

**RECORDING REQUESTED BY
& WHEN RECORDED RETURN TO:**

Incline Partners LLC
PO Box 2146
Granite Bay, CA 95746

APN: 100-190-009

(Space Above This Line For Recorder's Use Only)

ROAD MAINTENANCE AGREEMENT

THIS ROAD MAINTENANCE AGREEMENT ("Agreement") is entered into as of May 21, 201~~5~~⁵ ("Effective Date") by and between **NEW CINGULAR WIRELESS PCS, LLC**, a Delaware limited liability company ("AT&T"); **GTE MOBILNET OF CALIFORNIA LIMITED PARTNERSHIP**, a California limited partnership, doing business as Verizon Wireless, by Cellco Partnership, its general partner ("Verizon"); the **MARIN EMERGENCY RADIO AUTHORITY**, a joint exercise of powers authority duly organized and operating pursuant to Article 1 (commencing with Section 6500) of Chapter 5, Division 7, Title 1 of the California Government Code, and pursuant to the Joint Powers Agreement dated February 28, 1998, by and among the Members ("MERA"); the **COUNTY OF SONOMA**, a political subdivision of the State of California (the "County"); and **INCLINE PARTNERS, LLC**, a Nevada limited liability company ("Incline").

RECITALS

A. Incline leases a portion of a parcel of land known as 2885 Bay Hill Road, in the City of Bodega Bay, County of Sonoma, State of California 94923 (APN: 100-190-009) (the "Property"), which is more particularly described on **Exhibit A** attached hereto and made a part hereof, pursuant to that certain Lease and Assignment Agreement, dated as of July 3, 2014 by and between Rancho Vista Del Mar, LLC, a California limited liability company, as RVDM (hereinafter "RVDM"), and Incline, as Incline ("Prime Lease"). The term of the Prime Lease commenced on August 1, 2014 and includes rights of ingress and egress over that certain access road approximately one thousand one hundred feet (1,100') in length and described and/or depicted with approximate dimensions in **Exhibit B** attached hereto and made a part hereof (the "Access Road"); and

B. Incline operates a telecommunications facility on the premises leased by Incline under the Prime Lease (hereinafter the "Site"), and AT&T, VERIZON, MERA and the County (each a "Sublessee" and collectively, the "Sublessees") have each entered into separate sublease agreements with Incline providing for the Sublessees to use portions of the Site and the Access Road for their own telecommunications purposes; and

C. The Prime Lease provides in relevant part under Section 3(c) (ii) thereof that "...Incline shall be responsible for maintaining and repairing such roadways [referring to the Access Road], at its

sole expense, except for any damage caused by RVDM's, or RVDM's agents, contractors or invitees, use of such roadways [referring to the Access Road]."

D. AT&T, VERIZON, MERA, the County (collectively, the "Telecommunications Users"), and Incline desire to enter into an agreement providing for the improvement and maintenance and repair of the Access Road, upon the terms and conditions specified herein.

NOW, THEREFORE, in consideration of their mutual promises, and subject to the terms and conditions stated herein, the parties agree as follows:

1. Use of Access Road. Incline agrees that during the term of this Agreement, each of the Telecommunications Users shall have unrestricted use of the Access Road to provide ingress and egress to and from the Site by each of their respective personnel, vehicles, and equipment. All such access shall be in accordance with the terms and conditions of the Prime Lease. No party shall use the Access Road in such a way as to interfere with any other party's ingress or egress as authorized herein.

2. Term. This Agreement shall commence upon the date first above written and shall automatically terminate on the date on which the Prime Lease terminates; provided, however, that this Agreement shall terminate with respect to a Sublessee on the date on which that party's sublease with Incline terminates provided said party does not have any interest in the Property requiring use of the Access Road.

3. Road Improvement Costs. In the event any governmental agency requires any improvements to the Access Road as a condition of issuing any permit or similar approval required for any improvement or construction at the Site, the party to this Agreement proposing such improvement or construction (the "Improving Party") shall be responsible for making such improvements at its own expense, subject to partial reimbursement as set forth in this Section 3. Each Sublessee under this Agreement shall reimburse the Improving Party for a proportionate share of the Construction Costs (defined below) within thirty (30) days after receipt of an invoice including reasonable supporting documentation from the Improving Party. Construction Costs to be reimbursed include all reasonable costs associated with improving the Access Road, including, without limitation, all engineering, materials, and labor costs. The proportionate share of each Sublessee shall be calculated by dividing the total Construction Costs by the number of Sublessees which are a party to this Agreement when the Construction Costs are incurred. As of the Effective Date, Incline represents and warrants to Sublessees and each of them, that there are no Construction Costs, nor any deferred improvements to the Access Road known to Incline as of the Effective Date which will require Construction Costs to be paid or reimbursed by Sublessees. Sublessees, and each of them may rely upon this representation and warranty from Incline as a material inducement for entering into this Agreement.

