

Recording Requested by and  
When Recorded, Mail to:  
COUNTY OF MONTEREY  
DEPARTMENT OF PARKS  
855 E. Laurel Drive  
Salinas, California 93905

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RECORDED AT REQUEST OF  
CHICAGO TITLE

SEP 29 3 54 PM '92

OFFICE OF RECORDER  
COUNTY OF MONTEREY  
SALINAS, CALIFORNIA

*Cond 61/62*

**IRREVOCABLE OFFER TO DEDICATE  
NONEXCLUSIVE TRAIL EASEMENTS AND  
DECLARATION OF RESTRICTIONS**

**PAID**

THIS IRREVOCABLE OFFER TO DEDICATE NONEXCLUSIVE TRAIL EASEMENTS AND DECLARATION OF RESTRICTIONS is made by and between Hanover Monterra Investors II, a California general partnership ("Developer"), and the County of Monterey, a political subdivision of the State of California ("the County").

I. WHEREAS, Developer is the legal owner of a fee interest of certain real property located in the County of Monterey, State of California, commonly known as the Monterra Ranch and described in the attached Exhibit "A" ("the property");

II. WHEREAS, the County is the owner of certain property known as Jacks Peak Park, which is adjacent to the property; and

III. WHEREAS, in May of 1984, an application for subdivision of the property was filed by Developer with the County (the "Monterra Ranch Subdivision");

IV. WHEREAS, on October 6, 1987, County's Board of Supervisors approved a tentative subdivision map for the property under the name of Monterra Ranch Subdivision subject to certain conditions stated in Board of Supervisors Resolution No. 87-587;

V. WHEREAS, on June 19, 1990, County's Board of Supervisors approved a request by Developer to modify the language of certain conditions relating to the dedication of trails (Conditions 61, 62 and 63) in Board Order dated June 19, 1990.

VI. WHEREAS, the modified language of Condition Numbers 61, 62, and 63 of said Order provides as follows:

## A. Condition 61

1. The developer shall offer to dedicate to the County concurrently with the recordation of the first phase of the Final Map, a trail easement for public hiking and equestrian access purposes during the hours of daylight.
  - a. The trail easement, designated as Trail 1 on the attached Exhibit "C," shall begin at a mutually agreed upon point on the eastern border of the 115-acre park and generally following the "future Camino De La Segunda" road alignment, as illustrated on the Tentative Map, in an easterly direction to a point which logically connects Trail 1 to the Big Sur Land Trust Property on the southern border of the Monterra Ranch near the junction of Phases II and III of the subdivision.
2. The developer shall offer to dedicate to the County concurrently with the recordation of subsequent phases and their Final Maps, trail easements for public hiking and equestrian access purposes during the hours of daylight.
  - a. The trail easement designated as Trail 2 on the attached Exhibit "C," shall begin on the easternmost portion of Trail 1 and continue along the aforementioned "future Camino De La Segunda" road alignment, as illustrated on the Tentative Map, to a mutually agreed upon point on the eastern boundary of the Monterra property.
  - b. The trail easement designated as Trail 3 on the attached Exhibit "C," shall begin at a mutually agreed upon point on the southern border of the Monterra property to a point which intersects Trail 2 and generally follows the proposed Camino Saucito Road alignment to the northern boundary of the Monterra property near the intersection of Highway 68 and York Road.

## B. Condition 62.

1. All riding and hiking trails within the subdivision shall remain closed to the public until such time as the County accepts said trail easements under the terms of the Offer to Dedicate and prepares a Comprehensive Trails Management Plan.
2. The developer shall have the sole responsibility for development, maintenance, patrol and liability for the entire riding and hiking trail system within the

subdivision boundaries, until such time as the dedicated trails, or any portion thereof, are open to public use.

3. When the trail system, or any portion thereof, is complete and open to public use, the County, through the Parks Department, shall assume a share of the costs of ongoing maintenance and liability on a ratio determined by the percentage of use of the subdivision trails by the homeowners of the subdivision and by the general public traveling through or over the subdivision trails.

C. Condition 63. The developer and the County, through the Parks Department, ~~shall enter into a mutual agreement through which all matters relating to the use of designated public trails within the subdivision and open space area are addressed.~~

VII. WHEREAS, the County has placed the foregoing conditions on the approval of the tentative subdivision map for the Monterra Ranch Subdivision because a finding must be made under the law that the proposed subdivision is in conformity with the provisions of the County's General Plan and the Greater Monterey Peninsula Area Plan and that in the absence of the protections provided by the aforesaid conditions said finding could not be made;

VIII. WHEREAS, Developer has elected to comply with the above-quoted conditions and executes this irrevocable offer to dedicate a nonexclusive trail easement for Trail 1 described in Exhibit "B," attached hereto and made a part hereof, so as to enable Developer to undertake the first phase of the subdivision of the property;

IX. WHEREAS, Developer has agreed to the imposition of the foregoing conditions and is ready, willing, able to comply therewith; and

X. WHEREAS, it is intended that said offer to dedicate shall thereby qualify as enforceable restrictions within the meaning of Article XIII, Section 8 of the California Constitution and under the provisions of the California Revenue and Taxation Code Section 402.1,

NOW, THEREFORE, in consideration of the above, the mutual benefits and conditions set forth herein, the substantial public benefits to be derived from the irrevocable offer to dedicate a

trail easement, and the County's approval of the first phase of the Monterra Ranch Subdivision, Developer hereby:

1. Irrevocably offers to dedicate to the County a nonexclusive easement for a twenty (20) foot minimum width trail to be held in perpetuity for recreational hiking and equestrian purposes, following the alignment described in Exhibit "B", with the specific trail alignment being subject to approval by County's Director of Planning with the concurrence of the County's Director of Parks.

2. The following Declaration of Restrictions subjects the property described in Exhibit "B" to the following terms, conditions, and restrictions which shall be effective from the time of recordation of this instrument:

a. USE OF PUBLIC HIKING AND EQUESTRIAN TRAIL EASEMENTS.

(1) The specific alignment and use of the trail shall be consistent with any and all of the proposed residential or subdivision uses of the property and shall follow the alignment described in Exhibit "B."

(2) No development shall occur or be allowed on the easement, including but not limited to, the removal of trees and other major or native vegetation, grading, paving, or installation of structures, with the exception of the following, subject to applicable governmental regulatory requirements:

i) the removal of hazardous substances or conditions or diseased plants or trees;

ii) the removal of any vegetation which constitutes or contributes to a fire hazard to residential use of neighboring properties;

iii) the installation or repair of underground utility lines and septic systems;

iv) flood control or minimal access improvements subject to prior review and approval of County's Director of Planning;

v) the installation of appurtenant structures, improvements and facilities to the hiking and equestrian

trail system, subject to the review and approval of the Director of Planning and Building Inspection and Parks Department.

(3) Prior to the County's acceptance of this irrevocable offer to dedicate nonexclusive trail easements, County or its agent may enter onto the property at times reasonably acceptable to Developer, to ascertain whether the use restrictions set forth above are being observed, but the easement offered herein shall not confer any right of entry or use of property except as set forth herein. Upon the County's acceptance of this offer to dedicate a nonexclusive trail easement over the property described in Exhibit "B," the County and its agents shall have an unrestricted right to enter onto said property and the public shall have an unrestricted right to use the property for hiking and equestrian access during the hours of daylight over the trail alignment.

(4) Except for costs incurred by County in monitoring compliance with the terms of this Offer, Developer shall have the sole responsibility for development, maintenance, patrol and liability for the entire hiking and equestrian trail system described in Exhibit "B" until acceptance of the offer to dedicate. Thereafter, when the trail is complete and open to public use, the County, through the Parks Department, shall assume a share of the cost of on-going maintenance and liability of the trail system on a ratio determined by the percentage of use of the subdivision trails by homeowners of the subdivision and by the general public traveling through or over the subdivision trails.

(5) Prior to any trails being developed and opened for public use, the County shall address all matters not covered herein relating to the use of designated public trails within the subdivision in a Comprehensive Trails Management Plan to be drafted and adopted by the County at the County's sole cost. The Comprehensive Trails Management Plan shall include the manner of determining the percentage use of the trails by the homeowners and by the general public travelling over the trail.

