

5-Apr-2006 2006-0019291

Has not been compared with
original

SANTA CRUZ COUNTY COUNTY RECORDER

Recording Requested By, and
When Recorded Return To:

RICHARD F. SPENCER
KAREN A. SPENCER
A974 4874 E. CLINTON #200
FRESNO, CA. 93727

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$0 – This is a conveyance of an easement and the taxable consideration and value is less than \$100. R&T 11911.

() computed on full value of property conveyed, or

() computed on full value less liens and encumbrances remaining at time of sale.

(x) Unincorporated area; () City of

EASEMENT AGREEMENT

The parties to this Easement Agreement (“Agreement”) are SAND DOLLAR BEACH HOME OWNERS ASSOCIATION, a nonprofit mutual benefit corporation (“Association”) and RICHARD F. SPENCER, KAREN A. SPENCER (“Owner”).

Recitals

A. Association owns certain real property described as Common Area in that certain Amendment and Restatement of Declaration of Covenants, Conditions and Restrictions recorded on March 10, 2003 as Instrument No. 2003-0022375 in the Official Records of Santa Cruz County, California.

B. Owner owns Lot 35 as shown on the map of the Sand Dollar Beach Subdivision, recorded on February 27, 1969 in Book 50 of Maps at Page 5, Records of Santa Cruz County, California. Owner’s Lot is improved with a residence.

C. There is currently a drainage pipe (the "Drainage Pipe") that carries water from the roof of Owner's residence to a drainage ditch on adjacent Common Area land, but there is no formal easement on title. The purpose of this Agreement is to grant an easement for the Drainage Pipe and to memorialize the parties' agreement with respect to such easement.

Agreement

NOW, THEREFORE, the parties agree as follows:

1. **Grant of Easement**: Association hereby grants to Owner, an easement for the maintenance, repair and replacement of the Drainage Pipe on the Common Area in its current location. The easement shall not include the right to construct any additional improvements on the Common Area without formal approval by the Association's Board of Directors.

2. **Responsibility**: Owner shall be fully responsible for maintaining, repairing and replacing the Drainage Pipe. Should damage occur to property of the Association as a result of the Drainage Pipe, Owner shall be responsible for repairing such damage. All such maintenance, repair, replacement and damage restoration expenses shall be fully paid by Owner.

3. **Entire Agreement**: This Agreement constitutes the sole and entire agreement between the parties relating to the subject matter hereof. All prior agreements, representations and negotiations relating to the subject matter hereof are deemed merged into this Agreement.

4. **Recordation:** This Agreement shall be recorded in the Official Records of Santa Cruz County at Owner's expense.

5. **Effect:** This Agreement shall be binding on each party and their successors in interest.

6. **Appurtenance:** The easement granted herein shall be appurtenant to Owner's Lot as described herein, and may not be separated from title to Owner's Lot. The easement shall automatically pass with title to Owner's Lot.

Dated: JAN 9, 2008

SAND DOLLAR BEACH HOME OWNERS ASSOCIATION
A nonprofit mutual benefit corporation

By: Willie Russell
President

By: Janith J. Kuechler
Secretary

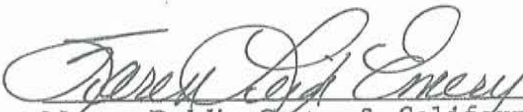
OWNER:

Richard J. Spencer
James A. Spencer

STATE OF CALIFORNIA)
) ss.
COUNTY OF Fresno)

On this 17th day of October in the year two thousand five, before me,
Karen Leigh Emery, a notary public in and for said state, personally
appeared Richard F. Spencer, personally known to me (or 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.

WITNESS my hand and official seal.


Notary Public, State of California



(Seal)

STATE OF CALIFORNIA)
) ss.
COUNTY OF Fresno)

On this 17th day of October in the year two thousand five, before me,
Karen Leigh Emery, a notary public in and for said state, personally
appeared Karen A. Spencer, personally known to me (or 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.

WITNESS my hand and official seal.


Notary Public, State of California



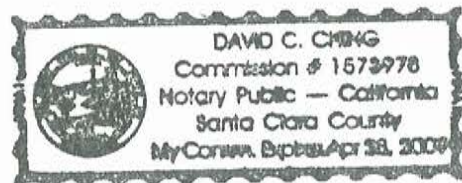
(Seal)

STATE OF CALIFORNIA)
) ss.
COUNTY OF SANTA CLARA)

On this 07th day of JAN. 2006 in the year two thousand five, before me,
DAVID C. CHING, a notary public in and for said state, personally
appeared WILLIAM VERNON RUSSELL, personally known to me (or 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.

WITNESS my hand and official seal.

