

# Attachment A

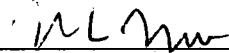
Conservation and Scenic Easement Deed  
Greenwall LLC/Buchholz  
PLN060770

When recorded return to:  
MONTEREY COUNTY RESOURCE  
MANAGEMENT AGENCY  
PLANNING DEPARTMENT  
Attn: ~~insert Planner's name~~  
168 West Alisal St 2<sup>nd</sup> Floor Ashley Nakamura  
Salinas, CA 93901  
(831) 755-5025

Space above for Recorder's Use

Permit No.: PLN060770  
Resolution No.: 060770  
Donna Buchholz as Trustee or  
the Sucessor Trustee of The  
Buchholz Separate Property  
Revocable Trust, dated April  
27, 1993  
Owner Name:  
Project Planner: NAKAMURA  
APN: 187-041-052-000

The Undersigned Grantor(s) Declare(s):  
DOCUMENTARY TRANSFER TAX OF \$ 0  
 computed on the consideration or full value of  
property conveyed, OR  
 computed on the consideration or full value less  
value of liens and/or encumbrances remaining at  
time of sale,  
 unincorporated area; and  
 Exempt from transfer tax,  
Reason: Transfer to governmental entity

  
Signature of Declarant or Agent

## CONSERVATION AND SCENIC EASEMENT DEED (INLAND)

THIS DEED made this 4<sup>th</sup> day of December, 2012, by and between  
Donna Buchholz as Trustee or the Sucessor Trustee of The Buchholz Separate Property Revocable Trust,  
dated April 27, 1993 as Grantor, and the COUNTY OF MONTEREY, a political subdivision  
of the State of California, as Grantee,

### WITNESSETH:

WHEREAS, said Grantor is the owner in fee of the real property more particularly  
described in Exhibit "A" attached hereto and made a part hereof, situated in Monterey  
County, California (hereinafter "the Property"); and

WHEREAS, the Property of said Grantor has certain natural scenic beauty and  
existing openpness; and

**WHEREAS**, the Grantor and the Grantee desire to preserve and conserve for the public benefit the great natural scenic beauty and existing openness, natural condition and present state of use of said Property of the Grantor; and

**WHEREAS**, An Administrative Permit (Permit No. **PLN060770**) (hereinafter referred to as the "Permit") was granted on **May 28, 2008** by the Monterey County **Director of Planning** pursuant to the Findings, Evidence and Conditions contained in Resolution No. **060770**, attached hereto as Exhibit "B" and hereby incorporated by reference, (hereinafter the "Resolution") subject to the following condition(s):

**PD023 Easement- Scenic (Slope):**

**"A scenic easement shall be conveyed to the County over those portions of the property where the slopes exceeds 30 percent. The easement shall be developed in consultation with a certified professional. A scenic easement deed shall be submitted to, and approved by, the Director of the RMA – Planning Department prior to issuance of grading or building permits. (RMA – Planning Department)".**

**WHEREAS**, the County, acting on behalf of the People of the State of California and in accordance with the Findings, Evidence and Conditions contained in the Resolution granted the Permit to the Grantor upon condition (hereinafter the "Condition") described above requiring inter alia, that the Grantor record a conservation and scenic easement (hereinafter "easement") over the Property as shown in Exhibit "C" attached hereto and hereby incorporated by reference, and agree to restrict development on and use of the Property so as to preserve the open space, scenic, and/or natural resource values present on the Property and so as to prevent the adverse direct and cumulative effects on natural resources and public access to those resources which could occur if the Property were not restricted in accordance with this easement; and

**WHEREAS**, Grantor has elected to comply with the Condition and execute this easement so as to enable Grantor to undertake the development authorized by the Permit; and

**WHEREAS**, it is intended that this easement is irrevocable and shall constitute enforceable restrictions within the meaning of Article XIII, Section 8, of the California

Constitution and that said easement shall thereby qualify as an enforceable restriction under the provision of the California Revenue and Taxation Code, Section 402.1; and

**WHEREAS**, the said Grantor is willing to grant to the County of Monterey the conservation and scenic use as herein expressed of the Property, and thereby protect the present scenic beauty and existing openness by the restricted use and enjoyment of the Property by the Grantor through the imposition of the conditions hereinafter expressed;

**NOW, THEREFORE**, the Grantor does hereby grant and convey unto the County of Monterey an estate, interest, and conservation and scenic easement in said real property of Grantor of the nature and character and to the extent hereinafter expressed, which estate, interest, and easement will result from the restrictions hereby imposed upon the use of said Property by said Grantor, and to that end and for the purposes of accomplishing the intent of the parties hereto, said Grantor covenants on behalf of itself, its heirs, successors, and assigns, with the said Grantee, its successors and assigns, to do and refrain from doing severally and collectively upon the Grantor's Property the various acts hereinafter mentioned.

A. PROPERTY SUBJECT TO EASEMENT. The Property of the Grantor hereinabove referred to and to which the provisions of this instrument apply is situated in the County of Monterey, State of California, and is particularly described in Exhibit "C", attached hereto, and made a part hereof, hereinafter referred to as the "Conservation and Scenic Easement Area."

B. RESTRICTIONS. The restrictions hereby imposed upon the use of the Conservation and Scenic Easement Area by the Grantor and the acts which said Grantor shall refrain from doing upon the Conservation and Scenic Easement Area in connection herewith are, and shall be, as follows:

1. That no structures will be placed or erected upon the Conservation and Scenic Easement Area.
2. That no advertising of any kind or nature shall be located on or within the Conservation and Scenic Easement area.
3. That the Grantor shall not plant nor permit to be planted any vegetation upon the Conservation and Scenic Easement Area.

4. That, except for the construction, alteration, relocation and maintenance of public roads, public and private pedestrian trails as shown on the site plan for Resolution No. 060770, the general topography of the landscape shall be maintained in its present condition and no excavation or topographic changes shall be made.

5. That no use of the Conservation and Scenic Easement Area which will or does materially alter the landscape or other attractive scenic features of said Property other than those specified above shall be done or suffered.

C. EXCEPTIONS AND RESERVATIONS. The following are excepted and reserved to the Grantor to be implemented consistent with the objectives, purposes, and conditions of this easement:

1. The right to maintain all existing private roads, bridges, trails and structures upon said land.

2. The use and occupancy of the Conservation and Scenic Easement Area not inconsistent with the conditions and restrictions herein imposed.

D. SUBJECT TO ORDINANCES. Land uses permitted or reserved to the Grantor by this instrument shall be subject to the ordinances of Grantee regulating the use of land.

E. BENEFIT AND BURDEN. This grant of conservation and scenic easement shall run with and burden the Property, and all obligations, terms, conditions, and restrictions hereby imposed shall be deemed to be covenants and restrictions running with the land and shall be effective limitations on the use of the Property from the date of recordation of this document and shall bind the Grantor and all of its successors and assigns. This grant shall benefit the County of Monterey and its successors and assigns forever.

F. RIGHT OF ENTRY. The Grantee or its agent may enter onto the Property to ascertain whether the use restrictions set forth above are being observed at times reasonably acceptable to the Grantor.

G. ENFORCEMENT. Any act or any conveyance, contract, or authorization whether written or oral by the Grantor which uses or would cause to be used or would permit use of the Conservation and Scenic Easement Area contrary to the terms of this grant of easement will be deemed a breach hereof. The Grantee may bring any action in court necessary to enforce this grant of easement, including, but not limited to,

injunction to terminate a breaching activity and to force the restoration of all damage done by such activity, or an action to enforce the terms and provisions hereof by specific performance. It is understood and agreed that the Grantee may pursue any appropriate legal and equitable remedies. The Grantee shall have sole discretion to determine under what circumstances an action to enforce the terms and conditions of this grant of easement shall be brought in law or in equity. Any forbearance on the part of the Grantee to enforce the terms and provisions hereof in the event of a breach shall not be deemed a waiver of Grantee's rights regarding any subsequent breach.

H. MAINTENANCE. The Grantee shall not be obligated to maintain, improve, or otherwise expend any funds in connection with the Property or any interest or easement created by this grant of easement. All costs and expenses for such maintenance, improvement use, or possession shall be borne by the Grantor, except for costs incurred by Grantee for monitoring compliance with the terms of this easement.

I. LIABILITY AND INDEMNIFICATION. This conveyance is made and accepted upon the express condition that the Grantee, its agencies, departments, officers, agents, and employees are to be free from all liability and claim for damage by reason of any injury to any person or persons, including Grantor, or property of any kind whatsoever and to whomsoever belonging, including Grantor, from any cause or causes whatsoever, except matters arising out of the sole negligence of the Grantee, while in, upon, or in any way connected with the Property, Grantor hereby covenanting and agreeing to indemnify and hold harmless the Grantee, its agencies, departments, officers, agents, and employees from all liability, loss, cost, and obligations on account of or arising out of such injuries or losses however occurring. The Grantee shall have no right of control over, nor duties and responsibilities with respect to the Property which would subject the Grantee to any liability occurring upon the Property by virtue of the fact that the right of the Grantee to enter the Property or Conservation and Scenic Easement Area is strictly limited to preventing uses inconsistent with the interest granted, the Property is not "property of a public entity" or "public property," and Grantee's rights herein do not include the right to enter the Property or Conservation and Scenic Easement Area for the purposes of correcting any "dangerous condition" as those terms are defined by California Government Code Section 830.

