

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Clerk of the Board of Supervisors
County of San Luis Obispo
1055 Monterey Street
San Luis Obispo, CA 93408

COUNTY BUSINESS- FREE. THIS DOCUMENT PRESENTED FOR RECORDING PURSUANT TO GOVT. CODE SECTION 27383.

MEMORANDUM OF OPTION

This Memorandum of Option (this "Memorandum") is by and between Transitions Mental Health Association, a 501(c)(3) nonprofit California corporation (together with its successors and assigns, "Optionee"), and the County of San Luis Obispo ("Owner").

1. Reference is hereby made to that certain Option to Purchase Real Estate and Easements dated _____, 2014 (the "Agreement") between the Owner and Optionee, whereby, among other things, Owner granted to Optionee the option to acquire certain real property in the County of San Luis Obispo, State of California as legally described on Exhibit A-1 attached hereto and depicted on Exhibit A-2 attached hereto (the "Property") and certain easements and rights relating thereto on certain real property in the County of San Luis Obispo, State of California as legally described on Exhibits A-3 and A-5 attached hereto and depicted on Exhibits A-4 and A-6 attached hereto (the "Easement Property"), in accordance with the Agreement.

2. The parties have executed and recorded this Memorandum for the purpose of imparting notice to all third parties of the Agreement and the parties' rights and obligations therein. This Memorandum and the Agreement shall bind and inure to the benefit of the parties and their respective heirs, successors, and assigns, and shall be rights and obligations running with the Property and the Easement Property. This Memorandum does not provide a complete summary of the Agreement.

3. The terms of the Agreement are incorporated into this Memorandum by this reference as if fully set forth herein. Reference should be made to the Agreement for the full terms and conditions thereof. If and to the extent that any of the provisions of the Agreement conflicts with the terms of this Memorandum, the Agreement shall control in all respects.

4. This Memorandum and the Agreement are governed by California law.

5. This Memorandum may be executed in any number of counterparts, all of which together shall constitute one instrument.

6. Within 45 days of expiration of the Option term, Optionee shall deliver to Owner a quitclaim deed in recordable form terminating Optionee's rights in the Option.

[remainder of page intentionally left blank – signature page follows]

IN WITNESS WHEREOF, Owner and Optionee have executed this Memorandum as of the dates of the notary acknowledgements below.

Owner:

THE COUNTY OF SAN LUIS OBISPO

By: _____
Chairperson of the Board of Supervisors

Approved by the Board of Supervisors this
_____ day of _____, 2014.

ATTEST:

Clerk of the Board of Supervisors

APPROVED AS TO FORM AND LEGAL EFFECT:

RITA L. NEAL
County Counsel

By: _____
Chief Deputy County Counsel

Date: 3/17/14

Optionee:

TRANSITIONS MENTAL HEALTH ASSOCIATION,
a California corporation

By: _____
Name: JAMES T. HAAS
Title: BOARD PRESIDENT
Date: MARCH 5, 2014

By: _____
Name: CAROL ARMSTRONG
Title: BOARD SECRETARY
Date: MARCH 6, 2014

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN LUIS OBISPO)

On _____, before me, _____ Deputy
County Clerk-Recorder, County of San Luis Obispo, State of California, personally
appeared _____, 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 **he/she** executed the same in his/her authorized capacity,
and that by **his/her** signature on the instrument the person, or the entity upon 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.

Clerk-

JULIE L. RODEWALD, County

Recorder and Ex-Officio Clerk of
the Board of Supervisors

By:

Recorder

Deputy County Clerk-

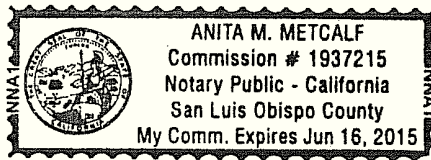
(SEAL)

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN LUIS OBISPO)

On MARCH 5, 2014, before me, ANITA METCALF, NOTARY PUBLIC, personally appeared AMES TIMKEN HAAS 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), 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)

A handwritten signature in dark ink, appearing to read 'Anita M. Metcalf', written over a horizontal line.

