

OWNER'S STATEMENT

I HEREBY CERTIFY THAT 175 AIRPORT HOUSING, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IS THE SOLE OWNER OF AND HAS THE RIGHT, TITLE, AND INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP, AND IS THE ONLY BODY WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID PROPERTY, AND 175 AIRPORT HOUSING, LLC, CONSENTS TO THE MAKING AND FILING OF SAID MAP OF THE SUBDIVISION SHOWN WITHIN THE BORDER LINES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS EASEMENTS FOR PUBLIC PURPOSES:

THOSE PORTIONS OF OLD REDWOOD HIGHWAY AND AIRPORT BOULEVARD, THE PUBLIC UTILITY EASEMENTS OVER PARCELS 1, 4, 5, 11, & 12, THE PUBLIC UTILITY EASEMENTS LOCATED ON LOT 49 AND ON LOT 57, AND THE EMERGENCY VEHICLE ACCESS EASEMENT AS SHOWN ON THIS FINAL MAP.

175 AIRPORT HOUSING LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: LENOX 2, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
ITS: MANAGER

BY: DANIEL J. FREEMAN
ITS: MANAGER

175 AIRPORT HOUSING, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: JAMES G. LAIER, JR.
ITS: MANAGER

BY: CHRISTOPHER D. PELLASCINI
ITS: MANAGER

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF SONOMA

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.

ON _____, BEFORE ME _____ PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON (S) WHOSE NAME (S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE 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 TO PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL,

SIGNATURE _____ (SEAL) PRINT NOTARY NAME: _____

COUNTY OF PRINCIPAL PLACE OF BUSINESS _____

COMMISSION NO. _____

EXPIRATION DATE: _____

NOTARY ACKNOWLEDGEMENT

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COUNTY OF SONOMA

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ON _____, BEFORE ME _____ PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON (S) WHOSE NAME (S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE 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 TO PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL,

SIGNATURE _____ (SEAL) PRINT NOTARY NAME: _____

COUNTY OF PRINCIPAL PLACE OF BUSINESS _____

COMMISSION NO. _____

EXPIRATION DATE: _____

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 BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, NAMELY BONDS(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, AS EASEMENTS FOR PUBLIC PURPOSES THOSE PORTIONS OF OLD REDWOOD HIGHWAY AND AIRPORT BOULEVARD, AND THE EMERGENCY VEHICLE ACCESS EASEMENT AND HAS REJECTED ALL THE PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS FINAL MAP.

WITNESS MY HAND AND SEAL THIS ____DAY OF _____, 2025.

CLERK OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF SONOMA, STATE OF CALIFORNIA

DEPUTY

COUNTY TAX COLLECTOR'S STATEMENT

ACCORDING TO THE RECORDS IN THE OFFICE OF THE UNDERSIGNED, THERE ARE NO LIENS AGAINST THE SUBDIVISION, OR ANY PART THEREOF, 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 NOT YET PAYABLE IS \$ _____. THE LAND IN SAID SUBDIVISION IS NOT SUBJECT TO A SPECIAL ASSESSMENT OR BOND, WHICH MAY BE PAID IN FULL, EXCEPT SPECIAL ASSESSMENTS FOR BONDS PAYABLE IN FULL FOR WHICH I ESTIMATE THAT THE AMOUNT REQUIRED FOR FULL PAYMENT IS \$ _____. SECURITY REQUIRED PURSUANT TO GOVERNMENT CODE SECTIONS 66493(a) AND 66493(c) ARE HEREBY ACCEPTED AND APPROVED.

SIGNED THIS ____DAY OF _____, 2025.

TAX COLLECTOR, COUNTY OF SONOMA, STATE OF CALIFORNIA

DEPUTY

175 AIRPORT HOUSING LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
175 & 245 AIRPORT BOULEVARD, SANTA ROSA, CA 95403
OLD REPUBLIC TITLE COMPANY, ORDER NUMBER: 0147028028-SM

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2025, AT _____ M.

IN BOOK _____ OF MAPS, AT PAGE(S) _____, AT THE REQUEST OF THE COUNTY SURVEYOR.

DOC. NO. _____ COUNTY RECORDER

FEE PAID: _____

DEPUTY COUNTY RECORDER

EXEMPT FROM SB2 FEE PER §27388.1(o)(2)(D)

COUNTY SURVEYOR'S STATEMENT

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

JONATHAN R. OLIN, PLS 7590 DATED
COUNTY SURVEYOR, SONOMA COUNTY



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 DANIEL FREEMAN IN JUNE, 2024. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE SEPTEMBER 1, 2026, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

PRELIMINARY

STEVEN J. KLEIN, PLS 8155 DATED



**CERTIFICATE SHEET
TRACT NO. 1085-MJS23-0001
AIRPORT BOULEVARD
SUBDIVISION**

BEING A SUBDIVISION OF THE LANDS OF 175 AIRPORT HOUSING LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS DESCRIBED IN DOCUMENT NUMBER 2024-035112 SONOMA COUNTY RECORDS, LYING IN SECTION 29 OF TOWNSHIP 8 NORTH, RANGE 8 WEST, M.D.B.&M. IN THE COUNTY OF SONOMA STATE OF CALIFORNIA
4.78 ACRES 57 LOTS & 12 COMMON AREA PARCELS
APN 039-025-028 & 029-025-026

