

February 18, 2020

Ms. Jennifer Bodensteiner
Monterey County Water Resources Agency
1441 Schilling Place, North Building
Salinas, CA 93901
Via email: BodensteinerJM@co.monterey.ca.us

Re: **Harvest Moon Development, Rossi Street, Salinas California**
Request for Quit Claim and new dedication

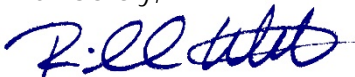
Ms. Bodensteiner,

I would like to thank you and Shaunna for meeting with me to discuss the Harvest Moon development project located on the west side of North Davis Road and West Rossi St. (APN 261-011-026). As we discussed, there are two fee strips that are reflective on title, that are in the interest of Monterey County WRA. From our research, it does not appear that either fee strip follows the Markley Swamp lateral channel that exists today. In addition, one of the fee strip conflicts with the proposed development. The property ownership wished to correct this by dedicating a new fee strip, or easement which adequately follows the existing channel, in exchange for the Agency quit claiming the two prior fee strips (1918 and 1933).

Enclosed you will find exhibits and documents outlining the background research and justification of why we feel this requests is warranted and reasonable. Our research shows that the conflicting fee strip appears to have an error in the legal description, and is why it does not follow the existing channel. Furthermore, there are portions of the channel that are not located within your fee strip, which the current land owners are willing to work with the Agency to correct. The attached exhibits include our research and reasoning behind this, and I am happy to meet with you to answer any questions.

We hope that staff can support this request and propose it to the Agency's board for approval so the Agency's has proper rights over the as built channel and the project may move forward.

Sincerely,



Richard Weber, PE LS
Principal

Enclosures: 1) Exhibits (5 pages), 2) Volume 156 of Deeds at Page 203, 3) Volume 359 Official Records at page 49, 4) Preliminary Title Report, 5) Record of Survey (32-Sur-109), 6) Assessor's Parcel Map

Cc: Mike Avila, Jeff Nohr, Tony Flores, Ricky Nguyen, Bob Erickson, Brent Buche, Shaunna Murray



DOCUMENTS:

AERIAL PHOTO: 10-25-1937 TO 11-12-1937
(SOURCE UCSC)

PLAN SHEET: "MAP AND PROFILE OF MAIN
CANAL AND LATERALS, RECLAMATION DISTRICT
NO. 1665" (SHEET 12)



DOCUMENT:
VOL 359 OFFICIAL RECORDS AT PAGE 49 (1933)

AERIAL PHOTO: 10-25-1937 TO 11-12-1937
(SOURCE UCSC)

PLAN SHEET: "MAP AND PROFILE OF MAIN
CANAL AND LATERALS, RECLAMATION DISTRICT
NO. 1665" (SHEET 12)

SURVEYOR NOTES:
ONE COULD SPECULATE THAT THE 1933 DEED,
WHICH FOLLOWS THE 1932 CONSTRUCTED
DITCH WOULD SUPERCEDE OR REPLACE THE
1918 DEED WHICH WAS DESCRIBED AS "GOING
UP THE CENTER OF MARKLEY SWAMP". WITH
THE CONSTRUCTION OF THE 1932 DITCH THIS
APPROXIMATED 1918 CONVEYANCE SHOULD
HAVE BEEN QUIT CLAIMED.

359-OR-49 (1933)
POB: PROCEEDS WITH
TWO SPECIFIC COURSES
"ALONG THE CENTER OF
SAID NEW DITCH" (THE
SECOND COURSE IS
SUSPECT; COMMENCES
AT STA L 538+50

WE BELIEVE THE SECOND
COURSE OF THE LEGAL
DESCRIPTION (S20°40'W))
SHOULD BE S40°40'W; THIS
WOULD THEN TERMINATE AT
APPROXIMATELY THE
STATION REFERENCED IN THE
DEED. IN ADDITION, FOR A
SURVEY IN 1933, A 4-MINUTE
DEFLECTION (THE DELTA
BETWEEN THE FIRST AND
SECOND) WOULD BE
QUESTIONABLE.



DOCUMENTS:
VOL 156 OF DEEDS AT PAGE 203 (1918)
VOL 359 OFFICIAL RECORDS AT PAGE 49 (1933)

AERIAL PHOTO: 2018 (SOURCE BING)

PLAN SHEET: "MAP AND PROFILE OF MAIN
CANAL AND LATERALS, RECLAMATION DISTRICT
NO. 1665"

SURVEYOR NOTES:
ONE COULD SPECULATE THAT THE 1933 DEED,
WHICH FOLLOWS THE 1932 CONSTRUCTED
DITCH WOULD SUPERCEDE OR REPLACE THE
1918 DEED WHICH WAS DESCRIBED AS "GOING
UP THE CENTER OF MARKLEY SWAMP". WITH
THE CONSTRUCTION OF THE 1932 DITCH THIS
APPROXIMATED CONVEYANCE SHOULD HAVE
BEEN QUIT CLAIMED.

