

Exhibit E

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PLN 240120

COUNTY OF MONTEREY

HOUSING AND COMMUNITY DEVELOPMENT

Planning - Building - Housing
1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527
(831) 755-5025



Development Project Application

This application is for:

- | | |
|--|--|
| ☐ Combined Development Permit | ☒ Tentative Parcel Map [Minor Subdivision] |
| ☐ Rezoning | ☐ Tentative Map [Standard Subdivision] |
| ☐ Administrative Permit [Coastal/Non-Coastal] | ☐ Vesting Tentative Map |
| ☐ Use Permit | ☐ Preliminary Map |
| ☐ Variance | ☐ Preliminary Project Review Map |
| ☐ Design Approval | ☐ Lot Line Adjustment |
| ☐ General Development Plan | ☐ Revised Final Map |
| ☒ Coastal Development Permit | ☐ Revised Parcel Map |
| ☐ Modification of Conditions | ☐ Amended Final Map |
| ☐ Local Coastal Plan Amendment [L.U.P. or C.I.P.] | ☐ Amended Parcel Map |
| ☐ General Plan Amendment | ☐ Subdivision Extension Request |
| ☐ Minor Amendment [Coastal/Non-Coastal] | ☐ Other _____ |

1. Owner[s] Name: Valle Del Sol, LLC et. al.
Address: PO Box 6729 City: Salinas State: CA
Telephone: (831) 752-5272 Zip Code: 93912
2. Applicant's Name: Valle Del Sol, LLC et al. c/o Anthony Lombardo and Associates
Address: 144 W. Gabilan St. City: Salinas State: CA
Telephone: (831) 751-2330 Zip Code: 93901
3. Applicant's interest in property [Owner, Buyer, Representative, etc.] Owner

4. Property address and nearest cross street: Highway One/Lapis Road

5. Assessor's Parcel Number[s]: 203-011-021-000, and portions of 175-011-045, 175-011-046, 203-011-023

6. Current Zoning: LI (CZ)

7. Property area [acres or square feet]: 151.02 acres

8. Describe the proposed project: _____

Minor subdivision of 151.02 acre parcel into two parcels (83 acres) and (68.02 acres). The 83 acre parcel will be placed in a conservation easement per the agreement with the Sierra Club, Save our Peninsula, and the city of Marina. (Refer to PLN160374 Remainder Parcel)

9. Rezoning Or Amendment Only The applicant wishes to amend Section _____ of the Monterey County Code, from a _____ Zoning District to a _____ Zoning District or some other classification.

10. General Plan Amendment Or Coastal Plan Amendment Only: Describe the proposed amendment: _____

11. Subdivision Information Only Number of Lots: 2
Purpose of Subdivision: Sale: ☐ Lease: ☐ Financing: ☐ Other: ☐ Separate parcel for Conservation Easement

12. Lot Line Adjustment Information Only What is the purpose of the adjustment: _____

Will The Adjustment Relocate The Building Area? Yes ☐ No ☐

Adjusted Parcel Size[s]: _____

Owner's Signature

Owner's Signature

Owner's Name [Please Print]

Owner's Name [Please Print]

Assessor's Parcel Number

Assessor's Parcel Number

13. Variances Only: Describe the proposed variance: _____

14. If new or additional construction is proposed, complete the following information:

A. Residential Development: Single Family Residence ☐ Other [how many total units] _____

No. of covered parking spaces _____ No. of uncovered parking spaces _____ Lot Coverage _____ %

B. Commercial or Industrial Development: No. of employees [include all shifts] _____

No. of covered parking spaces _____ No. of uncovered parking spaces _____

No. of Loading Spaces _____ Lot Coverage _____ %

15. Will grading or filling be required: Yes ☐ No ☒ Cubic Yards _____

16. Will the project require placement of structures, roads, grading cuts or fills on slopes of 30% or greater: Yes ☐ No ☒

17. Will any trees be removed: Yes ☐ No ☒ If yes, indicate the number, specie[s] and diameter: _____

Other vegetation to be removed: _____

18. How will water be supplied: Individual Wells N/A Mutual System _____

Name of Public or Private Water System: _____

19. How will sewage or other waste be disposed: N/A _____

Name of Public or Private Sewer System: _____

20. Is this land currently in row crop production: Yes ☐ No ☒

21. Is this land used for grazing: Yes ☐ No ☒

22. Is this land under an Agricultural Preservation Contract: Yes ☐ No ☒ If yes, indicate the Contract No. _____

23. Is this proposed project located on a hazardous waste facility: Yes ☐ No ☒ [Government Code 65962.5]. [A list of hazardous waste sites is maintained by the Environmental Health Dept., Phone 831-755-4500.]

I/We state that as the owner[s] or agent for owner[s] for the development permit application. I/We have read the complete application and know the contents herein. I/We declare under penalty of perjury that the information contained in this application including the plans and documents submitted herewith are true and correct to the best of my/our knowledge. If the project is approved, I/We understand that we may be charged an additional fee for staff time required to satisfy conditions of approval.

Dated: 4/26/24 at Salinas, California

I declare under penalty that I am authorized by the owner[s] of the described property to make this application.

Martin Orradre
Owner's Name [Please Print or Type]

Sheryl Fox
Agent's Name [Please Print or Type]

[Signature]
Owner's Signature

[Signature]
Agent's Signature

Some application fees are charged on a deposit basis. Processing hours in excess of the deposit will be billed to the applicant at an hourly rate, prior to issuance of entitlements or permits. Processing hours less than the original fee will be refunded at the same rate after issuance of the entitlements or permits.

