



AGENDA

Thursday, May 22, 2014

6:30 P.M.

REGULAR MEETING PLANNING COMMISSION

Council Chambers
211 Hillcrest Avenue
Marina, California

VISION STATEMENT

Marina will grow and mature from a small town bedroom community to a small city which is diversified, vibrant and through positive relationships with regional agencies, self-sufficient. The City will develop in a way that insulates it from the negative impacts of urban sprawl to become a desirable residential and business community in a natural setting. **(Resolution No. 2006-112 - May 2, 2006)**

MISSION STATEMENT

The City Council will provide the leadership in protecting Marina's natural setting while developing the City in a way that provides a balance of housing, jobs and business opportunities that will result in a community characterized by a desirable quality of life, including recreation and cultural opportunities, a safe environment and an economic viability that supports a high level of municipal services and infrastructure. **(Resolution No. 2006-112 - May 2, 2006)**

1. CALL TO ORDER 
2. ROLL CALL & ESTABLISHMENT OF QUORUM (Planning Commission Members)
David Burnett, Margaret Davis, Eugene Doherty, Greg Furey, Tim Ledesma, Virgil Piper, Ken Turgen
3. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE (Please stand)
4. SPECIAL ANNOUNCEMENTS AND COMMUNICATIONS FROM THE FLOOR: *Announcements of special events or meeting of interest as information to Board and Public. At this time any person may comment on any item, which is not on the agenda. Please state your name and address for the record. Action*

will not be taken on an item that is not on the agenda. If it requires action, it will be referred to staff and/or placed on the next agenda. Planning Commission members or City staff may briefly respond to statements made or questions posed as permitted by Government Code Section 54954.2. In order that all interested parties have an opportunity to speak, please limit comments to a maximum of Four (4) minutes. Any member of the public may comment on any matter listed on this agenda at the time the matter is being considered by the Planning Commission.

5. **CONSENT AGENDA:** *Background information has been provided to the Planning Commission on all matters listed under the Consent Agenda, and these items are considered to be routine. All items under the Consent Agenda are normally approved by one motion. If discussion is requested by anyone on any item, that item will be removed from the Consent Agenda and placed at the end of Other Action Items if separate action is requested.*
 - a. Minutes for the February 6, 2014 Special Planning Commission meeting.(Continued from April 10 – see City Attorney email)
 - b. Minutes for the April 10, 2014 Regular Planning Commission Meeting.

6. **PUBLIC HEARINGS:** *Time will be set aside during the Public Hearing to receive oral comments on all items listed as Public Hearings. Staff will present the project brought forth for Planning Commission consideration and possible action and answer questions from the Planning Commissioners. The applicant will then have the opportunity to raise any issues. The public will then be invited to approach the podium to provide up to four (4) minutes of public testimony.*

It is requested that the Planning Commission:

- a. Open a public hearing, take any testimony from the public, and consider adopting Resolution No. 2014- , recommending the City Council consider approving reversion to acreage for eight parcels within the Dunes on Monterey Bay Specific Plan area (APN's 031-282-049, 031-282-050, 031-282-051, 031-282-052, 31-282-053, 031-282-054, 031-282-055 and 031-282-056) for the Veterans Affairs Marina Health Care Center at 8th Street and 1st Avenue

7. **OTHER ACTION ITEMS:** *Action listed for each Agenda item is that which is brought forth for Planning Commission consideration and possible action. The Planning Commission may, at its discretion, take action on any items. The public is invited to approach the podium to provide up to four (4) minutes of public comment.*
 - a. None

8. **COMMISSIONERS AND STAFF INFORMATIONAL REPORTS:**

- a. City Council, Design Review Board, Tree Committee and other meetings of note.
- b. Upcoming items scheduled for future meetings.
- c. Ad Hoc Committee

9. CORRESPONDENCE:

- a. None

10. ADJOURNMENT

CERTIFICATION

I, Judy Paterson, Administrative Assistant for the City of Marina, do hereby certify that a copy of the foregoing agenda was posted at Marina City Council Chambers bulletin board, 211 Hillcrest Avenue; City Kiosk at the corner of Del Monte Boulevard and Reservation Road; and Monterey County Free Library Marina Branch at 190 Seaside Circle on or before 6:30 p.m. Monday, May 19, 2014.

Judy Paterson, Administrative Assistant II
Planning Services Division
Community Development Department

PLANNING COMMISSION NOTES:

1. The Marina Planning Commission regularly meets at 6:30 P.M. on the second and fourth Thursdays of each month.
2. The Planning Commission follows procedures intended to allow for project applicants and members of the public the fullest possible opportunity to be heard, while enabling the Commission to complete its meetings within a reasonable time.
3. Copies of staff reports are available to the public on the Friday afternoon, prior to the Thursday meetings at the Community Development Department office located at 209 Cypress Avenue.
4. Planning Commission subcommittees include the Marina Design Review Board (DRB) and Tree Committee. The DRB regularly meets at 6:30 P.M. on the third Wednesday of each month and the Tree Committee meets quarterly on the 2nd Wednesday of January, April, July and October... All meetings take place in the Council Chambers unless otherwise noticed... Public notices and agendas are posted at the following locations: Monterey County Library Marina Branch, Kiosk at the corner of Del Monte Blvd. and Reservation Rd., and Marina City Council Chambers Bulletin Board.
5. The public is invited and encouraged to participate in all meetings of the Planning Commission and its subcommittees.
6. ALL MEETINGS ARE OPEN TO THE PUBLIC. THE CITY OF MARINA DOES NOT DISCRIMINATE AGAINST PERSONS WITH DISABILITIES. Council Chambers are wheelchair accessible. Meetings are broadcast on cable channel 25 and recordings of meetings can be provided upon request. To request assistive listening devices, sign language interpreters, readers, large print agendas or other accommodations, please call (831) 884-1278 or e-mail: marina@ci.marina.ca.us. Requests must be made at least **48 hours** in advance of the meeting.



**DRAFT
MINUTES**

Thursday, February 6, 2014

6:30 P.M.

**SPECIAL MEETING
PLANNING COMMISSION**

**Council Chambers
211 Hillcrest Avenue
Marina, California**

1. CALL TO ORDER

Chair Burnett called the meeting to order at 6:30 p.m.

2. ROLL CALL & ESTABLISHMENT OF QUORUM

Planning Commission Members:

Margaret Davis, Eugene Doherty, Greg Furey, Virgil Piper, Vice-Chair Ken Turgen, Chair David Burnett

Members Absent: Debra Daniels (excused)

3. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

4. SPECIAL ANNOUNCEMENTS AND COMMUNICATIONS FROM THE FLOOR: None.

5. CONSENT AGENDA:

- a. Minutes for the January 23, 2014 Planning Commission meeting.

Vice-Chair Turgen moved for approval. The motion was seconded by Commissioner Piper and passed by a 5-0-1(Daniels)-1 (Doherty) vote.

Chair Burnett called for a fifteen minute recess to allow the Commissioners time to review a large volume of correspondence received for their action item tonight.

6. PUBLIC HEARINGS:

- a. None

7. OTHER ACTION ITEMS:

a. It is requested that the Planning Commission:

Provide an interpretation of Marina Municipal Code (MMC) Section 17.41.260, Surface Mining and Reclamation Standards, pursuant to a request by City Staff in accordance with MMC Section 17.56.020. Specifically, the Commission is asked whether or not the exploratory extraction of water for the purpose of determining its mineral content is a “surface mining operation” under MMC Section 17.41.260.B.

Katherine M. Jenson, City of Marina CEQA/Land Use Counsel gave a staff report.

Ms. Jenson provided background for the request that The City of Marina had received two separate requests by representatives of California American Water and the California Public Utilities to drill a total of five exploratory boreholes at the CEMEX mining site for the purpose of gathering information for the preparation of the Environmental Impact Report for the Monterey Peninsula Water Supply Project. The first three boreholes were for soil exploration only, and were treated by City Staff as an activity that is part of on-going “surface mining operations” of the CEMEX site. These boreholes have been drilled and refilled. The final two proposed boreholes would involve not only soil boring, but also the extraction of water to determine its mineral content.

She further advised that the Planning Commission’s interpretation would guide the City’s process for examining the final two proposed exploratory boreholes. If the Planning Commission agrees with the proposed interpretation of “surface mining operation,” then no permit or approval from the City would be needed for the two final boreholes

Following questions and clarification by the Commission, Chair Burnett opened the floor for public comments.

