

# OWNER'S STATEMENT:

THE UNDERSIGNED, HEREIN AFTER REFERRED TO AS "OWNER" DOES HEREBY STATE THAT THEY ARE THE OWNERS OF ALL THE LANDS DELINEATED AND EMBRACED WITHIN THE HEAVY BROKEN LINE BY THREE SHORT DASHES UPON THE HEREIN EMBODIED PARCEL MAP ENTITLED: "PARCEL MAP 10365, CONSISTING OF THREE (3) SHEETS, THIS STATEMENT BEING UPON SHEET ONE (1) THEREOF, AND CONSENTS TO THE PREPARATION AND FILING OF THIS MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF DUBLIN AS EASEMENTS FOR PUBLIC PURPOSES:

1. THE AREAS IN, UNDER, ALONG, AND ACROSS ANY AREA OR STRIP OF LAND DESIGNATED AS PUBLIC SERVICE EASEMENTS (PSE), AS DELINEATED AND EMBRACED WITHIN THE BOUNDARIES OF THE HEREIN EMBODIED MAP, ARE DEDICATED TO THE CITY OF DUBLIN FOREVER FOR THE PURPOSES OF PUBLIC SERVICES (AS HEREBY DEFINED). THE "PURPOSES OF PUBLIC SERVICES" SHALL INCLUDE THE CONSTRUCTION, RECONSTRUCTION, REMOVING, REPLACING, REPAIRING, MAINTAINING, OPERATING, AND USING "PUBLIC SERVICE FACILITIES" (AS DEFINED HEREIN), AND ACCESS THROUGH THE PUBLIC SERVICE EASEMENT FOR THESE PURPOSES. "PUBLIC SERVICE FACILITIES" SHALL INCLUDE PUBLIC UTILITIES, FIRE HYDRANTS, ELECTROLIERS, IRRIGATION SYSTEMS, SIGNS AND TRAFFIC SIGNALS, AND ALL NECESSARY APPURTENANCES THERETO SUCH AS BRACES, CONNECTIONS, FASTENINGS, APPLIANCES, AND FIXTURES FOR USE IN CONNECTION THEREWITH. ALL PUBLIC SERVICE EASEMENTS SHALL BE KEPT OPEN AND FREE FROM BUILDINGS OR STRUCTURES OF ANY KIND, WITH THE SOLE EXCEPTION OF PUBLIC SERVICE FACILITIES. ALL PUBLIC SERVICE EASEMENTS SHALL BE CONSIDERED PUBLIC "WAYS" AS THAT TERM IS USED IN CALIFORNIA PUBLIC UTILITIES CODE SECTION 8202, AND ALL PUBLIC UTILITIES HOLDING A VALID FRANCHISE FROM THE CITY SHALL HAVE THE RIGHT TO USE THE PUBLIC SERVICE EASEMENTS IN ACCORDANCE WITH THE TERMS OF THE FRANCHISE.

AND THE AREAS MARKED "PRIVATE STORM DRAIN EASEMENT" (PSDE) AS SHOWN UPON SAID PARCEL MAP ARE NOT DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT RESERVED FOR THE BENEFIT OF THE OWNERS OF PARCELS 1 THROUGH 3 OF PARCEL MAP 10365. MAINTENANCE OF SAID STORM DRAIN TO BE IN ACCORDANCE WITH THE EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS TO BE AGREED UPON BY THE PROPERTY OWNERS OF PARCELS 1 THROUGH 3 OF PARCEL MAP 10365.

AND THE AREAS MARKED "PRIVATE ACCESS EASEMENT" (PAE) AS SHOWN UPON SAID MAP ARE NOT HEREBY DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT RESERVED FOR THE PURPOSE OF PRIVATE INGRESS AND EGRESS FOR THE BENEFIT OF THE OWNERS OF PARCELS 1 THROUGH 3 OF PARCEL MAP 10365. MAINTENANCE OF SAID EASEMENT AREAS TO BE IN ACCORDANCE WITH THE EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS TO BE AGREED UPON BY THE PROPERTY OWNERS OF PARCELS 1 THROUGH 3 OF PARCEL MAP 10365.

