

Attachment 2

Fee Simple Acquisitions by Quitclaim Deed
(16 pages to follow)

San Jose Water Co. APN	General Location	Valley Water Fee Simple RESU File #	Valley Water Fee Simple Size	Negotiated Purchase Price
467-13-055	17 th Street Station	#4021-525	12,214 sf	\$80,000
467-13-056	17 th Street Station	#4021-526	17,843 sf	\$120,000

RECORD WITHOUT FEE UNDER
CALIFORNIA GOVERNMENT CODE
SECTION 6103

AFTER RECORDING RETURN TO:
REAL ESTATE SERVICES UNIT
SANTA CLARA VALLEY WATER
DISTRICT
5750 ALMADEN EXPRESSWAY
SAN JOSE, CALIFORNIA 95118

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 467-13-055

DOCUMENT NO.: 4021-525

QUITCLAIM DEED

SAN JOSE WATER COMPANY, a California Corporation, formerly known as San Jose Water Works, hereinafter "Grantor", does hereby remise, release, and forever quitclaim to SANTA CLARA VALLEY WATER DISTRICT, a Special District created by the California Legislature, hereinafter "Grantee", all that certain real property in the City of San Jose, County of Santa Clara, State of California, as described in Exhibit A, attached hereto and made a part hereof by this reference.

Dated this ____ day of _____ 20__

FOR GRANTOR:
SAN JOSE WATER COMPANY,
a California Corporation

Jacob Walsh
Vice President of Engineering

Curtis A. Rayer
Vice President of Operations

ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE §1189

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 SANTA CLARA } SS

On this ___ day of _____, in the year 20__, before me _____,

Notary Public, personally appeared _____
Name(s) of Signer(s)

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.

Notary Public in and for said County and State

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- Individual, Corporate Officer(s), Partner(s), Attorney-In-Fact, Trustee(s), Guardian/Conservator, Other

Signer is Representing (Name of Person(s) or Entity(ies))

ALL-PURPOSE ACKNOWLEDGMENT

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STATE OF CALIFORNIA }
COUNTY OF SANTA CLARA } SS

On this ___ day of _____, in the year 20__, before me _____,

Notary Public, personally appeared _____
Name(s) of Signer(s)

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.

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Signer is Representing (Name of Person(s) or Entity(ies))

CERTIFICATE OF CONSENT AND ACCEPTANCE

This is to certify that the interest in real property conveyed by the attached Deed or Grant to the Santa Clara Valley Water District, also referred to herein as the Grantee, is hereby accepted by the undersigned duly authorized agent on behalf of the Board of Directors of said Santa Clara Valley Water District, pursuant to authority conferred by Resolution No. 14-79 of said Board of Directors adopted on the 9th day of September 2014, and the Grantee consents to recordation thereof by its said duly authorized agent.

Dated: _____, 20__

Santa Clara Valley Water District

By: _____
Chief Executive Officer/Clerk of the Board of Directors
(Strike out inapplicable one)

Exhibit "A"

Legal Description and Plat

(3 pages to follow)

Santa Clara Valley Water District
San Jose, California

PROJECT: COYOTE CREEK FLOOD
PROTECTION PROJECT (CCFPP)

RESU File No.: 4021-525
By: H. Zaeri

All that certain real property situate in the City of San Jose, County of Santa Clara, State of California, more particularly described as follows:

Being all of the lands shown as "ASS'M'T LOT NO 247" on that certain Record of Survey, filed for record on February 4, 1964, in Book 172 of Maps at Page 55, and also being all of the lands described in that certain Grant Deed recorded as Document Number 2453778, filed on August 2, 1963, both are in the Office of the Recorder, County of Santa Clara, State of California.

BASIS OF BEARINGS:

The bearing of S24°15'44"W, shown as S23°30'00"W along the general easterly line of the lands shown as "ASS'M'T LOT NO 247" on that certain Record of Survey, filed for record on February 4, 1964, in Book 172 of Maps at Page 55, in the Office of the Recorder, County of Santa Clara, State of California, was used as Basis of Bearings shown hereon.

Containing 12,214 square feet of land, more or less.

SURVEYOR'S STATEMENT:

The description as replicated from said Deed recorded as Document Number 2453778, filed on August 2, 1963, in the Office of the Recorder, County of Santa Clara, State of California, was reviewed and prepared by me or under my direction in conformance with the requirements of the Land Surveyor's Act.



