

Recording Requested By:
First American Title Insurance Company

When Recorded Mail To:
CITY OF WATSONVILLE
Community Development Dept/Engineering
250 Main Street
Watsonville, CA 95076
Attn: City Clerk
[Recording Fees Exempt Under Govt. Code Sec. 6103]

ASSESSOR'S PARCEL NOS: 018-731-01 THROUGH 018-731-55, INCLUSIVE AND 018-732-01 THROUGH 018-732-46 INCLUSIVE

CITY OF WATSONVILLE

**COVENANT RUNNING WITH THE LAND,
STORMWATER CONTROL MEASURES (SCMs), STORMWATER TREATMENT
AND DETENTION FACILITY OPERATIONS
AND MAINTENANCE AGREEMENT, AND RIGHT OF ENTRY
(Subdivisions with Homeowners' Association)**

PROJECT: SUNSHINE GARDEN

OWNER NAME: PACIFIC SUNSHINE DEVELOPMENT, LLC

**ASSESSOR'S PARCEL NUMBERS: 018-731-01 THROUGH 018-731-55, INCLUSIVE
AND 018-732-01 THROUGH 018-732-46 INCLUSIVE**

**COVENANT RUNNING WITH THE LAND,
STORMWATER CONTROL MEASURES (SCMs), STORMWATER TREATMENT AND
DETENTION FACILITY OPERATIONS
AND MAINTENANCE AGREEMENT, AND RIGHT OF ENTRY
SUNSHINE GARDEN**

This Covenant Running with the Land, Stormwater Control Measures (SCMs), Stormwater Treatment and Detention Facility Operations and Maintenance Agreement, and Right of Entry (“**Agreement**”) is made and entered into this ___ day of _____, 2025, (“**Effective Date**”) by and between **PACIFIC SUNSHINE DEVELOPMENT, LLC**, a California limited liability company (“**Property Owner**”) and **THE CITY OF WATSONVILLE**, a municipal corporation (“**City**”).

RECITALS

- A. Property Owner is the owner of real property commonly known as Sunshine Garden, which is the real property located in the City of Watsonville, Santa Cruz County, California Assessor’s Parcel Nos.: 018-731-01 through 018-731-55, inclusive and 018-732-01 through 018-732-46 inclusive, more particularly as described on **Exhibit A** attached hereto and the Map (“**Tract Map**”) entitled “Tract No. 1587 Sunshine Garden”, recorded on October 4, 2017 in Volume 127 of Maps at Page 9 in the Office of the Recorder of Santa Cruz County, California (the “**Real Property**” or “**Development**”).
- B. The Tract Map, which is attached as **Exhibit A**, was approved by the City of Watsonville for the subdivision of the Real Property for 87 residential lots and common area lots and parcels. A condition of approval of the subdivision required that, a homeowners Association (“**Association**”) shall be formed and shall be responsible, in perpetuity, for the operation, maintenance, repair, and replacement of, among other things, the access easements, detention facilities and all permanent stormwater treatment and control measures included in the Stormwater Control Operations and Maintenance Plan (“**O&M Plan**”) (defined below).
- C. Property Owner is the “**Declarant**” under those certain conditions, covenants and restrictions for the Property entitled **DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SUNSHINE GARDEN (“CC&Rs”)**, which are to be recorded on Property simultaneously with this Agreement in the official records of the Santa Cruz County Recorder, California.
- D. City is subject to the State Water Resources Control Board’s National Pollutant Discharge Elimination System General Permit No. CAS000004, as amended, and as may be superseded by subsequent NPDES permits that are reissued from time to time (“**NPDES Permit**”).
- E. Stormwater control measures (“**SCMs**”) include and are not limited to stormwater treatment and detention & retention facilities shown on the improvement plans and the project stormwater report.
- F. The NPDES Permit requires the permittee public agencies to provide minimum verification and access assurances that all SCMs be adequately operated and maintained by persons and entities responsible therefor. The SCMs and treatment systems that must be installed, constructed, and maintained on or about the Property (“**Stormwater Facilities**”) are more particularly described in the **O & M Plan** attached hereto as **Exhibit B**; full-scale plans and any amendments thereto are on file with City’s Public Works Division). The defined term “**Stormwater Facilities**” includes all pipes, channels or other conveyances built to convey stormwater to the SCMs, as well as all structures, improvements, basins, bioretention facilities, special soils, and vegetation provided to control the quantity and quality of the stormwater, all as set forth in the Improvement Plans.

G. City is the permittee public agency with jurisdiction over the Property.

H. The NPDES Permit, Construction General Permit, City Municipal Code, stormwater related guidelines, criteria and other written directions, and any amendments thereto (collectively, "**Stormwater Regulations**"), development conditions of approval, DA, and the health, safety and welfare of the public, require that the Stormwater Facilities be properly constructed, and adequately operated and maintained on the Property by the Property Owner.

I. City has approved Property Owner's submitted Stormwater Control Operation and Maintenance Plan prepared by Akers & Associates dated February 3, 2025 (the "**O & M Plan**," attached hereto as **Exhibit B**). The O & M Plan includes a detailed description of and schedule for long-term maintenance activities of the Stormwater Facilities. The O&M Plan may be subsequently modified from time to time, subject to City's prior written approval.

J. This Agreement memorializes Property Owner's maintenance, operations, and inspection obligations with respect to the Stormwater Facilities.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. **Construction.** The Stormwater Facilities shall be constructed by the undersigned Property Owner in strict accordance with the approved plans and specifications identified for the Property and any other requirements thereto which have been approved by City in conformance with Stormwater Regulations. Among other things, the Stormwater Facilities shall accept, treat, and convey public and private stormwater runoff. Property Owner will make available copies of the City-approved Improvement Plans, SWCP, O&M Plan, and any amendments thereto (collectively, "**Plans**") at the Property and with the facility or property manager (if any). Property Owner (as that term is defined in Section 12) must maintain the Stormwater Facilities in good working condition acceptable to City for the life of the Property in compliance with the Stormwater Regulations and the Plans.
2. **Inspection and Annual Report.** The undersigned Property Owner is required to form the homeowners association ("**Association**") and record the CC&Rs against the entire Property; such formation is further described in the CC&Rs ("**Formation**"). Upon Formation, Property Owner shall provide the Association with a copy of this Agreement and the then-current Plans, and shall promptly notify City in writing of the name of the Association, the Association's manager (if any), and the Association address to be used for notices hereunder (see Section 13 below). Before Formation, the undersigned Property Owner shall fully bear all responsibilities under this Agreement. After Formation, references in this Agreement to "**Property Owner**" shall mean the Association. Property Owner shall have a qualified inspector conduct a minimum of one (1) annual inspection of the Stormwater Facilities before the wet season, between August 1st and September 30th each year. City shall notify Property Owner if more frequent inspections are required. The inspections shall conform to the procedures and requirements set forth in the O & M Plan, including the recordation of the inspection on an "**Inspection and Maintenance Checklist**" (form provided in the O&M Plan), and an Annual Operation and Maintenance Inspection Report ("**Annual Report**"), which Property Owner shall complete annually in order to verify that inspection and maintenance of the Stormwater Facilities have been conducted pursuant to this Agreement and the SWCP. The Annual Report shall include all completed Inspection and Maintenance Checklists for the reporting period. The Annual Report shall be submitted no later than November 30th of each year, to

the City at the address in Section 13, below, or to another member of City staff if and as directed by City in writing.

3. **Responsibility.** Notwithstanding anything herein or in the CC&Rs to the contrary, regardless of whether Association delegates the O&M of any components of the Stormwater Facilities to the extent allowed by law, as of Formation, the Association shall bear primary responsibility for the O&M (defined below) of any and all Facilities and associated inspection and reporting, provided that such Association obligations are not intended and shall not be construed to diminish any Property Owner's obligations hereunder or under the CC&Rs. This Agreement shall serve as the signed statement by the undersigned Property Owner for itself and on behalf of the Association, accepting responsibility for the O&M of the Stormwater Facilities as set forth in this Agreement until the responsibility is legally transferred to another person or entity. Before all or any responsibilities under this Agreement are transferred to another person or entity, and before all or any portion of the Property is legally transferred to another person or entity, Property Owner shall provide to City one or more of the following (as determined by City):

- a. Written conditions in the sales or lease agreement requiring the buyer or lessee to assume responsibility for O&M consistent with this provision, which conditions, in the case of purchase and sale agreements, shall be written to survive beyond the close of escrow; and/or
- b. In the case of a transfer to any Association, Property Owner must provide City with written text in the CC&Rs assigning O&M responsibilities to the Association; and/or
- c. Any other legally enforceable agreement or mechanism that assigns responsibility for the O&M.

Any and all such text, conditions, and agreements shall be subject to the approval of the City Engineer and the City Attorney. Other provisions regarding Property transfer are set forth in Section 12 below.

4. **Maintenance.** No Property Owner shall destroy or remove (or allow destruction or removal of) the Stormwater Facilities from the Property or modify (or allow modification of) them in a manner that lessens their effectiveness. Property Owner, at its sole cost expense, shall operate, maintain, repair, and replace, to the City's reasonable satisfaction, the Stormwater Facilities in good working order so that they continue to operate as intended, designed and approved in accordance with the Plans and the "**Stormwater Regulations**". This includes all pipes, channels or other conveyances built to convey stormwater to the Stormwater Facilities as well as all structures, improvements, basins, bioretention facilities, special soils, and vegetation provided to control the quantity and quality of the stormwater, all as set forth in the Plans.

5. **Sediment Management.** Sediment accumulation resulting from the normal operation of the Stormwater Treatment Systems will be managed appropriately by Property Owner. Property Owner will provide for the removal and disposal of accumulated sediments, trash, and debris. Disposal of accumulated sediments shall not occur on the Property unless provided for in the O&M Plan. Any disposal or removal of accumulated sediments, trash, or debris shall be in compliance with all federal, state and local law and regulations and any amendments thereto.

6. Necessary Changes and Modifications. In order to ensure that the Stormwater Facilities are adequately maintained and continue to operate as intended, designed and approved, Property Owner, at its sole cost and expense, shall make changes or modifications to the Stormwater Facilities and/or SWCP as City determines reasonably necessary.

7. Access to the Property. Property Owner hereby grants permission to the City of Watsonville, County Environmental Health Department, the State Water Quality Control Board, the Santa Cruz County Mosquito Abatement and Vector Control District, the City, and each of their respective officers, officials, volunteers, agents, employees successors, and assigns (each, an “**Inspecting Entity**” and collectively “**Inspecting Entities**”) to enter upon the Property at reasonable times and in a reasonable manner to inspect, assess, or observe the Stormwater Facilities and the Property in order to ensure that the Stormwater Facilities are being adequately maintained and are continuing to perform in an adequate manner to protect water quality and the public health and safety. This includes the right to (a) inspect and copy records related to stormwater compliance, and to collect samples and take measurements, and (b) enter upon the Property whenever there is a reasonable basis to believe that a violation of this Agreement or Stormwater Regulations, is occurring, has occurred, or threatens to occur. Each Inspecting Entity also has a right to enter the Property when necessary for abatement of a public nuisance or correction of a violation of any Stormwater Regulations. The applicable Inspecting Entity/ies shall endeavor to provide forty-eight (48) hours advance notice to Property Owner, provided, however, that advance notice will not be necessary if emergency conditions require immediate remedial action.

8. Failure to Install, Operate, and/or Maintain. In the event Property Owner fails to install, operate and/or maintain the Stormwater Facilities in good working order acceptable to City and in accordance with this Agreement, the Plans and the Stormwater Regulations, City, and its authorized agents and employees may (but are not obligated to) enter the Property and take whatever steps it deems necessary and appropriate to return the Stormwater Facilities to good working order. Such work shall be at Property Owner’s sole cost and expense as set forth in Section 9, below. City will provide reasonable (as may be appropriate for the particular circumstances) advance notice to Property Owner; provided, however that advance notice will not be necessary if emergency conditions require immediate remedial action. This provision shall not be construed to allow City to erect any structure of a permanent nature on the Property. It is expressly understood and agreed that City is under no obligation to maintain or repair the Stormwater Facilities and in no event shall this Agreement be construed to impose any such obligation on City. City may require Property Owner to provide a performance bond, security, or other financial assurance providing for the maintenance of the Stormwater Facilities.

9. Reimbursement and Payment of Costs. In the event City performs work of any nature (direct or indirect), including work under **Section 8**, above, any inspections/re-inspections, or other actions City deems necessary or appropriate to return the Stormwater Facilities to good working order, or incurs any direct or indirect costs or expends any funds in or related thereto (including the performance of said work for labor, use of equipment, supplies, materials, and the like); or any penalties, fees, fines, and other monetary and non-monetary penalties, reparations, or mitigations arising out of or related to Property Owner’s failure to inspect and maintain and submit reports for the Stormwater Facilities, are imposed on or assessed against City (the foregoing are collectively referred to herein as “**Costs**”), Property Owner shall reimburse City for such Costs within thirty (30) days of receipt of City’s written demand, and/or shall forfeit any required bond upon demand. If the Costs are not paid within the prescribed time period, City may assess Property Owner for the Costs and applicable penalties. Said assessment shall be a lien against the Property or may be placed on the property tax bill and collected at the same time and in the same manner as ordinary municipal taxes are collected as provided in Government Code § 38773.5. The actions

described in this **Section 9** are in addition to, and not in lieu of, any and all legal remedies as provided in the CC&Rs, by law or equity, or otherwise available to City as a result of failure to maintain the Stormwater Facilities.

10. Indemnification. Property Owner shall indemnify, hold harmless, and defend each of the Inspecting Entities from and against any and all claims, demands, suits, damages, liabilities, losses, accidents, casualties, occurrences, judgments, costs, payments, and fees (including attorney fees), personal injury, death, or property damage, claimed or which might arise or be asserted against any Inspecting Entity that are alleged or proven to result or arise from the (a) entry onto the Property by any Inspecting Entity under this Agreement, or (b) the Stormwater Facilities (including construction, presence, existence, non-existence, operation, non-operation, repair, disrepair, maintenance, lack of maintenance, inspection, or failure to inspect, whether by Property Owner, any Inspecting Entity, or any third party). Each of the foregoing is referred to herein as a **"Claim."** In the event a Claim is asserted against City, City will promptly notify Property Owner and Property Owner shall defend at its own expense any suit based on such Claim. If any Claim against any Inspecting Entity shall be allowed, Property Owner shall pay for all costs and expenses in connection herewith. Property Owner's indemnification obligation as to a particular Inspecting Entity shall not apply to any Claim arising from the sole or active negligence or willful misconduct of the Inspecting Entity against whom that Claim is asserted.

11. No Additional Liability. It is the intent of this Agreement to insure the O&M by Property Owner; provided, however, that this Agreement shall not be deemed to create any additional liability not otherwise provided by law for damage alleged to result from or caused by stormwater runoff.

12. Scope of Responsibility; Transfer of Property.

a. This Agreement runs with the land and any portion thereof, and applies to and shall bind and be obligatory on the Declarant, the Association, and all present and subsequent owners of the Property or any portion thereof, including their respective successor and assignee owner(s). Each such person or entity is a "Property Owner" responsible in perpetuity with respect to the extent of his, her or its ownership of the Property or any portion thereof, provided, however, that after Formation, the Association shall be considered the "Property Owner" with respect to the entire Property for purposes of the obligations under this Agreement. To the extent allowed by law and consistent with the Conditions of Approval and the DA, it is the parties' intent that the Association be primarily liable for any and all acts or omissions, including those of any owner of the Property or a portion thereof (such as an individual lot), under this Agreement. The Association shall have such remedies against the potentially responsible parties as are described in the CC&Rs.

b. The Formation and continued existence of an Association is a condition to City approval. Notwithstanding the foregoing, if the Association is dissolved or otherwise terminates its operations for any reason, the owners of the Property or any portion thereof (e.g., a lot) automatically shall assume all of the rights and duties of the Property Owner under this Agreement. In this event, each such Property Owner shall bear primary responsibility for the O&M of any and all Stormwater Facilities and associated inspection and reporting with respect to the owner's Property. Upon transfer of the Property or any portion thereof, the transferor Property Owner(s) shall provide the transferee Property Owner(s) with a copy this Agreement, the then-current Plans, and an Inspection and Maintenance Checklist that is complete and current as of the transfer date, and shall promptly notify City in writing of the transfer and name(s) of the transferee Property Owner(s) and the address(es) to be used for notices hereunder (see **Section 13**). Upon such transfer, the transferee Property Owner(s) shall be responsible for complying

with the terms and conditions of this Agreement, and the transferor of Property Owner(s) shall bear no future responsibility for inspection or reporting under this Agreement, provided, however, that no transfer of the Property or any portion thereof is intended or shall be construed to release any transferor or transferee Property Owner from any obligations or liabilities with respect to the Stormwater Facilities (including O&M) that accrued or arose out of acts or omissions during its/their period of ownership. Nothing in this Agreement is intended or shall be construed to allow any responsibilities under this Agreement to be transferred separate and apart from the Property or any portion(s) thereof.

13. Notices. Except as otherwise stated, all notices given under this Agreement must be in writing. Such notices shall be addressed to City and to the then-current Property Owner at the address indicated below.

City:

City of Watsonville
Attention: City Engineer
250 Main Street
Watsonville, CA 95076

Property Owner (before Formation):

PACIFIC SUNSHINE
DEVELOPMENT, LLC
561 Auto Center Dr. Suite 100,
Watsonville, CA, 95076-3745
Telephone: (352)226-9439
Email: adamsunshinepacific@gmail.com

Property Owner (after Formation):

Sunshine Garden Community
Homeowners Association
561 Auto Center Dr. Suite 100,
Watsonville, CA, 95076-3745
Telephone: (352)226-9439
Email: adamsunshinepacific@gmail.com

14. Choice of Law. This Agreement shall be construed and interpreted in accordance with the laws of the State of California, excluding any choice of law rules which may direct the application of the laws of another jurisdiction. Any action at law or in equity brought by any of the parties for the purpose of enforcing a right or rights provided for by this Agreement shall be held exclusively in a state court in Santa Cruz County, California, and the parties waive all provisions of law providing for a change of venue in these proceedings to any other county. Property Owner shall comply with all applicable federal, state, and local laws, rules, and regulations, and any amendments thereto, and shall obtain all applicable licenses and permits.

15. Interpretation. Headings are for convenience only. The recitals and any exhibits attached to this Agreement are incorporated by reference as though fully restated herein. The words "include" and "including" shall be interpreted as though followed by the words "without limitation." This Agreement shall be interpreted as though it was a product of a joint drafting effort and no provisions shall be interpreted against a party on the ground that said party was solely or primarily responsible for drafting the language to be interpreted. Waiver by either party of any breach of any term, covenant, or condition contained in this Agreement, or any default in their performance of any obligations under this Agreement shall not be deemed to be a waiver of any other breach or default of the same or any other term, covenant, condition, or obligation, nor shall any waiver of any incident of breach of default

constitute a continuing waiver of same. To the extent there is any conflict between this Agreement and the CC&Rs, this Agreement shall control.

16. Severability. The provisions of this Agreement shall be severable and if any phrase, clause, section, subsection, paragraph, subdivision, sentence or provision is adjudged invalid or unconstitutional by a court of competent jurisdiction, or the applicability to any party is held invalid, this shall not affect or invalidate the remainder of any phrase, clause, section, subsection, paragraph, subdivision, sentence, or provision of this Agreement.

17. Covenant Running with the Land, Recordation. This Agreement shall be recorded by City in Santa Cruz County Recorder's Office at Property Owner's expense. The covenants and agreements contained herein shall be deemed to be covenants running with the Property or any portion thereof for the benefit of City, as well as affected streets, storm drains, waterways, bodies of water, each and every part thereof, and the successors and assigns in ownership of all or any part of the foregoing. Property Owner agrees for itself and its successors and assigns, that in the event a court of competent jurisdiction determines that the covenants in this Agreement do not run with the Property such covenants shall be recorded as equitable servitudes against the Property and the project in favor of City.

18. Legal Advice; Authority. Property Owner represents and warrants to City that: (a) Property Owner has carefully read this Agreement, and in signing this Agreement, does so with full knowledge of any right which Property Owner may have; (b) Property Owner has received independent legal advice from its legal counsel as to the matters set forth in this Agreement, or has knowingly chosen not to consult legal counsel as to the matters set forth in this Agreement; and (c) Property Owner has freely signed this Agreement without any reliance upon any agreement, promise, statement or representation by or on behalf of City or any City Party except as specifically set forth in this Agreement, and without duress or coercion, whether economic or otherwise. Each individual or entity executing this Agreement on behalf of Property Owner represents and warrants that he or she or it is duly authorized to execute and deliver this Agreement on behalf of Property Owner and that such execution is binding upon Property Owner.

19. No Agency Relationship. Neither the Property Owner nor any of the Property Owner's agents, contractors or subcontractors are or shall be considered to be agents of City in connection with the performance of any of the Property Owner's obligations under this Agreement. Nor shall City and Property Owner be deemed to have become a partner of each other in the conduct of their respective business or otherwise a joint venture.

20. Counterparts. This Agreement may be executed in any number of counterparts which together shall constitute the contract of the parties.

21. Effective Date and Modification. This Agreement is effective as of the Effective Date. This Agreement shall not be modified except by written instrument executed by City and the Association, or the then-current Property Owner(s) if the Association has ceased to exist. Modifications shall be effective upon the date of execution and shall be recorded against the Property.

[signatures follow on next page]

Recommended for approval:

City of Watsonville:

City Engineer

City Manager

Reviewed by:

Attest:

City Attorney

City Clerk

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 _____)

On _____, 202__ 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 of Notary Public

My commission expires: _____

(SEAL)

Property Owner:

PACIFIC SUNHINE DEVELOPMENT, LLC,
a California limited liability company

By: 

Name: Siyan Qin

Title: CEO

Attachments: Acknowledgement

Exhibit A – Legal Description

Exhibit B – Stormwater Control Operation and Maintenance Plan

ALL PURPOSE ACKNOWLEDGMENT

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 Santa Cruz)

On 03/27/2025, 202__ before me, Sophia Sanchez-Zavala, a Notary Public, personally appeared Siyan Qin 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 of Notary Public

S. S. Z
My commission expires: _____

(SEAL)

EXHIBIT A
Legal Description of Property

ALL OF THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF WATSONVILLE, COUNTY OF SANTA CRUZ ("COUNTY"), STATE OF CALIFORNIA, MORE PARTICULARLY AS DESCRIBED ON THE MAP ENTITLED "TRACT NO. 1587 SUNSHINE GARDEN", RECORDED ON OCTOBER 4, 2017 IN VOLUME 127 OF MAPS AT PAGE 9 IN THE OFFICIAL RECORDS OF SANTA CRUZ COUNTY, CALIFORNIA.

APN: 018-731-01 THROUGH 018-731-55, INCLUSIVE AND 018-732-01 THROUGH 018-732-46 INCLUSIVE.

TRACT MAP ATTACHED AS PART OF THIS EXHIBIT

OWNER'S STATEMENT

I HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE ACQUIRED 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 HEREBY MAKE AN IRREVOCABLE OFFER FOR DEDICATION TO THE CITY OF WATSONVILLE IN FREE PARCEL A, SANTA CATALINA AVENUE AND SAN LUIS AVENUE FOR STREET AND UTILITY PURPOSES ALL AS SHOWN ON SHEET 2 OF 4 HEREOF.