SHEETS INDEX

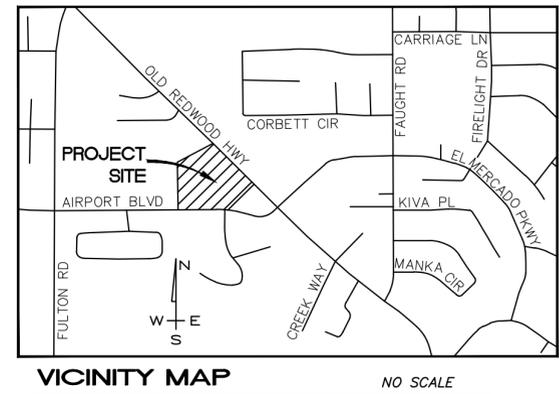
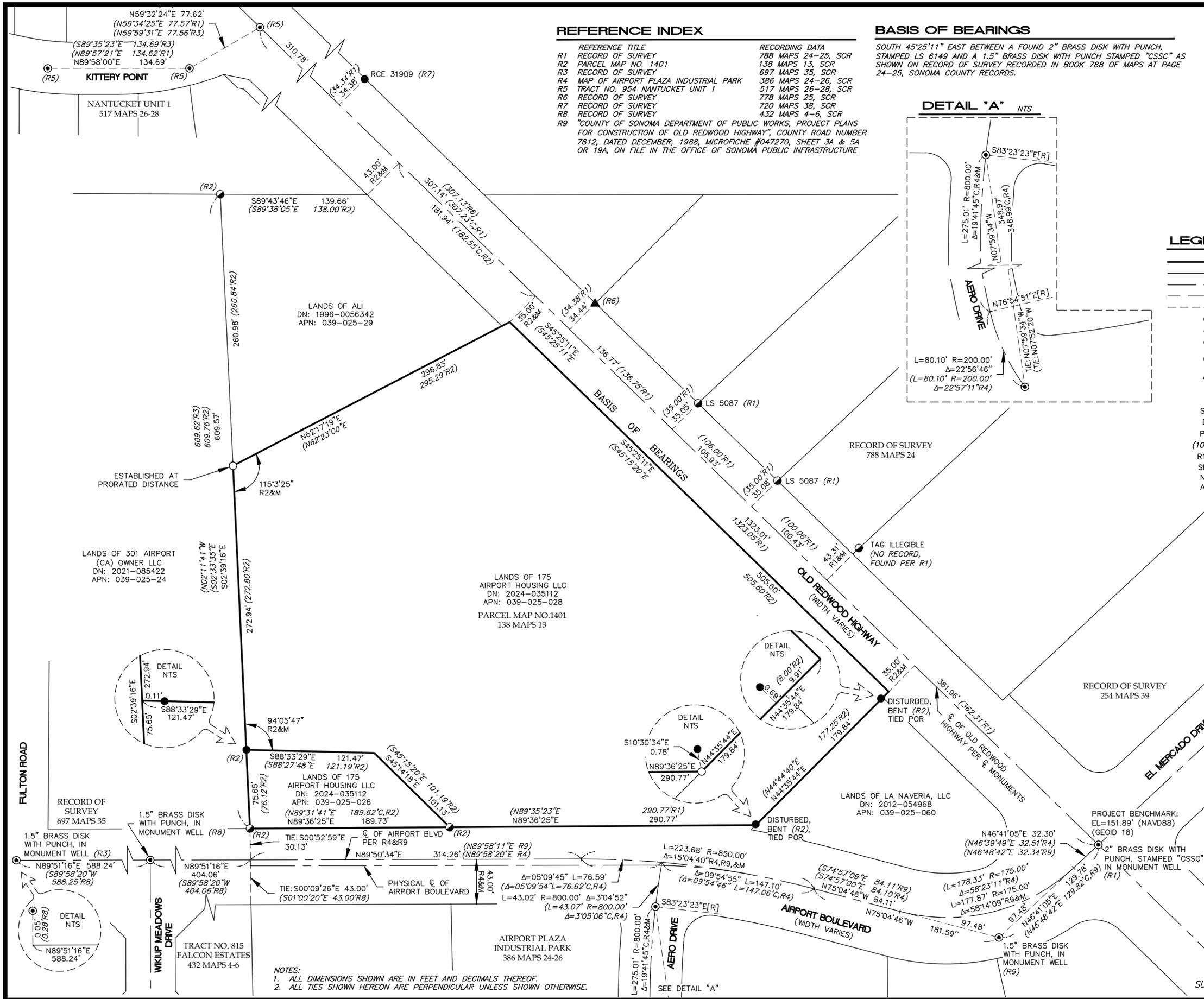
- 1. CERTIFICATES SHEET
- 2. BOUNDARY SHEET
- 3. SUBDIVISION MAP SHEET
- 4. SUPPLEMENTAL MAP SHEET
- 5. SUPPLEMENTAL MAP SHEET
- 6. SUPPLEMENTAL MAP SHEET
- 7. SUPPLEMENTAL MAP SHEET
- 8. SUPPLEMENTAL MAP SHEET NOTES



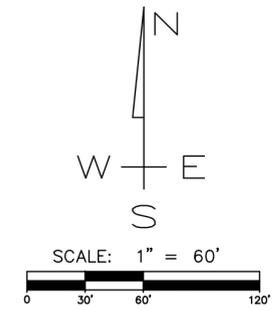
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- LEGEND**
- BOUNDARY LINE
 - - - ADJOINING BOUNDARY LINE
 - CENTERLINE
 - - - EASEMENT LINE
 - SURVEY TIE
 - SET 1/2" IRON PIPE, TAGGED PLS 8155
 - FOUND 1/2" IRON PIPE NOT TAGGED, OR AS NOTED
 - ⊙ FOUND 3/4" IRON PIPE, NOT TAGGED, OR AS NOTED
 - ⊙ FOUND 2" BRASS DISK WITH PUNCH, STAMPED LS 6149, IN MONUMENT WELL, OR AS NOTED
 - ▲ FOUND NAIL & BRASS TAG, STAMPED RCE 31909
 - IP IRON PIPE
 - C CALCULATED
 - SCR SONOMA COUNTY RECORDS
 - DN DOCUMENT NUMBER
 - POR POINT OF ROTATION
 - (100'R1) RECORD DATA
 - R1&M RECORD AND MEASURED DATA ARE IDENTICAL
 - SFNF SEARCHED FOR NOT FOUND
 - NTS NOT TO SCALE
 - APN ASSESSOR PARCEL NUMBER



BOUNDARY SHEET
TRACT NO. 1085-MJS23-0001
AIRPORT BOULEVARD
SUBDIVISION

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NOTES:
 1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
 2. ALL TIES SHOWN HEREON ARE PERPENDICULAR UNLESS SHOWN OTHERWISE.

