

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO THE SAID PROPERTY, AND WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE ALSO HEREBY DEDICATE IN FEE SIMPLE TO THE CITY OF MOUNTAIN VIEW ALL OF PARCEL C AS SHOWN UPON THIS MAP FOR PUBLIC STREET AND UTILITY PURPOSES, TOGETHER WITH THE RIGHT TO GRANT RIGHTS FOR PUBLIC UTILITIES OR OTHER ESSENTIAL PURPOSES.

WE ALSO HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR UNDERGROUND PUBLIC UTILITY FACILITIES, DESIGNATED ON THIS MAP AS "PUBLIC UTILITY EASEMENT" (PUE) FOR SUCH USE AS SANITARY SEWERS, WATER MAINS, GAS MAINS, PUBLIC UTILITIES INCLUDING ELECTRIC, COMMUNICATION AND CABLE TELEVISION FACILITIES, AND OTHER SIMILAR USES, TOGETHER WITH APPURTENANCES THEREOF AND WITH RIGHTS OF INGRESS AND EGRESS. SAID PUBLIC UTILITY EASEMENT SHALL BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT LAWFUL FENCES, SURFACE PAVEMENT, LAWFUL UNSUPPORTED ROOF OVERHANGS, IRRIGATION SYSTEMS, UTILITY COMPANY STRUCTURES AND APPURTENANCES THEREOF.

WE ALSO HEREBY DEDICATE TO PUBLIC USE, A PERPETUAL EASEMENT FOR PUBLIC USE AS A SIDEWALK AND FOR THE PURPOSE OF INSTALLING, MAINTAINING, AND REPAIRING SAID SIDEWALK UPON, OVER AND THROUGH THE AREAS DESIGNATED ON THIS MAP AS "PEDESTRIAN ACCESS EASEMENT" (PAE). SAID EASEMENT SHALL BE KEPT CLEAR OF TREES, SHRUBS, AND STRUCTURES.

WE ALSO HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR ONLY WATER METER PURPOSES, TO CONSTRUCT, INSTALL, MAINTAIN, REPAIR, RENEW, REPLACE, OPERATE, AND USE WATER METERS AND APPURTENANCES, UNDER, UPON AND OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AS "WATER METER EASEMENT" (WME). SAID EASEMENTS TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT LAWFUL FENCES, SURFACE PAVEMENT, LAWFUL UNSUPPORTED OVERHANGS, IRRIGATION SYSTEMS, UTILITY COMPANY STRUCTURES AND APPURTENANCES THEREOF. THE CITY IS NOT RESPONSIBLE FOR PRIVATE OR PUBLIC UTILITIES THAT ARE WITHIN OR ACROSS SAID EASEMENT.

THE AREAS OF LAND DESIGNATED AND DELINEATED AS "PRIVATE INGRESS AND EGRESS EASEMENT" (PIEE) ARE RESERVED FOR THE OWNERS OF THE LOTS 1 THROUGH 4 SHOWN ON THE HEREIN MAP AND THEIR LICENSEES, VISITORS, AND TENANTS, RECIPROCAL RIGHTS FOR INGRESS AND EGRESS. SAID EASEMENT AREAS ARE TO BE KEPT OPEN AND FREE OF SURFACE STRUCTURES OF ANY KIND. THE MAINTENANCE, REPAIR AND/OR REPLACEMENT OF SAID EASEMENT SHALL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION AS DETERMINED BY THE APPROPRIATE COVENANT, CONDITIONS, AND RESTRICTIONS.

THE AREA OF LAND DESIGNATED AND DELINEATED AS "PRIVATE YARD EASEMENT" (PYE) IS RESERVED FOR USE BY THE OWNER(S) OF THE ADJACENT LOT FOR SUCH USE AS SIDE YARD LOT AREA FOR THE BENEFIT OF THE DESIGNATED LOT. THE MAINTENANCE OF SAID PRIVATE YARD EASEMENT IS THE RESPONSIBILITY OF THE LOT BEING BENEFITED. SAID EASEMENT IS NOT INTENDED FOR USE OF THE GENERAL PUBLIC, BUT IS INTENDED FOR THE EXCLUSIVE USE OF THE LOT BENEFITED. SAID EASEMENT IS TO BE KEPT OPEN AND FREE OF SURFACE STRUCTURES OF ANY KIND. THE SERVIENT TENEMENT SHALL HAVE THE RIGHT TO SURFACE DRAIN STORM WATER OVER SAID EASEMENT.

