

# SANTA MARIA FREEWAY CENTER PARCEL MAP, TRACT 5977

BEING A SUBDIVISION OF PARCEL 1 AND PARCEL 2 OF PARCEL MAP NO. 11,303, CITY OF SANTA MARIA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA  
IN BOOK 6 PAGE 31 OF PARCEL MAPS

## OWNER'S STATEMENT

(I, WE) THE UNDERSIGNED STATE THAT (I, WE) (AM, ARE) THE OWNERS OF OR HAVE AN INTEREST IN THE LAND INCLUDED WITHIN THIS SUBDIVISION ENTITLED SANTA MARIA FREEWAY CENTER PARCEL MAP, TRACT 5977 SHOWN ON THIS MAP CONSISTING OF 2 SHEETS AND THAT (I, WE) (AM, ARE) THE ONLY PERSON(S) WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND. (I, WE) CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINES.

(I, WE) ALSO HEREBY DEDICATE THE EASEMENTS IDENTIFIED AS:

PEDESTRIAN ACCESS, TREE PLANTING AND MAINTENANCE, PUBLIC UTILITY, CABLE TV, AND TELEPHONE ON SOUTH SIDE OF EAST BETTERAVIA ROAD.  
PEDESTRIAN ACCESS AND TRAFFIC CONTROL AT US 101 SOUTHBOUND RAMP.  
RECIPROCAL DRAINAGE, ACCESS AND PARKING ACROSS PARCELS 1-4 OF TRACT 5977.

SM Freeway, LLC, a Delaware limited liability company

Name Printed: ROBERT T. BEST Name Printed:  
Title: MANAGING PARTNER Title:

## NOTARY

STATE OF CALIFORNIA

COUNTY OF ORANGE

ON MARCH 19, 2014, BEFORE ME, KAREN BUNCH, PERSONALLY APPEARED

ROBERT T. BEST, 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.

Karen Bunch  
SIGNATURE

KAREN BUNCH  
NAME PRINTED

ORANGE  
PRINCIPAL COUNTY OF BUSINESS

NOVEMBER 20, 2015  
COMMISSION EXPIRES

## ADDITIONAL INFORMATION

PURSUANT TO SECTION 66434.2 OF THE GOVERNMENT CODE THE FOLLOWING ADDITIONAL INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY, DESCRIBING CONDITIONS AS OF THE DATE OF FILING, AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST. THE ADDITIONAL INFORMATION IS DERIVED FROM PUBLIC RECORDS OR REPORTS, AND DOES NOT IMPLY THE CORRECTNESS OR SUFFICIENCY OF THOSE RECORDS OR REPORTS BY THE PREPARER.

Reciprocal Access/Drainage/Parking. A reciprocal access/drainage and parking easement shall be shown on the final plans across all parcels and recorded by separate instrument prior to occupancy of the first building. The City shall be a party to the easement, and the applicant shall obtain an agreement to subordinate to these easements from senior lienholder(s).

If a parcel map is filed, per sec. 66411.1 of the Subdivision Map act, a notice by statement will be required to appear on recordable parcel map. Said statement shall indicate at time of development of any parcel, improvements adjacent to Tract 5977 will be required per Santa Maria City Standards to be approved by the city engineer.

Development of the site is subject to the standards contained in the Entrada Este Specific Plan.

Only two access points will be permitted on East Betteravia Road and one on South Bradley Road.

Construction activities shall be limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, and 8:00 a.m. to 5:00 p.m. on Saturdays.

This project is subject to the City's AB 1600 Mitigation Fee Program. The actual fee amount shall be based on the codes and rates in effect at the time of building permit issuance.

## 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 ORDINANCES, AT THE REQUEST OF General Development Co., L.P. ON APRIL, 2013. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I ALSO STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT SAID MONUMENTS ARE SUFFICIENT FOR THE SURVEY TO BE RETRACED.

Marc D. Dakos  
MARC D. DAKOS  
LS 8769

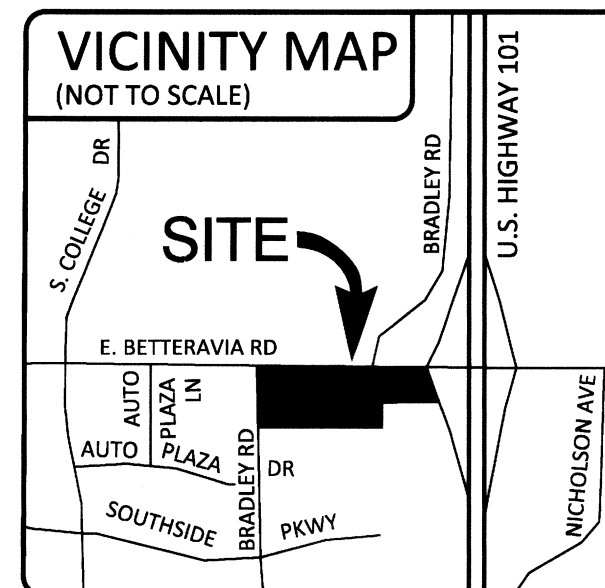
7/10/13  
DATE

## SIGNATURE OMISSIONS

THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED PURSUANT TO SECTION 66436(a)(3)(A)(i) OF THE GOVERNMENT CODE (STATE SUBDIVISION MAP ACT), AS THEIR INTEREST CANNOT RIPEN INTO A FEE:

Pacific Gas and Electric Company, a California corporation and Verizon California, a California corporation - recorded October 31, 2008 - Instrument No. 2008-0062315 and recorded October 26, 2009 - Instrument No. 2009-0064739 of Official Records.

