

RECORDING REQUESTED BY)
AND WHEN RECORDED RETURN TO:)
County of Monterey)
Public Works Department)
168 W. Alisal St., 2nd Floor)
Salinas, CA 93901)
)

Space above this line for Recorder's use

GRANT OF EASEMENT FOR ENTRY MONUMENTS

APN: 031-161-013

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

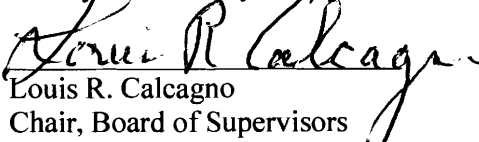
GRANTOR: the COUNTY OF MONTEREY (a body politic and corporate) of the State of California,

as the party having record title interest in the subject property as conveyed through the Quitclaim Deed recorded on March 9, 2007 at Document No. 2007019528, Official Records of Monterey County, said property otherwise being known as Assessors Parcel No. 031-161-013, does hereby GRANT to

GRANTEE: UCP EAST GARRISON, LLC, (a Delaware limited liability company)


an EASEMENT for the purpose of constructing, maintaining, and operating four (4) Entry Monuments over and on that real property located in the County of Monterey described in Exhibit A attached hereto and made a part hereof.

GRANTOR
County of Monterey


Louis R. Calcagno
Chair, Board of Supervisors

Dated: 5-14-~~13~~14
RH-

Approved as to Form:
COUNTY COUNSEL


Deputy
Cynthia L. Hasson

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
) SS.
COUNTY OF MONTEREY)

On May 14, 2014 before me, Denise Hancock,
a Notary Public, personally appeared LOUIS R. CALAGRO,
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/hers/their authorized capacity(ies), and that by his/hers/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.

Denise Hancock

Signature



(Seal)

ACCEPTANCE AND CONSENT TO RECORDATION

This is to certify that the interest in real property conveyed by the Grant of Easement for Entry Monuments dated _____, 2014 from the COUNTY OF MONTEREY (a body politic and corporate) of the State of California, to the UCP EAST GARRISON, LLC, (a Delaware limited liability company) is hereby accepted, and the grantee consents to recordation thereof by its duly authorized officer.

GRANTEE
UCP East Garrison, LLC,
a Delaware limited liability company

By: UCP, LLC, a Delaware limited liability company
Its: Sole Member

Dated: _____

By: _____
Name: Dustin Bogue
Title: COO

ACKNOWLEDGEMENT

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)

EXHIBIT 'A'
LEGAL DESCRIPTION
ENTRY MONUMENT EASEMENTS
BEING A PORTION PARCEL 2 (28 SURVEYS 144)
MONTEREY COUNTY, CALIFORNIA

Certain real property situate in Monterey City Lands Tract No. 1, County of Monterey, State of California, described as follows:

Being a portion of Parcel 2, as said Parcel 2 is shown and so designated on that certain Record of Survey recorded August 16, 2006, in Volume 28 of Surveys at Page 144, in the office of the county recorder of Monterey County, more particularly described as follows:

Easement 1

Beginning at a point on the northerly boundary line of said Parcel 2, said point bears North 57°45'52" West 328.22 feet from the northeast corner of said parcel; thence leaving said northerly boundary line

- 1) South 32°14'08" West, 39.07 feet; thence
- 2) Along the arc of a tangent 1038.00 foot radius curve to the left, through a central angle of 12°14'47", an arc distance of 221.86 feet; thence
- 3) North 70°00'40" West, 10.00 feet; thence
- 4) Along the arc of a non-tangent 1048.00 foot radius curve to the right, from which the center of said curve bears South 70°00'40" East, through a central angle of 12°14'47", an arc distance of 224.00 feet; thence
- 5) North 32°14'08" East, 39.07 feet to a point on the northerly boundary of said Parcel 2; thence along said northerly boundary line
- 6) South 57°45'52" East, 10.00 feet; to the Point of Beginning.

Containing 2,620 Sq. Ft. of land, more or less.

Easement 2

Beginning at a point on the northerly boundary line of said Parcel 2, said point bears North 57°45'52" West 204.67 feet from the northeast corner of said parcel; thence leaving said northerly boundary line

- 1) South 77°14'08" West, 36.13 feet; thence
- 2) South 32°14'08" West, 13.52 feet; thence
- 3) Along the arc of a tangent 940.00 foot radius curve to the left, through a central angle of 12°18'45", an arc distance of 202.00 feet; thence
- 4) North 70°04'37" West, 10.00 feet; thence
- 5) Along the arc of a non-tangent 950.00 foot radius curve to the right, from which the center of said curve bears South 70°04'37" East, through a central angle of 12°18'45", an arc distance of 204.15 feet; thence
- 6) North 32°14'08" East, 37.46 feet; thence

- 7) North 77°14'08" East, 2.27 feet to a point on the northerly boundary of said Parcel 2; thence along said northerly boundary line
- 8) South 57°45'52" East, 33.94 feet; to the Point of Beginning.

