

Watershed: Adobe Creek  
Project: Excess Property transaction for  
670 & 680 University Avenue,  
Los Altos, Ca  
Real Estate File No.: 1010-96.1, 1010-96.2

**BOARD OF DIRECTORS  
SANTA CLARA VALLEY WATER DISTRICT**

**RESOLUTION NO. 2026-**

**AUTHORIZING THE CONVEYANCE OF REAL PROPERTY TO  
KHAWAJA SHAMS AND ZEHRA KHAN AT APN 175-14-024, REAL ESTATE  
FILE NO. 1010-96.1 AND TO WAYNE QI ZHANG AND VICKY YUN XU AT APN 175-14-025,  
REAL ESTATE FILE NO. 1010-96.2 (LOS ALTOS, DISTRICT NO. 4)**

WHEREAS, Santa Clara Valley Water District (Valley Water) owns an easement, by way of dedication, for water management and/or storm water drainage purposes (Easement) over and along Adobe Creek located at the rear of 670 University Avenue (APN: 175-14-024) and 680 University Avenue (APN: 175-14-025), (Subject Properties) in Los Altos; and

WHEREAS, Khawaja Shams and Zehra Khan are the owners of 670 University Avenue (Owner 1); and

WHEREAS, Wayne Qi Zhang and Vicky Yun Xu are the owners of 680 University Avenue (Owner 2); and

WHEREAS, in response to a request by Owner 1, Valley Water determined that portions of the Easement located on 670 and 680 University Avenue are no longer necessary for Valley Water purposes as described in Exhibit A for Owner 1 and Exhibit B for Owner 2; and

WHEREAS, Section 31 of the Santa Clara Valley Water District Act authorizes the Board to reconvey real property to the former owner by whom the property was conveyed, or from whom the property was condemned by the Valley Water, or the owner's successor in interest for fair market value. Valley Water may reconvey real property to the former owner or the owner's successor in interest for less than fair market value if Valley Water finds that a public purpose exists justifying that reconveyance for less than fair market value; and

WHEREAS, Valley Water has determined these easement portions are no longer necessary for Valley Water's uses and purposes; and

WHEREAS, a public purpose exists justifying reconveyance of these easement portions, because quitclaiming them will eliminate the administrative burden associated with maintenance of the easement areas, reduce the risk of future disputes or liability on the land, and clarify that Valley Water has no intention of performing any maintenance within the easement area as consistent with the easement right; and

WHEREAS, the Easement was originally conveyed to Valley Water in 1984 by way of a no cost dedication and Owner 1 has agreed to reimburse Valley Water for staff time and recording fees related to conveyance of the property as described in Exhibits A and B.

NOW, THEREFORE BE IT RESOLVED that the Board of Directors of the Santa Clara Valley Water District does hereby find that:

1. The recitals are incorporated herein by this reference.
2. The portion of the Easement described in Exhibit A and Exhibit B is no longer necessary for Valley Water's uses and purposes.
3. A public purpose exists justifying reconveyance of the Easement to the former owner or the owner's successor in interest for less than fair market value.
4. Pursuant to Section 31 of the District Act (Cal. Water Code App. 60-31), the Board by a majority vote approves and quitclaims the portion of the Easement to Khawaja Shams and Zehra Khan as shown in Exhibit A and to Wayne Qi Zhang and Vicky Yun Xu as shown in Exhibit B.
5. The Interim Chief Executive Officer is hereby authorized to execute and deliver the Quitclaim Deed to Khawaja Shams and Zehra Khan in Exhibit A and to execute and deliver the Quitclaim Deed to Wayne Qi Zhang and Vicky Yun Xu in Exhibit B.

