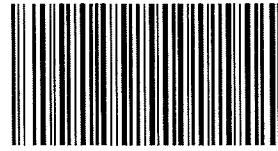


RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:
Marina Coast Water District
11 Reservation Road
Marina, CA 93933
Attention: Patrick Breen

DOCUMENT: **2015041996**

Titles: 1/ Pages: 10



Fees....	
Taxes...	
Other...	20.00
AMT PAID	\$20.00

(Space Above For Recorder's Use)

The undersigned grantor declares:

Documentary Transfer Tax exempt
Pursuant to Section 11932 of the
Revenue and Taxation Code

GRANT OF EASEMENT

This Grant of Easement, dated this 23rd day of JULY, 2015, AMCAL Monterey Bay LLC, a Delaware limited liability company registered to do business in California, ("Grantor") hereby grants and conveys to MARINA COAST WATER DISTRICT, a county water district and political subdivision of the State of California ("Grantee"), and its successors and assigns, a non-exclusive access and utility easement across, under and through that portion of Grantor's property described below, for the right to reconstruct, inspect, maintain, repair and otherwise use in a manner consistent with the terms of this Grant of Easement, sewer, water, and reclaimed water pipelines in the Easement Area (defined below) the real property hereinafter described.

Said easement shall lie across, under and through that certain real property situated in the County of Monterey, State of California, described in Exhibit "A" and depicted in Exhibit "B" (the "Easement Area") both of which are attached hereto and by this reference incorporated herein, together with the right to enter upon the Easement Area for the operation and maintenance of the sewer, water and reclaimed water pipelines in the Easement Area by Grantee or its successors and assigns, its officers, agents and employees and by persons under contract with Grantee.

It is understood and agreed that the easements and rights-of-way acquired herein are acquired subject to the rights of the Grantor, and its successors and assigns, to use the surface of the Easement Area; provided, however, that no permanent structures or other improvements shall be constructed upon or over the Easement Area without first obtaining the prior written consent of Grantee. Grantee does hereby agree that it will not unreasonably withhold, condition or delay such consent. Notwithstanding the above, the Grantee does hereby approve those sidewalks, walkways and landscaping existing upon or over the Easement Area as of the date hereof [if there was a specific plan approved, we can reference].

It is understood and agreed that Grantee shall bear no responsibility nor assume any cost for the maintenance, repair or replacement of any trees, shrubbery, fences, walls or other plantings or structures situated within the Easement Area that may be injured, damaged or destroyed by Grantee's use of the Easement Area, provided, however, Grantee shall be responsible for any damage to Grantor's property arising from Grantee's, or Grantee's successors and assigns, officers, agents, employees or persons under contract with Grantee, gross negligence or willful misconduct.

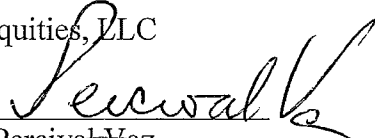
This Easement Deed and the provisions contained herein shall be binding upon Grantor, Grantee, and their respective successors and assigns.

IN WITNESS WHEREOF, this Grant of Easement has been executed this 16th day of July, 2015.

AMCAL MONTEREY BAY, LLC
Grantor

By: AMCAL Monterey Bay Manager, LLC

By: AMCAL Equities, LLC

By: 
Name: Percival Vaz
Title: ~~Managing Manager~~

CERTIFICATE OF ACCEPTANCE
GOVERNMENT CODE SECTION 27281

This is to certify acceptance of the interests conveyed by the foregoing Grant of Easements from _____, a California _____, to Marina Coast Water District, a county water district and political subdivision of the State of California ("MCWD") and consent by MCWD to recordation of this Grant of Easements by its duly authorized member, pursuant to the authorization and consent MCWD granted on _____.

Dated this ___ day of _____, 20___, at Marina, California.

