

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE AN INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND. WE CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINES.

OWNER: OCEAN MEADOWS INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: OMI VENTURE LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER
BY: OMI C MEMBER LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER
BY: CG ACQUISITIONS II LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

BY: James Eric Frank

NAME: JAMES ERIC FRANK

TITLE: MANAGER

DATE: 11/20/2023

NOTARY

STATE OF COLORADO )
) SS.
CITY AND COUNTY OF DENVER )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF November, 2023,

BY JAMES ERIC FRANK, MANAGER OF CG ACQUISITIONS II LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS MANAGER OF OMI C MEMBER LLC, A DELAWARE LIMITED LIABILITY COMPANY, MANAGING MEMBER OF OMI VENTURE LLC, A DELAWARE LIMITED LIABILITY COMPANY, SOLE MEMBER OF OCEAN MEADOWS INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: May 14, 2024
COMMISSION NO. 20204016816
PRINCIPAL OFFICE LOCATION: County of Denver

Hayley Stephenson (Signature) Hayley Stephenson (Printed Name)
NOTARY PUBLIC SIGNATURE PRINTED NAME

TRUSTEE STATEMENT

U.S. BANK TRUST COMPANY, A NATIONAL ASSOCIATION

AS TRUSTEE UNDER CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING, RECORDED OCTOBER 13, 2023 AS DOCUMENT NO. 2023-0030266 OF OFFICIAL RECORDS.

BY: Michael Karchke

NAME: Michael Karchke

TITLE: SVP

DATE: 11/22/23

TRACT MAP NO. 14,839
FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION LOT 3 OF PARCEL MAP 14,784 FILED IN BOOK 64, PAGES 20 TO 25 OF PARCEL MAPS, IN THE OFFICE OF THE SANTA BARBARA COUNTY RECORDER.

IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

MAY 2021



200 E. Carrillo Street, Suite 101, Santa Barbara, CA 93101
Phone: (805) 963-9532 Fax: (805) 966-9801

SIGNATURE OMISSIONS

EASEMENT HOLDERS

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

GOLETA COUNTY WATER DISTRICT, AN EASEMENT HOLDER FOR WATER PIPELINES OR CONDUITS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 28, 1966 AS INSTRUMENT NO. 6868 IN BOOK 2141, PAGE 1246 OF OFFICIAL RECORDS.

GENERAL TELEPHONE COMPANY OF CALIFORNIA, A CORPORATION, AN EASEMENT HOLDER FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 19, 1966 AS INSTRUMENT NO. 13021 IN BOOK 2148, PAGE 342 OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON, A CALIFORNIA CORPORATION, AN EASEMENT HOLDER FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 5, 1967 AS INSTRUMENT NO. 28817 IN BOOK 2207, PAGE 122 OF OFFICIAL RECORDS.

MINERAL HOLDERS

THE SIGNATURES OF THE FOLLOWING MINERAL RIGHTS HOLDERS HAVE BEEN OMITTED PURSUANT TO SECTION 66436 (a)(3)(C) OF THE SUBDIVISION MAP ACT AS THEIR INTEREST CANNOT RIPEN INTO A FEE:

THOMAS B. BISHOP COMPANY, A NEVADA CORPORATION, ANNA H. BISHOP, JAMES HAPP BISHOP JR., ISABELLE BISHOP DIBBLE, HELEN B. TRUE, CLARA J. SWIFT, FRANCES B. MCDOWELL, DOROTHEA R. BISHOP AS GUARDIAN OF THE ESTATE OF THOMAS B. BISHOP JR., AND ANNA V. BISHOP, DOROTHEA R. BISHOP AND CROCKER-ANGLO NATIONAL BANK, AS EXECUTORS OF THE LAST WILL AND TESTAMENT OF THOMAS BENTON BISHOP DECEASED AS GRANTED AND RESERVED IN THE DEED RECORDED MARCH 14, 1957 IN BOOK 1435, PAGE 85 OF OFFICIAL RECORDS AND IN THE GRANT DEED RECORDED NOVEMBER 1, 1965 IN BOOK 2127, PAGE 104 OF OFFICIAL RECORDS.

NOTE

THIS MAP IS SUBJECT TO CERTAIN CONDITIONS AND INFORMATION INCLUDED IN A "NOTICE" AND RECORDED CONCURRENTLY AS INSTRUMENT NO. O.R.

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 OCEAN MEADOWS INVESTORS, LLC, IN APRIL 2021. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I ALSO HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Kenneth J. Wilson (Signature) 11-17-2023 DATE
KENNETH J. WILSON, P.L.S. NO. 7911



COUNTY SURVEYOR'S STATEMENT

I ALEKSANDAR JEVREMOVIC, COUNTY SURVEYOR OF THE COUNTY OF SANTA BARBARA HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND COUNTY SUBDIVISION ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

ALEKSANDAR JEVREMOVIC, P.L.S. 8378 DATE
COUNTY SURVEYOR

COUNTY RECORDER'S STATEMENT

FILED THIS DAY OF 20 AT M., IN BOOK OF MAPS, AT PAGES AT THE REQUEST OF STANTEC CONSULTING SERVICES, INC.