4. Maintenance Costs.

(a) Incline shall maintain and repair the Access Road in good condition and repair and otherwise in condition suitable for the use of Sublessees, subject to Section 3, above, and further subject to partial reimbursement from the Sublessees as set forth in this Section 4. During the Term of the Agreement, each Sublessee agrees, subject to Section 5, below, to pay Incline an amount equal to its proportional share of the cost of such maintenance and repair within thirty (30) days after receipt of an invoice including reasonable supporting documentation from Incline. The initial proportionate shares shall be one fourth (1/4th) of the maintenance and repair costs, subject to adjustment as parties are added or removed, pursuant to Section 5. Incline shall give written notice to the other parties, along with a reasonable description of the proposed maintenance work, prior to undertaking any single maintenance project for which Incline expects the total cost to exceed five thousand dollars (\$5,000), and shall not undertake such work without the prior written approval of the other parties, which approval shall not be unreasonably withheld. In the event the cumulative cost of such maintenance work within any calendar year (January 1 through December 31 of any year) exceeds twenty thousand dollars (\$20,000), Incline shall thereafter give written notice to each party, along with a reasonable description of the proposed maintenance work, prior to undertaking each and every future maintenance project during the remainder of such calendar year, and shall not undertake such maintenance work without the prior written approval of each party, which approval shall not be unreasonably withheld. Written approval shall consist of either the party's (a) written approval of the proposed work; or (b) failure to respond within thirty (30) days of receipt of Incline's written notice of the proposed work.

(b) The foregoing notwithstanding, any party who, through construction activity or otherwise by such party or by such party's agents or contractors, damages the road shall be solely responsible for reimbursing Incline for the cost of repairing such damage. In the event such damage to the Access Road is caused by Incline, Incline shall be solely responsible for the cost of repairing such damage within thirty (30) days after receipt of written notice from any other party of the existence of such damage; provided, however, if Incline does not repair such damage within such thirty (30) day period, then any of the Sublessees may repair the Access Road and Incline shall reimburse the Sublessee an amount equal to one hundred percent (100%) of the reasonable cost of such repair actually paid by each Sublessee within (30) days after receipt of an invoice including all reasonable supporting documentation.

(c) Incline shall indemnify, defend and hold harmless the other parties against any mechanic's lien resulting from or arising out of Incline's maintenance and/or repair of the Access Road, excepting however such mechanic's liens as may be due to or caused by any Sublessee's failure to pay its proportionate share of such maintenance and/or repair costs within the time period set forth in Section 4(a) above.

5. Future Parties.

(a) **Agreement to Add Future Parties.** The parties hereto agree to amend this Agreement to add as a new party to the Agreement any tenant, subtenant or licensee of any existing or future party to this Agreement, and any other entity that obtains from Incline the right to use the Access Road (each a "Future Party").

(b) **Costs to be Reimbursed by Future Parties.** Each Future Party shall be required to pay its proportionate share of: (a) the total Construction Costs incurred through the date on which such Future Party became a party to this Agreement (the "Effective Date" with respect to such Future Party); and (b) the cost incurred after the Effective Date to maintain and repair the Access Road. A Future Party's proportionate share shall be determined by dividing the total costs to be reimbursed equally among the number of parties to the Agreement (including all Sublessees, and all Future Parties, but not including Incline).

(c) **Reimbursement Procedure.** Future Parties shall make all payment for such cost reimbursement to: (a) Incline with respect to repair and maintenance expenses; or (b) the Improving Party with respect to Construction Costs. Future Parties shall pay all amounts due hereunder within thirty (30) days after receipt of an invoice including reasonable supporting documentation from Incline or the Improving Party, as the case may be. In the case of Construction Costs, the Improving Party will then make any appropriate payments to the Sublessees and any Future Parties who have previously paid or reimbursed a portion of the Construction Costs in order to ensure that all parties (except Incline) share equally in the Construction Costs. Incline shall not have any liability for any portion of the Construction Costs or the repair and maintenance costs described in Sections 3 and 4, above, except to the extent provided in Section 4(b) above.