MARINA COAST WATER DISTRICT,
a county water district and political subdivision
of the State of California

By: _____
Name: _____
Title: General Manager

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

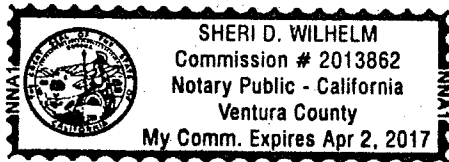
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)
On 07-24-2015 before me, Sheri D. Wilhelm, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Perceival Vaz
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 [Handwritten 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: _____

EXHIBIT B

712594.04/LA
C2209-004/7-16-15/lhb/rit

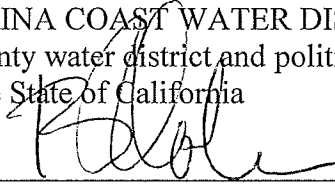
50117015.2

CERTIFICATE OF ACCEPTANCE
GOVERNMENT CODE SECTION 27281

This is to certify acceptance of the interest conveyed by the foregoing Grant of Easements from AMCAL Monterey Bay, LLC, to the Marina Coast Water District, a county water district and political subdivision of the State of California (“MCWD”) and consent by the Trustees of The California State University and MCWD to recordation of this Quitclaim Deed by its duly authorized member.

Dated this 28th day of July, 2015, at Marina, California.

MARINA COAST WATER DISTRICT
a county water district and political subdivision
of the State of California

By: 

Name: Bill Kocher
Title: Interim General Manager

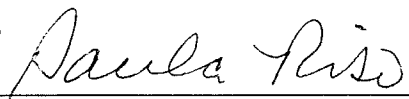
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF MONTEREY)

On July 28, 2015, before me, Paula Riso, a Notary Public, personally appeared Bill Kocher, who proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his authorized capacity, and that by his/her signature on the instrument, the person, or the entity upon behalf of MARINA COAST WATER DISTRICT, a county water district and political subdivision of the State of California which the person acted, executed the instrument.

I certify under PENALTY OF PURJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public in and for said State

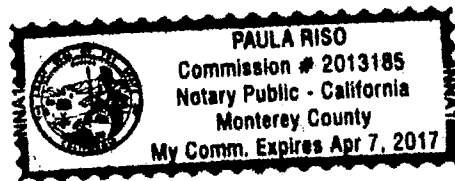


EXHIBIT A

712594.04/LA
C2209-004/7-16-15/lhb/rit

50117015.2

EXHIBIT "A"
LEGAL DESCRIPTION

Certain real property situated in the City of Marina, County of Monterey, State of California, described as follows:

A portion of the property described as Lot 1 in the document entitled "Lot Line Adjustment", filed December 12, 2013 as Document Number 2013074911, Official Records of Monterey County, California, more particularly described as follows:

A strip of land 30 feet wide, the centerline of which is more particularly described as follows:

Beginning at a point in the westerly property line of said Lot 1, as said point bears North 2°15'00" East, 44.01 feet from the southwest corner of said Lot 1; thence leaving said westerly property line

- 1) South 87°47'18" East, 692.88 feet to a point herein for convenience called Point "E", at 99.45 feet to a point herein for convenience called Point "A", at 258.54 feet to a point herein for convenience called Point "B", at 493.47 feet to a point herein for convenience called Point "C", at 560.01 feet to a point herein for convenience called Point "D".

Together with

A strip of land 20 feet wide, the centerline of which is more particularly described as follows:

Beginning at Point "E" as described above; thence

- 2) North 2°24'29" East, 258.03 feet, at 152.73 feet to a point herein for convenience called Point "F"; thence
- 3) North 87°41'32" West, 78.74 feet; thence
- 4) Along the arc of a tangent 280.00 foot radius curve to the right, through a central angle of 21°57'18", an arc distance of 107.29 feet; thence
- 5) North 65°44'14" West, 40.21 feet; thence
- 6) Along the arc of a tangent 280.00 foot radius curve to the left, through a central angle of 22°00'46", an arc distance of 107.58 feet, at a central angle of 15°07'32", an arc distance of 73.92 feet to a point herein for convenience called Point "G"; thence
- 7) North 87°45'00" West, 184.41 feet, at 175.91 feet to a point herein for convenience called Point "H"; thence
- 8) South 69°45'00" West, 79.87 feet; thence
- 9) South 47°15'00" West, 58.54 feet; thence
- 10) South 24°45'00" West, 37.51 feet; thence
- 11) South 2°15'00" West, 207.81 feet, at 75.26 feet to a point herein for convenience called Point "I".