AND THE AREAS DESIGNATED "DSRD" ARE HEREBY DEDICATED TO THE DUBLIN SANITATION SERVICES DISTRICT (DSRD), OR ITS DESIGNEE IN ORROSS, AS A SUBSURFACE EASEMENT AND SERVICE EASEMENT FOR POTABLE WATER AND SANITARY SEWER PURPOSES, INCLUDING ACCESS THERETO FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF WORKS, IMPROVEMENTS, AND STRUCTURES AND THE CLEARING OF OBSTRUCTIONS AND VEGETATION. NO BUILDING OR STRUCTURE MAY BE PLACED ON SAID EASEMENT, NOR SHALL ANYTHING BE DONE THEREIN, NOR ACCESS RESTRICTED THERETO WHICH MAY INTERFERE WITH DSRD'S FULL ENJOYMENT OF SAID EASEMENT. ACCEPTANCE OF SAID EASEMENT WILL BE BY SEPARATE INSTRUMENT.

THIS MAP SHOWS OR NOTES ALL EASEMENTS OF RECORD, WITHIN THE BOUNDARY LINES OF THE HEREIN EMBODIED MAP.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS EXECUTED THIS STATEMENT ON THE 12 DAY OF July, 2016.

AS OWNER: S AND V, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 88.64% INTEREST

BY: JAMES TONG, MANAGER  
JAMES TONG, MANAGER

AS OWNER: RAMANBHAI VANMALBHAI PATEL AND USHABEN RAMANBHAI PATEL, AS TRUSTEES OF THE PATEL LIVING TRUST DATED NOVEMBER 19, 2007, AS TO AN UNDIVIDED 16.96% INTEREST

BY: Ramanbhai Patel  
RAMANBHAI VANMALBHAI PATEL, TRUSTEE

BY: Ushaben Patel  
USHABEN RAMANBHAI PATEL, TRUSTEE

# 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 135  
COUNTY OF Alameda

ON July 12, 2016, BEFORE ME DARA L. ESPINOSA, A NOTARY PUBLIC, PERSONALLY APPEARED JAMES TONG, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY, AND BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR ENTITY UPON BEHALF OF WHICH THE PERSON 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.

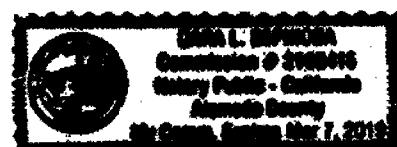
SIGNATURE: Dara L. Espinosa

DARA L. ESPINOSA  
PRINTED NAME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

PRINCIPAL PLACE OF BUSINESS: CHARTER PROPERTIES, DUBLIN, CA

COMMISSION # OF NOTARY: 2102415

COMMISSION EXPIRES: 3-7-2019



# PARCEL MAP 10365

A SUBDIVISION OF PARCEL 4 OF PARCEL MAP 9003, BOOK 292 OF

PARCEL MAPS, PAGES 89-92

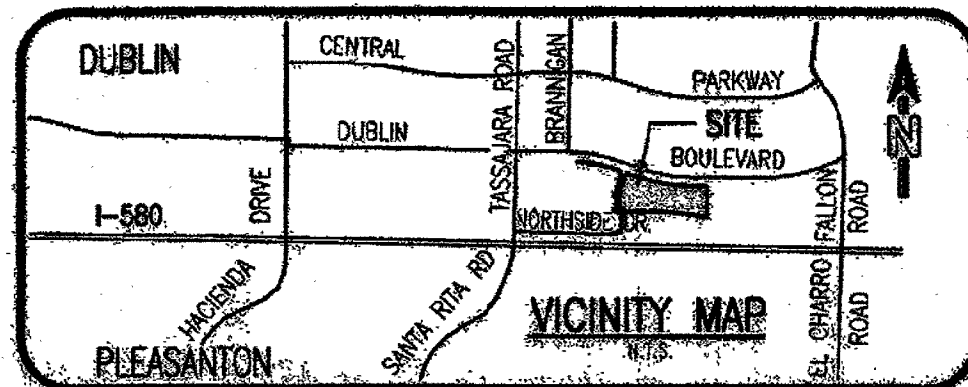
CITY OF DUBLIN

ALAMEDA COUNTY, CALIFORNIA

JULY 2016

**Mackay & Samps**

CIVIL ENGINEERING AND LAND PLANNING AND SURVEYING  
5142B FRANKLIN DR., FOLSOM, CA 95688 (916) 225-0880



# 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 135  
COUNTY OF Alameda

ON 11th day of July, 2016, BEFORE ME Carla Jones, A NOTARY PUBLIC, PERSONALLY APPEARED Ramanbhai Patel, 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 BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR ENTITY UPON BEHALF OF WHICH THE PERSON 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.

SIGNATURE: Carla Jones

Carla Jones, Escambia County, FLORIDA  
PRINTED NAME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

PRINCIPAL PLACE OF BUSINESS: The UPS Store #1942

COMMISSION # OF NOTARY: FF130166

COMMISSION EXPIRES: June 5, 2018

# 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 135  
COUNTY OF Alameda

ON 11th day of July, 2016, BEFORE ME Carla Jones, A NOTARY PUBLIC, PERSONALLY APPEARED Ushaben Rammanbhai Patel, 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 BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR ENTITY UPON BEHALF OF WHICH THE PERSON 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.

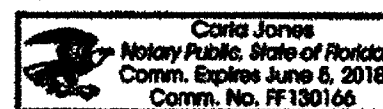
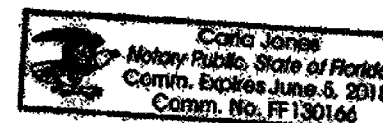
SIGNATURE: Carla Jones

Carla Jones, ESCAMBIA COUNTY, FLORIDA  
PRINTED NAME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

PRINCIPAL PLACE OF BUSINESS: The UPS Store #1942

COMMISSION # OF NOTARY: FF130166

COMMISSION EXPIRES: June 5, 2018



# OPTIONEE'S STATEMENT:

THE UNDERSIGNED, TAYLOR MOBBISON OF CALIFORNIA, LLC AS OPTIONEE UNDER THE MEMORANDUM OF OPTION AGREEMENT RECORDED APRIL 4, 2016, AS INSTRUMENT NO. 2016078003, OFFICIAL RECORDS OF ALAMEDA COUNTY, CALIFORNIA, CONSENTS TO THE PREPARATION AND FILING OF THIS PARCEL MAP OF PARCEL MAP 10365, AND JOINS IN ALL OFFERS OF DEDICATION HEREIN.

BY: Jennifer Besmer, VP BY: Jeff Ratto, VP

PRINTED NAME & TITLE: Jennifer Besmer, VP PRINTED NAME & TITLE: Jeff Ratto, VP

DATE: 7/14/16 DATE: 7/14/16

# OPTIONEE'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 135  
COUNTY OF Alameda

ON July 14, 2016, 2016, BEFORE ME Celeste H. Johnson, A NOTARY PUBLIC, PERSONALLY APPEARED Jennifer Besmer and Jeff Ratto, 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 BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR ENTITY UPON BEHALF OF WHICH THE PERSON 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.

SIGNATURE: Celeste H. Johnson

Celeste H. Johnson  
PRINTED NAME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

PRINCIPAL PLACE OF BUSINESS: Alameda County, CA

COMMISSION # OF NOTARY: 2138024

COMMISSION EXPIRES: December 27, 2019

# CLERK OF THE BOARD OF SUPERVISOR'S STATEMENT:

I, ANIKA CAMPBELL-BELTON, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE, AS CHECKED BELOW, THAT:

- ☒ AN APPROVED BOND HAS BEEN FILED WITH THE SUPERVISORS OF SAID COUNTY AND STATE IN THE AMOUNT OF \$178,926.00 CONDITIONED FOR THE PAYMENT OF ALL TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH ARE NOW A LIEN AGAINST SAID LAND OR ANY PART THEREOF BUT NOT YET PAYABLE, AND WAS DULY APPROVED BY SAID BOARD IN SAID AMOUNT.
- ☐ ALL TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES HAVE BEEN PAID AS CERTIFIED BY THE TREASURER-TAX COLLECTOR OF THE COUNTY OF ALAMEDA.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 22nd DAY OF July, 2016.



ANIK CAMPBELL-BELTON  
CLERK OF THE BOARD OF SUPERVISORS  
COUNTY OF ALAMEDA,  
STATE OF CALIFORNIA  
Anika Campbell-Belton  
DEPUTY CLERK

# COUNTY RECORDER'S STATEMENT:

FILED FOR RECORD THIS 28 DAY OF July, 2016 AT 2:24 P.M., IN BOOK 332 OF PARCEL MAPS AT PAGES 88-90 AT THE REQUEST OF CHICAGO TITLE COMPANY IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA.

FEES: \$ 13.00 PD.  
Series H 2016 159247



STEVE MANNING  
COUNTY RECORDER IN AND FOR THE  
COUNTY OF ALAMEDA, STATE OF CALIFORNIA  
Steve Manning  
DEPUTY COUNTY RECORDER

SHEET 1 OF 3

19747.010

Parcel Map 10365

Map 8K 332

PP 88-90