

Exhibit 19

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

5 Harris Court, Building G  
P.O. Box 85  
Monterey, CA 93942-0085  
Phone: (831) 658-5601 FAX: (831) 644-9558



MPWMD WATER PERMIT  
Issue Date: 09/16/2008  
PERMIT #: 25922

Expires: 9/15/2010  
Expires two years after date of issue  
or at discretion of jurisdiction.  
Final Inspection Required  
by MPWMD

Applicant: Borelli Investment

Phone: (831) -

Agent: Beverly Dishman

Phone: (831) 649-4642

Applicant Mailing Address: 2051 Junction Ave #100  
San Jose, CA 95131

Property Address: 15 Ryan Court MONTEREY, CA 93940

Water Company: RYAN RANCH  
not in MPWMD water resource system Lot: AP Number: 259-031-058  
Permit Type: NEW CONNECTION (Commercial)  
Number of Proposed Connections: 2 OF 2  
Existing Land Use VACANT  
Proposed Land Use LANDSCAPE METER Water Account Number:  
Remarks: ORD #60/PROJECT SITE MUST MEET MPWMD'S NEW CONSTRUCTION CODES.  
DRIP IRRIGATION & SEPARATE WATER METER REQUIRED  
FOR LANDSCAPE USE.

F E E S

TYPE OF USE	NUMBER	AVERAGE USE IN ACRE-FEET	TOTAL COST PER ACRE-FOOT	CONNECTION CHARGES	
		Connection Charge			.00
		Permit Processing			.00
		<b>TOTAL</b>		<b>---</b>	<b>.00</b>

I declare under penalty of perjury that the information on this permit, the accompanying application, and any attachments is correct to the best of my knowledge and belief. I have had an opportunity to review the Rules and Regulations of the MPWMD. The undersigned, as property owner or agent thereof, hereby authorizes MPWMD staff to make on-site inspections as deemed necessary to insure the accuracy of this application and compliance with the permit.

Furthermore, by signing this water permit, the undersigned acknowledges the District's right to assess and collect fees and impose fines for added water fixtures or changes in use occurring without amendment of the water permit. Water fixtures added without amendment of the water permit may be subject to a requirement of removal. The current title-holder of the property and/or his agent is responsible to insure completion of a Final Inspection by the MPWMD. Failure to arrange for a final inspection may result in a Notice of Violation recorded against the property, may subject a future property owner to fees and penalties, or may result in interruption of water service at the site.

Signature of Property Owner/Agent

Date

9/16/08

The Monterey Water Management District issues a permit for the above project. This permit constitutes your receipt for the total fees shown. This permit may be revoked or other penalties imposed upon discovery

( continued )

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**COPY**

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MONTEREY, CA 93940

of any substantial inaccuracy with respect to the above application.

  
MPWMD Delegated Agent

09/16/2008  
Issued

NOTE: This permit does not guarantee service by any water company, public utility, or municipal water agency.  
This permit may be canceled at the request of the jurisdiction following notice to the property owner.

**MONTEREY PENINSULA WATER MANAGEMENT DISTRICT  
NON-RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION**

**NOTE: When approved and signed by the Jurisdictions this form must be submitted with final and complete construction plans to:**

Monterey Peninsula Water Management District Permit Office  
5 Harris Court, Bldg. G ~ Monterey, CA 93940 ~ (831) 658-5601 ~ www.mpwmd.dst.ca.us

*Completing the Water Release Form & Water Permit Application does not guarantee issuance of a water permit.*

**ALL SPACES BELOW MUST BE COMPLETED OR THE APPLICATION MAY NOT BE PROCESSED. (Please print firmly)**

**1. OWNERSHIP INFORMATION:**

Name: Investment  
Daytime telephone: \_\_\_\_\_  
Mailing Address: 2051 Junction Ave #100  
San Jose CA 95131

**2. AGENT/REPRESENTATIVE INFORMATION:**

Name: Ken Dushman WRD Arch  
Daytime telephone: 419-4642  
Mailing Address: 2340 Garden Rd.