WE ALSO HEREBY MAKE AN IRREVOCABLE OFFER FOR DEDICATION TO THE CITY OF WATSONVILLE A 36' WIDE SANITARY SEWER EASEMENT FOR PUBLIC USE OVER THAT AREA AS SHOWN ON SHEET 4 OF 4 HEREOF.

WE ALSO HEREBY MAKE AN IRREVOCABLE OFFER FOR DEDICATION TO THE CITY OF WATSONVILLE A 16' WIDE EMERGENCY VEHICLE ACCESS EASEMENT FOR PUBLIC USE OVER THAT AREA AS SHOWN ON SHEET 4 OF 4 HEREOF.

WE ALSO HEREBY MAKE AN IRREVOCABLE OFFER FOR DEDICATION TO THE CITY OF WATSONVILLE AN EASEMENT FOR PUBLIC USE OVER THOSE AREAS DESIGNATED PEDESTRIAN TRAIL EASEMENT AS SHOWN ON SHEET 3 OF 4 HEREOF.

WE ALSO HEREBY STATE THE EASEMENTS FOR UTILITY AND RELATED PURPOSES DESIGNATED AND ORIGINATED AS "PUE" (PUBLIC UTILITY EASEMENTS) AS SHOWN ON SHEET 4 OF 4 HEREOF EITHER WILL BE CREATED IN THE COVENANTS, CONDITIONS & RESTRICTIONS (CCRs) FOR THE SUBDIVISION OR CONVEYED TO THE RESPECTIVE PURVEYOR BY THE COUNCIL.

PACIFIC SUNSHINE DEVELOPMENT LLC
A LIMITED LIABILITY COMPANY
DATE: 9/8/17

FIRST AMERICAN TITLE COMPANY, LLC, A NEBRASKA CORPORATION, TRUSTEE *
DATE: 9-8-17
WILLIAM K. PERRY, VICE PRESIDENT
KINDER DEED OF TRUST RECORDED 9-1-2017 AT
INSTRUMENT # 2017-0029208

OWNER'S ACKNOWLEDGMENT

I, 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 SANTA CRUZ

ON September 8, 2017
BEFORE ME, Sharon Oster, NOTARY PUBLIC
PERSONALLY APPEARED SIYAN QIN

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I HAVE SUBSCRIBED TO THE INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE(S)/SHE(S) 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: Sharon Oster, Notary Public
SHARON OSTER
Comm. # 2166942
NOTARY PUBLIC - CALIFORNIA
Santa Cruz County
Comm. Expires Oct. 7, 2020

TRUSTEE'S ACKNOWLEDGMENT

I, 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 SANTA CRUZ

ON September 8, 2017
BEFORE ME, Sharon Oster, NOTARY PUBLIC
PERSONALLY APPEARED William K. Perry

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I HAVE SUBSCRIBED TO THE INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE(S)/SHE(S) 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: Sharon Oster, Notary Public
SHARON OSTER
Comm. # 2166942
NOTARY PUBLIC - CALIFORNIA
Santa Cruz County
Comm. Expires Oct. 7, 2020

**TRACT NO. 1587
SUNSHINE GARDEN**

A SUBDIVISION OF LANDS CONVEYED TO PACIFIC SUNSHINE DEVELOPMENT LLC BY OFFICIAL DEED RECORDED IN 2008-00400 OFFICIAL RECORDS OF SANTA CRUZ COUNTY.

CITY OF WATSONVILLE
SANTA CRUZ COUNTY, CALIFORNIA

MID COAST ENGINEERS
CIVIL ENGINEERS AND LAND SURVEYORS
10 PENNY LANE, A WATSONVILLE, CALIFORNIA 95076
(408) 714-7360

MCE
JOB NO. 5669 SHEET 1 OF 4
MAP DATE: 09-07-2017

AUDITOR-CONTROLLER'S STATEMENT

I HEREBY STATE THAT THERE ARE NO LIENS OR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES AGAINST THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR AGAINST ANY PART THEREOF EXCEPT TAXES WHICH ARE NOT YET PAYABLE AND WHICH IS HEREBY ESTIMATED WILL NOT EXCEED THE AMT OF \$10,000.00 FOR THE YEAR 2017 THROUGH 2018, AND THAT SAID LAND IS NOT NOW IN ANY PART THEREOF SUBJECT TO ANY SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN PAID IN FULL AND THAT THIS STATEMENT DOES NOT INCLUDE ANY ASSESSMENT OF ANY ASSESSMENT DISTRICT THE BORDERS OF WHICH HAVE NOT YET BEEN LINED AGAINST SAID LAND OR ANY PART THEREOF.

BY: Edna Disell
AUDITOR-CONTROLLER OF THE COUNTY OF SANTA CRUZ
DATE: 10/2/17



COMMUNITY DEVELOPMENT DIRECTOR'S STATEMENT

I, SAID HEREIN, ACTING COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF WATSONVILLE, HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE SUBDIVISION MAP AND ANY APPROVED ALTERATIONS THEREOF AS APPROVED JANUARY 9, 2016 BY THE CITY COUNCIL, RESOLUTION NO. 3-14001 AND THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND THE CITY OF WATSONVILLE MUNICIPAL CODES HAVE BEEN COMPLIED WITH.

DATE: 9/29/17
COMMUNITY DEVELOPMENT DIRECTOR, CITY OF WATSONVILLE, SUBDIVISION COMMITTEE, COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

STATEMENT OF THE CITY ENGINEER

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE SUBDIVISION MAP AND ANY APPROVED ALTERATIONS THEREOF, ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT, SECTION 64404.1(a)(1)(2)(3) THEREOF AND THE CITY OF WATSONVILLE SUBDIVISION ORDINANCE APPLICABLE AT THE TIME OF APPROVAL, HAVE BEEN COMPLIED WITH.

DATE: 09-29-17
MARIA ESTHER RODRIGUEZ, CH. ENGINEER, CITY OF WATSONVILLE
REG. NO. 5056 EXPIRATION 12-31-2021

CLERK OF THE BOARD'S STATEMENT

THE CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA CRUZ DOES HEREBY STATE THAT ALL INTERESTS AND INTERESTS REQUIRED UNDER THE PROVISIONS OF SECTIONS 6402 AND 6403 OF THE GOVERNMENT CODE HAVE BEEN FULLY FILED AND DEPOSITS HAVE BEEN FULLY MADE, PRESENT TO THE AUTHORITY DESIGNATED TO BE BY SAID BOARD, I HEREBY APPROVE SAID STATEMENTS AND SECURITIES ON BEHALF OF THE COUNTY OF SANTA CRUZ.

BY: Chad Adams DATE: 10-3-2017
CLERK OF THE BOARD OF SUPERVISORS



STATEMENT OF THE CITY SURVEYOR

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP PURSUANT TO THE SUBDIVISION MAP ACT, SECTION 64404.1(a)(1)(2)(3) THEREOF, AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

DATE: 9-30-2017
NEAL DICKET
CITY SURVEYOR, CITY OF WATSONVILLE
REGISTRATION NO. 14000, ASSOCIATED
16 0256, REG. EXPI. 12-31-2021



COUNTY RECORDER'S STATEMENT

FILED THIS 4TH DAY OF OCTOBER 2017 AT 1:58 P
IN VOLUME 127 OF MAPS AT PAGE 9, AT THE REQUEST
OF TRD COAST ENGINEERS, INC.

DATE: 10/04/2017
BY: Sean Saldivia
COUNTY RECORDER
DATE: 10/04/2017
DEPUTY, COUNTY RECORDER



CITY CLERK'S STATEMENT

IT IS HEREBY ORDERED THAT THE MAP OF TRACT 1587 SUNSHINE GARDEN SUBDIVISION BE AND THE SAME IS HEREBY APPROVED.

FURTHERMORE, THAT PARCEL A OFFERED FOR STREET AND UTILITY PURPOSES IS REJECTED.

FURTHERMORE, THAT SANTA CATALINA AVENUE OFFERED FOR STREET AND UTILITY PURPOSES IS REJECTED.

FURTHERMORE, THAT SAN LUIS AVENUE OFFERED FOR STREET AND UTILITY PURPOSES IS REJECTED.

FURTHERMORE, THAT ALL PEDESTRIAN TRAIL EASEMENTS OFFERED FOR PUBLIC USE ARE REJECTED.

FURTHERMORE, THAT THE 36' WIDE SANITARY SEWER EASEMENT OFFERED FOR PUBLIC USE IS REJECTED.

FURTHERMORE, THAT THE 16' WIDE EMERGENCY VEHICLE ACCESS EASEMENT OFFERED FOR PUBLIC USE IS REJECTED.

I HEREBY STATE THAT THE FOREGOING ORDER WAS ADOPTED BY THE CITY COUNCIL OF THE CITY OF WATSONVILLE AT A MEETING OF SAID COUNCIL HELD ON THE

27 DAY OF SEP, 2017.
Edna Disell DATE: 9/27/17

CITY CLERK AND EX-OFFICIO CLERK OF THE CITY COUNCIL
OF THE CITY OF WATSONVILLE, STATE OF CALIFORNIA



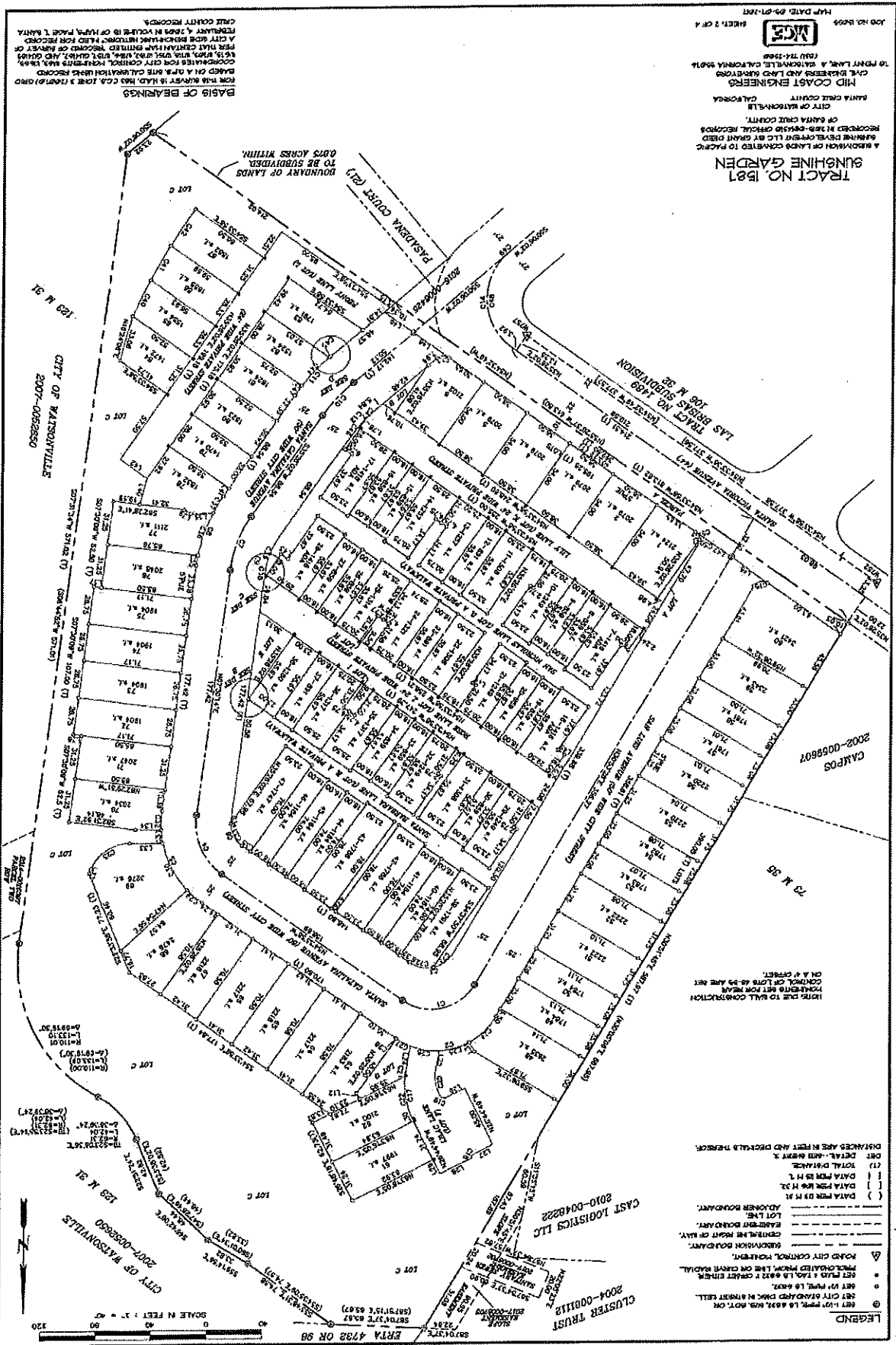
SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PACIFIC SUNSHINE DEVELOPMENT LLC IN MAY, 2016 AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, ALL PROVISIONS AND OF THE CHARACTER AND OCCUPY THE PORTIONS ADJACENT, OR WILL BE SET IN THOSE PORTIONS AFTER COMPLETION OF GRA. DRG. AND THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RE-TRACED.

DATE: SEPT. 8, 2017
Jeff Nielson
JEFF NIELSON, L.S. 6033



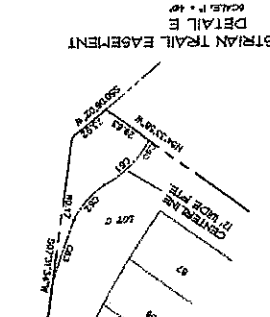


A REVISION OF LAND COASTED TO PLACING
 GRANTED DEVELOPMENT LLC BY GRANT DEED
 RECORDED IN 189-001400 CIVIL RECORDS
 OF SANTA CRUZ COUNTY.
 CITY OF SAN JOSE
 SANTA CRUZ COUNTY
 CALIFORNIA
 MID COAST ENGINEERS
 CIVIL ENGINEERS AND LAND SURVEYORS
 1830 7th Street
 SUITE 304
 SAN JOSE, CA 95126
 MAP DATE: 03-01-2011
 JOB NO. 00554
 SHEET 3 OF 4

0 665' OF P.W. TO 665'
 SET BACK 1765' TO 665' FROM BUSH
 PROPOSED FROM LINE ON CURVE RADIAL
 BOUNDARY EASIMENT
 CENTERLINE EASIMENT
 EASTERN BOUNDARY
 ADJACENT BOUNDARY
 LOT LINE
 DISTANCES ARE IN FEET AND DECIMALS THEREOF
 LEGEND

PEDESTRIAN TRAIL
 EASEMENTS & DETAILS
 TRACT NO. 1581
 SUNSHINE GARDEN

SCALE: 1" = 40'
 DETAIL E
 PEDESTRIAN TRAIL EASEMENT



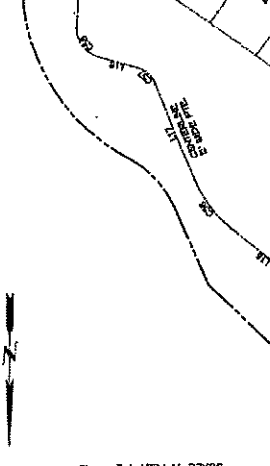
SCALE: 1" = 40'
 DETAIL C
 PEDESTRIAN TRAIL EASEMENT



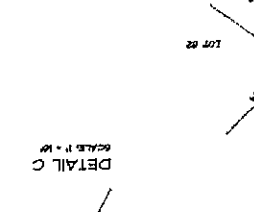
SCALE: 1" = 40'
 DETAIL B
 PEDESTRIAN TRAIL EASEMENT



SCALE: 1" = 40'
 DETAIL A
 PEDESTRIAN TRAIL EASEMENTS



SCALE: 1" = 40'
 DETAIL D
 PEDESTRIAN TRAIL EASEMENT



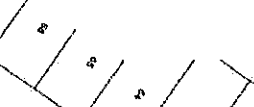
SCALE: 1" = 40'
 DETAIL E
 PEDESTRIAN TRAIL EASEMENT



SCALE: 1" = 40'
 DETAIL F
 PEDESTRIAN TRAIL EASEMENT



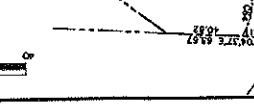
SCALE: 1" = 40'
 DETAIL G
 PEDESTRIAN TRAIL EASEMENT



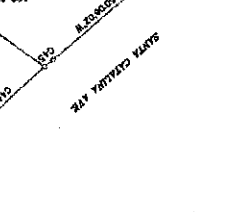
SCALE: 1" = 40'
 DETAIL H
 PEDESTRIAN TRAIL EASEMENT



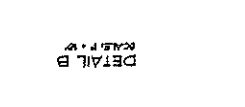
SCALE: 1" = 40'
 DETAIL I
 PEDESTRIAN TRAIL EASEMENT



SCALE: 1" = 40'
 DETAIL J
 PEDESTRIAN TRAIL EASEMENT



SCALE: 1" = 40'
 DETAIL K
 PEDESTRIAN TRAIL EASEMENT



SCALE: 1" = 40'
 DETAIL L
 PEDESTRIAN TRAIL EASEMENT



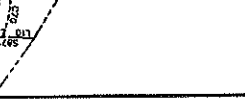
SCALE: 1" = 40'
 DETAIL M
 PEDESTRIAN TRAIL EASEMENT