J. SUCCESSORS AND ASSIGNS. The terms, covenants, conditions, exceptions, obligations, and reservations contained in this conveyance shall be binding upon and inure to the benefit of the successors and assigns of both the Grantor and the Grantee, whether voluntary or involuntary.

K. CONSTRUCTION OF VALIDITY. If any provision of this conservation and scenic easement is held to be invalid or for any reason becomes unenforceable, no other provision shall be thereby affected or impaired.

Executed this 12 day of July 2012, at \_\_\_\_\_, California.

By: Donna Buchholz  
(Signature)

By: \_\_\_\_\_  
(Signature)

DONNA BUCHHOLZ, TRUSTEE  
(Print or Type Name and Title)

aka Donna Lynn Buchholz

\_\_\_\_\_  
(Print or Type Name and Title)

Nevada  
STATE OF CALIFORNIA )  
Washoe ) SS.  
COUNTY OF MONTEREY )

On 12 July 12 before me, Travis Y Harrison-Adcock, a Notary Public, personally appeared Donna Lynn Buchholz, 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 Travis Y Harrison-Adcock

(Seal)

This is to certify that the interest in real property conveyed by the deed or grant dated December 4<sup>th</sup>, 2012 from Donna Buchholz, trustee to the County of Monterey, a political corporation and/or governmental agency is hereby accepted by order of the Board of Supervisors on December 4<sup>th</sup>, 2012, (~~or by the undersigned officer or agent on behalf of the County of Monterey pursuant to authority conferred by resolution of the Board of Supervisors adopted on \_\_\_\_\_~~) and the grantee consents to recordation thereof by its duly authorized officer.

DATED: \_\_\_\_\_  
Dave Potter, Chair  
Monterey County Board of Supervisors

ATTEST:  
DATED: \_\_\_\_\_  
Gail T. Borkowski  
Clerk of Said Board

Document Form/Content Acceptable:

Charles, J. McKee, County Counsel  
By: Cynthia L. Hasson  
Type/Print Name: Cynthia L. Hasson  
Deputy County Counsel

DATED: 7-31-12



**Exhibit "A"**

Real property in the unincorporated area of the County of Monterey, State of California, described as follows:

PARCEL I:

PARCEL B AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "PARCEL MAP OF 5.05 ACRE TRACT IN RANCHO LOS LAURELES" FILED OCTOBER 31, 1974 IN VOLUME 7 OF PARCEL MAPS, AT PAGE 83.

PARCEL II:

AN EXCLUSIVE DRIVEWAY AND UTILITIES EASEMENT OVER AND ACROSS A PORTION OF THE PARCEL LABELED "B", AS SHOWN ON THE MAP ENTITLED, "RECORD OF SURVEY OF 15.14 ACRE TRACT IN PARCEL NO. 1, RANCHO LOS LAURELES MONTEREY COUNTY, CALIFORNIA", FILED IN VOLUME 10 OF SURVEYS, AT PAGE 82, RECORDS OF MONTEREY COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID PARCEL; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL,

(1) NORTH 64° 00' 00" WEST, 42.00 FEET TO A POINT OF CUSP; THENCE DEPARTING SAID SOUTHWESTERLY LINE,

(2) NORTHERLY, ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE SOUTH, THE CENTER OF WHICH IS THE POINT OF BEGINNING, THROUGH A CENTRAL ANGLE OF 87° 40' 22" AN ARC DISTANCE OF 64.27 FEET; THENCE

(3) NORTH 59° 09' 55" EAST, 167.99 FEET, THENCE;

(4) NORTH 37° 00' 00" EAST, 250.15 FEET; THENCE

(5) SOUTH 53° 00' 00" EAST, 25.00 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID PARCEL, DISTANT SOUTH 37° 00' 00" WEST, 107.00 FEET FROM THE NORTHEASTERLY TERMINUS OF THE LINE LABELED NORTH 37° 00' 00" EAST, 370.00 FEET; THENCE ALONG SAID SOUTHEASTERLY LINE,

(6) SOUTH 37° 00' 00" WEST, 263.00 FEET; THENCE

(7) SOUTH 60° 12' 10" WEST, 199.75 FEET TO THE POINT OF BEGINNING.

APN: 187-041-052-000.

**END OF DOCUMENT**

MIKE NOVO, DIRECTOR  
RESOURCE MANAGEMENT AGENCY  
PLANNING DEPARTMENT

STATE OF CALIFORNIA  
COUNTY OF MONTEREY

RESOLUTION NO. 060770  
A.P.N. # 187-041-052-000

**FINDINGS & DECISION**

In the matter of the application of  
**GREENWALL LLC (PLN060770)**

for an Administrative Permit in accordance with Title 21 (Zoning) Chapter 21.70 (Administrative Permits) of the Monterey County Code, to allow the construction of a 5,566 square foot two-story single family dwelling, with an attached three-car 1,172 square feet garage and a detached 1,458 square foot garage with a 2,800 square foot barn, septic system, grading of 9486 cubic yards (4576 cut and 4910 fill) and Design Approval. The property is located at 26 Mira Monte Road, Carmel Valley (Assessor's Parcel Number 187-041-052-000), Carmel Valley Master Plan Area.

Said Director of the Resource Management Agency - Planning Department, having considered the application and the evidence presented relating thereto,

**FINDINGS OF FACT**

1. **FINDING: CONSISTENCY** – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, Greater Monterey Peninsula Area Plan, Greater Monterey Peninsula Area Plan Inventory and Analysis, the Carmel Valley Master Plan and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for residential development.

- EVIDENCE:**
- (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
  - (b) The project planner conducted a site inspection on March 1, 2007 to verify that the project on the subject parcel conforms to the plans listed above.
  - (c) The 1974 "Stone, Post and Flower" Subdivision Planning File MS-74-229 allowed the division of a 5.055 acre parcel (Assessor's Parcel Number 187-041-032-000) into two parcels. The subject parcel is one of these two parcels.
  - (d) The portion of the parcel which has slopes in excess of 30% shall be dedicated as a scenic easement to protect the slopes from development. See condition # 13.
  - (e) The project was not referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236, this application did not warrant referral to the LUAC. Based on interim guidelines:
    - The project does not involve development on restricted slopes.
    - The project does not involve ridgeline/viewshed development. The project is exempt from CEQA per Section 15303.

- Additionally, the project does not involve a variance.

(f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County Resource Management Agency - Planning Department for the proposed development found in Project File PLN 060770.

2. **FINDING: SITE SUITABILITY** – The site is physically suitable for the use proposed.

**EVIDENCE:** (a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, insert Fire Agency, Parks, Public Works, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

(b) Technical reports by outside biological and geotechnical consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff concurs. The following reports have been prepared:

“Biological Report for the King Property at 26 Miramonte Rd Carmel Valley, CA APN187-041-052-000” (LIB070354) prepared by Vern Yadon, Pacific Grove, CA, dated May 14, 2007).

“Geotechnical Engineering Report for the King Residence 26 Miramonte Rd Carmel Valley, CA APN187-041-052-000” (LIB070353) prepared by Earth Systems Pacific, Hollister, CA, Dated June 14, 2007.

(c) The property is located at 26 Miramonte Rd Carmel Valley, CA APN (Assessor’s Parcel Number 187-041-052-000), Carmel Valley Master Plan Area. The parcel is zoned LDR/2.5-D-S, or (“Low Density Residential, 2.5 acres per unit, with Design Approval and site Review”). The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 21, and is therefore suitable for the proposed development.

(d) Staff conducted a site visit on March 1, 2007 to verify that the site is suitable for this use.

(e) Materials in Project File PLN060770.

3. **FINDING: CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

**EVIDENCE:** (a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts single family residence and accessory structures (barns).

(b) No adverse environmental effects were identified during staff review of the development application during a site visit on March 1, 2007.

(c) See preceding and following findings and supporting evidence.

4. **FINDING: NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property. Zoning violation abatement costs, if any, have been paid.

**EVIDENCE:** Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.

5. **FINDING: HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health,

safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

**EVIDENCE:** Preceding findings and supporting evidence.

6. **FINDING: ENVIRONMENTALLY SENSITIVE HABITAT POTENTIAL** – The requirements to grant a permit for development within 100 feet of an identified potential environmentally sensitive habitat have been met.

**EVIDENCE:** (a) Monterey County Geographic Information system (GIS) shows several listed protected organisms in this area. The project has been identified as a potential habitat of Littleleaf Buckwheat (*Eriogonum parvifolium*) host of the Smith's Blue Butterfly, Eastwood's Goldbush (*Corydanthus ridgidis*), and Carmel Valley Mallow (*Malacothrix palmeri*). In accordance with the applicable policies of the Greater Monterey Peninsula Area Plan, Carmel Valley Master Plan, and the Monterey County Zoning Ordinance (Title 21). Carmel Valley Master Plan Policy 11.1.1.1 (CV) states

“Whenever a development proposal is received and is in or adjacent to a rare or endangered plant community, as identified in policy 11.1.1.2, the County shall require the applicant to provide a botanical report prepared by a botanist from the County list of approved consultants. The report shall include a description of the habitat to be affected by the project including area, species, rare and endangered status, if applicable, and suggestions for mitigation of project impacts.”