**3. PROPERTY INFORMATION:**

Year building was constructed? 8 Existing Square-footage 0 Proposed Square-footage 9,520  
Address: 15 Ryan Ct. Assessor Parcel Number 259-031-058

Is a water meter needed? (Circle one) NO YES NO If yes, how many meters are requested? \_\_\_\_\_  
*NOTE: Separate water meters are required for each user.*

Water company serving parcel: CP&M AUG 29 2008

4. Type of Non-Residential Use: Office Square footage (if applicable): \_\_\_\_\_  
Project Description (Be thorough and detailed): 9,520 sq general office space

Non-Residential users that increase square-footage or change uses as illustrated below are required to obtain a water permit. Low water use plumbing fixtures will be required as a condition of most water permits.

**GROUP I - Low to Moderate Use**

Auto Uses      Retail      Warehouse      Dental/Medical/Veterinary Clinics      Fast Photo  
Church      Nail Salon      Family Grocery      Office      School      Bank      Gym

Square feet x 0.00007 = .66 Acre Feet (AF)

**GROUP II - High Use**

Bakery      Pizza      Coffee House      Supermarket/Convenience Store  
Dry Cleaner      Deli      Sandwich Shop

Square feet x 0.0002 = \_\_\_\_\_ Acre Feet (AF)

**GROUP III - Miscellaneous Uses**

Assisted Living (more than 6 beds)	0.085 per bed	Public Toilets	0.058 AF/toilet
Beauty Shop/Dog Grooming	0.0567 AF/station	Public Urinals	0.036 AF/urinal
Child Care	0.0072 AF/child	Waterless Urinals	No value
Dormitory	0.040 AF/room	Restaurant (24-Hour & Fast Food):	0.038 AF/seat
Gas Station	0.0913 AF/pump	Restaurant (General/Bar):	0.020 AF/seat
Irrigated areas - not adjacent to building:	MAWA <sup>1</sup>	Self-Storage	0.0008 AF/unit
Laundromat	0.200 AF/machine	Skilled Nursing	0.120 AF/bed
Meeting Hall	0.00053 AF/sf	Spa	0.050 AF/spa
Motel/Hotel/Bed and Breakfast:	0.100 AF/room	Swimming Pool (surface area)	0.020 AF/100 sf
Motel Large Bathtub (add to room factor)	0.030 AF/tub	Theater	0.0012 AF/seat
Plant Nursery (total land)	0.00009 AF/sf		

No \_\_\_\_\_ x \_\_\_\_\_ (factor) = \_\_\_\_\_ Acre Feet (AF)

5437# = 125,464 gallons

(1) Proposed Use:

(2) Previous Use:

Subtract (2) from (1)

*(Jurisdiction must authorize water for positive result)*

*Use Calculations Above*

.66 + .38  
1.04 AF

In completing this Water Release Form, the undersigned (as owner or as agent for the property owner) acknowledges that any discrepancy or mistake may cause rejection or delay in processing of the application. Additionally, the applicant is responsible for accurately accounting for the type of non-residential use. In addition, changes in use or expansions completed without a water permit may result in additional fees and penalties, the imposition of a lien on the property, and the deduction of water from the local jurisdiction's allocation.

I certify, under penalty of perjury, that the information provided on this Water Release Form & Permit Application is to my knowledge correct, and the information accurately reflects the changes presently planned for this property.

Signature of Owner/Agent

Date

**AUTHORIZATION FOR WATER PERMIT - JURISDICTION USE ONLY**

AF Paralta     AF Public     AF Pre-Paralta     Private Well     No water needed

NOTES: Ryan Roveh Authorized by: C. R. Roveh Date: 8-29-08

This form expires on the same date as any discretionary or building permits issued for this project by the city or county.  
WHITE - MPWMD    YELLOW - APPLICANT    PINK - LOCAL JURISDICTION

<sup>1</sup> Maximum Applied Water Allowance: Contact MPWMD for assistance if needed.