For Department Use Only

Plan Designation: _____ Area Plan: NCLUP
Legal Lot: _____ Zoning Violation Case No.: _____
Property Owner Verified: Yes ☐ No ☐ Height: _____ Lot Coverage _____
Setbacks: F _____ R _____ S _____ Special _____ OPL _____
FAR _____ Fire Haz. _____ SRA _____ Flood _____
Advisory Committee: _____
Geo. Hazard Zones: _____ Arch. Sensitivity Zone: _____ ESH: _____
Misc.: _____
Application Given Out By: _____ Date: _____
Application Received By: _____ Date: _____

Stephen L. Vagnini
 Monterey County Clerk-Recorder
 Recorded at the request of
 CHICAGO TITLE SALINAS - 50 W

**RECORDING REQUESTED BY
 AND WHEN RECORDED MAIL TO:**
 Chicago Title Company

2017064721

11/21/2017 02:35:36
 Titles: 1 Pages: 5

Fees: \$24.00
 Taxes: \$89650.00
 AMT PAID: \$89674.00

MAIL TAX STATEMENTS TO:

Valle Del Sol Properties, LLC
 P.O. Box 6507
 Salinas, CA 93912

SPACE ABOVE THIS LINE FOR RECORDER'S USE

A.P.N. 175-011-011,
 175-011-012, 175-011-013,
 175-011-050, 175-011-038,
 175-011-045, 175-011-046,
 203-011-003, 203-011-008,
 203-011-021, 203-011-023,
 203-011-024, 203-021-001,
 175-011-044

GRANT DEED

The undersigned grantor declares:

Documentary Transfer Tax is \$89,650.00

(X) computed on full value of the interest in the property conveyed

() computed on full value less value of liens and encumbrances remaining at time of sale

(X) unincorporated area

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ARMSTRONG SANDHILL RANCH, LLC, a California limited liability company,

hereby GRANTS to

VALLE DEL SOL PROPERTIES, LLC, a California limited liability company, an undivided **15.72201%** interest; Carlos S. Ramirez and Deborah Ramirez, Trustees of THE 2004 RAMIREZ FAMILY REVOCABLE TRUST, DATED JANUARY 16, 2004, AND RESTATED ON JUNE 14, 2013, an undivided **51.74604%** interest; and Greg Thelen and Tammy Nunez, Trustees of THE VILLAM LEGACY IRREVOCABLE TRUST DATED OCTOBER 16, 2017, an undivided **25.00410%** interest, all as **Tenants in Common**, all of Grantors 92.47215% interest in the following described real property,



First American Title™

Last Transfer Document | Ca - Monterey County

4/24/2024

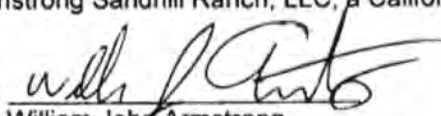
situated in the County of Monterey, State of California, commonly known as the Armstrong Sandhill Ranch and more particularly described as:

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

So as a result of this transfer, VALLE DEL SOL PROPERTIES, LLC, a California limited liability company will own a 21.38062% undivided interest; THE 2004 RAMIREZ FAMILY REVOCABLE TRUST DATED JANUARY 16, 2004, AND RESTATED ON JUNE 14, 2013, will own a 53.61528% undivided interest; and THE VILLAM LEGACY IRREVOCABLE TRUST DATED OCTOBER 16, 2017, will own a 25.00410% undivided interest; all as Tenants in Common.

IN WITNESS WHEREOF, the undersigned Grantor has executed this document on the date set forth below:

Armstrong Sandhill Ranch, LLC, a California limited liability company

By: 

William John Armstrong
President and Manager

Dated: November 20, 2017

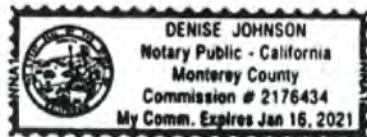
A notary public or other officer completing this certificate verifies the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA)
) ss
COUNTY OF MONTEREY)

On this 20th day of November, 2017, before me, Denise Johnson, Notary Public, personally appeared William John Armstrong, who proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the person, or the entity upon behalf of which the person 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 Johnson
Notary Public in and for the
State of California

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.

Grant Deed
SCA0000129.doc / Updated: 05/24/16

Printed: 11.01.17 @ 12:13 PM
CA-CT-FWMN-02180.054521-FWMN-5211601274

EXHIBIT "A"
Legal Description
(continued)

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".

