

Attachment F

Project: Prunedale Roundabout Project
Grantor(s): The York F. Gin Family
Partnership
Parcel No.: 129-083-031

AGREEMENT FOR PURCHASE OF REAL PROPERTY

This Agreement for Purchase of Real Property is between the County of Monterey, a political subdivision of the State of California (GRANTEE), and The York F. Gin Family Partnership, A California Limited Partnership, (GRANTORS).

The parties hereby agree as follows:

1. PROPERTY:

GRANTORS agree to sell, without warranty, express or implied and GRANTEE agrees to purchase certain land described in Exhibits "A" & "B" (attached and incorporated by this reference) being a portion of property in Monterey County located at the Northwest Corner of San Miguel Canyon Road and Castroville Boulevard, Salinas, CA 93907, California, further identified as APN 129-083-031 for use by GRANTEE for the Prunedale Roundabout Project (the Project Property). GRANTORS agree to grant a partial fee interest and temporary construction easement (TCE) on the terms and conditions set forth in this Agreement. The form of the Grant Deed is as depicted in Exhibit "A" and the TCE Deed is as depicted in Exhibit "B".

The parties to this contract shall, pursuant to Section 21.7(a) of Title 49, Code of Federal Regulations, comply with all elements of Title VI of the Civil Rights Act of 1964. This requirement under Title VI and the Code of Federal Regulations is to complete the USDOT-Non-Discrimination Assurance requiring compliance with Title VI of the Civil Rights Act of 1964, 49 C.F.R Section 50.3.

No person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity that is the subject of this contract.

2. DELIVERY OF DOCUMENTS:

Concurrently with the execution of this Agreement, the Deeds shall be executed and delivered by the Grantors to Christian Hill, Right-of-Way Agent for Monument, acting on behalf of the Grantee, for placement into escrow. Before the Deeds can be placed into escrow, the purchase of the Project Property must be approved by the Monterey County Board of Supervisors. The Deeds will be delivered in this manner solely for the convenience of the parties. The Grantee will not be deemed to have accepted delivery of the Deeds until they are recorded in the Official Records of Monterey County, California, in accordance with written escrow instructions provided by both the Grantee and Grantors. The Temporary Construction Easement Deed will not be recorded but is required for the Project.

The York F. Gin Family Partnership
Agreement for Purchase

3. This transaction shall be handled through an escrow with Chicago Title Company, 50 Winham Street, Salinas California 93901. Within five (5) days after this Agreement is executed by the Grantee and Grantors, the Grantors shall complete, execute, and deliver to the Escrow Holder: (i) an affidavit certifying that the Grantors are not "foreign persons" within the meaning of Internal Revenue Code Section 1445(f)(3) and meeting the requirements of Section 1445(b)(2); (ii) an original Withholding Exemption Certificate (California Form 590 or 590-RE, as applicable), fully executed as required by the California Taxation and Revenue Code, certifying that the Grantors are not subject to tax withholding under applicable California law; and (iii) register as a new vendor at the Monterey County website: <http://www.in.co.monterey.ca.us/cao/vendorinfo.htm>.

4. PURCHASE PRICE AND TITLE:

The purchase price for the Partial Fee Interest and Temporary Construction Easement is a **TWENTY-FIVE THOUSAND SIX HUNDRED DOLLARS (\$25,600.00)**. GRANTEE shall deliver the purchase price into escrow promptly after delivery of the Grant Deed into escrow. GRANTORS shall, by Grant Deed, grant to GRANTEE the Project Property, free and clear of tax liens that would render the property unsuitable for their intended purposes.

Escrow agent shall deliver the purchase price to GRANTORS, less GRANTOR'S share of prorated taxes, if any, and any amounts necessary to place title in the condition required by this Agreement, when title to the Project Property vests in GRANTEE free and clear of all tax liens. GRANTORS shall provide good, marketable title to the portion of the property, subject to the Permitted Exceptions (Monterey County will take title subject to all exceptions other than tax liens) showing the partial fee interest vested in Grantee, subject only to the Permitted Exceptions. GRANTEE shall pay all costs of escrow and recording fees incurred in this transaction.

