

Attachment B

This page intentionally left blank.

OWNERS STATEMENT

I HEREBY CERTIFY THAT I AM THE OWNER OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO, THE REAL PROPERTY INCLUDED WITHIN THIS SUBDIVISION SHOWN UPON THIS MAP, AND THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID PROPERTY, AND I CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE SUBDIVISION BOUNDARY LINES.

I HEREBY DEDICATE EASEMENTS FOR PUBLIC USE FOR ACCESS AND PUBLIC UTILITIES INCLUDING BUT NOT LIMITED TO ELECTRICITY, GAS, COMMUNICATIONS, WATER, DRAINAGE AND SEWER AND THEIR NECESSARY APPURTENANCES ON, OVER AND UNDER THOSE CERTAIN STRIPS OF LAND DESIGNATED AS "PUBLIC UTILITY EASEMENT" (P.U.E.) AND "NATURAL DRAINAGE EASEMENT" AS SHOWN ON SAID MAP WITHIN SAID SUBDIVISION; SUCH STRIPS OF LAND ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES AND USES WHICH INTERFERE WITH THE PURPOSE OF THE EASEMENT.

I HEREBY RESERVE AN EASEMENT IN AND OVER A STRIP OF LAND 10 FEET IN WIDTH ALONG THE REAR AND SIDE LINES OF THE LOTS 1 THROUGH 13, FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND OPERATING (1) CABLES, WIRES, AND PIPE LINES FOR THE TRANSMISSION OF ELECTRICITY, GAS, WATER, SEWER, TELECOMMUNICATIONS, CABLE TV, AND LIKE SERVICES, AND (2) CULVERTS FOR THE CONVEYANCE OF SURFACE WATER, WITH THE RIGHT OF FREE INGRESS TO AND EGRESS FROM SAID STRIP.

PEBBLE BEACH COMPANY, A CALIFORNIA GENERAL PARTNERSHIP

BY: _____
DAVID L. STIVERS, PRESIDENT

LENDER: PACIFIC LIFE INSURANCE COMPANY, AS BENEFICIARY UNDER DEED OF TRUST RECORDED NOVEMBER 1, 2000 INSTRUMENT NO. 2000071670 OFFICIAL RECORDS

BY: _____
(SIGNATURE)

(NAME) (TITLE)

BY: _____
(SIGNATURE)

(NAME) (TITLE)

OWNER'S 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 }

ON _____, 2018, BEFORE ME, CHERYL BURRELL, A NOTARY PUBLIC, PERSONALLY APPEARED DAVID L. STIVERS 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.

CHERYL BURRELL
NOTARY PUBLIC, STATE OF CALIFORNIA
MY COMMISSION EXPIRES APRIL 15, 2019

COUNTY SURVEYORS STATEMENT

I, MICHAEL K. GOETZ, COUNTY SURVEYOR OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, AS APPROVED BY THE MONTEREY COUNTY BOARD OF SUPERVISORS ON JUNE 19, 2012; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND OF MONTEREY COUNTY CODE, TITLE 19, HAVE BEEN COMPLIED WITH, AND THAT THIS MAP IS TECHNICALLY CORRECT.

MICHAEL K. GOETZ PLS 5667 DATE _____

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 THE PEBBLE BEACH COMPANY, A CALIFORNIA GENERAL PARTNERSHIP BEGINNING MARCH, 2015.

I HEREBY STATE THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED VESTING TENTATIVE MAP, AS APPROVED BY THE MONTEREY COUNTY BOARD OF SUPERVISORS ON JUNE 19, 2012 AND ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN THOSE POSITIONS ON OR BEFORE ONE YEAR AFTER THE RECORDATION OF THIS MAP BY THE MONTEREY COUNTY RECORDER; THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

FRANK LUCIDO JR. PLS 8368 DATE _____

BENEFICIARY'S 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.

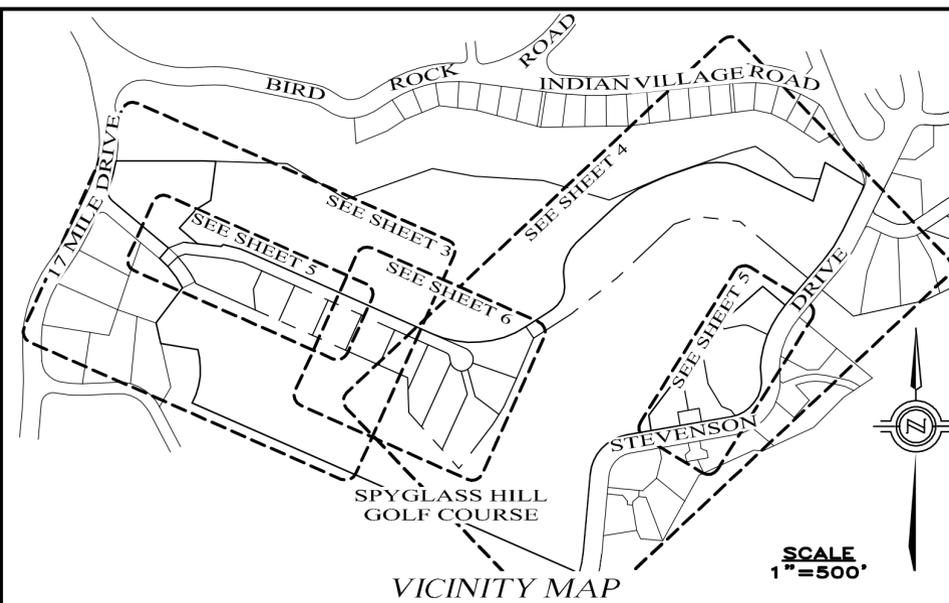
STATE OF CALIFORNIA }
COUNTY OF _____ }

ON _____ BEFORE ME, _____, NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR 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 _____ (SEAL)



STATEMENT OF APPROVAL BY SECRETARY OF MONTEREY COUNTY PLANNING COMMISSION

I, JACQUELINE ONCIANO, SECRETARY OF THE MONTEREY COUNTY PLANNING COMMISSION HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, AS APPROVED BY THE MONTEREY COUNTY BOARD OF SUPERVISORS ON JUNE 19, 2012, AND THAT ALL THE PROVISIONS OF THE CALIFORNIA "SUBDIVISION MAP ACT", AS AMENDED, AND TITLE 19 OF THE MONTEREY COUNTY CODE HAVE BEEN COMPLIED WITH.