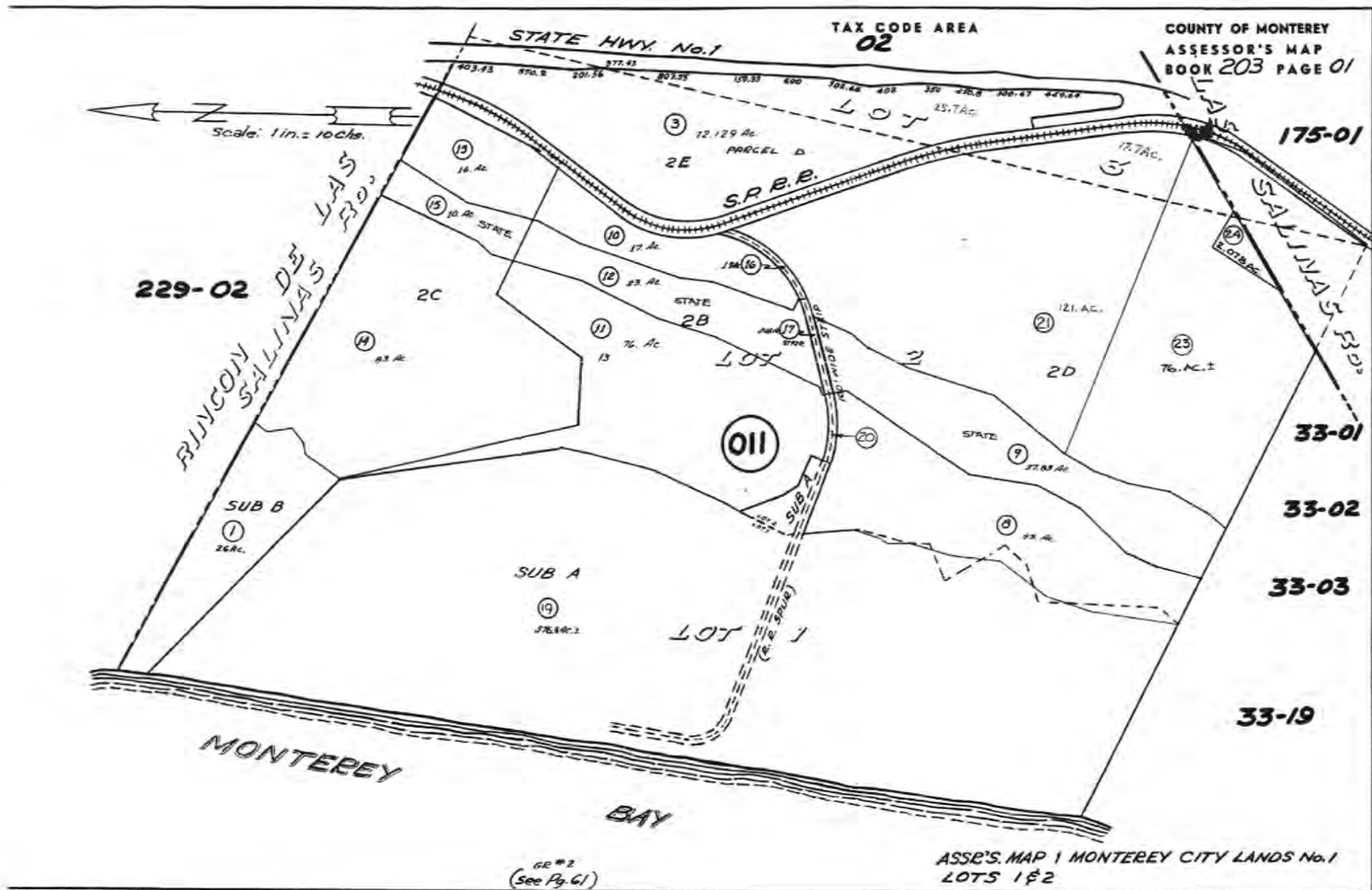
The northeasterly 1,000.00 ft. of said strip as measured along said line being 160.00 feet in width as measured at right angles thereto. The remainder of said strip being 30.00 feet in width.

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.

Grant Deed
SCA0000129.doc / Updated: 05/24/16

Printed: 11/01/17 @ 12:13 PM
CA-CY-FWMN-02180-054521-FWMN-5211601274

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Tax Map Report | Ca - Monterey County

4/24/2024



Owner's Statement

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY, AND WE CONSENT TO PREPARATION AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINES.

AS OWNERS,
VALLE DEL SOL PROPERTIES, LLC

BY: [Signature]
CARLOS S. RAMIREZ, SOLE MANAGER

2004 RAMIREZ FAMILY REVOCABLE TRUST

BY: [Signature] [Signature]
CARLOS S. RAMIREZ, TRUSTEE DEBORAH RAMIREZ, TRUSTEE

VILLAM LEGACY IRREVOCABLE TRUST

BY: [Signature] [Signature]
GREG THIELEN, TRUSTEE TAMMY NUNEZ, TRUSTEE

AS LENDER,
RABOBANK, N.A.

BY: [Signature]
CHARLES SYNOLD, VICE PRESIDENT, RELATIONSHIP TEAM LEADER

NOTE: THE SIGNATURES OF THE HOLDERS OF THE FOLLOWING INTEREST MAY BE OMITTED IN AS MUCH AS THEIR INTEREST ARE SUCH THAT THEY CANNOT RISE INTO A FEE AND IF THEIR NAMES AND NATURE OF THEIR RESPECTIVE INTEREST ARE STATED ON THE FINAL MAP AND UPON COMPLIANCE WITH OR PURSUANT TO SECTION 66445 (a) OF TITLE 7 OF DIVISION 2 OF THE GOVERNMENT CODE:

1. PACIFIC GAS AND ELECTRIC COMPANY, EASEMENT HOLDERS UNDER R.1395-OR-1103, R.409-OR-678, R.922-OR-49 AND V.2079-OR-539.
2. MARINA COAST WATER DISTRICT, EASEMENT HOLDERS UNDER DOC. NO. 2010035894 AND DOC. NO. 2007023037.
3. MONTEREY REGIONAL COUNTY SANITATION DISTRICT, EASEMENT HOLDERS UNDER R.1670-OR-1016.

