

Harris & AssociatesSM

Shaping the Future, One Project at a TimeSM

June 9, 2014

Marina Coast Water District
Brian True, P.E., Capital Projects Manager
2840 4th Avenue
Marina, CA 93933

Subject: University Village Apartments
Potable water distribution and waste water collection system

RE: Final report and recommendations

Harris & Associates provided construction inspection for the installation of the potable and recycled water distribution and waste water collection systems for the University Village Apartments as authorized Owner representative for the Marina Coast Water District.

SANITARY SEWER COLLECTION SYSTEM

Overview

The sanitary sewer (SS) collection system consists of approximately 740 feet of 8" SS mains, 645 feet of SS laterals (from the main to the building connection) and five manholes. All elements of the SS system were installed by Robinson & Moretti, Inc. per manufacturer's recommendations and project plans and specifications.

Testing (reference Appendix A)

After the installation of the manholes, the sanitary sewer was tested following the MCWD specifications in section 15043. The SS system was tested for leakage, infiltration and deflections/obstructions.

- Leakage was tested using hydrostatic pressure against the backflow devices and capped ends (where line were open at the end) on the laterals. The lines were pressurized to 3.5-4.0 psi and let stand for 5 minutes; no visible leakage witnessed during these tests.
- A mandrel (sized according to the chart in 15043.3.C.1) was pulled through each line; no deflections or obstructions were detected.
- Each of the five manholes was tested in accordance with MCWD specification (section 15043.3.D). There was no visible leakage witnessed during the manhole testing.

The sanitary sewer passed all the tests in specification section 15043 and was eligible to be placed in service as of 5/01/13.

POTABLE WATER SYSTEM

Overview

The potable water system consists of approximately 150 feet of 4", 120 feet of 6", 1500 feet of 8" and 660 feet of 12" C900 PVC piping and a total of 105 - 1" meter sets (ranging from 1" to 1-½" in size). The piping was installed per manufacture's recommendations and project plans and specifications. During pipe installation the design of the restraints and meter banks were modified by the design engineer and the modified installations were witnessed in the field. All bell spigot joints, restraints and meter sets were installed by Robinson & Moretti and witnessed by the inspector.

Testing (reference Appendix B)

The potable water system was tested in accordance with the approved Hydrostatic Test and Disinfection Plan (based on MCWD standard specification section 15042) submitted by Robinson & Moretti (June 10, 2013). The line was disinfected and allowed to sit during the weekend. The pressure of the line was decreased to below that of the MCWD system to eliminate any chances of leakage back into the system. After the weekend the line was flushed; water was de-chlorinated and monitored for chlorine residual during flushing. Once all services were completely flushed of chlorine the line was tested for bacteria by a certified lab (Monterey Bay Analytical Services) and witnessed by the inspector. The samples were taken twice in accordance to AWWA and MCWD standards; 16 samples were taken on 7/1/13 and 7/08/13. All 32 samples came back absent of coliform bacteria.

The potable water line was hydrostatically tested in three phases:

- Phase 1 consisted of testing the entire system at a pressure of 150 psi for a period 4 hours then pumping the line back to 150psi to determine how much water was put back into the system. The maximum allowable leakage over the 4 hour test period was 7.42 gallons; the actual leakage was 2.78 gallons.
- Phase 2 consisted of pressurizing the 8" lines to 200 psi for a period of 4 hours. The maximum allowable leakage over the 4 hour testing period was 4.50 gallons; the actual leakage was 1.28 gallons.
- Phase 3 consisted of pressurizing the 12" line to 225 psi for a period of 4 hours. The maximum allowable leakage over the 4 hour test period was 3.37 gallons; the actual leakage was 0.78 gallons.

After completion of the meter installations on the 6" service lines along 9th Street the line was filled with water and allowed to stand for 24 hours with a chlorine residual of greater than 50ppm and less than 100ppm. Some pressure was let off the 6" pipe at the service connections to create a pressure less than the operating pressure of MCWD's water system to prevent any leakage into the system.

- On 7/16/13 the system was flushed and Bac-t samples were taken by the contractor's laboratory. The test was witnessed by the contractor and the inspector on site.
- On 7/17/13 another Bac-t sample was taken by the laboratory personnel, witnessed by the contractor and inspector on site.

The potable water system met all criteria and testing limits in the approved hydrostatic pressure test and disinfection plan was eligible to be placed in service as of 7/18/13.



RECYCLED WATER SYSTEM

Overview

The recycled water system consists of approximately 600 feet 4" C900 PVC piping and 3 irrigation meters. The piping was installed per manufacture's recommendations and project plans and specifications. All restraints and meter sets were installed by Robinson & Moretti and witnessed by the inspector.

Testing (reference Appendix C)

The recycled water line was hydrostatically tested in accordance with the approved Hydrostatic Test and Disinfection Plan (based on MCWD standard specification section 15042) submitted by Robinson & Moretti (June 10, 2013). The hydrostatic testing was performed by pumping the line to a pressure of 200 psi for a period of 4 hours then pumping the line back to 200 psi to determine how much water was put back into the system. The maximum allowable leakage over the 4 hour test period was 0.9 gallons; the actual leakage was 0.22 gallons.

