

Attachment A



OLD REPUBLIC TITLE COMPANY

A MEMBER OF THE OLD REPUBLIC TITLE INSURANCE GROUP

503 Abrego Street • Monterey CA • 93940 • (831) 372-7378 • FAX (866) 558-9259

BUYER'S INSTRUCTIONS TO OLD REPUBLIC TITLE COMPANY

Property Address: 1002 W. Main Street
Salinas, CA 93901

Date: April 27, 2026
Escrow No.: 0724024694-HT
Escrow Officer: Heather Tremper

The following are handed you herewith and you are authorized to deliver or record same when you can comply with these instructions and when you can cause to be issued a policy of title insurance as more fully described below. From the amounts deposited in this escrow for buyer's account, you are authorized to pay or deduct all charges in accordance with the Estimated Buyer's Statement included herein and approved by the undersigned.

- (*) Cashier's check or wired funds in the amount required to close escrow
- (*) Preliminary Change of Ownership Report
- (*) California Income Tax Withholding Notice
- (*) Read and approved preliminary report
- (*) Supplemental Instructions

Unless otherwise instructed concerning the type of policy to be issued, you are to cause to be issued a CLTA Standard Coverage Policy in the amount of \$7,000,000.00, insuring title to the property described in your preliminary report issued in connection with this escrow to be vested of record in:

County of Monterey, a political subdivision of the State of California

Subject to the preprinted provisions, exceptions and stipulations in said Policy and subject to:

1. Taxes for fiscal year 2026 - 2027; A lien not yet due or payable. .
2. Exceptions 2 through 7 of preliminary report dated 10/8/2025.
- 3.

The following additional terms and conditions shall apply in this escrow:

Any supplemental taxes which may be billed after closing by the Office of the County Tax Collector as a result of an event prior to closing will be handled solely between the buyer and seller outside of this escrow.

Buyer is aware that the property will be reassessed upon change of ownership. A supplemental tax bill will be received that will reflect an increase or decrease in taxes based upon the values assessed by the county.

The undersigned understands that not all hours of recordation will accommodate the disbursement of funds on the same business day as recordation of the documents. While the Company will diligently attempt to complete all disbursements within one business day of recordation, the undersigned acknowledges that certain hours of recordation may not coincide with the established cutoff times for electronic transfer of funds or delivery by overnight mailing, which could result in the accrual of additional interest for any loan payoff.

The undersigned understands and agrees that Escrow Holder's receipt and/or retention of that certain Receiver Special Report of Sale of Real Property, dated 04/08/2026, neither obliges Escrow Holder to perform any of the terms, provisions, or conditions thereof, except as specifically set forth in these instructions, nor renders Escrow Holder in whole or part responsible or liable therefore.

All funds deposited must be available for withdrawal pursuant to certain federal and state regulations. Depending upon the type of check(s) deposited, the holding period required before these funds are available for withdrawal could cause a delay in closing your escrow. In the event you wish to wire funds rather than deposit a Cashier's Check in order to minimize any delay, you may instruct your bank to wire the funds to:

Bank: Comerica Bank
Address: 2321 Rosecrans Avenue, Ste. 5000
El Segundo, CA 90245
ABA/Routing No.: 121137522
For Further Credit to: Old Republic Title Company
Account No. 1895251690
Escrow No.: 0724024694

PLEASE CONTACT YOUR ESCROW OFFICER IF YOU RECEIVE NOTICE OF A CHANGE TO THESE WIRE INSTRUCTIONS.

ON-LINE BANKING TRANSFERS ARE NOT ALL THE SAME.

"Electronic Funds Transfer" is a generic term for funds transfers, one of which is an ACH Transfer. On-line banking transfers are often completed through an ACH Transfer, not a Wire Transfer. Old Republic Title Company rejects all ACH Transfers and returns the funds to the sender (Government Entities/Agencies excluded.) Close of Escrow may be significantly delayed as a result of an ACH Transfer.

OLD REPUBLIC TITLE COMPANY DOES NOT AUTHORIZE FUNDS TO BE DEPOSITED DIRECTLY INTO OUR ACCOUNT AT COMERICA BANK LOCAL BRANCH LOCATIONS.

Funds deposited directly into an account of Old Republic Title Company at Comerica Bank branches are subject to verification. Verification of unauthorized deposits is not immediate or automated following deposit. Delay in credit of funds to an escrow and delay in Close of Escrow may result.

If you want to transfer funds by Wire Transfer from a non-United States financial institution, or have questions with regard to acceptable funds, please contact your Escrow or Title Officer immediately.

As of close of escrow (est. July 01, 2026) prorate and/or adjust the following:

Taxes (based on the most recent tax bill available); Assessments; Fire insurance premiums (if acceptable to buyer);

Homeowners association dues; Credit seller and debit buyer the amount of existing loan impounds, if any;

Interest on existing loan(s) and/or new loan(s); Mortgage insurances; Rents and/or deposits;

The following General Provisions shall apply in this escrow:

1. Deposit and Disbursement of Funds. The parties acknowledge and agree that all funds received in this escrow shall be deposited in accordance with instructions provided by the parties in accordance with Sub-Section A or B, herein into an escrow account maintained by Old Republic Title Company (Old Republic or Escrow Holder) as follows:

A. Notice of Option to Earn Interest in Interest Bearing Account

All parties have the opportunity to earn interest on funds they deposit with Escrow Holder through a special interest bearing account arrangement (IBA) Old Republic has established with one of its depository banks. The current interest rate for these accounts is 4.00% per annum. This rate, however, will fluctuate periodically with market conditions and may change prior to or during the time the account is open. (**NOTE:** Parties may also select a depository bank of their own choice.)

Parties electing to exercise the option to earn interest in an IBA must request and submit fully completed "Instructions to Deposit Funds Into Interest Bearing Account" and provide a signed Form W-9. Upon receipt of both the fully executed Instructions and the Form W-9, Escrow Holder will place the parties' initial deposit and any subsequent deposits in the IBA at its FDIC insured depository bank in the name of Old Republic as Trustee for the Depositor(s) under the escrow number assigned to the transaction. Until such time as escrow is in a position to disburse or close escrow as provided herein, any accrued interest shall be credited to the account of the depositing party. The parties acknowledge and agree that there shall be a service charge for the establishment and servicing of the IBA and further, that deposit insurance provided by the Federal Deposit Insurance Corporation is subject to limitations.