[Signature]
Notary Public, State of CALIFORNIA



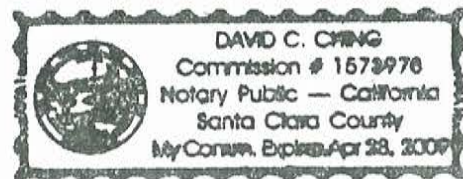
(Seal)

STATE OF CALIFORNIA)
) ss.
COUNTY OF SANTA CLARA)

On this 9th day of JAN. 2006 in the year two thousand five, before me,
DAVID C. CHING, a notary public in and for said state, personally
appeared JUDITH JONES KUECHER, personally known to me (or 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.

WITNESS my hand and official seal.

[Signature]
Notary Public, State of CALIFORNIA



(Seal)

STATE OF CALIFORNIA)
) ss.
COUNTY OF Fresno)

On this 3rd day of October in the year two thousand five, before me,
Karen Leigh Emery, a notary public in and for said state, personally
appeared Richard F. Spencer, personally known to me (or 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.

WITNESS my hand and official seal.


Notary Public, State of California



(Seal)

STATE OF CALIFORNIA)
) ss.
COUNTY OF Fresno)

On this 3rd day of October in the year two thousand five, before me,
Karen Leigh Emery, a notary public in and for said state, personally
appeared Karen A. Spencer, personally known to me (or 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.

WITNESS my hand and official seal.


Notary Public, State of California

(Seal)



5-Apr-2006 2006-0019292

Has not been compared with
original

SANTA CRUZ COUNTY COUNTY RECORDER

Recording Requested By, and
When Recorded Return To:

NANCY LENIHAN
595 SAND DOLLAR DRIVE
LA SELVA BEACH CA
95076

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$0 - This is a conveyance of an easement and the taxable consideration and value is less than \$100. R&T 11911.

☐ - computed on full value of property conveyed, or☐ - computed on full value less liens and encumbrances remaining at time of sale.☒ - Unincorporated area; ☐ - City of

EASEMENT AGREEMENT

The parties to this Easement Agreement ("Agreement") are SAND DOLLAR
BEACH HOME OWNERS ASSOCIATION, a nonprofit mutual benefit corporation
("Association") and Anne P. Lenihan ("Owner").

Recitals

A. Association owns certain real property described as Common Area in that
certain Amendment and Restatement of Declaration of Covenants, Conditions and
Restrictions recorded on March 10, 2003 as Instrument No. 2003-0022375 in the Official
Records of Santa Cruz County, California.

B. Owner owns Lot 36 as shown on the map of the Sand Dollar Beach
Subdivision, recorded on February 27, 1969 in Book 50 of Maps at Page 5, Records of
Santa Cruz County, California. Owner's Lot is improved with a residence.

C. There is currently a drainage pipe (the "Drainage Pipe") that carries water from the roof of Owner's residence to a drainage ditch on adjacent Common Area land, but there is no formal easement on title. The purpose of this Agreement is to grant an easement for the Drainage Pipe and to memorialize the parties' agreement with respect to such easement.

Agreement

NOW, THEREFORE, the parties agree as follows:

1. **Grant of Easement:** Association hereby grants to Owner, an easement for the maintenance, repair and replacement of the Drainage Pipe on the Common Area in its current location. The easement shall not include the right to construct any additional improvements on the Common Area without formal approval by the Association's Board of Directors.

2. **Responsibility:** Owner shall be fully responsible for maintaining, repairing and replacing the Drainage Pipe. Should damage occur to property of the Association as a result of the Drainage Pipe, Owner shall be responsible for repairing such damage. All such maintenance, repair, replacement and damage restoration expenses shall be fully paid by Owner.

3. **Entire Agreement:** This Agreement constitutes the sole and entire agreement between the parties relating to the subject matter hereof. All prior agreements, representations and negotiations relating to the subject matter hereof are deemed merged into this Agreement.

4. Recordation: This Agreement shall be recorded in the Official Records of Santa Cruz County at Owner's expense.

5. Effect: This Agreement shall be binding on each party and their successors in interest.

6. Appurtenance: The easement granted herein shall be appurtenant to Owner's Lot as described herein, and may not be separated from title to Owner's Lot. The easement shall automatically pass with title to Owner's Lot.

Dated: Oct 27, 2005

SAND DOLLAR BEACH HOME OWNERS ASSOCIATION
A nonprofit mutual benefit corporation

By: Willie Russell
President

By: Smith J. Knecht
Secretary

OWNER:

Anne P. Lenihan

STATE OF CALIFORNIA)
) ss.
COUNTY OF Santa Cruz)

On this 27th day of October in the year two thousand five, before me,
Mele C. Ainuu, a notary public in and for said state, personally
appeared Anne B. Lenihan, personally known to me (or 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.

WITNESS my hand and official seal.

[Signature]
Notary Public, State of California



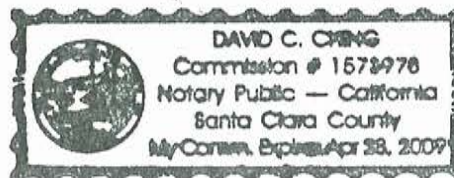
(Seal)

STATE OF CALIFORNIA)
) ss.
COUNTY OF SANTA CLARA)

On this 9th day of JAN. 2006 in the year two thousand five, before me,
DAVID C. CHING, a notary public in and for said state, personally
appeared WILLIAM VERNON RUSSELL, personally known to me (or 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.