Jessica DeMartini, PLS 9095

7/16/25
Date



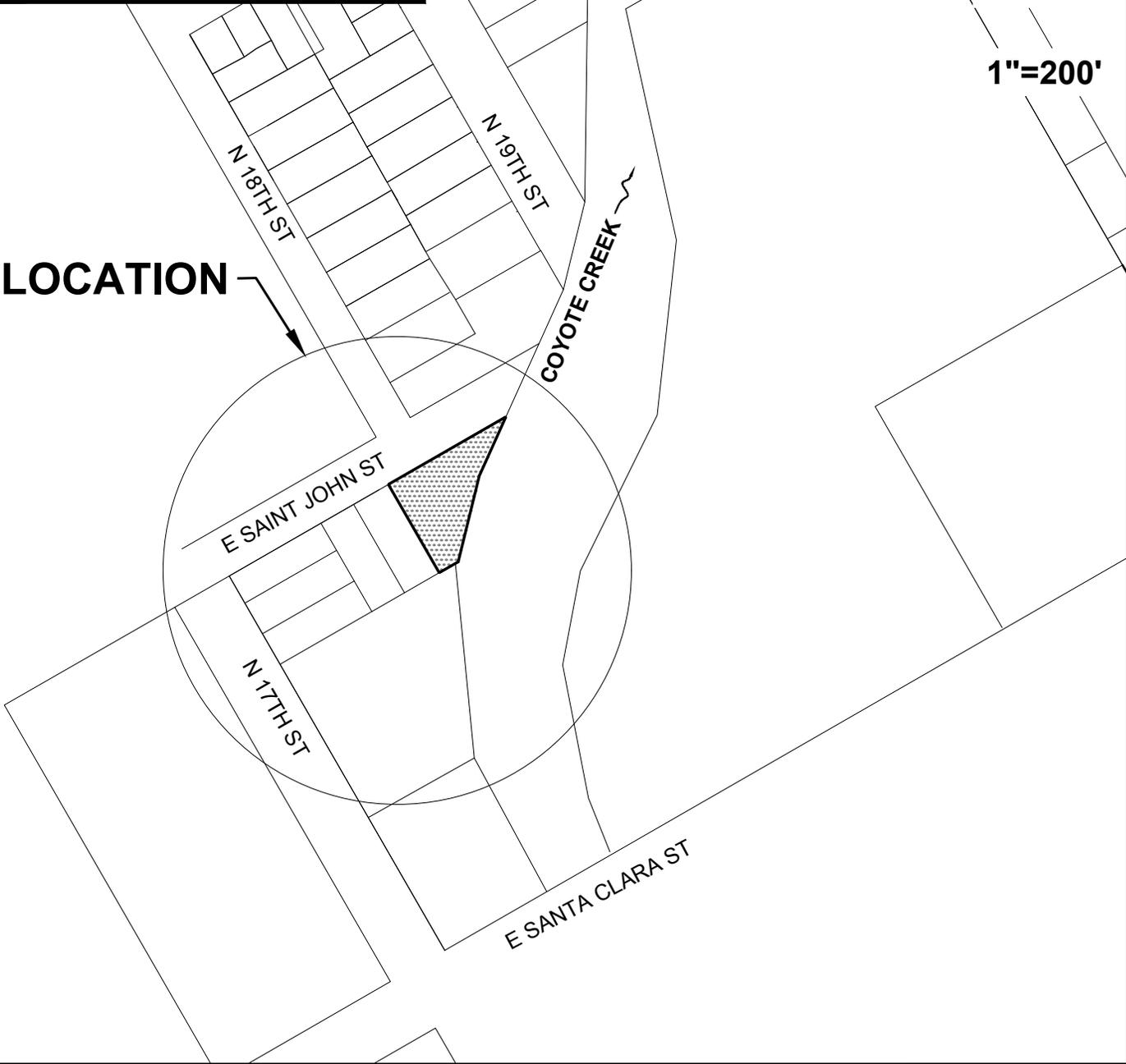
SCVWD S:\REQUESTS\COYOTE CREEK\2023_147\2 Working\Office\ROW\Plats and Legal Descriptions\Reach 6\467-13-055 SAN JOSE WATER WORKS\2023-147_4021-525_FEE.dwg

SANTA CLARA COUNTY



1"=200'