Parties electing to earn interest through this special account arrangement will be charged an **additional minimum fee of \$50.00** to establish and maintain the account. This fee compensates Old Republic for the employee time and costs associated with the IBA, opening the account, obtaining signature(s), preparing correspondence/documentation, transferring funds, maintaining appropriate records for audits/reconciliations, and closing the account. **It is important that the parties consider this cost in making this decision because the cost may exceed the interest earned.** To help approximate the interest that will be earned, simply multiply the interest rate per day by the estimated number of days until closing.

Example: A Regular savings deposit of \$1,000.00 at an average interest rate of 2.0 per annum for a 30 day period

Deposit	x Rate	/ Annual	x Days	= Total interest earned
\$1,000.00	x .02	/ 360	x 30	= \$1.67

Parties who elect to earn interest but want their funds invested in another bank and/or another type of interest-bearing account must advise Escrow Holder to make appropriate arrangements. However, the additional fee for these types of accounts will vary, but in no event exceed \$100.00.

B. No Interest on Funds in General Escrow Trust Account

Parties electing not to exercise the option to earn interest will simply communicate their choice by not requesting and submitting fully completed and signed "Instructions to Deposit Funds Into Interest Bearing Account" and W-9 form, per Section 1.A. above, and, as such, it shall constitute their instruction to place the deposited funds into Old Republic's General Escrow Trust Account, which consists of funds from other escrows in one or more non-interest bearing but federally insured escrow trusts accounts in Old Republic's name in a duly licensed state, or national bank or savings and loan association ("depository institution") selected by Old Republic and such funds may be transferred to any other such account(s). A General Escrow Trust Account is restricted and protected against claims by third parties or creditors of Old Republic.

The parties acknowledge and agree that: (i) the maintenance of such General Escrow Trust account(s) may result in Old Republic receiving certain financial benefits, some or all of which may otherwise be considered interest due to the parties under California Insurance Code § 12413.5, along with various other bank services, accommodations and/or other benefits from the depository institutions, and (ii) Old Republic or its affiliates may elect to enter into other business arrangements or transactions with, or obtain loans for investment or other purposes from such depository institutions and that Old Republic shall have no obligation to account to the

parties for the value of any such services, accommodations or other benefits which may accrue to Old Republic from such arrangements or transactions.

Finally, all disbursements are made by Escrow Holder's check or wire transfer unless otherwise instructed in writing, and the disbursement of funds may not take place on the same business day as recordation of the document. While Escrow Holder will diligently attempt to complete all disbursements within one business day of recordation, the parties acknowledge that recordation may not be completed with sufficient time to meet the established cutoff times for electronic transfer of funds or delivery by overnight mailing, which could result in the accrual of additional interest for any loan payoff.

2. Prorations and Adjustments. The parties acknowledge and agree all prorations and/or adjustments called for in this escrow are to be made on the basis of a thirty (30) day month unless otherwise instructed in writing. At closing, Escrow Holder may adjust estimated amounts and prorations and other items that may change based on the recording date. In all acts relating, but not limited to, fire/hazard insurance, rents and rental deposits, real property taxes, and interest, Escrow Holder shall presume that the information provided to Escrow Holder by the parties to this escrow, or their agent(s), is correct and that insurance premiums have been paid.

3. Recordation of Documents. The parties authorize Escrow Holder to cause the recordation of any documents delivered to escrow, which in the sole discretion Old Republic Title Company are necessary and proper for the issuance of a policy or policies of title insurance in connection with this escrow. Escrow Holder is further authorized to collect a Recording Service Fee and all funds required by the applicable governmental agency to record any such documents.

4. Authorization to Furnish Copies. The parties authorize Escrow Holder to furnish copies of these instructions and any supplements thereto, notices of cancellation, and settlement statements to the real estate agent(s), broker(s) and lender(s) in this escrow. The parties further authorize Escrow Holder to provide copies of documents submitted or deposited by a party to any other party as necessary for compliance with Federal and State laws and regulations.

5. Delivery of Non-Recorded Documents. The parties acknowledge and agree that upon close of escrow, documents that are not required to be recorded may be delivered by Escrow Holder by depositing same in the United States Mail, or transmitting by email, addressed to the party entitled thereto, at the mailing address provided to Escrow Holder.

6. Conflicting Instructions. The parties acknowledge and agree that upon receipt of any conflicting instructions (other than cancellation instructions), Escrow Holder is no longer obligated to take any further action in connection with this escrow until further consistent instructions are received from the parties. The parties authorize Escrow Holder to hold all monies and/or instruments in this escrow until otherwise directed, either by the parties' mutual written instructions or by final order of a court of competent jurisdiction. In the event of conflicting claims to any funds or other documents, Escrow Holder shall have the absolute right, at Escrow Holder's discretion, to file an action in interpleader requiring the parties to answer and litigate their several claims and rights amongst themselves. Any such action must comply with the requisite statutes of the State of California in this regard.

7. Disclosure. The parties acknowledge and agree Escrow Holder shall have no duty to disclose to any party to this escrow any information which may come to Escrow Holder's attention concerning this transaction unless specifically requested to do so by any party.

8. Right of Cancellation. This escrow shall be deemed canceled upon Escrow Holder's receipt of any party's instruction to cancel the escrow. The parties acknowledge Escrow Holder then is no longer obligated to take any further action in connection with this escrow until receipt of mutual non-conflicting instructions from the parties. Upon receipt of mutual, non-conflicting instructions regarding the disbursement of funds in the escrow, Escrow

Holder shall disburse the funds in accordance with the instructions, less fees and other costs incurred in connection with the escrow. In the absence of non-conflicting instructions regarding the disbursement of funds in the escrow, the parties authorize and instruct Escrow Holder to hold all earnest money funds in accordance with the terms of Paragraph 6 above. However, Escrow Holder may distribute all funds in excess of earnest money to the depositors of the funds or their assignees at Escrow Holder's sole discretion.

9. Entire Agreement. The parties acknowledge and agree these General Provisions and the escrow instructions received and accepted by Escrow Holder shall be the whole and only agreement between the parties and Old Republic Title Company regarding the obligations of Escrow Holder to complete this escrow and shall supersede and cancel any prior instructions. Escrow Holder shall disregard and assume no responsibility for complying with any other agreement(s) between the parties, whether or not such agreement(s) have been made a part of this escrow. To the extent of any conflicts between these General Provisions and escrow instructions, and any other agreement(s) between the parties, these General Provisions and escrow instructions shall control as to the Escrow Holder's duties and obligations.

10. Preliminary Report Approval. The parties acknowledge and agree that a copy of the preliminary report issued in conjunction with this escrow will be read and approved upon receipt and the parties will certify that there are no known liens or encumbrances, other than those shown on said report that affect the property which is the subject of this escrow. Approval shall be assumed absent an objection to any item in the preliminary report and certification shall be assumed unless Escrow Holder is provided information sufficient to identify liens or encumbrances not shown on the preliminary report.

