

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

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APN: Portion of 670-29-018 & 670-29-023

DOCUMENT NO.: 4026-92.1

## QUITCLAIM DEED

**SANTA CLARA VALLEY WATER DISTRICT**, a Special District, created by the California Legislature (District), hereinafter "Grantor," does hereby release and quitclaim to Civic South Bay, LLC, all that real property, including the 72-inch diameter cast-in-place pipe, in the City of San Jose, County of Santa Clara, State of California, described as:

"Exhibit A" and "Exhibit B" attached

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

SANTA CLARA VALLEY WATER  
DISTRICT

By: \_\_\_\_\_  
Chief Executive Officer

Attest: Michele L. King

By: \_\_\_\_\_  
Clerk/Board of Directors

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

☐ Trustee(s)

☐ Corporate Officer(s): \_\_\_\_\_

☐ Guardian/Conservator

☐ Partner(s)   ☐ Limited   ☐ General

☐ Other: \_\_\_\_\_

☐ Attorney-In-Fact: \_\_\_\_\_

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

**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**QUITCLAIM- STORM DRAIN EASEMENT**  
**E349 OR 728 (PORTION)**  
**SAN JOSE, CALIFORNIA**

REAL PROPERTY, SITUATE IN THE INCORPORATED TERRITORY OF THE CITY OF SAN JOSE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS 'PARCEL 2' IN THE GRANT DEED TO SANTA CLARA VALLEY WATER DISTRICT RECORDED MARCH 16, 1979 IN BOOK E349 OF OFFICIAL RECORDS AT PAGE 728 IN THE OFFICE OF THE COUNTY RECORDER OF SANTA CLARA COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AN EASEMENT, 20.00 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS,

COMMENCING AT A POINT ON THE CENTERLINE OF SAID PARCEL 2 (E349 OR 728), SAID POINT BEING THE SOUTHWESTERLY TERMINUS OF THAT CERTAIN COURSE DESCRIBED IN SAID DOCUMENT (E349 OR 728) AS "NORTH 27°29'56" EAST, 458.32 FEET",

THENCE, FROM SAID POINT OF COMMENCEMENT, ALONG SAID CENTERLINE, NORTH 27°29'01" EAST (THE BEARING OF NORTH 27°29'01" EAST BEING USED FOR PURPOSES OF MAKING THIS DESCRIPTION) 352.03 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION,

THENCE, FROM SAID POINT OF BEGINNING, CONTINUING ALONG SAID CENTERLINE, THE FOLLOWING FIVE (5) COURSES:

- 1) NORTH 27°29'01" EAST 106.59 FEET,
- 2) NORTH 44°12'42" WEST 147.79 FEET;
- 3) ALONG THE ARC OF A TANGENT 500.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 29°41'36", AN ARC DISTANCE OF 259.12 FEET;
- 4) NORTH 14°31'07" WEST 128.59 FEET;
- 5) ALONG THE ARC OF A TANGENT 170.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 78°52'41", AN ARC DISTANCE OF 234.04 FEET TO THE POINT OF TERMINUS FOR THIS DESCRIPTION. SAID POINT ALSO BEING THE POINT OF TERMINUS FOR SAID PARCEL 2 (E349 OR 728).

**LEGAL DESCRIPTION**

NOVEMBER 1, 2017  
JOB NO. : 2612-000

CONTAINING 17,536 SQUARE FEET OR 0.40 ACRES OF LAND MORE OR LESS.