WITNESS my hand and official seal.

[Signature]
Notary Public, State of CALIFORNIA



(Seal)

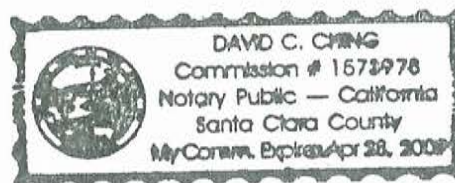
STATE OF CALIFORNIA)
) ss.
COUNTY OF SANTA CLARA)

On this 9th day of JUN 2006 in the year two thousand five, before me,
DAVID C. CHING, a notary public in and for said state, personally
appeared JUDITH JONES KUEHLER, personally known to me (or 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.

WITNESS my hand and official seal.



Notary Public, State of CALIFORNIA



(Seal)

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

On this _____ day of _____ in the year two thousand five, before me,
_____, a notary public in and for said state, personally
appeared _____, personally known to me (or 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.

WITNESS my hand and official seal.

Notary Public, State of _____

(Seal)

Recording Requested By, and
When Recorded Return To:

RONALD SATO
LINDA ROCHA
14-232 JUNIPER LANE
SARATOGA, CA. 95070

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$0 – This is a conveyance of an easement and the taxable consideration and value is less than \$100. R&T 11911.

() computed on full value of property conveyed, or

() computed on full value less liens and encumbrances remaining at time of sale.

(x) Unincorporated area; () City of

EASEMENT AGREEMENT

The parties to this Easement Agreement (“Agreement”) are SAND DOLLAR BEACH HOME OWNERS ASSOCIATION, a nonprofit mutual benefit corporation (“Association”) and Ronald T. Sato, Linda C. Rocha (“Owner”).

Recitals

A. Association owns certain real property described as Common Area in that certain Amendment and Restatement of Declaration of Covenants, Conditions and Restrictions recorded on March 10, 2003 as Instrument No. 2003-0022375 in the Official Records of Santa Cruz County, California.

B. Owner owns Lot 37 as shown on the map of the Sand Dollar Beach Subdivision, recorded on February 27, 1969 in Book 50 of Maps at Page 5, Records of Santa Cruz County, California. Owner’s Lot is improved with a residence.

C. There is currently a drainage pipe (the "Drainage Pipe") that carries water from the roof of Owner's residence to a drainage ditch on adjacent Common Area land, but there is no formal easement on title. The purpose of this Agreement is to grant an easement for the Drainage Pipe and to memorialize the parties' agreement with respect to such easement.

Agreement

NOW, THEREFORE, the parties agree as follows:

1. **Grant of Easement**: Association hereby grants to Owner, an easement for the maintenance, repair and replacement of the Drainage Pipe on the Common Area in its current location. The easement shall not include the right to construct any additional improvements on the Common Area without formal approval by the Association's Board of Directors.

2. **Responsibility**: Owner shall be fully responsible for maintaining, repairing and replacing the Drainage Pipe. Should damage occur to property of the Association as a result of the Drainage Pipe, Owner shall be responsible for repairing such damage. All such maintenance, repair, replacement and damage restoration expenses shall be fully paid by Owner.

3. **Entire Agreement**: This Agreement constitutes the sole and entire agreement between the parties relating to the subject matter hereof. All prior agreements, representations and negotiations relating to the subject matter hereof are deemed merged into this Agreement.

4. Recordation: This Agreement shall be recorded in the Official Records of Santa Cruz County at Owner's expense.

5. Effect: This Agreement shall be binding on each party and their successors in interest.

6. Appurtenance: The easement granted herein shall be appurtenant to Owner's Lot as described herein, and may not be separated from title to Owner's Lot. The easement shall automatically pass with title to Owner's Lot.

Dated: Oct. 17, 2005

SAND DOLLAR BEACH HOME OWNERS ASSOCIATION
A nonprofit mutual benefit corporation

By: William Russell
President

By: Janita J. Krechler
Secretary

OWNER:

Richard F. Spencer
Raven A. Spencer

OWNER:

Rinda C. Rocha

Paul J. St

STATE OF CALIFORNIA)
) ss.
COUNTY OF Santa Clara

On this 24th day of December in the year two thousand five, before me,
Kathy Liccardo, a notary public in and for said state, personally
appeared LINDA C Rocha, personally known to me (or 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.

WITNESS my hand and official seal.

Kathy Liccardo
Notary Public, State of California



(Seal)

STATE OF CALIFORNIA)
) ss.
COUNTY OF Santa Clara

On this 24th day of December in the year two thousand five, before me,
Kathy Liccardo, a notary public in and for said state, personally
appeared Ronald T. Sato, personally known to me (or 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.

WITNESS my hand and official seal.

