

OWNER'S STATEMENT

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE ALL THE OWNERS OF, AND ALL RECORDHOLDERS OF SECURITY INTEREST IN, AND ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION AND PROJECT SHOWN ON THIS MAP, AND THAT WE DO HEREBY CONSENT TO THE FILING AND/OR RECORDECTION OF THIS MAP.

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS THOSE CERTAIN PRIVATE ACCESS EASEMENTS AND PRIVATE DRAINAGE EASEMENTS FOR THE USE AND BENEFIT OF THE PRESENT OR FUTURE OWNERS OF THE LOTS AFFECTED BY SUCH EASEMENTS, AS DELINEATED ON SAID MAP.

WE ALSO HEREBY RESERVE OURSELVES, OUR HEIRS, AND ASSIGNS FOR THE USE AND BENEFIT OF GENERAL PUBLIC UTILITY COMPANIES WHICH ARE AUTHORIZED TO SERVE IN SUCH SUBDIVISIONS AND PROJECTS, THE RIGHTS OF EASEMENTS AND RIGHTS OF WAY UNDER BUILDINGS.

WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE A PEDESTRIAN ACCESS EASEMENT AS DELINEATED ON SAID MAP AND ALL USES INCIDENT THERETO.

SAN MIGUEL COMPANY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Brett Butterfield Member
PRINTED NAME AND TITLE

ACKNOWLEDGMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF San Luis Obispo

ON Nov 24, 2009, BEFORE ME Gonzalo Ramirez, A NOTARY PUBLIC, PERSONALLY APPEARED Brett Butterfield 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/HEY EXECUTED THE SAME IN HIS/HER/THEIR 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.

BY: Gonzalo Ramirez NAME PRINTED
COUNTY OF San Luis Obispo, CA, Nov 9, 2011 NOTARY EXPIRES
1724957 NOTARY COMMISSION NUMBER

ACKNOWLEDGMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF San Luis Obispo

ON Nov 24, 2009, BEFORE ME Gonzalo Ramirez, A NOTARY PUBLIC, PERSONALLY APPEARED John R. Sanders 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/HEY EXECUTED THE SAME IN HIS/HER/THEIR 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.

BY: John R. Sanders NAME PRINTED
COUNTY OF San Luis Obispo, CA, Nov 9, 2011 NOTARY EXPIRES
1724957 NOTARY COMMISSION NUMBER

BOARD OF SUPERVISOR'S STATEMENT

I, DO HEREBY STATE THAT THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, DID, ON Nov 24, 2009 APPROVE THIS MAP OF TRACT 2995, IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION MAP ACT, AND THE OFFER OF DEDICATION SHOWN HEREON FOR THE PUBLIC PEDESTRIAN ACCESS EASEMENT WAS REJECTED WITHOUT PREJUDICE TO FUTURE ACCEPTANCE.

JULIE L. RODEWALD
CLERK OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

BY: _____ DATE _____
DEPUTY CLERK

TRUSTEE STATEMENT

HERITAGE OAKS BANKCORP, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED MARCH 25, 2005, AS INSTRUMENT NO. 2005-0215655 OF OFFICIAL RECORDS.

BY: Michael F. Huppel
PRINTED NAME 11/24/09 DATE

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 BRETT BUTTERFIELD, JULY 2009. I HEREBY STATE THAT THIS FINAL 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 OR WILL BE SET WITHIN ONE YEAR OF THE DATE OF THIS MAP. THE MONUMENTS SHOWN HEREON ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



John R. Sanders
JOHN R. SANDERS L.S. 5812
DATE 11-23-09
EXP. 6/30/10

COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE ANNEXED MAP ENTITLED TRACT 2995, IN THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF BRETT BUTTERFIELD, JULY 2009. I HEREBY STATE THAT THIS FINAL 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 OR WILL BE SET WITHIN ONE YEAR OF THE DATE OF THIS MAP. THE MONUMENTS SHOWN HEREON ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DANIEL J. MANION L.S. 5682
EXP. 09/30/2011
DATE _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2009, AT _____ M., IN BOOK _____ OF MAPS AT PAGE _____ AT THE REQUEST OF JOHN R. SANDERS.
DOCUMENT NO. _____
FEE: _____

JULIE L. RODEWALD
COUNTY RECORDER
DEPUTY RECORDER

TRACT 2995

IN THE TOWN OF SAN MIGUEL, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION FOR COMMERCIAL PURPOSES OF PARCELS 2 AND 3 OF PARCEL MAP CO 04-0215 ACCORDING TO THE MAP RECORDED IN BOOK 63 OF PARCEL MAPS, AT PAGE(S) 67-71 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



VICINITY MAP
NO SCALE

72

73

74

N STREET

80' ROADWAY EASEMENT
PER 1508/06/988

REMAINDER
CO 04-0215
63/MB/67-71

U.P.R.R.