6. Assignment; Use of Joint Facilities by Non-Parties.

(a) This Agreement may be assigned by a Sublessee without any other party's consent to any person to whom the assignor has made a valid assignment of its sublease. Any other assignment requires the prior written consent of Incline.

(b) No Sublessee (nor any permitted assignee of a Sublessee) shall permit any person not a party to the Agreement to use the Access Road. The foregoing shall not apply to employees, agents, or contractors of any Sublessee.

(c) Incline agrees that any future telecommunications user of the Site whether as a sublessee or licensee shall be required to share in the costs of maintaining the Access Road under this Agreement and such party shall be added to this Agreement as a Future Party. The parties hereto acknowledge and agree that the Access Road has been and will be used by current and future users of the Property, including RVDm and RVDm's tenants, guests and invitees, and that such users shall not share in any costs to maintain or repair the Access Road except to the extent required under the Prime Lease.

7. Insurance. Each party shall maintain broad form general liability insurance with a single combined limit of \$2,000,000 per occurrence and in the aggregate, insuring against claims or liability arising out of and in connection with each party's negligent use or occupancy of the Access Road, including damage to persons or property, or for the loss of life or of property occurring upon the Property resulting from negligent acts or omissions of such party, its employees, agents, contractors, and subcontractors. Such policy or policies shall include each other party as an additional insured and shall contain a provision for cross liability, either through endorsement or otherwise. Each party shall also maintain any and all statutory required Workmen's Compensation insurance. Each party having insurance obligations under this Section 7 shall furnish the other parties with a certificate indicating the applicable coverage prior to any use of the Access Road and upon reasonable request thereafter. Either party shall have the right to fulfill its insurance obligations under this section pursuant to self-insurance, provided that each party shall satisfy all requirements of any applicable law, regulation or direction relating to self-insurance and shall furnish proof of such to each other party. If self-insured, the party shall provide every other party with a letter of self-insurance as required with respect to insurance certificates under this Section 7.

8. Indemnity.

(a) Subject to sub-section (b), below, each party to this Agreement shall exonerate, hold harmless, indemnify and defend each other party from any and all claims, obligations, liabilities, costs, demands, damages, expenses, suits, or causes of action, including costs and reasonable attorney's fees, which may arise out of: 1) any injury to or death of any person; or 2) any damage to property, if such injury, death, or damage arises out of or is attributable to or results from the indemnifying party's breach of this Agreement or negligent acts or omissions in connection with the use of the Access Road.

(b) Each party to this Agreement shall exonerate, hold harmless, indemnify, and defend Incline from any and all claims, obligations, liabilities, costs, demands, damages, expenses, suits or causes of action, including costs and reasonable attorney's fees related to or arising out of or alleged to arise out of acts or omissions, whether negligent or otherwise, related to the performance of this Agreement by Incline and/or its employees or agents and /or the condition of the Access Road. Incline shall not be responsible for any liability to any user of the Access Road or other third party arising out of the construction, maintenance, or use of the Access Road or Incline's supervision thereof, including any liability for economic, consequential or special damages. Each party agrees not to bring suit or legal action of any kind against Incline, its affiliates, employees or agents on the basis of its or their performance or failure to perform any responsibilities related to this Agreement or otherwise with respect to the construction, use and/or maintenance of the Access Road. The foregoing indemnity and waiver of liability shall not apply to any loss, damage or injury to the extent caused by the negligence or willful misconduct of Incline, its affiliates, employees or agents.

(c) The foregoing notwithstanding, the Sublessees shall share equally in any liability to the RVDVM arising out of or alleged to arise out of acts or omissions related to the performance or alleged non-performance of this Agreement by Incline and/or its employees or agents, except to the extent caused by the negligence or willful misconduct of Incline, its affiliates, employees or agents.

(d) The foregoing indemnification shall survive the termination or expiration of this Agreement.

9. Destruction or Condemnation of Access Road. If all or part of the Access Road is destroyed and cannot be repaired or the property on which the Access Road is located is taken by condemnation so as to interfere with use of the Access Road by Incline and the Sublessees, then this Agreement shall terminate. If the Access Road is damaged and can be repaired, then the Access Road shall be repaired in accordance with the terms of Paragraph 4, above.

