

RECORDING REQUESTED BY:

When Recorded Mail Document
and Tax Statement To:

City of Salinas
200 Lincoln Ave.
Salinas CA 93901

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Property Address: (portion-791 Work)
APN/Parcel ID(s): 003-012-015

Exempt from fee recorded as a transfer of real property to government agency.
27388

GRANT DEED

The undersigned grantor(s) declare(s)

- ☒ This transfer is exempt from the documentary transfer tax-Transfer to government agency
☐ The documentary transfer tax is \$ 0.00 and is computed on:
☐ the full value of the interest or property conveyed.
☐ the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in ☒ the City of Salinas

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

791 WORK, LLC, a California limited liability company

hereby GRANT(S) to

City of Salinas, a California charter city and municipal corporation

the following described real property in the City of Salinas, County of Monterey, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

Dated: March 13, 2024

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

791 WORK, LLC, a California limited liability company

By: the Kenneth Eugene Slama Revocable Trust dated July 18, 2006, Member

By: [Signature]
Kenneth Eugene Slama, Trustee

By: the Slama Family 2023 Trust dated March 23, 2023, Member

By: [Signature]
Bradley Keith Slama, Trustee

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

State of California

County of Monterey

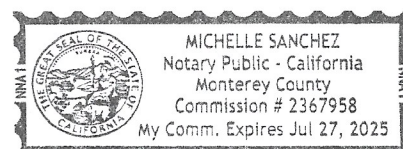
On Mar. 18. 2024 before me, Michelle Sanchez, Notary Public,
(here insert name and title of the officer)

personally appeared, Kenneth Eugene Slama and Bradley Keith Slama
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]
Signature





MONTEREY COUNTY SURVEYORS, INC.
surveying Monterey County since 1937
ph. 831.424.1984 fax. 831.424.4099

EXHIBIT A

Public Utility Easement

791 Work, LLC to City of Salinas
APN 003-012-015

Certain real property in the City of Salinas, Monterey County, California, being a portion of Lot 15 as shown upon the map of "Ottone Business Park No. 2" filed for record in volume 20 of Cities & Towns at page 28, and described in Grant Deed recorded April 06, 2023 as Document No. 2023010213 and Correction Deed recorded April 12, 2023 as Document No. 2023010837, records of said county, described as follows:

AN EASEMENT FOR PUBLIC UTILITY PURPOSES, 10' wide and being more particularly described as follows

Beginning at a point on the northeasterly right of way line of Work Street shown upon said map recorded in volume 20 of Cities & Towns at page 28, at the most southerly point of the lands conveyed to the City of Salinas by Grant Deed recorded as Document No. 2014035018; thence along the northeast line of said lands, leaving said right of way N25°43'54"W 14.15 feet to the north line of the 10' wide PUE shown upon said map and the True Point of Beginning; thence continue along said northeast boundary line

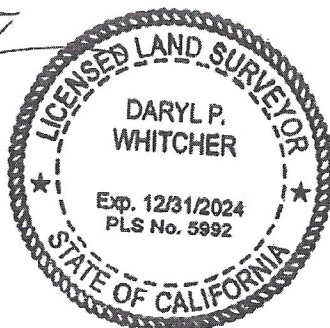
1. North 25°43'54" West, 36.01 feet to the point of intersection with the easterly line of the PUE adjacent to Elvee Drive shown upon said map; thence leave said boundary and along said easterly PUE line
2. North 19°18'22" East, 14.13 feet; thence leave said PUE line
3. South 25°43'54" East, 56.01 feet to the point of intersection with the northerly line of the PUE adjacent to Work Street shown upon said map; thence along said northerly PUE line
4. North 70°41'38" West, 14.15 feet to the True Point of Beginning.

Courses all True, containing 460 square feet more or less as shown on Exhibit B.

This description was prepared under my direction.


Daryl P. Whitcher PLS 5992
Expires 12/31/24

01252024
2023016



Slama PUE dedication

Easement Course Data

No.	BEARING	DISTANCE
①	N25°43'54"W	36.01'
2	N19°18'22"E	14.13'
3	S25°43'54"E	56.01'
4	N70°41'38"W	14.15'

lands of
791 WORK, LLC
D.2023010213 & D.2023010837
APN 003-012-015

Ottone Business Park
No. 2
VOL. 20 C&T pg. 28
Lot 15

Lot 17

Elvee Drive
(64' wide city street)

Existing 10' P.U.E., see 20-C&T-28

lands conveyed to
CITY OF SALINAS
per D.2014035018

NEW
PUBLIC UTILITY
EASEMENT
460 sq.ft. +/-

BUILDING A
791 Work Street

True
P.O.B.

