

VANDENBERG VILLAGE COMMUNITY SERVICES DISTRICT

3757 Constellation Road • Vandenberg Village • Lompoc, CA 93436
Telephone: (805) 733-2475 • Fax: (805) 733-2109



"Pride in Community Service"

<http://vvcisd.org>

info@vvcisd.org

RESOLUTION NO. 190-11

December 6, 2011

ACCEPTING EASEMENTS AND THE TRANSFER OF OWNERSHIP OF WATER AND WASTEWATER IMPROVEMENTS IN CLUBHOUSE ESTATES IN VANDENBERG VILLAGE.

WHEREAS, the Developer of Clubhouse Estates has constructed water and wastewater improvements in accordance with plans, specifications, and the Development Agreement with the District; and,

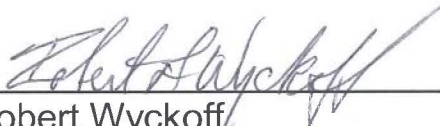
WHEREAS, the Developer has offered to grant easements to the District in order to access and maintain infrastructure in order to provide water and wastewater services within the development; and

WHEREAS, the Developer has submitted, and the District's General Manager and District Counsel have reviewed and approved the form of the documentation required for granting the easements and conveying the improvements to the District pursuant to the Development Agreement.

NOW, THEREFORE BE IT RESOLVED, that the Board of Directors of the Vandenberg Village Community Services District, that the ownership of the real property, easements, and improvements of water and wastewater systems described in the "Grant of Water and Wastewater/Sewage Pipelines and Systems Facilities Easement" and the "Conveyance of Water and Wastewater/Sewage Pipelines and Systems Facilities" are hereby accepted for ownership, operation, maintenance, repair, and replacement.

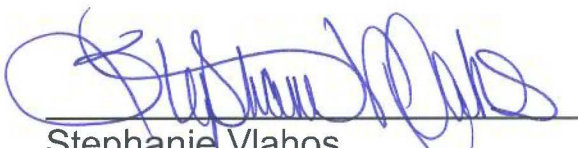
PASSED AND ADOPTED by the Board of Directors of the Vandenberg Village Community Services District this 6th Day of December 2011 upon motion by Director Redmon, seconded by Director Brooks and as approved by the following roll call vote, to wit:

AYES: Directors Blair, Brooks, Redmon and Wyckoff
NOES: None
ABSTAIN: Director Fox
ABSENT: None



Robert Wyckoff
President, Board of Directors

ATTEST:



Stephanie Vlahos
Secretary, Board of Directors



2012-0082311

Recorded	REC FEE	0.00
Official Records		
County of		
Santa Barbara		
Joseph E. Holland		
County Clerk Recorder		
09:00AM 03-Dec-2012	JA	Page 1 of 6

RECORDING REQUESTED BY, AND
WHEN RECORDED TO BE RETURNED TO:

Vandenberg Village Community Services District
3757 Constellation Road
Lompoc, CA 93436

6.
FR

NO DOCUMENTARY TRANSFER RECORDING FEE (Govt. Code Sec. 6103)
APN # 097-371-008

GRANT OF WATER AND WASTEWATER/SEWAGE PIPELINES AND SYSTEMS FACILITIES EASEMENT

THIS AGREEMENT is made and entered into on the date hereinafter set forth by Burton Mesa Holdings, LLC, hereinafter called OWNER, for valuable consideration, receipt of which is hereby acknowledged, for the benefit of Vandenberg Village Community Services District, a California Community Services District, hereinafter called VVCSD, its successors and assigns.