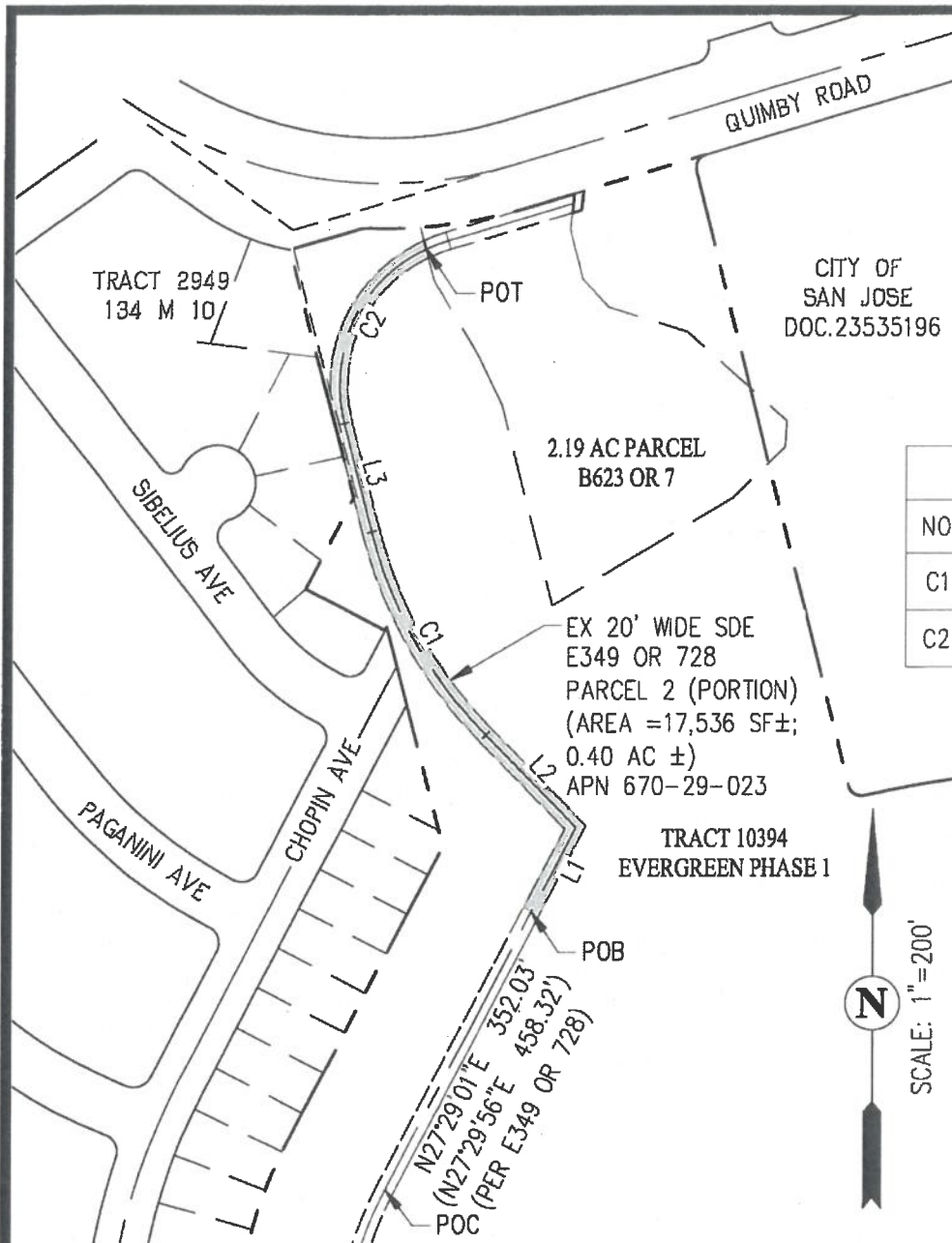
ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS  
REFERENCE MADE A PART HEREOF.



A handwritten signature in blue ink, appearing to read "Joel Garcia", written over a horizontal line.

JOEL GARCIA, P.L.S.  
L.S. NO. 5285

11-01-2017



LINE TABLE		
NO	BEARING	LENGTH
L1	N27°29'01"E	106.59'
L2	N44°12'42"W	147.79'
L3	N14°31'07"W	128.59'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	500.00'	29°41'36"	259.12'
C2	170.00'	78°52'41"	234.04'

### LEGEND

EX EXISTING  
 POB POINT OF BEGINNING  
 POC POINT OF COMMENCEMENT  
 POT POINT OF TERMINUS  
 SDE STORM DRAIN EASEMENT



## EXHIBIT A PLAT TO ACCOMPANY LEGAL DESCRIPTION

QUITCLAIM 20' WIDE STORM DRAIN EASEMENT  
 E349 OR 728 (PORTION)  
 SANTA CLARA COUNTY, CALIFORNIA

NOVEMBER 1, 2017

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**Carlson, Barbee & Gibson, Inc.**

CIVIL ENGINEERS • SURVEYORS • PLANNERS

SAN RAMON • (925) 866 - 0322  
 WEST SACRAMENTO • (916) 375 - 1877

NOVEMBER 1, 2017  
JOB NO.: 2612-000

**EXHIBIT B**  
**LEGAL DESCRIPTION**  
**QUITCLAIM- SANTA CLARA VALLEY WATER DISTRICT**  
**E349 OR 728 - PARCEL 3**  
**SAN JOSE, CALIFORNIA**


REAL PROPERTY, SITUATE IN THE INCORPORATED TERRITORY OF THE CITY OF  
SAN JOSE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, DESCRIBED AS  
FOLLOWS:

BEING A ALL THAT CERTAIN PARCEL OF LAND DESCRIBED AS 'PARCEL 3' IN  
THE GRANT DEED TO SANTA CLARA VALLEY WATER DISTRICT RECORDED MARCH  
16, 1979 IN BOOK E349 OF OFFICIAL RECORDS AT PAGE 728 IN THE OFFICE  
OF THE COUNTY RECORDER OF SANTA CLARA COUNTY.

