

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

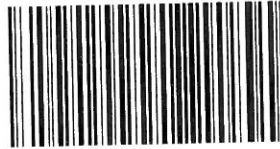
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1/13/2014
8:49:58

WHEN RECORDED MAIL TO:
Clerk of the Board

168 W. Alisal St. 1st Floor
Monterey County Government Center
Salinas, CA93901

DOCUMENT: **2014001769**

Titles: 1/ Pages: 32



Fees....
Taxes...
Other...
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THIS SPACE FOR RECORDER'S USE ONLY

SCENIC AND CONSERVATION EASEMENT DEED (COASTAL)

When recorded return to:
MONTEREY COUNTY RESOURCE
MANAGEMENT AGENCY
PLANNING DEPARTMENT
Attn: Ramon Montano
168 West Alisal St 2nd Floor
Salinas, CA 93901
(831) 755-5025

Space above for Recorder's Use

Permit No.: PLN040476
Resolution No.: 040476
Owner Name: WZ USA GROUP INC, a
California Corporation.
Project Planner: RAMON MONTANO
APN: 129-098-012-000

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
[X] Exempt from transfer tax,
Reason: Transfer to a governmental entity



Signature of Declarant or Agent

CONSERVATION AND SCENIC EASEMENT DEED (COASTAL)

THIS DEED made this 24 day of OCTOBER, 2013, by and between
WZ USA GROUP INC, a California Corporation, 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 openness; 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 the Property of the Grantor; and

WHEREAS, the California Coastal Act of 1976, (hereinafter referred to as the "Act") requires that any coastal development permit approved by the County must be consistent with the provisions of the certified Local Coastal Program (LCP); and

WHEREAS, pursuant to the Act, and the LCP, the prior owner of the property applied to the County for a permit to undertake development as defined in the LCP; and

WHEREAS, a **Combined Development Permit** (Permit No. **PLN040476**) (hereinafter referred to as the "Permit") was granted on **April 28, 2005** by the Monterey County **Zoning Administrator** pursuant to the Findings, Evidence and Conditions contained in Resolution No. **040476**, attached hereto as Exhibit "B" and hereby incorporated by reference, (hereinafter the "Resolution") subject to the following condition(s):

Condition # 6; A scenic/conservation easement shall be conveyed to the County over those portions of the property where sensitive habitats (maritime chaparral) and slopes exceeding 25 percent exist. The scenic/conservation easement deed restriction and map shall be subject to the approval of the Planning and Building Inspection Department prior to issuance of grading and building permits and recorded prior to final inspection.

WHEREAS, the County, acting on behalf of the People of the State of California and pursuant to the Act, and in accordance with the findings contained in the Resolution granted the Permit 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 coastal resources and public access to the coast which could occur if the Property were not restricted in accordance with this easement; and

WHEREAS, the County has placed the Condition on the permit because a finding must be made under the law that the proposed development is in conformity with the provisions of the certified Local Coastal Program and that in the absence of the protections provided by the Condition said finding could not be made; 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 and depicted 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 said Conservation and Scenic Easement Area except. Except for those areas identified within the water tank easement, as identified within the scenic easement shall be considered separate and

can allow normal maintenance, repairs and the trimming of vegetation to keep the area identified within the water tank easement clear.

2. That no advertising of any kind or nature shall be located on or within the Conservation and Scenic Easement Area except. No exceptions

3. That the Grantor shall not plant nor permit to be planted any vegetation upon the Conservation and Scenic Easement Area, except. Except for those areas identified within the water tank easement, as identified within the scenic easement shall be considered separate and can allow normal maintenance, repairs and the trimming of vegetation to keep the area identified within the water tank easement clear.

4. That, except for the maintenance of existing private roads and trails, the general topography of the landscape shall be maintained in its present condition and no excavation or topographic changes shall be made. Except for those areas identified within the water tank easement, as identified within the scenic easement shall be considered separate and can allow normal maintenance, repairs and the trimming of vegetation to keep the area identified within the water tank easement clear.

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 the Conservation and Scenic Easement Area.

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

3. Management of vegetation within the Conservation and Scenic Easement Area in accordance with the Fuel Management Plan approved with the Permit on file with the Monterey County Planning Department.

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 24 day of October, 2013, at Salinas, California.

WZ USA GROUP INC, a California Corporation.

By: 
(ANGELA ZHANG - PRESIDENT)

WZ USA GROUP INC, a California Corporation.

By: 
(GEORGE WANG - SECRETARY)

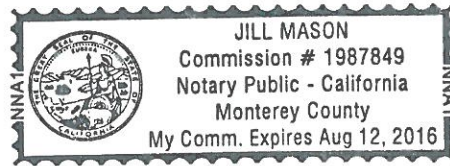
STATE OF CALIFORNIA)
) SS.
COUNTY OF MONTEREY)

On October 24, 2013 before me, Jill Mason, a Notary Public, personally appeared Angela Zhang + George Wang, 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 Jill Mason



(Seal)

STATE OF CALIFORNIA)
) SS.
COUNTY OF MONTEREY)

On _____ before me, _____, a Notary Public, personally appeared _____, 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 _____

(Seal)

ACCEPTANCE

This is to certify that the interest in real property conveyed by the deed or grant dated _____ from WZ USA Group Inc. to the County of Monterey, a political corporation and/or governmental agency is hereby accepted by order of the Board of Supervisors on 12-17-13, (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 12-17-13.) and the grantee consents to recordation thereof by its duly authorized officer.

DATED: 12-18-13

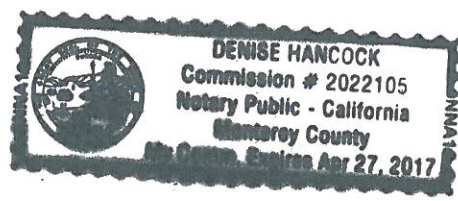
Type/Print Name: Fernando Armenta
Chair, Monterey County Board of Supervisors
FERNANDO ARMENTA DS

STATE OF CALIFORNIA)
) SS.
COUNTY OF MONTEREY)

On 12-18-13 before me, Denise Hancock, a Notary Public, personally appeared FERNANDO ARMENTA, 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 Denise Hancock

(Seal)

Document Form/Content Acceptable:

Charles, J. McKee, County Counsel

By: [Signature]

DATED: 10-25-13

Type/Print Name: Michael J. Whilden
Deputy County Counsel

EXHIBIT "A"

LEGAL DESCRIPTION

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

CERTAIN REAL PROPERTY IN THE RANCHO BOLSA NUEVA Y MORO COJO, COUNTY OF MONTEREY, STATE OF CALIFORNIA, AND BEING A PORTION OF THAT CERTAIN 5.0 ACRE TRACT OF LAND CONVEYED BY J.C. HEARD, ET UX, TO ROBERT C. GUTHRIE, ET UX, IN DEED RECORDED DECEMBER 18, 1963 IN REEL 264, PAGE 51, MONTEREY COUNTY RECORDS, DESCRIBED AS FOLLOWS:

PARCEL I:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID 5.0 ACRE TRACT; THENCE SOUTH ALONG THE WESTERLY BOUNDARY THEREOF A DISTANCE OF 198.92 FEET, MORE OR LESS, TO THE SOUTHWESTERLY CORNER OF THAT CERTAIN 2.5 ACRE TRACT OF LAND DESCRIBED IN DEED FROM LEO D. KEITH, ET UX, TO JOSEPH V. STABILE, ET UX, RECORDED MARCH 17, 1966 IN REEL 453, PAGE 149, MONTEREY COUNTY RECORDS, AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID WESTERLY BOUNDARY LINE AND RUNNING ALONG THE SOUTHERLY BOUNDARY OF LAST SAID 2.5 ACRE TRACT OF LAND,

(1) EAST, A DISTANCE OF 30.00 FEET TO A POINT DESIGNATED "A" FOR FUTURE REFERENCE; THENCE CONTINUING

(2) EAST, A DISTANCE OF 518.02 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID 5.0 ACRE TRACT; THENCE ALONG SAID EASTERLY BOUNDARY,

(3) SOUTH 0° 15' EAST, A DISTANCE OF 53.30 FEET TO AN ANGLE POINT THEREON; THENCE

(4) SOUTH 18° 45' WEST, A DISTANCE OF 161.10 FEET TO THE SOUTHEASTERLY CORNER OF SAID 5.0 ACRE TRACT; THENCE ALONG THE SOUTHERLY BOUNDARY THEREOF

(5) WEST, A DISTANCE OF 466.47 FEET TO A POINT DESIGNATED "B" FOR FUTURE REFERENCE; THENCE CONTINUING

(6) WEST, A DISTANCE OF 30.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID 5.0 ACRE TRACT; THENCE ALONG THE WESTERLY BOUNDARY THEREOF

(7) NORTH, A DISTANCE OF 205.85 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL II:

A NON-EXCLUSIVE EASEMENT FOR ROAD AND UTILITY PURPOSES OVER A CONTINUOUS STRIP OF LAND 60 FEET WIDE AND LYING 30 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT POINT "B" OF COURSE (5) OF PARCEL I DESCRIBED ABOVE AND THE TRUE POINT OF BEGINNING; THENCE

(1) SOUTH, A DISTANCE OF 131.30 FEET; THENCE TANGENTIALLY

(2) SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIUS OF WHICH IS 830.00 FEET AND A CENTRAL ANGLE OF 23° 11', AN ARC DISTANCE OF 335.84 FEET; THENCE TANGENTIALLY

(3) SOUTH 23° 11' WEST, A DISTANCE OF 273.88 FEET; THENCE TANGENTIALLY

(4) SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIUS OF WHICH IS 388.92 FEET AND A CENTRAL ANGLE OF 38° 31', AN ARC DISTANCE OF 261.45 FEET; THENCE TANGENTIALLY

(5) SOUTH 61° 42' WEST, A DISTANCE OF 168.06 FEET; THENCE TANGENTIALLY

(6) SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIUS OF WHICH IS 390.00 FEET AND A CENTRAL ANGLE OF 15° 46', AN ARC DISTANCE OF 107.32 FEET; THENCE TANGENTIALLY

EXHIBIT "A"

(7) SOUTH 77° 28' WEST, A DISTANCE OF 139.16 FEET TO A POINT IN DESMOND ROAD, A COUNTY ROAD.

PARCEL III:

A NON-EXCLUSIVE EASEMENT FOR ROAD AND UTILITY PURPOSES OVER A CONTINUOUS STRIP OF LAND 60 FEET WIDE AND LYING 30 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT POINT "A" OF COURSE (1) OF PARCEL 1 DESCRIBED ABOVE AND THE TRUE POINT OF BEGINNING; THENCE

(1) NORTH, A DISTANCE OF 198.92 FEET TO A POINT DESIGNATED "C" FOR FUTURE REFERENCE.

PARCEL IV:

AN UNDIVIDED ONE-FIFTH INTEREST IN THE FOLLOWING DESCRIBED WELL LOT:
COMMENCING AT POINT "C" OF COURSE (1) OF PARCEL III DESCRIBED ABOVE THENCE EAST, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE

(1) SOUTH, A DISTANCE OF 20.00 FEET; THENCE

(2) EAST, A DISTANCE OF 20.00 FEET; THENCE

(3) NORTH, A DISTANCE OF 20.00 FEET; THENCE

(4) WEST, A DISTANCE OF 20.00 FEET TO THE TRUE POINT OF BEGINNING.

APN: 129-098-012-000

MIKE NOVO
ZONING ADMINISTRATOR

STATE OF CALIFORNIA
COUNTY OF MONTEREY

RESOLUTION NO. 040476

APN# 129-098-012-000
FINDINGS & DECISION

In the matter of the application of
LA JEUNESSE RICHARD L & FAITH K (PLN040476)

Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the removal of an existing 720 square foot mobile home and construction of a new two-story single family residence (1,476 square foot first floor, 1,152 square foot second floor) with a 360 square foot detached garage; 2) a Coastal Administrative Permit to allow the use of a motor home as a temporary residence during construction; and 3) a Coastal Development Permit to allow development within 100 foot of environmentally sensitive habitat (Maritime Chaparral). The property is located at 60 Desmond Road, North County area, Coastal Zone. The project came on regularly for hearing before the Zoning Administrator on April 28, 2005.

Said Zoning Administrator, having considered the application and the evidence presented relating thereto,

FINDINGS OF FACT

1. **FINDING, CONSISTENCY** – The LaJeunesse Combined Development Permit (PLN040476), as described in Condition #1, and as conditioned, is consistent with the plans, policies, requirements and standards of the Local Coastal Program (LCP). The LCP for this site consists of the North County Land Use Plan, North County Coastal Implementation Plan (Part 2), Part 6 of the Coastal Implementation Plan, and Part 1 of the Coastal Implementation Plan (Title 20 Zoning Ordinance).

