

Exhibit B

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OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE SUBDIVISION BOUNDARY LINES.

VENTANA PROPERTY HOLDINGS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Capstan Equity Partners LLC
NAME: _____ TITLE: Manager

BY: KK
NAME: Randall C. Pura TITLE: Managing Director

SIGNATURE OMISSION

THE SIGNATURES OF THE OWNERS OF THE FOLLOWING INTERESTS MAY BE OMITTED PURSUANT TO SECTION 66445(e) OF TITLE 7, DIVISION 2 OF THE GOVERNMENT CODE.

1. PACIFIC GAS AND ELECTRIC COMPANY, A CORPORATION-EASEMENT HOLDER UNDER DOCUMENT RECORDED MAY 4, 1982 IN VOL. 334, OF OFFICIAL RECORDS, PAGE 132.
2. OTTAVIO DEL PONTE-EASEMENT HOLDER UNDER DOCUMENT RECORDED MAY 11, 1944 IN VOL. 830, OF OFFICIAL RECORDS, PAGE 45.
3. ALFRED CLARK, ET AL. EASEMENT HOLDER UNDER DOCUMENT RECORDED AUGUST 16, 1944 IN VOL. 842 OF OFFICIAL RECORDS, PAGE 145.
4. ROAD AND INCIDENTAL PURPOSES-EASEMENT UNDER DOCUMENT RECORDED JULY 29, 1992 IN BOOK 17, PAGE 131 OF SURVEYS.
5. AMERICAN AGCREDIT, FLCA, A CORPORATION AS BENEFICIARY OR AMERICAN AGCREDIT, FLCA, AS TRUSTEE UNDER DEED OF TRUST RECORDED JUNE 22, 2017 IN DOCUMENT NO. 2017033076 OFFICIAL RECORDS.
6. MICHAEL J. ORRADRE AND MARY F. ORRADRE, TRUSTEES OF THE 1988 ORRADRE FAMILY TRUST U/D/T DATED APRIL 26, 1988, BRUCE M. STERTEN AND BETH E. STERTEN, TRUSTEES OF THE STERTEN FAMILY TRUST DATED OCTOBER 23, 1995 AS BENEFICIARY UNDER A DEED OF TRUST RECORDED JUNE 22, 2017 IN DOCUMENT NO. 2017033079 OFFICIAL RECORDS. OR OLD REPUBLIC TITLE COMPANY, A CALIFORNIA CORPORATION AS TRUSTEE.

NOTARY ACKNOWLEDGEMENT

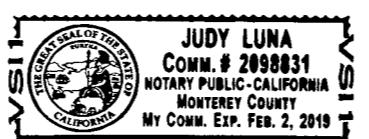
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA } SS
COUNTY OF MONTEREY }
ON January 24, 2018 BEFORE ME,
PERSONALLY APPEARED Judy Luna NOTARY PUBLIC,

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 AND OFFICIAL SEAL



SIGNATURE: Judy Luna

NOTARY ACKNOWLEDGEMENT

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 } SS
COUNTY OF MONTEREY }
ON _____ BEFORE ME,

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 AND OFFICIAL SEAL

SIGNATURE: _____

COUNTY SURVEYOR'S STATEMENT

I MICHAEL K. GOETZ, COUNTY SURVEYOR OF MONTEREY COUNTY, HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF AS APPROVED BY THE MONTEREY COUNTY PLANNING COMMISSION, ON MARCH 11, 2015; THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AS AMENDED, AND ALL LOCAL ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED: _____

BY: MICHAEL K. GOETZ P.L.S. No. 5667
COUNTY SURVEYOR

NOTES:

THE FOLLOWING INFORMATION IS FOR INFORMATIONAL PURPOSES, DESCRIBING CONDITIONS AS OF THE DATE OF FILING, AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.

