

OWNER’S STATEMENT

WE HEREBY CERTIFY THAT SANTA ROSA 7 INV, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND FULTON WEST PRESERVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY ARE THE SOLE OWNERS OF AND HAVE THE RIGHT, TITLE, AND INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP, AND ARE THE ONLY BODIES WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY, AND SANTA ROSA 7 INV, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND FULTON WEST PRESERVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY CONSENT TO THE MAKING AND FILING OF THE SAID MAP OF THE SUBDIVISION SHOWN WITHIN THE BORDER LINES, AND HEREBY DEDICATES TO PUBLIC USE FULTON ROAD, ALEGRA STREET, CLARITIN STREET, COUNTRY MANOR DRIVE, JAININE STREET, DAKOTA AVENUE, COURTNEY AVENUE, MITCH DRIVE, THE PUBLIC UTILITY EASEMENTS, SIDEWALK EASEMENTS, LANDSCAPE EASEMENTS AND VEHICULAR ACCESS RIGHTS AS SHOWN ON SAID MAP WITHIN SAID SUBDIVISION, INCLUDING ALL PUBLIC FACILITIES AS SHOWN ON CITY ENGINEER DRAWING NUMBER _____.

SANTA ROSA 7 INV, LLC. A DELAWARE LIMITED LIABILITY COMPANY.

FULTON WEST PRESERVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

OWNER’S ACKNOWLEDGEMENT

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 SONOMA

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 AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TRUSTEE’S STATEMENT

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, INC. A NEBRASKA CORPORATION, TRUSTEE UNDER THE DEED OF TRUST RECORDED AS DOCUMENT NUMBER 2018–016394, OFFICIAL RECORDS OF SONOMA COUNTY, AGAINST THE LAND HEREIN SHOWN, CONSENT TO THE MAKING AND FILING OF THIS MAP. IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED ITS CORPORATE NAME TO BE HEREUNDER AFFIXED THIS _____ DAY OF _____, 20____.

BY: _____ BY: _____

TITLE: _____ TITLE: _____

TRUSTEE’S ACKNOWLEDGEMENT

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 SONOMA

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 AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

FIRST AMERICAN TITLE COMPANY – ORDER NUMBER 0192–5796104

CITY ENGINEER’S CERTIFICATE

I, JASON L. NUTT, CITY ENGINEER, IN AND FOR THE CITY OF SANTA ROSA, STATE OF CALIFORNIA, HAVE EXAMINED THE MAP OF THIS SUBDIVISION AND FOUND IT TO SUBSTANTIALLY CONFORM TO THE TENTATIVE MAP, APPROVED OCTOBER, 2007 AND ANY APPROVED ALTERATIONS THEREOF. THE APPLICABLE CONDITIONS OF APPROVAL OF THE TENTATIVE MAP, THE STATE SUBDIVISION MAP ACT AND THE APPLICABLE PROVISIONS OF TITLE 19 OF THE SANTA ROSA CITY CODE. I HEREBY APPROVE THE SUBDIVISION SHOWN UPON THIS MAP AND ACCEPT IN FEE, SUBJECT TO IMPROVEMENT, FOR PUBLIC USE FULTON ROAD, ALEGRA STREET, CLARITIN STREET, COUNTRY MANOR DRIVE, JAININE STREET, DAKOTA AVENUE, COURTNEY AVENUE, MITCH DRIVE, AND HEREBY ACCEPT THE PUBLIC UTILITY EASEMENTS AND SIDEWALK EASEMENTS, AS SHOWN ON SAID MAP, WITHIN SAID SUBDIVISION, INCLUDING ALL PUBLIC FACILITIES AS SHOWN ON CITY ENGINEER DRAWING NUMBER _____.