RECITALS

- A. WHEREAS, OWNER owns in fee real property situated in the County of Santa Barbara, State of California, described as Lots 1, 2, 4 through 9, 11 through 41, 43 through 48, and 50 through 52 of Tract 14,629 recorded May 1, 2007 in Book 203, Pages 1 to 10 in the Santa Barbara County Recorder's Office; and
- B. WHEREAS, Tract 14,629 is subject to that certain Development Agreement between VVCSD and FalconCrest Clubhouse Estates, LLC dated June 6, 2006; and
- C. WHEREAS, OWNER is seeking to satisfy Conditions 6050.34 and 6050.393 of the Development Agreement and the special conditions and Owner's obligations pursuant to Conditions 6050.34 and 6050.393 of the Development Agreement; and
- D. WHEREAS, the Development Agreement requires that OWNER agrees to grant to VVCSD a non-exclusive easement for water and wastewater/sewage pipelines and systems facilities; and
- E. WHEREAS, OWNER and VVCSD desire by this Agreement to ensure that said easement will be created and granted by OWNER to VVCSD.

NOW THEREFORE, in consideration of the above, the undersigned, OWNER, for itself, and its successors and assigns, does hereby agree as follows:



- 1. OWNER hereby grants a non-exclusive easement for water and wastewater/sewage pipelines and systems facilities appurtenant to the real property described as Tract 14,629 recorded May 1, 2007 in Book 203, Pages 1 to 10 in the Santa Barbara County Recorder's Office and for the benefit of VVCSD as said easement described as follows:

The perpetual easements and rights of way to lay, construct, maintain, operate, replace, repair, renew, change the size of and remove or install one or more pipelines, and one or more service

connections and/or appurtenances from such pipe lines, at any time and from time to time with metering, regulating and other equipment for the conveyance of water and/or sewage, with the right of ingress, egress and regress to and from the same, in, over, through, along, across and upon the Public Utility Easements as depicted on Tract 14,629 recorded May 1, 2007 in Book 203, Pages 1 to 10 in the Santa Barbara County Recorder's Office.

Together with utility easements for all existing and proposed water and wastewater lines, over and across all of the proposed streets, and in specified lots where water or wastewater lines exist or are proposed outside of the proposed streets.

2. This grant shall become effective contemporaneous with the date Owner and VVCS D have executed this Agreement.

3. This Agreement is an instrument affecting title and possession of Tract No. 14,629, and shall be recorded and shall run with the real property described herein as Tract 14,629 recorded May 1, 2007 in Book 203, Pages 1 to 10 in the Santa Barbara County Recorder's Office and shall be binding upon and inure to the benefit of both parties hereto and their heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the undersigned OWNER has executed this Agreement this 7 day of NOVEMBER, 2012.

OWNER:

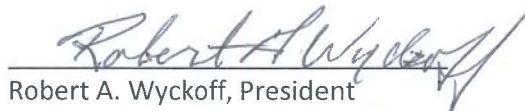
Burton Mesa Holdings, LLC
By Vaquero Energy, Inc., its Manager



Kenneth H. Hunter III, President

ACCEPTED:

Vandenberg Village Community Services District



Robert A. Wyckoff, President
Board of Directors

ATTEST:

Vandenberg Village Community Services District



Stephanie Vlahos
Secretary, Board of Directors

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Kern

On November 7, 2012 before me, Jennifer Posada, Notary Public

personally appeared Kenneth H. Hunter III



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.

Signature: [Handwritten Signature] Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant of Water and Wastewater/Sewage Pipelines

Document Date: November 7, 2012 Number of Pages: 3

Signer(s) Other Than Named Above: /

Capacity(ies) Claimed by Signer(s)

Signer's Name: Kenneth H. Hunter III Signer's Name: _____

[X] Corporate Officer — Title(s): President

[] Corporate Officer — Title(s): _____

- [] Individual
[] Partner — [] Limited [] General
[] Attorney in Fact
[] Trustee
[] Guardian or Conservator
[] Other: _____



- [] Individual
[] Partner — [] Limited [] General
[] Attorney in Fact
[] Trustee
[] Guardian or Conservator
[] Other: _____



Signer Is Representing: _____

Burton Mesa Holdings, LLC
Vaquero Energy, its manager

Signer Is Representing: _____

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Santa Barbara

} SS. **Frankie Bethune** *Notary Public*

On Nov 27 2012, before me, _____, DATE

personally appeared Robert Wyckoff & Stephanie Vlands 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.