LOCATION



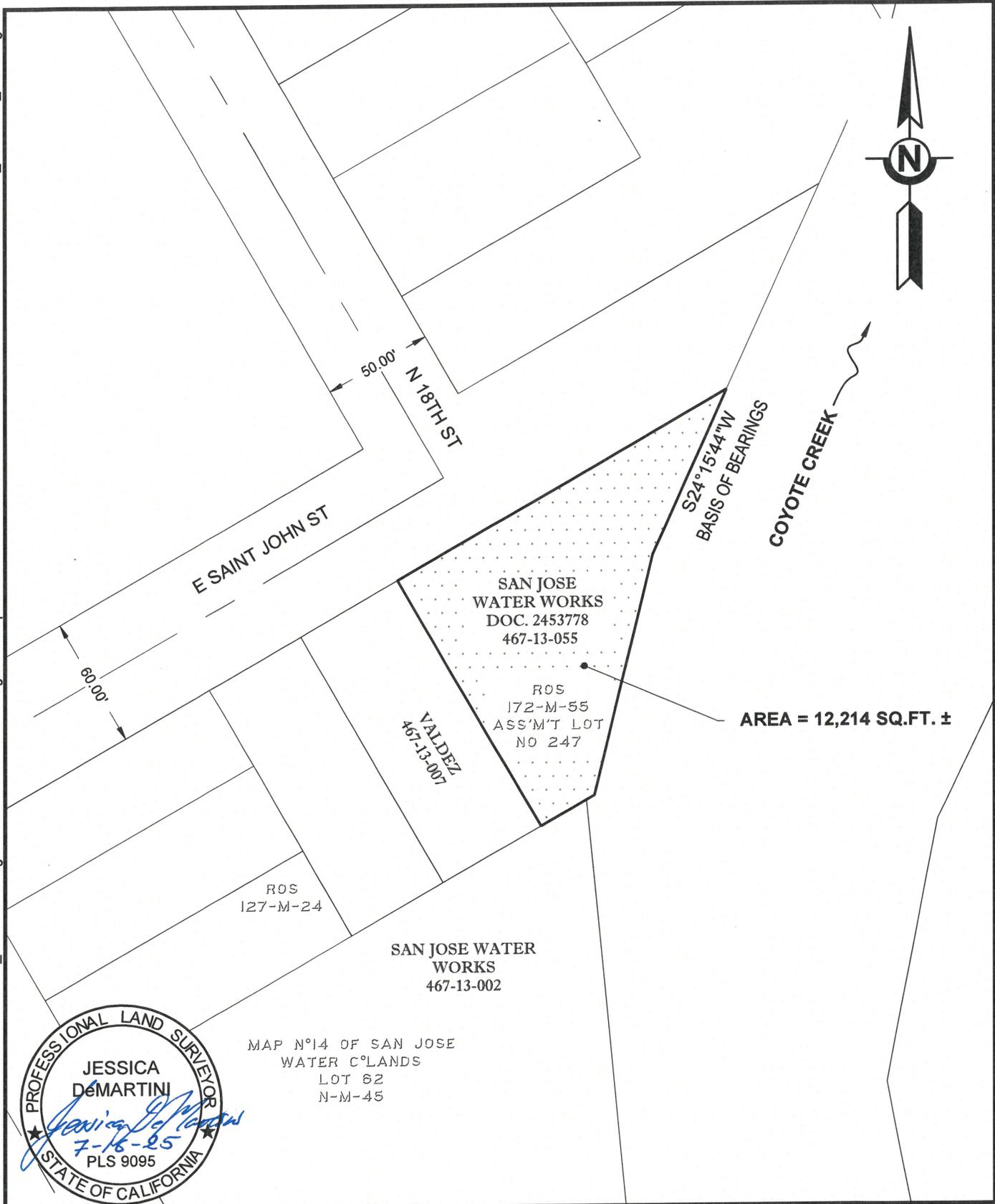
SANTA CLARA VALLEY WATER DISTRICT



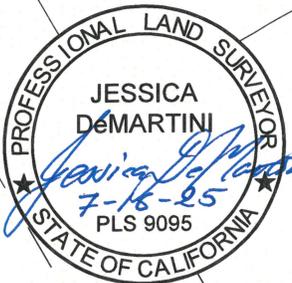
COYOTE CREEK FLOOD PROTECTION PROJECT

RESU FILE NO.	4021-525
APN	467-13-055
LSMU REQUEST NO.	2023-147
DRAWN	H. Zaeri

SCVWD S:\REQUESTS\COYOTE CREEK\2023_14712 Working\Office\ROW\Plats and Legal Descriptions\Reach 6\467-13-055 SAN JOSE WATER WORKS\2023-147_4021-525_FEE.dwg