- (b) A Biological report was prepared for this project by Vern Yadon dated May 14, 2007. The consultant found no rare or endangered or listed plants or animals or communities on the property. Thus no mitigations were required.
- (c) Ordinance 21 section 21.66.020 D. 4 requires “The use of native species consistent with and found in the project area shall be required in landscaping required as a condition of project approval.”
- (d) Additionally the Carmel Valley Master Plan 7.2.1.2 (CV) states  
“In new development, the potential for impact on rare and endangered species shall be assessed by County staff and appropriate mitigation of identified impacts shall be required in accord with policies 11.1.1.1 and 11.1.1.2. Existing vegetation shall be protected and only plants similar in habit, form and water requirements to native vegetation common to the valley shall be used as the predominant additional or replacement landscaping material. The existing native vegetation should be maintained as much as possible throughout the valley.
- (e) Incorporating the above regulations, Conditions #7 & 8 require the use of native and drought tolerant landscaping.
- (f) Preceding findings and supporting evidence.


7. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Planning Commission.

**EVIDENCE:** Section 21.80.040 of the Monterey County Zoning Ordinance (Title 21).

**DECISION**

THEREFORE, it is the decision of said Director of the Resource Management Agency - Planning Department that said application for an Administrative Permit be granted as shown on the attached sketch, and subject to the attached conditions.

**PASSED AND ADOPTED** this 28<sup>th</sup> day of May, 2008.

  
MIKE NOVO, DIRECTOR  
RESOURCE MANAGEMENT AGENCY  
PLANNING DEPARTMENT

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON JUN 02 2008

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY TO THE **PLANNING COMMISSION** ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE JUN 12 2008

THIS DECISION, IF THIS IS THE FINAL ADMINISTRATIVE DECISION, IS SUBJECT TO JUDICIAL REVIEW PURSUANT TO CALIFORNIA CODE OF CIVIL PROCEDURE SECTIONS 1094.5 AND 1094.6. ANY PETITION FOR WRIT OF MANDATE MUST BE FILED WITH THE COURT NO LATER THAN THE 90<sup>TH</sup> DAY FOLLOWING THE DATE ON WHICH THIS DECISION BECOMES FINAL.

NOTES

- 1... You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Resource Management Agency - Planning Department and Monterey County Resource Agency – Building Services Department.

2. This permit expires two years after the above date of granting thereof unless construction or use is started within this period.

**Monterey County Resources Management Agency  
Planning Department  
Condition Compliance and/or Mitigation Monitoring  
Reporting Plan**

Project Name: GREENWALL LLC

File No: PLN060770

Approved by: Director of Planning

APN: 187-041-052-000

Date: May 28, 2008

*\*Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
1.	<p><b>PD001 - SPECIFIC USES ONLY</b>            This Greenwall LLC (PLN060770) Administrative Permit to allow the construction of a 5,566 square foot two-story single family dwelling, with an attached three-car 1,172 square feet garage and a detached 1,458 square foot garage with a 2,800 square foot barn, septic system, grading of 9486 cubic yards (4576 cut and 4910 fill) and Design Approval. The property is located at 26 Mira Monte Road, Carmel Valley (Assessor's Parcel Number 187-041-052-000), Carmel Valley Master Plan Area. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. <b>(RMA - Planning Department)</b></p>	<p>Adhere to conditions and uses specified in the permit.</p>	<p>Owner/ Applicant</p>	<p>Ongoing unless otherwise stated</p>		

Exhibit B

Permit Cont. Number	Mtg. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
2.		<p><b>PD002 - NOTICE-PERMIT APPROVAL</b>            The applicant shall record a notice which states: "A permit (Resolution 060770) was approved by the Director of Planning for Assessor's Parcel Number 1887-041-052-000 on May 28, 2008. The permit was granted subject to 30 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)</p>	<p>Proof of recordation of this notice shall be furnished to the RMA - Planning Department.</p>	Owner/Applicant	Prior to the issuance of grading and building permits or commencement of use.	
3.		<p><b>PD007 - GRADING-WINTER RESTRICTION</b>            No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. (RMA - Planning Department and Building Services Department)</p>	<p>Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.</p>	Owner/Applicant	Ongoing	
4.		<p><b>PD009 - GEOTECHNICAL CERTIFICATION</b>            Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA - Planning Department and Building Services Department)</p>	<p>Submit certification by the geotechnical consultant to the RMA - Building Services Department showing project's compliance with the geotechnical report.</p>	Owner/Applicant/Geotechnical Consultant	Prior to final inspection	
5.		<p><b>PD010 - EROSION CONTROL PLAN AND SCHEDULE</b>            The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA - Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA -</p>	<p>Evidence of compliance with the Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits.             Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.</p>	Owner/Applicant	Prior to the issuance of grading and building permits  Ongoing	

Exhibit B

Permit Cond. Number	Mitig Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (signature)
		Building Services. (RMA - Planning Department and RMA - Building Services Department)	Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department	Owner/ Applicant	Prior to final inspectio n	
6.		<b>PD011 - TREE AND ROOT PROTECTION</b> Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of the RMA - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by a certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning Department)	Submit evidence of tree protection to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of grading and/or building permits  During Construc- tion	
		Submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.	Submit photos of the trees on the property to the RMA - Planning Department after construction to document that tree protection has been successful or if follow- up remediation or additional permits are required.	Owner/ Applicant Arborist	Prior to final inspectio n	
7.		<b>PD012(D) - LANDSCAPE PLAN AND MAINTENANCE - MONTEREY PENINSULA WATER MANAGEMENT DISTRICT (SINGLE FAMILY DWELLING ONLY)</b> The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department. All landscaped areas and fences shall be continuously maintained by the	Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of Building Permits	
		Submit the RMA - Planning Department approved landscape plans, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of Building Permits		

Exhibit B



Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (date)
8.		<p>applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning Department)</p> <p><b>PD000SP1 - NATIVE SPECIES LANDSCAPING</b> The use of native species consistent with and found in the project area shall be required in landscaping required as a condition of project approval. (RMA - Planning Department)</p>	<p>Submit as a component of the landscape plan required in Condition #7 and contractor's estimate to the RMA - Planning Department for review and approval.</p>	<p>Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect</p>	<p>At least three (3) weeks prior to final inspection or occupancy</p>	
9.		<p><b>PD014(B) - LIGHTING - EXTERIOR LIGHTING PLAN (VISUAL SENSITIVITY DISTRICT/ RIDGELINE DEVELOPMENT)</b> All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from when viewed from a common public viewing area, as defined in Section 21.06.195, are prohibited. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA - Planning Department)</p>	<p>Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.  The lighting shall be installed and maintained in accordance with the approved plan.</p>	<p>Owner/ Applicant</p>	<p>Prior to the issuance of building permits.  Ongoing</p>	
10.		<p><b>PD016 - NOTICE OF REPORT</b> Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Biological report has been prepared for this parcel by Verne Yadon, dated May 14, 2007 and is on record in the Monterey County RMA - Planning Department, Library No. LIB070354. All development shall be in accordance with this report." (RMA - Planning Department)</p>	<p>Proof of recordation of this notice shall be furnished to the RMA - Planning Department.</p>	<p>Owner/ Applicant</p>	<p>Prior to the issuance of grading and building permits.</p>	

Exhibit B

Permit Conul. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification Of Compliance (Name/Title)
11.		<b>PD016 – NOTICE OF REPORT</b> Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Geotechnical report has been prepared for this parcel by Earth Systems Pacific, dated June 14, 2007 and is on record in the Monterey County RMA - Planning Department, Library No. LIB070354. . . All development shall be in accordance with this report." (RMA – Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits.	
12.		<b>PD017 – DEED RESTRICTION – USE</b> Prior to the issuance of a building permit the applicant shall record a deed restriction as a condition of project approval stating the regulations applicable to the horsebarn as a non-habitable accessory structure. (RMA – Planning Department)	Submittal of approved and Recorded Deed Restriction to RMA - Planning Department.	Owner/ Applicant		
13.		<b>PD023 – EASEMENT - SCENIC (SLOPE)</b> A scenic easement shall be conveyed to the County over those portions of the property where the slope exceeds 30 percent. The easement shall be developed in consultation with certified professional. A scenic easement deed shall be submitted to, and approved by, the Director of the RMA - Planning Department prior to issuance of grading or building permits. (RMA – Planning Department)	Submit the scenic easement deed and corresponding map, developed in consultation with a certified professional, to the RMA - Planning Department for review and approval.	Owner/ Applicant/ Certified Professional	Prior to the issuance of grading and building permits	
14.		<b>PW0005 – ENCROACHMENT (STD DRIVEWAY)</b> Obtain an encroachment permit from the Department of Public Works and construct a standard driveway connection to Miramonte Road. (Public Works)	Record the deed and map showing the approved scenic easement. Submit a copy of the recorded deed and map to the RMA – Planning Department.	Owner/ Applicant	Prior to commencement of use	
15.		<b>PW0006 – CARMEL VALLEY</b> The Applicant shall pay the Carmel Valley Master Plan Area Traffic Mitigation fee pursuant to the Board of Supervisors Resolution NO. 95-140, adopted September 12, 1995 (Fees are updated annually based on CCI). (Public Works)	Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances. Applicant shall pay to FBI the required traffic mitigation fee.	Owner/ Applicant	Prior to Building/ Grading Permits Issuance	

