

VANDENBERG VILLAGE COMMUNITY SERVICES DISTRICT

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



RESOLUTION NO. 184-10

March 2, 2010

ACCEPTING THE TRANSFER OF OWNERSHIP OF WATER AND WASTEWATER IMPROVEMENTS IN PROVIDENCE LANDING (REVISED PHASES 1, 2, & 3 ONLY) IN VANDENBERG VILLAGE.

WHEREAS, the Developer of Providence Landing has constructed water and wastewater improvements in accordance with plans, specifications, and the Development Agreement with the District, and the facilities are substantially complete; 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 turnover of the improvements to the District pursuant to the Development Agreement; and,

WHEREAS, all requirements of the Development Agreement have been met.

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 physical improvements of water and wastewater systems described in Exhibits A, B, and C 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 2nd Day of March 2010 upon motion by Director Blair seconded by Director Redmon and as approved by the following roll call vote, to wit:

AYES: Directors Blair, Brooks, Fox, Redmon and Wyckoff

NOES: None

ABSTAIN: None

ABSENT: None



Robert Wyckoff
President, Board of Directors

ATTEST:



Stephanie Vlahos
Secretary, Board of Directors

Exhibit A to Resolution 184-10

2009-0428031
RECORDED
APR 28 2009
Lompoc, CA
Lompoc, CA
Lompoc, CA

RECORDING REQUESTED BY
FIRST AMERICAN TITLE

Exhibit Y
To Development Agreement

Recording Requested by
And When Recorded Mail to:

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

10

Accom Only

EASEMENT DEED

APN: 097-371-021
*Flow AP 098-080-01-04
098-243-08-15*

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

Capital Pacific Homes, LLC
A California Limited Liability Company,

hereby grants to:

Vandenberg Village Community Services District
A California Community Services District,


its successors and assigns, the perpetual right of way to lay, construct, maintain, operate, repair, renew, change the size of and remove one or more pipe lines, and one or more service connections 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 any part or parts of the land lying situate in the County of Santa Barbara, State of California, described as follows:

Per phase 1, 2, & 3 of the attached Map and Address List

Together with the right to lay, construct, maintain, replace, repair, operate, and remove or install one or more service connections and / or appurtenances from such pipe lines, through any part of the above described property.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 19th day of MAY, 2009.

Capital Pacific Homes, LLC
A California Limited Liability Company

By: 

State of California

County of Santa Barbara

On May 19, 2009 before me, Judith Rattray, a Notary Public, personally appeared
Name of Notary

Gavin Moores, who proved to me on the basis of satisfactory evidence to be the person(s) whose names(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 State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Judith Rattray
Signature