SCALE: 1" = 40'
 DETAIL N
 PEDESTRIAN TRAIL EASEMENT



SCALE: 1" = 40'
 DETAIL O
 PEDESTRIAN TRAIL EASEMENT

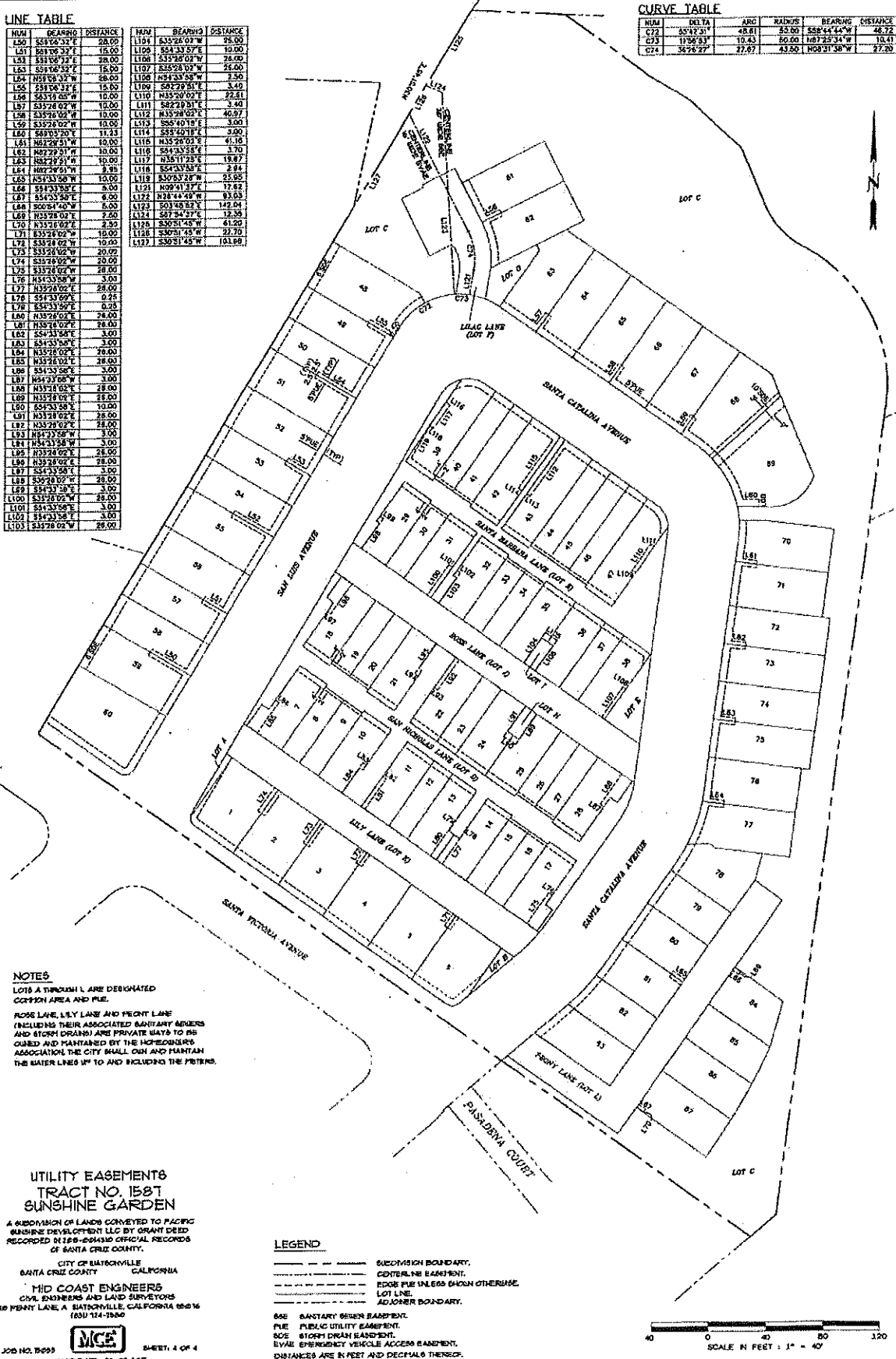


CHORD	DELTA	ARC	CHORD	DELTA	ARC
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3.00	171.8874	9.0000	30.00	1718.8344	89.9564
4.00	229.1832	16.0000	40.00	2291.7520	157.7261
5.00	286.4790	25.0000	50.00	2864.6196	253.5091
6.00	343.7748	36.0000	60.00	3437.4872	377.3440
7.00	401.0706	49.0000	70.00	4010.3548	519.2126
8.00	458.3664	64.0000	80.00	4583.2224	689.1040
9.00	515.6622	81.0000	90.00	5156.0896	897.0000
10.00	572.9580	100.0000	100.00	5728.9572	1145.9156
11.00	630.2538	121.0000	110.00	6301.8248	1435.8272
12.00	687.5496	144.0000	120.00	6874.6924	1767.7336
13.00	744.8454	169.0000	130.00	7447.5600	2142.6400
14.00	802.1412	196.0000	140.00	8020.4276	2560.5464
15.00	859.4370	225.0000	150.00	8593.2952	3021.4528
16.00	916.7328	256.0000	160.00	9166.1628	3525.3592
17.00	974.0286	289.0000	170.00	9739.0304	4072.2656
18.00	1031.3244	324.0000	180.00	10311.8980	4662.1720
19.00	1088.6202	361.0000	190.00	10884.7656	5295.0784
20.00	1145.9160	400.0000	200.00	11457.6332	5970.9848
21.00	1203.2118	441.0000	210.00	12030.5008	6689.8912
22.00	1260.5076	484.0000	220.00	12603.3684	7451.7976
23.00	1317.8034	529.0000	230.00	13176.2360	8256.7040
24.00	1375.0992	576.0000	240.00	13749.1036	9104.6104
25.00	1432.3950	625.0000	250.00	14321.9712	10005.5168
26.00	1489.6908	676.0000	260.00	14894.8388	10960.4232
27.00	1546.9866	729.0000	270.00	15467.7064	11969.3296
28.00	1604.2824	784.0000	280.00	16040.5740	13032.2360
29.00	1661.5782	841.0000	290.00	16613.4416	14150.1424
30.00	1718.8740	900.0000	300.00	17186.3092	15323.0488
31.00	1776.1698	961.0000	310.00	17759.1768	16551.9552
32.00	1833.4656	1024.0000	320.00	18332.0444	17836.8616
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36.00	2062.6488	1296.0000	360.00	20623.5148	23536.4872
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38.00	2177.2404	1444.0000	380.00	21769.2500	26723.2900
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41.00	2349.1278	1681.0000	410.00	23487.8528	31937.9792
42.00	2406.4236	1764.0000	420.00	24060.7204	33793.8756
43.00	2463.7194	1849.0000	430.00	24633.5880	35708.7720
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86.00	4927.4388	7396.0000	860.00	49267.3232	173553.3172
87.00	4984.7346	7569.0000	870.00	49840.1376	178034.2136
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58.48	A, 89.621458	69.1
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60.16	A, 89.621458	69.1
60.24	A, 89.621458	69.1
60.32	A, 89.621458	69.1
60.40	A, 89.621458	69.1
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60.72	A, 89.621458	69.1
60.80	A, 89.621458	69.1
60.88	A, 89.621458	69.1
60.96	A, 89.621458	69.1
61.04	A, 89.621458	69.1
61.12	A, 89.621458	69.1
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61.28	A, 89.621458	69.1
61.36	A, 89.621458	69.1
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61.52	A, 89.621458	69.1
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61.68	A, 89.621458	69.1
61.76	A, 89.621458	69.1
61.84	A, 89.621458	69.1
61.92	A, 89.621458	69.1
62.00	A, 89.621458	69.1
62.08	A, 89.621458	69.1
62.16	A, 89.621458	69.1
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62.96	A, 89.621458	69.1
63.04	A, 89.621458	69.1
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63.60	A, 89.621458	69.1
63.68	A, 89.621458	69.1
63.76	A, 89.621458	69.1
63.84	A, 89.621458	69.1
63.92	A, 89.621458	69.1
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64.08	A, 89.621458	69.1
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66.96	A, 89.621458	69.1
67.04	A, 89.621458	69.1
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67.28	A, 89.621458	69.1
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67.52	A, 89.621458	69.1
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68.16	A, 89.621458	69.1
68.24	A, 89.621458	69.1
68.32	A, 89.621458	69.1
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68.48	A, 89.621458	69.1
68.56	A, 89.621458	69.1
68.64	A, 89.621458	69.1
68.72	A, 89.621458	69.1
68.80	A, 89.621458	69.1
68.88	A, 89.621458	69.1
68.96	A, 89.621458	69.1
69.04	A, 89.621458	69.1
69.12	A, 89.621458	69.1
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69.36	A, 89.621458	69.1
69.44	A, 89.621458	69.1
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69.60	A, 89.621458	69.1
69.68	A, 89.621458	69.1
69.76	A, 89.621458	69.1
69.84	A, 89.621458	69.1
69.92	A, 89.621458	69.1
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70.56	A, 89.621458	69.1
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70.96	A, 89.621458	69.1
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71.12	A, 89.621458	69.1
71.20	A, 89.621458	69.1
71.28	A, 89.621458	69.1
71.36	A, 89.621458	69.1
71.44	A, 89.621458	69.1
71.52	A, 89.621458	69.1
71.60	A, 89.621458	69.1
71.68	A, 89.621458	69.1
71.76	A, 89.621458	69.1
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72.32	A, 89.621458	69.1
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72.72	A, 89.621458	69.1
72.80	A, 89.621458	69.1
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72.96	A, 89.621458	69.1
73.04	A, 89.621458	69.1
73.12	A, 89.621458	69.1
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73.28	A, 89.621458	69.1
73.36	A, 89.621458	69.1
73.44	A, 89.621458	69.1
73.52	A, 89.621458	69.1
73.60	A, 89.621458	69.1
73.68	A, 89.621458	69.1
73.76	A, 89.621458	69.1
73.84	A, 89.621458	69.1
73.92	A, 89.621458	69.1
74.00	A, 89.621458	69.1
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74.48	A, 89.621458	69.1
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74.96	A, 89.621458	69.1
75.04	A, 89.621458	69.1
75.12	A, 89.621458	69.1
75.20	A, 89.621458	69.1
75.28	A, 89.	

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L101	S51°10'32"E	28.00	L101	S35°26'07"W	25.00
L102	S51°10'32"E	15.00	L102	S51°10'32"E	10.00
L103	S51°10'32"E	28.00	L103	S35°26'07"W	25.00
L104	S51°10'32"E	15.00	L104	S35°26'07"W	25.00
L105	S51°10'32"E	15.00	L105	S35°26'07"W	25.00
L106	S51°10'32"E	15.00	L106	S35°26'07"W	25.00
L107	S51°10'32"E	15.00	L107	S35°26'07"W	25.00
L108	S51°10'32"E	15.00	L108	S35°26'07"W	25.00
L109	S51°10'32"E	15.00	L109	S35°26'07"W	25.00
L110	S51°10'32"E	15.00	L110	S35°26'07"W	25.00
L111	S51°10'32"E	15.00	L111	S35°26'07"W	25.00
L112	S51°10'32"E	15.00	L112	S35°26'07"W	25.00
L113	S51°10'32"E	15.00	L113	S35°26'07"W	25.00
L114	S51°10'32"E	15.00	L114	S35°26'07"W	25.00
L115	S51°10'32"E	15.00	L115	S35°26'07"W	25.00
L116	S51°10'32"E	15.00	L116	S35°26'07"W	25.00
L117	S51°10'32"E	15.00	L117	S35°26'07"W	25.00
L118	S51°10'32"E	15.00	L118	S35°26'07"W	25.00
L119	S51°10'32"E	15.00	L119	S35°26'07"W	25.00
L120	S51°10'32"E	15.00	L120	S35°26'07"W	25.00
L121	S51°10'32"E	15.00	L121	S35°26'07"W	25.00
L122	S51°10'32"E	15.00	L122	S35°26'07"W	25.00
L123	S51°10'32"E	15.00	L123	S35°26'07"W	25.00
L124	S51°10'32"E	15.00	L124	S35°26'07"W	25.00
L125	S51°10'32"E	15.00	L125	S35°26'07"W	25.00
L126	S51°10'32"E	15.00	L126	S35°26'07"W	25.00
L127	S51°10'32"E	15.00	L127	S35°26'07"W	25.00
L128	S51°10'32"E	15.00	L128	S35°26'07"W	25.00
L129	S51°10'32"E	15.00	L129	S35°26'07"W	25.00
L130	S51°10'32"E	15.00	L130	S35°26'07"W	25.00
L131	S51°10'32"E	15.00	L131	S35°26'07"W	25.00
L132	S51°10'32"E	15.00	L132	S35°26'07"W	25.00
L133	S51°10'32"E	15.00	L133	S35°26'07"W	25.00
L134	S51°10'32"E	15.00	L134	S35°26'07"W	25.00
L135	S51°10'32"E	15.00	L135	S35°26'07"W	25.00
L136	S51°10'32"E	15.00	L136	S35°26'07"W	25.00
L137	S51°10'32"E	15.00	L137	S35°26'07"W	25.00
L138	S51°10'32"E	15.00	L138	S35°26'07"W	25.00
L139	S51°10'32"E	15.00	L139	S35°26'07"W	25.00
L140	S51°10'32"E	15.00	L140	S35°26'07"W	25.00
L141	S51°10'32"E	15.00	L141	S35°26'07"W	25.00
L142	S51°10'32"E	15.00	L142	S35°26'07"W	25.00
L143	S51°10'32"E	15.00	L143	S35°26'07"W	25.00
L144	S51°10'32"E	15.00	L144	S35°26'07"W	25.00
L145	S51°10'32"E	15.00	L145	S35°26'07"W	25.00
L146	S51°10'32"E	15.00	L146	S35°26'07"W	25.00
L147	S51°10'32"E	15.00	L147	S35°26'07"W	25.00
L148	S51°10'32"E	15.00	L148	S35°26'07"W	25.00
L149	S51°10'32"E	15.00	L149	S35°26'07"W	25.00
L150	S51°10'32"E	15.00	L150	S35°26'07"W	25.00
L151	S51°10'32"E	15.00	L151	S35°26'07"W	25.00
L152	S51°10'32"E	15.00	L152	S35°26'07"W	25.00
L153	S51°10'32"E	15.00	L153	S35°26'07"W	25.00
L154	S51°10'32"E	15.00	L154	S35°26'07"W	25.00
L155	S51°10'32"E	15.00	L155	S35°26'07"W	25.00
L156	S51°10'32"E	15.00	L156	S35°26'07"W	25.00
L157	S51°10'32"E	15.00	L157	S35°26'07"W	25.00
L158	S51°10'32"E	15.00	L158	S35°26'07"W	25.00
L159	S51°10'32"E	15.00	L159	S35°26'07"W	25.00
L160	S51°10'32"E	15.00	L160	S35°26'07"W	25.00
L161	S51°10'32"E	15.00	L161	S35°26'07"W	25.00
L162	S51°10'32"E	15.00	L162	S35°26'07"W	25.00
L163	S51°10'32"E	15.00	L163	S35°26'07"W	25.00
L164	S51°10'32"E	15.00	L164	S35°26'07"W	25.00
L165	S51°10'32"E	15.00	L165	S35°26'07"W	25.00
L166	S51°10'32"E	15.00	L166	S35°26'07"W	25.00
L167	S51°10'32"E	15.00	L167	S35°26'07"W	25.00
L168	S51°10'32"E	15.00	L168	S35°26'07"W	25.00
L169	S51°10'32"E	15.00	L169	S35°26'07"W	25.00
L170	S51°10'32"E	15.00	L170	S35°26'07"W	25.00
L171	S51°10'32"E	15.00	L171	S35°26'07"W	25.00
L172	S51°10'32"E	15.00	L172	S35°26'07"W	25.00
L173	S51°10'32"E	15.00	L173	S35°26'07"W	25.00
L174	S51°10'32"E	15.00	L174	S35°26'07"W	25.00
L175	S51°10'32"E	15.00	L175	S35°26'07"W	25.00
L176	S51°10'32"E	15.00	L176	S35°26'07"W	25.00
L177	S51°10'32"E	15.00	L177	S35°26'07"W	25.00
L178	S51°10'32"E	15.00	L178	S35°26'07"W	25.00
L179	S51°10'32"E	15.00	L179	S35°26'07"W	25.00
L180	S51°10'32"E	15.00	L180	S35°26'07"W	25.00
L181	S51°10'32"E	15.00	L181	S35°26'07"W	25.00
L182	S51°10'32"E	15.00	L182	S35°26'07"W	25.00
L183	S51°10'32"E	15.00	L183	S35°26'07"W	25.00
L184	S51°10'32"E	15.00	L184	S35°26'07"W	25.00
L185	S51°10'32"E	15.00	L185	S35°26'07"W	25.00
L186	S51°10'32"E	15.00	L186	S35°26'07"W	25.00
L187	S51°10'32"E	15.00	L187	S35°26'07"W	25.00
L188	S51°10'32"E	15.00	L188	S35°26'07"W	25.00
L189	S51°10'32"E	15.00	L189	S35°26'07"W	25.00
L190	S51°10'32"E	15.00	L190	S35°26'07"W	25.00
L191	S51°10'32"E	15.00	L191	S35°26'07"W	25.00
L192	S51°10'32"E	15.00	L192	S35°26'07"W	25.00
L193	S51°10'32"E	15.00	L193	S35°26'07"W	25.00
L194	S51°10'32"E	15.00	L194	S35°26'07"W	25.00
L195	S51°10'32"E	15.00	L195	S35°26'07"W	25.00
L196	S51°10'32"E	15.00	L196	S35°26'07"W	25.00
L197	S51°10'32"E	15.00	L197	S35°26'07"W	25.00
L198	S51°10'32"E	15.00	L198	S35°26'07"W	25.00
L199	S51°10'32"E	15.00	L199	S35°26'07"W	25.00
L200	S51°10'32"E	15.00	L200	S35°26'07"W	25.00
L201	S51°10'32"E	15.00	L201	S35°26'07"W	25.00
L202	S51°10'32"E	15.00	L202	S35°26'07"W	25.00
L203	S51°10'32"E	15.00	L203	S35°26'07"W	25.00
L204	S51°10'32"E	15.00	L204	S35°26'07"W	25.00
L205	S51°10'32"E	15.00	L205	S35°26'07"W	25.00
L206	S51°10'32"E	15.00	L206	S35°26'07"W	25.00
L207	S51°10'32"E	15.00	L207	S35°26'07"W	25.00
L208	S51°10'32"E	15.00	L208	S35°26'07"W	25.00
L209	S51°10'32"E	15.00	L209	S35°26'07"W	25.00
L210	S51°10'32"E	15.00	L210	S35°26'07"W	25.00
L211	S51°10'32"E	15.00	L211	S35°26'07"W	25.00
L212	S51°10'32"E	15.00	L212	S35°26'07"W	25.00
L213	S51°10'32"E	15.00	L213	S35°26'07"W	25.00
L214	S51°10'32"E	15.00	L214	S35°26'07"W	25.00
L215	S51°10'32"E	15.00	L215	S35°26'07"W	25.00
L216	S51°10'32"E	15.00	L216	S35°26'07"W	25.00
L217	S51°10'32"E	15.00	L217	S35°26'07"W	25.00
L218	S51°10'32"E	15.00	L218	S35°26'07"W	25.00
L219	S51°10'32"E	15.00	L219	S35°26'07"W	25.00
L220	S51°10'32"E	15.00	L220	S35°26'07"W	25.00

NAME	DELTA	ARC	RADIUS	BEARING	DISTANCE
C12	55°12'31"	48.81	52.80	S58°44'44"W	46.72
C13	17°56'53"	10.43	50.50	N67°23'34"W	10.43
C14	34°18'27"	37.97	43.50	N68°31'58"W	27.20



NOTES
 LOTS 1 THROUGH 1 ARE DESIGNATED
 COMMON AREA AND PUE.
 ROSE LAKE, LILY LAKE AND PEONY LAKE
 (INCLUDING THEIR ASSOCIATED SANITARY SEWERS
 AND STORM DRAIN) ARE PRIVATE WAYS TO BE
 OWNED AND MAINTAINED BY THE HOMEOWNERS
 ASSOCIATION. THE CITY SHALL OWN AND MAINTAIN
 THE WATER LINES UP TO AND INCLUDING THE METER.

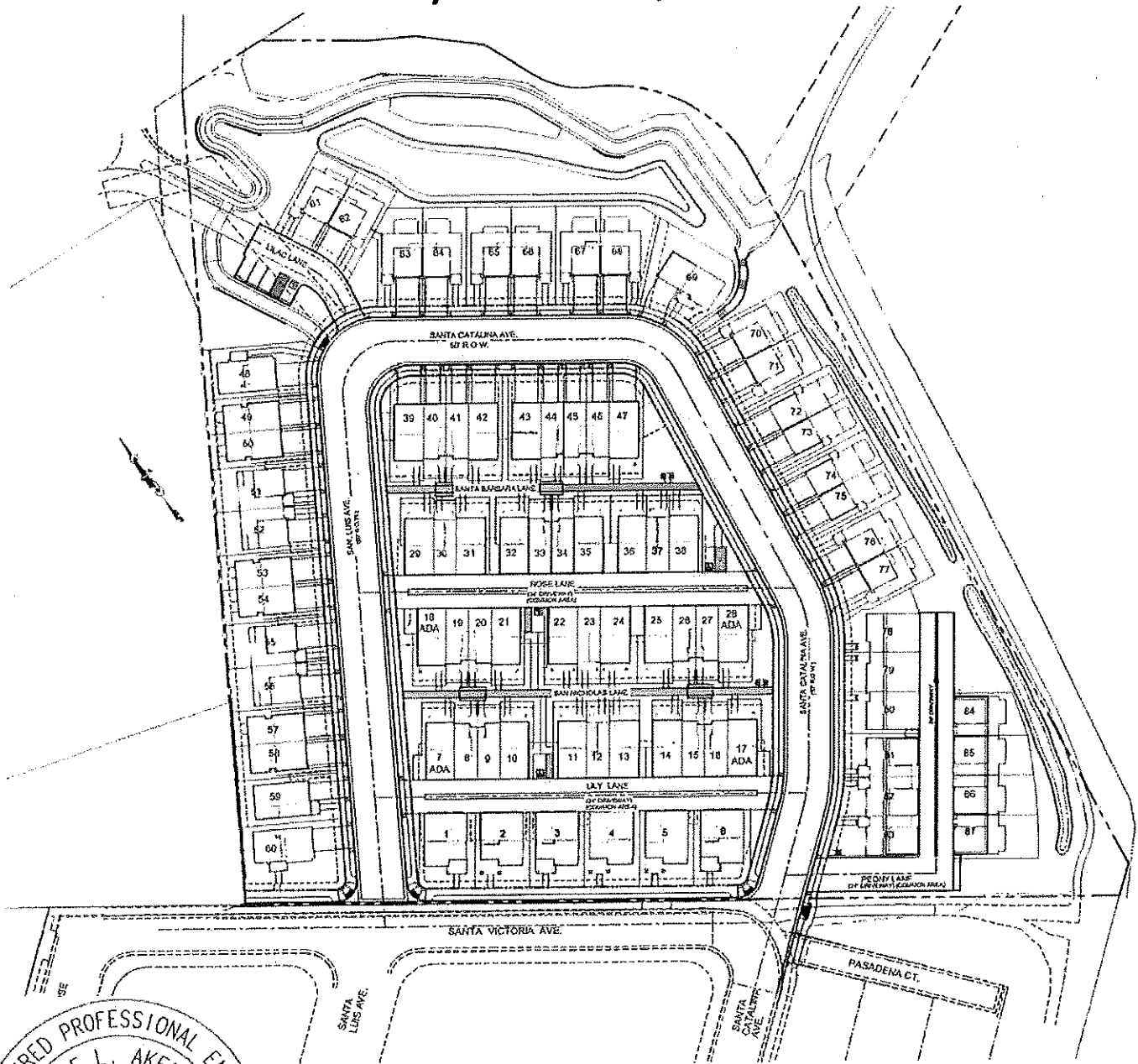
UTILITY EASEMENTS
TRACT NO. 1587
SUNSHINE GARDEN
 A SUBDIVISION OF LANDS CONVEYED TO PACIFIC
 SUNSHINE DEVELOPMENT LLC BY GRANT DEED
 RECORDED IN 188-264310 OFFICIAL RECORDS
 OF SANTA CRUZ COUNTY.
 CITY OF SAN JOSE, CALIFORNIA
 MID COAST ENGINEERS
 CIVIL ENGINEERS AND LAND SURVEYORS
 1000 LANE, A. BARTONVILLE, CALIFORNIA 95016
 1800 124-1800
 JOB NO. 18099
 MAP DATE: 08-01-2011
 SHEET: 4 OF 4

LEGEND
 --- SUBDIVISION BOUNDARY
 --- CENTERLINE EASEMENT
 --- EDGE OF EASEMENT
 --- LOT LINE
 --- ADJACENT BOUNDARY
 --- SANITARY SEWER EASEMENT
 --- PEONY LAKE UTILITY EASEMENT
 --- STORM DRAIN EASEMENT
 --- EMERGENCY VEHICLE ACCESS EASEMENT
 DISTANCES ARE IN FEET AND DECIMALS THEREOF.

EXHIBIT B
Stormwater Control Operation and Maintenance Plan (O & M Plan)

STORMWATER CONTROL OPERATION AND MAINTENANCE PLAN

Sunshine Garden
Tract No. 1587
City of Watsonville, CA



AKERS & ASSOCIATES, INC. 343 Soquel Ave. No. 171, Santa Cruz, CA 95062
PH: 831.475.6557 EMAIL: Joeakers85@gmail.com

Rev. 3 : 02.03.2025
Rev. 2 : 01.09.2025
Rev. 1 : 12.09.2024
Date: 11.05.2024

TABLE OF CONTENTS

1. Definition of Terms	3
2. Project Data	4
3. Responsible Individuals for Operation and Maintenance	5
4. Description of Storm Drain Control Facilities to be Maintained	5
5. Operation and Maintenance Budget	8
6. Drainage Management Area (DMA) Plan	9
7. Site Plan	10
8. Storm System Plan Views	11-14
9. Details of Storm Drain Facilities	15-19
10. Pervious Pavers Detail	20
11. SCM Details	21-33

Appendix

A. Opinion of Probable Maintenance Cost.....	34
B. Maintenance Inspection Schedule	35-36
C. Inspection Log	37-40

1. Definition of Terms:

AD-1. Area drain - a concrete structure used to collect and or convey storm water runoff. These drains are located in the common areas as well as on private lots.

Association (HOA). Sunshine Garden Homeowners' Association, a California nonprofit mutual benefit corporation.

CI-1. Curb inlet – a standard City curb inlet located within the public streets.

City. City of Watsonville, CA

Common Area. The entire Development except the separate Residence Lots and except the public streets (Santa Victoria Ave., San Luis Ave. and Santa Catalina) that will be dedicated to the City. Common area includes Lily Lane, San Nicholas Lane, Rose Lane, Santa Barbara Lane, Peony Lane, and Lilac Lane.

Common Facilities. Any improvements or facilities located or constructed in the common Area.

Detached Home Lots. Lots 1-6; Lots 48, 59, 60, and 69 as shown on the Tract Map.

Developer. Pacific Sunshine Development, LLC, a California limited liability company, and any successor or assign that expressly assumes the rights and duties of the Developer/Owner in a recorded written instrument. Contact: Adam Ren, 47 Paseo Dr., Watsonville, CA 95076, Phone: (352) 226-9439, Email: adamsunshinepscific@gmail.com.

Development. The real property that is the development project know as "Sunshine Garden Subdivision", as approved by the City Council of the City of Watsonville on January 12, 2016 via Resolution 3-16(CM) and Final Subdivision Map, Tract 1587, approved by the City Council of the City of Watsonville via Resolution no. 150-17.

DMA. Drainage management area – site area that drains to a collection point in the storm water control system.

Duplex Lot. Lots 49-58; Lots 61-68 and Lots 70-77.

LID. Low Impact Development is a method used to reduce and/or control storm runoff from the site. Pervious pavers were used as a means to reduce the total impervious areas.

OF-1. Overflow structure used to monitor storm water release and overflow of the structure.

Outfall Structure. Concrete structure used to release storm water flow into Watsonville Slough.

Akers & Associates, INC. 343 Soquel Avenue No. 171, Santa Cruz, CA 95062

Owner. The record title holder, whether one (1) or more persons or entities, of fee simple title to any Residence Lot which is a part of the Development.

Public Area. That portion of Santa Victoria Avenue being dedicated to the City and all of the Street right of way of San Luis Avenue and Santa Catalina Avenue. These areas will not become Public until the streets are formally accepted by the City by Resolution.

Public Facilities. Any improvements or facilities located or constructed in the Public area.

Responsible Party. The individual, association or company that is responsible for maintaining and repair of the project storm water treatment systems, facilities and structures.

SCM #1. Storm Control Measure that can be pervious pavers, trench drain, detention pond or similar structure or facilities used to treat and control storm water runoff from the site.

SD. Storm drain line for conveying storm runoff.

SDMH. Concrete Manhole structure located in storm drain line at angle points and intersections.

ST (Silt Trap). Concrete structure in storm drain system used to trap silt and debris prior to storm water entering storm water control system structure.

