

**RESOLUTION NO. 2017-12  
OF THE  
TRANSPORTATION AGENCY FOR MONTEREY COUNTY**

**RESOLUTION OF NECESSITY DETERMINING THAT THE PUBLIC INTEREST  
AND NECESSITY REQUIRE THE ACQUISITION OF CERTAIN LAND AND  
DIRECTING THE FILING OF EMINENT DOMAIN PROCEEDINGS  
FOR 21 HAPP PLACE, SALINAS, CALIFORNIA**

**WHEREAS**, the Salinas Rail Extension Kick Start Project (the “Project”) is being undertaken for the purpose of easing traffic congestion, improving area-wide mobility, and otherwise furthering the public health, safety and welfare; and

**WHEREAS**, the Transportation Agency for Monterey County (“TAMC”) approved the Project and complied with the requirements of the California Environmental Quality Act (“CEQA”); and

**WHEREAS**, it is desirable and necessary for TAMC to acquire fee simple interests in certain property identified as part of Assessor’s Parcel Nos. 002-031-030 and 002-171-028 located at 21 Happ Place, Salinas, California, more particularly described and depicted in **Exhibit A** and Temporary Construction Easements more particularly described in **Exhibit B** and **B-1** for 48 months, attached hereto and made a part hereof by this reference, for the construction of the Project; and

**WHEREAS**, TAMC has investigated and examined alternatives to the Project and the acquisition of the Property, and concluded that both the Project and the acquisition of the Property for the Project are necessary; and

**WHEREAS**, TAMC is authorized to acquire the subject property and exercise the power of eminent domain pursuant to and in accordance with Article 1, Section 19 of the California Constitution, the California Eminent Domain Law, Code of Civil Procedure Sections 1230.010 *et seq.*, and Government Code Sections 67930 and 67931; and

**WHEREAS**, pursuant to the provisions of Section 1245.235 of the Code of Civil Procedure of the State of California, notice has been duly given to the owner(s) of the property herein, all of whom have been given a reasonable opportunity to appear and be heard before the Board of Directors of TAMC at the time and place set forth in said notice, regarding the matters specified therein.

**NOW, THEREFORE, IT IS FOUND, DETERMINED AND ORDERED as follows:**

1. The recitals contained herein are true and correct.
2. Upon examination of the alternatives, TAMC requires the Property for the Project.

3. TAMC is authorized to acquire the Property and exercise the power of eminent domain pursuant to and in accordance with Article 1, Section 19 of the California Constitution, the California Eminent Domain Law, Code of Civil Procedure Sections 1230.010 *et seq.*, and Sections 67930 and 67931 of the Government Code; and
4. The public interest and necessity require the Project.
5. The Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.
6. Fee simple interests in the property described in **Exhibit A** and Temporary Construction Easements in the property described in **Exhibits B** and **B-1** are necessary for the Project.
7. The offer required by Section 7267.2 of the Government Code, together with the accompanying statement of the amount established as just compensation, has been made to the owner or owners of record, which offer and statement were in a format and contained the information required by Government Code Section 7267.2.
8. TAMC has complied with all conditions and statutory requirements, including those prescribed by CEQA, and that are necessary for approval and adoption of the Project.
9. All conditions and statutory requirements necessary to exercise the power of eminent domain (“the right to take”) to acquire the property described herein have been complied with by TAMC.
10. Insofar as any portion of the property has heretofore been appropriated for public use, the proposed use set forth herein will not unreasonably interfere with or impair the continuation of the public use as it exists or may reasonably be expected to exist in the future, and is therefore a compatible public use pursuant to Code of Civil Procedure Section 1240.510, or, as applicable, constitutes a more necessary public use to which the property is appropriated pursuant to Code of Civil Procedure Section 1240.610.
11. The parcel described in **Exhibit A** is being acquired in whole or in part pursuant to the provisions of Code of Civil Procedure Sections 1240.320, 1240.330 and 1240.350, as the case may be, as substitute property necessary for either the relocation of public utility facilities or to provide utility service to the remainder property. It is further found and determined that the taking of said substitute property is necessary for the purpose specified in Sections 1240.320, 1240.330 and/or 1240.350.

12. Special counsel, Meyers Nave, is hereby **AUTHORIZED** and **EMPOWERED**:

- a. To acquire in the name of TAMC by condemnation the Property described in **Exhibit A** in fee simple absolute, unless a lesser estate is described therein, and to acquire the property described in **Exhibits B** and **B-1** as temporary construction easements whose duration will be for a period of 48 months to commence upon possession, attached hereto and incorporated herein by reference in accordance with the provisions of the California Eminent Domain Law, the Code of Civil Procedure, the Government Code, and the Constitution of the State of California.
- b. To prepare or have prepared and to prosecute in the name of TAMC such proceedings in the proper court as is necessary for such acquisition; and
- c. To deposit the probable amount of just compensation, based on an appraisal.