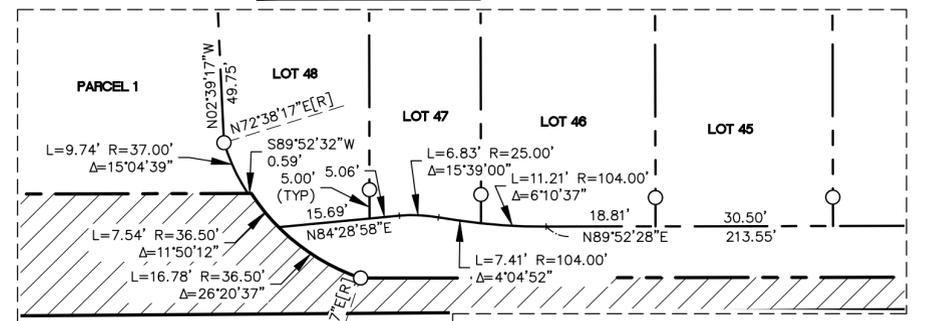
LEGEND

- BOUNDARY LINE
- - - ADJOINING BOUNDARY LINE
- CENTERLINE
- - - NEW LOT LINE
- - - SURVEY TIE
- - - FORMER BOUNDARY LINE
- - - RIGHT OF WAY DEDICATION
- SET 1/2" IRON PIPE, TAGGED PLS 8155
- SET NAIL & BRASS TAG, STAMPED PLS 8155
- ⊙ SET 3" BRASS DISK, STAMPED PLS 8155, IN MONUMENT WELL

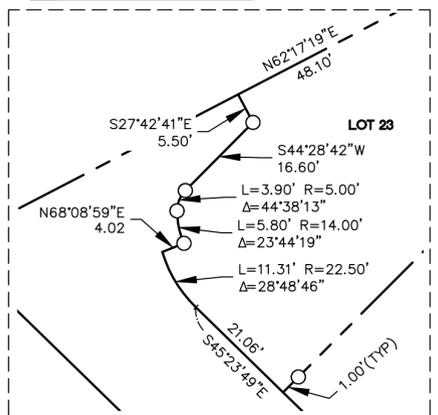
NOTE: LOT CORNER MONUMENTS AT EXTERIOR OF SUBDIVISION AND AT STREET FRONTAGES ARE SET AT 1' OFFSET FROM THE ACTUAL CORNER. OTHER LOT MONUMENTS ARE SET AT ACTUAL CORNERS UNLESS SHOWN OTHERWISE. SEE SHEET 4 FOR POSITION OF CENTERLINE STREET MONUMENTS.

- NOTES:**
- ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
 - ALL TIES SHOWN HEREON ARE PERPENDICULAR UNLESS SHOWN OTHERWISE.

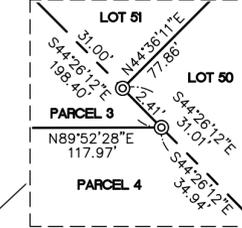
DETAIL "B" NTS



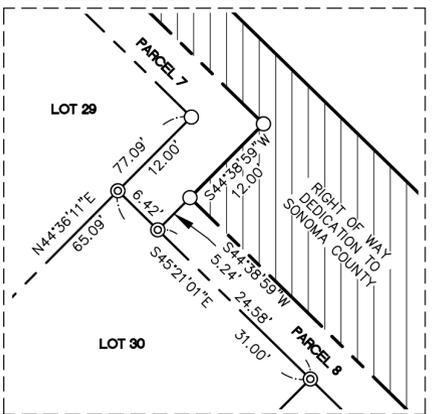
DETAIL "C" NTS



DETAIL "J" NTS

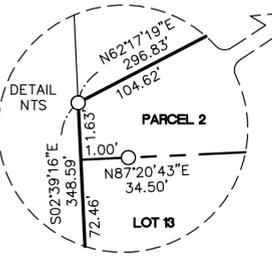


DETAIL "D" NTS



SURVEYOR'S NOTE

THE MAP CENTERLINES OF AIRPORT BOULEVARD AND OLD REDWOOD HIGHWAY DEVIATE FROM THE PHYSICAL CENTERLINES THEREOF. THE NEW RIGHT OF WAYS GRANTED ALONG AIRPORT BOULEVARD AND OLD REDWOOD HIGHWAY FOR THIS SUBDIVISION ARE RELATIVE TO THE PHYSICAL CENTERLINES OF SAID ROADS AS DESCRIBED IN THE CONDITIONS OF APPROVAL.



SCALE: 1" = 40'

BASIS OF BEARINGS

SOUTH 45°25'11" EAST BETWEEN A FOUND 2" BRASS DISK WITH PUNCH, STAMPED LS 6149 AND A 1.5" BRASS DISK WITH PUNCH STAMPED "CSSC" AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 788 OF MAPS AT PAGE 24-25, SONOMA COUNTY RECORDS.

Lots Curve Table

| Curve # | Length | Radius | Delta |
|---------|--------|---------|-------------|
| C1 | 14.46' | 34.00' | Δ=24°22'12" |
| C2 | 5.00' | 104.00' | Δ=2°45'07" |

**SUBDIVISION SHEET
TRACT NO. 1085-MJS23-0001
AIRPORT BOULEVARD
SUBDIVISION**

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STORM WATER LOW IMPACT DEVELOPMENT

PARCELS 2, 6, 7, 8, 9, 10 ARE RESERVED FOR STORM WATER LOW IMPACT DEVELOPMENT FEATURES.