Townhome Lot. Lots 7-47 and Lots 78-87.

Tract Map. The map of Tract No. 1587, "Sunshine Garden", recorded on October 4, 2017, in Volume 127 of Maps, page 9 in the Office of the Recorder of Santa Cruz County, California.

2. Project Data:

Project Name	Sunshine Garden Tract No. 1587
Original Address	1773 Santa Victoria Avenue, APN 018-711-21
Project Type	10 Single Family Detached homes, 26 units of duplex homes and 51 townhomes
Total Project Site Area	6.875 acres
Watershed Management Zone	Urban Area-Wetland
Urban Sustainability Area	No

3. Responsible Party:

Until official transfer of responsibility to the HOA, the parties responsible for the maintenance, repair and operation of the stormwater control system, facilities and structures of the project will be as follow:

Wasson Construction
Adam Wasson
561 Auto Center Dr. Suite 100, Watsonville CA
Phone No. & Emergency No.: (213) 709-5570
Email: adamwassonconstruction@gmail.com

After transfer of responsibilities for maintenance, repair and operation of the stormwater control system, facilities and structures to the HOA, the responsible party will be added to an amended O & M Plan that will show the name, address and emergency phone number of the new responsible party.

4. Description of Storm Drain Control Facilities to be Maintained:

The site has been divided into drainage management areas and the storm runoff from these areas flow into an inlet. Storm drain pipes then direct this flow to a silt trap before the flow enters an SCM. The system that flows to a SCM can have area drains, trench drains, inlets, risers, clean outs and pipes as part of its structure. The location and description of these system is detailed in section 8.

Pervious Pavers are used on the single and duplex homes, Lots 39-77, to control storm runoff. See section 10 for detail.

Pervious concrete is used for the walkways of San Nicholas Lane (SCM-4) and Santa Barbara Lane (SCM-6) see section 11.

Two types of SCM's are used in the system. SCM 1,7,8 and 9 are detention basins. SCM 3,4,5 and 6 is a below grade retention trench. All of these systems are detailed in Section 9.

Note that the original SCM 2 was deleted from the project due to conflicts with other utility requirements. The required storage/treatment was prorated and added to SCM 3,4,5 and 6.

Maintenance requirements:

SD-1 through SD-9 are storm systems consisting of area drains, inlets, outlets, risers, clean outs, silt traps trench drain and storm pipes and are shown on the site plan. These systems and structures will need inspection to check for damage to grates or covers, accumulation of debris, trash in the structures and any damage to the structure. Inspect pipes for clogging by sediments, garbage and debris. Inspect bottom of all structures for standing water 4 days after storm event as recommend by the manual of Best Management Practices (BMPs) for mosquito control which was developed by the California Department of Public Health (CDPH) in collaboration with the Mosquito and Vector Control Association of California.

Pervious Pavers. Hydro-flo® pavers were used for this project and they do not depend on infiltration through gaps in the pavers. The gaps are only about 3mm wide. Infiltration is achieved by flow through the paver. The pavers are intended to infiltrate precipitation during smaller storms and surface drain during higher intensity storms. They are not intended to have standing water on their surface nor shift or settle over time.

Keep surrounding landscape areas well maintained and covered with landscaping and/or mulch so that soil is prevented from being washed onto the pavers. And control weeds by manual methods.

Do not paint, seal, overlay or cover pavers. Do not use any solvents or cleaners for the cleaning process.

Remove any soil build-up, fallen leaves, debris and trash, Brush sweep pavers monthly to remove sediment. Vacuuming may be necessary if sweeping does not provide adequate cleaning.

Once a year a light pressure wash is recommended for cleaning. A 1200-1500 psi maximum pressure washer should be adequate. A steam or hot water option will provide better results. Use of a wet vacuum system in conjunction with pressure washing will provide superior results.

It is recommended using a fan tip nozzle, at 30 degree angle, 14 to 16 inches from the paver and working at a 45 degree angle from the dominant pattern. Start from the highest grade, working in a sweeping motion, downhill to the lowest point of the paving stones. Care must be taken not to allow the nozzle of the pressure washer to come in close contact with paver as damage may occur.

Detention Basin. SCMs 1,7,8 and 9 are detention basins. The primary purpose of a detention basin is to reduce the maximum flow rate of storm runoff into Watsonville slough. The second purpose is to incorporate Post-Construction Requirements in compliance with City regulations. The basin permits the treatment of stormwater to improve the stormwater quality entering the Slough.

The basin embankment and side slopes should be checked for erosion or slope failure. Debris and litter should be removed from basin surface. Basin sediment should be removed when it decreases the storage depth by 25%. (25% x 6 in = 1.5in) Any basin bioretention soil that needs to be replaced needs to comply with BASMAA specifications. The bioretention soil shall be a mixture of fine sand and compost, measured on a volume basis: 60%-70% Sand, 30%-40% compost. Any mixture used must be approved by the City.

The detention basin should be inspected for weeds and invasive species and removed. Any replanting shall be in kind.

Do not use any pesticides or herbicides within detention basins.

All structural elements of the basin including pipes, inlets, cleanouts, junction box, overflow structures, weirs, orifice, out fall structures and outlet riprap should be inspected for any flow restrictions, debris, trash or sediment and cleaned to maintain system flow. Rock rip rap should be inspected for any failures or erosion and remove any accumulated sediment and debris. All structural elements will also be inspected for structural damaged.

Pest control measures should be taken when mosquitoes and or rodents are found to be present. Holes in the ground in and around the storm system should be filled.

Access should be maintained for all facilities so O & M can be performed as regularly scheduled.

Underground Retention Trench. SCMs 3,4,5 and 6 are underground retention trenches. This system is also used to control the rate of runoff into Watsonville Slough by storing the storm runoff in the rock section of the trench and then using a controlled release from the system. Treatment of the storm water is provided by filtering pollutants from the water through the soil as it percolates into the soil. In this system water is released under orifice control to the storm drain system that flows into SCM-9 and is then released into the slough and the storage volume then infiltrates into the soil below.

Storm Water enters SCM-3 & 5 thru inlets located in a concrete swale. Storm water enters SCM-4 & 6 thru inlets located in swales located on both sides of the SCM as well as the pervious concrete walk on top of the trench.

Pervious concrete. Inspect the concrete surface monthly and remove any accumulation of trash, sediment or other debris. Adjacent areas that drain to the concrete shall be kept seeded and maintained to minimize sediment deposition. The routine monthly maintenance cleaning can include blowing (leaf blower or similar equipment) sweeping and/or dry vacuuming. Visually inspect the concrete periodically during or immediately following a rain event. Ponding or Puddles are signs that the concrete may need a deeper cleaning. Deep cleaning is best accomplished by simultaneous pressure washing and vacuuming. Several equipment manufacturers have developed pressure washing/vacuum systems that have proven to rehabilitate the pore structure of pervious concrete. A maintenance log should be completed and filed with the property owner/HOA. Use of chemicals to clean pervious concrete should be done with extreme caution to prevent damage to the aquifer, the biological organisms within the pervious system, or the pervious concrete itself. The use of impervious materials such as asphalt or other tar-type sealers should be avoided in repaving or repair of pervious concrete.

The area contributing runoff flow to the system such as gutters, pavement, walks and soil should be inspected and remove any trash, debris and sediment. Area drains, inlets and silt traps should be inspected for any trash debris and sediment. Silt trap structures should have sediment removed when it reduces the storage Volume by 30%. Inspect for standing water within 4 days after major rain event. All structures including cleanouts should be inspected for structural damage.

The sub-drain pipe should be free of any obstructions. The overflow/silt trap and outlet control structure should be kept free any trash, sediment, debris, oil and grease. Sediment at bottom of structure should be removed when 30% of its volume is reduced.

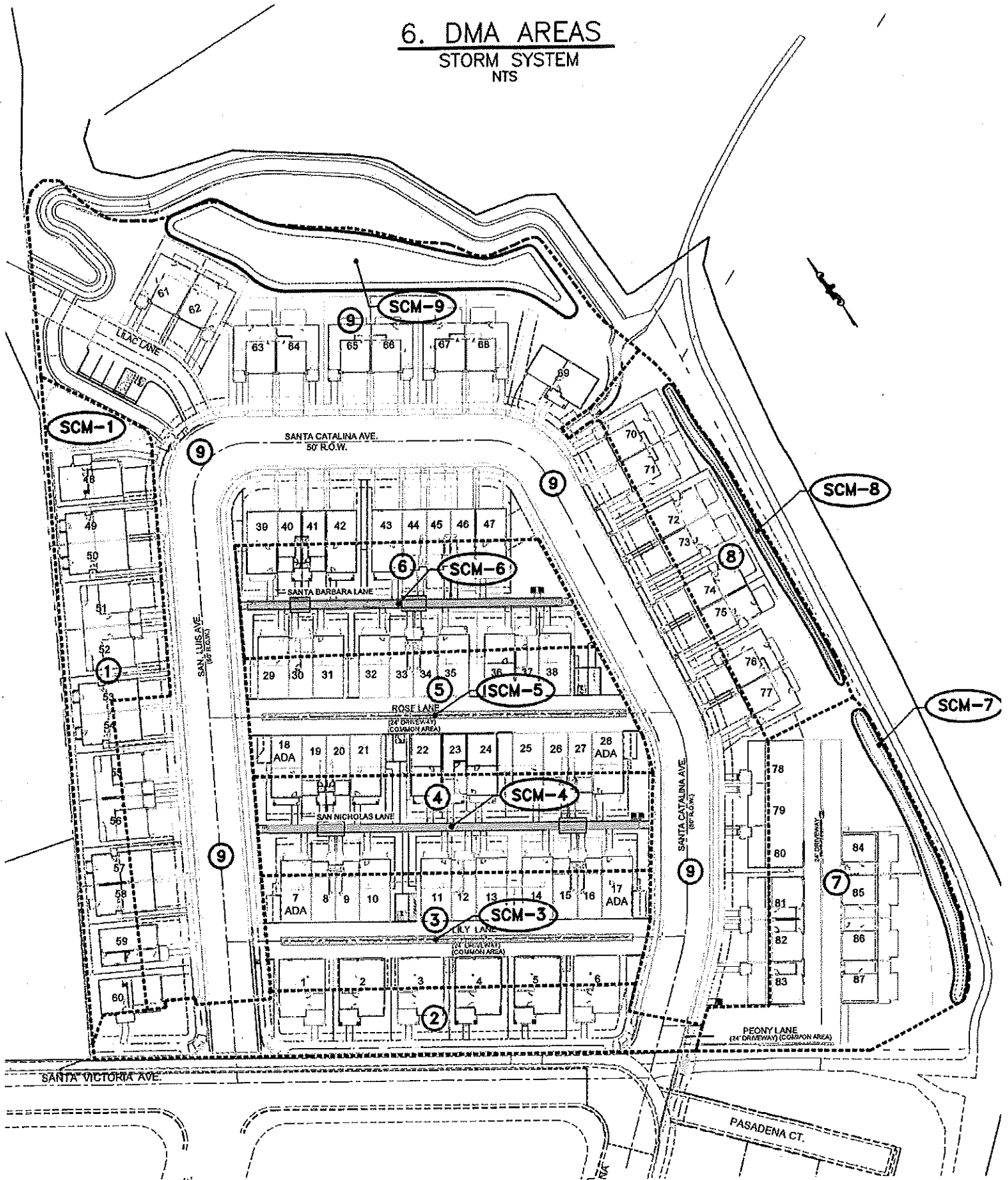
Only individuals permitted and using approved procedures for confined space entry should enter any structure to perform inspections and maintenance.

5. Operation and Maintenance Budget.

The board of the HOA will prepare a Base Budget that will include, but not limited to, all cost for the required maintenance and repair of the project storm drain system, facilities and structures based on an equal basis as stipulated in the CCR's. The assessment for each lot is based on percentage of floor square footage to total project floor square footage. Special assessments may become necessary for repair or reconstruction of storm drain systems, facilities and structures that are damaged or need special maintenance.

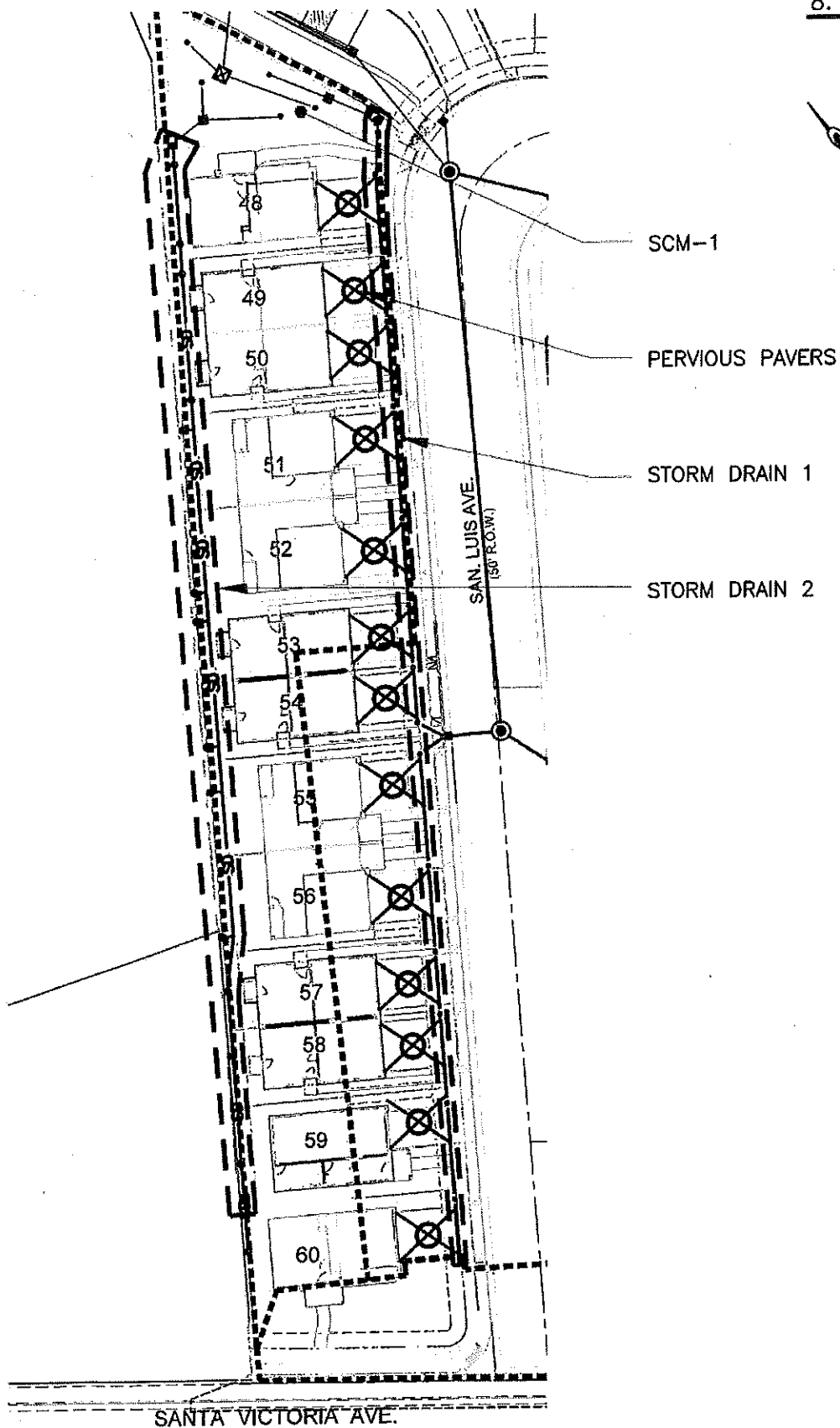
See Appendix A for anticipated cost for operation and maintenance of the storm control system.

6. DMA AREAS
STORM SYSTEM
NTS



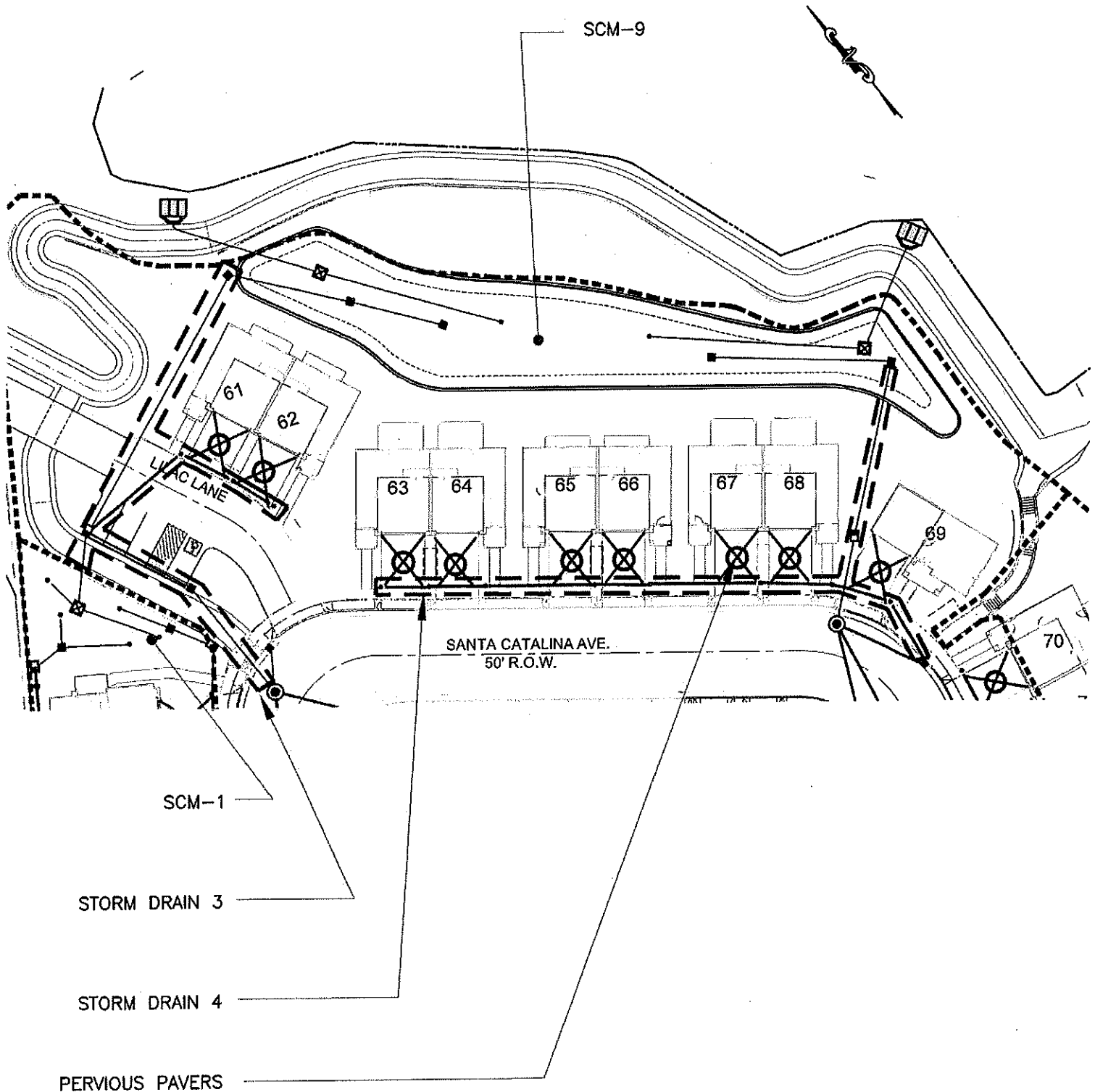
8. STORM SYSTEM

SCALE: 1"=50'



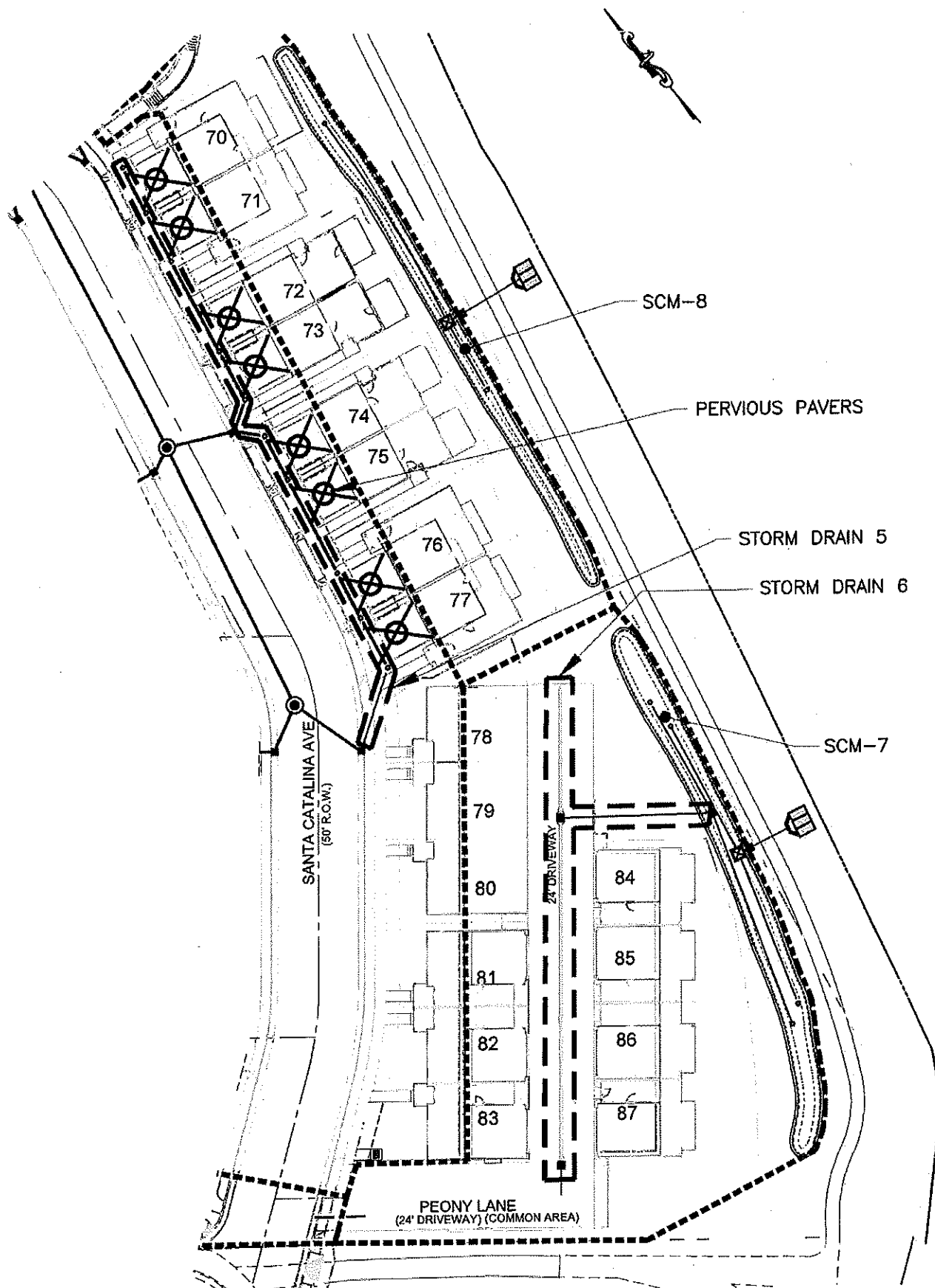
STORM SYSTEM

SCALE: 1"=50'



