

Exhibit G

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December 17, 2024

Mr. John Haupt
Director of Capital Planning
Carmel Valley Manor
8545 Carmel Valley Road
Carmel, California 93923

July 1, 2025
Letter revised to include APN's not
previously included on original letter,
MPWMD

Subject: Carmel Valley Manor, 8545 Carmel Valley Road, Carmel (APNs: 169-061-012, 169-061-018, 169-041-003, 169-041-018, 169-041-023, 169-041-024 and 169-041-025)

Dear Mr. Haupt:

This letter responds to your request for a written response to Monterey County Housing and Community Development's Application Checklist for Land Use and Development Applications for the Carmel Valley Manor Master Plan Proposal. Specifically, you've asked us to address the "Adequate Water Supply System Assessment" section. The project is described as construction of a new 12-bed Memory Care facility and ten (10) new offsite duplexes, including renovation or additions to and replacement of existing structures. The District is submitting these comments based on current rules and policies which are subject to revision by action of the Board of Directors. The District has the following comments:

MPWMD – Water Permit Requirement

Water Permits will be required for the proposed project. Carmel Valley Manor has Water Use Permit No. 772, issued July 31, 2018 (enclosed), with a Water Entitlement of 6.00 Acre-Feet of Malpaso Water Company water to serve the proposed projects, plus water credit that will be documented as buildings are demolished. The quantity of water available from the Water Use Permit is more than sufficient to meet the needs of the proposed project. The District will evaluate the project's water capacity and issue Water Permits for the components of the project as depicted on final construction plans submitted when buildings are construction-ready.

Water Efficiency Requirements

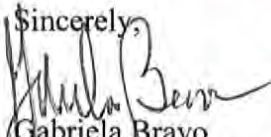
MPWMD mandates that Water Permits cannot be processed for properties not in compliance with District Rules, Regulations, or conditions of previous permits. Some areas appear to be non-compliant with Water Permit and Water Efficiency Standards. Since 2019, multiple Water Permits for apartment renovations and improvements have been issued, and many of these permits require final inspections by the District to verify compliance with permit conditions.

The property must be brought into compliance with all applicable District Rules and Regulations before any new Water Permit applications can be processed. Please schedule and complete final inspections for previously issued permits to confirm adherence to the requirements. In addition, an

Mr. John Haupt
December 17, 2024
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inspection of all buildings must be conducted to verify overall compliance with District Rules. Finally, the District needs to inspect and record the uses of any building that will be demolished prior to demolition.

Thank you for the opportunity to review and provide feedback. If you have any questions or would like to discuss our comments, please contact me at gabby@mpwmd.net or Stephanie Kister Campbell at skister@mpwmd.net or 831-658-5601.

Sincerely,

Gabriela Bravo
Conservation Analyst


Enclosure: MPWMD Water Use Permit No. 772



MALPASO WATER COMPANY
WATER USE PERMIT
(ISSUED PURSUANT TO MPWMD RULE 23.1 AND RULE 23.7)
PERMIT NUMBER 772

1. This Water Use Permit is issued by the Monterey Peninsula Water Management District (Water Management District or MPWMD) to **Northern California Congregational Retirement Home, Inc., dba Carmel Valley Manor**, (“Owner”) for the Benefited Property identified as Assessor’s Parcel Numbers **169-061-012-000 & 169-061-018-000** (“Site”), a real property consisting of one or more legal lots of record as of March 4, 2014.
2. This Water Use Permit is issued pursuant to Water Management District Rule 23.1, Action on Application for a Water Use Permit on a Benefited Property, and Water Management District Rule 23.7, Malpaso Water Company Water Entitlement. These Rules contain information relevant to the conditions and limitations of this Water Use Permit. Capitalized words and phrases used in this Water Use Permit are defined in Rule 11 of the Water Management District Rules and Regulations.
3. This Water Use Permit evidences the dedication of **6.00** Acre-Foot of water from the Malpaso Water Company Water Entitlement to the Site as authorized on the Assignment Document issued by Malpaso Water Company on **July 6, 2018**.
4. The Water Use Permit shall be presented to the Water Management District upon application for a Water Permit to connect to or to modify an existing Connection to the California American Water Company Water Distribution System.