THE AREAS OF LAND DESIGNATED AND DELINEATED AS "PRIVATE STORM DRAIN EASEMENT" (PSDE) ARE RESERVED FOR USE BY THE OWNERS OF LOTS 1 THROUGH 4 FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE STORM DRAINAGE FACILITIES AND SURFACE DRAINAGE OF STORM WATER. THESE PRIVATE EASEMENT AREAS ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT FOR UTILITY COMPANY STRUCTURES AND APPURTENANCES THEREOF. THE MAINTENANCE AND REPAIR OF PRIVATE STORM DRAINAGE FACILITIES IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS, AND RESTRICTIONS.

THE AREAS OF LAND DESIGNATED AND DELINEATED AS "PRIVATE LIGHT EASEMENT" (PLE) ARE RESERVED FOR USE BY THE OWNERS ADJACENT TO EACH EASEMENT (LOTS 3 & 4) FOR THE INSTALLATION AND MAINTENANCE OF WALKWAY LIGHT FACILITIES. THESE PRIVATE EASEMENT AREAS ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT FOR UTILITY COMPANY STRUCTURES AND APPURTENANCES THEREOF. THE MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF PRIVATE LIGHT FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS, AND RESTRICTIONS.

PARCELS A & B ARE NOT OFFERED FOR DEDICATION AND ARE RESERVED FOR THE FOR FUTURE CONVEYANCE TO THE OWNERS AND/OR HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION. PARCELS A & B ARE A "COMMON AREA" AND ARE NOT DEDICATED FOR USE BY THE GENERAL PUBLIC AND ARE RESERVED FOR THE USE OF THE HOMEOWNERS OF THE SUBDIVISION FOR, BUT NOT LIMITED TO, ACCESS, UTILITIES, DRAINAGE, INGRESS AND EGRESS IN ACCORDANCE WITH THE SUBDIVISION RESTRICTIONS FOR THIS MAP.

AS OWNER: TRI POINTE HOMES, INC.
A DELAWARE CORPORATION

BY: _____
WILLIAM C. SADLER III, ASSISTANT SECRETARY

OWNER'S ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS

ON _____, 201____, BEFORE ME, _____, 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.

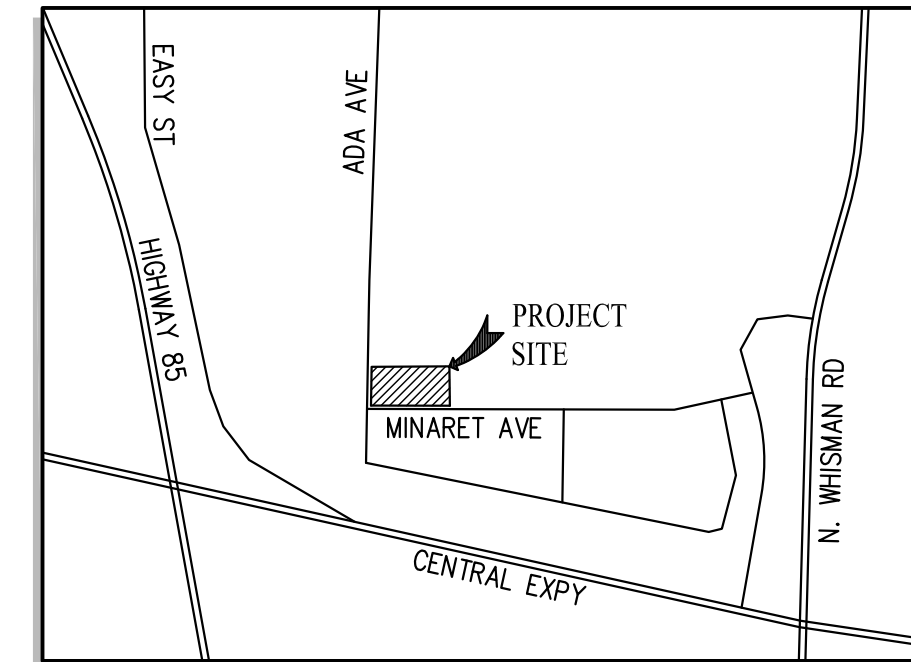
WITNESS MY HAND:

SIGNATURE: _____
NAME (PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____ 201____, AT _____, IN BOOK _____ OF MAPS AT PAGES _____ THROUGH _____, SANTA CLARA COUNTY RECORDS, AT THE REQUEST OF TRI POINTE HOMES, INC., A DELAWARE CORPORATION.

FILE NO.: _____ REGINA ALCOMENDRAS, COUNTY RECORDER
FEE: _____ BY: _____
PAID: _____ DEPUTY



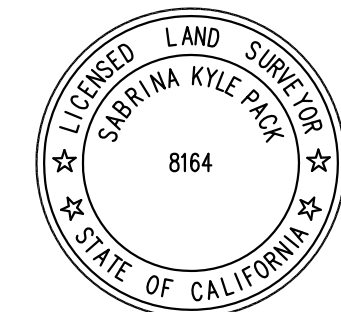
VICINITY MAP
NOT TO SCALE

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TRI POINTE HOMES, INC, ON APRIL 2014. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED VESTING TENTATIVE MAP. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR WILL BE SET IN THE POSITIONS INDICATED ON OR BEFORE DECEMBER 2016, AND THAT THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

SABRINA KYLE PACK, P.L.S.
L.S. NO. 8164

DATE



TRACT 10261
AVELLINO II

A 4-LOT RESIDENTIAL COMMON GREENS SUBDIVISION
129 ADA AVENUE
CONSISTING OF 4 SHEETS
BEING A SUBDIVISION OF THE LANDS DESCRIBED
IN GRANT DEED RECORDED _____, 2014, IN DOCUMENT
NO. _____ OF OFFICIAL RECORDS OF SANTA CLARA COUNTY,
AND LYING ENTIRELY WITHIN THE CITY OF MOUNTAIN VIEW,
COUNTY OF SANTA CLARA, STATE OF CALIFORNIA.

Carlson, Barbee & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON, CALIFORNIA

AUGUST 2014

8305-01
SHEET 1 OF 4

TRACT 10261 AVELLINO II

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Carlson, Barbee & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON, CALIFORNIA

AUGUST 2014

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN FINAL MAP; THAT THE SUBDIVISION HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW ON APRIL 8, 2014, AND ANY APPROVED ALTERATIONS THEREOF; AND THAT ALL PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA STATE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE VESTING TENTATIVE MAP HAVE BEEN COMPLIED WITH.

JACQUELINE ANDREWS SOLOMON, CITY ENGINEER
RCE 57093, EXPIRES 12/31/2015
CITY OF MOUNTAIN VIEW
SANTA CLARA COUNTY, CALIFORNIA

DATE

I, TIMOTHY Y. KO, A LICENSED CIVIL ENGINEER FOR THE CITY OF MOUNTAIN VIEW, SANTA CLARA COUNTY, CALIFORNIA, DO HEREBY STATE THAT I HAVE EXAMINED THE WITHIN FINAL MAP, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

TIMOTHY Y. KO
RCE NO. 27089
EXPIRES: MARCH 31, 2015

DATE

CITY ACCEPTANCE STATEMENT

I, LORRIE BREWER, CITY CLERK AND EX-OFFICIO CLERK OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW, STATE OF CALIFORNIA, HEREBY STATE THAT THE CITY COUNCIL DID AT ITS REGULAR MEETING HELD ON THE _____ DAY OF _____, 20____ MAKE ALL FINDINGS REQUIRED PURSUANT TO ARTICLE VII OF CHAPTER 28 OF THE MOUNTAIN VIEW CITY CODE AND DID DULY APPROVE THE WITHIN FINAL MAP OF TRACT NO. 10261, AND DID ACCEPT, SUBJECT TO IMPROVEMENT, ON BEHALF OF THE PUBLIC ALL PARCELS OF LAND AND EASEMENTS OFFERED FOR DEDICATION THEREON FOR THE PURPOSES SET FORTH IN THE OFFER OF DEDICATION.