Kathy Liccardo
Notary Public, State of California



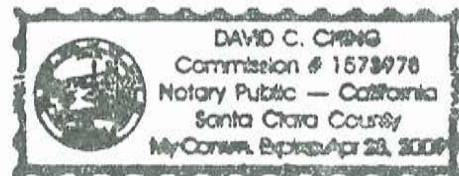
(Seal)

STATE OF CALIFORNIA)
) ss.
COUNTY OF SANTA CLARA)

On this 9th day of JAN. 2006 in the year two thousand five, before me,
DAVID C. CHING, a notary public in and for said state, personally
appeared WILLIAM VERNON RUSSELL, personally known to me (or 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.

WITNESS my hand and official seal.

David C. Ching
Notary Public, State of CALIFORNIA



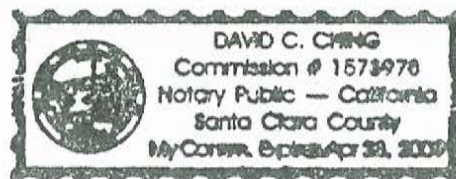
(Seal)

STATE OF CALIFORNIA)
) ss.
COUNTY OF SANTA CLARA)

On this 9th day of JAN. 2006 in the year two thousand five, before me,
DAVID C. CHING, a notary public in and for said state, personally
appeared JUDITH JONES KUEHLER, personally known to me (or 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.

WITNESS my hand and official seal.

David C. Ching
Notary Public, State of CALIFORNIA



(Seal)

STATE OF CALIFORNIA)
) ss.
COUNTY OF Santa Clara)

On this 24th day of December in the year two thousand five, before me,
Kathy Liccardo, a notary public in and for said state, personally
appeared Linda C Rocha, personally known to me (or 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.

WITNESS my hand and official seal.

Kathy Liccardo
Notary Public, State of California



(Seal)

STATE OF CALIFORNIA)
) ss.
COUNTY OF Santa Clara)

On this 24th day of December in the year two thousand five, before me,
Kathy Liccardo, a notary public in and for said state, personally
appeared Ronald T. Sato, personally known to me (or 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.

WITNESS my hand and official seal.

Kathy Liccardo
Notary Public, State of California



(Seal)

Recording Requested By, and
When Recorded Return To:

WILLIAM AND SUSAN CARTER
3024 ASPEN DR.
SANTA CLARA, CA 95051

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$0 – This is a conveyance of an easement and the taxable consideration and value is less than \$100. R&T 11911.

() computed on full value of property conveyed, or

() computed on full value less liens and encumbrances remaining at time of sale.

(x) Unincorporated area; () City of

EASEMENT AGREEMENT

The parties to this Easement Agreement (“Agreement”) are SAND DOLLAR BEACH HOME OWNERS ASSOCIATION, a nonprofit mutual benefit corporation (“Association”) and Carter Family Trust (“Owner”).

Recitals

A. Association owns certain real property described as Common Area in that certain Amendment and Restatement of Declaration of Covenants, Conditions and Restrictions recorded on March 10, 2003 as Instrument No. 2003-0022375 in the Official Records of Santa Cruz County, California.

B. Owner owns Lot 38 as shown on the map of the Sand Dollar Beach Subdivision, recorded on February 27, 1969 in Book 50 of Maps at Page 5, Records of Santa Cruz County, California. Owner’s Lot is improved with a residence.

C. There is currently a drainage pipe (the "Drainage Pipe") that carries water from the roof of Owner's residence to a drainage ditch on adjacent Common Area land, but there is no formal easement on title. The purpose of this Agreement is to grant an easement for the Drainage Pipe and to memorialize the parties' agreement with respect to such easement.

Agreement

NOW, THEREFORE, the parties agree as follows:

1. **Grant of Easement**: Association hereby grants to Owner, an easement for the maintenance, repair and replacement of the Drainage Pipe on the Common Area in its current location. The easement shall not include the right to construct any additional improvements on the Common Area without formal approval by the Association's Board of Directors.

2. **Responsibility**: Owner shall be fully responsible for maintaining, repairing and replacing the Drainage Pipe. Should damage occur to property of the Association as a result of the Drainage Pipe, Owner shall be responsible for repairing such damage. All such maintenance, repair, replacement and damage restoration expenses shall be fully paid by Owner.

3. **Entire Agreement**: This Agreement constitutes the sole and entire agreement between the parties relating to the subject matter hereof. All prior agreements, representations and negotiations relating to the subject matter hereof are deemed merged into this Agreement.

4. **Recordation**: This Agreement shall be recorded in the Official Records of Santa Cruz County at Owner's expense.

5. **Effect**: This Agreement shall be binding on each party and their successors in interest.

6. **Appurtenance**: The easement granted herein shall be appurtenant to Owner's Lot as described herein, and may not be separated from title to Owner's Lot. The easement shall automatically pass with title to Owner's Lot.