- EVIDENCE:**
- (a) The application and plans submitted for the Combined Development Permit in project file PLN040476 at the Monterey County Planning and Building Inspection Department.
 - (b) The property is 2.5 acres in size and is located at 60 Desmond Road, Salinas, in the Coastal Zone. The parcel is zoned “LDR/2.5 (CZ)” (Low Density Residential, 2.5 acres per unit, in the Coastal Zone). The proposed single family residence meets the site development standards for the LDR Zoning District and is an allowed use pursuant to Section 20.14.040.A.
 - (c) The North County Coastal Land Use Advisory Committee reviewed and recommended approval (5 - 0 vote) of the Combined Development Permit on December 6, 2004 with no changes.
 - (d) The project is consistent with policies of the North County Land Use Plan dealing with visual resources (Chapter 2.2). The project planner conducted a site visit on January 26, 2005 to verify that the proposed project complies with the LCP. The proposed structures were staked and flagged to show their dimensions and height. The project will not have a significant adverse effect on the public viewshed.
 - (e) The project is consistent with policies of the North County Land Use Plan dealing with hazards (Chapter 2.8). The Soil Engineering Investigation prepared by Landset Engineers, Inc., dated October 20, 2004, concludes that the site is suitable for the project.
 - (f) The project is consistent with policies of the North County Land Use Plan dealing with environmentally sensitive habitats (Chapter 2.3). A Biological Survey was prepared for the

project by Biotic Resources Group, dated February 14, 2005. According to the survey, originally-proposed driveway improvements and water tank placement have the potential to impact maritime chaparral, including known occurrences of Pajaro manzanita and Hooker's manzanita; and potential disturbance to other special status plant species. In response to the findings contained in this survey, the project applicant redesigned the project in order to avoid potential impacts to maritime chaparral and other status plant species. This redesign included removal of the driveway improvements (as approved by the North County Fire Protection District) and relocation of the water tank site as recommended by Biotic Resources Group. All proposed development will be located within the existing building and driveway footprint, which is devoid of sensitive habitats and plant species. Conditions of approval will ensure that potential biological impacts are avoided and will ensure the long-term maintenance of maritime chaparral located on the property. These conditions include the implementation of habitat protection measures for maritime chaparral located near the proposed development, implementation of native habitat enhancement through the removal of existing invasive exotic plant species located near the proposed development and dedication of a scenic and conservation easement for areas containing environmentally sensitive habitat (maritime chaparral) and slopes of 25% or greater.

2. **FINDING:** **SITE SUITABILITY** – The site is suitable for the use proposed.
EVIDENCE: (a) The project has been reviewed for suitability by the Monterey County Planning and Building Inspection Department, Coastal Commission, North County Fire Protection District, Monterey County Water Resources Agency, Monterey County Public Works Department, Monterey County Parks Department, and Monterey County Health Department. There has been no indication from these agencies that the site is not suitable. Conditions recommended by these agencies have been incorporated as project conditions.
(b) The project planner conducted a site visit on January 26, 2005 to verify that the site is suitable for this use.
(c) Necessary public facilities are available and will be provided.
3. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and public recreation policies of the Coastal Act and the Local Coastal Program, and does not interfere with any form of historic public use or trust rights. No access is required as part of the project as no substantial adverse impacts on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan, can be demonstrated.
EVIDENCE: (a) The subject property is not described as an area where the Local Coastal Program requires access and is not indicated as part of any designated trails or shoreline access. No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
(b) Staff site visit on January 26, 2005.
4. **FINDING:** **CEQA (Exempt)** – The proposed project will not have a significant environmental impact.
EVIDENCE: (a) Section 15301(l) of the CEQA Guidelines categorically exempts the proposed development from environmental review. The proposed demolition of the existing mobile home qualifies for this categorical exemption since it will involve negligible or no expansion of an existing use.
(b) Section 15303(a) of the CEQA Guidelines categorically exempts the proposed development from environmental review. The proposed construction of a new single family

originally-proposed driveway improvements and water tank placement have the potential to impact maritime chaparral, including known occurrences of Pajaro manzanita and Hooker's manzanita; and potential disturbance to other special status plant species. In response to the findings contained in this survey, the project applicant redesigned the project in order to avoid potential impacts to maritime chaparral and other status plant species. This redesign included removal of the driveway improvements (as approved by the North County Fire Protection District) and relocation of the water tank site as recommended by Biotic Resources Group. All proposed development will be located within the existing building and driveway footprint, which is devoid of sensitive habitats and plant species. Conditions of approval will ensure that potential biological impacts are avoided and will ensure the long-term maintenance of maritime chaparral located on the property. These conditions include the implementation of habitat protection measures for maritime chaparral located near the proposed development, implementation of native habitat enhancement through the removal of existing invasive exotic plant species located near the proposed development and dedication of a scenic and conservation easement for areas containing environmentally sensitive habitat (maritime chaparral) and slopes of 25% or greater.

2. **FINDING: SITE SUITABILITY** – The site is suitable for the use proposed.
EVIDENCE: (a) The project has been reviewed for suitability by the Monterey County Planning and Building Inspection Department, Coastal Commission, North County Fire Protection District, Monterey County Water Resources Agency, Monterey County Public Works Department, Monterey County Parks Department, and Monterey County Health Department. There has been no indication from these agencies that the site is not suitable. Conditions recommended by these agencies have been incorporated as project conditions.
(b) The project planner conducted a site visit on January 26, 2005 to verify that the site is suitable for this use.
(c) Necessary public facilities are available and will be provided.
3. **FINDING: PUBLIC ACCESS** – The project is in conformance with the public access and public recreation policies of the Coastal Act and the Local Coastal Program, and does not interfere with any form of historic public use or trust rights. No access is required as part of the project as no substantial adverse impacts on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan, can be demonstrated.
EVIDENCE: (a) The subject property is not described as an area where the Local Coastal Program requires access and is not indicated as part of any designated trails or shoreline access. No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
(b) Staff site visit on January 26, 2005.
4. **FINDING: CEQA (Exempt)** – The proposed project will not have a significant environmental impact.
EVIDENCE: (a) Section 15301(l) of the CEQA Guidelines categorically exempts the proposed development from environmental review. The proposed demolition of the existing mobile home qualifies for this categorical exemption since it will involve negligible or no expansion of an existing use.
(b) Section 15303(a) of the CEQA Guidelines categorically exempts the proposed development from environmental review. The proposed construction of a new single family

residence qualifies for this categorical exemption since it will involve the construction or conversion of limited small structures.

(c) No adverse environmental impacts were identified during staff review of the project application.

(d) There are no unusual circumstances related to the project or property.

5. **FINDING: NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of Title 20. Zoning violation abatement costs, if any, have been paid.

EVIDENCE: Section 20.14.020 of the Monterey County Zoning Ordinance. Staff verification of the Monterey County Planning and Building Inspection Department records indicate that no violations exist on subject property.

6. **FINDING: HEALTH AND SAFETY** – The establishment, maintenance, and operation of the proposed development applied for will not under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County.

EVIDENCE: Preceding findings and supporting evidence.

7. **FINDING: APPEALABILITY** – The decision on this project is appealable to the Board of Supervisors and the Coastal Commission.