**PASSED AND ADOPTED** by the Transportation Agency for Monterey County, State of California this \_\_\_\_ day of \_\_\_\_\_, 2017, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

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**ALEJANDRO CHAVEZ, CHAIR**  
**TRANSPORTATION AGENCY FOR MONTEREY COUNTY**

**ATTEST:**

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**DEBRA L. HALE, EXECUTIVE DIRECTOR**  
**TRANSPORTATION AGENCY FOR MONTEREY COUNTY**

# **EXHIBIT A**



**EXHIBIT "A"**  
Legal Description

**TRANSPORTATION AGENCY OF MONTEREY COUNTY**

Certain real property, situated in the City of Salinas, Monterey County, California, being a portion of the Lands as described in that certain Corporation Grant Deed, from Southern Pacific Transportation Company, a Delaware corporation to MWM Investments, LLC, a California Limited Liability Company, Recorded on September 27, 1996 in Reel 3424 at Page 159, Official Records of Monterey County, being more particularly described as follows:

**PARCEL A**

**BEGINNING** at the most northerly corner of said Lands (Re3424 Pg159);

Thence leaving said corner and along the northeasterly line of said Lands, South 64°45'01" East, 326.59 feet;

Thence leaving said northeasterly line, the following courses and distances:

South 26°08'34" West, 27.63 feet;

North 64°44'40" West, 230.17 feet;

South 25°15'20" West, 14.00 feet;

North 64°43'21" West, 39.79 feet;

North 71°55'57" West, 57.64 feet to the northwesterly line of said Lands;

Thence along said northwesterly line, North 26°24'37" East, 48.80 feet to the point of **BEGINNING**.

Parcel A contains an area of 10,577 square feet or 0.243 acres, more or less.

**PARCEL B**

Beginning at the most northerly corner of said Lands (Re3424 Pg159);

Thence leaving said corner along the northeasterly line of said Lands, South 64°45'01" East, 326.59 feet to the **TRUE POINT OF BEGINNING** of this description;

Thence leaving said point and continuing along said northeasterly line, South 64°45'01" East, 586.93 feet;

Thence leaving said northeasterly line, the following courses and distances:

South 26°04'08" West, 27.69 feet;

North 64°44'40" West, 586.97 feet to a point and being distant thereon South 26°08'34" West, 27.63 feet from the True Point of Beginning;

**EXHIBIT "A"**  
**TRANSPORTATION AGENCY OF MONTEREY COUNTY**  
**PARCELS A, B & C**  
Page 2 of 2

Thence North 26°08'34" East, 27.63 feet to the **TRUE POINT OF BEGINNING** of this description.

Parcel B contains an area of 16,234 square feet or 0.373 acres, more or less.

**PARCEL C**

Beginning at the most easterly corner of said Lands (Re3424 Pg159);

Thence leaving said corner and along the southeasterly line of said Lands, South 26°07'56" West, 53.14 feet to the **TRUE POINT OF BEGINNING** of this description;

Thence leaving said point and along the northeasterly line of said Lands, South 63°51'42" East, 37.50 feet to the southeasterly line of said Lands;

Thence along said southeasterly line, South 26°07'56" West, 113.47 feet to the northeasterly line of Palmetto Street, being 75.00 feet in width;

Thence along said northeasterly line, North 63°51'42" West, 37.50 feet to the most northerly corner of said Palmetto Street;

Thence leaving said corner and parallel with the southeasterly line of said Lands, North 26°07'56" East, 113.47 feet to the **TRUE POINT OF BEGINNING** of this description.

Parcel C contains an area of 4,255 square feet or 0.098 acres, more or less

**As shown on plat attached hereto as EXHIBIT "B" and made a part hereof.**

This description was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors Act.

By: John Koroyan  
John Koroyan  
P.L.S. No. 8883

Dated: MARCH 17, 2017





(SCALE IN FEET)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S26°08'34"W	27.63'
L2	S25°15'20"W	14.00'
L3	N64°43'21"W	39.79'
L4	N71°55'57"W	57.64'
L5	N26°24'37"E	48.80'

U.P.P.R.