Issued this 31st day of July, 2018



David J. Stoldt, General Manager
Monterey Peninsula Water Management District

U:\demand\Water Use Permits\MalPasoWaterCo\169061012&018_20180731_Malpaso Water_Use_Permit_772.docx

**RECORDED AT THE REQUEST OF AND
WHEN RECORDED RETURN TO:**

**Northern California Congregational Retirement Home, Inc
dba Carmel Valley Manor
8545 Carmel Valley Manor
Carmel, CA 93923**

CERTIFIED A TRUE COPY OF THE ORIGINAL
RECORDED IN THE OFFICIAL RECORDS OF
Monterey COUNTY ON *7/6/18*
UNDER RECORDERS SERIES NO. *2018029868*
FIRST AMERICAN TITLE INS. CO.
BY: *[Signature]*

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s):

County Transfer Tax is \$ 0

"The DOCUMENTARY TRANSERTAX IS
\$-0- on the basis that this assignment does not
Involve the transfer of real property. R&T
Section 6353."

**Assignment of a Portion of
Monterey Peninsula Water Management District
Ordinance No. 165
Malpaso Water Company Water Entitlement**

Pursuant to and in accordance with the rights and authority of the Monterey Peninsula Water Management District Ordinance No. 165, the related agreements entered into with respect thereto, and the Rules and Regulations of the Monterey Peninsula Water Management District applicable thereto (all of which are incorporated by reference in this Assignment, with the capitalized terms used in this Assignment having the meanings defined therein), MALPASO WATER COMPANY, LLC, a California limited liability company ("Malpaso"), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby GRANTS, ASSIGNS, and CONVEYS to **Northern California Congregational Retirement Home, Inc dba Carmel Valley Manor** ("Owner"), a Water Entitlement of 6.00 acre-feet per year dedicated to the real property described in Exhibit A attached hereto and comprising the Benefited Property APN # **169-061-012 and 169-061-018** to which Owner is the holder (of record) of fee title, for use on such Benefited Property for **Mixed** use.

By signing this Assignment, Owner acknowledges that Owner accepts all of the rights, preferences, privileges, and limitations related to Owner's ownership and use of the Water Entitlement conveyed by this Assignment, as set forth in Monterey Peninsula Water Management District Ordinance No. 165, the related agreements entered into with respect thereto, and the Rules and Regulations of the Monterey Peninsula Water Management District applicable thereto.

By signing of this Assignment, Owner also: (1) confirms that the Benefited Property is within the authorized place of use for municipal use of water under Water Right License 13868A (issued on Water Right Application 30497B01); (2) acknowledges that, upon recording of this Assignment, the Water Entitlement will become appurtenant to the Benefited Property and will be automatically conveyed with the Benefited Property when the Benefited Property is assigned, transferred or otherwise conveyed to any other party (subject to the future allocation of the Water Entitlement among the Parcels that comprise the Benefited Property that is described in the following paragraphs); (3) acknowledges that compliance with Rule 23.1 of the Monterey Peninsula Water Management District shall be required whenever any such conveyance is made; (4) acknowledges that the conveyance to, or the use of any portion of the Water Entitlement on any property other than the Benefited Property is prohibited; (5) acknowledges that Owner will be solely responsible for the payment of all fees, costs and expenses of any nature whatsoever accruing or arising at any time after the recording of this Assignment in connection with the ownership or use of the Water Entitlement, including without limitation, any connection or other fees that must be paid to the Monterey Peninsula Water Management District and any rates, fees or charges that must be paid to the California-American Water Company or its successor, in connection with water service under the Water Entitlement; (6) authorizes the California-American Water Company or its successor to provide to Malpas Water Company, LLC and the Monterey Peninsula Water Management District any and all meter data regarding the amounts of water that California-American Water Company has delivered or will deliver to the Benefited Property; and (7) agrees that all provisions of this Assignment Document will be binding on Owner's successors and assigns.