Frankie Bethune
NOTARY'S SIGNATURE

PLACE NOTARY SEAL IN ABOVE SPACE

OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- INDIVIDUAL
- CORPORATE OFFICER _____ TITLE(S)
- PARTNER(S)
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

Grant of water/wastewater easement
DESCRIPTION OF DOCUMENT

2
NUMBER OF PAGES

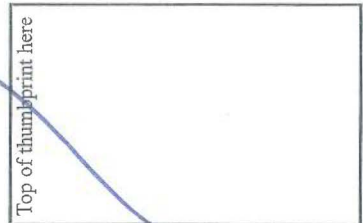
Nov 7 2012
DATE OF DOCUMENT

SIGNER (PRINCIPAL) IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

OTHER

RIGHT THUMBPRINT OF SIGNER





2012-0082312

Recorded	REC FEE	0.00
Official Records		
County of		
Santa Barbara		
Joseph E. Holland		
County Clerk Recorder		
09:00AM 03-Dec-2012	JA	Page 1 of 7

RECORDING REQUESTED BY, AND
WHEN RECORDED TO BE RETURNED TO:

Vandenberg Village Community Services District
3757 Constellation Road
Lompoc, CA 93436

7
FR

NO DOCUMENTARY TRANSFER RECORDING FEE (Govt. Code Sec. 6103)
APN # 097-371-008

CONVEYANCE OF WATER AND WASTEWATER/SEWAGE PIPELINES AND SYSTEMS FACILITIES

THIS AGREEMENT is made and entered into on the date hereinafter set forth by Burton Mesa Holdings, LLC, hereinafter called OWNER, for valuable consideration, receipt of which is hereby acknowledged, for the benefit of Vandenberg Village Community Services District, a California Community Services District, hereinafter called VVCSD, its successors and assigns.

RECITALS

- A. WHEREAS, OWNER owns in fee real property situated in the County of Santa Barbara, State of California, described as Lots 1, 2, 4 through 9, 11 through 41, 43 through 48, and 50 through 52 of Tract 14,629 recorded May 1, 2007 in Book 203, Pages 1 to 10 in the Santa Barbara County Recorder's Office; and
- B. WHEREAS, Tract 14,629 is subject to that certain Development Agreement between VVCSD and FalconCrest Clubhouse Estates, LLC dated June 6, 2006; and
- C. WHEREAS, OWNER is seeking to satisfy Conditions 6050.39, 6050.391, and 6050.394 of the Development Agreement and Owner's obligations pursuant to Conditions 6050.39, 6050.391, and 6050.394 of the Development Agreement; and
- D. WHEREAS, the Development Agreement requires that OWNER agrees to convey to VVCSD title of the completed water and wastewater/sewage systems facilities and works to VVCSD without cost and free and clear of all liens and encumbrances for water and wastewater/sewage pipelines and systems facilities; and
- E. WHEREAS, OWNER and VVCSD desire by this Agreement to ensure that said conveyance will be created and granted by OWNER to VVCSD.



NOW THEREFORE, in consideration of the above, the undersigned, OWNER, for itself, and its successors and assigns, does hereby agree as follows:

- 1. OWNER hereby conveys title of the completed water and wastewater/sewage systems facilities and works to VVCSD without cost and free and clear of all liens and encumbrances for water and wastewater/sewage pipelines and systems facilities appurtenant to the real property described as Tract 14,629 recorded May 1, 2007 in Book 203, Pages 1 to 10 in the Santa Barbara County

Recorder's Office and for the benefit of VVCSD as said conveyance described in Exhibit "A" attached hereto and made part hereof.