Containing 2,747 Sq. Ft. of land, more or less.

Easement 3

Beginning at a point on the northerly boundary line of an existing private roadway easement, as said easement is described in that certain document recorded September 18, 2012 as Document No. 2012054975, official records of Monterey County, said point also being the westerly terminus of course 12 of said document; thence along said northerly boundary line and course 13 and 14 of said document

- 1) North 69°19'08" West, 17.96 feet; thence
- 2) North 25°59'44" West, 24.86 feet; thence leaving said northerly boundary line
- 3) Along the arc of a non-tangent 1050.00 foot radius curve to the left, from which the center of said curve bears North 72°26'01" West, through a central angle of 1°14'02", an arc distance of 22.61 feet; thence
- 4) South 73°40'03" East, 10.00 feet; thence
- 5) South 21°30'51" East, 41.00 feet; thence
- 6) South 20°40'52" West, 10.00 feet; to the Point of Beginning.

Containing 896 Sq. Ft. of land, more or less.

Easement 4

Beginning at a point on the southerly boundary line of said existing private roadway easement, said point also being the easterly terminus of course 9 of said Document No. 2012054975; thence leaving said southerly boundary line

- 1) South 20°40'52" West, 10.00 feet; thence
- 2) South 64°24'40" West, 43.00 feet; thence
- 3) North 62°51'32" West, 10.00 feet; thence
- 4) Along the arc of a non-tangent 1239.00 foot radius curve to the left, from which the center of said curve bears North 62°51'32" East, through a central angle of 1°05'31", an arc distance of 23.61 feet to a point on said southerly boundary line of said Document No. 2012054975; thence along said southerly boundary line and courses 8 and 9 of said document
- 5) North 68°27'23" East, 24.49 feet; thence
- 6) South 69°19'08" East, 19.09 feet; to the Point of Beginning.

Containing 943 Sq. Ft. of land, more or less.

Attached hereto is a plat to accompany legal description, and by this reference made a part hereof.

END OF DESCRIPTION

PREPARED BY:

WHITSON ENGINEERS



RICHARD P. WEBER P.L.S.
L.S. NO. 8002

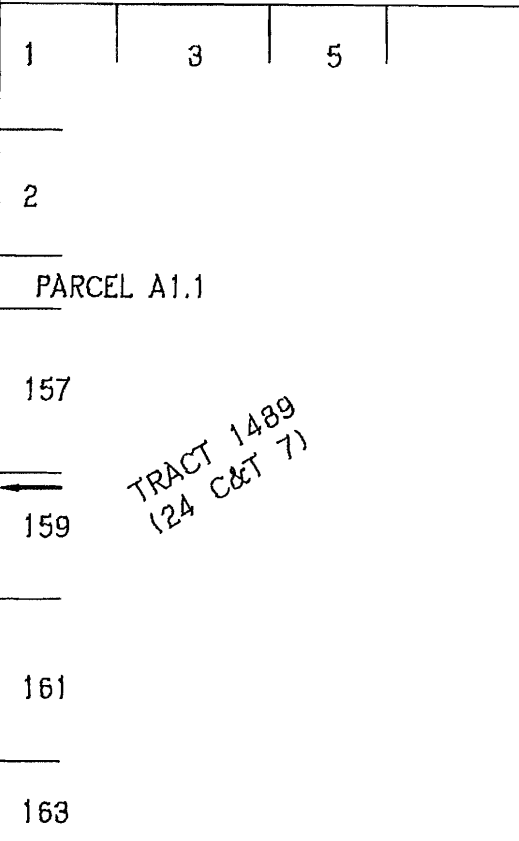
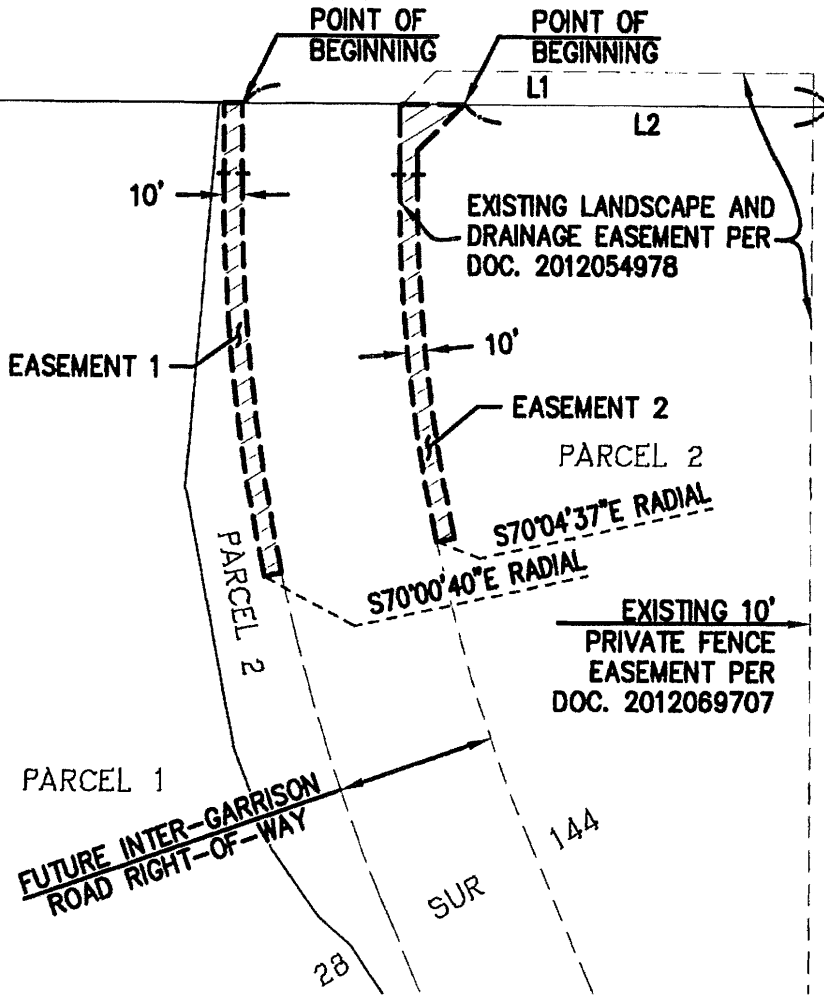


Job No.: 2615.25

RESERVATION ROAD

PARCEL 2 (20 SUR 110)

EXHIBIT 'A'



EASEMENT AREA

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N57°45'52"W	328.22'
L2	N57°45'52"W	204.67'

NOTE:
THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.



100 0 100 Feet
SCALE: 1" = 100'



PORTION OF PARCEL 2 (28 SURVEYS 144)



