pursuant to this Security Instrument. Also, this limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.
4. **SECURED DEBT AND FUTURE ADVANCES.** The term "Secured Debt" is defined as follows:
 - A. Debt incurred under the terms of all promissory note(s), contract(s), guaranty(ies) or other evidence of debt described below and all their extensions, renewals, modifications or substitutions. *(You must specifically identify the debt(s) secured and you should include the final maturity date of such debt(s).)*
That Line of Credit Agreement dated 02/28/2015 having a Credit Limit of \$ 169,000.00 executed by [Borrower(s):]
ALAN J. REID, JOHANNA H. REID to USAA FSB as Lender and having a Maturity Date of 2/28/2035.
 - B. All future advances from Lender to Trustor. If more than one person signs this Security Instrument, each Trustor agrees that this Security Instrument will secure all future advances that are given to or incurred by any one or more Trustor, or any one or more Trustor and others. All future advances are secured by this Security Instrument even though all or part may not yet be advanced. All future advances are secured as if made on the date of this Security Instrument.
 - C. All additional sums advanced and expenses incurred by Lender for insuring, preserving or otherwise protecting the Property and its value and any other sums advanced and expenses incurred by Lender under the terms of this Security Instrument.
5. **DEED OF TRUST COVENANTS.** Trustor agrees that the covenants in this section are material obligations under the Secured Debt and this Security Instrument. If Trustor breaches any covenant in this section, Lender may refuse to make additional extensions of credit and reduce the credit limit. By not exercising either remedy on Trustor's breach, Lender does not waive Lender's right to later consider the event a breach if it happens again.

Payments. Trustor agrees that all payments under the Secured Debt will be paid when due and in accordance with the terms of the Secured Debt and this Security Instrument.

Prior Security Interests. With regard to any other mortgage, deed of trust, security agreement or other lien document that created a prior security interest or encumbrance on the Property, Trustor agrees to make all payments when due and to perform or comply with all covenants. Trustor also agrees not to allow any modification or extension of, nor to request any future advances under any note or agreement secured by the lien document without Lender's prior written approval.

Claims Against Title. Trustor will pay all taxes, assessments, liens, encumbrances, lease payments, ground rents, utilities, and other charges relating to the Property when due. Lender may require Trustor to provide to Lender copies of all notices that such amounts are due and the receipts evidencing Trustor's payment. Trustor will defend title to the Property against any claims that would impair the lien of this Security Instrument. Trustor agrees to assign to Lender, as requested by Lender, any rights, claims or defenses Trustor may have against parties who supply labor or materials to maintain or improve the Property.

Property Condition, Alterations and Inspection. Trustor will keep the Property in good condition and make all repairs that are reasonably necessary. Trustor shall not commit or allow any waste, impairment, or deterioration of the Property. Trustor agrees that the nature of the occupancy and use will not substantially change without Lender's prior written consent. Trustor will not permit any change in any license, restrictive covenant or easement without Lender's prior written consent. Trustor will notify Lender of all demands, proceedings, claims, and actions against Trustor, and of any loss or damage to the Property.



Lender or Lender's agents may, at Lender's option, enter the Property at any reasonable time for the purpose of inspecting the Property. Lender shall give Trustor notice at the time of or before an inspection specifying a reasonable purpose for the inspection. Any inspection of the Property shall be entirely for Lender's benefit and Trustor will in no way rely on Lender's inspection.

Authority to Perform. If Trustor fails to perform any duty or any of the covenants contained in this Security Instrument, Lender may, without notice, perform or cause them to be performed. Trustor appoints Lender as attorney in fact to sign Trustor's name or pay any amount necessary for performance. Lender's right to perform for Trustor shall not create an obligation to perform, and Lender's failure to perform will not preclude Lender from exercising any of Lender's other rights under the law or this Security Instrument.

Leaseholds; Condominiums; Planned Unit Developments. Trustor agrees to comply with the provisions of any lease if this Security Instrument is on a leasehold. If the Property includes a unit in a condominium or is part of a planned unit development ("PUD"), Trustor agrees to the following: (i) The Property includes not only the property described above, but also an undivided interest in certain common elements and facilities of the condominium or PUD, and any interest of the Trustor in the homeowners' association or other equivalent entity owning or managing the common areas and facilities and the uses, benefits and proceeds of that interest; (ii) Trustor will perform all of Trustor's duties under the covenants, by-laws, or regulations of the condominium or PUD; (iii) Trustor will take such actions as are reasonable to ensure that any homeowners' association or equivalent entity maintains a public liability insurance policy and a "master" or "blanket" policy on the Property providing insurance coverage against loss by fire, hazards included within the term "extended coverage," and any other hazards, including but not limited to, earthquakes and floods, from which Lender requires insurance that is acceptable in form, amount, and extent of coverage to Lender.

Condemnation. Trustor will give Lender prompt notice of any pending or threatened action, by private or public entities to purchase or take any or all of the Property through condemnation, eminent domain, or any other means. Trustor authorizes Lender to intervene in Trustor's name in any of the above described actions or claims. Trustor assigns to Lender the proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the Property. Such proceeds shall be considered payments and will be applied as provided in this Security Instrument. This assignment of proceeds is subject to the terms of any prior mortgage, deed of trust, security agreement or other lien document.

Insurance. Trustor shall keep Property insured against loss by fire, flood, theft and other hazards and risks reasonably associated with the Property due to its type and location. This insurance shall be maintained in the amounts and for the periods that Lender requires. What Lender requires pursuant to the preceding two sentences can change during the term of the Secured Debt. The insurance carrier providing the insurance shall be chosen by Trustor subject to Lender's approval, which shall not be unreasonably withheld. If Trustor fails to maintain the coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property according to the terms of this Security Instrument.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard "mortgage clause" and, where applicable, "loss payee clause." Trustor shall immediately notify Lender of cancellation or termination of the insurance. Lender shall have the right to hold the policies and renewals. If Lender requires, Trustor shall immediately give to Lender all receipts of paid premiums and renewal notices. Upon loss, Trustor shall give immediate notice to the insurance carrier and Lender. Lender may make proof of loss if not made immediately by Trustor.