11. Matters Excluded from Coverage under Title Insurance Policy. The parties acknowledge and agree Escrow Holder is not responsible or liable for determining that there has been compliance with any matters that are excluded from coverage under the title insurance policy to be issued in conjunction with close of this escrow including, but not limited to, county or municipal ordinances and state, county or municipal subdivision or land division regulations or laws. Reference is made to the policy form on file with the Insurance Commissioner of the State of California and available through Old Republic Title Company for the customer's review for a complete statement of such exclusions.

12. Compliance with Federal, State, and Local Laws and Regulations, including Truth in Lending Act and Consumer Credit Protection Laws. Except as otherwise set forth in Paragraph 13 of these General Provisions, the parties acknowledge and agree Escrow Holder is not responsible or liable for determining that any person or entity is subject to Federal, State, and Local laws and regulations or that any documents submitted to or deposited with Escrow Holder comply with such laws and regulations.

13. FinCEN Reporting Compliance. The parties acknowledge that the US Department of Treasury Financial Crimes Enforcement Network ("FinCEN") requires that a Real Estate Report ("FinCEN Report") be submitted for certain residential real estate (as defined in Section 1031.320 of Chapter 31 of the Code of Federal Regulations) transactions purchased with cash or without institutional lender financing, where at least one buyer or transferee is a legal entity, limited liability company, corporation, partnership, trust, trustee or other non-natural person. If this transaction requires Escrow Holder to submit a FinCEN Report, the parties agree to, no later than the closing, provide to Escrow Holder all the information and documentation necessary to enable Escrow Holder to complete and submit the FinCEN Report. If by the closing, the parties have not provided to Escrow Holder all requested and required information necessary to submit the FinCEN Report, Escrow Holder shall not close escrow and may resign under these General Provisions.

14. Licensee Status. The parties acknowledge and agree Escrow Holder is not responsible or liable for determining that any person or entity receiving a commission or other compensation from escrow is currently and regularly licensed, or for communicating the license status of any person or entity receiving a commission or other compensation from escrow to the parties herein.

15. Unclaimed Funds. The parties acknowledge and agree that after three (3) years from the deposit of funds into escrow, any amounts thereafter remaining unclaimed may be escheated to the State of California in compliance with the State of California's Unclaimed Property Law and Regulations.

16. Fees and Charges. The parties agree to pay all charges, billings, advances and expenses, including cancellation fees, that are properly chargeable to the undersigned, and further to pay any balance for fees, costs or shortages due in connection with these instructions.

17. Payments From Escrow. The parties acknowledge and agree Escrow Holder is acting as the disbursing agent of the parties to this escrow for all payments, such as, but not limited to, commissions, signing service providers, notary fees and termite inspections and/or reports, owed and authorized by the parties. The parties acknowledge and agree Escrow Holder may provide identifying information to the payee to facilitate crediting of the disbursement.

18. Inspections. The parties acknowledge and agree Escrow Holder has no obligation to order or obtain any of the inspections or reports required by this transaction.

19. Contingencies. The parties acknowledge and agree Escrow Holder has no obligation to monitor, schedule the timing of, or obtain any party's compliance with, any of the contingencies required by this transaction.

20. Compliance with Lender Requirements. The parties authorize Escrow Holder to take any action necessary to comply with these instructions and the instructions of any lender and to execute any and all documents that may be necessary or incidental to the carrying out of these instructions.

21. Right to Resign. Escrow Holder, at its election, shall have the right to resign as Escrow Holder under these instructions. If this right is exercised, all funds and documents may be returned to the party who deposited them, and Escrow Holder shall have no further duty, responsibility, or liability in connection with these instructions and purchase contract, if any.

22. Professional Advice. The parties acknowledge and agree they have the right to seek professional advice, at the parties' sole expense, before signing this or any other documents involved with this escrow transaction.

The undersigned have read, understand and agree to the above, acknowledge receipt of a copy of your Privacy Policy Notice, and further acknowledge that the title company named herein may not disburse funds received in this escrow except in accordance with the provisions set forth in Section 12413.1 of the Insurance Code of the State of California.

OLD REPUBLIC TITLE COMPANY IS LICENSED TO ACT AS AN UNDERWRITTEN TITLE COMPANY BY THE STATE OF CALIFORNIA, DEPARTMENT OF INSURANCE.

Buyers(s):

County of Monterey, a political subdivision of the State of California

By: _____
Sonia De La Rosa , County Administrative Officer

Escrow Officer: Heather Tremper
Property: 1002 W. Main Street, Salinas, California 93901

Escrow No.: 0724024694-HT
Date: April 27, 2026

APPROVED AS TO FORM:
Office of the County Counsel
Susan K. Blich, Acting County Counsel

By: _____
Name: Henry Bluestone Smith

Title: Deputy County Counsel

Date: _____

Forwarding Address: _____

Received: Old Republic Title Company

By _____ Date _____



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503 Abrego Street • Monterey CA • 93940 • (831) 372-7378 • FAX (866) 558-9259

County of Monterey, a political subdivision of the State of California

Date: April 27, 2026

Escrow No.: 0724024694-HT

Escrow Officer: Heather Tremper

Settlement Date: July 1, 2026

Property: 1002 W. Main Street, Salinas, CA, 93901

County of Monterey, a political subdivision of the State of California

By: _____
Sonia De La Rosa , County Administrative Officer

APPROVED AS TO FORM:
Office of the County Counsel
Susan K. Blich, Acting County Counsel

By: _____
Name: Henry Bluestone Smith

Title: Deputy County Counsel

Date: _____



FACTS	WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?
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Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> • Social Security number and employment information • Mortgage rates and payments and account balances • Checking account information and wire transfer instructions <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>
How?	All financial companies need to share customers’ personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers’ personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes — to offer our products and services to you	No	We don’t share
For joint marketing with other financial companies	No	We don’t share
For our affiliates’ everyday business purposes — information about your transactions and experiences	Yes	No
For our affiliates’ everyday business purposes — information about your creditworthiness	No	We don’t share
For our affiliates to market to you	No	We don’t share
For non-affiliates to market to you	No	We don’t share

Go to www.oldrepublictitle.com (Contact Us)



Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.