**NOTE THIS FEE STRIPE
RUNS THROUGH
ANOTHER PROPERTY
AND IMPROVEMENTS**

**359-OR-49 (1933)
POB: PROCEEDS WITH
TWO SPECIFIC COURSES
"ALONG THE CENTER OF
SAID NEW DITCH" (THE
SECOND COURSE IS
SUSPECT; COMMENCES
AT STA L 538+50**

HARVEST MOON PROPERTY

**WE BELIEVE SECOND COURSE
SHOULD BE S40°40'W (AND
NOT S20°40'W); THIS WILL
TERMINATE AT
APPROXIMATELY THE
STATION REFERENCED IN THE
DEED.**

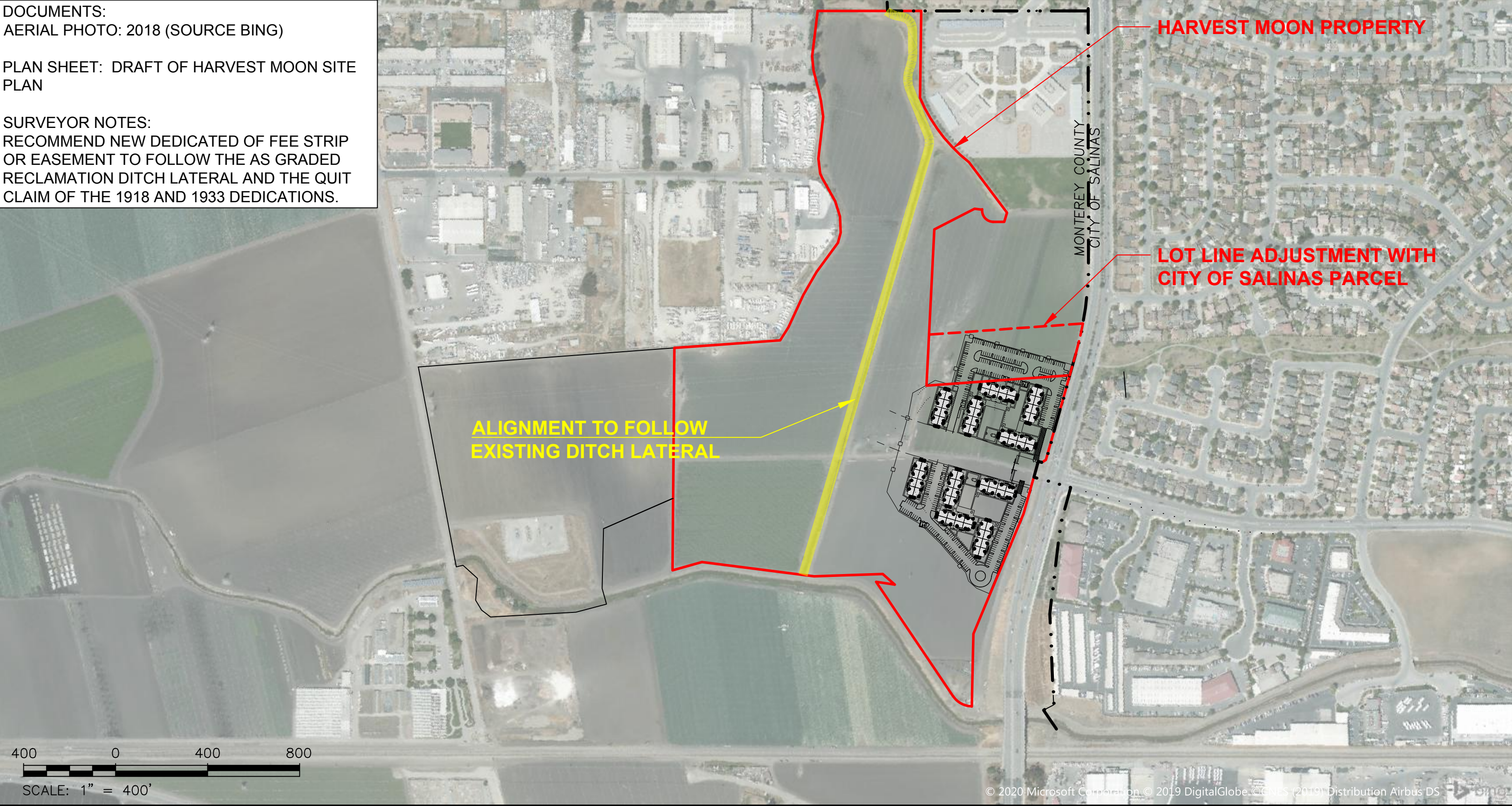
**156-OR-203 (1918)
POB: STA. L 536+85
2700 LF IN
NORTHWESTERLY
DIRECTION**



DOCUMENTS:
AERIAL PHOTO: 2018 (SOURCE BING)

PLAN SHEET: DRAFT OF HARVEST MOON SITE PLAN

SURVEYOR NOTES:
RECOMMEND NEW DEDICATED OF FEE STRIP OR EASEMENT TO FOLLOW THE AS GRADED RECLAMATION DITCH LATERAL AND THE QUIT CLAIM OF THE 1918 AND 1933 DEDICATIONS.



MCWRA TITLE RESEARCH EXHIBIT

HARVEST MOON AGRICULTURAL EMPLOYEE HOUSING PROJECT

MONTEREY COUNTY, CALIFORNIA

FEB. 7, 2020
Project No.:3970.00

Whitson
ENGINEERS

Civil Engineering
Land Surveying
6 Harris Court
Monterey, California
831.649.5225
whitsonengineers.com

State of California :
 : ss.
 County of Monterey :

On this 2nd day of October, A.D. 1917, before me, Frank S. Clark, a Notary Public in and for the said County of Monterey, personally appeared Elton B. Hebborn, known to me to be the same person whose name is subscribed to the within instrument, as a witness thereto, who, being by me duly sworn, deposed and said: that he resides in the County of Monterey, State of California; that he was present and saw P.C. PETERSEN.... personally known to him to be the same person described in, whose name is subscribed to, and who executed the said within instrument as a party thereto, sign the same; and that the said P.C. Petersen duly acknowledged, in the presence of said affiant, that he executed the same, and that he, the said affiant, thereupon, and at his request, subscribed his name as a witness thereto. Witness my hand and official seal. Frank S. Clark Notary Public in and for Monterey County, State of California. (Notarial Seal)

✓ Recorded at the Request of Reclamation Dist No 1665 Mar -2 1918 at 35 minutes past 10 A.M.