Unless otherwise agreed in writing, all insurance proceeds shall be applied to the restoration or repair of the Property or to the Secured Debt, whether or not then due, at Lender's option. Any application of proceeds to principal shall not extend or postpone the due date of the scheduled payment nor change the amount of any payment. Any excess will be paid to the Trustor. If the Property is acquired by Lender, Trustor's right to any insurance policies and proceeds resulting from damage to the Property before the acquisition shall pass to Lender to the extent of the Secured Debt immediately before the acquisition.

Financial Reports and Additional Documents. Trustor will provide to Lender upon request, any financial statement or information Lender may deem reasonably necessary. Trustor agrees to sign, deliver, and file any additional documents or certifications that Lender may consider necessary to perfect, continue, and preserve Trustor's obligations under this Security Instrument and Lender's lien status on the Property.

6. **ASSIGNMENT OF LEASES AND RENTS.** Trustor irrevocably grants, conveys and sells to Trustee, in trust for the benefit of Lender, as additional security all the right, title and interest in and to any and all existing or future leases, subleases, and other written or verbal agreements for the use and occupancy of any portion of the Property, including any extensions, renewals, modifications or substitutions of such agreements (all referred to as "Leases") and rents, issues and profits (all referred to as "Rents"). Trustor will promptly provide Lender with true and correct copies of all existing and future Leases. Trustor may collect, receive, enjoy and use the Rents so long as Trustor is not in default under the terms of this Security Instrument.

Trustor agrees that this assignment is immediately effective between the parties to this Security Instrument. Trustor agrees that this assignment is effective as to third parties when Lender or Trustee takes affirmative action prescribed by law, and that this assignment will remain in effect during any redemption period until the Secured Debt is satisfied. Trustor agrees that Lender or Trustee may take actual possession of the Property without the necessity of commencing legal action and that actual possession is deemed to occur when Lender, or its agent, notifies Trustor of default and demands that any tenant pay all future Rents directly to Lender. On receiving notice of default, Trustor will endorse and deliver to Lender any payment of Rents in Trustor's possession and will receive any Rents in trust for Lender and will not commingle the Rents with any other funds. Any amounts collected will be applied as provided in this Security Instrument. Trustor warrants that no default exists under the Leases or any applicable landlord/tenant law. Trustor also agrees to maintain and require any tenant to comply with the terms of the Leases and applicable law.

7. **WARRANTY OF TITLE.** Trustor warrants that Trustor is or will be lawfully seized of the estate conveyed by this Security Instrument and has the right to irrevocably grant, convey and sell the Property to Trustee, in trust, with power of sale. Trustor also warrants that the Property is unencumbered, except for encumbrances of record.
8. **DUE ON SALE.** Lender may, at its option, declare the entire balance of the Secured Debt to be immediately due and payable upon the creation of, or contract for the creation of, a transfer or sale of all or any part of the Property. This right is subject to the restrictions imposed by federal law, as applicable.
9. **DEFAULT.** Trustor will be in default if any of the following occur:

Fraud. Any Consumer Borrower engages in fraud or material misrepresentation in connection with the Secured Debt that is an open end home equity plan.

Payments. Any Consumer Borrower on any Secured Debt that is an open end home equity plan fails to make a payment when due.

Property. Any action or inaction by the Borrower or Trustor occurs that adversely affects the Property or Lender's rights in the Property. This includes, but is not limited to, the following: (a) Trustor fails to maintain required insurance on the Property; (b) Trustor transfers the Property; (c) Trustor commits waste or otherwise destructively uses or fails to maintain the Property such that the action or inaction adversely affects Lender's security; (d) Trustor fails to pay taxes on the Property or otherwise fails to act and thereby causes a lien to be filed against the Property that is senior to the lien of this Security Instrument; (e) a sole Trustor dies; (f) if more than one Trustor, any Trustor dies and Lender's security is adversely affected; (g) the Property is taken through eminent domain; (h) a judgment is filed against Trustor and subjects Trustor and the Property to action that adversely affects Lender's interest; or (i) a prior lienholder forecloses on the Property and as a result, Lender's interest is adversely affected.

Executive Officers. Any Borrower is an executive officer of Lender or an affiliate and such Borrower becomes indebted to Lender or another lender in an aggregate amount greater than the amount permitted under federal laws and regulations.

10. **REMEDIES ON DEFAULT.** In addition to any other remedy available under the terms of this Security Instrument, Lender may accelerate the Secured Debt and foreclose this Security Instrument in a manner provided by law if Trustor is in default. In some instances, federal and state law will require Lender to provide Trustor with notice of the right to cure, or other notices and may establish time schedules for foreclosure actions.

At the option of Lender, all or any part of the agreed fees and charges, accrued interest and principal shall become immediately due and payable, after giving notice if required by law, upon the occurrence of a default or anytime thereafter. Lender shall be entitled to, without limitation, the power to sell the Property.

If there is a default, Trustee shall, at the request of Lender, advertise and sell the Property as a whole or in separate parcels at public auction to the highest bidder for cash and convey absolute title free and clear of all right, title and interest of Trustor at such time and place as Trustee designates. Trustee shall give notice of sale including the time, terms and place of sale and a description of the Property to be sold as required by the applicable law.

Upon sale of the Property and to the extent not prohibited by law, Trustee shall make and deliver a deed to the Property sold which conveys absolute title to the purchaser, and after first paying all fees, charges and costs, shall pay to Lender all moneys advanced for repairs, taxes, insurance, liens, assessments and prior encumbrances and interest thereon, and the principal and interest on the Secured Debt, paying the surplus, if any, to Trustor. Lender may purchase the Property. The recitals in any deed of conveyance shall be prima facie evidence of the facts set forth therein.

The acceptance by Lender of any sum in payment or partial payment on the Secured Debt after the balance is due or is accelerated or after foreclosure proceedings are filed shall not constitute a waiver of Lender's right to require complete cure of any existing default. By not exercising any remedy on Trustor's default, Lender does not waive Lender's right to later consider the event a default if it happens again.

