

Exhibit A

OWNERS' STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY SHOWN ON THE SUBDIVISION WITHIN THE DISTINCTIVE SYMBOL LINE OF THIS MAP ENTITLED "TRACT 10385, MADISON GATE", CONSISTING OF FOUR (4) SHEETS, THIS STATEMENT BEING ON SHEET ONE (1) THEREOF; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HAVE CAUSED SAID MAP TO BE PREPARED FOR RECORD, AND DO CONSENT TO THE MAKING AND FILING OF SAID MAP, AND THAT SAID MAP DOES PARTICULARLY SET FORTH AND DESCRIBE ALL PARCELS OF LAND RESERVED FOR PUBLIC PURPOSES BY THEIR BOUNDARY, COURSES, AND EXTENT.

WE HEREBY DEDICATE TO PUBLIC USE AND OFFER TO DEDICATE, TO THE CITY OF MORGAN HILL, AS EASEMENT ONLY, THE STREETS NOT HERETOFORE EXISTING AND DESIGNATED AS "LAUREL ROAD" (PARCEL E AND PARCEL F), AS SHOWN ON THIS MAP. SAID DEDICATION AND OFFER OF DEDICATION ARE FOR ANY AND ALL PUBLIC USES UNDER, UPON, AND OVER SAID STREETS.

WE HEREBY DEDICATE TO PUBLIC USE AND OFFER TO DEDICATE TO THE CITY OF MORGAN HILL, EASEMENTS FOR ACCESS OF EMERGENCY VEHICLES OVER THOSE AREAS DESIGNATED AS "EMERGENCY VEHICLE ACCESS EASEMENT" (EVAE).

WE HEREBY DEDICATE TO PUBLIC USE AND OFFER TO DEDICATE TO THE CITY OF MORGAN HILL, EASEMENTS FOR ANY AND ALL PUBLIC SERVICES FACILITIES INCLUDING, BUT NOT LIMITED TO SIDEWALKS, POLES, WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE, TELEVISION, GAS, STORM, SANITARY AND WATER SERVICES, AND ALL APPURTENANCES THERETO UNDER, UPON, OR OVER THE LAND DESIGNATED AS "PUBLIC SERVICE EASEMENT" (PSE) ON THIS MAP.

WE HEREBY RESERVE FOR THE BENEFIT OF THE OWNERS OF LOTS AND PARCELS WITHIN THE DISTINCTIVE SYMBOL LINE OF THIS SUBDIVISION, EASEMENTS OVER THOSE CERTAIN AREAS DESIGNATED AS "INGRESS EGRESS EASEMENTS" (IEE) FOR RECIPROCAL RIGHTS OF INGRESS AND EGRESS.

WE HEREBY RESERVE FOR THE BENEFIT OF THE OWNERS OF LOTS AND PARCELS WITHIN THE DISTINCTIVE SYMBOL LINE OF THIS SUBDIVISION, EASEMENTS OVER, UNDER AND ABOVE THOSE CERTAIN AREAS DESIGNATED AS "PRIVATE STORM DRAIN EASEMENT" (PSDE) FOR THE INSTALLATION AND MAINTENANCE OF FACILITIES FOR STORM WATER MANAGEMENT.

WE HEREBY RESERVE FOR THE BENEFIT OF THE OWNERS OF LOTS AND PARCELS WITHIN THE DISTINCTIVE SYMBOL LINE OF THIS SUBDIVISION, "PARCEL D", "PARCEL G" AND "PARCEL H", AS "OPEN SPACE" FOR LANDSCAPING, STORM WATER MANAGEMENT, AND RECREATIONAL PURPOSES, THE ABOVE-MENTIONED PARCELS SHALL BE CONVEYED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION CREATED FOR "TRACT 10385, MADISON GATE", AS STATED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS. NO FURTHER SUBDIVISION OR RESIDENTIAL DEVELOPMENT OF THE "OPEN SPACE" PARCELS SHALL BE ALLOWED.