5. TEMPORARY CONSTRUCTION EASEMENT:

A Temporary Construction Easement (TCE) is needed for the purpose of providing access for construction. Said temporary easement shall be for a period of thirty-six (36) months and will commence on the date of deposit of funds into escrow as documented Chicago Title Company, 50 Winham Street, Salinas California 93901. Permission is hereby granted to GRANTEE or its authorized agent to enter upon GRANTOR'S land where necessary within that certain area identified as a Temporary Construction Easement (TCE) for the purpose described above.

It is further agreed and understood between GRANTORS and GRANTEE that GRANTEE or GRANTEE'S contractor shall be authorized to enter GRANTOR'S remainder property for the purpose of removing and/or replacing any improvements noted in the appraisal of the property requiring replacement if applicable. Said improvements will be temporarily replaced during the period of construction to retain the nature of the property and will be replaced in "Like Kind" by GRANTEE'S contractor at no expense to GRANTORS following construction of the project. GRANTEE shall restore the TCE area to the condition that existed prior to GRANTEE's project construction.

6. PRORATION OF TAXES:

GRANTORS authorize GRANTEE to deduct from the purchase price any amount necessary to satisfy any delinquent taxes, together with penalties and interest thereon which are to be cleared from the title to the Project Property.

7. CONDITION OF ESCROW:

As a condition to the close of escrow, GRANTEE shall receive title to the partial fee interest free and clear of all liens, claims, encumbrances, easements, encroachments by improvements on the Project Property, or rights of way of any sort except those accepted by GRANTEE in writing (see Escrow Instructions controlling this transaction).

8. POSSESSION:

Grantor acknowledges and agrees that Grantee, its authorized officers, employees, agents, and contractors, shall have the irrevocable right of possession and use of the Property including the right to remove and dispose of improvements and construct the Project commencing on the date the Purchase Price is deposited with Escrow Holder.

9. IMPROVEMENTS:

Except as may be otherwise provided herein, the purchase price for the Project Property includes compensation for any and all improvements situated within the partial fee area (Project Property) as described in the appraisal of the Project Property. GRANTEE shall provide Grantor and Grantors tenant a 30-day written notice prior to construction to allow for Grantors to relocate any improvements located within the Project Property.

10. SEVERABILITY:

If any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall continue in full force without being impaired or invalidated in any way.

11. GOVERNING LAW:

This Agreement shall be governed by and construed in accordance with the laws of the State of California.

12. PUBLIC PURPOSE:

GRANTEE requires the Project Property for a public use, for the Project, and GRANTEE can acquire the Project Property through the exercise of the power of eminent domain. GRANTORS are compelled to sell, and GRANTEE is compelled to acquire the Project Property. Both GRANTORS and GRANTEE recognize the expense, time, effort and risk to both GRANTORS and GRANTEE in resolving a dispute over compensation for the Project Property by eminent domain litigation; and, the compensation set forth herein is in compromise and settlement, in lieu of such litigation.

13. AUTHORITY AND EXECUTION:

Each person executing this Agreement on behalf of a party represents and warrants that such person is duly and validly authorized to do so on behalf of the entity it purports to bind and if such party is a partnership, corporation or trustee, that such partnership, corporation or trustee has full right and authority to enter into this Agreement and perform all of its obligations hereunder.

14. ENTIRE AGREEMENT:

This Agreement represents the full and complete understanding of the parties with respect to the Project Property and the Project. Any prior or contemporaneous oral or written agreements by and between the parties or their agents and representatives with respect to the Project Property or the Project are revoked and extinguished by this Agreement.

15. NOTICES:

All notices and demands shall be given in writing either by personal service or by registered or certified mail, postage prepaid, and return receipt requested. Notice shall be considered given when mailed. Notices shall be addressed as shown below for each party.

To Grantors:

The York F. Gin Family Part.
556 Thomson Lane
Copperopolis, CA 95228

To Grantee:

County of Monterey
Randell Ishii
PWFP Director
1441 Schilling Place
Salinas, CA 93901

16. COUNTERPARTS:

This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same Agreement.