11. EXPENSES; ADVANCES ON COVENANTS; ATTORNEYS' FEES; COLLECTION COSTS. If Trustor breaches any covenant in this Security Instrument, Trustor agrees to pay all expenses Lender incurs in performing such covenants or protecting its security interest in the Property. Such expenses include, but are not limited to, fees incurred for inspecting, preserving, or otherwise protecting the Property and Lender's security interest. These expenses are payable on demand and will bear interest from the date of payment until paid in full at the highest rate of interest in effect as provided in the terms of the Secured Debt. Trustor agrees to pay all costs and expenses incurred by Lender in collecting, enforcing or protecting Lender's rights and remedies under this Security Instrument. This amount may include, but is not limited to, attorneys' fees, court costs, and other legal expenses. To the extent permitted by the United States Bankruptcy Code, Trustor agrees to pay the reasonable attorneys' fees Lender incurs to collect the Secured Debt as awarded by any court exercising jurisdiction under the Bankruptcy Code. This Security Instrument shall remain in effect until released. Trustor agrees to pay for any recordation costs of such release.

12. ENVIRONMENTAL LAWS AND HAZARDOUS SUBSTANCES. As used in this section, (1) Environmental Law means, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA, 42 U.S.C. 9601 et seq.), and all other federal, state and local laws, regulations, ordinances, court orders, attorney general opinions or interpretive letters concerning the public health, safety, welfare, environment or a hazardous substance; and (2) Hazardous Substance means any toxic, radioactive or hazardous material, waste, pollutant or contaminant which has characteristics which render the substance dangerous or potentially dangerous to the public health, safety, welfare or environment. The term includes, without limitation, any substances defined as "hazardous material," "toxic substances," "hazardous waste" or "hazardous substance" under any Environmental Law.

Trustor represents, warrants and agrees that:

- A. Except as previously disclosed and acknowledged in writing to Lender, no Hazardous Substance is or will be located, stored or released on or in the Property. This restriction does not apply to small quantities of Hazardous Substances that are generally recognized to be appropriate for the normal use and maintenance of the Property.
- B. Except as previously disclosed and acknowledged in writing to Lender, Trustor and every tenant have been, are, and shall remain in full compliance with any applicable Environmental Law.
- C. Trustor shall immediately notify Lender if a release or threatened release of a Hazardous Substance occurs on, under or about the Property or there is a violation of any Environmental Law concerning the Property. In such an event, Trustor shall take all necessary remedial action in accordance with any Environmental Law.
- D. Trustor shall immediately notify Lender in writing as soon as Trustor has reason to believe there is any pending or threatened investigation, claim, or proceeding relating to the release or threatened release of any Hazardous Substance or the violation of any Environmental Law.

13. ESCROW FOR TAXES AND INSURANCE. Unless otherwise provided in a separate agreement, Trustor will not be required to pay to Lender funds for taxes and insurance in escrow.

14. JOINT AND INDIVIDUAL LIABILITY; CO-SIGNERS; SUCCESSORS AND ASSIGNS BOUND. All duties under this Security Instrument are joint and individual. If Trustor signs this Security Instrument but does not sign an evidence of debt, Trustor does so only to mortgage Trustor's interest in the Property to secure payment of the Secured Debt and Trustor does not agree to be personally liable on the Secured Debt. If this Security Instrument secures a guaranty between Lender and Trustor, Trustor agrees to waive any rights that may prevent Lender from bringing any action or claim against Trustor or any party indebted under the obligation. These rights may include, but are not limited to, any anti-deficiency or one-action laws. The duties and benefits of this Security Instrument shall bind and benefit the successors and assigns of Trustor and Lender.

15. SEVERABILITY; INTERPRETATION. This Security Instrument is complete and fully integrated. This Security Instrument may not be amended or modified by oral agreement. Any section in this Security Instrument, attachments, or any agreement related to the Secured Debt that conflicts with applicable law will not be effective, unless that law expressly or impliedly permits the variations by written agreement. If any section of this Security Instrument cannot be enforced according to its terms, that section will be severed and will not affect the enforceability of the remainder of this Security Instrument.



Whenever used, the singular shall include the plural and the plural the singular. The captions and headings of the sections of this Security Instrument are for convenience only and are not to be used to interpret or define the terms of this Security Instrument. Time is of the essence in this Security Instrument.

- 16. **SUCCESSOR TRUSTEE.** Lender, at Lender's option, may from time to time remove Trustee and appoint a successor trustee without any other formality than the designation in writing. The successor trustee, without conveyance of the Property, shall succeed to all the title, power and duties conferred upon Trustee by this Security Instrument and applicable law.
- 17. **NOTICE.** Unless otherwise required by law, any notice shall be given by delivering it or by mailing it by first class mail to the appropriate party's address on page 1 of this Security Instrument, or to any other address designated in writing. Notice to one trustor will be deemed to be notice to all trustors. Lender and Trustor request that copies of any notices of default and sale under a superior security instrument be sent to Lender and Trustor at the addresses listed in DATE AND PARTIES.
- 18. **WAIVERS.** Except to the extent prohibited by law, Trustor waives all appraisal or marshalling of assets relating to the Property.
- 19. **SEPARATE PROPERTY.** Any Trustor who is a married person or a registered domestic partner expressly agrees that recourse may be had against his or her separate property.
- 20. **LINE OF CREDIT.** The Secured Debt includes a revolving line of credit. Although the Secured Debt may be reduced to a zero balance, this Security Instrument will remain in effect until released.
- 21. **APPLICABLE LAW.** This Security Instrument will be governed by applicable federal law and the law of the state of Texas without regard to its rules regarding the conflicts of laws, except for laws regarding the perfection and enforcement of the lien on real property, which will be governed by the law of the situs of the Property.
- 22. **NOTICE OF NEGATIVE CREDIT REPORTING.** As required by applicable law, Trustor is hereby notified that a negative credit report reflecting on Trustor's credit record may be submitted to a credit reporting agency if Trustor fails to fulfill the terms of Trustor's credit obligations.
- 23. **RIDERS.** The covenants and agreements of each of the riders described below are incorporated into and supplement and amend the terms of this Security Instrument:
.....
.....
- 24. **SURETYSHIP WAIVER.** Trustor waives any right to require Lender to: (1) make any presentment, protest, demand or notice of any kind, including notice of change of any terms of repayment of the Secured Debt; (2) proceed against any person, including the obligors on the Secured Debt, before proceeding against Trustor; (3) proceed against any collateral for the Secured Debt before proceeding against Trustor; (4) apply any payments or proceeds received against the Secured Debt in any order; (5) disclose any information about the Secured Debt, the obligor on the Secured Debt, any collateral or any other guarantor as surety or about any action or non-action of Lender; or (6) pursue any remedy or course of action in Lender's power whatsoever. Trustor also waives any and all rights or defenses arising by reason of: (7) any disability or other defense of the obligor on the Secured Debt, any other guarantor or surety or any person; (8) the cessation of liability of obligor on the Secured Debt from any cause whatsoever, other than payment in full, of the Secured Debt; (9) the application of the proceeds of the Secured Debt by the obligor on the Secured Debt for purposes other than the purposes understood and intended by Trustor and Lender; (10) any act of omission or commission by Lender that directly or indirectly results in or contributes to the discharge of the obligor on the Secured Debt or any guarantor or surety, or that results in the loss or release of any collateral by operation of law or otherwise; (11) any failure of Lender to advise Trustor of any change in the financial condition of the obligor on the Secured Debt; (12) any modification or change in terms of the indebtedness whatsoever; or (13) any and all rights and protection available to Trustor under California Civil Code Sections 2787 through 2855, inclusive.
- 25. **ADDITIONAL TERMS.**