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF MONTEREY)

ON April 19, 2019 BEFORE ME, Cheryl A. Rangel
A NOTARY PUBLIC, PERSONALLY APPEARED CARLOS S. RAMIREZ, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE(S) ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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) [Signature] (PRINT NAME) Cheryl A. Rangel

NOTARY COMMISSION NO. 2127764 EXPIRES: 9-24-2019

PRINCIPAL OFFICE IN Monterey County

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF MONTEREY)

ON April 19, 2019 BEFORE ME, Cheryl A. Rangel
A NOTARY PUBLIC, PERSONALLY APPEARED CARLOS S. RAMIREZ AND DEBORAH RAMIREZ, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS 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) [Signature] (PRINT NAME) Cheryl A. Rangel

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STATE OF CALIFORNIA)
COUNTY OF MONTEREY)

ON April 19, 2019 BEFORE ME, Cheryl A. Rangel
A NOTARY PUBLIC, PERSONALLY APPEARED GREG THIELEN AND TAMMY NUNEZ, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

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STATE OF CALIFORNIA)
COUNTY OF MONTEREY)

ON April 19, 2019 BEFORE ME, Cheryl A. Rangel
A NOTARY PUBLIC, PERSONALLY APPEARED CHARLES SYNOLD, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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) [Signature] (PRINT NAME) Cheryl A. Rangel

NOTARY COMMISSION NO. 2127764 EXPIRES: 9-24-2019

PRINCIPAL OFFICE IN Monterey County

Recorder's Statement

FILED THIS 1st DAY OF July 2019, AT 11:25 A.M. IN
VOLUME 23 OF PARCEL MAPS AT PAGE 90 AT THE
REQUEST OF MONTEREY COUNTY SURVEYORS, INC.

STEPHEN L. VAGNINI
COUNTY RECORDER

FEES: 93.00

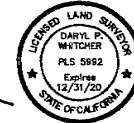
BY: [Signature] DOC. NO. 2019027272
DEPUTY ANGELIQUE VILLALBA

Surveyor's Statement

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF VALLE DEL SOL PROPERTIES, LLC, IN OCTOBER OF 2016. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I ALSO STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE (OR WILL BE) SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: APRIL 25, 2019

BY: [Signature]
Daryl P. Whitaker, PLS 5592

**County Surveyor's Statement**

I, MICHAEL K. GOETZ, COUNTY SURVEYOR OF THE COUNTY OF MONTEREY, HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL THE PROVISIONS OF THE CALIFORNIA "SUBDIVISION MAP ACT" AS AMENDED AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: MAY 6, 2019

BY: [Signature]
MICHAEL K. GOETZ, PLS 5667
COUNTY SURVEYOR, MONTEREY COUNTY

**City Engineer's Statement**

I, BRIAN MCINN, DIRECTOR OF PUBLIC WORKS FOR THE CITY OF MARINA, COUNTY OF MONTEREY, STATE OF CALIFORNIA, HEREBY STATE THAT I HAVE EXAMINED THIS MAP, AND THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL THE PROVISIONS OF THE CALIFORNIA "SUBDIVISION MAP ACT" AS AMENDED, AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, HAVE BEEN COMPLIED WITH.

DATE: MAY 10, 2019

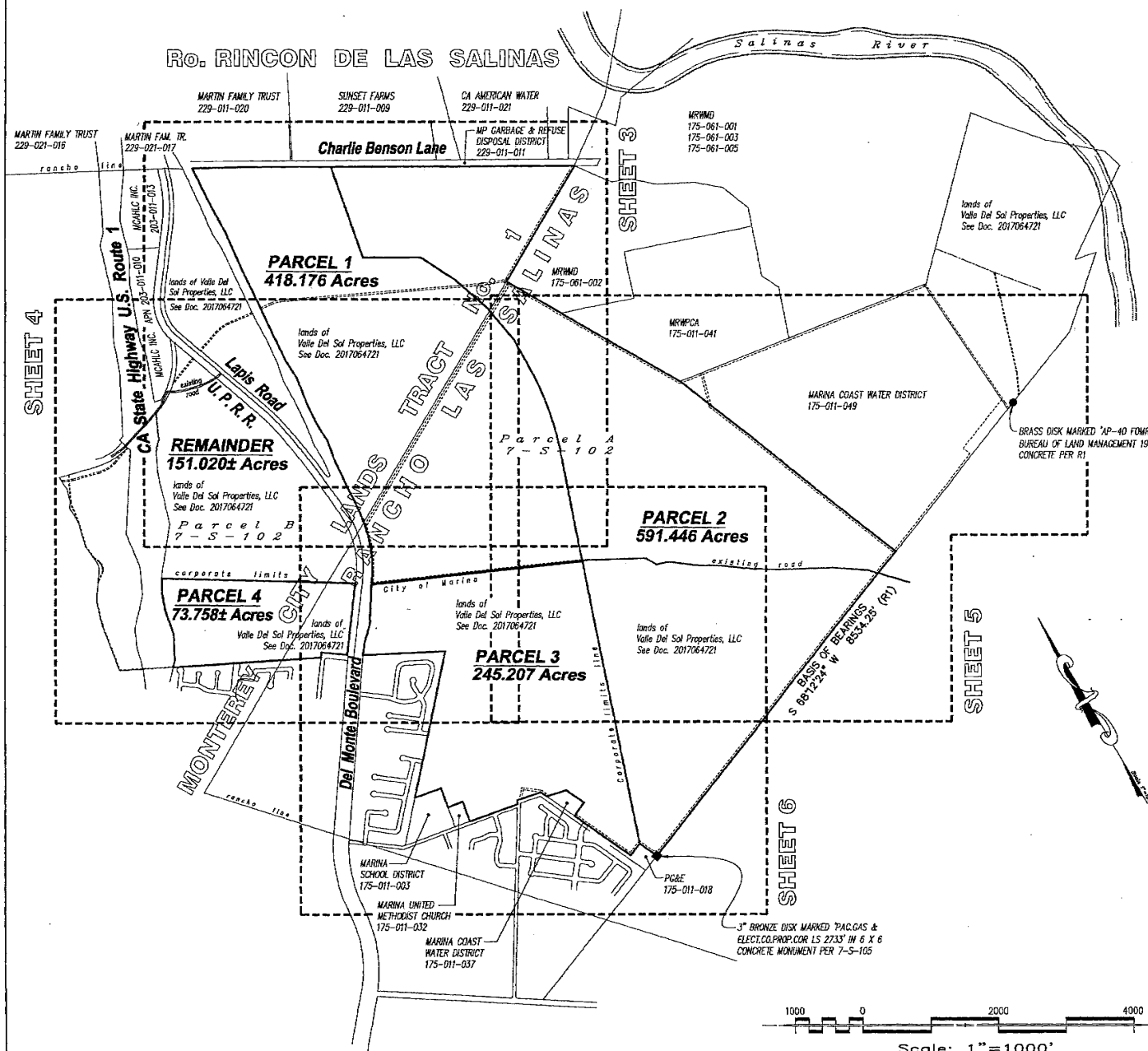
BY: [Signature]
BRIAN MCINN, R.C.E. 64143
DIRECTOR OF PUBLIC WORKS
CITY OF MARINA