POINT OF BEGINNING

S64°45'01"E

326.59'

230.17'

N64°44'40"W

**PARCEL A**

10,577 S.F.±

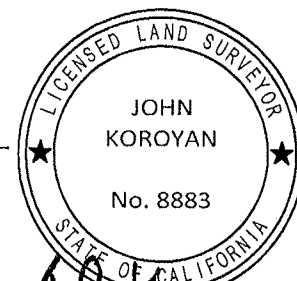
TRANSPORTATION AGENCY  
OF MONTEREY COUNTY  
PARCEL II, DOC. 2011018820  
APN 002-031-033

TRANSPORTATION AGENCY OF  
MONTEREY COUNTY  
PARCEL I, DOC. 2011018820  
APN 002-031-033

MWM INVESTMENTS, LLC  
RE3424 PG159 (PORTION)  
APN 002-031-030

**VALE  
STREET**

**MARKET STREET (CA-183)**  
(100' WIDE)



*John Koroyan*

**EXHIBIT "B"**  
PLAT TO ACCOMPANY  
LEGAL DESCRIPTION

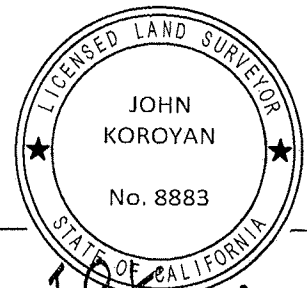
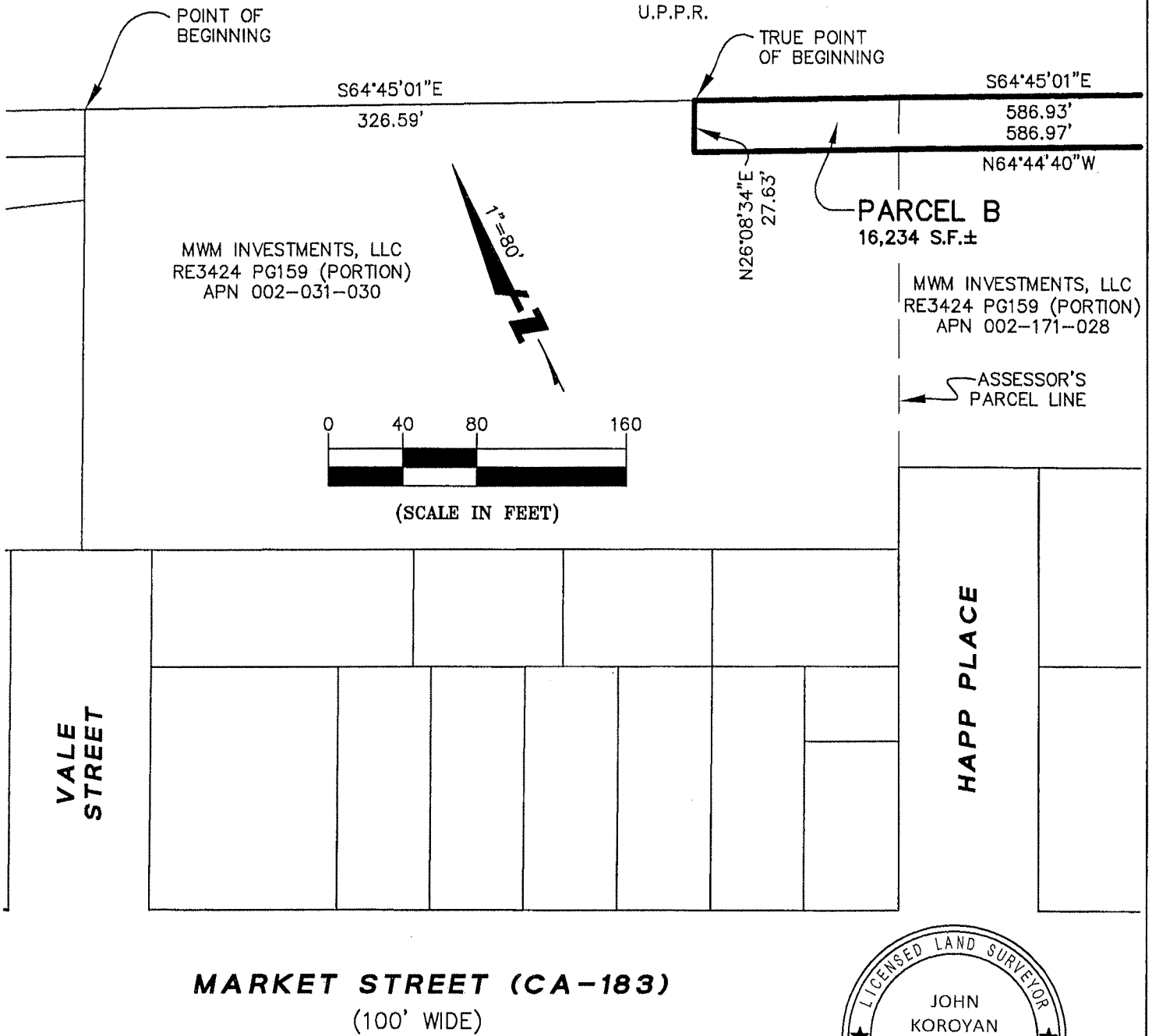
BEING A PORTION OF APN 002-031-030

