

INDEMNIFICATION AGREEMENT

This Indemnification Agreement is made this ___ day of January 2016 by and between Margaret Eastwood, Trustee of the Margaret Eastwood Trust U/D/T dated 8/21/90, Margaret Eastwood, and Clinton Eastwood, Jr., as Trustee of the 1988 Clinton Eastwood Trust U/D/T dated May 16, 1988 (hereinafter collectively referred to as "Eastwood"), the Big Sur Land Trust (hereinafter referred to as "BSLT") and the County of Monterey (hereinafter referred to as "County").

RECITALS

A. County desires to conduct certain grading activities in anticipation of the 2015/2016 wet season for the purpose of providing additional flood protection as detailed in the Memorandum dated November 12, 2015 and conceptual grading plans dated November 10, 2015 from Balance Hydrologic attached hereto as Exhibit "A" and incorporated by reference (herein after referred to as the "Lower Carmel River Notch Expansion Work"). Should the final plans differ significantly from the conceptual plans, Eastwood, BSLT and County agree to amend this Agreement.

B. Eastwood owns certain property consisting of approximately 82 acres, identified as Monterey County Assessor Parcel Numbers 243-071-003, 243-071-004 and 243-071-006; and as more particularly described in Exhibit "B" attached and incorporated by reference ("Eastwood Property").

C. BSLT owns certain property consisting of approximately 49 acres, identified as Monterey County Assessor Parcel Number 243-071-005; and as more particularly described in Exhibit "C" attached and incorporated by reference ("BSLT Property").

D. County has requested access onto the Eastwood Property and BSLT Property in order to conduct the Lower Carmel River Notch Expansion Work.

E. Eastwood and BSLT are willing to grant permission to County in exchange for proof of insurance and being added as an additional insured or other reasonable proof of self-insurance, and indemnity as detailed below.

In consideration for the recitals set forth above and for other valuable consideration, the parties agree as follows:

1. Access Permission.

- a. Eastwood hereby grants permission to County to enter upon the Eastwood Property for the sole purpose of conducting the Lower Carmel River Notch Expansion Work for the 2015/2016 wet season. Such permitted access shall be limited to those portions of the Eastwood Property where actual work is proposed to be performed and those additional portions of the Eastwood Property that must be traversed to gain access to the work site. County will contact Eastwood's representatives at least 72 hours prior to any visit, except in case of emergency; the County shall notify the Eastwood's representative immediately after the determination of an emergency. If Eastwood

determines that the Lower Carmel River Notch Expansion Work being conducted on the Eastwood Property is not in conformance with plans attached hereto as Exhibit A, Eastwood shall notify County and County shall immediately cease such activities until such time as the parties resolve the issue. The access granted herein is not exclusive and Eastwood retains all rights to the use of the Eastwood Property, except that said use by Eastwood of the Eastwood Property during the 2015/2016 wet season shall not interfere with or affect the ability of the County to complete the work as described herein during said 2015/2016 wet season.

- b. BSLT hereby grants permission to County to enter upon the BSLT Property for the sole purpose of conducting the Lower Carmel River Notch Expansion Work for the 2015/2016 wet season. Such permitted access shall be limited to those portions of the BSLT Property where actual work is proposed to be performed and those additional portions of the BSLT Property that must be traversed to gain access to the work site. County will contact BSLT's representatives at least 72 hours prior to any visit, except in case of emergency; the County shall notify the BSLT's representative immediately after the determination of an emergency. If BSLT determines that the Lower Carmel River Notch Expansion Work being conducted on the BSLT Property is not in conformance with plans attached hereto as Exhibit A, BSLT shall notify County and County shall immediately cease such activities until such time as the parties resolve the issue. The access granted herein is not exclusive and BSLT retains all rights to the use of the BSLT Property except that said use by BSLT of the BSLT Property during the 2015/2016 wet season shall not interfere with or affect the ability of the County to complete the work as described herein during said 2015/2016 wet season.

2. **Replacement Fencing.** The County shall replace and/or relocate at the County's expense any fencing that is removed to carry out the Lower Carmel River Notch Expansion Work as directed by Big Sur Land Trust.

3. **Existing Well.** The County shall take all reasonable measures necessary to protect the existing well on the Eastwood Property from foreseeable damage as a result of the lowering the notch or direct construction, which measures shall be made prior to or concurrent with the Lower Carmel River Notch Expansion Work. In the event of any damage to the existing well, as a direct result of the Lower Carmel River Notch Expansion Work, the County shall immediately repair or replace said well at the County's expense.

4. **Indemnity.**

- a. County shall indemnify, defend, and hold harmless Eastwood and its employees, agents, tenants, and/or contractors from and against any and all claims, demands, losses, costs, expenses, obligations, liabilities, damages, recoveries, and deficiencies, including but not limited to, interest, penalties, and reasonable attorney's fees and costs arising from or related to the County's Lower Carmel River Notch Expansion Work described herein or arising wholly or in part from any negligent or intentional act or omission of County, and its agents, or employees. County shall take all reasonable care to prevent injury to employees, agents, tenants, and/or contractors of Eastwood and damage or loss to all real

and personal property belonging to Eastwood and its employees, agents, tenants, and contractors.

- b.** County shall indemnify, defend, and hold harmless BSLT and its employees, agents, tenants, and/or contractors from and against any and all claims, demands, losses, costs, expenses, obligations, liabilities, damages, recoveries, and deficiencies including, but not limited to, interest, penalties, and reasonable attorney's fees and costs arising from or related to the County's Lower Carmel River Notch Expansion Work described herein or arising wholly or in part from any negligent or intentional act or omission of County, and its agents, or employees. County shall take all reasonable care to prevent injury to employees, agents, tenants, and/or contractors of BSLT and damage or loss to all real and personal property belonging to BSLT and its employees, agents, tenants, and contractors.

5. Insurance:

County shall acquire and maintain, at its sole cost and expense, self-insurance or insurance, for: comprehensive general liability, automobile liability and contractual liability ("County Insurance"). This self-insurance or insurance coverage shall provide protection of not less than One Million Dollars (\$1,000,000.00) combined single limit for personal injury and property damage (on a per occurrence basis). County shall provide a Certificate of Insurance or other reasonable proof of self-insurance or insurance showing Eastwood and BSLT as additional insureds.

6. The County shall be solely responsible for complying with all applicable laws in connection with the Lower Carmel River Notch Expansion Work including but not limited to project environmental compliance under the California Environmental Quality Act, and obtaining any and all necessary federal, state and local permits, or permits required from any other governmental agency having jurisdiction over the premises, in connection with the Lower Carmel River Notch Expansion Work and Eastwood and BSLT shall have no responsibility whatsoever therefor. Eastwood and BSLT authorize County to apply for any and all necessary permits, at County's sole cost and expense, to complete the Lower Carmel River Notch Expansion Work.

7. The County shall be solely responsible for the removal, replacement and reconnection of existing utilities if any are disturbed or disrupted in connection with the Lower Carmel River Notch Expansion Work and Eastwood and BSLT shall have no responsibility whatsoever therefor.

8. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of California.

9. **Complete Agreement.** This Agreement constitutes the entire agreement between the parties and supersedes all agreements, representations, warranties, statements, promises and understandings, whether oral or written, with respect to the subject matter hereof, and no party

hereto shall be bound by or charged with any oral or written agreements, representations, warranties, statements, promises or understandings not specifically set forth in this Agreement or the exhibits hereto.

10. Amendments. Except as provided in this Agreement, this Agreement may be amended in whole or in part only by a further written agreement executed by all of the parties.

11. All exhibits attached to this Agreement are incorporated herein by reference and form part of this Agreement.

12. Authority. Any individual executing this Agreement on behalf of the County, Eastwood, or BSLT represents and warrants hereby that he or she has the requisite authority to enter this Agreement on behalf of such party and bind the party to the terms and conditions of this Agreement.

13. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same Agreement.

14. Severability. If any provision of this Agreement is deemed by a court of competent jurisdiction to be unenforceable under applicable law, the remaining provisions shall in no way be affected and shall remain in full force.

15. The term of this agreement shall commence upon County, BSLT and Eastwood signing this Agreement and terminate upon written notification to County by Eastwood or Eastwood's representatives.

County of Monterey

By: _____

Print Name: _____

Title: _____

**Margaret Eastwood,
of Trustee of Margaret Eastwood Trust U/D/T
Dated 8/21/90**

**Clinton Eastwood, Jr., as Trustee
the 1988 Clinton Eastwood Trust
U/D/T dated May 16, 1988**

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

Margaret Eastwood

By: _____

Print Name: _____

Big Sur Land Trust

By: _____

Print Name: _____

Title: _____

EXHIBIT A

Memo

To: Melanie Beretti, Monterey County Resource Management Agency

From: Eric Riedner, P.E. and Edward Ballman, P.E.

Date: November 12, 2015

Subject: DRAFT Flood Benefits and Impacts Assessment, Lower Carmel River Notch Expansion Project, Monterey County

The following memo summarizes the hydraulic modeling completed to estimate the flood related benefits and impacts associated with the proposed Lower Carmel River Notch Expansion Project. A brief description of the Notch Expansion Project along with a summary of modeling methodologies, assumptions, and results is included below.

Project Descriptions

The purpose of the Notch Expansion Project is to allow more flow to access the South Overbank of the lower Carmel River during large flood events to reduce the flood risk and hazard to the developed North Overbank area including County Service Area 50 (CSA-50). Two project alternatives have been developed to meet this objective that are differentiated primarily by the extent of grading and encroachment into the riparian vegetation that lines the upper bank of the river.

Project Alternative A has been developed to remain entirely outside of the existing riparian vegetation that lines the river and extends along the existing Notch location. More specifically, the work limits of the project have been set outside of the scrub and riparian areas delineated by H.T. Harvey and Associates as part of the Carmel River Floodplain Restoration and Environmental Enhancement Project. The primary component of Alternative A is the lowering of approximately 4.1 acres of the South Overbank floodplain immediately downstream from the Notch. Within this graded area the most significant features that will be lowered include the old haul road that links the Blister site to the recently placed fill pad located to the southeast and an approximately 400-foot long portion of the raised access road that runs east-west from Highway 1 to the fill pad. A conceptual design of Alternative A is included as the attached Figure 1 with more detailed design information available in the Grading Plans provided separately.

Project Alternative B proposes to include all of the grading associated with Alternative A as well as extend the limits of grading through the riparian vegetation to the north and east with an additional 0.6 acres of grading in and along the uppermost portion of the river bank. This additional grading will focus on widening and lowering the existing Notch in the levee that is the primary existing opening allowing flood flows to access the South Overbank. A conceptual design of Alternative B is included as the attached Figure 2 with more detailed design information available in the Grading Plans provided separately.

Hydraulic Modeling Summary

In order to provide a quantitative estimate of the benefits and impacts associated with the previously described project alternatives, the HEC-RAS model developed for the FEMA Flood Insurance Study¹ was adapted to more accurately assess the hydraulic conditions surrounding the Notch and to incorporate elements that would allow the various components of the project alternatives to be considered in the model. Key revisions to the FEMA HEC-RAS model are listed below and are shown on the model schematic included as Figure 3:

- The model was adapted to perform unsteady state flow routings allowing for model output to be viewed over the full duration of the flood hydrograph and not simply at the peak flow rate. The hydrograph gaged during the 1998 flood event was used as the basis for comparison between existing conditions and Alternatives A and B and was selected to represent the threshold event for flooding impacts within CSA-50 to occur.
- Cross sections used to define the South Overbank upstream from Highway 1 were replaced with a two-dimensional grid that allows for a more accurate simulation of how flow enters and is conveyed across the South Overbank.
- Topographic mapping developed by Whitson Engineers for the CRFREE project was used to populate model elements along the South Overbank upstream from Highway 1. This topographic data includes recent changes along the floodplain that are not captured in the FEMA model including the Blister removal project.
- Manning's 'n' values were revised in the model to more accurately reflect the current extent and density of riparian vegetation.

Model results indicate that Project Alternative A would result in minor flood risk and hazard reduction benefits along the entire main channel reach adjacent to the North Overbank and CSA-50, offset somewhat by relatively minor increases in peak flood elevations in the South Overbank.² Project Alternative B is estimated to produce a similar trend but with an increase in the magnitude of the benefits to CSA-50 and impacts to the South Overbank. A comparison of the modeled peak water surface elevations between existing conditions and Project Alternatives A and B at various locations along the lower Carmel River is included in Table 1. Hydrographs of estimated overtopping along the South Overbank of Highway 1 are plotted on Figure 4. Finally, peak flood inundation mapping along the South Overbank upstream from Highway 1 for the various modeled scenarios are included as Figures 5.

FEMA Modeling Summary

A parallel modeling effort was also completed to assess the flood related impacts and benefits for the project alternatives in the context of a 100-year flood event as defined by the FEMA HEC-RAS model. This analysis was carried out using the methodologies prescribed by FEMA and includes the following model runs:

¹ This is the same model that was used in the recently completed CSA-50 Final Lower Carmel River Stormwater Management and Flood Control Report.

² For example the Carmel Area Wastewater District (CAWD) treatment plant spans the area between the Main Channel and the South Overbank. At that point, reductions in Main Channel flood elevations would be somewhat larger than the associated increase in flood elevations on the South Overbank. However, it is important to note that the Main Channel elevations are significantly higher overall.

