

## RESOLUTION NO. 2251

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD  
ACCEPTING FOR RECORDATION A FINAL SUBDIVISION  
MAP AND SUBDIVISION GUARANTEE SUBMITTED  
BY BILL QUINN FOR THE GREENLEAF  
ESTATES SUBDIVISION

WHEREAS, Bill Quinn is the subdivider of a subdivision within the City of Soledad designated as Major Subdivision 93-01 (Greenleaf Estates Subdivision); and

WHEREAS, the Subdivider has now completed the Final Map for the subject subdivision in accordance with the requirements of the Subdivision Map Act, the Soledad Municipal Code and the Conditions of Approval set forth by the Soledad Planning Commission; and

WHEREAS, the Subdivider requests that the City of Soledad accept said map and Subdivision Guarantee as prepared.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Soledad, as follows:

Section 1. That the City Council hereby finds and determines that all conditions of approval have been met.

Section 2. That the City Engineer has reviewed the proposed Final Map and Subdivision Guarantee and has found the map to be in compliance with the Subdivision map Act, the Soledad Municipal Code and Conditions of Approval set forth by the Planning Commission on June 2, 1993.

Section 3. That the City of Soledad accepts the Final Map for recordation with the Monterey County Recorder.

Section 4. That the City Council of the City of Soledad hereby accepts the Subdivision Guarantee prepared by Stewart Title Guaranty Company No. 93010527 in the form of the document hereunto attached marked "Exhibit B" and by reference made a part hereof.

Section 5. That the City Council of the City of Soledad hereby accepts the Final map in the form of the document hereunto attached marked "Exhibit A" and by reference made a part hereof.

PASSED AND ADOPTED by the City Council of the City of Soledad at a regular meeting duly held on the 28th day of June, 1993 by the following vote:

Page 2

AYES, and in favor thereof, Councilmembers: John Holguin, Ben Jimenez, Jr., Richard Ortiz, Mayor Pro Tem Fabian Barrera