✓ F.N.C. RUSSELL : THIS INDENTURE, made the 5 day
 et ux :
 TO : of January one thousand nine hundred and
 RECLAMATION DISTRICT : eighteen BETWEEN F.N.C. Russell and Mary
 No. 1665 :
 -----' Russell his wife the parties of the first

part, and Reclamation District No. 1665 of the State of California the party of the second part, WITNESSETH: That the said parties of the first part, in consideration of the sum of One dollars, gold coin of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do by these presents, grant, bargain, and sell unto the said party of the second part, and to its heirs and assigns, forever, all that certain lot, piece, or parcel of land situate in the County of Monterey, State of California, and bounded and described as follows, to-wit:

A part of lots 5 and 6 in El Sausal Rancho as per Lou G. Hare's Map of Monterey County, comprising a strip of land seventy feet wide lying Thirty-five feet on each side of the center line of survey of Main Canal of Reclamation District No. 1665 beginning at Engineers Station L 522 + 50, said station being at the point where the southerly side of the County Road leading northerly from the Catholic Cemetery intersects the center of the channel of the water course which carries the overflow waters from the Markley Swamp:- thence in a general Southeasterly direction 3500 feet, a little more or less, parallel with and 35 feet from the northerly boundaries of the lands of F.N.C. Russell and Mary Ann Nunes et al, and the S P R R right of way; thence leaving S P R R right of way and running easterly up the center of the Carr Ditch to Engineers station 563 + 10 in the easterly boundary of the Markley tract, containing

6 ⁵²/₁₀₀ acres of land, also:- A part of Lot 6 in El Sausal Rancho as per Lou G.Hare's Map of Monterey County comprising a strip of land 30 feet wide lying 15 feet on each side of the following described center line: Beginning at Station L 536+85 of the survey of the Main Canal of Reclamation District No. 1665; thence up the center of Markley Swamp in a northeasterly direction 2700 feet, a little more or less, to a point in the boundary line between David Jacks Corporation and Thoda Sherwood et al containing ⁸⁶/₁₀₀ acres of land

All of which is more fully described and set forth on Sheets Nos. 12, 13 and 30 of "Map and Profile of Main Canal and Laterals, Reclamation District No. 1665 on file in the office of the County Recorder of Monterey County, California to which sheets and map reference is hereby made, as and for the purposes of a canal or ditch for the uses of the party of the second part

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, the said premises, together with the appurtenances, unto the said part ____ of the second part, and to ____ heirs and assigns forever

IN WITNESS WHEREOF, the said part ____ of the first part, he ____ hereunto set ____ hand the day and year first above written.

Signed and Delivered in the Presence of

F.N.C.Russell

Elton B.Hebbron

Mary Russell

State of California :
: ss.
County of Monterey :

On this 12th day of January, A.D. 1918, before me, Frank S.Clark, a Notary Public in and for the said County of Monterey, personally appeared Elton B.Hebbron, known to me to be the same person whose name is subscribed to the within instrument, as a witness thereto, who, being by me duly sworn, deposed and said: that he resides in the County of Monterey, State of California; that he was present and saw F.N.C.RUSSELL and MARY RUSSELL, his wife, personally known to him to be the same persons described in, whose names are subscribed to, and who executed the said within instrument as parties thereto, sign the same; and that the said F. N. C. RUSSELL and MARY RUSSELL, his wife, duly acknowledged, in the presence of said affiant, that they executed the same, and that he, the said affiant, thereupon, and at their request, subscribed his name as a witness thereto. Witness my hand and official seal. Frank S.Clark Notary Public in and for Monterey County, State of California...(Notarial Seal)

✓ Filed for Record at the Request of Reclamation Dist No. 1665 Mar -2 1918 at 36 min.past 10 o'clock A.M.

THIS INDENTURE, made the 28th day of February, one thousand nine hundred and thirty-three,

BETWEEN STANLEY F. RUSSELL, of Salinas, Monterey County, California, the party of the first part, and RECLAMATION DISTRICT NO. 1665, of Monterey County, California, the party of the second part,

WITNESSETH: That the said party of the first part, in consideration of a valuable consideration rendered by the party of the second part, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain, and sell unto the said party of the second part, and to its heirs and assigns forever, all that certain lot, piece or parcel of land situate in the Rancho El Sausal, County of Monterey, State of California, and bounded and described as follows, to wit:

A portion of that certain 120.59 acre tract conveyed by Mary R. Russell to Stanley Francis Russell, by deed of record in Volume 317 Official Records, at Page 437, therein Monterey County Records, Calif., and being a strip of land 40 feet wide, lying 15 feet in width northwesterly, and 25 feet in width, southeasterly of the following described survey line which is the center of the present drainage ditch, constructed by Reclamation District No. 1665, during June, 1932, as follows,

Commencing at station on the northern line of said Russell 120.59 acre tract, in the center of said drainage ditch, and from which a fence post marked CNT,C,17, standing at the northwest corner of said 120.59 acre tract, bears N. 66° 33' W., 309.5 feet distant and running thence along the center of said new ditch,

(1) S. 20° 36' W., 1050 feet to an angle point, thence,

(2) S. 20° 40' W., 1510 feet to station in the center of the Main Canal of Reclamation District No. 1665, at or about Engineers Station 538+50 of the survey of center line of said Main Canal.

Containing 2.35 acres of land,

TOGETHER with the tenements, hereditaments, and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders rents, issues, and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part, and to its heirs and assigns forever.

As and for the purpose of a canal or drainage ditch, and the appurtenances thereto, and the uses of the party of the second part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand the day and year first above written.