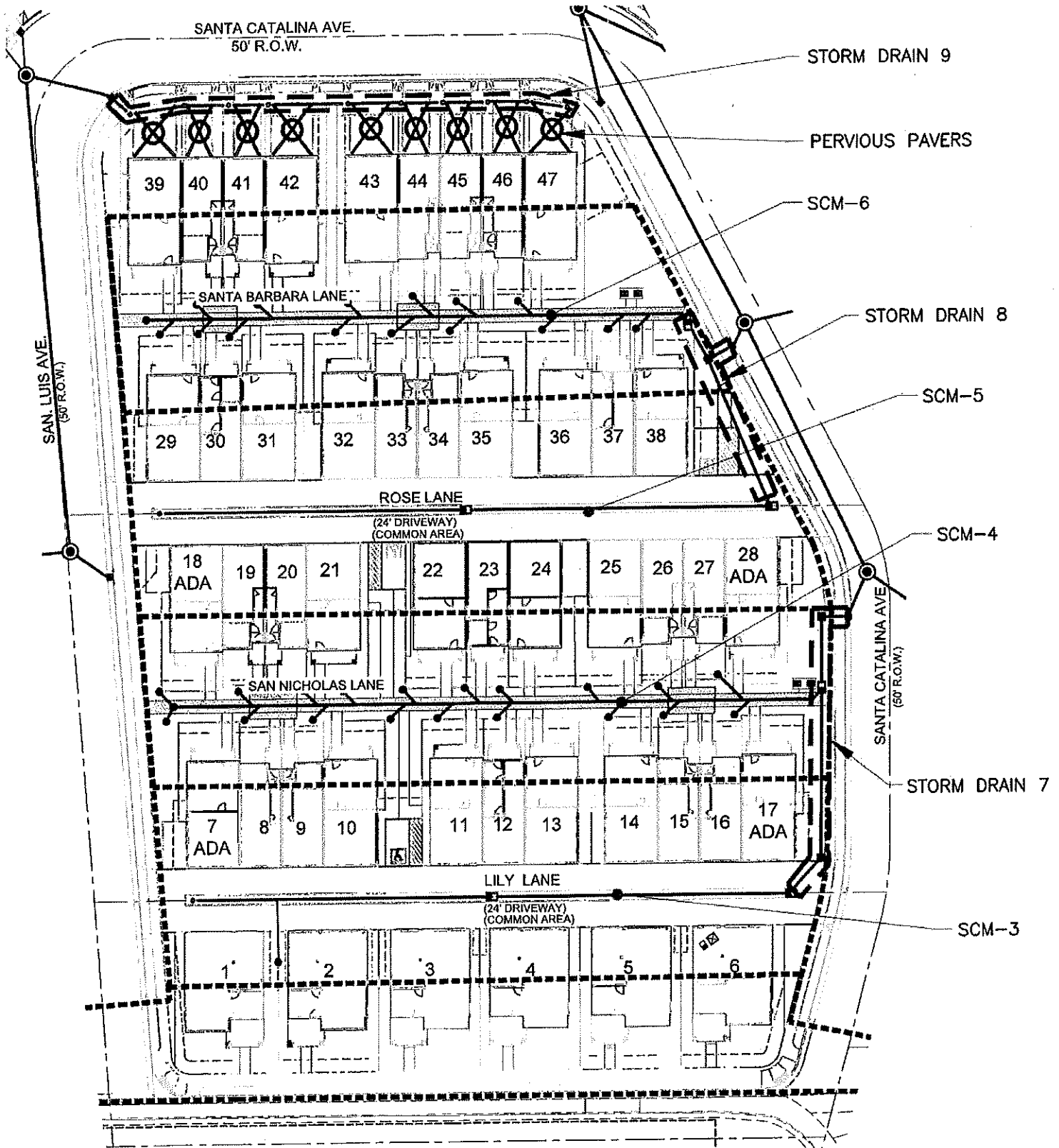
STORM SYSTEM

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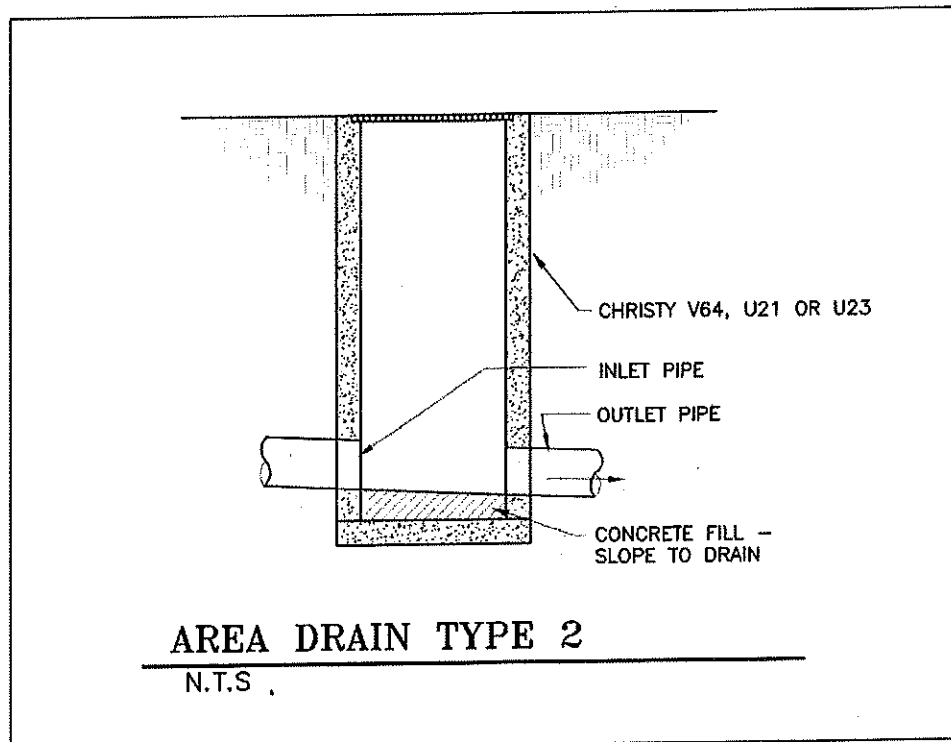
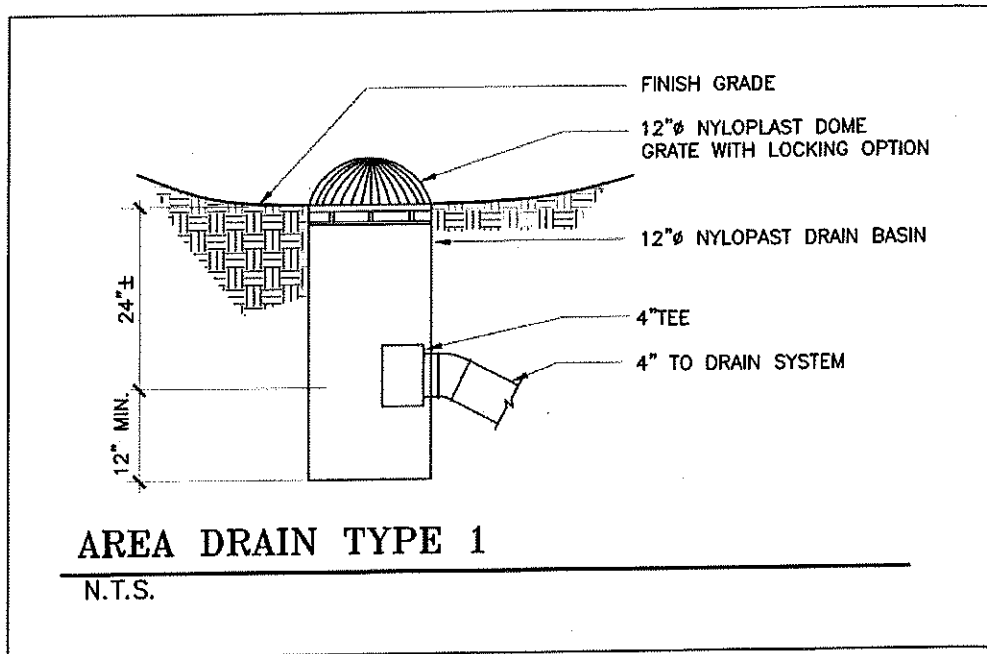


STORM SYSTEM

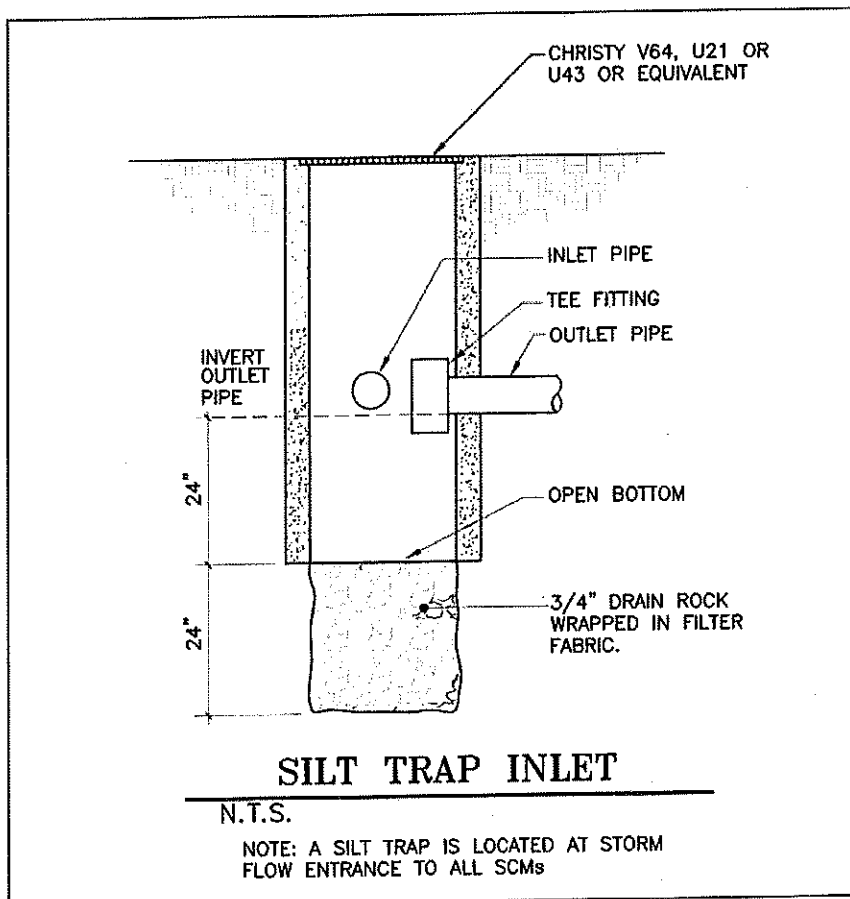
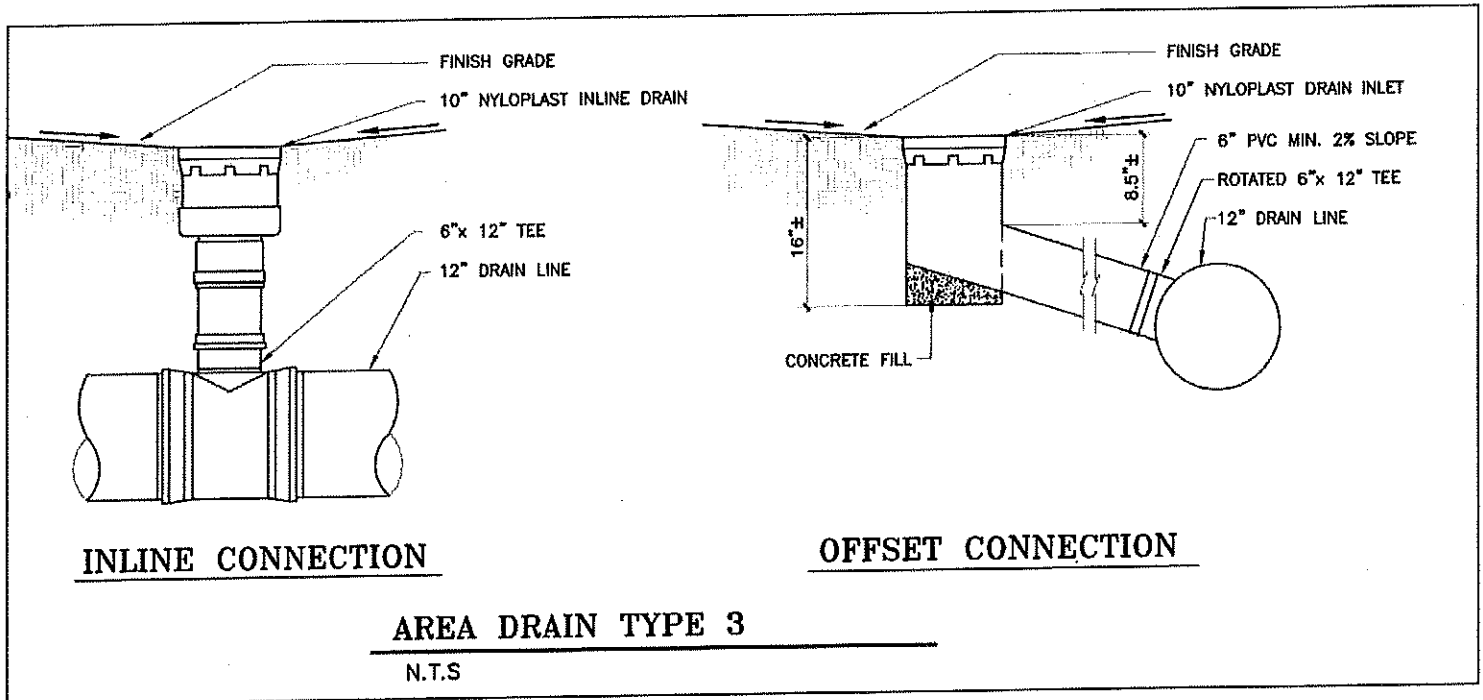
SCALE: 1"=50'



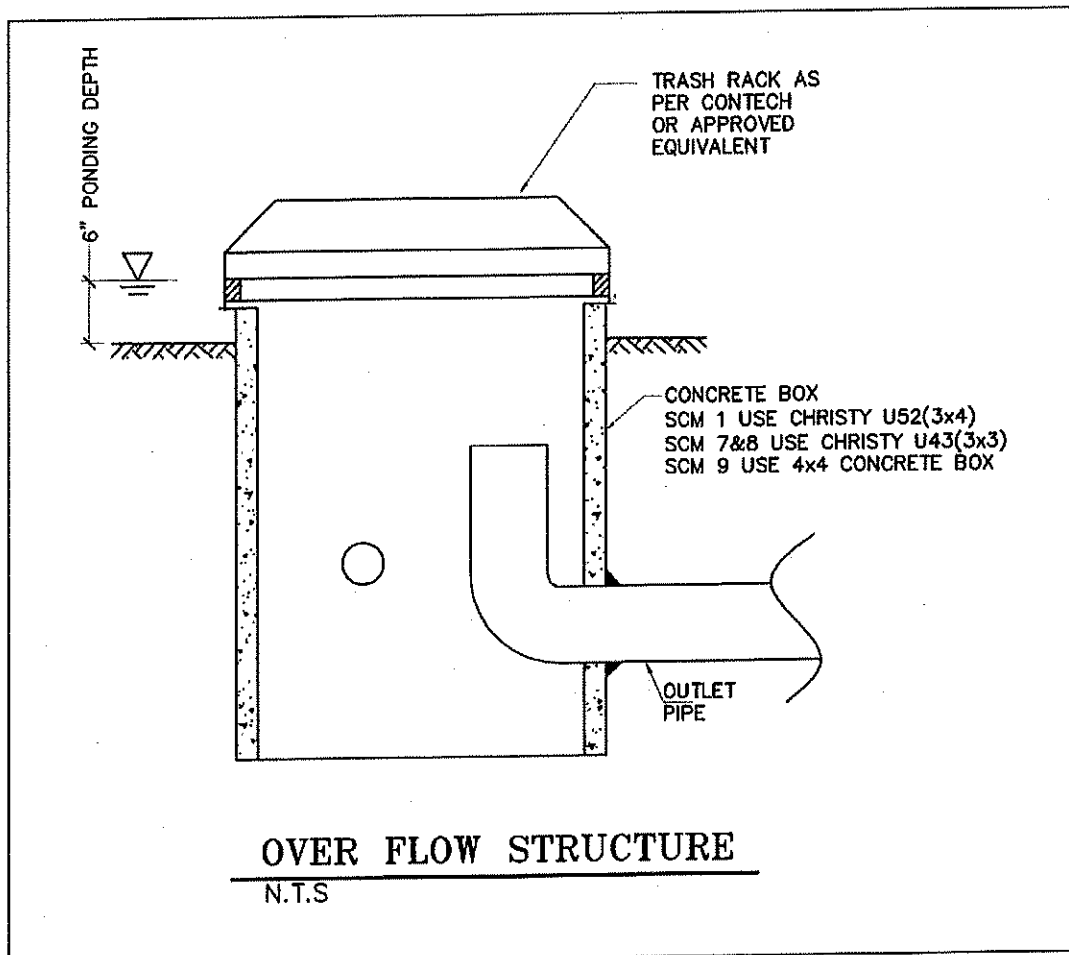
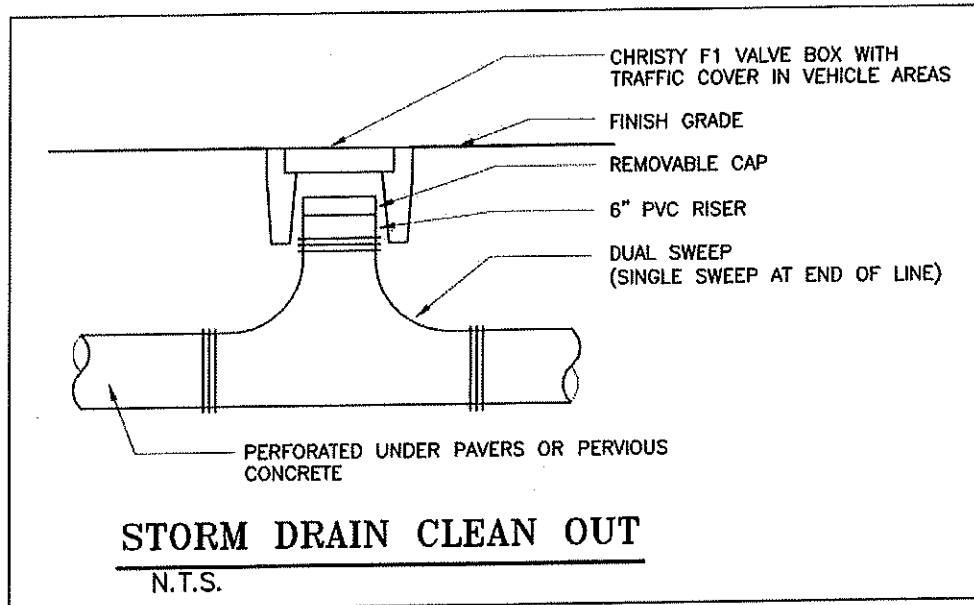
9. STORMDRAIN DETAILS



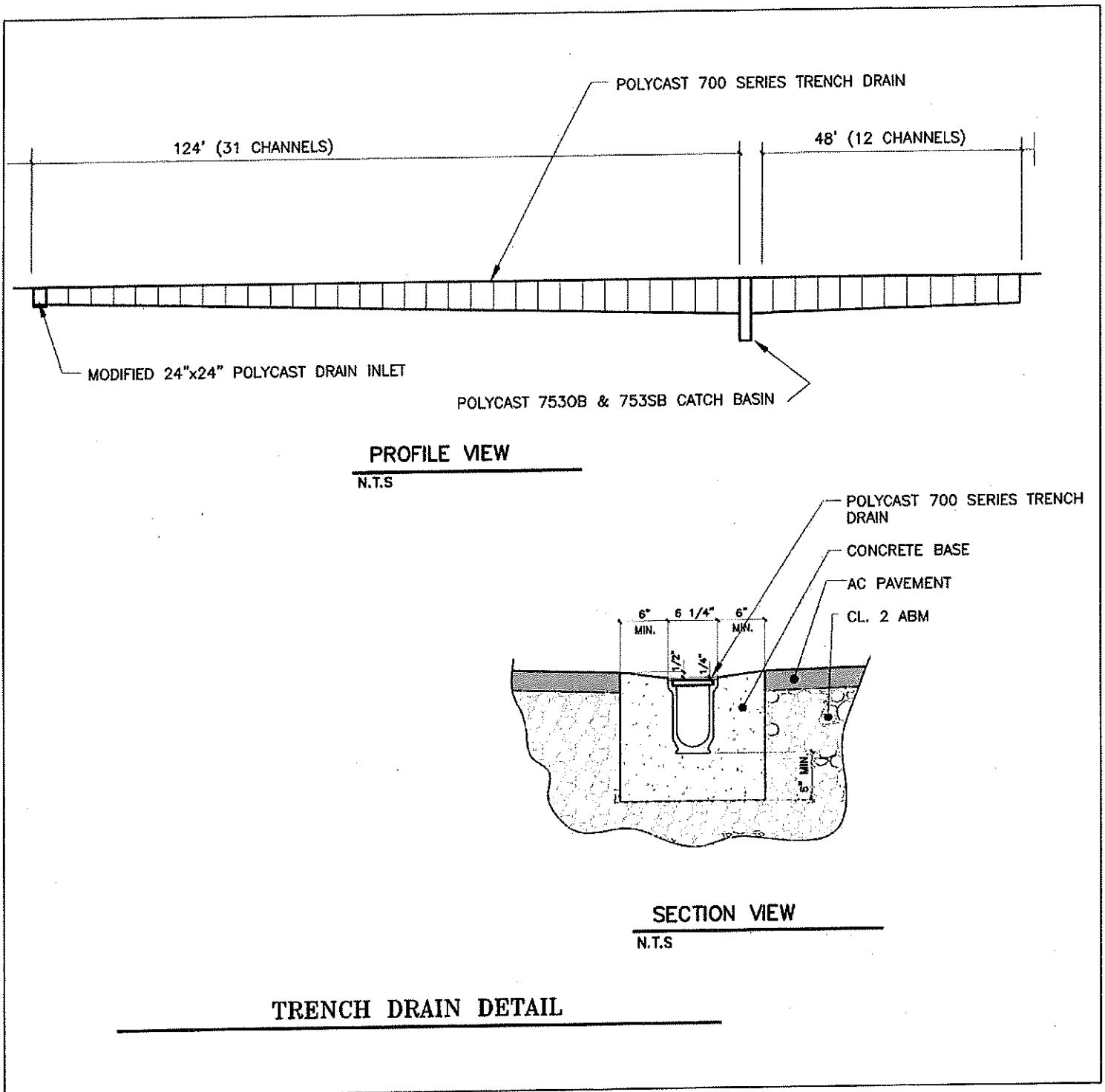
STORMDRAIN DETAILS



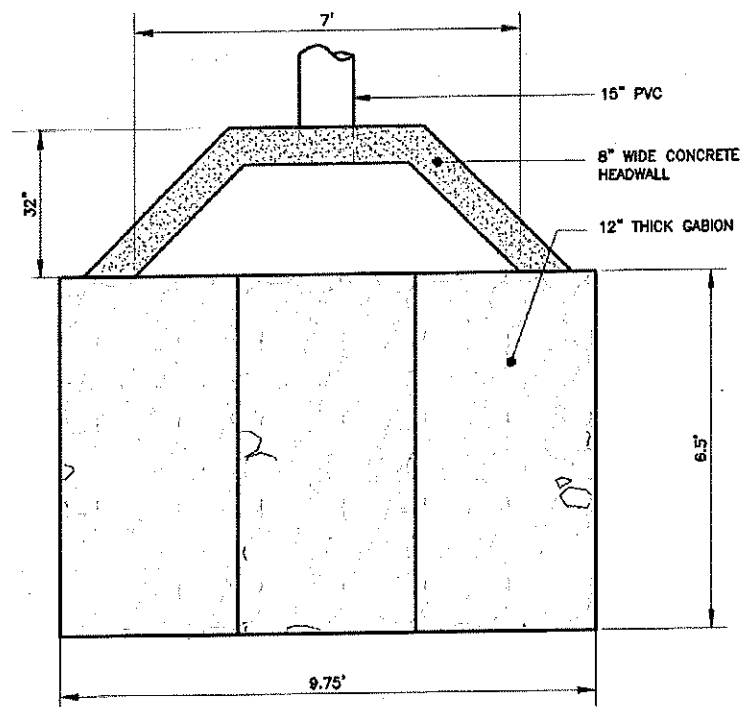
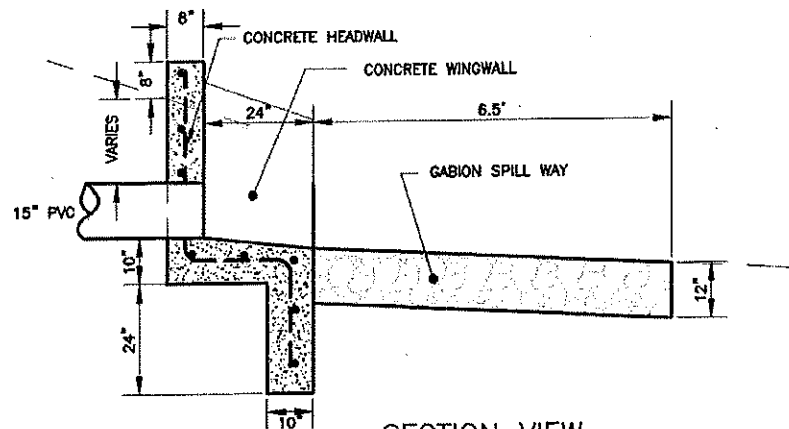
STORMDRAIN DETAILS