EASEMENT DOCUMENT REVIEW

A review of the final easement documents indicated that the legal description, plat and closure calculations all agree with one another; no revisions or corrections were needed.

RECOMMENDATIONS

The potable and recycled water distribution and sanitary sewer collection systems detailed above were built in accordance with the MCWD standards and the plans designed by Ruggeri-Jensen-Azar Engineering (dated 1-15-13 and as amended on 6-20-13). Based on our observations and the results of the testing performed the systems detailed above were eligible to be placed in service as of 7/18/2013.

Based on the foregoing information, Harris & Associates recommends that MCWD accept and incorporate the sanitary sewer collection system and water distribution system as installed by Robinson & Moretti at the University Village Apartment site effective 6/9/2014.

Regards,
HARRIS & ASSOCIATES

PATRICK DOBBINS

Patrick M. Dobbins, PE
Senior Project Manager

ATTACH : PUNCH LIST



6/10/2014



**MARINA COAST WATER DISTRICT
UNIVERSITY VILLAGE APARTMENTS
PUNCH LIST**

Original walk-thru 3/11/2014

ITEM #	LOCATION	DESCRIPTION	DATE COMPLETE
1	ALL - hydrants	Touch up with matching paint	4/30/2014 <i>[initials]</i>
2	ALL - sanitary sewer MH covers	Weld "MCWD"	4/30/2014 <i>[initials]</i>
3	9th St - on-site irrigation main	valve & meter boxes to match final grade	4/30/2014 <i>[initials]</i>
4	9th St - on-site irrigation main	BFPD must be 12" off finished grade	4/30/2014 <i>[initials]</i>
5	9th St fence line	mark buried MH	4/30/2014 <i>[initials]</i>
6	ALL - curb	grind "W" in curb @ begin/end of meter bank locations	4/30/2014 <i>[initials]</i>
7	9th St	distinguish blow-off for recycled water from potable water	4/30/2014 <i>[initials]</i>
8	9th St off-site irrigation	valve & meter box to match finished grade	4/30/2014 <i>[initials]</i>
9	ALL - valve & meter boxes	meter boxes to grade and gravel in bottom of box per detail	4/30/2014 <i>[initials]</i>
10	SSMH #5	ownership ? Details in progress	5/19/2014 <i>[initials]</i>
11	SSMH #1	mortar rings & dings	4/30/2014 <i>[initials]</i>
12	SSMH #2	mortar rings & dings in concrete / change cover to sanitary sewer cover	4/30/2014 <i>[initials]</i>
13	SSMH #3	mortar rings & dings in concrete / change cover to sanitary sewer cover	4/30/2014 <i>[initials]</i>
14	ALL - sanitary sewer clean-outs	use "pop-up" tops per detail provided (Brian T to provide email)	4/30/2014 <i>[initials]</i>
15	SSMH #4	mortar rings & dings	4/30/2014 <i>[initials]</i>
16	Potable water line along 2nd Ave	confirm 7-foot clearance to tree plantings	4/30/2014 <i>[initials]</i>
17	Irrigation	all "box" lids should indicate water is for irrigation	6/9/2014 <i>[initials]</i>
18	Bldg "D" (box adjacent to unit 117 meter box)	plug pipe ends and remove meter box	6/9/2014 <i>[initials]</i>
19	ARV on the DCDV	need snorkle	6/6/2014 <i>[initials]</i>
20	Fire hydrant caps	replace caps with cast iron (vs. current plastic)	5/30/2014 <i>[initials]</i>
21	As-builts	ensure that all items are accurately shown	6/9/2014 Prov. App. <i>[initials]</i>

B

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

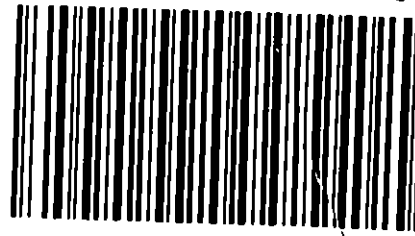
Marina Coast Water District

11 Reservation Road

Marina, CA 93933

Attention: Brian True

DOCUMENT: **2014025543**



Titles: 1/ Pages: 11

Fees....	51.00
Taxes...	
Other...	2.00
AMT PAID	\$53.00

(Space Above For Recorder's Use)

The undersigned grantor declares:

Documentary Transfer Tax exempt

Pursuant to Section 11932 of the
Revenue and Taxation Code

Transfer to public entity

GRANT OF EASEMENTS

This Grant of Easements, dated this 11th day of March, 2014, is made by University Village Associates, a California Limited Partnership, ("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 perpetual non-exclusive easement and right-of-way for sewer, water, and reclaimed water pipelines and appurtenant facilities for transmission purposes, including, specifically, but not by way of limitation, the right to install, construct, reconstruct, remove and replace, renew, inspect, maintain, repair, improve, relocate and otherwise use water, reclaimed water or sewer pipeline or pipelines together with incidental appurtenances, connections, and structures in, over, under, upon, along, through and across the Easement Area hereinafter defined.

