

COUNTY OF MONTEREY
Moss Landing Rule 20A Underground Utility District

CONTRACT TO PURCHASE PUBLIC UTILITY EASEMENT

APN 133-251-005 and -009 (PUE "B")

This Contract is entered into as of _____, 2015 by and between QUIN DELTA, LLC, a California limited liability company ("Grantor"), and the County of Monterey, a political subdivision of the State of California ("County").

RECITALS

WHEREAS, Grantor is the fee owner of property located at 10928 Clam Way in the community of Moss Landing as shown on Attachment A hereto, and otherwise known as APN 133-251-005 and -009 (the "Property"); and

WHEREAS, County is implementing the Moss Landing Rule 20A Underground Utility District (the "Project") through the public utility companies' placement of overhead utility lines into underground conduits and removal of above-ground wires and poles throughout the community; and

WHEREAS, County desires to acquire a Public Utility Easement on or across a portion of the Property in order to provide utility service to the Property as part of the implementation of the Project.

NOW, THEREFORE, Grantor and County hereby mutually agree as follows:

1. Grantor agrees to grant a Public Utility Easement to the public utilities named in the Easement Deed as described in Exhibit A attached hereto and by this reference incorporated herein for purposes of construction, maintenance, use, and operation of electricity lines, telephone lines, cable television lines, internet service provider lines, and all the necessary appurtenances thereto (hereinafter referred to as the "utilities"), together with the right of ingress and egress from said easement. Grantor shall execute the Public Utility Easement in substantially the form of Exhibit A.

2. In consideration for the Grant of Public Utility Easement described herein, County shall pay, and Grantor does accept, the sum of *Twelve Thousand One Hundred Forty Dollars (\$12,140)*. This amount constitutes full compensation for interests in, and any damages to, the Property acquired by the public utilities.

3. Grantor expressly warrants that there are no oral or written leases on all or a portion of the Property, and that there are no possessory interests held by any person other than Grantor.

4. In consideration of County waiving any defects and imperfections with respect to matters of record title, Grantor covenants and agrees to indemnify, defend and hold County

harmless from any and all claims that other parties may make or assert on the title to the real property covered by the Public Utility Easement. In addition, Grantor relieves County of all further obligations or claims of whatever kind or nature on this Project, or on account of the construction of proposed public utility improvements in the manner proposed, including but not limited to claims arising out of the location, grade, or restriction of private access rights

5. County shall pay all escrow and recording fees incurred in this transaction and, if title insurance is desired by County, the premium charged therefore. Said escrow charges shall not, however, include documentary transfer tax.

6. County shall reinstall or reconstruct any pre-existing landscaping, fencing, or other non-structural improvements along and immediately adjacent to the Public Utility Easement that may be damaged or affected by the Project. All work done under this agreement shall conform to all applicable building laws, ordinances and regulations relating to such work, and shall be done in a good and workmanlike manner. Pre-existing improvements, when removed and reinstalled or reconstructed by County, shall be left in as good a condition as found.

7. This contract constitutes the entire agreement between the parties.

IN WITNESS WHEREOF, the parties have executed this contract, the day and year first above written.

COUNTY OF MONTEREY

GRANTOR
Quin Delta, LLC

By: _____
Chair, Board of Supervisors

By: _____
John M. Gregg, Manager

APPROVED AS TO FORM
COUNTY COUNSEL

By: _____
Deputy

Attachment A
Location Map – PUE “B”



EXHIBIT A

RECORDING REQUESTED BY)
AND WHEN RECORDED RETURN TO:)
)
Monterey County)
RMA-Public Works)
168 W. Alisal St., 2nd Floor)
Salinas, CA 93901)
Attention: G.H. Nichols, PE)
)

Space above this line for Recorder's use

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$13.35

- X Computed on full value of property conveyed, or
- Computed on full value less value of liens or encumbrances remaining at time of sale,
- X Unincorporated area City of _____

G. H. Nichols, PE, County of Monterey

EASEMENT DEED

APN: 133-251-005 and 133-251-009 ("PUE B")

QUIN DELTA, LLC, a California limited liability company, does hereby grant to PACIFIC GAS AND ELECTRIC COMPANY, a California Corporation, PACIFIC BELL TELEPHONE COMPANY, a California Corporation dba AT&T California ("AT&T"), and other public utility companies as may be appropriate, hereinafter collectively called second party, a Public Utility Easement which shall include the right from time to time to construct, reconstruct, install, inspect, maintain, replace, and use improvements for public utility purposes including electric, gas, communication, cable television, and all other public utility purposes; together with any and all appurtenances thereto, together with a right of way therefor, within the land as hereinafter set forth, and also ingress thereto and egress therefrom, including the right from time to time to trim and cut down and clear away or otherwise control any trees or brush, over and across lands of the first party situate in the County of Monterey, State of California, described and depicted in Exhibit A herein and attached hereto.

The Public Utility Easement hereby granted is to be kept open and free of buildings, structures, and wells of any kind.

We the undersigned, as duly authorized owners of the land described herein, do hereby state that we are the only persons whose consent is necessary to pass clear title to said land.

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto.