(6) Developer may install fences to limit public access to the area within the trail easement and may install gates limiting the use of the trail to daylight hours. Motorized vehicle use of the easement shall be limited to emergency vehicle access and such access is necessary for the construction and maintenance of the trails, fences and adjacent property.

b. BENEFIT AND BURDEN. The offer to dedicate shall run with and burden the property, and all obligations, terms, conditions, and restrictions hereby imposed shall be deemed to be covenants and restrictions running with the land and shall be effective limitations on the use of the property from the date of recordation of this document and shall bind the Developer, the County and all successors and assigns.

c. TAXES AND ASSESSMENTS. Developer agrees to pay or cause to be paid all real property taxes and assessments levied or assessed against the property described in Exhibit "B."

d. CONSTRUCTION OF VALIDITY. If any provision of these restrictions is held to be invalid or for any reason becomes unenforceable, no other provision shall thereby be affected or impaired.

e. ENFORCEMENT. Any act or any conveyance, contract, or authorization whether written or oral by Developer or County which uses, would cause to be used or would permit the use of the protected land contrary to the terms of this offer will be deemed a breach thereof. Either party may bring any action in court necessary to enforce this offer, including but not limited to, an injunction to terminate a breaching activity and to force the restoration of all damage done by such activity, or an action to enforce the terms and provisions hereof by specific performance. It is understood and agreed that both parties may pursue any appropriate legal and equitable remedies. The complaining party shall have sole discretion to determine under what circumstances an action to enforce the terms and conditions of this offer shall be brought in law or in equity. Any forbearance on the part of either party to enforce the terms and provisions hereof in the event of a

breach shall not be deemed a waiver of that party's rights regarding any subsequent breach.

f. LIABILITY AND INDEMNIFICATION. Except as otherwise provided herein, this irrevocable offer to dedicate trail easements herein is made upon the express condition that the County, its agencies, departments, officers, agents, and employees are to be free from all liability and claims for damage by reason of any injury to any person or property of any kind, from any cause, except matters arising out of the negligence of the County, while in, upon, or in any way connected with the trail easement. Developer hereby covenants and agrees to indemnify and hold the County, its agencies, departments, officers, agents, and employees harmless from all such liability, loss, cost, and obligation on account of or arising out of such injuries or losses. County shall have no right of control over, nor duties and responsibilities with respect to, the trail easement by virtue of the fact that the right of the County to enter the land subject to the irrevocable offer to dedicate trail easements is strictly limited to preventing uses inconsistent with the interest granted and does not include the right to enter the land for the purposes of correcting any dangerous condition as defined by California Government Code section 830. Developer's obligation to indemnify the County shall be construed as a covenant running with the land to terminate upon the County's acceptance of the offer to dedicate. Upon said acceptance by the County of the offer to dedicate, the County shall assume a share of the liability for the trail on the relation determined by the percentage of use of the trail by the subdivision and by the general public traveling through or over the dedicated trail.

g. SUCCESSORS AND ASSIGNS. Subject to the terms set forth in paragraph h, below, the terms, covenants, conditions, exceptions, obligations, and reservations contained in this offer shall be binding upon and inure to the benefit of the successors and assigns of both the Developer and the County, whether voluntary or involuntary.

h. TERM. The irrevocable offer to dedicate herein shall be binding upon the Developer and the heirs, assigns, or successors in interest to the property for a period of twenty (20) years. Upon recordation of an acceptance of this offer by the County in the form attached hereto as Exhibit "C", this offer and its terms, conditions, and restrictions shall have the effect of a grant of a non-exclusive riding and hiking trails easements in perpetuity that shall run with the land and be binding on the parties' heirs, assigns, and successors. Acceptance of the offer is subject to a covenant which runs with the land, providing that any offeree of the offer to dedicate the easement may not abandon it but must instead offer the easement to other public agencies or private associations acceptable to the County Board of Supervisors for the duration of the term of the original offer to dedicate.


i. SATISFACTION OF CONDITIONS. This agreement shall satisfy Conditions 61, 62 and 63 as modified by Board Order dated June 19, 1990, as those conditions apply to the first phase of the Monterra Ranch Subdivision.

The parties have executed this agreement on the dates set beside their respective signatures.

Dated: May 8, 1991

HANOVER MONTERRA INVESTORS II,  
a California general partnership

By: MAZEL INVESTMENTS, INC.  
its general partner

By: 

STATE OF CALIFORNIA )  
COUNTY OF MONTEREY ) ss.

On this 15th day of September, 1992, before me, Ernest K. Morishita, Clerk of the Board of Supervisors, in and for said County and State, personally appeared KARIN STRASSER KAUFFMAN, known to me to be the Chairperson of said Board of Supervisors of the County of Monterey, and known to me to be the person who executed the within instrument on behalf of said political subdivision, and acknowledged to me that such County of Monterey executed the same.

ERNEST K. MORISHITA, Clerk of the Board of Supervisors of Monterey County, State of California

By:   
Anne Arii Deputy Clerk



ACKNOWLEDGEMENT

This is to certify that the irrevocable offer to dedicate declaration of restrictions set forth above is hereby acknowledged by the Board Chair on behalf of the Monterey County Board of Supervisors pursuant to the action of said Board approving the tentative subdivision map for the property on October 7, 1987, and said Board consents to recordation thereof by its duly authorized officer.

Dated: SEP 15 1992

Karin Strasser Kauffman  
Chair, Monterey County Board of

STATE OF CALIFORNIA )  
COUNTY OF MONTEREY ) ss.

On this 15th day of September, 1992, before me, Ernest K. Morishita, Clerk of the Board of Supervisors, in and for said County and State, personally appeared KARIN STRASSER KAUFFMAN, known to me to be the Chairperson of said Board of Supervisors of the County of Monterey, and known to me to be the person who executed the within instrument on behalf of said political subdivision, and acknowledged to me that such County of Monterey executed the same.

ERNEST K. MORISHITA, Clerk of the Board of Supervisors of Monterey County, State of California

By: Anne Arii  
Anne Arii Deputy Clerk

COUNTY OF LOS ANGELES )

On May 9, 1991, before me, the undersigned a Notary Public in and for said State, personally appeared Helen Jacobs-Lepor, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the president of MAZEL INVESTMENTS, INC., general partner of HANOVER MONTERRA INVESTORS II, the partnership that executed the within instrument, and acknowledged to me that she executed the same on behalf of MAZEL INVESTMENTS, INC., general partner of HANOVER MONTERRA INVESTORS II, a partnership, and that said last named partnership executed the same.

WITNESS my hand and official seal.



Deborah L. Kaplan  
Notary Public

STATE OF CALIFORNIA )  
                          ) ss.  
COUNTY OF MONTEREY )

On this \_\_\_\_\_ day of \_\_\_\_\_, 1991, before me, the undersigned a Notary Public, personally appeared \_\_\_\_\_, known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument as Chairman Board of Supervisors of Monterey County and acknowledged to me that the Monterey County executed it.

\_\_\_\_\_  
Notary Public

LEGAL DESCRIPTION  
FOR  
MONTERRA RANCH  
(CITY AND UNINCORPORATED TERRITORY)

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF MONTEREY, AND IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, BEING A PORTION OF THE 4102.08 ACRE PARCEL OF LAND DESCRIBED IN THE DEED FROM DAVID JACKS CORPORATION, A DISSOLVED CORPORATION, TO T. A. WORK, DATED APRIL 6, 1933, AND RECORDED MAY 15, 1933, IN BOOK 363 OF OFFICIAL RECORDS OF MONTEREY COUNTY AT PAGE 185; A PORTION OF THE 150 ACRE PARCEL OF LAND DESCRIBED IN THE DEED FROM MADDUX AIR LINES CO., A CORPORATION, BY RECIEVERS TO T. A. WORK, DATED MARCH 6, 1942, AND RECORDED MARCH 23, 1942, IN BOOK 763 OF OFFICIAL RECORDS OF MONTEREY COUNTY AT PAGE 33; A PORTION OF THAT CERTAIN 6.387 ACRE PARCEL OF LAND DESCRIBED AS "EXHIBIT C" IN DEED FROM DEL MONTE PROPERTIES COMPANY TO THE COUNTY OF MONTEREY, RECORDED JUNE 30, 1971, IN REEL 711 OF OFFICIAL RECORDS OF MONTEREY COUNTY AT PAGE 1026; A PORTION OF THE 450.26 ACRE PARCEL OF LAND DESCRIBED IN THE DEED FROM C. A. RYAN TO LOU RAGSDALE RYAN, DATED AND RECORDED JUNE 2, 1927, IN BOOK 112 OF OFFICIAL RECORDS OF MONTEREY COUNTY AT PAGE 342; AND A PORTION OF THE 1162 ACRE PARCEL OF LAND DESCRIBED IN THE DEED FROM MARIA ANTONIA FIELD TO STEPHEN JOSEPH FIELD, DATED JULY 31, 1929, AND RECORDED SEPTEMBER 29, 1929, IN BOOK 206 OF OFFICIAL RECORDS OF MONTEREY COUNTY AT PAGE 261; SAID REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (BASIS OF BEARINGS OF THE COURSES STATED BELOW IS THE CALIFORNIA COORDINATE SYSTEM, ZONE IV; DISTANCES STATED ARE GRID DISTANCES AND BEARINGS SHOWN ARE GRID BEARINGS):