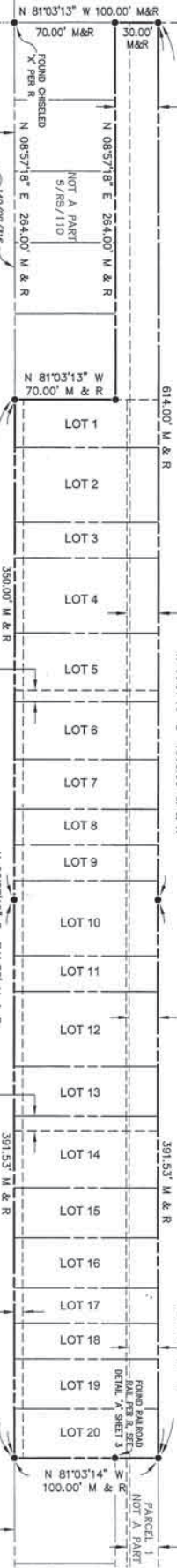
SEE SHEET 3 FOR LOT DATA

22 PRIVATE ACCESS AND
DRAINAGE EASEMENT
N 08°57'18" E 1005.53' M & R

20' EASEMENT FOR FOOTSTRAIK
WALKWAY AND ACCESS FOR FIRE &
WATER SERVICE TO THE
LOTS 153 000' N 505-92554

20' PRIVATE ACCESS
EASEMENT & P.U.L.E.
PER 63/PM/67-71

27' PRIVATE ACCESS
EASEMENT OF LOTS 1-20 OF TRACT 2995
PER DOC. NO. 2001-045214



14th STREET

57

13th STREET

58

12th STREET

59

LEGEND

- FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "CE 29743" PER R UNLESS OTHERWISE NOTED
- SET 5/8" REBAR WITH PLASTIC CAP "LS 5812"
- M MEASURED

REFERENCE

R 63/PM/67-71



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS BETWEEN TWO FOUND MONUMENTS ALONG THE RIGHT-OF-WAY OF MISSION STREET PER R, HAVING A BEARING OF N 08°57'18" E.

NOTE

1. THERE WILL BE A BLANKET P.U.L.E. OVER LOTS 1 THROUGH 20 EXCEPT UNDER BUILDINGS.

TRACT 2995

IN THE TOWN OF SAN MIGUEL, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION FOR COMMERCIAL PURPOSES OF PARCELS 2 AND 3 OF PARCEL MAP CO 04-0215 ACCORDING TO THE MAP RECORDED IN BOOK 63 OF PARCEL MAPS, AT PAGE(S) 67-71, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



SITE PLAN REVIEW

a. A site plan review is required for building and improvement plans. These plans shall be reviewed by the Planning Commission and the County Public Works Department for compliance with the below requirements:

IMPROVEMENTS

- b. If a drainage basin is required, the owner(s) of Lots 1-20 are responsible for on-going maintenance of drainage basin fencing, in perpetuity.
- c. If a drainage basin is required, the owner(s) of Lots 1-20 are responsible for on-going maintenance of drainage basin / adjacent landscaping in a visible condition on a continuing basis into perpetuity. The basin(s) area shall be indicated as a building.
- d. All driveway approaches shall be constructed in accordance with County Public related roads to be accepted for County maintenance shall require an encroachment permit.
- e. If subdivision improvements are bonded for, all public improvements shall be completed prior to occupancy of any new structure.
- f. All utility lines, including streets, road and parking areas within the subdivision are to be privately maintained, indicating the proposed maintenance mechanism.
- g. Prior to Building Permit issuance pay a drainage impact fee of not to exceed \$2,819 per 1,000 square-foot of estimated future building area to County Public Works to mitigate cumulative drainage impacts in the San Miguel area.
- h. Prior to Building Permit issuance the applicant shall submit Public Improvement Plans. The plans shall be in conformance with the County Public Improvement Standards and are to include, as applicable:
 - i. Plan and profile in conformance with Mission Street Improvement Plans on file with the Department of Public Works.
 - ii. An access road between 11th Street and 14th Street shall be constructed in accordance with San Miguel Fire Department requirements with an easement of sufficient width to III. Street lighting consistent with existing streetlights along Mission Street.
 - iv. Pedestrian and landscaping amenities consistent with the subdivision conditions
 - v. Utility Plan consistent with the requirements of the Department of Planning and Building and the San Miguel CSD
- i. The project shall comply with the requirements of the National Pollution Discharge Elimination System (NPDES) for the San Miguel Wastewater Treatment Plant and the County's Storm Water Pollution Control and Discharge Ordinance 21-43.
- l. Prior to Building Permit issuance, the applicant shall enter into an agreement and post a performance bond with the Department of Public Works to cover the required public improvements in accordance with 22.54.030 (Curbs, Gutters and Stormwater). The applicant's building permit for lots within Tract 2995 shall not apply for a curb, gutter and sidewalk waivers.
- j. The applicant shall be required to complete the following:
 - i. The applicant shall enter into an agreement with the county for the cost of checking the improvement plans, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
 - ii. The Registered Civil Engineer, upon completion of the improvements, shall certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related fund use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.
- k. The applicant shall enter into an agreement with the county for the cost of checking the improvement plans, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
- l. The Registered Civil Engineer, upon completion of the improvements, shall certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related fund use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.

BUILDING DESIGN

- m. Building styles include variations commonly seen from the late 1800s through the 1940s and styles that incorporate design elements from the mission.
- n. Maximum allowable building height is two stories with extra height allowed for design features (cupola, dormers, etc.).
- o. The height of a building's Mission Street facade should be no greater than the building's width. Articulation of the facade should include no portion designed to emphasize its width.
- p. Roof forms should be consistent with existing commercial buildings in the core area - shallow-pitch gable roofs, usually with a parapet wall facing the street.
- q. Building design should include cornices, window moldings, parapet caps, overhangs, awnings, balconies and other three-dimensional architectural features that cast shadows and create visual interest.
- r. Between 60 percent (minimum) and 85 percent of the ground level street facade should be between 10 percent (minimum) and 20 percent (maximum) of the ground level.
- s. Entrances shall be recessed so that doors do not open into the path of pedestrians and to create maneuvering space for pedestrians entering and leaving the building.
- t. Building materials shall evoke pre-1950's design themes, mission or of the early railroad era. These materials include natural finish or painted wood, stucco, unplastered brick, wood window frames and moldings and mission tile roofs.
- u. Building materials that are not consistent with the mission or early railroad design themes shall be limited to window treatments, exterior lighting, decorative glass, highly reflective surfaces (other than windows or doors), reflective glass, glass block, metal siding, painted brick, plastic and unpainted/unfinished aluminum.

ARCHITECTURE

- v. Sign are limited to 156 of the building face up to 80 square feet. Signs shall be designed to be consistent with the mission, early railroad or pre-1950's design themes. Signs shall not be made of plastic, they shall not be internally lit, except that they may be illuminated at night. Signs shall be mounted perpendicular to the building facade. Pole signs are not allowed.
- w. New development shall include the proportionate share of the number of street trees needed to achieve a continuous row along the Mission Street frontage with spacing of 30 feet between trees. Each development plan shall include at least one street tree. Plans for frontage trees shall include a tree plan showing a tree per 50 feet of frontage.
- x. Exterior light fixtures shall be designed and adjusted to direct light away from any road, street or dwelling unit.
- y. All future buildings shall be made of high quality materials.
- z. All second floors shall provide plumbing and wiring for apartment use even if commercial space is initially proposed. Lam carter, common space, and access drives shall be shown on the additional map sheet reflecting the approved tentative map. At the time of application for construction permits, the applicant shall clearly delineate the approved building site, town center on lot 6, common space, and access drives on the project plans.
- aa. Residential parking will be designated parking along the alley.
- bb. Solid waste disposal site shall be within 100 feet of all buildings. It shall be a minimum of 2,000 square feet and include the following amenities: decorative paving, trees for shade, street furniture and a visitor information kiosk with historic exhibits of San Miguel.
- cc. Public restroom(s) shall be located within 100 feet from each building.
- ff. Waste disposal shall be located within 100 feet from each building.