AREA = 12,214 SQ.FT. ±



MAP N°14 OF SAN JOSE
WATER C°LANDS
LOT 62
N-M-45

SANTA CLARA VALLEY WATER DISTRICT 	SCALE: 1" = 60'	RESU FILE NO.	4021-525
		APN	467-13-055
		LSMU REQUEST NO.	2023-147
		DRAWN	H. Zaeri

RECORD WITHOUT FEE UNDER
CALIFORNIA GOVERNMENT CODE
SECTION 6103

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REAL ESTATE SERVICES UNIT
SANTA CLARA VALLEY WATER
DISTRICT
5750 ALMADEN EXPRESSWAY
SAN JOSE, CALIFORNIA 95118

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 467-13-056

DOCUMENT NO.: 4021-526

QUITCLAIM DEED

SAN JOSE WATER COMPANY, a California Corporation, formerly known as San Jose Water Works, hereinafter "Grantor", does hereby remise, release, and forever quitclaim to SANTA CLARA VALLEY WATER DISTRICT, a Special District created by the California Legislature, hereinafter "Grantee", all that certain real property in the City of San Jose, County of Santa Clara, State of California, as described in Exhibit A, attached hereto and made a part hereof by this reference.

Dated this ____ day of _____ 20__

FOR GRANTOR:
SAN JOSE WATER COMPANY,
a California Corporation

Jacob Walsh
Vice President of Engineering

Curtis A. Rayer
Vice President of Operations

ALL-PURPOSE ACKNOWLEDGMENT

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STATE OF CALIFORNIA }
COUNTY OF SANTA CLARA } SS

On this ___ day of _____, in the year 20__, before me _____,

Notary Public, personally appeared _____
Name(s) of Signer(s)

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.

Notary Public in and for said County and State

CAPACITY CLAIMED BY SIGNER

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Dated: _____, 20__

Santa Clara Valley Water District

By: _____
Chief Executive Officer/Clerk of the Board of Directors
(Strike out inapplicable one)

Exhibit "A"

Legal Description and Plat

(3 pages to follow)

Santa Clara Valley Water District
San Jose, California

PROJECT: COYOTE CREEK FLOOD
PROTECTION PROJECT (CCFPP)

RESU File No.: 4021-526
By: H. Zaeri

All that certain real property situate in the City of San Jose, County of Santa Clara, State of California, more particularly described as follows:

Being all of the lands shown as "ASS'M'T LOT NO 248" on that certain Record of Survey, filed for record on February 4, 1964, in Book 172 of Maps at Page 55, and also being all of the lands described in that certain Grant Deed recorded as Document Number 2453780, filed on August 2, 1963, both are in the Office of the Recorder, County of Santa Clara, State of California.

BASIS OF BEARINGS:

The bearing of N60°04'14"E, shown as N59°18'30"E along the southerly line of the lands shown as "ASS'M'T LOT NO 248" on that certain Record of Survey, filed for record on February 4, 1964, in Book 172 of Maps at Page 55, in the Office of the Recorder, County of Santa Clara, State of California, was used as Basis of Bearings shown hereon.

Containing 17,843 square feet of land, more or less.

SURVEYOR'S STATEMENT:

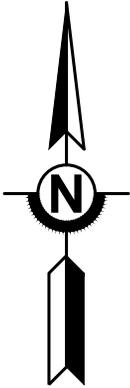
The description as replicated from said Deed recorded as Document Number 2453780, filed on August 2, 1963, in the Office of the Recorder, County of Santa Clara, State of California, was reviewed and prepared by me or under my direction in conformance with the requirements of the Land Surveyor's Act.