AND WE HEREBY RESERVE FOR THE BENEFIT OF THE OWNERS OF LOTS AND PARCELS WITHIN THE DISTINCTIVE SYMBOL LINE OF THIS SUBDIVISION, THEIR LICENSEES, VISITORS, AND TENANTS, FOR THE PURPOSES OF INGRESS, EGRESS PARKING (WHERE DESIGNATED) AND FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE UTILITIES, UNDER, UPON AND OVER THE STREETS DESIGNATED AS (PRIVATE) AND SHOWN AS "STREET A" (PARCEL A), "STREET B" (PARCEL B) AND "STREET C" (PARCEL C). SAID STREETS SHALL BE CONVEYED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION CREATED FOR "TRACT 10385, MADISON GATE", AS STATED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS.

ALL OF THE HEREIN DESCRIBED STREETS AND EASEMENTS SHALL BE KEPT FREE OF BUILDINGS, EXCEPT LAWFUL UNSUPPORTED ROOF OVERHANGS, AND OBSTRUCTIONS THAT DO NOT IMPAIR THE USE OF, OR ARE CONSISTENT WITH THE PURPOSES OF THE STREET OR EASEMENT.

THE UNDERSIGNED HEREBY RESERVE "PARCEL I" FOR FUTURE DEVELOPMENT, SUBJECT TO THE REQUIREMENTS OF THE RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (R.D.C.S.) OF THE CITY OF MORGAN HILL.

THE HEREIN DESCRIBED OFFERS OF DEDICATION TO THE CITY OF MORGAN HILL ARE TO BE ACCEPTED ONLY WHEN THE CITY COUNCIL OF THE CITY OF MORGAN HILL OR ITS SUCCESSOR AGENCY ADOPTS AND RECORDS IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY A RESOLUTION ACCEPTING SAID STREETS AND EASEMENTS. UNTIL SAID RESOLUTION(S) ARE RECORDED, ALL STREETS AND EASEMENTS ENCOMPASSED WITHIN SUCH OFFERS OF DEDICATION SHALL BE MAINTAINED BY THE OWNER DURING ANY REQUIRED WARRANTY PERIOD AND THEREAFTER BY THE OWNER(S) OF THE LOTS OR PARCELS IN THE SUBDIVISION. THE CITY OF MORGAN HILL SHALL NOT BE RESPONSIBLE FOR MAINTENANCE AND SHALL INCUR NO LIABILITY WITH RESPECT TO SUCH OFFERED STREETS AND EASEMENTS OR ANY IMPROVEMENT THEREON. ALL DEDICATED RIGHTS-OF-WAY AND EASEMENTS NOT ACCEPTED FOR MAINTENANCE BY THE CITY OR OTHER PUBLIC AGENCY SHALL BE MAINTAINED BY THE OWNER(S) OF THE LOTS OR PARCELS IN THE SUBDIVISION.

OWNER: TRI POINTE HOMES, INC.

BY: _____ BY: _____

NAME: _____ NAME: _____

TITLE: _____ TITLE: _____

OWNER ACKNOWLEDGMENT

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.

STATE OF CALIFORNIA
COUNTY OF _____

} ss.

ON _____, 2016, BEFORE ME, _____, A NOTARY PUBLIC

PERSONALLY APPEARED

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.

NOTARY'S SIGNATURE: _____

NAME OF NOTARY (PLEASE PRINT): _____

PRINCIPAL COUNTY OF BUSINESS: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

OWNER ACKNOWLEDGMENT

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.

STATE OF CALIFORNIA
COUNTY OF _____

} ss.

ON _____, 2016, BEFORE ME, _____, A NOTARY PUBLIC

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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.

