



Monterey County Board of Supervisors

168 West Alisal Street,
1st Floor
Salinas, CA 93901
831.755.5066

Board Order

Upon motion of Supervisor Armenta, seconded by Supervisor Salinas and carried by those members present, the Board of Supervisors hereby:

- a. Accepted the Parcel Map for the Briggs Minor Subdivision to subdivide a 334.95 acre parcel into four total lots, consisting of three lots of 20 acres each (Parcels B1, B2, and B3), one lot of 29.9 acres (Parcel B-4), and one remainder parcel of 245.05 acres (Parcel A);
- b. Accepted the Tax Clearance Letter and the Parcel Map Guarantee;
- c. Approved the Subdivision Improvement Agreement and Authorize and Accept the Deed of Trust;
- d. Authorized the Chair of the Board to execute the Subdivision Improvement Agreement; and
- e. Directed the Clerk of the Board to submit the Parcel Map, the Subdivision Improvement Agreement and the Deed of Trust for recording, with recording fees paid by the applicant. Proposed CEQA Action: Statutorily Exempt per Section 15268(b)(3).(376 Corral de Tierra, Toro Area Plan)

PASSED AND ADOPTED on this 28th day of June 2016, by the following vote, to wit:

AYES: Supervisors Armenta, Phillips, Salinas and Parker

NOES: None

ABSENT: Supervisor Potter

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 79 for the meeting on June 28, 2016.

Dated: July 7, 2016
File ID: 16-818

Gail T. Borkowski, Clerk of the Board of Supervisors
County of Monterey, State of California

By Denise Hancock
Deputy

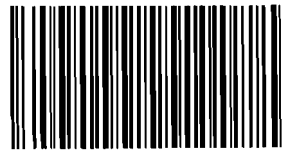
RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

County of Monterey
Resource Management Agency
168 W. Alisal Street, 2nd Floor
Salinas, California 93901
Attn: Juan Hernandez

Stephen L. Vagnini
Monterey County Recorder
Filed at the request of
First American Title

CRLUPE
8/02/2016
15:07:53

DOCUMENT: **2016044199**



Titles: 1/ Pages: 21

Fees....	72.00
Taxes...	
Other...	
AMT PAID	<u>\$72.00</u>

COUNTY OF MONTEREY

SUBDIVISION IMPROVEMENT AGREEMENT

FOR THE BRIGGS MINOR SUBDIVISION

THIS SUBDIVISION IMPROVEMENT AGREEMENT hereinafter "AGREEMENT" is made and effective as of the last date opposite the respective signatures, by and between the County of Monterey, a political subdivision of the State of California, hereinafter "COUNTY", and Briggs Investment Company, a California general partnership ("BIC"), hereinafter "SUBDIVIDER", owners of that certain real property in the County of Monterey, State of California being more particularly described below, , and the 2005 Briggs Children Irrevocable Trust UTA dated December 14, 2005, intended transferees of the property, hereinafter "TRANSFEE".

RECITALS

This AGREEMENT is made with respect to the following facts which each party acknowledges as true and correct:

Parcel Map: Briggs Minor Subdivision, described as the Parcel Map being filed for record on August 2, 2016, 2016 in Volume 23, Page 55 of Parcel Maps, Office of County Recorder of the County of Monterey. ("MINOR SUBDIVISION")

Legal Description of the Property:

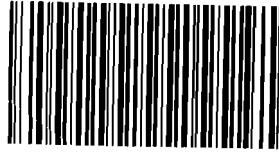
Parcels "B-1," "B-2," "B-3," and "B-4," as said parcels are shown and so designated on that certain map filed for record on August 2, 2016 in Volume 23, Page 55 of Parcel Maps, Office of County Recorder of the County of Monterey ("Property").

Tentative Map Resolution of Approval No.: Minor Subdivision Committee, Resolution No. 09007

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

County of Monterey
Resource Management Agency
168 West Alisal Street, Second Floor
Salinas, California 93901
Attn: Juan Hernandez

DOCUMENT: **2016044200**



Titles: 1/ Pages: 6

Fees.....

Taxes....

Other....

AMT PAID _____

APNs: _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST

THIS DEED OF TRUST is made July 6, 2016, by the Briggs Investment Company, a California general partnership ("Trustor") on the one hand, and the County of Monterey, a political subdivision of the State of California (the "Beneficiary"), and First American Title Company (the "Trustee"), whose address is 60 West Market Street, Suite 140, Salinas, California 93901.

TRUSTOR hereby irrevocably grants, transfers and assigns to Trustee, in trust, with power of sale, all that property in the County of Monterey, State of California, described in **Exhibit A** attached hereto (the "Property"), for the purpose of securing the performance of that certain recorded "County of Monterey Subdivision Improvement Agreement for the Briggs Minor Subdivision" executed as of the last date opposite the respective signatures by Trustor, the Beneficiary, and the 2005 Briggs Children Irrevocable Trust UTA dated December 14, 2005 ("Subdivision Improvement Agreement"). The Subdivision Improvement Agreement is hereby incorporated by reference and will be recorded in the Office of the Recorder of the County of Monterey concurrently with recordation of this Deed of Trust.

A. TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES WITH REGARD TO THE PROPERTY:

(1) To appear in and defend any action or proceeding purporting to affect the security of this Deed of Trust or the rights or powers of Beneficiary, or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorneys' fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear.

(2) To pay, at least ten (10) days before delinquency, all taxes and assessments affecting the Property, including all encumbrances, charges, and liens, with interest, on the Property or any part of the Property, which appear to be prior or superior to this Deed of Trust.

Should Trustor fail to make any payment or to do any act as provided herein or as provided in the above-referenced Subdivision Improvement Agreement, then Beneficiary or Trustee may (but is not obligated to) make the payment or do the act in the required manner and to the extent deemed necessary by Beneficiary or Trustee to protect the security of this Deed of Trust. The

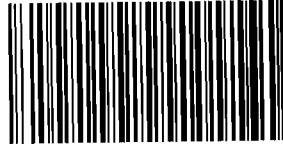
Stephen L. Vagnini
Monterey County Recorder
Filed at the request of

CRLUPE
8/02/2016
15:07:53

First American Title

DOCUMENT: **2016044198**

Titles: 1/ Pages: 5



Fees....	27.00
Taxes...	
Other...	
AMT PAID	<u>\$27.00</u>

MAP INFORMATION SHEET

MAP OF Parcel

VOL. 0023 PAGE 55

OF PARCEL 2 AS SHOWN ON THAT CERTAIN MAP FILED IN
VOLUME 16 OF SURVEYS, AT PAGE 207, TOGETHER WITH
CERTIFICATE IF CORRECTION RECORDED IN REEL 2640 AT
PAGE 233, RECORDS OF MONTEREY COUNTY, CALIFORNIA
SITUATE IN THE RANCHO CORRAL DE TIERRA.

PREPARED FOR:
BRIGGS INVESTMENT COMPANY

PREPARED BY:
FIRST AMERICAN TITLE COMPANY

END OF DOCUMENT

END OF DOCUMENT