Exhibit B

Permit Cond. Number	Permit Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
16.		<b>PD035 - UTILITIES - UNDERGROUND</b> All new utility and distribution lines shall be placed underground. (RMA - Planning Department; Public Works)	Install and maintain utility and distribution lines underground.	Owner/ Applicant	Ongoing	
17.		<b>PD042 - GRADING/EASEMENT STAKING</b> The conservation and scenic easement(s) and proposed grading shall be staked with 18" stakes at intervals as necessary to clearly delineate the easement and grading. The staking shall be consistent with recorded easement lines and proposed grading as indicated in the official record at the Monterey County RMA - Building Services Department. The staking shall be verified at the grading pre-site inspection by the grading inspector. (RMA - Planning Department and Building Services Department)	The easement(s) and proposed grading shall be staked with 18" stakes at intervals as necessary to clearly delineate the easement and grading. The staking shall be consistent with recorded easement lines and proposed grading as indicated in the official record at the Monterey County RMA - Building Services Department.	Owner/ Applicant	At presite inspection by the grading inspector	
18.		<b>PD043 - GRADING/PERMITS REQUIRED</b> A grading permit is required for new private single family access driveways greater than fifty (50) feet in total length that require 100 cubic yards or more of earthwork. An over the counter (OTC) grading permit may be issued for new private single family access driveways greater than fifty (50) feet in total length that require less than 100 cubic yards of earthwork.. (RMA - Planning Department and Building Services Department)	If applicable, apply and receive the appropriate grading permit from Monterey County RMA - Building Services Department.	Owner/ Applicant/ Engineer	Prior to the issuance of grading or building permits	
19.		<b>EE11 - SEPTIC SYSTEM DESIGN</b> Submit plans for review and approval showing the location and design of the proposed septic system meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB (Environmental Health)	Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system.	CA Licensed Engineer /Owner/ Applicant	Prior to filing the final parcel map or issuance of building	
20.		<b>WR3 - DRAINAGE PLAN - RETENTION</b> The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. The plan shall include retention/percolation facilities to mitigate the impact of impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ engineer.	Prior to issuance of grading or building permits	

Exhibit B

Permit Cont. Number	Mtg. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a careful professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (signature)
21.		<b>WR8 - COMPLETION CERTIFICATION</b> The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that stormwater detention/retention facilities have been constructed in accordance with approved plans. (Water Resources Agency)	Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.	Owner/ Applicant/ Engineer/ Contractor	Prior to final inspection	
22.		<b>WR40 - WATER CONSERVATION MEASURES</b> The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to: a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system. b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
23.		<b>WR43 - WATER AVAILABILITY CERTIFICATION</b> The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	
24.		<b>FIRE007 - DRIVEWAYS</b> Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	

Permit Cont. Number	Main Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (Timeline)
		<p>shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (Carmel Valley Fire)</p>	<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection.</p>	
25.	<p><b>FIRE008 - GATES</b>  All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Carmel Valley Fire).</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p>		
26.	<p><b>FIRE011 - ADDRESSES FOR BUILDINGS</b>  All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of building permit.</p>		

Exhibit B

Permit Code Number	Mitig Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (Date/Time)
		single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Carmel Valley Fire).	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
27.		<b>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)</b> Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (Carmel Valley Fire).	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
28.		<b>FIRE025 - SMOKE ALARMS - (SINGLE FAMILY DWELLING)</b> Where a household fire warning system or combination fire/burglar alarm system is installed in lieu of single-station smoke alarms required by the Uniform Building Code the	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

Exhibit B

Permit Cond. Number	Mtg. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (annex/late)
		alarm panel shall be required to be placarded as permanent building equipment. (Carmel Valley Fire)	Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	
29.		<b>FIRE028 - ROOF CONSTRUCTION - (CARMEL VALLEY FPD)</b> All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (Carmel Valley Fire).	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
30.		<b>FIRE028 - NON-STANDARD -NOTES ON PLANS</b> Fire conditions to be shown on all grading and building permit plans as "fire notes". Swimming pool main drain to be plumbed to a fire hydrant in a location approved by the fire district. (Carmel Valley Fire)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
		<b>END OF CONDITIONS</b>				

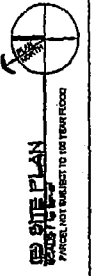
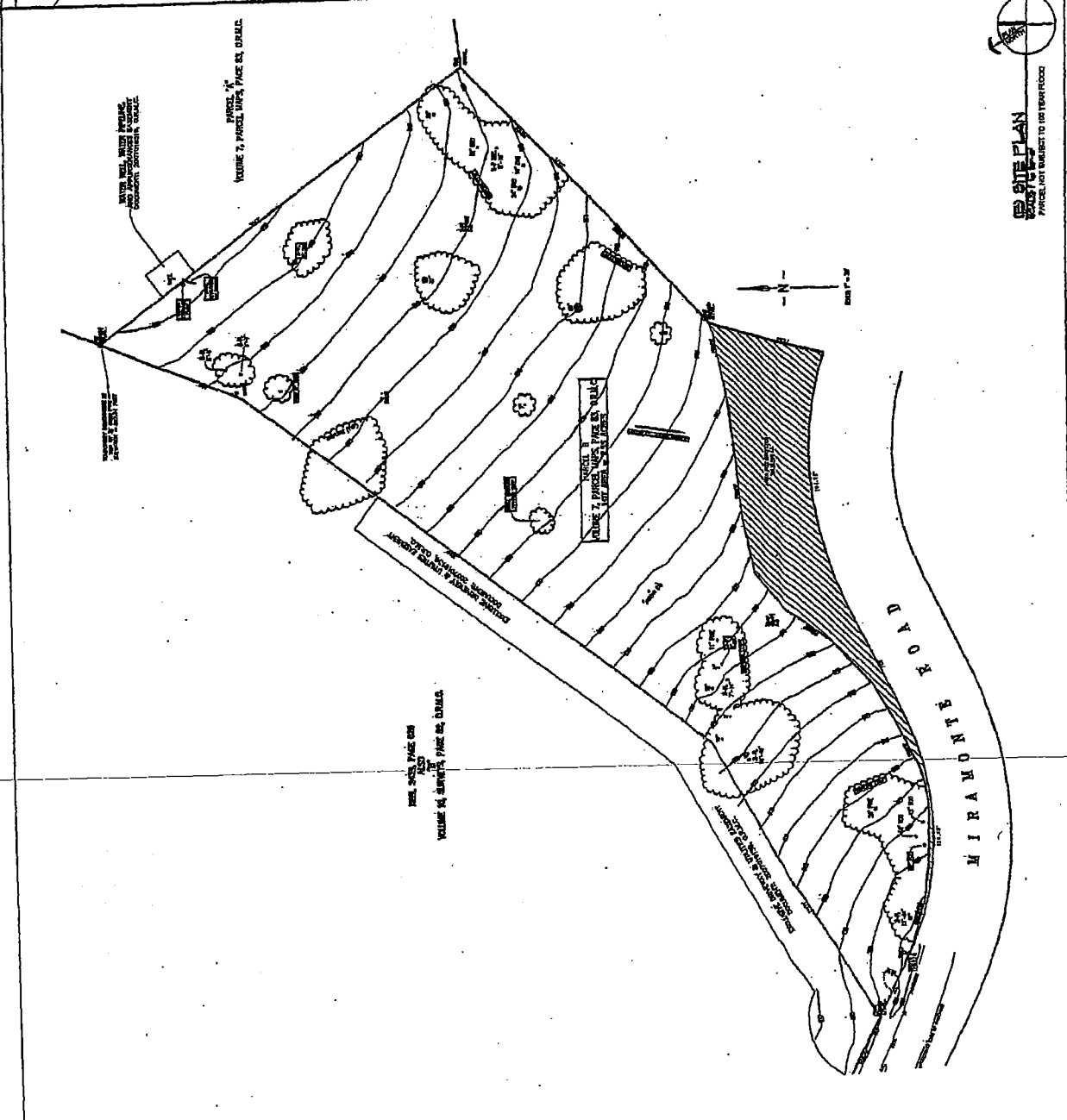
Rev. 03/12/07E1

REASON:	REASON:
DATE:	DATE:
NO.:	NO.:
BY:	BY:

New Residence for  
Greenwell, LLC  
No. 26 Miramonte Rd.  
Carnel Valley, 93923

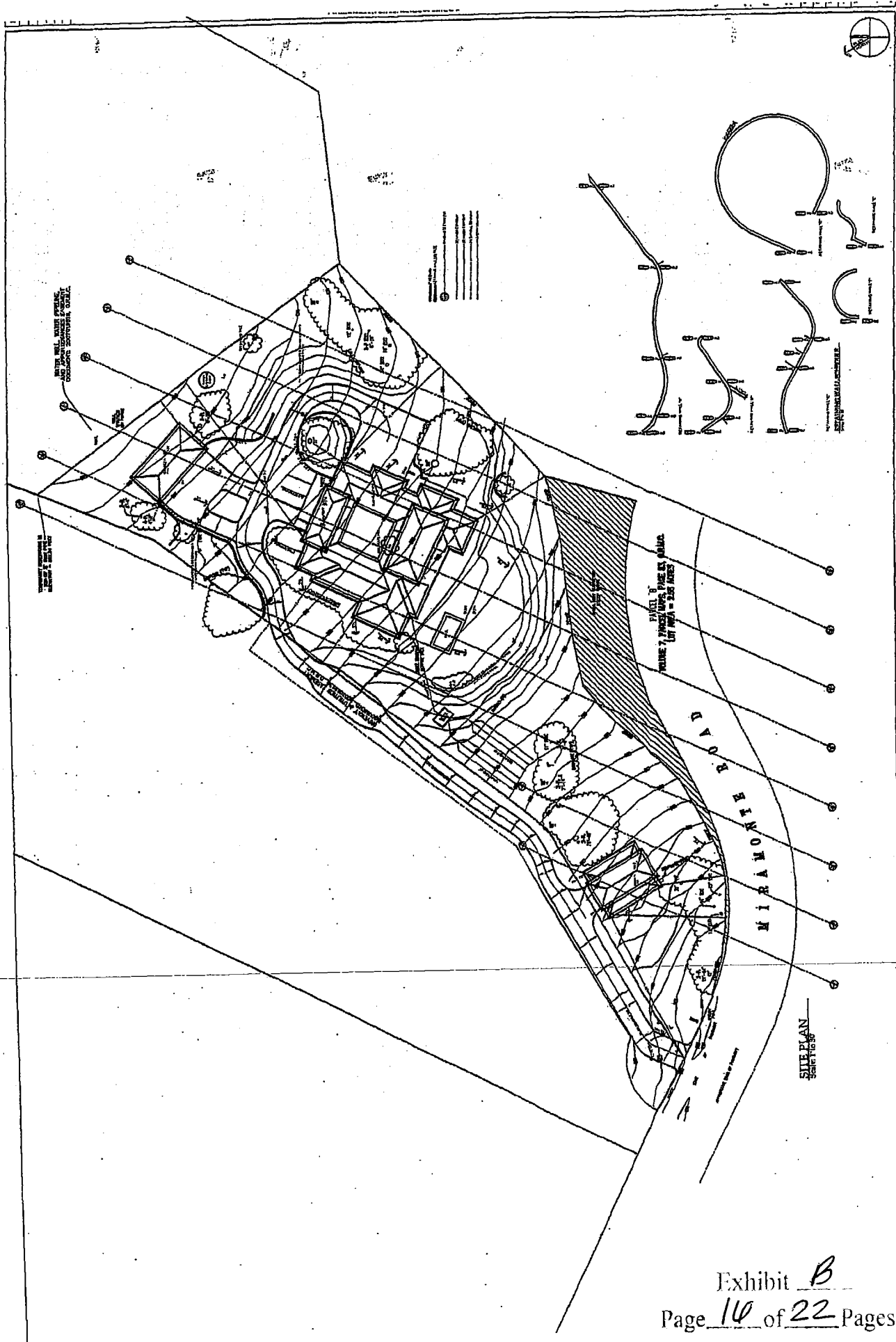
A-1.0  
PAGE 22 OF 22

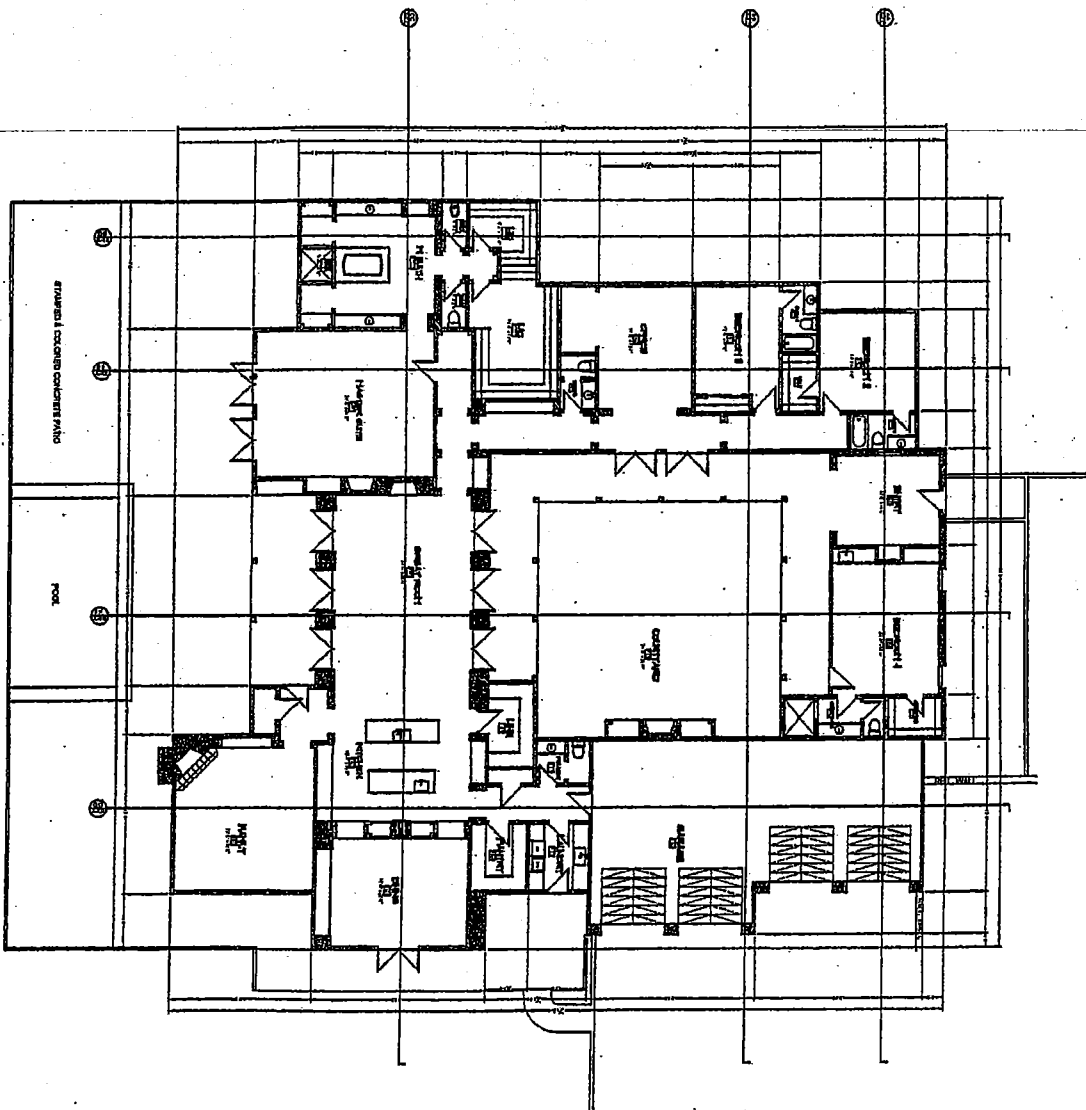
<p><b>PROJECT SCOPE</b></p> <p>Project Name: [Blank]</p> <p>Project Location: [Blank]</p> <p>Project Description: [Blank]</p>	
<p><b>SETBACKS</b></p> <p>Setback Requirements: [Blank]</p> <p>Setback Measurements: [Blank]</p>	
<p><b>GRADING</b></p> <p>Grading Details: [Blank]</p> <p>Grading Elevation: [Blank]</p>	
<p><b>TREE RETENTION</b></p> <p>Tree Retention Requirements: [Blank]</p> <p>Tree Retention Measurements: [Blank]</p>	
<p><b>NEE</b></p> <p>NEE Details: [Blank]</p>	
<p><b>DEFERRED UTILITIES</b></p> <p>Deferred Utilities Details: [Blank]</p>	
<p><b>CONTRACTORS</b></p> <p>Contractor List: [Blank]</p>	
<p><b>APPENDICES</b></p> <p>Appendix List: [Blank]</p>	