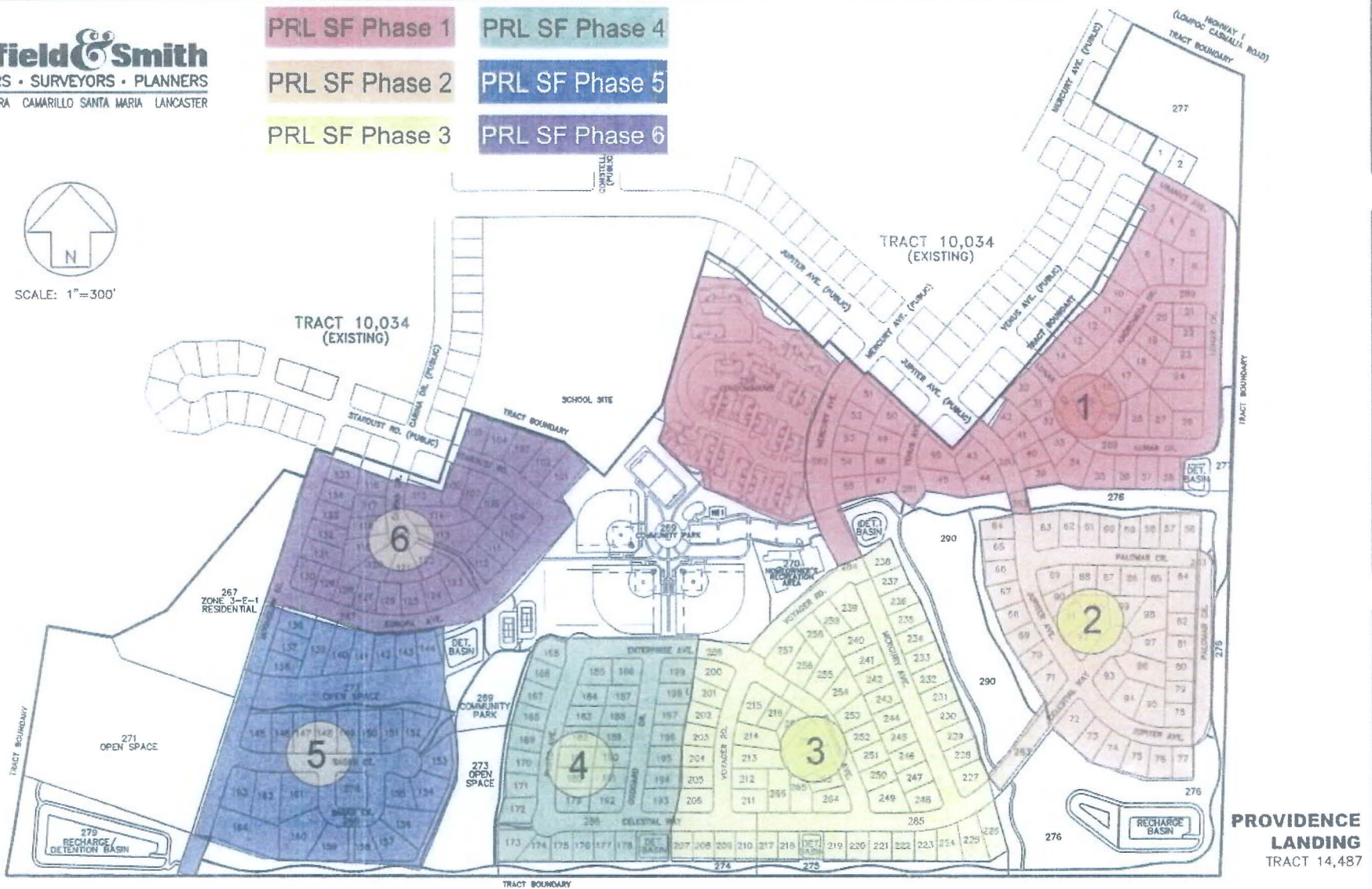


(Seal)

-
 PRL SF Phase 1
 -
 PRL SF Phase 4
-
 PRL SF Phase 2
 -
 PRL SF Phase 5
-
 PRL SF Phase 3
 -
 PRL SF Phase 6



SCALE: 1"=300'



Providence Landing, Lompoc
Phases 3, 4, 5
APN 097-371-021

ADDITIONAL 98 MULTIPLE PAGES

Number	Street Name	Suffix	Lot #
3767	Uranus	Av	1
3763	Uranus	Av	2
3768	Uranus	Av	3
3764	Uranus	Av	4
3760	Uranus	Av	5
513	Andromeda	Dr	6
519	Andromeda	Dr	7
525	Andromeda	Dr	8
531	Andromeda	Dr	9
537	Andromeda	Dr	10
543	Andromeda	Dr	11
549	Andromeda	Dr	12
555	Andromeda	Dr	13
561	Andromeda	Dr	14
566	Andromeda	Dr	15
560	Andromeda	Dr	16
554	Andromeda	Dr	17
548	Andromeda	Dr	18
542	Andromeda	Dr	19
538	Andromeda	Dr	20
3719	Lunar	Cir	21
3723	Lunar	Cir	22
3727	Lunar	Cir	23
3731	Lunar	Cir	24
3735	Lunar	Cir	25
3739	Lunar	Cir	26
3743	Lunar	Cir	27
3747	Lunar	Cir	28
3751	Lunar	Cir	29
3766	Lunar	Cir	30
3762	Lunar	Cir	31
3758	Lunar	Cir	32
3754	Lunar	Cir	33
3750	Lunar	Cir	34
3746	Lunar	Cir	35
3742	Lunar	Cir	36
3738	Lunar	Cir	37
3732	Lunar	Cir	38
3745	Jupiter	Av	39
3753	Jupiter	Av	40
3761	Jupiter	Av	41
3769	Jupiter	Av	42
3770	Jupiter	Av	43