Said easement shall lie in, over, under, upon, along, through and across that certain real property situated in the County of Monterey, State of California, described in Exhibit "A" and depicted in Exhibit "B" (collectively referred to herein as the "Easement Area") both of which are attached hereto and by this reference incorporated herein, together with the right to enter upon and to pass and re-pass over, under and along the Easement Area for the construction, operation and maintenance of the facilities to be constructed in the Easement Area by Grantee or its successors and assigns, its officers, agents and employees and by persons under contract with Grantee or its successors and assigns.

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, its tenants, agents, employees, guests and invitees, to use the surface of the Easement Area

to the extent that such use is compatible with the full and free exercise of said easement and rights-of-way by the Grantee; provided, however, that no streets, alleys, roadways, fences, block walls, landscaping, shrubbery, trees or other structures or improvements shall be constructed upon, over, under and along the Easement Area without first obtaining the prior written consent of Grantee other than those improvements, including but not limited to a sidewalk, on plans previously submitted by Grantor and reviewed and agreed to by Grantee. Grantee does hereby agree that it will not unreasonably withhold such future consent.

No earth, dirt, fill or any other material shall be deposited, placed or maintained on or over the surface of the ground by Grantor, nor shall any earth be removed from the cover of said pipeline or pipelines and incidental facilities by Grantor without first obtaining the prior written consent of Grantee. Grantee agrees that it will not unreasonably withhold such consent. It is understood and agreed that Grantee shall bear no responsibility nor assume any cost for the maintenance, repair or replacement of any improvements, 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. Grantor, and its successors or assigns, shall be responsible for timely repair of any other improvements placed within the Easement Area including but not limited to any concrete-works. Notwithstanding, Grantor acknowledges that in the course of normal repairs for Grantee's underground utilities, Grantee shall be responsible only for repair and replacement of turf and asphalt displaced as a result of said repair and replacement.

In consideration of Grantee's acceptance and recordation of this Grant of Easement, Grantor covenants and agrees for itself and its successors and assigns that any future relocation of the water, reclaimed water or sewer pipeline or pipelines and incidental facilities described herein, if Grantee in its sole discretion consents in writing to such relocation, shall be at the sole expense of Grantor and/or Grantor's successors and assigns, and that Grantee shall have no responsibility for such costs, without limitation.

The Grantor represents and warrants to Grantee that Grantor is the owner in fee title of the herein described property, and has the right to make this conveyance, and that it has advised the Grantee in writing of any and all outstanding easements, encumbrances, or deeds of trust.

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

CERTIFICATE OF ACCEPTANCE
GOVERNMENT CODE SECTION 27281

This is to certify acceptance of the interest conveyed by the foregoing Grant of Easements from University Village Associates, a California limited partnership, to the 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 January 12, 2010.

Dated this 20th day of March, 2014, at Marina, California.

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

By: Brian C. Lee
Name: Brian C. Lee
Title: Interim General Manager

ACKNOWLEDGEMENT

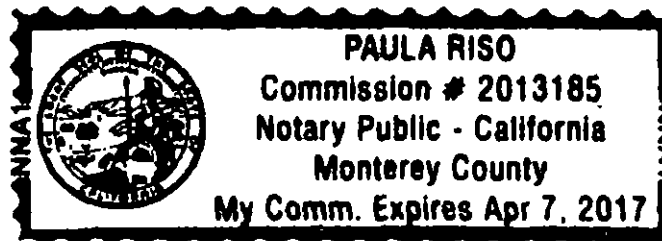
STATE OF CALIFORNIA)
) ss.
COUNTY OF MONTEREY

On March 20, 2014, before me, Paula Riso, Notary Public
personally appeared Brian C. Lee, who proved to me on the basis of satisfactory
evidence to be the persons whose names are subscribed to the within instrument and
acknowledged to me that they executed the same in their authorized capacity, and that by their
signature on the instrument the persons or the entity upon behalf of which the persons 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.

Paula Riso
Notary Public in and for said State



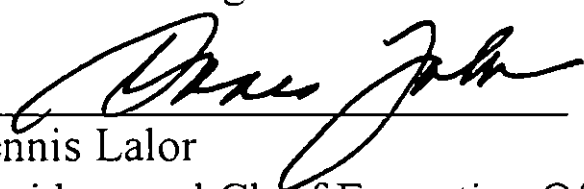
(This area for official notarial seal)

IN WITNESS WHEREOF, this Grant of Easement has been executed as of the date set forth above.