PURSUANT TO GOVERNMENT CODE 66434(g), THE EXISTING ROADWAYS AND EASEMENTS DEDICATED ON THE MAP ENTITLED "COURTNEY ESTATES SUBDIVISION" FILED IN BOOK 711 OF MAPS AT PAGES 13 THROUGH 17, SONOMA COUNTY RECORDS, ARE HEREBY ABANDONED.

JASON L. NUTT, R.C.E. 57525
CITY ENGINEER, CITY OF SANTA ROSA
STATE OF CALIFORNIA



DATED: _____, 20____

CITY AUDITOR’S CERTIFICATE

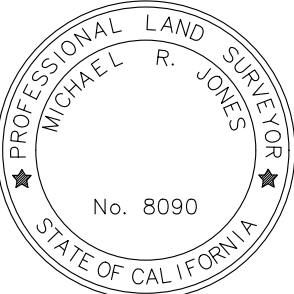
I, JAN MAZYCK, CHIEF FINANCIAL OFFICER, IN AND FOR THE CITY OF SANTA ROSA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THERE ARE NO SPECIAL ASSESSMENTS AGAINST SAID TRACT OF LAND THAT ARE UNPAID EXCEPT FOR SPECIAL ASSESSMENTS ESTIMATED TO TOTAL \$ _____ WHICH CONSTITUTE A LIEN AGAINST THE PROPERTY BUT WHICH ARE NOT YET DUE AND PAYABLE AND CAN OR MAY BE PAID IN FULL.

JAN MAZYCK, CHIEF FINANCIAL OFFICER
CITY OF SANTA ROSA,
STATE OF CALIFORNIA

CITY SURVEYOR’S CERTIFICATE

I, MICHAEL R. JONES, P.L.S. 8090, DO HEREBY STATE THAT I HAVE EXAMINED THE MAP OF THIS SUBDIVISION ON BEHALF OF THE CITY OF SANTA ROSA AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

MICHAEL R. JONES, P.L.S 8090
STATE OF CALIFORNIA



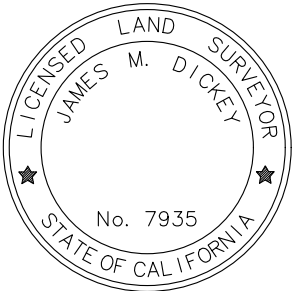
DATED: _____, 20____

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 DeANGELIS CONSTRUCTION, INC., IN OCTOBER, 2005. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AND MONUMENTS SHOWN HEREON WILL BE SET WITHIN ONE YEAR FROM THE DATE OF FILING OF THIS MAP AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Preliminary

JAMES M. DICKEY, P.L.S. 7935



DATED: _____, 20____

CERTIFICATE OF DEDICATION

NAME AND ADDRESS OF SUBDIVIDERS:
SANTA ROSA 7 INV, LLC.
A DELAWARE LIMITED LIABILITY COMPANY
3121 MICHELSON DR. STE. 150
IRVINE, CA 92612

FULTON WEST PRESERVE, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
3121 MICHELSON DR. STE. 150
IRVINE, CA 92612

DESCRIPTION OF PROPERTY DEDICATED:
FULTON ROAD, COURTNEY AVENUE, MITCH DRIVE, ALEGRA STREET, JAININE STREET, COUNTRY MANOR DRIVE, CLARITIN STREET AND DAKOTA AVENUE.

THE CITY OF SANTA ROSA SHALL RECONVEY THE ABOVE–DESCRIBED PROPERTY TO THE ABOVE–NAMED SUBDIVIDER, OR THEIR 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.