BEGINNING AT A 4" X 4" WOOD POST, SAID POST BEING THE SOUTHWEST CORNER OF SAID 4102.08 ACRE PARCEL OF LAND MENTIONED ABOVE (363-OR-185), SAID POST BEING ALSO THAT FOUND BEVELED-TOP 4 X 4 POST, CHARRED AND ILLEGIBLE, MARKED "A.S., C.S., 29", SAID POST BEING DESCRIBED AS THE TRUE CORNER IN THE RECORD OF SURVEY OF PORTIONS OF AGUAJITO RANCHO, LOS RANCHITOS DE AGUAJITO AND RANCHO SAUCITO, RECORDED AND FILED IN BOOK 10 OF RECORDS OF SURVEY AT PAGE 29, AT THE REQUEST OF THE COUNTY OF MONTEREY; THENCE FROM SAID POST ALONG THE WESTERLY BOUNDARY OF SAID 4102.08 ACRE PARCEL THE FOLLOWING COURSES:

- 1) N 26°15'58" E, 393.24 FEET (N.26°06'32"E., 393.08 FEET PER DEED) TO A 4" X 4" POST; THENCE
- 2) N 26°20'47" E, 1016.38 FEET (N.26°11'26"E., 1016.06 FEET PER DEED) TO A 4" X 4" POST; THENCE
- 3) N 26°16'47" E, 382.65 FEET (N.26°13'32"E., 382.60 FEET PER DEED) TO A 4" X 4" POST; THENCE
- 4) N 26°20'48" E, 575.96 FEET (N.26°13'53"E., 575.63 FEET PER DEED) TO A 4" X 4" POST; THENCE

EXHIBIT A

LEGAL DESCRIPTION  
(CONT.)

- 5) N 26°18'04" E, 1079.09 FEET (N.26°16'10"E., 1078.90 FEET PER DEED) TO A 4" X 4" POST; THENCE
- 6) N 26°17'07" E, 235.43 FEET (N.26°15'45"E., 235.34 FEET PER DEED) TO A 4" X 4" POST; THENCE
- 7) N 26°17'48" E, 1072.35 FEET (N.26°19'32"E., 1071.98 FEET PER DEED) TO A 4" X 4" POST; THENCE
- 8) N 26°18'10" E, 1002.97 FEET (N.26°21'55"E., 1002.86 FEET PER DEED) TO A 4" X 4" POST; THENCE
- 9) N 26°17'30" E, 584.89 FEET (N.26°22'00"E., 584.76 FEET PER DEED) TO A 4" X 4" POST; THENCE
- 10) N 26°17'43" E, 1838.19 FEET (N.26°23'32"E., 1837.58 FEET PER DEED) TO A 4" X 4" POST; THENCE
- 11) N 26°15'42" E, 285.39 FEET (N.26°24'55"E., 287.26 FEET PER DEED) TO A 2" X 2" HUB, SAID HUB BEING ALSO THE SOUTHEASTERLY CORNER OF AFOREMENTIONED 150 ACRE PARCEL OF LAND (763-OR-33); THENCE LEAVING SAID WESTERLY LINE OF SAID 4102.08 ACRE PARCEL AND ALONG THE SOUTHERLY LINE OF SAID 150 ACRE PARCEL
- 12) N 79°37'45" W, 3106.10 FEET (N.79°37'49"W., 3106.11 FEET PER DEED) TO THE SOUTHWEST CORNER OF SAID 150 ACRE PARCEL, ALSO BEING ON A LINE PARALLEL WITH AND DISTANT 100 FEET (MEASURED AT RIGHT ANGLES SOUTHEASTERLY) FROM THE BOUNDARY LINE DIVIDING RANCHO SAUCITO AND RANCHO AGUAJITO; SAID PARALLEL LINE BEING ALSO THE NORTHWESTERLY LINE OF SAID 150 ACRE PARCEL OF LAND; THENCE
- 13) N 79°37'45" W, 108.44 FEET (N.79°37'49"W., 108.45 FEET PER DEED) TO A POINT ON SAID BOUNDARY LINE DIVIDING RANCHO AGUAJITO AND RANCHO SAUCITO; THENCE ALONG SAID BOUNDARY LINE
- 14) N 33°07'50" E, 797.23 FEET (N.33°08'33"E., 796.59 FEET PER DEED) TO A POINT THEREON, SAID POINT BEING ALSO A COMMON CORNER BETWEEN RANCHO AGUAJITO AND MONTEREY CITY LANDS TRACT NO. 1 ON THE NORTHWESTERLY LINE OF RANCHO SAUCITO; THENCE ALONG THE COMMON LINE BETWEEN RANCHO SAUCITO AND MONTEREY CITY LANDS TRACT NO. 1
- 15) N 33°07'50" E, 75.70 FEET (N.33°03'08"E., 76.60 FEET CALCULATED PER DEED) TO A POINT THEREON, SAID POINT BEING THE INTERSECTION OF SAID COMMON LINE WITH THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF AFORESAID 9.061 ACRE PARCEL OF LAND (422-OR-610); THENCE LEAVING SAID COMMON LINE AND ALONG SAID EXTENDED NORTHERLY LINE

LEGAL DESCRIPTION  
(CONT.)

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- 16) S 88°10'15" E, 117.04 FEET (S.88°08'54"E., 116.905 FEET PER DEED) TO A 3/4" IRON PIPE AT THE NORTHWEST CORNER OF SAID 9.061 ACRE PARCEL OF LAND (422-OR-610); THENCE ALONG THE WESTERLY LINE OF SAID 9.061 ACRE PARCEL OF LAND
- 17) S 33°07'50" W, 660.72 FEET (S. 31°21'44"W., 660.88 FEET PER DEED) TO THE SOUTHWESTERLY CORNER OF SAID 9.061 ACRE PARCEL OF LAND; THENCE ALONG THE SOUTHERLY LINE OF SAID 9.061 ACRE PARCEL OF LAND
- 18) S 88°08'37" E, 870.19 FEET (S.89°53'16"E., 870.00 FEET PER DEED) TO A 3/4" IRON PIPE AT THE SOUTHEASTERLY CORNER OF SAID 9.061 ACRE PARCEL OF LAND; THENCE ALONG THE EASTERLY LINE OF SAID 9.061 ACRE PARCEL OF LAND
- 19) N 1°50'58" E, 174.47 FEET (N.0°06'44"E. PER DEED) TO THE SOUTHERLY LINE OF THAT 0.541 OF AN ACRE PARCEL OF LAND DESCRIBED AS "PARCEL II" "NO. 1001-01" IN THAT CERTAIN DEED FROM SAUCITO LAND CO., et al., TO THE COUNTY OF MONTEREY RECORDED SEPTEMBER 8, 1976, IN REEL 1081 OF OFFICIAL RECORDS OF MONTEREY COUNTY AT PAGE 708; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL
- 20) S 88°10'35" E, 61.63 FEET (S.88°11'13"E., 61.43 FEET PER DEED) TO THE BEGINNING OF A TANGENT CURVE IN SAID SOUTHERLY LINE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 75.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID SOUTHERLY LINE
- 21) THROUGH A CENTRAL ANGLE OF 80°37'52" AN ARC LENGTH OF 105.55 FEET TO A POINT OF REVERSE CURVATURE, SAID REVERSING CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 32.50 FEET, A RADIAL LINE THROUGH SAID POINT HAVING A BEARING OF S 78°48'27" E; THENCE EASTERLY ALONG SAID REVERSING CURVE
- 22) THROUGH A CENTRAL ANGLE OF 170°37'52" AN ARC LENGTH OF 96.79 FEET TO A POINT OF TANGENCY ON THE WESTERLY LINE OF THAT CERTAIN 3.173 ACRE PARCEL OF LAND DESCRIBED AS "PARCEL I" "NO. 1000-01" IN SAID LAST MENTIONED DEED (1081-OR-708); THENCE ALONG SAID WESTERLY LINE
- 23) S 1°49'25" W, 112.71 FEET (S.1°48'47"W., 113.13 CALCULATED PER DEED) TO THE BEGINNING OF A TANGENT CURVE IN SAID WESTERLY LINE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 450.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID WESTERLY LINE

LEGAL DESCRIPTION  
(CONT.)