- *Duplicate effective model.* The duplicate effective model was created to emulate the currently effective results contained in the Flood Insurance Study. In this case the currently effective and duplicate effective model results are identical.
- *Pre-project conditions model.* The pre-project conditions model was developed to incorporate physical changes along the floodplain that occurred after the currently effective model was finalized. As with the pre-project conditions model prepared for the CSA-50 study, these changes were limited to incorporating the Blister removal project into the cross sections along the South Overbank.
- *Alternative A post-project conditions model.* The five upstream most cross sections along the South Overbank reach in the model were revised to reflect the proposed grading plan for Project Alternative A.
- *Alternative B post-project conditions model.* The five upstream most cross sections along the South Overbank reach in the model were revised to reflect the proposed grading plan for Project Alternative B.

Results from the FEMA modeling effort similarly indicate that Alternative A would slightly shift flood hazard from the North to the South Overbank where there is much less developed property, while Alternative B would result in a larger reduction in Main Channel flood hazard. A comparison of the modeled peak water surface elevations between currently effective, pre-project, and post-project alternatives at various locations along the lower Carmel River is included in Table 2.

Closing

This analysis presents a quantitative estimate of the flood related effects associated with the Lower Carmel River Notch Expansion Project. We hope that this information can be used by Monterey County to select a course of action to best manage flood risk and hazard along the lower Carmel River. Do not hesitate to contact us if you have any questions or comments regarding the information presented in this memo.

Table 1. Modeled 1998 Flood Peak Water Surface Elevations

Location	Cross Section	Existing <i>feet (NAVD-88)</i>	Alternative A <i>feet (NAVD-88)</i>	Alternative B <i>feet (NAVD-88)</i>
Main Channel @Val Verde Drive	9,643	36.54	36.46 (-0.08)	36.09 (-0.45)
Main Channel @Crossroads Shopping Center	6,294	27.41	27.35 (-0.06)	27.09 (-0.32)
Main Channel @Carmel River Inn	5,200	23.19	23.13 (-0.06)	22.91 (-0.28)
Main Channel @CAWD	3,766	21.30	21.25 (-0.05)	21.03 (-0.27)
South Overbank @Hwy 1	-	27.07	27.11 (+0.04)	27.30 (+0.23)
South Overbank @CAWD	2,840	15.03	15.05 (+0.02)	15.16 (+0.13)

Table 2. FEMA Modeled 100-year Water Surface Elevations

Location	Cross Section	Currently Effective <i>feet (NAVD-88)</i>	Pre-Project <i>feet (NAVD-88)</i>	Post-Project Alternative A <i>feet (NAVD-88)</i>	Post-Project Alternative B <i>feet (NAVD-88)</i>
Main Channel @Val Verde Drive	9,643	37.10	37.15	37.10 (-0.05)	36.66 (-0.49)
Main Channel @Crossroads Shopping Center	6,294	27.30	27.34	27.30 (-0.04)	26.97 (-0.37)
Main Channel @Carmel River Inn	5,200	21.68	21.70	21.68 (-0.02)	21.45 (-0.25)
Main Channel @CAWD	3,766	18.60	18.62	18.60 (-0.02)	18.48 (-0.14)
South Overbank @Hwy 1	-	27.86	27.84	27.86 (+0.02)	28.08 (+0.24)
South Overbank @CAWD	2,840	16.89	16.89	16.89 (0.00)	16.93 (+0.04)

