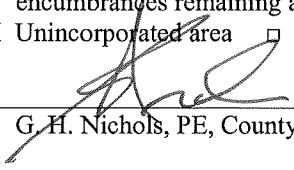


RECORDING REQUESTED BY )  
AND WHEN RECORDED RETURN TO: )  
County of Monterey )  
Resource Management Agency )  
168 W. Alisal St., 2<sup>nd</sup> Floor )  
Salinas, CA 93901 )  
Attention: G.H. Nichols, P.E. )  
)

THE UNDERSIGNED GRANTOR(s) DECLARE(s)  
DOCUMENTARY TRANSFER TAX IS \$ 0

Space above this line for Recorder's use

X Computed on full value of property conveyed, or  
☐ Computed on full value less value of liens or  
encumbrances remaining at time of sale,  
X Unincorporated area ☐ City of \_\_\_\_\_

  
G. H. Nichols, PE, County of Monterey

## GRANT OF EASEMENT FOR PRIVATE ROADWAY

APN: 031-161-032 ("East Garrison II – Ord Avenue")

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

**GRANTOR:** the SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF 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 May 25, 2010 at Document No. 2010028915, Official Records of Monterey  
County, said property otherwise being known as Assessors Parcel No. 031-161-032 ("East  
Garrison II"), does hereby GRANT to

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

an EASEMENT for the purpose of constructing, maintaining, and operating a private roadway  
("Ord Avenue") and related infrastructure over and on that real property located in the County of  
Monterey described in Exhibit A attached hereto and made a part hereof.

GRANTOR

Successor Agency to the Redevelopment Agency of  
the County of Monterey

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

\_\_\_\_\_  
Simon Salinas  
Chair, Board of Directors

Approved as to Form:  
AGENCY COUNSEL

Kay Reiman  
Deputy

### ACKNOWLEDGEMENT

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   )  
  ) 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 Private Roadway ("Ord Avenue") dated \_\_\_\_\_, 2015 from the SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE COUNTY OF MONTEREY, a body politic and corporate of the State of California, to 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: James W. Fletcher  
Title: COO

ACKNOWLEDGEMENT

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    )  
  ) 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**  
**ORD AVENUE RIGHT-OF-WAY (PRIVATE)**  
**BEING A PORTION OF PARCEL B (28 SURVEYS 143)**  
**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 B, as said Parcel B is shown and so designated on that certain record of survey recorded August 16, 2006, in Volume 28 of Surveys at Page 143, in the office of the county recorder of Monterey County, more particularly described as follows:

**Beginning** at a point on the northern line of said Parcel B, said point also being the southeastern corner of Parcel R1.4, as said Parcel R1.4 is shown and so designated on the official map of Tract No. 1489, recorded June 28, 2007, in Volume 24 of Cities and Towns, Page 7, in said office of the county recorder of Monterey County; thence, from said **Point of Beginning**, leaving said northern line

- 1) Southerly along the arc of a non-tangent 330.00 foot radius curve to the right, from which the center of said curve bears North 78°35'18" West, through a central angle of 16°04'55", an arc distance of 92.63 feet, said curve hereinafter refereed to as Course 1); thence
- 2) Westerly along the arc of a non-tangent 810.00 foot radius curve to the left, from which the center of said curve bears South 32°52'40" West, through a central angle of 04°15'13", an arc distance of 60.13 feet; thence
- 3) Northerly along the arc of a non-tangent 270.00 foot radius curve to the left, concentric with and sixty (60.00) feet westerly, measured at right angles, from the curve hereinabove referred to as Course 1), through a central angle of 14°04'27", an arc distance of 66.32 feet to a point on said northern line; thence, along said northern line
- 4) South 84°20'10" East 60.37 feet to said **Point of Beginning**.

Containing 4,746 square feet 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



7/3/14

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



Job No.: 2615.15

PARCEL D  
2007-8907

PARCEL R1.4  
TRACT 1489  
(24 C&T 7)

POINT OF BEGINNING

ORD AVENUE  
RIGHT-OF-WAY  
(PRIVATE)  
4,746 SF±

LINE TABLE		
NO.	BEARING	LENGTH
4	S84°20'10"E	60.37'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
1	330.00'	16°04'55"	92.63'
2	810.00'	04°15'13"	60.13'
3	270.00'	14°04'27"	66.32'

N78°35'18"W(R)

N63°13'52"W(R)

S32°52'40"W(R)

FUTURE WATKINS  
GATE ROAD

PARCEL B  
(28 SUR 143)



EXHIBIT 'B'  
PORTION OF PARCEL B (28 SURVEYS 143)



ORD AVENUE RIGHT-OF-WAY (PRIVATE)

MONTEREY COUNTY CALIFORNIA

PLAT TO ACCOMPANY LEGAL DESCRIPTION

DRAWING PATH: I:\Monterey Projects\2615\Survey\Plat & Legals\Plats\Plat-014.dwg

DATE: JULY 3, 2014

SCALE: 1" = 60'

DRAWN: APH

CHECKED: RPW

PROJECT No. 2615.05

SHEET

1

OF 1

WHITSON ENGINEERS - 9699 BLUE LARKSPUR LANE, SUITE 105 - MONTEREY, CALIFORNIA 93940 - TEL (831) 649-5225 - FAX (831) 373-5065 - WWW.WHITSONENGINEERS.COM