PASSED AND ADOPTED by the Board of Directors of the Santa Clara Valley Water District by the following vote on January 13, 2026:

AYES: Directors

NOES: Directors

ABSENT: Directors

ABSTAIN: Directors

SANTA CLARA VALLEY WATER DISTRICT

---

TONY ESTREMER  
Chair, Board of Directors

ATTEST

---

CANDICE KWOK-SMITH  
Clerk, Board of Directors

# **EXHIBIT A COVERSHEET**

## **QUITCLAIM DEED**

**FILE NO. 1010-96.1; APN: 175-14-024**

No. of Pages: 4

Exhibit Attachments: None

## EXHIBIT A – QUITCLAIM DEED

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: 175-14-024 (portion of)

DOCUMENT NO.: 1010-96.1

## QUITCLAIM DEED

SANTA CLARA VALLEY WATER DISTRICT, a Special District created by the California Legislature, hereinafter "Grantor," does hereby release and quitclaim to KHAWAJA SHAMS AND ZEHRA KHAN, husband and wife as community property with right of survivorship, hereinafter "Grantee", all that real property in the City of Los Altos, County of Santa Clara, State of California, described as:

EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

SANTA CLARA VALLEY WATER  
DISTRICT

By: \_\_\_\_\_  
Melanie Richardson, P.E.,  
Interim Chief Executive Officer

Attest: Candice Kwok-Smith

By: \_\_\_\_\_  
Clerk of the Board

## EXHIBIT A – QUITCLAIM DEED (continued)

DOCUMENT NO.: 1010-96.1

### 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.

- |   |   |
|---|---|
| <input type="checkbox"/> Individual   | <input type="checkbox"/> Trustee (s)          |
| <input type="checkbox"/> Corporate Officer(s): _____  | <input type="checkbox"/> Guardian/Conservator |
| <input type="checkbox"/> Partner(s) <input type="checkbox"/> Limited <input type="checkbox"/> General | <input type="checkbox"/> Other: _____         |
| <input type="checkbox"/> Attorney-In-Fact _____   |   |

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

\_\_\_\_\_

## EXHIBIT A – QUITCLAIM DEED (continued)

### EXHIBIT "A"

Legal Description of  
SCVWD Easement Vacation No. 2  
Over 670 University Avenue,  
Los Altos, California  
(APN 175-14-024)

All that certain real property in the City of Los Altos, County of Santa Clara, State of California, described as follows:

Being a portion of that parcel of land, as shown upon that Easement Deed, for storm drainage purposes, which was recorded on November 14, 1984, as Document Number 8247602, (Book J34, Page 486), in Santa Clara County Official Records, and said parcel of land being a portion of Parcel 2, as shown upon that certain Parcel Map, which was filed for record in Book 540 of Maps, at Page 21, in Santa Clara County Records, and being more particularly described below:

**Beginning** at the most southerly corner of said Parcel 2, said point being a point on the southwesterly boundary of said Easement, and thence along the southwesterly boundary of said Parcel 2, and said Easement, North 64°15'00" West, 21.15 feet;

Thence, leaving the southwesterly boundary of said Easement, and said Parcel 2, North 27°57'00" West, 61.79 feet, to a point on the northwesterly boundary of said Easement and said Parcel 2, said point being 39.69 feet distant from the most westerly corner of said Easement and said Parcel 2;

Thence, along the northwesterly boundary of said Easement and said Parcel 2, North 62°03'00" East, 30.83 feet, to the most northerly corner of said Easement boundary;;

Thence, along the easterly boundary of said Easement, South 27°57'00" East, 78.94 feet, to an angle point in said Easement boundary, and said point being on the southeasterly boundary of said Parcel 2;

Thence, along said southeasterly boundary of said Easement and said Parcel 2, South 62°22'48" West, 18.31 feet, to the **POINT OF BEGINNING**.

