

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: 015-45-013, 024

DOCUMENT NO.: 3015-55.4, 503.1

## QUITCLAIM DEED

**SANTA CLARA VALLEY WATER DISTRICT**, a Special District, created by the California Legislature (District), hereinafter "Grantor," does hereby remise, release and quitclaim to Silicon Valley Club, LLC, a Delaware limited liability company all that real property in the City of San Jose, County of Santa Clara, State of California, described as:

See Exhibit "A1 & B1", "A2 & B2" and "A3 & B3" attached hereto and made a part hereof.

Dated this                      day of                      , 20

SANTA CLARA VALLEY WATER  
DISTRICT

By: \_\_\_\_\_  
Norma J. Camacho  
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 A1**  
**LEGAL DESCRIPTION**

Being a portion of that land situate within the City of San Jose, Santa Clara County, State of California, lying within Adjusted Parcel 3 as described in that certain Grant Deed, recorded October 16, 2006, as Instrument No. 19163507, Official Records, said parcel also described in that certain Grant Deed given to effect a Lot Line Adjustment, recorded September 12, 2002, as Instrument No. 16475412, Official Records, and also being a portion of Parcel 27 as described in that certain document entitled, "Grant Deed" recorded on March 11, 1977 in Book C657 at Page 728 of Official Records of said county, and more particularly described as follows;

**BEGINNING** at the most southeasterly corner of Adjusted Parcel 3 as described in said Grant Deed;

Thence leaving said southeasterly corner, South 79°35'00" West, 53.11 feet, along the most southerly line of said Parcel 3 as described in said Grant Deed.

Thence leaving said southerly line, North 10°25'00" West, 7.98 feet to the **TRUE POINT OF BEGINNING** of this description, and the beginning of a curve to the right having a radius of 1,457.00 feet;

Thence along said curve, through a central angle of 1°01'37", an arc length of 26.11 feet;

Thence South 61° 23' 50" West, 126.55 feet;

Thence South 48° 24' 45" West, 41.92 feet;

Thence South 89° 20' 23" East, 10.27 feet, to the southerly line of said Adjusted Parcel 3;

Thence along said southerly line, North 55° 44' 44" East, 23.40 feet, to the beginning of a curve to the right, having a radius of 230.00 feet;

Thence continuing along said southerly line, along said curve, through a central angle of 23°50'16", an arc length of 95.69 feet;

Thence continuing along said southerly line, North 79° 35' 00" East, 8.02 feet;

Thence leaving said southerly line, North 61° 23' 50" East, 25.57 feet to the **TRUE POINT OF BEGINNING** of this description.

Containing an area of 2,458 square feet, more or less.

The intent of this legal description to describe the identical parcel of land as originally granted as it exists within said Adjusted Parcel 3.

A plat of this description, entitled "EXHIBIT B1, Plat to Accompany Exhibit A1", is attached hereto and made a part hereof as page 3 of 3.

This legal description was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors' Act.



David Jungmann, PLS 9267



11/08/2018

DATE

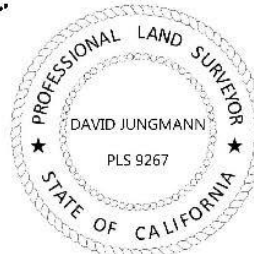
**END OF DESCRIPTION**

# EXHIBIT B1

0 30 60  
scale 1" = 30' feet



LANDS OF SILICON VALLEY CLUB, LLC.  
( DN. 19163507 )  
( ADJUSTED PARCEL 3,  
DN. 16475411 )



LANDS OF UNION  
PACIFIC

INGRESS & EGRESS EASEMENT  
PARCEL 27, C657 O.R. P728

AREA = 2,458 SF

TPOB  
N10°25'00"W  
7.98'

53.11'  
S79°35'00"W  
77.40'

POB

PORTION OF DN. C657,  
P728 O.R. TO REMAIN

## LEGEND

POB POINT OF BEGINNING  
TPOB TRUE POINT OF BEGINNING  
DN. DOCUMENT NUMBER  
O.R. OFFICIAL RECORDS

AREA OF DESCRIPTION  
PROPERTY LINE  
EASEMENT LINE  
TIE LINE

LOT FOUR  
( 829 MAPS 39 )

## LINE TABLE

LINE NO.	LENGTH	DIRECTION
L1	126.55'	S61°23'50"W
L2	41.92'	S48°24'45"W
L3	10.27'	S89°20'23"E
L4	23.40'	N55°44'44"E
L5	8.02'	N79°35'00"E
L6	25.57'	N61°23'50"E

## CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA
C1	26.11'	1457.00'	1°01'37"
C2	95.69'	230.00'	23°50'16"

DRAWING: BAKC 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

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(650) 482-6300  
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Subject EXHIBIT B1  
PLAT TO ACCOMPANY EXHIBIT A1  
By AJD Date 10/19/18 Chkd.DCJ  
Job No. 19990039 SHEET 3 OF 3