RECORD TITLE INTEREST NOTE

SIGNATURES OF OWNERS OF THE FOLLOWING INTEREST HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT; THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SUCH SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY:

NAME	RECORDED	NATURE OF INTEREST
AGRICULTURAL–NATURAL RESOURCE TRUST	DN 2020–064311 S.C.R.	CONSERVATION EASEMENT
AGRICULTURAL–NATURAL RESOURCE TRUST	DN 2020–064313 S.C.R.	CONSERVATION EASEMENT

COUNTY CLERK’S CERTIFICATE

I CERTIFY THAT ALL BONDS, MONEY OR NEGOTIABLE BONDS REQUIRED UNDER THE PROVISIONS OF THE SUBDIVISION MAP ACT TO SECURE THE PAYMENT OF TAXES AND ASSESSMENTS HAVE BEEN FILED WITH AND APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, NAMELY; BOND(S) UNDER GOVERNMENT CODE SECTIONS 66493(A) AND 66493(C) IN SUMS OF \$ _____ AND \$ _____, RESPECTIVELY.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

THIS ____ DAY OF _____, 20____,
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF SONOMA,
STATE OF CALIFORNIA

COUNTY TAX COLLECTOR’S CERTIFICATE

ACCORDING TO THE RECORDS IN THE OFFICE OF THE UNDERSIGNED, THERE ARE NO LIENS AGAINST THIS SUBDIVISION, OR ANY PART THEREOF, FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE. MY ESTIMATE OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE IS \$ _____, THE LAND IN SAID SUBDIVISION IS NOT SUBJECT TO A SPECIAL ASSESSMENT OR BOND WHICH MAY BE PAID IN FULL.

DATED: _____
TAX COLLECTOR
COUNTY OF SONOMA,
STATE OF CALIFORNIA

COUNTY RECORDER’S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____ M
IN BOOK _____ OF MAPS, AT PAGE(S) _____ IN THE OFFICE OF THE
COUNTY RECORDER OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AT THE REQUEST
OF JASON L. NUTT, CITY ENGINEER, CITY OF SANTA ROSA.