Together with

A strip of land 20 feet wide, the centerline of which is more particularly described as follows:

Beginning at Point "A" as described above; thence

12) South 2°12'42" West, 44.07 feet.

Together with

A strip of land 12 feet wide, the centerline of which is more particularly described as follows:

Beginning at Point "B" as described above; thence

13) North 2°12'42" East, 19.82 feet.

Together with

A strip of land 12 feet wide, the centerline of which is more particularly described as follows:

Beginning at Point "C" as described above; thence

14) South 2°12'42" West, 22.33 feet.

Together with

A strip of land 20 feet wide, the centerline of which is more particularly described as follows:

Beginning at Point "D" as described above; thence

15) South 1°43'52" West, 44.39 feet.

Together with

A strip of land 20 feet wide, the centerline of which is more particularly described as follows:

Beginning at Point "E" as described above; thence

16) South 2°24'29" West, 5.02 feet; thence

17) South 87°48'02" East, 100.75 feet; thence

18) North 2°12'42" East, 122.05 feet; thence

19) North 47°45'02" East, 34.57 feet, more or less, to a point on the northeasterly property line of said Lot 1, also being the southerly right of way of 8th Street as shown on that certain Record of Survey map filed February 2, 1996 in Volume 20 of Surveys, at Page 4, Official Records of Monterey County, California, said point bears North 42°15'00" West, 260.51 feet from the southeast corner of said Lot 1.

Together with

A strip of land 12 feet wide, the centerline of which is more particularly described as follows:

Beginning at Point "F" as described above; thence

20) South 87°35'31" East, 39.88 feet.

Together with

A strip of land 12 feet wide, the centerline of which is more particularly described as follows:

Beginning at Point "G" as described above; thence

21) North 7°26'59" East, 23.03 feet.

Together with

A strip of land 12 feet wide, the centerline of which is more particularly described as follows:

Beginning at Point "H" as described above; thence

22) South 2°15'00" West, 21.00 feet.

Together with

A strip of land 12 feet wide, the centerline of which is more particularly described as follows:

Beginning at Point "I" as described above; thence

23) North 87°45'00" West, 18.00 feet.

Attached hereto is a plat to accompany legal description, and by this reference made a part hereof

END OF DESCRIPTION

PREPARED BY:
WHITSON ENGINEERS



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

Job No.: 2718.02





NOTE:
 THERE MAY BE EASEMENTS OR
 OTHER RIGHTS, RECORDED OR
 UNRECORDED, AFFECTING THE
 SUBJECT PROPERTY WHICH ARE
 NOT SHOWN HEREON.