JACQUELINE ONCIANO, SECRETARY, MONTEREY COUNTY PLANNING COMMISSION DATE _____
COUNTY OF MONTEREY, STATE OF CALIFORNIA

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20__ AT _____ M. IN VOLUME _____ OF CITIES & TOWNS, AT PAGE _____, AT THE REQUEST OF L&S ENGINEERING AND SURVEYING, INC.

FEE \$ _____ DOC. NO. _____

STEPHEN L. VAGNINI BY: _____
COUNTY RECORDER DEPUTY

STATEMENT OF CLERK OF BOARD OF SUPERVISORS

I, NICHOLAS E. CHIULOS, INTERIM CLERK OF THE BOARD OF SUPERVISORS OF MONTEREY COUNTY, STATE OF CALIFORNIA DO HEREBY STATE THAT SAID BOARD APPROVED THE WITHIN MAP ON THE _____ DAY OF _____, 2018, AND ACCEPTED ON BEHALF OF THE PUBLIC ALL OFFERS OF DEDICATION FOR PUBLIC USE, IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

NICHOLAS E. CHIULOS DATE _____
INTERIM CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA

BY: _____
DEPUTY

SIGNATURE OMISSIONS

PURSUANT TO PROVISIONS OF SECTION 66436(a)(3)(A)(i) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO A FEE.

- (1) MONTEREY COUNTY WATER WORKS, HOLDER OF AN EASEMENT FOR THE PURPOSE OF PIPES AND OTHER FACILITIES USED IN THE OPERATION OF A WATER SYSTEM INCLUDING INGRESS THERETO AND EGRESS THEREFROM PER DOCUMENT RECORDED JUNE 10, 1926 IN BOOK 84, PAGE 449, OF OFFICIAL RECORDS, THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
- (2) PACIFIC GAS AND ELECTRIC COMPANY, HOLDER OF AN EASEMENT FOR THE PURPOSE OF UTILITIES AND ACCESS PER INSTRUMENT RECORDED JUNE 26, 1972 IN REEL 780, PAGE 720, OF OFFICIAL RECORDS.
- (3) PACIFIC GAS AND ELECTRIC COMPANY, HOLDER OF AN EASEMENT FOR THE PURPOSE OF UTILITIES AND ACCESS PER INSTRUMENT RECORDED NOVEMBER 27, 1940 IN VOLUME 695, PAGE 278, OF OFFICIAL RECORDS.

TRACT NO. _____
DEL MONTE FOREST PLAN - SPYGLASS 1
(AREA L)
(A PRIVATE ROAD SUBDIVISION)
OF
A 58.57 ACRE PARCEL BEING PARCEL "B" OF VOLUME 17, SURVEYS,
PAGE 168 OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA.
EL PESCADERO RANCHO
COUNTY OF MONTEREY, CALIFORNIA
JANUARY 2018

PREPARED BY:

2460 Garden Road, Suite G, Monterey California 93940
P: 831.655.2723 F: 831.655.3425
LandEngineers.com

PREPARED FOR:

PEBBLE BEACH COMPANY
A CALIFORNIA GENERAL PARTNERSHIP
POST OFFICE BOX 1767
PEBBLE BEACH, CALIFORNIA 93953

SHEET 1 OF 6

PLN 100138 CONDITION OF APPROVAL NOTES:
FIRE DEPARTMENT NOTES

CONDITION #48 FIRE 003. EMERGENCY FIRE ACCESS ROAD IMPROVEMENT PLANS SHALL BE APPROVED BY PBCSD PRIOR TO ISSUANCE OF GRADING PERMITS. AN ENGINEERING REPORT MUST SUBSTANTIATE WEIGHT-BEARING REQUIREMENTS FOR FIRE DEPARTMENT EQUIPMENT (60,000 LBS. OVER 2 AXLES) AND MUST ALSO ADDRESS EROSION CONTROL FOR ALL TYPES OF WEATHER CONDITIONS SPECIFIC TO THE PBCSD AREA. AN AGREEMENT DESIGNATING OWNERSHIP AND MAINTENANCE REQUIREMENTS FOR ALL ACCESS ROADS SHALL BE APPROVED BY THE PBCSD PRIOR TO RECORDING THE SUBDIVISION MAP.

CONDITION #49 FIRE 004. ALL RAISED MEDIANS AND GATES SHALL BE SET BACK 30 FEET FROM FACE OF CURB OR EDGE OF PAVEMENT TO MINIMIZE VEHICLE STACKING EFFECTS FOR EMERGENCY EQUIPMENT. VERTICAL CLEARANCE REQUIREMENT OF 15' SHALL BE MAINTAINED THROUGH TRAVEL PATH AT ALL GATE ENTRANCES. THE DESIGN HEIGHT OF ALL PORTIONS OF GATE STRUCTURES SHALL ACCOMMODATE A SAFE, UNOBSTRUCTED ANGLE OF APPROACH AND DEPARTURE FOR ALL EMERGENCY FIRE APPARATUS. ALL GATES MUST BE AT LEAST 12 FEET WIDE AND HAVE KNOX RAPID ENTRY SYSTEMS.

CONDITION #50 FIRE 005. ALL LOTS SHALL COMPLY WITH PBCSD ORDINANCE 19 AND THE PRACTICAL INTENT OF CALIFORNIA PUBLIC RESOURCES CODE (PRC) 4291 FOR CLEARANCES OF FLAMMABLE VEGETATION FROM STRUCTURES.

CONDITION #51 FIRE 006. FUEL MODIFICATION PLANS THAT ADDRESS FUEL REDUCTION REQUIREMENTS FOR OPEN SPACE AREAS SHALL BE APPROVED BY PBCSD PRIOR TO THE ISSUANCE OF GRADING PERMITS. SETBACKS FOR STRUCTURAL DEFENSIBLE SPACE SHALL MEET THE REQUIREMENTS OF CURRENT CALIFORNIA FIRE CODE, LOCAL AMENDMENTS, PRC 4290, AND PRC 4291. PROVISIONS SHALL BE MADE FOR PERPETUAL MAINTENANCE OF OPEN SPACE AREAS.