SIGNATURES: By signing below, Grantor agrees to the terms and covenants contained in this Security Instrument and in any attachments. Grantor also acknowledges receipt of a copy of this Security Instrument on the date stated on page 1.

(Signature) ALAN J. REID (Date) (Signature) JOHANNA H. REID (Date) 3/2/15
 (Signature) Alan J Reid (Date) 3/2/15 (Signature) (Date)

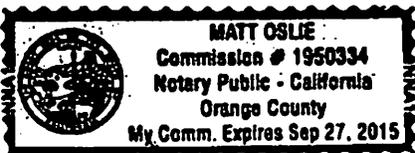
ACKNOWLEDGMENT:

STATE OF California, COUNTY OF ORANGE } ss.
On March 2, 2015 before me, Matt Oslie
a notary public, personally appeared
ALAN J. REID

....., who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
(Seal)



Signature Matt Oslie
Name (typed or printed) Matt Oslie
My commission expires:

[Handwritten initials]

STATE OF California, COUNTY OF ORANGE } ss.
On March 2 2015 before me, Matt Osie
Matt Osie
JOHANNA H. REID a notary public, personally appeared

....., who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
(Seal)



Signature: Matt Osie
Name (typed or printed)

My commission expires:

STATE OF California, COUNTY OF } ss.
On before me,
..... a notary public, personally appeared

....., who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
(Seal)

Signature:
Name (typed or printed)

My commission expires:

STATE OF California....., COUNTY OF} ss.

On before me ,
..... a notary public, personally appeared
.....
....., who proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true
and correct.

WITNESS my hand and official seal.

(Seal)

Signature
Name (typed or printed)

My commission expires:

Assessor's Identification Number

Loan Origination Organization : USAA Federal Savings Bank
NMLS ID :401058
Loan Originator : Vanessa M Mendez
NMLS ID :888362



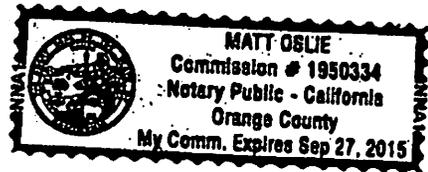
CALIFORNIA JURAT
(CALIFORNIA GOVERNMENT CODE § 8202)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

Subscribed and sworn to (or affirmed) before me on this 2 day of March, 2015,
by Alan Reid, proved to me on the basis of
(Name of Signer(s))
satisfactory evidence to be the person(s) who appeared before me.

Matt Oslie
Signature of Notary Public (Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document

Title or Type of Document: Lien Affidavit Document Date: 3/2/15

Number of Pages: 1 Signer(s) Other Than Named Above: _____

Additional Information: _____

CALIFORNIA JURAT
(CALIFORNIA GOVERNMENT CODE § 8202)

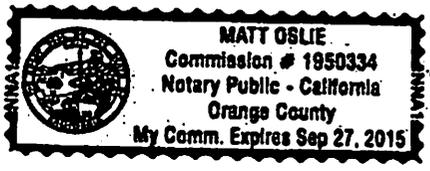
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

Subscribed and sworn to (or affirmed) before me on this 2 day of March, 2015
by Johanna Reid, proved to me on the basis of
(Name of Signer(s))
satisfactory evidence to be the person(s) who appeared before me.

Matt Oslie
Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document

Title or Type of Document: lien Affidavit Document Date: 3/2/15

Number of Pages: 1 Signer(s) Other Than Named Above: _____

Additional Information: _____

EXHIBIT A

THE FOLLOWING DESCRIBED PROPERTY IN THE UNINCORPORATED AREA OF CAMBRIA,
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA:

LOTS 31 AND 32 IN BLOCK 59 OF CAMBRIA PINES UNIT NO. 5, IN THE COUNTY OF SAN LUIS
OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED APRIL 18, 1929 IN BOOK
5, PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR
MINERAL RIGHTS OF RECORD, IF ANY.

ASSESSORS PARCEL NUMBER: 022-232-046

ATI ORDER NUMBER: 201502061374

END OF DOCUMENT

2355

In Consideration of TEN AND NO/100 (\$10.00) Dollars
CAMBRIA PINES BEACH COMPANY a Corporation,

Does Hereby Grant to JOHN W. HOFF, a married man,

all that Real Property situate in the
County of San Luis Obispo, State of California, described as follows:
Lot THIRTY-THREE (33) and THIRTY-FOUR (34)
Block FIFTY-NINE (59) of Cambria Pines. Unit No. FIVE (5) according to the map

thereof filed in the Office of the County Recorder, of the County of San Luis Obispo, State of California, in Book Number
FIVE (5), at Page TEN (2) of Maps. Excepting therefrom, however, and reserving to the Grantor, its successors and assigns, the right to enter upon, erect, construct, maintain and operate telephone, electric light and power poles, wires, cables, lines and conduits, sewer pipes, gas and water mains in, upon, over, along and across a strip three (3) feet in width along the entire rear line of said lots.

EACH LOT SUBJECT TO: TAXES.