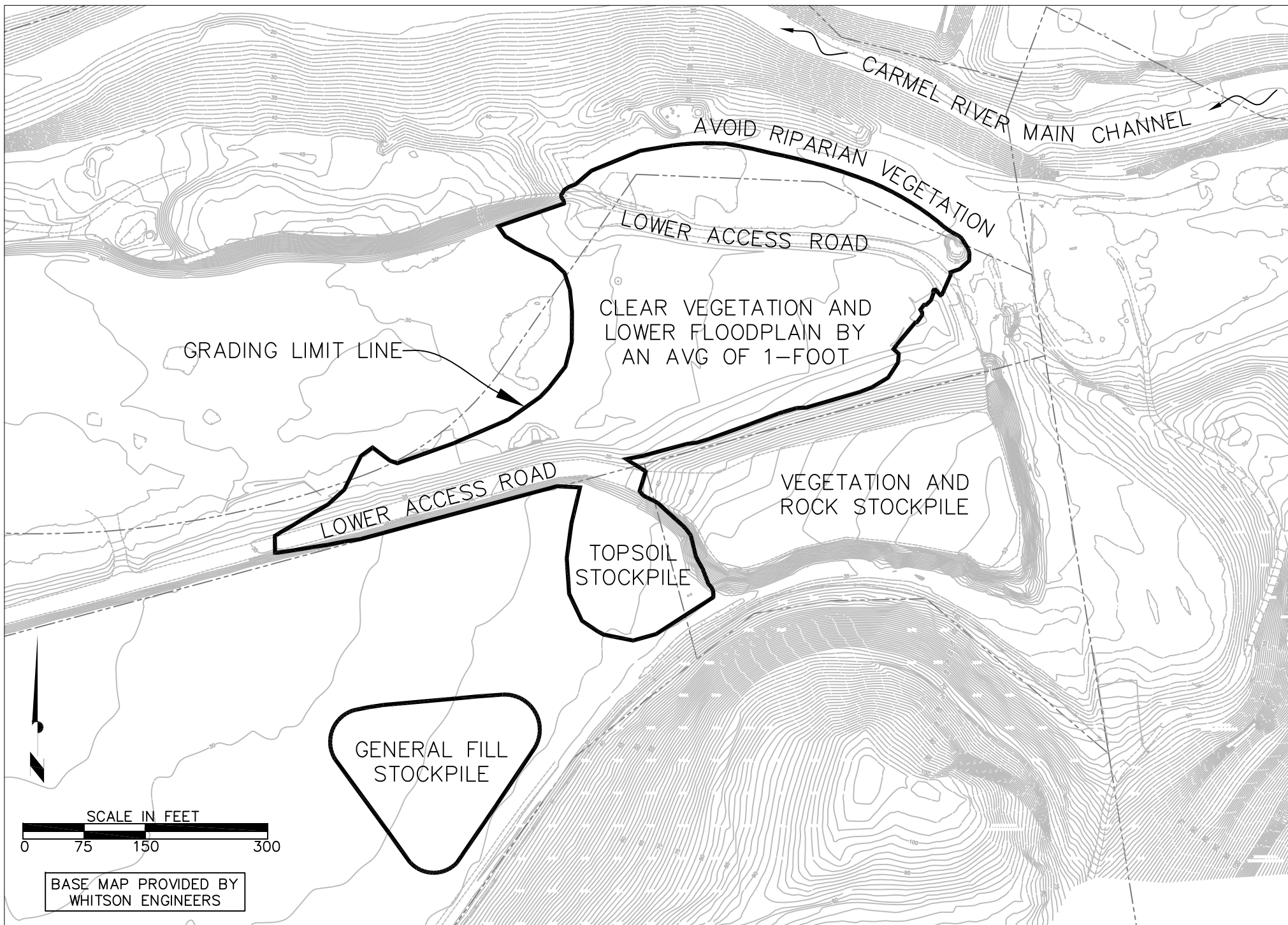


Figure 1. Alternative A Conceptual Plan

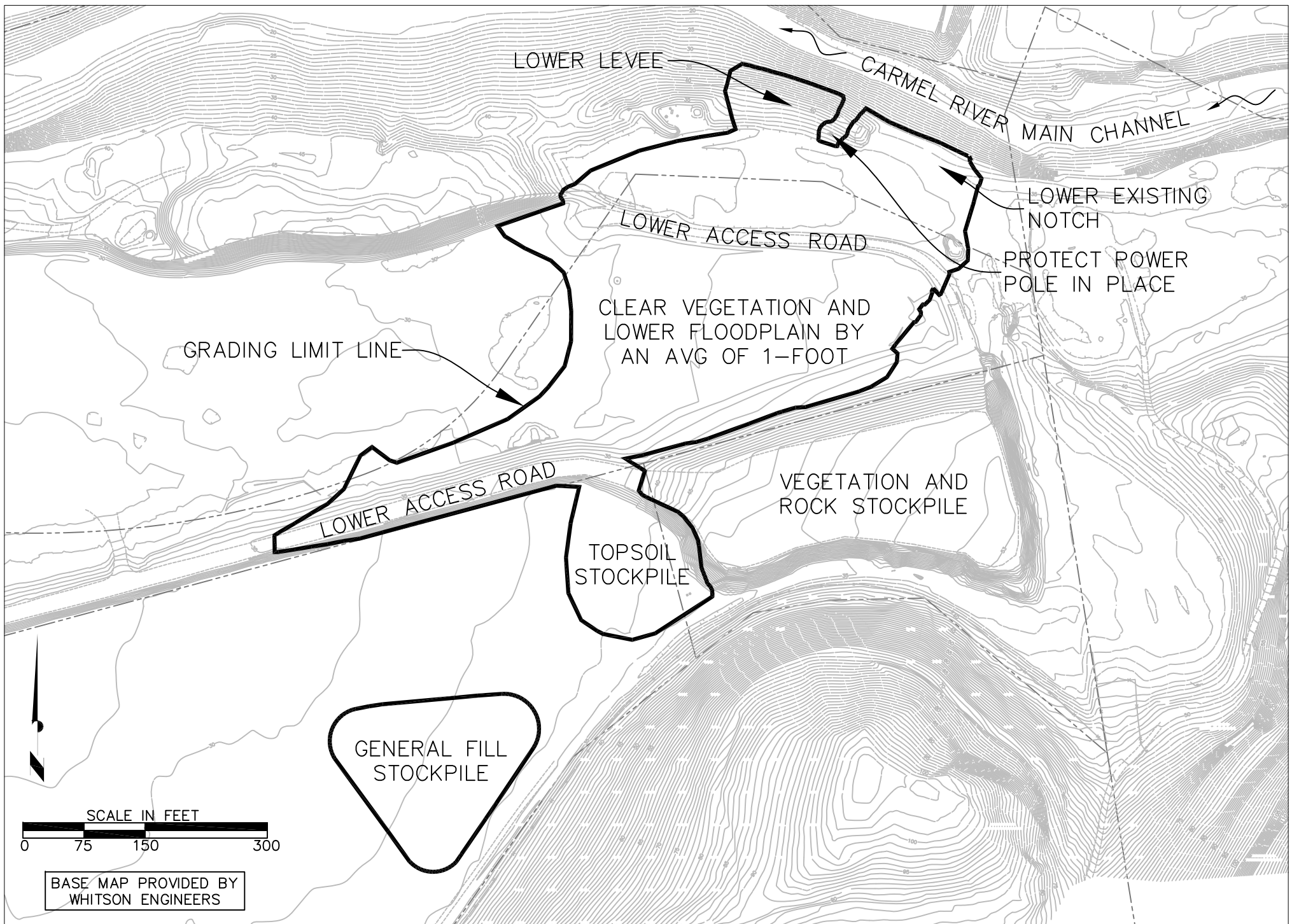


Figure 2. Alternative B Conceptual Plan

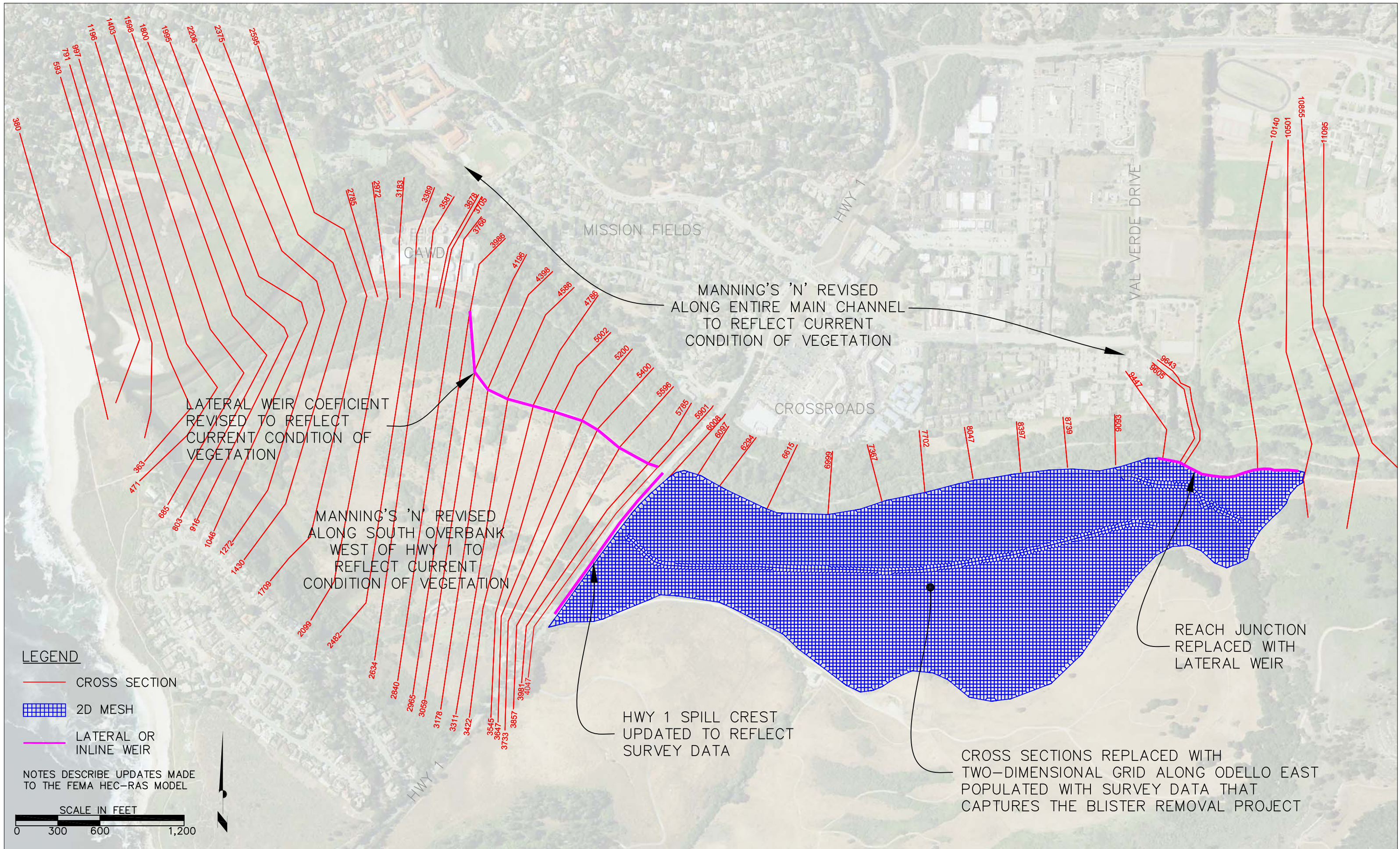


Figure 3. Hydraulic Model Workmap

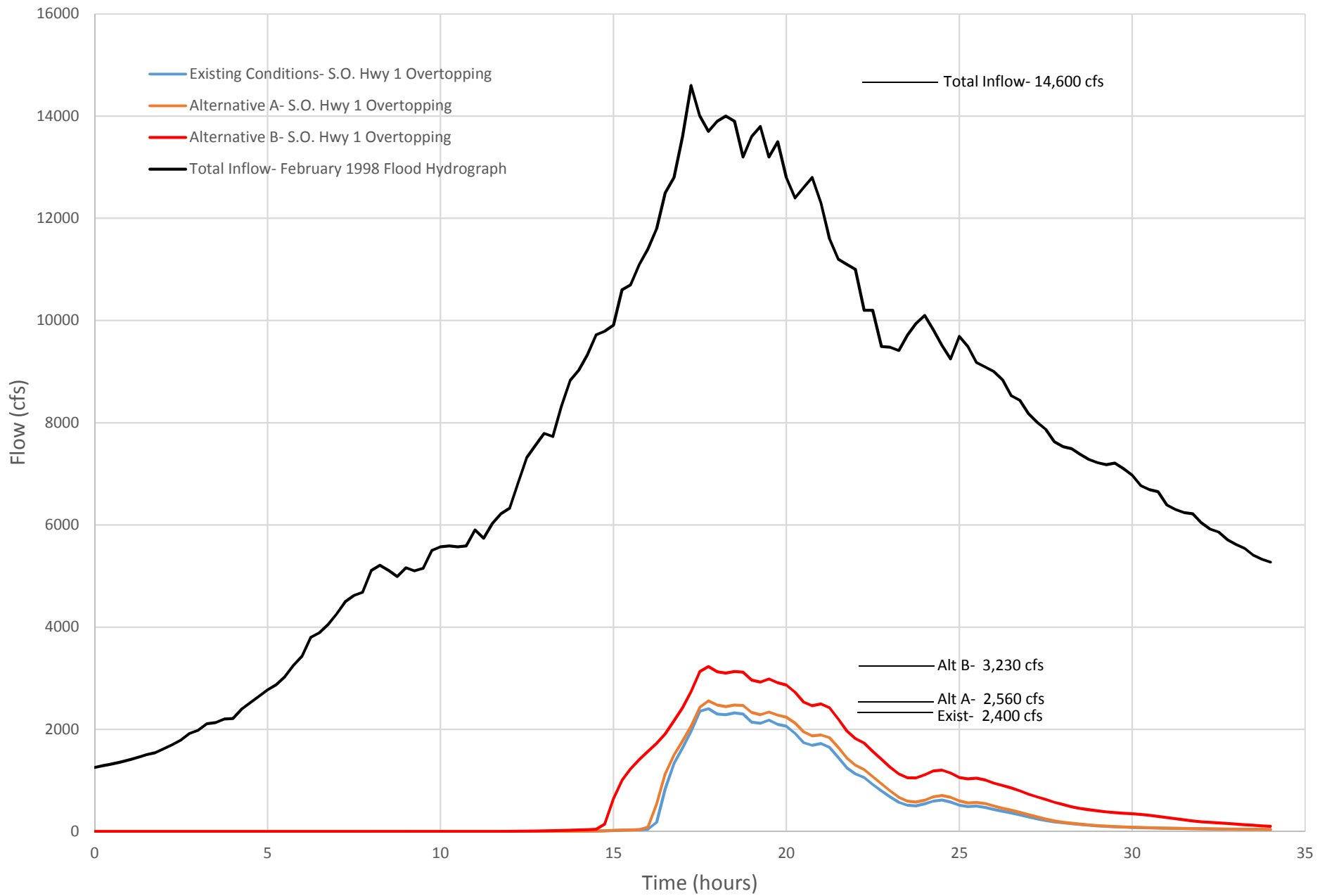
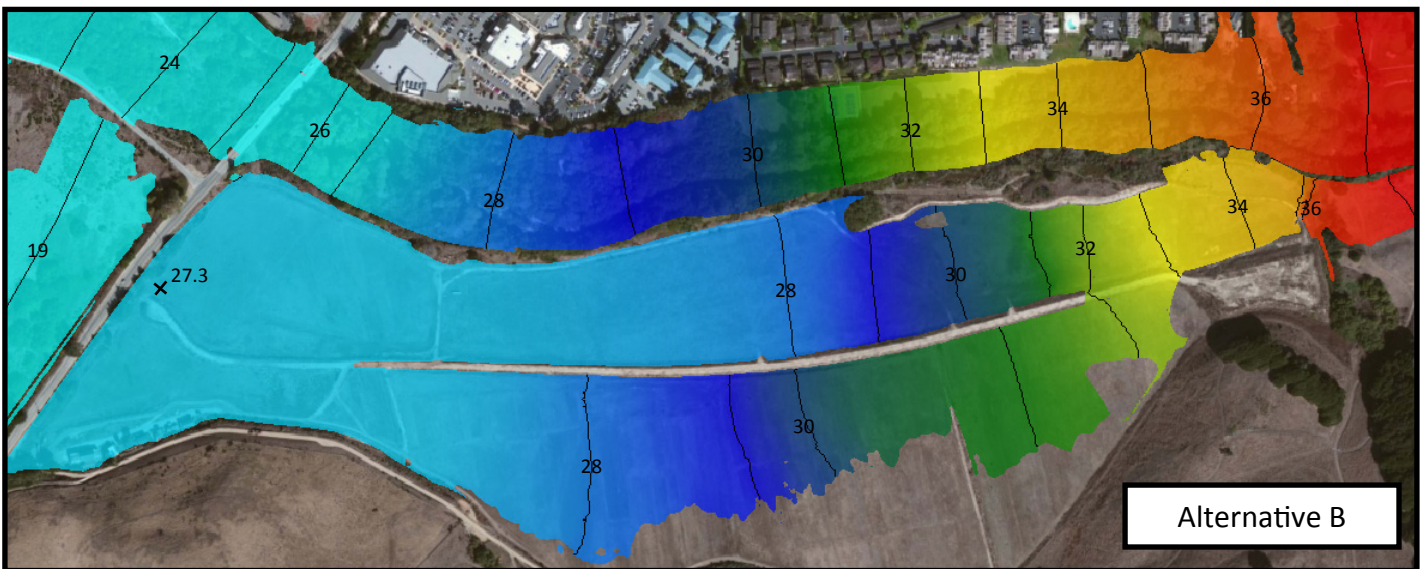
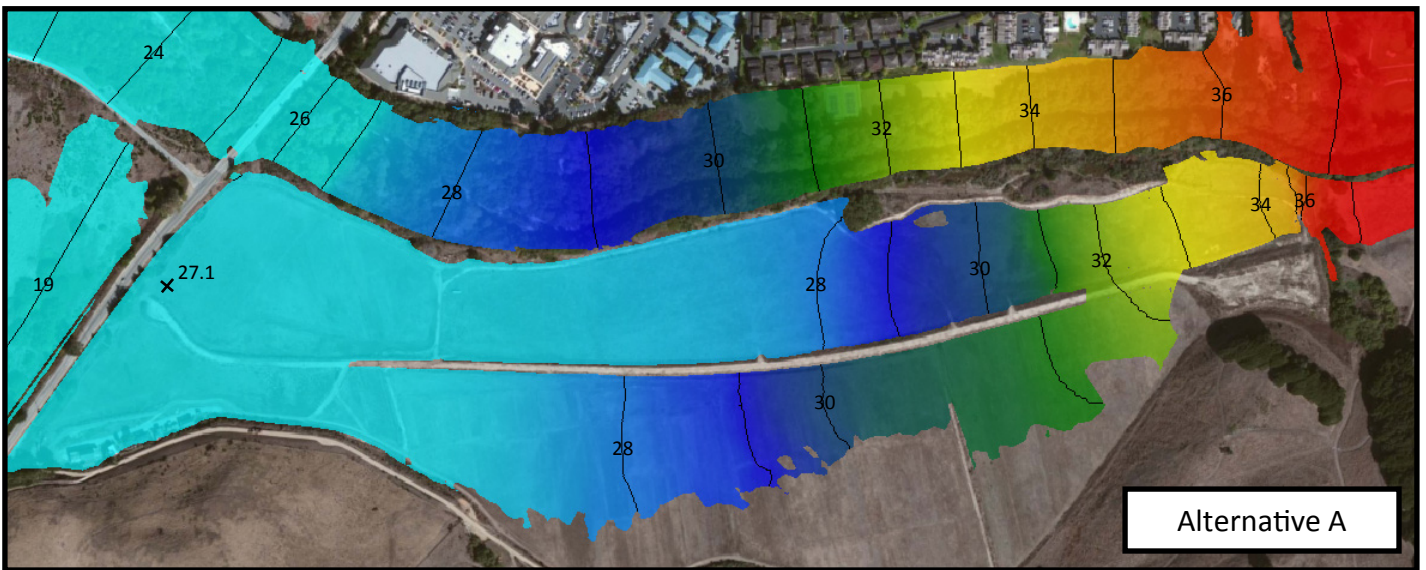
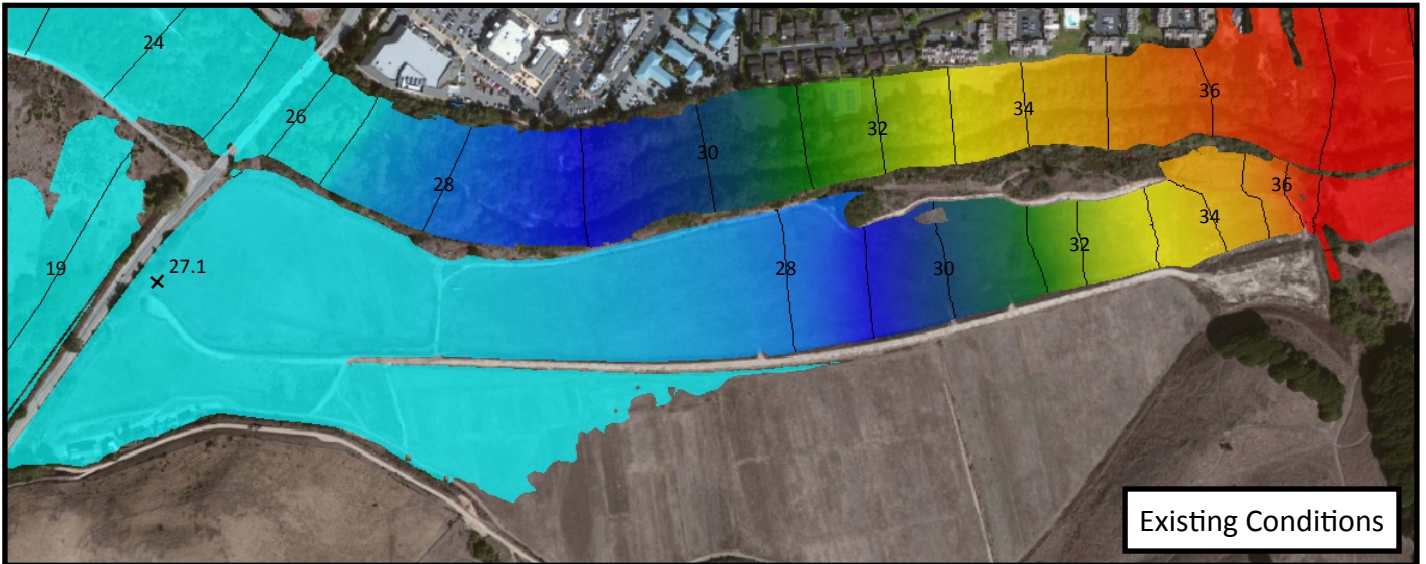