CONDITION #52 FIRE 007. THE MINIMUM FIRE FLOW FOR FIRE HYDRANTS SHALL MEET THE CURRENT CALIFORNIA FIRE CODE FOR THE RESIDENTIAL AND COMMERCIAL AREAS. THE MINIMUM FIRE FLOW FOR FIRE HYDRANTS SERVING RESIDENTIAL AREAS SHALL BE 1500 GALLONS PER MINUTE (GPM) FOR 2 HOURS AT 20 PSI RESIDUAL PRESSURE. THE MINIMUM FIRE FLOW FOR FIRE HYDRANTS SERVING COMMERCIAL AREAS SHALL BE DETERMINED BY THE FIRE FLOW TABLES IN THE CURRENT CALIFORNIA FIRE CODE.

CONDITION #53 FIRE 008. FIRE HYDRANT SPACING SHALL CONFORM AT A MINIMUM TO THE STANDARDS SET FORTH IN THE CURRENT CALIFORNIA FIRE CODE APPENDIX CC. ALL FIRE HYDRANTS SHALL HAVE (1) 2 1/2' X (2) 4' OUTLETS, JAMES JONES 3775 SERIES OR EQUIVALENT. ALL FIRE HYDRANTS MUST BE INSTALLED AND ACCEPTED BY PBCSD PRIOR TO THE PLACEMENT OF COMBUSTIBLE MATERIALS ON ANY LOT. BLUE REFLECTIVE HYDRANT MARKERS SHALL BE PROVIDED AND INSTALLED PER PBCSD STANDARDS.

CONDITION #54 FIRE 009. FIRE PROTECTION WATER SYSTEM IMPROVEMENT PLANS SHALL BE PREPARED BY A REGISTERED CIVIL ENGINEER AND APPROVED BY PBCSD PRIOR TO ISSUANCE OF GRADING PERMITS OR SUBDIVISION MAP RECORDATION.

CONDITION #55 FIRE 010. PRIOR TO RECORDING THE SUBDIVISION MAP FOR AREAS THAT REQUIRE CONSTRUCTION OF FIRE PROTECTION WATER SYSTEM IMPROVEMENTS, THE OWNER SHALL INSTALL OR PROVIDE ADEQUATE BONDING FOR CONSTRUCTION OF THE REQUIRED IMPROVEMENTS IN ACCORDANCE WITH THE APPROVED PLANS AND OBTAIN FINAL APPROVAL FROM PBCSD.

CONDITION #56 FIRE 001. ALL PROPOSED BUILDING IMPROVEMENTS ARE REQUIRED BY THE PEBBLE BEACH COMMUNITY SERVICES DISTRICT (PBCSD) TO BE CONSISTENT WITH CURRENT CALIFORNIA FIRE CODE AND LOCAL AMENDMENTS, INCLUDING RESIDENTIAL FIRE PROTECTION SPRINKLER SYSTEMS.

CONDITION #57 FIRE 002. STREET AND FIRE ACCESS ROADS SHALL MEET THE REQUIREMENTS OF THE CURRENT CALIFORNIA FIRE CODE AND LOCAL AMENDMENTS AND MUST BE COMPLETED PRIOR TO THE PLACEMENT OF COMBUSTIBLE MATERIALS ON ANY LOT. THESE STANDARDS SHALL BE ESTABLISHED AND MAINTAINED YEAR-ROUND BY THE PEBBLE BEACH COMPANY FOR THE FULL DRIVING HEIGHT AND WIDTH OF THE ROAD SURFACE.

PLN 100138 CONDITION OF APPROVAL NOTES:

CONDITION #58. MM AES A1. INCORPORATE DESIGN FEATURES AND LANDSCAPING REQUIREMENTS IN DESIGN PLANS AND SPECIFICATIONS FOR ALL DEVELOPMENT SITES THAT INVOLVE CONSTRUCTION OF NEW STRUCTURES OR MODIFICATION OF EXISTING STRUCTURES. FOR ALL DEVELOPMENT, LANDSCAPE BUFFERS WILL BE PRESERVED ALONG THE PERIMETERS OF ALL DEVELOPMENT SITES TO MAXIMIZE SCREENING OF PUBLIC VIEWS. ADDITIONAL LANDSCAPE SCREENING WILL BE PLACED IN THE AREAS ALONG 17 MILE DRIVE WHERE CANOPY GAPS IN ROADSIDE VEGETATION ALLOW FOR ADDITIONAL SHRUB AND TREE INFILL PLANTINGS. LANDSCAPE SPECIES WILL BE SELECTED AND PLACED TO APPEAR COMPATIBLE WITH THE EXISTING VEGETATION IN THIS AREA. UNDER NO CIRCUMSTANCES WILL ANY INVASIVE PLANT SPECIES BE USED AT ANY LOCATION. FOR VISITOR SERVING DEVELOPMENT, ARCHITECTURAL TREATMENTS OF VISITOR SERVING FACILITIES WILL INCORPORATE BUILDING FACADE AND ROOFLINE ARTICULATION DESIGNED TO REDUCE THEIR APPARENT BUILDING MASS. ARCHITECTURAL TREATMENTS OF VISITOR SERVING FACILITIES WILL INCORPORATE BUILDING FAÇADE AND ROOFING MATERIALS, INCLUDING THE SELECTION OF EXTERIOR PAINT COLORS, WHICH ARE CONSISTENT WITH THE VISUAL CHARACTER OF EXISTING BUILDINGS LOCATED ON THE SITE AND EXISTING BUILDINGS SURROUNDING THE SITE. FOR RESIDENTIAL DEVELOPMENT, STRUCTURES ASSOCIATED WITH NEW SINGLE FAMILY RESIDENTIAL DEVELOPMENT WILL BE SET BACK FROM PARCEL PROPERTY LINES CONSISTENT WITH COUNTY ZONING AND DEVELOPMENT STANDARDS TO MINIMIZE THE PROPOSED PROJECTS VISIBILITY, AS SEEN FROM SENSITIVE PUBLIC VIEWING LOCATIONS. NEW LANDSCAPING IN RESIDENTIAL DEVELOPMENTS WILL BE SPECIFIED AND PLACED IN A MANNER THAT BLENDS INTO THE SURROUNDING NATURAL LANDSCAPE.