**SITE PLAN**  
PARCEL NOT SUBJECT TO DISPOSITION





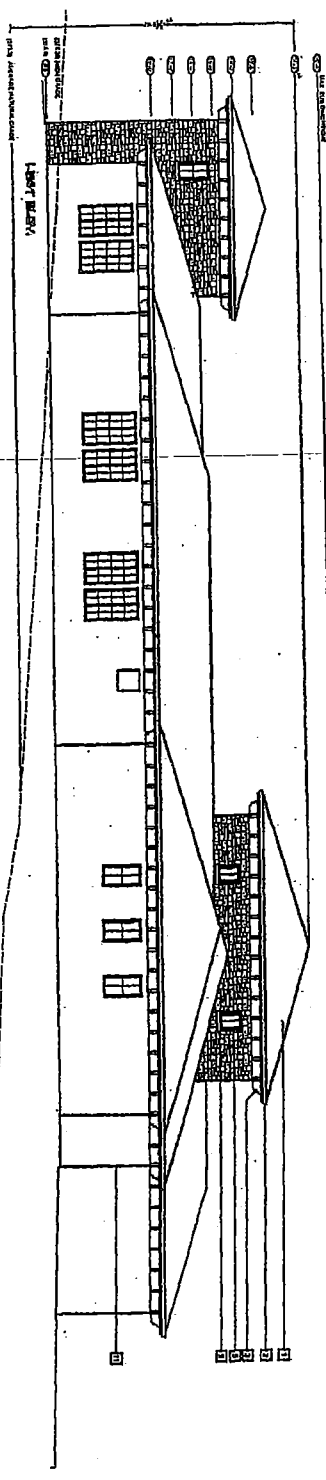
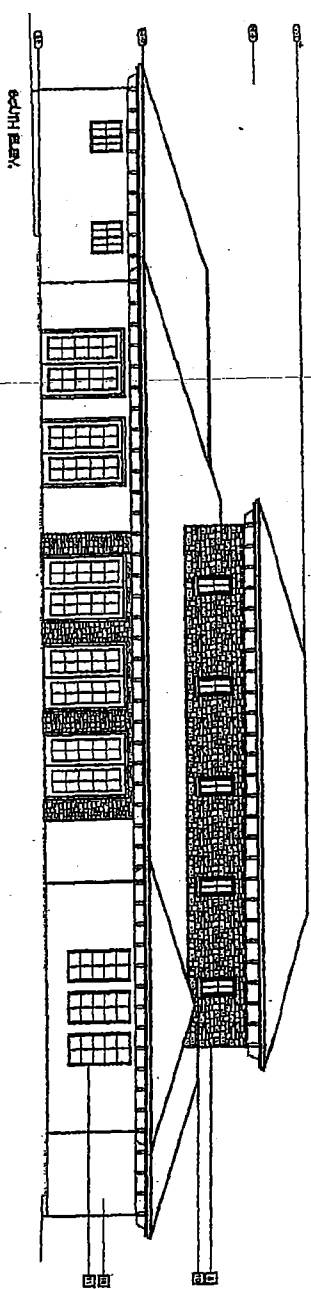


**FLOOR PLAN**  
 EXHIBIT B

New Residence for:  
 Greenwall, LLC  
 No. 26 Miramonte Rd.  
 Carmel Valley, 93923

THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PROVIDED BY THE ARCHITECT AND ANY REUSE OR ALTERATION TO ANY PART OF THE PLANS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE PLANS AND SPECIFICATIONS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE CONTRACT AND SHALL BE LIMITED TO THE CONTRACT PRICE LESS EXPENSES OF THE ARCHITECT OF THESE SERVICES.

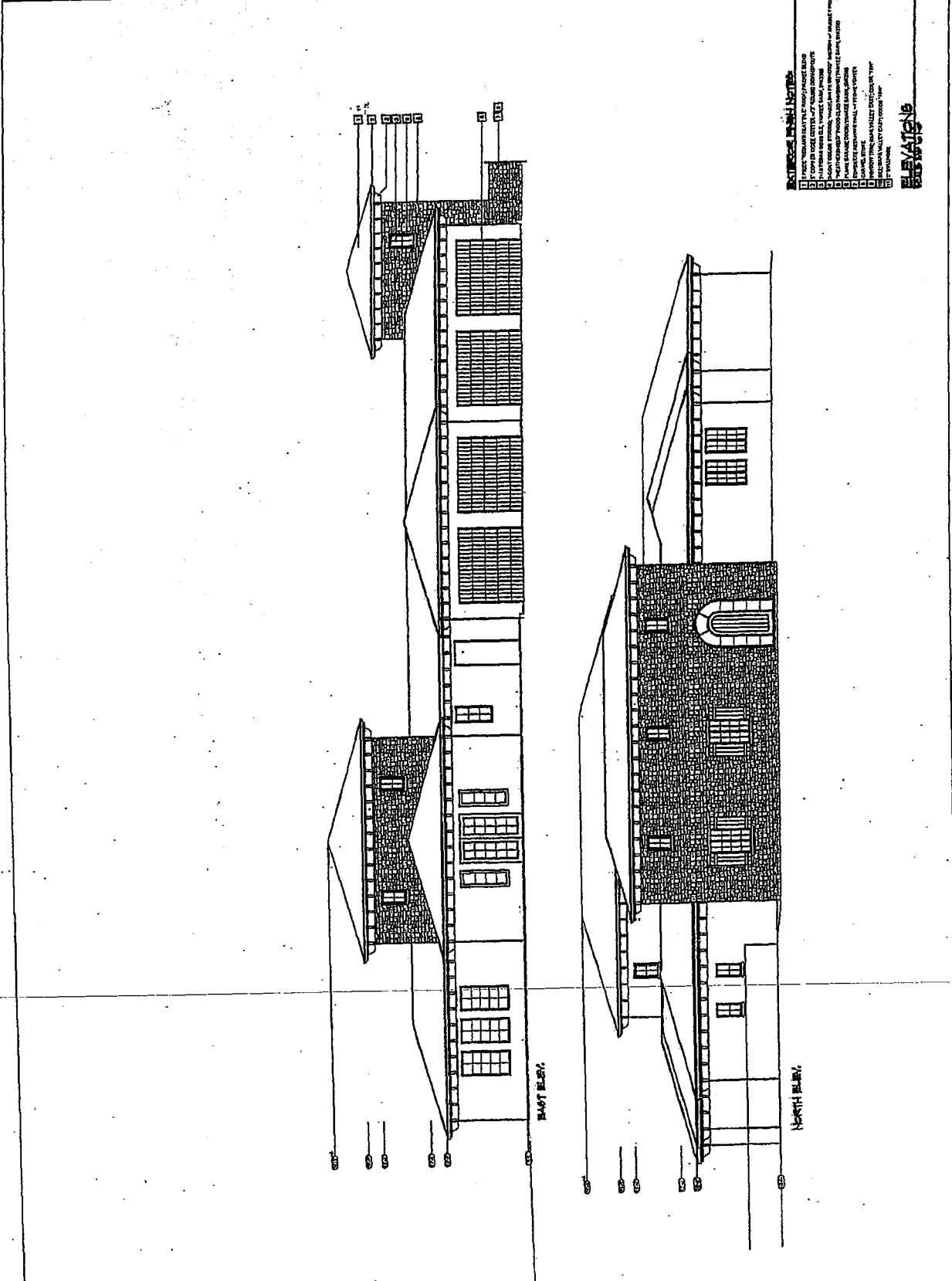
**ROBINSON BULLOCK & DESIGN**  
 ARCHITECTS, INC. REGISTERED ARCHITECTS  
 10000 N. DEER CREEK



- REVISIONS**
- 1. REVISIONS TO THE ORIGINAL ARCHITECTURAL DRAWINGS
  - 2. REVISIONS TO THE ORIGINAL ARCHITECTURAL DRAWINGS
  - 3. REVISIONS TO THE ORIGINAL ARCHITECTURAL DRAWINGS
  - 4. REVISIONS TO THE ORIGINAL ARCHITECTURAL DRAWINGS
  - 5. REVISIONS TO THE ORIGINAL ARCHITECTURAL DRAWINGS
  - 6. REVISIONS TO THE ORIGINAL ARCHITECTURAL DRAWINGS
  - 7. REVISIONS TO THE ORIGINAL ARCHITECTURAL DRAWINGS
  - 8. REVISIONS TO THE ORIGINAL ARCHITECTURAL DRAWINGS
  - 9. REVISIONS TO THE ORIGINAL ARCHITECTURAL DRAWINGS
  - 10. REVISIONS TO THE ORIGINAL ARCHITECTURAL DRAWINGS

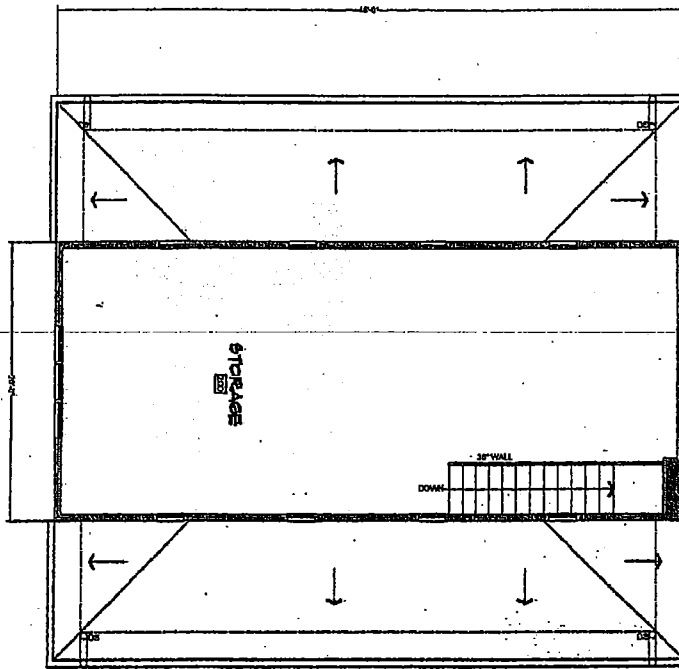
New Residence for:  
**Greenwall, LLC**  
 No. 26 Miramonte Rd.  
 Carmel Valley, 93923