UNIVERSITY VILLAGE ASSOCIATES,
A CALIFORNIA LIMITED PARTNERSHIP

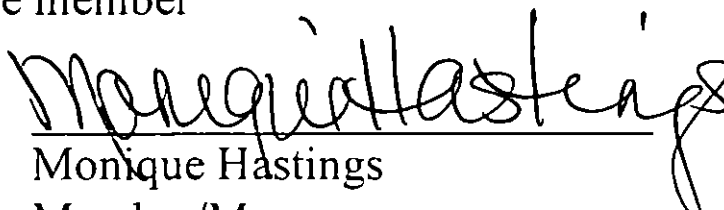
By: SCHC University Village LLC,
a California limited liability company,
its managing general partner

By: South County Housing Corporation,
a California nonprofit public benefit corporation,
its sole member/manager

By: 
Dennis Lalor
President and Chief Executive Officer

By: Newport Development, LLC,
a California limited liability company,
its administrative general partner

By: Newport Partners, LLC,
a California limited liability company,
its sole member

By: 
Monique Hastings
Member/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.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF SANTA CLARA)

On March 11, 2014, before me, Margie Mastrini, Notary Public
personally appeared Dennis Lalor, who proved to me on the basis
of satisfactory evidence to be the person whose names is subscribed to the within
instrument and acknowledged to me that he/she executed the same in his/her authorized
capacity, and that by his/her signature on the instrument the person, or entity upon behalf
of which the person 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: Margie Mastrini
Signature of Notary Public

Place Notary Seal Above

Description of Attached Document

Marina Water Dist Grant of Easements

Document Date 3/11/14

Number of Pages 4 + Exhibit A + B

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

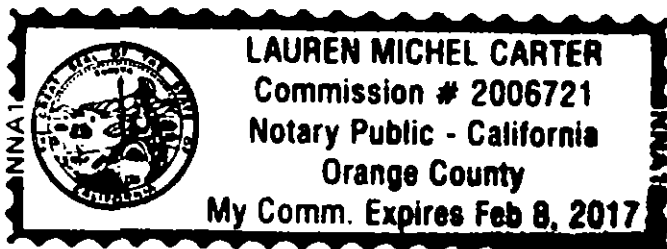
State of California

County of Orange

} Irvine

On May 2, 2014 before me, Lauren Michel Carter, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Monique Hastings
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: Lauren Michel Carter
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant of Easement

Document Date: March 11, 2014 Number of Pages: 11

Signer(s) Other Than Named Above: Dennis Lalor

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

"EXHIBIT A"
LEGAL DESCRIPTION

All that real property situated in the City of Marina, County of Monterey, State of California, being a portion of Lot 36 as shown on the Parcel Map recorded November 1, 2012 in Volume 23 of Parcel Maps, at Page 27, Records of Monterey County, California, being more particularly described as follows:

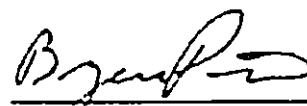
Beginning at the northwest corner of said Lot 36, said point being the beginning of a Public Utility easement; thence along the north line of said Lot 36, S88°20'00"E, a distance of 17.26 feet; thence leaving said north line, S01°40'00"W, a distance of 22.97 feet; thence S88°20'00"E, a distance of 178.25 feet; thence N01°40'00"E, a distance of 22.97 feet to the north line of said Lot; thence along the north line, S88°20'00"E, a distance of 25.00 feet; thence leaving said north line, S01°40'00"W, a distance of 12.97 feet; thence S88°20'00"E, a distance of 120.75 feet; thence S01°40'00"W, a distance of 1.03 feet to an angle point on the north line of said Lot; thence along said north line, S88°20'00"E, a distance of 66.50 feet; thence leaving said north line, S01°40'00"W, a distance of 8.97 feet; thence S88°20'00"E, a distance of 96.94 feet; thence N01°40'00"E, a distance of 8.97 feet to the north line of said Lot; thence along said north line, S88°20'00"E, a distance of 20.00 feet; thence leaving said north line, S01°40'00"W, a distance of 8.97 feet; thence S88°20'00"E, a distance of 44.56 feet to a point on a line 5.4 feet westerly of, and parallel with, the east line of said Lot; thence along said parallel line, S01°40'00"W, a distance of 20.00 feet; thence leaving said parallel line, N88°20'00"W, a distance of 3.50 feet; thence S01°40'00"W, a distance of 5.03 feet; thence N88°20'00"W, a distance of 13.00 feet; thence N01°40'00"E, a distance of 5.03 feet; thence N88°20'00"W, a distance of 68.02 feet; thence S01°40'00"W, a distance of 24.00 feet; thence N88°19'26"W, a distance of 25.18 feet; thence N01°40'00"E, a distance of 24.00 feet; thence N88°20'00"W, a distance of 49.34 feet; thence S01°40'00"W, a distance of 20.00 feet; thence N88°20'00"W, a distance of 2.45 feet; thence S01°40'00"W, a distance of 164.30 feet; thence S88°20'00"E, a distance of 21.00 feet; thence S01°40'34"W, a distance of 31.46 feet; thence N88°20'00"W, a distance of 21.00 feet; thence S01°40'01"W, a distance of 1.10 feet; thence N88°20'00"W, a distance of 7.00 feet; thence S01°40'00"W, a distance of 21.15 feet; thence S88°20'00"E, a distance of 10.33 feet; thence S01°40'00"W, a distance of 13.14 feet; thence S43°20'00"E, a distance of 22.15 feet; thence S01°40'00"W, a distance of 30.10 feet to the south line of said Lot; thence along said south line, N88°20'00"W, a distance of 20.00 feet; thence leaving said south line, N01°40'00"E, a distance of 21.82 feet; thence N43°20'00"W, a distance of 36.76 feet; thence N01°40'00"E, a distance of 249.10 feet; thence N88°20'00"W, a distance of 104.05 feet; thence S01°40'00"W, a distance of 24.04 feet; thence N88°19'26"W, a distance of 42.74 feet; thence N01°40'00"E, a distance of 17.53 feet; thence N88°19'34"W, a distance of 3.47 feet; thence N01°40'00"E, a distance of 6.50 feet; thence N88°20'00"W, a distance of 10.00 feet; thence S01°40'00"W, a distance of 123.48 feet; thence N88°20'00"W, a distance of 25.00 feet; thence N01°40'00"E, a distance of 123.48 feet; thence N88°20'00"W, a distance of 24.00 feet; thence S01°40'00"W, a distance of 24.05 feet; thence N88°16'41"W, a distance of 42.26 feet; thence N01°40'00"E, a distance of 24.01 feet; thence N88°20'00"W, a distance of 93.43 feet; thence S01°40'00"W, a distance of 11.00 feet; thence N88°20'00"W, a distance of 18.55 feet; thence S01°40'00"W, a distance of 83.89 feet; thence S88°20'00"E, a distance of 32.00 feet; thence S01°40'34"W, a distance of 31.20 feet;