EVIDENCE: Sections 20.86.030 and 20.86.080 of Title 20 Zoning Ordinance (Part 1 of the Monterey County Coastal Implementation Plan).

DECISION

It is the decision of the Zoning Administrator of the County of Monterey that said application for a Combined Development Permit be granted as shown on the attached sketch and subject to the attached conditions.

PASSED AND ADOPTED this 28th day of April, 2005.



MIKE NOVO
ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON

JUN 07 2005

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

JUN 17 2005

THIS APPLICATION IS ALSO APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE DECISION BY THE BOARD OF SUPERVISORS, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

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 90th 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 Planning and Building Inspection Department office in Marina.
2. This permit expires 2 years after the above date of granting thereof unless construction or use is started within this period.

**Monterey County Planning and Building Inspection
Condition Compliance & Mitigation Monitoring and/or
Reporting Plan**

Project Name: LaJeunesse

File No: PLN040476

APN: 129-098-012-000

Approval by: Zoning Administrator

Date: April 28, 2005

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

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Clearing Condition</i>	<i>Timing</i>	<i>Verif- ication of comp- liance</i>
1		<p>PBD029 - SPECIFIC USES ONLY The LaJeunesse Combined Development Permit (PLN040476) consists of: 1) a Coastal Administrative Permit to allow the removal of an existing 720 sq. ft. mobile home and construction of a new two-story single family residence (1,476 sq. ft. first floor, 1,152 sq. ft. second floor) with a 360 sq. ft. detached garage; 2) a Coastal Administrative Permit to allow the use of a motor home as a temporary residence during construction; and 3) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat (maritime chaparral). The property is located at 60 Desmond Road, Salinas (Assessor's Parcel Number 129-098-012-000), North County area, Coastal Zone. 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 Planning and Building Inspection. 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</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

Permit Cond. Number	Mitig. Number	Impact Addressed, 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 Clearing Condition	Timing	Verification of compliance
		specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (Planning and Building Inspection)				
2		PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution No. 040476) was approved by the Zoning Administrator for Assessor's Parcel Number 129-098-012-000 on April 28, 2005. The permit was granted subject to 17 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of grading and building permits or commencement of the use. (Planning and Building Inspection)	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits or start of use	
3		PBD021 – LIGHTING – EXTERIOR LIGHTING PLAN All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. 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 exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. (Planning and Building Inspection)	Submit three copies of the lighting plans to PBI for review and approval.	Owner/ Applicant	Prior to issuance of building permits	

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4		<p>PBD032(A) - TREE PROTECTION Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by 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 shall be demonstrated prior to issuance of building permits subject to the approval of the Director of Planning and Building Inspection. (Planning and Building Inspection)</p>	Submit evidence of tree protection to PBI for review and approval.	Owner/ Applicant	Prior to issuance of grading and building permits	
5		<p>NATIVE HABITAT PROTECTION (MARITIME CHAPARRAL) (NON-STANDARD) Native habitat (maritime chaparral) in proximity to and down-slope of the project site shall be adequately protected. Protection shall include the placement of orange netting, the installation of silt fencing and other measures as recommended by a County-approved biological consultant. Said protection shall be demonstrated in the form of photos and a letter from a County-approved biological consultant prior to issuance of grading and building permits and subject to the approval of the Director of Planning and Building Inspection. (Planning and Building Inspection)</p>	Submit evidence of native habitat protection to PBI for review and approval.	Owner/ Applicant	Prior to issuance of grading and building permits	
6		<p>PBD008 – EASEMENT - CONSERVATION A scenic/conservation easement shall be conveyed to the County over those portions of the property where sensitive habitats (maritime chaparral) and slopes exceeding 25 percent exist. The scenic/conservation easement deed restriction and map shall be subject to the approval of the Planning and Building Inspection Department prior to issuance of grading and building permits and recorded prior to final inspection. (Planning and Building Inspection)</p>	<p>1) Submit scenic/conservation easement deed restriction and map to PBI for review and approval.</p> <p>2) Submit proof of recordation of scenic/conservation easement deed restriction and map.</p>	Owner/ Applicant	<p>Prior to issuance of grading and building permits</p> <p>Prior to final building inspection / occupancy</p>	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Clearing Condition</i>	<i>Timing</i>	<i>Verification of compliance</i>
7		EROSION AND RUNOFF CONTROL (NON-STANDARD) Prior to the issuance of a grading or building permit, the applicant shall submit evidence that erosion and runoff control measures have been implemented in accordance with Monterey County's Erosion Control (Chapter 16.12) and Grading (Chapter 16.08) Ordinances. (Planning and Building Inspection)	Submit evidence that erosion and runoff control measures have been implemented in accordance with Monterey County's Erosion Control (Chapter 16.12) and Grading (Chapter 16.08) Ordinances.	Owner/ Applicant	Prior to issuance of grading and building permits	
8		WR3 - DRAINAGE PLAN - RETENTION 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 and building permits	
9		DRAINAGE (NON-STANDARD) The applicant shall provide the Planning and Building Inspection Department a drainage plan that has been approved by the Water Resources Agency. The drainage plan shall show that drainage improvements will not be located on slopes exceeding 25 percent and within designated environmentally sensitive habitat (maritime chaparral). The plan shall be submitted prior to issuance of grading and building permits. (Planning and Building Inspection)	Submit to PBI a drainage plan that has been approved by the Water Resources Agency.	Owner / Applicant / Engineer	Prior to issuance of grading and building permits	
10		TEMPORARY LIVING QUARTERS WASTEWATER Wastewater from temporary living quarters (during construction) shall be diverted into the existing septic system. (Environmental Health)	Submit evidence of wastewater diversion to Environmental Health for review and approval.	Owner/ Applicant	Prior to issuance of grading and building permits	