FEE:

JOSEPH E. HOLLAND BY DEPUTY
COUNTY CLERK-RECORDER-ASSESSOR

CLERK OF THE BOARD'S STATEMENT

I, MONA MIYASATO, CLERK OF THE BOARD OF SUPERVISORS OF SANTA BARBARA COUNTY, DO HEREBY STATE THAT ON 20, I WAS DULY AUTHORIZED AND DIRECTED TO ENDORSE HEREON THE BOARD'S APPROVAL AND ACCEPTANCE OF THIS MAP, TRACT NO. 14,839. I FURTHERMORE 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 BY DEPUTY DATE
CLERK OF THE BOARD OF SUPERVISORS OF SANTA BARBARA COUNTY

APN 073-090-073

NOTARY

STATE OF COLORADO )

) SS.

CITY AND COUNTY OF DENVER )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF November, 2023.

BY Michael Kaschke, authorized signer of U.S Bank Trust Company, a national association

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: May 14, 2024

COMMISSION NO. 20204016816

PRINCIPAL OFFICE LOCATION: County of Denver

Hayley Stephenson  
NOTARY PUBLIC  
SIGNATURE

Hayley Stephenson  
PRINTED NAME

NOTARY

STATE OF COLORADO )

) SS.

CITY AND COUNTY OF DENVER )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_

COMMISSION NO. \_\_\_\_\_

PRINCIPAL OFFICE LOCATION: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC  
SIGNATURE

\_\_\_\_\_  
PRINTED NAME

**TRACT MAP NO. 14,839  
FOR CONDOMINIUM PURPOSES**

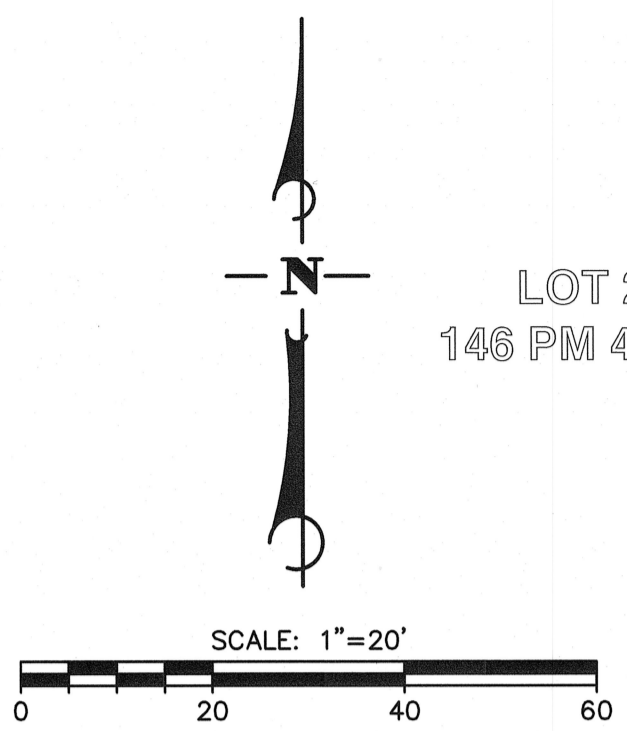
BEING A SUBDIVISION OF LOT 3 OF PARCEL MAP 14,784  
FILED IN BOOK 64, PAGES 20 TO 25 OF PARCEL MAPS IN  
THE OFFICE OF THE SANTA BARBARA COUNTY RECORDER.

IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA  
SHEET 2 OF 5 SHEETS

STANTEC P.N. 2064157800

APN 073-090-073





LOT 2  
146 PM 41-42

WHITTIER  
DRIVE

CITY OF GOLETA  
COUNTY OF SANTA  
BARBARA  
Δ=8°08'38" L=110.86'  
R=779.86'

**EXISTING EASEMENTS**

- ① A 10' WIDE (CALCULATED) EASEMENT FOR WATER PIPELINE OR CONDUITS AND INCIDENTAL PURPOSES GRANTED TO GOLETA COUNTY WATER DISTRICT, RECORDED FEBRUARY 28, 1966 AS INSTRUMENT NO. 6868 IN BOOK 2141, PAGE 1246 OF OFFICIAL RECORDS.
- ② A 6' WIDE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES GRANTED TO GENERAL TELEPHONE COMPANY OF CALIFORNIA, A CORPORATION, RECORDED APRIL 19, 1966 AS INSTRUMENT NO. 13021, IN BOOK 2148, PAGE 342 OF OFFICIAL RECORDS.
- ③ A 10' WIDE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES GRANTED TO SOUTHERN CALIFORNIA EDISON, A CALIFORNIA CORPORATION, RECORDED OCTOBER 5, 1967 AS INSTRUMENT NO. 28817, IN BOOK 2207, PAGE 122 OF OFFICIAL RECORDS.