2. This conveyance shall become effective contemporaneous with the date Owner and VVCSD have executed this Agreement.
3. This Agreement is an instrument affecting title and possession of Tract No. 14,629, and shall be recorded and shall run with the real property described as Tract 14,629 recorded May 1, 2007 in Book 203, Pages 1 to 10 in the Santa Barbara County Recorder's Office and shall be binding upon and inure to the benefit of both parties hereto and their heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the undersigned OWNER has executed this Agreement this 7 day of NOVEMBER, 2012.

OWNER:

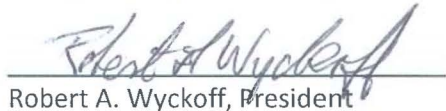
Burton Mesa Holdings, LLC
By Vaquero Energy, Inc., its Manager



Kenneth H. Hunter III, President

ACCEPTED:

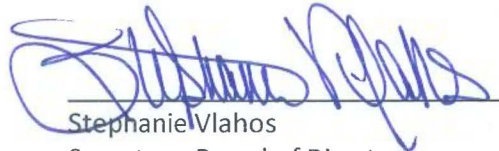
Vandenberg Village Community Services District



Robert A. Wyckoff, President
Board of Directors

ATTEST:

Vandenberg Village Community Services District



Stephanie Vlahos
Secretary, Board of Directors

Vandenberg Village Community Services District
 FalconCrest Clubhouse Estates - Tract 14,629
 Accepted Water and Wastewater Improvements

	WATER			SEWER				
Offsite	4,015	LF 12" C900 CL150	\$51.00	\$204,765.00	845	LF 8" PVC	\$48.00	\$40,560.00
	4	EA 12" Gate Valve w/box	\$1,985.00	\$7,940.00	4	EA 48" Dia. Sewer Manhole	\$4,965.00	\$19,860.00
	1	EA Fire Hydrant Assembly	\$3,145.00	\$3,145.00				\$60,420.00
	1	EA 8" Gate Valve w/box	\$1,020.00	\$1,020.00				
	1	EA 1" Service Saddle	\$300.00	\$300.00				
	1	EA 8" Bypass Assembly	\$3,325.00	\$3,325.00				
								<u>\$220,495.00</u>
Onsite	3,960	LF 8" C900 CL150	\$22.00	\$87,120.00	3,780	LF 8" PVC	\$25.10	\$94,878.00
	220	LF 8" C900 CL200	\$56.50	\$12,430.00	17	EA 48" Dia. Sewer Manhole	\$4,965.00	\$84,405.00
	360	LF 8" C900 w/slurry	\$58.00	\$20,880.00	1	EA Sewer Cleanout	\$390.00	\$390.00
	9	EA Fire Hydrant Assembly	\$3,050.00	\$27,450.00				\$179,673.00
	3	EA 8" Gate Valve w/box	\$1,020.00	\$3,060.00				
	52	EA 1" Water Service	\$865.00	\$44,980.00				
								<u>\$195,920.00</u>
TOTAL	4,015	LF 12" C900 CL150		\$204,765.00	4,625	LF 8" PVC		\$135,438.00
	3,960	LF 8" C900 CL150		\$87,120.00	21	EA 48" Dia. Sewer Manhole		\$104,265.00
	220	LF 8" C900 CL200		\$12,430.00	1	EA Sewer Cleanout		\$390.00
	360	LF 8" C900 w/slurry		\$20,880.00				\$240,093.00
	10	EA Fire Hydrant Assembly		\$30,595.00				
	4	EA 12" Gate Valve w/box		\$7,940.00				
	4	EA 8" Gate Valve w/box		\$4,080.00				
	1	EA 8" Bypass Assembly		\$3,325.00				
	1	EA 1" Service Saddle		\$300.00				
	52	EA 1" Water Service		\$44,980.00				
								<u>\$416,415.00</u>

EXHIBIT "A"

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Kern

On November 7, 2012 before me, Jennifer Posada, Notary Public

personally appeared Kenneth H. Hunter III

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.