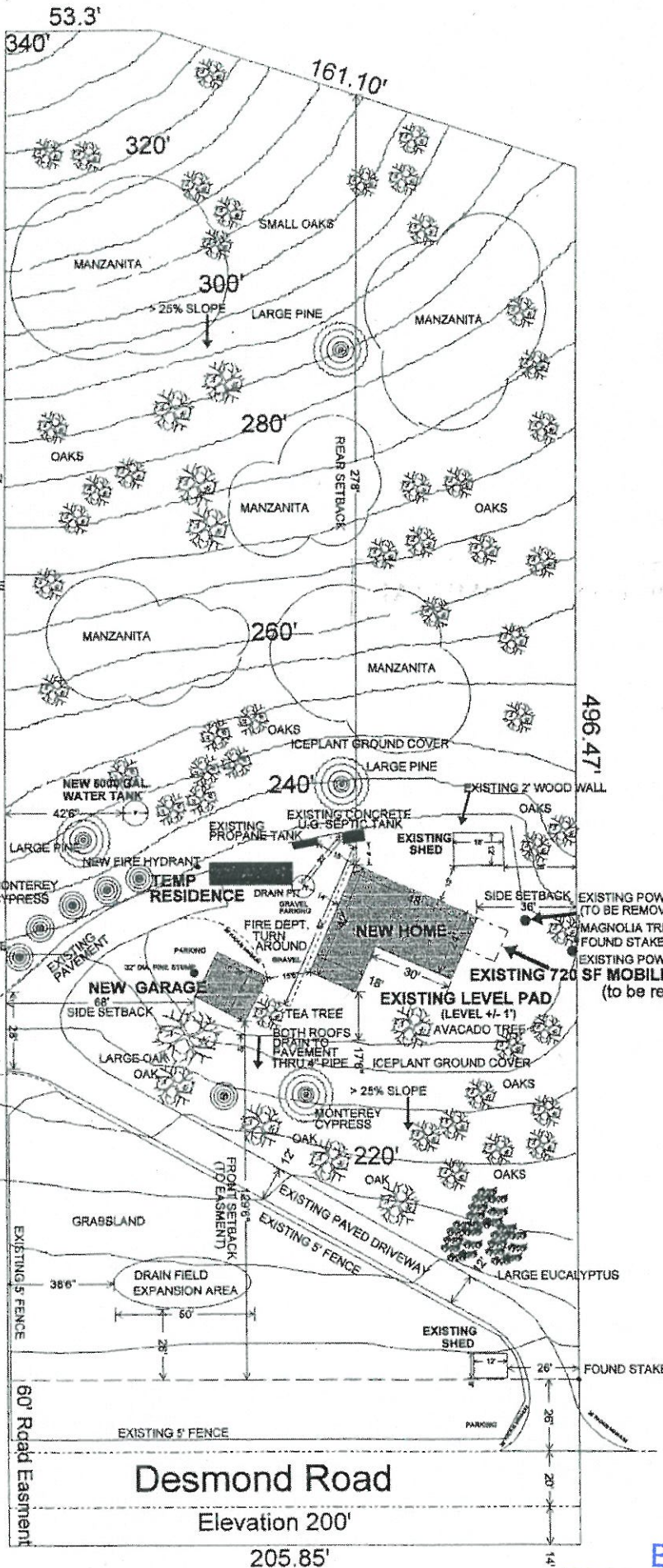
EXHIBIT B
PAGE 9 OF 17 PAGES

Permit Cond. Number	Mitig. Number	Impact Addressed, 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 Clearing Condition	Timing	Verification of compliance
11		<p>PBD018(A) AND PBD019 - LANDSCAPING PLAN (SINGLE FAMILY DWELLING) – NORTH COUNTY COASTAL NATIVE</p> <p>The site shall be landscaped. The use of native species consistent with and found in the project area shall be required in all landscaping plans as a condition of project approval. A list of appropriate native plant species identified in Attachment #2 and #3 in the North County Implementation Plan Development Regulations is available in brochure form (<i>Suggested Native Species Landscaping List - North County Coastal Zone</i>) from the Planning and Building Inspection Department. At least 60 days prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. <i>The landscaping plan shall include native habitat enhancement through the removal of existing invasive exotic plant species located in proximity to the development site.</i> 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 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 Planning and Building Inspection Department. (Planning and Building Inspection)</p>	<p>Submit landscaping plans and contractor's estimate to PBI for review and approval.</p>	<p>Owner/ Applicant/ Contractor</p>	<p>At least 60 days prior to final inspection or occupancy</p>	
12		<p>MOTOR HOME REMOVAL (NON-STANDARD)</p> <p>The motor home shall be removed from the property within 60 days of occupancy of the single family residence. Proof of removal shall be furnished to the Director of Planning and Building Inspection. (Planning and Building Inspection)</p>	<p>Proof of removal shall be furnished to the Director of Planning and Building Inspection.</p>	<p>Owner / Applicant</p>	<p>Within 60 days of occupancy</p>	

Permit Cond. Number	Mitig. Number	Impact Addressed, 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 Clearing Condition	Timing	Verification of compliance
13		<p>WR8 - COMPLETION CERTIFICATION</p> <p>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)</p>	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	
14		<p>WR40 - WATER CONSERVATION MEASURES</p> <p>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:</p> <p>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.</p> <p>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)</p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
15		<p>PBD030 - STOP WORK - RESOURCES FOUND</p> <p>If cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an</p>	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are	Owner/ Applicant/ Archaeologist	Ongoing	

Permit Cond. Number	Mitig. Number	Impact Addressed, 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 Clearing Condition	Timing	Verification of compliance
		archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (Planning and Building Inspection)	uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.			
16		PBD018(A) - LANDSCAPE MAINTENANCE (SINGLE FAMILY DWELLING ONLY) All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (Planning and Building Inspection)	All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant	Ongoing	
17		PBD014 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of Planning and Building Inspection. (Planning and Building Inspection)	None	Owner/ Applicant	Ongoing	

EXHIBIT B
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EROSION CONTROL-
ALL SLOPES HEAVILY
VEGETATED AND REMAIN
UNDISTURBED

ROOFS ARE GUTTERED
ALL ROOF DRAINS FLOW
TO PAVED DRIVEWAY
THRU 4" PIPE

ANY PLANTS DAMAGED
BY CONSTRUCTION TO BE
REPLACED

POSITIVE SURFACE
DRAINAGE DIRECTED
AWAY FROM BLDNGS
MIN 2% GRADE FOR 8'

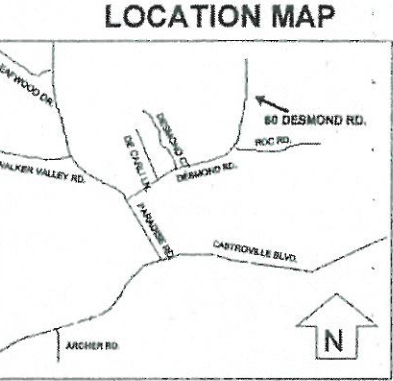
PROJECT DATA TABLE

LOT SIZE: 2.5 ACRES (108,900 SF)
 LOT COVERAGE:
 BUILDINGS: 2160 SF <2%
 PAVEMENT: 3900 SF <4%
 TOTAL: 6060 SF <6%
 FLOOR AREA RATIO: 3312 SF 3%