**EXISTING APPURTENANT EASEMENTS**

- THE FOLLOWING APPURTENANT EASEMENTS ARE IN FAVOR OF THE SUBJECT PARCEL (LOT 3 OF 64 PM 20-25).
- ①⑥ A NON-EXCLUSIVE 100' WIDE APPURTENANT EASEMENT FOR THE PURPOSE OF MAINTAINING AN UPLAND ZONE FOR RESTORATION, DESCRIBED AS PARCEL SIXTEEN IN THE GRANT DEED RECORDED MAY 29, 2020 AS DOCUMENT #2020-0026234 OF OFFICIAL RECORDS.
  - ⑤ A PRIVATE VARIABLE WIDTH APPURTENANT EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS, INGRESS, EGRESS, LANDSCAPING, UTILITIES, AND STORM WATER DRAINAGE GRANTED TO OCEAN MEADOWS INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY IN THE DOCUMENT RECORDED OCTOBER 12, 2023 AS DOCUMENT NO. 2023-0030183 OF OFFICIAL RECORDS.
  - ⑥ A PRIVATE 10' WIDE APPURTENANT EASEMENT FOR STORM DRAINAGE GRANTED TO OCEAN MEADOWS INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY IN THE DOCUMENT RECORDED OCTOBER 12, 2023 AS DOCUMENT NO. 2023-0030184 OF OFFICIAL RECORDS.

**DETAIL**  
NOT TO SCALE

177 RS 26  
PARCEL 2 PER  
INSTRUMENT NO.  
2010-0069942

**MONUMENT LEGEND**

- FOUND 2-1/2" O.D. IRON PIPE SET IN CONCRETE, FILLED W/CONC. AND SET W/BRASS WASHER "LS 5470" PER R1.
- FOUND 1/2" IRON PIPE WITH TAG "PLS 7911" PER R1.
- FOUND 2" IRON PIPE WITH BRASS WASHER TAGGED "PLS 7911" PER R1.

LOT 1  
64 PM 20-25

LINE	DIRECTION	LENGTH	DESCRIPTION
L1	S 00°22'14" W	136.88'	CL OF EASEMENT WITHIN LOT 1 ②
L2	S 76°52'14" W	10.00'	CL OF EASEMENT WITHIN LOT 1 ②
L3	S 01°22'09" W	128.20'	CL OF EASEMENT WITHIN LOT 1 ③
L4	S 76°22'09" W	15.00'	CL OF EASEMENT WITHIN LOT 1 ③

S 89°59'59" E 226.14' (D1)

SEE SHEET 3 FOR BASIS OF BEARINGS.  
SEE SHEET 3 FOR RECORD LEGEND.  
ALL DISTANCES SHOWN ARE MEASURED UNLESS OTHERWISE STATED.

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IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA  
SHEET 4 OF 5 SHEETS  
STANTEC P.N. 2064157800

APN 073-090-073

## INFORMATIONAL MAP SHEET



200 E. Carrillo Street, Suite 101, Santa Barbara, CA 93101  
Phone: (805) 963-9532 Fax: (805) 966-9801

### SURVEYOR'S NOTE

PURSUANT TO SECTION 66434.2 OF THE STATE SUBDIVISION MAP ACT, THIS MAP SHEET IS FOR INFORMATIONAL PURPOSES, DESCRIBING CONDITIONS AS OF THE DATE OF FILING AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST. THE ADDITIONAL INFORMATION SHOWN ON THIS MAP SHEET IS DERIVED FROM PUBLIC RECORDS OR REPORTS AND DOES NOT IMPLY THE CORRECTNESS OR SUFFICIENCY OF THOSE RECORDS OR REPORTS BY THE PREPARER OF THE ADDITIONAL MAP SHEET.

### NOTICE – BUYER BEWARE (WATER & SEWER)

PURSUANT TO THE PROVISIONS OF SECTION 66434.2 OF THE SUBDIVISION MAP ACT, NOTICE IS HEREBY GIVEN:

LOTS WERE CREATED WITHOUT A GUARANTEE OF PUBLIC WATER AND SEWER SERVICE. FUTURE LOT OWNERS WILL BE REQUIRED TO DEMONSTRATE ADEQUATE PUBLIC WATER AND SEWER SERVICE PRIOR TO OBTAINING ZONING AND BUILDING PERMITS FOR LOT DEVELOPMENT.

## **TRACT MAP NO. 14,839 FOR CONDOMINIUM PURPOSES**

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IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA  
SHEET 5 OF 5 SHEETS

STANTEC P.N. 2064157800

APN 073-090-073