NOES, Councilmembers: None

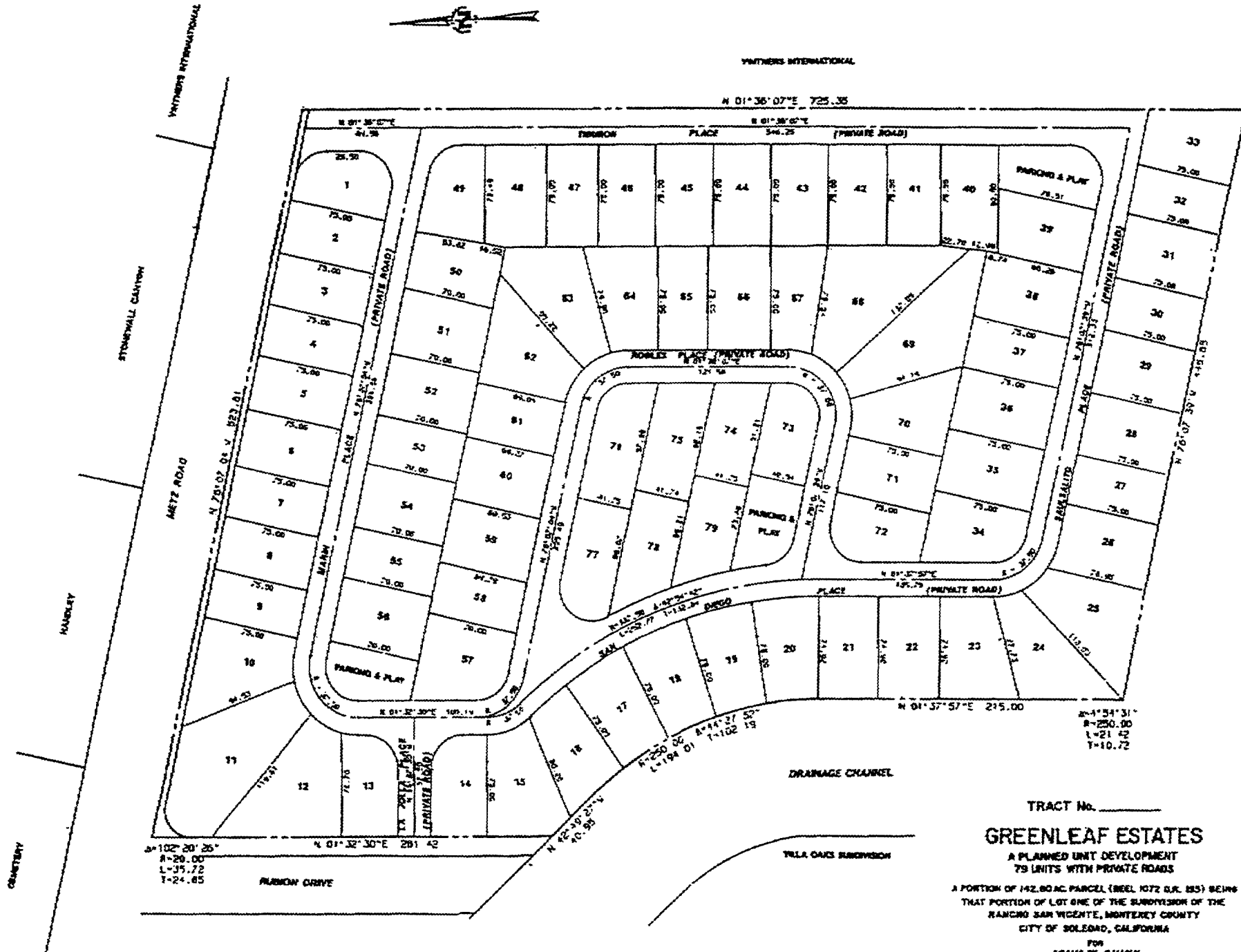
ABSENT, Councilmembers: Mayor Fred Ledesma

  
MAYOR OF THE CITY OF SOLEDAD

ATTEST:

  
CITY CLERK OF THE CITY OF SOLEDAD

Exhibit



TRACT No. \_\_\_\_\_  
**GREENLEAF ESTATES**  
 A PLANNED UNIT DEVELOPMENT  
 79 UNITS WITH PRIVATE ROADS

A PORTION OF 142.80 AC PARCEL (DEEL 1072 S.R. 885) BEING  
 THAT PORTION OF LOT ONE OF THE SUBDIVISION OF THE  
 RANCHO SAN VICENTE, MONTEREY COUNTY  
 CITY OF SOLEDAD, CALIFORNIA

FOR  
**JOHN W. QUINN**

BY  
**SESTOR ENGINEERS, INC.**

Scale NONE P.L.D. 5226 Date 06/06/93

SUBDIVISION GUARANTEE CLTA NO. 14

# STEWART TITLE GUARANTY COMPANY

## Subdivision Guarantee

No. 93010527  
Fee \$100.00  
Subdivision Map of Greenleaf  
Tract No. Estates  
Consisting of Sheet (s)

Issued for the benefit and protection of the County of Monterey and of any City within which said subdivision is located, namely the City of Soledad,

After an examination of the Public Records which, under the recording laws, impart constructive notice of matters affecting the title to the land hereinafter described,

# STEWART TITLE GUARANTY COMPANY

a corporation, of Galveston, Texas,

hereby guarantees, for the benefit of said county and city In a sum not to exceed \$1,000.00, that as shown by said records the only parties having any record title interest in said land, and whose signatures are necessary, under the requirements of the Subdivision Map Act, on the certificates consenting to the recordation of the Subdivision Map of said land and offering for dedication any streets, roads, avenues and other easements offered for dedication by said Subdivision Map are

See attached Tentative Map of Greenleaf Estates

The Tract hereinbefore referred to is a subdivision of lands described as

See attached Preliminary Report Legal Description.