thence N88°20'00"W, a distance of 32.00 feet; thence S01°39'56"W, a distance of 71.19 feet; thence S88°19'26"E, a distance of 36.00 feet; thence S01°40'34"W, a distance of 10.00 feet; thence N88°19'26"W, a distance of 36.00 feet; thence S01°39'50"W, a distance of 23.48 feet; thence S88°20'00"E, a distance of 9.95 feet; thence S01°40'00"W, a distance of 10.00 feet; thence N88°20'00"W, a distance of 9.95 feet; thence S01°40'00"W, a distance of 1.34 feet to the westerly line of said Lot and the beginning of a non tangent curve to the left, of which the radius point lies S70°30'50"W, a radial distance of 224.00 feet; thence along said west line, northwesterly along said curve, through a central angle of 11°21'12", a distance of 44.39 feet; thence leaving said west line, N01°40'00"E, a distance of 229.53 feet; thence S88°20'00"E, a distance of 2.74 feet; thence N01°40'00"E, a distance of 16.00 feet to the **Point of Beginning**.

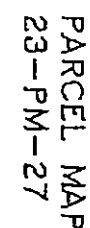
Containing 34,776 square feet, more or less.
As shown on "Exhibit B", attached hereto and made a part hereof.

END OF DESCRIPTION.

This description was prepared by me or under my direction pursuant to the requirements of the Professional Land Surveyor's Act.