- 24) THROUGH A CENTRAL ANGLE OF  $78^{\circ}29'49''$  ( $78^{\circ}26'41''$  PER DEED) AN ARC LENGTH OF 616.51 FEET (616.10 FEET PER DEED) TO A POINT ON THE SOUTHERLY BOUNDARY OF AFORESAID 150 ACRE PARCEL (763-OR-33); THENCE ALONG SAID SOUTHERLY BOUNDARY
- 25) S  $79^{\circ}37'45''$  E, 131.02 FEET (S.  $79^{\circ}38'59''$  E., 130.89 FEET PER DEED) TO A POINT ON THE EASTERLY BOUNDARY OF SAID 3.173 ACRE PARCEL OF LAND (1081-OR-708), SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 510.00 FEET, SAID CURVE ALSO BEING CONCENTRIC WITH AFORESAID CURVE HAVING A RADIUS OF 450.00 FEET, A RADIAL LINE THROUGH SAID POINT HAVING A BEARING OF N  $23^{\circ}38'43''$  W (N.  $23^{\circ}41'21''$  W. PER DEED); THENCE NORTHEASTERLY ALONG SAID CURVE
- 26) THROUGH A CENTRAL ANGLE OF  $64^{\circ}31'52''$  ( $64^{\circ}29'52''$  PER DEED), AN ARC LENGTH OF 574.40 FEET (574.11 FEET PER DEED); THENCE TANGENT TO SAID CURVE AND ALONG SAID EASTERLY LINE
- 27) N  $1^{\circ}49'25''$  E (N.  $1^{\circ}48'47''$  E. PER DEED), 205.63 FEET THE INTERSECTION OF SAID EASTERLY LINE WITH THE SOUTHERLY LINE OF "PARCEL 1-A" AS SHOWN ON THAT PARCEL MAP RECORDED AND ON FILE IN VOLUME 15 OF PARCEL MAPS AT PAGE 123, IN THE OFFICE OF THE COUNTY RECORDER OF AFORESAID MONTEREY COUNTY; THENCE ALONG SAID SOUTHERLY LINE
- 28) S  $88^{\circ}10'35''$  E (S  $88^{\circ}11'13''$  E PER MAP), 1196.35 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID SOUTHERLY LINE
- 29) S  $67^{\circ}05'22''$  E (S  $67^{\circ}06'00''$  E PER MAP), 1823.98 FEET TO THE SOUTHEASTERLY CORNER OF SAID "PARCEL 1-A"; THENCE ALONG THE EASTERLY BOUNDARY OF SAID "PARCEL 1-A" THE FOLLOWING COURSES:
- 30) N  $27^{\circ}22'13''$  E (N.  $21^{\circ}27'35''$  E. PER MAP), 354.70 FEET TO A  $3/4''$  IRON PIPE TAGGED "LS 2689"; THENCE
- 31) N  $45^{\circ}32'33''$  E (N.  $45^{\circ}31'55''$  E. PER MAP), 228.42 FEET TO A  $3/4''$  IRON PIPE TAGGED "LS 2689"; THENCE
- 32) N  $27^{\circ}15'23''$  E (N.  $27^{\circ}14'45''$  E. PER MAP), 383.27 FEET TO A  $3/4''$  IRON PIPE TAGGED "LS 2689"; THENCE
- 33) N  $35^{\circ}57'48''$  E (N.  $35^{\circ}57'10''$  E. PER MAP), 361.86 FEET TO A  $3/4''$  IRON PIPE TAGGED "LS 2689"; THENCE

LEGAL DESCRIPTION  
(CONT.)

- 34) N 40°59'22" W, 124.80 FEET (N.41°00'W., 124.78 FEET PER MAP) TO A POINT ON THE SOUTHERLY LINE OF MONTEREY-SALINAS HIGHWAY KNOWN AS STATE HIGHWAY NO. 68, SAID LINE ALSO BEING THE GENERAL SOUTHERLY LINE OF THAT STRIP OF LAND 80 FEET IN WIDTH DESCRIBED IN THOSE DEEDS FROM LaSALLE REALTY COMPANY TO THE COUNTY OF MONTEREY, DATED MAY 28, 1929, AND RECORDED FEBRUARY 3, 1930, IN BOOK 226 OF OFFICIAL RECORDS OF MONTEREY COUNTY AT PAGE 276, FROM T. A. WORK AND MAUD E. WORK TO THE COUNTY OF MONTEREY DATED APRIL 25, 1929, AND RECORDED APRIL 30, 1929, IN BOOK 191 OF OFFICIAL RECORDS OF MONTEREY COUNTY AT PAGE 64, AND FROM LOU RAGSDALE RYAN AND C. A. RYAN TO THE COUNTY OF MONTEREY DATED DECEMBER 17, 1934, AND RECORDED JANUARY 9, 1935, IN BOOK 419 OF OFFICIAL RECORDS OF MONTEREY COUNTY AT PAGE 496, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 2539.83 FEET (2539.85 FEET PER MAP AND DEED), A RADIAL LINE THROUGH SAID POINT HAVING A BEARING OF S 5°15'17" W (S.5°15'06"W. PER DEED); THENCE EASTERLY ALONG SAID NON-TANGENT CURVE AND ALONG SAID SOUTHERLY LINE
- 35) THROUGH A CENTRAL ANGLE OF 23°26'00" (23°26'14" PER MAP) AN ARC LENGTH OF 1038.76 FEET; THENCE TANGENT TO SAID CURVE
- 36) N 71°49'17" E, 323.37 FEET (N.71°48'52"E., 321.98 FEET PER DEED) TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1659.89 FEET (1695.90 FEET PER DEED); THENCE SOUTHEASTERLY ALONG SAID CURVE
- 37) THROUGH A CENTRAL ANGLE OF 77°58'05" (77°57'22" PER DEED) AN ARC LENGTH OF 2258.77 FEET (2258.44 FEET PER DEED); THENCE TANGENT TO SAID CURVE
- 38) S 30°12'38" E, 793.16 FEET (S.30°13'46"E., 794.24 FEET PER DEED) TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 3039.79 FEET (3039.83 FEET PER DEED) AND BEING S 60°02'27" W (S.59°46'14"W. PER DEED), 80.00 FEET FROM A 4" X 4" POST, A RADIAL LINE THROUGH SAID POINT HAVING A BEARING OF N 59°47'22" E (N.59°46'14"E. PER DEED); THENCE SOUTHEASTERLY ALONG SAID TANGENT CURVE
- 39) THROUGH A CENTRAL ANGLE OF 14°34'27" (14°34'00" PER DEED) AN ARC LENGTH OF 773.22 FEET (772.84 FEET PER DEED); THENCE TANGENT TO SAID CURVE
- 40) S 44°47'05" E, 944.28 FEET (S.44°47'46"E., 944.47 FEET PER DEED) TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2039.86 FEET (2039.88 FEET PER DEED); THENCE

LEGAL DESCRIPTION  
(CONT.)

- 41) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $38^{\circ}19'22''$  ( $38^{\circ}17'44''$  PER DEED) AN ARC LENGTH OF 1364.38 FEET (1363.42 FEET PER DEED); THENCE TANGENT TO SAID CURVE
- 42) S  $83^{\circ}06'27''$  E, 918.69 FEET (S.  $83^{\circ}05'30''$  E., 920.36 FEET PER DEED) TO A 4" X 4" POST AND THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 2959.80 FEET (2959.82 FEET PER DEED); THENCE
- 43) EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $1^{\circ}59'14''$  ( $1^{\circ}58'50''$  PER DEED) AN ARC LENGTH OF 102.66 FEET (102.31 FEET PER DEED); THENCE NON-TANGENT TO SAID CURVE
- 44) S  $63^{\circ}10'17''$  E (S.  $63^{\circ}09'44''$  E. PER DEED), 102.63 FEET; THENCE
- 45) S  $78^{\circ}43'58''$  E, 48.84 FEET (S.  $78^{\circ}43'26''$  E., 48.83 FEET PER DEED); THENCE
- 46) N  $85^{\circ}42'20''$  E (N.  $85^{\circ}42'52''$  E. PER DEED), 102.63 FEET TO A POINT ON LAST SAID CURVE HAVING A RADIUS OF 2959.80 FEET, A RADIAL LINE THROUGH SAID POINT HAVING A BEARING OF S  $13^{\circ}39'16''$  W (S.  $13^{\circ}39'48''$  W. PER DEED); THENCE
- 47) EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $4^{\circ}57'15''$  ( $4^{\circ}56'12''$  PER DEED) AN ARC LENGTH OF 255.92 FEET (255.0 FEET PER DEED) TO A 4" X 4" POST; THENCE TANGENT TO SAID CURVE
- 48) S  $71^{\circ}23'29''$  E, 710.68 FEET (S.  $71^{\circ}24'00''$  E., 713.10 FEET PER DEED) TO A 4" X 4" POST AT THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 5039.66 FEET (5133.21 FEET PER DEED); THENCE
- 49) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $3^{\circ}25'23''$  ( $3^{\circ}24'00''$  PER DEED) AN ARC LENGTH OF 301.08 FEET (304.61 FEET PER DEED); THENCE TANGENT TO SAID CURVE
- 50) S  $74^{\circ}48'52''$  E, 130.58 FEET (S.  $74^{\circ}48'00''$  E., 125.53 FEET PER DEED) TO A POINT ON THE LINE BETWEEN THE RANCHO SAUCITO AND THE RANCHO LAGUNA SECA FROM WHICH THE CENTER OF A 4" X 4" POST MARKED "TJF2" LIES S  $74^{\circ}48'52''$  E, 0.18 FEET, AND SAID POINT BEING N  $1^{\circ}34'37''$  E, 1.05 FEET (N.  $1^{\circ}35'39''$  E., 0.93 FEET PER DEED) FROM AN 8" X 8" POST MARKED "LS 7" (IRON PIPE PER DEED) AT THE SOUTHWEST CORNER OF RANCHO LAGUNA SECA; THENCE CONTINUING
- 51) S  $74^{\circ}48'52''$  E, 1052.08 FEET (S.  $74^{\circ}48'00''$  E., 1055.93 PER DEED); THENCE
- 52) S  $63^{\circ}30'16''$  E, 101.98 FEET (S.  $63^{\circ}29'24''$  E., 101.97 FEET PER DEED); THENCE



LEGAL DESCRIPTION  
(CONT.)