1993

IN WITNESS WHEREOF, Stewart Title Guaranty Company has caused its corporate name and seal to be affixed.  
on June 7, 1993 at 7:30 A.M.

Countersigned  
Stewart Title of Monterey County

*Bryan Taylor*  
Authorized Countersignature Vice President



STEWART TITLE  
GUARANTY COMPANY

*Charles Stewart*  
Chairman  
*Carlson Morris*  
President

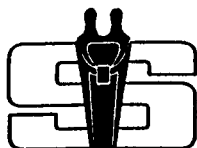
Subdivision  
Guarantee

1788 SG

Exhibit "B"

**PROPERTY ADDRESS:**

1800 METZ ROAD  
SOLEDAD, CA.



**STEWART TITLE**  
of Monterey County

**ESCROW OFFICE:**

STEWART TITLE OF MONTEREY CTY  
465 Tyler Street  
Monterey, California 93940  
(408) 649-6912

**PRELIMINARY REPORT**  
1ST AMENDED

Issued at the request of

JOHN & MARY QUINN  
465 TYLER  
MONTEREY, CA  
Attention: C/O CARL DOZIER

Our Order No. 93010527

When replying please contact  
Title Officer: BRYAN TAYLOR

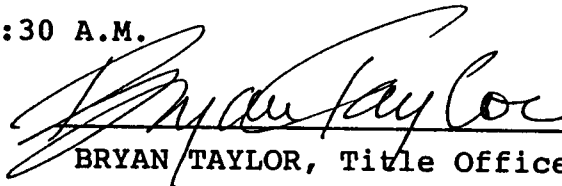
Buyer Name:

In response to the above referenced application for a policy of title insurance, STEWART TITLE OF MONTEREY hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, A Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception in Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth in the attached list. Copies of the Policy forms should be read. They are available from the office which issued this report.

THIS REPORT (AND ANY SUPPLEMENTS OR AMENDMENTS HERETO) IS ISSUED FOR THE PURPOSE OF FACILITATING THE ISSUANCE OF A POLICY OF TITLE INSURANCE AND NO LIABILITY IS ASSUMED HEREBY IF IT IS DESIRED THAT LIABILITY BE ASSUMED PRIOR TO THE ISSUANCE OF A POLICY OF TITLE INSURANCE, A BINDER OR COMMITMENT SHOULD BE REQUESTED

Dated as of: May 18, 1993 at 7:30 A.M.

  
BRYAN TAYLOR, Title Officer

The form of policy of title insurance contemplated by this report is:

California Land Title Association Standard Coverage Policy

The estate or interest in the land hereinafter described or referred to covered by this Report is.

A FEE

Title to said estate or interest is vested in:

JOHN W. QUINN and MARY QUINN, husband and wife as Joint Tenants, as to an undivided 1/2 interest and JOHN W. QUINN, an unmarried man, as to an 1/2 interest

Order No.: 93010527

### LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF MONTEREY IN THE CITY OF MONTEREY, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT ONE OF THE SUBDIVISION OF THE RANCHO SAN VICENTE, IN MONTEREY COUNTY, STATE OF CALIFORNIA, AS SUBDIVIDED BY CHARLES T. HEALY IN OCTOBER AND NOVEMBER 1883 AND BEING A PORTION OF THAT 10 ACRE TRACT CONVEYED BY NETTIE T. BAKER AND EVA M. HICKOX TO J. WILLIAM FRANSCIONI AND FLORENCE FRANSCIONI BY DEED DATED DECEMBER 7, 1933 RECORDED DECEMBER 7, 1933 IN VOLUME 376 OF OFFICIAL RECORDS AT PAGE 434 THEREIN, MONTEREY COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT A STEEL BAR STANDING AT THE NORTHEAST CORNER OF THE SAID FRANSCIONI 10 ACRE TRACT, ON THE SOUTHERN SIDE OF THE ROAD LEADING FROM SOLEDAD TO METZ, AND RUNNING THENCE ALONG THE SOUTHERN SIDE OF SAID ROAD, END THE NORTHERN SIDE OF THE SAID 10 ACRE TRACT, TOWARD SOLEDAD.