NOISE

- 99. At the time of application for construction permits, the applicant shall show the following on the project plans:
 - i. The structure is provided with air conditioning or mechanical ventilation.
 - ii. All windows and doors on the east railroad side of the structure are mounted in low or infiltration rate frames (0.5 cfm or less).
 - iii. All fresh air inlets or exhaust vents located on the east, railroad side of the structure incorporate sound attenuation and noise baffling.
- hh. At the time of application for construction permits, for buildings with residential unit(s) the applicant shall show the following on the project plans:
 - i. The buildings shall be located between the railroad tracks and the outdoor living space and will buffer the outdoor living space from the railroad noise.

ARCHITECTURE

ii. At the time of application for construction permits, the applicant will submit a plan that provides a detailed description of the construction process and how the archaeologist will monitor grading and excavation activities during construction and the process to follow should resources be identified to implement the monitoring plan during construction and verify to the county that construction work adhered to the plan.

AIR QUALITY

- iii. Prior to issuance of construction permits, the applicant shall provide evidence they have contacted APCD on any proposed portable equipment requiring APCD or CARB registrations, such as: 50-hp portable generators, IC engines, unconfined abrasive blasting operations, concrete batch plants, rock and pavement crushing, tub grinders, trench screens, etc. Should any of these types of equipment be used during construction activities California statewide portable equipment registration (issued by the California Air Resources Board) or APCD permit may be required.
- kk. Prior to issuance of construction permits, the following measures shall be incorporated into the construction phase of the project and shown on all applicable plans:
 - l. Reduce the amount of disturbed area where possible.
 - m. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.
 - nn. All dirt, stock-pile areas should be approved daily as needed.
 - oo. Permanent dust control measures identified in the approved project registration and landscape plans shall be implemented as soon as possible following completion of any soil disturbing activities.
 - pp. Exposed ground areas that are planned to be reworked at areas greater than one month after initial grading shall be sown with a fast germinating native grass seed and covered with a mulch.
 - qq. All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.
 - rr. All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible and building pads shall be laid as soon as possible after grading unless otherwise specified.
 - ss. Vehicle speeds for all construction vehicles shall not exceed 15 miles per hour on any unpaved surface at the construction sites.
 - tt. All truck hauling dirt, sand, soil, or other loose materials shall be covered or shall maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.
 - uu. Wheel washers shall be installed where vehicles enter and exit unpaved roads onto streets, or trucks and equipment leaving the site shall be washed off, only.

ARCHITECTURE

- xx. Streets shall be swept at the end of each day if visible soil material is carried onto adjacent paved roads, and water sweepers with reclaimed water shall be used where possible.
- ll. All PM10 mitigation measures required shall be shown on grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to land use clearance for map recording and land use clearance for finish grading of the site.
- mm. Only the following types of wood burning devices shall be allowed (based on District Rule 504):
 - (a) EPA-Certified Phase II wood burning devices;
 - (b) catalytic wood burning devices emitting less than or equal to 4.1 grams per hour of particulate matter, as verified by a nationally-recognized testing lab;
 - (c) non catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter, as verified by a nationally-recognized testing lab;
 - (d) pellet-fueled woodstoves; or
 - (e) dedicated gas-fired fireplace.
- nn. Prior to construction permit issuance, such devices shall be shown on all applicable plans, and installed as approved by the county.
- oo. APCD prohibits open-air burning of any material, including wood, unless the burning is technically feasible alternatives are available, limited development burning under restrictions may be allowed. Any such exception must complete the following prior to any burning: APCD approval; payment of fee to APCD based on the size of the project; and issuance of a burn permit by the APCD and the local fire department authority. As a part of APCD approval, the applicant shall furnish them with the study of technical feasibility which includes costs and other constraints) at the time of application. For any questions regarding these requirements, Karen Brooks of APCD's Enforcement Division may be contacted (805/781-5812).