Signature: [Handwritten Signature] Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Conveyance of Water and Wastewater/Sewage pipelines

Document Date: November 7, 2012 Number of Pages: 4

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Kenneth H. Hunter III Signer's Name:

Corporate Officer Title(s): President Corporate Officer Title(s):

- Individual
Partner - Limited General
Attorney in Fact
Trustee
Guardian or Conservator
Other:



- Individual
Partner - Limited General
Attorney in Fact
Trustee
Guardian or Conservator
Other:



Signer Is Representing:

Vaquero Energy, Inc.

Signer Is Representing:

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Santa Barbara

} SS.

Frankie Bethune *Notary Public*

On Nov 27 2012, before me, _____, DATE

personally appeared Robert A Wyckoff & Stephanie Vlahas 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.

Frankie Bethune

NOTARY'S SIGNATURE

PLACE NOTARY SEAL IN ABOVE SPACE

OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- INDIVIDUAL
- CORPORATE OFFICER _____ TITLE(S)
- PARTNER(S)
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

Conveyance of water/wastewater sewage pipelines & systems

TITLE OR TYPE OF DOCUMENT

2

NUMBER OF PAGES

Nov 7 2012

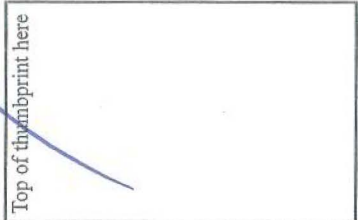
DATE OF DOCUMENT

OTHER

SIGNER (PRINCIPAL) IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

RIGHT THUMBPRINT OF SIGNER





2013-0034536

Recorded	REC FEE	0.00
Official Records		
County of		
Santa Barbara		
Joseph E. Holland		
County Clerk Recorder		
10:41AM 23-May-2013	GC	Page 1 of 7

Recording Requested by
And When Recorded Mail to:

Vandenberg Village Community Services District
Attn: General Manager
3757 Constellation Road
Lompoc, CA 93436

7
FR

GRANT DEED

APN: ~~097-371-008~~ 098-016 Book 098 Pages ~~16 and 17~~ ✓
098-017 203 1-10

FOR VALUABLE CONSIDERATION, receipt and sufficiency of which is hereby acknowledged,

Burton Mesa Holdings, LLC,

A California Limited Liability Company,

hereby grants to:

Vandenberg Village Community Services District,

A California Community Services District, ✓

All underground water lying beneath Lots 1-2, 4-9, 11-41, 43-48, and 50-52 of Tract 14,629 for the purpose of producing water.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 10 day of April, 2013

Burton Mesa Holdings, LLC,
A California Limited Liability Company

By, Vaquero Energy, Inc., its managing member

By: Kenneth H. Hunter, III, its President

STATE OF CALIFORNIA)
COUNTY OF Kern) ss.

On April 10, 2013, before me, Jennifer Posada, a notary public, personally appeared Kenneth H. Hunter, III, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that ~~she~~^{he} executed the same in ~~her~~^{his} authorized capacity, and that by ~~her~~^{his} signature on the instrument the person, or the entity upon behalf of which the person 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.