Dated: January 5, 2006

SAND DOLLAR BEACH HOME OWNERS ASSOCIATION
A nonprofit mutual benefit corporation

By: Willie Russell
President

By: Judith J. Kuechler
Secretary

OWNER:

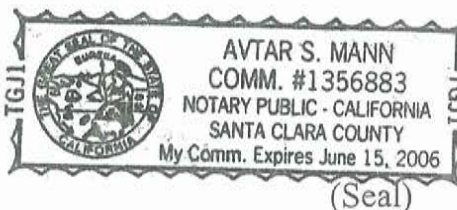
V. M. A. Carter, TRUSTEE
Susan H. Carter, Trustee

STATE OF CALIFORNIA)
) ss.
COUNTY OF SANTA CLARA)

On this 05 day of JAN 06 in the year ²⁰⁰⁶ ~~two thousand five~~, before me,
AVTAR S. MANN, a notary public in and for said state, personally
appeared WILLIAM S. CARTER, personally known to me (or 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.

WITNESS my hand and official seal.

Avtar S. Mann
Notary Public, State of CALIFORNIA

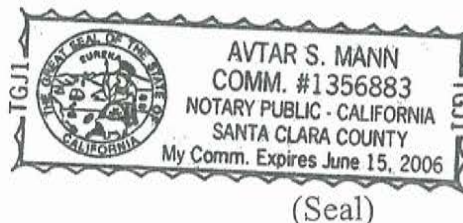


STATE OF CALIFORNIA)
) ss.
COUNTY OF SANTA CLARA)

On this 05 day of JAN 06 in the year ²⁰⁰⁶ ~~two thousand five~~, before me,
AVTAR S. MANN, a notary public in and for said state, personally
appeared SUSAN H. CARTER, personally known to me (or 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.

WITNESS my hand and official seal.

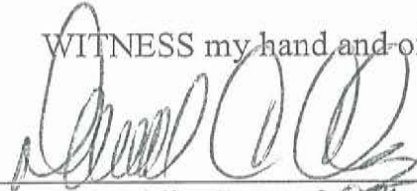
Avtar S. Mann
Notary Public, State of CALIFORNIA

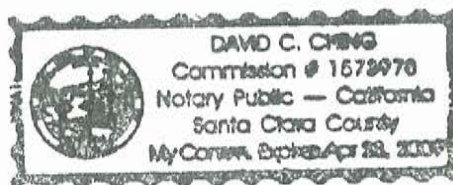


STATE OF CALIFORNIA)
) ss.
COUNTY OF SANTA CLARA)

On this 9th day of JAN. 2006 in the year two thousand five, before me,
DAVID C. CHING, a notary public in and for said state, personally
appeared WILLIAM VERNON RUSSELL, personally known to me (or 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.

WITNESS my hand and official seal.


Notary Public, State of CALIFORNIA



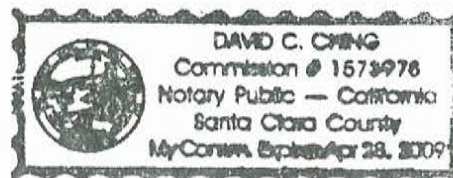
(Seal)

STATE OF CALIFORNIA)
) ss.
COUNTY OF SANTA CLARA)

On this 9th day of JAN. 2006 in the year two thousand five, before me,
DAVID C. CHING, a notary public in and for said state, personally
appeared JUDITH JONES RUEHLER, personally known to me (or 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.

WITNESS my hand and official seal.


Notary Public, State of CALIFORNIA



(Seal)

Recording Requested By, and
When Recorded Return To:

John M. Saich, Trustee
331 Carlton Ave.
Los Gatos, Calif.
95032

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$0 – This is a conveyance of an easement and the taxable consideration and value is less than \$100. R&T 11911.

() computed on full value of property conveyed, or

() computed on full value less liens and encumbrances remaining at time of sale.

(x) Unincorporated area; () City of

EASEMENT AGREEMENT

The parties to this Easement Agreement (“Agreement”) are SAND DOLLAR BEACH HOME OWNERS ASSOCIATION, a nonprofit mutual benefit corporation (“Association”) and John M. Saich, Trustee (“Owner”).

Recitals

A. Association owns certain real property described as Common Area in that certain Amendment and Restatement of Declaration of Covenants, Conditions and Restrictions recorded on March 10, 2003 as Instrument No. 2003-0022375 in the Official Records of Santa Cruz County, California.

B. Owner owns Lot 39 as shown on the map of the Sand Dollar Beach Subdivision, recorded on February 27, 1969 in Book 50 of Maps at Page 5, Records of Santa Cruz County, California. Owner’s Lot is improved with a residence.

C. There is currently a drainage pipe (the "Drainage Pipe") that carries water from the roof of Owner's residence to a drainage ditch on adjacent Common Area land, but there is no formal easement on title. The purpose of this Agreement is to grant an easement for the Drainage Pipe and to memorialize the parties' agreement with respect to such easement.

