_____, California

_____, 20_____

_____

_____

Grantor(s)

District	County	Route	Post Mile	Exp Auth
5	MON	101	41.4	1C9609

PROJECT: 0513000019 9

THIS DOCUMENT NO. 11793-1 in the form of a PERMANENT UTILITY EASEMENT, covering the property particularly described in the above instrument has been executed and delivered to KEVIN JONES, Right of Way Agent for the State of California.

In consideration of which, and the other considerations hereinafter set forth, it is mutually agreed as follows:

1. The parties have herein set forth the whole of their agreement. The performance of this agreement constitutes the entire consideration for said document and shall relieve the State of all further obligation or claims on this account, or on account of the location, grade or construction of the proposed improvement.

2. The State shall pay the undersigned grantor(s) the sum of $1000.00 for this Permanent Utility Easement

   (A) State shall pay all escrow, notary and recording fees incurred in this transaction and, if title insurance is desired by the State, the premium charged therefor.

3. Permission is hereby granted the State or its authorized agent to enter upon grantor's land where necessary within that certain area shown outlined in color on the map marked Exhibit "A" attached hereto and made a part hereof, for the purpose of installing and maintaining a PG&E gas distribution line.

4. The undersigned grantor(s) warrant(s) that they are the owner(s) in fee simple of the property affected by this Permanent Utility Easement as described in Clause 3 above and that they have the exclusive right to grant this Permanent Utility Easement.

5. The State agrees to indemnify and hold harmless the grantor(s) from any liability arising out of the State's operations under this agreement. The State further agrees to assume responsibility for any damages proximately caused by reason of State's operation under this agreement and State will, at its option, either repair or pay for such damage.

6. It is agreed and confirmed by the parties hereto that notwithstanding other provisions in this contract, the right of possession and use of the subject property by the State, including the right to remove and dispose of improvements, shall commence on 05/31/2018 or the close of escrow controlling this transaction, whichever occurs first, and that the amount shown in Clause 2 herein includes, but is not limited to, full payment for such possession and use, including damages, if any, from said date.

7. This transaction will be handled through an internal escrow by the State of California, Department of Transportation, District 5 Office, 50 Higuera Street, San Luis Obispo, CA 93401-5415.

IN WITNESS WHEREOF, the parties have executed this agreement the day and year first above written.

_____ _____

_____ _____

_____ _____

_____ _____

_____ _____
Grantor(s)

RECOMMENDED FOR APPROVAL:

By_____
KEVIN JONES
Right of Way Agent

ACCEPTED:
STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

By_____
PATRICK MASON
Acquisition Branch
Right of Way

NO OBLIGATION OTHER THAN THOSE SET FORTH HEREIN WILL BE RECOGNIZED

Part of Document No. 11793

ADA NOTICE: For individuals with sensory disabilities, this document is available in alternate formats. For information call (916) 654-6410 or TDD (916) 654-3880 or write Records and Forms Management, 1120 N Street, MS-89, Sacramento, CA 95814

NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.

OWNER: COUNTY OF MONTEREY (PARKS)
APN: 245-111-006

RANCHO SAN LORENZO

F MONTEREY
11-006

APPROX P/L

OWNER: M & A HITCHCOCK FAMILY LP ET AL
APN: 245-111-041

11793-1

11771-1

11771-2

S37°29'44"W 949.44'

S44°26'07"W 925.64'

S42°36'03"W 193.59'

S73°30'39"W 171.34'

N45°33'53"W
27.70'

R=1500.00' Δ=27°07'41" L=710.21'

Δ=1°36'31"
L=42.11'

Δ=10°57'03" L=286.69'

S41°23'53"W 113.50'

SALINAS RIVER

PG&E JUA

82.76'

842.88'

47.06'

S44°26'07"W 154.62'

R=1548.00'
Δ=3°54'09"
L=105.44'

SALINAS RIVER BRIDGE
BRIDGE NO. 44-0032R

EXISTING R/W

S37°29'44"W 407.79'

488.04'

S37°35'02"W 571.50'

100.00'

S37°29'44"W 1,228.45'

VER: M & A HITCHCOCK FAMILY LP ET AL
APN: 245-111-041

W

ROUTE 101

501 502 503 504 505 506 507 508 509 510 511 512 513 514 515

"MON101GL-DESIGN" 509+46.71 EC

SALINAS RIVER BRIDGE
BRIDGE NO. 44-0032L

R=1740.00' Δ=22°41'31" L=689.12'

