

ATTACHMENT A

Quitclaim and Partial Reconveyance (for Development Restrictions)

Recording Requested By:
County of Humboldt
Planning and Building Department

Return To:
County of Humboldt
Planning and Building Department
3015 H Street
Eureka, CA 95501-4484

QUITCLAIM AND PARTIAL RECONVEYANCE
(For Development Restrictions)

Entered Into On	}	Assessor Parcel No.:
By And Between	}	510-091-070
Phillip M. Lazzar and Deborah J. Lazzar, Trustees of	}	
the Community Trust created under the Phillip M.	}	
Lazzar and Deborah J. Lazzar Trust Agreement,	}	
dated 1/15/2002	}	
(hereafter referred to as OWNER)	}	
	}	Application No.: 14177
And The County Of Humboldt	}	Case No.: FMS-08-95 and PRK-18-002
(hereafter referred to as COUNTY)	}	

WHEREAS, on February 1, 2000 OWNER (or OWNER's predecessor in interest) and COUNTY executed a Conveyance and Agreement which was recorded on April 5, 2000 in the Humboldt County Recorder's Office, Official Records Document Number 2000-7082-6; and

WHEREAS, said Conveyance and Agreement restricted the development of the real property described therein as Lots 1 through 7 of Tract Map No. 512, on file in the Recorder's Office of the County of Humboldt in Book 22 of Maps, Pages 95 and 96 (hereafter "subject property"), until specified events occurred or conditions were satisfied; and

WHEREAS, said events have now occurred or said conditions have been satisfied in full with respect to Lot 1 (currently APN 510-091-070) of the subject property, and COUNTY desires to quitclaim and reconvey to OWNER or OWNER's successors in interest of said Lot 7 (currently APN 510-091-070) of Tract Map No. 512 all of the right, power and privilege granted to COUNTY by the above referenced Conveyance and Agreement for the subject property; and

NOW, THEREFORE, it is mutually agreed as follows:

1. COUNTY agrees to, and hereby does, quitclaim and reconvey to OWNERS or their successors in interest all of the right, power, and privilege to develop Lot 1 of the subject property, which right, power and privilege was relinquished and granted to COUNTY in the Conveyance and Agreement referenced above.
2. OWNER understands and agrees that this Quitclaim and Reconveyance by COUNTY to OWNER or OWNER's successors in interest of the right, power and privilege to develop Lot 1 of the subject

property does not give OWNER or OWNER's successor(s) in interest unlimited right to develop the

Subject property, but only reverts in OWNER or OWNER's successors in interest the right, power and privilege to apply to COUNTY for the permits and other grants of approval necessary to develop Lot 1 of the subject property and to have such application processed in accordance with, and subject to, all laws and regulations applicable to such application at the time it is submitted.

IN WITNESS WHEREOF, the parties hereto have caused this Quitclaim and Partial Reconveyance on the date first written above.

ON 8/28/18

BY


Chair, Board of Supervisors, Ryan Sundberg
County of Humboldt, State of California

CERTIFICATE OF ACKNOWLEDGMENT

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.

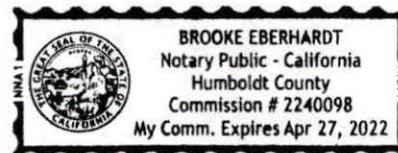
STATE OF CALIFORNIA }
COUNTY OF HUMBOLDT }

On this 28th day of August, 20 18, before me, Brooke Eberhardt
Public Notary, personally appeared Ryan Sundberg 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 executed the same in his authorized capacity, and that by his signature on 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 is true and correct.

Witness my hand and official seal.

Brooke Eberhardt (seal)
Signature



OWNER(S)

Phillip M. Lazzar
Sign above. Print name here: Phillip M. Lazzar*

Deborah J. Lazzar
Sign above. Print name here: Deborah J. Lazzar*

*Trustees of the Community Trust created under the Phillip M.
Lazzar and Deborah J. Lazzar Agreement, dated 1/15/2002

CERTIFICATE OF ACKNOWLEDGMENT

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 HUMBOLDT }

On this 9th day of July 20 18, before me,
Thomas Ray Richards Public

Notary, personally appeared Phillip M Lazzar & Deborah J Lazzar 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 is true and correct.

Witness my hand and official seal.

Thomas Ray Richards (seal)
Signature