 12/24/2013
Bryan Pierce, PLS 8859 Date
Expires: 12/31/2013





JOB NO.:
C52045

MATCH LINE: SEE SHEET 1

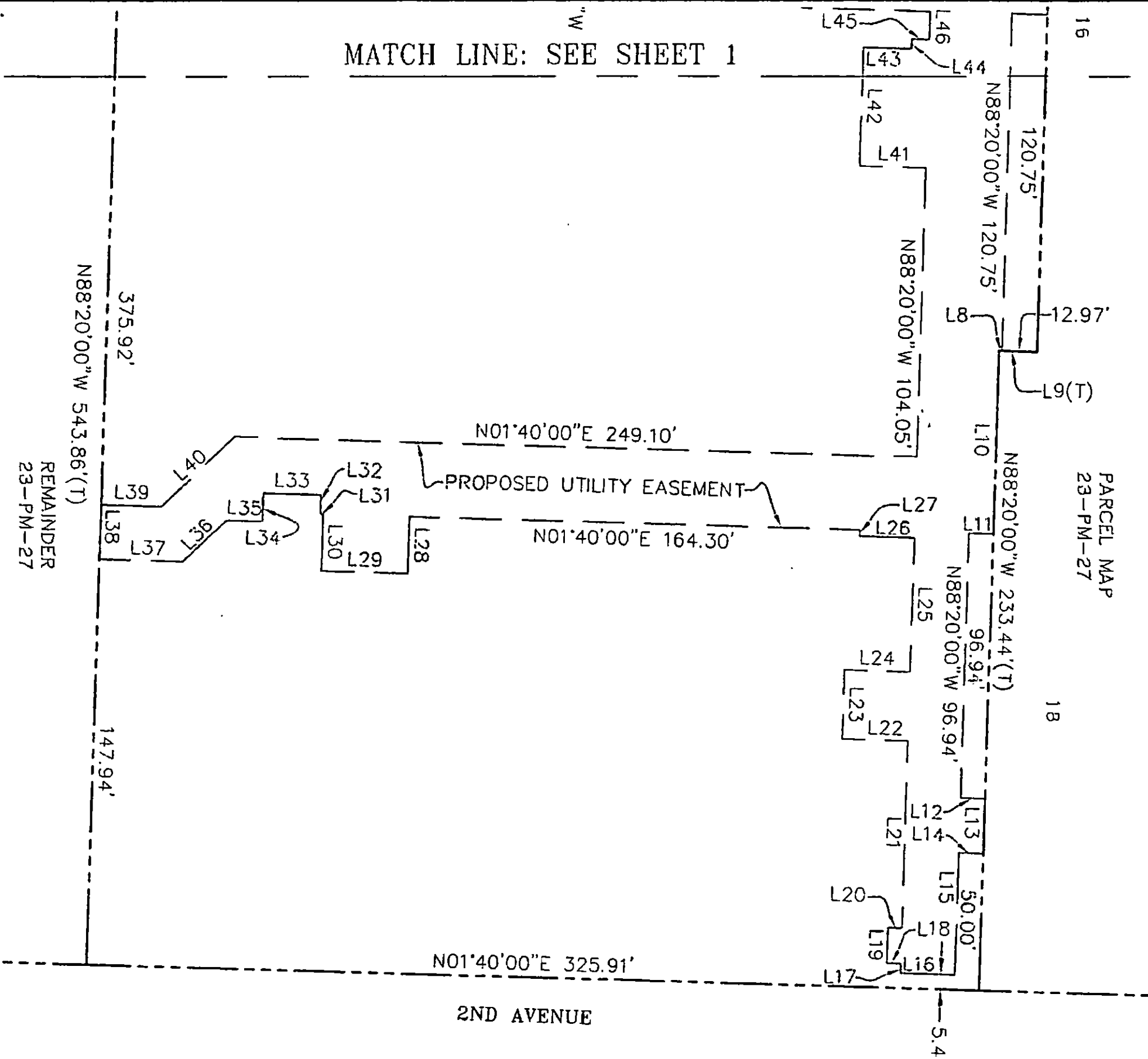


EXHIBIT "B"

PLAT TO ACCOMPANY DESCRIPTION
FOR UTILITY EASEMENT

A PORTION OF LOT 36 DESCRIBED BY THE PARCEL MAP
RECORDED NOVEMBER 1, 2012 IN VOLUME 23, PAGE 27,
RECORDS OF MONTEREY COUNTY, CALIFORNIA
MARINA, CALIFORNIA



RUGGERI-JENSEN-AZAR

ENGINEERS • PLANNERS • SURVEYORS

2055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

SCALE:
1" = 60'

DATE:
12/20/13

JOB NO.:
052045

SHEET 2 OF 3

LINE TABLE		
LINE	BEARING	DIST
L1	N88°20'00"W	2.74'
L2	N01°40'00"E	16.00'
L3	N88°20'00"W	17.26'
L4	N01°40'00"E	22.97'
L5	N01°40'00"E	22.97'
L6	N88°20'00"W	25.00'
L7	N01°40'00"E	12.97'
L8	N01°40'00"E	1.03'
L9(T)	N01°40'00"E	14.00'
L10	N88°20'00"W	66.50'
L11	N01°40'00"E	8.97'
L12	N01°40'00"E	8.97'
L13	N88°20'00"W	20.00'
L14	N01°40'00"E	8.97'
L15	N88°20'00"W	44.56'
L16	N01°40'00"E	20.00'
L17	N88°20'00"W	3.50'
L18	N01°40'00"E	5.03'
L19	N88°20'00"W	13.00'
L20	N01°40'00"E	5.03'
L21	N88°20'00"W	68.02'
L22	N01°40'00"E	24.00'
L23	N88°19'26"W	25.18'
L24	N01°40'00"E	24.00'
L25	N88°20'00"W	49.34'
L26	N01°40'00"E	20.00'
L27	N88°20'00"W	2.45'
L28	N88°20'00"W	21.00'
L29	N01°40'34"E	31.46'
L30	N88°20'00"W	21.00'
L31	N01°40'01"E	1.10'
L32	N88°20'00"W	7.00'

LINE TABLE		
LINE	BEARING	DIST
L33	N01°40'00"E	21.15'
L34	N88°20'00"W	10.33'
L35	N01°40'00"E	13.14'
L36	N43°20'00"W	22.15'
L37	N01°40'00"E	30.10'
L38	N88°20'00"W	20.00'
L39	N01°40'00"E	21.82'
L40	N43°20'00"W	36.76'
L41	N01°40'00"E	24.04'
L42	N88°19'26"W	42.74'
L43	N01°40'00"E	17.53'
L44	N88°19'34"W	3.47'
L45	N01°40'00"E	6.50'
L46	N88°20'00"W	10.00'
L47	N88°20'00"W	24.00'
L48	N01°40'00"E	24.05'
L49	N88°16'41"W	42.26'
L50	N01°40'00"E	24.01'
L51	N01°40'00"E	11.00'
L52	N88°20'00"W	18.55'
L53	N88°20'00"W	32.00'
L54	N01°40'34"E	31.20'
L55	N88°20'00"W	32.00'
L56	N88°19'26"W	36.00'
L57	N01°40'34"E	10.00'
L58	N88°19'26"W	36.00'
L59	N01°39'50"E	23.48'
L60	N88°20'00"W	9.95'
L61	N01°40'00"E	10.00'
L62	N88°20'00"W	9.95'
L63	N01°40'00"E	1.34'
L64	N88°20'00"W	15.75'