GRADING: NO CUT OR FILL REQ'D
 FOUNDATIONS OVEREXCAVATED/
 COMPACTED PER GEO ENGINEER

NO TREES TO BE CUT OR REMOVED
 ALL TREES SHOWN ARE EXISTING

ALL UTILITIES IN & CONNECTED



ALL DEVELOPMENT ON EXIST. PAD
 NO SLOPE DEVELOPMENT REQ'D
 LANDSCAPING IN AND MATURE

APN 129-098-012 JULY 12, 2004
 AMENDED 11/03/04, 1/13/05, 3/1/05

DRAWN BY: RICK LAJEUNESSE
 COASTAL REAL ESTATE PROS
 PHONE: 831-663-6260

OWNER:
 M/M R.L. LAJEUNESSE
 PHONE: 831-663-6260

2628 SF HOME AND
 360 SF DETACHED
 GARAGE
 60 DESMOND RD.
 PRUNEDALE, CA 93907

SCALE 1" = 20'
 CONTOUR
 INTERVAL = 5'
 BLDNG PAD
 LEVEL +/- 1'

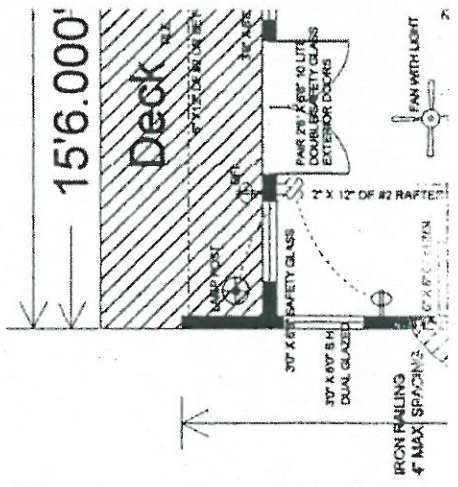
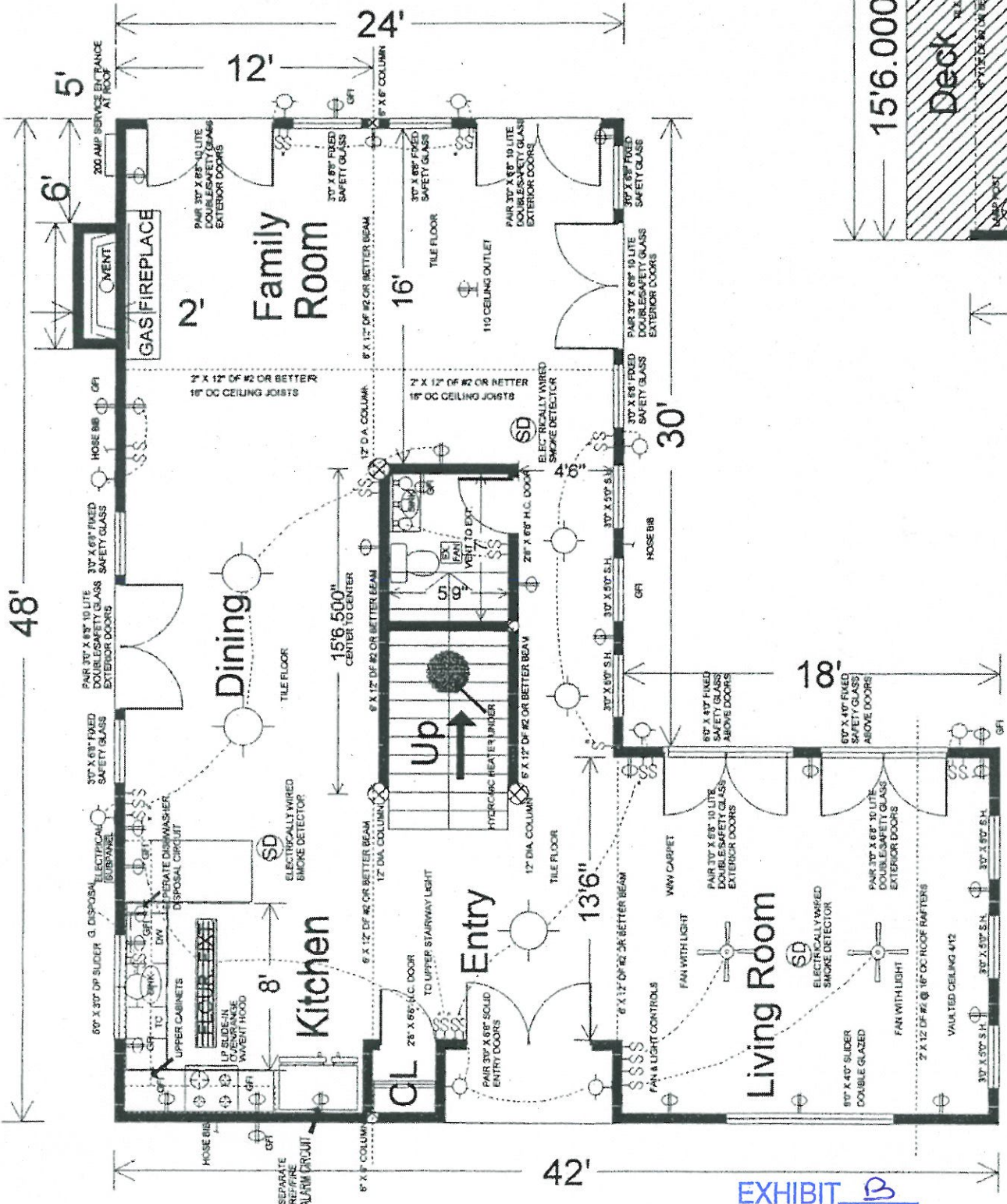
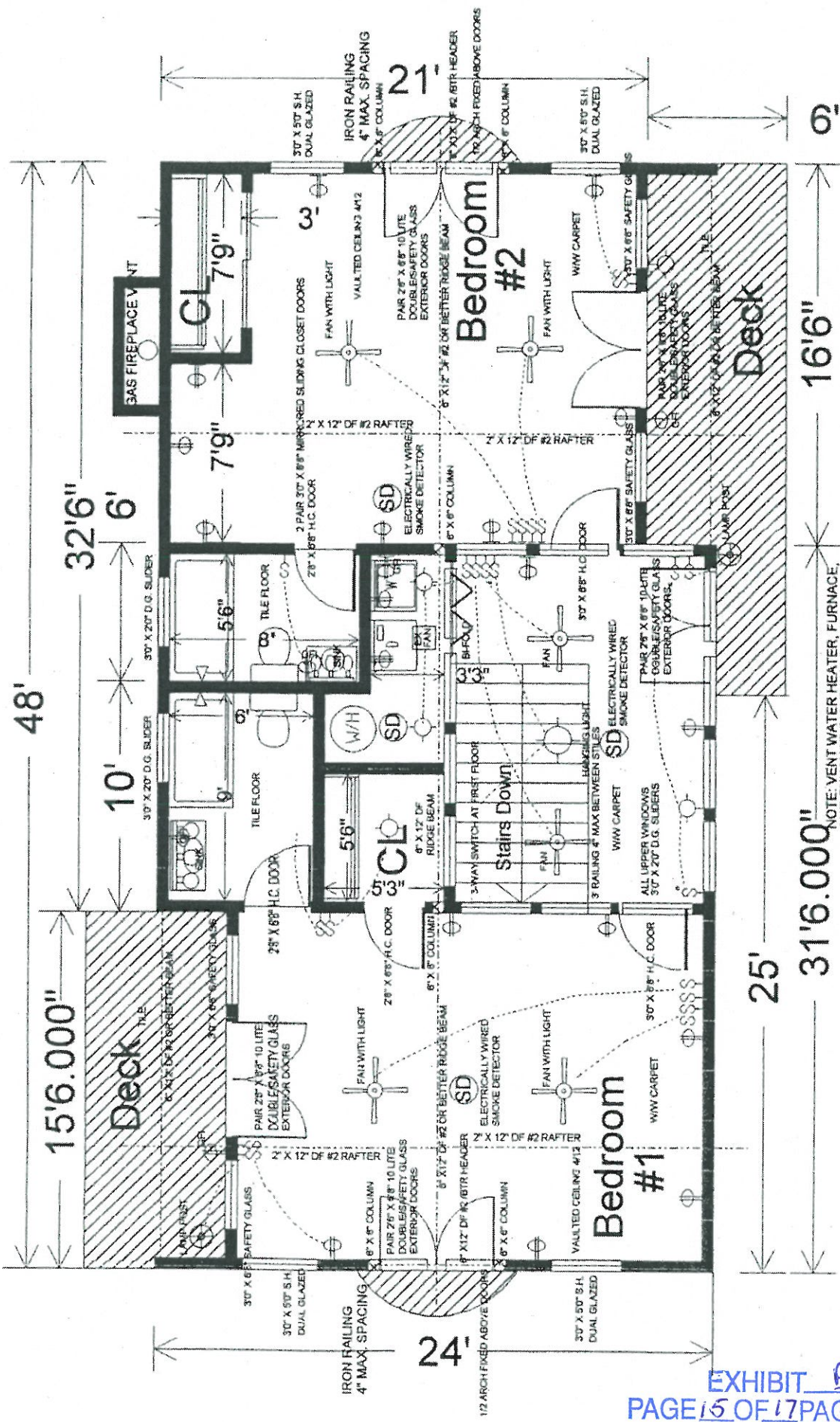
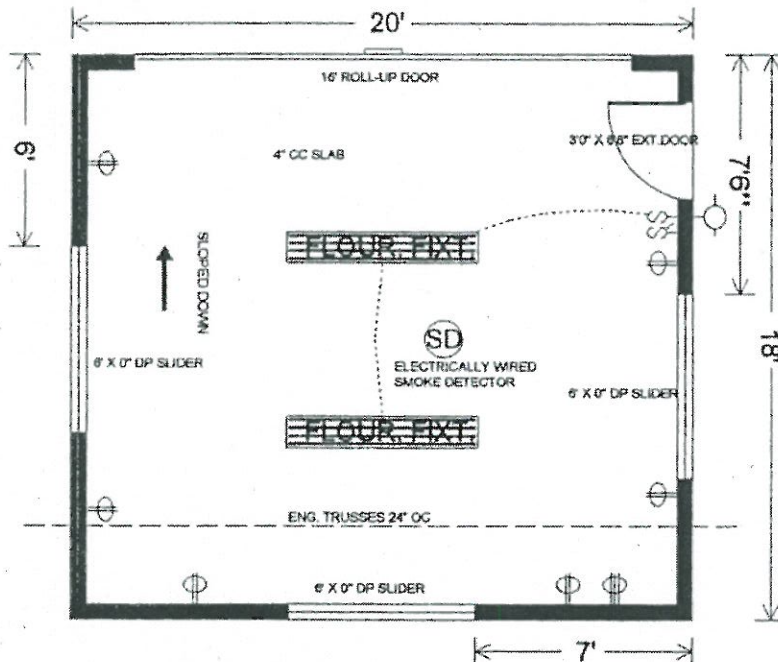