SIGNED AND DELIVERED IN THE
PRESENCE OF _____

STANLEY F. RUSSELL

I, W. E. PLASKETT of the County of Monterey, State of California holder of that certain mortgage made August 22, 1932, recorded August 22, 1932, in Volume 341 Official Records, at page 215 therein, Monterey County Records, California, hereby consent to the making of this instrument and agree that said mortgage shall be subsequent to this deed. Dated February 28, 1933.

W. E. PLASKETT

Visit Us on our Website: www.ctic.com



ISSUING OFFICE: 50 Winham Street, Salinas, CA 93901

FOR SETTLEMENT INQUIRIES, CONTACT:

Chicago Title Company
50 Winham Street • Salinas, CA 93901
(831)424-8011 • FAX (831)757-9272

***Another Prompt Delivery From Chicago Title Company Title Department
Where Local Experience And Expertise Make A Difference***

PRELIMINARY REPORT

Update C

Title Officer: Rebecca Smith
Email: Smithreb@ctt.com
Title No.: FWMN-5211900237-RS

Escrow Officer: Denise Johnson
Email: johnsonden@ctt.com
Escrow No.: FWMN-5211900237 -DJ

TO: Anthony Lombardo & Associates
144 W. Gabilan Street
Salinas, CA 93901
Attn: Anthony L. Lombardo

PROPERTY ADDRESS(ES): Davis Road, Salinas, CA

EFFECTIVE DATE: November 19, 2019 at 07:30 AM

The form of policy or policies of title insurance contemplated by this report is:

CLTA Standard Coverage Policy 1990 (04-08-14)

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

Fee simple as to Parcel(s) I and III

Easement(s) more fully described below as to Parcel(s) II

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Maple Grey, LLC, a California Limited Liability Company

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 261-011-023 and 261-011-026

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF MONTEREY, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL I:

Commencing at a 4 x 4 survey post marked CNT C1, standing on the Eastern side of a County Road 50 feet wide leading Northerly from the Catholic Cemetery, and at the Southwestern corner of a 645 acre tract conveyed by deed from F.N.C. Russell, et ux, to C.N. Thorup, et al, recorded in Volume 187 of Deeds at Page 164, Monterey County Records; thence from said point of beginning running along the fence and Eastern side of said 50 foot County Road, South 12° 44' West 884.3 feet to Northwestern corner of a 10.72 acre tract deeded by David Jacks Corporation to F.N.C. Russell by deed dated November 15, 1913 recorded in Volume 132 of Deeds at Page 125, Monterey County Records; thence along the boundary of said 10.72 acre tract with the following 7 courses:

1) South 79-1/4° East, 30 feet; thence

2) South 24° East, 85 feet; thence

3) South 28° 40' West, 95 feet; thence

4) South 8° East, 50 feet; thence

5) South 28-3/4° East, 50 feet; thence

6) South 69-3/4° East, 371 feet; thence

7) South 81° 30' East, 275 feet to the Northeastern corner of said 10.72 acre tract; thence South 81° 30' East, along the Southern side of 0.74 acre tract described in the deed from John Markley to David Jacks dated February 27, 1882 recorded in Volume 3 of Deeds, Page 358, Monterey County Records, 298 feet to station at end of the 15 foot right of way and beginning of the 9 foot right of way; thence South 59° 15' East, 483 feet to station; thence South 68° 30' East 254 feet to station; thence South 26° 30' East 947 feet to station at end of the 9 foot right of way; thence North 63° 30' East 9 feet to station K10; thence South 24° 45' West along fence, 64.02 feet to fence corner on the Northeastern side of the Southern Pacific Company's right of way; thence along the Northeastern side of the same, South 66° 30' East, 261.9 feet to a 4 x 4 survey post marked SR, WR, thence leave Southern Pacific Company's right of way and running North 23° 21' East, 3193.3 feet to a 4 x 4 survey post marked SR, WR, standing in the fence and line between land now or formerly of Russell and land formerly owned by Sherwood, and on the Northern line of that certain 263.46 acre tract of land now or formerly owned by F.N.C. Russell, Particularly described in deed from David Jacks Corporation to F.N.C. Russell, dated October 27, 1917, and recorded in Volume 152 of Deeds, at Page 487, Monterey County Records; and from which point the Northeastern corner of said 263.46 acre tract bears South 66° 33-1/2' East, 1170 feet distant; thence 66° 33-1/2' West, 1228.73 feet to the Eastern corner of the said 64.5 acre tract, and thence along the boundary of said 64.5 acre tract with the following 16 courses:

1) South 30° 24' West 198 feet to a 4 x 4 survey post marked 16; thence

2) South 18° 49' West, 63 feet to a 4 x 4 survey post marked 15; thence

3) South 9° 19' West 134 feet to a 4 x 4 survey post marked 14; thence

4) South 15° 39' West, 72 feet to a 4 x 4 survey post marked 13; thence

5) South 29° 54' West 183 feet to a 4 x 4 survey post marked 12; thence

EXHIBIT "A"
Legal Description
(continued)

- 6) South 15° 49' West, 66 feet to a 4 x 4 survey post marked 11; thence
- 7) South 0° 11' East, 21.5 feet to a 4 x 4 survey post marked 10; thence
- 8) South 6° 16' East, 114.8 feet to a 4 x 4 survey post marked 9; thence
- 9) South 6° 04' West, 70.6 feet to a 4 x 4 survey post marked 8; thence
- 10) South 20° 24' West, 69.8 feet to a 4 x 4 survey post marked 7; thence
- 11) South 37° 19' West, 45.5 feet to a 4 x 4 survey post marked 6; thence
- 12) South 59° 04' West, 159 feet to a 4 x 4 survey post marked 5; thence
- 13) South 52° 39' West, 114.6 feet to a 4 x 4 survey post marked 4; thence
- 14) South 47° 49' West, 156.5 feet to a 4 x 4 survey post marked 3; thence
- 15) South 55° 09' West, 67.8 feet to a 4 x 4 survey post marked 2; thence
- 16) North 70° 44' West, 1577.2 feet to the place of beginning, being a portion of the Rancho El Sausal.