EACH LOT IN UNITS 1, 2-5 AND MANOR NO. 1, 2, 3, SUBJECT TO THE FOLLOWING:

- CONDITIONS, RESTRICTIONS and RESERVATIONS, which constitute a general plan for the improvement of said unit of Cambria Pines and which shall run with the land and shall operate as conditions subsequent and shall operate not only for the benefit of the grantor but for the benefit of the owner or owners of any of the lots hereby conveyed as against the owner or owners of the balance of the lots in said unit of Cambria Pines and for the benefit of the owner or owners of all lots hereby conveyed as against the owner or owners of any particular lot or lots, and which shall be binding upon grantor, his heirs, executors, administrators and assigns, and upon all persons holding under or through him, and all persons who may acquire any interest in or to any of said lot or lots by operation of law or by or in any other manner whatsoever, namely:
 - FIRST: That no building, the exterior of which is otherwise than painted, stuccoed, whitewashed or of imitation log, shall be erected, placed or permitted on said premises, and shall not be used for other than residential purposes.
 - SECOND: Buyer agrees that he will at all times in the use of said property abide by all of the laws, ordinances, rules and regulations of competent public authority and that he will not do or suffer to be done anything upon said premises constituting a nuisance, and that he will not permit signs of any description to be placed on property.
 - THIRD: That all toilets must be inside of or part of structures erected or placed upon said premises. Septic tanks or cesspools are to be used until such time as sewers shall have been installed.
 - FOURTH: That the property conveyed shall not, nor shall any part thereof be occupied, leased, rented, sold, conveyed or hypothecated to any person other than one of the Caucasian race, except that servants of other than the Caucasian race may be employed and kept.
 - FIFTH: That these restrictions shall continue in effect and be operative to any land including January 1, 1920.
 - SIXTH: That as to the grantor, his heirs, executors, administrators and assigns, a breach of the foregoing conditions shall cause said premises hereby conveyed to revert to the grantor, his executors or assigns, each of whom shall have the right in the event of any breach hereof to immediately or at any time hereafter during the continuance of said breach, reenter and take possession of such premises and remove any and all persons therefrom; provided, however, that any such breach and consequent reversion shall neither defeat nor render invalid the title of any mortgage or trust deed placed on said property in good faith for value.

IN WITNESS WHEREOF, said CAMBRIA PINES BEACH COMPANY

has heretofore caused its corporate name to be subscribed and its seal affixed by its Vice President and Assistant Secretary, thereto duly authorized by resolution of its Board of Directors, this 23rd day of April, 1932.

CAMBRIA PINES BEACH COMPANY
By Harry E. Jones Vice President.
By C. Bailos Assistant Secretary.



STATE OF CALIFORNIA }
County of Los Angeles } ss.
On this 23rd day of April in the year one thousand nine hundred and thirty-two before me, Alfred Wood
a Notary Public in and for said County and State personally appeared
Harry E. Jones known to me to be the Vice President, and
C. Bailos known to me to be the Assistant Secretary

of the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal the day and year in this certificate first above written.

By Alfred Wood Notary Public in and for said County and State.
My Commission Expires Sept. 5, 1934.
RECORDED at request of Cambria Development Co. MAY 9 1932



at 75 Min. past 8 o'clock A., M. in Vol. 113
of Official Records, Page 209, San Luis Obispo County, California.
By W. L. Ranage County Recorder.
By Lella Hughes Deputy Recorder.

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2715

In Consideration of TEN AND NO/100 (\$10.00) Dollars
CAMBRIA PINES BEACH COMPANY, a Corporation,

Does Hereby Grant to WILLIAM A. BOOTSMA and CLARA L. BOOTSMA, husband and wife, as joint tenants,

all that Real Property situate in the
County of San Luis Obispo, State of California, described as follows:
Lot # THIRTY-ONE (31) and THIRTY-TWO (32)

Block FIFTY-NINE (59) of Cambria Pines, Unit No. FIVE (5) according to the map thereof filed in the Office of the County Recorder, of the County of San Luis Obispo, State of California, in Book Number FIVE (5) at Page Two (2) of Maps. Excepting, therefrom, however, and reserving to the Grantor, its successors and assigns, the right to enter upon, erect, construct, maintain and operate telephone, telegraph, electric light and power poles, wires, cables, lines and conduits, sewer pipes, gas and water mains in, upon, over, along and across a strip three (3) feet in width along the entire rear lines of said lots.

EACH LOT SUBJECT TO: TAXES.

EACH LOT IN UNITS 1, 2-5 AND MANOR NO. 1, 2, 3, SUBJECT TO THE FOLLOWING:

CONDITIONS, RESTRICTIONS and RESERVATIONS, which constitute a general plan for the improvement of said unit of Cambria Pines and which shall run with the land and shall operate as conditions subsequent and shall operate not only for the benefit of the grantor but for the benefit of the owner or owners of any of the lots hereby conveyed in said unit of Cambria Pines and for the benefit of the owner or owners of all lots hereby conveyed in said unit of Cambria Pines, and which shall be binding upon grantor, his heirs, executors, administrators and assigns, and upon all persons holding under or through him, and all persons who may acquire any interest in or to any of said lot or lots by operation of law or by or in any other manner whatsoever, namely:

FIRST: That no building, the exterior of which is otherwise than painted, stained, kirted, stuccoed or log or imitation log, shall be erected, placed or permitted on said premises, and shall not be used for other than residential purposes.

SECOND: Buyer covenants that he will at all times in the use of said property, abide by all of the laws, ordinances, rules and regulations of competent public authority and that he will not do or suffer to be done anything upon said premises constituting a nuisance, and that he will not permit signs of any description to be placed on property.

THIRD: That all wells must be inside of or part of structure erected or placed upon said premises. Septic tanks or composts are to be used until such time as sewers shall have been installed.

FOURTH: That the property conveyed shall not, nor shall any part thereof be occupied, leased, rented, sold, conveyed or hypothecated to any person other than one of the Caucasian race, except that persons of other than the Caucasian race may be employed and kept.

FIFTH: That these restrictions shall continue in effect and be operative to any including January 1, 2000.

SIXTH: That as to the grantor, his heirs, executors, administrators and assigns, in breach of the foregoing conditions shall cause said premises hereby conveyed to revert to the grantor, his successors or assigns, each of whom shall have the right in the event of any breach hereof to immediately or at any time hereafter during the continuance of said breach, reenter and take possession of such premises and remove any and all persons therefrom; provided, however, that any such breach and consequent reentry shall neither defeat nor render invalid the lien of any mortgage or trust deed placed on said property in good faith for value.