PLN 160374

MCSinc		MONTEREY COUNTY SURVEYORS, INC.	
		235 Salinas Street, Salinas, CA 93901 831.424.1984(v) 831.424.4099(f) email: MCS@montereycountysurveyors.com	
Parcel Map			
A SUBDIVISION OF PORTIONS OF PARCELS A AND B OF THE LANDS OF VALLE DEL SOL PROPERTIES, LLC AS SHOWN UPON THE MAP RECORDED IN VOLUME 7 OF SURVEYS AT PAGE 102, SITUATE IN THE RANCHO LAS SALINAS AND MONTEREY CITY LANDS TRACT NO. 1, MONTEREY COUNTY, CALIFORNIA			
MADE FOR:		Valle Del Sol Properties, LLC	
SCALE: N/A	JOB NO. 2016.009	DATE: APRIL 2019	
Serving Monterey County since 1937		SHEET 1 OF 6	

Ro. RINCON DE LAS SALINAS



Basis of Bearings:

THE BEARING OF S 68°12'24" W. AS SHOWN ON THE MAP RECORDED IN VOLUME 7 OF SURVEYS AT PAGE 102, AS FOUND MONUMENTED, WAS TAKEN AS BASIS OF BEARINGS SHOWN UPON THIS MAP.

Legend

- R/W Right of Way
- A= Denotes central angle
- P.G. & E. Pacific Gas and Electric
- CA DOT California Department of Transportation
- CHM Concrete Highway Monument
- SNF Sought Not Found
- found survey monument, as noted
- set 3/4" pipe, tagged LS 5992
- found standard City monument with bronze disc, tagged LS 5207
- found CHM or redwood post monument, as noted
- Denotes Rancho boundary line

Notes:

1. DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. DATA WITHIN PARENTHESIS REFERS TO RECORD. FOR APPROPRIATE RECORD DOCUMENT REFERENCE, REFER TO RECORD DATA INDEX.
3. PRIOR TO A PERMIT OR OTHER GRANT OF APPROVAL FOR THE DEVELOPMENT OF A REMAINDER PARCEL, A CERTIFICATE OF COMPLIANCE SHALL BE RECORDED FOR THE REMAINDER PARCEL.

Record Data Index	
No.	MAP
R1	VOLUME 7 SURVEYS PAGE 102
R2	RIGHT-OF-WAY MAP V-MON-56-1
R3	VOLUME 31 SURVEYS PAGE 21
R4	VOLUME 15 PARCEL MAPS PAGE 19
R5	REEL 1650 OFFICIAL RECORDS PAGE 11
R6	REEL 922 OFFICIAL RECORDS PAGE 49
R7	VOLUME 18 CITIES & TOWNS PAGE 53
R8	MARINA CORPORATE LIMITS **

** SEE RESOLUTION 75-7, RESOLUTION OF THE MONTEREY COUNTY LOCAL AGENCY FORMATION COMMISSION MAKING DETERMINATIONS AND APPROVING WITH MODIFICATION THE PROPOSED FORMATION OF THE CITY OF MARINA, FILED WITH MONTEREY COUNTY LOCAL AGENCY FORMATION COMMISSION ON OCTOBER 31, 1974.