What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit https://www.oldrepublictitle.com/privacy-policy
How does Old Republic Title collect my personal information?	<p>We collect your personal information, for example, when you:</p> <ul style="list-style-type: none"> • Give us your contact information or show your driver’s license • Show your government-issued ID or provide your mortgage information • Make a wire transfer <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can’t I limit all sharing?	<p>Federal law gives you the right to limit only:</p> <ul style="list-style-type: none"> • Sharing for affiliates’ everyday business purposes - information about your creditworthiness • Affiliates from using your information to market to you • Sharing for non-affiliates to market to you <p>State laws and individual companies may give you additional rights to limit sharing. See the State Privacy Rights section location at https://www.oldrepublictitle.com/privacy-policy for your rights under state law.</p>

Definitions	
Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • <i>Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys’ Title Fund Services, LLC, Lex Terrae National Title Services, Inc., and Mississippi Valley Title Services Company</i>
Non-affiliates	<p>Companies not related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • <i>Old Republic Title does not share with non-affiliates so they can market to you</i>
Joint marketing	<p>A formal agreement between non-affiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> • <i>Old Republic Title doesn’t jointly market.</i>

Affiliates Who May be Delivering This Notice				
American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.	eRecording Partners Network, LLC
Genesis Abstract, LLC	Guardian Consumer Services, Inc.	iMarc, Inc.	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mississippi Valley Title Services Company	Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.
Old Republic Escrow of Vancouver, Inc.	Old Republic Exchange Company	Old Republic Title and Escrow of Hawaii, Ltd.	Old Republic National Title Insurance Company	Old Republic Title Company
Old Republic Title Company of Conroe	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma	Old Republic Title Company of Oregon	Old Republic Title Company of St. Louis
Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.	Old Republic Title, Ltd.	ORT Ancillary Services, Inc.	RamQuest Software, Inc.
Republic Abstract & Settlement, LLC	Sentry Abstract Company	Surety Title Agency, Inc.	Trident Land Transfer Company, LLC	



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AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE **eRecording Partners Network**

To: Buyer(s): County of Monterey, a political subdivision of the State of California Escrow No.: 0724024694-HT
Seller(s): Life Foundation Monterey LLC
From: Old Republic Title Company

Property: 1002 W. Main Street, Salinas, California 93901

This is to give you notice that Old Republic Title Company has a business relationship with eRecording Partners Network (ePN). More specifically, Old Republic Title Company and ePN are affiliates, commonly owned by Old Republic National Title Holding Company. Because of this relationship, this referral may provide Old Republic Title Company, its parent company and/or affiliates a financial or other benefit.

Set forth below is the estimated charge or range of charges ePN generally makes for the recording services listed. You are NOT required to use ePN as a condition for obtaining title insurance or escrow services from Old Republic Title Company. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

ePN Services	Estimated Charges or Range of Charges*
All Inclusive Per File Fee for In-House Recording Agents, and electronic or paper recordings as feasible, including pre-check file processing, file transportation, and return mailings as needed, since not all California counties can accommodate eRecording	\$22.00. - \$28.00 / Transaction (i.e. per escrow).

*These charges are in addition to any charges made by a County Recorder to record the documents.

ACKNOWLEDGMENT

I/we have read this disclosure form, and understand that Old Republic Title Company is referring me/us to purchase the above-described settlement service(s) and that it, and/or its parent company and/or affiliates may receive a financial or other benefit as the result of this referral.

Signature(s)

Date

Signature(s)

Date

Signature(s)

Date

Signature(s)

Date



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DISBURSEMENT INSTRUCTIONS

To: Old Republic Title Company
503 Abrego Street
Monterey, CA 93940

Date: April 27, 2026
Escrow No.: 0724024694-HT
Escrow Officer: Heather Tremper

Property Address: 1002 W. Main Street, Salinas, CA 93901

You are hereby authorized and instructed to disburse the funds due the undersigned as directed herein.

The undersigned acknowledge that recordation may not be completed with sufficient time to meet the established cutoff times for same day electronic transfer of funds or delivery by overnight mailing. Old Republic Title Company will diligently attempt to complete all disbursements within one business day of recordation.

If the recipient of the funds is an artificial entity (trust, limited liability company, corporation or partnership), the funds will be payable to you as trustee(s) of the trust or payable to the artificial entity. If you do not currently have a bank account set up in the name of the trust or artificial entity, you may need to establish one to accommodate the deposit of these funds.

- Call when check is ready for pick up. Phone No. _____
- Check will be picked up by _____
- Mail Overnight check to _____
- Wire funds internationally (bank located outside of the United States). **Must complete Supplemental Instructions and Acknowledgement for Disbursement of Funds by International Wire.**
- Wire funds to the following bank located within the United States:

In order for your wire to be processed, the following information must be completed in full:

Name on Account _____

Bank Name _____

Bank Address: _____

City: _____ State: _____ Country: _____ Zip Code: _____

Nine Digit ABA Routing No. _____ Account No. _____

For Further Credit to (if applicable) _____

The information on your check or deposit slip may not be accurate for wiring purposes. Contact your bank for specific wiring instructions. **Do not attach a voided check or deposit slip.**

If the funds are to be transferred to a title or escrow company, you are further instructed to forward a certified copy of the undersigned's closing statement to the named title or escrow company.

- Transfer (wire) funds to: Company _____ Escrow No. _____
- Address _____
- Phone No. _____ Transfer Amount _____

NOTICE: All wired funds must be cleared by Bank(s) through the Sanctions List maintained by the Office of Foreign Assets Control (OFAC) of the U.S. Department of Treasury. The process may cause delays beyond our control. However, in some instances, we find that providing a complete name helps expedite the OFAC review process. In the space below type or legibly print your first, middle and last name.

Print Full Name

Print Full Name

In order for your wire to be processed, the following information must be completed in full:

County of Monterey, a political subdivision of the State
of California

By: _____
Sonia De La Rosa , County Administrative Officer

APPROVED AS TO FORM:
Office of the County Counsel
Susan K. Blich, Acting County Counsel

By: _____
Name: Henry Bluestone Smith

Title: Deputy County Counsel

Date: _____

Phone No.

Email Address

Mailing Address

City, State, Zip

Received: Old Republic Title Company

BY _____

Date _____



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CALIFORNIA INCOME TAX WITHHOLDING NOTICE AS REQUIRED BY REVENUE AND TAXATION CODE SECTION 18662

ADDRESS OF PROPERTY TRANSFERRED

ESCROW NO. 0724024694-HT

1002 W. Main Street, Salinas, CA 93901

Address (number and street)

State

Zip Code

In accordance with Sections 18662 of the Revenue and Taxation Code, a buyer may be required to withhold an amount equal to 3¹/₃ percent of the sales price or the amount that is specified in a written certificate executed by the transferor in the case of a disposition of California real property interest by either:

1. A seller who is an individual, trust or estate or when the disbursement instructions authorize the proceeds be sent to a financial intermediary of the seller, OR
2. A corporate or partnership seller that has no permanent place of business in California immediately after the transfer of title to the California real property.