IN WITNESS WHEREOF, said CAMBRIA PINES BEACH COMPANY

has heretofore caused its corporate name to be subscribed and its seal affixed by its Vice-President and Assistant-Secretary, thereto duly authorized by resolution of its Board of Directors, this 17th day of May

1932.
By Harry E. Jones, Vice-President.
By C. Bailles, Assistant-Secretary.



STATE OF CALIFORNIA
County of LOS ANGELES

On this 17th day of May, 1932, in the year one thousand nine hundred and thirty two, before me, Alfred Wood

a Notary Public in and for said County and State personally appeared Harry E. Jones, known to me to be the Vice-President, and

C. Bailles, known to me to be the Assistant-Secretary

of the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal the day and year in this certificate first above written.

My Commission Expires Sept. 5, 1934.
Notary Public in and for said County and State.

RECORDED at request of SECURITY TITLE INS. AND GUARANTEE CO. MAY 26 1932

at 10 Min. past 3 o'clock P.M. in Vol. 113

of Official Records, Page 220, San Luis Obispo County, California.

By W. L. Ramo, County Recorder.
By Alma Roberts, Deputy Recorder.

of Official Records Page 495 San Luis Obispo County, California.

W. L. RAMAGE County Recorder
By Mary C. Sparman Deputy Recorder

#####

CAMBRIA PINES BEACH COMPANY : 5258

TO : IN CONSIDERATION OF TEN AND NO/100 (\$10.00) Dollars

CAMBRIA DEVELOPMENT COMPANY : CAMBRIA PINES BEACH COMPANY, a corporation Does Hereby

..... : Grant to CAMBRIA DEVELOPMENT COMPANY, a corporation all

that Real Property situate in the County of San Luis Obispo, State of California, described as follows:

Lots 1-2-3-18-19-20-21-22-23-24-25-26-27-28-29-30-33-34-35-39-40-41-42-45-46-47-51-52-53-54-55-56-57-61-79-80-82-83-88-89-93-95- Block 42, Lots 1-3-4-5-6-7-8-9-11-13-15-16-17-18-19-21-22-23-24-25-26-27-28-29-35-42-54-62-64-66 Block 43, Lots 1-10-16-17-18-20-21-22-23-24-25-31-32-33 Block 44, Lots 1-5-6-8-12-13-16-17-18-19-21-22 Block 45, Lots 15 Block 46, Lots 6-7-12-23-27-41-42 Block 52, Lots 22-28-31-42-58-73-74-75-76-85-90-94-97-98-99-102-103-104-105-106-107-108-109-110-111-114-115-116-117-118- Block 53-, Lots 28-30-40 Block 54, Lots 34-35-36-52 Block 55, Lots 43-47-54 Block 56, Lots 35-68-69-70 Block 57, Lots 18-32-50-Block 58, Lots 10-35 Block 59, Lot 25 Block 60, Lot 16 Block 62, Lots 2-3-4-5-6-7-8-9-10-11-12-13-14-37 Block 64 Lot 20 in Block 65, Lots 17-18 Block 67, Lots 15-28-29 Block 68, Lots 13-15-16-17 Block 69, Lots 1-10 Block 70, Lots 4-7 Block 75, Lots 12-17 Block 77, Lots 1-4-19-20 Block 78, Lots 4-5-10 Block 79, Lots 1-4-7-11-15-16-17-19-20-21-22-23-24-31-32-35-36-37-38-47-48-51-52-53-54-55-56-57-58-60 Block 80, Lots 3-7-8-9-10-11-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30- Block 81, Lots 5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22 Block 84, Lots 1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20- Block 85 all in Cambria Pines the Unit No. 5, according to map thereof filed in the office of the County Recorder, of the County of San Luis Obispo, State of California, in Book Number Five (5), at Page Two (2), of Maps. Excepting therefrom, however, and reserving to the Grantor, its successors and assigns, the right to enter upon, erect, construct, maintain and operate telephone, telegraph, electric light and power poles, wires, cables, lines and conduits, sewer pipes, gas and water mains in, upon, over, along and across a strip three (3) feet in width along the entire rear lines of said lots.

EACH LOT SUBJECT TO: TAXES, 2nd installment of taxes fiscal year 1944-45.

Each Lot in Unit 1, 2, 5 and Manor No. 1, 2, 3 Subject to the Following:

CONDITIONS, RESTRICTIONS and RESERVATIONS, which constitute a general plan for the improvement of said unit of Cambria Pines and which shall run with the Land and shall operate as conditions subsequent and shall operate not only for the benefit of the grantor but for the benefit of the owner or owners of any of the lots hereby conveyed as against the owner or owners of the balance of the lots in said unit of Cambria Pines and for the benefit of the owner or owners of all the lots hereby conveyed as against the owner or owners of any particular lot or lots, and which shall be binding upon grantor, his heirs, executors, administrators and assigns, and upon all persons, holding under or through him, and all persons, who may acquire any interest in or to any of said lot or lots by operation of law or by or in any other manner whatsoever, namely:

FIRST: That no building, the exterior finish of which is otherwise than painted, stained, brick, stucco, log or imitation log, shall be erected, placed or permitted on said premises, and shall not be used for other than residential purposes.

SECOND: Buyer agrees that he will at all times in the use of said property abide by all of the laws, ordinances, rules and regulations of competent public authority and that he will not do or suffer to be done anything upon said premises constituting a nuisance, and that he will not permit signs of any description to be placed on property.

\$5.50
U.S.T.R.
STAMPS
AFFIXED &
CANCELED

NOV 1945

AS

FOR
RECORD

THIRD: That all toilets must be inside of or part of structures erected or placed upon said premises. Septic tanks or cesspools are to be used until such time as sewers shall have been installed.

FOURTH: That the property conveyed shall not, nor shall any part thereof be occupied, leased, rented, sold, conveyed or hypothecated to any person other than one of the Caucasian race, except that servants of other than the Caucasian race may be employed and kept.

FIFTH: That these restrictions shall continue in effect and be operative to and including January 1, 2020.