CONTAINING 218 SQUARE FEET OF LAND MORE OR LESS.

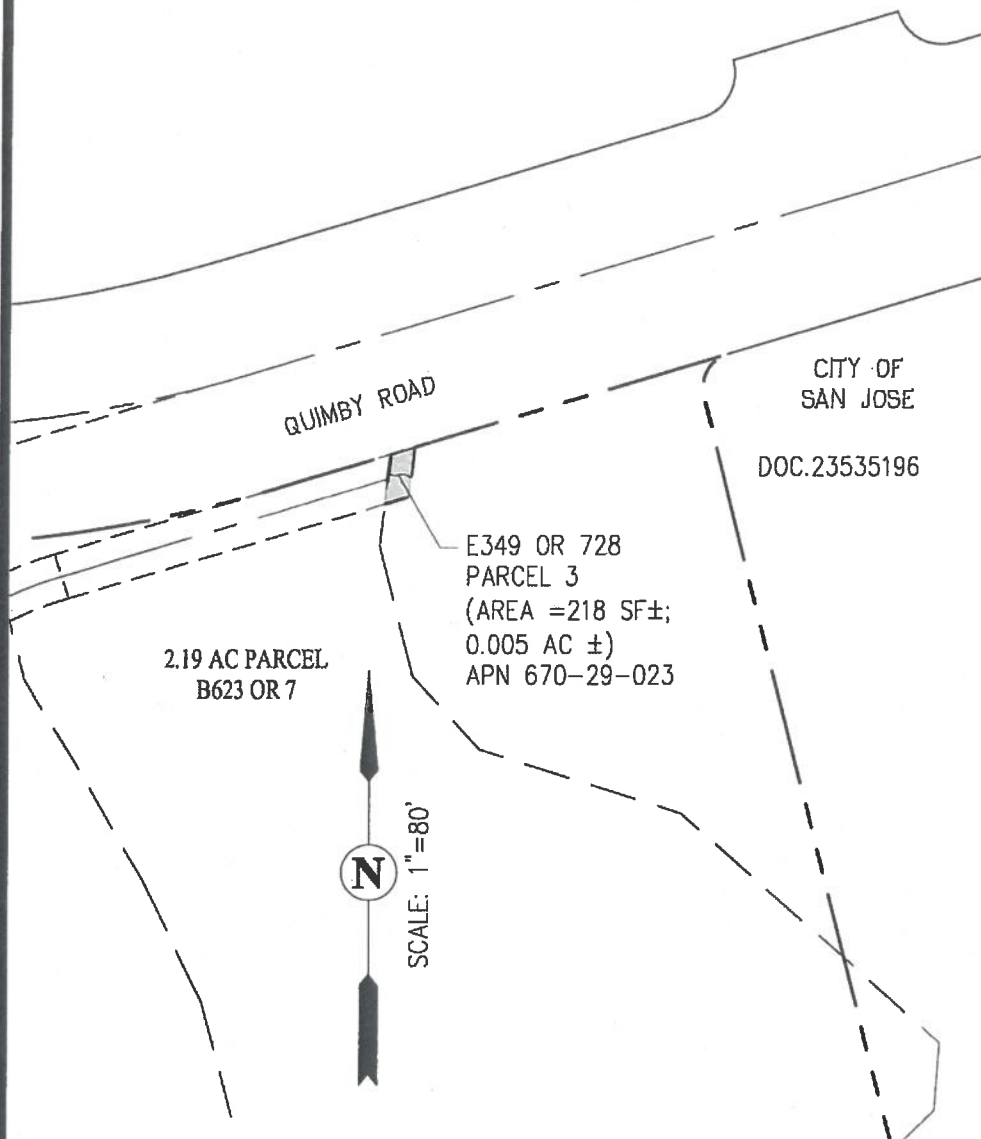
ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS  
REFERENCE MADE A PART HEREOF.



  
\_\_\_\_\_  
JOEL GARCIA, P.L.S.  
L.S. NO. 5285  
11-01-2017

## LEGEND

EX EXISTING  
POB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT  
POT POINT OF TERMINUS  
SDE STORM DRAIN EASEMENT



## EXHIBIT B PLAT TO ACCOMPANY LEGAL DESCRIPTION

QUITCLAIM - SANTA CLARA COUNTY WATER DISTRICT  
E349 OR 728, PARCEL 3  
SANTA CLARA COUNTY, CALIFORNIA

NOVEMBER 1, 2017

PAGE 2 OF 2

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