10. Notices. Every notice required or permitted by this Agreement shall be delivered either by (i) personal delivery (including delivery by an overnight courier service which obtains confirmation of receipt) or (ii) postage prepaid return receipt requested certified mail addressed to the party for whom intended at the addresses appearing below or at such other address as the intended recipient shall have designated by written notice:

AT&T:

New Cingular Wireless PCS, LLC
Attn: National Real Estate Administration
Cell Site #: CNU0911/SFO312
Search Ring Name: Bodega Bay
Cell Site Name: Bodega Bay (CA)
Fixed Asset #: 10095864
575 Morosgo Drive NE
Suite 13F, West Tower
Atlanta, GA 30324

With a required copy to:

New Cingular Wireless PCS, LLC
Attn: Legal Department - Network Operations
Cell Site #: CNU0911/SFO312
Search Ring Name: Bodega Bay
Cell Site Name: Bodega Bay (CA)
Fixed Asset #: 10095864
208 S. Akard Street
Dallas, Texas, 75202-4206

VERIZON:

GTE Mobilnet of California Limited Partnership
dba Verizon Wireless
180 Washington Valley Road
Bedminster, NJ 07921
Attn: Network Real Estate (Bodega Bay, LN 115665)

MERA:

Marin Emergency Radio Authority
Attn: Executive Director
27 Commercial Boulevard, Suite C
Novato, California 94949

COUNTY:

County of Sonoma
General Services Department
Real Estate Division; Attention: Manager
2300 County Center Drive, Suite A200
Santa Rosa, California 95403

With a copy to:

County of Sonoma
Communications Division; Attention: Manager
445 Fiscal Drive
Santa Rosa, California 95403

Incline:

Incline Partners, LLC
Attn: Legal Department
PO Box 3740
Incline Village, NV 89450

11. Entirety of Agreement; Severability; Expiration of Terms. This Agreement represents the complete agreement of the parties hereto with respect to the subject matter hereof, and may be amended only by written instrument executed by the parties. If any provision of this Agreement is invalid or unenforceable with respect to any party, the remainder of this Agreement or the application of such provision to persons other than those as to whom it is held invalid or unenforceable, shall not be affected and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. Terms and conditions, which by their sense and context are intended to survive, will survive the termination of this Agreement.

12. Successors and Assigns. This Agreement shall be binding upon and, except to the extent limited herein, shall inure to the benefit of the parties hereto and their respective successors and assigns.

13. Waivers. Any waiver of any right under this Agreement must be in writing and signed by the waiving party.

14. Attorney's Fees. The prevailing party in any action or proceeding brought to enforce or arising out of this Agreement shall be entitled to recover its reasonable attorney's fees, costs, and expenses in connection with such action or proceeding from the other party.

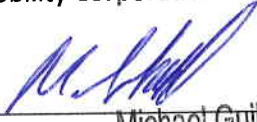
15. Counterparts. This Agreement may be executed in multiple counterparts. Each counterpart shall be deemed an original as against any party who has signed it, but all counterparts together shall constitute one instrument.

[SIGNATURES APPEAR ON NEXT PAGE]

AT&T:

New Cingular Wireless PCS, LLC,
a Delaware limited liability company

By: AT&T Mobility Corporation
Its: Manager

By: 
Name: Michael Guibord
Title: Director
Date: Construction & Engineering
5/20/15

VERIZON:

GTE Mobilnet of California Limited Partnership,
a California limited partnership d/b/a Verizon Wireless

By: Cellco Partnership,
a Delaware General Partnership
Its: General Partner

By: _____
Robert F. Swaine
West Area Vice President
Network

Date: _____

COUNTY:

The County of Sonoma,
a political subdivision of the State of California

By: _____
Name: _____
Title: _____
Date: _____

Approved as to content for County:

By: _____
Name: _____
Title: _____
Date: _____

MERA:

Marin Emergency Radio Authority

By: _____

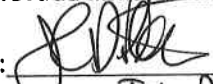
Name: _____

Title: _____

Date: _____

INCLINE:

Incline Partners, LLC,
a Nevada limited liability company

By:  _____

Name: John D. Peterson

Title: Manager

Date: 5/21/15

[NOTARY ACKNOWLEDGMENTS APPEAR ON FOLLOWING FIVE (5) PAGES]