1) ALL FUTURE STRUCTURES ACCESSORY TO THE AGRICULTURAL USE OF THE PROPERTY PROPOSED FOR EACH LOT OF RECORD SHALL BE LOCATED IN AREAS THAT MINIMIZE THE REMOVAL OF AGRICULTURALLY-PROMPTIVE LAND TO MAINTAIN THE AGRICULTURAL VIABILITY OF EACH LOT OF RECORD. THE LOCATION OF EACH PROPOSED STRUCTURE SHALL BE APPROVED BY THE DIRECTOR OF PLANNING PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT. (RMA-PLANNING) (PERMIT CONDITION No.5)

2) THE CURRENT PROPERTY OWNERS OF RECORD AND ALL FUTURE BUYERS OF ANY OF THE PARCELS/LOTS CREATED BY THIS SUBDIVISION ARE HEREBY NOTIFIED THAT PARCELS/LOTS, CREATED BY THIS SUBDIVISION ARE NOT GUARANTEED TO HAVE WATER OF SUFFICIENT QUALITY OR QUANTITY TO MEET STATE STANDARDS AND LOCAL DRINKING WATER STANDARDS SET FORTH IN THE MONTEREY COUNTY CODE (MCC) TITLE 15, CHAPTERS 15.04 AND 15.08 AND MCC TITLE 19. AT THE TIME OF THE SUBDIVISION, THE SUBJECT PROPERTY WAS UTILIZED FOR AGRICULTURAL PRODUCTION, AND NO DEVELOPMENT OF THE PARCELS/LOTS FOR OTHER PURPOSES WAS PROJECTED. THEREFORE, THE COUNTY HAS NOT VERIFIED THAT EACH PARCEL/LOT HAS WATER QUALITY AND QUANTITY MEETING STATE AND LOCAL DRINKING WATER STANDARDS. THE CURRENT PROPERTY OWNERS OF RECORD AND ALL FUTURE BUYERS OF ANY PARCELS/LOTS CREATED BY THIS SUBDIVISION ARE HEREBY FURTHER NOTIFIED THAT NO DEVELOPMENT WILL BE PERMITTED AND NO BUILDING PERMIT WILL BE ISSUED FOR DEVELOPMENT ON ANY PARCELS/LOTS IN THIS SUBDIVISION UNTIL THE OWNER(S) OF THAT PARCEL/LOT PROPOSED FOR DEVELOPMENT DEMONSTRATES TO THE SATISFACTION OF THE COUNTY THAT THE SUBJECT PARCEL/LOT PROPOSED FOR DEVELOPMENT HAS A WATER SOURCE MEETING ALL STATE AND LOCAL DRINKING WATER QUALITY AND QUANTITY STANDARDS, WITHOUT TREATMENT, AS SET FORTH IN MCC TITLE 15, CHAPTER 15.04 AND 15.08, AND TITLE 19. FOR THE PURPOSE OF THIS RESTRICTION, THE TERM DEVELOPMENT INCLUDES ANY LAND IMPROVEMENT OR ENTITLEMENT THAT WOULD UTILIZE WATER FOR NON-IRRIGATION PURPOSES AND REQUIRE ONSITE WASTEWATER DISPOSAL. (ENVIRONMENTAL HEALTH BUREAU) (PERMIT CONDITION No.6).

3) THE CURRENT PROPERTY OWNERS OF RECORD AND ALL FUTURE BUYERS OF ANY OF THE PARCELS/LOTS CREATED BY THIS SUBDIVISION ARE HEREBY NOTIFIED THAT, AT THE TIME OF THE SUBDIVISION CREATING THESE PARCELS/LOTS, THE SUBJECT PROPERTY ARE NOT GUARANTEED TO HAVE A VARIABLE SITE FOR AN ONSITE WASTEWATER DISPOSAL SYSTEM. NO SOILS OR PERCOLATION REPORT BY A QUALIFIED SOILS ENGINEER HAS BEEN COMPLETED WHICH DEMONSTRATES THAT THE SUBJECT PROPERTY MEETS STATE STANDARDS AND LOCAL STANDARDS SET FORTH IN THE MONTEREY COUNTY CODE (MCC), TITLE 15, CHAPTER 15.20 AT THE TIME OF THE SUBDIVISION CREATING THE SUBJECT PARCELS/LOTS, THE SUBJECT PROPERTY WAS UTILIZED FOR AGRICULTURAL PRODUCTION, AND NO DEVELOPMENT OF THE PARCELS/LOTS FOR OTHER PURPOSES WAS PROJECTED. THEREFORE, THE COUNTY HAS NOT VERIFIED THAT THE SUBJECT PARCELS/LOTS CREATED BY THIS SUBDIVISION HAVE AN ONSITE WASTEWATER SITE MEETING ALL STATE STANDARDS AND LOCAL STANDARDS SET FORTH IN MMC CHAPTER 15.20 THE CURRENT PROPERTY OWNERS OF RECORD AND ALL FUTURE BUYERS OF THE SUBJECT PROPERTY ARE HEREBY FURTHER NOTIFIED THAT NO DEVELOPMENT WILL BE PERMITTED AND NO BUILDING PERMIT WILL BE ISSUED FOR DEVELOPMENT ON THESE PARCELS/LOTS UNTIL THE OWNER(S) OF A PARCEL/LOT PROPOSED FOR DEVELOPMENT DEMONSTRATES TO THE SATISFACTION OF THE COUNTY THAT THE SUBJECT PARCEL/LOT PROPOSED FOR DEVELOPMENT HAS A SUITABLE ONSITE WASTEWATER SITE MEETING ALL STATE STANDARDS AND ALL LOCAL