(INTENTIONALLY LEFT BLANK)

**AGREEMENTS FOR PURCHASE OF PROJECT PROPERTY ARE
CONTINGENT UPON THE APPROVAL OF THE COUNTY OF MONTEREY.**

**IN WITNESS WHEREOF, the parties have executed this Agreement the day and
year written below.**

GRANTORS

The York F. Gin Family Partnership, A California Limited Partnership

By:  By: _____

Name: VICTOR GIN Name: _____

Its: _____ Its: _____

Date: 3/31/2026 Date: _____

GRANTEE

County of Monterey

By: _____
Randell Ishii
PWFP Director

Date: _____

**APPROVED AS TO FORM:
County Counsel**

By: _____
Mary Grace Perry
Deputy County Counsel

Date: _____

RECORDING REQUESTED BY
AND FOR THE BENEFIT OF
MONTEREY COUNTY
NO FEE DOCUMENT
Govt Code 27383

WHEN RECORDED MAIL TO
County Clerk - Monterey County
168 West Alisal Street, 1st Floor
Salinas, CA 93901

NO TRANSFER TAX DUE per R&T Code 11922
Grantee is a Government Agency

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

GRANT DEED
(Portion)

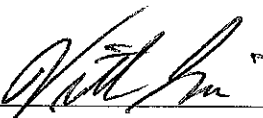
District	County	Postmile	Parcel Number
5	Monterey	MON 96.243	129-083-031

The York F. Gin Family Partnership, A California Limited Partnership ("Grantor") hereby grants to the County of Monterey, a political subdivision of the State of California ("Grantee") full fee title for public road purposes described in EXHIBIT "A" and shown on EXHIBIT "B" attached hereto and made a part hereof.

SEE ATTACHED LEGAL DESCRIPTION DESCRIBED IN EXHIBIT 'A'
AND DEPICTED IN THE CORRESPONDING PLAT MAP ATTACHED AS EXHIBIT 'B'

GRANTOR:

The York F. Gin Family Partnership, A California Limited Partnership

By: 

NAME: VICTOR GIN

ITS: _____

Date: _____

By: 3/31/2026

NAME: _____

ITS: _____

Date: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

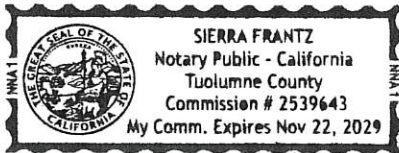
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Tuolumne)
On 03/31/2020 before me, Sierra Frantz, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Victor Gin
Name(s) of Signer(s)

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 [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

CERTIFICATE OF ACCEPTANCE

This is to certify that the County of Monterey, a political subdivision of the State of California, Grantee herein, hereby accepts this Grant Deed referenced herein for public purposes, or interest therein, described in that Grant Deed from The York F. Gin Family Partnership, A California Limited Partnership, Grantor therein, and consents to the recordation thereof.

County of Monterey

By: _____

Randell Ishii
PWFP Director

Date: _____

EXHIBIT "A"
LEGAL DESCRIPTION

Job No.: 1479-0005-00

January 15, 2026

Being portions of the lands in the County of Monterey, State of California described as Parcel 1 of the Grant Deed recorded May 5, 1997 as Document No. 9725230 in the Office of the County Recorder of said County, and Parcel 2 of the Quitclaim Deed recorded May 11, 1964 as Document No. 19386 in Reel 321 of Official Records, at Page 56 in said Office of the County Recorder, and lying southeasterly of the following described line:

COMMENCING at a found 2 inch brass disk with punch and illegible inscription in a monument well and accepted as being located on the control line labeled "S.M." of San Miguel Road and marking the beginning of a tangent curve to the right having a radius of 1500 feet, a central angle of $22^{\circ} 53' 45''$ and an arc length of 599.41 feet at Station 40+56.82 B.C. of said control line, all according to the State of California, Department of Public Works, Division of Highways, Plan and Profile of a County Highway, Federal Aid Secondary Project V-MON-S-653(1), Sheet 5 of 21, on file in the Office of the County Surveyor, serial No. 9048, said Plan and Profile of a County Highway is referred to as "R1" herein, and from which a found 2 inch brass disk with punch and inscribed "County of Monterey California" in a monument well and accepted as marking Station 32+54.51 E.C. of said control line bears South $46^{\circ} 27' 32''$ East, 802.22 feet, [Surveyor's Note: the bearing and distance between the above described said control line stations is South $48^{\circ} 22' 35''$ East, 802.31 feet according to said R1], and from which a found 2 inch brass disk with punch and illegible inscription in a monument well and accepted as marking Station 46+56.23 P.C.C. of said control line bears North $35^{\circ} 01' 13''$ West, 595.23 feet [Surveyor's Note: the calculated bearing and distance between the above described said control line stations is North $36^{\circ} 55' 42''$ West, 595.43 feet according to said R1], thence South $83^{\circ} 42' 37''$ West, 405.99 feet,

Thence North $12^{\circ} 56' 43''$ West, 20.00 feet to a set 1" iron pipe and aluminum cap inscribed "LS 8298" on the northerly right of way of Castroville Boulevard as shown on said R1 and the **TRUE POINT OF BEGINNING**;

Thence leaving said northerly right of way and continuing North $12^{\circ} 56' 43''$ West, 11.49 feet to a set 1" iron pipe and aluminum cap inscribed "LS 8298";

Thence North $67^{\circ} 15' 45''$ East, 136.41 feet to a set 1" iron pipe and aluminum cap inscribed "LS-8298";

Thence North 30° 37' 16" East, 38.04 feet to a set 1" iron pipe and aluminum cap inscribed "LS 8298";

Thence North 12° 37' 56" West, 210.34 feet to a set 1" iron pipe and aluminum cap inscribed "LS 8298" on the westerly right of way of said San Miguel Canyon Road as shown on said R1 being the **POINT OF TERMINUS**.

Containing 21,258 square feet more or less.

The above land is graphically shown on Exhibit "____", being 1 sheet, attached hereto and made a part hereof.

The horizontal datum for this survey is the North American Datum of 1983, National Adjustment of 2011, Epoch date of 2010.00, abbreviated NAD83(2011) Epoch 2010.00.

The projection used is the California Coordinate System of 1983 (CCS83), Zone 4 projection.

This survey tied to two (2) National Geodetic Survey (NGS) Continuously Operating Reference Stations (CORS). Those stations are the following NGS points with published coordinates and accuracy data based on NGS datasheets retrieved on August 7, 2023:

STATION	NORTHING (Y) sFT	EASTING (X) sFT	ELLIP (h) sFT	NETWORK ACCURACY ESTIMATES:				
				FGDC (95% conf, cm)		STANDARD DEVIATION (cm)		
				HORIZ	ELLIP	SD N	SD E	SD h
P210	2191599.28	5762118.28	11.63	0.15	0.46	0.07	0.05	0.24
P237	2123719.94	5861453.37	2336.40	0.18	0.60	0.08	0.07	0.31

The Combined Scale Factor for the project is 0.9999424756. This scale factor was calculated using an elevation of 179.58 feet at said **POINT OF COMMENCEMENT**. Divide the distances hereon, excluding those of said R1, by the Combined Scale Factor to obtain ground distances.

All measurements listed, shown and represented hereon are based on grid distances of the California Coordinate System of 1983 Zone 4 projection.

All distances shown are U.S. Survey Feet (sFT).

The Convergence Angle is: $-1^{\circ} 35' 38.23''$ calculated at said **POINT OF COMMENCEMENT** having the following coordinates:

NORTHING: 2188263.389 sFT
EASTING: 5779608.324 sFT
ELEVATION: 179.58 feet

End of Description



A handwritten signature in blue ink, appearing to read "CLB", positioned above a horizontal line.

Clayton L Bradshaw, P.L.S. 8298

Date Signed: January 15, 2026

LEGEND

LEGAL DESCRIPTION AREA
21,258 SQUARE FEET ±

R1 STATE OF CALIFORNIA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF HIGHWAYS, PLAN AND PROFILE OF A COUNTY HIGHWAY, FEDERAL AID SECONDARY PROJECT V-MON-S-653(1), SHEET 5 OF 21, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR, SERIAL NO. 9048.