Public Comments:

- Don Freeman, Counsel for the Monterey Peninsula Regional Water Authority, addressed economic impacts on the hospitality industry and workers
- Eric Lawson, Monterey Bay Central Labor Council, supported moving forward with the request
- Frank Emerson, Carmel River Steelhead Association, spoke in support of staff’s recommendation
- George Riley, Citizens for Public Water
- Bill Hood, Retired Environmental Attorney, disagreed with staff’s interpretation and cautioned to be careful with the language
- Brian LaNeve, Carmel River Steelhead Association addressed impacts on the Carmel River
- Paul Bruno, Marina Business Owner, urged moving forward with the item to allow the sampling
- Norm Groot, Executive Director, Monterey County Farm Bureau, supported collection of water quality information

- Nelson Vega, Monterey Commercial Property Owners Association, spoke to impact on residents and jobs
- Nancy Isackson, Salinas Valley Water Coalition urged the Commission to move forward with their interpretation
- Tom Raley, Monterey Peninsula Tax Payers Association supports the development of a regional water supply project as being vital for the economy
- John Narigi, Co-Chair Coalition of Peninsula Businesses and VP/ /GM Monterey Plaza Hotel and spa encouraged accepting staff's recommendation to allow the water sampling
- Kevin Stone, Monterey County Association of Realtors expressed support and urged approval of the water sampling
- Brian Lee, General Manager, Marina Coast Water District, made a request that data be shared with the public and the aquifers be protected
- Jan Shriner, MCWD Board member addressed issues of money spent on the regional desalination project and suggested declining the interpretation
- Sam Teel, Chairman, Monterey County Hospitality Association, addressed the economic impacts of a reduced water supply and supported moving forward with the request
- Ron Cheshire, Monterey County Trades and Construction Council, supported the resolution before the Commission urged them to move forward
- Eric Zigas, CPUC Energy Division, described the process of determining the content of the water samples for the EIR, and read a letter of support
- Anna Shimko, Sedgewick Law, clarified issues of water rights and impacts and supported the Commission's interpretation of the City's Zoning Code
- Jim Cullem, Executive Director Monterey Peninsula Regional Water Authority, read definitions of mining and exploration from the City's code and urged the Commission to make that their focus
- Ron Weitzman, President, Water Plus, urged the Commission to follow the letter of the law but supported any decision
- Paula Pelot, Preston/Abrams Park Tenants Association, addressed water rates and the resolving the monetary dispute between Cal-Am and Marina Coast Water District
- Rich Svindland, VP of engineering, Cal Am, spoke as to the choice of location of the proposed boreholes at the CEMEX site

The floor was closed for public comment and discussion returned to the dais.

Commissioner Davis made a motion to deny the interpretation. The motion was seconded by Commissioner Piper and passed by a 4-2(Burnett, Turgen)-1(Daniels)-0 vote.

8. COMMISSIONERS AND STAFF INFORMATIONAL REPORTS:

- a. City Council, Design Review Board, Tree Committee and other meetings of note.
- b. Upcoming items scheduled for future meetings.
- c. Ad Hoc Committee

9. CORRESPONDENCE:

a. None

10. ADJOURNMENT

The meeting was adjourned at 8:55 p.m.

ATTEST:

David Burnett, Chair

Judy Paterson, Administrative Assistant II

DATE



MINUTES

Thursday, April 10, 2014

6:30 P.M.

**REGULAR MEETING
PLANNING COMMISSION**

**Council Chambers
211 Hillcrest Avenue
Marina, California**

1. CALL TO ORDER

Chair Burnett called the meeting to order at 6:30 p.m.

2. SWEARING-IN OF NEWLY APPOINTED COMMISSIONER

Director di Iorio administered the Oath of Office to newly appointed commissioner, Tim Ledesma.

3. ROLL CALL & ESTABLISHMENT OF QUORUM (Planning Commission Members)

David Burnett, Margaret Davis, Eugene Doherty, Greg Furey, Tim Ledesma, Virgil Piper, Ken Turgen

4. ACTION ITEMS:

a. ELECTION OF OFFICERS AND COMMITTEE APPOINTMENTS

1. Planning Commission to consider holding officer elections for Chairperson and Vice Chairperson;

Vice-Chair Turgen made a motion to keep the Chair and Vice-Chair remaining status quo; Chairman Burnett and Vice-Chairman Turgen. The motion was seconded by Commissioner Piper and passed by a 7-0-0-0 vote.

2. Planning Commission to consider commissioner appointments for the Design Review Board and Tree Committee;

Chair Burnett moved that Vice-Chair Turgen will remain the representative to the Design Review Board and Commissioner Ledesma will serve on the Tree Committee. The motion was seconded by Commissioner Furey and passed by a 7-0-0-0 vote.

3. Planning Commission to consider alternate members for the Design Review Board and Tree Committee. (Alternates may be called to sit-in for any absent Board or Committee member to establish a quorum).

Vice-Chair Turgen made a motion that Chair Burnett will continue to serve as the alternate to the Design Review Board while Commissioner Furey will be the alternate for the Tree Committee. The motion was seconded by Commissioner Doherty and passed by a 7-0-0-0 vote.

3. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE
4. SPECIAL ANNOUNCEMENTS AND COMMUNICATIONS FROM THE FLOOR:

Commissioner Davis invited everyone to the 4th Annual Warhorse Day on Saturday, May 3 from 10 am – 2 pm at the Equestrian Center.

Commissioner Doherty announced the upcoming Earth Day event at Locke-Paddon Park.

Chair Burnett thanked former Commissioner Debra Daniels for her years of service as a Planning Commissioner.

5. CONSENT AGENDA:
 - a. Minutes for the February 6, 2014 Special Planning Commission meeting.

Vice-Chair Turgen moved for approval of the minutes of February 6, 2014. The motion was seconded by Commissioner Piper. Commissioner Davis expressed a concern that the comments and opinions expressed by the majority of the commission at the meeting was not included in the minutes and offered an amendment to reflect those comments. Director di Iorio recommended the approval of the minutes be continued to their next meeting in order to consult with the City Attorney about such an amendment.

6. PUBLIC HEARINGS:
 - a. None
7. OTHER ACTION ITEMS:

- a. Received reformatted Local Coastal Program Volume I (Land Use Plan) and Volume II (Implementation Plan).

Ms. Szymanis gave a staff report. She addressed commissioner concerns regarding the formatting of maps and figures, missing page numbers, etc. and assured them the documents would be cleaned up before final publication.

Commissioner Furey made a motion to receive the reformatted Local Coastal Program Volumes I and II with the understanding that maps and figures will be reformatted in the final documents. The motion was seconded by Commissioner Ledesma and the floor opened for comment. Hearing none, the motion passed by a 7-0-0-0 vote.

8. COMMISSIONERS AND STAFF INFORMATIONAL REPORTS:

Ms. di Iorio gave a status report on several projects including the VA Clinic, The Promontory, Cinemark, Dunes Housing, LDS Church and the Hampton Inn.

Staff and Commissioners also discussed:

- a. City Council, Design Review Board, Tree Committee and other meetings of note.
- b. Upcoming items scheduled for future meetings.
- c. Ad Hoc Committee

9. CORRESPONDENCE:

- a. None

10. ADJOURNMENT

The meeting was adjourned at 7:47 p.m.

ATTEST:

David Burnett, Chair

Judy Paterson, Administrative Assistant III

Honorable Chair and Members of the
Marina Planning Commission

Regular Meeting of
of May 22, 2014

**PLANNING COMMISSION CONDUCT A PUBLIC HEARING
AND CONSIDER ADOPTING RESOLUTION RECOMMENDING
CITY COUNCIL CONSIDER APPROVING REVERSION TO
ACREAGE FOR EIGHT PARCELS WITHIN THE DUNES ON
MONTEREY BAY SPECIFIC PLAN AREA (APN'S 031-282-049,
031-282-050, 031-282-051, 031-282-052, 31-282-053, 031-282-054, 031-
282-055 AND 031-282-056) FOR THE VETERANS AFFAIRS
MARINA HEALTH CARE CENTER AT 8TH STREET AND 1ST
AVENUE.**

REQUEST:

It is requested that the Planning Commission:

1. Open a public hearing, take any testimony from the public, and consider adopting:
2. Resolution No. 2014- , recommending the City Council consider approving reversion to acreage for eight parcels within the Dunes on Monterey Bay Specific Plan area (APN's 031-282-049, 031-282-050, 031-282-051, 031-282-052, 31-282-053, 031-282-054, 031-282-055 and 031-282-056) for the Veterans Affairs Marina Health Care Center at 8th Street and 1st Avenue

BACKGROUND:

At the regular meeting of September 18, 2012, the City Council adopted Resolution 2012-140, approving Phase 1B Final Map for The Dunes Development Project (formerly University Village). This map shows the current lot lines established for office research development at the now proposed Veterans Affairs Marina Health Care Center (“**Exhibit A**”).