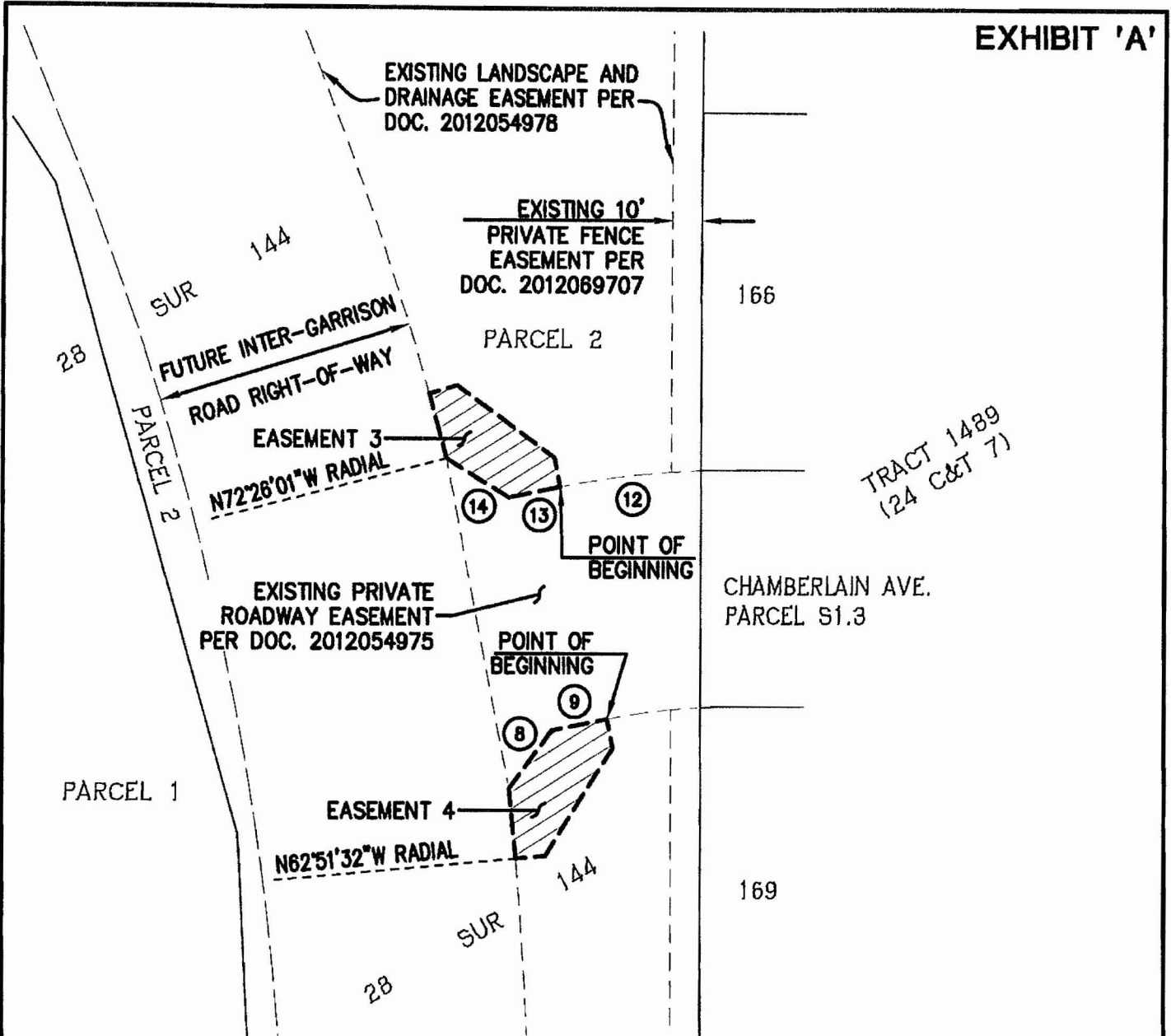
ENTRY MONUMENT EASEMENT

MONTEREY COUNTY CALIFORNIA
PLAT TO ACCOMPANY LEGAL DESCRIPTION

DRAWING PATH: T:\Monterey Projects\2615\Survey\...\Plat-Entry Monument-001.dwg

DATE: FEB. 5, 2014
SCALE: 1" = 100'
DRAWN: SMG
CHECKED: RPW
PROJECT No.: 2615.25

SHEET
1
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EASEMENT AREA



COURSE # PER DOC. 2012054975

NOTE:

THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.



50 0 50 Feet



SCALE: 1" = 50'



PORTION OF PARCEL 2 (28 SURVEYS 144)



ENTRY MONUMENT EASEMENT

MONTEREY COUNTY CALIFORNIA

PLAT TO ACCOMPANY LEGAL DESCRIPTION

DRAWING PATH: T:\Monterey Projects\2615\Survey\... \Plat-Entry Monument-001.dwg

DATE: FEB. 5, 2014

SCALE: 1" = 50'

