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OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE 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 PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY, AND WE CONSENT TO THE MAKING AND FILING OF SAID MAP OF THE SUBDIVISION SHOWN WITHIN THE BORDER LINES AND HEREBY OFFER FOR DEDICATION FOR PUBLIC USE: PARCEL A, AND A SUNRISE TO SUNSET PUBLIC ACCESS EASEMENT, AS SHOWN HEREON.

Orrin Thiessen — 10/2/18
ORRIN THIESSEN — DATED:

Terri Thiessen — 10-2-18
TERRI THIESSEN — DATED:

OWNER'S NOTARY PUBLIC ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THE CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF Sonoma

ON October 2 2018 BEFORE ME T.C. Tocher A NOTARY PUBLIC.

PERSONALLY APPEARED Orrin Thiessen and Terri Thiessen 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.

SIGNATURE T.C. Tocher (SEAL)

COMM. EXP. 7/8/20 #2156077

TRUSTEE'S CERTIFICATE

WE FIRST AMERICAN TITLE COMPANY, A CALIFORNIA CORPORATION, THE TRUSTEE UNDER THE DEED OF TRUST RECORDED AS DOCUMENT No. 2018041444, OFFICIAL RECORDS OF SONOMA COUNTY, HEREBY CONSENT TO THE MAKING AND FILING OF THIS MAP.

BY: Patricia Mark DATE: 10/02/18

BY: _____ DATE: _____

STATE OF CALIFORNIA
COUNTY OF Sonoma

ON October 2, 2018 BEFORE ME T.C. Tocher A NOTARY PUBLIC.

PERSONALLY APPEARED Patricia Mark 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.

SIGNATURE T.C. Tocher (SEAL)

COMM. EXP. 7/8/20 #2156077

SURVEYOR'S STATEMENT

THIS FINAL 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 MR. ORRIN THIESSEN ON 4/1/2015. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AND THAT ALL MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED. ALL MONUMENTS WILL BE SET WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. SECURITY IN THE AMOUNT OF $5,000.00 (FIVE THOUSAND DOLLARS) HAS BEEN FILED TO INSURE SUCH PLACEMENT.

BRADLEY A. THOMAS, PLS 8520 — 10/2/18 DATED:
LICENSE EXPIRES: 9/30/20

COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT THIS FINAL MAP WAS EXAMINED BY ME OR UNDER MY DIRECTION: THAT IT IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AS AMENDED AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT SAID FINAL MAP IS TECHNICALLY CORRECT.

DATED: OCTOBER 25, 2018
LEONARD H. GABRIELSON, PLS 7888
COUNTY SURVEYOR, COUNTY OF SONOMA

PUBLIC UTILITY EASEMENT STATEMENT

A PUBLIC UTILITY EASEMENT IS PROPERTY TO CONSTRUCT, INSTALL, INSPECT, MAINTAIN, REPLACE, REMOVE AND USE FACILITIES OF THE TYPE HEREINAFTER SPECIFIED, INCLUDING BUT NOT NECESSARILY LIMITED TO THE FOLLOWING:

CONSTRUCT CURB, GUTTER AND SIDEWALK, INSTALLATION OF TRANSMISSION AND DISTRIBUTION FACILITIES SUCH AS ELECTRICAL, GAS, WATER, TELEPHONE, CABLE TELEVISION, SEWER, STREET LIGHTING, DRAINAGE, ROADWAY, LANDSCAPING; ALSO USES FOR PEDESTRIAN, EQUESTRIAN, AND NON-POWERED VEHICLE PURPOSES. SAID EASEMENT SHALL ALSO INCLUDE THE RIGHT TO EXCAVATE OR FILL THE EASEMENT FOR THE FULL WIDTH AND TO A REASONABLE DEPTH THEREOF.

OWNER'S OF INTEREST

SIGNATURES OF OWNERS OF THE FOLLOWING EASEMENTS HAVE 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:

NAMES	RECORDED	INTEREST
HALLBERG CANNING CORPORATION	Bk. 3132 Pg. 871 O.R., SCR	AGREEMENT
JAMES G. LANE and KENNETH C. MARTIN	Inst. No. 90033211 O.R., SCR	WATER RIGHTS AND EASEMENT AGREEMENT
RICHARD P. GOODWIN and REATHA T. GOODWIN 1989 FAMILY TRUST	Inst. No. 2000058199 O.R., SCR	GRANT OF WELL WATER AND WASTE WATER SPRAY IRRIGATION EASEMENTS AGREEMENT
DOWNTOWN GRATON MUNICIPLE WATER COMPANY, INC.	Inst. No. 2008039465 O.R., SCR	EASEMENT FOR UNDISCLOSED PURPOSES AND INCIDENTAL PURPOSES
DOWNTOWN GRATON MUNICIPLE WATER COMPANY, INC.	Inst. No. 2018072894 O.R., SCR	PRIVATE ACCESS & WATER SYSTEM EASEMENT

COUNTY RECORDER'S CERTIFICATE

FILED THIS 1st DAY OF November, 2018 AT 9:08 A.M. IN BOOK 800 OF MAPS AT PAGE(S) 12 - 15 AT THE REQUEST OF THE COUNTY SURVEYOR.
COUNTY OF SONOMA.

FEE PAID: $ 15.00 DOCUMENT No. 2018-075926

William F. Rousseau — DEPUTY
COUNTY RECORDER
COUNTY OF SONOMA, STATE OF CALIFORNIA

COUNTY CLERK'S CERTIFICATE

I CERTIFY THAT ALL BONDS, MONEY OR NEGOTIABLE BONDS REQUIRED UNDER THE PROVISIONS OF THE SUBDIVISION MAP ACT TO SECURE PAYMENT OF TAXES AND ASSESSMENTS HAVE BEEN FILED WITH AND APPROVED BY, THE COUNTY OF SONOMA, NAMELY: BOND(S) UNDER GOVERNMENT CODE SECTIONS 66493(a) and 66493(c) IN THE SUMS OF:

$ ⊖ AND $ ⊖ RESPECTIVELY.

I FURTHER CERTIFY THAT SAID BOARD OF SUPERVISORS HAS APPROVED THIS FINAL MAP AND HAS ACCEPTED, ON BEHALF OF THE PUBLIC, PARCEL A, AND HAS REJECTED A SUNRISE TO SUNSET PUBLIC ACCESS EASEMENT, AS SHOWN ON THIS FINAL MAP.

DATED: October 26th, 2018
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 HEREOF, 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~~ AND NOT YET PAYABLE IS: $ N/A. THE LAND IN SAID SUBDIVISION IS NOT SUBJECT TO A SPECIAL ASSESSMENT OR BOND WHICH MAY BE PAYABLE IN FULL, EXCEPT SPECIAL ASSESSMENTS FOR BONDS PAYABLE IN FULL FOR WHICH I ESTIMATE THAT THE AMOUNT REQUIRED FOR FULL PAYMENT IS $ N/A. SECURITY REQUIRED PURSUANT TO GOVERNMENT CODE SECTION 66493(a) AND 66493(c) ARE HEREBY ACCEPTED AND APPROVED.

DATE 10-3 2018

TAX COLLECTOR
COUNTY OF SONOMA
STATE OF CALIFORNIA

TRACT 1078

GREEN VALLEY VILLAGE

SUBDIVISION
COUNTY OF SONOMA, STATE OF CALIFORNIA
11 Lots totaling 3.33 Acres Net

BEING TWO LANDS OF ORRIN THIESSEN AND TERRI THIESSEN, RECORDED AS DOCUMENT NUMBER 2015-010080, OFFICIAL RECORDS OF SONOMA COUNTY, ALSO DESCRIBED AS PARCELS II AND III BOTH AS SHOWN ON THE MAP ENTITLED "GREEN VALLEY RANCH" FILED IN BOOK 118 OF MAPS, PAGE 18, SONOMA COUNTY RECORDS AND LYING WITHIN THE EL MOLINO RANCHO.

PAGE 2-CERTIFICATE SHEET
PAGE 3-BOUNDARY SURVEY
PAGE 3-LOTS 1-11
PAGE 4-LOCAL AGENCY SHEET

ASSESSOR'S PARCEL Nos. 130-151-005, 006, 007

FILE No.	2015-011
DATE	April, 2017
SHEET No.	1 OF 4

COUNTY FILE No. PLP15-0001

FIRST AMERICAN TITLE COMPANY No. 4903-4941998

Computerized Title Records NB CTR14674 SO 20180075926.001

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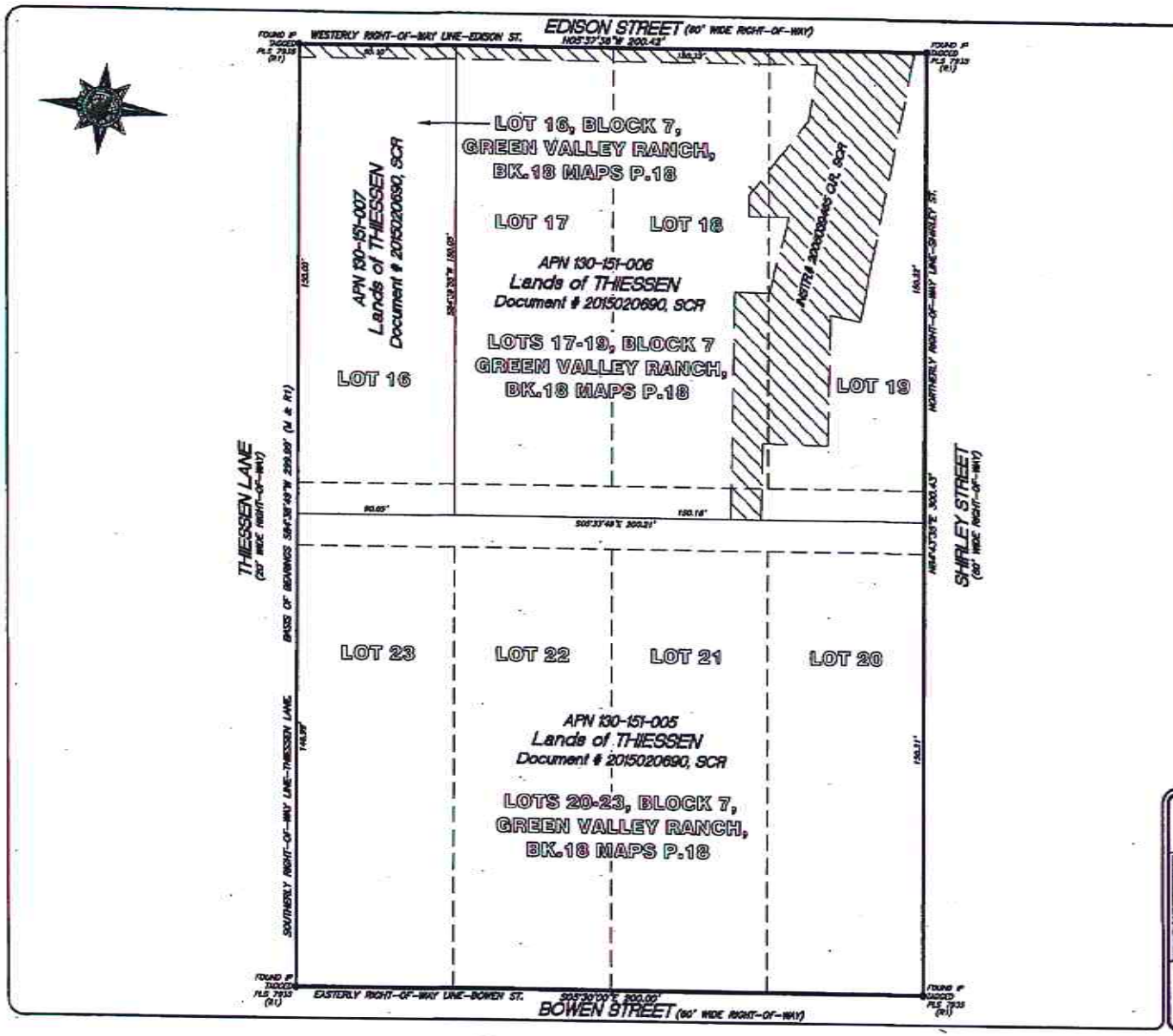

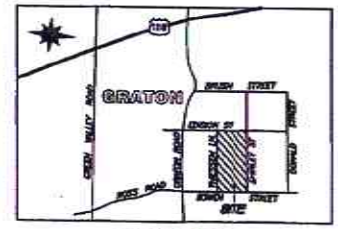

LOCATION MAP
NO SCALE

LEGEND/ABBREVIATIONS/NOTES

- LIMITS OF THIS MAP
- EXISTING PROPERTY LINE PER GR 2015020690
- LOT LINES PER BK.18 MAPS P.18
- EASEMENT LINE PER INSTR.# 2005039485 O.R., SCR
- FOUND IRON PIPE, AS NOTED
- SCR — SONOMA COUNTY RECORDS
- INSTR.# — INSTRUMENT NUMBER
- (R1) — RECORD OF SURVEY, ON FILE IN BOOK 731 OF MAPS, PAGE 17, SONOMA COUNTY RECORDS
- EASEMENT per INSTRUMENT No. 2005039485 of Official Records-in favor of DOWNTOWN GRATON MUNICIPAL WATER COMPANY, Inc.

GENERAL NOTES

1. ALL DIMENSIONS SHOWN HEREON ARE IN FEET & DECIMALS THEREOF.
2. THE DISTINCTIVE BORDER AND BOLD TEXT REPRESENT EXISTING LOT CONFIGURATION PER (R1)
3. ALL OFFSET DISTANCES ARE MEASURED PERPENDICULAR UNLESS NOTED OTHERWISE.

BASIS OF BEARINGS (R1)

A BEARING OF N34°37'49"E BETWEEN FOUND 3/8" IRON PIPE MONUMENTS AS PER R1 AND SHOWN HEREON.

TRACT 1078

GREEN VALLEY VILLAGE
SUBDIVISION
COUNTY OF SONOMA, STATE OF CALIFORNIA
11 Lots totaling 1.33 Acres Net

DobleThomas

BEING THE LANDS OF GREEN THIESSEN AND TERRI THIESSEN, RECORDED AS DOCUMENT NUMBER 2015020690, OFFICIAL RECORDS OF SONOMA COUNTY, ALSO BEING LOTS 16 THROUGH 23 IN BLOCK 7 AS SHOWN ON THE MAP ENTITLED "GREEN VALLEY RANCH" FILED IN BOOK 18 OF MAPS, PAGE 18, SONOMA COUNTY RECORDS AND LYING WITHIN THE EL MOLINO RANCHO.

GRAPHIC SCALE
SCALE: 1" = 20'

ASSESSOR'S PARCEL Nos. 130-151-005, 006, 007

COUNTY FILE No. PLP 15-0015

FILE No. 2015-011
DATE: April, 2017
SHEET No. 2 OF 4

Computerized Title Records NB CTR14674 SO 20180075926.002

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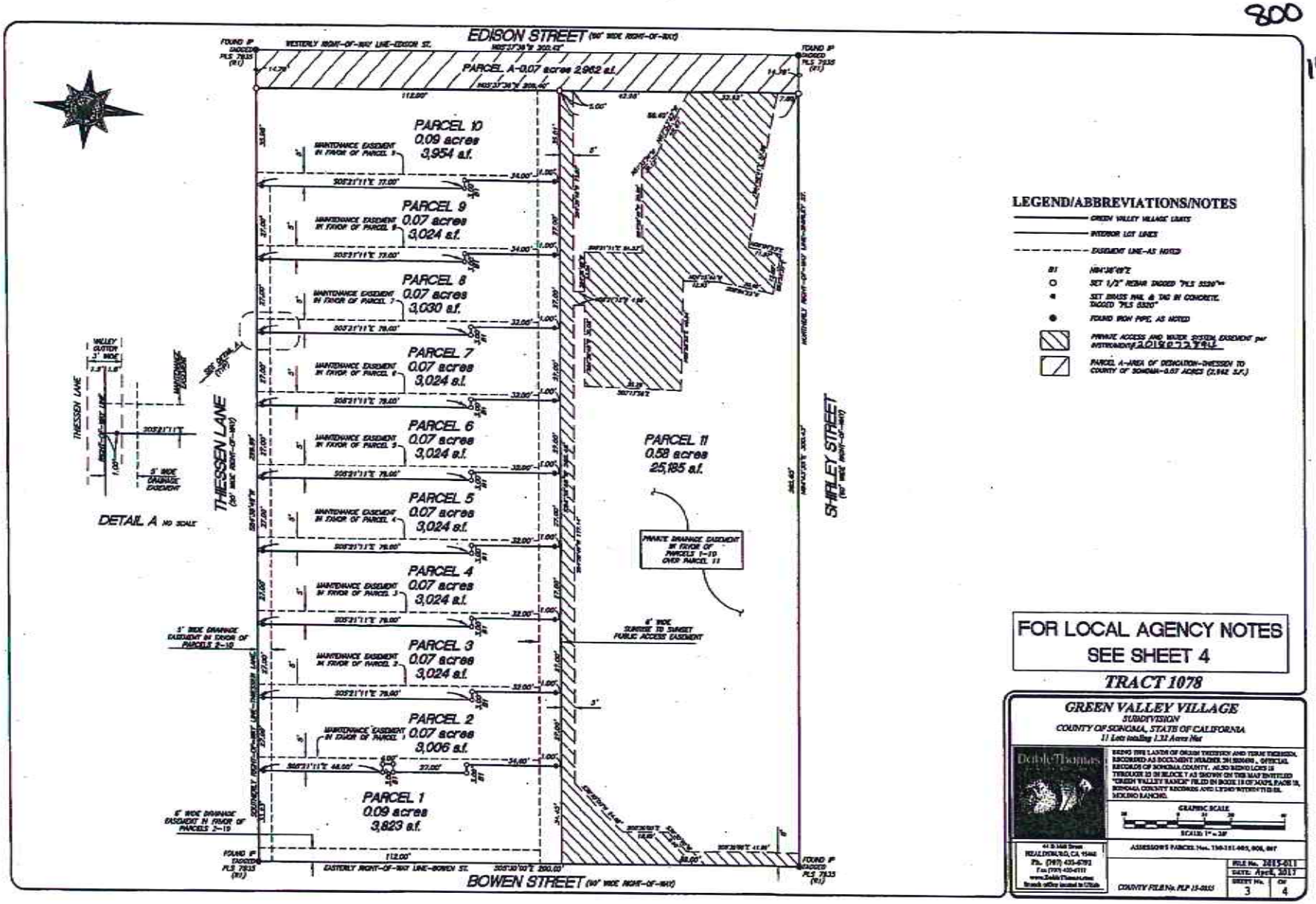

Computerized Title Records NB CTR14674 SO 20180075926.003

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NOTES:

1. A separate Sewer Connection Permit for each lot in this subdivision shall be obtained prior to occupancy of any building constructed on the lot. All fees shall be paid to, and all sewer construction shall be inspected and accepted by the Sonoma County Permit and Resource Management Department prior to occupancy of the building.

2. Prior to issuance of a grading or building permit, the property owner shall submit any and all required grading/site plans and drainage reports for proposed work to the Permit and Resource Management Department (PRMD) for review. Grading/site plans shall clearly indicate the nature and extent of the proposed work and include erosion prevention/sediment control measures, details, notes, and specifications to prevent damages and to minimize adverse impacts to the environment. Drainage improvements shall be designed in accordance with the Sonoma County Water Agency Flood Control Design Criteria, to maintain off-site natural drainage patterns, and to limit post-development storm water levels and pollutant discharges in compliance with PRMD's best management practices guide. Grading and drainage improvements shall abide by all applicable standards and provisions of the Sonoma County Code and all other relevant laws and regulations.

3. All structures requiring a building permit or an agricultural exemption shall adhere to a building setback line measured, from the toe of the stream bank outward, a distance of 2.5 times the height of the stream bank plus 30 feet, or 30 feet outward from the top of the stream bank, whichever distance is greater. If the top of the stream bank cannot be determined by visual analysis, then the building setback line shall be determined by hydraulic analysis.

4. Grading and land disturbance shall be setback from streams a minimum of 25 feet from the top of stream bank.

5. The lots shown hereon are subject to storm water Low Impact Development regulations. Measures to mitigate impacts to the quality and quantity of post-construction storm water discharges from the lots have been incorporated into the development of this subdivision. These measures shall not be altered or removed in any manner that may compromise their intended design. Prior to any changes to the location or design of the approved post-construction storm water features, the property owner(s) shall submit a revised Standard Urban Storm Water Mitigation Plan (SUSMP) to the Permit and Resource Management Department (PRMD) for review. If any changes to the locations of the approved post-construction storm water features are proposed then the property owner(s) shall revise the subdivision map through a certificate of modification to incorporate the changes to the approved SUSMP measures.

6. The lots shown hereon are subject to storm water Low Impact Development regulations. Post-construction storm water features to mitigate impacts to the quality and quantity of post-construction storm water discharges must be incorporated as part of future development of each individual lot. Prior to issuance of a grading or building permit, the property owner shall submit a Standard Urban Storm Water Mitigation Plan to the Permit and Resource Management Department for review.

7. Property owners shall be responsible for obtaining information, permits, or waivers from local, state or federal agencies that regulate work in or near waterways.

8. New residential construction on the parcels associated with this approval is subject to payment of a development fee (Traffic Mitigation Fee) to the County of Sonoma before issuance of any building permits, as required by Section 26, Article 98 of the Sonoma County Code.

9. New residential construction on these parcels is subject to payment of parkland fees in accordance with Section 25-58 et. seq. of the Sonoma County Subdivision Ordinance. Evidence that fees are paid shall be provided to the Regional Parks Department prior to the issuance of building permits.

10. In the event that the archaeological resources such as pottery, arrowheads, midden or culturally modified soil deposits are discovered at any time during grading, scraping or excavation within the property, all work should be halted in the vicinity of the find and County PRMD – Project Review staff shall be notified and a qualified archaeologist shall be contacted immediately to make an evaluation of the find and report to PRMD. PRMD staff may consult and/or notify the appropriate tribal representative from the tribes known to PRMD to have interests in the area. Artifacts associated with prehistoric sites include humanly modified stone, shell, bone or other cultural materials such as charcoal, ash and burned rock indicative of food procurement or processing activities. Prehistoric domestic resources include hearths, firepits, or house floor depressions whereas typical mortuary resources are represented by human skeletal remains. Historic artifacts potentially include all by-products of human land use greater than fifty (50) years of age including trash pits older than fifty (50) years of age. When contacted, a member of PRMD Project Review staff and the archaeologist shall visit the site to determine the extent of the resources and to develop and coordinate proper protection/mitigation measures required for the discovery. PRMD may refer the mitigation/protection plan to designated tribal representatives for review and comment. No work shall commence until a protection/mitigation plan is reviewed and approved by PRMD – Project Review staff. Mitigations may include avoidance, removal, preservation and/or recordation in accordance with California law. Archaeological evaluation and mitigation shall be at the applicant's sole expense.