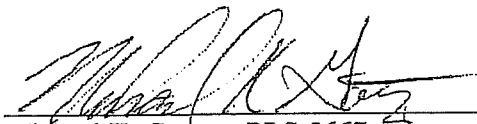
PUBLIC UTILITIES EASEMENT

Situate in the unincorporated area of the County of Monterey, State of California, and being a portion of that certain parcel of land conveyed by deed from Richard C. Woodward, Trustee, et al, to Quin Delta, LLC, dated July 16, 2008, and recorded July 18, 2008 as Document No. 2008046598 of the Official Records of Monterey County, said portion being more particularly described as follows:

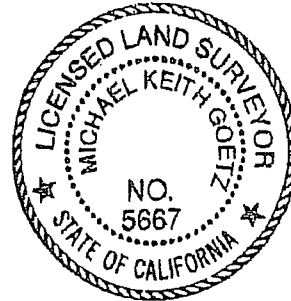
A strip of land 10 feet wide lying Northerly of and contiguous to the following described line:

Beginning at a point on the East line of Sandholdt Road, a County Road 60 feet wide, from which the Northwest corner of Parcel B, as said parcel is shown and so designated on that certain map filed for record May 15, 1975 in Volume 8 of Parcel Maps, at Page 120, Records of Monterey County, bears S. 00°16'30" E., 120.00 feet distant; thence from said point of beginning

- 1) N. 89°43'30" E., 220.00 feet and end of described line.



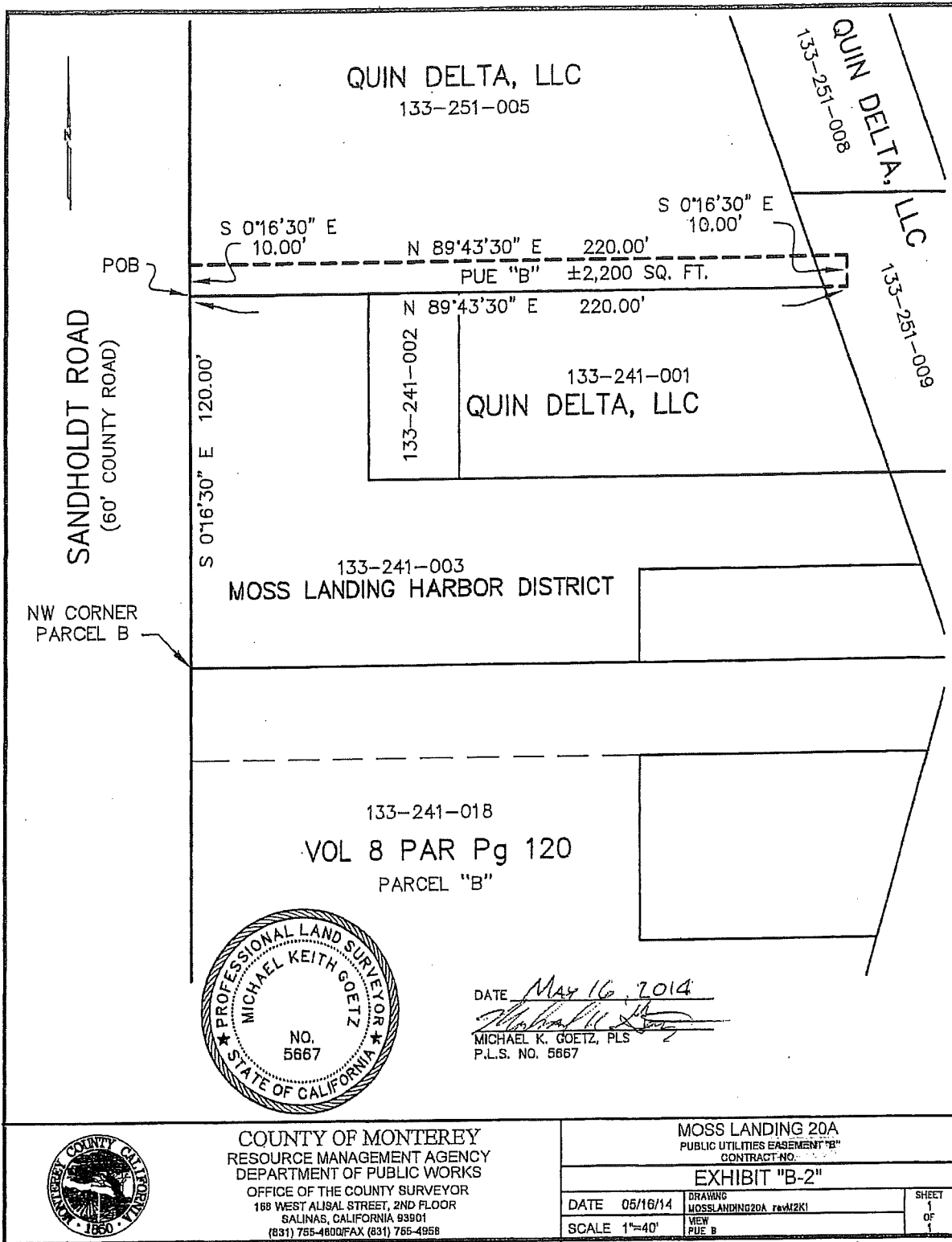
Michael K. Goetz - PLS 5667
County Surveyor
Monterey County, California



5-16-14

Date

ML 20A - EASE B.docx
APN 133-251-005 & 009



COUNTY OF MONTEREY
RESOURCE MANAGEMENT AGENCY
DEPARTMENT OF PUBLIC WORKS
OFFICE OF THE COUNTY SURVEYOR
168 WEST ALJASAL STREET, 2ND FLOOR
SALINAS, CALIFORNIA 93901
(831) 755-4800/FAX (831) 755-4958

MOSS LANDING 20A
PUBLIC UTILITIES EASEMENT "B"
CONTRACT NO.

EXHIBIT "B-2"

DATE 05/16/14

DRAWING
MOSSLANDING20A revM2K1

SHEET
1
OF
1

SCALE 1"=40'

VIEW
PUE B