APN 127-361-014 CF
DOCUMENT NO. 2023042689

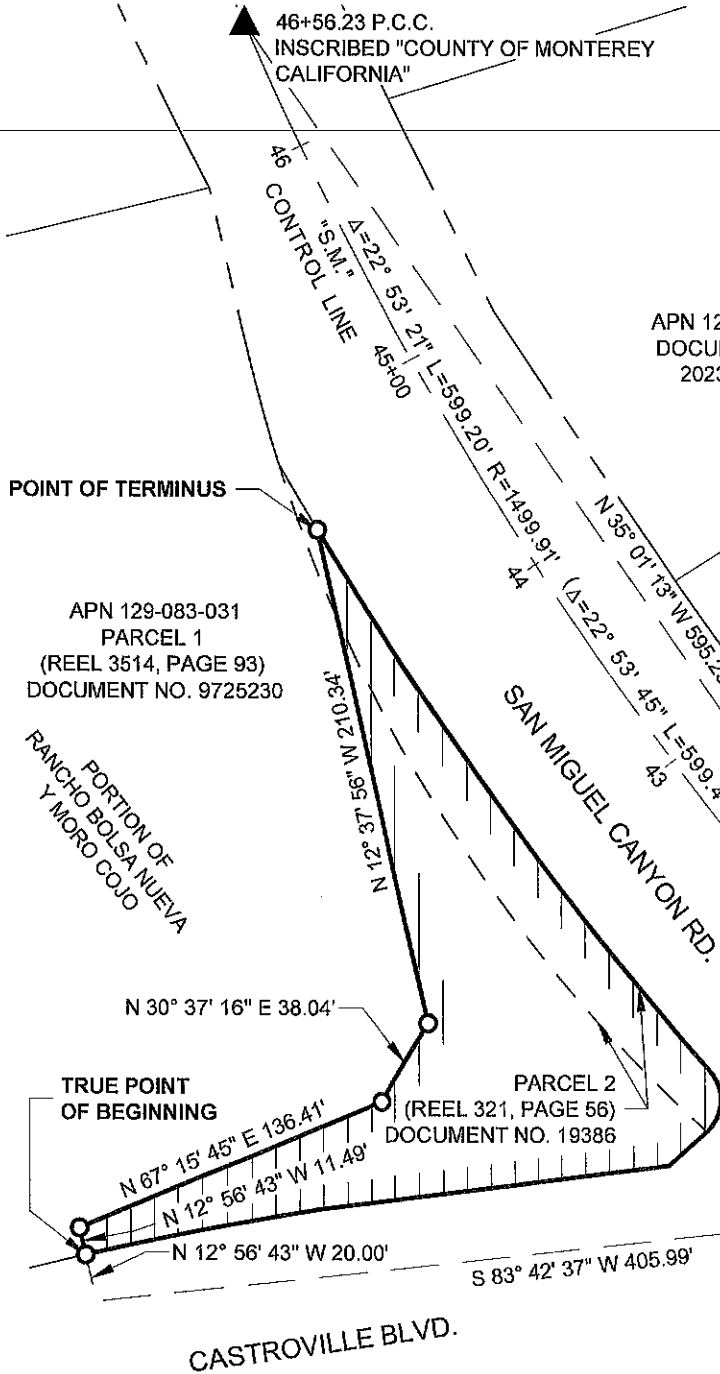
FOUND 2" BRASS DISK WITH PUNCH IN MONUMENT WELL AND ACCEPTED AS MARKING THE ALIGNMENT GEOMETRY OF THE "S.M." LINE SHOWN ON R1 AT THE R1 STATION AS SHOWN HEREON. THE BRASS DISKS ARE INSCRIBED AS SHOWN HEREON.

