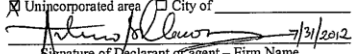


RECORDING REQUESTED BY AND)
WHEN RECORDED MAIL TO:)
County of Monterey)
Resource Management Agency)
Department of Public Works)
168 West Alisal Street 2nd Floor)
Salinas CA 93901)

THE UNDERSIGNED GRANTOR(S) DECLARE(S) Space above this line for Recorder's use
DOCUMENTARY TRANSFER TAX is \$ 0.00 PER TAX CODE 11911.09 CONVEYANCE
 Computed on full value of property conveyed, or OF EASEMENT FOR VALUE LESS THAN \$100.
 Computed on full value less value of liens or encumbrances remaining at time of sale.
 Unincorporated area City of _____
 7/31/2012
Signature of Declarant or agent - Firm Name

GRANT OF EASEMENT FOR PRIVATE ROADWAY

APN No.: 031-161-013

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

GRANTOR: that the COUNTY OF MONTEREY (a body politic and corporate) of the State of California, ("County"), 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 a private roadway and related infrastructure over and on that real property located in the County of Monterey described in Exhibit "A" attached hereto and made a part hereof.

This Grant of Easement for Private Roadway is executed on this ___ day of _____, 2012.


GRANTOR
County of Monterey

Dave Potter
Chair, Board of Supervisors

Approved as to content:

Paul H. Greenway, P.E.
Acting Director of Public Works

Approved as to form:
CHARLES J. MCKEE, COUNTY COUNSEL

By: 
Cynthia L. Hasson
Deputy County Counsel

ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF _____ }

On _____ before me, _____,
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 signatures(s) on the instrument
the person(s) or their 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 _____

Place Notary Seal Above

EXHIBIT 'A'
LEGAL DESCRIPTION
ROADWAY EASEMENT
BEING A PORTION OF 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:

Commencing at the eastern corner of said Parcel 2; thence, from said **Point of Commencement**, along the northeastern line of said Parcel 2

- 1) North 57°45'52" West 238.62 feet; thence leaving said northeastern line
- 2) South 77°14'08" West 2.27 feet; thence
- 3) South 32°14'08" West 37.46 feet; thence
- 4) Along the arc of a tangent 950.00 foot radius curve to the left, through a central angle of 22°43'42", an arc distance of 376.85 feet; thence
- 5) South 09°30'26" West 85.14 feet; thence
- 6) Along the arc of a tangent 1,050.00 foot radius curve to the right, through a central angle of 08°03'33", an arc distance of 147.69 feet to the **Point of Beginning** for this description; thence, from said **Point of Beginning**
- 7) South 21°16'55" West 113.52 feet; thence
- 8) North 68°27'23" East 24.49 feet; thence
- 9) South 69°19'08" East 19.09 feet, said course hereinafter referred to as Course '9'; thence
- 10) Along the arc of a tangent 210.00 foot radius curve to the right, through a central angle of 08°39'28", an arc distance of 31.73 feet to a point on the southeastern line of said Parcel 2, said course hereinafter referred to as Course '10'; thence
- 11) Along said southeastern line, North 32°14'23" East 80.07 feet; thence leaving said southeastern line

- 12) Along an arc parallel with and 80.00 feet northeasterly, measured at right angles, from the course hereinabove referred to as Course '10', along the arc of a non-tangent 290.00 foot radius curve to the left, from which the center of said curve bears South 30°08'23" West, through a central angle of 09°27'31", an arc distance of 47.87 feet; thence
- 13) Along a line parallel with and 80.00 feet northeasterly, measured at right angles, from the course hereinabove referred to as Course '9', North 69°19'08" West 17.96 feet; thence, leaving said parallel line
- 14) North 25°59'44" west 24.86 feet to said **Point of Beginning**.

Containing 6,419 square feet 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:

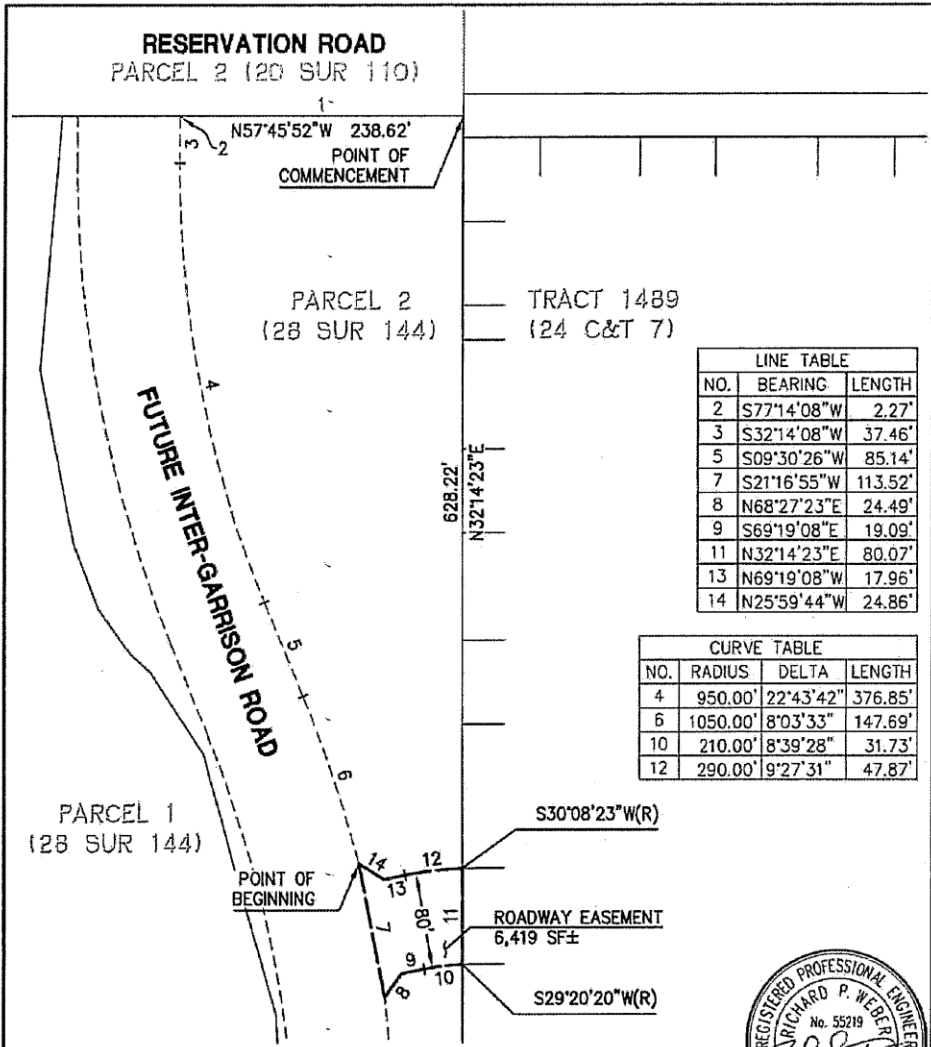
WHITSON ENGINEERS



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



Job No.: 2615.05



LINE TABLE		
NO.	BEARING	LENGTH
2	S77°14'08"W	2.27'
3	S32°14'08"W	37.46'
5	S09°30'26"W	85.14'
7	S21°16'55"W	113.52'
8	N68°27'23"E	24.49'
9	S69°19'08"E	19.09'
11	N32°14'23"E	80.07'
13	N69°19'08"W	17.96'
14	N25°59'44"W	24.86'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
4	950.00'	22°43'42"	376.85'
6	1050.00'	8°03'33"	147.69'
10	210.00'	8°39'28"	31.73'
12	290.00'	9°27'31"	47.87'



EXHIBIT 'B'
PORTION OF PARCEL 2 (28 SURVEYS 144)

WE	ROADWAY EASEMENT	DATE: NOV. 16, 2011	SHEET	
	MONTEREY COUNTY CALIFORNIA	SCALE: 1" = 100'	1	
	PLAT TO ACCOMPANY LEGAL DESCRIPTION			DRAWN: APH
	DRAWING PATH: T:\Monterey Projects\2615\Survey\Plat & Legal\Plats\Plat-002.dwg			CHECKED: RPW
		PROJECT No. 2615.05	OF 1	

ACCEPTANCE AND CONSENT TO RECORDATION

This is to certify that the interest in real property conveyed by the Grant of Easement for Private Roadway dated May 1, 2012 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: 4/26/12

By: [Signature]
Name: Dustin Bogue
Title: COO

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
) SS.

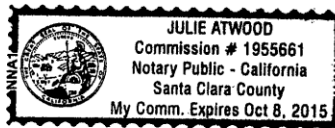
JA COUNTY OF ~~MONTEREY~~)
 Santa Clara

On April 26, 2012 before me, Julie Atwood
a Notary Public, personally appeared Dustin Bogue
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 Julie Atwood



(Seal)