If human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and PRMD staff, County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated and the appropriate provisions of the California Government Code and California Public Resources Code will be followed.

11. Lots 9 and 10 shall be improved by Developer. "Improved lot" shall be defined as: finished building pad; stub outs for sewer, water, utility and drainage; all utilities, sewer, drainage, fire protection lines and other elements related to the development of the site; all streets, driveways and walkways outside of the property lines of the lots; all required landscaping and irrigation system for the front yard, side yards to the fences and between the sidewalk and the house at Edison Street, excluding backyards or private yards; all entitlements for the lots and all fees related to the subdivision and parcel map; free and clear, fee simple title and no homeowners association.

Prior to issuance of any building permits for home construction on any of the 10 lots, except for two model homes, Developer shall convey the two improved lots to a qualified affordable housing developer (Purchaser) for the purpose of constructing two three-bedroom homes for sale to qualifying low-income households. The Purchaser must be approved in advance by the Sonoma County Community Development Commission (CDC) and must execute an Assumption Agreement to accept all terms of Developer's Affordable Housing Sales Agreement (AHSA).

Developer may charge Purchaser no more than the market value of the improved lots less the amount of in-lieu fees that PRMD would require Developer to pay for the 10-lot subdivision in the absence of this alternative equivalent action. The in-lieu fees in place at the time of sale of the two lots shall be used for purposes of this calculation. Market value shall be determined by an appraisal at the time of sale.

Developer's obligation to provide affordable housing on lots 9 and 10 shall be fully satisfied upon conveyance of the improved lots 9 and 10 as described above and Purchaser's assumption of the Developer's Affordable Housing Sales Agreement, which will remain of record on title to lots 9 and 10 and removed from title to lots 1 through 8.

If lots 9 and 10 are not conveyed to an affordable housing developer as described above, Developer shall otherwise meet the Affordable Housing requirements of Section 26-88-40 in a manner approved by PRMD.

12. Second dwelling units shall be constructed on Lots 2–7 and shall be used for non-transient residential use.

13. Parcel 11 (.3 acres) shall remain publicly accessible in perpetuity. Parcel 11 shall be privately maintained, unless conveyed to a public entity that agrees to accept maintenance liability as defined in the public use easement noted in Condition #105.

SUPPLEMENTAL INFORMATION SHEET

TRACT 1078

GREEN VALLEY VILLAGE

SUBDIVISION

COUNTY OF SONOMA, STATE OF CALIFORNIA

11 Lots totaling 1.33 Acres Net

BEING THE LANDS OF [illegible] THIESSEN AND [illegible] THIESSEN, RECORDED AS DOCUMENT NUMBER [illegible], OFFICIAL RECORDS OF SONOMA COUNTY. ALSO BEING LOTS 16 THROUGH 21 IN BLOCK 7 AS SHOWN ON THE MAP ENTITLED "GREEN VALLEY RANCH" FILED IN BOOK 15 OF MAPS, PAGE 18, SONOMA COUNTY RECORDS AND LYING WITHIN THE EL MOLINO RANCHO.

GRAPHIC SCALE

SCALE: 1" = 30'

DobleThomas

44 B Mill Street
HEALDSBURG, CA 95448
Ph. (707) 433-6793
Fax (707) 431-6722
www.DobleThomas.com
Branch office located in Ukiah

ASSESSOR'S PARCEL Nos. 130-151-[illegible]

COUNTY FILE No. PLP 15-0025

FILE No.	2015-011
DATE	April, 2017
SHEET No. 4	OF 4

Computerized Title Records NB CTR14674 SO 20180075926.004