K:\Sur13\136140 TAMC Salinas Rail Kick Start\DWG\PLATS\PLAT Parcel A



1730 N. FIRST STREET  
SUITE 600  
SAN JOSE, CA 95112  
408-467-9100  
408-467-9199 (FAX)

Subject PARCEL A  
TRANSPORTATION AGENCY OF MONTEREY COUNTY  
Job No. 20136140  
By PAN Date 03-17-17 Chkd. JVK  
SHEET 1 OF 4



*John Koroan*

**EXHIBIT "B"**  
PLAT TO ACCOMPANY  
LEGAL DESCRIPTION

BEING A PORTION OF APN 002-171-028  
K: \Sur13\136140 TAMC Salinas Rail Kick Start\DWG\PLATS\PLAT Parcel B



1730 N. FIRST STREET  
SUITE 600  
SAN JOSE, CA 95112  
408-467-9100  
408-467-9199 (FAX)

Subject PARCEL B  
TRANSPORTATION AGENCY OF MONTEREY COUNTY  
Job No. 20136140  
By PAN Date 03-17-17 Chkd. JVK  
SHEET 2 OF 4



U.P.P.R.

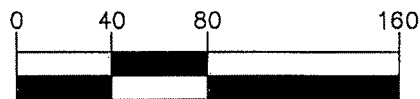
S64°45'01"E

586.93'  
586.97'

N64°44'40"W

**PARCEL B**  
16,234 S.F.±

MWM INVESTMENTS, LLC  
RE3424 PG159 (PORTION)  
APN 002-171-028



( SCALE IN FEET )

ASSESSOR'S  
PARCEL LINE

S26°04'08"W  
27.69'

CITY OF SALINAS

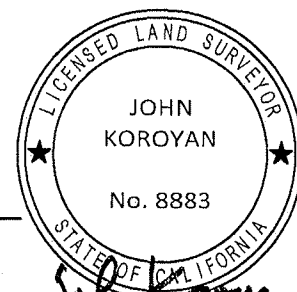
HAPP PLACE

PARCEL 1  
PM 18 P 15  
APN 002-171-026

ROSIE MARLAR  
DOC. 2011007026  
APN 002-171-015

PALMETTO STREET

**MARKET STREET (CA-183)**  
(100' WIDE)



*John Koroyan*

**EXHIBIT "B"**  
PLAT TO ACCOMPANY  
LEGAL DESCRIPTION

BEING A PORTION OF APN 002-171-028

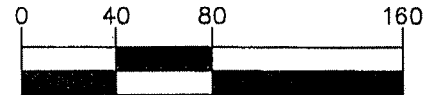
K: \Sur13\136140 TAMC Salinas Rail Kick Start\DWG\PLATS\PLAT Parcel B



1730 N. FIRST STREET  
SUITE 600  
SAN JOSE, CA 95112  
408-467-9100  
408-467-9199 (FAX)

Subject PARCEL B  
TRANSPORTATION AGENCY OF MONTEREY COUNTY  
Job No. 20136140  
By PAN Date 03-17-17 Chkd. JVK  
SHEET 3 OF 4

LINE TABLE		
LINE	BEARING	LENGTH
L1	S26°07'56"W	53.14'
L2	S63°51'42"E	37.50'
L3	S26°07'56"W	113.47'
L4	N63°51'42"W	37.50'
L5	N26°07'56"E	113.47'



(SCALE IN FEET)

U.P.P.R.

POINT OF  
BEGINNING

TRUE POINT  
OF BEGINNING

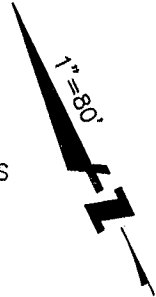
MWM INVESTMENTS, LLC  
RE3424 PG159 (PORTION)  
APN 002-171-028

ACCESS & UTILITY  
EASEMENT  
DOC. 9933436

**PARCEL C**  
4,255 S.F.±

CITY OF SALINAS

20' X 47.50'  
WATER LINE  
EASEMENT  
DOC. 9934166

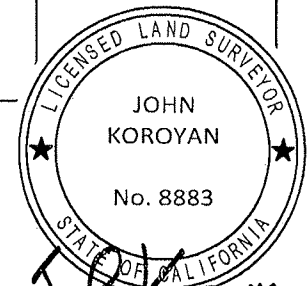


PARCEL 1  
PM 18 P 15  
APN 002-171-026

ROSIE MARLAR  
DOC. 2011007026  
APN 002-171-015

**PALMETTO STREET**  
(75' WIDE)

**MARKET STREET (CA-183)**  
(100' WIDE)



**EXHIBIT "B"**  
PLAT TO ACCOMPANY  
LEGAL DESCRIPTION

BEING A PORTION OF APN 002-171-028

K:\Sur13\136140 TAMC Salinas Rail Kick Start\DWG\PLATS\PLAT Parcel C



1730 N. FIRST STREET  
SUITE 600  
SAN JOSE, CA 95112  
408-467-9100  
408-467-9199 (FAX)

Subject PARCEL C  
TRANSPORTATION AGENCY OF MONTEREY COUNTY  
Job No. 20136140  
By PAN Date 03-17-17 Chkd. JVK  
SHEET 4 OF 4

