

RECORDING REQUESTED BY )  
AND WHEN RECORDED RETURN TO: )  
UCP East Garrison, LLC )  
99 Almaden Boulevard, Suite 400 )  
San Jose, CA 95113 )  
)  
)

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Space above this line for Recorder's use

## GRANT OF EASEMENT FOR ENTRY MONUMENTS

APN: 031-161-013

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FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**GRANTOR:** the COUNTY OF MONTEREY (a body politic and corporate) of the State of California,

as the party having record title interest in the subject property as conveyed through the Quitclaim Deed recorded on March 9, 2007 at Document No. 2007019528, Official Records of Monterey County, said property otherwise being known as Assessors Parcel No. 031-161-013, does hereby GRANT to

**GRANTEE:** UCP EAST GARRISON, LLC, (a Delaware limited liability company)

an EASEMENT for the purpose of constructing, maintaining, and operating four (4) Entry Monuments over and on that real property located in the County of Monterey described in Exhibit A attached hereto and made a part hereof.

GRANTOR  
County of Monterey

Dated: \_\_\_\_\_

\_\_\_\_\_  
Louis R. Calcagno  
Chair, Board of Supervisors

Approved as to Form:  
COUNTY COUNSEL

\_\_\_\_\_  
Deputy

ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
 ) SS.  
COUNTY OF MONTEREY )

On \_\_\_\_\_ before me, \_\_\_\_\_,  
a 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)

ACCEPTANCE AND CONSENT TO RECORDATION

This is to certify that the interest in real property conveyed by the Grant of Easement for Entry Monuments dated \_\_\_\_\_, 2014 from the COUNTY OF MONTEREY (a body politic and corporate) of the State of California, to the UCP EAST GARRISON, LLC, (a Delaware limited liability company) is hereby accepted, and the grantee consents to recordation thereof by its duly authorized officer.

GRANTEE  
UCP East Garrison, LLC,  
a Delaware limited liability company

By: UCP, LLC, a Delaware limited liability company  
Its: Sole Member

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Name: Dustin Bogue  
Title: COO

ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
 ) SS.  
COUNTY OF MONTEREY )

On \_\_\_\_\_ before me, \_\_\_\_\_,  
a 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)

**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**  
**ENTRY MONUMENT EASEMENTS**  
**BEING A PORTION PARCEL 2 (28 SURVEYS 144)**  
**MONTEREY COUNTY, CALIFORNIA**

Certain real property situate in Monterey City Lands Tract No. 1, County of Monterey, State of California, described as follows:

Being a portion of Parcel 2, as said Parcel 2 is shown and so designated on that certain Record of Survey recorded August 16, 2006, in Volume 28 of Surveys at Page 144, in the office of the county recorder of Monterey County, more particularly described as follows:

**Easement 1**

**Beginning** at a point on the northerly boundary line of said Parcel 2, said point bears North 57°45'52" West 328.22 feet from the northeast corner of said parcel; thence leaving said northerly boundary line

- 1) South 32°14'08" West, 39.07 feet; thence
- 2) Along the arc of a tangent 1038.00 foot radius curve to the left, through a central angle of 12°14'47", an arc distance of 221.86 feet; thence
- 3) North 70°00'40" West, 10.00 feet; thence
- 4) Along the arc of a non-tangent 1048.00 foot radius curve to the right, from which the center of said curve bears South 70°00'40" East, through a central angle of 12°14'47", an arc distance of 224.00 feet; thence
- 5) North 32°14'08" East, 39.07 feet to a point on the northerly boundary of said Parcel 2; thence along said northerly boundary line
- 6) South 57°04'52" East, 10.00 feet; to the Point of Beginning.

Containing 2,620 Sq. Ft. of land, more or less.

**Easement 2**

**Beginning** at a point on the northerly boundary line of said Parcel 2, said point bears North 57°45'52" West 204.67 feet from the northeast corner of said parcel; thence leaving said northerly boundary line

- 1) South 70°14'08" West, 36.13 feet; thence
- 2) South 32°14'08" West, 13.52 feet; thence
- 3) Along the arc of a tangent 940.00 foot radius curve to the left, through a central angle of 12°18'45", an arc distance of 202.00 feet; thence
- 4) North 70°04'37" West, 10.00 feet; thence
- 5) Along the arc of a non-tangent 950.00 foot radius curve to the right, from which the center of said curve bears South 70°04'37" East, through a central angle of 12°18'45", an arc distance of 204.15 feet; thence
- 6) North 32°14'08" East, 37.46 feet; thence

- 7) North  $72^{\circ}14'08''$  East, 2.27 feet to a point on the northerly boundary of said Parcel 2; thence along said northerly boundary line
- 8) South  $57^{\circ}45'52''$  East, 33.94 feet; to the Point of Beginning.