8TH STREET

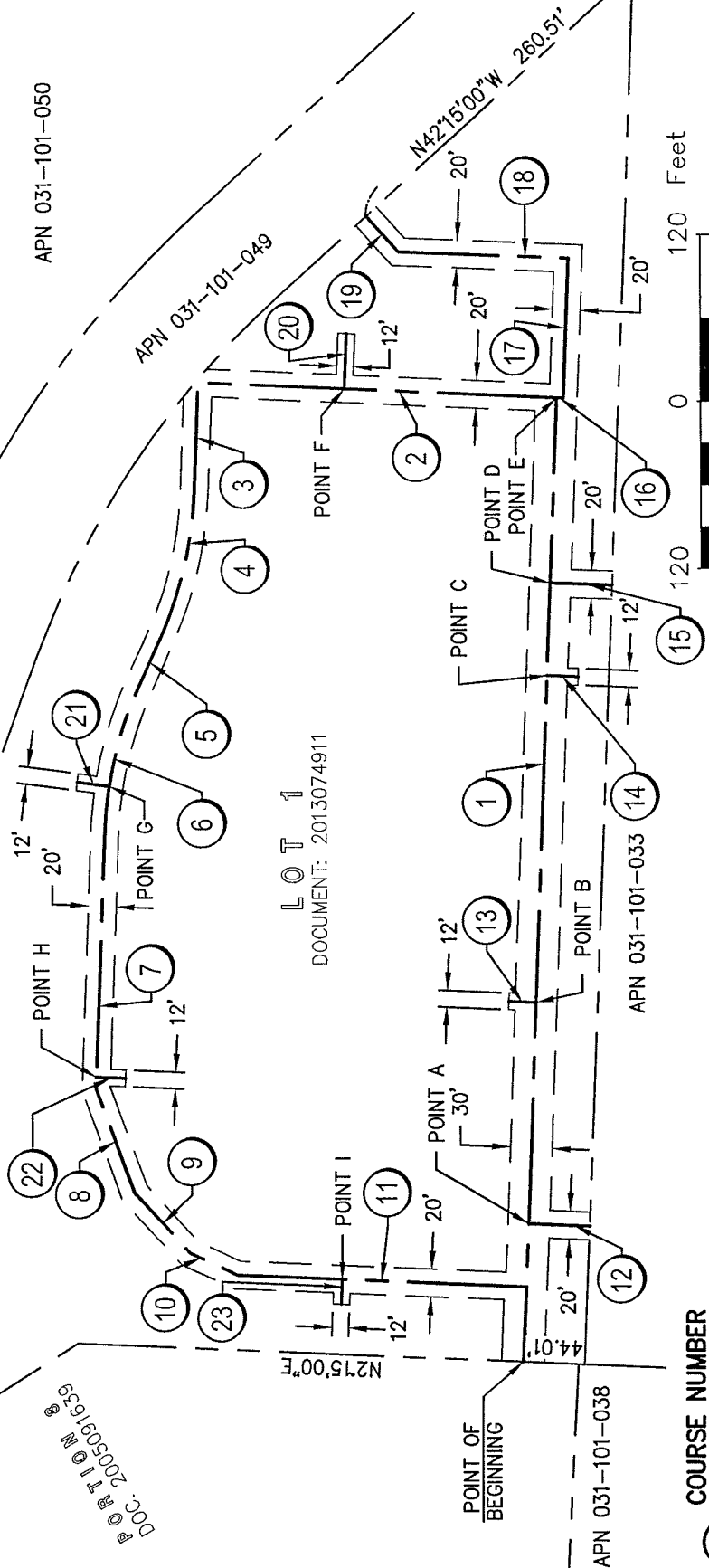
IMJIN ROAD

APN 031-101-050

APN 031-101-049

APN 031-101-033

APN 031-101-038



LOT 1
 DOCUMENT: 2013074911

① COURSE NUMBER
 PER LEGAL
 DESCRIPTION

		MARINA		CALIFORNIA		DATE: 3/14/14		SHEET	
		PLAT TO ACCOMPANY LEGAL DESCRIPTION		ATTACHEMENT TO EXHIBIT "A"		SCALE: 1" = 120'		1	
DRAWING PATH: T:\Monterey Projects\2718\Survey\Plat-MCWD Esmt.dwg		9899 BLUE LARKSPUR LANE, SUITE 105		MONTEREY, CALIFORNIA 93940		CHECKED: RPW		PROJECT No. 2718.02	
9899 BLUE LARKSPUR LANE, SUITE 105		TEL (831) 649-5225		FAX (831) 375-5065		DRAWN: APH		OF 1	
WWW.WHITSONENGINEERS.COM						DRAWN: APH			