Closure Calculations

**SALINAS**

Project: 136140

TRANSPORTATION AGENCY OF MONTEREY COUNTY

March 17, 2017

BKF No. 20116053

-----  
Parcel name: **PARCEL A**

North:	2141773.0273	East :	5781516.7238
Line Course:	S 64-45-01 E	Length:	326.59
North:	2141633.7156	East :	5781812.1105
Line Course:	S 26-08-34 W	Length:	27.63
North:	2141608.9122	East :	5781799.9365
Line Course:	N 64-44-40 W	Length:	230.17
North:	2141707.1157	East :	5781591.7676
Line Course:	S 25-15-20 W	Length:	14.00
North:	2141694.4539	East :	5781585.7944
Line Course:	N 64-43-21 W	Length:	39.79
North:	2141711.4444	East :	5781549.8143
Line Course:	N 71-55-57 W	Length:	57.64
North:	2141729.3207	East :	5781495.0164
Line Course:	N 26-24-37 E	Length:	48.80
North:	2141773.0275	East :	5781516.7224

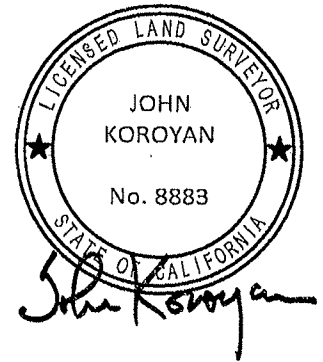
Perimeter: 744.61    Area: 10,577 Sq Ft 0.243 Ac.

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0014                      Course: N 80-31-28 W

Error North: 0.00024                      East : -0.00143

Precision 1: 531,871.43



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Parcel name: **PARCEL B**

North:	2141633.7173	East :	5781812.1070
Line Course:	S 64-45-01 E	Length:	586.93
North:	2141383.3539	East :	5782342.9601
Line Course:	S 26-04-08 W	Length:	27.69
North:	2141358.4809	East :	5782330.7917
Line Course:	N 64-44-40 W	Length:	586.97
North:	2141608.9154	East :	5781799.9279
Line Course:	N 26-08-34 E	Length:	27.63
North:	2141633.7189	East :	5781812.1020

Perimeter: 1229.22    Area: 16,234 Sq Ft 0.373 Ac.

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0053                      Course: N 73-05-28 W

Error North: 0.00154                      East : -0.00505

Precision 1: 231,928.30

-----  
Parcel name: PARCEL C

North:	2141335.4590	East :	5782319.4668
Line	Course: S 63-51-42 E	Length:	37.50
	North: 2141318.9388	East :	5782353.1318
Line	Course: S 26-07-56 W	Length:	113.47
	North: 2141217.0677	East :	5782303.1546
Line	Course: N 63-51-42 W	Length:	37.50
	North: 2141233.5879	East :	5782269.4896
Line	Course: N 26-07-56 E	Length:	113.47
	North: 2141335.4590	East :	5782319.4668

Perimeter: 301.94    Area: 4,255 sq.ft. 0.098 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0000                      Course: S 90-00-00 E

Error North: 0.00000                      East : 0.00000

Precision 1: 301,940,000.00  
-----

## **EXHIBIT B**

**EXHIBIT "A"**  
Legal Description

**TEMPORARY CONSTRUCTION EASEMENT**  
Transportation Agency of Monterey County

Certain real property, situated in the City of Salinas, Monterey County, California, being a portion of the Lands as described in that certain Corporation Grant Deed, from Southern Pacific Transportation Company, a Delaware corporation to MWM Investments, LLC, a California Limited Liability Company, Recorded on September 27, 1996 in Reel 3424 at Page 159, Official Records of Monterey County, being more particularly described as follows:

**TEMPORARY CONSTRUCTION EASEMENT No. 1**

Beginning at the most northerly corner of said Lands (Re3424 Pg159);

Thence leaving said corner and along the northeasterly line of said Lands, South 64°45'01" East, 326.59 feet;

Thence leaving said northeasterly line, South 26°08'34" West, 27.63 feet to the point of **BEGINNING** of this description;

Thence leaving said point, the following courses and distances:

South 64°44'40" East, 296.60 feet;

South 25°16'18" West, 10.00 feet;

North 64°44'40" West, 296.76 feet to a point and being distant thereon South 26°08'34" West, 10.00 feet from the True Point of Beginning;

Thence North 26°08'34" East, 10.00 feet to the point of **BEGINNING** of this description;

Containing an area of 2,967 square feet or 0.068 acres, more or less.