(1) N. 77 DEG. 54' W., 548.08 FEET TO AN IRON PIPE, AND FROM WHICH THE NORTHWEST CORNER OF SAID 10 ACRE TRACT BEARS N. 77 DEG. 54' W., 61.36 FEET DISTANT; THENCE LEAVE THE SOUTHERN SIDE OF SAID ROAD, AND RUNNING PARALLEL TO AND DISTANT 60 FEET FROM MEASURED AT A RIGHT ANGLE FROM THE WEST SIDE OF THE SAID FRANSCIONI 10 ACRE TRACT, AND FROM THE LINE THE WEST SIDE OF THE SAID FRANSCIONI 10-ACRE TRACT, AND FROM THE LINE BETWEEN LOTS 1 AND 2 OF SAID RANCHO,

(2) SOUTH, 731 FEET TO A PIPE, STANDING IN THE SOUTHERN BOUNDARY OF THE SAID FRANSCIONI 10 ACRE TRACT, AND FROM WHICH A STEEL BAR STANDING AT THE SOUTHWEST CORNER OF THE SAID FRANSCIONI 10 ACRE BEARS N. 77 DEG. 54' W., 61.36 FEET DISTANT; THENCE ALONG THE SOUTHERN SIDE OF SAID 10 ACRE TRACT,

(3) S. 77 DEG. 54' E. 548.08 FEET TO A STEEL BAR STANDING AT THE SOUTHEAST CORNER OF SAID 10 ACRE TRACT AND THENCE ALONG THE EAST SIDE OF SAID 10 ACRE TRACT,

(4) NORTH, 731 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THAT REAL PROPERTY DESCRIBED IN THAT DEED TO MONTEREY COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, A BODY CORPORATE AND POLITIC, RECORDED SEPTEMBER 28, 1972 IN REEL 800, PAGE 552, OFFICIAL RECORDS, MONTEREY COUNTY, CALIFORNIA.

A.P.N. 022-281-11

Order No. 93010527

At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions in a Policy of Title Insurance are as follows:

1. 1993/94 Taxes a lien, not yet payable.
2. General and special County and City taxes, including such direct special assessments and bonds (if any) as may be collected therewith for the Fiscal year 1992 - 1993 as follows:
 

Assessor's Parcel No.: 022-281-11  
 Code Area: 006-007  
 1st Installment: \$5,830.93 delinquent, \$583.09 penalty  
 2nd Installment: \$5,830.93 delinquent, \$583.09 penalty & \$10.00 cost  
 Land : \$1,012,586.00  
 Imp : \$-0-  
 Exempt: \$-0-
3. Supplemental taxes for the fiscal year 1991/92 assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the Revenue and Taxation Code of the State of California.  
 Supplemental No.: 995-004-551-000-91. A.P.N.: 0220281-11  
 Code Area: 006-007
 

First Installment \$1,699.74 delinquent including penalty  
 Second Installment \$1,709.74 delinquent including penalty & cost
4. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the Revenue and Taxation Code of the State of California.
5. Easement for poles, and incidents thereto granted to Pacific Telephone and Telegraph Company and Coast Valleys Gas and Electric Company, by deed recorded December 7, 1933, in volume 376, of Official Records, page 434.  
 Affects: the herein described property.
6. The premises herein described lies within the bounds of the City of Soledad Redevelopment Plan, dated July 13, 1983, recorded July 14, 1983 in Reel 1650 of Official Records, page 86 and is subject to the terms and provisions set forth therein.  
 Reference is directed to the record for full particulars.
7. Terms and conditions for development of said land as described in Conditional use Permit Application No. 86-20 in favor of the City of Soledad by instrument recorded January 30, 1989 in reel 2325, page 1122, Official Records.
8. An agreement, affecting the premises herein stated, by and between the parties named herein relative to the matters shown herein upon the terms and covenants therein  
 Dated : July 29, 1989.  
 Executed by: Davidson, Kavanagh & Brezzo, a general partnership.  
 Relative to: off site improvements and other incidental purposes.  
 Recorded : August 25, 1989, in reel 2403, page 1, Official Records.