LORRIE BREWER, MMC, CITY CLERK
AND EX-OFFICIO CLERK OF THE CITY COUNCIL
OF THE CITY OF MOUNTAIN VIEW

DATE _____ RESOLUTION NO. _____

SOILS/GEOTECHNICAL REPORT NOTE

A SOILS REPORT ON THIS PROPERTY HAS BEEN PREPARED BY CORNERSTONE EARTH GROUP, 1259 OAKMEAD PARKWAY, SUNNYVALE, CA 94085, ENTITLED "GEOTECHNICAL INVESTIGATION, ADA AVENUE RESIDENTIAL DEVELOPMENT-ADDITIONAL PARCEL AT 129 ADA AVENUE", JOB NO. 521-1-3, DATED MARCH 20, 2013, AND SIGNED BY SCOTT E. FITINGHOFF, G.E. 2379.

CERTIFICATE OF DEDICATION

THE CITY OF MOUNTAIN VIEW SHALL RECONVEY PARCEL C AS DEDICATED BY THIS MAP TO THE OWNER NAMED BELOW, OR SUCCESSOR IN INTEREST, IF THE CITY DETERMINES PURSUANT TO GOVERNMENT CODE SECTION 66477.5 THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST, OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC PURPOSES.

OWNER'S NAME: TRI POINTE HOMES, INC.