Within 30 days after this Assignment is recorded, Owner will apply to the Monterey Peninsula Water Management District for a master Water Use Permit for the entire Water Entitlement. This application will list all of the Parcels that comprise the Benefited Property.

Before Owner or any of Owner's successors or assigns conveys any Parcel that comprises any part of the Benefited Property into any separate ownership or applies for a Water Permit for any such Parcel, the Owner, successor or assign will record a document (the "Recorded Apportionment Document") that apportions the entire Water Entitlement among some or all of the Parcels that comprise the Benefited Property, and will apply to the Monterey Peninsula Water Management District for a separate Water Use Permit for each Parcel that receives any portion of the Water Entitlement. The amounts requested in these applications for these separate Water Use Permits will be consistent with the apportionment amounts in the Recorded Apportionment Document. When these separate Water Use Permits are issued, they will supersede the master Water Use Permit previously issued for the entire Benefited Property.

When the Recorded Apportionment Document is recorded, it will constitute an irrevocable apportionment of the entire Water Entitlement among the Parcels that comprise the Benefited Property and will be binding on the Owner's successors and assigns. After this document is recorded, all future grant deeds and other conveyance

documents that convey any of the Parcels that comprise the Benefited Property will be deemed to convey with the Parcel the specific portion of the Water Entitlement (if any) that has been conveyed to that Parcel, whether or not such grant deed or other conveyance document refers to the Water Entitlement.

MALPASO WATER COMPANY, LLC,
a California Limited Liability Company

By: 

R. Alan Williams, Manager

OWNER:

By: 

Jane S. Ipsen, President & CEO

ACKNOWLEDGMENT

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) ss.

On 7/2/18, before me, Janel L. Rose, a Notary Public, personally appeared Jane S. Ipsen, 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 Janel L. Rose

(Seal)

My Commission expires: 4/19/19



ACKNOWLEDGMENT

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) ss.

On 7/5/18, before me, Janel L. Rose a Notary Public, personally appeared R. Alan Williams 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 Janel L. Rose



(Seal)

My Commission expires: 7/19/19

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

PARCEL I:

CERTAIN REAL PROPERTY SITUATE IN LOT 13 B, COUNTY OF MONTEREY, STATE OF CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE AT THE MOST NORTHERLY CORNER OF LOT 13 B, AS SAID LOT 13 B IS SHOWN ON THAT CERTAIN MAP ENTITLED, "PARTITION MAP OF JAMES MEADOWS TRACT, ETC.," FILED IN VOLUME 1-MAPS OF SURVEYS - AT PAGE 67, MONTEREY COUNTY RECORDS; AND RUNNING THENCE FROM SAID POINT OF BEGINNING.

(1) ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 13 B S. 71° 29' E., 192.72 FEET TO A 3/4" IRON PIPE; AT THE NORTHEASTERLY CORNER OF THAT CERTAIN 10.00 ACRE TRACT OF LAND CONVEYED FROM DAVID P. WOLTERS TO NOEL SULLIVAN BY DEED FILED IN VOLUME 546, OFFICIAL RECORDS OF MONTEREY COUNTY, AT PAGE 198; THENCE

(2) ALONG THE SOUTHEASTERLY LINE OF SAID 10.00 ACRE TRACT, S. 18° 05' 40" W., (DEED S. 17° 37' W.) 645.13 FEET TO A 2" X 2" REDWOOD STAKE; THENCE LEAVING SAID SOUTHEASTERLY LINE