○ SET 1" IRON PIPE AND ALUMINUM CAP INSCRIBED "LS 8298"

APN 127-361-013
DOCUMENT NO. 2018057657

RANCHO BOLSA NUEVA
Y MORO COJO
(VOLUME 1 OF SURVEYS, PAGE 55)

APN 127-361-007
DOCUMENT NO. 2024005992



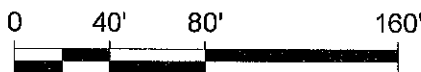
40+56.82 B.C.
INSCRIPTION
ILLEGIBLE

POINT OF COMMENCEMENT

N 46° 27' 32" W 802.22'
(N 48° 22' 35" W 802.31 R1)
40+00

32+54.51 E.C.
INSCRIPTION
ILLEGIBLE

GRAPHIC SCALE



(IN FEET)

1 IN = 80 FT



RANCHO BOLSA NUEVA
Y MORO COJO

EXHIBIT "B"

APN 129-083-031

COUNTY OF MONTEREY, CA

SHEET 1 OF 1 OF EXHIBIT " "

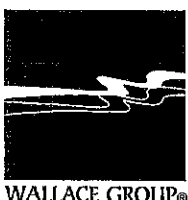
JOB No.: 1479-0005

DRAWING: 1479-0005-EXBT-LEGL

DRAWN BY: NS

DATE: 01/15/26

SCALE: 1" = 80'



612 CLARION COURT
SAN LUIS OBISPO, CA 93401
T 805 544-4011
F 805 544-4284
www.wallacegroup.us

RECORDING REQUESTED BY
AND FOR THE BENEFIT OF
MONTEREY COUNTY
NO FEE DOCUMENT
Govt Code 27383

WHEN RECORDED MAIL TO

County Clerk - Monterey County
168 West Alisal Street, 1st Floor
Salinas, CA 93901

NO TRANSFER TAX DUE per R&T Code 11922
Grantee is a Government Agency

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

TEMPORARY CONSTRUCTION
EASEMENT DEED

District	County	Postmile	Parcel Number
5	Monterey	MON 96.243	129-083-031

The York F. Gin Family Partnership, A California Limited Partnership ("Grantor") hereby grants to the **County of Monterey, a political subdivision of the State of California ("Grantee")** a Temporary Construction Easement ("TCE") for purposes of constructing improvements related to the Prunedale Roundabout Project Project ("Project"), on, over, across, and under all that real property situated in the City of Salinas, County of Monterey, State of California, described as follows:

SEE ATTACHED LEGAL DESCRIPTION DESCRIBED IN EXHIBIT 'A'
AND DEPICTED IN THE CORRESPONDING PLAT MAP ATTACHED AS EXHIBIT 'B'

This Temporary Construction Easement shall be for a period not to exceed thirty-six (36) months. This TCE shall commence upon the date of deposit of funds into escrow and terminate thirty-six (36) months thereafter. Such rights may also be terminated prior to the expiration of this period by the County upon written notice to Grantor.

GRANTOR:

The York F. Gin Family Partnership, A California Limited Partnership

By: 

NAME: VICTOR GIN

ITS: _____

Date: 3/31/2026

By: _____

NAME: _____

ITS: _____

Date: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

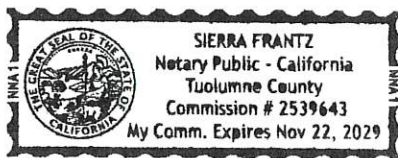
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Tuolumne)
On 03/31/2020 before me, Sierra Frantz, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Victor Gin
Name(s) of Signer(s)

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 [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

CERTIFICATE OF ACCEPTANCE

This is to certify that the County of Monterey, a political subdivision of the State of California, Grantee herein, hereby accepts this temporary easement deed referenced herein for public purposes, or interest therein, described in that Temporary Construction Easement Deed from The York F. Gin Family Partnership, A California Limited Partnership, Grantor therein, and consents to the recordation thereof.