Figure 4. Modeled 1998 flood hydrograph overtopping at Highway 1 South Overbank

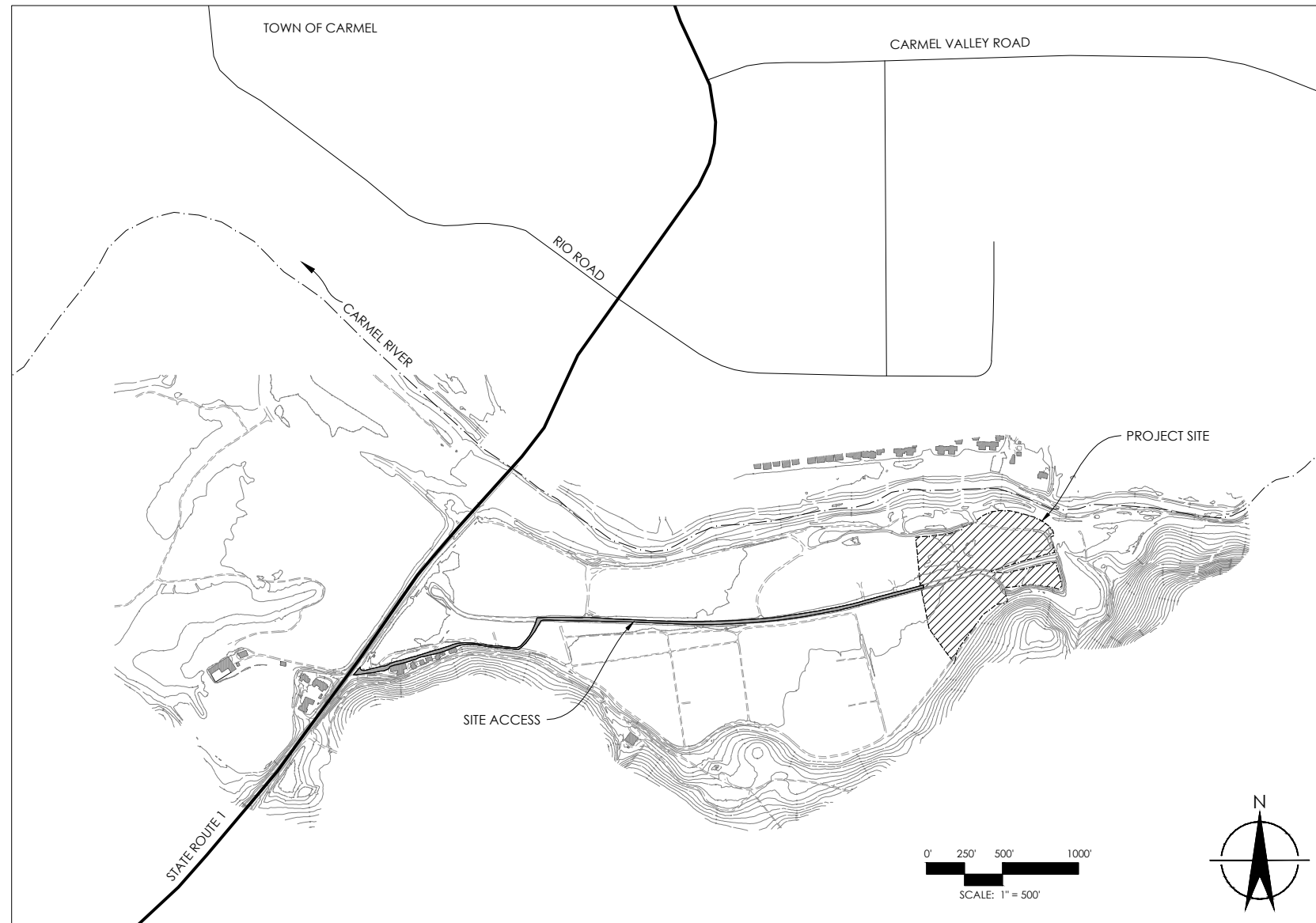


All elevations reference NAVD-88

Figure 5. Flood inundation mapping along Odello East at the peak of the modeled 1998 flood hydrograph

LOWER CARMEL RIVER NOTCH EXPANSION PROJECT

ALTERNATIVE A DRAFT



LOCATION MAP
1" = 500'

SHEET INDEX

- C-1 COVER SHEET
- C-2 SITE PREPARATION PLAN
- C-3 MATERIAL HANDLING PLAN
- C-4 GRADING PLAN
- C-5 EROSION CONTROL PLAN
- C-6 HABITAT MAP

PROJECT TEAM

PROJECT LEAD
MELANIE BERETTI
SPECIAL PROGRAMS MANAGER
MONTEREY COUNTY RESOURCES MANAGEMENT AGENCY
168 W. ALISAL STREET, 2ND FLOOR
SALINAS, CALIFORNIA 93901

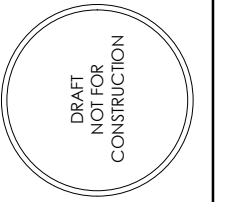
DESIGNERS
BALANCE HYDROLOGICS, INC.
800 BANCROFT WAY, SUITE 101
BERKELEY, CA 94710
(510) 704-1000

EARTHWORK ESTIMATE

EXCAVATION: 8,800 CUBIC YARDS

ALL EXCAVATED MATERIAL SHALL BE STOCKPILED ON SITE.
SEE SHEET C-4.

DESIGNED BY	DATE	BY	DATE	REVISIONS
E RIEDNER				
DRAWN BY				
D JEPSEN				
CHECKED BY				
E BALLMAN				
IN CHARGE				
DATE				



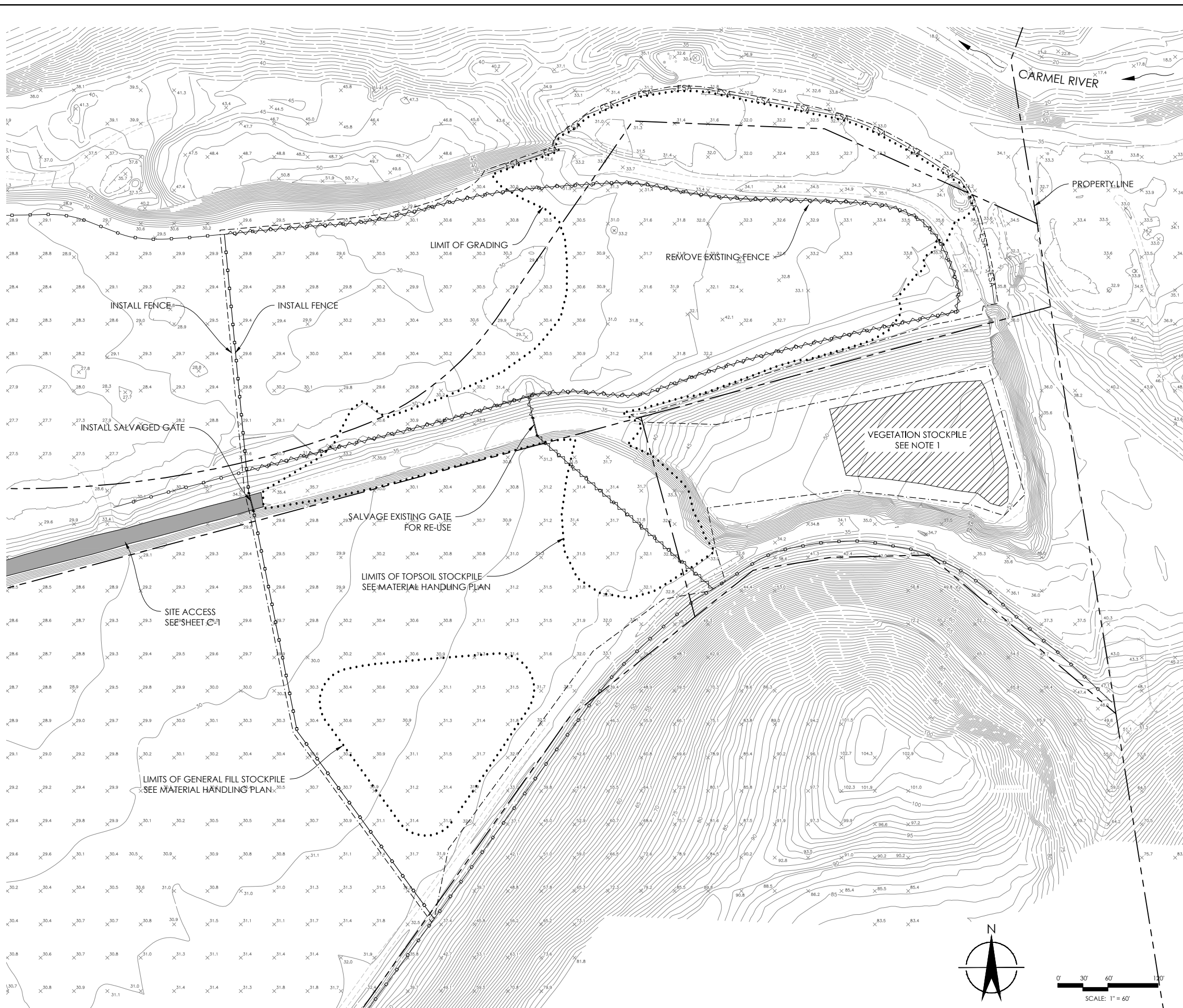
COVER SHEET
LOWER CARMEL RIVER NOTCH EXPANSION PROJECT
ALTERNATIVE A
MONTEREY COUNTY, CALIFORNIA

PROJECT NUMBER
215129
SCALE
AS NOTED

SHEET
C-1
OF 6

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W:\PROJECTS\215129 CARMEL RIVER NOTCH EXPANSION\CAD\214044 SHEET\215129 C-2 A SITE PREP.DWG



SITE PREPARATION
1" = 60'

NOTES:

- CLEAR AND GRUB ALL AREAS WITHIN LIMIT OF GRADING. PLACE ALL VEGETATION GENERATED DURING CLEARING AND GRUBBING AT THE VEGETATION STOCKPILE AREA CALLED OUT ON THIS SHEET.
- SALVAGE FENCING COMPONENTS FOR RE-USE AS APPROPRIATE. DISPOSE OF ANY REMAINING DEMOLISHED FENCING IN A LEGAL MANNER.

LEGEND:

- 30 EXISTING CONTOUR
- EXISTING POINT ELEVATION
- PROPERTY LINE
- TEMPORARY ESA FENCING
- EXISTING FENCE TO REMAIN
- EXISTING FENCE TO REMOVE
- NEW FENCE
- LIMIT OF GRADING
- LIMITS OF WORK
- ACCESS ROUTE

Balance Hydrologics, Inc.
 800 Bancroft Way - Suite 101
 Berkeley, CA 94710
 Tel: (510) 704-1000 · Fax: (510) 704-1001
 www.balancehydro.com

DESIGNED BY	DRAWN BY	CHECKED BY	IN CHARGE	DATE
E RIEDNER	D JEPSEN	E BALLMAN		

DATE	BY	SUBMITTALS / REVISIONS

DRAFT
NOT FOR
CONSTRUCTION

SITE PREPARATION PLAN
 LOWER CARMEL RIVER NOTCH EXPANSION PROJECT
 ALTERNATIVE A
 MONTEREY COUNTY, CALIFORNIA

PROJECT NUMBER
215129

SCALE
AS NOTED

SHEET
C-2
OF 6

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MATERIAL HANDLING PLAN
1" = 60'

NOTES:

1. THE CONTRACTOR SHALL STAKE THE EXCAVATION AREAS SHOWN ON THIS SHEET FOR APPROVAL BY THE ENGINEER PRIOR TO COMMENCING EARTHWORK.
2. THIS SHEET SHOWS THE HORIZONTAL EXTENTS OF EXCAVATION FOR TOPSOIL AND OTHER MATERIAL. THE DEPTH FOR BOTH OF THESE MATERIAL CATEGORIES IS THE FINISH GRADE SHOWN ON THE GRADING PLAN, SHEET C-4.
3. LIMITS OF EXCAVATION AND STOCKPILING SHOWN ON THIS SHEET ARE COINCIDENT WITH THE LIMITS OF GRADING SHOWN ON SHEET C-4.
4. STOCKPILE ANY RIP RAP FOUND WITHIN THE GRADING LIMITS IN THE AREA INDICATED.
4. SEE SHEET C-1 FOR QUANTITIES.