Containing 2,747 Sq. Ft. of land, more or less.

### **Easement3**

**Beginning** at a point on the northerly boundary line of an existing private roadway easement, as said easement is described in that certain document recorded September 18, 2012 as Document No. 2012054975, official records of Monterey County, said point also being the westerly terminus of course 12 of said document; thence along said northerly boundary line and courses 13 and 14 of said document

- 1) North  $69^{\circ}19'08''$  West. 17.96 feet; thence
- 2) North  $25^{\circ}59'44''$  West. 24.86 feet; thence leaving said northerly boundary line
- 3) Along the arc of a non-tangent 1050.00 foot radius curve to the **left**, from which the center of said curve bears North  $72^{\circ}26'01''$  West. through a central angle of  $1^{\circ}14'02''$ , an arc distance of 22.61 feet; thence
- 4) South  $73^{\circ}40'03''$  East. 10.00 feet; thence
- 5) South  $21^{\circ}30'51''$  East, 41.00 feet; thence
- 6) South  $20^{\circ}40'52''$  West, 10.00 feet; to the Point of Beginning.

Containing 896 Sq. Ft. of land, more or less.

### **Easement4**

**Beginning** at a point on the southerly boundary line of said existing private roadway easement. said point also being the easterly terminus of course 9 of said Document No. 2012054975; thence leaving said southerly boundary line

- 1) South  $20^{\circ}40'52''$  West. 10.00 feet; thence
- 2) South  $64^{\circ}24'40''$  West. 43.00 feet; thence
- 3) North  $62^{\circ}51'32''$  West. 10.00 feet; thence
- 4) Along the arc of a non-tangent 1239.00 foot radius curve to the left, from which the center of said curve bears North  $62^{\circ}51'32''$  East, through a central angle of  $1^{\circ}05'31''$ , an arc distance of 23.61 feet to a point on said southerly boundary line of said Document No. 2012054975; thence along said southerly boundary line and courses 8 and 9 of said document
- 5) North  $68^{\circ}27'23''$  East, 24.49 feet; thence
- 6) South  $69^{\circ}19'08''$  East. 19.09 feet; to the Point of Beginning.

Containing 943 Sq. Ft. of land, more or less.

Attached hereto is a plat to accompany legal description, and by this reference made a part hereof.

END OF DESCRIPTION

PREPARED BY:

WHITSON ENGINEERS



RICHARD P. WEBER P.L.S.  
L.S. NO. 8002

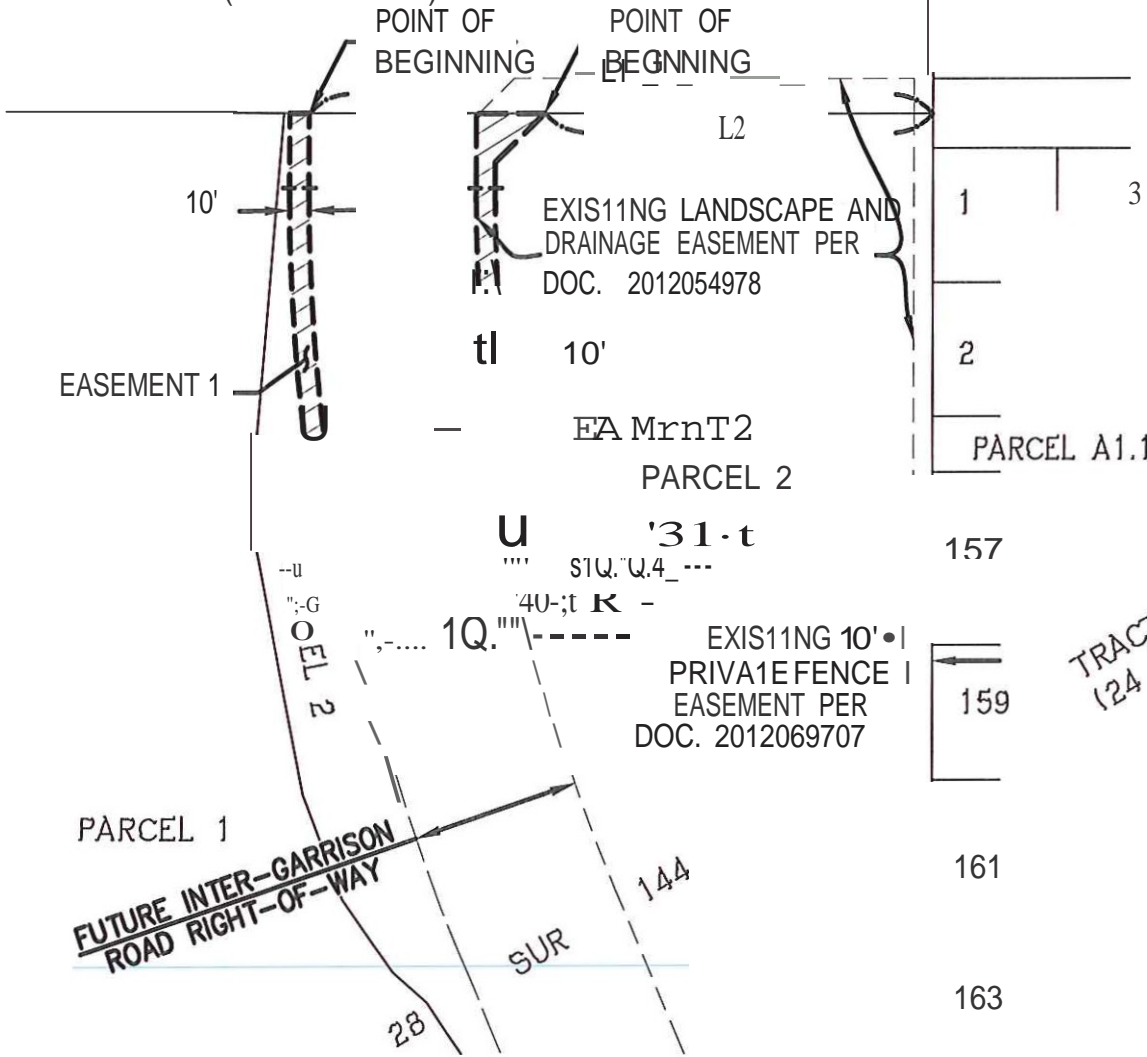


Job No.:2615.25

# RESERVATION ROAD

PARCEL 2 (20 SUR 110)

EXHIBIT 'A'



1	3	5
2		
PARCEL A1.1		
157		
159		
161		
163		

TRACT 1489  
(24 C&T 7)

EASEMENT AREA

NOTE:  
THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.

UNE TABLE		
UNE /	BEARING	DISTANCE
L1	N5T45'52•w	328.22'
L2	Ns7•45'52•w	204.67'



100 0 100 Feet

SCALE: 1" = 100'

PORTION OF PARCEL 2 (28 SURVEYS 144)



MONTEREY COUNTY

CALIFORNIA DRAWN:

SMG

2 SHEET

DRAWING PATH: T:\Monterey Projects\2615\Survey\...\Plat-Entry Monument-001.dwg PROJECT No.:2615.25

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EXISTING LANDSCAPE AND  
DRAINAGE EASEMENT PER  
DOC. 2012054978

EXISTING 10' •:  
PRIVATE FENCE  
EASEMENT PER  
DOC. 2012069707

PARCEL 2

TRACT 1489  
(24 C&T 7)

EXISTING PRIVATE  
ROADWAY EASEMENT  
PER DOC. 2012054975

POINT OF  
BEGINNING

CHAMBERLAIN AVE.  
PARCEL 81.3

PARCEL 1

EASEMENT

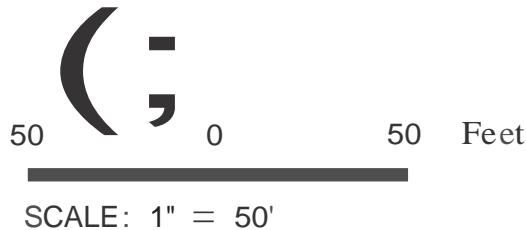


EASEMENT  
AREA  
COURSE #



PER DOC. 2012054975

NOTE:  
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OTHER RIGHTS, RECORDED OR  
UNRECORDED, AFFECTING THE  
SUBJECT PROPERTY WHICH ARE  
NOT SHOWN HEREON.



PORTION OF PARCEL 2 (28 SURVEYS 144)

# ENTRY MONUMENT EASEMENT



MONTEREY COUNTY

CALIFORNIA

PLAT TO ACCOMPANY LEGAL DESCRIPTION

DRAWN: SMG  
CHECKED: RPW

2

DRAWING PATH: T:\Monterey Projects\2615\Survey\... \Plat-Entry Monument-001.dwg

PROJECT No.: 2615.25

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