Agreement

NOW, THEREFORE, the parties agree as follows:

1. **Grant of Easement**: Association hereby grants to Owner, an easement for the maintenance, repair and replacement of the Drainage Pipe on the Common Area in its current location. The easement shall not include the right to construct any additional improvements on the Common Area without formal approval by the Association's Board of Directors.

2. **Responsibility**: Owner shall be fully responsible for maintaining, repairing and replacing the Drainage Pipe. Should damage occur to property of the Association as a result of the Drainage Pipe, Owner shall be responsible for repairing such damage. All such maintenance, repair, replacement and damage restoration expenses shall be fully paid by Owner.

3. **Entire Agreement**: This Agreement constitutes the sole and entire agreement between the parties relating to the subject matter hereof. All prior agreements, representations and negotiations relating to the subject matter hereof are deemed merged into this Agreement.

4. **Recordation**: This Agreement shall be recorded in the Official Records of Santa Cruz County at Owner's expense.

5. **Effect**: This Agreement shall be binding on each party and their successors in interest.

6. **Appurtenance**: The easement granted herein shall be appurtenant to Owner's Lot as described herein, and may not be separated from title to Owner's Lot. The easement shall automatically pass with title to Owner's Lot.

Dated: Dec 28th, 2005

SAND DOLLAR BEACH HOME OWNERS ASSOCIATION
A nonprofit mutual benefit corporation

By: Willie Russell
President

By: Judith J. Kuechler
Secretary

OWNER:

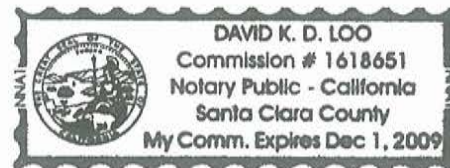
Tom D. Stief, Trustee

STATE OF CALIFORNIA)
) ss.
COUNTY OF Santa Clara)

On this 28 day of December in the year two thousand five, before me,
David K. D. Loo, a notary public in and for said state, personally
appeared John M. Saich, personally known to me (or 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.

WITNESS my hand and official seal.

David K. D. Loo
Notary Public, State of California



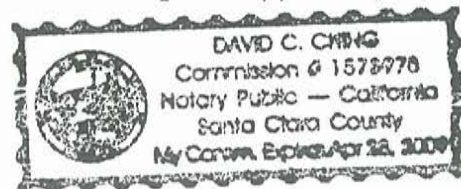
(Seal)

STATE OF CALIFORNIA)
) ss.
COUNTY OF SANTA CLARA)

On this 9th day of JAN. 2006 in the year two thousand five, before me,
DAVID C. CHING, a notary public in and for said state, personally
appeared WILLIAM VERNON RUSSELL, personally known to me (or 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.

WITNESS my hand and official seal.

David C. Ching
Notary Public, State of CALIFORNIA



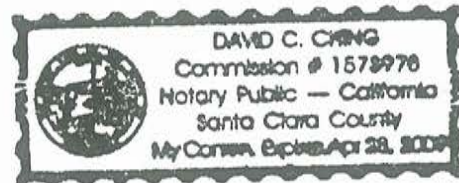
(Seal)

STATE OF CALIFORNIA)
) ss.
COUNTY OF SANTA CLARA)

On this 9th day of JAN 2006 in the year two thousand five, before me,
DAVID C. CHING, a notary public in and for said state, personally
appeared WENDY JONES KUEHLER, personally known to me (or 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.

WITNESS my hand and official seal.

[Signature]
Notary Public, State of CALIFORNIA



(Seal)

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

On this _____ day of _____ in the year two thousand five, before me,
_____, a notary public in and for said state, personally
appeared _____, personally known to me (or 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.

WITNESS my hand and official seal.

Notary Public, State of _____

(Seal)

5-Apr-2006 2006-0019296

Has not been compared with
original

SANTA CRUZ COUNTY COUNTY RECORDER

Recording Requested By, and
When Recorded Return To:

MR. JAMES DOBBINS
1041 MARCHETA LN.
PERBLE BEACH, CA. 93953

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$0 – This is a conveyance of an easement and the taxable consideration and value is less than \$100. R&T 11911.

- () computed on full value of property conveyed, or
() computed on full value less liens and encumbrances remaining at time of sale.
(x) Unincorporated area; () City of

EASEMENT AGREEMENT

The parties to this Easement Agreement (“Agreement”) are SAND DOLLAR BEACH HOME OWNERS ASSOCIATION, a nonprofit mutual benefit corporation (“Association”) and JAMES M DOBBINS (“Owner”).

Recitals

A. Association owns certain real property described as Common Area in that certain Amendment and Restatement of Declaration of Covenants, Conditions and Restrictions recorded on March 10, 2003 as Instrument No. 2003-0022375 in the Official Records of Santa Cruz County, California.

B. Owner owns Lot 40 as shown on the map of the Sand Dollar Beach Subdivision, recorded on February 27, 1969 in Book 50 of Maps at Page 5, Records of Santa Cruz County, California. Owner’s Lot is improved with a residence.