At the regular meeting of September 13, 2012, the Planning Commission adopted Resolution 2012-11, approving Site and Architectural Design Review DR 2012-06 for the conceptual site layout and building envelope and approving UP 2012-05 pursuant to General Plan Policy 4.53, allowing for a height of 48 feet for a ±150,000 square-foot Veterans Administration Monterey Health Care Center located on a ±14.31 acre project site within the Dunes on Monterey Bay Specific Plan area.

The current project site for the Veterans Affairs Marina Health Care Center was subdivided into 8 separate lots as part of the original Phase 1 office research zoning from the University Village Specific Plan. The subdivision was approved by City Council through Resolution 2012-140 and recorded with the County on November 1, 2012 (Volume 23, page 27).

Pursuant to the development of the project site, a Parcel Map for Reversion to Acreage Purposes must be recorded (“**Exhibit B**”).

ANALYSIS:

City of Marina Municipal Code chapter 16.12.010 defines a reversion to acreage as a means of recombining land which was previously subdivided. The process may be used to nullify rights and/or obligations effected by a previous subdivision of the property.

Staff requests the Planning Commission determine that this Parcel Map for Reversion to Acreage Purposes is “in the best interests of the area”. In review of Section C of chapter 16.12.010, there are no offers of dedication to be vacated or abandoned by this reversion to acreage. The following finding applies to this application:

1. The current title report shows Hamstra-Appleton, LLC, a California limited liability company as the sole owner of all 8 lots.

In reviewing the submittals for construction of the Veterans Affairs Marina Health Care Center, staff has determined the following:

- The new parking lot at the southwest corner of the proposed the Veterans Affairs Marina Health Care Center (near the intersection of 9th St. and 1st Ave.) has been phased as a future construction project.
- The storm water retention basin and respite area as shown in the approved plans reviewed by the Planning Commission on September 13, 2012 (now known as RA-18) has been relocated from directly west of the Veterans Affairs building to north of the phased parking lot. Staff has reviewed the new location and configuration and found the design to be in substantial compliance with the plans approved by the Planning Commission and in compliance with The Dunes Specific Plan.

FISCAL IMPACT:

There is no fiscal impact in recommending the map for City Council approval.

CONCLUSION:

This request is submitted for Planning Commission consideration and possible action.

Respectfully submitted,

Edrie Delos Santos
Associate Engineer, Engineering Division
Community Development Department
City of Marina

REVIEWED/CONCUR:

Nourdin Khayata, P.E.
Acting City Engineer
City of Marina

Christine di Iorio, AICP
Community Development Director
City of Marina

RESOLUTION 2014-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MARINA TO CONDUCT A PUBLIC HEARING AND CONSIDER ADOPTING RESOLUTION RECOMMENDING CITY COUNCIL CONSIDER APPROVING REVERSION TO ACREAGE FOR EIGHT PARCELS WITHIN THE DUNES ON MONTEREY BAY SPECIFIC PLAN AREA (APN'S 031-282-049, 031-282-050, 031-282-051, 031-282-052, 31-282-053, 031-282-054, 031-282-055 AND 031-282-056) FOR THE VETERANS AFFAIRS MARINA HEALTH CARE CENTER AT 8TH STREET AND 1ST AVENUE

WHEREAS, at the regular meeting of September 18, 2012, the City Council adopted Resolution 2012-140, approving Phase 1B Final Map for The Dunes Development Project (formerly University Village). This map shows the current lot lines established for office research development at the now proposed Veterans Affairs Marina Health Care Center (“**Exhibit A**”), and;

WHEREAS, at the regular meeting of September 13, 2012, the Planning Commission adopted Resolution 2012-11, approving Site and Architectural Design Review DR 2012-06 for the conceptual site layout and building envelope and approving UP 2012-05 pursuant to General Plan Policy 4.53, allowing for a height of 48 feet for a ±150,000 square-foot Veterans Administration Monterey Health Care Center located on a ±14.31 acre project site within the Dunes on Monterey Bay Specific Plan area, and;

WHEREAS, the current project site for the Veterans Affairs Marina Health Care Center was subdivided into 8 separate lots as part of the original Phase 1 office research zoning from the University Village Specific Plan. The subdivision was approved by City Council through Resolution 2012-140 and recorded with the County on November 1, 2012 (Volume 23, page 27), and;

WHEREAS, pursuant to the development of the project site, a Parcel Map for Reversion to Acreage Purposes must be recorded (“**Exhibit B**”), and;

WHEREAS, City of Marina Municipal Code chapter 16.12.010 defines a reversion to acreage as a means of recombining land which was previously subdivided. The process may be used to nullify rights and/or obligations effected by a previous subdivision of the property, and;

WHEREAS, staff requests the Planning Commission determine that this Parcel Map for Reversion to Acreage Purposes is “in the best interests of the area” as the offers of dedication to be vacated or abandoned by the reversion to acreage are unnecessary for present or prospective public purposes and the following finding:

1. The current title report shows Hamstra-Appleton, LLC, a California limited liability company as the sole owner of all 8 lots, and;

WHEREAS, In reviewing the submittals for construction of the Veterans Affairs Marina Health Care Center, staff has determined the following:

- The new parking lot at the southwest corner of the proposed the Veterans Affairs Marina Health Care Center (near the intersection of 9th St. and 1st Ave.) has been phased as a future construction project.
- The storm water retention basin and respite area as shown in the approved plans reviewed by the Planning Commission on September 13, 2012 (now known as RA-18) has been relocated from directly west of the Veterans Affairs building to north of the phased parking lot. Staff has reviewed the new location and configuration and found the design to be in substantial compliance with the plans approved by the Planning Commission and in compliance with The Dunes Specific Plan.

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Marina hereby recommends the City Council consider approving reversion to acreage for eight parcels within the Dunes on Monterey Bay Specific Plan area (APN's 031-282-049, 031-282-050, 031-282-051, 031-282-052, 31-282-053, 031-282-054, 031-282-055 and 031-282-056) for the Veterans Affairs Marina Health Care Center at 8th Street and 1st Avenue.

PASSED AND ADOPTED by the Planning Commission of the City of Marina at a special meeting duly held on the 22nd day of May 2014, by the following vote:

AYES, COMMISSION MEMBERS:

NOES, COMMISSION MEMBERS:

ABSENT, COMMISSION MEMBERS:

ABSTAIN, COMMISSION MEMBERS:

David Burnett, Chair

ATTEST:

Christine di Iorio, AICP
Community Development Director
City of Marina

V0123 PAR pg 27

OWNER'S STATEMENT

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO, THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE SUBDIVISION BOUNDARY LINES.

WE ALSO HEREBY ACKNOWLEDGE THAT THE REMAINDER PARCEL WILL BE DEVELOPED IN THE FUTURE AND WILL REQUIRE DEDICATION OF EASEMENTS TO THE PUBLIC DEEMED NECESSARY AT THE TIME OF DEVELOPMENT.

WE ALSO HEREBY RESERVE LOT 34 FOR FUTURE DEDICATION TO THE TRANSPORTATION AUTHORITY OF MONTEREY COUNTY, BY SEPARATE INSTRUMENT.

WE ALSO HEREBY RETAIN LOT 20 FOR DEVELOPMENT OF A PRIVATE PARK.

WE ALSO HEREBY DEDICATE FOR PUBLIC USE THOSE EASEMENTS LABELED PUBLIC UTILITY EASEMENT (PUE) TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF REPAIR, REPLACEMENT AND MAINTENANCE OF PUBLIC UTILITIES. SAID STRIPS ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES NOT SERVING THE PURPOSE OF THIS EASEMENT.