- 53) S 86°07'28" E, 101.98 FEET (S.86°06'36"E., 101.97 FEET PER DEED); THENCE
- 54) S 74°48'52" E, 1173.97 FEET (S.74°48'00"E., 1169.76 FEET PER DEED); THENCE
- 55) S 53°00'47" E (S.52°59'55"E. PER DEED), 53.85 FEET; THENCE
- 56) S 74°48'52" E, 59.35 FEET (S.74°48'00"E., 59.07 FEET PER DEED) TO THE NORTHEASTERLY CORNER OF PARCEL 2 AS SHOWN ON AFORESAID MAP RECORDED IN VOLUME 15 OF PARCEL MAPS AT PAGE 123; THENCE LEAVING THE RIGHT-OF-WAY OF AFORESAID HIGHWAY NO. 68 AND ALONG THE EASTERLY BOUNDARY OF SAID PARCEL 2
- 57) S 0°00'00" E, 6663.52 FEET (6662.86 FEET PER MAP) TO A POINT ON THE SOUTHERLY LINE OF SAID 4102.08 ACRE PARCEL OF LAND (363-OR-185), SAID LINE BEING ALSO THE NORTHERLY LINE OF THE JAMES MEADOWS TRACT, AS PATENTED; SAID POINT BEING N 87°19'25" W, 371.71 FEET FROM A SCRIBED STONE MARKING THE INTERSECTION OF SAID SOUTHERLY LINE OF SAID 4102.08 ACRE PARCEL WITH THE RANGE LINE BETWEEN R1E AND R2E, MOUNT DIABLO MERIDIAN; THENCE ALONG SAID SOUTHERLY LINE OF SAID 4102.08 ACRE PARCEL OF LAND THE FOLLOWING COURSES:
- 58) N 87°08'30" W, 26.14 FEET (N.87°19'25"W., 26.17 FEET PER DEED) TO A 4" X 4" POST; THENCE
- 59) N 86°53'24" W, 5553.45 FEET (N.86°53'09"W., 5553.57 FEET PER DEED) TO A 4" X 4" POST (5" X 5" POST MARKED "LOT 1" ON THE WESTERLY FACE AND "LOT 2" ON THE EASTERLY FACE, PER DEED); THENCE
- 60) N 86°52'47" W, 3471.56 FEET (N.86°52'40"W., 3472.11 FEET PER DEED) TO A 4" X 4" POST MARKED "LOT 1" ON THE SOUTHERLY FACE, "A" ON THE WESTERLY FACE AND "B" ON THE EASTERLY FACE; THENCE
- 61) N 86°53'18" W, 3400.99 FEET (N.86°53'00"W., 3400.34 FEET PER DEED) TO A 4" X 4" POST (3" X 3" POST MARKED "JM" ON THE SOUTHERLY FACE AND "DJ" ON THE NORTHERLY FACE, PER DEED); THENCE
- 62) N 86°59'53" W, 131.40 FEET (N.86°53'00"W., 130.39 FEET PER DEED) TO A LIVE OAK TREE 3-1/2 FEET IN DIAMETER AT THE COMMON CORNER FOR RANCHOS AGUAJITO AND CAÑADA DE LA SEGUNDA, THE JAMES MEADOWS TRACT, AND FRACTIONAL SECTION 10, T. 15 S., R. 1 E., MOUNT DIABLO MERIDIAN; THENCE ALONG THE LINE COMMON TO SAID RANCHOS AGUAJITO AND CAÑADA DE LA SEGUNDA
- 63) N 72°27'35" W, 4150.70 FEET (N.72°28'07"W., 4151.04 FEET PER DEED) TO THE POINT OF BEGINNING,

LEGAL DESCRIPTION  
(CONT.)

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE SOUTHERLY TERMINUS OF THAT COURSE NUMBERED "33" ABOVE; THENCE ALONG SAID COURSE "33"

- 1) N 35°47'48" E, 0.47 FEET TO THE CITY LIMIT LINE OF THE CITY OF MONTEREY AS SHOWN ON THAT AFORESAID PARCEL MAP (15-PM-123); THENCE ALONG SAID CITY LIMIT LINE
- 2) S 67°46'44" E (S 69°33'13" E PER ANNEXATION) AND (S.67°46'32"E. PER MAP), 500.01 FEET TO A 1-1/2" IRON PIPE AT THE NORTHWESTERLY CORNER OF THAT 50 ACRE PARCEL OF LAND AS DESCRIBED IN A DEED FROM SAUCITO LAND CO. TO MONTEREY UNION HIGH SCHOOL DISTRICT, RECORDED IN REEL 418 OF OFFICIAL RECORDS OF MONTEREY COUNTY AT PAGE 546, SAID CORNER BEING THE TRUE POINT OF BEGINNING ; THENCE ALONG THE BOUNDARY OF SAID 50 ACRE PARCEL
- 3) N 74°00'38" E, 520.60 FEET (N.72°16'30" E., 520.53 FEET PER DEED) TO A 1-1/2" IRON PIPE; THENCE
- 4) S 15°16'52" E, 624.38 FEET (S.16°58'50"E., 624.32 FEET PER DEED) TO A 1-1/2" IRON PIPE; THENCE
- 5) S 80°25'06" E, 649.83 FEET (S.82°07'50"E., 649.80 FEET DEED) TO A 1-1/2" IRON PIPE; THENCE
- 6) N 5°38'59" E, 551.88 FEET (N.3°56'15"E., 551.86 FEET PER DEED) TO A 1-1/2" IRON PIPE; THENCE
- 7) S 74°05'31" E, 389.71 FEET (S.75°48'E., 389.83 FEET PER DEED) TO A 1-1/2" IRON PIPE; THENCE
- 8) S 1°44'26" E (S. 3°26'30"E. PER DEED), 584.77 FEET TO A 1-1/2" IRON PIPE; THENCE
- 9) S 60°36'37" E, 362.93 FEET (S.62°18'10"E., 362.78 FEET PER DEED) TO A 1-1/2" IRON PIPE; THENCE
- 10) S 32°51'43" W, 306.18 FEET (S.31°10'10"W., 305.07 FEET PER DEED) TO A 1-1/2" IRON PIPE; THENCE
- 11) N 71°11'03" W (N.72°56'50"W. PER DEED), 1027.58 FEET TO A 1-1/2" IRON PIPE; THENCE
- 12) S 75°56'24" W, 431.01 FEET (S.74°13'50"W., 430.91 FEET PER DEED) TO A 1-1/2" IRON PIPE; THENCE
- 13) S 18°23'58" W, 787.23 FEET ( S.16°41'50"W., 786.97 FEET PER DEED) TO A 1-1/2" IRON PIPE; THENCE

LEGAL DESCRIPTION  
(CONT.)

- 14) N 83°32'01" W, 299.52 FEET (N.85°15'30"W., 299.27 FEET PER DEED) TO A 1-1/2" IRON PIPE; THENCE
- 15) S 33°38'18" W, 399.95 FEET (S.31°58'W., 400 FEET PER DEED) TO A 1-1/2" IRON PIPE; THENCE.
- 16) N 42°01'24" W, 438.74 FEET (N.43°43'10"W., 438.93 FEET PER DEED) TO A 1-1/2" IRON PIPE; THENCE
- 17) N 14°09'07" W (N.12°28'W. PER DEED), 439.94 FEET TO A 1-1/2" IRON PIPE; THENCE
- 18) N 20°02'11" E, 1289.53 FEET (N.18°20'03"E., 1288.86 FEET PER DEED) TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ALL OF THAT PARCEL OF LAND GRANTED TO CALIFORNIA-AMERICAN WATER COMPANY IN THAT DEED RECORDED JUNE 16, 1977, AT REEL 1155 OF OFFICIAL RECORDS OF AFORESAID MONTEREY COUNTY, AT PAGE 307, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF COURSE NUMBER "62)" AS DESCRIBED ABOVE WITH THE EASTERLY LINE OF THAT FORTY (40) FOOT WIDE RIGHT-OF-WAY, AS SAID RIGHT-OF-WAY IS SHOWN ON THAT CERTAIN MAP ENTITLED "RECORD OF SURVEY OF PIPELINE RIGHT OF WAY AND RESERVOIR SITE IN RANCHO CAÑADA DE LA SEGUNDA" FILED MARCH 13, 1970, IN VOLUME 9 OF MAPS OF SURVEYS, AT PAGE 83, RECORDS OF MONTEREY COUNTY, AND AS FURTHER DESCRIBED AS PARCEL "A" IN THAT DEED RECORDED ON JUNE 16, 1977, IN REEL 1155 OF OFFICIAL RECORDS OF SAID MONTEREY COUNTY, AT PAGE 309, AND RE-RECORDED IN REEL 1155 OF SAID OFFICIAL RECORDS, AT PAGE 272: THENCE ALONG THE EASTERLY LINE OF SAID RIGHT-OF-WAY THE FOLLOWING COURSES:

- 1) N 13°57'28" W, 87.87 FEET (87.50 FEET PER DEED); THENCE
- 2) N 5°08'56" E, 221.05 FEET; THENCE
- 3) N 12°24'58" E, 193.28 FEET; THENCE
- 4) N 6°45'28" W, 84.67 FEET; THENCE
- 5) N 0°46'00" W, 276.72 FEET; THENCE
- 6) N 24°45'05" W, 107.40 FEET; THENCE
- 7) N 2°54'25" W, 112.06 FEET; THENCE
- 8) N 3°21'39" E, 292.11 FEET; THENCE

LEGAL DESCRIPTION  
(CONT.)