**TEMPORARY CONSTRUCTION EASEMENT No. 2**

Beginning at the most easterly corner of said Lands (Re3424 O.R. Pg159);

Thence leaving said corner and along the southeasterly line of said Lands, South 26°07'56" West, 27.69 feet to the point of **BEGINNING** of this description;

Thence leaving said southeasterly line, the following courses and distances:

North 64°44'40" West, 213.30 feet;

South 25°03'51" West, 10.00 feet;

South 64°44'40" East, 213.11 feet to said southeasterly line of said Lands;

**EXHIBIT "A"**  
**TEMPORARY CONSTRUCTION EASEMENT**  
Page 2 of 2

Thence along said southeasterly line, North 26°07'56" East, 10.00 feet to the point of **BEGINNING** of this description.

Containing an area of 2,132 square feet or 0.049 acres, more or less.

**As shown on plat attached hereto as EXHIBIT "B" and made a part hereof.**

This description was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors Act.

By: John Koroyan  
John Koroyan  
P.L.S. No. 8883

Dated: MARCH 17, 2017



LINE TABLE		
LINE	BEARING	LENGTH
L1	S26°08'34"W	27.63'
L3	N26°08'34"E	10.00'

U.P.P.R.

POINT OF BEGINNING  
FOR TCE NO. 1

S64°45'01"E

326.59'

TRUE POINT OF  
BEGINNING FOR  
TCE NO. 1

S64°44'40"E 296.60'

N64°44'40"W 296.76'

10' WIDE TEMPORARY  
CONSTRUCTION  
EASEMENT NO. 1  
2,967 S.F.±

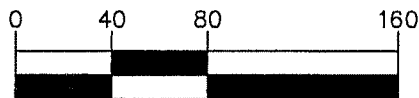
MWM INVESTMENTS, LLC  
RE3424 PG159 (PORTION)  
APN 002-031-030

MWM INVESTMENTS, LLC  
RE3424 PG159 (PORTION)  
APN 002-171-028

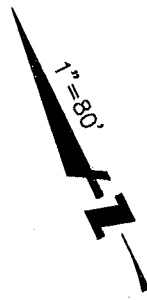
ASSESSOR'S  
PARCEL LINE

SEE SHEET 2

VALE  
STREET

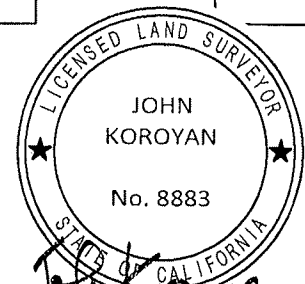


(SCALE IN FEET)



HAPP PLACE

**MARKET STREET (CA-183)**  
(100' WIDE)



**EXHIBIT "B"**  
**PLAT TO ACCOMPANY**  
**LEGAL DESCRIPTION**

BEING A PORTION OF APN 002-171-028

K:\Sur13\136140 TAMC Salinas Rail Kick Start\DWG\PLATS\TCE Parcel B



**BKF**

ENGINEERS / SURVEYORS / PLANNERS

1730 N. FIRST STREET  
SUITE 600  
SAN JOSE, CA 95112  
408-467-9100  
408-467-9199 (FAX)

Subject TEMPORARY CONSTRUCTION EASEMENT  
TRANSPORTATION AGENCY OF MONTEREY COUNTY

Job No. 20136140

By JG Date 03-17-17 Chkd. JVK

SHEET 1 OF 2



LINE TABLE		
LINE	BEARING	LENGTH
L2	S25°16'18"W	10.00'
L4	S26°07'56"W	27.69'
L5	S25°03'51"W	10.00'
L6	N26°07'56"E	10.00'

U.P.P.R.

POINT OF BEGINNING  
FOR TCE NO. 2

SEE SHEET 1

TRUE POINT OF  
BEGINNING FOR  
TCE NO. 2

CITY OF SALINAS

S64°44'40"E 296.60'

N64°44'40"W 296.76'

N64°44'40"W 213.30'

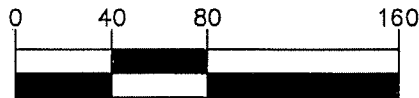
S64°44'40"E 213.11'

