



CITY OF SEASIDE
CITY COUNCIL

AGENDA

SPECIAL MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Thursday, September 6, 2018
7:30 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**

2. **ROLL CALL – ESTABLISHMENT OF QUORUM**

Ralph Rubio	Mayor
Dennis Alexander	Council Member
Jason Campbell	Council Member
David R. Pacheco	Council Member
Kayla Jones	Council Member

3. **PUBLIC COMMENT**

Members of the public wishing to address the City Council on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to three minutes. Public Comments on specific agenda items are heard under that item. For the public record, please state your name.

4. **BUSINESS ITEMS**

A. **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING A CORRECTED LEGAL DESCRIPTION EXHIBIT FOR THE GROUND LEASE AGREEMENT WITH THE BOYS AND GIRLS CLUB OF THE MONTEREY PENINSULA**

PURPOSE & RECOMMENDATION: Approval by the City Council of the attached Resolution and corrected legal description exhibit would make technical corrections to the legal description for, and clarify the diagram of, the park land premises currently leased to the Boys and Girls Club of the Monterey Peninsula pursuant to a Ground Lease Agreement originally approved in 1990 and amended by the City Council at the Club's request in 1991 and 2012. Clarification of this legal description is necessary to facilitate certain title matters with respect to the proposed lease revenue bonds for the Cutino Park Improvement Project. It is recommended that the City Council adopt the proposed Resolution.

5. ADJOURNMENT

Next Regularly Scheduled Meeting:
September 20, 2018
7:00 PM

6. STUDY SESSION

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, they are asked to contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. The City Council chamber is equipped with a portable microphone and assisted listening devices are available at all meetings. City Council Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25 and U-verse Channel 99. Meetings are also available through live streaming at: <http://cyp.telvue.com/player?id=T01629&video=52314&noplaylistskin=1&width=400&height=300>
Videos of past meetings are available on demand through the City's website: <http://www.ci.seaside.ca.us>

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 4.A.

TO: City Council

FROM: Craig Malin, City Manager

BY: Daphne Hodgson, Deputy City Manager Administrative Services
Rick Riedl, City Engineer

DATE: September 6, 2018

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING A CORRECTED LEGAL DESCRIPTION EXHIBIT FOR THE GROUND LEASE AGREEMENT WITH THE BOYS AND GIRLS CLUB OF THE MONTEREY PENINSULA

PURPOSE & RECOMMENDATION

Approval by the City Council of the attached Resolution and corrected legal description exhibit would make technical corrections to the legal description for, and clarify the diagram of, the park land premises currently leased to the Boys and Girls Club of the Monterey Peninsula pursuant to a Ground Lease Agreement originally approved in 1990 and amended by the City Council at the Club's request in 1991 and 2012. Clarification of this legal description is necessary to facilitate certain title matters with respect to the proposed lease revenue bonds for the Cutino Park Improvement Project. It is recommended that the City Council adopt the proposed Resolution.

BACKGROUND

Cutino Park is a multi-use park situated between San Pablo Avenue and La Salle Avenue east of Noche Buena Street. On September 6, 1990, by Resolution No. 90-63, the City Council approved a Lease Agreement with the Boys and Girls Club of the Monterey Peninsula ("Club") to lease a portion of park land comprising Cutino Park to the Club for construction of an approximately 25,000 square foot building. This original lease area is described and depicted as Lease Area A-1 on Attachment 1 to the attached Resolution.

On November 7, 1991, by Resolution No. 91-113, the City Council approved an amended Lease Agreement with the Club. Specifically, Resolution No. 91-113 approved an amended legal description exhibit superseding the prior legal description exhibit, which expanded the park land leased to the Club to include additional land for construction of a parking lot. This added 1991

lease area is described and depicted as Lease Area A-2 on Attachment 1 to the attached Resolution.