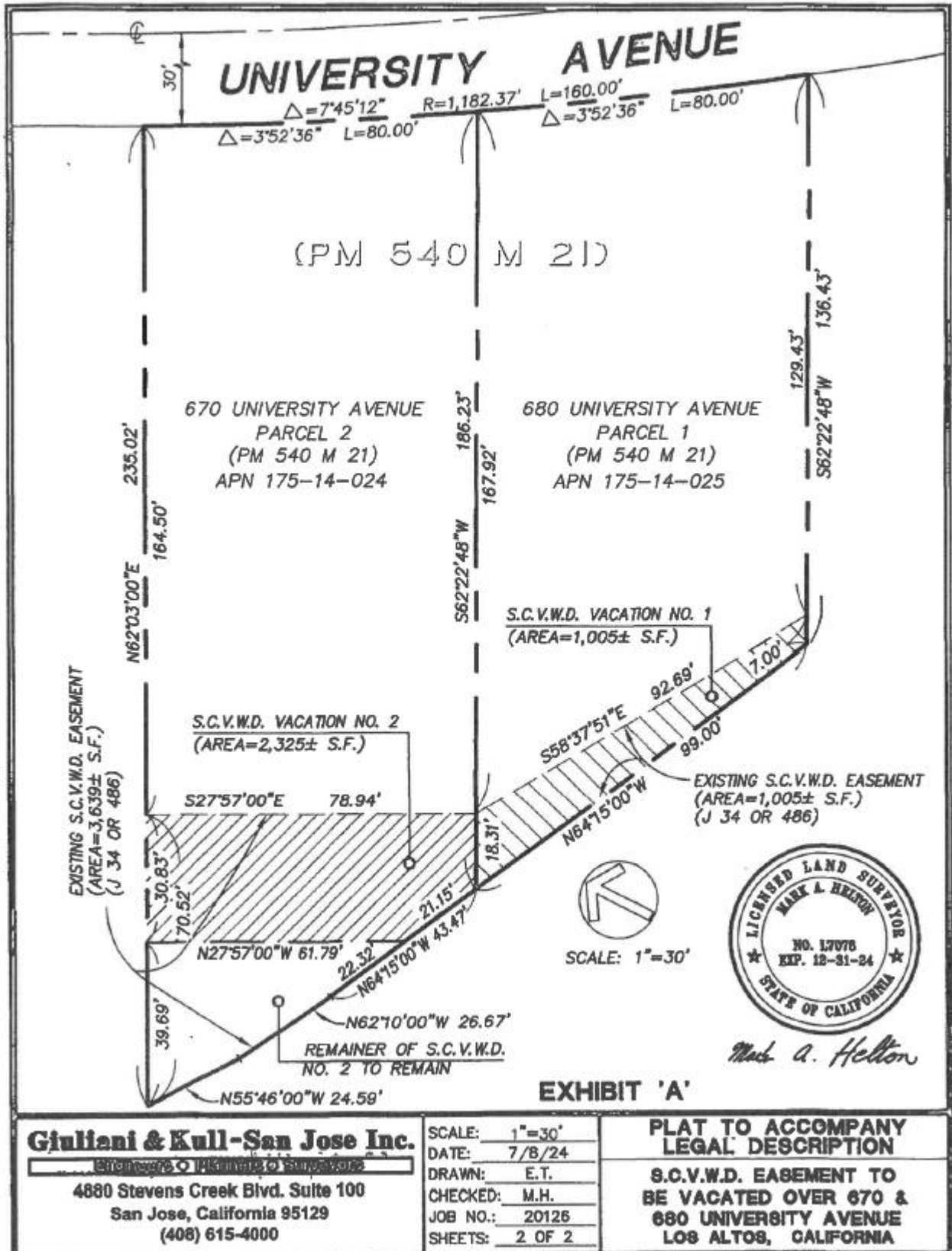
Containing an area of 2,325 square feet, more or less.

A plat, graphically showing this Parcel of Land,  
is hereby made a part hereto.

End of Description.