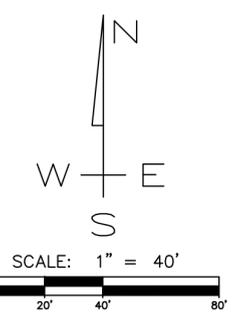
NOTES:

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. ALL TIES SHOWN HEREON ARE PERPENDICULAR UNLESS SHOWN OTHERWISE.



LEGEND

- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- CENTERLINE
- NEW LOT LINE
- SURVEY TIE
- FORMER BOUNDARY LINE
- RIGHT OF WAY DEDICATION
- SET 1/2" IRON PIPE, TAGGED PLS 8155
- SET NAIL & BRASS TAG, STAMPED PLS 8155
- SET 3" BRASS DISK, STAMPED PLS 8155, IN MONUMENT WELL



SUPPLEMENTAL MAP SHEET
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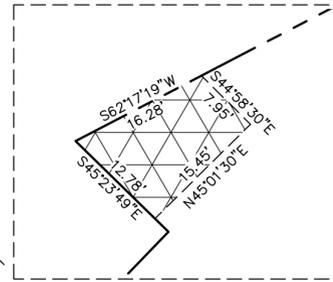
AIRPORT BOULEVARD

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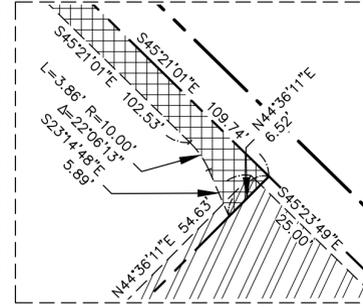
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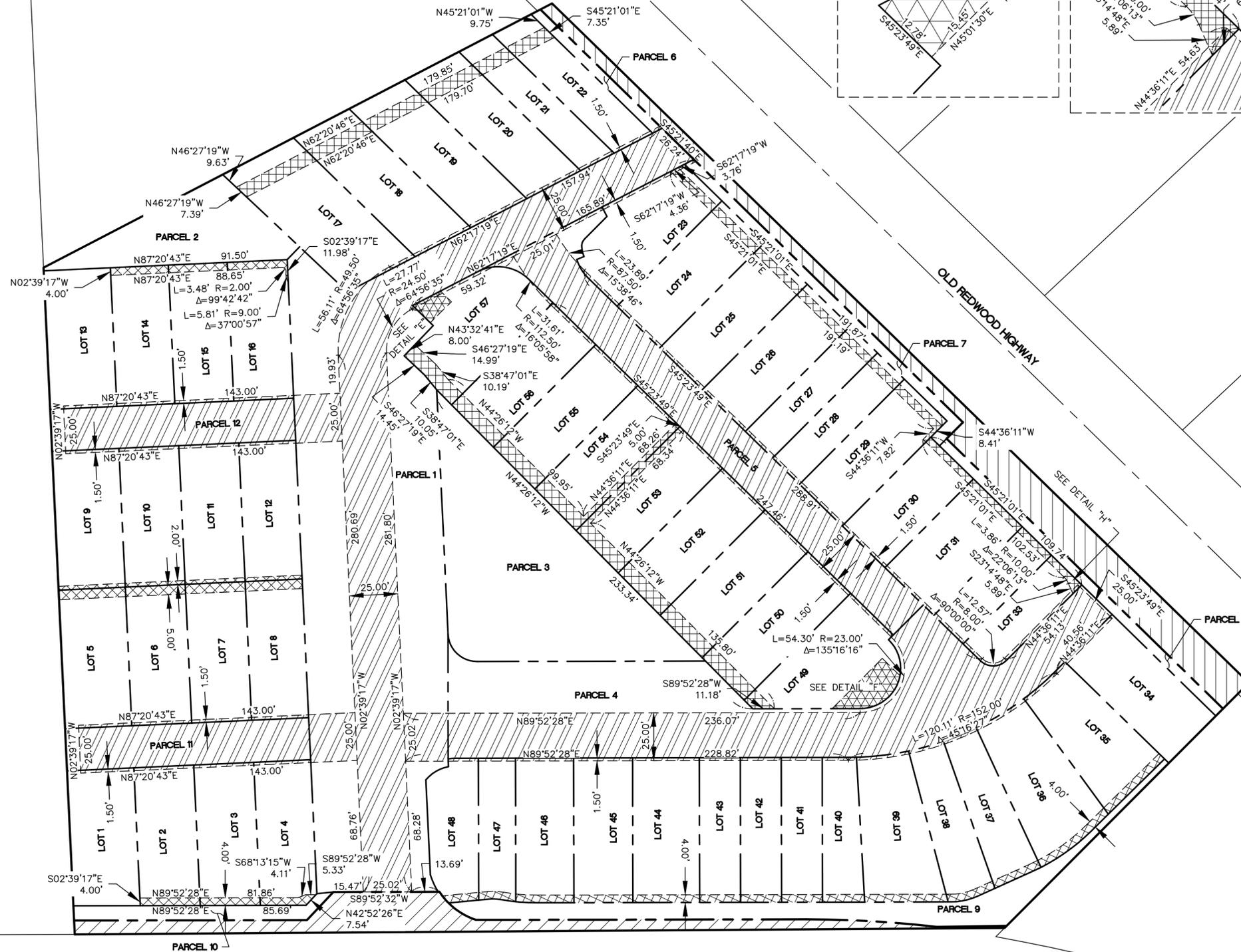
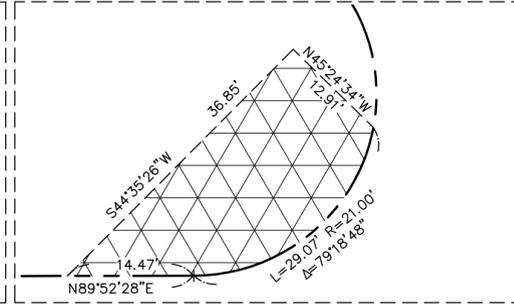
DETAIL "E" NTS