**ARCHITECTURAL DESIGN**

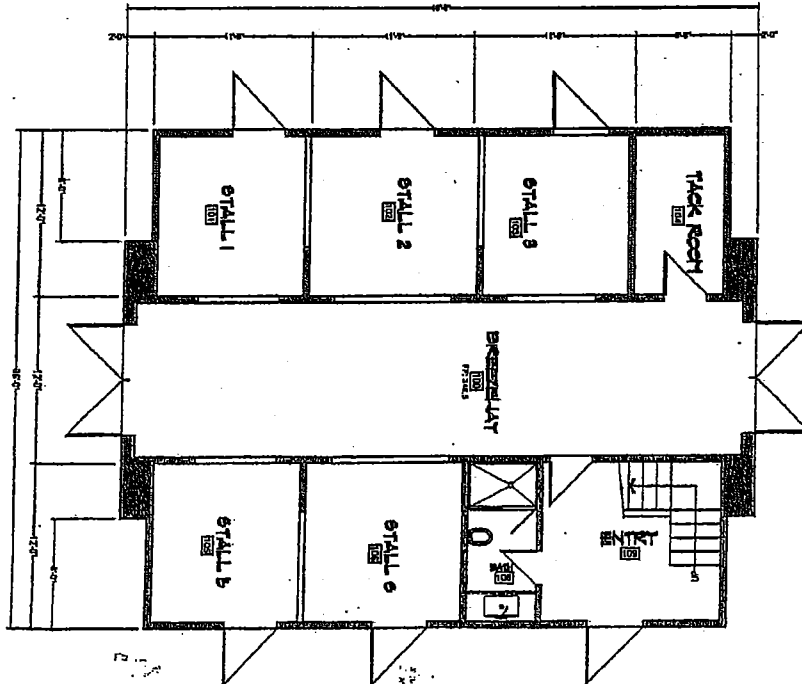


**ELEVATIONS**  
 PROJECT NO. 26 MIRMONT RD. 93923  
 GREENWALL, LLC  
 Carmel Valley, CA 93923  
 New Residence for  
 Greenwall, LLC  
 No. 26 Mirmonte Rd.  
 Carmel Valley, 93923

UPPER LEVEL



LOWER LEVEL



BARN FLOOR PLANS

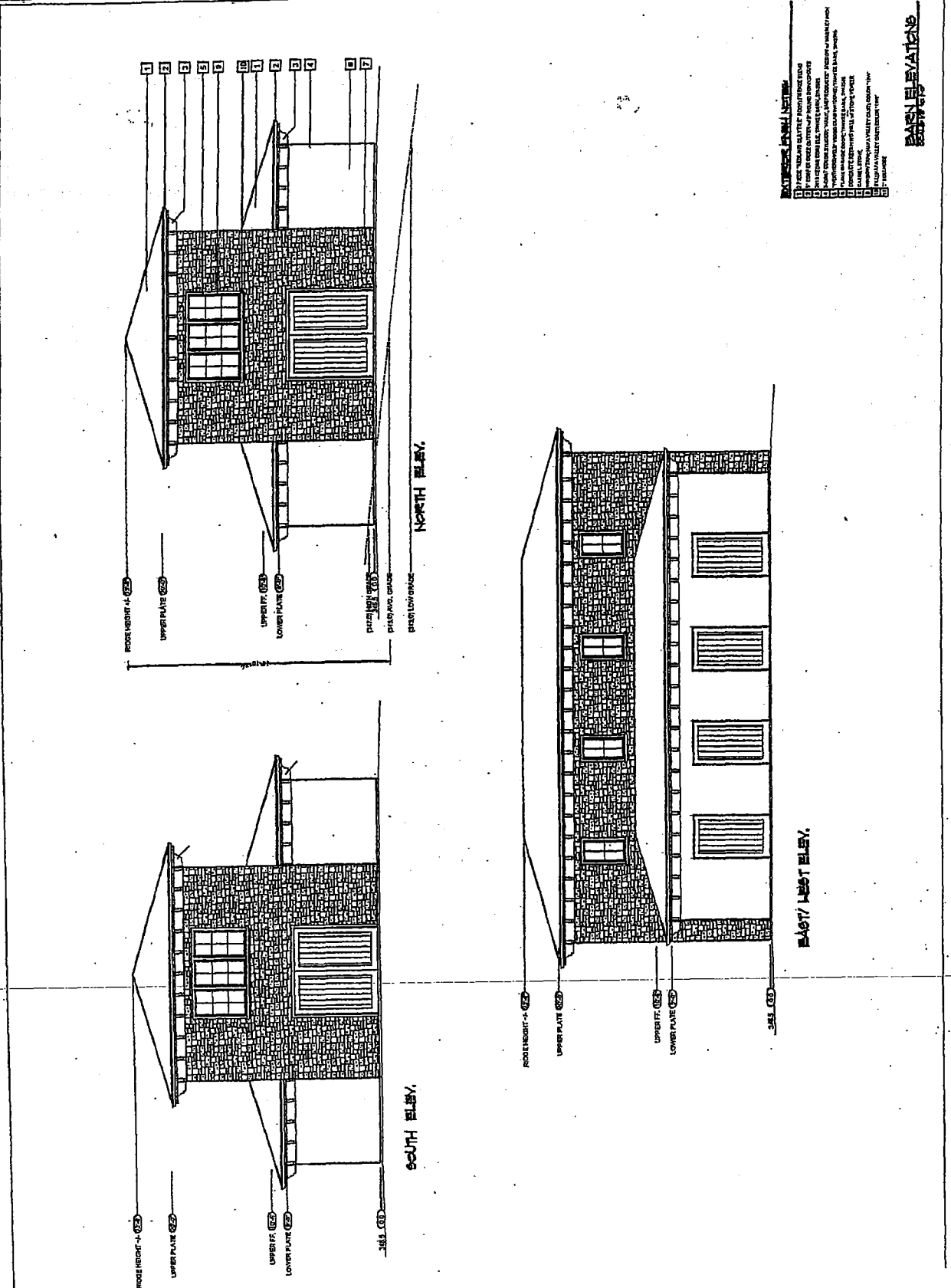


New Residence for:  
Greenwall, LLC  
No. 26 Miramonte Rd.  
Carmel Valley, 93923

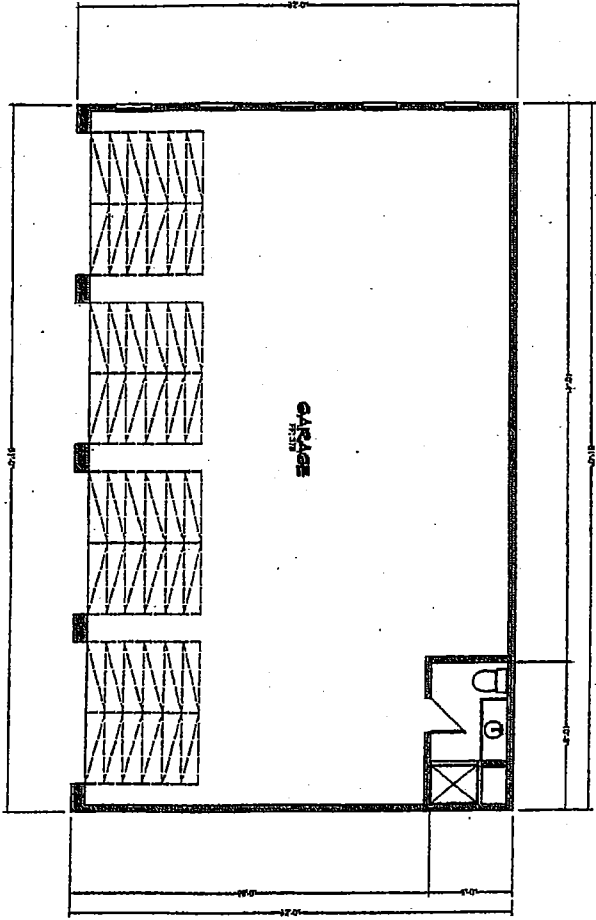
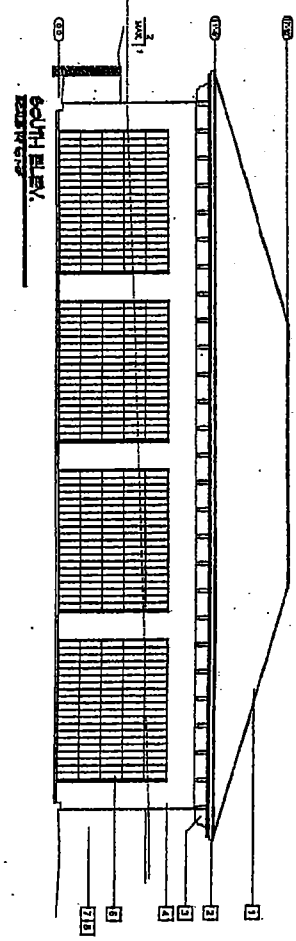
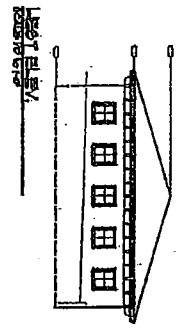
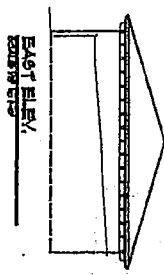
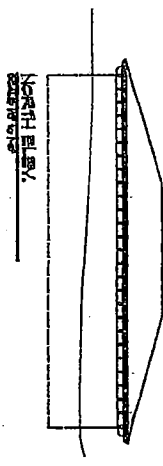
THE USE OF THESE PLANS AND SPECIFICATIONS IS  
RESTRICTED TO THE ORIGINAL JOB FOR WHICH THEY  
WERE PREPARED AND NO PART OF THEM SHALL BE  
REPRODUCED OR TRANSMITTED IN ANY FORM OR BY  
ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING  
PHOTO COPYING, RECORDING, OR BY ANY INFORMATION  
STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN  
PERMISSION OF THE ARCHITECT. ANY VIOLATION OF  
THIS CONTRACT TERM IN THE CONTRACT DOCUMENTS SHALL  
BE SUBJECT TO THE ARCHITECT'S LEGAL PROCEEDINGS.