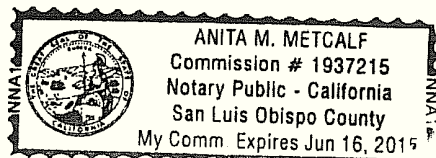
Signature of Notary Public

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN LUIS OBISPO)

On MARCH 6, 2014, before me, ANITA METCALF, NOTARY PUBLIC, personally appeared CAROL SUE ARMSTRONG 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), 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)

A handwritten signature in dark ink, appearing to read 'Anita M. Metcalf', written over a horizontal line.

Signature of Notary Public

EXHIBIT "A-1"

Legal Description
for
OPTION AREA

Being located in a portion of Lot 13, of the Deleissiguez Tract in the City of San Luis Obispo as surveyed by H.G. Ward, August 1876, per map recorded in Book A, Page 95 of Maps on file in the office of the County Recorder, San Luis Obispo County, California, said portion of Lot 13 also shown on Record of Survey recorded in Book 68, Page 24 of Licensed Surveys on file in the office of said County Recorder and being more particularly described as follows:

Beginning at a point in said Lot 13 distant S 69°28'27" E 199.41 feet from a 2-inch iron pipe at the most southerly corner of Lot 8 of Tract No. 118, Piedmont Estates, per map recorded in Book 5, Page 110 of Maps on file in the office of said County Recorder from which a 3/4 inch iron pipe, tagged "LS 5201", at an angle point in the southeast line of Lot 6 of said Tract No. 118 bears N 68°21'42" E 217.18 feet; then N 37°37'39" E 149.68 feet; thence N 70°30'33" E 94.50 feet; thence S 42°43'50" E 89.38 feet; thence S 18°58'18" E 78.84 feet; thence S 8°17'28" E 42.68 feet; thence S 41°54'15" W 110.13 feet; thence S 36°23'10" E 31.23 feet; thence S 49°18'42" W 94.75 feet to the beginning of a non-tangent 35.26 foot radius curve, through which a radial line bears S 16°53'42" W; thence northwesterly along said curve, an arc length of 20.02 feet, through a central angle of 32°31'59" to the beginning of a reverse non-tangent 358.67 foot radius curve, through which a radial line bears N 49°25'40" E; thence northwesterly along said curve, an arc length of 145.95 feet, through a central angle of 23°18'52" to the beginning of a reverse non-tangent 46.55 foot radius curve, through which a radial line bears S 37°24'20" W; thence northwesterly along said curve, an arc length of 51.05 feet, through a central angle of 62°50'16" to the beginning of a reverse non-tangent 37.57 foot radius curve, through which a radial line bears S 73°34'52" E; thence northwesterly along said curve, an arc length of 42.81 feet, through a central angle of 65°16'37" to the point of beginning.