DETAIL "H" NTS



DETAIL "F" NTS

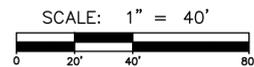
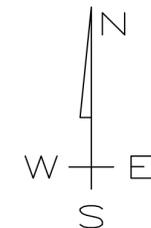


BLANKET EASEMENTS

1. PARCELS 1-12 TO BE ENCUMBERED BY A PRIVATE ACCESS, PRIVATE WATER, PRIVATE STORM DRAIN, AND PRIVATE LANDSCAPE & MAINTENANCE EASEMENT IFO HOA.
2. PARCELS 1, 4, 5, 11, 12 TO BE ENCUMBERED BY A PUBLIC UTILITY EASEMENT IFO SONOMA COUNTY, TO BE MAINTAINED BY THE HOA

LEGEND

| | |
|-----|---|
| | BOUNDARY LINE |
| | ADJOINING BOUNDARY LINE |
| | CENTERLINE |
| | NEW LOT LINE |
| | EASEMENT LINE |
| | RIGHT OF WAY DEDICATION (SEE SHEET 3) |
| | EMERGENCY VEHICLE ACCESS EASEMENT |
| | PRIVATE ACCESS AND STORM DRAIN EASEMENT IFO HOA |
| | PUBLIC UTILITY EASEMENT |
| IFO | IN FAVOR OF |
| SCR | SONOMA COUNTY RECORDS |
| DN | DOCUMENT NUMBER |
| NTS | NOT TO SCALE |
| PUE | PUBLIC UTILITY EASEMENT |
| HOA | HOME OWNERS ASSOCIATION |



**SUPPLEMENTAL MAP SHEET
TRACT NO. 1085-MJS23-0001
AIRPORT BOULEVARD
SUBDIVISION**

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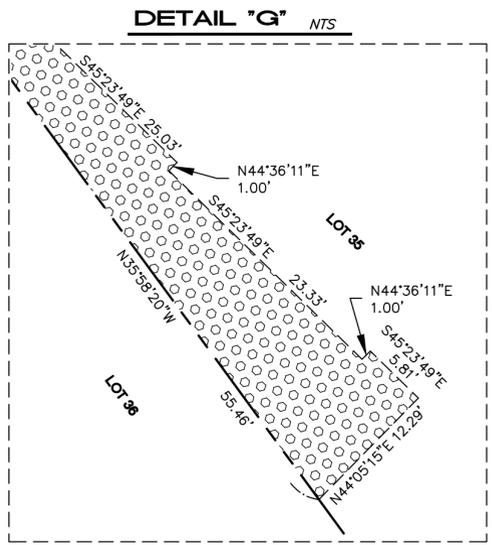
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BASIS OF BEARINGS

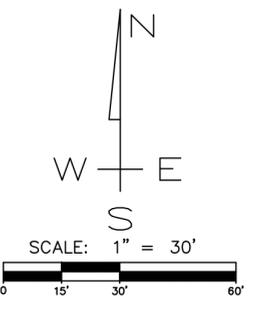
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AIRPORT BOULEVARD



LEGEND

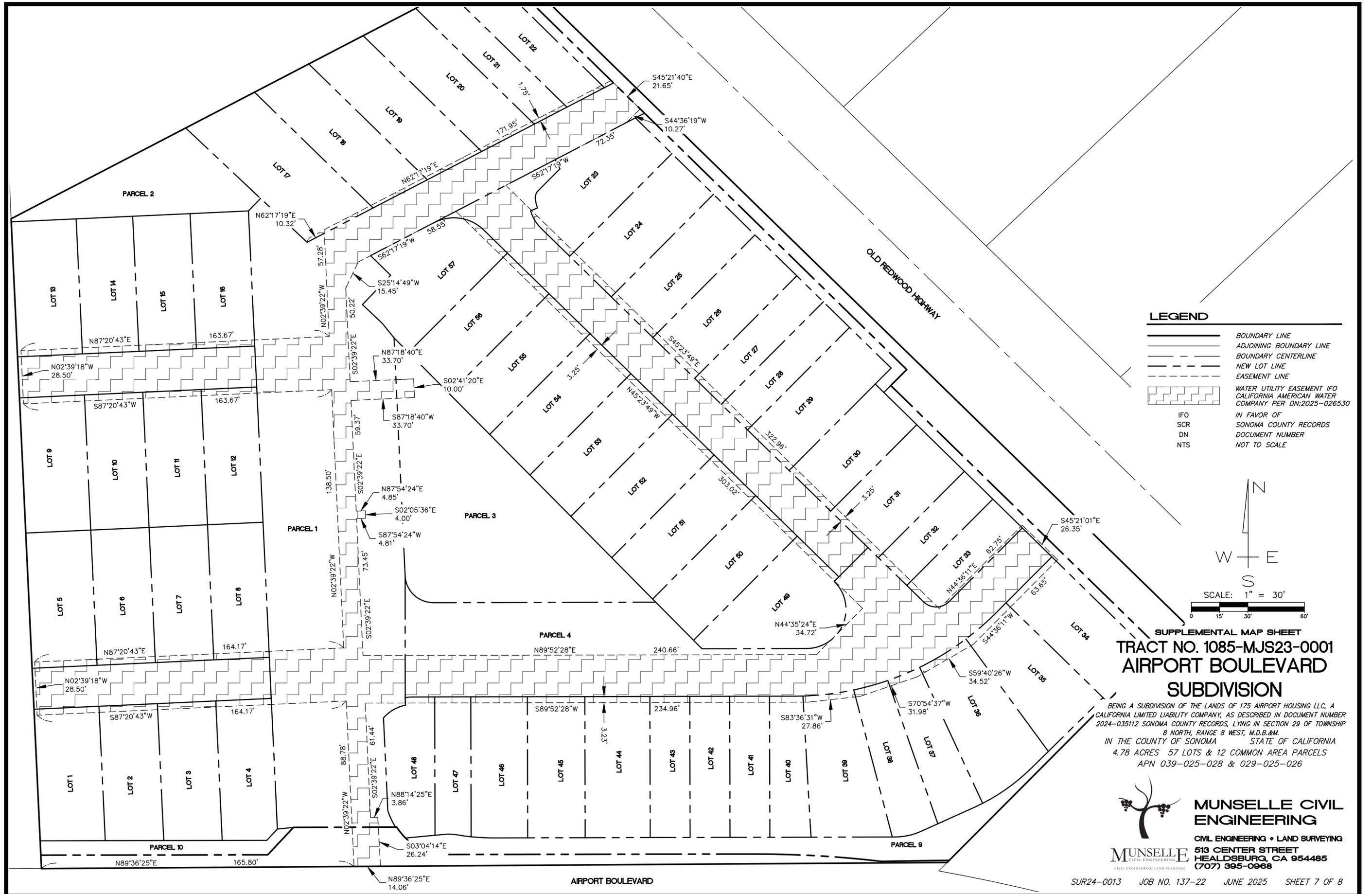
| | |
|-----|--|
| | BOUNDARY LINE |
| | ADJOINING BOUNDARY LINE |
| | BOUNDARY CENTERLINE |
| | NEW LOT LINE |
| | EASEMENT LINE |
| | PRIVATE ACCESS EASEMENT IFO NEIGHBORING PARCEL |
| | SEWER EASEMENT IFO AIRPORT/LARKFIELD/WIKIUP SANITATION ZONE PER DN:2025-010715 |
| IFO | IN FAVOR OF |
| SCR | SONOMA COUNTY RECORDS |
| DN | DOCUMENT NUMBER |
| NTS | NOT TO SCALE |
| HOA | HOME OWNERS ASSOCIATION |