FEE: \$ _____ SIGNED _____
COUNTY RECORDER,
COUNTY OF SONOMA,
STATE OF CALIFORNIA

DOCUMENT NO. _____ BY: _____

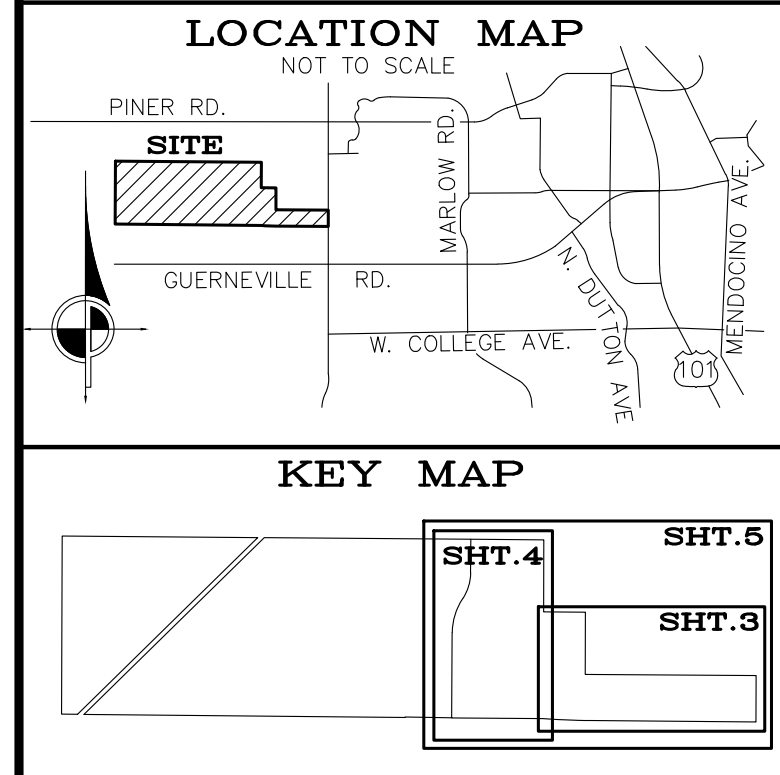
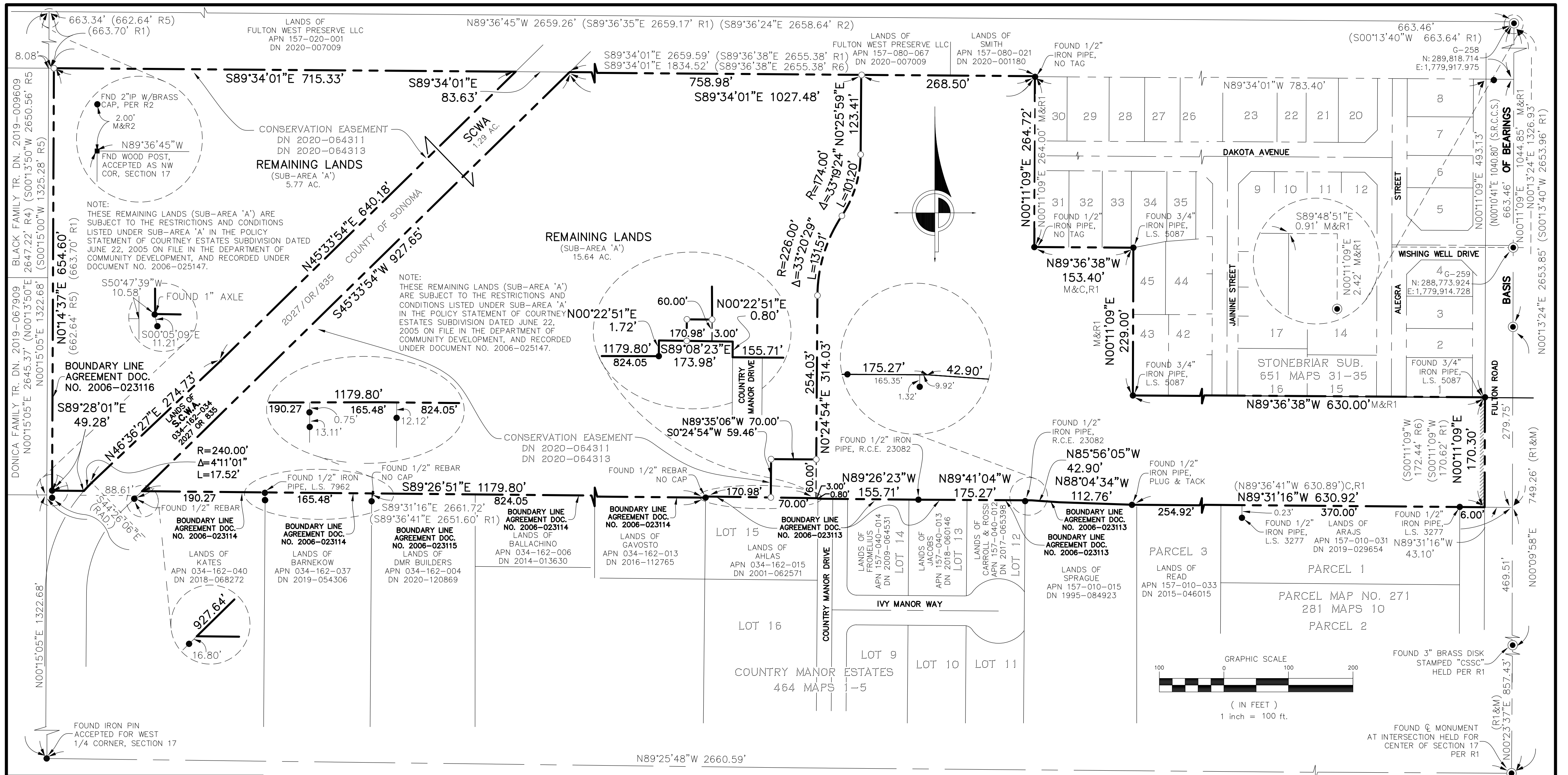
CERTIFICATE SHEET

AMENDED MAP
COURTNEY ESTATES SUBDIVISION

BEING A SUBDIVISION OF THE LANDS OF SANTA ROSA 7 INV, LLC. A DELAWARE LIMITED LIABILITY COMPANY AS DESCRIBED BY THAT CERTAIN GRANT DEED FILED IN THE OFFICE OF THE SONOMA COUNTY RECORDER AND BEING AN AMENDED MAP OF THAT CERTAIN SUBDIVISION ENTITLED, "COURTNEY ESTATES SUBDIVISION" FILED IN BOOK 711 OF MAPS, PAGES 13 THROUGH 17, SONOMA COUNTY RECORDS.
CITY OF SANTA ROSA

COUNTY OF SONOMA STATE OF CALIFORNIA
50 LOTS & 2 PARCELS 30.07 ACRES





NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
ALL TIES ARE AT RIGHT ANGLES UNLESS OTHERWISE NOTED.

REFERENCES

R1 RECORD OF SURVEY; 585 MAPS 35 S.C.R.
R2 PARCEL MAP NO. 89; 480 MAPS 5 S.C.R.
R3 DENMAN'S MAP OF THE RICHLAND TRACT; 6 MAPS 14 S.C.R.

BASIS OF BEARINGS

THE CENTERLINE OF FULTON ROAD BETWEEN FOUND MONUMENTS AS SHOWN HEREON AND NOTED AS NORTH 00°11'09" EAST PER R1

LEGEND

- SET 1/2" IRON PIPE W/ TAG STAMPED PLS 7935
- ⊙ SET BRASS MONUMENT, TAGGED PLS 7935
- ⊙ SET RIVET AND TAG, TAGGED PLS 7935
- FOUND 1/2" IRON PIPE, TAGGED L.S. 4120, UNLESS OTHERWISE NOTED
- ⊙ FOUND WELL MONUMENT - 2" BRASS DISK, STAMPED R.C.E. 25133
- SUBDIVISION BOUNDARY
- /// VEHICULAR ACCESS RIGHTS RESTRICTED
- DN DOCUMENT NUMBER
- (R) RECORD INFORMATION
- S.C.R. SONOMA COUNTY RECORDS
- C CALCULATED

BOUNDARY SHEET

AMENDED MAP COURTNEY ESTATES SUBDIVISION

BEING A SUBDIVISION OF THE LANDS OF SANTA ROSA 7 INV, LLC. A DELAWARE LIMITED LIABILITY COMPANY AS DESCRIBED BY THAT CERTAIN GRANT DEED FILED IN THE OFFICE OF THE SONOMA COUNTY RECORDER AND BEING AN AMENDED MAP OF THAT CERTAIN SUBDIVISION ENTITLED, "COURTNEY ESTATES SUBDIVISION" FILED IN BOOK 711 OF MAPS, PAGES 13 THROUGH 17, SONOMA COUNTY RECORDS.

CITY OF SANTA ROSA

COUNTY OF SONOMA
50 LOTS & 2 PARCELS

STATE OF CALIFORNIA
30.07 ACRES

Preliminary

CINQUINI & PASSARINO, INC.
LAND SURVEYING

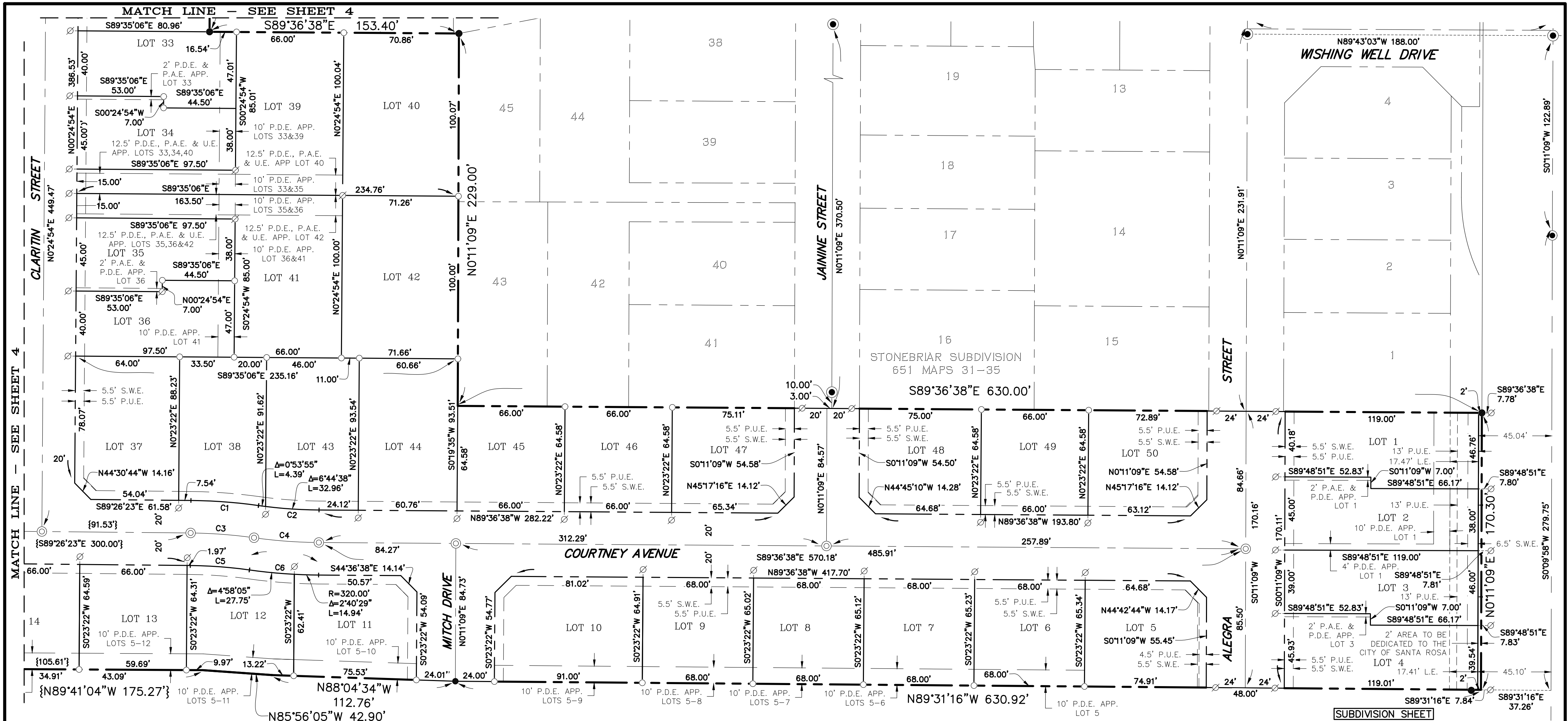
1360 No. Dutton Ave.
Santa Rosa, Ca. 95401
Phone: (707) 542-6268
Fax: (707) 542-2106

WWW.CINQUINIPASSARINO.COM

TENTATIVE MAP FILE NO. MJP04-029
APN. VARIOUS

JUNE 2021

SHEET 2 OF 5
CPI FILE NO. 8450-19





NOTES

1. THIS PROJECT IS SUBJECT TO THE LATEST ORDINANCES, RESOLUTIONS, POLICIES AND FEES ADOPTED BY THE CITY COUNCIL AT THE TIME OF BUILDING PERMIT REVIEW APPROVAL.
2. A SOILS AND GEOLOGIC REPORT PERTAINING TO THIS SUBDIVISION ENTITLED "GEOTECHNICAL STUDE OF COURTNEY ESTATES FULTON ROAD, SANTA ROSA, CALIFORNIA" IS ON FILE AT THE DEPARTMENT OF COMMUNITY DEVELOPMENT ENGINEERING DIVISION. BY RGH CONSULTANTS, INC. JOB NO. 1207.15.04.1 DATED JULY 20, 2004
3. WATER, SEWER DEMAND FEES, PROCESSING FEES, AND METER FEES MUST BE PAID BY APPLICANT PRIOR TO ISSUANCE OF BUILDING PERMIT.
4. ALL LOTS REQUIRING PRESSURE REGULATING VALVES (MORE THAN 80 PSI STATIC PRESSURE AT METER)
5. COMMON DRIVEWAY FOR LOTS 39, 40, 41 AND 42 SHALL BE COVERED BY JOINT ACCESS, STORM DRAIN AND UTILITY EASEMENT AND JOINT MAINTENANCE AGREEMENT TO BE FILED CONTEMPORANEOUSLY WITH THIS MAP.
6. ANY ONSITE SIGNAGE OR PRIVATE LIGHTING SHALL BE PRIVATELY MAINTAINED.
7. REMAINING LANDS (SUB-AREA 'A') ARE SUBJECT TO THE RESTRICTIONS AND CONDITIONS OF SUB-AREA "A" IN THE POLICY STATEMENT OF COURTNEY ESTATES SUBDIVISION DATED JUNE 22, 2005 ON FILE IN THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

8. FOUNDATIONS FOR ANY STRUCTURES ON LOT 1 NEAR THE NORTHERLY BOUNDARY LINE SHALL BE DESINGED SUCH THAT THE FOOTINGS ARE BELOW/OUTSIDE A 1:1 INFLUENCE LINE TO THE BOTTOM OF THE ADJACENT 13 FOOT DEEP PUBLIC STORM DRAIN PIPE.
9. PROPOSED DEVELOPMENT DOES NOT EXIST IN A HIGH FIRE ZONE. FOR FURTHER INFORMATION SEE POLICY STATEMENT FOR COURTNEY ESTATES. DATED JUNE 22, 2005, ON FILE IN THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND RECORDED UNDER DOC NO. 2006-025147
10. EIGHT (8) ON-SITE ALLOCATED UNITS ARE BEING PROVIDED BY THE DEVELOPER IN COMPLIANCE WITH THE CITY OF SANTA ROSA HOUSING ALLOCATION PLAN (HAP). THE LOTS INTENDED FOR THE HAP UNITS ARE DESIGNATED ON THIS SHEET AS "HAP MULTI-FAMILY" ON LOTS 20 AND 21. THE DEVELOPER HAS SIGNED AN AFFORDABLE HOUSING CONTRACT IN ORDER TO ASSURE LONG TERM AFFORDABILITY OF THE ALLOCATED UNITS. NO OCCUPANCY SHALL BE ALLOWED TO MORE THAN FIVE OF THE DEVELOPMENT'S NON-ALLOCATED UNITS FOR EACH REQUIRED ALLOCATED UNIT THAT IS CONSTRUCTED AND IS AVAILABLE FOR OCCUPANCY.
11. CURRENT ZONING OF THE PARCEL TO BE DEVELOPED IS PD-05-002 (PLANNED DEVELOPMENT OF VERY LOW RESIDENTIAL USE). THE PROPOSED ZONING FOR ALL PARCELS IN THE DEVELOPMENT IS TO REMAIN RESIDENTIAL USE.
12. LOT AREAS: SMALLEST = 4043 SQFT, LARGEST = 8064 SQFT, AVERAGE = 5042 SQFT.

AMENDED MAP COURTNEY ESTATES SUBDIVISION

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CITY OF SANTA ROSA

COUNTY OF SONOMA 50 LOTS & 2 PARCELS STATE OF CALIFORNIA 30.07 ACRES

Preliminary

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TENTATIVE MAP FILE NO. MJP04-029 SHEET 5 OF 5
APN. VARIOUS JUNE 2021 CPI FILE NO. 8450-19