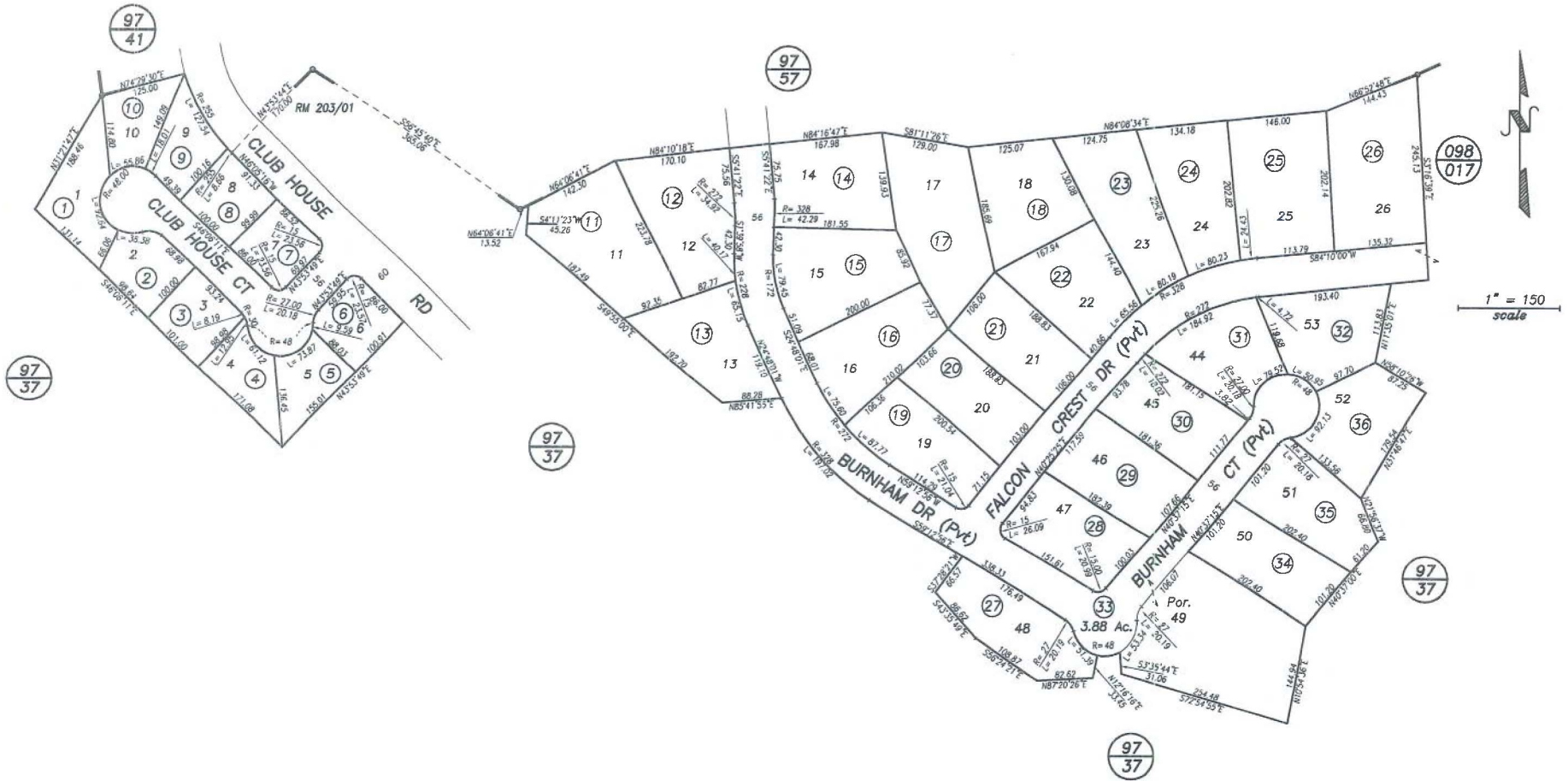
WITNESS my hand and official seal.



Notary Public

(S E A L)