On February 2, 2012, by Resolution No. 12-08, the City Council approved a further amended Lease Agreement with the Club. Specifically, Resolution No. 12-08 approved a further amended legal description exhibit superseding the prior legal description exhibit, which further expanded the park land leased to the Club to include additional land for the placement of a 24-foot by 40-foot modular trailer as a longer-term limited permit in accordance with Use Permit No. UP-11-07 and to impose certain restrictions and conditions in connection therewith primarily in the form of easements. This added 2012 lease area is described as Lease Area A-3 on Attachment 1 to the attached Resolution. The easements imposed by the City Council as conditions to this 2012 lease area are described and depicted on Attachment 1 to the attached Resolution.

On July 5, 2018, the City Council approved the final design plans for Phase 1 Improvements for Cutino Park, relating to certain multi-use field, skate park, and ADA improvements (the “Cutino Park Improvement Project”). The City of Seaside Joint Powers Financing Authority proposes to issue its Lease Revenue Bonds (Cutino Park Improvement Project), Series 2018 (the “Cutino Park Bonds”), to assist the City with financing the Cutino Park Improvement Project.

In connection with the work for the Cutino Park Bonds, it has come to City staff’s attention that the current legal description exhibit for the Lease Agreement with the Club, approved by Resolution No. 12-08 (the “12-08 Exhibit”) contains certain technical errors, and the Monterey County Recorder has requested that the diagram of the leased premises, contained in the 12-08 Exhibit, be clarified. To facilitate the necessary technical corrections and clarify the diagram of the leased premises, the City Surveyor has prepared Attachment 1 to the attached Resolution, consisting of Exhibit A (Legal Description of the Premises) and Exhibit B (Plat to Accompany Description Boys & Girls Club Lease Area).

The Club has been advised of the corrections and supports the adoption of the attached Resolution and replacement of the 12-08 Exhibit with Attachment 1 to the proposed Resolution. Clarification of this legal description is necessary to facilitate certain title matters with respect to the proposed Cutino Park Bonds. If the City Council approves the attached Resolution, the attached Memorandum of Lease would be recorded to provide constructive notice of the Lease Agreement with the Club. The Memorandum of Lease by its terms does not in any way modify the Lease Agreement with the Club and is prepared solely for the purposes of recordation.

FISCAL IMPACT

There is no direct fiscal impact as a result of the proposed Resolution. However, clarification of this legal description is necessary to facilitate certain title matters with respect to the proposed Cutino Park Bonds.

ATTACHMENTS

Meeting Date: September 6, 2018

1. Resolution Approving Corrected Legal Description for Boys &
 2. Attachment 1 to Resolution approving Corrected Legal Descrip
 3. Revised Memorandum of Boys & Girls Club Lease.execution version
-

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE,
STATE OF CALIFORNIA, APPROVING A CORRECTED LEGAL
DESCRIPTION EXHIBIT FOR THE GROUND LEASE AGREEMENT
WITH THE BOYS AND GIRLS CLUB OF THE MONTEREY
PENINSULA**

WHEREAS, on September 6, 1990, by Resolution No. 90-63, the City Council approved a Lease Agreement with the Boys and Girls Club of the Monterey Peninsula (“Club”) to lease certain park land to the Club for construction of a facility, such park land being a portion of the City public park known as Cutino Park and described as Lease Area A-1 on Attachment 1 to this Resolution; and

WHEREAS, on November 7, 1991, by Resolution No. 91-113, the City Council approved an amended Lease Agreement with the Club (specifically, an amended legal description exhibit superseding the prior legal description exhibit) to lease certain park land to the Club for construction of a parking lot, such additional park land being described as Lease Area A-2 on Attachment 1 to this Resolution and also consisting of a portion of Cutino Park; and

WHEREAS, on February 2, 2012, by Resolution No. 12-08, the City Council approved a further amended Lease Agreement with the Club (specifically, a further amended legal description exhibit superseding the prior legal description exhibit) to lease certain park land to the Club for the placement of a 24-foot by 40-foot modular trailer as a longer-term limited permit in accordance with Use Permit No. UP-11-07 and to impose certain restrictions and conditions in connection therewith primarily in the form of easements, such additional park land being described as Lease Area A-3 on Attachment 1 to this Resolution and also consisting of a portion of Cutino Park and such easements also being described and depicted on Attachment 1 to this Resolution; and