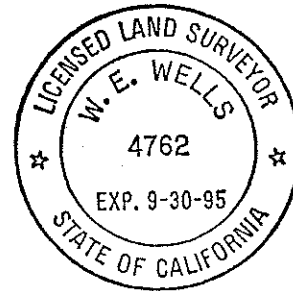
REEL 2851 PAGE 734

- 9) N 12° 31' 40" W, 159.00 FEET TO THE TRUE POINT OF BEGINNING ;  
THENCE
- 10) N 77° 28' 20" E, 180.00 FEET; THENCE
- 11) N 12° 31' 40" W, 181.50 FEET; THENCE
- 12) S 77° 28' 20" W, 180.00 FEET; THENCE
- 13) S 12° 31' 40" E, 181.50 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED LAND CONTAINS AN AREA OF 2913.62 ACRES, MORE OR LESS, WHICH DOES NOT INCLUDE THOSE PARTS EXCEPTED HEREIN.

TO OBTAIN GROUND DISTANCES MULTIPLY DISTANCES SHOWN HEREIN BY 1.00010062.

PREPARED BY: Wayne E. Wells 7/31/92  
WAYNE E. WELLS  
L.S. 4762  
LICENSE EXPIRES: 9/30/95



DATE: NOVEMBER 12, 1990  
REVISED: JULY 31, 1992

LEGAL DESCRIPTION  
FOR  
TRAIL EASEMENT

An easement for trail purposes in the County of Monterey, State of California, over that portion of Parcel 2 as shown on a map filed in Volume 15 of Parcel Maps, at page 123, in the Office of the County Recorder of said Monterey County being described as follows:

Beginning at the intersection of the southerly line of said Parcel 2 with the easterly line of that 40-foot wide easement to California-American Water Company described as Parcel A in that document on file in Reel 1155, page 315, and in that document on file in Reel 1161, page 272, both of Official Records of said Monterey County;

- 1) Thence along the southerly boundary of said Parcel 2 South  $86^{\circ}59'53''$  East 109.88 feet to a 4x4 post;
- 2) Thence continuing along said southerly boundary South  $86^{\circ}53'18''$  East 251.66 feet;
- 3) Thence leaving said southerly boundary North  $49^{\circ}58'46''$  East 171.64 feet to the beginning of a tangent curve concave southeasterly and having a radius of 50.00 feet;
- 4) Thence northeasterly along said curve through a central angle of  $42^{\circ}27'26''$  an arc length of 37.05 feet;
- 5) Thence tangent to said curve South  $87^{\circ}33'48''$  East 22.70 feet to the beginning of a tangent curve concave northwesterly and having a radius of 135.00 feet;
- 6) Thence northeasterly along said curve through a central angle of  $40^{\circ}24'09''$  an arc length of 95.20 feet;
- 7) Thence tangent to said curve North  $52^{\circ}02'03''$  East 306.04 feet to the beginning of a tangent curve concave southeasterly and having a radius of 70.00 feet;
- 8) Thence northeasterly along said curve through a central angle of  $47^{\circ}03'22''$  an arc length of 57.49 feet;
- 9) Thence tangent to said curve South  $80^{\circ}54'35''$  East 2.59 feet to the beginning of a tangent curve concave northwesterly and having a radius of 50.00 feet;
- 10) Thence northeasterly along said curve through a central angle of  $36^{\circ}33'53''$  an arc length of 31.91 feet;

## EXHIBIT (Continued)

- 11) Thence tangent to said curve North  $62^{\circ}31'32''$  East 73.46 feet to the beginning of a tangent curve concave southerly and having a radius of 50.00 feet;
- 12) Thence easterly along said curve through a central angle of  $46^{\circ}54'52''$  an arc length of 40.94 feet;
- 13) Thence tangent to said curve South  $70^{\circ}33'36''$  East 10.97 feet to the beginning of a tangent curve concave northerly and having a radius of 60.00 feet;
- 14) Thence easterly along said curve through a central angle of  $70^{\circ}09'02''$  an arc length of 73.46 feet;
- 15) Thence tangent to said curve North  $39^{\circ}17'22''$  East 8.65 feet to the beginning of a tangent curve concave southerly and having a radius of 15.00 feet;
- 16) Thence easterly along said curve through a central angle of  $95^{\circ}03'07''$  an arc length of 24.88 feet;
- 17) Thence tangent to said curve South  $45^{\circ}39'31''$  East 12.60 feet to the beginning of a tangent curve concave northeasterly and having a radius of 60.00 feet;
- 18) Thence southeasterly along said curve through a central angle of  $46^{\circ}45'09''$  an arc length of 48.96 feet;
- 19) Thence tangent to said curve North  $87^{\circ}35'20''$  East 74.03 feet;
- 20) Thence North  $81^{\circ}10'13''$  East 76.63 feet to the beginning of a tangent curve concave southwesterly and having a radius of 50.00 feet;
- 21) Thence southeasterly along said curve through a central angle of  $50^{\circ}17'32''$  an arc length of 43.89 feet;
- 22) Thence tangent to said curve South  $48^{\circ}32'15''$  East 133.33 feet to the beginning of a tangent curve concave northerly and having a radius of 60.00 feet;
- 23) Thence easterly along said curve through a central angle of  $67^{\circ}22'08''$  an arc length of 70.55 feet to the beginning of a reverse curve concave southeasterly and having a radius of 15.07 feet, a radial line to said point bearing South  $25^{\circ}54'23''$  East;
- 24) Thence easterly along said reverse curve through a central angle of  $25^{\circ}06'38''$  an arc length of 6.60 feet;

## EXHIBIT (Continued)

- 25) Thence tangent to said curve North  $89^{\circ}12'15''$  East 27.43 feet to the beginning of a tangent curve concave southwesterly and having a radius of 50.00 feet;
- 26) Thence southeasterly along said curve through a central angle of  $66^{\circ}02'39''$  an arc length of 57.63 feet;
- 27) Thence tangent to said curve South  $24^{\circ}45'06''$  East 61.05 feet to the beginning of a tangent curve concave northeasterly and having a radius of 115.00 feet;
- 28) Thence southeasterly along said curve through a central angle of  $67^{\circ}01'38''$  an arc length of 134.53 feet;
- 29) Thence tangent to said curve North  $88^{\circ}13'16''$  East 65.47 feet to the beginning of a tangent curve concave southerly and having a radius of 80.00 feet;
- 30) Thence easterly along said curve through a central angle of  $32^{\circ}18'31''$  an arc length of 45.11 feet;
- 31) Thence tangent to said curve South  $59^{\circ}28'13''$  East 19.97 feet;
- 32) Thence South  $68^{\circ}11'55''$  East 62.13 feet to the beginning of a tangent curve concave northerly and having a radius of 120.00 feet;
- 33) Thence easterly along said curve through a central angle of  $67^{\circ}19'55''$  an arc length of 141.02 feet;
- 34) Thence tangent to said curve North  $44^{\circ}28'10''$  East 44.89 feet to the beginning of a tangent curve concave southeasterly and having a radius of 365.00 feet;
- 35) Thence northeasterly along said curve through a central angle of  $10^{\circ}32'19''$  an arc length of 67.14 feet;
- 36) Thence tangent to said curve North  $55^{\circ}00'29''$  East 1.00 foot to the beginning of a tangent curve concave northwesterly and having a radius of 385.00 feet;
- 37) Thence northeasterly along said curve through a central angle of  $11^{\circ}28'03''$  an arc length of 77.06 feet;
- 38) Thence tangent to said curve North  $43^{\circ}32'26''$  East 124.21 feet to the beginning of a tangent curve concave southeasterly and having a radius of 390.00 feet;
- 39) Thence northeasterly along said curve through a central angle of  $17^{\circ}07'47''$  an arc length of 116.60 feet;