EXHIBIT B
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NOTE: VENT WATER HEATER, FURNACE, AND EXHAUST FAN THRU ROOF VENT DRYER THRU FLOOR TO WALL

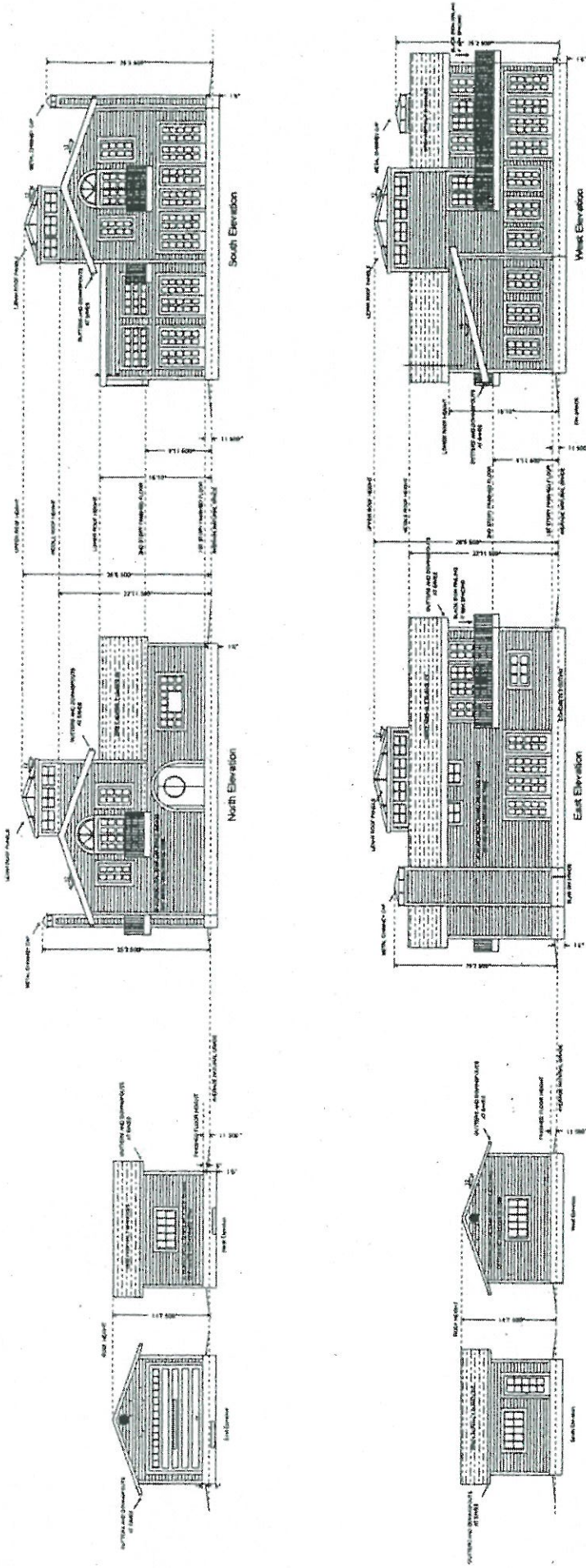
Second Floor Plan



GARAGE FLOOR PLAN

1" = 4'

