

Attachment C

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CLTA SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee Number:

**FWMN-TO17000774
UPDATE A**

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

Subdivision	Fee	Title Officer
Armstrong Ranch	\$250.00	Rebecca Smith

The County of Monterey and any City within which said subdivision is located in a sum not exceeding One-Thousand and No/100 (\$1,000.00).

That, according to those public records which, under the recording laws, impart constructive notice of matters affecting the title to the land included within the exterior boundary shown on the map of the above referenced subdivision, the only parties having any record title interest in said land whose signatures are necessary, under the requirements of the Subdivision Map Act, on the certificates consenting to the recordation of said map and offering for dedication any streets, roads, avenues and other easements offered for dedication by said map are:

Valle Del Sol Properties, LLC, a California limited liability company

Carlos Ramirez and Deborah Ramirez, Trustees of the 2004 Ramirez Family Revocable Trust dated January 16, 2004, and restated on June 14, 2013

Greg Thelen and Tammy Nunez, Trustees of the Villam Legacy Irrevocable Trust dated October 16, 2017

Rabobank, N.A. a national banking association

The map hereinbefore referred to is a subdivision of:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: April 9, 2019 at 07:30 AM

Chicago Title Company
50 Winham Street
Salinas, CA 93901

Countersigned By:

Authorized Officer or Agent



Chicago Title Insurance Company

By:

President

Attest:

Secretary

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 203-021-001, 175-011-050, 175-011-011, 175-011-012, 175-011-013, 175-011-038,
175-011-045, 175-011-046, 203-011-003, 203-011-008, 203-011-021, 203-011-023,
203-011-024 and 175-011-044

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF MONTEREY, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL I:

Certain real property located in Monterey County more commonly known as the Sand Hills Ranch more particularly described as follows, to-wit:

A portion of Monterey City Lands, Tract No. 1, and Rancho Las Salinas, situate in the County of Monterey, State of California, and described as those parcels of land designated as Parcels A, B, and D, on "Record of Survey", filed for record, October 27, 1965 in Volume 7 of Maps and Surveys, at Page 102, Monterey County Records.

EXCEPTING from Parcel B that portion described in Final Order of Condemnation, Action No. 69707, Superior Court of California, County of Monterey, recorded July 1, 1974 in Reel 0922, Page 0049, Official Records, of Monterey County.

ALSO EXCEPTING THEREFROM an undivided 18.933088% interest in and to all minerals, coals, oils, petroleum, gas and kindred substances under and in said land, but without the right of entry of the surface thereof, but with the right however, to drill in, through or under said land or to explore, develop, or take all minerals, coals, oils, petroleum, gas and other kindred substances in and from said land, all such operations to be conducted only below a depth of five hundred feet below the surface thereof, as excepted in the Deed from Crocker National Bank, as Trustee, dated December 8, 1979 and recorded March 21, 1979 in Reel 1316 at Page 1165.

ALSO EXCEPTING THEREFROM all that portion conveyed in the Deed to Marina United Methodist Church Inc., a California Corporation by Deed recorded December 7, 1981 in Reel 1520 of Official Records, at Page 501, being Parcel 1, as said parcel is shown on the Map filed December 3, 1981 in Volume 15 of Parcel Maps, at Page 19, Monterey County Records.

ALSO EXCEPTING THEREFROM all that portion described in the Stipulated Judgment and Final Order of Condemnation to Marina County Water District, a Public Agency, Plaintiff, recorded June 29, 1983 in Reel 1650 of Official Records, at Page 11, Monterey County Records.

ALSO EXCEPTING THEREFROM all that portion conveyed in the Deed to the City of Marina, a Municipal Corporation, recorded November 21, 1994 in Reel 3173 of Official Records, at Page 1392, Monterey County Records.

ALSO EXCEPTING THEREFROM all that portion conveyed to Marina Coast Water District, a county water district, in the Deed recorded June 30, 2010, Instrument No. 2010035894, of Official Records.

PARCEL II:

A non-exclusive 30 foot wide easement over a portion of that certain parcel designated "MCWD RESERVED PARCEL", as said parcel is shown on the map recorded in Volume 31, of Surveys, at Page 21, in the Office of the County Recorder of Monterey County, California, lying within Rancho Las Salinas in the unincorporated area of said county, described as follows:

A strip of land 30 feet in width adjoining and lying southerly of the northerly line of said parcel, said northerly line being annotated on said map as "S. 81° 46' 38" W., 3899.78".

The sidelines of said strip shall be extended or shortened so as to terminate on the easterly and southwesterly line of said parcel.

Said easement parcel was reserved in the Grant Deed executed by J & J. Armstrong Limited Partnership et al, and recorded June 30, 2010, instrument No. 2010035894, of Official Records.

PARCEL III:

A non-exclusive easement of varying width over a portion of that certain parcel designated "MDWD RESERVED PARCEL", as said parcel is shown on the map recorded in Volume 31, of Surveys, Page 21, in the Office of the County Recorder of Monterey County, California, lying within Rancho Las Salinas in the unincorporated area of said county, described as follows:

A strip of land of varying width adjoining and lying northwesterly of the southeasterly line of said parcel, said line being annotated on said map as "S. 68° 12' 24" W., 2671,85".

The northeasterly 1,000.00 ft. of said strip as measured along said line being 160.00 feet in width as measured at right angles thereto. The remainder of said strip being 30.00 feet in width.

Said easement parcel was reserved in the Grant Deed executed by J & J. Armstrong Limited Partnership et al, and recorded June 30, 2010, instrument No. 2010035894, of Official Records.

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