SUPPLEMENTAL MAP SHEET
TRACT NO. 1085-MJS23-0001
AIRPORT BOULEVARD
SUBDIVISION

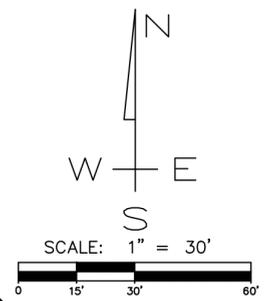
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 HEALDSBURG, CA 954485
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LEGEND

| | |
|-----|---|
| | BOUNDARY LINE |
| | ADJOINING BOUNDARY LINE |
| | BOUNDARY CENTERLINE |
| | NEW LOT LINE |
| | EASEMENT LINE |
| | WATER UTILITY EASEMENT IFO CALIFORNIA AMERICAN WATER COMPANY PER DN:2025-026530 |
| IFO | IN FAVOR OF |
| SCR | SONOMA COUNTY RECORDS |
| DN | DOCUMENT NUMBER |
| NTS | NOT TO SCALE |



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BEING A SUBDIVISION OF THE LANDS OF 175 AIRPORT HOUSING LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS DESCRIBED IN DOCUMENT NUMBER 2024-035112 SONOMA COUNTY RECORDS, LYING IN SECTION 29 OF TOWNSHIP 8 NORTH, RANGE 8 WEST, M.D.B.&M. IN THE COUNTY OF SONOMA STATE OF CALIFORNIA 4.78 ACRES 57 LOTS & 12 COMMON AREA PARCELS APN 039-025-028 & 029-025-026