APN 129-098-012 JULY 12, 2004	
DRAWN BY: RICK LAJEUNESSE COASTAL REAL ESTATE PROS PHONE: 831-663-6260	
 SCALE 1" = 4'	OWNER: M/M R.L. LAJEUNESSE PHONE: 831-663-6260
	2628 SF HOME AND 360 SF DETACHED GARAGE 60 DESMOND RD. PRUNEDALE, CA 93907



HOUSE ELEVATIONS

GARAGE ELEVATIONS

EXHIBIT "C"

September 30, 2013
Job No. 3975

CONSERVATION AND SCENIC EASEMENTS

All that certain real property situate in the Rancho Bolsa Nueva Y Moro Cojo, County of Monterey, State of California, described as follows:

Portions of Parcel I as said Parcel was conveyed to WZ USA Group, Inc. by Document Number 2012075292, Records of said County, said portions being more particularly described as follows:

Conservation and Scenic Easement "A"

Beginning at the southwest corner of said Parcel I, said corner lying in the westerly line of a 60 foot wide non-exclusive easement for road and utility purposes designated Parcel II per said Document Number 2012075292; thence leave said corner and run along the southerly boundary of said Parcel I, East, 138.97 feet to the True Point of Beginning for Easement "A"; thence from said True Point of Beginning leave said southerly boundary and run across said Parcel I with the following (10) courses

- (1) North 38° 06' 32" West, 16.99 feet; thence
- (2) North 10° 59' 17" West, 32.90 feet; thence
- (3) North 18° 16' 32" East, 29.92 feet; thence
- (4) North 23° 02' 27" East, 94.82 feet; thence
- (5) North 73° 47' 07" East, 34.01 feet; thence
- (6) South 53° 40' 30" East, 23.90 feet; thence
- (7) South 45° 01' 49" West, 42.99 feet; thence
- (8) South 14° 24' 17" West, 73.39 feet; thence
- (9) South 00° 23' 27" East, 38.00 feet; thence

- (10) South 46° 34' 54" East, 25.02 feet to said southerly boundary of Parcel I, herein designated Point "A" for further description; thence from said Point "A" run along said southerly boundary
- (11) West, 51.41 feet to the True Point of Beginning for Easement "A".

Conservation and Scenic Easement "B"

Beginning at Point "A" as designated on the above description; thence run along the southerly boundary of the above mentioned Parcel I, East, 56.97 feet to the True Point of Beginning for Easement "B"; thence from said True Point of Beginning leave said southerly boundary and run across Parcel I with the following (5) courses

- (1) North 07° 34' 02" East, 49.24 feet; thence
- (2) North 05° 38' 22" East, 39.61 feet; thence
- (3) North 06° 36' 08" West, 47.71 feet; thence
- (4) North 16° 32' 15" West, 18.34 feet, designated Point "B" for further description; thence continue across said Parcel I
- (5) North 37° 02' 56" West, 65.98 feet to the northerly boundary of said Parcel I; thence run along said northerly boundary
- (6) East, 340.76 feet to the northeast corner of said Parcel I; thence run along the easterly boundaries of said Parcel with the following (2) courses
- (7) South 00° 15' 00" East, 53.30 feet; thence
- (8) South 18° 00' 45" West, 161.10 feet to the southeast corner of said Parcel I; thence leave said corner and run along the southern boundary of said Parcel I
- (9) West, 249.12 feet to the True Point of Beginning for Easement "B".

Reserving however from the above described Conservation and Scenic Easement "B", an easement for water line and appurtenances 10 feet wide over, under and upon the following:

A strip of land 10.00 feet wide, lying 5.00 feet on each side of the following described centerline:

Beginning at Point "B" as designated on the above description; thence from said Point "B" run across said Parcel I

- (1) North 63° 02' 08" East, 12.13 feet to a point designated Point "C" for further description. (end of easement)

Also reserving from the above described Conservation and Scenic Easement "B", an easement for water tank and appurtenances over, under and upon the following:

Beginning at Point "C" as designated on the above description; thence from said Point "C" run across said Parcel I with the following (5) courses

- (1) North 16° 27' 45" West, 17.80 feet; thence
- (2) North 73° 32' 15" East, 30.00 feet; thence
- (4) South 16° 27' 45" East, 30.00 feet; thence
- (5) South 73° 32' 15" West, 30.00 feet; thence
- (6) North 16° 27' 45" West, 12.20 feet. (end of easement)

Prepared by:


Virgil L. Williams, L.S. 3304



500°15'00"E

PLAT TO ACCOMPANY DESCRIPTION

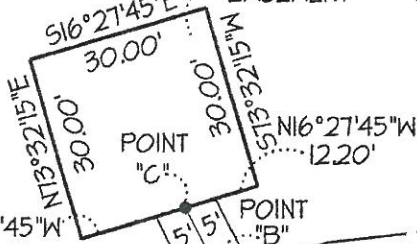
53.30'

SCALE: 1" = 30'

S18°45'00"W
161.10'

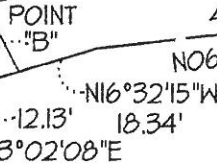
WATER TANK EASEMENT
CONSERVATION AND SCENIC EASEMENT

"B"



N16°27'45"W
17.80'

WATER LINE EASEMENT



47.71'

39.61'

N06°36'08"W

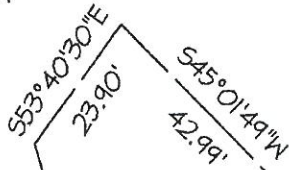
N05°38'22"E

49.24'

N07°34'02"E

TRUE POINT OF BEGINNING FOR EASEMENT "B"

65.98'
N37°02'56"W



514°24'17"W
73.39'

500°23'27"E
38.00'

POINT "A"

S46°34'54"E
25.02'

EAST

CONSERVATION AND SCENIC EASEMENT

"A"

ADDRESS:
60 DESMOND ROAD
SALINAS, CALIFORNIA 93907
MONTEREY COUNTY, CALIFORNIA

TRUE POINT OF BEGINNING FOR EASEMENT "A"



60 FOOT WIDE EASEMENT FOR ROAD AND UTILITY PURPOSES

EXHIBIT C
PAGE 4 OF 4 PAGES

END OF DOCUMENT

NORTH 205.85'

POINT OF BEGINNING

138.97'

EAST