Excepting therefrom that 6.52 acre portion thereof conveyed by F.N.C. Russell, et ux, to Reclamation District No. 1665, by deed dated January 5, 1918 recorded in Volume 156 of Deeds at Page 203, Monterey County Records.

Also Excepting therefrom that portion thereof conveyed by Stanley F. Russell to Reclamation District No. 1665 by deed dated February 28, 1933 recorded in Volume 359 of Official Records at Page 49, Monterey County Records.

Also excepting therefrom that portion thereof conveyed by Mildred Russell, as Administratrix of the Estate of Stanley F. Russell, deceased, to Fred Parson, by deed dated December 30, 1935, recorded January 3, 1936 in Volume 460, Official Records at Page 359, Monterey County Records.

Also excepting therefrom that 2.478 acre tract conveyed by Guerino Quattrin, et al, to C.C. Salmina, et ux, by deed dated August 24, 1950 and recorded August 25, 1950 in Volume 1241 Official Records at Page 34, Monterey County Records.

Also excepting therefrom that 0.355 acre tract conveyed by Guerino Quattrin to Southern Pacific Company, a corporation, by deed dated April 24, 1956 and recorded May 1, 1956 in Volume 1703, Official Records, Page 273, Monterey County Records.

Also excepting therefrom that certain parcel of land conveyed to Salinas, a municipal corporation, recorded December 7, 1979 in Reel 1377, Official Records, Page 55.

Also excepting therefrom that portion thereof conveyed to Salinas, a municipal corporation, recorded October 13, 1985 in Reel 1895, Page 162, Official Records.

Also excepting therefrom that portion thereof conveyed to Boronda County Sanitation District, recorded June 30, 1986 in Reel 1972, Page 169, Official Records.

EXHIBIT "A"
Legal Description
(continued)

Also excepting therefrom that portion thereof conveyed to Salinas City Elementary School District By Grant Deed recorded March 20, 2001 in Official Records under Recorder's Series Number 2001019959 and re-recorded June 22, 2001 in Official Records under Recorder's Series Number 2001051346.

PARCEL II:

A right of way for road purposes and public utility purposes to be used jointly by owners of land in Stanley F. Russell's 120.59 acre tract, their heirs and assigns, over strip of land 40 feet wide, lying Southerly, contiguous and adjacent to the Northern boundary of that certain 22.512 acre tract of land conveyed by Mildred Russell, Administration of the Estate of Stanley F. Russell, deceased, to Fred Parson, dated December 30, 1935 and recorded January 3, 1936 in Volume 460, Official Records at Page 359, Monterey County Records.

PARCEL III:

Being a portion of that certain 1.396 acre parcel of land conveyed to the City of Salinas by Quitclaim Deed, recorded January 19, 1982, in Reel 1528 at Page 141, Official Records of Monterey County and a portion of that certain Parcel 1 conveyed to the City of Salinas by Final Judgment of Condemnation dated November 16, 1981, and recorded November 19, 1981 in Reel 1517 at Page 991, Official Records of Monterey County, being more particularly described as follows:

Beginning at a point lying on the most Northwesterly corner of the above described 1.396 acre parcel of land; thence along the Northerly boundary of said 1.396 acre parcel

- 1) S. 57° 36' E., 81.51 feet to a point; thence
- 2) S. 24° 46' E., 453.12 feet to a point; thence departing from said Northerly boundary of said 1.396 acre parcel
- 3) S. 25° 14' W., 231.19 feet to a point, said point lying on the Northerly boundary of the property of Reclamation District No. 1665; thence, along said last mentioned Northerly boundary.
- 4) along the arc of a circular curve to the right, the center of which bears N. 25° 14' E., 100.00 feet distant, through a central angle of 54° 46' for an arc distance of 95.59 feet to a point; thence
- 5) N. 10° 00' W., 600.27 feet to the point of beginning.

Excepting therefrom that portion thereof conveyed by Stanley F. Russell to Reclamation District No. 1665 by deed dated February 28, 1933 recorded in Volume 359 of Official Records at Page 49, Monterey County Records.

AT THE DATE HEREOF, EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area: 118-004
Tax Identification No.: 261-011-023
Fiscal Year: 2019-2020
1st Installment: \$518.84 OPEN
2nd Installment: \$518.84 OPEN
Exemption: \$0.00
Land: \$84,446.00
Improvements: \$0.00
Personal Property: \$0.00

2. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area: 118-004
Tax Identification No.: 261-011-026
Fiscal Year: 2019-2020
1st Installment: \$16,780.30 OPEN
2nd Installment: \$16,780.30 OPEN
Exemption: \$0.00
Land: \$2,730,510.00
Improvements: \$0.00
Personal Property: \$0.00

3. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

4. Assessments and charges due the Monterey One Water Agency.

Further information may be obtained by contacting:
District Billing Manager
P.O. Box 2109
Monterey, CA 93942
(831) 372-2385

5. Water rights, claims or title to water, whether or not disclosed by the public records.
6. Rights of the public as to any portion of the land lying within the area commonly known as Boronda Road and North Davis Road.

EXCEPTIONS
(continued)

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: Pacific Gas and Electric Company, a California corporation
Purpose: Public utilities
Recorded: May 9, 1930, Book 237, Page 507, of Official Records
Affects: as stated therein

In connection therein we note that certain "Consent to Common Use Agreement", in favor of the City of Salinas, recorded May 9, 1966, Reel 460, Page 1063, Official Records, Monterey County.