County of Monterey

By: _____

Randell Ishii
PWFP Director

Date: _____

EXHIBIT "A"
LEGAL DESCRIPTION

Job No.: 1479-0005-00

January 15, 2026

Being portions of the lands in the County of Monterey, State of California described as Parcel 1 of the Grant Deed recorded May 5, 1997 as Document No. 9725230 in the Office of the County Recorder of said County, and Parcel 2 of the Quitclaim Deed recorded May 11, 1964 as Document No. 19386 in Reel 321 of Official Records, at Page 56 in said Office of the County Recorder, more particularly described as follows:

COMMENCING at a found 2 inch brass disk with punch and illegible inscription in a monument well and accepted as being located on the control line labeled "S.M." of San Miguel Road and marking the beginning of a tangent curve to the right having a radius of 1500 feet, a central angle of $22^{\circ} 53' 45''$ and an arc length of 599.41 feet at Station 40+56.82 B.C. of said control line, all according to the State of California, Department of Public Works, Division of Highways, Plan and Profile of a County Highway, Federal Aid Secondary Project V-MON-S-653(1), Sheet 5 of 21, on file in the Office of the County Surveyor, serial No. 9048, said Plan and Profile of a County Highway is referred to as "R1" herein, and from which a found 2 inch brass disk with punch and inscribed "County of Monterey California" in a monument well and accepted as marking Station 32+54.51 E.C. of said control line bears South $46^{\circ} 27' 32''$ East, 802.22 feet, [Surveyor's Note: the bearing and distance between the above described said control line stations is South $48^{\circ} 22' 35''$ East, 802.31 feet according to said R1], and from which a found 2 inch brass disk with punch and illegible inscription in a monument well and accepted as marking Station 46+56.23 P.C.C. of said control line bears North $35^{\circ} 01' 13''$ West, 595.23 feet [Surveyor's Note: the calculated bearing and distance between the above described said control line stations is North $36^{\circ} 55' 42''$ West, 595.43 feet according to said R1], thence South $83^{\circ} 42' 37''$ West, 405.99 feet;

Thence North $12^{\circ} 56' 43''$ West, 20.00 feet to a set 1" iron pipe and aluminum cap inscribed "LS 8298" on the northerly right of way of Castroville Boulevard as shown on said R1;

Thence leaving said northerly right of way and continuing North $12^{\circ} 56' 43''$ West, 11.49 feet to a set 1" iron pipe and aluminum cap inscribed "LS 8298";

Thence North $67^{\circ} 15' 45''$ East, 136.41 feet to a set 1" iron pipe and aluminum cap inscribed "LS 8298";

Thence North 30° 37' 16" East, 38.04 feet to a set 1" iron pipe and aluminum cap inscribed "LS 8298" and the **TRUE POINT OF BEGINNING**;

Thence 172.61 feet along a line which bears North 12° 37' 56" West 210.34' from said **TRUE POINT OF BEGINNING** to a set 1" iron pipe and aluminum cap inscribed "LS 8298" on the westerly right of way of San Miguel Canyon Road as shown on said R1;

Thence South 66° 05' 15" West, 22.37 feet;

Thence South 20° 03' 53" East, 169.66 feet to said **TRUE POINT OF BEGINNING**.

Containing 1,894 square feet more or less.

The above land is graphically shown on Exhibit "____", being 1 sheet, attached hereto and made a part hereof.

The horizontal datum for this survey is the North American Datum of 1983, National Adjustment of 2011, Epoch date of 2010.00, abbreviated NAD83(2011) Epoch 2010.00.

The projection used is the California Coordinate System of 1983 (CCS83), Zone 4 projection.

This survey tied to two (2) National Geodetic Survey (NGS) Continuously Operating Reference Stations (CORS). Those stations are the following NGS points with published coordinates and accuracy data based on NGS datasheets retrieved on August 7, 2023:

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				FGDC (95% conf, cm)		STANDARD DEVIATION (cm)		
				HORIZ	ELLIP	SD N	SD E	SD h
P210	2191599.28	5762118.28	11.63	0.15	0.46	0.07	0.05	0.24
P237	2123719.94	5861453.37	2336.40	0.18	0.60	0.08	0.07	0.31

The Combined Scale Factor for the project is 0.9999424756. This scale factor was calculated using an elevation of 179.58 feet at said **POINT OF COMMENCEMENT**. Divide the distances hereon, excluding those of said R1, by the Combined Scale Factor to obtain ground distances.