WHEREAS, the City of Seaside Joint Powers Financing Authority proposes to issue its Lease Revenue Bonds (Cutino Park Improvement Project), Series 2018 (the “Cutino Park Bonds”), to assist the City with the financing of the acquisition, construction, improvement, rehabilitation, and renovation of the public park facilities on and within Cutino Park; and

WHEREAS, in connection with the issuance of the Cutino Park Bonds, it has come to the City’s attention that the legal description exhibit approved by Resolution No. 12-08 (the “12-08 Exhibit”) contains certain technical errors, and the Monterey County Recorder has requested that the diagram of the leased premises, contained in the 12-08 Exhibit, be clarified; and

WHEREAS, to facilitate the necessary technical corrections and clarify the diagram of the leased premises, the City Surveyor has prepared Attachment 1 to this Resolution, consisting of Exhibit A (Legal Description of the Premises) and Exhibit B (Plat to Accompany Description Boys & Girls Club Lease Area); and

WHEREAS, for clarity and to facilitate certain title matters with respect to the Cutino Park Bonds, the City Council and the Club desire to correct the legal description exhibit for the

Lease Agreement with the Club by replacing the 12-08 Exhibit with Attachment 1 to this Resolution; and

NOW, THEREFORE, BE IT RESOLVED that Exhibit “A,” attached to the Lease Agreement and approved by Resolution No. 12-08 (i.e., the 12-08 Exhibit), is hereby rescinded, and new Attachment 1 (including Exhibit A and Exhibit B therein), attached hereto, is hereby approved and adopted as the amended legal description.

BE IT FURTHER RESOLVED that the amended Attachment 1 (including Exhibit A and Exhibit B therein), attached hereto, be included as part of the Lease Agreement and said attachment shall be the sole legal document identified as and containing “The legal description of the lease parcels and easements in Hannon Project Unit No. 3 for Boys and Girls Club of the Monterey Peninsula.”

BE IT FURTHER RESOLVED that the City Manager, the Deputy City Manager of Administrative Services, the Director of Public Works, the City Surveyor, the City Clerk, and other officers of the City are hereby authorized and directed, jointly and severally, to do any and all things, to execute and deliver any and all documents that they may deem necessary or advisable in order to effectuate the purposes of this Resolution (including but not limited to the execution and recordation of a Memorandum of Lease to provide constructive notice of the Lease Agreement with the Club), and any such actions previously taken by such officers are hereby ratified and confirmed.

PASSED AND ADOPTED by the City Council of the City of Seaside at a meeting held on the 6th day of September, 2018, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

Ralph Rubio, Mayor

Lesley Milton-Rerig, City Clerk

ATTACHMENT 1

CORRECTED LEGAL DESCRIPTION EXHIBIT FOR LEASE AGREEMENT

WITH THE BOYS AND GIRLS CLUB OF THE MONTEREY PENINSULA

(consists of Exhibit A - Legal Description of the Premises
and Exhibit B - Plat to Accompany Description Boys & Girls Club Lease Area)

[see attached]

EXHIBIT A
Legal Description of the Premises

Lease Area A-1

Certain real property situate in the City of Seaside, Monterey County, State of California, particularly described as follows:

BEGINNING at the northeast corner of Lot A in Block 044, as said lot and block are shown on the certain map entitled "Tract No. 621, Official Map, Hannon Project Unit 3," filed February 4, 1971, in Volume 10 of "Cities and Towns", at Page 50, Records of Monterey County, California, thence along east boundary of said Lot A

- (1) South, 150.00 feet; thence leaving said boundary
- (2) South 58°44'07" West, 38.54 feet; thence
- (3) South, 35.00 feet; thence
- (4) West, 130.00 feet to a point on the west boundary of said Lot A; thence along said west boundary
- (5) North, 205.00 feet to the northwest corner of said Lot A; thence along the north boundary thereof
- (6) East, 162.94 feet to the POINT OF BEGINNING.