Providence Landing, Lompoc
Phases 3, 4, 5
APN 097-371-021

Number	Street Name	Suffix	Lot #
3762	Jupiter	Av	44
686	Venus	Av	45
646	Venus	Av	46
685	Venus	Av	47
665	Venus	Av	48
645	Venus	Av	49
625	Venus	Av	50
620	Mercury	Av	51
634	Mercury	Av	52
648	Mercury	Av	53
662	Mercury	Av	54
676	Mercury	Av	55
572	Palomar	Cir	56
562	Palomar	Cir	57
552	Palomar	Cir	58
542	Palomar	Cir	59
532	Palomar	Cir	60
522	Palomar	Cir	61
512	Palomar	Cir	62
502	Palomar	Cir	63
3754	Jupiter	Av	64
3746	Jupiter	Av	65
3738	Jupiter	Av	66
3730	Jupiter	Av	67
3722	Jupiter	Av	68
3714	Jupiter	Av	69
3706	Jupiter	Av	70
3700	Jupiter	Av	71
3692	Jupiter	Av	72
3684	Jupiter	Av	73
3676	Jupiter	Av	74
3668	Jupiter	Av	75
3660	Jupiter	Av	76
3652	Jupiter	Av	77
669	Palomar	Cir	78
659	Palomar	Cir	79
649	Palomar	Cir	80
639	Palomar	Cir	81
629	Palomar	Cir	82
619	Palomar	Cir	83
609	Palomar	Cir	84
559	Palomar	Cir	85
549	Palomar	Cir	86

Providence Landing, Lompoc
 Phases 3, 4, 5
 APN 097-371-021

Number	Street Name	Suffix	Lot #
539	Palomar	Cir	87
529	Palomar	Cir	88
3733	Jupiter	Av	89
3725	Jupiter	Av	90
3717	Jupiter	Av	91
3709	Jupiter	Av	92
3695	Jupiter	Av	93
3687	Jupiter	Av	94
3679	Jupiter	Av	95
688	Celestial	Way	96
668	Celestial	Way	97
648	Celestial	Way	98
628	Celestial	Way	99
608	Celestial	Way	100
4021	Stardust	Rd	101
4025	Stardust	Rd	102
4031	Stardust	Rd	103
4035	Stardust	Rd	104
4041	Stardust	Rd	105
4036	Stardust	Rd	106
4032	Stardust	Rd	107
4028	Stardust	Rd	108
4003	Europa	Ave	109
4007	Europa	Ave	110
4013	Europa	Ave	111
4017	Europa	Ave	112
737	Carina	Dr	113
727	Carina	Dr	114
717	Carina	Dr	115
716	Carina	Dr	116
726	Carina	Dr	117
736	Carina	Dr	118
746	Carina	Dr	119
756	Carina	Dr	120
757	Carina	Dr	121
747	Carina	Dr	122
4023	Europa	Ave	123
4027	Europa	Ave	124
4033	Europa	Ave	125
4037	Europa	Ave	126
4043	Europa	Ave	127
4047	Europa	Ave	128
4053	Europa	Ave	129