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: Pacific Gas and Electric Company, a California corporation
Purpose: Public utilities
Recorded: June 8, 1949, Book 1143, Page 503, of Official Records
Affects: as stated therein

9. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: Pacific Gas and Electric Company, a California corporation
Purpose: Public utilities
Recorded: May 25, 1952, Book 1387, Page 470, of Official Records
Affects: as stated therein

10. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: Pacific Gas and Electric Company, a California corporation
Purpose: Public utilities
Recorded: May 14, 1956, Book 1706, Page 416, of Official Records
Affects: as stated therein

11. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: Salinas, a Municipal Corporation
Purpose: Pipelines
Recorded: November 5, 1965, Book 432 of Reels, Page 789, of Official Records
Affects: as stated therein

12. The fact that the ownership of said land does not include rights of access to or from the street, highway, or freeway abutting said land, such rights having been relinquished by the document,

Recorded: December 7, 1979, Book 1377 of Reels, Page 55, of Official Records
Affects: Easterly boundary of said land

EXCEPTIONS
(continued)

13. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;
- Reserved by: William Bode and Macy Bode
Purpose: 2 strips of land, 20 feet in width
Recorded: November 19, 1981, Book 1517 of Reels, Page 991, of Official Records
Affects: Parcel III, as stated therein
14. The fact that the ownership of said land does not include rights of access to or from the street, highway, or freeway abutting said land, such rights having been relinquished by the document,
- Recorded: November 19, 1981, Book 1517 of Reels, Page 991, of Official Records
Affects: Parcel III
15. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.
- Granted to: Pacific Bell, a corporation
Purpose: Public utilities
Recorded: October 19, 1990, Book 2568 of Reels, Page 441, of Official Records
Affects: as stated therein
16. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.
- Granted to: City of Salinas
Purpose: Construction easements for sanitary sewer
Recorded: March 22, 1999, Instrument No. 9921971, of Official Records
Affects: as stated therein
17. The fact that said land is included within a project area of the Redevelopment Agency shown below, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the redevelopment plan) as disclosed by a document.
- Redevelopment
Agency: The Redevelopment Agency of the County of Monterey
Recorded: November 26, 2007, Instrument No. 2007088501, of Official Records
- And any amendments thereto.

EXCEPTIONS
(continued)

18. A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount: \$1,625,000.00
Dated: August 31, 2012
Trustor: Carlos S. Ramirez ("Carlos S. Ramirez") and Deborah Ramirez, ("Deborah Ramirez")
("Carlos S. Ramirez and Deborah Ramirez are herein individually and collectively.
Trustee: Rabobank, N.A., a national banking association
Beneficiary: Rabobank, N.A., a national banking association
Loan No.: 359890-1
Recorded: September 7, 2012, Instrument No. 2012052679, of Official Records

Assumption Agreement and Modification to Deed of Trust recorded July 9, 2014, Instrument No. 2014031639, Official Records.

19. A Notice

Entitled: County of Monterey proposed for Annexation in the future to the California Home
Finance Authority (Clean E-nergy)
For: to form Community Facilities District
Recording Date: March 18, 2016
Recording No.: 2016014152, Official Records

Reference is hereby made to said document for full particulars.

20. Matters contained in that certain document

Entitled: Temporary Construction and Access Easement (Easement)
Executed by: Maple Grey, LLC, a California Limited Liability Company and Monterey One Water, a
California Joint Powers Authority
Recording Date: June 5, 2018
Recording No.: 2018024756, Official Records

Reference is hereby made to said document for full particulars.

21. The effect of the following:

Volume 32 Record of Survey Page 109 filed July 29, 2014.

EXCEPTIONS
(continued)

22. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: Maple Grey, LLC, a California Limited Liability Company

- a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
 - b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
 - c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
 - d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
 - e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.
 - f) If Limited Liability Company is a Single Member Entity, a Statement of Information for the Single Member will be required.
 - g) Each member and manager of the LLC without an Operating Agreement must execute in the presence of a notary public the Certificate of California LLC (Without an Operating Agreement) Status and Authority form
23. In order to complete this report, the Company requires a Statement of Information to be completed by the following party(ies),

Party(ies): Ricky Duc Nguyen and Tony Flores (buyers)

The Company reserves the right to add additional items or make further requirements after review of the requested Statement of Information.

NOTE: The Statement of Information is necessary to complete the search and examination of title under this order. Any title search includes matters that are indexed by name only, and having a completed Statement of Information assists the Company in the elimination of certain matters which appear to involve the parties but in fact affect another party with the same or similar name. Be assured that the Statement of Information is essential and will be kept strictly confidential to this file.

END OF EXCEPTIONS

NOTES

Note 1. Note: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.

Note 2. Note: The name(s) of the proposed insured(s) furnished with this application for title insurance is/are:

Name(s) furnished: Cafe Investments, LLC

If these name(s) are incorrect, incomplete or misspelled, please notify the Company.

The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: Cafe Investments, LLC

- a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
- c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
- e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.
- f. If Limited Liability Company is a Single Member Entity, a Statement of Information for the Single Member will be required.
- g) Each member and manager of the LLC without an Operating Agreement must execute in the presence of a notary public the Certificate of California LLC (Without an Operating Agreement) Status and Authority form

Note 3. Note: The name(s) of the proposed insured(s) furnished with this application for title insurance is/are:

Name(s) furnished: Ricky Duc Nguyen and Trina Claire Estella Nguyen, Trustees of the Nguyen Family Trust dated December 22, 2004

If these name(s) are incorrect, incomplete or misspelled, please notify the Company.