SIXTH: That as to the grantee herein, his heirs, executors, administrators and assigns a breach of the foregoing conditions shall cause said premises hereby conveyed to revert to the grantor, its successors or assigns, each of whom shall have the right in the event of any breach hereof to immediately or at any time hereafter during the continuance of said breach, re-enter and take possession of such premises and remove any and all persons therefrom; provided, however, that any such breach and consequent re-entry shall neither defeat nor render invalid the lien of any mortgage or trust deed placed on said property in good faith for value.

IN WITNESS WHEREOF, said CAMBRIA PINES BEACH COMPANY has hereunto caused its corporate name to be subscribed and its seal affixed by its President and Secretary, thereunto duly authorized by resolution of its Board of Directors, this 20th day of December, 1944.



CAMBRIA PINES BEACH COMPANY
By Harry E. Jones President
By A. Wood Secretary

STATE OF CALIFORNIA,)
COUNTY OF Los Angeles) SE.

On this 20th day of December in the year one thousand nine hundred Forty-four, before me, Catherine L. Holdsworth a Notary Public in and for said County and State, personally appeared Harry E. Jones, known to me to be the President, and A. Wood, known to me to be the Secretary of the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal the day and year in this certificate first above written.



Catherine L. Holdsworth
Notary Public in and for
said County and State.
My Commission Expires Feb. 19, 1949.

RECORDED AT REQUEST OF Cambria Dev. Co. MAY 6- 1946 at 30 min. past 9 o'clock A.M. in Vol. 402 of Official Records Page 497 San Luis Obispo County, California.

W. L. RAMAGE County Recorder
By Mary C. Sparman Deputy Recorder

CAMBRIA PINES BEACH COMPANY : 5259
TO : IN CONSIDERATION OF TEN AND NO/100 (\$10.00) Dollars CAMBRIA
CAMBRIA DEVELOPMENT COMPANY : PINES BEACH COMPANY, a corporation Does Hereby Grant to
..... : CAMBRIA DEVELOPMENT COMPANY, a corporation all that Real
Property situate in the County of San Luis Obispo, State of California, described as follows:
Lot FIVE (5), Block SIXTY-FIVE (67), of Cambria Pines, Unit No. FIVE (5), according to
the map thereof filed in the office of the County Recorder, of the County of San Luis Obispo,
State of California, in Book Number Five (5), at Page Two (2), of Maps.

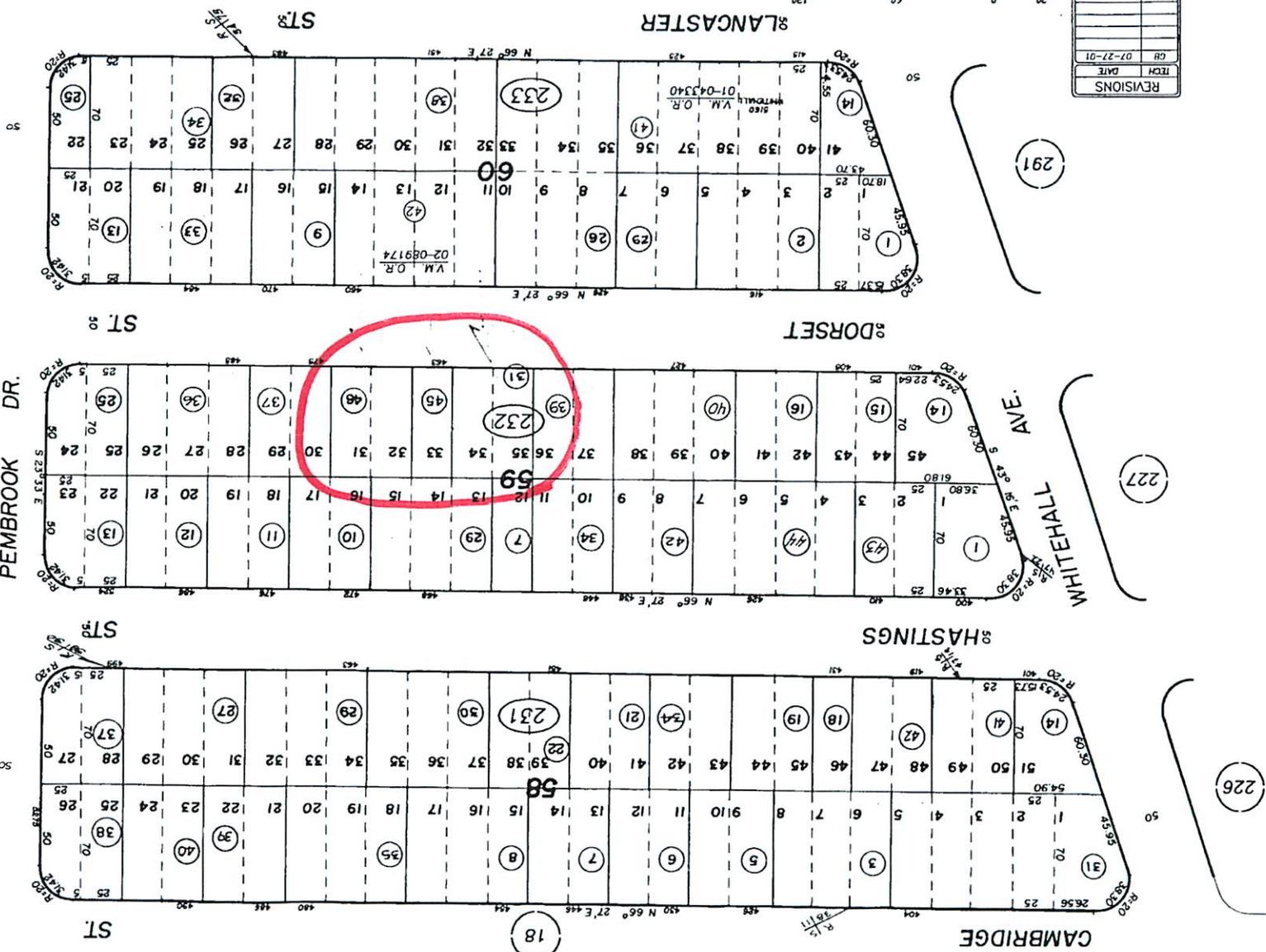
Excepting therefrom, however, and reserving to the Grantor, its successors and assigns, the right to enter upon, erect, construct, maintain and operate telephone, telegraph, electric light and power poles, wires, cables, lines and conduits, sewer pipes, gas and water mains.