PLN 160374

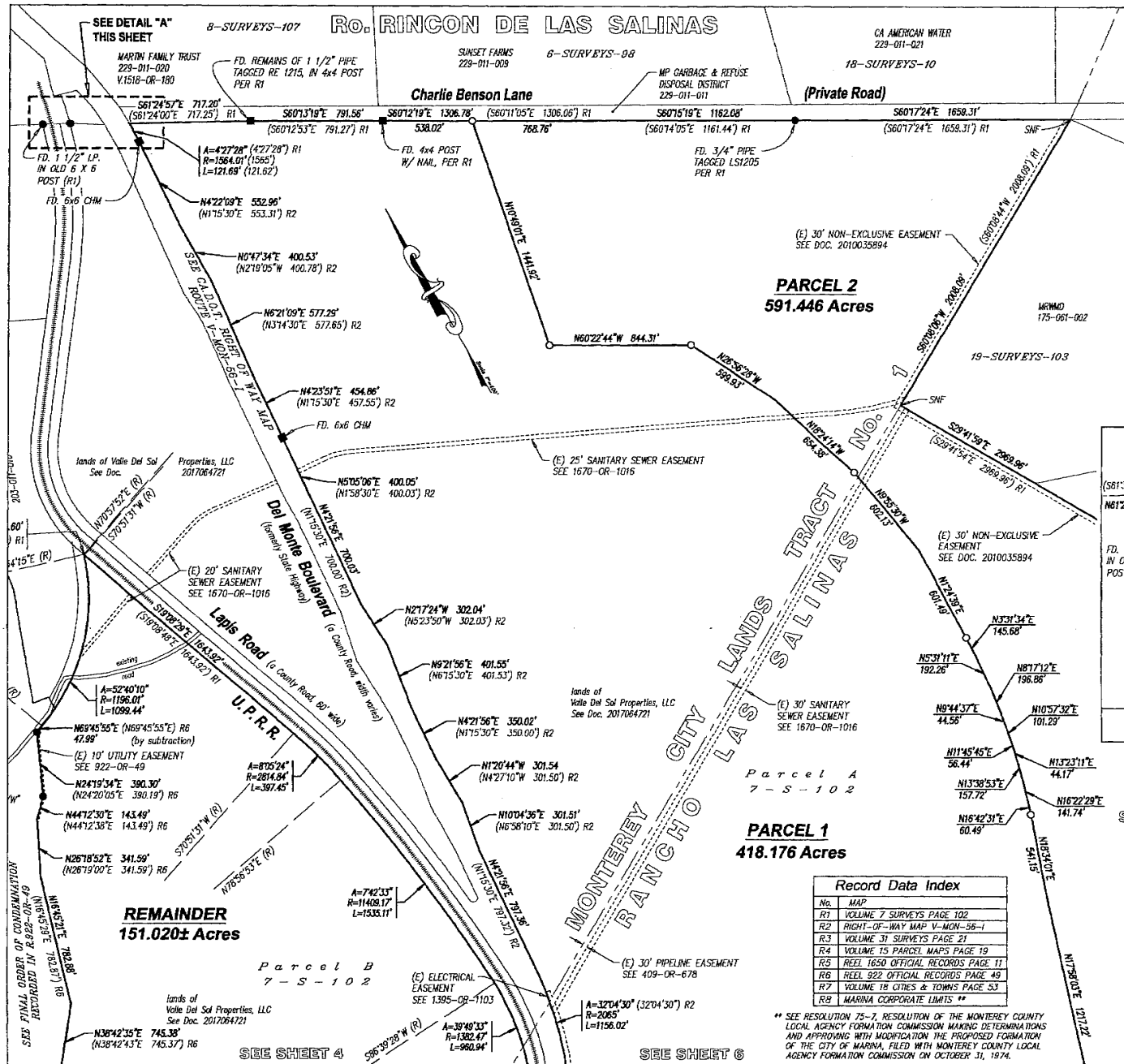


MONTEREY COUNTY SURVEYORS, INC.
235 Salinas Street, Salinas, CA 93901 831.424.1984(v)
831.424.4098(f) email: MCS@montereycountysurveyors.com

Parcel Map

A SUBDIVISION OF PORTIONS OF PARCELS A AND B OF THE LANDS OF VALLE DEL SOL PROPERTIES, LLC AS SHOWN UPON THE MAP RECORDED IN VOLUME 7 OF SURVEYS AT PAGE 102, SITUATE IN THE RANCHO LAS SALINAS AND MONTEREY CITY LANDS TRACT NO. 1, MONTEREY COUNTY, CALIFORNIA

MADE FOR: **Valle Del Sol Properties, LLC**
SCALE: 1"=1000' JOB NO. 2018.009 DATE: APRIL 2019
Serving Monterey County since 1937 SHEET 2 OF 6



Basis of Bearings:

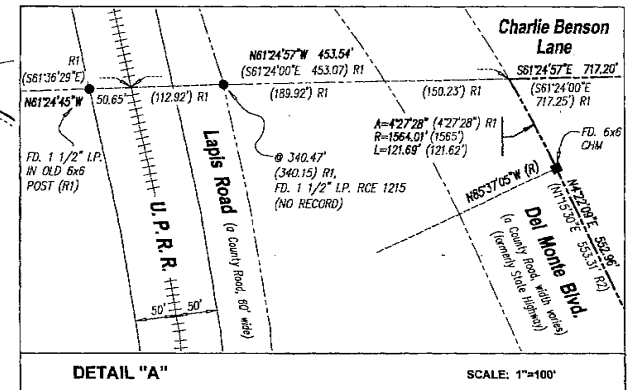
THE BEARING OF S 68°12'24" W, AS SHOWN ON THE MAP RECORDED IN VOLUME 7 OF SURVEYS AT PAGE 102, AS FOUND MONUMENTED, WAS TAKEN AS BASIS OF BEARINGS SHOWN UPON THIS MAP.

Legend

- R/W Right of Way
- = Denotes central angle
- P.G. & E. Pacific Gas and Electric
- CA DOT California Department of Transportation
- CHM Concrete Highway Monument
- SNF Sought Not Found
- found survey monument, as noted
- set 3/4" pipe, tagged LS 5992
- found standard City monument with bronze disc, tagged LS 5207
- found CHM or redwood post monument, as noted
- Denotes Rancho boundary line

Notes:

1. DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. DATA WITHIN PARENTHESIS REFERS TO RECORD. FOR APPROPRIATE RECORD DOCUMENT REFERENCE, REFER TO RECORD DATA INDEX.