C. There is currently a drainage pipe (the "Drainage Pipe") that carries water from the roof of Owner's residence to a drainage ditch on adjacent Common Area land, but there is no formal easement on title. The purpose of this Agreement is to grant an easement for the Drainage Pipe and to memorialize the parties' agreement with respect to such easement.

Agreement

NOW, THEREFORE, the parties agree as follows:

1. **Grant of Easement**: Association hereby grants to Owner, an easement for the maintenance, repair and replacement of the Drainage Pipe on the Common Area in its current location. The easement shall not include the right to construct any additional improvements on the Common Area without formal approval by the Association's Board of Directors.

2. **Responsibility**: Owner shall be fully responsible for maintaining, repairing and replacing the Drainage Pipe. Should damage occur to property of the Association as a result of the Drainage Pipe, Owner shall be responsible for repairing such damage. All such maintenance, repair, replacement and damage restoration expenses shall be fully paid by Owner.

3. **Entire Agreement**: This Agreement constitutes the sole and entire agreement between the parties relating to the subject matter hereof. All prior agreements, representations and negotiations relating to the subject matter hereof are deemed merged into this Agreement.

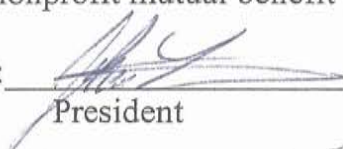
4. **Recordation**: This Agreement shall be recorded in the Official Records of Santa Cruz County at Owner's expense.

5. **Effect**: This Agreement shall be binding on each party and their successors in interest.

6. **Appurtenance**: The easement granted herein shall be appurtenant to Owner's Lot as described herein, and may not be separated from title to Owner's Lot. The easement shall automatically pass with title to Owner's Lot.

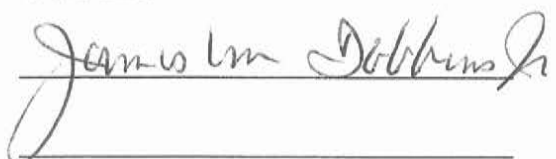
Dated: Feb 26, 2006

SAND DOLLAR BEACH HOME OWNERS ASSOCIATION
A nonprofit mutual benefit corporation

By: 
President

By: 
Secretary

OWNER:

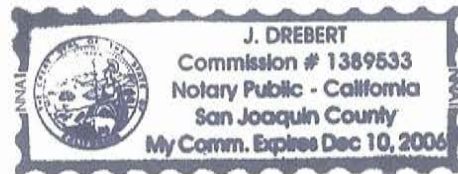


STATE OF CALIFORNIA)
) ss.
COUNTY OF Monterey)

On this 8 day of March in the year two thousand five, before me,
J. Drebert, a notary public in and for said state, personally
appeared James M. Dobbins, personally known to me (or 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.

WITNESS my hand and official seal.

J. Drebert
Notary Public, State of California



(Seal)

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

On this _____ day of _____ in the year two thousand five, before me,
_____, a notary public in and for said state, personally
appeared _____, personally known to me (or 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.

WITNESS my hand and official seal.

Notary Public, State of _____

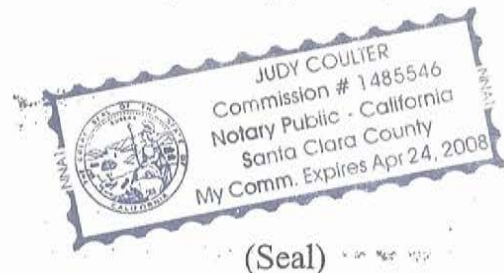
(Seal)

STATE OF CALIFORNIA)
) ss.
COUNTY OF Santa Clara

On this 21st day of March ^{SIX}~~five~~ in the year two thousand ~~five~~, before me,
Judy Coulter, a notary public in and for said state, personally
appeared John J. Kueckler, personally known to me (or 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.

WITNESS my hand and official seal.

Judy Coulter
Notary Public, State of _____



(Seal)

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____

On this _____ day of _____ in the year two thousand ^{SIX}~~five~~, before me,
_____, a notary public in and for said state, personally
appeared _____, personally known to me (or 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.

WITNESS my hand and official seal.

Notary Public, State of _____

(Seal)

12-Oct-2007 2007-0053627

Has not been compared with original

SANTA CRUZ COUNTY RECORDER

**Recording Requested By, and
When Recorded Return To:**

RAYMOND AND KATHLEEN EPES
19205 CRISP AVE.
SARATOGA, CA 95070

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$0 – This is a conveyance of an easement and the taxable consideration and value is less than \$100. R&T 11911.

() computed on full value of property conveyed, or

() computed on full value less liens and encumbrances remaining at time of sale.

(x) Unincorporated area; () City of

EASEMENT AGREEMENT

The parties to this Easement Agreement (“Agreement”) are SAND DOLLAR BEACH HOME OWNERS ASSOCIATION, a nonprofit mutual benefit corporation (“Association”) and RAYMOND E. EPES KATHLEEN C. EPES (“Owner”).