LEGEND:

- 30 — EXISTING CONTOUR
- X21.5 EXISTING POINT ELEVATION
- - - - - PROPERTY LINE
- - - - - TEMPORARY ESA FENCING
- [Diagonal Hatching] TOPSOIL EXCAVATION
- [Hexagonal Hatching] TOPSOIL STOCKPILING
- [Plus Sign Hatching] GENERAL FILL EXCAVATION
- [Zigzag Hatching] GENERAL FILL STOCKPILING
- [Inverted Triangle Hatching] VEGETATION STOCKPILING
- [Grid Hatching] ROCK / BOULDER STOCKPILING

Balance Hydrologics, Inc.
 800 Bancroft Way - Suite 101
 Berkeley, CA 94710
 Tel: (510) 704-1000 - Fax: (510) 704-1001
 www.balancehydro.com

DESIGNED BY	DRAWN BY	CHECKED BY	IN CHARGE	DATE
E RIEDNER	D JEPSEN	E BALLMAN		

DATE	BY	SUBMITTALS / REVISIONS

DRAFT
NOT FOR
CONSTRUCTION

MATERIAL HANDLING PLAN
 LOWER CARMEL RIVER NOTCH EXPANSION PROJECT
 ALTERNATIVE A
 MONTEREY COUNTY, CALIFORNIA

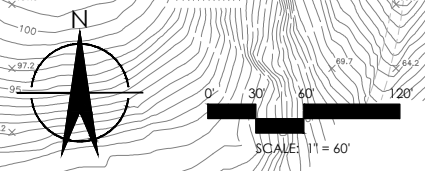
PROJECT NUMBER 215129
SCALE AS NOTED
SHEET C-3 OF 6

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W:\PROJECTS\215129 CARMEL RIVER NOTCH EXPANSION\CAD\214044 SHEET\215129 C-4 A GRADING.DWG



GRADING PLAN
1" = 60'



NOTES:

1. SEE MATERIAL HANDLING PLAN.
2. INSTALL GEOTEXTILE AGAINST EXISTING FILL PAD TO PROVIDE SEPARATION BETWEEN STOCKPILED TOPSOIL AND EXISTING MATERIAL.
3. THE FINISH GRADES SHOWN HERE FOR THE TOPSOIL AND GENERAL FILL STOCKPILES ARE NOT PRESCRIPTIVE. THE HEIGHT AND WESTERN EXTENTS FOR BOTH STOCKPILES SHALL BE ADJUSTED TO ACCOMMODATE THE MATERIALS TO BE PLACED.
4. MAXIMUM SLOPES:
STOCKPILE SIDE SLOPES: 5:1
WESTERN ACCESS ROAD CONFORM: 20:1
CUT ADJACENT TO EXISTING FILL PAD: 10:1

LEGEND:

- 30 — EXISTING CONTOUR
- x 21.5 EXISTING POINT ELEVATION
- - - - - PROPERTY LINE
- LIMIT OF GRADING

Balance Hydrologics, Inc.
 800 Bancroft Way - Suite 101
 Berkeley, CA 94710
 Tel: (510) 704-1000 - Fax: (510) 704-1001
 www.balancehydro.com

DESIGNED BY	DRAWN BY	CHECKED BY	IN CHARGE	DATE
E RIEDNER	D JEPSEN	E BALLMAN		

DATE	BY	SUBMITTALS / REVISIONS

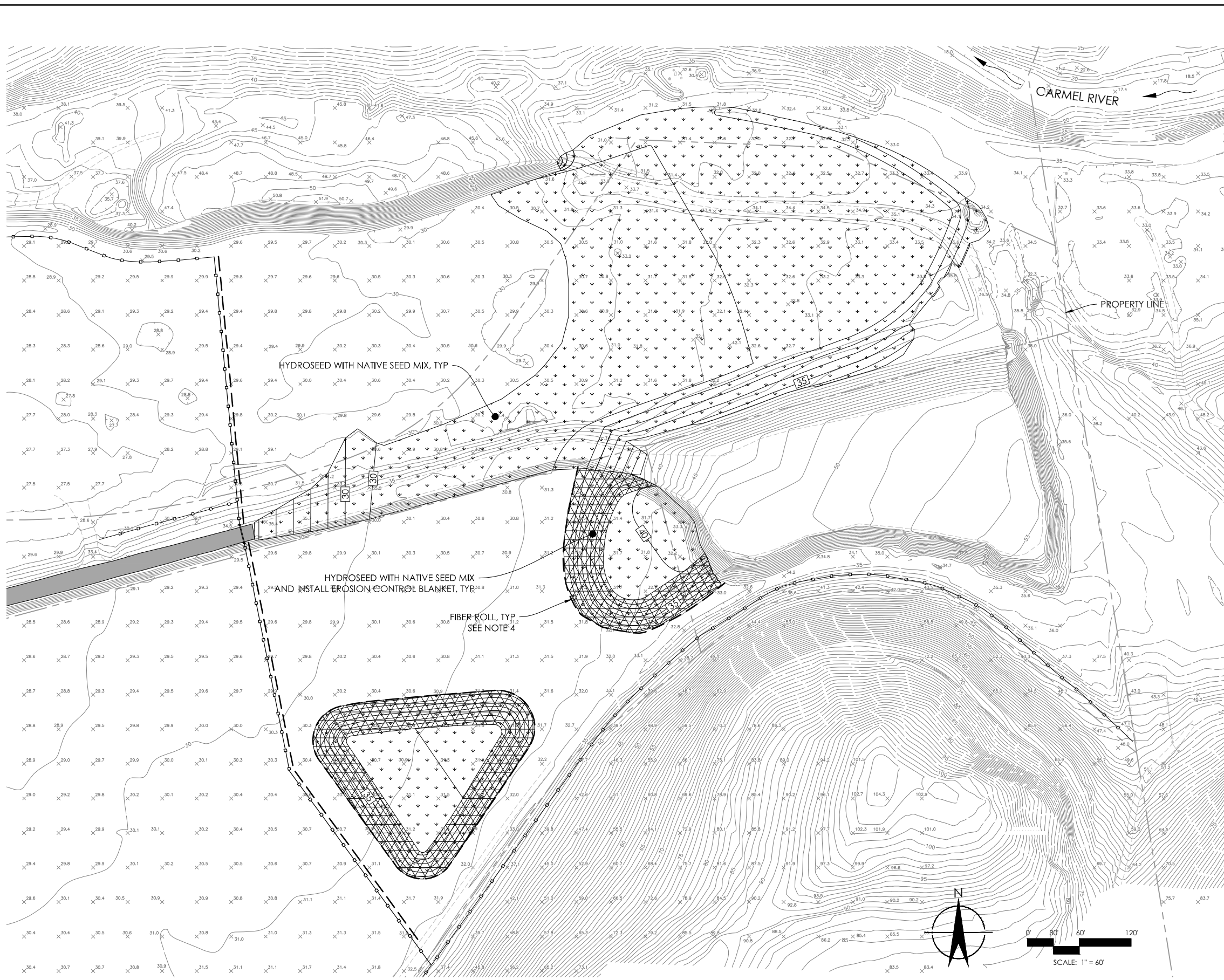
DRAFT
NOT FOR
CONSTRUCTION

GRADING PLAN
 LOWER CARMEL RIVER NOTCH EXPANSION PROJECT
 ALTERNATIVE A
 MONTEREY COUNTY, CALIFORNIA

PROJECT NUMBER
215129
 SCALE
AS NOTED
 SHEET

C-4

OF 6



EROSION CONTROL PLAN
1" = 60'

NOTES:

1. SEE MATERIAL HANDLING PLAN.
2. LIMITS OF HYDROSEED SHOWN ON THIS SHEET ARE COINCIDENT WITH THE LIMITS OF GRADING SHOWN ON SHEET C-4. IF THE WORK RESULTS IN ADDITIONAL AREAS OF BARE EARTH, THESE ADDITIONAL AREAS SHALL BE HYDROSEED AS WELL.
3. EROSION CONTROL BLANKET SHALL BE WESTERN EXCELSIOR EXCEL SR-1 ALL NATURAL OR APPROVED EQUIVALENT. INSTALL PER MANUFACTURERS SPECIFICATIONS.
4. FIBER ROLLS SHALL 10" - 12" IN DIAMETER AND BE FULLY BIODEGRADABLE. INSTALL PER MANUFACTURERS SPECIFICATIONS.

LEGEND:

- 30 — EXISTING CONTOUR
- ×21.5 EXISTING POINT ELEVATION
- - - - - PROPERTY LINE
- [Symbol: Box with arrows pointing down] NATIVE HYDROSEED MIX
- [Symbol: Box with cross-hatch pattern] NATIVE HYDROSEED MIX WITH EROSION CONTROL BLANKET
- - - - - FIBER ROLL

Balance Hydrologics, Inc.
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 Berkeley, CA 94710
 Tel: (510) 704-1000 - Fax: (510) 704-1001
 www.balancehydro.com

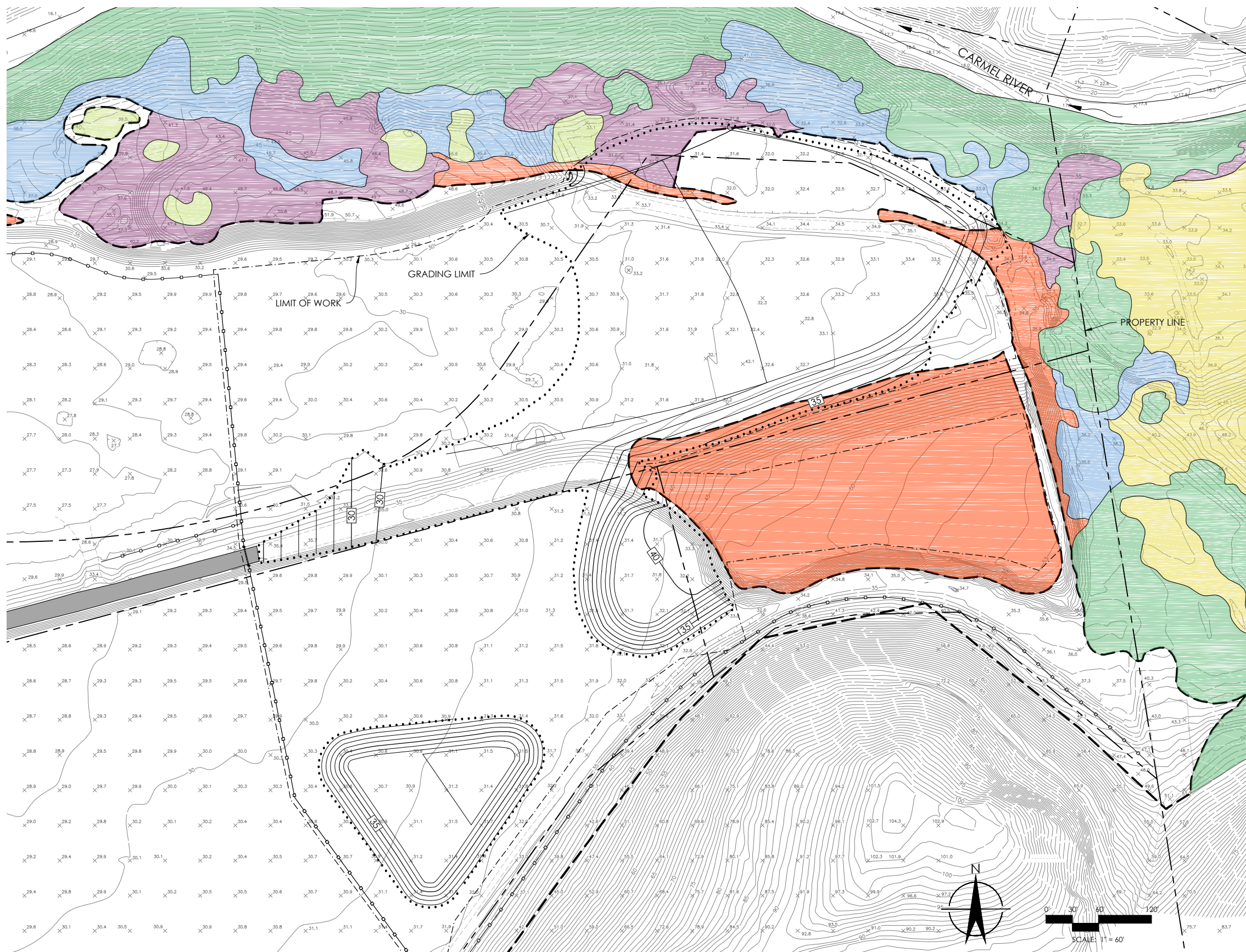
DESIGNED BY	DRAWN BY	CHECKED BY	IN CHARGE	DATE
E RIEDNER	D JEPSEN	E BALLMAN		

SUBMITTALS / REVISIONS	
DATE	BY

DRAFT
NOT FOR
CONSTRUCTION

EROSION CONTROL PLAN
 LOWER CARMEL RIVER NOTCH EXPANSION PROJECT
 ALTERNATIVE A
 MONTEREY COUNTY, CALIFORNIA

PROJECT NUMBER
215129
 SCALE
AS NOTED
 SHEET
C-5
 OF 6



HABITAT MAP
1" = 60'

NOTES:

1. SEE MATERIAL HANDLING PLAN.

LEGEND:

- 30 — EXISTING CONTOUR
- ×21.5 EXISTING POINT ELEVATION
- - - - - PROPERTY LINE
- · - · - · - LIMIT OF WORK
- · · · · LIMIT OF GRADING
- FINISH GRADE CONTOUR
- █ RIPARIAN
- █ SCRUB
- █ DEGRADED RIPARIAN
- █ DEGRADED SCRUB
- █ INVASIVE WEEDS
- █ NON-NATIVE GRASS
- - - - - MAPPED RUDERAL LIMITS