WE ALSO HEREBY DEDICATE FOR PUBLIC USE THOSE EASEMENTS LABELED EMERGENCY VEHICLE ACCESS EASEMENT (EVAE) FOR THE PURPOSES OF INGRESS AND EGRESS OF EMERGENCY VEHICLES. SAID STRIPS ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES NOT SERVING THE PURPOSE OF THIS EASEMENT.

WE ALSO HEREBY DEDICATE AN EASEMENT OVER LOT 11, 12, 20 AND 35, FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND UTILITIES, IN FAVOR OF LOTS 6, 7, 13, 14, 15, 16, 17, 18, 19, 21, 22 AND 24.

WE ALSO HEREBY DEDICATE AN EASEMENT OVER LOT 27, FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND UTILITIES, IN FAVOR OF LOTS 26, 28, 29, 30, 31, 32, 33 AND 34.

WE ALSO HEREBY DEDICATE AN EASEMENT OVER LOT 22 LABELED "20" INGRESS AND EGRESS EASEMENT" IN FAVOR OF LOTS 23 AND 25, AN EASEMENT OVER LOT 23 LABELED "20" INGRESS AND EGRESS EASEMENT" IN FAVOR OF LOT 25, AN EASEMENT OVER LOT 33 LABELED "20" INGRESS AND EGRESS EASEMENT" IN FAVOR OF LOT 31 & 34, AN EASEMENT OVER LOT 31 LABELED "20" INGRESS AND EGRESS EASEMENT" IN FAVOR OF LOT 34, AN EASEMENT LABELED "INGRESS AND EGRESS EASEMENT" ACROSS THE REMAINDER IN FAVOR OF LOT 27, AN EASEMENT LABELED "INGRESS AND EGRESS EASEMENT" ACROSS THE REMAINDER IN FAVOR OF LOT 36, AN EASEMENT LABELED "20" INGRESS AND EGRESS EASEMENT" ACROSS LOT 30 IN FAVOR OF LOT 29 AND AN EASEMENT LABELED "INGRESS AND EGRESS EASEMENT" ACROSS LOTS 15, 16, 17 AND 18 IN FAVOR OF LOT 36, ALL FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS.

WE ALSO HEREBY STATE THAT RIGHTS OF INGRESS AND EGRESS AND OVERALL USE OVER LOT 1 THROUGH LOT 24 AND LOT 35 ARE COVERED BY THE SHOPPING CENTER OPERATION AND EASEMENT AGREEMENT (OEA) RECORDED FEBRUARY 21, 2007 SERIES NO. 2007-14247 OF OFFICIAL RECORDS, MONTEREY COUNTY.

WE HEREBY RELINQUISH THE ADJUTTER'S RIGHTS OF ACCESS OF LOTS 2, 3, 4, 10, 18, AND 36 TO 2ND AVENUE IN THOSE AREAS MARKED WITH THE SYMBOL // // // // //, EXCEPT 20' ACCESS OPENING FOR LOT 18.

SUBDIVIDER SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY, ITS CITY COUNCIL, PLANNING COMMISSION, AGENTS, OFFICERS AND EMPLOYEES FROM ANY CLAIM, ACTION OR PROCEEDING AGAINST THE CITY OR ITS CITY COUNCIL, PLANNING COMMISSION, AGENTS, OFFICERS OR EMPLOYEES, TO ATTACK, SET ASIDE, VOID OR ANNUL AN APPROVAL OF THE CITY, CITY COUNCIL, PLANNING COMMISSION, OR OTHER BOARD, ADVISORY AGENCY OR LEGISLATIVE BODY CONCERNING THIS SUBDIVISION. CITY WILL PROMPTLY NOTIFY THE SUBDIVIDER OF ANY CLAIM, ACTION OR PROCEEDING AGAINST IT AND WILL COOPERATE FULLY IN THE DEFENSE. THIS CONDITION IS IMPOSED PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 66474.9.

OWNERS: MARINA COMMUNITY PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, ITS MANAGING MEMBER

BY: [Signature] LAYNE MARCEAU, AUTHORIZED AGENT

BY: [Signature] SCOTT HILK, AUTHORIZED AGENT

BY SHEA PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature] JEFF MELROSE, AUTHORIZED AGENT

BY: [Signature] Robert G. Clump, AUTHORIZED AGENT

BY CENTX HOMES, A NEVADA GENERAL PARTNERSHIP, ITS MEMBER

BY: CENTX REAL ESTATE CORPORATION, A NEVADA CORPORATION, ITS MANAGING GENERAL PARTNER

BY: [Signature] Authorized Agent, Daniel S. Carroll

PARCEL MAP

BEING A RESUBDIVISION OF LOTS 16, AND 17, AND A PORTION OF LOT 15 OF TRACT NO. 1472, VOLUME 23 CITIES & TOWNS, PAGE 36, CITY OF MARINA, COUNTY OF MONTEREY

CARLSON, BARBEE & GIBSON, INC.

CIVIL ENGINEERS SURVEYORS PLANNERS

SAN RAMON, CALIFORNIA

SEPTEMBER 2012

OWNER'S ACKNOWLEDGMENT

STATE OF California) COUNTY OF Alameda)

ON September 24, 2012, BEFORE ME, L. Wilson, A NOTARY PUBLIC, PERSONALLY APPEARED LAYNE MARCEAU, 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/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY, AND 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: [Signature] L. Wilson NAME (PRINT): L. Wilson PRINCIPAL COUNTY OF BUSINESS: Alameda MY COMMISSION EXPIRES: February 20, 2013 MY COMMISSION NUMBER: 1837351

OWNER'S ACKNOWLEDGMENT

STATE OF California) COUNTY OF Alameda)

ON September 24, 2012, BEFORE ME, L. Wilson, A NOTARY PUBLIC, PERSONALLY APPEARED SCOTT HILK, 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/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY, AND 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: [Signature] L. Wilson NAME (PRINT): L. Wilson PRINCIPAL COUNTY OF BUSINESS: Alameda MY COMMISSION EXPIRES: February 20, 2013 MY COMMISSION NUMBER: 1837351

OWNER'S ACKNOWLEDGMENT

STATE OF California) COUNTY OF Alameda)

ON September 24, 2012, BEFORE ME, L. Wilson, A NOTARY PUBLIC, PERSONALLY APPEARED Jeff Melrose & Robert V. Clump, 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/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY, AND 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: [Signature] L. Wilson NAME (PRINT): L. Wilson PRINCIPAL COUNTY OF BUSINESS: Alameda MY COMMISSION EXPIRES: February 20, 2013 MY COMMISSION NUMBER: 1837351

OWNER'S ACKNOWLEDGMENT

STATE OF California) COUNTY OF Alameda)

ON September 26, 2012, BEFORE ME, Jeanne Miller, A NOTARY PUBLIC, PERSONALLY APPEARED SCOTT HILK, 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/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY, AND 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: SIGNATURE: NAME (PRINT): PRINCIPAL COUNTY OF BUSINESS: MY COMMISSION EXPIRES: MY COMMISSION NUMBER:

OWNER'S ACKNOWLEDGMENT

STATE OF California) COUNTY OF Alameda)

ON September 26, 2012, BEFORE ME, Jeanne Miller, A NOTARY PUBLIC, PERSONALLY APPEARED Daniel S. Carroll, 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/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY, AND 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: SIGNATURE: Jeanne Miller NAME (PRINT): Jeanne Miller PRINCIPAL COUNTY OF BUSINESS: Alameda MY COMMISSION EXPIRES: May 9, 2015 MY COMMISSION NUMBER: 1935700

SURVEYOR'S STATEMENT

I, CHRISTOPHER S. HARMISON, HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF CALIFORNIA, THAT THIS MAP, ENTITLED "PARCEL MAP" CONSISTING OF 7 SHEETS, WAS PREPARED BY ME, THAT IT CORRECTLY REPRESENTS A FIELD SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF FEBRUARY 2010 AT THE REQUEST OF SHEA HOMES, IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL OF THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN THOSE POSITIONS ON OR BEFORE JULY 2013, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE AREA OF THIS SUBDIVISION IS 52.63 ACRES, MORE OR LESS.