**ROBNER BUILDING DESIGN**  
ARCHITECTS

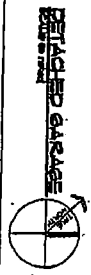
NO.	REVISIONS



**EAST ELEVATIONS**  
 THESE ELEVATIONS ARE FOR INFORMATION ONLY AND DO NOT REPRESENT THE FINAL DESIGN. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.



- NOTES:**
1. SEE ARCHITECT'S SPECIFICATIONS FOR MATERIALS.
  2. SEE ARCHITECT'S SPECIFICATIONS FOR FINISHES.
  3. SEE ARCHITECT'S SPECIFICATIONS FOR FIXTURES.
  4. SEE ARCHITECT'S SPECIFICATIONS FOR EQUIPMENT.
  5. SEE ARCHITECT'S SPECIFICATIONS FOR LIGHTING.
  6. SEE ARCHITECT'S SPECIFICATIONS FOR MECHANICALS.
  7. SEE ARCHITECT'S SPECIFICATIONS FOR ELECTRICALS.
  8. SEE ARCHITECT'S SPECIFICATIONS FOR PAINTS.
  9. SEE ARCHITECT'S SPECIFICATIONS FOR GLAZING.
  10. SEE ARCHITECT'S SPECIFICATIONS FOR ROOFING.



New Residence for:  
Greenwall, LLC  
No. 26 Miramonte Rd.  
Carmel Valley, 93923

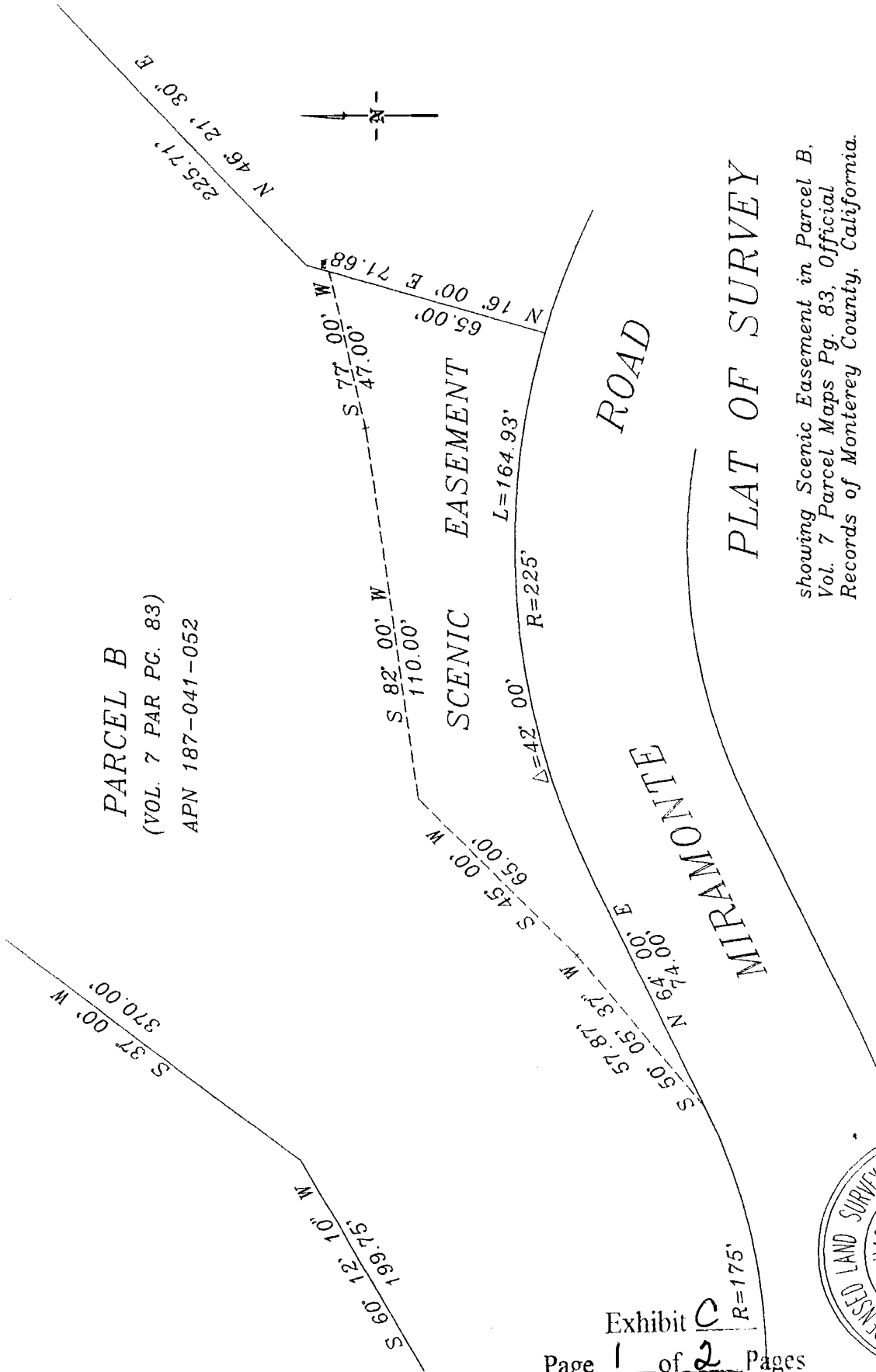
THE USE OF THESE PLANS AND SPECIFICATIONS IS  
RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY  
WERE PREPARED AND NO OTHER USE IS INTENDED.  
NO PART OF THESE PLANS OR SPECIFICATIONS SHALL  
BE REPRODUCED OR TRANSMITTED IN ANY FORM OR  
BY ANY MEANS, ELECTRONIC OR MECHANICAL, FOR  
ANY PURPOSES OTHER THAN THAT FOR WHICH THEY  
WERE PREPARED WITHOUT THE WRITTEN PERMISSION  
OF THE ARCHITECT.

**NOBOND BUILDING DESIGN**

**PARCEL B**

(VOL. 7 PAR PG. 83)

APN 187-041-052



**PLAT OF SURVEY**

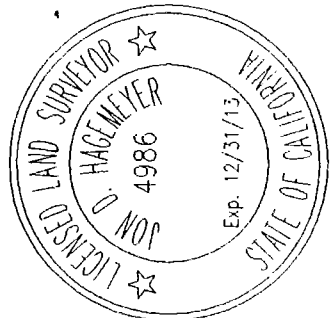
showing Scenic Easement in Parcel B,  
Vol. 7 Parcel Maps Pg. 83, Official  
Records of Monterey County, California.

Prepared for:

**DONNA BUCHHOLZ**

Jon D. Hagemeyer, Licensed Land Surveyor  
Carmel, California.

Scale: 1" = 40' W.O. 5493 May, 2012





A DESCRIPTION OF A SCENIC EASEMENT SITUATE IN A PORTION OF PARCEL B AS SAID PARCEL IS SHOWN AND DESIGNATED ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE MONTEREY COUNTY RECORDER IN VOLUME 7 OF PARCEL MAPS AT PAGE 83, MONTEREY COUNTY, CALIFORNIA.

Described more particularly as follows:

BEGINNING at a point on the North side of Miramonte Road at the southern terminus of the boundary common to Lot 48, as said Lot and Road are shown and designated on that certain map entitled, "Los Ranchitos Del Carmelo Tract No. 1, Monterey County, California," and Parcel B referred to herein; thence leaving said Road and following said boundary

1. N. 16° 00' E., 65.00 feet; thence leaving said boundary
2. S. 77° 00' W., 47.00 feet; thence
3. S. 82° 00' W., 110.00 feet; thence
4. S. 45° 00' W., 65.00 feet; thence
5. S. 50° 05' 37" W., 57.87 feet to a point on the North side of said Road; thence following said line of said Road
6. N. 64° 00' E., 74.00 feet; thence
7. Easterly, 164.93 feet along the arc of a tangent curve to the right, with a Radius of 225.00 feet, through a Central Angle of 42° 00' (long chord bears: N. 85° 00' E., 161.27 feet) to the Point of Beginning and containing 7,790 square feet, more or less.