# EXHIBIT A – QUITCLAIM DEED (continued)



Authorizing the Conveyance of Real Property to Khawaja Shams and Zehra Khan at  
APN 175-14-024, Real Estate File No. 1010-96.1 and to Wayne Qi Zhang and Vicky Yun Xu  
at APN 175-14-025, Real Estate File No. 1010-96.2 (Los Altos, District No. 4)

Resolution No. 2026-

---

# **EXHIBIT B COVERSHEET**

## **QUITCLAIM DEED**

**FILE NO. 1010-96.2, APN: 175-14-025**

No. of Pages: 4

Exhibit Attachments: None

## EXHIBIT B – QUITCLAIM DEED

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: 175-14-025 (portion of)

DOCUMENT NO.: 1010-96.2

## QUITCLAIM DEED

SANTA CLARA VALLEY WATER DISTRICT, a Special District created by the California Legislature, hereinafter "Grantor," does hereby release and quitclaim to Wayne Qi Zhang and Vicky Yun Xu, husband and wife as community property with right of survivorship, hereinafter "Grantee", all that real property in the City of Los Altos, County of Santa Clara, State of California, described as:

EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

SANTA CLARA VALLEY WATER  
DISTRICT

By: \_\_\_\_\_  
Melanie Richardson, P.E.,  
Interim Chief Executive Officer

Attest: Candice Kwok-Smith

By: \_\_\_\_\_  
Clerk of the Board

**EXHIBIT B – QUITCLAIM DEED (continued)**

**DOCUMENT NO.: 1010-96.2**

**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.

- |   |   |
|---|---|
| <input type="checkbox"/> Individual   | <input type="checkbox"/> Trustee (s)          |
| <input type="checkbox"/> Corporate Officer(s): _____  | <input type="checkbox"/> Guardian/Conservator |
| <input type="checkbox"/> Partner(s) <input type="checkbox"/> Limited <input type="checkbox"/> General | <input type="checkbox"/> Other: _____         |
| <input type="checkbox"/> Attorney-In-Fact _____   |   |

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

\_\_\_\_\_

## EXHIBIT B – QUITCLAIM DEED (continued)

### EXHIBIT "A"

Legal Description of  
SCVWD Easement Vacation No. 1  
Over 680 University Avenue,  
Los Altos, California  
(APN 175-14-025)

All that certain real property in the City of Los Altos, County of Santa Clara, State of California, described as follows:

Being a portion of that parcel of land, as shown upon that Easement Deed, for Water Management and/or Storm Drainage Purposes, which was recorded on November 14, 1984, as Document Number 8247602, (Book J34, Page 486), in Santa Clara County Official Records, and said parcel of land being a portion of Parcel 1, as shown upon that certain Parcel Map, which was filed for record in Book 540 of Maps, at Page 21, in Santa Clara County Records, and being more particularly described below:

**Beginning** at the most southerly corner of said Parcel 1, and thence along the southwesterly boundary of said Parcel 1, and said Easement, North 64°15'00" West, 99.00 feet, to the most westerly corner of said Parcel 1;

Thence, leaving said southwesterly boundary of said Easement, and along the northwesterly boundary of said Parcel 1, North 62°22'48" East, 18.31 feet, to an angle point in the easterly boundary of said Easement;

Thence, leaving the northwesterly boundary of said Parcel 1, and along the easterly boundary of said Easement, South 58°37'51" East, 92.69 feet, (formerly shown upon said Easement Deed as South 58°37'44" East, 92.70 feet), to the most easterly corner of said Easement boundary, and said point being on the southeasterly boundary of said Parcel 1;

Thence, along said southeasterly boundary of said Easement and said Parcel 1, South 62°22'48" West, 7.00 feet, to the **POINT OF BEGINNING**.

Containing an area of 1,005 square feet, more or less.