EXHIBIT "B"

PLAT TO ACCOMPANY DESCRIPTION
FOR UTILITY EASEMENT

A PORTION OF LOT 36 DESCRIBED BY THE PARCEL MAP
RECORDED NOVEMBER 1, 2012 IN VOLUME 23, PAGE 27,
RECORDS OF MONTEREY COUNTY, CALIFORNIA
MARINA, CALIFORNIA

SHEET 3 OF 3



RUGGERI-JENSEN-AZAR

ENGINEERS • PLANNERS • SURVEYORS

8051 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

SCALE:
1" = 60'

DATE:
12/20/13

JOB NO.:
052045

END OF DOCUMENT

BILL OF SALE

SEWER SYSTEM FACILITIES – Approximately 425-LF of 8-inch sewer main; approximately 500-LF of small diameter sewer service and lateral lines; 4 manholes

For good and valuable consideration, receipt of which is hereby acknowledged, the undersigned Applicant for sewer service does hereby transfer and convey to the Marina Coast Water District (District), a County Water District organized under the laws of the State of California, and its successors and assigns, all right, title, and interest in and to the sewer installation, including mains, manholes, laterals, and other appurtenances to said sewer installation, constructed and installed in accepted and recorded easements per accepted As-Built Plans dated JUNE 10, 2014, UNIVERSITY VILLAGE APARTMENTS, Plan Sheets C1-C6, C10-C13, C17, and C18, and further warrants that the same is free and clear of any encumbrances and claims. The fair market value of the sewer system transferred to the District is **\$82,040**.

WATER SYSTEM FACILITIES – Approximately 660-LF of 12-inch water main; approximately 1,500-LF of 8-inch water main; 245-LF of 6-inch water main; 6 fire hydrants

For good and valuable consideration, receipt of which is hereby acknowledged, the undersigned Applicant for water service does hereby transfer and convey to the Marina Coast Water District (District), a County Water District organized under the laws of the State of California, and its successors and assigns, all right, title, and interest in and to the water installation, including mains, hydrants, laterals, valves, PRV's, and other appurtenances to said water installation, constructed and installed in accepted and recorded easements per accepted As-Built Plans dated JUNE 10, 2014, UNIVERSITY VILLAGE APARTMENTS, Plan Sheets C1-C6, C10-13, C17 and C18, and further warrants that the same is free and clear of any encumbrances and claims. The fair market value of the water system transferred to the District is **\$284,975**.

RECLAIMED WATER SYSTEM FACILITIES – Approximately 560-LF of 4-inch reclaimed water main

For good and valuable consideration, receipt of which is hereby acknowledged, the undersigned Applicant for reclaimed water service does hereby transfer and convey to the Marina Coast Water District (District), a County Water District organized under the laws of the State of California, and its successors and assigns, all right, title, and interest in and to the reclaimed water installation, including mains, laterals, valves, PRV's, and other appurtenances to said water installation, constructed and installed in accepted and recorded easements per accepted As-Built Plans dated JUNE 10, 2014, UNIVERSITY VILLAGE APARTMENTS, Plan Sheets C1-C6, C10-C13, C17, and C18, and further warrants that the same is free and clear of any encumbrances and claims. The fair market value of the reclaimed water system transferred to the District is **\$13,320**.

This Bill of Sale is in accordance with and subject to the Infrastructure Agreement dated October 26, 2012 between UNIVERSITY VILLAGE ASSOCIATES and Marina Coast Water District. UNIVERSITY VILLAGE ASSOCIATES represents and warrants that, to the knowledge of DEVELOPMENT ENTITY, its members, officers, and employees, UNIVERSITY VILLAGE ASSOCIATES has title to and the legal right to transfer and dispose of the facilities being transferred. Plan sheets described above comprise "Exhibit A" attached hereto:

SIGNATURE OF DEVELOPMENT ENTITY:

UNIVERSITY VILLAGE ASSOCIATES,
a California Limited Partnership,

By: UNIVERSITY VILLAGE LLC,
a California limited liability company,

By: SOUTH COUNTY HOUSING
CORPORATION,
a California Nonprofit Public Benefit
Corporation, Managing Member

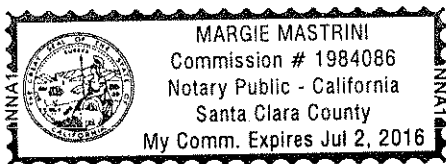
By:


Dennis Lalor, President

STATE OF CALIFORNIA)
COUNTY OF Santa Clara) ss
~~MONTEREY~~)

On June 11, 2014 before me Margie Mastrini, Notary Public,
personally appeared Dennis Lalor,
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.



(Seal)

WITNESS my hand and official seal.

Signature: Margie Mastrini

CERTIFICATE OF ACCEPTANCE

As per Resolution No. 200X-XX as set forth in the minutes of a meeting of the Board of Directors of the Marina Coast Water District held on DATE, the above Bill of Sale for Sewer System and Water System Facilities, dated _____, is hereby accepted by order of the Board of Directors of the Marina Coast Water District, a County Water District organized under the laws of the State of California.