EXISTING R/W

56.00'

56.00'

11766-1

S78°44'09"W 542.07'

APPROX P/L

S37°29'44"W 632.90'

EXISTING R/W

56.00'

11770-1

SALINAS RIVER

OWNER: MYTFL LLC
APN: 026-413-005

OWNER: MIRANDA, FREDERICK R
APN: 245-081-031

S39°50'50"E
480.41'

RANCHO SAN LORENZO

EXHIBIT "A"

PARCEL#	TITLE CODE ②	GRANTOR	AREAS (square feet or as noted) TOTAL	REQUIRED ① [UF]	EXCESS ① [UF]	REMAINDER	REMARKS	RECORDATION TYPE	DATE	DOC.#
11766-1	TCE	MYTFL LLC	4.5 Ac	0.21 Ac		4.5 Ac	TCE EXPIRATION 10/14/2021			
11770-1	TCE	MIRANDA, FREDERICK R	190 Ac	1.61 Ac		190 Ac	TCE EXPIRATION 10/14/2021		8/25/2017	R/W CONTRACT
11771-1	TCE	M & A HITCHCOCK FAMILY LP ET AL	4.5 Ac	1.72 Ac		4.5 Ac	TCE EXPIRATION 10/14/2021			
11771-2	E	M & A HITCHCOCK FAMILY LP ET AL	4.5 Ac	0.84 Ac		4.5 Ac	PG&E GAS LINE EASEMENT			
11793-1	E	MONTEREY COUNTY	200+ Ac	0.10 Ac		20+ Ac	PG&E GAS LINE EASEMENT			

GRANTOR NOTES

① Areas shown exclude underlying fee in the adjoining public way. Ac=acres

[UF] Indicates Underlying Fee (UF) Area

[IF] Indicates Indeterminate UF

② TITLE CODES:
A=Access Rights Only
F=Fee
E=Easement (Ease)
TCE=Temp Construction Ease
T=Other Temp Ease (see Remarks)
O=Other (see Remarks)

NOTES

Coordinates and bearings are on CCS 83(92) Zone 4. Distances and stationing are grid distances. Divide by 1.000042 to obtain ground distances.
All distances are in feet unless otherwise noted.

LEGEND

- Access Prohibited
- Access Superseded
- Existing R/W Superseded
- Access Opening (Private)
- (R) Indicates Radial Bearing
- Indicates Found Monument as noted
- Indicates calculated point. (Does not imply monument set)
- Title to State Required for Others

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY
APPRAISAL MAP
20170302

FOR PREVIOUS R/W INFORMATION SEE MAP(S)

FEET 0 25 50 100 150

TO DESIGN: 10/13/17 EA(s): 1C960 FA#: 11

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
5	MON	101	41.4	2	4

PROJECT ID: 0513000019

R/W PROJECT SURVEYOR: T.ROMANO			
REVISIONS			
DATE		BY	
08/16/17	ADD PGE EASEMENTS	T.ROMANO	
10/13/17	CHANGES TO 11771, 11772, ADD 11793	T.ROMANO	

S:\MON\05-1C960\SURVEYS\C3D_05-1C960\RW\1C960_APPRAISAL_RECORD_MAP.DWG

NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.