N25°43'54"W
14.15'

P.O.B.

Existing 10' P.U.E., see 20-C&T-28

Work Street
(84' wide city street)

Lot 14



SCALE: 1"=40'

DATE: JANUARY 2024

JOB NO. 2023.016

SHEET: 1 of 1



Exhibit B

New Public Utility Easement upon Lot 15 of the Ottone Business Park, No. 2 per the map recorded in volume 20 of Citys & Towns at page 28, City of Salinas, Monterey County, CA
Monterey County Surveyors, Inc. 235 Salinas Street, Salinas, CA 93901
~ serving Monterey County since 1937 ~

PRELIMINARY CHANGE OF OWNERSHIP REPORT

To be completed by the transferee (buyer) prior to a transfer of subject property, in accordance with section 480.3 of the Revenue and Taxation Code. A *Preliminary Change of Ownership Report* must be filed with each conveyance in the County Recorder's office for the county where the property is located.

FOR ASSESSOR'S USE ONLY

City of Salinas
200 Lincoln Ave.
Salinas CA 93901

ASSESSOR'S PARCEL NUMBER
EASEMENT-PORTION-003-012-015

SELLER/TRANSFEROR
791 WORK LLC, a CA LLC

BUYER'S DAYTIME TELEPHONE NUMBER
() NOT AVAILABLE

BUYER'S EMAIL ADDRESS

STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY

EASEMENT-PORTION-003-012-015

☐ YES	☒ NO	This property is intended as my principal residence. If YES, please indicate the date of occupancy or intended occupancy.	MO	DAY	YEAR
☐ YES	☒ NO	Are you a disabled veteran or an unmarried surviving spouse of a disabled veteran who was compensated at 100% by the Department of Veterans Affairs?			

MAIL PROPERTY TAX INFORMATION TO (NAME)

City of Salinas

MAIL PROPERTY TAX INFORMATION TO (ADDRESS)

200 Lincoln Ave.

CITY
SALINASSTATE ZIP CODE
CA 93901**PART 1. TRANSFER INFORMATION***Please complete all statements.*

This section contains possible exclusions from reassessment for certain types of transfers.

YES NO

- ☐ ☒ A. This transfer is solely between spouses (*addition or removal of a spouse, death of a spouse, divorce settlement, etc.*).
- ☐ ☒ B. This transfer is solely between domestic partners currently registered with the California Secretary of State (*addition or removal of a partner, death of a partner, termination settlement, etc.*).
- ☐ ☒ * C. This is a transfer: ☐ between parent(s) and child(ren) ☐ between grandparent(s) and grandchild(ren).
Was this the transferor/grantor's principal residence? ☐ YES ☐ NO
- ☐ ☒ * D. This transfer is the result of a cotenant's death. Date of death _____
- ☐ ☒ * E. This transaction is to replace a principal residence owned by a person 55 years of age or older.
Within the same county? ☐ YES ☐ NO
- ☐ ☒ * F. This transaction is to replace a principal residence by a person who is severely disabled.
Within the same county? ☐ YES ☐ NO
- ☐ ☒ * G. This transaction is to replace a principal residence substantially damaged or destroyed by a wildfire or natural disaster for which the Governor proclaimed a state of emergency. Within the same county? ☐ YES ☐ NO
- ☒ ☐ H. This transaction is only a correction of the name(s) of the person(s) holding title to the property (*e.g., a name change upon marriage*).
If YES, please explain: GIFT-Grant of Easement
- ☐ ☒ I. The recorded document creates, terminates, or reconveys a lender's interest in the property.
- ☐ ☒ J. This transaction is recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest (*e.g., cosigner*). If YES, please explain: _____
- ☐ ☒ K. The recorded document substitutes a trustee of a trust, mortgage, or other similar document.
- L. This is a transfer of property:
- ☐ ☒ 1. to/from a revocable trust that may be revoked by the transferor and is for the benefit of
☐ the transferor, and/or ☐ the transferor's spouse ☐ registered domestic partner.
- ☐ ☒ 2. to/from an irrevocable trust for the benefit of the
☐ creator/grantor/trustor and/or ☐ grantor's/trustor's spouse ☐ grantor's/trustor's registered domestic partner.
- ☐ ☒ M. This property is subject to a lease with a remaining lease term of 35 years or more including written options.
- ☐ ☒ N. This is a transfer between parties in which proportional interests of the transferor(s) and transferee(s) in each and every parcel being transferred remain exactly the same after the transfer.
- ☐ ☒ O. This is a transfer subject to subsidized low-income housing requirements with governmentally imposed restrictions, or restrictions imposed by specified nonprofit corporations.
- ☐ ☒ * P. This transfer is to the first purchaser of a new building containing an active solar energy system.