Date of Acceptance _____.

By: _____
General Manager
MARINA COAST WATER DISTRICT

STATE OF CALIFORNIA)
) ss
COUNTY OF MONTEREY)

On _____ before me, _____, 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.

(Seal)

Signature: _____

MAINTENANCE BOND

BOND NO.: 57BSBGL0921(M)
Premium included in Performance Bond

KNOW ALL MEN BY THESE PRESENTS:

THAT we, University Village Associates, a California Limited Partnership, as Principal,
and Hartford Fire Insurance Company, a corporation organized and doing business under
and by virtue of the laws of the State of Connecticut and duly licensed to conduct surety
business in the State of California, as Surety, are held and firmly bound unto

Marina Coast Water District

as Obligee, in the sum of Seventy Eight Thousand Seven Hundred Sixty Six & 00/100s---

(\$ 78,766.00) Dollars, for which payment, well and truly to be made, we bind ourselves, our heirs, executors
and successors, jointly and severally firmly by these presents.

THE CONDITION OF THE OBLIGATION IS SUCH THAT:

WHEREAS, the above named Principal entered into an agreement or agreements with said Obligee to:

Construction and Transfer of Water, Sewer and Recycled Water Infrastructure

WHEREAS, said agreement provided that Principal shall guarantee replacement and repair of improvements as described
therein for a period of ~~one year~~ following final acceptance of said improvements;
400 days

NOW, THEREFORE, if the above Principal shall indemnify the Obligee for all loss that Obligee may sustain by reason
of any defective materials or workmanship which become apparent during the period of one year from and after acceptance
of the said improvements by Obligee, then this obligation shall be void; otherwise to remain in full force and effect.
The Obligee hereby waives the provisions of California Civil Code Section 2819.


IN WITNESS WHEREOF, the seal and signature of said Principal is hereto affixed and the corporate seal and the name
of the said Surety is hereto affixed and attested by its duly authorized Attorney-in-Fact

this 2nd day of December, 2013
YEAR

University Village Associates, a California Limited Partnership Hartford Fire Insurance Company
Principal

By:

BY:


Erin Bautista, Attorney-in-Fact

Attorney-in-Fact

ACKNOWLEDGMENT

State of California
County of Santa Clara)

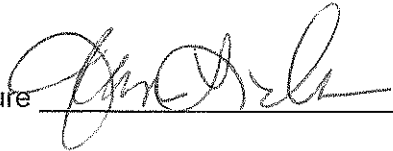
On December 2, 2013 before me, Jean L. Neu, Notary Public
(insert name and title of the officer)

personally appeared Erin Bautista
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.

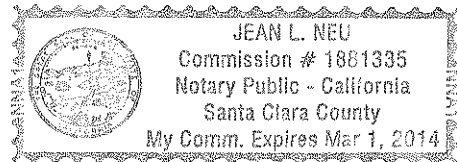
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



POWER OF ATTORNEY

Direct Inquiries/Claims to:

THE HARTFORD

BOND, T-4

P.O. BOX 2103, 690 ASYLUM AVENUE
HARTFORD, CONNECTICUT 06115

call: 888-266-3488 or fax: 860-757-5835

Agency Code: 57-150812

KNOW ALL PERSONS BY THESE PRESENTS THAT:

- ☒ Hartford Fire Insurance Company, a corporation duly organized under the laws of the State of Connecticut
- ☒ Hartford Casualty Insurance Company, a corporation duly organized under the laws of the State of Indiana
- ☐ Hartford Accident and Indemnity Company, a corporation duly organized under the laws of the State of Connecticut
- ☐ Hartford Underwriters Insurance Company, a corporation duly organized under the laws of the State of Connecticut
- ☐ Twin City Fire Insurance Company, a corporation duly organized under the laws of the State of Indiana
- ☐ Hartford Insurance Company of Illinois, a corporation duly organized under the laws of the State of Illinois
- ☐ Hartford Insurance Company of the Midwest, a corporation duly organized under the laws of the State of Indiana
- ☐ Hartford Insurance Company of the Southeast, a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, **up to the amount of unlimited:**

Bryan D. Martin, B.A. Poitevin, Jean L. Neu, Erin Bautista
of
San Jose, CA

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by ☒, and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on January 22, 2004 the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



Paul A. Bergenholtz

Paul A. Bergenholtz, Assistant Secretary

M. Ross Fisher

M. Ross Fisher, Assistant Vice President

STATE OF CONNECTICUT

COUNTY OF HARTFORD

ss. Hartford

On this 3rd day of March, 2008, before me personally came M. Ross Fisher, to me known, who being by me duly sworn, did depose and say: that he resides in the County of Hartford, State of Connecticut; that he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that he signed his name thereto by like authority.



CERTIFICATE

Scott E. Paseka

Scott E. Paseka
Notary Public

My Commission Expires October 31, 2012

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of December 2, 2013.

Signed and sealed at the City of Hartford.



Gary W. Stumper

Gary W. Stumper, Assistant Vice President