TOGETHER WITH "EASEMENT 1", a 10-foot wide easement for building restriction purposes described as follows:

A strip of land 10 feet wide lying along, adjacent to and south of the south line of hereinabove described Lease Area A-1, as said line being described as Course numbered (4) of said Lease Area A-1.

TOGETHER WITH "EASEMENT 2", a 6-foot wide easement for building restriction purposes described as follows:

A strip of land 6 feet wide lying along, adjacent to and east of the west line hereinabove described Lease Area A-1, as said line also being described as Course numbered (5) of said Lease Area.

TOGETHER WITH "EASEMENT 3", a 1-foot wide P.U.E. to be Relinquished, described as follows

A strip of land one-foot wide, the east line of said strip lying along, adjacent to and east 6 feet from the west line hereinabove described Lease Area A-1, said line also being described as Course numbered (5) of said Lease Area.

TOGETHER WITH "EASEMENT 4", a 10-foot wide storm drain easement to be relinquished, described as follows:

THAT CERTAIN strip of land 10 feet wide shown and designated as "10' Storm Drain Easement" on said Official Map lying within the limits of hereinabove described Lease Area A-1.

Lease Area A-2

Certain real property situate in the City of Seaside, Monterey County, State of California, particularly described as follows:

BEGINNING at the northeast corner of Lot A in Block 043, as said lot and block are shown on that certain map entitled "Tract No. 621, Official Map, Hannon Project Unit #3," filed February 4, 1971 in Volume 10 of "Cities and Towns", at page 50, Records of Monterey County, California; thence along the east boundary of said Lot A

- (1) South, 93.62 feet to the northwest corner of Lot A in Block 044 as said lot and block are shown on said map; thence departing said easterly boundary
- (2) North 53°40'00" West, 84.34 feet; thence
- (3) North 27°15'00" West, 48.05 feet, more or less, to a point on the north boundary of said Lot A in Block 043; thence along said north boundary, being also the south line of La Salle Avenue as shown on said map
- (4) North 89°24'20" East, 89.95 feet, more or less, to the POINT OF BEGINNING.

TOGETHER WITH "EASEMENT 1", a 4-foot wide easement for building restriction purposes, described as follows:

A strip of land 4 feet wide lying along, adjacent to and west of a line beginning at the most southerly corner of the hereinabove described Lease Area A-2 and running thence South, 215.00 feet along the east line of said Lot A in Block 043.

TOGETHER WITH "EASEMENT 2", a 10-foot wide storm drain easement described as follows

A strip of land 10 feet wide, the centerline of which is described as follows:

BEGINNING at a point on the east boundary of said Lot A in Block 043 that bears South, 88.62 feet from the northeast corner of said lot; thence departing said east boundary

- (1) West, 5.00 feet; thence
- (2) South 18° 55' 28" West, 114.88 feet to a point on the centerline of that certain 10-foot wide storm drain easement, as said centerline and easement are shown and so designed on said Official Map.

LEASE AREA A-3

Certain real property situate in the City of Seaside, Monterey County, State of California, being a portion of Lot A in Block 043, as said lot and block are shown on that certain map entitled "Tract No. 621, Official Map, Hannon Project Unit 3," filed February 4, 1971 in Volume 10 of "Cities and Towns," at Page 50, Records of Monterey County, California, particularly described as follows:

Commencing at a point on the east line of said Lot A that bears South, 260.62 feet from the northeast corner of said Lot A (said point also bears North, 38.00 feet from the southwest corner of the hereinabove described Lease Area A-1); thence departing said easterly line, West, 14.00 feet to the **TRUE POINT OF BEGINNING**; thence

- 1) West, 24.00 feet; thence
- 2) North, 40.00 feet; thence
- 3) East, 24.00 feet; thence
- 4) South, 40.00 feet to the TRUE POINT OF BEGINNING.

Containing 960 square feet, more or less.