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20_____,
AT _____ AM/PM. IN VOLUME _____ OF "PARCEL MAPS" AT PAGE _____
AT THE REQUEST OF: SALINAS VALLEY SURVEYORS, INC.

STEPHEN L. VAGNINI
COUNTY RECORDER

(SIGNED) _____ DEPUTY

FEE _____ SERIAL. No. _____

STANDARDS SET FORTH IN MMC CHAPTER 15.20 FOR THE PURPOSE OF THIS RESTRICTION, THE TERM DEVELOPMENT INCLUDES ANY LAND IMPROVEMENT OR ENTITLEMENT THAT WOULD UTILIZE WATER FOR NON-IRRIGATION PURPOSES AND REQUIRE ONSITE WASTEWATER DISPOSAL. (ENVIRONMENTAL HEALTH BUREAU) (PERMIT CONDITION No.7)

4) THE SUBDIVISION IS SUBJECT TO RECREATION FEES BASED ON SECTION 19.12.010 E. (2.) RECREATION REQUIREMENTS OF THE SUBDIVISION ORDINANCE, TITLE 19, MONTEREY COUNTY CODE, BY PAYING A FEE IN LIEU OF LAND DEDICATION IF THE PROPERTY OWNER REQUESTS BUILDING PERMITS FOR THE CONSTRUCTION OF A RESIDENTIAL STRUCTURE OR STRUCTURES ON ONE OR MORE OF THE PARCELS CREATED BY THE SUBDIVISION WITHIN FOUR (4) YEARS AFTER APPROVAL OF THE SUBDIVISION BY THE MONTEREY COUNTY PLANNING COMMISSION. (PARKS DEPARTMENT), (PERMIT CONDITION No.8)

5) DEED RESTRICTION & MAP RECORDATION AGRICULTURAL SUBDIVISIONS: WATER AND ONSITE WASTEWATER DISPOSAL HAS BEEN FILED ON DOCUMENT NO. 2017050421, DATED SEPTEMBER 19, 2017, RECORDS OF MONTEREY COUNTY, STATE OF CALIFORNIA.

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: VENTANA PROPERTY HOLDINGS, LLC IN FEBRUARY 2017.

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 THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

(SIGNED) BY Philip L. Pearman DATE: 1-26-18
PHILIP L. PEARMAN
L.S. No. 4448
LICENSE EXPIRES: 09/30/19



PLN 100065

PARCEL MAP

APN: 183-021-035

SHOWING THE MINOR SUBDIVISION APPROVED MARCH 11, 2015 BY THE MONTEREY COUNTY PLANNING COMMISSION (RESOLUTION NO. 15-023) DIVIDING THAT CERTAIN 354.12 ACRE TRACT OF LAND DESCRIBED IN THE "CERTIFICATE OF COMPLIANCE" RECORDED IN DOCUMENT NO. 2012009286 ON FEBRUARY 10, 2012, RECORDS OF MONTEREY COUNTY, CALIFORNIA.

SITUATED IN:
RANCHO LOS COCHES
COUNTY OF MONTEREY
STATE OF CALIFORNIA

PREPARED FOR:
VENTANA PROPERTY HOLDINGS, LLC
38740 LOS COCHES ROAD,
SOLEDAD, CA 93960

PREPARED BY:
SALINAS VALLEY SURVEYORS, INC.
PHILIP L. PEARMAN
210 CAPITOL ST., SUITE NO.15
SALINAS, CALIFORNIA 93901
E-MAIL: svsurveyor@att.net

NOT TO SCALE
DATE: 1/17/2018
SHEET ONE OF TWO