Southern California Gas Company, a California corporation, its successors and assigns - recorded April 06, 2009 - Instrument No. 2009-0018712 of Official Records.



## CITY PLANNING COMMISSION'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS SUBDIVISION MAP AND HAVE DETERMINED THAT SAID MAP SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP AS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA MARIA ON JANUARY 16, 2013 AND THE CONDITIONS AS IMPOSED THEREON.

DATE: 4-4-14

Lawrence W. Appel  
LAWRENCE W. APPEL (SECRETARY)

## CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE ATTACHED MAP, THAT THE SUBDIVISION SHOWN THEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

Reese N. Riddiough  
REESE N. RIDDIOUGH (CITY SURVEYOR)

05-21-14  
DATE

## CITY ACCEPTANCE CERTIFICATE

I HEREBY CERTIFY THAT ALL STREETS/EASEMENTS/ABANDONMENTS IDENTIFIED AS PEDESTRIAN ACCESS, TREE PLANTING AND MAINTENANCE, PUBLIC UTILITY, CABLE TV, AND TELEPHONE ON SOUTH SIDE OF EAST BETTERAVIA ROAD, PEDESTRIAN ACCESS AND TRAFFIC CONTROL AT US 101 SOUTHBOUND RAMP, RECIPROCAL DRAINAGE, ACCESS AND PARKING ACROSS PARCELS 1-4 OF TRACT 5977 SHOWN HEREON ARE ACCEPTED BY THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS TO THE SATISFACTION OF THE CITY AND THAT THE CITY CLERK WAS DULY AUTHORIZED AND DIRECTED TO ENDORSE HEREON ITS APPROVAL OF THE SAME AND ITS ACCEPTANCE OF SAID STREETS/EASEMENTS/ABANDONMENTS.

DATE: 5/28/2014

David H. Smith  
CHIEF CITY CLERK

## CLERK OF THE BOARD'S STATEMENT

I, MONA MIYASATO, CLERK OF THE BOARD OF SUPERVISORS OF SANTA BARBARA COUNTY, DO HEREBY STATE THAT PURSUANT TO GOVERNMENT CODE SECTION 66464 (STATE SUBDIVISION MAP ACT), THAT THE CERTIFICATES AND DEPOSITS REQUIRED UNDER GOVERNMENT CODE SECTION 66492 AND SECTION 66493 (STATE SUBDIVISION MAP ACT) ON THE PROPERTY WITHIN THIS SUBDIVISION HAVE BEEN FILED AND MADE.

MONA MIYASATO  
CLERK OF THE BOARD OF SUPERVISORS  
OF SANTA BARBARA COUNTY

BY: Robert Cohen 6/4/14  
DEPUTY DATE

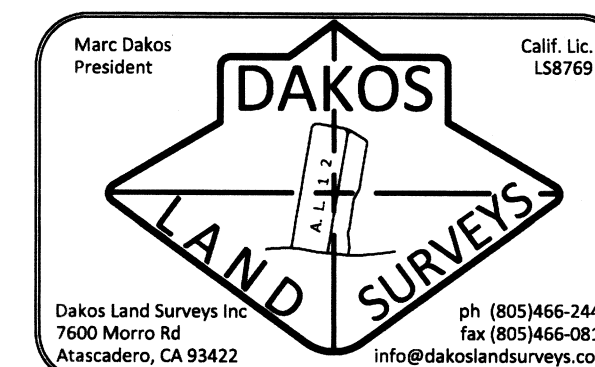
## COUNTY RECORDER'S STATEMENT

FILED THIS 5th DAY OF June, 20 14, AT 9:35 M., IN BOOK 64 OF PARCEL MAPS, RECORDS OF SANTA BARBARA COUNTY, AT PAGE(S) 58, 59, AT THE REQUEST OF MARC D. DAKOS.

FEE: \$56.00

JOSEPH E. HOLLAND  
COUNTY CLERK - RECORDER - ASSESSOR

BY: Joseph E. Holland  
DEPUTY



|               |   |
|---------------|---|
| Requested by: | General Development Co., L.P.                           |
| APN(S):       | 128-136-08-00, 128-136-09-00                            |
| DATE:         | April 19, 2013  |
| REVISED:      | May 31, 2013  |
| FILENAME:     | 13-038 GDC Betteravia FPM                               |
| Drafter: DD   | Scale: 1"=40' Project: 13-038 Job: 13-038 Sheet: 1 of 2 |