DRAWN: SMG

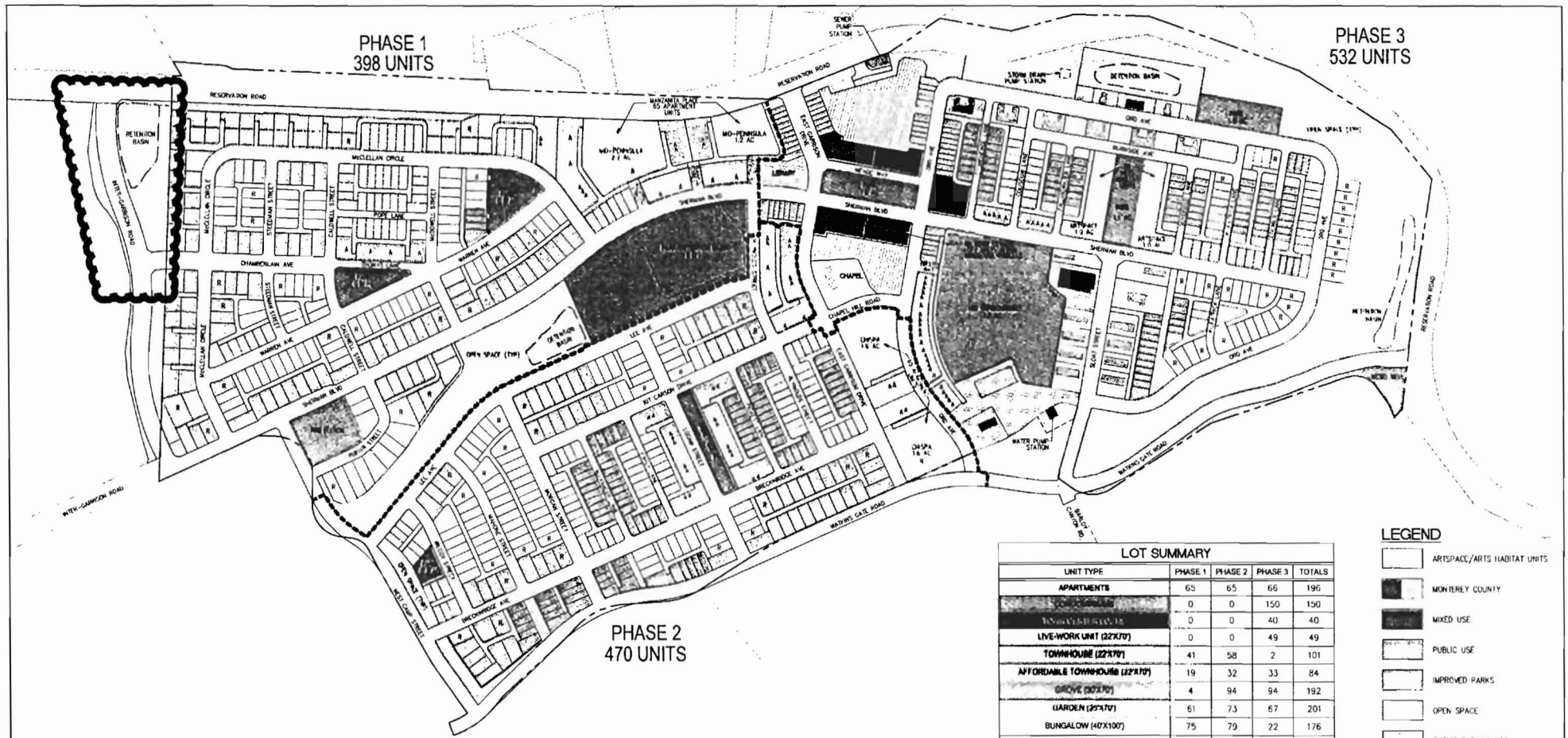
CHECKED: RPW

PROJECT No.: 2615.25

SHEET

2

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LOT SUMMARY

UNIT TYPE	PHASE 1	PHASE 2	PHASE 3	TOTALS
APARTMENTS	63	65	66	196
MONTEREY COUNTY	0	0	150	150
MIXED USE	0	0	40	40
LIVE-WORK UNIT (22X70)	0	0	49	49
TOWNHOUSE (22X70)	41	58	2	101
AFFORDABLE TOWNHOUSE (22X70)	19	32	33	84
GROVE (20X70)	4	94	94	192
GARDEN (20X70)	61	73	67	201
BUNGALOW (40X100)	75	79	22	176
COURTYARD (10X60)	50	0	0	50
VILLAGE (50X100)	71	69	0	140
BLUFF (50X100)	12	0	9	21
UNIT TOTALS	398	470	532	1400
CARRIAGE HOUSE	23	24	21	68
CARRIAGE HOUSE MANAGER UNIT (APT)	1	1	0	2
UNIT TOTALS	422	495	553	1470

- LEGEND**
- ARTSPACE/ARTS HABITAT UNITS
 - MONTEREY COUNTY
 - MIXED USE
 - PUBLIC USE
 - IMPROVED PARKS
 - OPEN SPACE
 - PUBLIC PARKING LOT
 - INFRASTRUCTURE PHASE BOUNDARY
 - LOT PHASE BOUNDARY

ABBREVIATION

- A AFFORDABLE HOUSING (PRELIMINARY LOCATION)
- R CARRIAGE UNIT (PRELIMINARY LOCATION)

* LOT PHASING DOES NOT NECESSARILY EQUAL INFRASTRUCTURE PHASING, AS Delineated BY PHASE BOUNDARIES ABOVE.

**BUILD-OUT LOTTING EXHIBIT
EAST GARRISON**
MONTEREY COUNTY, CA

UCP EAST GARRISON, LLC

Whitson Engineers
5689 Blue Larkspur Lane | Suite 105 | Monterey, CA 93940 | 831 649-5274 | F 831 373-6065
Civil Engineering • LAND SURVEYING • PROJECT MANAGEMENT | www.whitsonengineers.com

WE
Revised On:
May 24, 2012
1" = 100'