ADDRESS: 2010 CROW CANYON PLACE, SUITE 380
CITY/STATE: SAN RAMON, CA 94583

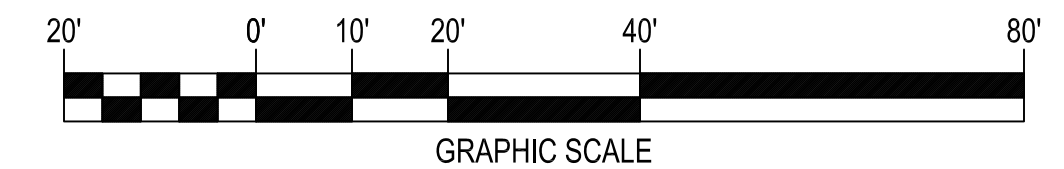
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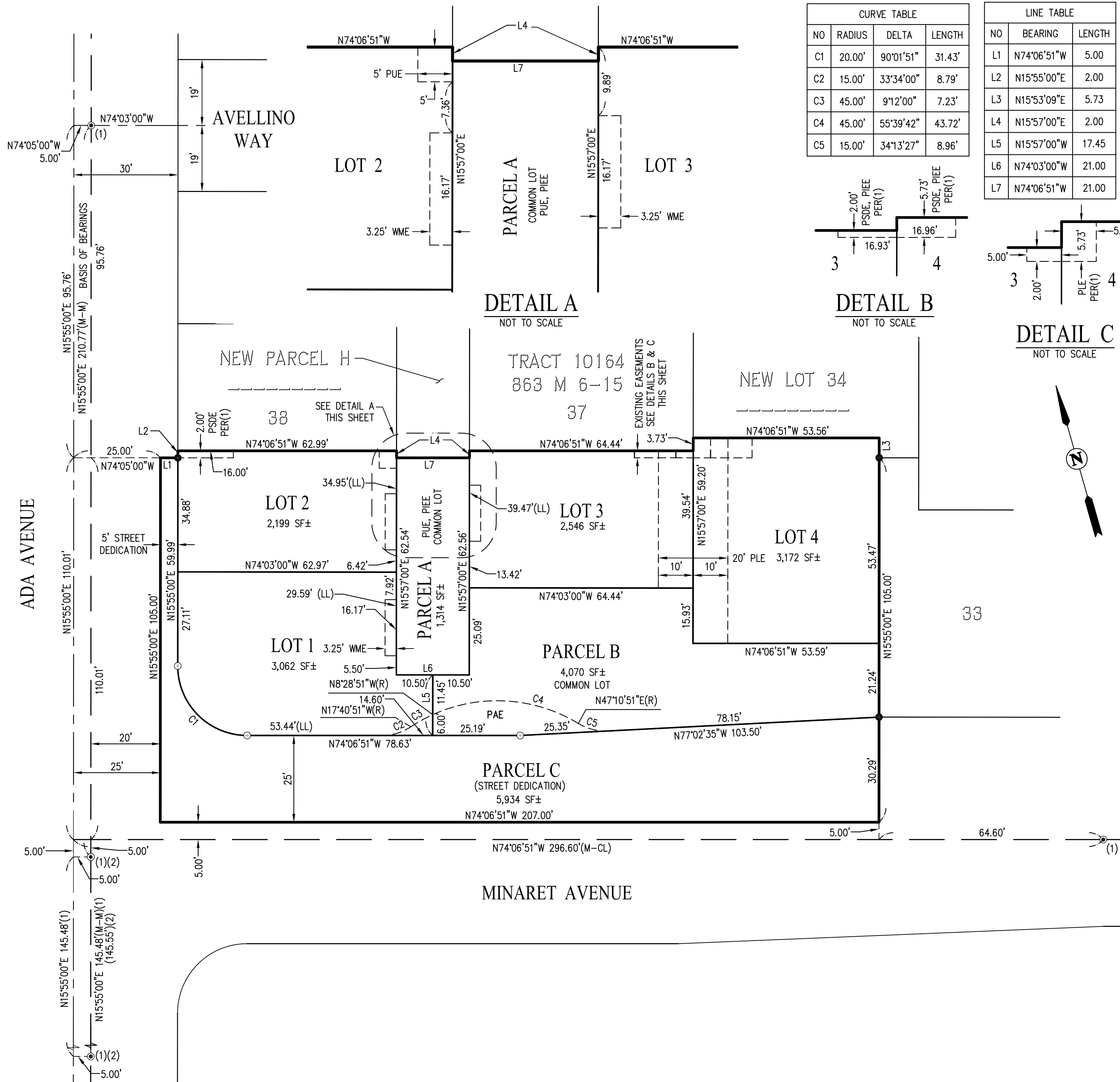
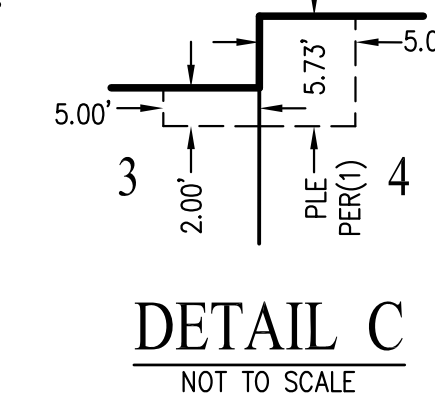
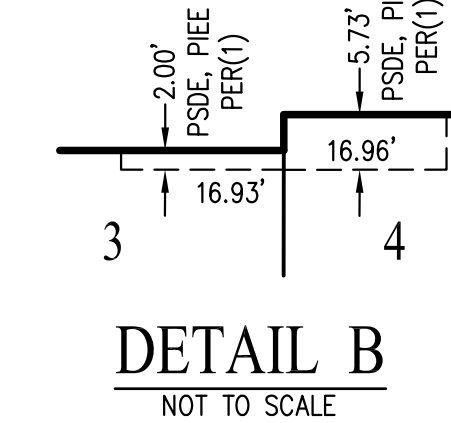
CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON, CALIFORNIA

SCALE: 1" = 20' AUGUST 2014



CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	20.00'	90°01'51"	31.43'
C2	15.00'	33°34'00"	8.79'
C3	45.00'	9°12'00"	7.23'
C4	45.00'	55°39'42"	43.72'
C5	15.00'	34°13'27"	8.96'

LINE TABLE		
NO	BEARING	LENGTH
L1	N74°06'51"W	5.00
L2	N15°55'00"E	2.00
L3	N15°53'09"E	5.73
L4	N15°57'00"E	2.00
L5	N15°57'00"W	17.45
L6	N74°03'00"W	21.00
L7	N74°06'51"W	21.00



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 15°55'00" EAST BETWEEN FOUND MONUMENTS IN ADA AVENUE PER TRACT NO. 10164 (863 M 6-15).