STORMDRAIN DETAILS



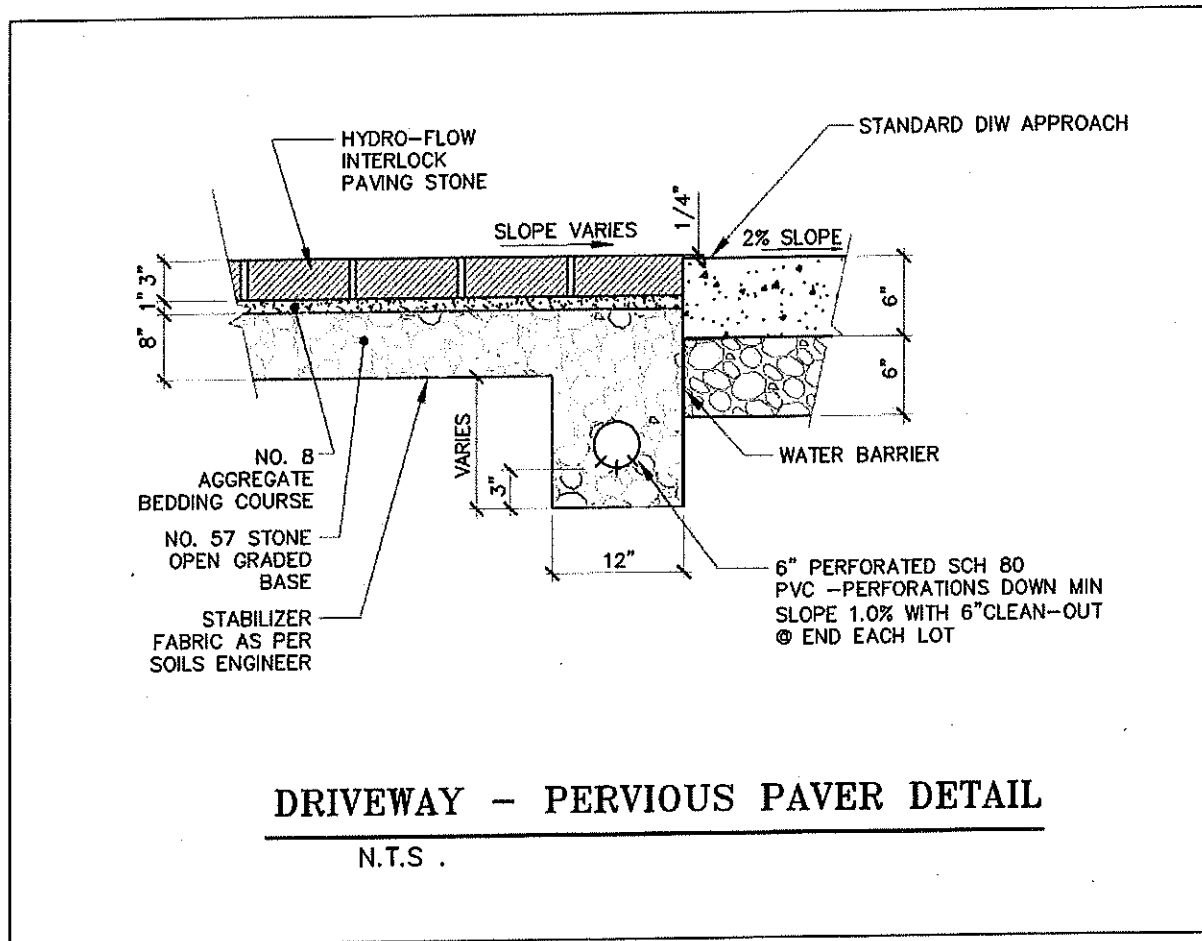
STORMDRAIN DETAILS



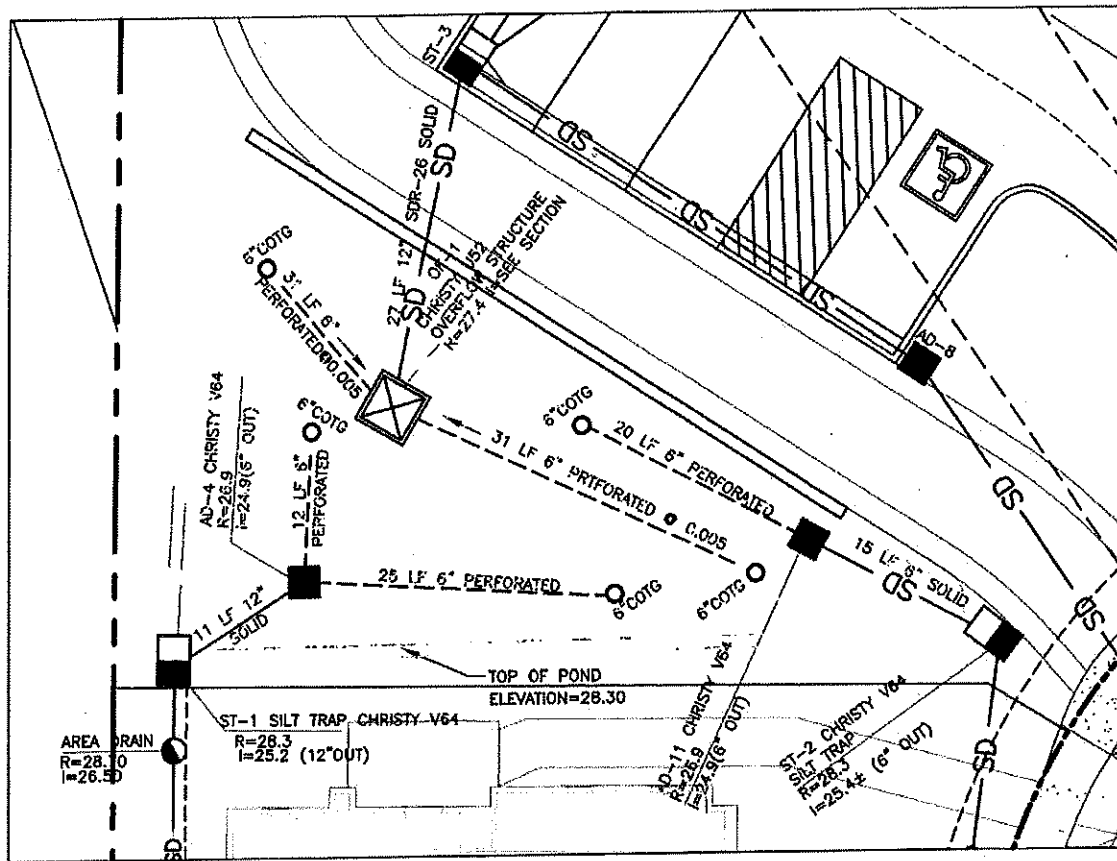
OUTFALL STRUCTURE

N.T.S.

10. PERVIOUS PAVERS

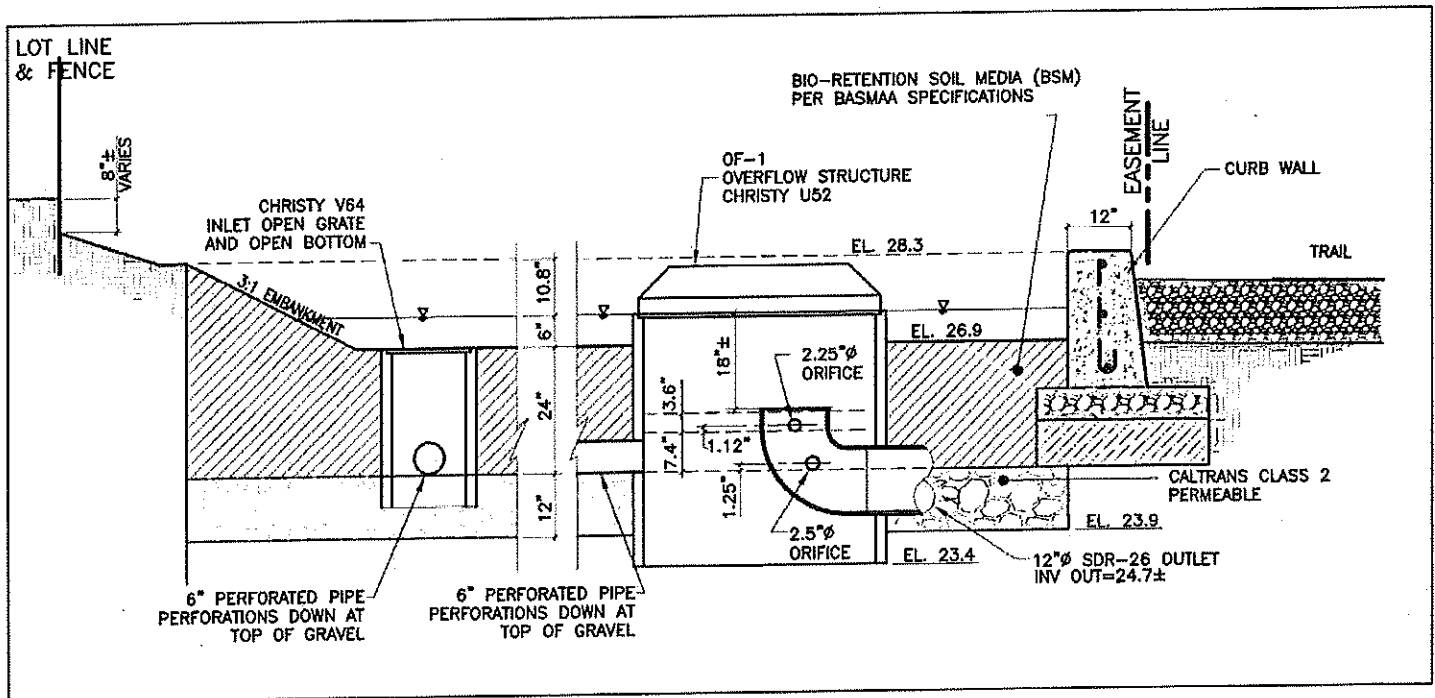


11. SCM DETAILS



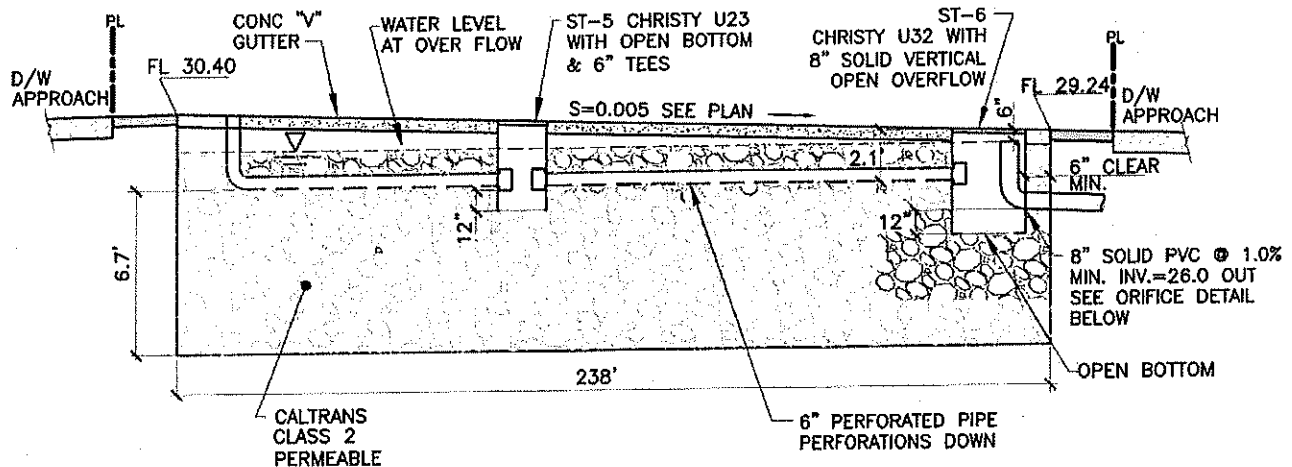
SCM-1 PLAN VIEW

N.T.S

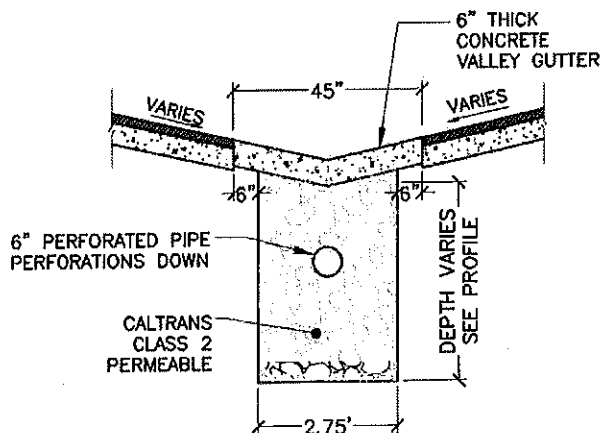


SCM-1 SECTION VIEW

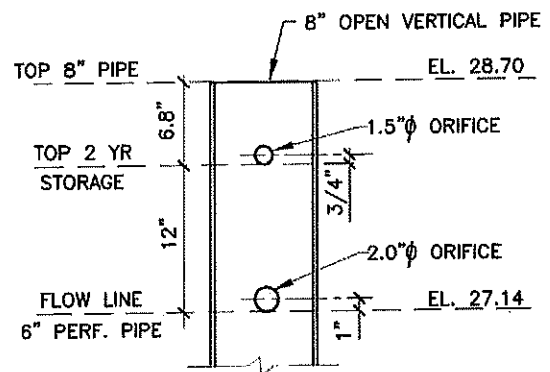
N.T.S



PROFILE VIEW
N.T.S.

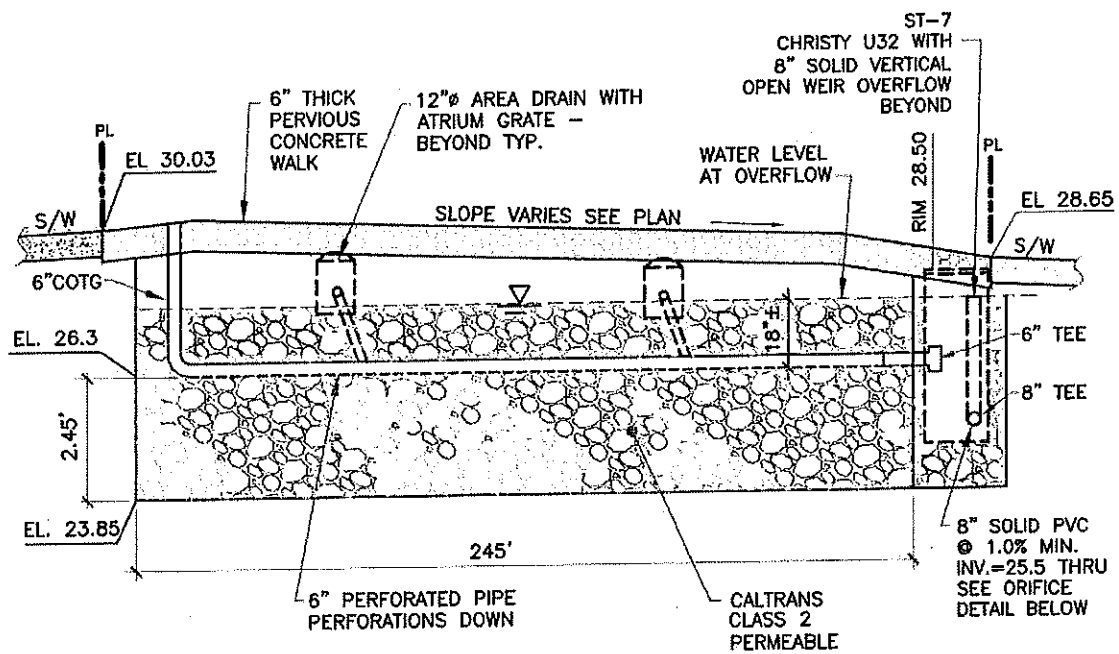


SECTION VIEW
N.T.S.



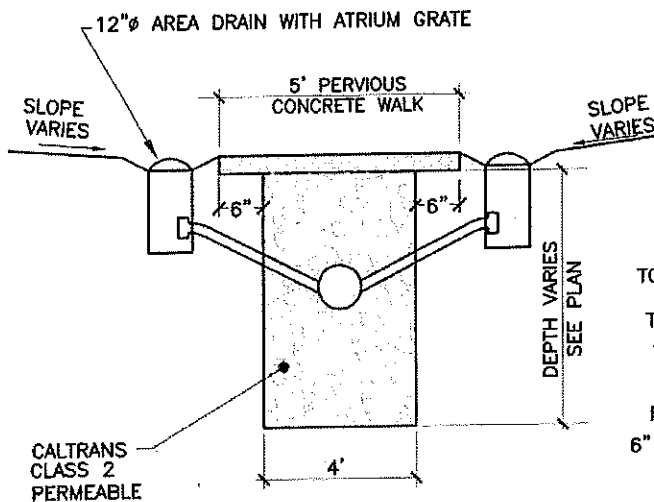
ORIFICE DETAIL
N.T.S.

DETAIL SCM-3 (LILY LN.)
N.T.S.



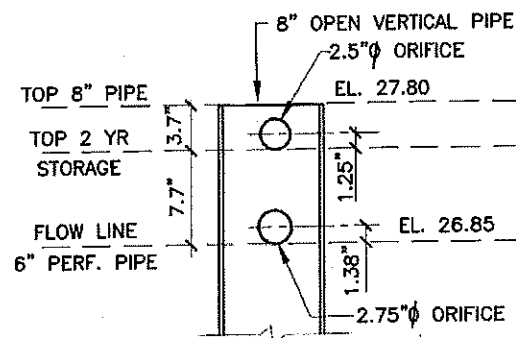
PROFILE VIEW

N.T.S.



SECTION VIEW

N.T.S.

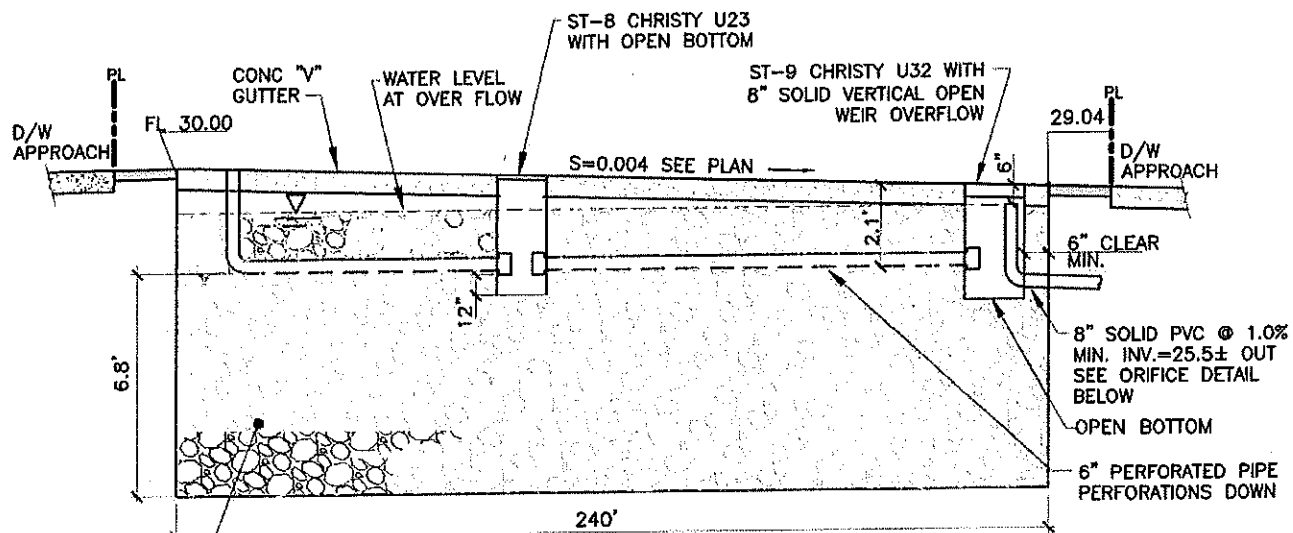


ORIFICE DETAIL

N.T.S.

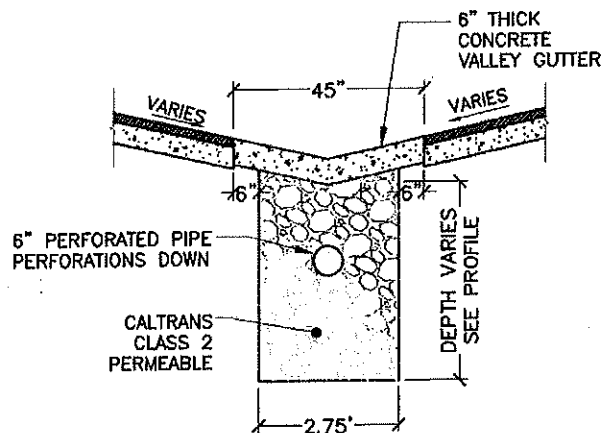
DETAIL SCM-4 (SAN NICHOLAS LN.)