**ADDITIONAL MAP SHEET
TRACT 2995**

IN THE TOWN OF SAN MIGUEL, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION FOR COMMERCIAL PURPOSES OF PARCELS 2 AND 3 OF PARCEL MAP CO. 04-0215 ACCORDING TO THE MAP RECORDED IN BOOK 63 OF PARCEL MAPS, AT PAGE(S) 67-71, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



72

73

74

N STREET

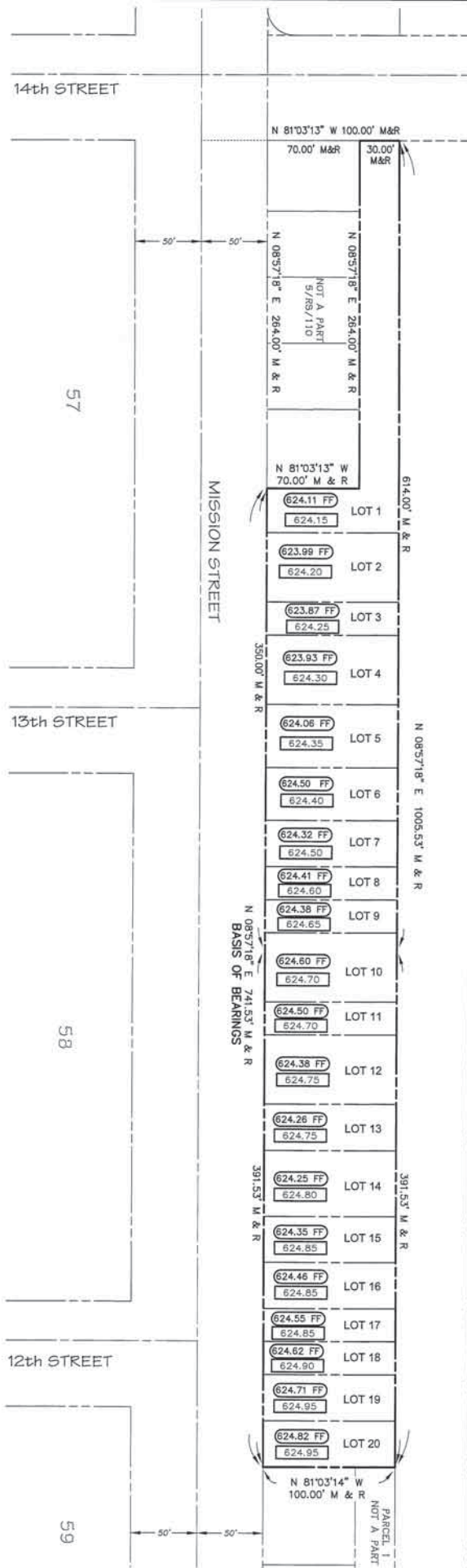
ADDITIONAL INFORMATION SHEET

THE ADDITIONAL INFORMATION SHOWN ON THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY AND IS DESCRIBING CONDITIONS AS OF THE DATE OF FILING AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.

REMAINDER
CO 04-0215
63/MB/67-71

80' ROADWAY EASEMENT
PER 1503/94/658

U.P.R.R.



LEGEND

- M MEASURED REPRESENTS 100 YEAR WATER SURFACE ELEVATION (SEE NOTE)
- (624.85 FF) REPRESENTS PROPOSED FINISHED FLOOR ELEVATION

REFERENCE

R 63/MB/67-71

NOTE

100 YEAR WATER SURFACE ELEVATION IS PER HYDRAULIC MODELING FROM TRACT 2995, PREPARED BY NORTH COAST ENGINEERING, INC., DATED NOVEMBER 19, 2008.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS BETWEEN TWO FOUND MONUMENTS ALONG THE RIGHT-OF-WAY OF MISSION STREET PER R, HAVING A BEARING OF N 08°57'18" E.

FLOOD CONDITION NOTE:

IN THE 100 YEAR STORM EVENT THE ENTIRE SITE IS SUBJECT TO SHALLOW FLOODING. EACH BUILDING WILL REQUIRE FLOOD PROTECTION TO 1'0" ABOVE THE FINISHED FLOOR TO 1'0" ABOVE, OR FLOODPROOFING TO 1'0" ABOVE THE FINISHED FLOOR TO 1'0" ABOVE. FINISHED FLOOR ELEVATIONS SHOWN HEREON. FINISHED FLOOR SEWERS IS BASED SOLELY ON Z RISE ABOVE BACK OF SIDEWALK GRADE.

TRACT 2995

IN THE TOWN OF SAN MIGUEL, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION FOR COMMERCIAL PURPOSES OF PARCELS 2 AND 3 OF PARCEL MAP CO 04-0215 ACCORDING TO THE MAP RECORDED IN BOOK 63 OF PARCEL MAPS, AT PAGE(S) 67-71 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