DESIGNED BY	DATE	SUBMITTALS / REVISIONS
E RIEDNER		
DRAWN BY		
D JEPSEN		
CHECKED BY		
E BALLMAN		
IN CHARGE		
DATE		

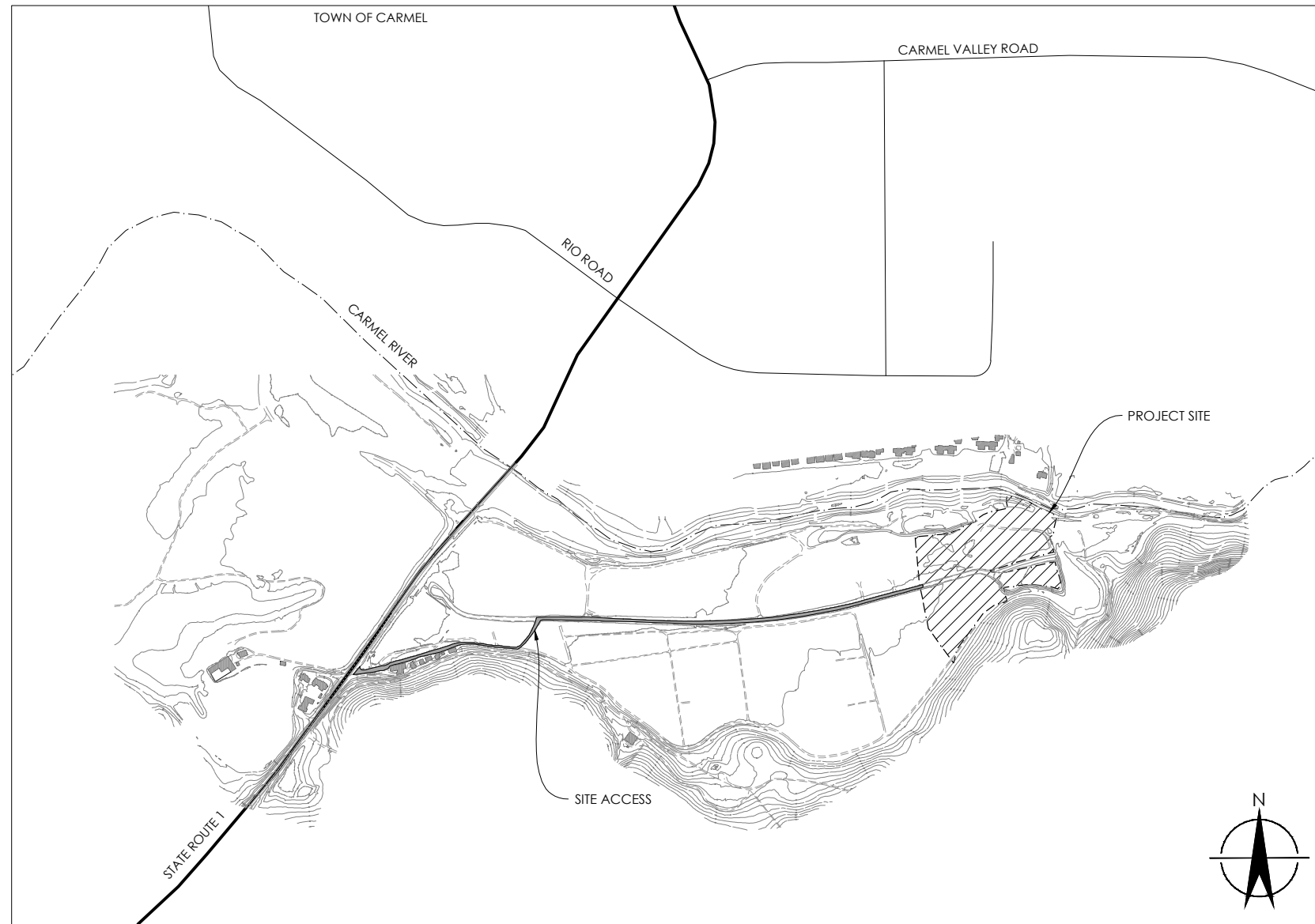
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NOT FOR
CONSTRUCTION

HABITAT MAP
 LOWER CARMEL RIVER NOTCH EXPANSION PROJECT
 ALTERNATIVE A
 MONTEREY COUNTY, CALIFORNIA

PROJECT NUMBER 215129
SCALE AS NOTED
SHEET C-6 OF 6

LOWER CARMEL RIVER NOTCH EXPANSION PROJECT

ALTERNATIVE B DRAFT



LOCATION MAP
1" = 500'

SHEET INDEX

- C-1 COVER SHEET
- C-2 SITE PREPARATION PLAN
- C-3 MATERIAL HANDLING PLAN
- C-4 GRADING PLAN
- C-5 EROSION CONTROL PLAN
- C-6 HABITAT MAP

PROJECT TEAM

PROJECT LEAD
MELANIE BERETTI
SPECIAL PROGRAMS MANAGER
MONTEREY COUNTY RESOURCES MANAGEMENT AGENCY
168 W. ALISAL STREET, 2ND FLOOR
SALINAS, CALIFORNIA 93901

DESIGNERS
BALANCE HYDROLOGICS, INC.
800 BANCROFT WAY, SUITE 101
BERKELEY, CA 94710
(510) 704-1000

EARTHWORK ESTIMATE

EXCAVATION: 11,200 CUBIC YARDS

ALL EXCAVATED MATERIAL SHALL BE STOCKPILED ON SITE.
SEE SHEET C-4.

DESIGNED BY	DATE	BY	DATE	REVISIONS
E RIEDNER				
DRAWN BY				
D JEPSEN				
CHECKED BY				
E BALLMAN				
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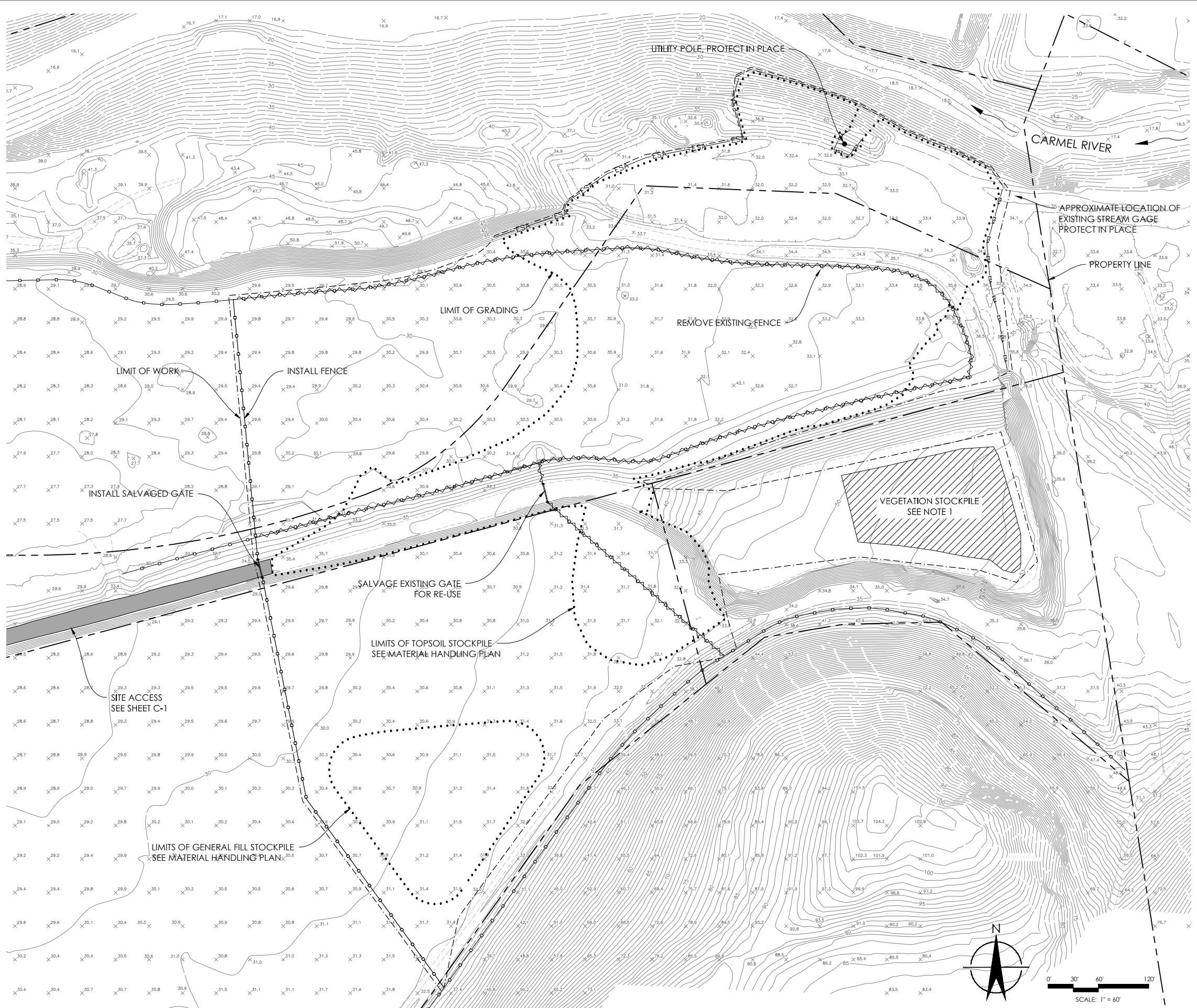
COVER SHEET
LOWER CARMEL RIVER NOTCH EXPANSION PROJECT
ALTERNATIVE B
MONTEREY COUNTY, CALIFORNIA

PROJECT NUMBER
215129
SCALE
AS NOTED
SHEET

C-1
OF 6

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W:\PROJECTS\215129 CARMEL RIVER NOTCH EXPANSION\CAD\214044 SHEET\215129 C-2 B PREP.DWG



SITE PREPARATION
1" = 60'

- NOTES:**
- CLEAR AND GRUB ALL AREAS WITHIN GRADING LIMITS. PLACE ALL VEGETATION GENERATED DURING CLEARING AND GRUBBING AT THE VEGETATION STOCKPILE AREA CALLED OUT ON THIS SHEET.
 - SALVAGE FENCING COMPONENTS FOR RE-USE AS APPROPRIATE. DISPOSE OF ANY REMAINING DEMOLISHED FENCING IN A LEGAL MANNER.

- LEGEND:**
- 30 EXISTING CONTOUR
 - 21.5 EXISTING POINT ELEVATION
 - PROPERTY LINE
 - TEMPORARY ESA FENCING
 - TEMPORARY SILT FENCE
 - EXISTING FENCE TO REMAIN
 - EXISTING FENCE TO REMOVE
 - NEW FENCE
 - LIMIT OF GRADING
 - LIMIT OF WORK
 - ACCESS ROUTE
 - EXISTING POWER POLE (NTS) PROTECT IN PLACE

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 Berkeley, CA 94710
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E RIEDNER	D JEPSEN	E BALLMAN		

DATE	BY	SUBMITTALS / REVISIONS

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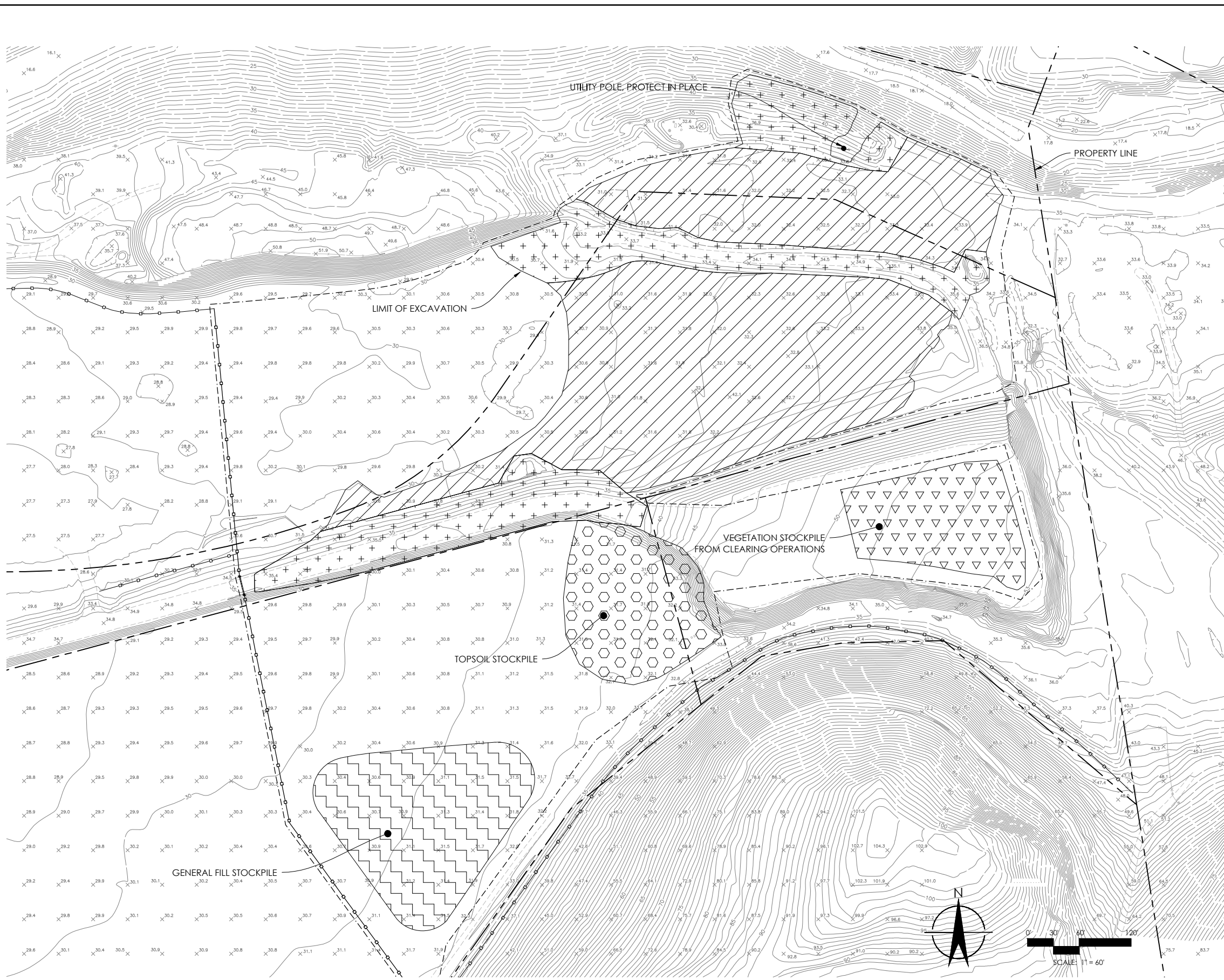
SITE PREPARATION PLAN
 LOWER CARMEL RIVER NOTCH EXPANSION PROJECT
 ALTERNATIVE B
 MONTEREY COUNTY, CALIFORNIA

PROJECT NUMBER
215129

SCALE
AS NOTED

SHEET
C-2
OF 6

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MATERIAL HANDLING PLAN
1" = 60'

NOTES:

1. THE CONTRACTOR SHALL STAKE THE EXCAVATION AREAS SHOWN ON THIS SHEET FOR APPROVAL BY THE ENGINEER PRIOR TO COMMENCING EARTHWORK.
2. THIS SHEET SHOWS THE HORIZONTAL EXTENTS OF EXCAVATION FOR TOPSOIL AND OTHER MATERIAL. THE DEPTH FOR BOTH OF THESE MATERIAL CATEGORIES IS THE FINISH GRADE SHOWN ON THE GRADING PLAN, SHEET C-4.
3. LIMITS OF EXCAVATION AND STOCKPILING SHOWN ON THIS SHEET ARE COINCIDENT WITH THE LIMITS OF GRADING SHOWN ON SHEET C-4.
4. STOCKPILE ANY RIP RAP FOUND WITHIN THE GRADING LIMITS FOR USE ONSITE. PLACE PER SHEET C-4.
5. SEE SHEET C-1 FOR QUANTITIES.