The buyer may become subject to a penalty for failure to withhold an amount equal to the greater of 10 percent of the amount required to be withheld or five hundred dollars (\$500).

However, notwithstanding any other provision included in the California statutes referenced above, no buyer will be required to withhold any amount or be subject to penalty for failure to withhold if:

1. The sales price of the California real property conveyed does not exceed one hundred thousand dollars (\$100,000), OR
2. The seller executes a written certificate, under the penalty of perjury, certifying that the seller is a corporation or partnership with a permanent place of business in California, OR
3. The seller, who is an individual, trust, estate, partnership or a corporation without a permanent place of business in California executes a written certificate, under the penalty, of perjury of any of the following:
 - A. The California real property being conveyed is the seller's or decedent's principal residence, within the meaning of Section 121 of the Internal Revenue Code.
 - B. The last use of the property being conveyed was use by the transferor as the transferor's principal residence within the meaning of Section 121 of the Internal Revenue Code.
 - C. The California real property being conveyed is or will be exchanged for property of like kind within the meaning of Section 1031 of the Internal Revenue code but only to the extent of the amount of gain not required to be recognized for California income tax purposes under Section 1031 of the Internal Revenue Code.
 - D. The California real property has been compulsorily or involuntarily converted within the meaning of Section 1033 of the Internal Revenue Code and that the seller intends to acquire property similar or related in service or use so as to be eligible for nonrecognition of gain for California income tax purposes under Section 1033 of the Internal Revenue Code.
 - E. The California real property transaction will result in a loss or a net gain not required to be recognized for California income tax purposes.

The seller is subject to penalty for knowingly filing a fraudulent certificate for the purpose of avoiding the withholding requirement.

This company will, upon written instructions from the buyer, withhold the California income tax from the seller and deposit said tax with the Franchise Tax Board together with Franchise Tax Board Form 593. The fee charged by this company for processing Franchise Tax Board Form 593 is \$45.00 (Revenue & Taxation Code 18662).

This company will provide you with a copy of the Franchise Tax Board's Real Estate Withholding Forms Booklet, upon request. You may also obtain a copy by visiting the Franchise Tax Board's website provided below.

For additional information on withholding requirements contact: Franchise Tax Board, Withholding Services and Compliance Section
P. O. Box 942867
Sacramento, CA 94267-0651
(888) 792-4900 or (916) 845-4900

or visit: www.ftb.ca.gov

BUYER'S ACKNOWLEDGEMENT: The undersigned buyer acknowledges receipt of copy of this Notice of California Income Tax Withholding.

County of Monterey, a political subdivision of the State of California

By: _____
Sonia De La Rosa , County Administrative Officer

APPROVED AS TO FORM:
Office of the County Counsel
Susan K. Blich, Acting County Counsel

By: _____
Name: Henry Bluestone Smith

Title: Deputy County Counsel

Date: _____

DATED _____

SELLER'S ACKNOWLEDGEMENT: The undersigned seller acknowledges receipt of copy of this Notice of California Income Tax Withholding.

Life Foundation Monterey LLC, a California limited liability company

By: _____
Brent R. Waldman, Court Appointed Receiver

DATED _____



OLD REPUBLIC TITLE COMPANY

A MEMBER OF THE OLD REPUBLIC TITLE INSURANCE GROUP

503 Abrego Street • Monterey CA • 93940 • (831) 372-7378 • FAX (866) 558-9259

ADDITIONAL ESCROW INSTRUCTIONS TO OLD REPUBLIC TITLE COMPANY

Property Address: 1002 W. Main Street
Salinas, CA 93901

Date: April 27, 2026
Escrow No.: 0724024694-HT
Escrow Officer: Heather Tremper

Escrow Instructions previously handed you under date of April 19, 2026 are hereby supplemented and/or amended as follows:

All closing documents should be delivered to the undersigned as follows:

_____ Mail Documents to _____

_____ Email Documents to _____

Except as provided for herein, all other terms and conditions are to remain as originally set forth.

Buyer(s):

County of Monterey, a political subdivision of the State
of California

By: _____
Sonia De La Rosa , County Administrative Officer

APPROVED AS TO FORM:
Office of the County Counsel
Susan K. Blich, Acting County Counsel

By: _____
Name: Henry Bluestone Smith

Title: Deputy County Counsel

Date: _____

Received: Old Republic Title Company

By _____ Date _____



OLD REPUBLIC TITLE COMPANY

A MEMBER OF THE OLD REPUBLIC TITLE INSURANCE GROUP

503 Abrego Street • Monterey CA • 93940 • (831) 372-7378 • FAX (866) 558-9259

SUPPLEMENTAL ESCROW INSTRUCTIONS

TO: Old Republic Title Company
503 Abrego Street
Monterey, CA 93940

RE: Escrow No.: 0724024694-HT
Property: 1002 W. Main Street, Salinas, CA 93901

In connection with the purchase/sale of the above referenced property, the undersigned buyer/seller acknowledge that they are aware the fiscal year for real property taxes runs from July 1st through June 30th, and that;

On the regular roll, the 1st installment covers the period from July 1st through December 31st. This installment is due on November 1st and must be paid **ON OR BEFORE DECEMBER 10th**; thereafter a penalty charge will accrue, and

The 2nd installment covers the period from January 1st through June 30th. This installment is due on February 1st and must be paid **ON OR BEFORE APRIL 10th**; thereafter a penalty charge will accrue.

The undersigned Buyer and Seller are also aware that under a law passed by the legislative assembly, whenever a change of ownership, completion of construction or leasing, renting or other use of a newly constructed improvement occurs, the assessor must appraise the property effective as of the date change in ownership/completion of improvements, etc. occurs; and that the following exception will be shown in the policy of title insurance issued at the close of this escrow:

"The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq., of the Revenue and Taxation Code of the State of California."

The undersigned buyer/seller agree that if a Supplemental Bill is issued because of the transfer under this transaction, buyer shall be responsible for payment of same. Further, in the event of a Supplemental Bill issued to the Seller after close of this escrow due to a prior transfer or reasons as set forth above, payment of said bill shall be prorated between the parties outside of escrow and Old Republic Title Company shall not be concerned or held liable therewith.