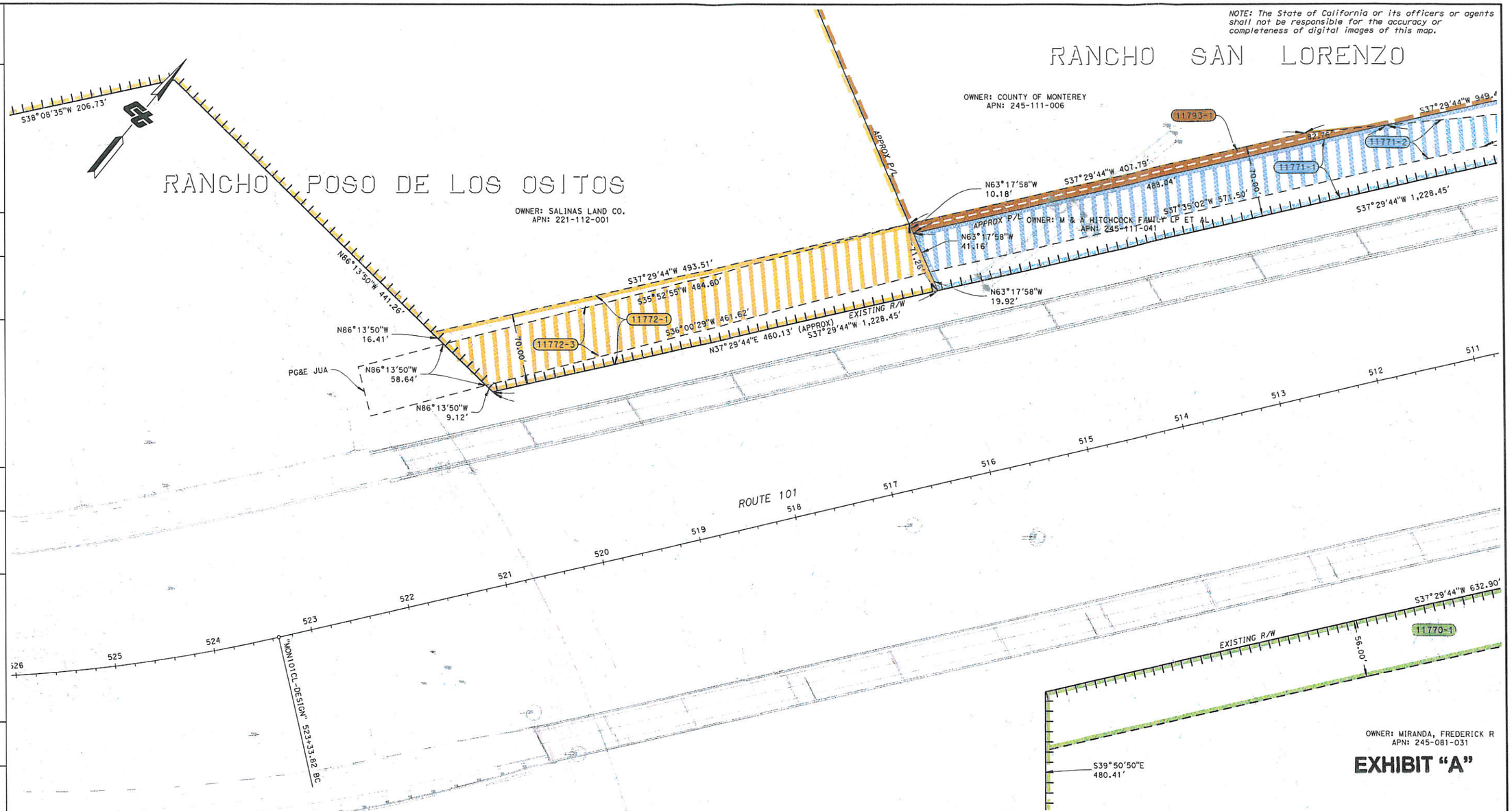

EXHIBIT "A"

PARCEL#	TITLE CODE ②	GRANTOR	AREAS (square feet or as noted) TOTAL	REQUIRED ① [UF]	EXCESS ① [UF]	REMAINDER	REMARKS	RECORDATION TYPE	DATE	DOC.#
11770-1	TCE	MIRANDA, FREDERICK R	190 Ac	1.61 Ac		190 Ac	TCE EXPIRATION 10/14/2021		8/25/2017	R/W CONTRACT
11771-1	TCE	M & A HITCHCOCK FAMILY LP ET AL	4.5 Ac	1.72 Ac		4.5 Ac	TCE EXPIRATION 10/14/2021			
11771-2	E	M & A HITCHCOCK FAMILY LP ET AL	4.5 Ac	0.84 Ac		4.5 Ac	PG&E GAS LINE EASEMENT			
11772-1	TCE	SALINAS LAND CO.	299 Ac	0.76 Ac		299 Ac	TCE EXPIRATION 10/14/2021			
11772-3	E	SALINAS LAND CO.	299 Ac	0.54 Ac		299 Ac	PG&E GAS LINE EASEMENT			
11793-1	E	MONTEREY COUNTY	200+ Ac	0.10 Ac		20+ Ac	PG&E GAS LINE EASEMENT			

GRANTOR NOTES

① Areas shown exclude underlying fee in the adjoining public way. Ac=acres
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STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY
APPRAISAL MAP
20170302

FOR PREVIOUS R/W INFORMATION SEE MAP(S)

FEET 0 25 50 100 150

TO DESIGN: 10/13/17 EA(s): 1C960 FA#: 1

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
5	MON	101	41.6	3	4

PROJECT ID: 0513000019

| R/W PROJECT SURVEYOR: T.ROMANO REVISIONS | | |