



EXHIBIT 3-A

Recording Requested by:

Monterey Peninsula Water Management District

And When Recorded Mail To:

Monterey Peninsula Water Management District

Post Office Box 85

Monterey, California 93942-0085

**NOTICE AND DEED RESTRICTION
REGARDING LIMITATION ON USE
OF WATER ON A PROPERTY
WITH SUB-METERING**

NOTICE IS GIVEN that the Monterey Peninsula Water Management District (hereinafter referred to as the Water Management District), duly formed as a water district and public entity pursuant to the provisions of law found at Statutes of 1977, Chapter 527, as amended (found at West's California Water Code Appendix, Chapters 118-1 to 118-901), has approved water service to the real property referenced below as "Subject Property."

NOTICE IS FURTHER GIVEN that the real property affected by this document is situated in the **City of <JURISDICTION>**:

**<PropertyAddress>
{<LegalDescriptionOfProperty>}
ASSESSOR'S PARCEL NUMBER <ApnNum>**

This real property is hereinafter referred to as the "Subject Property." The Subject Property is located within the jurisdiction of the Water Management District. **<PropertyOwnerNames>**, (hereinafter referred to as "Owner(s)"), are record Owner(s) of the Subject Property.

Owner(s) and the Water Management District each acknowledge and agree that **{TYPE OF USE}** on the Subject Property shall be supplied water by an existing California American Water Company Connection on the site and that each individual User shall have a separate Water Meter (sub-meter) installed in the supply line to that User. Owner(s) shall have California American Water Company Water Meters installed for each User within ninety (90) days of the conclusion of a Connection moratorium.

Once sub-meters are approve for use at the Subject property, they must remain in place. The sub-metering is allowed pursuant to Water Management District Rule 23-A-1-i, and remains a requirement of the Subject Property as a condition of Water Permit No. **<Permit No>**.



Owner(s) shall provide the General Manager at the conclusion of each Water Year (September 30), or within thirty (30) days of a change in tenancy, the individual monthly consumption for each User. Owner(s) shall provide additional information and monthly reporting shall be provided during water Rationing.

Owner(s) acknowledges that the conditions allowing sub-metering for each User has been voluntarily accepted as a condition of Water Permit No. **{INSERT PERMIT NO.}** and is permanent and irrevocable, unless amended by the removal of this deed restriction.

NOTICE IS FURTHER GIVEN that the installation of sub-metering has been approved or authorized pursuant to Water Management District Rule 23-A-1-i and includes each and every condition contained therein. Conclusion of a Connection moratorium shall require installation of separate Water Meters maintained by the Water Distribution System Operator for each sub-metered User(s).

NOTICE IS FURTHER GIVEN that this agreement is binding and has been voluntarily entered into by Owner(s), and constitutes a mandatory condition precedent to receipt of regulatory approval from the Water Management District relating to the Subject Property. This agreement attaches to the land and shall bind any tenant, successor or assignee of Owner(s).

NOTICE IS FURTHER GIVEN that this deed restriction and the conditions herein apply to the Assessor's Parcel Number(s) where the Project supplied by the sub-meter is located and to the Assessor's Parcel Number served by the Connection. At such time as a new Assessor's Parcel Number is assigned to the sub-metered Site, the Owner shall notify the Water Management District and a new deed restriction shall be recorded.

NOTICE IS FURTHER GIVEN that present and/or future use of water at the Subject Property Site is restricted by Water Management District Rules and Regulations to the water use requirements referenced above. Any action requiring a Water Permit as described in Water Management District Rule 20, will require prior written authorization and a Permit from the Water Management District. Approval may be withheld by the Water Management District, in accord with then applicable provisions of law. Present or future Allocations of water may not be available to grant any Permit to Intensify Water Use at this site. If any request to Intensify Water Use on the Subject Property is approved, Connection Charges (Capacity Fees) and other administrative fees may be required as a condition of approval.

NOTICE IS FURTHER GIVEN that modification or Intensification of Water Use on the Subject Property that occurs without the advance written approval of the Water Management District is a violation of Water Management District Rules and may result in a monetary penalty for each offense as allowed by Water Management District Rules. Each separate day, or portion thereof, during which any violation occurs or continues without a good faith effort by the Responsible Party to correct the violation shall be deemed to constitute a separate offense. All Water Users within the jurisdiction of the Water Management District are subject to the Water Management District Rules, including Rules 11, 20, 21, 23, 24, and 110.

The Owner(s) and the Water Management District each intend that this Notice and Deed



Restriction act as a deed restriction upon the Subject Property, and that it shall be irrevocable under its terms. This document shall be enforceable by the Water Management District or any public entity that is a successor to the Water Management District.

The Owner(s) elects and irrevocably covenants with the Water Management District to abide by the conditions of this Notice and Deed Restriction to enable issuance of Water Permit No. <Permit No>. But for the limitations and notices set forth herein, approval of this Water Permit would otherwise be withheld and found to be inconsistent with the Water Management District Rules and Regulations.

This Notice and Deed Restriction is placed upon the Subject Property. Any transfer of this property, or an interest therein, is subject to this deed restriction. This Notice and Deed Restriction shall have no termination date unless amended by the filing of a less restrictive deed restriction.

If any provision of this Notice and Deed Restriction is held to be invalid, or for any reason becomes unenforceable, no other provision shall thereby be affected or impaired.

The undersigned Owner(s) agrees with and accepts all terms of this document stated above, and requests and consents to recordation of this Notice and Deed Restriction Regarding Limitation on Use of Water on a Property with Submetering. The Owner(s) further agrees to notify any present and future tenant of the Subject Property of the terms and conditions of this document.

OWNER(S) agrees to recordation of this Notice and Deed Restriction in the Recorder's Office for the County of Monterey. Owner(s) further unconditionally accepts the terms and conditions stated above.

(Signatures must be notarized)

By: _____ Dated: _____
<OwnersSeparateLines>

By: _____ Dated: _____
Gabriela Ayala, Conservation Representative
Monterey Peninsula Water Management District