Continued on next page

**SCHEDULE "B" CONTINUED:**

Order No. 93010527

Attention being directed to the record for full particulars.

9. Easement for underground communication facilities, and incidents thereto granted to Pacific Bell, A Corporation, by deed recorded January 5, 1990, in reel 2457, of Official Records, page 26.  
Affects: the herein described property.

10. Deed of Trust to secure payment of \$1,320,000.00, and any other amounts secured thereby, dated August 13, 1990, recorded August 23, 1990, in reel 2547, of Official Records of Monterey County, page 146:

Trustor : John W. Quinn and Mary Quinn.  
Trustee : First American Title Insurance Company  
Beneficiary : Bank of Salinas, a California banking corporation

The Foreclosure Company, INC., was substituted as trustee thereunder by substitution recorded December 21, 1992, in reel 2887, of Official Records of Monterey County, page 636.

A Notice of Default under the terms of the above deed of trust was recorded December 21, 1992, in reel 2887, of Official Records of Monterey County, page 637.

A Notice of Trustee's Sale

Recorded : March 29, 1993 in reel 2923, page 683, Official Records.

Date of Sale : April 21, 1993 at 10:00 a.m.

11. A claim of lien recorded June 18, 1991, in reel 2657, of Official Records, page 414.

By : Familian Corp dba Western Utility  
Amount : 69,715.89

12. A claim of lien recorded July 3, 1991, in reel 2664 of Official Records, page 211.

By : G.V. Landry dba Pacific Bay Associates  
Amount : \$20,935.76

A claim of lien recorded August 30, 1991, in reel 2688, of Official Records, page 246.

By : John Skinner dba Triple R. General Contractors  
Amount : \$9,602.00

A Notice of Pending Action to Foreclose

Court: Municipal Court, King City Judicial District, County of Monterey  
Continued on next page

**SCHEDULE "B" CONTINUED:**

Order No. 93010527

Case No.: 1182  
 Filed : December 3, 1991  
 Attorney : Noland, Hammerly, Etinne & Hoss  
           A Professional Corporation  
           P.O. Box 1818  
           Salinas, Ca 93902  
           Telephone : (408) 424-1414

A Notice of Pendancy thereof was recorded December 13, 1991 in reel 2730 of Official Records, page 226.

14. A claim of lien recorded November 8, 1991, in reel 2715 of Official Records, page 1018.  
 By : Triple R. General Contractors by Mark E. Myers,  
       Attorney/Agent for Claimant  
 Amount : \$25,530.20

A Notice of Pending Action to Foreclose.

Court: Municipal Court of the State of California  
 Case No.: 1182  
 Filed : April 2, 1992  
 Attorney : Grunsky, Ebey, Farrar & Howell,  
           A Professional Corporation  
           Westgate Drive, Watsonville, Ca 95076  
           Telephone: (408) 722-2444

Said Notice was recorded April 7, 1992, in reel 2781 of Official Records, page 293.

15. A claim of lien recorded October 28, 1991, in reel 2710, of Official Records, page 708.  
 By : Haro Kasunich & Associates  
 Amount : \$3,581.23
16. A Conditional Waiver and Release upon Progress Payment, in favor of G.V. Landry dba Pacific Bay Associates, in the amount of \$13,074.43 recorded on October 11, 1991, in reel 2704 page 578 Official Records.
- Reference is make for full particulars
17. A Conditional Waiver and Release upon Progress Payment in favor of Paul T. Beck Contractors against John W. Quinn and Mary Quinn, in the amount of \$10,948.00, recorded October 11, 1991 in Reel 2704 page 580, Official Records.