PLN 100138 CONDITION OF APPROVAL NOTES:

CONDITION #17. THE APPLICANT SHALL ENTER INTO AN AGREEMENT WITH THE COUNTY TO IMPLEMENT A MITIGATION MONITORING AND/OR REPORTING PLAN IN ACCORDANCE WITH SECTION 21081.6 OF THE CALIFORNIA PUBLIC RESOURCES CODE AND SECTION 15097 OF TITLE 14, CHAPTER 3 OF THE CALIFORNIA CODE OF REGULATIONS. THIRD PARTY CONSULTANTS MAY BE USED FOR MONITORING OF MITIGATION MEASURES, PURSUANT TO THE MITIGATION MONITORING AGREEMENT, AT THE APPLICANT'S EXPENSE. IN ADDITION, THE AGREEMENT SHALL INCLUDE PROVISIONS THAT REQUIRE THE APPLICANT TO PAY AN HOURLY RATE FOR ACTUAL WORK PERFORMED FOR THE LIFE OF THE PROJECT TO COVER THE COST FOR MONITORING OF ALL MITIGATION MEASURES, AND ANY CONDITIONS OF APPROVAL FOR WHICH STAFF WORK IS DONE AFTER THE FINAL MAP IS RECORDED. PAYMENT, PAYABLE TO THE COUNTY OF MONTEREY, SHALL BE BASED UPON THE FEE SCHEDULE ADOPTED BY THE BOARD OF SUPERVISORS AND SHALL BE REQUIRED AT THE TIME THE PROPERTY OWNER SUBMITS THE SIGNED AGREEMENT.

CONDITION #46. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMITS, A DRAINAGE PLAN SHALL BE PREPARED BY A REGISTERED CIVIL ENGINEER, TO MITIGATE ON-SITE AND OFF-SITE IMPACTS. THE PLAN SHALL INCLUDE STORMWATER DETENTION FACILITIES. DRAINAGE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PLANS APPROVED BY THE WATER RESOURCES AGENCY. A PROJECT DRAINAGE REPORT WAS SUBMITTED TO MONTEREY COUNTY WATER RESOURCE AGENCY AND APPROVED JUNE 28, 2013.

CONDITION #76. MIKE ZANDER OF ZANDER AND ASSOCIATES REVIEWED THE GRADING PLANS FOR AREA L AND WALKED THE PROPOSED TRAIL ALIGNMENT ON SEPTEMBER 28, 2017, TO CONFIRM THAT THE TRAIL ALIGNMENT DESIGN MINIMIZES EFFECTS ON SPECIAL STATUS SPECIES HABITAT AND TREE REMOVAL.

CONDITION #77. MM BIO E1. MIKE ZANDER OF ZANDER AND ASSOCIATES HAS SURVEYED AREA L AND HAS IMPLEMENTED CALIFORNIA RED LEGGED FROG PROTECTION MEASURES DATED: MAY 31, 2016

CONDITION #78. MM BIO E2. MIKE ZANDER OF ZANDER AND ASSOCIATES HAS SURVEYED AREA L AND HAS DESIGNED NEW CALIFORNIA RED LEGGED FROG BREEDING HABITAT DATED DECEMBER 2017

CONDITION #79. MM BIO E5. MIKE ZANDER OF ZANDER AND ASSOCIATES HAS SURVEYED AREA L AND HAS IMPLEMENTED LEGLESS LIZARD PROTECTION MEASURES DATED: MARCH 2016

CONDITION #80. MM BIO E6. MIKE ZANDER OF ZANDER AND ASSOCIATES HAS IMPLEMENTED WOODRAT AND WOODRAT NEST PROTECTION MEASURES DATED: MAY 20, 2016

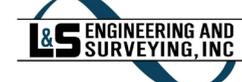
CONDITION #81. MM BIO E7. IN ALL DEVELOPMENT AND PRESERVATION AREAS, DEAD TREES OR SNAGS WILL BE LEFT IN PLACE WHEREVER FEASIBLE TO PROVIDE ROOSTING HABITAT FOR PALLID BATS. WHILE ROOSTING HABITAT WILL BE LOST DUE TO TREE REMOVALS, THIS MITIGATION WILL REQUIRE RETENTION OF SUFFICIENT ROOSTING HABITAT FOR PALLID BATS IN PRESERVATION AREAS TO AVOID SIGNIFICANT ADVERSE EFFECT ON PALLID BAT POPULATION LEVELS.

CONDITION #83. MM BIO I1. MIKE ZANDER OF ZANDER AND ASSOCIATES HAS SURVEYED AREA L AND HAS IMPLEMENTED RAPTOR PROTECTION MEASURES DATED: MAY 27, 2016

CONDITION #89. MM CR B1. CONDUCT WORKER AWARENESS TRAINING FOR ARCHAEOLOGICAL AND PALEONTOLOGICAL RESOURCES PRIOR TO GROUND DISTURBING CONSTRUCTION ACTIVITIES. PRIOR TO THE INITIATION OF ANY SITE PREPARATION AND OR START OF CONSTRUCTION, THE APPLICANT WILL ENSURE THAT ALL CONSTRUCTION FOREPERSONS AND FIELD SUPERVISORS, WHO WILL BE INVOLVED IN GRADING AND OTHER GROUND-DISTURBING ACTIVITIES, RECEIVE TRAINING OVERSEEN BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST AND PALEONTOLOGIST AS DEFINED BY SOCIETY OF VERTEBRATE PALEONTOLOGY'S CONFORMABLE IMPACT MITIGATION GUIDELINES COMMITTEE AND WHO ARE EXPERIENCED IN TEACHING NON-SPECIALISTS, TO ENSURE THAT FOREPERSONS AND FIELD SUPERVISORS CAN RECOGNIZE ARCHAEOLOGICAL AND PALEONTOLOGICAL RESOURCES SUCH AS AREAS OF SHELLFISH REMAINS, CHIPPED STONE OR GROUNDSTONE, HISTORIC DEBRIS, BUILDING FOUNDATIONS, HUMAN BONE, FOSSIL MATERIALS IN THE EVENT THAT ANY ARE DISCOVERED DURING CONSTRUCTION. TRAINING WILL ALSO BE PROVIDED TO ALL OTHER CONSTRUCTION WORKERS WHO WILL BE INVOLVED IN GRADING AND OTHER GROUND-DISTURBING ACTIVITIES, BUT THE TRAINING MAY INCLUDE VIDEOTAPE OF THE INITIAL TRAINING AND OR THE USE OF WRITTEN MATERIALS RATHER THAN IN-PERSON TRAINING. TRAINING WILL IDENTIFY PORTIONS OF THE PROPOSED PROJECT THAT POSSESS A HIGH SENSITIVITY FOR PALEONTOLOGICAL RESOURCES INCLUDING AREAS UNDERLAIN BY PLEISTOCENE TERRACE DEPOSITS AND MIOCENE TO PALEOCENE MARINE SEDIMENTARY FORMATIONS. THIS MITIGATION APPLIES TO ALL PROJECT ELEMENTS, INCLUDING THE RESIDENTIAL LOT SUBDIVISIONS BECAUSE IT IS ANTICIPATED THAT EXCAVATION WILL BE REQUIRED TO INSTALL BUILDING FOUNDATIONS AND INFRASTRUCTURE FOR ACCESS ROADS, UTILITIES AND DRAINAGE FACILITIES. REGARDING FUTURE RESIDENTIAL CONSTRUCTION CONTRACTED BY PRIVATE PROPERTY OWNERS, THE APPLICANT WILL INFORM THE NEW PROPERTY OWNERS OF THE REQUIREMENT AT THE TIME LOTS ARE PURCHASED, AND THE COUNTY WILL INCLUDE THE REQUIREMENT IN THE CONDITIONS OF APPROVAL APPLIED TO RESIDENTIAL DEVELOPMENT. THE REQUIREMENT WILL BE APPLICABLE TO CONSTRUCTION INVOLVING FUTURE EXCAVATION SUCH AS BASEMENT, CELLAR, OR SWIMMING POOL.

