

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 CLEAR TITLE TO 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 LOT "A", AS SHOWN UPON THIS MAP FOR PUBLIC STREET AND UTILITY PURPOSES, TOGETHER WITH THE RIGHT TO GRANT EASEMENTS 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" (P.U.E.), FOR SUCH USE AS SANITARY SEWERS, WATER MAINS, STORM DRAINS, 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.

OWNER: MONTECITO REALTY GROUP L.P.

BY: HANFORD CAPITAL, INC., GENERAL PARTNER OF MONTECITO REALTY GROUP L.P.

BY: PATRICK TSAO, PRESIDENT OF HANFORD CAPITAL, INC.

BENEFICIARY: CTBC BANK CORP. (USA)

BY: SIGNATURE PRINT NAME AND TITLE

OWNER'S 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, 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

NOTARY PUBLIC'S NAME:

COUNTY OF NOTARY'S PRINCIPAL PLACE OF BUSINESS:

COMMISSION EXPIRATION DATE: COMMISSION NUMBER:

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN FINAL MAP; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW ON MAY 26, 2015 AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA STATE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

JACQUELINE ANDREWS SOLOMON, CITY ENGINEER DATE R.C.E. NO. 57093, EXPIRES ON DECEMBER 31, 2017 CITY ENGINEER, CITY OF MOUNTAIN VIEW SANTA CLARA COUNTY, CALIFORNIA

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 DATE R.C.E. NO. 27089 EXPIRES ON MARCH 31, 2017

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 MEETING HELD ON THE DAY OF

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.

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.

BENEFICIARY'S 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, 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

NOTARY PUBLIC'S NAME:

COUNTY OF NOTARY'S PRINCIPAL PLACE OF BUSINESS:

COMMISSION EXPIRATION DATE: COMMISSION NUMBER:

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 MONTECITO REALTY GROUP L.P., IN AUGUST, 2015. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2017, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: CURTIS C. CHAPPELL, PLS 7992

DATE: PROFESSIONAL LAND SURVEYOR CURTIS CROCKER CHAPPELL No. 7992 STATE OF CALIFORNIA

SOILS/GEOTECHNICAL REPORT NOTE

A ENVIRONMENTAL SITE ASSESSMENT REPORT ENTITLED "MONTECITO AVENUE RESIDENTIAL TOWNHOMES" AND DATED OCTOBER 21, 2014 WAS PREPARED BY EARTH SYSTEM PACIFIC, 780 MONTAGUE EXPWY, SUITE 205, SAN JOSE, CA. 95131, JOB NO. SH-12541-EB AND SIGNED BY CHRISTOPHER CECILE, PG 8991.

CERTIFICATE OF DEDICATION

THE CITY OF MOUNTAIN VIEW SHALL RECONVEY LOT "A" TO THE BELOW-NAMED OWNER, 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 UTILITIES.

OWNER'S NAME:

ADDRESS:

CITY/STATE:

COUNTY RECORDER'S STATEMENT

FILED THIS DAY OF, 20, AT M. IN BOOK OF MAPS AT PAGES, AT THE REQUEST OF ZANETTI SURVEYING & MAPPING.

FILE NO: REGINA ALCOMENDRAS, COUNTY RECORDER FEE: BY DEPUTY

TRACT NO. 10384 MONTECITO TOWNHOMES A RESIDENTIAL CONDOMINIUM SUBDIVISION CONSISTING OF 17 RESIDENTIAL UNITS 1998-2028 MONTECITO AVENUE

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED AS DOCUMENT NO. 22521591, SANTA CLARA COUNTY OFFICIAL RECORDS LYING ENTIRELY WITHIN THE CITY OF MOUNTAIN VIEW SANTA CLARA COUNTY CALIFORNIA

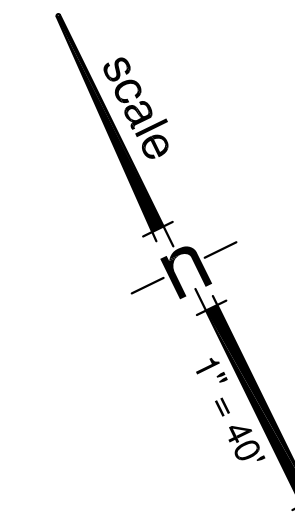
OCTOBER 2016

zanetti surveying & mapping | curt chappell, p.l.s. no. 7992 8 barton park | phone 408.375.5220 oakdale ca 95361 | curtcrock @ sbcglobal.net

TRACT NO. 10384  
 MONTECITO TOWNHOMES  
 A RESIDENTIAL CONDOMINIUM SUBDIVISION  
 CONSISTING OF 17 RESIDENTIAL UNITS  
 1998-2028 MONTECITO AVENUE

BEING A SUBDIVISION OF THAT CERTAIN REAL  
 PROPERTY AS DESCRIBED IN THAT CERTAIN GRANT  
 DEED RECORDED AS DOCUMENT NO. 22521591,  
 SANTA CLARA COUNTY OFFICIAL RECORDS  
 LYING ENTIRELY WITHIN THE CITY OF MOUNTAIN VIEW  
 SANTA CLARA COUNTY CALIFORNIA

OCTOBER 2016



REFERENCED DOCUMENTS

- SANTA CLARA COUNTY RECORDS
- (R1) MAP "BELLA VISTA ACRES", Y-M-16 & 17
  - (R2) RECORD OF SURVEY, 316-M-10
  - (R3) PARCEL MAP, 367-M-10 & 11
  - (R4) PARCEL MAP, 297-M-47
  - (R5) TRACT NO. 7617, 527-M-3 & 4

BASIS OF BEARINGS

THE BEARING OF NORTH 63° 53' 00" WEST (BASIS OF BEARINGS), FOR THE CENTERLINE OF MONTECITO AVENUE, AS SHOWN ON THE PARCEL MAP, FILED FOR RECORD IN BOOK 367 OF MAPS, AT PAGE 10 & 11, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

LEGEND AND LINE TYPES

- ⊙ • FOUND MONUMENT—CHARACTER AND ORIGIN NOTED
- SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED, "PLS 7992"
- BK BOOK
- DOC. DOCUMENT NUMBER
- (R#) REFERENCE TO RECORD DOCUMENT
- (R#\*) CALCULATED FROM REFERENCED RECORD DOCUMENT
- SQ. FT. SQUARE FEET
- SFN SEARCHED, FOUND NOTHING

- DISTINCTIVE BORDER LINE
- - - CENTERLINE
- PROPERTY LINE/RIGHT-OF-WAY LINE
- PARCEL LINE PER DOC. 22531951

NOTES

ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES, UNLESS OTHERWISE NOTED.

ALL DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

RECORD OF SURVEY  
 316-MAPS-10

MONTECITO AVENUE (60 FEET WIDE)

MONTEBELLO AVE.  
 (60 FEET WIDE)

SIERRA VISTA AVE.  
 (60 FEET WIDE)