NOTES
(continued)

The Company will require either (a) a complete copy of the trust agreement and any amendments thereto certified by the trustee(s) to be a true and complete copy with respect to the hereinafter named trust, or (b) a Certification, pursuant to California Probate Code Section 18100.5, executed by all of the current trustee(s) of the hereinafter named trust, a form of which is attached.

Name of Trust: the Nguyen Family Trust dated December 22, 2004

Note 4. Note: The name(s) of the proposed insured(s) furnished with this application for title insurance is/are:

Name(s) furnished: Tony Flores and Deborah K. Flores, Trustees of the Flores Family Trust dated December 22, 1995

If these name(s) are incorrect, incomplete or misspelled, please notify the Company.

The Company will require either (a) a complete copy of the trust agreement and any amendments thereto certified by the trustee(s) to be a true and complete copy with respect to the hereinafter named trust, or (b) a Certification, pursuant to California Probate Code Section 18100.5, executed by all of the current trustee(s) of the hereinafter named trust, a form of which is attached.

Name of Trust: the Flores Family Trust dated December 22, 1995

Note 5. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

Note 6. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

Note 7. Your application for title insurance was placed by reference to only a street address or tax identification number. Based on our records, we believe that the legal description in this report covers the parcel(s) of Land that you requested. If the legal description is incorrect, the seller/borrower must notify the Company and/or the settlement company in order to prevent errors and to be certain that the correct parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

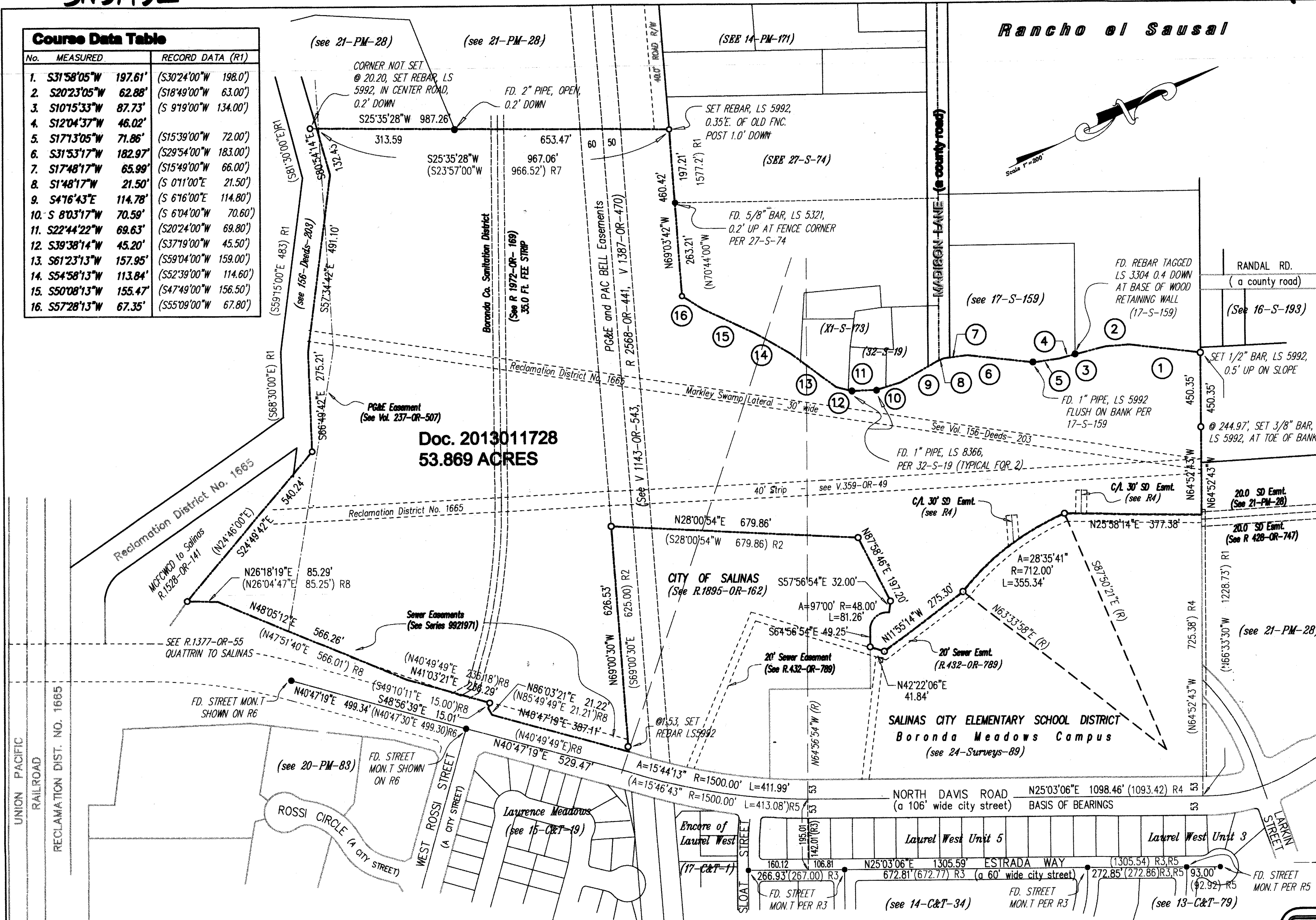
Note 8. Note: If a county recorder, title insurance company, escrow company, real estate broker, real estate agent or association provides a copy of a declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold face type and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.

Note 9. Note: Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirement cannot be met, please call the Company at the number provided in this report.