SEE SHEET 5

Scale: 1"=400'

PLN 160374

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MADE FOR: **Valle Del Sol Properties, LLC**

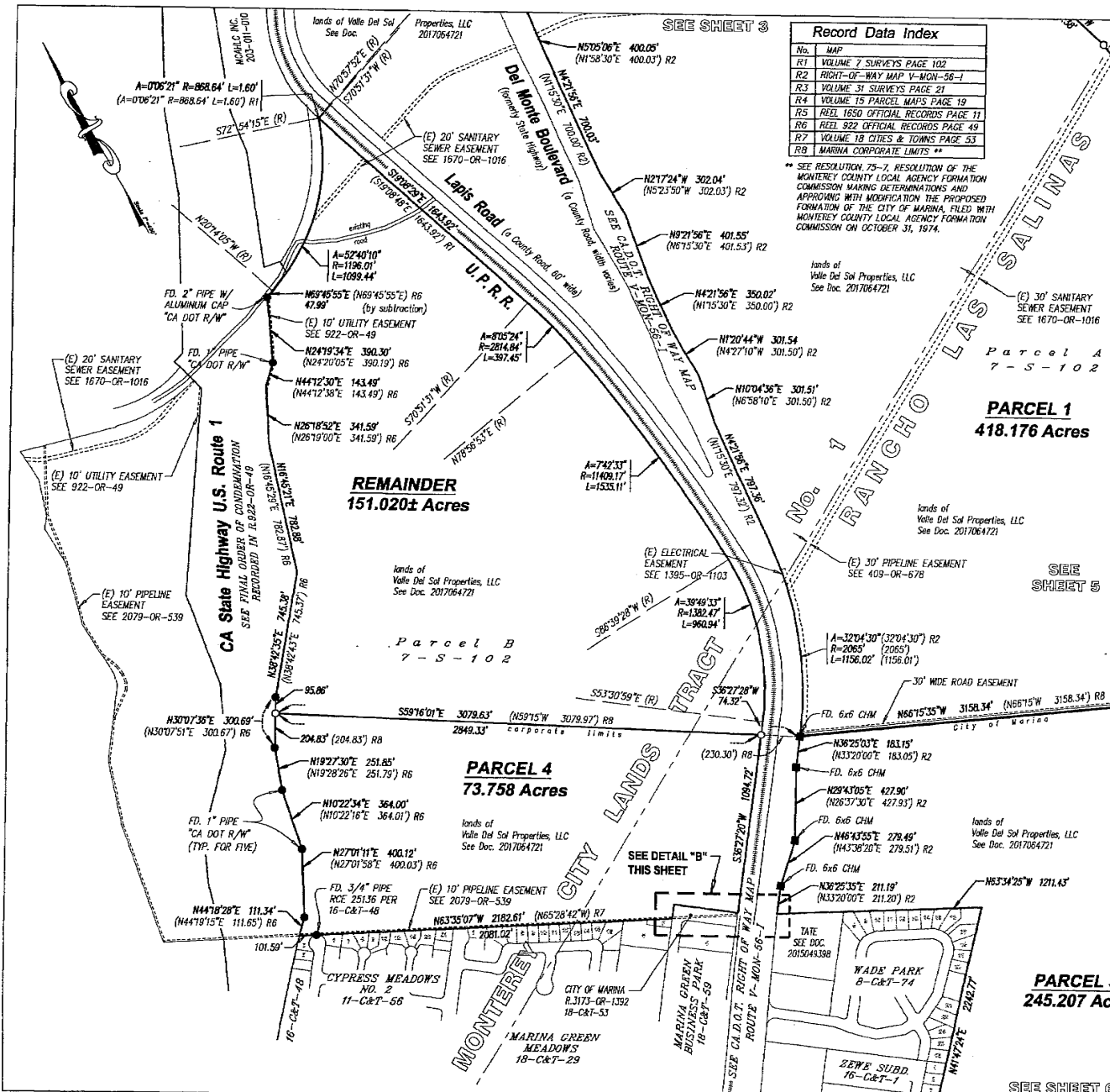
SCALE: 1"=400' JOB NO. 2018.009 DATE: APRIL 2019

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SHEET 3 OF 6

Record Data Index	
No.	MAP
R1	VOLUME 7 SURVEYS PAGE 102
R2	RIGHT-OF-WAY MAP V-MON-56-1
R3	VOLUME 31 SURVEYS PAGE 27
R4	VOLUME 15 PARCEL MAPS PAGE 19
R5	REEL 1650 OFFICIAL RECORDS PAGE 11
R6	REEL 922 OFFICIAL RECORDS PAGE 49
R7	VOLUME 18 CITIES & TOWNS PAGE 53
R8	MARINA CORPORATE LIMITS **

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Basis of Bearings:

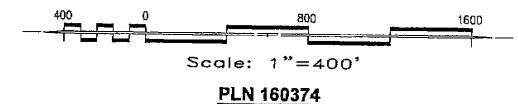
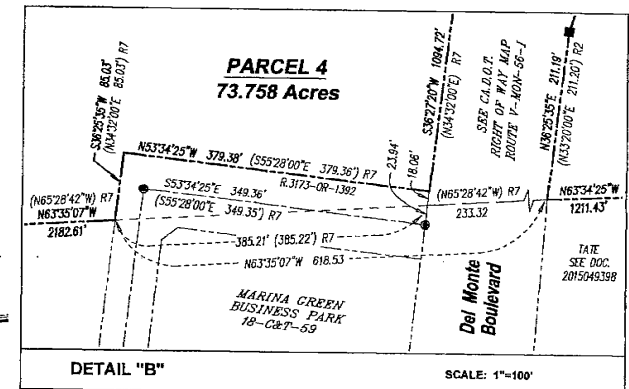
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Legend

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A= Denotes central angle
P.G. & E. Pacific Gas and Electric
CA DOT California Department of Transportation
CHM Concrete Highway Monument
SNF Sought Not Found
● found survey monument, as noted
○ set 3/4" pipe, tagged LS 5992
● found standard City monument with bronze disc, tagged LS 5207
■ found CHM or redwood post monument, as noted
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Notes:

- DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
- DATA WITHIN PARENTHESIS REFERS TO RECORD. FOR APPROPRIATE RECORD DOCUMENT REFERENCE, REFER TO RECORD DATA INDEX.