I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

Christopher S. Harmison DATE: 9-20-2012

CHRISTOPHER S. HARMISON LS 7176



RECORDER'S STATEMENT

FILED THIS 1st DAY OF November, 2012, 11:14 A.M. IN VOLUME 23 OF PARCEL MAPS, AT PAGE 27 AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY

SIGNED: Stephen L. Vagnini

MONTEREY COUNTY RECORDER

BY: [Signature]

DEPUTY SERIAL NUMBER: 2012067004 FEE: \$22.00

PARCEL MAP

BEING A RESUBDIVISION OF LOTS 16, AND 17, AND A PORTION OF LOT 15 OF TRACT NO. 1472, VOLUME 23 CITIES & TOWNS, PAGE 36, CITY OF MARINA, COUNTY OF MONTEREY

CARLSON, BARBEE & GIBSON, INC.
CIVIL ENGINEERS SURVEYORS PLANNERS
SAN RAMON, CALIFORNIA

SEPTEMBER 2012

PLANNING STATEMENT

I, CHRISTINE DIORIO, COMMUNITY DEVELOPMENT DIRECTOR, CITY OF MARINA, HEREBY CERTIFY THAT THE MAP SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AS APPROVED BY THE CITY COUNCIL OF MARINA ON MAY 31, 2005, AND SUBSEQUENT AMENDMENT APPROVED OCTOBER 2, 2008.

Christine Diorio
CHRISTINE DIORIO, COMMUNITY DEVELOPMENT DIRECTOR
CITY OF MARINA

CITY MANAGER'S STATEMENT

I, DOUG YOUNT, INTERIM CITY MANAGER OF THE CITY OF MARINA, CALIFORNIA, PURSUANT TO AUTHORITY CONFERRED BY RESOLUTION 88-73 OF THE CITY COUNCIL OF SAID CITY OF MARINA ADOPTED ON THE 1ST DAY OF NOVEMBER 1988, HEREBY STATE THAT THE PUBLIC UTILITY EASEMENTS OFFERED FOR DEDICATION ARE HEREBY ACCEPTED.

Douglas A. Yount
DOUGLAS A. YOUNT
INTERIM CITY MANAGER, CITY OF MARINA

CITY ENGINEER'S STATEMENT

I, NOURDIN KHAYATA, ACTING CITY ENGINEER OF THE CITY OF MARINA, DO HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF; AND THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

Nourdin Khayata
NOURDIN KHAYATA,
ACTING CITY ENGINEER, CITY OF MARINA
R.C.E. NO. 52446
EXPIRATION DATE: 12-31-12



CITY SURVEYOR'S STATEMENT

I, CYRUS KIANPOUR, ACTING CITY SURVEYOR OF THE CITY OF MARINA, HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT I AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

Cyrus Kianpour 10-03-2012
CYRUS KIANPOUR,
ACTING CITY SURVEYOR, CITY OF MARINA
L.S. 7515 EXPIRATION DATE: 12-31-13



EASEMENTS OF RECORD

THE FOLLOWING EASEMENTS AND DOCUMENTS AFFECT THE PROPERTY ENCOMPASSED BY THIS MAP. THE LOCATION(S) OF SAID EASEMENT(S) CAN NOT BE DISCERNED FROM RECORD.

1. THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE FORMER FORT ORD REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY VARIOUS DOCUMENTS OF RECORD.
2. AN EASEMENT FOR WATER AND WASTE WATER DISTRIBUTION SYSTEMS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED OCTOBER 26, 2001 AS RECORDER'S SERIES NO. 2001090792 OF OFFICIAL RECORDS. NOT PLOTTABLE. LOCATION NOT DEFINED OF RECORD.

ASSIGNED BY FORT ORD REDEVELOPMENT AGENCY TO MARINA COAST WATER DISTRICT ON OCTOBER 26, 2001, AS RECORDER'S SERIES NO. 2001090793 OF OFFICIAL RECORDS.

DOCUMENT RE-RECORDED WITH CORRECTIONS ON NOVEMBER 7, 2001 AS RECORDER'S SERIES NO. 2001094563 OF OFFICIAL RECORDS.

3. AN EASEMENT FOR RIGHT OF ENTRY AND ACCESS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 15, 2004 AS RECORDER'S SERIES NO. 2004023330 OF OFFICIAL RECORDS. NOT PLOTTABLE.

DOCUMENT RE-RECORDED APRIL 23, 2004 AS RECORDER'S SERIES NO. 2004039810 OF OFFICIAL RECORDS.

DOCUMENT RE-RECORDED JULY 9, 2004 AS RECORDER'S SERIES NO. 2004072094 OF OFFICIAL RECORDS.

DOCUMENT RE-RECORDED SEPTEMBER 1, 2005 AS RECORDER'S SERIES NO. 2005091639 OF OFFICIAL RECORDS.

IN CONNECTION HERewith THE NOTE "FIXTURES EXCHANGE AGREEMENT" EXECUTED BY AND BETWEEN THE UNITED STATES OF AMERICA ACTING BY AND THROUGH THE SECRETARY OF THE ARMY AND MARINA COMMUNITY PARTNERS, LLC. AND RE-RECORDED AUGUST 10, 2006 AS RECORDER'S SERIES NO.2006070407 OF OFFICIAL RECORDS.

4. AN EASEMENT FOR GAS PIPELINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED NOVEMBER 17, 1972 AS REEL 810, PAGE 669 OF OFFICIAL RECORDS.

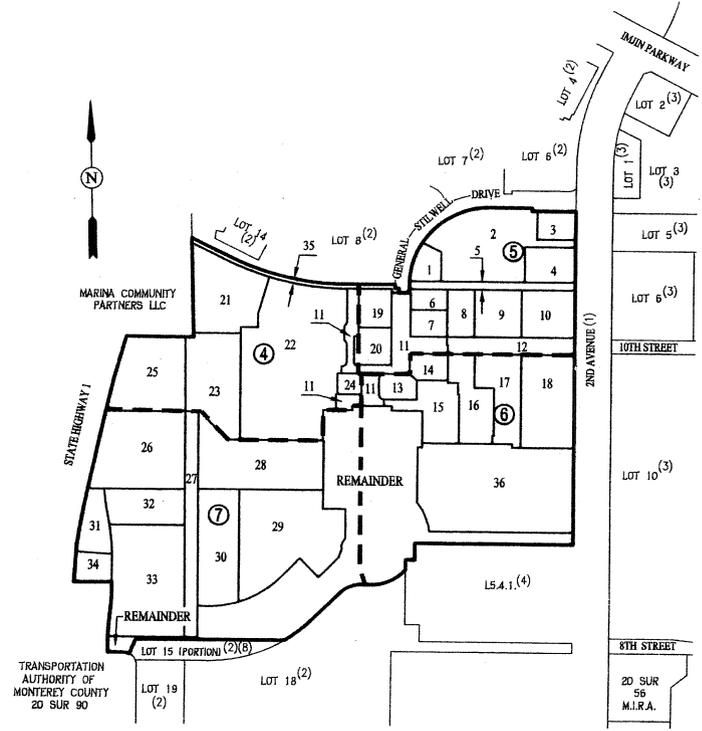
IN CONNECTION HERewith THE NOTE: "DEPARTMENT OF THE ARMY EASEMENT FOR ELECTRICAL POWER AND FOR NATURAL GAS PIPELINE RIGHT OF WAY LOCATED ON PRESIDIO OF MONTEREY ANNEX AND CERTAIN EXCESS LANDS FORMERLY DESIGNATED AS FORT ORD MILITARY INSTALLATION MONTEREY, CALIFORNIA, RECORDED APRIL 17, 1997 IN REEL 3506 OF OFFICIAL RECORDS, AT PAGE 1533.

PORTIONS OF SAID EASEMENTS ARE NOT DEFINED OF RECORD AND CANNOT BE PLOTTED. SAID EASEMENTS ARE TO BE QUITCLAIMED AND RECREATED AND THEIR EXACT LOCATIONS REDEFINED BY SEPARATE INSTRUMENT.

5. TERMS, PROVISIONS, RIGHTS, AND EASEMENTS IN THE DOCUMENT ENTITLED "QUITCLAIM DEED FOR A PORTION OF THE FORMER FORT ORD, MONTEREY COUNTY, CALIFORNIA" RECORDED SEPTEMBER 22, 2008 AS RECORDER'S SERIES NO. 2006083359 OF OFFICIAL RECORDS.
6. TERMS AND PROVISIONS IN THE DOCUMENT ENTITLED "OPERATION AND EASEMENT AGREEMENT" RECORDED FEBRUARY 21, 2007 AS RECORDER'S SERIES NO. 2007014247 OF OFFICIAL RECORDS.