Reference is make for full particulars

Continued on next page

**SCHEDULE "B" CONTINUED:**

Order No. 93010527

18. Judgment in the amount of \$3,122.03, and any other amounts due, entered August 20, 1993, recorded October 7, 1992, in reel 2855, of Official Records of Monterey County, page 510.  
Case No.: 10345  
Court : Municipal Court of Monterey County, Ca  
Creditor: Edward Trout dba Valley Harvest Inn  
Attorney for Creditor: C. Edward Trout  
1155 Front St.  
Soledad, Ca 93960  
Debtor : John W. Quinn
19. A claim of lien recorded October 16, 1992, in reel 2859, of Official Records, page 1235.  
By : Richard Scott James Construction.  
Amount : \$12,950.00
20. A claim of lien recorded October 16, 1992, in reel 2859, of Official Records, page 1236.  
By : Richard Scott James Construction  
Amount : \$15,450.00
21. A claim of lien recorded November 30, 1992, in reel 2877, of Official Records, page 1441.  
By : Brad's Overhead Doors  
Amount : \$1,150.00
22. A Notice of Pending Action  
Court: Superior Court of Monterey County, California  
Case No. : 9517  
Filed: January 15, 1993  
Entitled: Michael Poletta and J.J. Seller, as Plaintiff and John W. Quinn as Defendant  
Attorney: Richard J. Mendelsohn, Esq.  
Mendelsohn & Mendelsohn  
317 Capital Street  
Salinas, Ca 93901  
Action is for: to determine the right of possession
- Said notice was recorded January 15, 1993, in reel 2898, Official Records, Page 615.  
Covers this and other property.
23. Any claim of lien that may be filed against said land, by reason of improvements thereon disclosed by a Construction Deed of Trust recorded August 23, 1990 in reel 2547 page 146, Official Records.
24. Judgment in the amount of \$403,000.00, and any other amounts due, entered March 31, 1993, recorded April 1, 1993 in reel 2925, of Official Records of Monterey County, page 1480.  
Case No.: 95170

Continued on next page

**SCHEDULE "B" CONTINUED:****Order No. 93010527**

**Court :** Superior Court of California, County of Monterey  
**Creditor:** Michael Foletta and J.J. Seller  
**Attorney for Creditor:** Mendelsohn & Mendelsohn  
317 Capitol Street  
Salinas, Ca. 93901  
Phone No. (408) 757-3211

**Debtor :** John W. Quinn

**NOTE 1:**

Short term rate for title insurance is available in this escrow.

**NOTE 2:** No conveyances affecting the herein described real property have been recorded in the two years preceding the date of this report.

**NOTE 3:****CALIFORNIA "GOOD FUNDS" LAW**

Effective January 1, 1990, California Insurance Code Section 12413.1, (Chapter 598, Statutes of 1989), prohibits a Title Insurance Company, controlled Escrow Company, or underwritten Title Company from disbursing funds from an Escrow or Sub-Escrow Account, (except for funds deposited by wire transfer, electronic payment or cash) until the day these funds are made available to the depositor pursuant to part 229 of title 12 of the code of federal regulations, (reg. CC). Items such as cashier's, certified or teller's checks may be available for disbursement on the business day following the business day of deposit; however, other forms of deposits may cause extended delays in closing the escrow or sub-escrow.

JJ/TJK  
05-27-93

57-11

SCALE 1 IN. = 300 FT

TAX RATE AREA

THIS MAP IS FURNISHED AS A MATTER OF ACCOMMODATION AND IS NOT A GUARANTEE OF LIABILITY. IT IS SUBJECT TO THE POLICY OF TITLE INSURANCE COMPANY OF STEWART TITLE GUARANTEE COMPANY.