REVISIONS	DATE	TECH
	07-27-01	

07-27-01
 G8
 THIS MAP IS PREPARED FOR
 ASSESSMENT PURPOSES ONLY.

CAMBRIA PINES UNIT NO. 5 R.M. BK. 5 , Pg. 2

CAMBRIA
 ASSESSOR'S MAP COUNTY OF
 SAN LUIS OBISPO, CA
 BOOK 022 PAGE 23



242

241

193

22-23



Parcel Summary Report For Parcel # 022-232-031

12/10/2015
4:18:50PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

People Information

Role **Name and Address**

OWN SIEGELE RAYMOND H & TR
 4215 SAND ROCK CIR YORBA LINDA CA 92886-1605

OWN SIEGELE RAYMOND H

OWN SIEGELE THEODORA R

Address Information

Status **Address**
 00451 DORSET ST CAMB

Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
CPUNIT5	0059	0034	Cambria	North Coast P	RSF	LCP	AS	Y	L2	
CPUNIT5	0059	0035	Cambria	North Coast P	GS			Y	L2	

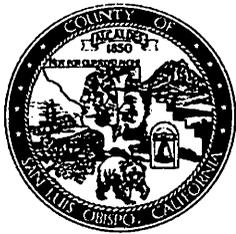
Parcel Information

Status **Description**
 Active CAM PINES U 5 BL 59 LTS 34 & 35

Notes

Tax Districts

COAST (SB1537)
 SAN LUIS OBISPO JT(27,40)
 CAMBRIA PUBLIC
 COAST UNIFIED SCHOOL - IMP. NO. 1
 CAMBRIA (SB1537 BLO)



Parcel Summary Report For Parcel # 022-232-031

12/10/2015
4:18:50PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

CAMBRIA COMMUNITY
NO. 02
CAMBRIA
AREA NO. 21

Case Information

Case Number:

Case Status:

COD2010-00327 CLD Primary Parcel

Description:
DRAINAGE

COD2012-00452 CLD Primary Parcel

Description:
HOME OCCUPATION WITHOUT LICENSE

PMT2002-12651 EXP Primary Parcel

Description:
ADDITION TO SINGLE FAMILY DWELLING ENGR - OSTERMAN / ARCH - LENTZ

ZON2012-00706 APV Primary Parcel

Description:
RETAIL SALES OF POTTERY & MANUFACTURING

SUB2015-00040 REC Related Parcel

Description:
LOT LIINE ADJUSTMENT ADDING 7 FEET OF EXISTING VACANT LOT (PARCEL 022-232-045, OWNED BY SIEGELE) TO PARCEL 022-232-046 OWNED BY REID AND REMAINING 19 FEET TO PARCEL 022-232-031 OWNED BY SIEGELE



Parcel Summary Report For Parcel # 022-232-045

12/10/2015
4:18:14PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

People Information

Role Name and Address

OWN SIEGELE RAYMOND H
 4215 SAND ROCK CIR YORBA LINDA CA 92886-1605
OWN SIEGELE THEODORA R

Address Information

Status Address
 00000 DORSET ST CAMB

Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
CPUNIT5 022232	0059 045	0033 0034	Cambria	North Coast P	RSF	LCP	AS	Y		
			Cambria	North Coast P	GS			U		

Parcel Information

Status Description
Active CAM PINES U 5 BL 59 LT 33

Notes

Tax Districts

COAST (SB1537)
SAN LUIS OBISPO JT(27,40)
CAMBRIA PUBLIC
COAST UNIFIED SCHOOL - IMP. NO. 1
CAMBRIA (SB1537 BLO)
CAMBRIA COMMUNITY
NO. 02



Parcel Summary Report For Parcel # 022-232-045

12/10/2015
4:18:14PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

CAMBRIA
AREA NO. 21

Case Information

Case Number:

Case Status:

PMT2002-12651

EXP

Related Parcel

Description:

ADDITION TO SINGLE FAMILY DWELLING ENGR - OSTERMAN / ARCH - LENTZ

SUB2015-00040

REC

Related Parcel

Description:

LOT LINE ADJUSTMENT ADDING 7 FEET OF EXISTING VACANT LOT (PARCEL 022-232-045, OWNED BY SIEGELE) TO PARCEL 022-232-046 OWNED BY REID AND REMAINING 19 FEET TO PARCEL 022-232-031 OWNED BY SIEGELE



Parcel Summary Report For Parcel # 022-232-046

12/10/2015
4:16:41PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

People Information

Role Name and Address

OWN REID ALAN J
38-62ND PL LONG BEACH CA 90803-
OWN REID JOHANNA H

Address Information

Status Address
00463 DORSET ST CAMB

Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
CPUNIT5	0059	0031	Cambria	North Coast P	RSF	LCP	AS	Y		
CPUNIT5	0059	0032	Cambria	North Coast P	GS			Y		

Parcel Information

Status Description
Active CAM PINES U 5 BL 59 LTS 3 1 & 32

Notes

Tax Districts

COAST (SB1537)
SAN LUIS OBISPO JT(27,40)
CAMBRIA PUBLIC
COAST UNIFIED SCHOOL - IMP. NO. 1
CAMBRIA (SB1537 BLO)
CAMBRIA COMMUNITY
NO. 02



Parcel Summary Report For Parcel # 022-232-046

12/10/2015
4:16:42PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

CAMBRIA
AREA NO. 21

Case Information

Case Number:

Case Status:

88807 FNL Primary Parcel

Description:

ADD BATH, ENLRG BD RM, LV RM & KIT IN SFD

89273 FNL Primary Parcel

Description:

ADD 68 SQ FT TO PERMIT #88807

SUB2015-00040 REC Primary Parcel

Description:

LOT LIINE ADJUSTMENT ADDING 7 FEET OF EXISTING VACANT LOT (PARCEL 022-232-045, OWNED BY SIEGELE) TO PARCEL 022-232-046 OWNED BY REID AND REMAINING 19 FEET TO PARCEL 022-232-031 OWNED BY SIEGELE