Providence Landing, Lompoc
Phases 3, 4, 5
APN 097-371-021

Number	Street Name	Suffix	Lot #
4057	Europa	Ave	130
755	Moonglow	Rd	131
745	Moonglow	Rd	132
735	Moonglow	Rd	133
725	Moonglow	Rd	134
715	Moonglow	Rd	135
765	Moonglow	Rd	136
775	Moonglow	Rd	137
785	Moonglow	Rd	138
4052	Europa	Ave	139
4046	Europa	Ave	140
4042	Europa	Ave	141
4036	Europa	Ave	142
4032	Europa	Ave	143
4026	Europa	Ave	144
4051	Sagan	Ct	145
4049	Sagan	Ct	146
4047	Sagan	Ct	147
4045	Sagan	Ct	148
4043	Sagan	Ct	149
4041	Sagan	Ct	150
4039	Sagan	Ct	151
4037	Sagan	Ct	152
4016	Sagan	Ct	153
4020	Sagan	Ct	154
4024	Sagan	Ct	155
4026	Sagan	Cr	156
4030	Sagan	Cr	157
4034	Sagan	Cr	158
4038	Sagan	Cr	159
4042	Sagan	Cr	160
4046	Sagan	Ct	161
4050	Sagan	Ct	162
4054	Sagan	Ct	163
805	Moonglow	Rd	164
717	Pluto	Ave	165
725	Pluto	Ave	166
733	Pluto	Ave	167
741	Pluto	Ave	168
749	Pluto	Ave	169
757	Pluto	Ave	170
765	Pluto	Ave	171
772	Pluto	Ave	172
3980	Celestial	Way	173
3972	Celestial	Way	174

Providence Landing, Lompoc
 Phases 3, 4, 5
 APN 097-371-021

Number	Street Name	Suffix	Lot #
3964	Celestial	Way	175
3956	Celestial	Way	176
3948	Celestial	Way	177
3940	Celestial	Way	178
768	Pluto	Ave	179
760	Pluto	Ave	180
752	Pluto	Ave	181
744	Pluto	Ave	182
736	Pluto	Ave	183
728	Pluto	Ave	184
720	Pluto	Ave	185
721	Goddard	Dr	186
729	Goddard	Dr	187
737	Goddard	Dr	188
745	Goddard	Dr	189
753	Goddard	Dr	190
761	Goddard	Dr	191
769	Goddard	Dr	192
770	Goddard	Dr	193
762	Goddard	Dr	194
754	Goddard	Dr	195
746	Goddard	Dr	196
738	Goddard	Dr	197
730	Goddard	Dr	198
722	Goddard	Dr	199
723	Voyager	Rd	200
731	Voyager	Rd	201
739	Voyager	Rd	202
747	Voyager	Rd	203
755	Voyager	Rd	204
763	Voyager	Rd	205
771	Voyager	Rd	206
3910	Celestial	Way	207
3902	Celestial	Way	208
3894	Celestial	Way	209
3884	Celestial	Way	210
766	Voyager	Rd	211
758	Voyager	Rd	212
750	Voyager	Rd	213
742	Voyager	Rd	214
726	Enterprise	Ave	215
711	Enterprise	Ave	216
3876	Celestial	Way	217
3868	Celestial	Way	218
3862	Celestial	Way	219
3854	Celestial	Way	220
3846	Celestial	Way	221
3838	Celestial	Way	222
3830	Celestial	Way	223
3822	Celestial	Way	224
3814	Celestial	Way	225

Providence Landing, Lompoc
 Phases 3, 4, 5
 APN 097-371-021

Number	Street Name	Suffix	Lot #
3806	Celestial	Way	226
792	Mercury	Ave	227
784	Mercury	Ave	228
776	Mercury	Ave	229
768	Mercury	Ave	230
760	Mercury	Ave	231
752	Mercury	Ave	232
744	Mercury	Ave	233
736	Mercury	Ave	234
728	Mercury	Ave	235
720	Mercury	Ave	236
712	Mercury	Ave	237
704	Mercury	Ave	238
702	Voyager	Rd	239
725	Mercury	Ave	240
733	Mercury	Ave	241
741	Mercury	Ave	242
749	Mercury	Ave	243
757	Mercury	Ave	244
765	Mercury	Ave	245
773	Mercury	Ave	246
781	Mercury	Ave	247
789	Mercury	Ave	248
764	Enterprise	Ave	249
756	Enterprise	Ave	250
748	Enterprise	Ave	251
740	Enterprise	Ave	252
732	Enterprise	Ave	253
724	Enterprise	Ave	254
716	Enterprise	Ave	255
708	Enterprise	Ave	256
700	Enterprise	Ave	257
718	Voyager	Rd	258
710	Voyager	Rd	259
719	Enterprise	Ave	260
727	Enterprise	Ave	261
735	Enterprise	Ave	262
743	Enterprise	Ave	263
751	Enterprise	Ave	264
3869	Celestial	Way	265
3879	Celestial	Way	266
699	Voyager	Rd	270