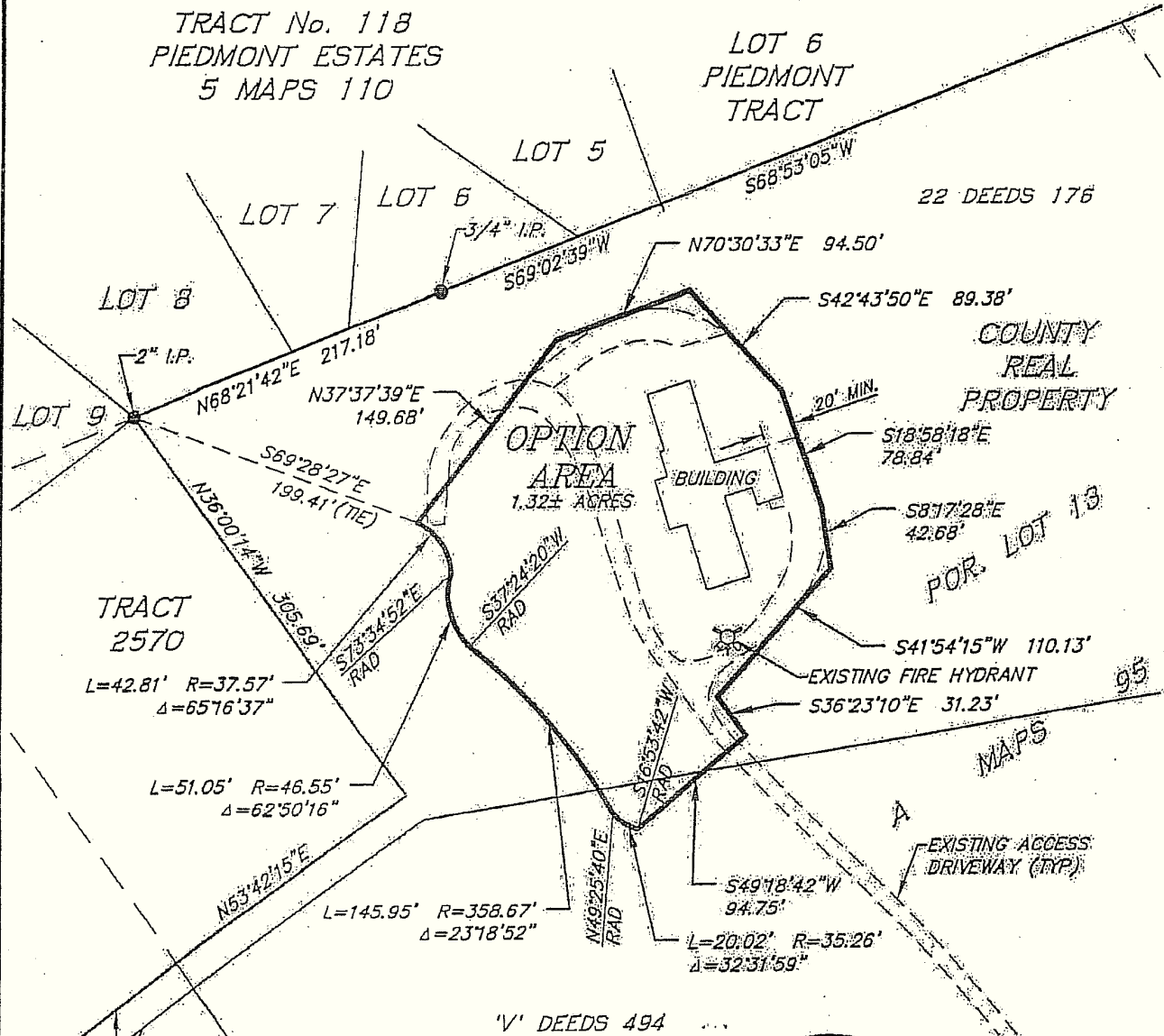
Containing: 1.32 acres more or less

Legal Description prepared by or under the supervision of:



Cristi E. Fry
Cristi E. Fry, LS 8356

EXHIBIT A-2 - DEPICTION OF PROPERTY
 EXHIBIT "A-2"
 OPTION AREA



TRACT No. 118
 PIEDMONT ESTATES
 5 MAPS 110

LOT 6
 PIEDMONT
 TRACT

LOT 5

LOT 7

LOT 6

LOT 8

LOT 9

TRACT
 2570

OPTION
 AREA
 1.32± ACRES

BUILDING

COUNTY
 REAL
 PROPERTY

POR. LOT 13

MAPS

A

L=42.81' R=37.57'
 $\Delta=65^{\circ}16'37''$

L=51.05' R=46.55'
 $\Delta=62^{\circ}50'16''$

L=145.95' R=358.67'
 $\Delta=23^{\circ}18'52''$

L=20.02' R=35.26'
 $\Delta=32^{\circ}31'59''$

'V' DEEDS 494

POR. LOT 11
 A MAPS 96 &
 22 DEEDS 176



GRAPHIC SCALE



(IN FEET)
 1 inch = 100 ft.