LEGEND:

- 30 — EXISTING CONTOUR
- x215 EXISTING POINT ELEVATION
- - - - - PROPERTY LINE
- - - - - LIMIT OF WORK
- [Hatched Box] TOPSOIL EXCAVATION
- [Hexagonal Box] TOPSOIL STOCKPILING
- [Cross-hatched Box] GENERAL FILL EXCAVATION
- [Cross-hatched Box] GENERAL FILL STOCKPILING
- [Inverted Triangle Box] VEGETATION STOCKPILING

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E RIEDNER	D JEPSEN	E BALLMAN		

DATE	BY	SUBMITTALS / REVISIONS

DRAFT
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CONSTRUCTION

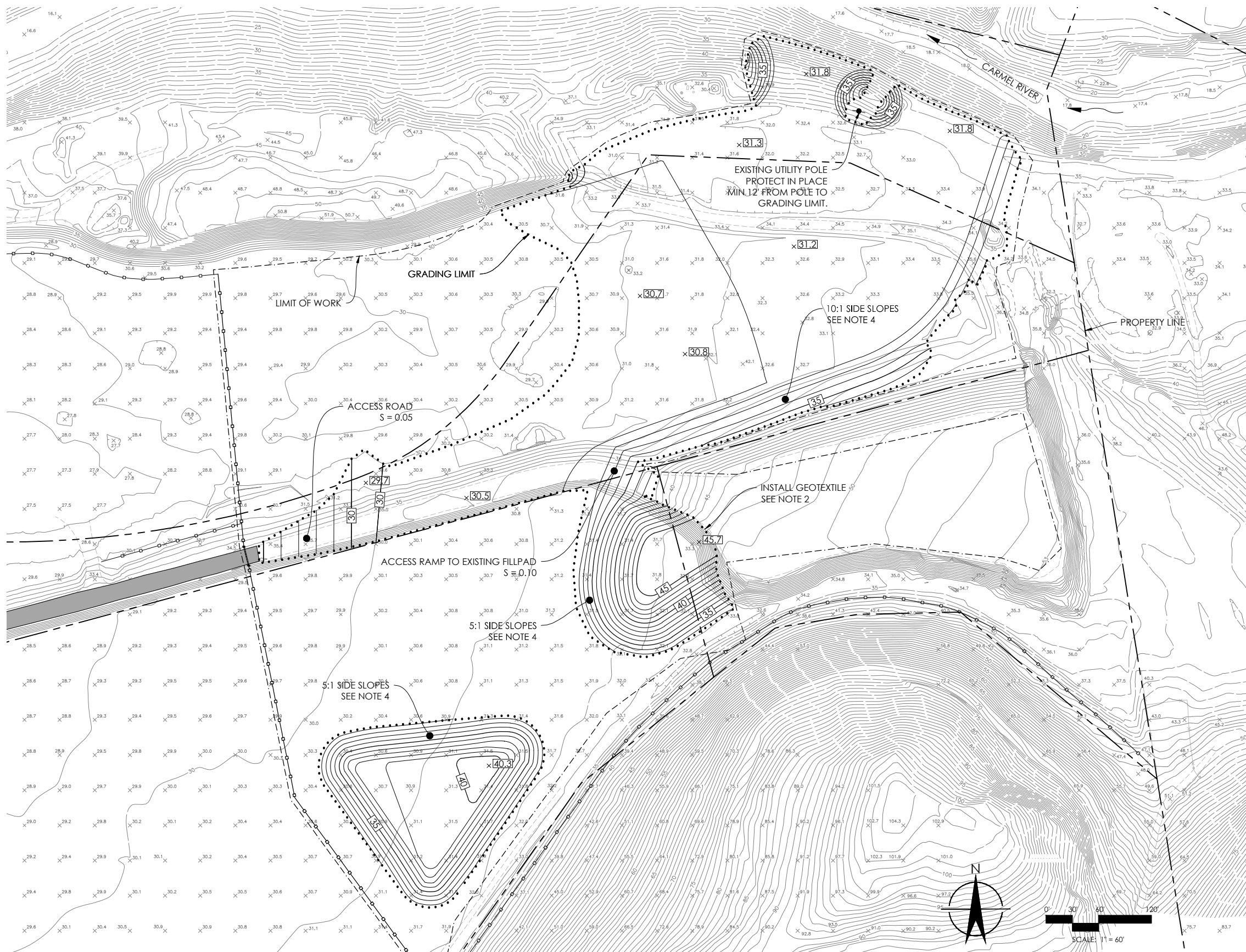
MATERIAL HANDLING PLAN
 LOWER CARMEL RIVER NOTCH EXPANSION PROJECT
 ALTERNATIVE B
 MONTEREY COUNTY, CALIFORNIA

PROJECT NUMBER
215129

SCALE
AS NOTED

SHEET
C-3
OF 6

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GRADING PLAN
1" = 60'

NOTES:

1. SEE MATERIAL HANDLING PLAN.
2. INSTALL GEOTEXTILE AGAINST EXISTING FILL PAD TO PROVIDE SEPARATION BETWEEN STOCKPILED TOPSOIL AND EXISTING MATERIAL.
3. THE FINISH GRADES SHOWN HERE FOR THE TOPSOIL AND GENERAL FILL STOCKPILES ARE NOT PRESCRIPTIVE. THE HEIGHT AND WESTERN EXTENTS FOR BOTH STOCKPILES SHALL BE ADJUSTED TO ACCOMMODATE THE MATERIALS TO BE PLACED.
4. MAXIMUM SLOPES:
STOCKPILE SIDE SLOPES: 5:1
WESTERN ACCESS ROAD CONFORM: 20:1
CUT ADJACENT TO EXISTING FILL PAD: 10:1
5. PLACE ANY SALVAGED RIP RAP AS SLOPE PROTECTION AT THE EXISTING UTILITY POLE SHOWN ON THIS SHEET.

LEGEND:

- 30 — EXISTING CONTOUR
- x21.5 EXISTING POINT ELEVATION
- - - - - PROPERTY LINE
- - - - - LIMIT OF WORK
- LIMIT OF GRADING
- EXISTING UTILITY POLE PROTECT IN PLACE

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E RIEDNER	D JEPSEN	E BALLMAN		

DATE	BY	SUBMITTALS / REVISIONS

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NOT FOR
CONSTRUCTION

GRADING PLAN
 LOWER CARMEL RIVER NOTCH EXPANSION PROJECT
 ALTERNATIVE B
 MONTEREY COUNTY, CALIFORNIA

PROJECT NUMBER
215129
 SCALE
AS NOTED
 SHEET
C-4
 OF 6



EROSION CONTROL PLAN
1" = 60'

NOTES:

1. SEE MATERIAL HANDLING PLAN.
2. LIMITS OF HYDROSEED SHOWN ON THIS SHEET ARE COINCIDENT WITH THE LIMITS OF GRADING SHOWN ON SHEET C-4. IF THE WORK RESULTS IN ADDITIONAL AREAS OF BARE EARTH, THESE ADDITIONAL AREAS SHALL BE HYDROSEED AS WELL.
3. EROSION CONTROL BLANKET SHALL BE WESTERN EXCELSIOR EXCEL SR-1 ALL NATURAL OR APPROVED EQUIVALENT. INSTALL PER MANUFACTURERS SPECIFICATIONS.
4. FIBER ROLLS SHALL BE 10" - 12" IN DIAMETER AND BE FULLY BIODEGRADABLE. INSTALL PER MANUFACTURERS SPECIFICATIONS.

LEGEND:

- 30 EXISTING CONTOUR
- 21.5 EXISTING POINT ELEVATION
- PROPERTY LINE
- NATIVE HYDROSEED MIX
- NATIVE HYDROSEED MIX WITH EROSION CONTROL BLANKET
- FIBER ROLL

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E RIEDNER	D JEPSEN	E BALLMAN		

DATE	BY	SUBMITTALS / REVISIONS

DRAFT
NOT FOR
CONSTRUCTION

EROSION CONTROL PLAN
 LOWER CARMEL RIVER NOTCH EXPANSION PROJECT
 ALTERNATIVE B
 MONTEREY COUNTY, CALIFORNIA

PROJECT NUMBER
215129

SCALE
AS NOTED

SHEET
C-5
OF 6

EXHIBIT B

EXHIBIT A

(Legal – Odello Ranch - 27215 Highway 1, Carmel, CA)

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

PARCEL I:

PURSUANT TO CERTIFICATES OF COMPLIANCE RECORDED DECEMBER 10, 1997 AS INSTRUMENT NOS. 97-73157, 97-73 158 AND 97-73 159 OF OFFICIAL RECORDS, THE FOLLOWING DESCRIBED PARCELS:

PARCELS O AND P, AND THE WELL PARCEL AS SHOWN ON THE MAP FILED FOR RECORD ON DECEMBER 09, 1997 IN VOLUME 21, OF SURVEY MAPS, AT PAGE 78, MONTEREY COUNTY RECORDS.

PARCEL II:

A NON-EXCLUSIVE APPURTENANT EASEMENT FOR INGRESS AND EGRESS, OVER A STRIP OF LAND 20 FEET WIDE, LYING CONTIGUOUS TO AN EASTERLY OF THAT CERTAIN LINE, SITUATE IN THE RANCHO CANADA DE LA SEGUNDA, COUNTY OF MONTEREY, STATE OF CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERN CORNER OF RIO ROAD, AS SAID CORNER AND ROAD ARE SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT NO. 443, CARMEL RANCHO NO. 2" FILED IN VOLUME I OF MAPS, "CITIES AND TOWNS", AT PAGE 105. MONTEREY COUNTY RECORDS, RUNNING THENCE ALONG THE WESTERN BOUNDARY OF PARCEL "D", AS SAID BOUNDARY AND PARCEL ARE SHOWN ON THAT CERTAIN "RECORD OF SURVEY OF LOT 15, HATTON PARTITION, IN RANCHO CANADA DE LA SEGUNDA, MONTEREY COUNTY, CALIFORNIA" FILED IN VOLUME 5 OF SURVEYS, AT PAGE 154, MONTEREY COUNTY RECORDS.

1)S. 1° 36' 28" W., 803.93 FEET TO THE SOUTHWESTERN CORNER OF SAID LOT "D".

THE AFORESAID NON-EXCLUSIVE EASEMENT IS AND APPURTENANCE TO THE FOLLOWING DESCRIBED PARCEL OF LAND BEING A PORTION OF PARCEL O:

CERTAIN REAL PROPERTY SITUATE IN RANCHO SAN JOSE Y SUR CHIQUITO, COUNTY OF MONTEREY, STATE OF CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 4" X 4" POST MARKED "CS, MCA, EGH", STANDING AT THE SOUTHWEST CORNER OF LOT D, AS SAID POST, CORNER AND LOT ARE SHOWN ON THAT CERTAIN MAP ENTITLED "RECORD OF SURVEY OF LOT 15, HATTON PARTITION IN RANCHO CANADA DE LA SEGUNDA", FILED IN VOLUME 5 OF SURVEYS, AT PAGE 154, MONTEREY COUNTY RECORDS; RUNNING THENCE ALONG THE SOUTHERLY LINE OF SAID LOT

1)N. 58° 21' 39" E., 272.17 FEET TO AN IRON PIPE;

2)S. 35° 42' 30" E., 166.15 FEET TO AN IRON PIPE; THENCE

3)S. 62° 29' E., 75.86 FEET; THENCE LEAVING SAID LINE

4)S. 82° 15' W., 518.92 FEET, THENCE

5)S. 71° 01' W., 140.69 FEET; THENCE

6)S. 69° 23' 30" W., 105.63 FEET; THENCE

7)S. 62° 23' 30" W., 109.28 FEET; THENCE

8)S. 84° 00' W., 163.97 FEET; THENCE

9)N. 70° 30' W., 248.61 FEET; THENCE

10)N. 57° 17' W., 123.71 FEET; THENCE

11)N. 59° 57' W., 272.22 FEET; THENCE

12)N. 55° 30' W., 107.90 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 17, HATTON PARTITION, AS SAID LINE AND LOT ARE SHOWN ON THAT CERTAIN MAP ENTITLED, "PARTITION MAP OF HATTON PROPERTY IN RANCHO CANADA DE LA SEGUNDA" A COPY OF WHICH MAP IS ATTACHED TO THE CERTIFIED ORDER GRANTING CONSENT TO PARTITION, RECORDED MARCH 17, 1927 IN VOLUME 109 OF OFFICIAL RECORDS OF MONTEREY COUNTY AT PAGE 1; THENCE RUNNING ALONG SAID LINE OF SAID LOT 17

13)S. 74° 42' E., 189.92 FEET (SHOWN AS S. 76° 30' E., ON SAID PARTITION MAP); THENCE

14)S. 78° 34' E., 316.61 FEET (SHOWN AS S. 80° 22' E., 315.5 FEET ON SAID PARTITION MAP); THENCE

15)N. 85° 21' 12" E., 442.80 FEET (SHOWN AS N. 83° 30' E., 441.5 FEET ON SAID PARTITION MAP); THENCE

16)S. 81° 19' 48" E., 303.63 FEET (SHOWN AS S. 83° 00' E., 303.6 FEET ON SAID PARTITION MAP); THENCE

17)N. 58° 21' 39" E., 44.60 FEET (SHOWN AS N. 56° 45' E., ON SAID PARTITION MAP) TO THE POINT OF BEGINNING, AND BEING A PORTION OF SAID RANCHO SAN JOSE Y SUR CHIQUITO.