(3) N. 47° 17' W., 285.99 FEET TO A 3" X 3" REDWOOD POST AT THE NORTHEAST CORNER OF THAT CERTAIN 0.230 ACRE PARCEL CONVEYED IN THE DEED FROM NOEL SULLIVAN, AN UNMARRIED MAN TO LLOYD G. WEER ET UX DATED APRIL 2, 1948 AND RECORDED APRIL 13, 1948 IN VOLUME 1052 OF OFFICIAL RECORDS AT PAGE 70; MONTEREY COUNTY RECORDS, THENCE ALONG THE NORTHERLY BOUNDARY OF LAST MENTIONED PARCEL

(4) N. 72° 19' W., 100.00 FEET TO A 3" X 3" REDWOOD POST ON THE WESTERLY LINE OF THE 10 ACRE PARCEL ABOVE REFERRED TO; THENCE ALONG SAID WESTERLY BOUNDARY

(5) N. 17° 41' E., 438.11 FEET TO A 2" X 2" REDWOOD STAKE IN THE NORTHERLY LINE OF SAID LOT 13 B, THENCE ALONG SAID LAST MENTIONED NORTHERLY LINE

(6) N. 80° 15' E., 192.72 FEET TO THE POINT OF BEGINNING.

APN: 169-061-012 (PORTION)

PARCEL II:

A PORTION OF THE JAMES MEADOWS TRACT, AS SHOWN ON THE MAP OF SAID TRACT FILED JUNE 10, 1905 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, IN MAP BOOK ONE OF SURVEYS, AT PAGE 67 THEREIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT STATION 125 PLUS 60, AT THE CORNER OF LOTS 13A AND 13B, ON THE SOUTHERLY BOUNDARY LINE OF LOT 2 OF SAID JAMES MEADOWS TRACT, AS SHOWN ON THE PARTITION MAP THEREOF ABOVE REFERRED TO; THENCE SOUTHERLY AND ALONG THE BOUNDARY LINE OF A PARCEL, WHICH WAS CONVEYED TO THOMAS DOUD SOUTH 12° 47' WEST, 9.40 CHAINS TO THE CENTER OF THE CARMEL VALLEY ROAD; THENCE N. 68° 17' W., 6.0 CHAINS TO STATION 118; THENCE N. 74° 07' W., 6.93 CHAINS TO A POINT DISTANT S. 74° 07' E., 5.07 CHAINS FROM STATION 106; THENCE N. 17° 37' E., 17.85 CHAINS TO THE NORTHERLY LINE OF LOT 13B OF SAID TRACT; THENCE S. 71° 29' E., 1.41 CHAINS; THENCE S. 29° 57' E., 3.70 CHAINS; THENCE S. 18° 08' E., 4.85 CHAINS; THENCE S. 32° 43' E., 5.58 CHAINS; THENCE S. 14° 20' W., 0.38 CHAINS TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION DEEDED TO THE COUNTY OF MONTEREY, RECORDED SEPTEMBER 7, 1950, IN VOLUME 1243 OF OFFICIAL RECORDS, AT PAGE 441.

APN: 169-061-012 (PORTION)

PARCEL III:

PARCEL II, AS SAID PARCEL IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PARCEL MAP FILED IN VOLUME 10 OF "PARCEL MAPS", AT PAGE 162, MONTEREY COUNTY RECORDS.

APN: 169-061-018



First American Title Company

409 Washington Street, Suite 100 •Monterey, CA 93940

Office Phone:(831)649-2498 Office Fax:(866)548-0053

Buyer's Final Settlement Statement

Property: 8545 Carmel Valley Road, Carmel, CA 93923 **File No:** 2713-5715668
Officer: Linda Griffin Wilson/JR
Settlement Date: 07/06/2018
Disbursement Date: 07/06/2018
Print Date: 07/09/2018, 8:03 AM

Buyer: Northern California Congregational
Address: 8545 Carmel Valley Road, Carmel, CA 93923
Seller: Malpaso Water Company, LLC
Address: P.O. Box 450, Carmel, CA 93921
Lender:
Address:
Loan No.:

Charge Description	Buyer Charge	Buyer Credit
Consideration:		
Total Consideration	1,440,000.00	
Deposits in Escrow:		
Receipt No. 111419255 on 05/31/2018 by Carmel Valley Manor FBO Northern California Congregational		5,000.00
Receipt No. 111419319 on 07/05/2018 by Northern California Congregational		1,436,123.00
Title/Escrow Charges to:		
Escrow Fee to First American Title Company	425.00	
Document Preparation to First American Title Company	82.00	
Record Assignment to First American Title Company	41.00	
Affordable Housing Fee to First American Title Company	75.00	
Disbursements Paid:		
Transaction Charge to Carmel Development Company	500.00	
Totals	1,441,123.00	1,441,123.00

CERTIFIED TO BE A TRUE
AND CORRECT COPY
FIRST AMERICAN TITLE COMPANY
Monterey County, CA
By: 



First American Title

First American Title Company
409 Washington Street, Suite 100
Monterey, CA 93940
(831)718-9667
Fax - (866)377-7037

Northern California Congregational
8545 Carmel Valley Road
Carmel, CA 93923

July 09, 2018

Escrow No.: 2713-5715668 (LG)

Re: Seller: Malpaso Water Company, LLC
 Buyer: Northern California Congregational
 Property: 8545 Carmel Valley Road
 Carmel, CA 93923

The closing of the above referenced transaction is now complete. For your records we enclose the following (If checks are included in this package, please negotiate as soon as possible):

Final Settlement Statement
Additional documents, if applicable

Keep these instruments secure as some of them **cannot** be replaced. Any recorded documents to which you may be entitled, and your policy of title insurance, will follow shortly.

The property tax year runs from July 1 through June 30. The first installment of taxes is due November 1 and delinquent December 10. The second installment of taxes is due February 1 and delinquent April 10. If you do not receive a TAX BILL one (1) month prior to the delinquency date, a written request that includes the property address and/or assessor's parcel number should be made to the County Tax Collector. You may also receive a supplemental bill for increase in value if any.

Should you have any questions or need further assistance, please contact the undersigned. Thank you for working with First American Title Company. We look forward to serving you in the future.

Sincerely,

Linda Griffin Wilson
Escrow Officer
lgriffin@firstam.com

LG/nb

WATER USE PERMIT APPLICATION (District Rule 23.1)

All applicable fees are to be paid in advance:

A copy of the recorded Assignment Document for the Benefitted Property from the water Entitlement Holder must be submitted with this application. A Water Use Permit must be on file when the Residential or Non-Residential Water Release Form and Water Permit Application with approved Construction Plans are submitted to obtain a Water Permit. **Additional fees will apply.**

1. OWNERSHIP INFORMATION:

Name: NORTHERN CALIFORNIA CONGREGATIONAL
RETIREMENT HOMES, INC

Daytime telephone: 831-624-1281

Mailing Address: 8545 CARMEL VALLEY RD
CARMEL, CA 93923

Signature: Jane S Ipsen

2. AGENT/REPRESENTATIVE INFORMATION:

Name: JANE S IPSEN

Daytime telephone: 831 624-1281

Mailing Address: 8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Date: 7-30-18

3. PROPERTY INFORMATION:

Address: 8545 CARMEL VALLEY RD,
CARMEL, CA 93923

Amount of Water Purchased: 4 AF

Assessor Parcel Number 169-061-012
169-061-018

Construction Plans submitted to Jurisdiction? NO

4. Please remember to include payment:

Initial application of Water Use Entitlement Permit \$270

Amend Water Use Entitlement Permit \$450

5. Would you like the application mailed or will you pick up the Water Use Permit?

Please provide address or phone number:

Name: JANE IPSEN

Mailing Address: 8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Call Owner/Agent for Pickup: Phone: 831-624-1281

Email Address: jipsen@cumanor.com