MULTIPLE LOTS IN

PHASES 1 & 2 TRACT NO. 14487 BOOK 200 PAGES 1-11

PHASE 3 TRACT NO. 14487 BOOK 201, PAGES 12-24

Exhibit B to Resolution 184-10



2009-0064582

RECORDING REQUESTED BY:
FIRST AMERICAN TITLE

Exhibit Z
To Development .
AGREEMENT

Recorded REC FEE 0.00
Official Records
County of
Santa Barbara
Joseph E. Holland

TP
08:00AM 26-Oct-2009 Page 1 of 3

~~Recording Requested by~~
And When Recorded Mail to:

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

3 EC-

Accommodation

~~RECORDING FEE EXEMPT~~ GRANT DEED

APN: 097-371-021

New APN: _____

The undersigned grantor(s) declare(s) documentary transfer tax is \$NONE *Produce Utility!*

- Unincorporated area City of
- Computed on the full value of the interest or property conveyed, or is
- Computed on the full value less the value of liens or encumbrances remaining at the time of sale, and

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

Capital Pacific Homes, LLC,
A California Limited Liability Company,

hereby grants to:

Vandenberg Village Community Services District,
A California Community Services District,

its successors and assigns, the following described real property in the County of Santa Barbara, State of California:

All those certain water and wastewater facilities as described in Exhibit "A" attached hereto and made a part hereof. Said facilities being located on Tract 14,487 phase 1, 2, and 3* of the attached map and address list.

** Book 200, Pages 1 through 11*

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 22 day of Oct., 2009

Capital Pacific Homes, LLC
A California Limited Liability Company

FIRST AMERICAN TITLE INSURANCE COMPANY HAS RECORDED THIS INSTRUMENT AS AN ACCOMMODATION ONLY AND HAS NOT EXAMINED IT FOR REGULARITY OR SUFFICIENCY AS TO ITS EFFECT UPON THE TITLE TO ANY REAL PROPERTY THAT MAY BE DESCRIBED HEREIN.

By: _____

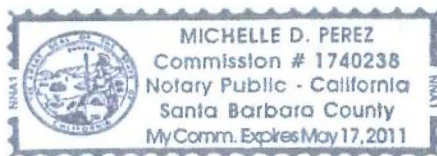
STATE OF California)SS
COUNTY OF Santa Barbara)

On 10/22/09, before me, Michelle D. Perez, Notary Public, personally appeared Anthony Gavin Moores

_____, 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

Michelle D. Perez

My Commission Expires: 5/17/11

This area for official notarial seal

Notary Name: _____

Notary Phone: _____

Notary Registration Number: _____

County of Principal Place of Business: _____

EXHIBIT "A"

Qty	Unit	Description
2	EA	Pressure Reducing Station
13,494	LF	8" C900 water main, blow-offs, dead end caps
1,406	LF	6" C900 water main
39	EA	8" Gate Valve w/box
21	EA	6" Gate Valve w/box
61	EA	3/4" Water Service
172	EA	1" Water Service
7	EA	2" Irrigation Service
19	EA	Fire Hydrant Assembly
10,224	LF	8" PVC sewer main
518	LF	12" PVC sewer main
36	EA	48" Manhole

Exhibit C to Resolution 184-10



RECORDING REQUESTED BY
LAW OFFICES TITLE INSURANCE CO.

RECEIVED
JAN 22 2010
BY:

2010-0002418

Recorded
Official Records
County of
Santa Barbara
Joseph E. Holland
REC FEE 18.00
CONFORMED COPY 2.00
RAM
Page 1 of 2
AB:R009 20-Jan-2010

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL DOCUMENT TO:

Capital Pacific Development
4050 Calle Real, 200B
Santa Barbara, CA. 93110

CC2

Space Above This Line for Recorder's Use Only

A.P.N.: NONE /Streets

File No.: LKC ()

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN THAT:

The undersigned is OWNER or agent of the OWNER of the interest or estate below, in the property hereinafter described.