MUNSELLE CIVIL ENGINEERING
 CIVIL ENGINEERING • LAND SURVEYING
 513 CENTER STREET
 HEALDSBURG, CA 954485
 (707) 395-0968

SUPPLEMENTAL MAP SHEET NOTES

1. 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 (PERMIT SONOMA) FOR REVIEW. GRADING/SITE PLANS SHALL CLEARLY INDICATE THE NATURE AND EXTENT OF THE PROPOSED WORK INCLUDING EARTHWORK, DRAINAGE IMPROVEMENTS, EROSION PREVENTION/SEDIMENT CONTROL MEASURES, DETAILS, NOTES, AND SPECIFICATIONS TO PREVENT DAMAGES OR MINIMIZE ADVERSE IMPACTS TO THE SURROUNDING PROPERTIES AND THE ENVIRONMENT. GRADING, DRAINAGE IMPROVEMENTS, AND EROSION PREVENTION/SEDIMENT CONTROL MEASURES SHALL ABIDE BY ALL APPLICABLE STANDARDS AND PROVISIONS OF THE SONOMA COUNTY CODE AND ALL OTHER RELEVANT LAWS AND REGULATIONS.
2. EACH LOT MUST CONSIDER AND INCORPORATE THE OFF-SITE DRAINAGE FROM ADJACENT LANDS. CONCENTRATED FLOW SHALL BE CONVERTED TO SHEET FLOW TO THE MAXIMUM EXTENT PRACTICABLE.
3. THE LOTS SHOWN HEREON ARE SUBJECT TO STORM WATER LOW IMPACT DEVELOPMENT (LID) REGULATIONS. POST-CONSTRUCTION STORM WATER FEATURES TO MITIGATE IMPACTS TO THE QUALITY AND QUANTITY OF STORM WATER DISCHARGES FROM THE LOTS AND PRIVATE/PUBLIC ROADS HAVE BEEN INCORPORATED INTO THE DEVELOPMENT OF THE SUBDIVISION. THESE POST-CONSTRUCTION STORM WATER FEATURES 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 STORM WATER LOW IMPACT DEVELOPMENT SUBMITTAL (SW LIDS) TO THE PERMIT AND RESOURCE MANAGEMENT DEPARTMENT (PERMIT SONOMA) – 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 APPROVED CHANGES OF THE REVISED SW LIDS.
4. THE LOTS SHOWN HEREON ARE SUBJECT TO STORM WATER LOW IMPACT DEVELOPMENT (LID) 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 THE DEVELOPMENT OF EACH INDIVIDUAL LOT. PRIOR TO ISSUANCE OF A GRADING OR BUILDING PERMIT, THE PROPERTY OWNER SHALL SUBMIT A STORM WATER LOW IMPACT DEVELOPMENT SUBMITTAL (SW LIDS) TO THE PERMIT AND RESOURCE MANAGEMENT DEPARTMENT (PERMIT SONOMA) – FOR REVIEW.
5. A REVOCABLE LICENSE FROM THE SONOMA COUNTY WATER AGENCY (SCWA) MUST BE OBTAINED PRIOR TO THE START OF WORK WITHIN ANY SCWA PROPERTY, RIGHT-OF-WAY, OR EASEMENT.
6. 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 PERMIT SONOMA PRIOR TO OCCUPANCY OF THE BUILDING.
7. NEW 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 CHAPTER 26, ARTICLE 98 OF THE SONOMA COUNTY CODE.
8. A. DEVELOPMENT ON THIS PARCEL OR PARCELS IS SUBJECT TO THE SONOMA COUNTY FIRE SAFETY ORDINANCE AND SHALL BE REVIEWED AND APPROVED BY THE COUNTY FIRE MARSHAL OR LOCAL FIRE DISTRICT WHEN REQUESTED. SAID PLAN SHALL INCLUDE BUT NOT LIMITED TO: EMERGENCY VEHICLE ACCESS, EASEMENTS, TURNAROUNDS AT BUILDING SITES, ADDRESSING, WATER STORAGE FOR FIRE PROTECTION, VEGETATION MANAGEMENT. PRIOR TO OCCUPANCY, WRITTEN APPROVAL THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED SHALL BE PROVIDED TO PRMD FROM THE COUNTY FIRE MARSHAL.
B. ALL EXISTING AND NEWLY CREATED PRIVATE ROADS SHALL BE CONSIDERED A FIRE EMERGENCY VEHICLE ACCESS ROUTE (EVA) TO FACILITATE EMERGENCY RESPONSE AND SHALL NOT BE ALTERED OR OBSTRUCTED WITHOUT APPROVAL OF THE COUNTY SURVEYOR AND SONOMA COUNTY FIRE.
9. AFFORDABLE HOUSING REQUIREMENTS APPLY TO EACH RESIDENTIAL LOT AND SHALL BE MET THROUGH THE PROVISION OF AFFORDABLE HOUSING ONSITE, PAYMENT OF AN IN LIEU FEE, OR AN APPROVED ALTERNATIVE EQUIVALENT ACTION PURSUANT TO SECTION 26-89-040 OF THE SONOMA COUNTY CODE.
10. 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.
11. DEVELOPMENT ON THIS PARCEL IS SUBJECT TO THE SONOMA COUNTY FIRE SAFE STANDARDS AND SHALL BE REVIEWED AND APPROVED BY THE COUNTY FIRE MARSHAL/LOCAL FIRE PROTECTION DISTRICT. SAID PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO: EMERGENCY VEHICLE ACCESS AND TURN-AROUND AT THE BUILDING SITES), ADDRESSING, WATER STORAGE FOR FIRE FIGHTING AND FIRE BREAK MAINTENANCE AROUND ALL STRUCTURES. PRIOR TO OCCUPANCY, WRITTEN APPROVAL THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED SHALL BE PROVIDED TO PERMIT SONOMA FROM THE COUNTY FIRE MARSHAL/LOCAL FIRE PROTECTION DISTRICT.
12. ALL GRADING AND DEVELOPMENT ON SITE SHALL BE DONE IN COMPLIANCE WITH THE COUNTY TREE PROTECTION ORDINANCE, INCLUDING PROTECTION OF TREES DURING CONSTRUCTION WITH A CHAIN LINK FENCE AT THE DROPLINE, AND REPLACEMENT OF DAMAGED OR REMOVED TREES. THE PROJECTS GRADING AND LANDSCAPE PLANS SHALL DETAIL ALL TREE PROTECTION IMPLEMENTATION MEASURES. PERMIT SONOMA SHALL NOT SIGN OFF THE GRADING OR BUILDING PERMIT FOR ISSUANCE UNTIL THE PROJECT GRADING AND LANDSCAPE CONSTRUCTION DOCUMENTS CLEARLY SHOW ALL TREE PROTECTION MEASURES (AS REQUIRED IN THE COUNTY TREE PROTECTION ORDINANCE). PERMIT SONOMA PROJECT REVIEW STAFF SHALL NOT SIGN OFF THE GRADING OR BUILDING PERMIT FOR OCCUPANCY UNTIL A SITE INSPECTION HAS BEEN CONDUCTED, AND THE APPLICANT HAS PROVIDED WRITTEN VERIFICATION FROM THE PROJECT'S LANDSCAPE ARCHITECT OR CONTRACTOR, THAT THE TREE PROTECTION MEASURES WERE COMPLIED WITH.
13. IF INITIAL GROUND DISTURBANCE OR VEGETATION REMOVAL OCCURS DURING THE BREEDING SEASON FOR NESTING BIRDS (FEBRUARY 1 THROUGH SEPTEMBER 15), A QUALIFIED BIOLOGIST SHALL CONDUCT A BREEDING BIRD SURVEY NO MORE THAN 14 DAYS PRIOR TO PROJECT ACTIVITIES TO DETERMINE IF ANY BIRDS ARE NESTING IN UNDERGROUND BURROWS OR DENS, OR IN TREES ON OR ADJACENT TO THE PROJECT SITES AND SHALL CONDUCT ADDITIONAL SURVEYS IF THERE IS A LAPSE OF 14 DAYS OR MORE IN CONSTRUCTION ACTIVITIES. THE SURVEYS SHALL INCLUDE THE ENTIRE DISTURBANCE AREA PLUS AT LEAST A 500-FOOT BUFFER AROUND THE PROJECT SITE. IF ACTIVE NESTS ARE FOUND CLOSE ENOUGH TO THE PROJECT SITE TO AFFECT BREEDING SUCCESS, THE BIOLOGIST SHALL ESTABLISH AN APPROPRIATE EXCLUSION ZONE AROUND THE NEST. THIS EXCLUSION ZONE MAY BE MODIFIED DEPENDING ON THE SPECIES, NEST LOCATION, AND EXISTING VISUAL BUFFERS, BUT TYPICALLY WOULD ENTAIL A MINIMUM OF 500 FEET FOR RAPTOR SPECIES AND 300 FEET FOR OTHER MIGRATORY SPECIES. ONCE ALL YOUNG HAVE BECOME INDEPENDENT OF THE NEST, VEGETATION REMOVAL AND GRADING MAY TAKE PLACE IN THE FORMER EXCLUSION ZONE. IF INITIAL GROUND DISTURBANCE IS DELAYED OR THERE IS A BREAK IN PROJECT ACTIVITIES OF MORE THAN 14 DAYS WITHIN THE BIRD-NESTING SEASON, THEN A FOLLOW-UP NESTING BIRD SURVEY SHALL BE PERFORMED TO ENSURE NO NESTS HAVE BEEN ESTABLISHED IN THE INTERIM. IF A BURROWING OWL OR OCCUPIED BURROW IS FOUND, CDFW WILL BE CONTACTED TO DETERMINE THE APPROPRIATE MITIGATION MEASURE TO AVOID IMPACTS ON THE SPECIES, WHICH MAY INCLUDE RELOCATING THE OWL OR BURROW TO A SAFE LOCATION.