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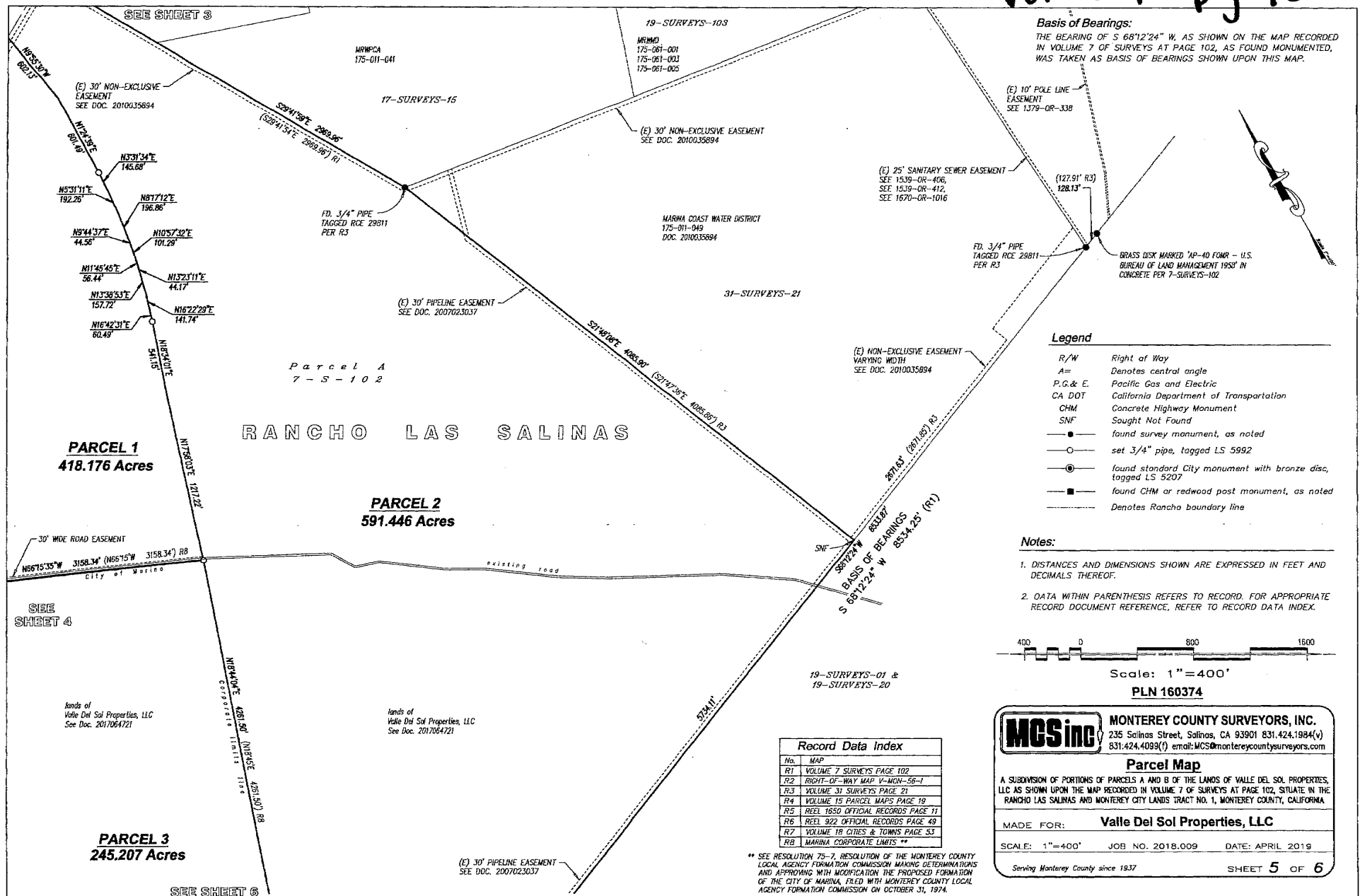
MADE FOR: **Valle Del Sol Properties, LLC**

SCALE: 1"=400' JOB NO. 2018.009 DATE: APRIL 2019

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SHEET 4 OF 6

Vol 23 Par pg 90



PARCEL 1
418.176 Acres

PARCEL 2
591.446 Acres

Parcel A
7-5-102

SEE
SHEET 5

PARCEL 3
245.207 Acres

PARCEL 4
73.758 Acres

SEE DETAIL
SHEET 4

Basis of Bearings:

THE BEARING OF S 68°12'24" W, AS SHOWN ON THE MAP RECORDED IN VOLUME 7
OF SURVEYS AT PAGE 102, AS FOUND MONUMENTED, WAS TAKEN AS BASIS OF
BEARINGS SHOWN UPON THIS MAP.

Legend

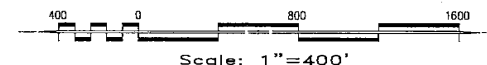
R/W	Right of Way
A=	Denotes central angle
P.G. & E.	Pacific Gas and Electric
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—●—	found survey monument, as noted
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R6	REEL 922 OFFICIAL RECORDS PAGE
R7	VOLUME 18 CITIES & TOWNS PAGE 5
RR	WABMA CORPORATE LIMITS **

** SEE RESOLUTION 75-7, RESOLUTION OF THE MONTEREY COUNTY LOCAL AGENCY FORMATION COMMISSION MAKING DETERMINATIONS AND APPROVING WITH MODIFICATION THE PROPOSED FORMATION OF THE CITY OF MARINA, FILED WITH MONTEREY COUNTY LOCAL AGENCY FORMATION COMMISSION ON OCTOBER 31, 1974.

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SHEET 6 OF 6

15-PARCELS-19