CONDITION #90. MM CR B2. STOP WORK IF BURIED CULTURAL DEPOSITS OR HUMAN REMAINS ARE ENCOUNTERED DURING GROUND DISTURBING CONSTRUCTION ACTIVITIES. IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL SURFACE OR SUBSURFACE RESOURCES ARE UNCOVERED AT THE SITE, WORK WILL BE HALTED IMMEDIATELY WITHIN 165 FEET OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. RESOURCES MAY INCLUDE SHELLFISH REMAINS, CHIPPED STONE OR GROUNDSTONE, HISTORIC DEBRIS, BUILDING FOUNDATIONS, AND BONE. THE PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST REGISTERED WILL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ONSITE AND WILL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR THE DISCOVERY. IF BURIED RESOURCES IN THE FORM OF BONES OR HUMAN REMAINS ARE ACCIDENTALLY DISCOVERED, THERE WILL BE NO FURTHER EXCAVATION OR DISTURBANCE OF THE SITE OR ANY NEARBY AREA REASONABLY SUSPECTED TO OVERLIE ADJACENT HUMAN REMAINS UNTIL THE COUNTY CORONER IS CONTACTED TO DETERMINE THAT NO INVESTIGATION OF THE CAUSE OF DEATH IS REQUIRED. IF THE CORONER DETERMINES THE REMAINS TO BE NATIVE AMERICAN, THE CORONER WILL CONTACT THE NATIVE AMERICAN HERITAGE COMMISSION NAHC AND THE PLANNING DEPARTMENT WITHIN 24 HOURS. THE NAHC WILL IDENTIFY THE PERSON OR PERSONS FROM A RECOGNIZED LOCAL TRIBE TO BE THE MOST LIKELY DESCENDENT WHO MAY MAKE RECOMMENDATIONS TO THE LANDOWNER OR THE PERSON RESPONSIBLE FOR THE EXCAVATION WORK, FOR MEANS OF TREATING OR DISPOSING OF, WITH APPROPRIATE DIGNITY, THE HUMAN REMAINS AND ANY ASSOCIATED GRAVE GOODS, OR WHERE THE CONDITIONS AS SPECIFIED IN THE DETAILS OF THIS MITIGATION MEASURE, INCLUDED IN THE ATTACHED MMRP. THE REQUIREMENTS OF THIS CONDITION WILL BE INCLUDED AS A NOTE ON ALL GRADING AND BUILDING PLANS, ON THE SUBDIVISION IMPROVEMENT PLANS, IN THE CODES, COVENANTS, AND RESTRICTIONS, AND WILL BE INCLUDED AS A NOTE ON AN ADDITIONAL SHEET OF THE SUBDIVISION MAP.

CONDITION #91. MM CR D1. IMPLEMENT STOP WORK ORDER IF VERTEBRATE FOSSIL MATERIALS ARE ENCOUNTERED DURING GROUND DISTURBING CONSTRUCTION ACTIVITIES. IF ANY INDICATION OF A PALEONTOLOGICAL RESOURCE SUCH AS VERTEBRATE FOSSIL MATERIALS IS DISCOVERED DURING ANY PROJECT ACTIVITY, ALL GROUND DISTURBING WORK WITHIN 50 FEET OF THE FIND WILL STOP IMMEDIATELY UNTIL A QUALIFIED PALEONTOLOGIST CAN ASSESS THE NATURE AND IMPORTANCE OF THE FIND IN A TIMELY MANNER AND RECOMMEND APPROPRIATE TREATMENT. RECOMMENDATIONS COULD INCLUDE MODIFICATIONS TO THE STOP-WORK RADIUS BASED ON THE NATURE OF THE FIND, SITE GEOLOGY, AND THE ACTIVITIES OCCURRING ON THE SITE; AND COULD INCLUDE CONTINUED MONITORING. PALEONTOLOGICAL MONITORING, IF REQUIRED, WILL CONSIST OF PERIODICALLY INSPECTING DISTURBED, GRADED, AND EXCAVATED SURFACES. THE MONITOR WILL HAVE AUTHORITY TO DIVERT GRADING OR EXCAVATION AWAY FROM EXPOSED SURFACES TEMPORARILY IN ORDER TO EXAMINE DISTURBED AREAS MORE CLOSELY, AND OR RECOVER FOSSILS. THE MONITOR WILL COORDINATE WITH THE CONSTRUCTION MANAGER TO ENSURE THAT MONITORING IS THOROUGH BUT DOES NOT RESULT IN UNNECESSARY DELAYS. PALEONTOLOGIST RECOMMENDATIONS FOR ANY REQUIRED TREATMENT WILL BE CONSISTENT WITH SOCIETY OF VERTEBRATE PALEONTOLOGY GUIDELINES AND CURRENTLY ACCEPTED SCIENTIFIC PRACTICE. IF REQUIRED, TREATMENT FOR FOSSIL REMAINS MAY INCLUDE PREPARATION AND RECOVERY OF FOSSIL MATERIALS SO THAT THEY CAN BE HOUSED IN AN APPROPRIATE MUSEUM OR UNIVERSITY COLLECTION, AND MAY ALSO INCLUDE PREPARATION OF A REPORT FOR PUBLICATION DESCRIBING THE FINDS. THE APPLICANT WILL BE RESPONSIBLE FOR ENSURING THAT TREATMENT IS IMPLEMENTED AND THAT INFORMATION ON THE NATURE, LOCATION, AND DEPTH OF ALL FINDS IS READILY AVAILABLE TO THE SCIENTIFIC COMMUNITY THROUGH UNIVERSITY CURATION OR OTHER APPROPRIATE MEANS.