LEGEND

	DISTINCTIVE BORDER LINE
	PROPOSED RIGHT OF WAY LINE
	PROPOSED LOT LINE
	EXISTING PROPERTY/RIGHT OF WAY LINE
	MONUMENT LINE
	EASEMENT LINE
	CENTERLINE
(R)	RADIAL BEARING
(LL)	LOT LINE
(M-CL)	MONUMENT TO CENTERLINE
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
●	FOUND STANDARD STREET MONUMENT, AS NOTED
●	FOUND 5/8" REBAR AND CAP, LS 7176, PER (1)
○	SET 5/8" REBAR AND CAP, LS 8164
PAE	PEDESTRIAN ACCESS EASEMENT
PIEE	PRIVATE INGRESS & EGRESS EASEMENT
PLE	PRIVATE LIGHT EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PYE	PRIVATE YARD EASEMENT
WME	WATER METER EASEMENT

REFERENCES:

- TRACT 10164 (863 M 6-15)
- PARCEL MAP (580 M 14)

NOTES:

- SEE SHEET 4 FOR ADDITIONAL EASEMENTS

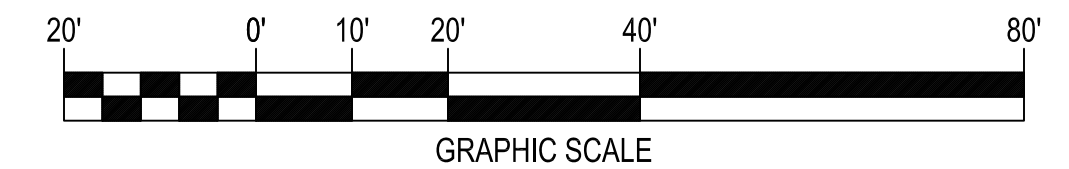
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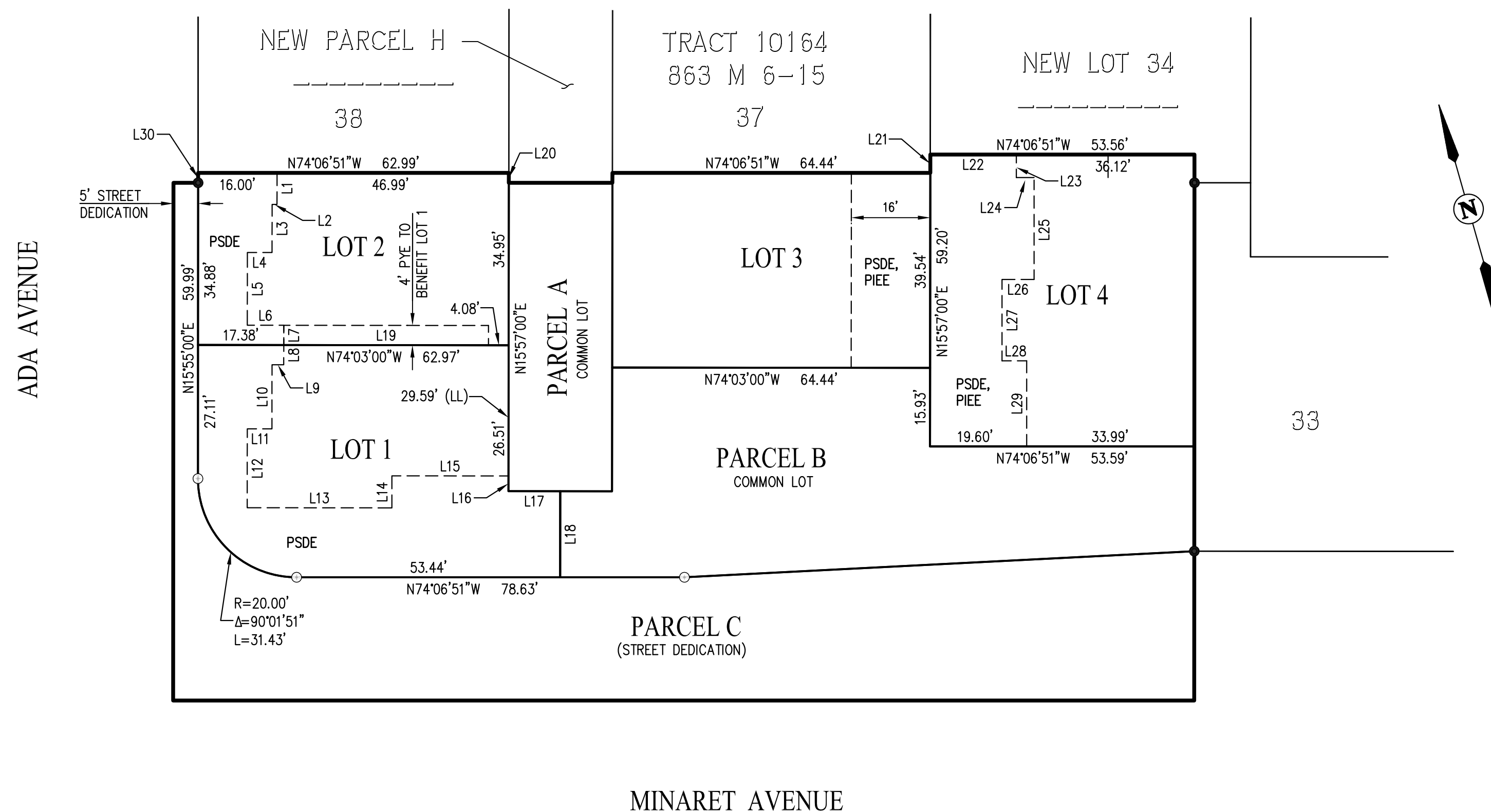
SCALE: 1" = 20' AUGUST 2014