SOILS REPORT STATEMENT

A SOILS REPORT DATED JULY 1, 2005 PREPARED BY BERLOGAR GEOTECHNICAL CONSULTANTS HAS BEEN SPECIFICALLY PREPARED FOR THIS SUBDIVISION.



INDEX MAP
SCALE: 1" = 300'

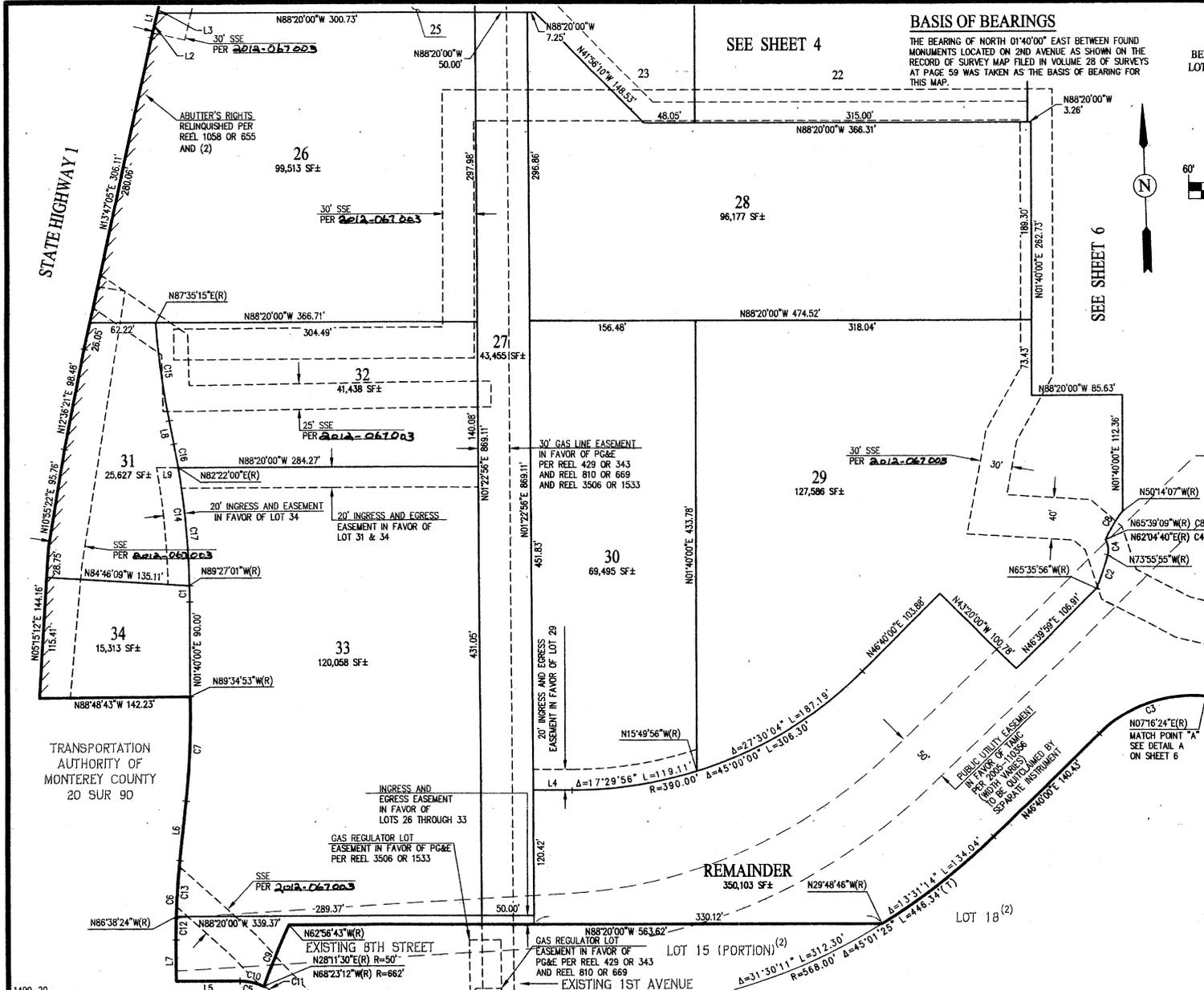
LEGEND

- SHEET LIMIT
- SUBDIVISION BOUNDARY
- LOT LINE
- ⑥ SHEET NUMBER

REFERENCES

- (1) RECORD OF SURVEY (28 SURVEYS 59)
- (2) TRACT NO. 1472 (23 C&T 36)
- (3) PARCEL MAP (22 PM 106)
- (4) RECORD OF SURVEY (23 SURVEYS 106)
- (5) CALTRANS MONUMENTATION MAP FOR ROUTE 001, POST MILES 81.6/85.8
- (6) CALTRANS RIGHT OF WAY MAP FOR ROUTE 1 THROUGH FORT ORD, POST MILE R83.9
- (7) DEED (1058 OR 642)
- (8) DEED (2006-83359 OR)

VOL 23 FOR PG 27



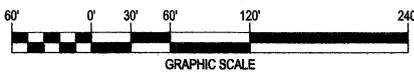
SEE SHEET 4

BASIS OF BEARINGS
 THE BEARING OF NORTH 01°40'00" EAST BETWEEN FOUND MONUMENTS LOCATED ON 2ND AVENUE AS SHOWN ON THE RECORD OF SURVEY MAP FILED IN VOLUME 28 OF SURVEYS AT PAGE 59 WAS TAKEN AS THE BASIS OF BEARING FOR THIS MAP.

PARCEL MAP
 BEING A RESUBDIVISION OF LOTS 16, AND 17, AND A PORTION OF LOT 15 OF TRACT NO. 1472, VOLUME 23 CITIES & TOWNS, PAGE 36, CITY OF MARINA, COUNTY OF MONTEREY

CARLSON, BARBEE & GIBSON, INC.
 CIVIL ENGINEERS SURVEYORS PLANNERS
 SAN RAMON, CALIFORNIA

SCALE: 1" = 60' SEPTEMBER 2012



- LEGEND**
- SUBDIVISION BOUNDARY
 - LOT LINE
 - CENTERLINE
 - - - EASEMENT LINE
 - ||||| INDICATES (TIE ONLY) LINE
 - RELINQUISHMENT OF ABUTTER'S RIGHTS
 - INDICATES FOUND 2" BRASS DISK IN WELL MONUMENT, RCE 29811, PER (1)
 - FOUND MONUMENT AS NOTED
 - (M-M) MONUMENT TO MONUMENT
 - (R) RADIAL
 - (T) TOTAL
 - SSE SANITARY SEWER EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - SNF SEARCHED FOR, NOT FOUND
 - TAMC TRANSPORTATION AUTHORITY OF MONTEREY COUNTY
 - SET 5/8" REBAR AND PLASTIC CAP, LS 7176

REFERENCES

- (1) RECORD OF SURVEY (28 SURVEYS 59)
- (2) TRACT NO. 1472 (23 C&T 36)
- (3) PARCEL MAP (22 PM 106)
- (4) RECORD OF SURVEY (23 SURVEYS 106)
- (5) CALTRANS MONUMENTATION MAP FOR ROUTE 001, POST MILES 81.6/85.8
- (6) CALTRANS RIGHT OF WAY MAP FOR ROUTE 1 THROUGH FORT ORD, POST MILE RB3.9
- (7) DEED (1058 OR 642)
- (8) DEED (2006-83359 OR)

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	800.00'	01°07'01"	15.60'
C2	228.00'	08°19'59"	33.16'
C3	125.00'	50°36'24"	110.41'
C4	20.00'	43°59'25"	15.36'
C5	50.00'	67°20'21"	58.76'
C6	735.00'	05°52'00"	75.26'
C7	815.00'	07°05'53"	100.97'
C8	120.00'	15°25'02"	32.29'
C9	662.00'	05°26'29"	62.87'
C10	50.00'	26°30'05"	23.13'
C11	50.00'	40°50'06"	35.63'
C12	735.00'	01°42'36"	21.94'
C13	735.00'	04°09'24"	53.32'
C14	800.00'	09°50'19"	137.38'
C15	800.00'	06°52'35"	96.01'
C16	800.00'	01°39'20"	23.12'
C17	800.00'	09°18'00"	129.85'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N14°57'04"E	57.58'
L2	N14°57'04"E	24.83'
L3	N14°57'04"E	32.76'
L4	N88°20'00"W	36.97'
L5	N88°18'35"W	59.69'
L6	N07°31'00"E	58.05'
L7	N01°39'00"E	39.18'
L8	N09°17'20"W	22.60'
L9	N88°20'00"W	20.27'

OWNER'S STATEMENT

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO, THE REAL PROPERTY INCLUDED WITHIN THE LOT MERGER SHOWN UPON THIS MAP, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND LOT MERGER AS SHOWN WITHIN THE LOT MERGER BOUNDARY LINES.