The undersigned buyer is aware that if the Tax Bill under the regular Tax Roll is not forwarded to him as property owner, it is his/her responsibility to contact the Tax Collector's office in the county in which the property is located to obtain the necessary information for payment of same before the due dates or penalties will accrue.

SELLER
Life Foundation Monterey LLC, a California limited liability company

BUYER
County of Monterey, a political subdivision of the State of California

By: _____
Brent R. Waldman, Court Appointed Receiver

By: _____
Sonia De La Rosa , County Administrative Officer

APPROVED AS TO FORM:
Office of the County Counsel
Susan K. Blich, Acting County Counsel

By: _____
Name: Henry Bluestone Smith

Title: Deputy County Counsel

Date: _____

PRELIMINARY CHANGE OF OWNERSHIP REPORT

To be completed by the transferee (buyer) prior to a transfer of subject property, in accordance with section 480.3 of the Revenue and Taxation Code. A Preliminary Change of Ownership Report must be filed with each conveyance in the County Recorder's office for the county where the property is located.

NAME AND MAILING ADDRESS OF BUYER/TRANSFEEE
(Make necessary corrections to the printed name and mailing address)

ASSESSOR'S PARCEL NUMBER

002-541-006

SELLER/TRANSFEROR

Life Foundation Monterey LLC

BUYER'S DAYTIME TELEPHONE NUMBER

()

BUYER'S EMAIL ADDRESS

STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY

1002 W. Main Street, Salinas, CA 93901

<input type="checkbox"/> YES	<input type="checkbox"/> NO	This property is intended as my principal residence. If YES, please indicate the date of occupancy or intended occupancy.	MO	DAY	YEAR
<input type="checkbox"/> YES	<input type="checkbox"/> NO		Are you a 100% rated disabled veteran who was compensated at 100% by the Department of Veterans Affairs or an unmarried surviving spouse of a 100% rated disabled veteran?		

MAIL PROPERTY TAX INFORMATION TO (NAME)

County of Monterey, a political subdivision of the State of California

MAIL PROPERTY TAX INFORMATION TO (ADDRESS)	CITY	STATE	ZIP CODE
--	------	-------	----------

PART 1. TRANSFER INFORMATION Please complete all statements.

- YES NO This section contains possible exclusions from reassessment for certain types of transfers.
- A. This transfer is solely between spouses (addition or removal of a spouse, death of a spouse, divorce settlement, etc.).
 - B. This transfer is solely between domestic partners currently registered with the California Secretary of State (addition or removal of a partner, death of a partner, termination settlement, etc.).
 - *C. This is a transfer: between parent(s) and child(ren) between grandparent(s) and grandchild(ren).
Was this the transferor/grantor's principal residence? YES NO
Is this a family farm? YES NO
 - *D. This transfer is the result of a cotenant's death. Date of death _____
 - *E. This transaction is to replace a principal residence owned by a person 55 years of age or older.
 - *F. This transaction is to replace a principal residence by a person who is severely disabled.
 - *G. This transaction is to replace a principal residence substantially damaged or destroyed by a wildfire or natural disaster for which the Governor proclaimed a state of emergency.
 - H. This transaction is only a correction of the name(s) of the person(s) holding title to the property (e.g., a name change upon marriage).
If YES, please explain: _____
 - I. The recorded document creates, terminates, or reconveys a lender's interest in the property.
 - J. This transaction is recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest (e.g., cosigner). If YES, please explain: _____
 - K. The recorded document substitutes a trustee of a trust, mortgage, or other similar document.
 - L. This is a transfer of property:
 - 1. to/from a revocable trust that may be revoked by the transferor and is for the benefit of the transferor, and/or the transferor's spouse registered domestic partner.
 - 2. to/from an irrevocable trust for the benefit of the creator/grantor/trustor and/or grantor's/trustor's spouse grantor's/trustor's registered domestic partner.
 - M. This property is subject to a lease with a remaining lease term of 35 years or more including written options.
 - N. This is a transfer between parties in which proportional interests of the transferor(s) and transferee(s) in each and every parcel being transferred remain exactly the same after the transfer.
 - O. This is a transfer subject to subsidized low-income housing requirements with governmentally imposed restrictions, or restrictions imposed by special nonprofit corporations.
 - *P. This transfer is to the first purchaser of a new building containing a leased owned active solar energy system.
 - Q. Other. This transfer is to _____

* Please refer to the instructions for Part 1. Please provide any other information that will help the Assessor understand the nature of the transfer.

PART 2. OTHER TRANSFER INFORMATION

Check and complete as applicable.

A. Date of transfer, if other than recording date: _____

B. Type of transfer:

- Purchase Foreclosure Gift Trade or exchange Merger, stock, or partnership acquisition (Form BOE-100-B)
- Contract of sale. Date of contract: _____ Inheritance. Date of death: _____
- Sale/leaseback Creation of a lease Assignment of a lease Termination of a lease. Date lease began: _____
- Original term in years (including written options): _____ Remaining term in years (including written options): _____
- Other. Please explain: _____

C. Only a partial interest in the property was transferred. YES NO If YES, indicate the percentage transferred: _____ %

PART 3. PURCHASE PRICE AND TERMS OF SALE

Check and complete as applicable.

A. Total purchase price. \$ _____

B. Cash down payment or value of trade or exchange excluding closing costs Amount \$ _____

C. First deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____ Amount \$ _____

- FHA (___Discount Points) Cal-Vet VA(___Discount Points) Fixed rate Variable rate
- Bank/Savings & Loan/Credit Union Loan carried by seller
- Balloon payment \$ _____ Due date: _____

D. Second deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____ Amount \$ _____

- Fixed rate Variable rate Bank/Saving & Loan/Credit Union Loan carried by seller
- Balloon payment \$ _____ Due date: _____

E. Was an Improvement Bond or other public financing assumed by the buyer? YES NO Outstanding balance \$ _____

F. Amount, if any, of real estate commission fees paid by the buyer which are not included in the purchase price \$ _____

G. The property was purchased: Through real estate broker. Broker name: _____ Phone Number: () _____

- Direct from seller From a family member-Relationship _____
- Other. Please explain: _____

H. Please explain any special terms, seller concessions, broker/agent fees waived, financing, and any other information (e.g., buyer assumed the existing loan balance) that would assist the Assessor in the valuation of your property.

PART 4. PROPERTY INFORMATION

Check and complete as applicable.