<p><i>TRACT NO. _____</i> DEL MONTE FOREST PLAN - SPYGLASS 1 (AREA L) (A PRIVATE ROAD SUBDIVISION) OF A 58.57 ACRE PARCEL BEING PARCEL "B" OF VOLUME 17, SURVEYS, PAGE 168 OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA. EL PESCADERO RANCHO COUNTY OF MONTEREY, CALIFORNIA JANUARY 2018</p>	
<p>PREPARED BY:  2460 Garden Road, Suite G, Monterey California 93940 P: 831.655.2723 F: 831.655.3425 LandEngineers.com</p>	<p>PREPARED FOR: PEBBLE BEACH COMPANY A CALIFORNIA GENERAL PARTNERSHIP POST OFFICE BOX 1767 PEBBLE BEACH, CALIFORNIA 93953</p>
<p>SHEET 2 OF 6</p>	

MONTEREY
PENINSULA COUNTRY
CLUB SUBDIVISION
NO. 2
VOL. 3 C&T PG. 29

PARCEL A
VOL. 17 SURVEYS PG. 168

LEGEND

- SUBDIVISION BOUNDARY
- NEW LOT OR PARCEL LINE
- NEW BUILDING ENVELOPE
- NEW EASEMENT
- EXISTING LOT LINE
- EXISTING RIGHT OF WAY
- EXISTING EASEMENT
- EXISTING CENTERLINE
- PG&E— EXISTING PG&E EASEMENT
- ▨ CONSERVATION EASEMENT
VOL. 2347 O.R. 306
- ▭ LOT/PARCEL
- ... DOTTED TEXT
- VOLUME 23 CITIES AND TOWNS PAGE 14
- ADJACENT RECORD INFORMATION

ABBREVIATIONS

- | | | | |
|------|--------------------|--------|-------------------------|
| AC | ACRES | PG | PAGE |
| B.E. | BUILDING ENVELOPE | PM | PARCEL MAP |
| C&T | CITIES AND TOWNS | P.U.E. | PUBLIC UTILITY EASEMENT |
| DOC | DOCUMENT | R | RADIUS |
| (E) | EXISTING | RAD | RADIAL |
| L | LENGTH | SNF | SEARCHED, NOT FOUND |
| NO. | NUMBER | SUR | SURVEYS |
| NRF | NO REFERENCE FOUND | TYP | TYPICAL |
| O.R. | OFFICIAL RECORDS | VOL | VOLUME |

NOTES

- DISTANCES SHOWN (e.g. 16.02') ARE IN FEET AND DECIMALS THEREOF.
- ALL COURSES ARE BOTH RECORD PER VOL. 17 SUR PG. 168 (R1) AND MEASURED UNLESS NOTED OTHERWISE AS SUCH:
S 66°01'17" E 1819.94' (S 66°01'17" E 1818.28') R1

SEE SHEET 6 FOR LINE & CURVE TABLES
SEE SHEET 4 FOR BASIS OF BEARINGS

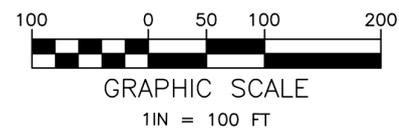
SPYGLASS HILL GOLF COURSE
VOL. 1136 O.R. PG. 422

SYMBOLS

- F1= NOT USED
- F2= FOUND 1/2" IRON PIPE, RCE 12805
- F3= FOUND ROTTEN 2"x2" WOOD HUB, NO TAG
- F4= FOUND 3/4" IRON PIPE, RCE 15310
- F5= FOUND 3/4" IRON PIPE, RCE 29811
- F6= FOUND 3/4" IRON PIPE, PLASTIC CAP, LS2869
- F7= NOT USED
- F8= FOUND 1/2" REBAR, RCE 15310
- F9= FOUND 2"x2" HUB, BRASS TAG, RCE 15310
- POINT USED FOR CALCULATION ONLY
- SET 1" IRON PIPE, PLS 8368 (UNLESS NOTED OTHERWISE)

REFERENCES

(R1) VOLUME 17, SURVEYS, PAGE 168



SEE SHEET 4

SEE SHEET 4

TRACT NO. _____
DEL MONTE FOREST PLAN - SPYGLASS 1
(AREA L)
(A PRIVATE ROAD SUBDIVISION)
OF
A 58.57 ACRE PARCEL BEING PARCEL "B" OF VOLUME 17, SURVEYS,
PAGE 168 OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA.
EL PESCADERO RANCHO
COUNTY OF MONTEREY, CALIFORNIA
JANUARY 2018

PREPARED BY:
L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey California 93940
P: 831.655.2723 F: 831.655.3425
LandEngineers.com

PREPARED FOR:
PEBBLE BEACH COMPANY
A CALIFORNIA GENERAL PARTNERSHIP
POST OFFICE BOX 1767
PEBBLE BEACH, CALIFORNIA 93953

SHEET 3 OF 6

SEE SHEET 3

PARCEL A
VOL. 17 SURVEYS PG. 168

MONTEREY
PENINSULA COUNTRY
CLUB SUBDIVISION
NO. 2
VOL. 3 C&T PG. 29

INDIAN VILLAGE
ROAD
(80' WIDE PRIVATE ROADWAY)