PARCEL III:

A NON-EXCLUSIVE EASEMENT FOR ROAD AND UTILITY PURPOSES 20 FEET WIDE OVER, UNDER AND UPON THE SOUTHERLY PORTION OF THE PARCEL DESCRIBED IN REEL 3277, PAGE 34, OFFICIAL RECORDS OF MONTEREY COUNTY, STATE OF CALIFORNIA, WHICH EASEMENT MAY BE FURTHER CONVEYED BY GRANTOR OR GRANTOR'S SUCCESSORS IN INTEREST TO ANY OWNER OF ALL OR PART OF THE PROPERTY DESCRIBED IN REEL 3277, PAGE 34, OFFICIAL RECORDS OF MONTEREY COUNTY, STATE OF CALIFORNIA, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL; THENCE N 35° 30' 40" E, 34.54 FEET, ALONG THE WESTERLY LINE OF SAID PARCEL ALSO BEING THE EAST LINE OF STATE HIGHWAY NO. 1, TO THE TRUE POINT OF BEGINNING; THENCE, LEAVING SAID LINE,

1) N 73° 36' 13" E, 688.18 FEET; TO A POINT OF TANGENCY; THENCE

2) 110.92 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 21° 11' 05" TO A POINT OF TANGENCY; THENCE

3) S85° 12' 42" E, 353.41 FEET TO A POINT OF TANGENCY; THENCE

4) 180.76 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 400.00 FEET, THROUGH

A CENTRAL ANGLE OF 25° 53' 30" TO A POINT OF TANGENCY; THENCE

5) S 59° 19' 12" E, 333.49 FEET TO A POINT OF TANGENCY; THENCE

6) 118.72 FEET ALONG A CURVE TO RIGHT, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 22° 40' 26" TO A POINT OF REVERSE CURVATURE; THENCE

7) 103.07 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 19° 41' 04" TO A POINT OF TANGENCY; THENCE

8) S 56° 19' 50" E, 405.03 FEET TO A POINT OF TANGENCY; THENCE

9) 248.53 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 180.00 FEET THROUGH A CENTRAL ANGLE OF 79° 06' 32" TO A POINT OF REVERSE CARVATURE; THENCE

10) 672.15 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 410.00 FEET, THROUGH A CENTRAL ANGLE OF 93° 55' 50" TO A POINT OF REVERSE CURVATURE; THENCE

11) 169.27 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 48° 29' 28" TO A POINT OF TANGENCY; THENCE

12) S 90° 00' 00" E, 79.73 FEET TO A POINT OF TANGENCY; THENCE

13) 81.53 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 23° 21' 28" TO A POINT OF TANGENCY; THENCE

14) N 66° 38' 32" E, 256.04 FEET TO A POINT OF TANGENCY; THENCE

15) 162.14 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET. THROUGH A CENTRAL ANGLE OF 30° 57' 57" TO POINT OF TANGENCY; THENCE

16) N 35° 40' 35" E, 842.24 FEET; THENCE

17) N 42° 08' 56" E, 187.64 FEET TO A POINT OF TANGENCY; THENCE

18) 453.18 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 86° 33' 04" TO A POINT OF TANGENCY; THENCE

19) S 51° 18' 00" E, 117.89 FEET; THENCE

20) N 12° 02' 16" W, 290.96 FEET TO A POINT ON THE SOUTHERLY LINE OF THE EASEMENT DESCRIBED IN REEL 3397 PAGE 1498 OFFICIAL RECORDS OF MONTEREY COUNTY TO THE WATER RESOURCES AGENCY.

EXCEPTING THEREFROM, THAT PORTION LYING WITHIN THE WELL PARCEL, THE SIDELINES OF THEREIN DESCRIBED EASEMENT TO BE EXTENDED OR SHORTENED TO TERMINATE ON SAID WESTERLY LINE OF SAID PARCEL AND SAID SOUTH LINE OF SAID EASEMENT, RESPECTIVELY.

PARCEL IV:

A NON-EXCLUSIVE EASEMENT FOR ROAD AND UTILITY PURPOSES OVER A PORTION OF THE PARCEL DESCRIBED IN REEL 3277, PAGE 34, OFFICIAL RECORDS OF MONTEREY COUNTY, STATE OF CALIFORNIA, WHICH EASEMENT MAY BE FURTHER CONVEYED BY GRANTOR OR GRANTOR'S SUCCESSORS IN INTEREST TO ANY OWNER OF ALL OR PART OF THE PROPERTY DESCRIBED IN REEL 3277, PAGE 34, OFFICIAL RECORDS OF MONTEREY COUNTY, STATE OF

CALIFORNIA, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE DEVELOPMENT PARCEL AS SHOWN ON SAID MAP; THENCE, ALONG THE WESTERLY LINE OF SAID PARCEL S 9° 10' 19" W, 50.90 FEET TO THE TRUE POINT OF BEGINNING, FROM WHICH A RADIAL LINE BEARS N 13° 09' 13" E; THENCE

- 1) 125.70 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 530.00 FEET, THROUGH A CENTRAL ANGLE OF 13° 35' 21" TO A POINT OF TANGENCY; THENCE
- 2) N 89° 33' 52" E, 546.73 FEET TO A POINT OF TANGENCY; THENCE
- 3) 78.94 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET, THROUGH A CENTRAL ANGLE OF 9° 37' 24" TO A POINT OF TANGENCY; THENCE
- 4) S 80° 48' 44" E, 204.39 FEET TO A POINT OF TANGENCY; THENCE
- 5) 284.04 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 530.00 FEET, THROUGH A CENTRAL ANGLE OF 30° 42' 21" TO A POINT OF REVERSE CURVATURE; THENCE
- 6) 281.30 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 620.00 FEET, THROUGH A CENTRAL ANGLE OF 25° 59' 45" TO A POINT OF REVERSE CURVATURE; THENCE
- 7) 228.11 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 530.00 FEET, THROUGH A CENTRAL ANGLE OF 24° 39' 37" TO A POINT OF REVERSE CURVATURE; THENCE
- 8) 337.47 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 945.00 FEET, THROUGH A CENTRAL ANGLE OF 20° 27' 39" TO A POINT OF REVERSE CURVATURE; THENCE
- 9) 488.35 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 730.00 FEET, THROUGH A CENTRAL ANGLE OF 38° 19' 46" TO A POINT OF REVERSE CURVATURE; THENCE
- 10) 174.68 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET, THROUGH A CENTRAL ANGLE OF 21° 17' 42" TO A POINT OF TANGENCY; THENCE
- 11) N 73° 14' 37" E, 311.35 FEET TO A POINT ON THE WESTERLY LINE OF THE WELL PARCEL AS SHOWN ON SAID MAP.

THE SIDELINES OF HEREIN DESCRIBED EASEMENT TO BE LENGTHENED OR SHORTENED TO TERMINATE ON SAID PARCEL LINES.

APN: 243-071-003 (Affects Parcel O)
243-071-004 (Affects Parcel P)
243-071-006 (Affects Well Parcel)

EXHIBIT C

EXHIBIT "A"

PARCEL 1:

Certain real property consisting of a portion of Lot 1, situated in James Meadows Tract, County, of Monterey, State of California, particularly described as follows:

BEGINNING at the Southeasterly corner of that certain 113.433 acre parcel described in deed from Carmel Valley View, Ltd., a partnership to The Big Sur Land Trust, a California non-profit corporation recorded 16 February 1983 in Reel 1611 at Page 992, Official Records of Monterey County, California; thence along the Southerly line of said 113.433 acre parcel

(1) N. 65° 00' W., 240.00 feet; thence

(2) N. 37° 30' W., 365.00 feet; thence

(3) N. 45° 00' W., 630.00 feet; thence

(4) N. 55° 00' W., 500.00 feet; thence

(5) N. 79° 30' W., 580.00 feet; thence

(6) S. 75° 00' W., 450.00 feet; thence

(7) N. 31° 01' W., 280.00 feet to the Westerly boundary of that certain parcel described in deed from John L. Williams, a married man, and Kate E. Williams, a single woman to Carmel Valley View, Ltd., a partnership, recorded 14 December 1972 in Reel 815, at Page 1004, Official Records of Monterey County, California; thence leaving said line and running along said boundary

(8) S. 28° 45' 13" W., 4763.93 feet; thence leaving said boundary

(9) S. 64° 23' 17" E., 2292.99 feet to a point (hereinafter referred to as "Point A") on the Easterly boundary of last said parcel; thence along said Easterly boundary

(10) N. 34° 57' 53" E., 4655.57 feet to the point of beginning and being a portion of last said parcel.

PARCEL II:

A trail easement over a strip of land 30 feet wide lying along adjacent to and Northwesterly of the following described line:

BEGINNING at hereinabove described Point A; thence along course numbered (2) of last said deed and the Southwesterly prolongation thereof

(1) S. 34° 57' 53" W., 1746.41 feet to a point on the Southerly boundary of last said parcel.

PARCEL III:

A general right-of-way easement, for ingress and egress for the purpose of

EXHIBIT "A" CONTINUED:

emergency services, from Carmel Vallkey Road across land of Carmel Valley Views, Ltd. lying adjacent and to the South of Parcel I described herein.

A.P. NO. 169-011-017

PARCEL 2:

Certain real property situated in James Meadows Tract, Monterey County, State of California, particularly described as follows:

BEGINNING at a 6" x 6" post at the Northerly corner of Lots 1 and 2 of the James Meadows Tract as said corner is so shown on that certain map entitled, "Partition Map of the James Meadows Tract, etc.", filed 10 June 1905 in Volume 1 of Surveys at Page 67, Records of Monterey County, California; thence along the common boundary between said Lots 1 and 2

(1) S. 34° 57' 53" W., 2690 feet (shown as S. 34° 58" W. on said map); thence leaving said boundary

(2) N. 65° W., 240.00 feet; thence

(3) N. 37° 30' W., 365.00 feet; thence

(4) N. 45° 00' W., 630.00 feet; thence

(5) N. 55° 00' W., 500.00 feet; thence

(6) N. 79° 30' W., 580.00 feet; thence

(7) S. 75° 00' W., 450.00 feet; thence

(8) N. 31° 01' W., 280.00 feet, to a point on that certain "Course S. 28° 19' W., 122.11 chains of a 497.42 acre parcel, as said course and parcel are described in that certain Decree of Final Distribution Estate of Anna Hatton Martin, dated 5 February 1940 and recorded in Volume 653 of Official Records of Monterey County, California, at Page 70; thence Northerly along said course

(9) N. 28° 45' 13" E., 1069.96 feet (described as S. 28° 19' W. in said decree); to a point on the Northerly boundary of Lot 1 said map, said point also being the Point of Beginning as described in said decree; thence along said boundary

(10) S. 88° 34' 49" E., 3471.93 feet to the point of beginning.

A.P. NO. 169-011-011

EXHIBIT "B"

THIS DEED IS GIVEN TO CANCEL AND ANNUL ALL THE COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATIONS IN THE DEED RECORDED ON DECEMBER 30, 1982 IN REEL 1600, PAGE 871 IN THE OFFICE OF THE COUNTY RECORDER OF MONTEREY COUNTY, AND TO RELEASE THE PROPERTY DESCRIBED IN THIS DEED FROM ANY EFFECT OF ALL THE ABOVE COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS.

THIS DEED IS ALSO GIVEN TO RELINQUISH ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST IN AND TO THAT CERTAIN SCENIC EASEMENT DEED RECORDED ON NOVEMBER 10, 1983 IN REEL 1683, PAGE 197 IN THE OFFICE OF THE COUNTY RECORDER OF MONTEREY COUNTY AND THAT CERTAIN SCENIC EASEMENT DEED RECORDED ON APRIL 29, 1985 IN REEL 1833, PAGE 762 IN THE OFFICE OF THE COUNTY RECORDER OF MONTEREY COUNTY.

-END OF DOCUMENT-