COUNTY OF MONTEREY  
ASSESSOR'S MAP  
BOOK 22 PAGE 28

257-10

LEHOMES SEE PG. 28-9

SUB. A of A5

5

50'

947.1

4

12.69 AC.

257-10

281

LOT 1 of SUB B  
CEMETERY

7

8

5.33 AC

SUB. 3

10

PAR. 2 16.15 AC

9

PAR. 1 21.08 AC.

257-10

257-17

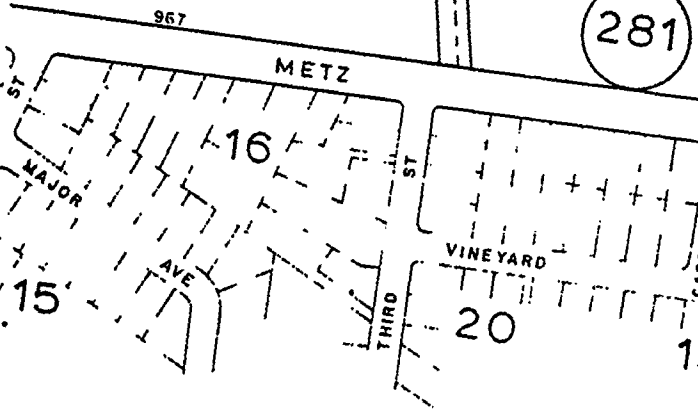


11

ROAD

19-2

446



VINEYARD

20

19-1

CABERNET DR

M C F C D

RUBION DR

METZ

16

THIRD ST

15

C

967

946.7

5s116

206.

17p142

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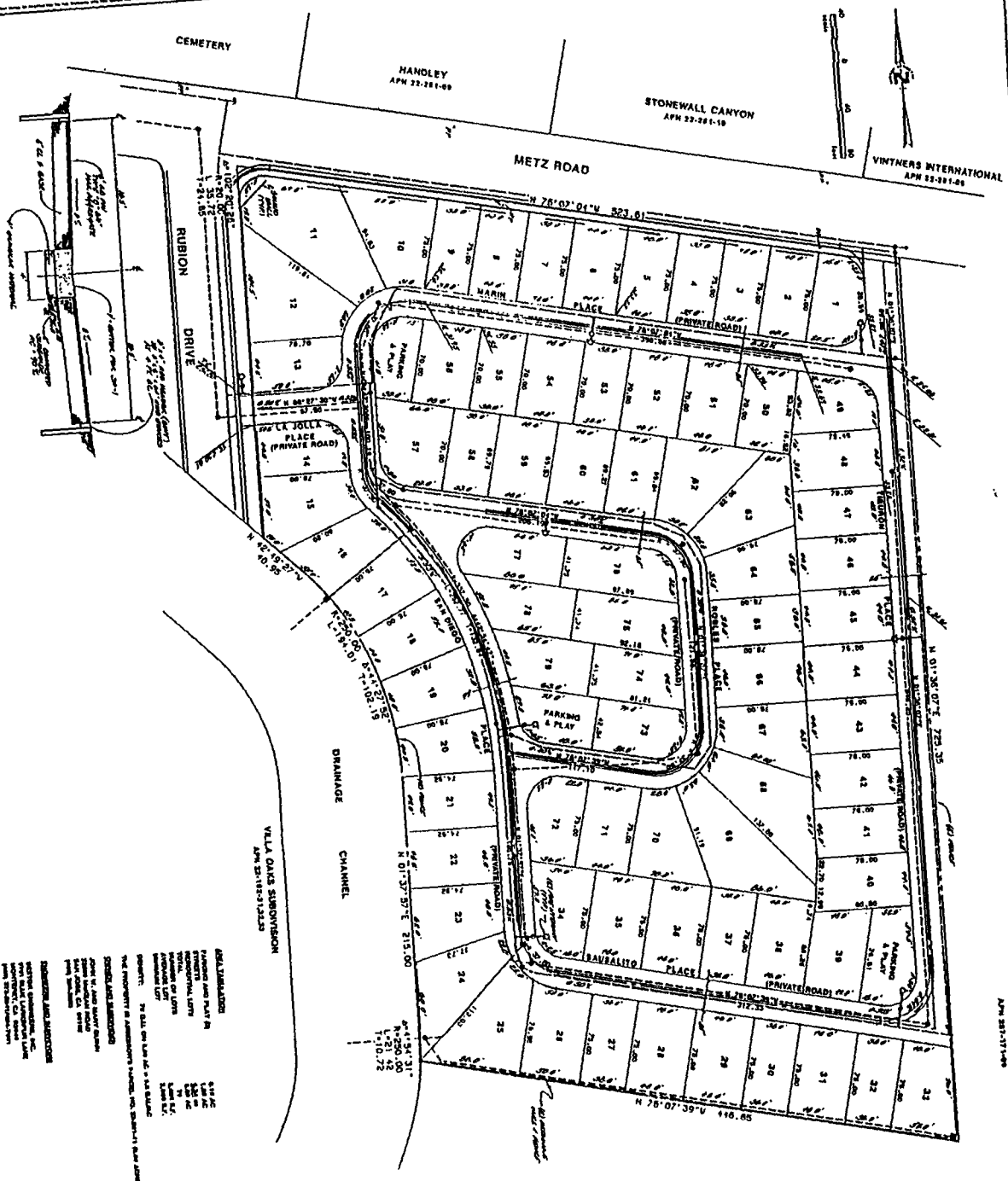
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731