My commission expires: 9-20-14

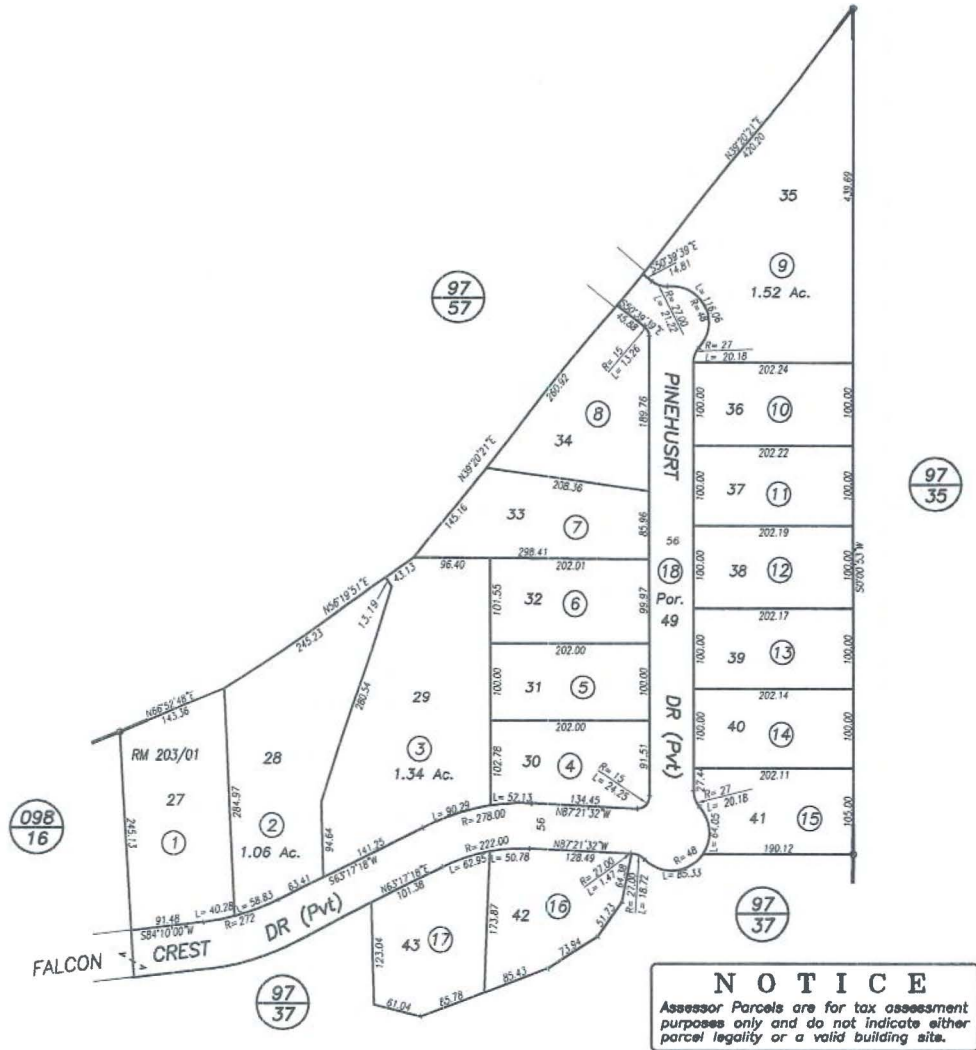


NOTICE
 Assessor's Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

Assessor's Map Bk, 098-Pg, 016
 County of Santa Barbara, Calif.

POR. RANCHO MISSION LA PURISIMA

098-017



1" = 150
scale

NOTICE
Assessor's Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

Assessor's Map Bk, 097-Pg, 017
County of Santa Barbara, Calif.

CERTIFICATE OF ACCEPTANCE
Tract 14,629 recorded in Book 98, Pages 16 and 17

STATE OF CALIFORNIA, COUNTY OF SANTA BARBARA: SS.

THIS IS TO CERTIFY that the interest in real property conveyed by the Grant Deed dated April 10, 2013, from BURTON MESA HOLDINGS, LLC to the VANDENBERG VILLAGE COMMUNITY SERVICES DISTRICT, a political subdivision of the State of California, is hereby accepted by resolution of the Board of Directors of the Vandenberg Village Community Services District on December 6, 2011, and the Vandenberg Village Community Services District as grantee consents to recordation thereof by its duly authorized officer.

WITNESS my hand and official seal

this 10th day of May, 2013

Stephanie Vlahos
Secretary of the Board of Directors

By: _____