SUBDIVIDER SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY, ITS CITY COUNCIL, PLANNING COMMISSION, AGENTS, OFFICERS AND EMPLOYEES FROM ANY CLAIM, ACTION OR PROCEEDING AGAINST THE CITY OR ITS CITY COUNCIL, PLANNING COMMISSION, AGENTS, OFFICERS OR EMPLOYEES, TO ATTACK, SET ASIDE, VOID OR ANNUL AN APPROVAL OF THE CITY, CITY COUNCIL, PLANNING COMMISSION, OR OTHER BOARD, ADVISORY AGENCY OR LEGISLATIVE BODY CONCERNING THIS LOT MERGER. CITY WILL PROMPTLY NOTIFY THE SUBDIVIDER OF ANY CLAIM, ACTION OR PROCEEDING AGAINST IT AND WILL COOPERATE FULLY IN THE DEFENSE. THIS CONDITION IS IMPOSED PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 66474.9..

OWNER: HAMSTRA-APPLETON, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: MITCHELL H. VAN KLEY, MANAGER (DATE)

LENDER: 1st SOURCE BANK, AS BENEFICIARY UNDER DEED OF TRUST RECORDED MARCH 27, 2014 INSTRUMENT NO. 2014-013552 OFFICIAL RECORDS

BY: (NAME) (TITLE)

BY: (NAME) (TITLE)

OWNER'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF } ON BEFORE ME, A 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.

SIGNATURE (SEAL)

BENEFICIARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF } ON BEFORE ME, A 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.

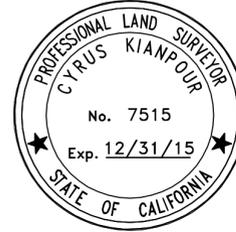
WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE (SEAL)

CITY SURVEYOR'S STATEMENT

I, CYRUS KIANPOUR, ACTING CITY SURVEYOR OF THE CITY OF MARINA, HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT I AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

CYRUS KIANPOUR DATE ACTING CITY SURVEYOR, CITY OF MARINA L.S. 7515 EXP. 12/31/15



CITY ENGINEER'S STATEMENT

I, NOURDIN KHAYATA, ACTING CITY ENGINEER FOR THE CITY OF MARINA, DO HEREBY STATE THAT I HAVE EXAMINED THIS MAP; AND ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE PARCEL MAP HAVE BEEN COMPLIED WITH.

NOURDIN KHAYATA DATE ACTING CITY ENGINEER, CITY OF MARINA R.C.E. NO. 52446 EXP. 12/31/14



COUNTY RECORDER'S STATEMENT

FILED THIS DAY OF 2014, AT .M. IN VOLUME OF PARCEL MAPS, AT PAGE AT THE REQUEST OF L&S ENGINEERING AND SURVEYING, INC.

STEPHEN L. VAGNINI COUNTY RECORDER

BY: DEPUTY

SERIAL No.

FEE

PLANNING STATEMENT

I, CHRISTINE DI IORIO, COMMUNITY DEVELOPMENT DIRECTOR, CITY OF MARINA, HEREBY CERTIFY THAT THE MAP SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE PARCEL MAP FOR REVERSION TO ACREAGE PURPOSES, AS APPROVED BY THE CITY COUNCIL OF THE CITY OF MARINA ON 20.

CHRISTINE DI IORIO, COMMUNITY DEVELOPMENT DIRECTOR CITY OF MARINA

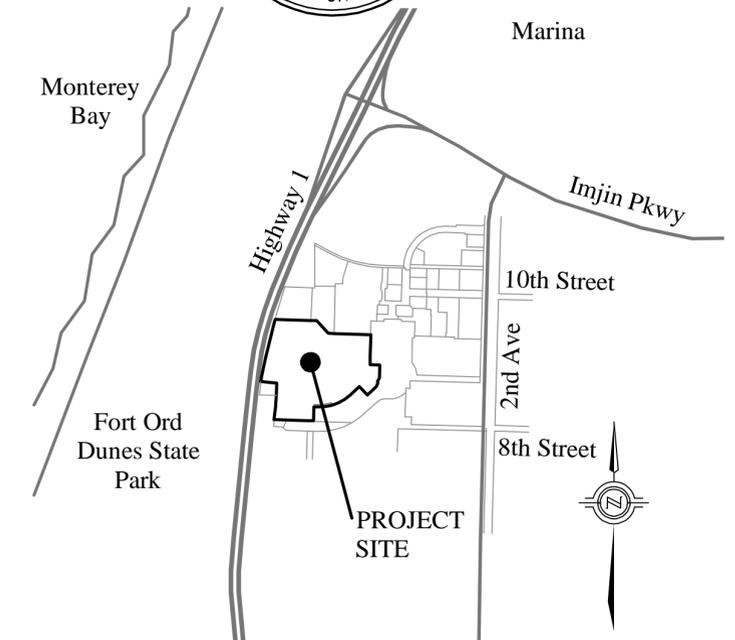
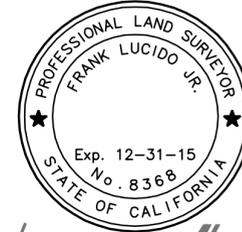
SOILS REPORT STATEMENT

A SOILS REPORT DATED FEBRUARY 28, 2014 PREPARED BY BAGG ENGINEERS HAS BEEN SPECIFICALLY PREPARED FOR THIS LOT MERGER.

SURVEYOR'S STATEMENT

I, FRANK LUCIDO, JR., HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF CALIFORNIA, THAT THIS MAP ENTITLED "PARCEL MAP" CONSISTING OF 3 SHEETS, WAS PREPARED BY ME OR UNDER MY DIRECTION, THAT IT CORRECTLY REPRESENTS A FIELD SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF NOVEMBER 2013 AT THE REQUEST OF THE HAMSTRA GROUP, INC., IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL OF THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSTINGS INDICATED. THE AREA OF THIS SUBDIVISION IS 14.31 ACRES, MORE OR LESS.

FRANK LUCIDO JR. DATE PLS 8368 EXPIRES 12/31/15



VICINITY MAP

SCALE: 1" = 500'

PARCEL MAP

FOR REVERSION TO ACREAGE PURPOSES

CITY OF MARINA

COUNTY OF MONTEREY, STATE OF CALIFORNIA

SHOWING A LOT MERGER BETWEEN LOTS 26 THROUGH 33 AS SHOWN ON VOLUME 23, PARCEL MAPS PAGE 27 OF MONTEREY COUNTY, CALIFORNIA

MAY 2014

PREPARED BY:



2460 Garden Road, Suite G Monterey California 93940 P: 831.655.2723 F: 831.655.3425 LandEngineers.com

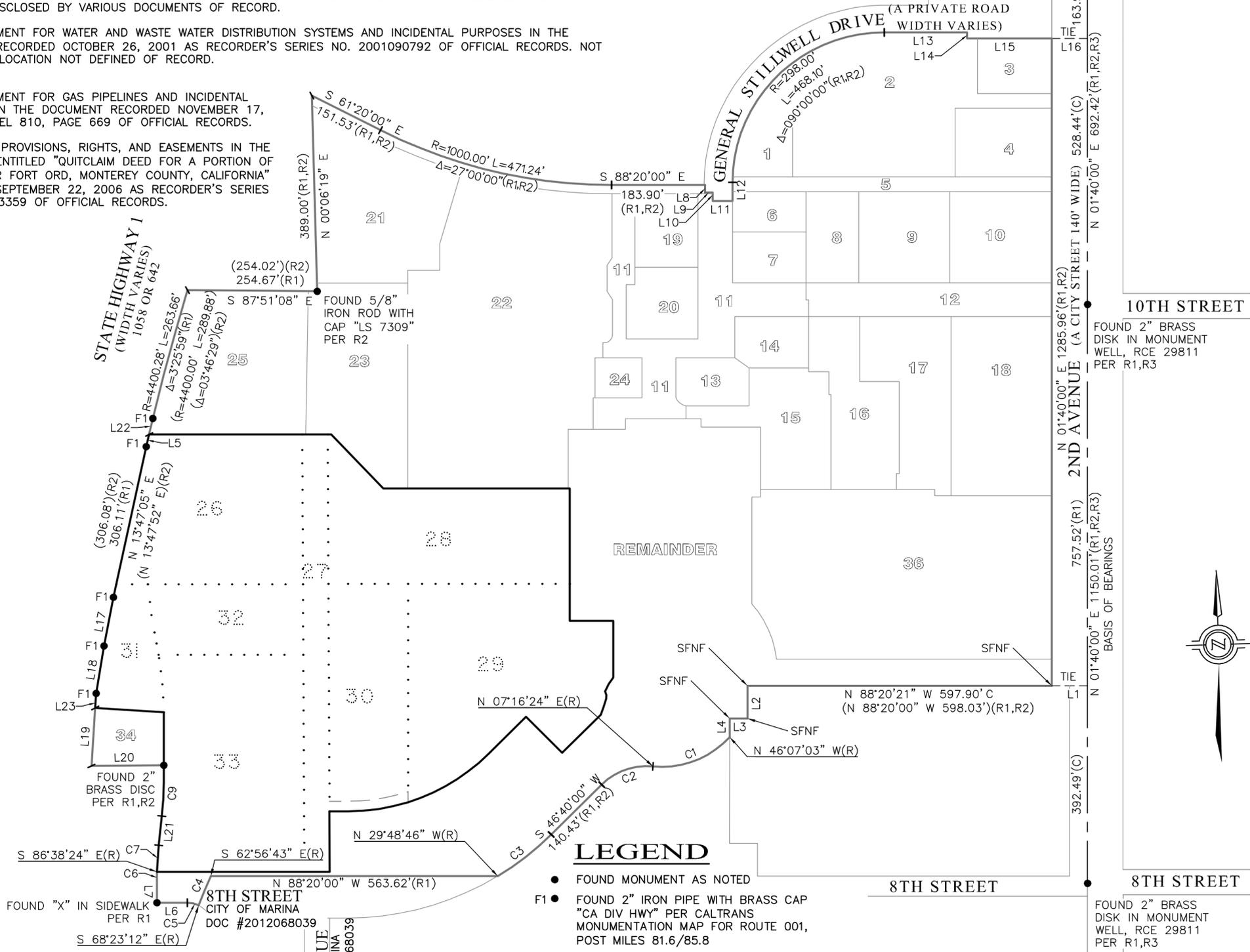
PREPARED FOR:

THE HAMSTRA GROUP, INC. 12028 NORTH, 200 WEST WHEATFIELD, IN 46392 (219)956-3111

EASEMENTS OF RECORD

THE FOLLOWING EASEMENTS AND DOCUMENTS AFFECT THE PROPERTY ENCOMPASSED BY THIS MAP. THE LOCATION(S) OF SAID EASEMENT(S) CAN NOT BE DISCERNED FROM RECORD.

1. THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE FORMER FORT ORD REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY VARIOUS DOCUMENTS OF RECORD.
2. AN EASEMENT FOR WATER AND WASTE WATER DISTRIBUTION SYSTEMS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED OCTOBER 26, 2001 AS RECORDER'S SERIES NO. 2001090792 OF OFFICIAL RECORDS. NOT PLOTTABLE. LOCATION NOT DEFINED OF RECORD.
3. AN EASEMENT FOR GAS PIPELINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED NOVEMBER 17, 1972 AS REEL 810, PAGE 669 OF OFFICIAL RECORDS.
4. TERMS, PROVISIONS, RIGHTS, AND EASEMENTS IN THE DOCUMENT ENTITLED "QUITCLAIM DEED FOR A PORTION OF THE FORMER FORT ORD, MONTEREY COUNTY, CALIFORNIA" RECORDED SEPTEMBER 22, 2006 AS RECORDER'S SERIES NO. 2006083359 OF OFFICIAL RECORDS.



LINE TABLE			
LINE	LENGTH	DIRECTION	
L1	70.00'	N 88°20'00" W	R1
L2	65.00'	S 1°40'00" W	R1,R2
L3	35.00'	N 88°20'00" W	R1,R2
L4	36.90'	S 1°40'00" W	R1,R2
L5	24.83'	N 14°57'04" E	R1
		(N 14°34'45" E)	(R2)
L6	59.69'	N 88°18'35" W	R1,R2
L7	39.18'	N 1°39'00" E	R1,R2
L8	15.00'	S 1°40'00" W	R1,R2
L9	15.00'	S 88°20'00" E	R1,R2
L10	17.00'	S 1°40'00" W	R1,R2
L11	39.00'	S 88°20'00" E	R1,R2
L12	37.18'	N 1°40'00" E	R1,R2
L13	163.05'	S 88°20'00" E	R1,R2
L14	12.00'	S 1°40'00" W	R1,R2
L15	166.30'	S 88°20'00" E	R1,R2
L16	70.00'	S 88°20'00" E	R1
L17	98.48'	N 12°36'21" E	R1
		(N 12°37'25" E)	(R2)
L18	95.76'	N 10°55'22" E	R1
		(N 10°50'25" E)	(R2)
L19	115.41'	N 5°15'12" E	R1
		(N 05°13'51" E)	(R2)
L20	142.23'	N 88°48'43" W	R1
		(N 88°48'43" W)	(R2)
L21	58.05'	N 7°31'00" E	R1,R2
L22	32.76'	N 14°57'04" E	R1
L23	28.75'	S 5°15'12" W	R1

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	
C1	180.00'	167.73'	53°23'27"	R1,R2
C2	125.00'	110.41'	50°36'24"	R1,R2
C3	568.00'	134.04'	13°31'14"	R1
C4	662.00'	62.87'	5°26'29"	R1
C5	50.00'	23.13'	26°30'05"	R1
C6	735.00'	21.94'	1°42'36"	R1
C7	735.00'	53.32'	4°09'24"	R1
C9	815.00'	100.97'	7°05'53"	R1,R2

NOTES: 1. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
 2. BEARINGS AND DISTANCES SHOWN ARE BOTH RECORD AND MEASURED PER R1 UNLESS NOTED OTHERWISE.

RECORD INFORMATION

- SFNF = SEARCHED FOR - NOT FOUND
- C = AS CALCULATED
- (R1) = VOLUME 23, PARCEL MAPS, PAGE 27
- (R2) = VOLUME 23, CITIES & TOWNS, PAGE 36
- (R3) = VOLUME 28, SURVEYS, PAGE 59
- (R) = RADIAL

PARCEL MAP
 FOR REVERSION TO ACREAGE PURPOSES
CITY OF MARINA
 COUNTY OF MONTEREY, STATE OF CALIFORNIA
 SHOWING A LOT MERGER BETWEEN LOTS 26 THROUGH 33
 AS SHOWN ON VOLUME 23, PARCEL MAPS PAGE 27
 OF MONTEREY COUNTY, CALIFORNIA
 MAY 2014

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BASIS OF BEARINGS

THE BEARING OF NORTH 01°40'00" EAST BETWEEN FOUND MONUMENTS LOCATED ON 2ND AVENUE AS SHOWN ON THE MAP FILED IN VOLUME 23 OF PARCEL MAPS AT PAGE 27 WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

LEGEND

- FOUND MONUMENT AS NOTED
- F1 ● FOUND 2" IRON PIPE WITH BRASS CAP "CA DIV HWY" PER CALTRANS MONUMENTATION MAP FOR ROUTE 001, POST MILES 81.6/85.8
- BOUNDARY LINE PER VOLUME 23, PARCEL MAPS, PAGE 27
- LOT MERGER BOUNDARY LINE
- EXISTING LOT LINE
- LOT LINE TO BE MERGED
- - - - - LOT 29 INGRESS AND EGRESS EASEMENT TO BE EXTINGUISHED
- 27 LOT NUMBER (R1) TO BE MERGED
- 22 LOT NUMBER (R1)