AT&T 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 CONTRA COSTA

On MAY 20, 2015 before me, KAMARTIC-KONGEAL Notary Public
(insert name and title of the officer)

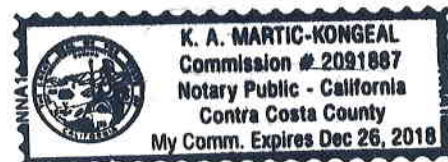
personally appeared Michael Guibord
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ 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 Ka Martic Kongeal

(Seal)



VERIZON 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 SACRAMENTO)

On 05/21/2015 before me, KEVIN FIELDS, NOTARY PUBLIC,
(insert name and title of the officer)

personally appeared John. D. Petersen
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 Kevin Fields

(Seal)



COUNTY 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 _____)

On _____ before me, _____
(insert name and title of the officer)

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 _____ (Seal)

MERA 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 _____)

On _____ before me, _____
(insert name and title of the officer)

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 _____ (Seal)

INCLINE 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 _____)

On _____ before me, _____
(insert name and title of the officer)

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 _____ (Seal)

EXHIBIT A
The Property

The Property is legally described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF SONOMA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Being a portion of the tract of land known as the "Bodega Ranch", more particularly bounded and described as follows, to-wit:

Commencing in the middle of the road leading from Bodega Corners to the head of Bodega Bay, at the point on the ridge bearing South 16-3/4° East magnetic from the Southeast corner of the tract heretofore conveyed to John S. Roberts witness, South side of a ledge of rocks South 28-3/4° West 1.50 chains and another large rock in the road South 61-1/4° West 2.70 chains; thence North 16-3/4° West 18.00 chains to the Southeast corner of the Roberts tract, and Northeast corner of tract herein; thence South 73-1/4° West 80.00 chains; thence South 16-3/4° East 80.00 chains; thence North 73 1/4 degrees East 80.00 chains; thence North 16-3/4° West 62.00 chains to the place of beginning.

EXCEPTING THEREFROM that portion contained in the Deed from Cirillo Macche and Cecilia M. Macche, to the County of Sonoma, a political subdivision of the State of California, dated August 17, 1955 and recorded September 15, 1955 under Recorder's Serial No. E-60517, Sonoma County Records.

EXHIBIT B
The Access Road
Page 1 of 2

The "Access Road" is legally described as follows:

2885 Bay Hill Road
Bodega Bay, CA 94923

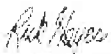
APN: 100-190-009-000

The land, situate in the Bodega Ranch, County of Sonoma, State of California.
Being an easement 12.00 Feet in width for Access Purposes, which the
Centerline is more particularly described as follows:

Commencing at a found 1" iron pipe accepted as marking the most eastern corner of the
Parcel of land shown as the "Cellular One Lease Area" on that certain Road Maintenance
Agreement between Cagel Cellular Communications Corporation and others, and Dated:
April 8, 2002, and recorded as Document No. 2003-074535 of Official Records, Sonoma
County, California, and running North 80°45'14" West a Distance of 126.34 Feet to the
True Point of Beginning of said Centerline and thence running:

South 50°15'04" West a Distance of 56.61 Feet ; thence
South 77°51'43" West a Distance of 43.08 Feet ; thence
South 59°26'54" West a Distance of 72.45 Feet ; thence
North 53°07'57" West a Distance of 199.11 Feet ; thence
North 22°36'32" East a Distance of 43.02 Feet ; thence
North 12°29'39" East a Distance of 73.32 Feet ; thence
North 52°55'45" East a Distance of 75.84 Feet ; thence
North 49°28'34" East a Distance of 122.24 Feet ; to the Terminus.

Dated: 07/30/14



Rick K. Hayes
LS 7900



The "Access Road" is depicted as follows:

[One (1) Page Depiction of the Access Road Suitable for Recording in Sonoma County
Appears on Following Page]

LEGAL DESCRIPTION SHEET EXHIBIT 'A'

LEASE PREMISES

Large tracts of land, including but not limited to the following, are hereby leased to the lessee for the term of ten years, commencing on the first day of January, 2002, and terminating on the first day of January, 2012, and including a renewal option for an additional five-year term, as set forth herein.