END OF DESCRIPTION

PREPARED BY:
WHITSON ENGINEERS



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

Job No. 3824.02



LA SALLE AVENUE

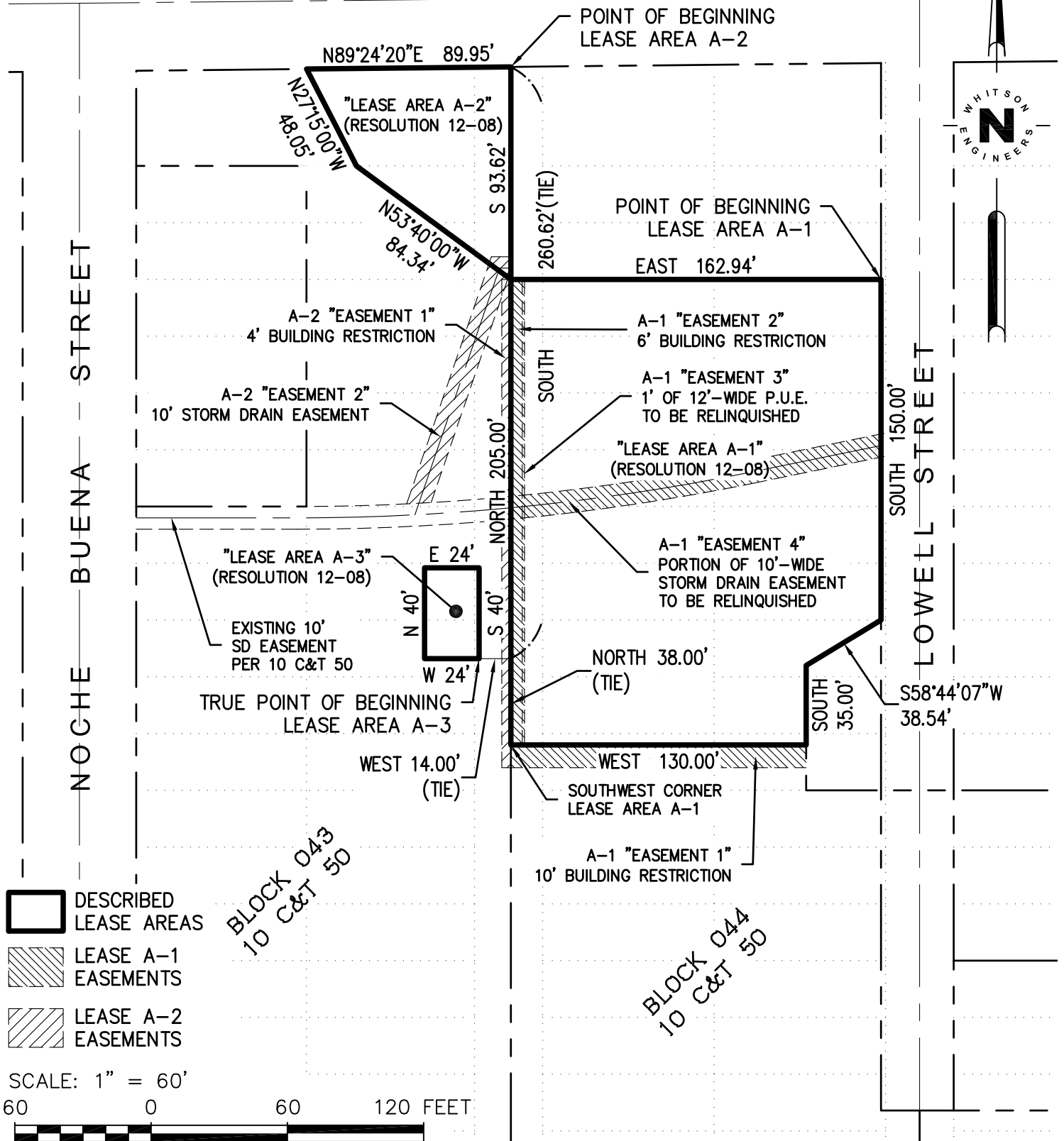


EXHIBIT B

PLAT TO ACCOMPANY DESCRIPTION BOYS & GIRLS CLUB LEASE AREA

CITY OF SEASIDE, CALIFORNIA
AUGUST 24, 2018



WHITSON ENGINEERS

6 Harris Court • Monterey, CA 93940

831 649-5225 • Fax 831 373-5065

CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT

Recording requested by and when
recorded mail to:

City of Seaside
Attn: Public Works Director/City Engineer
440 Harcourt Avenue
Seaside, California 93955

APNs: 012-821-004 (portion) & 012-821-005 (portion)

[Space Above For Recorder's Use Only]

**Exempt from Recording Fees Pursuant to Gov. C. § 6103 and §27383
Exempt from DTT pursuant to Rev. & T.C. § 11922**

MEMORANDUM OF LEASE

This Memorandum of Lease, dated as of September 6, 2018 ("Memorandum"), is entered into between the CITY OF SEASIDE, a municipal corporation duly formed and existing pursuant to the laws of the State of California (the "City" or "Lessor"), and the Boys and Girls Club of the Monterey Peninsula, a nonprofit corporation, duly organized and existing under and by virtue of the laws and the State of California ("Lessee").

Recitals

A. Pursuant to Resolution No. 90-63, adopted by the City Council of the City on September 6, 1990, Lessor and Lessee have entered into a certain unrecorded Lease (Contract No. 90-36), dated as of September 6, 1990 (as heretofore amended, the "Lease"), and Exhibit "A" (Ground Lease Legal Description) of the Lease was amended and superseded at the request of Lessee twice prior to the date hereof, as follows: (i) pursuant to Resolution No. 91-113, adopted by the City Council of the City on November 7, 1991, to add certain land for construction by Lessee of a parking lot; and (ii) pursuant to Resolution No. 12-08, adopted by the City Council of the City on February 2, 2012 to add certain land for the placement by Lessee of a modular trailer.

B. Pursuant to the Lease, Lessor has leased to Lessee, and Lessee has hired from Lessor, certain real property described in Exhibit A attached hereto (the "Premises"). A map of the Premises is attached hereto as Exhibit B.

C. Lessor and Lessee desire to execute this Memorandum to provide constructive notice of Lessee's rights under the Lease to all third parties.

For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. Term.

Lessor leases the Premises to Lessee. The term of the Lease commenced on September 6, 1990, and shall end on September 6, 2045, unless (a) extended or renewed pursuant to the terms of the Lease, or (b) terminated prior thereto pursuant to the terms of the Lease.

2. Lease Terms.

This leasing of the Premises to Lessee is pursuant to the Lease, which is incorporated in this Memorandum by reference.

3. Assignment.

Except as otherwise provided in the Lease, Lessee's rights and obligations under the Lease shall not be assigned without Lessor's prior written consent, and any such assignment without this consent shall be void.

4. Successors and Assigns.

This Memorandum and the Lease shall bind and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject, however, to the provisions of the Lease on assignment.

5. Purpose of Memorandum of Lease

This Memorandum of Lease is prepared for the purpose of recordation, and it in no way modifies the provisions of the Lease.

6. Counterparts.

This Memorandum may be executed in counterparts, and all such executed counterparts shall constitute the same instrument. It shall be necessary to account for only one set of such counterparts in proving this Memorandum.

[Remainder of Page Intentionally Left Blank]

This Memorandum of Lease is executed as of the date first above written.

Lessor:

CITY OF SEASIDE, a municipal corporation

By _____
Name: Craig Malin
Title: City Manager

ATTEST:

Lesley Milton-Rerig, City Clerk

Lessee:

**BOYS AND GIRLS CLUB OF THE
MONTEREY PENINSULA**, a non-profit
corporation

By: _____
Name: _____
Title: _____

EXHIBIT A
Legal Description of the Premises

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- (1) South, 150.00 feet; thence leaving said boundary
- (2) South 58°44'07" West, 38.54 feet; thence
- (3) South, 35.00 feet; thence
- (4) West, 130.00 feet to a point on the west boundary of said Lot A; thence along said west boundary
- (5) North, 205.00 feet to the northwest corner of said Lot A; thence along the north boundary thereof
- (6) East, 162.94 feet to the POINT OF BEGINNING.