A. Type of property transferred

- Single-family residence Co-op/Own-your-own Manufactured home
- Multiple-family residence. Number of units: _____ Condominium Unimproved lot
- Other. Description: (i.e., timber, mineral, water rights, etc.) _____ Timeshare Commercial/Industrial

B. YES NO Personal/business property, or incentives, provided by seller to buyer are included in the purchase price. Examples of personal property are furniture, farm equipment, machinery, etc. Examples of incentives are club memberships, etc. Attach list if available.

If YES, enter the value of the personal/business property: \$ _____ Incentives \$ _____

C. YES NO A manufactured home is included in the purchase price.

If YES, enter the value attributed to the manufactured home: \$ _____

YES NO The manufactured home is subject to local property tax. If NO, enter the decal number: _____

D. YES NO The property produces rental or other income.

If YES, the income is from: Lease/rent Contract Mineral rights Other: _____

E. The condition of the property at the time of sale was: Good Average Fair Poor

Please describe: _____

CERTIFICATION

I certify (or declare) that the foregoing and all information hereon, including any accompanying statements or documents, is true and correct to the best of my knowledge and belief.

SIGNATURE OF BUYER/TRANSFeree OR CORPORATE OFFICER ▶	DATE	TELEPHONE ()
NAME OF BUYER/TRANSFeree/LEGAL REPRESENTATIVE/CORPORATE OFFICER (PLEASE PRINT)	TITLE	EMAIL ADDRESS

ADDITIONAL INFORMATION

Please answer all questions in each section, and sign and complete the certification before filing. This form may be used in all 58 California counties. If a document evidencing a change in ownership is presented to the Recorder for recordation without the concurrent filing of a *Preliminary Change of Ownership Report*, the Recorder may charge an additional recording fee of twenty dollars (\$20).

NOTICE: The property which you acquired may be subject to a supplemental assessment in an amount to be determined by the County Assessor. Supplemental assessments are not paid by the title or escrow company at close of escrow, and are not included in lender impound accounts. **You may be responsible for the current or upcoming property taxes even if you do not receive the tax bill.**

NAME AND MAILING ADDRESS OF BUYER: Please make necessary corrections to the printed name and mailing address. Enter Assessor's Parcel Number, name of seller, buyer's daytime telephone number, buyer's email address, and street address or physical location of the real property.

NOTE: Your telephone number and/or email address is very important. If there is a question or a problem, the Assessor needs to be able to contact you.

MAIL PROPERTY TAX INFORMATION TO: Enter the name, address, city, state, and zip code where property tax information should be mailed. This must be a valid mailing address.

PRINCIPAL RESIDENCE: To help you determine your principal residence, consider (1) where you are registered to vote, (2) the home address on your automobile registration, and (3) where you normally return after work. If after considering these criteria you are still uncertain, choose the place at which you have spent the major portion of your time this year. Check YES if the property is intended as your principal residence, and indicate the date of occupancy or intended occupancy.

DISABLED VETERAN: If you checked YES, you may qualify for a property tax exemption. **A claim form must be filed and all requirements met in order to obtain the exemption. Please contact the Assessor for a claim form.**

PART 1: TRANSFER INFORMATION

If you check YES to any of these statements, the Assessor may ask for supporting documentation.

C, D, E, F, G: If you checked YES to any of these statements, you may qualify for a property tax reassessment exclusion, which may allow you to maintain your property's previous tax base. **A claim form must be filed and all requirements met in order to obtain any of these exclusions.** Contact the Assessor for claim forms. **NOTE:** If you give someone money or property during your life, you may be subject to federal gift tax. You make a gift if you give property (including money), the use of property, or the right to receive income from property without expecting to receive something of at least equal value in return. The transferor (donor) may be required to file Form 709, Federal Gift Tax Return, with the Internal Revenue Service if they make gifts in excess of the annual exclusion amount.

H: Check YES if the reason for recording is to correct a name already on title [e.g., Mary Jones, who acquired title as Mary J. Smith, is granting to Mary Jones]. This is not for use when a name is being removed from title.

I: Check YES if the change involves a lender, who holds title for security purposes on a loan, and who has no other beneficial interest in the property.

"Beneficial interest" is the right to enjoy all the benefits of property ownership. Those benefits include the right to use, sell, mortgage, or lease the property to another. A beneficial interest can be held by the beneficiary of a trust, while legal control of the trust is held by the trustee.

J: A **"cosigner"** is a third party to a mortgage/loan who provides a guarantee that a loan will be repaid. The cosigner signs an agreement with the lender stating that if the borrower fails to repay the loan, the cosigner will assume legal liability for it.

N: This is primarily for use when the transfer is into, out of, or between legal entities such as partnerships, corporations, or limited liability companies. Check YES only if the individuals and the interest held by each remains exactly the same in each and every parcel being transferred.

O: Check YES only if property is subject to a government or nonprofit affordable housing program that imposes restrictions. Property may qualify for a restricted valuation method (i.e., may result in lower taxes).

P: If you checked YES, you may qualify for a new construction property tax exclusion. **A claim form must be filed and all requirements met in order to obtain the exclusion. Contact the Assessor for a claim form.**

PART 2: OTHER TRANSFER INFORMATION

A: The date of recording is rebuttably presumed to be the date of transfer. If you believe the date of transfer was a different date (e.g., the transfer was by an unrecorded contract, or a lease identifies a specific start date), put the date you believe is the correct transfer date. If it is not the date of recording, the Assessor may ask you for supporting documentation.

B: Check the box that corresponds to the type of transfer. If OTHER is checked, please provide a detailed description. Attach a separate sheet if necessary.

**Recording Requested by and
When Recorded, Return to**
County of Monterey
Attn: PWFP-Real Property Specialist
1441 Schilling Place, S. Bldg.,
2nd Floor, Salinas, California 93901

Space above this line for Recorder's use

No Documentary Transfer Tax Required (Revenue & Taxation Code § 11922)
Grantee is a Political Subdivision of the State of California
No Recording Fee Required (Government Code § 27383)
Survey Monument Preservation Fee \$0.00 (Government Code § 27383) (Lot, block, and/or tract referenced)

APN: 002-541-006

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the **Life Foundation Monterey LLC**, a California limited liability company, (hereinafter referred to as "**Grantor**"), does hereby remise, release and forever convey to the **County of Monterey**, a political subdivision of the State of California (hereinafter referred to as "**Grantee**"), all its rights, title and interest in the real property (hereinafter referred to as the "**Property**") situated in the City of Salinas, Monterey County of the State of California, described as follows:

The legal description of the Property is attached as **Exhibit A** and incorporated by this reference.

TOGETHER with the tenements, hereditaments, appurtenances thereunto belonging or appertaining, and the revision and revisions, remaining and remainder, rents, issues, and profits thereof.