Each parcel is described as follows:

- Parcel 1: 200 Acres
- Parcel 2: 200 Acres
- Parcel 3: 200 Acres
- Parcel 4: 200 Acres
- Parcel 5: 200 Acres
- Parcel 6: 200 Acres
- Parcel 7: 200 Acres
- Parcel 8: 200 Acres
- Parcel 9: 200 Acres
- Parcel 10: 200 Acres
- Parcel 11: 200 Acres
- Parcel 12: 200 Acres
- Parcel 13: 200 Acres
- Parcel 14: 200 Acres
- Parcel 15: 200 Acres
- Parcel 16: 200 Acres
- Parcel 17: 200 Acres
- Parcel 18: 200 Acres
- Parcel 19: 200 Acres
- Parcel 20: 200 Acres

ACCESS EASEMENT

The land shown in the plat hereby being conveyed to the lessee, shall be subject to the access easement shown on the plat, and shall be used for the purposes of the lease.

The land shown in the plat hereby being conveyed to the lessee, shall be subject to the access easement shown on the plat, and shall be used for the purposes of the lease.

The land shown in the plat hereby being conveyed to the lessee, shall be subject to the access easement shown on the plat, and shall be used for the purposes of the lease.

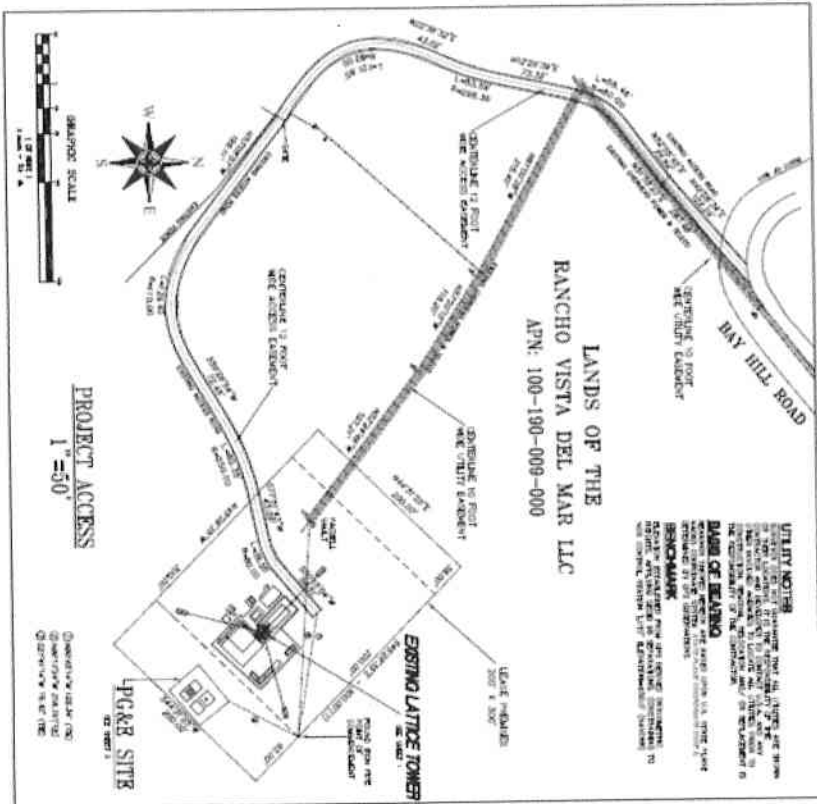
The land shown in the plat hereby being conveyed to the lessee, shall be subject to the access easement shown on the plat, and shall be used for the purposes of the lease.

UTILITY EASEMENT

The land shown in the plat hereby being conveyed to the lessee, shall be subject to the utility easement shown on the plat, and shall be used for the purposes of the lease.

The land shown in the plat hereby being conveyed to the lessee, shall be subject to the utility easement shown on the plat, and shall be used for the purposes of the lease.

PLAT MAP SHEET EXHIBIT 'B'



TOPOGRAPHIC SURVEY
EXISTING CONDITIONS

C-3

BODEGA BAY SITE
2885 BAY HILL ROAD
BODEGA BAY, CA 94923

SHEET 8 of 8

Incline Partners, LLC
P O Box 3740
Incline Village, NV 89450
(775) 230-4955

HAYES
Land Surveying
Road Mapping

1000 HILLTOP COURT
TREMONT, CA 94575

ISSUE STATUS		
DATE	DESCRIPTION	BY