11.00330.3

EXHIBIT A-3- DESCRIPTION OF ACCESS AND UTILITY EASEMENT

1/27/14 CF

EXHIBIT "A-3"

Legal Description

for

Basement Property:

A strip of land 22.00 feet wide, located within Lot 13 of the Deleissiguez Tract, in the City of San Luis Obispo, County of San Luis Obispo, State of California, as shown on map by H.C. Ward, filed September 7, 1876 in Book "A", Page 95 of Maps, in the office of the Recorder of said County, lying 11.00 feet on each side of the following described centerline:

Commencing from a found city monument, being a brass pin set in street monument well, at an angle point in the centerline of Bishop Street right-of-way as shown on Parcel Map SLOAL 89-191, filed October 18, 1991 in Book 48, Page 81 of Parcel Maps, in the office of said County Recorder; thence along said centerline, N 48°27'10" E 288.15 feet to a found 1-inch iron pipe; thence along a curve to the left with an 80.00 radius, through a central angle of 20°39'22", an arc length of 28.84 feet; thence, along a reverse curve to the right with a 60.00 foot radius, through a central angle of 30°48'00", an arc length of 32.25 feet; thence leaving said centerline, along a radial, N 31°24'12" W 35.00 feet to the northerly boundary of said Bishop Street right-of-way; thence leaving said right-of-way N 33°17'00" W 31.93 feet; thence along a curve to the right with a 41.00 foot radius, through a central angle of 74°53'38", an arc length of 53.59 feet; thence N 33°20'44" W 109.44 feet; thence N 56°20'31" E 238.11 feet; thence S 23°51'39" E 48.68 feet, hereinafter referred to a "Course A"; thence S 17°33'23" E 181.77 feet, hereinafter referred to as "Course B"; thence, along a curve to the right with a 30.00 foot radius, through a central angle of 74°21'42", an arc length of 38.94 feet, hereinafter referred to as "Course C"; thence S 56°48'19" W 96.08 feet to a point on a 95.00 foot non-tangent curve to the right on the boundary of said Bishop Street right-of-way, through which a radial line bears N 36°33'01" E, herein after referred to as "Course D"; thence southeasterly along said right-of way, through a central angle of 6°56'02", an arc length of 11.50 feet to a point on a parallel line, distant southeasterly 11.00 feet, measured at right angles from said "Course D"; said point being the TRUE POINT OF BEGINNING;

Thence along said parallel line N 56°48'19" E 92.76 feet to the beginning of a tangent 41.00 foot radius curve to the left, said curve concentric with said "Course C"; thence along said curve, through a central angle of 74°21'42", an arc length of 53.21 feet to a point on a parallel line, distant easterly 11.00 feet, measured at right angles from said "Course B"; thence along said parallel line N 17°33'23" W 182.38 feet to a point on a parallel line, distant easterly 11.00 feet, measured at right angles from said "Course A";

EXHIBIT A-3 - DESCRIPTION OF ACCESS AND UTILITY EASEMENT

1/27/14 CF

EXHIBIT "A-3"

Legal Description

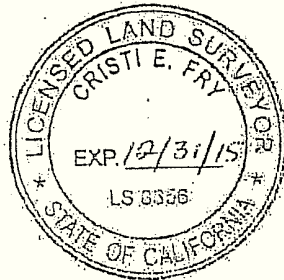
for

Easement Property
(continued...)

thence along said parallel line and its northwesterly prolongation N 23°51'39" W 60.24 feet; thence along a curve to the left with a 1,756.00 foot radius, through a central angle of 6°27'12", an arc length of 197.78 feet; thence N 44°14'49" W 134.33 feet to a point in the southerly boundary of the Option Area described herein, distant S 61°14'47" E 451.30 feet from a 2-inch iron pipe at the most southerly corner of Lot 8 of Tract No. 118, Piedmont Estates, per map recorded in Book 5, Page 110 of Maps on file in the office of said County Recorder, and said centerline there terminating.