N.T.S.



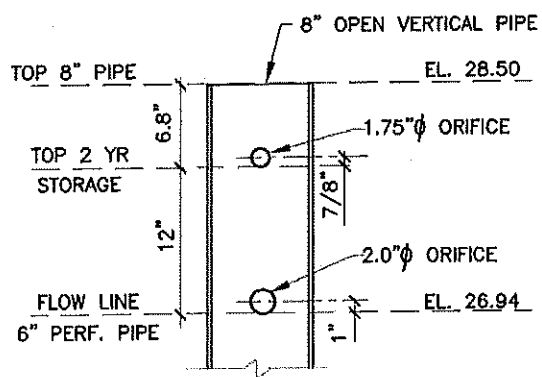
PROFILE VIEW

N.T.S.



SECTION VIEW

N.T.S.

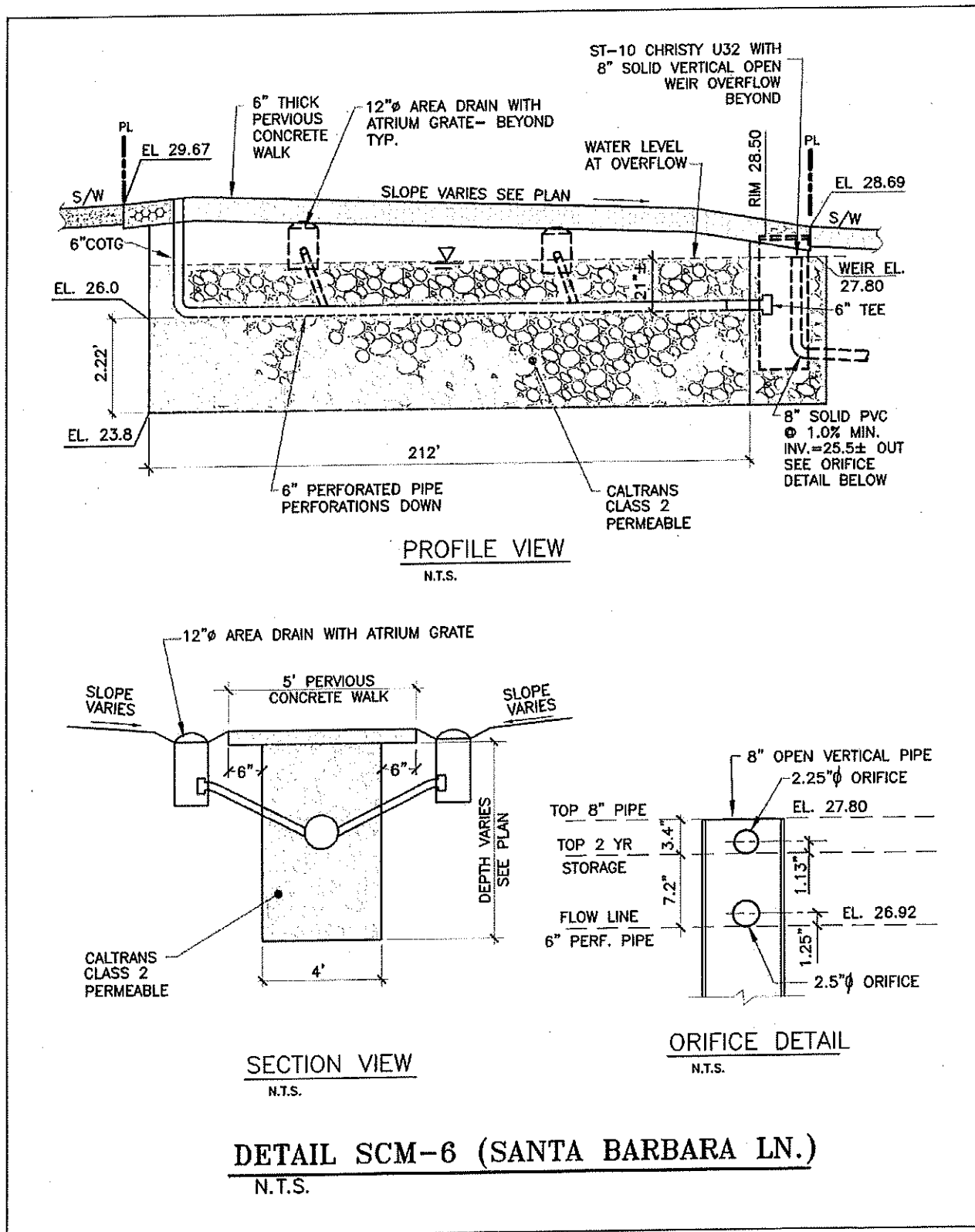


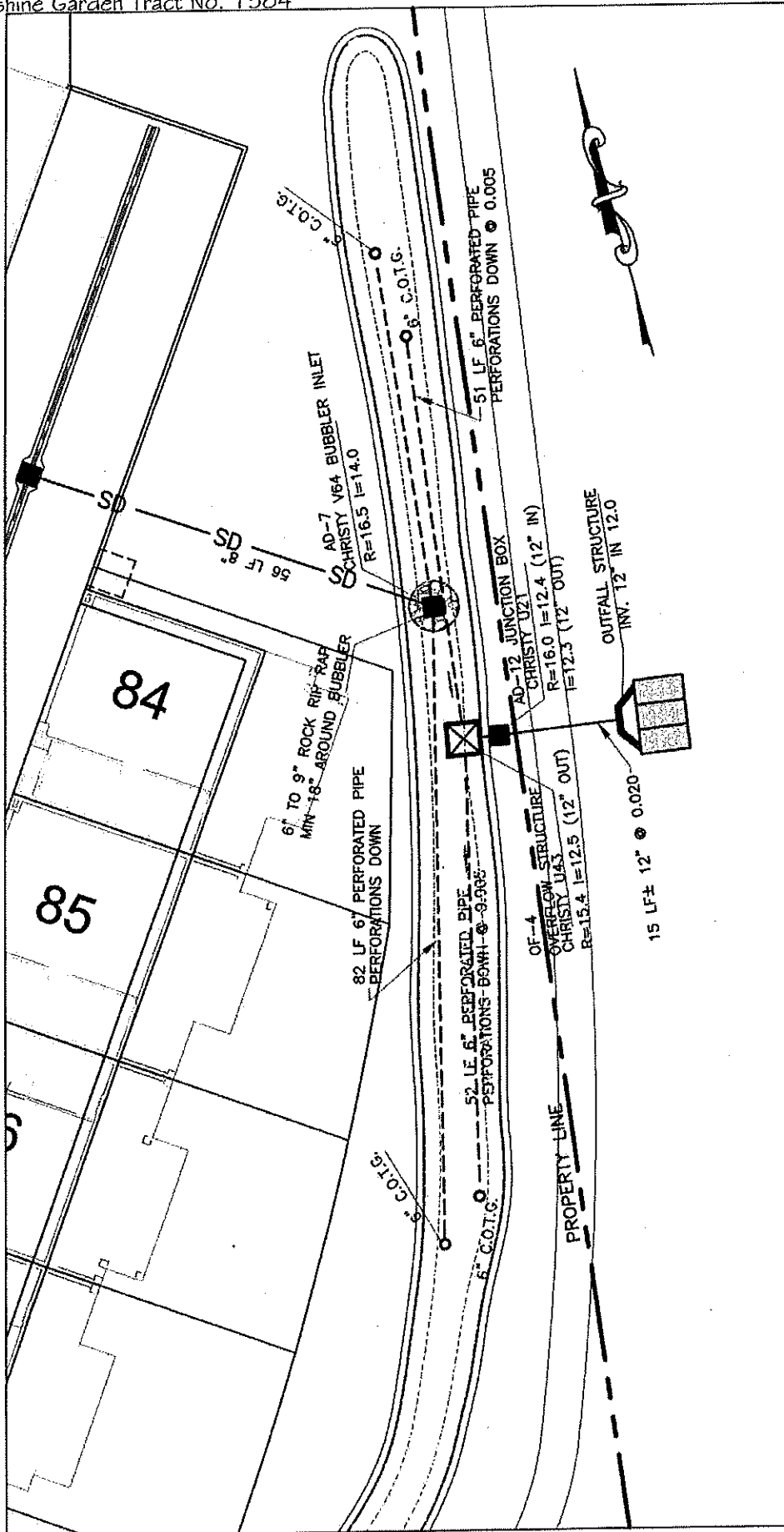
ORIFICE DETAIL

N.T.S.

DETAIL SCM-5 (ROSE LN.)

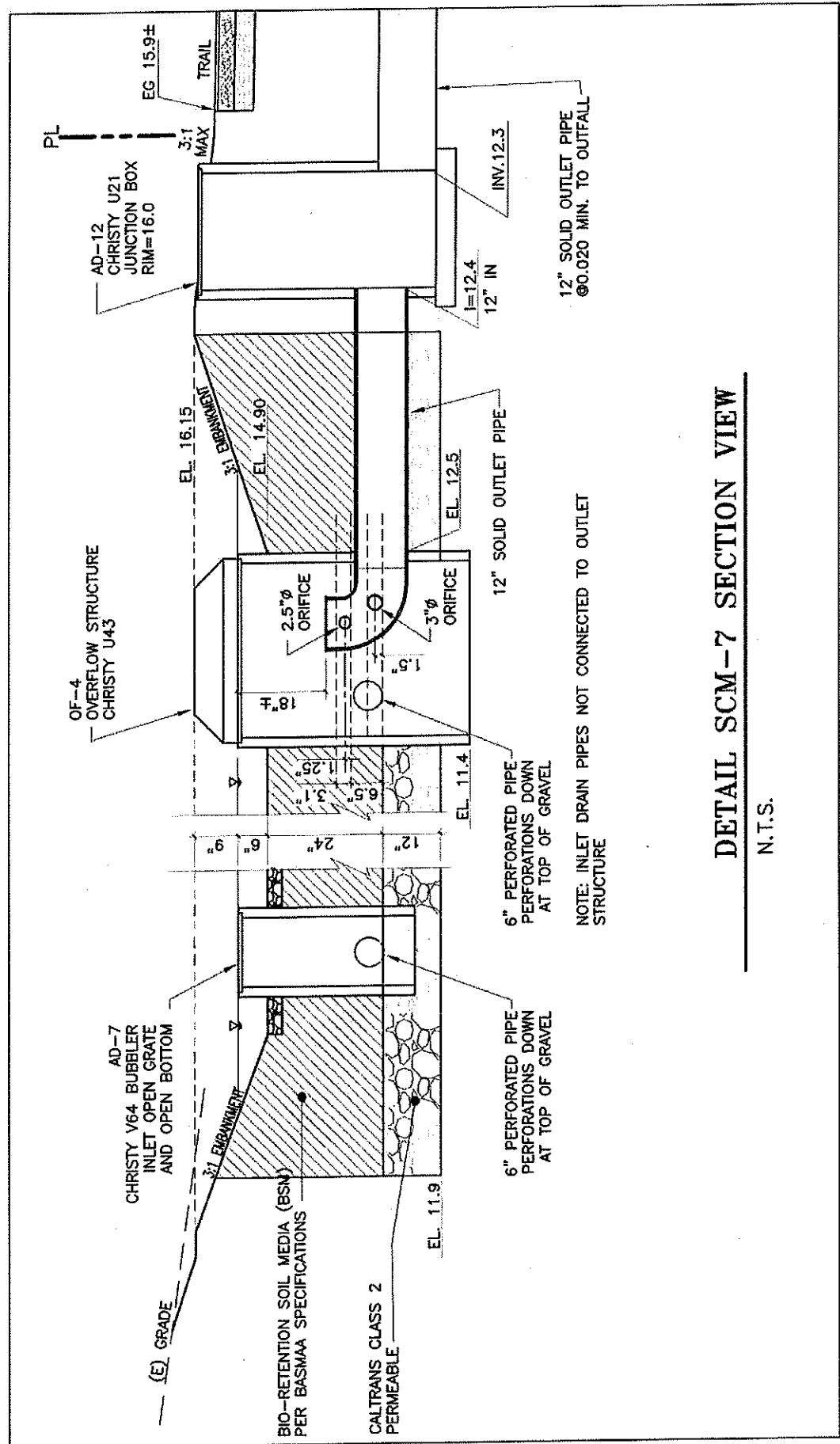
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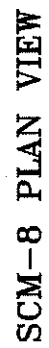
SCM-7 PLAN VIEW

N.T.S.

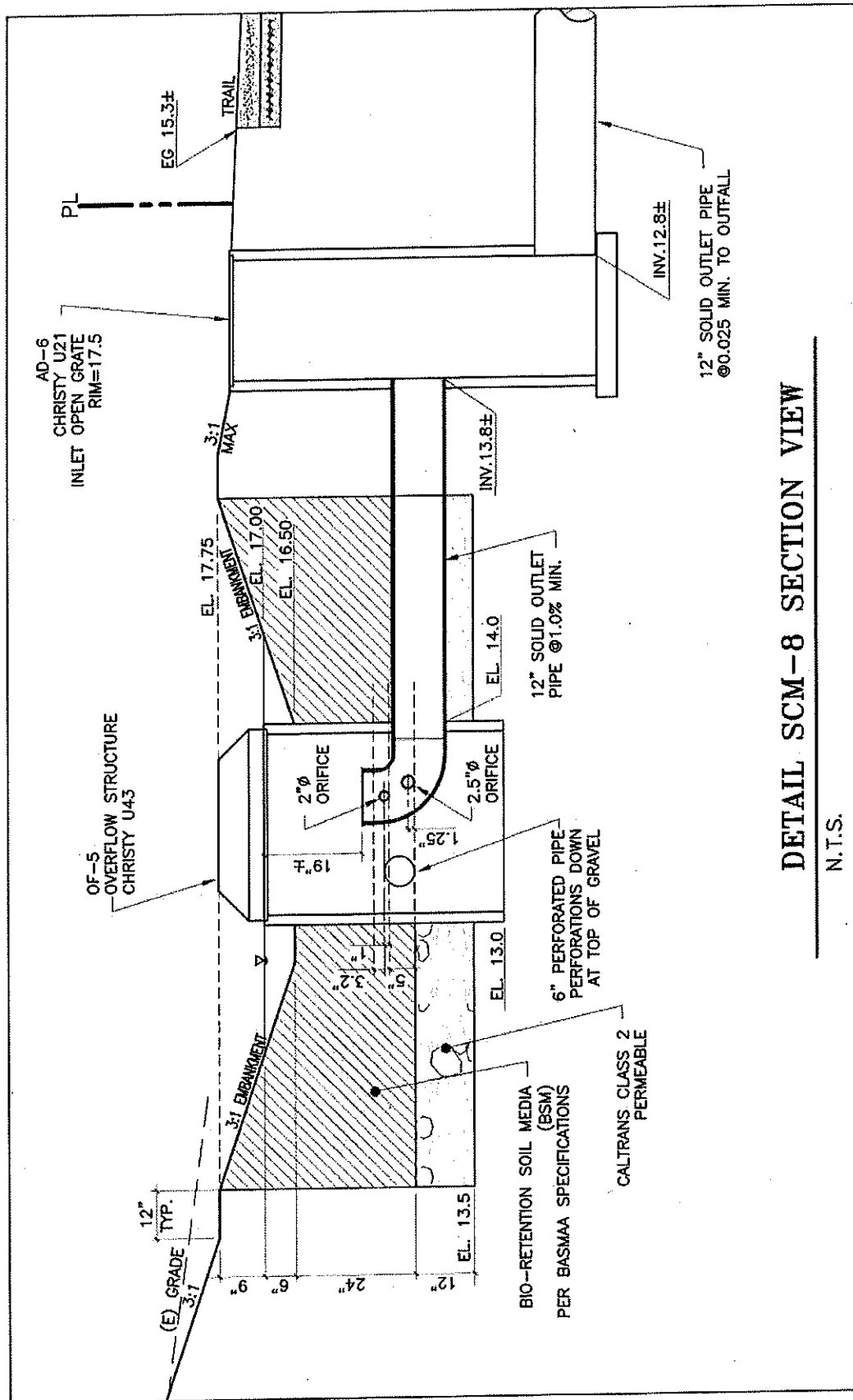


DETAIL SCM-7 SECTION VIEW

N.T.S.

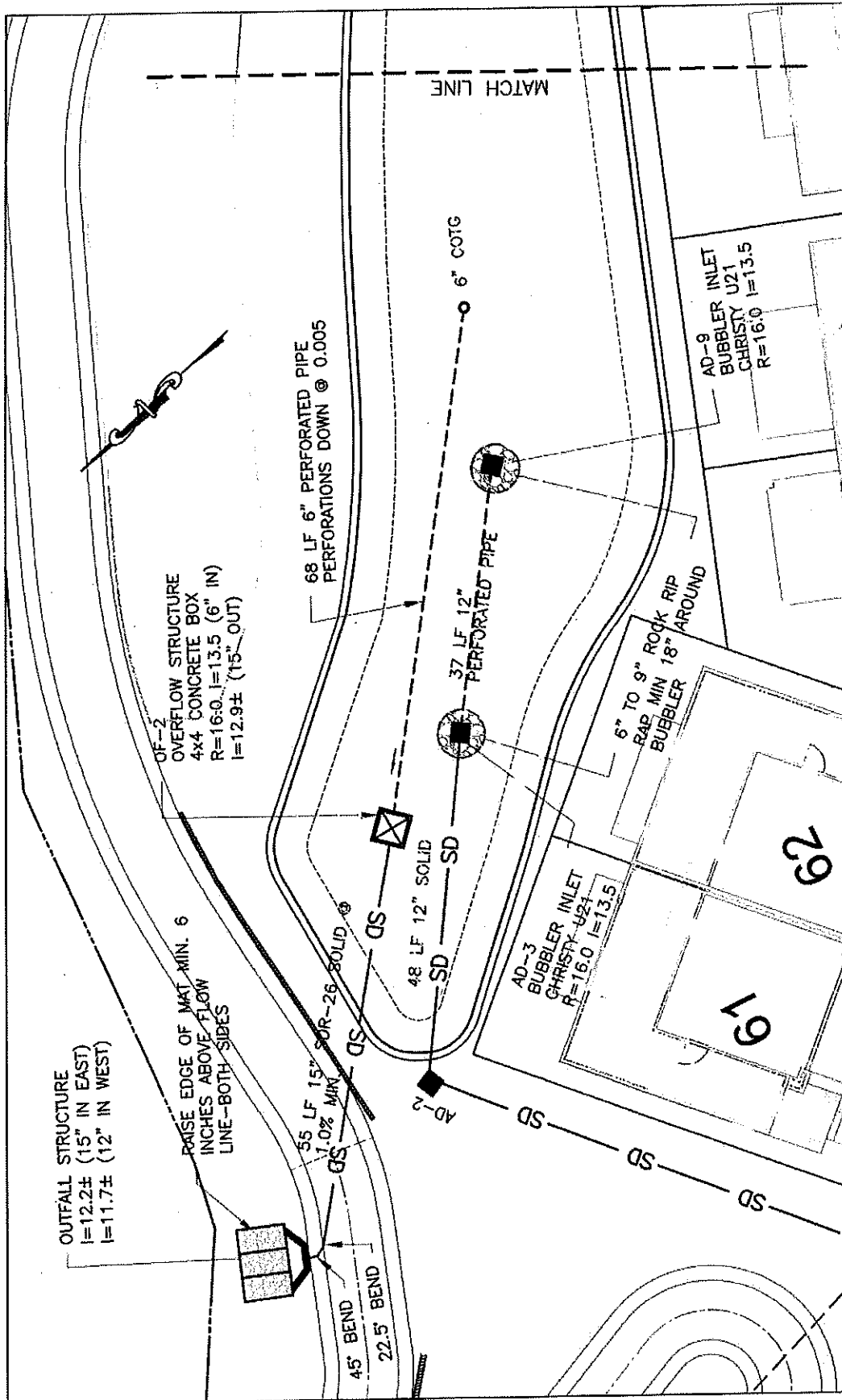


N.T.S



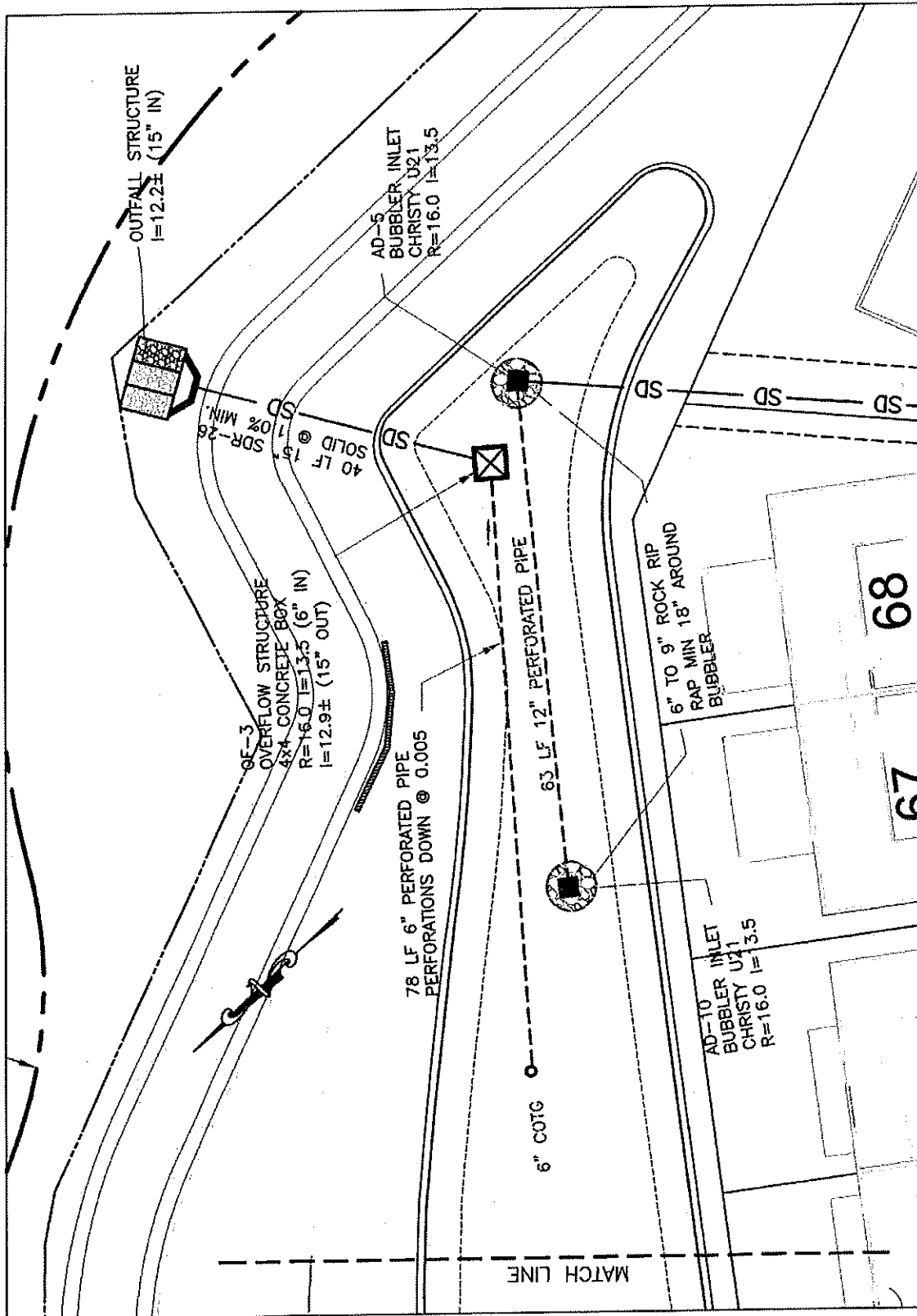
DETAIL SCM-8 SECTION VIEW

N.T.S.