TOGETHER with all of Grantor's interest in and to oil, gas, geothermal, water and mineral rights, wells, riparian water rights appurtenant to said real property described on Exhibit "A" attached hereto, and all of Grantor's interest in any streets, alleys, public ways or railroad rights of way, and to any land lying in any body of water, waterway or public street, public road or public avenue in front of, adjacent to, or adjoining the land.

TO HAVE AND TO HOLD the said premises, together with the appurtenance, unto Grantee, and to its successors and assigns forever.

Read and Approved:

IN WITNESS WHEREOF, the Grantor has caused this Grant Deed to be executed as of the date opposite the signature below.

GRANTOR:

Life Foundation Monterey LLC,
a California limited liability
company

By: _____

Name: Brent R. Waldman

Title: Court Appointed Receiver

Date: _____

CERTIFICATE OF ACCEPTANCE AND CONSENT TO RECORDATION

This is to certify that the interest in real property conveyed by the Grant Deed dated _____, 2026, from **Life Foundation Monterey LLC**, a California limited liability company, to the **County of Monterey**, a political subdivision of the State of California, is hereby accepted, and the County of Monterey consents to recordation thereof by its duly authorized officer pursuant to Board of Supervisors Resolution No. 75-39, passed and adopted on February 4, 1975.

GRANTEE

County of Monterey,
a political subdivision of the State of California

Name: Sonia De La Rosa
Title: County Administrative Officer

Dated: _____

APPROVED AS TO FORM:
Office of the County Counsel
Susan K. Blich, Acting County Counsel

By: _____
Name: Mary Grace Perry
Title: Deputy County Counsel

Date: _____

Exhibit A

Page 1 of 1

LEGAL DESCRIPTION

APN: 002-541-006

The land referred to is situated in the County of Monterey, City of Salinas, State of California, and is described as follows:

That portion of the Rancho Nacional lying within the corporate limits of the City of Salinas in the County of Monterey, State of California, particularly described as follows:

Beginning at the Southwest corner of South Main Street (as widened to 88 feet) and Romie Lane (86 feet wide), as said street widening and lane are described in that certain Deed to Salinas, a municipal corporation, dated May 28, 1946, and recorded in Volume 932 of Official Records at Page 3, Monterey County Records; thence from said point of beginning along the West line of South Main Street

- (1) South 15° 56' West, 250.0 feet; thence leave said street line and running
- (2) North 74° 04' West, 150.0 feet; thence
- (3) North 15° 56' East, 100.0 feet; thence
- (4) North 74° 04' West, 200.0 feet; thence
- (5) North 15° 56' East, 150.0 feet to a point in the Southerly line of said Romie Lane; thence along said Southerly line
- (6) South 74' 04' East, 350.0 feet to the point of beginning.

APN: 002-541-006

C. If this transfer was the result of an inheritance following the death of the property owner, please complete a *Change in Ownership Statement, Death of Real Property Owner*, form BOE-502-D, if not already filed with the Assessor's office.

PART 3: PURCHASE PRICE AND TERMS OF SALE

It is important to complete this section completely and accurately. The reported purchase price and terms of sale are important factors in determining the assessed value of the property, which is used to calculate your property tax bill. Your failure to provide any required or requested information may result in an inaccurate assessment of the property and in an overpayment or underpayment of taxes.

A. Enter the total purchase price, not including closing costs or mortgage insurance.

"Mortgage insurance" is insurance protecting a lender against loss from a mortgagor's default, issued by the FHA or a private mortgage insurer.

B. Enter the amount of the down payment, whether paid in cash or by an exchange. If through an exchange, exclude the closing costs.

"Closing costs" are fees and expenses, over and above the price of the property, incurred by the buyer and/or seller, which include title searches, lawyer's fees, survey charges, and document recording fees.

C. Enter the amount of the First Deed of Trust, if any. Check all the applicable boxes, and complete the information requested.

A **"balloon payment"** is the final installment of a loan to be paid in an amount that is disproportionately larger than the regular installment.

D. Enter the amount of the Second Deed of Trust, if any. Check all the applicable boxes, and complete the information requested.

E. If there was an assumption of an improvement bond or other public financing with a remaining balance, enter the outstanding balance, and mark the applicable box.

An **"improvement bond or other public financing"** is a lien against real property due to property-specific improvement financing, such as green or solar construction financing, assessment district bonds, Mello-Roos (a form of financing that can be used by cities, counties and special districts to finance major improvements and services within the particular district) or general improvement bonds, etc. Amounts for repayment of contractual assessments are included with the annual property tax bill.

F. Enter the amount of any real estate commission fees paid by the buyer which are not included in the purchase price.

G. If the property was purchased through a real estate broker, check that box and enter the broker's name and phone number. If the property was purchased directly from the seller (who is not a family member of one of the parties purchasing the property), check the "Direct from seller" box. If the property was purchased directly from a member of your family, or a family member of one of the parties who is purchasing the property, check the "From a family member" box and indicate the relationship of the family member (e.g., father, aunt, cousin, etc.). If the property was purchased by some other means (e.g., over the Internet, at auction, etc.), check the "OTHER" box and provide a detailed description (attach a separate sheet if necessary).

H. Describe any special terms (e.g., seller retains an unrecorded life estate in a portion of the property, etc.), seller concessions (e.g., seller agrees to replace roof, seller agrees to certain interior finish work, etc.), broker/agent fees waived (e.g., fees waived by the broker/agent for either the buyer or seller), financing, buyer paid commissions, and any other information that will assist the Assessor in determining the value of the property.

PART 4: PROPERTY INFORMATION

A. Indicate the property type or property right transferred. Property rights may include water, timber, mineral rights, etc.

B. Check YES if personal, business property or incentives are included in the purchase price in Part 3. Examples of personal or business property are furniture, farm equipment, machinery, etc. Examples of incentives are club memberships (golf, health, etc.), ski lift tickets, homeowners' dues, etc. Attach a list of items and their purchase price allocation. An adjustment will not be made if a detailed list is not provided.

C. Check YES if a manufactured home or homes are included in the purchase price. Indicate the purchase price directly attributable to each of the manufactured homes. If the manufactured home is registered through the Department of Motor Vehicles in lieu of being subject to property taxes, check NO and enter the decal number.

D. Check YES if the property was purchased or acquired with the intent to rent or lease it out to generate income, and indicate the source of that anticipated income. Check NO if the property will not generate income, or was purchased with the intent of being owner-occupied.

E. Provide your opinion of the condition of the property at the time of purchase. If the property is in "fair" or "poor" condition, include a brief description of repair needed.