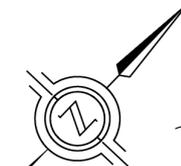
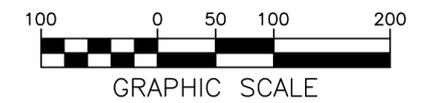
PARCEL D
PRIVATE ROADWAY & P.U.E.
1.77AC

20' WIDE
UTILITIES EASEMENT
VOL.14 PAR PG. 34

PARCEL C
PRESERVATION AREA &
NATURAL DRAINAGE
EASEMENT
8.33AC

PARCEL G
RECREATIONAL AREA
33.77AC

PARCEL F



SEE SHEET 3

SEE SHEET 6 INSET

PARCEL B
VOL. 17 SURVEYS
PG. 168
99.97 AC

SEE SHEET 5
INSET B

SPYGLASS
HILL
GOLF
COURSE
VOL.
1136 O.R.
PG. 422

STEVENSON DRIVE
(80' WIDE PRIVATE ROADWAY)

BASIS OF BEARINGS

TRACT NO. _____
DEL MONTE FOREST PLAN - SPYGLASS 1
(AREA L)
(A PRIVATE ROAD SUBDIVISION)
OF
A 58.57 ACRE PARCEL BEING PARCEL "B" OF VOLUME 17, SURVEYS,
PAGE 168 OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA.
EL PESCADERO RANCHO
COUNTY OF MONTEREY, CALIFORNIA
JANUARY 2018

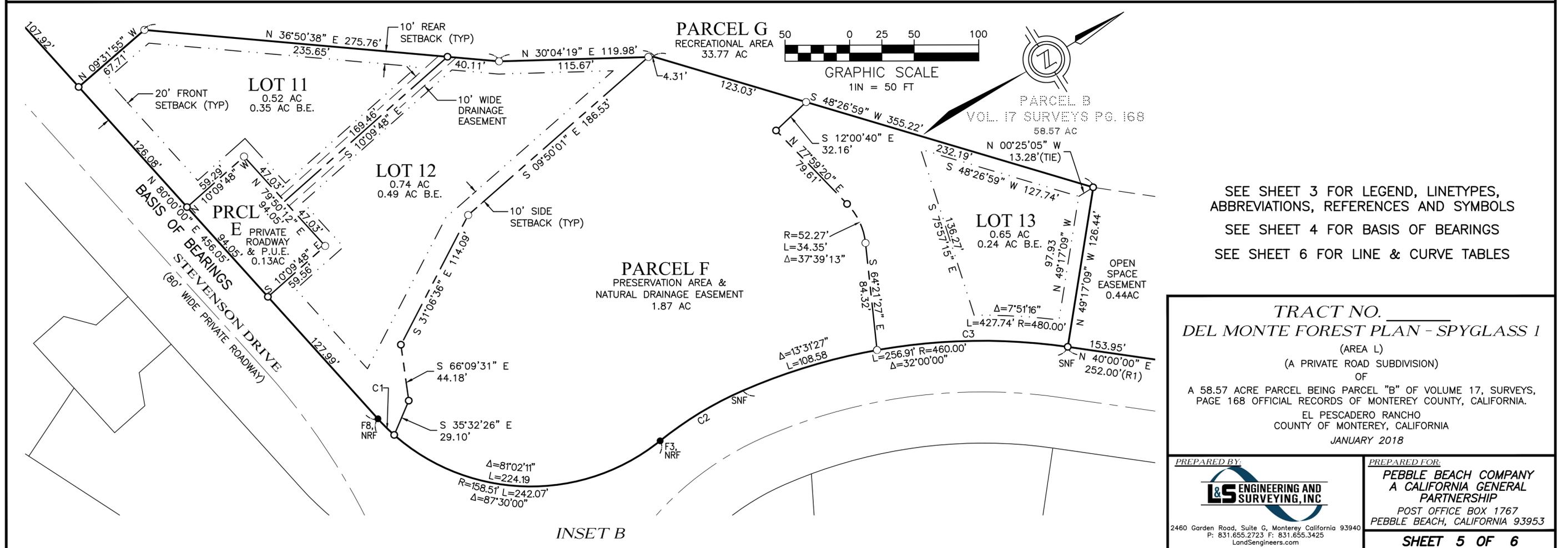
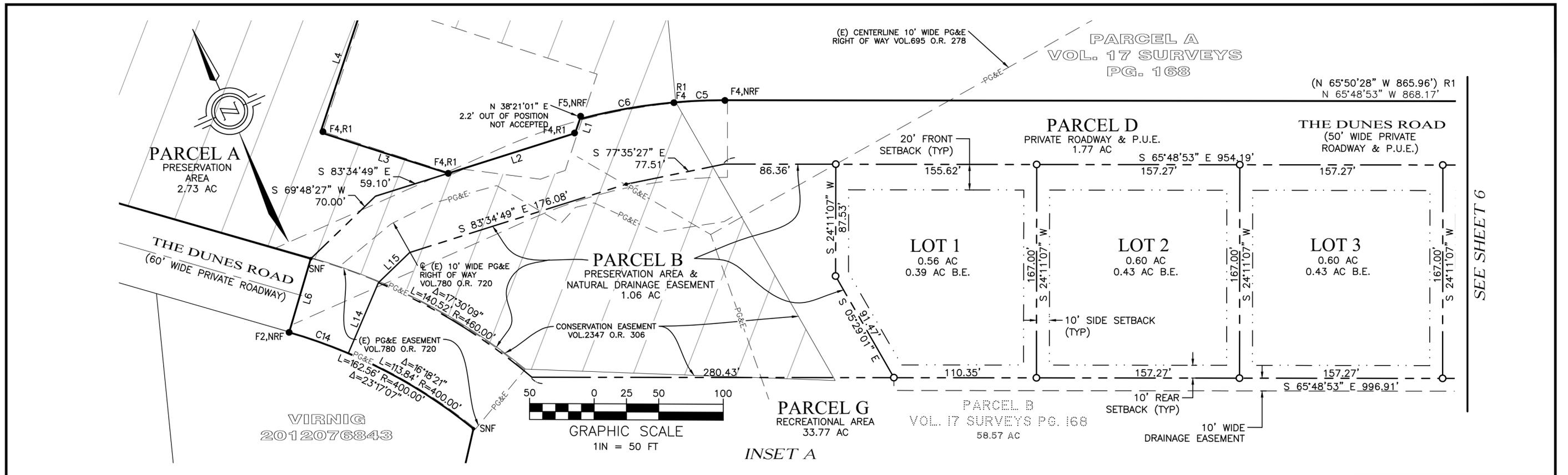
BASIS OF BEARINGS

THE BEARING OF N 80°00'00" E AS SHOWN ON THE
MAP FILED IN VOLUME 17, PAGE 168, OF SURVEYS, AS
FOUND MONUMENTED AND SHOWN HEREON IS THE
BASIS OF BEARINGS FOR THIS SURVEY.