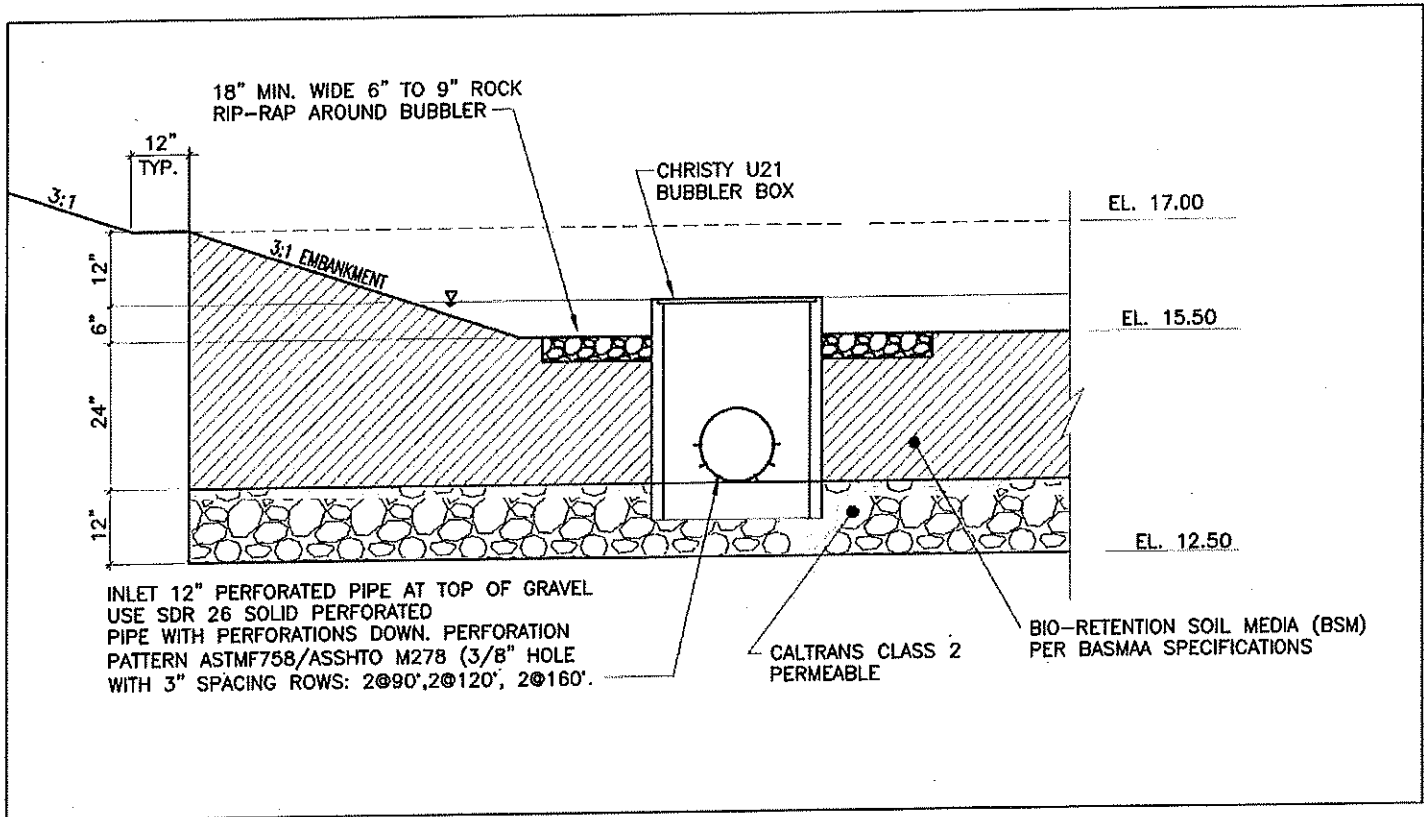
SCM-9 PLAN VIEW - WEST END

N.T.S



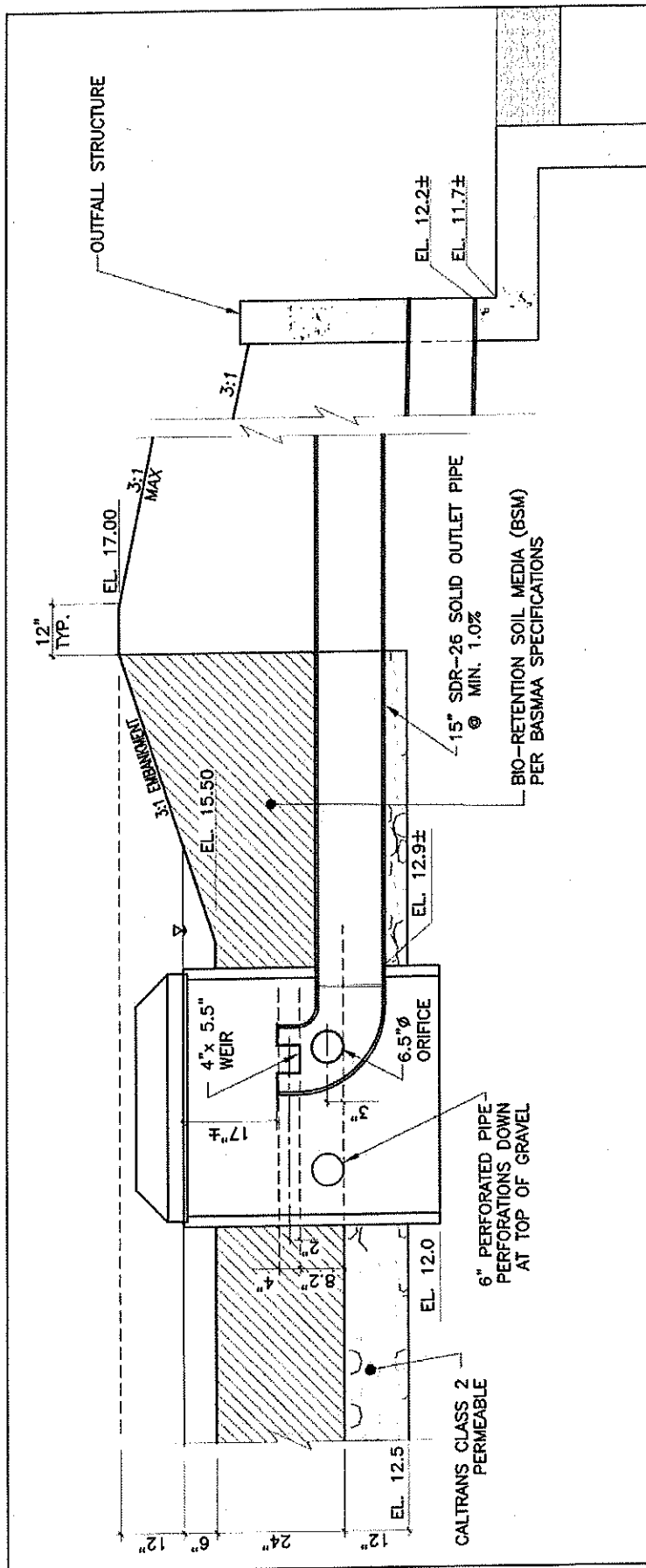
SCM-9 PLAN VIEW - EAST END

N.T.S



SCM-9 TYPICAL SECTION

N.T.S



SCM-9 SECTION THRU OUTFALL

N.T.S

APPENDIX A
PROBABLE MAINTENANCE COST

FREQUENCY	WORK DESCRIPTION	CREW	EQUIPMENT	COST/ HR	EST. HOURS	COST/ MONTH	COST/ YEAR
MONTHLY & MAJOR RAIN EVENTS	LITTER PICKUP & GROUNDS REPAIR AT/AROUND INLETS, STORM ELEMENTS AND REMOVE SEDIMENT/DEBRIS FROM SYSTEMS & SWEEPING REQUIRED AREAS	1 PERSON	HAND TOOLS	\$75	16.0	\$1,200	\$14,400
ANNUAL	CLEAN OUTLET/INLET STRUCTURES, SYSTEM BOTTOMS, SEDIMENT REMOVAL, DEEP CLEANING AND REPAIR ANY DAMAGE. VEGETATION REPAIR	2 PEOPLE	WATER JET & VACUUM TRUCKS, PICK-UP TRUCK & HAND TOOLS	\$150	20.0		\$3,000
REHABILITATION LIFE CYCLE COST FOR SCM-1,7,8 & 9 BASED ON 20 YRS. @ 5.0% RATE							\$10,400
REHABILITATION LIFE CYCLE COST FOR SCM-3,4,5 & 6 BASED ON 10 YRS. @ 5.0% RATE INCLUDES COST OF CONCRETE AND PERVIOUS CONCRETE COVER REPLACEMENT							\$14,500
REHABILITATION LIFE CYCLE COST FOR DRIVEWAY PERVIOUS PAVERS BASED ON 20 YRS. @ 5.0% RATE							\$31,500
TOTAL PER YEAR:							\$73,800

APPENDIX B MAINTENANCE INSPECTION SCHEDULE

YEARLY INSPECTIONS: FIRST WEEK OF OCTOBER.
MAJOR RAIN EVENT: 1 INCH OF RAINFALL OR MORE WITHIN 24 HOUR PERIOD.

STORM DRAIN SYSTEMS (SD-1 THRU SD-9)		
COMPONENT	ACTIVITY	FREQUENCY
AREA DRAINING TO SYSTEM	REMOVE TRASH, DEBRIS AND SEDIMENT FROM PAVEMENTS AND LANDSCAPE AREAS	MONTHLY AND AS NEEDED
INLET GRATES	REMOVE TRASH, DEBRIS AND SEDIMENT FROM GRATE AND SURROUNDING AREA	ANNUAL AND AFTER MAJOR RAIN EVENTS
INLET/AREA DRAIN STRUCTURE	REMOVE TRASH, DEBRIS AND SEDIMENT FROM STRUCTURE AND CHECK FOR STRUCTURE INTEGRITY	ANNUAL AND AFTER MAJOR RAIN EVENTS
MANHOLE STRUCTURE	REMOVE TRASH, DEBRIS AND SEDIMENT FROM STRUCTURE AND CHECK FOR STRUCTURE INTEGRITY	ANNUAL
SILT TRAPS	REMOVE TRASH, DEBRIS AND SEDIMENT FROM STRUCTURE AND CHECK FOR STRUCTURE INTEGRITY	ANNUAL AND AFTER MAJOR RAIN EVENTS. SEDIMENT SHOULD BE REMOVED WHEN STORAGE VOLUME REDUCED BY 30%
PIPE	REMOVE ANY OBSTRUCTION AND MAINTAIN UNRESTRICTED FLOW	ANNUAL
STANDING WATER	INSPECT ALL STRUCTURES AND REMOVE ANY STANDING WATER	MONTHLY DURING RAINY SEASON AND 4 DAYS AFTER MAJOR RAIN EVENT
PERVIOUS PAVERS/PERVIOUS CONCRETE		
ADJACENT AREAS	REMOVE ALL TRASH AND DEBRIS. KEEP ADJACENT LANDSCAPING SEEDED AND WELL MAINTAINED TO MINIMIZE SEDIMENT DEPOSITION	MONTHLY AND AFTER MAJOR RAIN EVENT
SURFACE AREA	ENSURE AREA IS DRAINING AND THERE IS NO STANDING WATER. REMOVE ANY WEEDS, LEAFS OR OTHER VEGETATION. CHECK FOR STRUCTURAL INTEGRITY	MONTHLY AND AFTER MAJOR RAIN EVENT
	CLEAN SURFACE BY SWEEPING AND/OR DRY VACUUMING.	MONTHLY
	DEEP CLEANING BY SIMULTANEOUS PRESSURE WASHING AND VACUUMING	ANNUAL OR AS NEEDED

APPENDIX B MAINTENANCE INSPECTION SCHEDULE

YEARLY INSPECTIONS: FIRST WEEK OF OCTOBER.
MAJOR RAIN EVENT: 1 INCH OF RAINFALL OR MORE WITHIN 24 HOUR PERIOD.

DETENTION BASIN (SCMs 1,7,8 & 9)		
COMPONENT	ACTIVITY	FREQUENCY
BASIN AREA	INSPECT SIDE SLOPES FOR BARREN OR ERODED AREAS	ANNUAL AND AFTER MAJOR RAIN EVENT
	REMOVE ANY TRASH, DEBRIS AND REMOVE ANY INVASIVE PLANT SPECIES. REPLACE DEAD VEGETATION WITH APPROVED PLANTING.	ANNUAL AND AFTER MAJOR RAIN EVENT
	REPLACE BIO-RETENTION SOIL MEDIA	AS NEEDED
	INSPECT FOR EXCESS SEDIMENT ACCUMULATION	ANNUAL-REMOVE WHEN STORAGE DEPTH DECREASED BY 25% (1.5 IN SEDIMENT DEPTH)
BUBBLER INLET & ROCK RIP RAP	REMOVE TRASH, DEBRIS AND SEDIMENT FROM STRUCTURE AND CHECK FOR STRUCTURE INTEGRITY INSPECT RIP RAP FOR DAMAGE/EROSION	ANNUAL AND AFTER MAJOR RAIN EVENT
OVERFLOW STRUCTURE	REMOVE TRASH, DEBRIS AND SEDIMENT FROM STRUCTURE AND CHECK FOR STRUCTURE INTEGRITY MAKE SURE THAT WEIR AND ORIFICE ARE CLEAR AND STORM WATER CAN FLOW FREELY.	ANNUAL AND AFTER MAJOR RAIN EVENT
OUTFALL STRUCTURE	REMOVE TRASH, DEBRIS AND SEDIMENT FROM STRUCTURE AND CHECK FOR STRUCTURE INTEGRITY INSPECT RIP RAP MAT FOR ANY DAMAGE AND STORM WATER IS FREE TO FLOW INTO THE SLOUGH.	ANNUAL AND AFTER MAJOR RAIN EVENT
CLEANOUT/JUNCTION BOX	REMOVE TRASH, DEBRIS AND SEDIMENT FROM STRUCTURE AND CHECK FOR STRUCTURE INTEGRITY	ANNUAL
PIPE	REMOVE ANY TRASH, DEBRIS AND SEDIMENT FROM THE PIPE AND CHECK FOR FREE FLOW OF STORM WATER	ANNUAL
STANDING WATER	INSPECT ALL STRUCTURES AND REMOVE ANY STANDING WATER	MONTHLY DURING RAINY SEASON AND 48 HOURS AFTER MAJOR RAIN EVENT
RETENTION TRENCH (SCMs 3,4,5 & 6)		
AREA DRAINING TO SYSTEM	REMOVE TRASH, DEBRIS AND SEDIMENT FROM PAVEMENTS AND LANDSCAPE AREAS	MONTHLY AND AS NEEDED
INLET/AREA DRAIN & STRUCTURE	REMOVE TRASH, DEBRIS AND SEDIMENT FROM GRATE & STRUCTURE & CHECK FOR STRUCTURE INTEGRITY	ANNUAL AND AFTER MAJOR RAIN EVENTS
SILT TRAPS	REMOVE TRASH, DEBRIS AND SEDIMENT FROM STRUCTURE AND CHECK FOR STRUCTURE INTEGRITY	ANNUAL AND AFTER MAJOR RAIN EVENTS. SEDIMENT SHOULD BE REMOVED WHEN STORAGE VOLUME REDUCED BY 30%
OVERFLOW STRUCTURE	REMOVE TRASH, DEBRIS AND SEDIMENT FROM STRUCTURE AND CHECK FOR STRUCTURE INTEGRITY MAKE SURE THAT WEIR AND ORIFICE ARE CLEAR AND STORM WATER CAN FLOW FREELY.	ANNUAL AND AFTER MAJOR RAIN EVENT
PIPE	REMOVE ANY OBSTRUCTION AND MAINTAIN UNRESTRICTED FLOW	ANNUAL
STANDING WATER	INSPECT ALL STRUCTURES AND REMOVE ANY STANDING WATER	MONTHLY DURING RAINY SEASON AND 48 HOURS AFTER MAJOR RAIN EVENT

APPENDIX C
INSPECTION LOG

STORM DRAIN SYSTEM (SD-#)

SYSTEM IDENTITY: _____

DATE: _____

INSPECTOR (PRINTED NAME & SIGNATURE): _____

TITLE: _____

COMPONENT	MAINTENANCE NEEDED? (Y/N)	COMMENTS AND RECOMMENDED ACTION
AREA DRAINING TO SYSTEM		
INLET GRATES		
INLET/AREA DRAIN STRUCTURE		
MANHOLE STRUCTURE		
SILT TRAPS		
PIPE		
STANDING WATER		
OTHER		

APPENDIX C
INSPECTION LOG

PERVIOUS PAVERS/PERVIOUS CONCRETE

LOT/WALK AREA: _____

DATE: _____

INSPECTOR (PRINTED NAME & SIGNATURE): _____

TITLE: _____

COMPONENT	MAINTENANCE NEEDED? (Y/N)	COMMENTS AND RECOMMENDED ACTION
ADJACENT AREAS		
STRUCTURAL SURFACE AREA CONDITION		
CLEANING OF SURFACE AREA NEEDED		
STANDING WATER		
OTHER		

APPENDIX C
INSPECTION LOG

DETENTION BASIN (SCMs 1,7,8&9)

SYSTEM IDENTITY: _____

DATE: _____

INSPECTOR (PRINTED NAME & SIGNATURE): _____

TITLE: _____

COMPONENT	MAINTENANCE NEEDED? (Y/N)	COMMENTS AND RECOMMENDED ACTION
EMBANKMENT		
BASIN AREA & SEDIMENT		
LANDSCAPING		
BUBBLER INLET ROCK RIP RAP		
OVERFLOW STRUCTURE		
OUTFALL STRUCTURE		
CLEANOUT/ JUNCTION BOX		
PIPE		
STANDING WATER		

APPENDIX C
INSPECTION LOG

RETENTION TRENCH (SCMs 3,4,5 & 6)

SYSTEM IDENTITY: _____

DATE: _____

INSPECTOR (PRINTED NAME & SIGNATURE): _____

TITLE: _____

COMPONENT	MAINTENANCE NEEDED? (Y/N)	COMMENTS AND RECOMMENDED ACTION
AREA DRAINING TO SYSTEM		
INLET/AREA DRAIN & STRUCTURE		
SILT TRAPS		
OVERFLOW STRUCTURE		
PIPE		
STANDING WATER		
OTHER		

Recording requested by:
First American Title Company

When Recorded Return To:
HANNA & VAN ATTA
525 Middlefield Road, Suite 210
Menlo Park, CA 94025

SPACE ABOVE THIS LINE FOR RECORDER'S USE
APN: 018-711-21 (UNDERLYING) AND 018-731-01 THROUGH 018-731-55, INCLUSIVE AND 018-732-01 THROUGH 018-732-46 INCLUSIVE

**SUBORDINATION AGREEMENT
COVENANT RUNNING WITH THE LAND, STORMWATER CONTROL MEASURES
(SCMS), STORMWATER TREATMENT AND DETENTION FACILITY OPERATIONS
AND MAINTENANCE AGREEMENT, AND RIGHT OF ENTRY SUNSHINE GARDEN**

Long River Real Estate Holding LLC, a Delaware limited liability company under that certain Mortgage dated July 14, 2023 ("Mortgage") executed by Pacific Sunshine Development, LLC, a California limited liability company, as the Mortgagor, recorded in the Official Records of Santa Cruz County, California on July 27, 2023 as Instrument No. 2023-0013855 does hereby consent to the execution and recordation of the Covenant Running with the Land, Stormwater Control Measures (SCMs), Stormwater Treatment and Detention Facility Operations and Maintenance Agreement, and Right of Entry Sunshine Garden ("Stormwater Control Agreement") recorded concurrently herewith.

Mortgagee, and its successors and assigns, do hereby consent to the execution and recordation of the Stormwater Control Agreement and agree that Mortgagee's interests shall be subject to and does hereby subordinate the lien of said Mortgage on the land described in Exhibit "A" to the same extent and with the same force and effect as if said Stormwater Control Agreement had been executed and recorded prior to the execution and recordation of said Mortgage.

IN WITNESS WHEREOF, the undersigned has executed this Subordination Agreement this 28th day of March, 2025

MORTGAGEE:

Long River Real Estate Holding LLC, a Delaware limited liability Company

BY: [Signature]

NAME: Aidi Xu

ITS: Member

[Signature must be notarized.]

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.

Delaware
STATE OF CALIFORNIA)

) SS

COUNTY OF New Castle)

On March 28th 2025 before me, JOSEPH P. NGUYEN, Notary Public, personally appeared AIDI XU 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. Delaware

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

Witness my hand and official seal.

[Seal]



(Signature)

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF
WATSONVILLE, COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA AND IS
DESCRIBED AS FOLLOWS:

LOTS 1-87 AND LOT'S A-L, PARCEL A, INCLUSIVE AS SHOWN ON THAT CERTAIN
MAP ENTITLED "TRACT NO. 1587 SUNSHINE GARDEN", FILED IN THE OFFICE OF
THE COUNTY RECORDER OF SANTA CRUZ COUNTY, STATE OF CALIFORNIA, ON
OCTOBER 4, 2017 IN BOOK 127 OF MAPS AT PAGE 9, SANTA CRUZ COUNTY
RECORDS.

APN:

018-731-01 (Affects: Lot 1); 018-731-02 (Affects: Lot 2), 018-731-03 (Affects: Lot 3), 018-731-04 (Affects: Lot 4), 018-731-05 (Affects: Lot 5), 018-731-06 (Affects: Lot 6), 018-731-07 (Affects: Lot 7), 018-731-08 (Affects: Lot 8), 018-731-09 (Affects: Lot 9), 018-731-10 (Affects: Lot 10), 018-731-11 (Affects: Lot 11), 018-731-12 (Affects: Lot 12), 018-731-13 (Affects: Lot 13), 018-731-14 (Affects: Lot 14), 018-731-15 (Affects: Lot 15), 018-731-16 (Affects: Lot 16), 018-731-17 (Affects: Lot 17), 018-731-18 (Affects: Lot 18), 018-731-19 (Affects: Lot 19), 018-731-20 (Affects: Lot 20), 018-731-21 (Affects: Lot 21), 018-731-22 (Affects: Lot 22), 018-731-23 (Affects: Lot 23), 018-731-24 (Affects: Lot 24), 018-731-25 (Affects: Lot 25), 018-731-26 (Affects: Lot 26), 018-731-27 (Affects: Lot 27), 018-731-28 (Affects: Lot 28), 018-731-29 (Affects: Lot 29), 018-731-30 (Affects: Lot 30), 018-731-31 (Affects: Lot 31), 018-731-32 (Affects: Lot 32), 018-731-33 (Affects: Lot 33), 018-731-34 (Affects: Lot 34), 018-731-35 (Affects: Lot 35)