TOGETHER WITH "EASEMENT 1", a 10-foot wide easement for building restriction purposes described as follows:

A strip of land 10 feet wide lying along, adjacent to and south of the south line of hereinabove described Lease Area A-1, as said line being described as Course numbered (4) of said Lease Area A-1.

TOGETHER WITH "EASEMENT 2", a 6-foot wide easement for building restriction purposes described as follows:

A strip of land 6 feet wide lying along, adjacent to and east of the west line hereinabove described Lease Area A-1, as said line also being described as Course numbered (5) of said Lease Area.

TOGETHER WITH "EASEMENT 3", a 1-foot wide P.U.E. to be Relinquished, described as follows

A strip of land one-foot wide, the east line of said strip lying along, adjacent to and east 6 feet from the west line hereinabove described Lease Area A-1, said line also being described as Course numbered (5) of said Lease Area.

TOGETHER WITH "EASEMENT 4", a 10-foot wide storm drain easement to be relinquished, described as follows:

THAT CERTAIN strip of land 10 feet wide shown and designated as "10' Storm Drain Easement" on said Official Map lying within the limits of hereinabove described Lease Area A-1.

Lease Area A-2

Certain real property situate in the City of Seaside, Monterey County, State of California, particularly described as follows:

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- (1) South, 93.62 feet to the northwest corner of Lot A in Block 044 as said lot and block are shown on said map; thence departing said easterly boundary
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- (3) North 27°15'00" West, 48.05 feet, more or less, to a point on the north boundary of said Lot A in Block 043; thence along said north boundary, being also the south line of La Salle Avenue as shown on said map
- (4) North 89°24'20" East, 89.95 feet, more or less, to the POINT OF BEGINNING.

TOGETHER WITH "EASEMENT 1", a 4-foot wide easement for building restriction purposes, described as follows:

A strip of land 4 feet wide lying along, adjacent to and west of a line beginning at the most southerly corner of the hereinabove described Lease Area A-2 and running thence South, 215.00 feet along the east line of said Lot A in Block 043.

TOGETHER WITH "EASEMENT 2", a 10-foot wide storm drain easement described as follows

A strip of land 10 feet wide, the centerline of which is described as follows:

BEGINNING at a point on the east boundary of said Lot A in Block 043 that bears South, 88.62 feet from the northeast corner of said lot; thence departing said east boundary

- (1) West, 5.00 feet; thence
- (2) South 18° 55' 28" West, 114.88 feet to a point on the centerline of that certain 10-foot wide storm drain easement, as said centerline and easement are shown and so designed on said Official Map.

LEASE AREA A-3

Certain real property situate in the City of Seaside, Monterey County, State of California, being a portion of Lot A in Block 043, as said lot and block are shown on that certain map entitled "Tract No. 621, Official Map, Hannon Project Unit 3," filed February 4, 1971 in Volume 10 of "Cities and Towns," at Page 50, Records of Monterey County, California, particularly described as follows:

Commencing at a point on the east line of said Lot A that bears South, 260.62 feet from the northeast corner of said Lot A (said point also bears North, 38.00 feet from the southwest corner of the hereinabove described Lease Area A-1); thence departing said easterly line, West, 14.00 feet to the **TRUE POINT OF BEGINNING**; thence

- 1) West, 24.00 feet; thence
- 2) North, 40.00 feet; thence
- 3) East, 24.00 feet; thence
- 4) South, 40.00 feet to the TRUE POINT OF BEGINNING.

Containing 960 square feet, more or less.