Containing: 15,846 square feet, more or less

Legal Description prepared by or under the supervision of:

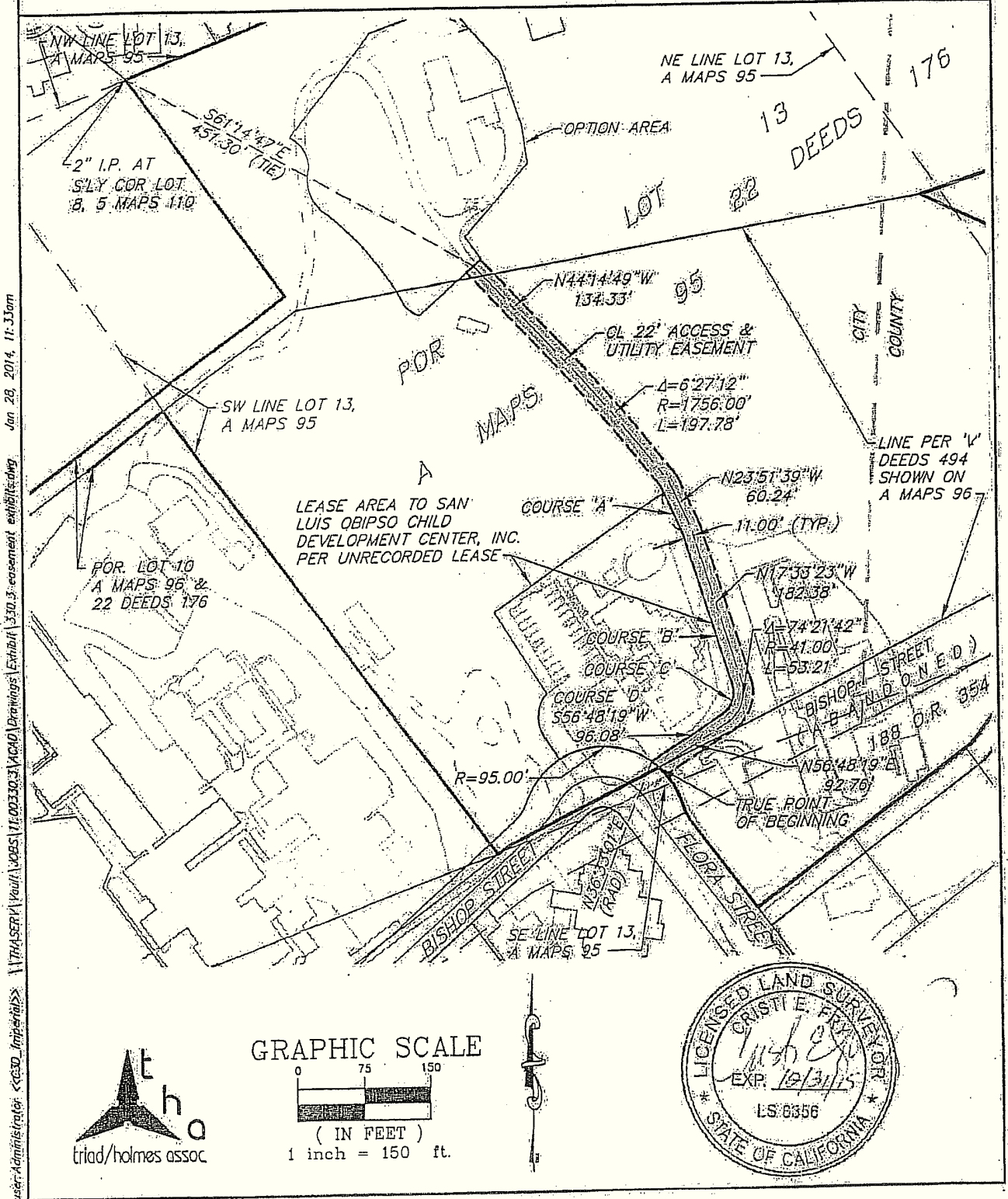


Cristi E. Fry
Cristi E. Fry, LS 8356

EXHIBIT A-4 - DEPICTION OF ACCESS AND UTILITY EASEMENT

EXHIBIT "A-4"

ACCESS AND UTILITY EASEMENT EXHIBIT



user: Administrator; c:\esd_imp\p\p13\11\00330\3\ACAD\Drawings\Exhibit A-4\Access and Utility Easement Exhibit.dwg; Jan 28, 2014, 11:33am

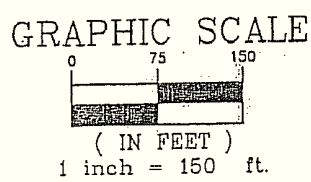


EXHIBIT "A-5"

Legal Description

for

Power Easement

That 10.00-foot wide strip of land lying within those portions of Lot 13 of the Deleissiguez Tract in the City of San Luis Obispo as surveyed by H.G. Ward, August 1876, per map recorded in Book A, Page 95 of Maps on file in the office of the County Recorder, San Luis Obispo County, California, and Lot 10 of the Deleissiguez Tract in the City of San Luis Obispo filed January 7, 1887 in Book A, Page 96 of Maps in the office of the County Recorder, more particularly described as follows:

Beginning at an angle point in the northerly boundary of that property described in deed to the County of San Luis Obispo filed in Volume 22, Page 176 of Deeds on January, 3, 1894 in the office of said County Recorder, at the most southerly corner of Lot 8 of Tract No. 118, Piedmont Estates, per map recorded in Book 5, Page 110 of Maps on file in the office of said County Recorder, said point also shown on Record of Survey filed in Book 68, Page 24 of Licensed Surveys in the office of said County Recorder as being marked by a 2-inch iron pipe; thence along said boundary of said property described in said deed to the County of San Luis Obispo, S 36°00'14" E 305.69 feet to an angle point in said boundary and the TRUE POINT OF BEGINNING; thence along said boundary S 53°42'15" W 635.19 feet to the northeast line of Johnson Street as shown on said Record of Survey; thence along said northeast line S 36°34'42" E 10.00 feet; thence N 53°42'15" E 738.18 feet to a point in a 358.67 foot curve in the southwesterly boundary of the Option Area described herein, through which a radial line bears N47°41'45" E; thence northwesterly, along said curve, an arc length of 10.07 feet through a central angle of 1°36'32"; thence S 53°42'15" W 101.84 feet to the TRUE POINT OF BEGINNING.