Recitals

A. Association owns certain real property described as Common Area in that certain Amendment and Restatement of Declaration of Covenants, Conditions and Restrictions recorded on March 10, 2003 as Instrument No. 2003-0022375 in the Official Records of Santa Cruz County, California.

B. Owner owns Lot 42 as shown on the map of the Sand Dollar Beach Subdivision, recorded on February 27, 1969 in Book 50 of Maps at Page 5, Records of Santa Cruz County, California. Owner’s Lot is improved with a residence.

C. There is currently a drainage pipe (the "Drainage Pipe") that carries water from the roof of Owner's residence to a drainage ditch on adjacent Common Area land, but there is no formal easement on title. The purpose of this Agreement is to grant an easement for the Drainage Pipe and to memorialize the parties' agreement with respect to such easement.

Agreement

NOW, THEREFORE, the parties agree as follows:

1. **Grant of Easement:** Association hereby grants to Owner, an easement for the maintenance, repair and replacement of the Drainage Pipe on the Common Area in its current location. The easement shall not include the right to construct any additional improvements on the Common Area without formal approval by the Association's Board of Directors.

2. **Responsibility:** Owner shall be fully responsible for maintaining, repairing and replacing the Drainage Pipe. Should damage occur to property of the Association as a result of the Drainage Pipe, Owner shall be responsible for repairing such damage. All such maintenance, repair, replacement and damage restoration expenses shall be fully paid by Owner.

3. **Entire Agreement:** This Agreement constitutes the sole and entire agreement between the parties relating to the subject matter hereof. All prior agreements, representations and negotiations relating to the subject matter hereof are deemed merged into this Agreement.

4. **Recordation:** This Agreement shall be recorded in the Official Records of Santa Cruz County at Owner's expense.

5. **Effect:** This Agreement shall be binding on each party and their successors in interest.

6. **Appurtenance:** The easement granted herein shall be appurtenant to Owner's Lot as described herein, and may not be separated from title to Owner's Lot. The easement shall automatically pass with title to Owner's Lot.

Dated: 8/13/08, 2005

SAND DOLLAR BEACH HOME OWNERS ASSOCIATION
A nonprofit mutual benefit corporation

By: Cynthia Harris
President

By: Nancy S. Barker
Secretary

OWNER:

Raymond E. Lopez
Kathleen C. Lopez

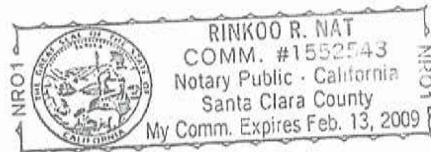
STATE OF CALIFORNIA)
) ss.
COUNTY OF Santa Clara)

On this 21st day of June in the year two thousand five, before me,
Rinkoo R. Nat, a notary public in and for said state, personally
appeared Raymond Edwin Epes, personally known to me (or 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.

WITNESS my hand and official seal.



Notary Public, State of CA

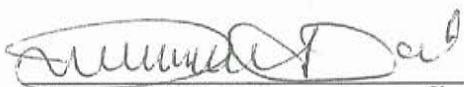


(Seal)

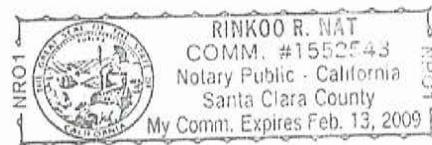
STATE OF CALIFORNIA)
) ss.
COUNTY OF Santa Clara)

On this 21st day of June in the year two thousand five, before me,
Rinkoo R. Nat, a notary public in and for said state, personally
appeared Kathleen Canova Epes, personally known to me (or 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.

WITNESS my hand and official seal.



Notary Public, State of CA

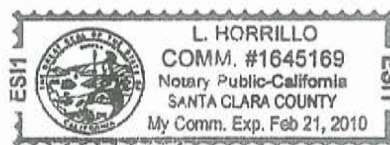


(Seal)

STATE OF CALIFORNIA)
) ss.
COUNTY OF Santa Clara)

On this 13 day of August in the year two thousand five, before me,
L. Horrillo, a notary public in and for said state, personally
appeared Cynthia Haines, personally known to me (or 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.

WITNESS my hand and official seal.



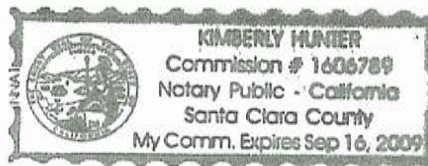
[Signature]
Notary Public, State of _____

(Seal)

STATE OF CALIFORNIA)
) ss.
COUNTY OF Santa Clara)

On this 15th day of August 2007 in the year two thousand seven, before me,
Kimberly Hunter, a notary public in and for said state, personally
appeared Larry S. Barbano, personally known to me (or 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.

WITNESS my hand and official seal.



Kimberly Hunter Notary Public
Notary Public, State of California

(Seal)