END OF NOTES

SN31452

Course Data Table			
No.	MEASURED	RECORD DATA (R1)	
1.	S31°58'05"W 197.61'	(S30°24'00"W 198.0')	
2.	S20°23'05"W 62.88'	(S18°49'00"W 63.00')	
3.	S10°15'33"W 87.73'	(S 9°19'00"W 134.00')	
4.	S12°04'37"W 46.02'		
5.	S17°13'05"W 71.86'	(S15°39'00"W 72.00')	
6.	S31°53'17"W 182.97'	(S29°54'00"W 183.00')	
7.	S17°48'17"W 65.99'	(S15°49'00"W 66.00')	
8.	S14°18'17"W 21.50'	(S 0°11'00"E 21.50')	
9.	S47°16'43"E 114.78'	(S 6°16'00"E 114.80')	
10.	S 8°03'17"W 70.59'	(S 6°04'00"W 70.60')	
11.	S22°44'22"W 69.63'	(S20°24'00"W 69.80')	
12.	S39°38'14"W 45.20'	(S37°19'00"W 45.50')	
13.	S61°23'13"W 157.95'	(S59°04'00"W 159.00')	
14.	S54°58'13"W 113.84'	(S52°39'00"W 114.60')	
15.	S50°08'13"W 155.47'	(S47°49'00"W 156.50')	
16.	S57°28'13"W 67.35'	(S55°09'00"W 67.80')	



Basis of Bearings

THE BEARING OF N25°03'06"E ALONG THE CENTERLINE OF ESTRADA WAY, AS DETERMINED BY FOUND MONUMENTS SHOWN ON THE MAP RECORDED IN VOLUME 14 OF CITIES & TOWNS AT PAGE 34, WAS TAKEN AS BASIS OF BEARINGS SHOWN UPON THIS MAP.

Legend

- A= Denotes central angle
- (N25°12'E) Denotes Record Data per table shown
- N25°12'E (R) Denotes Radial Bearing
- Denotes found survey monument, as noted.
- Denotes set 1/2" bar and cap, LS 5992, unless noted otherwise.

Notes:

- DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
- DATA WITHIN PARENTHESIS REFERS TO RECORD. SEE REFERENCE DATA TABLE THIS SHEET FOR DOCUMENT LIST.
- THIS MAP REPRESENTS A SURVEY OF THE QUATTRIN RANCH, BEING THE LANDS CONVEYED TO MAPLE GREY, LLC, BY DEED RECORDED FEBRUARY 25, 2013, AS DOCUMENT NUMBER 2013011728 IN THE OFFICIAL RECORDS OF MONTEREY COUNTY, CA.
- THE DESCRIPTION OF THE 30' WIDE MARKLEY SWAMP LATERAL CONTAINED IN V.156 OF DEEDS AT PAGE 203 IS INCOMPLETE. THE LOCATION SHOWN IS TAKEN FROM THE "MAP AND PROFILE OF MAIN CANAL AND LATERALS, RECLAMATION DISTRICT No. 1665" PREPARED BY LOU G. HARE, SHEET 30 OF 39, CIRCA 1920, AND IS APPROXIMATE ONLY.

Reference Data Index

No.	DESCRIPTION
R1	Doc. 2013011728
R2	R.1895-OR-162
R3	14-CITIES & TOWNS-34
R4	24-SURVEYS-89
R5	13-CITIES & TOWNS-79
R6	20-PARCEL MAPS-83
R7	Doc. 2000007967
R8	R.1377-OR-55

Surveyor's Statement

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT AT THE REQUEST OF RAMCO IN MARCH OF 2014.

Daryl P. Whitcher
DARYL P. WHITCHER
PLS 5992



County Surveyor's Statement

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS ACT THIS

28TH DAY OF JULY 2014.

Michael K. Goetz
Michael K. Goetz PLS 5667
COUNTY SURVEYOR



County Recorder's Statement

FILED THIS 28TH DAY OF JULY 2014 AT 2:30 P.M. IN VOLUME 32 OF SURVEYS AT PAGE 109 MONTEREY COUNTY RECORDS, AT THE REQUEST OF MONTEREY COUNTY SURVEYORS, INC.

STEPHEN L. VAGNINI
COUNTY RECORDER

BY: *Lupano* FILE No. 2014035150
DEPUTY

MONTEREY COUNTY SURVEYORS, INC.
235 Salinas Street, Salinas, CA 93901 831.424.1984(v)
831.424.4099(f) email: MCS@montereycountysurveyors.com

Record of Survey

Of the lands described in Quitclaim Deed to Maple Grey, LLC, recorded February 25, 2013 as Document number 2013011728, Official Records of Monterey County, in the Rancho El Sausal and the City of Salinas, Monterey County, California.

MADE FOR: **MAPLE GREY, LLC**

SCALE: 1"=200' JOB NO. 2013.035 DATE: MAY 2014

Serving Monterey County since 1937 SHEET 1 OF 1

COUNTY OF MONTEREY
ASSESSOR'S MAP
BOOK 261 PAGE 01

COUNTY OF MONTEREY
ASSESSOR'S MAP
BOOK 261 PAGE 01

TAX RATE AREA

EL SAUSAL RANCHO

THIS MAP IS INTENDED TO BE USED FOR
PROPERTY TAX ASSESSMENT PURPOSES ONLY

(K-MART)
LAUREL WEST
SHOPING CENTER

NORTH DAVIS RD.

POST OFFICE

SEE PG. 84

07 RANDAL RD

05

011

03

02

227-01 RINCON DEL SAN JON RANCHO

SCALE: 1 IN. = 500 FT.

ASSRS. MP.*1 EL SAUSAL RO.
LOTS 1, 2 & 3 BRINDEIRO SUB
LOTS 4, 5 & POR. 6 & 6A

ASSRS. MP.*1 EL SAUSAL RO.
LOTS 1,2 & 3 BRINDEIRO SUB
LOTS 4, 5 & POR. 6 & 6A