LINE TABLE		
NO	BEARING	LENGTH
L1	N15°57'00"E	6.39
L2	N74°03'00"W	0.99
L3	N15°57'00"E	9.75
L4	N74°03'00"W	5.00
L5	N15°57'00"E	14.75
L6	N74°00'40"W	7.39
L7	N15°57'00"E	4.00
L8	N15°57'00"E	4.01
L9	N74°03'00"W	2.38
L10	N15°57'00"E	13.00

LINE TABLE		
NO	BEARING	LENGTH
L11	N74°03'00"W	5.00
L12	N15°57'00"E	16.00
L13	N74°03'00"W	29.33
L14	N15°57'00"E	6.50
L15	N74°03'00"W	23.63
L16	N15°57'00"E	3.08
L17	N74°03'00"W	10.50
L18	N15°57'00"E	17.45
L19	N74°03'00"W	41.51
L20	N15°57'00"E	2.00

LINE TABLE		
NO	BEARING	LENGTH
L21	N15°57'00"E	3.73
L22	N74°06'51"W	17.44
L23	N15°53'09"E	5.19
L24	N74°06'51"W	3.59
L25	N15°53'09"E	20.14
L26	N74°06'51"W	6.50
L27	N15°53'09"E	16.50
L28	N74°06'51"W	5.00
L29	N15°53'09"E	17.37
L30	N15°55'00"E	2.00



BASIS OF BEARINGS:

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LEGEND

	DISTINCTIVE BORDER LINE
	PROPOSED RIGHT OF WAY LINE
	PROPOSED LOT LINE
	EXISTING PROPERTY/RIGHT OF WAY LINE
	MONUMENT LINE
	EASEMENT LINE
	CENTERLINE
(R)	RADIAL BEARING
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PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PYE	PRIVATE YARD EASEMENT
WME	WATER METER EASEMENT

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