SEE SHEET 6 FOR LINE & CURVE TABLES
SEE SHEET 3 FOR LEGEND, LINETYPES,
ABBREVIATIONS, REFERENCES AND SYMBOLS

PREPARED BY:
L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey California 93940
P: 831.655.2723 F: 831.655.3425
LandEngineers.com

PREPARED FOR:
**PEBBLE BEACH COMPANY
A CALIFORNIA GENERAL PARTNERSHIP**
POST OFFICE BOX 1767
PEBBLE BEACH, CALIFORNIA 93953
SHEET 4 OF 6

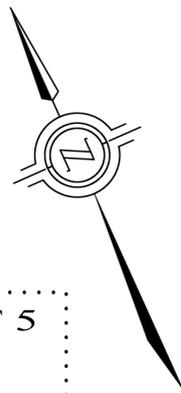


TRACT NO. _____
DEL MONTE FOREST PLAN - SPYGLASS 1
 (AREA L)
 (A PRIVATE ROAD SUBDIVISION)
 OF
 A 58.57 ACRE PARCEL BEING PARCEL "B" OF VOLUME 17, SURVEYS,
 PAGE 168 OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA.
 EL PESCADERO RANCHO
 COUNTY OF MONTEREY, CALIFORNIA
 JANUARY 2018

PREPARED BY:
L&S ENGINEERING AND SURVEYING, INC.
 2460 Garden Road, Suite G, Monterey California 93940
 P: 831.655.2723 F: 831.655.3425
 LandEngineers.com

PREPARED FOR:
PEBBLE BEACH COMPANY
 A CALIFORNIA GENERAL PARTNERSHIP
 POST OFFICE BOX 1767
 PEBBLE BEACH, CALIFORNIA 93955

SHEET 5 OF 6



PARCEL A
VOL. 17 SURVEYS PG. 168

SEE SHEET 5
INSET A

(N 65°50'28" W 865.96') R1.
(N 65°48'53" W 868.17')

THE DUNES ROAD
(50' WIDE PRIVATE
ROADWAY & P.U.E.)

PARCEL D
PRIVATE ROADWAY
& P.U.E.
1.77 AC

LOT 10
0.85 AC
0.62 AC B.E.

LOT 3
0.60 AC
0.43 AC B.E.

LOT 4
0.60 AC
0.43 AC B.E.

LOT 5
0.62 AC
0.43 AC B.E.

LOT 6
0.81 AC
0.60 AC B.E.

LOT 9
0.61 AC
0.46 AC B.E.

LOT 7
0.82 AC
0.62 AC B.E.

LOT 8
0.95 AC
0.70 AC B.E.

10' WIDE
DRAINAGE EASEMENT

PARCEL B
VOL. 17 SURVEYS PG. 169
59.97 AC

PARCEL G
RECREATIONAL AREA
33.77 AC

20' WIDE
UTILITIES EASEMENT
VOL.14 PAR PG. 34

10' WIDE
DRAINAGE EASEMENT

10' SIDE SETBACK
(TYP)

10' REAR
SETBACK (TYP)

LINE TABLE

LINE	LENGTH	DIRECTION
L1	11.79'	S 42°15'00" W
L2	103.24'	N 83°34'49" W (103.20' S 83°33'06" E)R1
L3	103.95'	S 47°59'41" E (104.09' S 47°45'00" E)R1
L4	109.44'	S 42°13'33" W (109.00' S 42°15'00" W)R1
L5	72.56'	N 58°28'26" E (72.46' S 58°24'50" W)R1
L6	60.00'	S 40°20'00" W
L7	34.84'	S 10°40'00" E
L8	68.80'	S 66°40'00" W
L9	60.00'	N 33°07'31" W
L10	20.00'	S 54°45'00" W
L11	50.61'	N 88°10'00" W
L12	70.00'	N 69°48'27" E
L13	59.10'	S 83°34'49" E
L14	60.00'	N 46°57'44" E
L15	33.78'	N 69°48'27" E

SEE SHEET 4

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	17.88'	158.51'	6°27'49"
C2	75.75'	280.00'	15°30'00"
C3	148.33'	460.00'	18°28'33"
C4	29.48'	102.67'	16°27'00"
C5	39.58'	430.00'	5°16'25"
C6	73.55'	430.00'	9°48'02"
C7	61.19'	50.00'	70°07'15"
C8	17.32'	50.00'	19°51'09"
C9	60.60'	50.00'	69°26'15"
C10	30.47'	50.00'	34°54'55"
C11	35.24'	50.00'	40°22'37"
C12	72.77'	50.00'	83°23'37"
C13	35.59'	30.00'	67°58'32"
C14	48.73'	400.00'	6°58'46"

SEE SHEET 3 FOR LEGEND, LINETYPES,
ABBREVIATIONS, REFERENCES AND SYMBOLS
SEE SHEET 4 FOR BASIS OF BEARINGS

TRACT NO. _____
DEL MONTE FOREST PLAN - SPYGLASS 1

(AREA L)
(A PRIVATE ROAD SUBDIVISION)
OF

A 58.57 ACRE PARCEL BEING PARCEL "B" OF VOLUME 17, SURVEYS,
PAGE 168 OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA.

EL PESCADERO RANCHO
COUNTY OF MONTEREY, CALIFORNIA
JANUARY 2018

PREPARED BY:



2460 Garden Road, Suite G, Monterey California 93940
P: 831.655.2723 F: 831.655.3425
LandEngineers.com

PREPARED FOR:

PEBBLE BEACH COMPANY
A CALIFORNIA GENERAL
PARTNERSHIP
POST OFFICE BOX 1767
PEBBLE BEACH, CALIFORNIA 93955

SHEET 6 OF 6

INSET