14. IF PALEONTOLOGICAL RESOURCES OR PREHISTORIC, HISTORIC OR TRIBAL CULTURAL RESOURCES ARE ENCOUNTERED DURING GROUND-DISTURBING WORK, ALL WORK IN THE IMMEDIATE VICINITY SHALL BE HALTED AND THE OPERATOR MUST IMMEDIATELY NOTIFY THE PERMIT AND RESOURCE MANAGEMENT DEPARTMENT (PERMIT SONOMA) – PROJECT REVIEW STAFF OF THE FIND. THE OPERATOR SHALL BE RESPONSIBLE FOR THE COST TO HAVE A QUALIFIED PALEONTOLOGIST, ARCHAEOLOGIST OR TRIBAL CULTURAL RESOURCE SPECIALIST UNDER CONTRACT TO EVALUATE THE FIND AND MAKE RECOMMENDATIONS TO PROTECT THE RESOURCE IN A REPORT TO PERMIT SONOMA. PALEONTOLOGICAL RESOURCES INCLUDE FOSSILS OF ANIMALS, PLANTS OR OTHER ORGANISMS. PREHISTORIC RESOURCES INCLUDE HUMANLY MODIFIED STONE, SHELL, OR BONES, HEARHTS, FIREPITS, OBSIDIAN AND CHERT FLAKED-STONE TOOLS (E.G., PROJECTILE POINTS, KNIVES, CHOPPERS), MIDDEN (CULTURALLY DARKENED SOIL CONTAINING HEAT-AFFECTED ROCK, ARTIFACTS, ANIMAL BONE, OR SHELLFISH REMAINS), STONE MILLING EQUIPMENT, SUCH AS MORTARS AND PESTLES, AND CERTAIN SITES FEATURES, PLACES, CULTURAL LANDSCAPES, SACRED PLACES AND OBJECTS WITH CULTURAL VALUE TO A CALIFORNIA NATIVE AMERICAN TRIBE. HISTORIC RESOURCES INCLUDE ALL BY-PRODUCTS OF HUMAN USE GREATER THAN FIFTY (50) YEARS OF AGE INCLUDING, BACKFILLED PRIMES, WELLS, AND REFUSE PITS; CONCRETE, STONE, OR WOOD STRUCTURAL ELEMENTS OR FOUNDATIONS; AND CONCENTRATIONS OF METAL, GLASS, AND CERAMIC REFUSE. IF HUMAN REMAINS ARE ENCOUNTERED, WORK IN THE IMMEDIATE VICINITY SHALL BE HALTED AND THE OPERATOR SHALL NOTIFY PERMIT SONOMA AND THE SONOMA COUNTY CORONER IMMEDIATELY. AT THE SAME TIME, THE OPERATOR SHALL BE RESPONSIBLE FOR THE COST TO HAVE A QUALIFIED ARCHAEOLOGIST UNDER CONTRACT TO EVALUATE THE DISCOVERY. IF THE HUMAN REMAINS ARE DETERMINED TO BE OF NATIVE AMERICAN ORIGIN, THE CORONER MUST NOTIFY THE NATIVE AMERICAN HERITAGE COMMISSION WITHIN 24 HOURS OF THIS IDENTIFICATION SO THAT A MOST LIKELY DESCENDANT CAN BE DESIGNATED AND THE APPROPRIATE MEASURES IMPLEMENTED IN COMPLIANCE WITH THE CALIFORNIA GOVERNMENT CODE AND PUBLIC RESOURCES CODE.

SUPPLEMENTAL MAP SHEET
TRACT NO. 1085-MJS23-0001
AIRPORT BOULEVARD
SUBDIVISION

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