Containing: 7,377 square feet, more or less



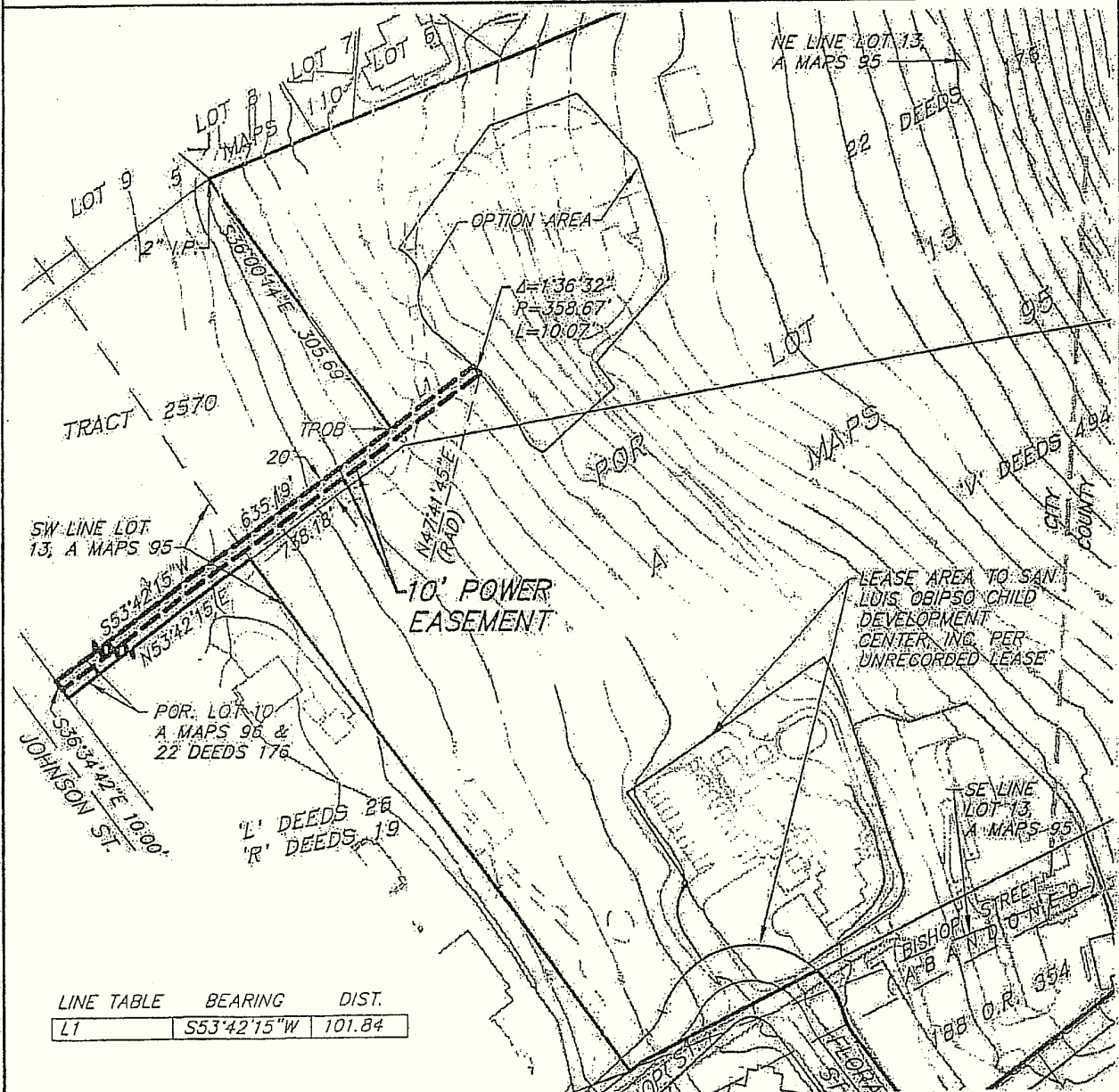
Legal Description prepared by or under the supervision of:

Cristi E. Fry, LS 8356

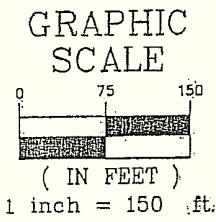
EXHIBIT A-6 - DEPICTION OF POWER EASEMENT

EXHIBIT "A-6"

POWER EASEMENT EXHIBIT



LINE TABLE	BEARING	DIST.
L1	S53°42'15"W	101.84



user: Administrator <cc3d_inperad> | \\THASCRP\Vol1\WCBS\11.00350.3\40-10 Drawings\Exhibit\110.3 easement_exhibit.dwg Feb 25, 2014, 9:39am