NOTARY'S SIGNATURE: _____

NAME OF NOTARY (PLEASE PRINT): _____

PRINCIPAL COUNTY OF BUSINESS: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION, AT THE REQUEST OF TRI POINTE HOMES, INC. IT IS BASED UPON A FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION COMPLETED IN AUGUST 2016, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, AND IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED TENTATIVE MAP, THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE SEPTEMBER 2018, AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BRYAN PIERCE, PLS 8859 DATE _____
EXPIRES: 12-31-2017

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREIN FINAL MAP OF "TRACT 10385, MADISON GATE", AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE: _____

JOHN K. KING
ACTING CITY SURVEYOR
PLS NO. 6809
EXPIRES 9-30-2018

NOTES

- 1.) THE DISTINCTIVE SYMBOL LINE INDICATES THE BOUNDARIES OF THE LAND SUBDIVIDED BY THIS FINAL MAP.
- 2.) THE AREA WITHIN THE DISTINCTIVE SYMBOL LINE IS 6.938 ACRES, MORE OR LESS.
- 3.) ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREIN FINAL MAP OF "TRACT 10385, MADISON GATE" THAT THE SUBDIVISION AS SHOWN 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 ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATE: _____

KARL D. BJARKE
CITY ENGINEER
CITY OF MORGAN HILL, CALIFORNIA
RCE NO. 39416
EXPIRES 12-31-2017

STATEMENT OF THE PLANNING COMMISSION

I HEREBY STATE THAT THE TENTATIVE MAP OF "TRACT 10385, MADISON GATE", WAS CONDITIONALLY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL ON _____, BY RESOLUTION NUMBER _____, APPLICATION NUMBER _____.

DATE: _____

ANDREW CRABTREE
SECRETARY
CITY OF MORGAN HILL, CALIFORNIA

STATEMENT OF THE CITY CLERK

I HEREBY STATE THAT THIS MAP, DESIGNATED AS "TRACT 10385, MADISON GATE", CONSISTING OF FOUR (4) SHEETS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF MORGAN HILL AT A MEETING OF SAID COUNCIL HELD ON THE _____ DAY OF _____, 2016, AND THAT SAID COUNCIL DID ACCEPT, SUBJECT TO IMPROVEMENT, IN ACCORDANCE WITH CITY STANDARDS, ON BEHALF OF THE PUBLIC, THE DEDICATION OF "LAUREL ROAD" (PARCEL E AND PARCEL F); THE "EMERGENCY VEHICLE ACCESS EASEMENT" (EVAE); AND THE "PUBLIC SERVICE EASEMENT" (PSE); FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION, AS SHOWN ON THIS MAP.

I ALSO HEREBY CERTIFY THAT, PURSUANT TO SECTION 66499.20.2 OF THE SUBDIVISION MAP ACT, THE FILING OF THIS MAP SHALL CONSTITUTE ABANDONMENT OF THAT PORTION OF THE STREET AND UTILITY EASEMENT DESCRIBED IN THE GRANT OF EASEMENT RECORDED OCTOBER 09, 1996 AS DOCUMENT NO. 13477415, OFFICIAL RECORDS OF SANTA CLARA COUNTY, CALIFORNIA, CONTAINED WITHIN THE DISTINCTIVE SYMBOL LINE OF THIS MAP.

DATE: _____

IRMA TORREZ - CITY CLERK
OF THE CITY OF MORGAN HILL, CALIFORNIA

RECORDER'S CERTIFICATE

FILE NO. _____ FEE \$ _____ PAID. ACCEPTED FOR RECORD
AND FILED IN BOOK _____ OF MAPS AT PAGES _____, SANTA CLARA
COUNTY RECORDS, THIS _____ DAY OF _____, 20__ AT _____ M.,
AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY.

REGINA ALCOMENDRAS, RECORDER
SANTA CLARA COUNTY, CALIFORNIA

BY _____ DEPUTY

**TRACT 10385,
MADISON GATE**

CITY OF MORGAN HILL
SANTA CLARA COUNTY, CALIFORNIA

BEING A SUBDIVISION OF THE LANDS DESCRIBED IN THE GRANT DEED
FILED OCTOBER 28, 2014, AS DOCUMENT NUMBER 22754490, RECORDS OF
SANTA CLARA COUNTY, CALIFORNIA

Prepared By:
RUGGERI-JENSEN-AZAR
8055 Camino Arroyo, Gilroy, CA 95020

SEPTEMBER 2016

JOB #142003

SHEET 1 OF 4 SHEETS

1ST SUBMITTAL SEPTEMBER 2016