## EXHIBIT (Continued)

- 40) Thence tangent to said curve North  $60^{\circ}40'13''$  East 93.82 feet to the beginning of a tangent curve concave southeasterly and having a radius of 365.00 feet;
- 41) Thence northeasterly along said curve through a central angle of  $20^{\circ}41'33''$  an arc length of 131.82 feet;
- 42) Thence tangent to said curve North  $81^{\circ}21'46''$  East 68.14 feet to the beginning of a tangent curve concave northerly and having a radius of 220.00 feet;
- 43) Thence easterly along said curve through a central angle of  $12^{\circ}36'48''$  an arc length of 48.43 feet;
- 44) Thence tangent to said curve North  $68^{\circ}44'58''$  East 32.13 feet to the beginning of a tangent curve concave southeasterly and having a radius of 190.00 feet;
- 45) Thence northeasterly along said curve through a central angle of  $12^{\circ}30'16''$  an arc length of 41.47 feet;
- 46) Thence tangent to said curve North  $81^{\circ}15'14''$  East 35.76 feet to the beginning of a tangent curve concave northwesterly and having a radius of 120.00 feet;
- 47) Thence northeasterly along said curve through a central angle of  $21^{\circ}51'45''$  an arc length of 45.79 feet;
- 48) Thence tangent to said curve North  $59^{\circ}23'29''$  East 183.55 feet to the beginning of a tangent curve concave southerly and having a radius of 320.00 feet;
- 49) Thence easterly along said curve through a central angle of  $33^{\circ}35'43''$  an arc length of 187.63 feet;
- 50) Thence tangent to said curve South  $87^{\circ}00'48''$  East 108.91 feet to the beginning of a tangent curve concave southerly and having a radius of 390.00 feet;
- 51) Thence easterly along said curve through a central angle of  $6^{\circ}14'08''$  an arc length of 42.44 feet;
- 52) Thence tangent to said curve South  $80^{\circ}46'40''$  East 214.04 feet to the beginning of a tangent curve concave southwesterly and having a radius of 290.00 feet;
- 53) Thence southeasterly along said curve through a central angle of  $14^{\circ}42'37''$  an arc length of 74.46 feet;



- 54) Thence tangent to said curve South  $66^{\circ}04'03''$  East 133.64 feet to the beginning of a tangent curve concave northeasterly and having a radius of 385.00 feet;
- 55) Thence southeasterly along said curve through a central angle of  $6^{\circ}49'47''$  an arc length of 45.89 feet;
- 56) Thence tangent to said curve South  $72^{\circ}53'50''$  East 2.41 feet to the beginning of a tangent curve concave southwesterly and having a radius of 215.00 feet;
- 57) Thence southeasterly along said curve through a central angle of  $14^{\circ}59'51''$  an arc length of 56.28 feet;
- 58) Thence tangent to said curve South  $57^{\circ}53'59''$  East 284.59 feet;
- 59) Thence South  $1^{\circ}29'02''$  West 375.27 feet;
- 60) Thence South  $56^{\circ}00'34''$  West 379.00 feet to the southerly line of aforesaid Parcel 2;
- 61) Thence along said southerly line South  $86^{\circ}52'47''$  East 402.69 feet;
- 62) Thence leaving said southerly line North  $8^{\circ}51'57''$  East 554.23 feet;
- 63) Thence North  $63^{\circ}14'46''$  West 160.44 feet to a point on a line being parallel with and 20.00 feet northeasterly as measured at right angles from aforesaid course number "58)";
- 64) Thence along said parallel line North  $57^{\circ}53'59''$  West 295.99 feet to the beginning of a tangent curve concave southwesterly and having a radius of 235.00 feet;
- 65) Thence northwesterly along said curve through a central angle of  $14^{\circ}59'51''$  an arc length of 61.51 feet;
- 66) Thence tangent to said curve North  $72^{\circ}53'50''$  West 2.41 feet to the beginning of a tangent curve concave northeasterly and having a radius of 365.00 feet;
- 67) Thence northwesterly along said curve through a central angle of  $6^{\circ}49'47''$  an arc length of 43.51 feet;
- 68) Thence tangent to said curve North  $66^{\circ}04'03''$  West 133.64 feet to the beginning of a tangent curve concave southwesterly and having a radius of 310.00 feet;
- 69) Thence northwesterly along said curve through a central angle of  $14^{\circ}42'37''$  an arc length of 79.59 feet;

## EXHIBIT (Continued)

- 70) Thence tangent to said curve North  $80^{\circ}46'40''$  West 214.04 feet to the beginning of a tangent curve concave southerly and having a radius of 410.00 feet;
- 71) Thence westerly along said curve through a central angle of  $6^{\circ}14'08''$  an arc length of 44.62 feet;
- 72) Thence tangent to said curve North  $87^{\circ}00'48''$  West 108.91 feet to the beginning of a tangent curve concave southeasterly and having a radius of 340.00 feet;
- 73) Thence southwesterly along said curve through a central angle of  $33^{\circ}35'43''$  an arc length of 199.36 feet;
- 74) Thence tangent to said curve South  $59^{\circ}23'29''$  West 183.55 feet to the beginning of a tangent curve concave northwesterly and having a radius of 100.00 feet;
- 75) Thence southwesterly along said curve through a central angle of  $21^{\circ}51'45''$  an arc length of 38.16 feet;
- 76) Thence tangent to said curve South  $81^{\circ}15'14''$  West 35.76 feet to the beginning of a tangent curve concave southeasterly and having a radius of 210.00 feet;
- 77) Thence southwesterly along said curve through a central angle of  $12^{\circ}30'16''$  an arc length of 45.83 feet;
- 78) Thence tangent to said curve South  $68^{\circ}44'58''$  West 32.13 feet to the beginning of a tangent curve concave northwesterly and having a radius of 200.00 feet;
- 79) Thence southwesterly along said curve through a central angle of  $12^{\circ}36'48''$  an arc length of 44.03 feet;
- 80) Thence tangent to said curve South  $81^{\circ}21'46''$  West 68.14 feet to the beginning of a tangent curve concave southeasterly and having a radius of 385.00 feet;
- 81) Thence southwesterly along said curve through a central angle of  $20^{\circ}41'33''$  an arc length of 139.04 feet;
- 82) Thence tangent to said curve South  $60^{\circ}40'13''$  West 93.82 feet to the beginning of a tangent curve concave southeasterly and having a radius of 410.00 feet;
- 83) Thence southwesterly along said curve through a central angle of  $17^{\circ}07'47''$  an arc length of 122.58 feet;

- 84) Thence tangent to said curve South  $43^{\circ}32'26''$  West 124.21 feet to the beginning of a tangent curve concave northwesterly and having a radius of 365.00 feet;
- 85) Thence southwesterly along said curve through a central angle of  $11^{\circ}28'03''$  an arc length of 73.05 feet;
- 86) Thence tangent to said curve South  $55^{\circ}00'29''$  West 1.00 foot to the beginning of a tangent curve concave southeasterly and having a radius of 385.00 feet;
- 87) Thence southwesterly along said curve through a central angle of  $10^{\circ}32'19''$  an arc length of 70.81 feet;
- 88) Thence tangent to said curve South  $44^{\circ}28'10''$  West 44.89 feet to the beginning of a tangent curve concave northerly and having a radius of 100.00 feet;
- 89) Thence westerly along said curve through a central angle of  $67^{\circ}19'55''$  an arc length of 117.52 feet;
- 90) Thence tangent to said curve North  $68^{\circ}11'55''$  West 60.60 feet;
- 91) Thence North  $59^{\circ}28'13''$  West 18.44 feet to the beginning of a tangent curve concave southerly and having a radius of 100.00 feet;
- 92) Thence westerly along said curve through a central angle of  $32^{\circ}18'31''$  an arc length of 56.39 feet;
- 93) Thence tangent to said curve South  $88^{\circ}13'16''$  West 65.47 feet to the beginning of a tangent curve concave northeasterly and having a radius of 95.00 feet;
- 94) Thence northwesterly along said curve through a central angle of  $67^{\circ}01'38''$  an arc length of 111.14 feet;
- 95) Thence tangent to said curve North  $24^{\circ}45'06''$  West 61.05 feet to the beginning of a tangent curve concave southwesterly and having a radius of 70.00 feet;
- 96) Thence northwesterly along said curve through a central angle of  $66^{\circ}02'39''$  an arc length of 80.69 feet;
- 97) Thence tangent to said curve South  $89^{\circ}12'15''$  West 27.43 feet to the beginning of a tangent curve concave southeasterly and having a radius of 35.07 feet;
- 98) Thence southwesterly along said curve through a central angle of  $25^{\circ}06'38''$  an arc length of 15.37 feet to the beginning of a reverse curve being concave northerly and having a radius of 40.00 feet, a radial line to said point bearing North  $25^{\circ}54'23''$  West;