END OF DESCRIPTION

PREPARED BY:
WHITSON ENGINEERS

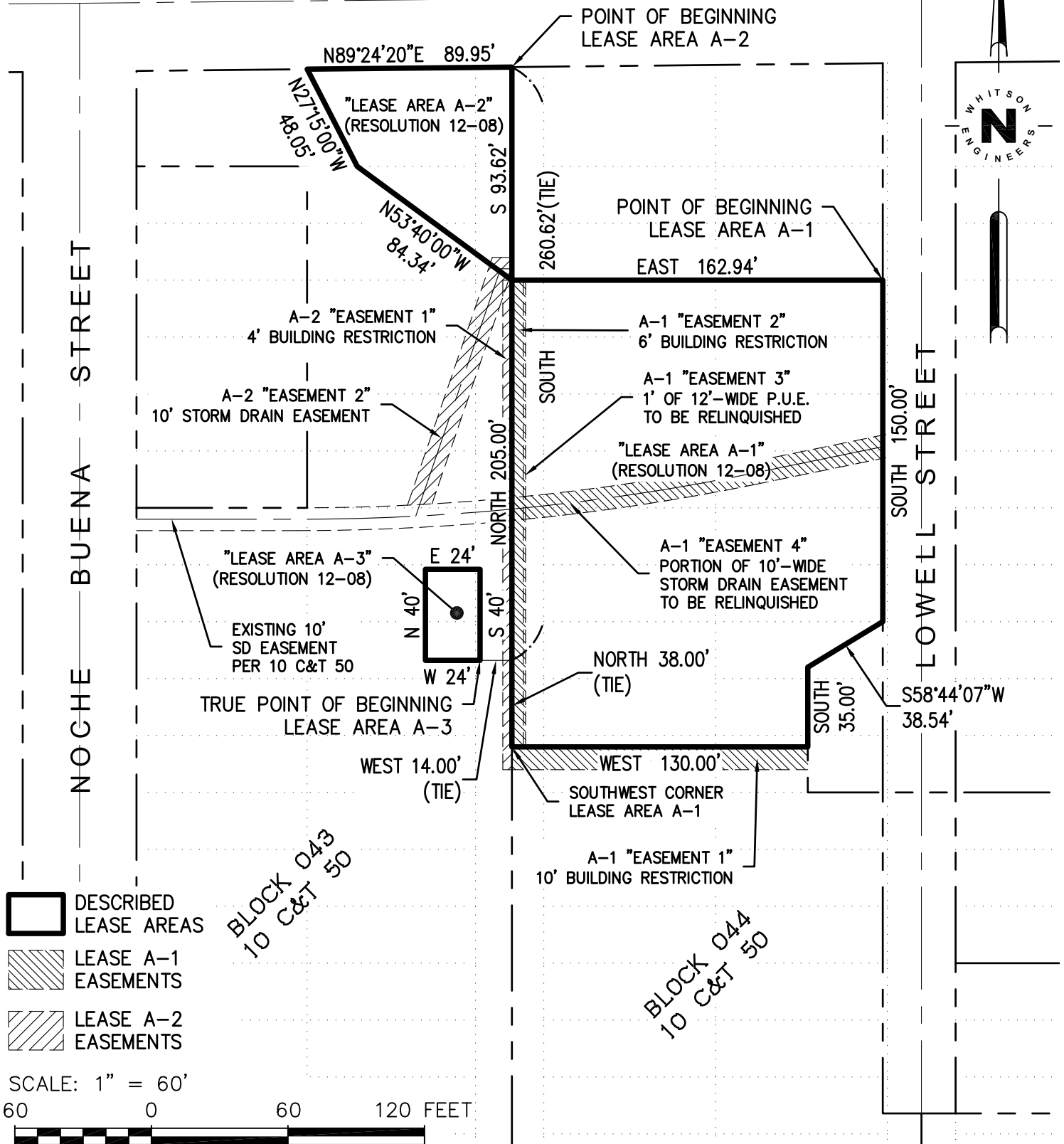


RICHARD P. WEBER P.L.S.
L.S. NO. 8002

Job No. 3824.02



LA SALLE AVENUE



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

STATE OF CALIFORNIA
COUNTY OF MONTEREY

On _____ before me, _____, Notary Public
personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s), or the entity(ies) 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.

Place Notary Seal Above

Signature of Notary Public

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Memorandum of Lease

Document Date: As of September 6, 2018 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

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

STATE OF CALIFORNIA
COUNTY OF MONTEREY

On _____ before me, _____, Notary Public
personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s), or the entity(ies) 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.

Place Notary Seal Above

Signature of Notary Public

OPTIONAL

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Signer(s) Other Than Named Above: _____

Capacity(ies) claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here