Jessica DeMartini, PLS 9095

7/16/25
Date



SCVWD S:\REQUESTS\COYOTE CREEK\2023_14712 Working\Office\ROW\Plats and Legal Descriptions\Reach 6\467-13-056 SAN JOSE WATER WORKS\2023-147_4021-526_FEE.dwg



1"=150'

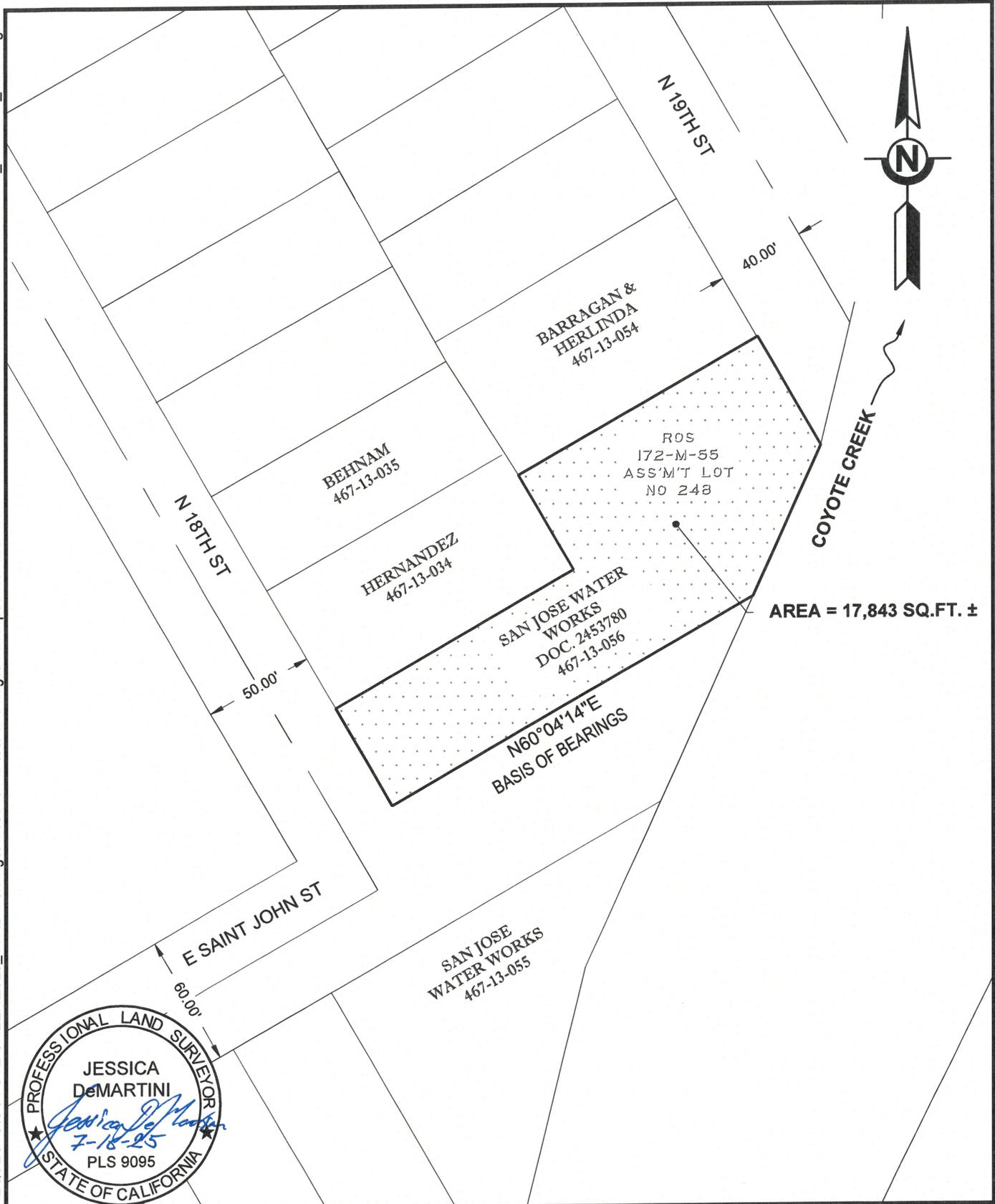


SANTA CLARA VALLEY WATER DISTRICT

COYOTE CREEK FLOOD PROTECTION PROJECT

RESU FILE NO.	4021-526
APN	467-13-056
LSMU REQUEST NO.	2023-147
DRAWN	H. Zaeri

SCVWD S:\REQUESTS\COYOTE CREEK\2023_14712 Working\Office\I\ROM\Plats and Legal Descriptions\Reach 6\467-13-056 SAN JOSE WATER WORKS\2023-147_4021-526_FEE.dwg



AREA = 17,843 SQ.FT. ±

SANTA CLARA VALLEY WATER DISTRICT 	SCALE: 1" = 60'	RESU FILE NO.	4021-526
		APN	467-13-056
		LSMU REQUEST NO.	2023-147
		DRAWN	H. Zaeri

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