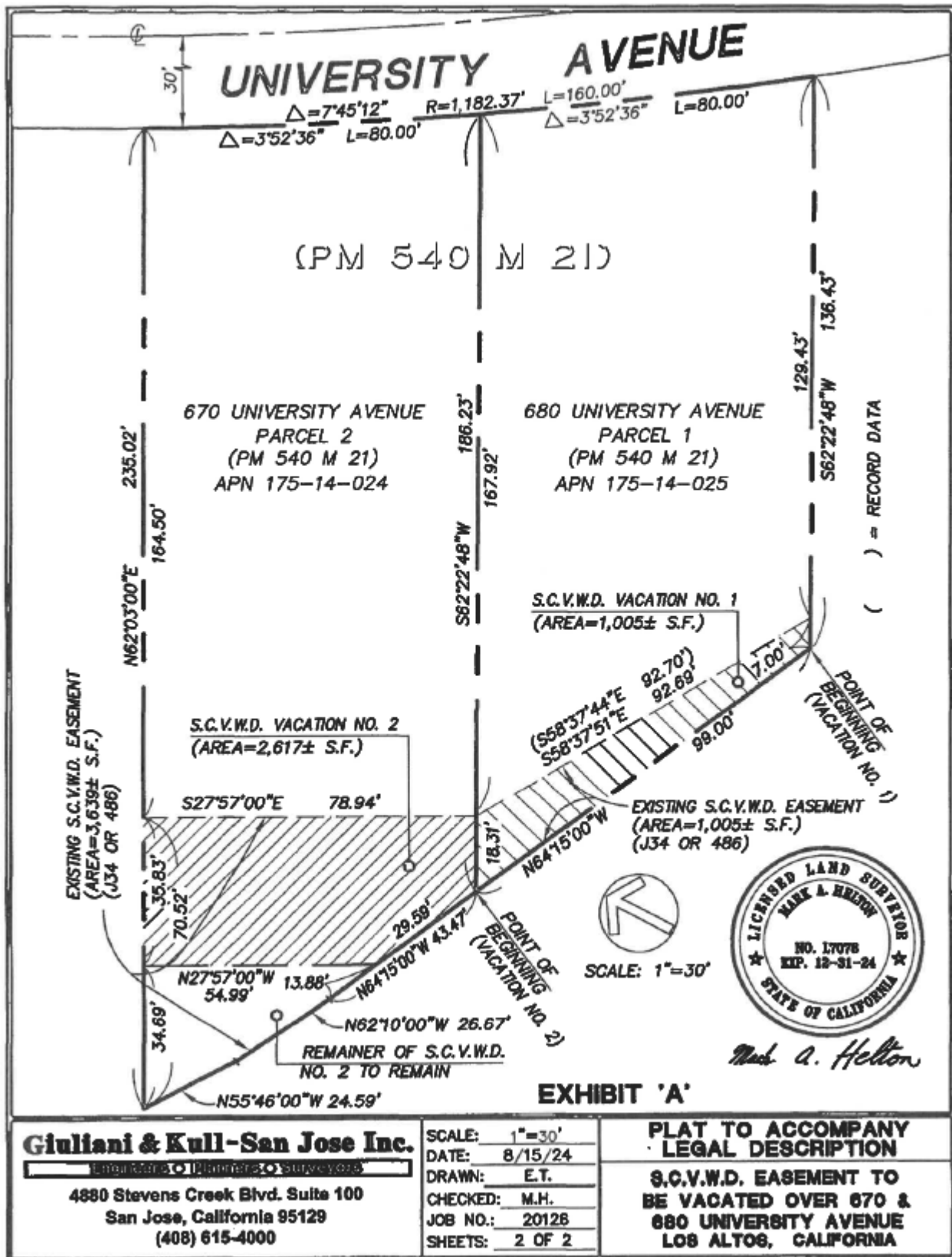
A plat, graphically showing this Parcel of Land, is hereby made a part hereto.

End of Description.



A handwritten signature in black ink, appearing to read "Mark A. Helton", written over the bottom right portion of the professional seal.

# EXHIBIT B – QUITCLAIM DEED (continued)



F:\2020\20126\dwg\20126PLA.G.dwg