10' WIDE TEMPORARY  
CONSTRUCTION  
EASEMENT NO. 1  
2,967 S.F.±

10' WIDE TEMPORARY  
CONSTRUCTION  
EASEMENT NO. 2  
2,132 S.F.±

MWM INVESTMENTS, LLC  
RE3424 PG159 (PORTION)  
APN 002-171-028

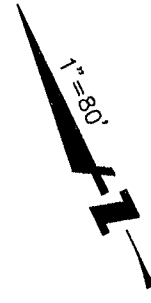
ASSESSOR'S  
PARCEL LINE



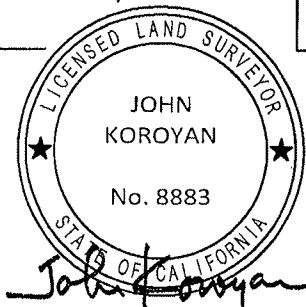
(SCALE IN FEET)

HAPP PLACE

PALMETTO STREET



**MARKET STREET (CA-183)**  
(100' WIDE)



**EXHIBIT "B"**

PLAT TO ACCOMPANY  
LEGAL DESCRIPTION

BEING A PORTION OF APN 002-171-028

K:\Sur13\136140 TAMC Salinas Rail Kick Start\DWG\PLATS\TCE Parcel B



1730 N. FIRST STREET  
SUITE 600  
SAN JOSE, CA 95112  
408-467-9100  
408-467-9199 (FAX)

Subject TEMPORARY CONSTRUCTION EASEMENT  
TRANSPORTATION AGENCY OF MONTEREY COUNTY

Job No. 20136140

By JG Date 03-17-17 Chkd. JVK  
SHEET 2 OF 2

Closure Calculations

**SALINAS**

Project: 136140

TRANSPORTATION AGENCY OF MONTEREY COUNTY

March 17, 2017

BKF No. 20116053

-----  
Parcel name: TCE NO. 1 (PARCEL B)

North: 2141608.9130	East : 5781799.9325
Line Course: S 64-44-40 E	Length: 296.60
North: 2141482.3667	East : 5782068.1816
Line Course: S 25-16-18 W	Length: 10.00
North: 2141473.3237	East : 5782063.9125
Line Course: N 64-44-40 W	Length: 296.76
North: 2141599.9383	East : 5781795.5187
Line Course: N 26-08-34 E	Length: 10.00
North: 2141608.9153	East : 5781799.9248

Perimeter: 613.36 Area: 2,967 Sq Ft 0.068 Ac.

Mapcheck Closure - (Uses listed courses, radii, and deltas)

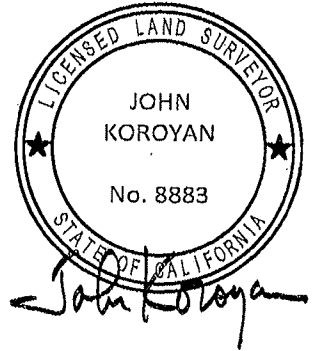
Error Closure: 0.0081

Course: N 73-17-52 W

Error North: 0.00232

East : -0.00772

Precision 1: 75,723.46



-----  
Parcel name: TCE NO. 2 (PARCEL B)

North: 2141358.4924	East : 5782330.7668
Line Course: N 64-44-40 W	Length: 213.30
North: 2141449.4982	East : 5782137.8553
Line Course: S 25-03-51 W	Length: 10.00
North: 2141440.4399	East : 5782133.6190
Line Course: S 64-44-40 E	Length: 213.11
North: 2141349.5151	East : 5782326.3586
Line Course: N 26-07-56 E	Length: 10.00
North: 2141358.4929	East : 5782330.7631

Perimeter: 446.41 Area: 2,132 Sq Ft 0.049 Ac.

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0038

Course: N 81-58-17 W

Error North: 0.00053

East : -0.00373

Precision 1: 117,476.32

## **EXHIBIT B-1**

**EXHIBIT "A"**  
Legal Description

**TEMPORARY CONSTRUCTION EASEMENT**  
Transportation Agency of Monterey County

Certain real property, situated in the City of Salinas, Monterey County, California, being a portion of the Lands as described in that certain Corporation Grant Deed, from Southern Pacific Transportation Company, a Delaware corporation to MWM Investments, LLC, a California Limited Liability Company, Recorded on September 27, 1996 in Reel 3424 at Page 159, Official Records of Monterey County, being more particularly described as follows:

Beginning at the most northerly corner of said Lands (Re3424 Pg159);

Thence leaving said corner and along the northwesterly line of said Lands, South  $26^{\circ}24'37''$  West, 48.80 feet to the point of **BEGINNING**;

Thence leaving said northwesterly line, the following courses and distances:

South  $71^{\circ}55'57''$  East, 57.64 feet;

South  $64^{\circ}43'21''$  East, 39.79 feet;

North  $25^{\circ}15'20''$  East, 14.00 feet;

South  $64^{\circ}44'40''$  East, 230.17 feet;

South  $26^{\circ}08'34''$  West, 10.00 feet;

North  $64^{\circ}44'40''$  West, 220.02 feet;

South  $25^{\circ}15'20''$  West, 14.00 feet;

North  $64^{\circ}43'21''$  West, 49.16 feet;

North  $71^{\circ}55'57''$  West, 58.47 feet to said northwesterly line of said Lands;

Thence along said northwesterly line, North  $26^{\circ}24'37''$  East, 10.11 feet point of **BEGINNING**;

Containing an area of 3,416 square feet or 0.078 acres, more or less.

