

**RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:**

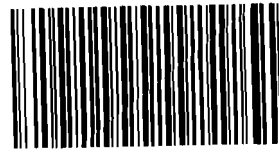
County of Monterey  
168 W Alisal Street  
Salinas, CA 93901  
Attention: Director, RMA-Public Works

Stephen L. Vagnini  
Monterey County Recorder  
Recorded at the request of  
**County of Monterey**

CRDAWN  
2/09/2016  
15:53:00

**DOCUMENT: 2016006838**

Titles: 1/ Pages: 18



Fees....  
Taxes...  
Other...  
AMT PAID

NO DOCUMENTARY TRANSFER TAX DUE. This Ground Lease is recorded for the benefit of the State of California and is exempt from California transfer tax pursuant to Section 11928 of the California Revenue and Taxation code and from recording fees pursuant to Sections 6103 and 27383 of the California Government Code.

[THE AREA ABOVE IS RESERVED FOR RECORDER'S USE]

**EASEMENT AGREEMENT FOR GRANTS OF  
ACCESS, UTILITIES AND REPAIRS**

This Easement Agreement for Grants of Access, Utilities and Repairs (this "Easement Agreement"), dated for reference only as of January 29, 2016, is made by and between COUNTY OF MONTEREY, (the "Participating County"), a Political Subdivision of the State of California, as grantor, and the DEPARTMENT OF CORRECTIONS AND REHABILITATION OF THE STATE OF CALIFORNIA (the "Department"), an entity of state government of the State of California, as grantee. The Participating County and the Department are sometimes referred to collectively as the "Parties" and individually as a "Party."

**RECITALS**

A. The Participating County, as landlord, and the Department as tenant, entered into a ground lease dated as of January 29, 2016 for reference only, (the "Ground Lease") for the lease of that certain real property located in the County of Monterey and more particularly described in Exhibit 1, attached hereto and incorporated herein by this reference (the "Site"); and

B. The Ground Lease provides that the Participating County, as owner of certain real property adjacent to the Site, shall grant Easements to the Department in the Easement Property, which is more particularly described in Exhibit 2, attached hereto and incorporated herein by this reference; and

C. The Participating County desires to grant and the Department desires to accept the grant of Easements in the Easement Property on the terms and conditions contained in this Easement Agreement.

**NOW, THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto hereby agree as follows:

1. Definitions. Unless otherwise required by the context, all capitalized terms used herein and not defined herein shall have the meanings assigned to such terms in the Ground Lease or the Project Delivery and Construction Agreement.

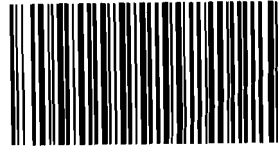
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County of Monterey  
168 W Alisal Street  
Salinas, CA 93901  
Attention: Director, RMA-Public Works

**DOCUMENT: 2016006839**



Titles: 1/ Pages: 48

Fees....  
Taxes...  
Other...  
AMT PAID

[Space above for Recorder's use]

**GROUND LEASE**

by and between the

**COUNTY OF MONTEREY**  
as Landlord,

and

**DEPARTMENT OF CORRECTIONS AND REHABILITATION  
OF THE STATE OF CALIFORNIA,**  
as Tenant

Dated as of January 29, 2016

**(FOR A YOUTHFUL OFFENDER REHABILITATIVE FACILITY  
LOCATED IN THE COUNTY OF MONTEREY)**

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