TYPICAL STREET SECTION  
475



**DEVELOPER:**  
VINYERS INTERNATIONAL  
475

**DESIGNER:**  
VINYERS INTERNATIONAL  
475

**ENGINEER:**  
VINYERS INTERNATIONAL  
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**PLANNING:**  
VINYERS INTERNATIONAL  
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**CONSTRUCTION:**  
VINYERS INTERNATIONAL  
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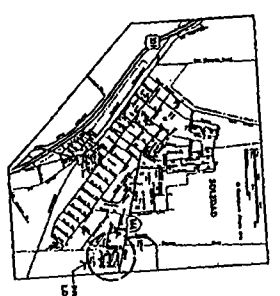
**RECORDING:**  
VINYERS INTERNATIONAL  
475

**DATE:**  
1-21-72

**SCALE:**  
AS SHOWN

**PROJECT:**  
TENTATIVE MAP FOR GREENLEAF ESTATES

**PREPARED BY:**  
JOHN W. QUINN



- LEGEND**
- 1. LOT
  - 2. DRIVE
  - 3. PRIVATE ROAD
  - 4. PARKING & PLAY
  - 5. DRAINAGE CHANNEL
  - 6. CEMETERY
  - 7. STONEWALL CANYON
  - 8. METZ ROAD
  - 9. RUBICON DRIVE
  - 10. VELLA OAKS SUBDIVISION
  - 11. MARIN PLACE
  - 12. SAUSALITO PLACE
  - 13. PRIVATE ROAD
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  - 52. PRIVATE ROAD

**NOTES:**

1. THIS TENTATIVE MAP IS PREPARED AS A TENTATIVE MAP FOR THE PURPOSES OF RECORDING AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
2. THE INFORMATION CONTAINED HEREIN IS BASED ON THE RECORDS OF THE COUNTY OF SAN DIEGO, CALIFORNIA.
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SCALE: 1" = 100'  
SHEET: 1 OF 1  
DATE: 1-21-72

PREPARED FOR JOHN W. QUINN  
**TENTATIVE MAP OF GREENLEAF ESTATES**  
CALIFORNIA

**BEETOR ENGINEERS, INC.**  
CIVIL ENGINEERING - SURVEYING - LAND PLANNING  
5781 BLUE LARKSPUR LANE MONTEREY, CALIFORNIA 93940

APPROVED BY:  
DATE:  
DATE: