

Appendix L: Tentative Parcel Map

MS - VESTING TENATIVE PARCEL MAP

A RESUBDIVISION OF LOTS 1, 4 AND A PORTION OF LOT 3 AND LOT 5 AS SHOWN ON THE MAP OF SUBDIVISION 8454, FILED IN BOOK 435 OF MAPS AT PAGE 28, CONTRA COSTA COUNTY RECORDS; LOT 7 OF SUBDIVISION 8103, FILED IN BOOK 404 OF MAPS AT PAGE 18, CONTRA COSTA COUNTY RECORDS; AND LOTS 12 AND 13 AS SHOWN ON THE MAP OF SUBDIVISION 5967, FILED IN BOOK 253 OF MAPS AT PAGE 49 AND ADJUSTED BY THE LOT LINE ADJUSTMENT AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 80 OF LICENSED SURVEYOR'S MAPS AT PAGE 48, CONTRA COSTA COUNTY RECORDS.

JULY 2007

THE CITY OF SAN RAMON, CONTRA COSTA COUNTY, STATE OF CALIFORNIA

OWNER'S STATEMENT

THE UNDERSIGNED, BEING THE ONLY PARTIES HAVING A RECORD TITLE INTEREST IN THE LAND DELINEATED AND EMBRACED WITHIN THE HEAVY BLACK LINES UPON THIS PARCEL MAP, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE SAME.

PARCELS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O AND P ARE RETAINED BY THE OWNERS FOR FUTURE DEVELOPMENT PURPOSES.

THE AREA SHOWN AS "R.A.E." OR RECIPROCAL ACCESS EASEMENT IS FOR INGRESS AND EGRESS PURPOSES FOR THE OWNERS OF PARCELS I THROUGH O.

THIS MAP SHOWS ALL EASEMENTS ON THE PREMISES, OR OF RECORD.

OWNERS: SUNSET BUILDING COMPANY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.

BY: _____ DATE: _____

NAME: _____

TITLE: _____

BY: _____ DATE: _____

NAME: _____

TITLE: _____

OWNERS: ANNABEL INVESTMENT COMPANY, A LIMITED PARTNERSHIP

BY: _____ DATE: _____

NAME: _____

TITLE: _____

BY: _____ DATE: _____

NAME: _____

TITLE: _____

OWNERS: CITY OF SAN RAMON, A MUNICIPAL CORPORATION

BY: _____ DATE: _____

NAME: _____

TITLE: _____

BY: _____ DATE: _____

NAME: _____

TITLE: _____

OWNER'S ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON _____ BEFORE ME,

PERSONALLY APPEARED _____

PERSONALLY KNOWN TO ME OR 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. WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE OF NOTARY _____
NAME OF NOTARY _____
COMMISSION NO. _____
EXPIRATION DATE: _____

OWNER'S ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON _____ BEFORE ME,

PERSONALLY APPEARED _____

PERSONALLY KNOWN TO ME OR 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. WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE OF NOTARY _____
NAME OF NOTARY _____
COMMISSION NO. _____
EXPIRATION DATE: _____

OWNER'S ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON _____ BEFORE ME,

PERSONALLY APPEARED _____

PERSONALLY KNOWN TO ME OR 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. WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE OF NOTARY _____
NAME OF NOTARY _____
COMMISSION NO. _____
EXPIRATION DATE: _____

TRUSTEE'S STATEMENT

THE UNDERSIGNED AS TRUSTEE UNDER THE DEED OF TRUST RECORDED JUNE 21, 2004 AS INSTRUMENT NO. 2004-0235142, OFFICIAL RECORDS DOES HEREBY JOIN IN AND CONSENT TO THE EXECUTION OF THE FOREGOING OWNER'S STATEMENT AND TO THE PREPARATION AND RECORDATION OF THIS MAP AND ALL DEEDINGS AND DEDICATIONS THEREON.

CHICAGO TITLE COMPANY, A CALIFORNIA COPORATION

DATED _____

SIGNATURE _____

PRINT NAME _____

ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF CONTRA COSTA
ON _____, 2007, BEFORE ME, _____, NOTARY PUBLIC,
PERSONALLY APPEARED _____

AND
PERSONALLY KNOWN TO ME (OR 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.
WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: _____, NOTARY PUBLIC (SEAL)

PRINT NAME _____

MY COMMISSION # _____

MY COMMISSION EXPIRES _____

COUNTY OR PRINCIPAL PLACE OF BUSINESS _____

TRUSTEE'S STATEMENT

THE UNDERSIGNED AS TRUSTEE UNDER THE DEED OF TRUST RECORDED AUGUST 26, 1987 AS INSTRUMENT NO. 87-183577, OFFICIAL RECORDS DOES HEREBY JOIN IN AND CONSENT TO THE EXECUTION OF THE FOREGOING OWNER'S STATEMENT AND TO THE PREPARATION AND RECORDATION OF THIS MAP AND ALL DEEDINGS AND DEDICATIONS THEREON.

NORTH AMERICAN TITLE COMPANY, A CALIFORNIA LIMITED PARTNERSHIP

DATED _____

SIGNATURE _____

PRINT NAME _____

ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF CONTRA COSTA
ON _____, 2007, BEFORE ME, _____, NOTARY PUBLIC,
PERSONALLY APPEARED _____

AND
PERSONALLY KNOWN TO ME (OR 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.
WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: _____, NOTARY PUBLIC (SEAL)

PRINT NAME _____

MY COMMISSION # _____

MY COMMISSION EXPIRES _____

COUNTY OR PRINCIPAL PLACE OF BUSINESS _____

H:\PDATA\35100678\CADD\MAPPING\PM####\0678-PM-001.DWG RUISELL 7/18/07 7:51 am

CITY ENGINEER'S STATEMENT

I, JOYE LYNN FUKUDA, CITY ENGINEER OF THE CITY OF SAN RAMON, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, HEREBY STATE THAT I HAVE EXAMINED THIS MAP, ENTITLED "PARCEL MAP SUBDIVISION MS _____", THAT SAID SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE PARCEL MAP FOR THIS SUBDIVISION, IF ANY, AND ANY APPROVED ALTERATIONS THEREOF, AS APPROVED BY THE CITY OF SAN RAMON PLANNING COMMISSION.

THAT ALL OF THE PROVISIONS OF STATE LAW AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE PARCEL MAP HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATE: _____
JOYE LYNN FUKUDA, CITY ENGINEER
R.C.E. NO. 27867
REGISTRATION EXP: 3/31/08

SURVEYOR'S STATEMENT

I, JAMES M. MANGINI, HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF CALIFORNIA, THAT THIS PARCEL MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND WAS COMPILED FROM RECORD DATA IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SUNSET BUILDING COMPANY, LLC. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE PARCEL MAP, IF ANY.

THE AREA OF THIS SUBDIVISION IS 63.57 ACRES, MORE OR LESS.

JAMES M. MANGINI
P.L.S. 7263 EXP. 12-31-08
DATE

VESTING TENATIVE PARCEL MAP MS -

A RESUBDIVISION OF LOTS 1, 4 AND A PORTION OF LOT 3 AND LOT 5 AS SHOWN ON THE MAP OF SUBDIVISION 8454, FILED IN BOOK 435 OF MAPS AT PAGE 28, CONTRA COSTA COUNTY RECORDS; LOT 7 OF SUBDIVISION 8103, FILED IN BOOK 404 OF MAPS AT PAGE 18, CONTRA COSTA COUNTY RECORDS; AND LOTS 12 AND 13 AS SHOWN ON THE MAP OF SUBDIVISION 5967, FILED IN BOOK 253 OF MAPS AT PAGE 49 AND ADJUSTED BY THE LOT LINE ADJUSTMENT AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 80 OF LICENSED SURVEYOR'S MAPS AT PAGE 48, CONTRA COSTA COUNTY RECORDS.

THE CITY OF SAN RAMON, CONTRA COSTA COUNTY, STATE OF CALIFORNIA

CLERK OF THE BOARD OF SUPERVISORS STATEMENT

I HEREBY STATE AS CHECKED BELOW THAT:

A TAX BOND ASSURING PAYMENT OF ALL TAXES WHICH ARE NOW A LIEN BUT NOT YET PAYABLE, HAS BEEN RECEIVED AND FILED WITH THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA.
 ALL TAXES DUE HAVE BEEN PAID, AS CERTIFIED BY THE COUNTY REDEMPTION OFFICER.

DATE _____ JOHN CULLEN, CLERK OF THE BOARD OF SUPERVISORS
AND COUNTY ADMINISTRATOR,
COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA
BY: _____
DEPUTY CLERK

PLANNING COMMISSION STATEMENT

I HEREBY STATE THAT THE PLANNING COMMISSION OF THE CITY OF SAN RAMON, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA HAS APPROVED THE TENTATIVE PARCEL MAP, UPON WHICH THIS PARCEL MAP IS BASED.

PHIL WONG
PLANNING DIRECTOR
CITY OF SAN RAMON, COUNTY OF CONTRA COSTA
DATE: _____

GEOTECHNICAL SOILS REPORT:

A SOILS REPORT HAS BEEN PREPARED BY _____, PROJECT NO. _____, DATED _____ AND IS ON FILE IN THE OFFICE OF CITY ENGINEER OF THE CITY OF SAN RAMON, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA.

CITY CLERK'S STATEMENT

I, PATRICIA EDWARDS, CITY CLERK AND EX-OFFICIO CLERK OF THE CITY OF SAN RAMON, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE ABOVE AND FOREGOING PARCEL MAP ENTITLED "PARCEL MAP SUBDIVISION MS-_____" WAS PRESENTED TO SAID COUNCIL AS PROVIDED BY LAW AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 200__ AND THAT SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. _____ APPROVE SAID PARCEL MAP AND ACCEPTED SUBJECT TO IMPROVEMENT ON BEHALF OF THE PUBLIC ANY STREETS, PARCELS AND EASEMENTS SHOWN THEREON AS DEDICATED TO PUBLIC USE.

I ALSO HEREBY STATE THAT ALL BONDS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN PARCEL MAP HAVE BEEN APPROVED BY THE CITY COUNCIL OF SAN RAMON AND ARE FILED IN MY OFFICE, IN WITNESS THERETO I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 200__.

PATRICIA EDWARDS, CITY CLERK
EX-OFFICIO CLERK OF THE CITY COUNCIL
OF THE CITY OF SAN RAMON, STATE OF CALIFORNIA

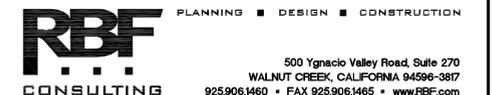
COUNTY RECORDER'S STATEMENT

THIS MAP, ENTITLED "PARCEL MAP SUBDIVISION MS _____" IS HEREBY ACCEPTED FOR RECORDATION, SHOWING A CLEAR TITLE AS PER LETTER OF TITLE WRITTEN BY CHICAGO TITLE COMPANY, CONTRA COSTA COUNTY, DATED THE _____ DAY OF _____, 200 , AND AFTER EXAMINING THE SAME, I DEEM THAT SAID MAP COMPLIES IN ALL RESPECTS WITH THE PROVISIONS OF STATE LAW AND LOCAL ORDINANCES GOVERNING THE FILING OF SUBDIVISION MAPS.

RECORDED AT THE REQUEST OF RBF CONSULTING, AT _____ M. ON THE ____ DAY OF _____ 200 , IN BOOK _____ OF PARCEL MAPS, AT PAGE _____ IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA.

STEVEN L. WEIR
COUNTY RECORDER
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA
DOCUMENT NO: _____

BY: _____
DEPUTY COUNTY RECORDER



H:\DATA\35100678\CADD\MAPPING\PM###\0678-PM-001A.DWG RMISELL 7/18/07 8:03 am

VESTING TENATIVE PARCEL MAP MS -

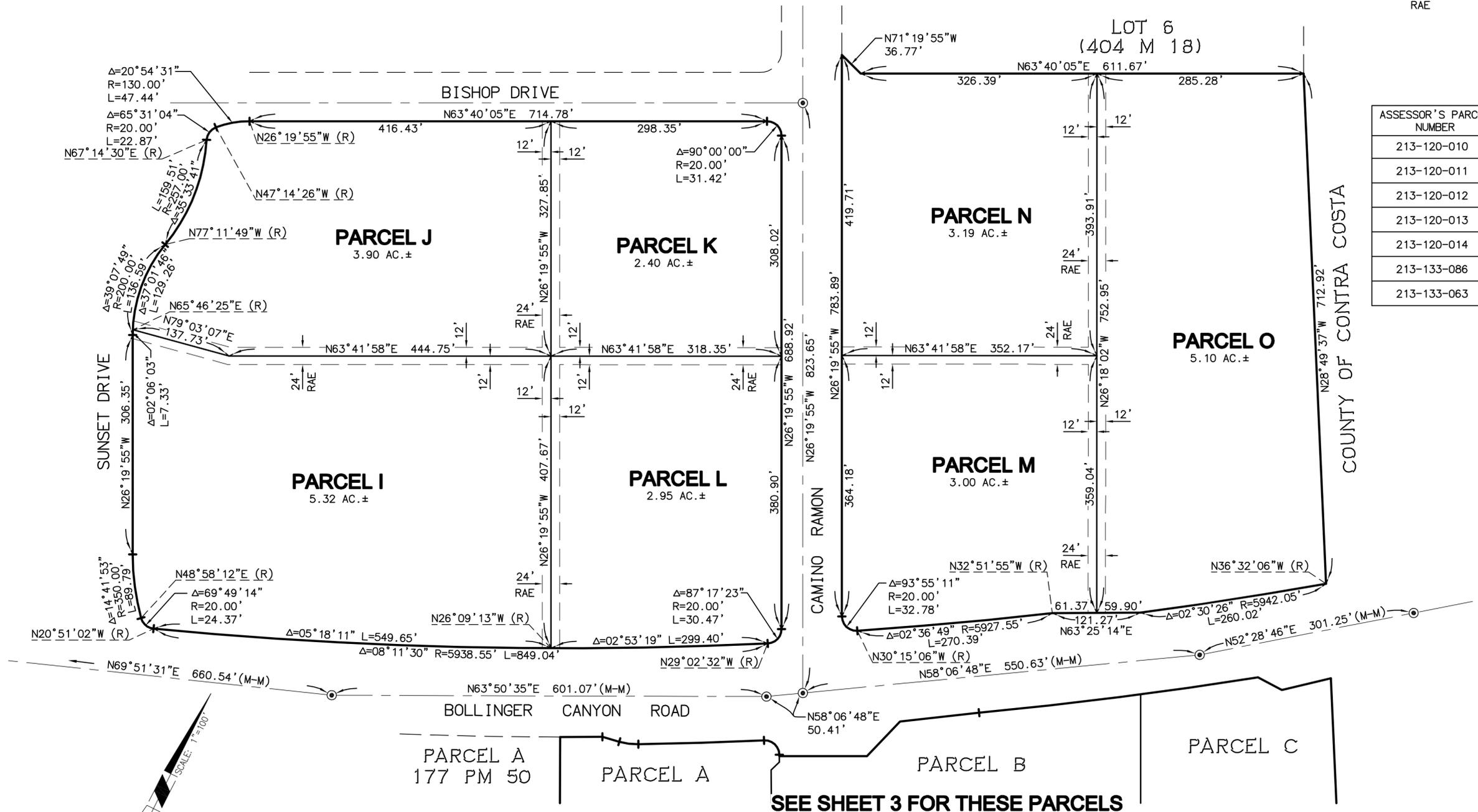
A RESUBDIVISION OF LOTS 1, 4 AND A PORTION OF LOT 3 AND LOT 5 AS SHOWN ON THE MAP OF SUBDIVISION 8454, FILED IN BOOK 435 OF MAPS AT PAGE 28, CONTRA COSTA COUNTY RECORDS; LOT 7 OF SUBDIVISION 8103, FILED IN BOOK 404 OF MAPS AT PAGE 18, CONTRA COSTA COUNTY RECORDS; AND LOTS 12 AND 13 AS SHOWN ON THE MAP OF SUBDIVISION 5967, FILED IN BOOK 253 OF MAPS AT PAGE 49 AND ADJUSTED BY THE LOT LINE ADJUSTMENT AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 80 OF LICENSED SURVEYOR'S MAPS AT PAGE 48, CONTRA COSTA COUNTY RECORDS.

THE CITY OF SAN RAMON, CONTRA COSTA COUNTY, STATE OF CALIFORNIA

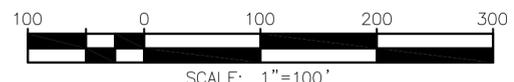
LEGEND

	BOUNDARY LINE
	LOT LINE
	EASEMENT LINE
	ADJOINERS LINE
	STANDARD WELL MONUMENT
	ACRE
	MONUMENT TO MONUMENT
	RADIAL BEARING
	RECIPROCAL ACCESS EASEMENT

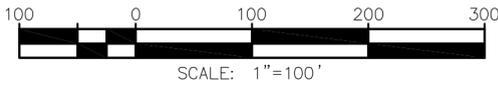
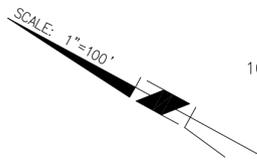
ASSESSOR'S PARCEL NUMBER	PROPERTY OWNER
213-120-010	SUNSET BUILDING COMPANY
213-120-011	SUNSET BUILDING COMPANY
213-120-012	SUNSET BUILDING COMPANY
213-120-013	CITY OF SAN RAMON
213-120-014	SUNSET BUILDING COMPANY
213-133-086	CITY OF SAN RAMON
213-133-063	ANNABEL INVESTMENT COMPANY



SEE SHEET 3 FOR THESE PARCELS



RBF PLANNING ■ DESIGN ■ CONSTRUCTION
 CONSULTING
 500 Ygnacio Valley Road, Suite 270
 WALNUT CREEK, CALIFORNIA 94596-3817
 925.906.1460 • FAX 925.906.1465 • www.RBF.com

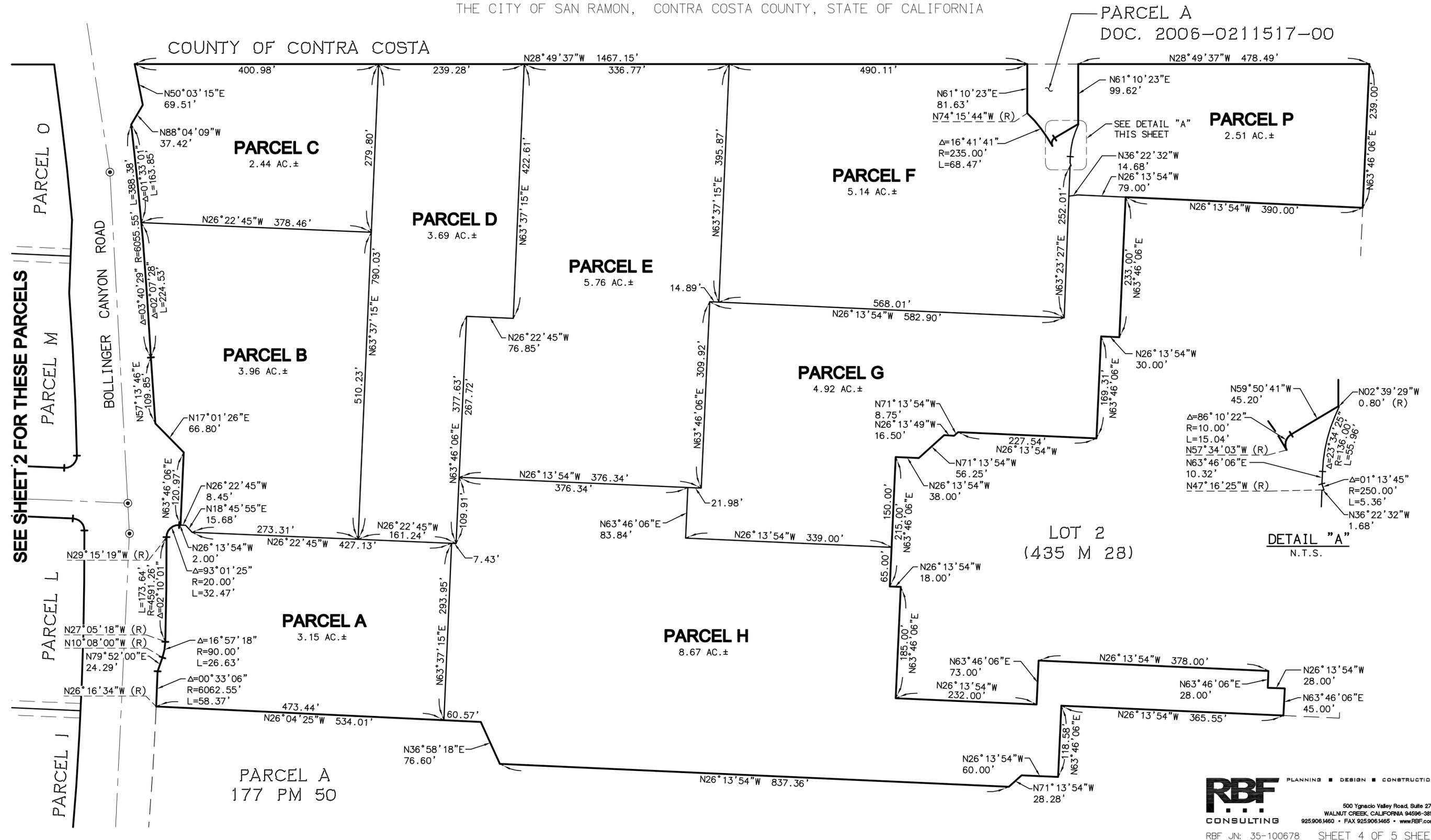


VESTING TENATIVE PARCEL MAP MS -

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THE CITY OF SAN RAMON, CONTRA COSTA COUNTY, STATE OF CALIFORNIA

LEGEND	
	BOUNDARY LINE
	LOT LINE
	EASEMENT LINE
	ADJOINERS LINE
	STANDARD WELL MONUMENT
	ACRE
	MONUMENT TO MONUMENT
	RADIAL BEARING
	RECIPROCAL ACCESS EASEMENT



PARCEL A
DOC. 2006-0211517-00

PARCEL P
2.51 AC.±

LOT 2
(435 M 28)

DETAIL "A"
N.T.S.

SEE SHEET 2 FOR THESE PARCELS

PARCEL L
PARCEL M
PARCEL I

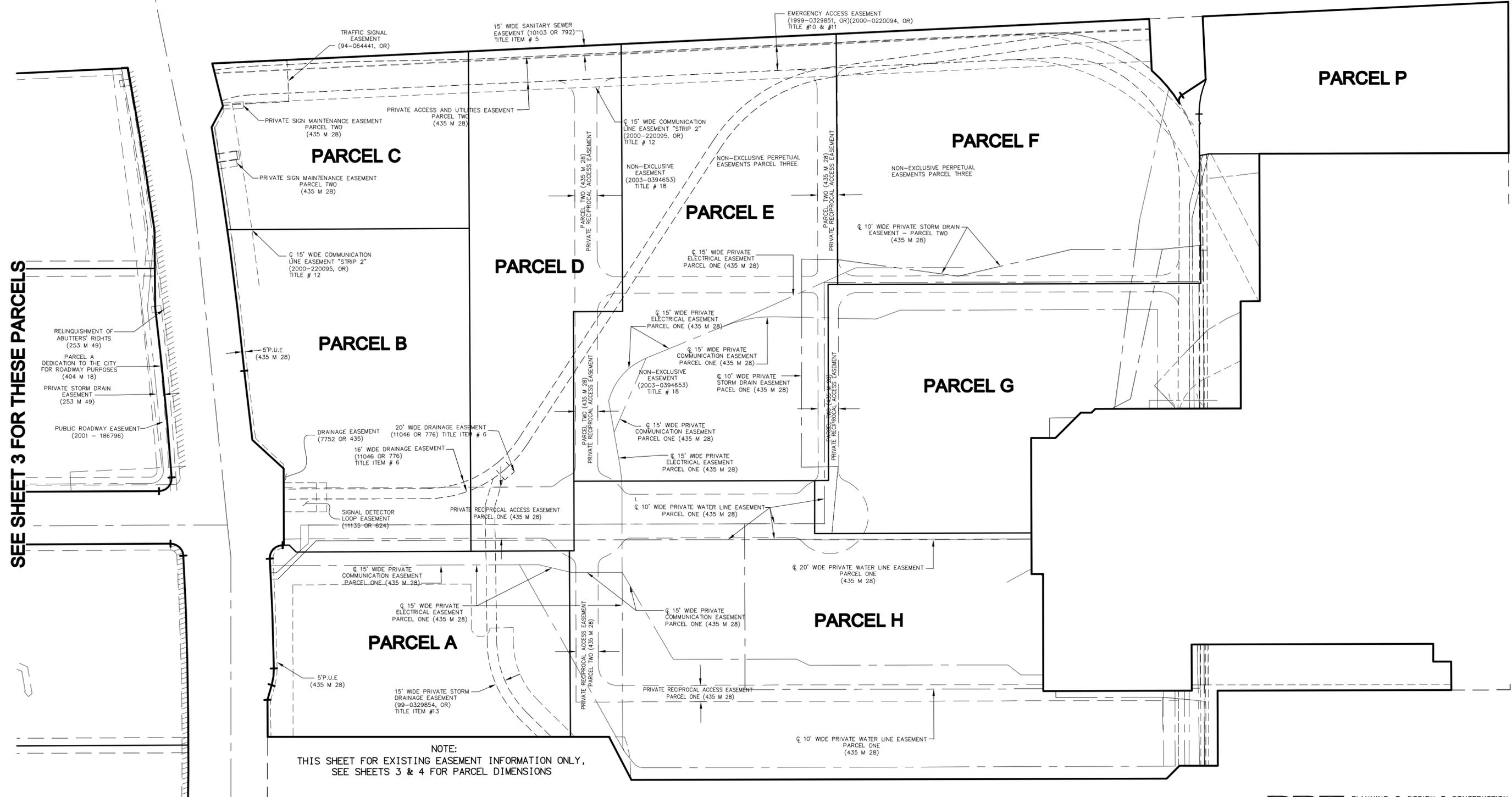
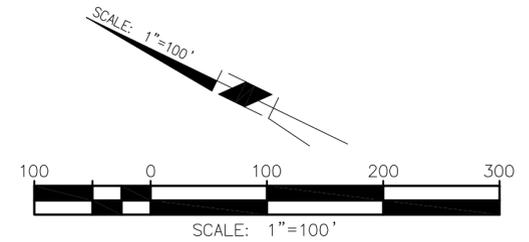
BOLLINGER CANYON ROAD

COUNTY OF CONTRA COSTA

VESTING TENATIVE PARCEL MAP MS -

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THE CITY OF SAN RAMON, CONTRA COSTA COUNTY, STATE OF CALIFORNIA



SEE SHEET 3 FOR THESE PARCELS

NOTE:
THIS SHEET FOR EXISTING EASEMENT INFORMATION ONLY,
SEE SHEETS 3 & 4 FOR PARCEL DIMENSIONS

R:\DATA\15100078\CADD\MAPPING\PM\MS-03-04.DWG RUSSELL 7/18/07 8:08 am