The FULL NAME of the OWNER is **Capital Pacific Holdings LLC, a Delaware limited liability company,**

The FULL ADDRESS of the OWNER is **4050 Calle Real, 200B, Santa Barbara, CA. 93110**

The NATURE OF THE INTEREST or ESTATE of the undersigned is: **X** In Fee.

The FULL NAMES and FULL ADDRESSES of ALL PERSONS, if any, WHO HOLD SUCH INTEREST or ESTATE with the undersigned as JOINT TENANTS or TENANTS IN COMMON are:

Name/Address: ,,
Name/Address: ,,

The full names and full address of the predecessors in interest of the undersigned if the property was transferred subsequent to the commencement of the work of improvement herein referred to:

Name/Address: ,,
Name/Address: ,,

A work of improvement on the property hereinafter described was COMPLETED **October 21, 2009.**

The work of improvement completed is described as follows: **Infrastructure of Vandenberg Community Facilities District.**

The NAME OF THE ORIGINAL CONTRACTOR, if any, for such work of improvement is **Capital Pacific Homes.**

The street address of said property is **NONE/STREETS WITHIN TRACT 14,487,**

The property on which said work of improvement was completed is in the unincorporated area of , County of **Santa Barbara,** State of **CA.,** and is described as follows:

A.P.N.:

Notice of Completion - continued

File No.: LKC (LC)

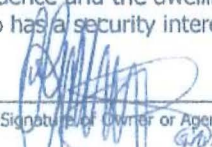
LOTS 1 THROUGH 100, INCLUSIVE, 268, 280,281, 282, 283 and 289 OF TRACT MAP NO. 14,487, PHASE 1 AND 2, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS PER MAP RECORDED JUNE 25, 2004 IN BOOK 200, PAGE (S) 1 TO 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND BY CERTIFICATE OF CORRECTION RECORDED JANUARY 20, 2006 AS INSTRUMENT NO. 06-0005144 OF OFFICIAL RECORDS AND LOTS 200 THROUGH 266, 284,285 AND 286 OF TRACT MAP NO. 14,487, PHASE 3, 4 AND 5 RECORDED IN BOOK 201, PAGES 12 THROUGH 24 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

098-002-01 AND MULTIPLE PARCELS AND ASSESSOR PAGES

NOTE: California Civil Code § 3259.5 requires that a copy of the Notice of Completion be served on any party which has provided preliminary twenty-day notice in accordance with Civil Code § 3097 within ten days after recordation of this Notice; the notification shall be sent by registered or certified mail or by first class mail, evidenced by a certificate of mailing. Failure to give notice to a contractor or claimant within ten days of recording the Notice of Completion shall extend the period of time in which that contractor or claimant may file a mechanics' lien or stop notice to ninety days beyond the date that a Notice of Completion has been recorded.

For purposes of this requirement, the term "Owner" means a person who has an interest in real property or the person's successor-in-interest on the date a Notice of Completion is filed, who causes a building, improvement or structure to be constructed, altered or repaired on the property. The term "Owner" does not include a person who occupies the real property as a personal residence and the dwelling consists of not more than four residential units, nor does it include a person who has a security interest in the property.


1/19/10 Santa Barbara, CA
Date and Place



(Signature of Owner or Agent of Owner)
WILLIAM RHODES, Cassim Rhodes

Verification for INDIVIDUAL owner; I, the undersigned, declare under penalty of perjury under the laws of the State of California that I am the owner of the aforesaid interest or estate in the property described in the above notice; that I have read said notice, that I know and understand the content thereof, and that the facts stated therein are true and correct.


1/19/10 Santa Barbara, CA
Date and Place



(Signature of Owner named in Paragraph 2)

Verification for NON-INDIVIDUAL owner; I, the undersigned, declare under penalty of perjury under the laws of the State of California that I am the , of the owner of the aforesaid interest or estate in the property described in the above notice; that I have read said notice, that I know and understand the content thereof, and that the facts stated therein are true and correct.

1/19/10 Santa Barbara, CA
Date and Place



(Signature of person signing on behalf of Owner)