## EXHIBIT (Continued)

- 99) Thence westerly along said reverse curve through a central angle of  $67^{\circ}22'08''$  an arc length of 47.03 feet;
- 100) Thence tangent to said curve North  $48^{\circ}32'15''$  West 133.33 feet to the beginning of a tangent curve concave southwesterly and having a radius of 70.00 feet;
- 101) Thence northwesterly along said curve through a central angle of  $50^{\circ}17'32''$  an arc length of 61.44 feet;
- 102) Thence tangent to said curve South  $81^{\circ}10'13''$  West 75.51 feet;
- 103) Thence South  $87^{\circ}35'20''$  West 72.91 feet to the beginning of a tangent curve concave northeasterly and having a radius of 40.00 feet;
- 104) Thence northwesterly along said curve through a central angle of  $46^{\circ}45'09''$  an arc length of 32.64 feet;
- 105) Thence tangent to said curve North  $45^{\circ}39'31''$  West 12.60 feet to the beginning of a tangent curve concave southerly and having a radius of 35.00 feet;
- 106) Thence westerly along said curve through a central angle of  $95^{\circ}03'07''$  an arc length of 58.06 feet;
- 107) Thence tangent to said curve South  $39^{\circ}17'22''$  West 8.65 feet to the beginning of a tangent curve concave northerly and having a radius of 40.00 feet;
- 108) Thence westerly along said curve through a central angle of  $70^{\circ}09'02''$  an arc length of 48.97 feet;
- 109) Thence tangent to said curve North  $70^{\circ}33'36''$  West 10.97 feet to the beginning of a tangent curve concave southerly and having a radius of 70.00 feet;
- 110) Thence westerly along said curve through a central angle of  $46^{\circ}54'52''$  an arc length of 57.32 feet;
- 111) Thence tangent to said curve South  $62^{\circ}31'32''$  West 73.46 feet to the beginning of a tangent curve concave northwesterly and having a radius of 30.00 feet;
- 112) Thence southwesterly along said curve through a central angle of  $36^{\circ}33'53''$  an arc length of 19.15 feet;
- 113) Thence tangent to said curve North  $80^{\circ}54'35''$  West 2.59 feet to the beginning of a tangent curve concave southeasterly and having a radius of 90.00 feet;

## EXHIBIT (Continued)

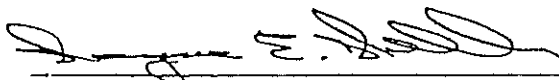
- 114) Thence southwesterly along said curve through a central angle of  $47^{\circ}03'22''$  an arc length of 73.92 feet;
- 115) Thence tangent to said curve South  $52^{\circ}02'03''$  West 306.04 feet to the beginning of a tangent curve concave northwesterly and having a radius of 115.00 feet;
- 116) Thence southwesterly along said curve through a central angle of  $40^{\circ}24'09''$  an arc length of 81.09 feet;
- 117) Thence tangent to said curve North  $87^{\circ}33'48''$  West 22.70 feet to the beginning of a tangent curve concave southeasterly and having a radius of 70.00 feet.
- 118) Thence southwesterly along said curve through a central angle of  $42^{\circ}27'26''$  an arc length of 51.87 feet;
- 119) Thence tangent to said curve South  $49^{\circ}58'46''$  West 119.86 feet to a point on a line parallel with and 50.00 feet northerly measured at right angles from the southerly boundary of aforesaid Parcel 2;
- 120) Thence along said parallel line North  $86^{\circ}53'18''$  West 275.82 feet;
- 121) Thence continuing parallel with and 50.00 feet northerly of said southerly boundary North  $86^{\circ}59'53''$  West 125.18 feet to the easterly line of aforesaid California-American Water company easement;
- 122) Thence along said easterly line North  $13^{\circ}57'28''$  West 35.59 feet to an angle point therein;
- 123) Thence North  $5^{\circ}08'56''$  East 221.05 feet to an angle point in said easterly line;
- 124) Thence North  $12^{\circ}24'58''$  East 193.28 feet to an angle point in said easterly line;
- 125) Thence North  $6^{\circ}45'28''$  West 84.67 feet to an angle point in said easterly line;
- 126) Thence North  $0^{\circ}46'00''$  West 276.72 feet to an angle point in said easterly line;
- 127) Thence North  $24^{\circ}45'05''$  West 107.40 feet to an angle point in said easterly line;
- 128) Thence North  $2^{\circ}54'25''$  West 112.06 feet to an angle point in said easterly line;
- 129) Thence North  $3^{\circ}21'39''$  East 292.11 feet to an angle point in said easterly line;

- 130) Thence North  $12^{\circ}31'40''$  West 529.59 feet to an angle point in said easterly line;
- 131) Thence North  $32^{\circ}04'08''$  West 192.44 feet to an angle point in said easterly line;
- 132) Thence along said easterly line North  $17^{\circ}40'34''$  West 59.73 feet;
- 133) Thence leaving said easterly line South  $72^{\circ}19'26''$  West 40.00 feet to a point on the westerly line of said California-American Water Company easement;
- 134) Thence along said westerly line South  $17^{\circ}40'34''$  East 64.78 feet to an angle point therein;
- 135) Thence South  $32^{\circ}04'08''$  East 190.60 feet to an angle point in said westerly line;
- 136) Thence South  $12^{\circ}31'40''$  East 517.12 feet to an angle point in said westerly line;
- 137) Thence South  $3^{\circ}21'39''$  West 288.72 feet to an angle point in said westerly line;
- 138) Thence South  $2^{\circ}54'25''$  East 121.97 feet to an angle point in said westerly line;
- 139) Thence South  $24^{\circ}45'05''$  East 106.62 feet to an angle point in said westerly line;
- 140) Thence South  $0^{\circ}46'00''$  East 270.32 feet to an angle point in said westerly line;
- 141) Thence South  $6^{\circ}45'28''$  East 80.01 feet to an angle point in said westerly line;
- 142) Thence South  $12^{\circ}24'58''$  West 189.06 feet to an angle point in said westerly line;
- 143) Thence South  $5^{\circ}08'56''$  West 230.32 feet to an angle point in said westerly line;
- 144) Thence South  $13^{\circ}57'28''$  East 76.42 feet to the intersection of said westerly line with the southerly boundary of aforesaid Parcel 2;
- 145) Thence along said southerly boundary South  $72^{\circ}27'35''$  East 22.78 feet to an angle point therein;
- 146) Thence along said southerly boundary South  $86^{\circ}59'53''$  East 21.52 feet to the point of beginning.

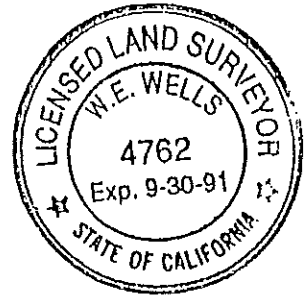
EXHIBIT (Continued)

Said Trail Easement contains an area of 6.97 acres, more or less.

Prepared by:



Wayne E. Wells  
L. S. 4762



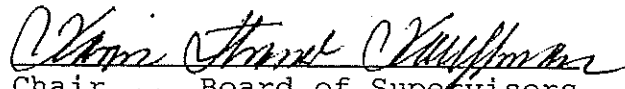
Recording Requested by and  
When Recorded, Return To  
NOLAND, HAMERLY, ETIENNE & HOSS  
P.O. Box 1818  
Salinas, CA 93902

REEL 2851 PAGE 746

ACCEPTANCE OF IRREVOCABLE OFFER TO  
DEDICATE NONEXCLUSIVE TRAIL EASEMENTS

This Acceptance of the Irrevocable Offer to Dedicate Nonexclusive Trail Easements is being recorded pursuant to the "Irrevocable Offer to Dedicate Nonexclusive Trail Easements and Declaration of Restrictions" recorded on SEPT 29, 1992 at Reel 2851 and Page 713 in the Office of the Recorder, County of Monterey.

The County of Monterey, hereby accepts the irrevocable offer upon the terms and conditions set forth in the Irrevocable Offer to Dedicate Nonexclusive Trails and Declaration of Restrictions.

  
Chair Board of Supervisors  
Monterey County

STATE OF CALIFORNIA )  
COUNTY OF MONTEREY ) ss.

On this 15th day of September, 1992, before me, Ernest K. Morishita, Clerk of the Board of Supervisors, in and for said County and State, personally appeared KARIN STRASSER KAUFFMAN, known to me to be the Chairperson of said Board of Supervisors of the County of Monterey, and known to me to be the person who executed the within instrument on behalf of said political subdivision, and acknowledged to me that such County of Monterey executed the same.

ERNEST K. MORISHITA, Clerk of the  
Board of Supervisors of Monterey  
County, State of California

By:   
Anne Arie Deputy Clerk

EXHIBIT C

END OF DOCUMENT