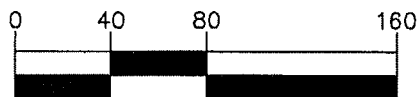
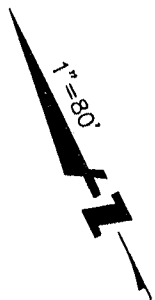
As shown on plat attached hereto as **EXHIBIT "B"** and made a part hereof.

This description was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors Act.

By:   
John Koroan  
P.L.S. No. 8883

Dated: MARCH 17, 2017





(SCALE IN FEET)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S26°24'37"W	48.80'
L2	S71°55'57"E	57.64'
L3	S64°43'21"E	39.79'
L4	N25°15'20"E	14.00'
L5	S26°08'34"W	10.00'
L6	S25°15'20"W	14.00'
L7	N64°43'21"W	49.16'
L8	N71°55'57"W	58.47'
L9	N26°24'37"E	10.11'

U.P.P.R.

POINT OF  
BEGINNING

TRUE POINT  
OF BEGINNING

S64°44'40"E 230.17'

N64°44'40"W 220.02'

10' WIDE TEMPORARY  
CONSTRUCTION EASEMENT  
3,416 S.F.±

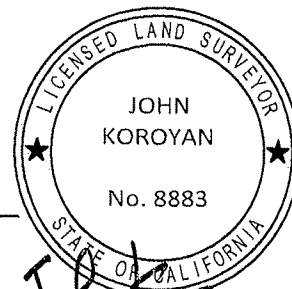
MWM INVESTMENTS, LLC  
RE3424 PG159 (PORTION)  
APN 002-031-030

TRANSPORTATION AGENCY OF  
MONTEREY COUNTY  
PARCEL II, DOC. 2011018820  
APN 002-031-033

TRANSPORTATION AGENCY OF  
MONTEREY COUNTY  
PARCEL I, DOC. 2011018820  
APN 002-031-033

VALE  
STREET

**MARKET STREET (CA-183)**  
(100' WIDE)



*John Koroyn*

**EXHIBIT "B"**  
PLAT TO ACCOMPANY  
LEGAL DESCRIPTION

BEING A PORTION OF APN 002-031-030

K:\Sur13\136140 TAMC Salinas Rail Kick Start\DWG\PLATS\TCE Parcel A



1730 N. FIRST STREET  
SUITE 600  
SAN JOSE, CA 95112  
408-467-9100  
408-467-9199 (FAX)

Subject TEMPORARY CONSTRUCTION EASEMENT  
TRANSPORTATION AGENCY OF MONTEREY COUNTY  
Job No. 20136140  
By JG Date 03-17-17 Chkd. JVK  
SHEET 1 OF 1

Closure Calculations

**SALINAS**

Project: 136140

TRANSPORTATION AGENCY OF MONTEREY COUNTY

March 17, 2015

BKF No. 20116053

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Parcel name: TCE (PARCEL A)

North: 2141729.3194	East : 5781495.0173
Line Course: S 71-55-57 E	Length: 57.64
North: 2141711.4431	East : 5781549.8152
Line Course: S 64-43-21 E	Length: 39.79
North: 2141694.4526	East : 5781585.7953
Line Course: N 25-15-20 E	Length: 14.00
North: 2141707.1144	East : 5781591.7685
Line Course: S 64-44-40 E	Length: 230.17
North: 2141608.9109	East : 5781799.9374
Line Course: S 26-08-34 W	Length: 10.00
North: 2141599.9339	East : 5781795.5313
Line Course: N 64-44-40 W	Length: 220.02
North: 2141693.8069	East : 5781596.5422
Line Course: S 25-15-20 W	Length: 14.00
North: 2141681.1451	East : 5781590.5690
Line Course: N 64-43-21 W	Length: 49.16
North: 2141702.1365	East : 5781546.1160
Line Course: N 71-55-57 W	Length: 58.47
North: 2141720.2703	East : 5781490.5291
Line Course: N 26-24-37 E	Length: 10.11
North: 2141729.3251	East : 5781495.0260

Perimeter: 703.36 Area: 3,416 Sq Ft 0.078 Ac.

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0104

Course: N 56-39-29 E

Error North: 0.00572

East : 0.00869

Precision 1: 67,630.77