PART 2. OTHER TRANSFER INFORMATION*Check and complete as applicable.*

- A. Date of transfer, if other than recording date: _____
- B. Type of transfer:
- ☐ Purchase ☐ Foreclosure ☒ Gift ☐ Trade or exchange ☐ Merger, stock, or partnership acquisition (Form BOE-100-B)
- ☐ Contract of sale. Date of contract: _____ ☐ Inheritance. Date of death: _____
- ☐ Sale/leaseback ☐ Creation of a lease ☐ Assignment of a lease ☐ Termination of a lease. Date lease began: _____
- Original term in years (including written options): _____ Remaining term in years (including written options): _____
- ☒ Other. Please explain: GIFT-Grant of Easement _____
- C. Only a partial interest in the property was transferred. ☒ YES ☐ NO If YES, indicate the percentage transferred: _____ %

PART 3. PURCHASE PRICE AND TERMS OF SALE*Check and complete as applicable.*

- A. Total purchase price. \$ 0.00 _____
- B. Cash down payment or value of trade or exchange excluding closing costs Amount \$ _____
- C. First deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____ Amount \$ _____
- ☐ FHA (____ Discount Points) ☐ Cal-Vet ☐ VA (____ Discount Points) ☐ Fixed rate ☐ Variable rate
- ☐ Bank/Savings & Loan/Credit Union ☐ Loan carried by seller
- ☐ Balloon payment \$ _____ Due date: _____
- D. Second deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____ Amount \$ _____
- ☐ Fixed rate ☐ Variable rate ☐ Bank/Savings & Loan/Credit Union ☐ Loan carried by seller
- ☐ Balloon payment \$ _____ Due date: _____
- E. Was an Improvement Bond or other public financing assumed by the buyer? ☐ YES ☐ NO Outstanding balance \$ _____
- F. Amount, if any, of real estate commission fees paid by the buyer which are not included in the purchase price \$ _____
- G. The property was purchased: ☐ Through real estate broker. Broker name: _____ Phone number: (____) _____
- ☐ Direct from seller ☐ From a family member-Relationship _____
- ☐ Other. Please explain: _____
- H. Please explain any special terms, seller concessions, broker/agent fees waived, financing, and any other information (e.g., buyer assumed the existing loan balance) that would assist the Assessor in the valuation of your property. _____

PART 4. PROPERTY INFORMATION*Check and complete as applicable.*

- A. Type of property transferred
- ☐ Single-family residence ☐ Co-op/Own-your-own ☐ Manufactured home
- ☐ Multiple-family residence. Number of units: _____ ☐ Condominium ☐ Unimproved lot
- ☒ Other. Description: (i.e., timber, mineral, water rights, etc.) ☐ Timeshare ☐ Commercial/Industrial
- Easement _____
- B. ☐ YES ☒ NO Personal/business property, or incentives, provided by seller to buyer are included in the purchase price. Examples of personal property are furniture, farm equipment, machinery, etc. Examples of incentives are club memberships, etc. Attach list if available.
- If YES, enter the value of the personal/business property: \$ _____ Incentives \$ _____
- C. ☐ YES ☒ NO A manufactured home is included in the purchase price.
- If YES, enter the value attributed to the manufactured home: \$ _____
- ☐ YES ☒ NO The manufactured home is subject to local property tax. If NO, enter decal number: _____
- D. ☐ YES ☒ NO The property produces rental or other income.
- If YES, the income is from: ☐ Lease/rent ☐ Contract ☐ Mineral rights ☐ Other: _____
- E. The condition of the property at the time of sale was: ☐ Good ☒ Average ☐ Fair ☐ Poor
- Please describe: _____

CERTIFICATION

I certify (or declare) that the foregoing and all information hereon, including any accompanying statements or documents, is true and correct to the best of my knowledge and belief.

SIGNATURE OF BUYER/TRANSFeree OR CORPORATE OFFICER 	DATE 03/13/24	TELEPHONE () NOT AVAILABLE
NAME OF BUYER/TRANSFeree/PERSONAL REPRESENTATIVE/CORPORATE OFFICER (PLEASE PRINT)	TITLE	EMAIL ADDRESS