All measurements listed, shown and represented hereon are based on grid distances of the California Coordinate System of 1983 Zone 4 projection.

All distances shown are U.S. Survey Feet (sFT).

The Convergence Angle is: $-1^{\circ} 35' 38.23''$ calculated at said **POINT OF COMMENCEMENT** having the following coordinates:

NORTHING: 2188263.389 sFT
EASTING: 5779608.324 sFT
ELEVATION: 179.58 feet

End of Description



A handwritten signature in blue ink, appearing to read "CLB", positioned above a horizontal line.

Clayton L Bradshaw, P.L.S. 8298

Date Signed: January 15, 2026

LEGEND



LEGAL DESCRIPTION AREA
1,894 SQUARE FEET ±

R1 STATE OF CALIFORNIA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF HIGHWAYS, PLAN AND PROFILE OF A COUNTY HIGHWAY, FEDERAL AID SECONDARY PROJECT V-MON-S-653(1), SHEET 5 OF 21, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR, SERIAL NO. 9048.

CF CALCULATED FROM

APN 127-361-014
DOCUMENT NO.
2023042689

FOUND 2" BRASS DISK WITH PUNCH IN MONUMENT WELL AND ACCEPTED AS MARKING THE ALIGNMENT GEOMETRY OF THE "S.M." LINE SHOWN ON R1 AT THE R1 STATION AS SHOWN HEREON. THE BRASS DISKS ARE INSCRIBED AS SHOWN HEREON.

○ SET 1" IRON PIPE AND ALUMINUM CAP INSCRIBED "LS 8298"

APN 127-361-013
DOCUMENT NO.
2018057657

RANCHO BOLSA NUEVA
Y MORO COJO
(VOLUME 1 OF SURVEYS, PAGE 55)

APN 127-361-007
DOCUMENT NO. 2024005992

32+54.51 E.C. ▲
INSCRIPTION
ILLEGIBLE

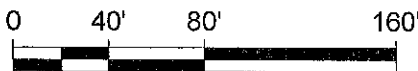
40+56.82 B.C. ▲
INSCRIPTION
ILLEGIBLE

POINT OF COMMENCEMENT

S 83° 42' 37" W 405.99'

CASTROVILLE BLVD.

GRAPHIC SCALE



(IN FEET)

1 IN = 80 FT



PORCION OF
RANCHO BOLSA NUEVA
Y MORO COJO

SAN MIGUEL CANYON RD.

S 20° 03' 55" E 169.66'

N 12° 56' 43" W 20.00'

N 30° 37' 16" E 38.04'

N 67° 15' 45" E 136.41'

N 12° 56' 43" W 11.49'

PARCEL 2
(REEL 321, PAGE 56)
DOCUMENT NO. 19386

APN 129-083-031
PARCEL 1
(REEL 3514, PAGE 93)
DOCUMENT NO. 9725230

PORCION OF
RANCHO BOLSA NUEVA
Y MORO COJO

TEMPORARY
CONSTRUCTION
EASEMENT

S 66° 05' 15" W 22.37'

46+56.23 P.C.C.
INSCRIBED "COUNTY OF MONTEREY
CALIFORNIA"

46

"S.M."

CONTROL LINE

Δ=22° 53' 21"

L=599.20'

R=1499.91'

45+00

44

N 35° 01' 13" W 585.23' TIE

(Δ=22° 53' 45"

L=599.41'

R=1500' R1)

43

42

41

40

39

38

37

36

35

34

33

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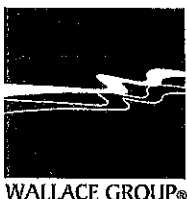
5

4

3

2

1



812 CLARION COURT
SAN LUIS OBISPO, CA 93401
T 805 544-4011
F 805 544-4294
www.wallacegroup.us

EXHIBIT "B"
APN 129-083-031
COUNTY OF MONTEREY, CA
SHEET 1 OF 1 OF EXHIBIT " "

JOB No.: 1479-0005
DRAWING: 1479-0005-EXBT-LEGL
DRAWN BY: NS
DATE: 01/15/26
SCALE: 1" = 80'