BKF Engineers

**EXHIBIT A2**  
**LEGAL DESCRIPTION**

Being a portion of that land situate within the City of San Jose, Santa Clara County, State of California, lying within Adjusted Parcel 3 as described in that certain Grant Deed, recorded October 16, 2006, as Instrument No. 19163507, Official Records, said parcel also described in that certain Grant Deed given to effect a Lot Line Adjustment, recorded September 12, 2002, as Instrument No. 16475412, Official Records, and also being a portion of land as described in that certain document entitled, "Ingress – Egress, Environmental Improvement EASEMENT AGREEMENT and DEED (Foundation Area; South Half)" recorded on December 6, 2002 as Instrument No. 16666912 of Official Records, and more particularly described as follows;

**FOUNDATION AREA NORTH HALF:**

**BEGINNING** at the westerly common corner of said Adjusted Parcel 3 and the Lands of the State of California as described in that certain document recorded on February 16, 1989 in Book K850 at Page 1676, Official Records of said county, being a point on the easterly line of Parcel 1 as described in that certain Grant Deed recorded on December 5, 2007, as Instrument No. 19672804 of Official Records of said county;

Thence southerly along the common line of said Adjusted Parcel 3 and said Parcel 1, South 30°20'08" East, 65.17 feet;

Thence continuing along said common line, South 32°42'56" East, 0.92 feet to the **TRUE POINT OF BEGINNING** of this description;

Thence northerly along the westerly line of said Adjusted Parcel 3 the following two (2) courses

- 1) North 32°42'56" West, 0.92 feet;
- 2) North 30°20'08" West, 65.17 feet to the said common corner;

Thence along the northerly common line of said Adjusted Parcel 3 and the said Lands of the State of California, the following thirteen (13) courses:

- 1) South 82°20'07" East, 68.50 feet;
- 2) South 54°15'22" East, 27.00 feet;
- 3) South 70°38'49" East, 49.81 feet;
- 4) South 73°23'04" East, 59.48 feet;
- 5) South 81°35'32" East, 75.31 feet;
- 6) South 82°58'30" East, 98.24 feet;
- 7) South 79°23'48" East, 70.70 feet;
- 8) South 74°39'29" East, 32.14 feet;
- 9) South 70°25'39" East, 64.21 feet;
- 10) South 73°05'21" East, 137.50 feet;

- 11) South 85°10'07" East, 89.45 feet;
- 12) South 00°01'36" West, 41.00 feet;
- 13) South 73°20'32" East, 46.66 feet to the easterly line of said Adjusted Parcel 3;

Thence along said easterly line, South 02°18'33" East, 55.15 feet;

Thence leaving said easterly line, the following ten (10) courses:

- 1) North 87°26'18" West, 7.11 feet;
- 2) North 72°06'34" West, 65.21 feet;
- 3) North 60°57'57" West, 45.14 feet;
- 4) North 42°54'10" West, 52.69 feet;
- 5) North 76°43'21" West, 74.85 feet;
- 6) North 74°48'06" West, 182.51 feet;
- 7) North 79°05'31" West, 45.55 feet;
- 8) North 82°45'42" West, 93.84 feet;
- 9) North 81°15'52" West, 79.41 feet;
- 10) North 73°03'09" West, 158.06 feet to the **TRUE POINT OF BEGINNING** of this description.

Containing an area of 39,798 square feet, more or less.

**FOUNDATION AREA SOUTH HALF:**

**BEGINNING** at the most westerly corner of said Adjusted Parcel 3;

Thence southerly along the common line of said Adjusted Parcel 3 and said Parcel 1, South 30°20'08" East, 65.17 feet;

Thence continuing along said common line, South 32°42'56" East, 0.92 feet to the **TRUE POINT OF BEGINNING** of this description;

Thence easterly, leaving said common line of said Adjusted Parcel 3 the following ten (10) courses:

- 1) South 73°03'09" East, 158.06 feet;
- 2) South 81°15'52" East, 79.41 feet;
- 3) South 82°45'42" East, 93.84 feet;
- 4) South 79°05'31" East, 45.55 feet;
- 5) South 74°48'06" East, 182.51 feet;
- 6) South 76°43'21" East, 74.85 feet;
- 7) South 42°54'10" East, 52.69 feet;
- 8) South 60°57'57" East, 45.14 feet;
- 9) South 72°06'34" East, 65.21 feet;
- 10) South 87°26'18" East, 7.11 feet to a point on the easterly line of said parcel;



Thence along said easterly line, the following two (2) courses:

- 1) South 02°18'33" East, 33.96 feet;
- 2) South 07°02'50" East, 16.39 feet;

Thence leaving said easterly line the following eleven (11) courses:

- 1) North 87°26'18" West, 19.46 feet;
- 2) North 72°06'34" West, 27.82 feet;
- 3) North 11°43'34" East, 44.37 feet;
- 4) North 78°16'26" West, 134.86 feet;
- 5) North 42°54'10" West, 7.66 feet;
- 6) North 76°43'21" West, 60.48 feet;
- 7) North 74°48'06" West, 181.47 feet;
- 8) North 79°05'31" West, 42.08 feet;
- 9) North 82°45'42" West, 92.89 feet;
- 10) North 81°15'52" West, 83.65 feet;
- 11) North 73°03'09" West, 109.27 feet to a point on the common line of said Adjusted Parcel 3 and said Parcel 1;

Thence along last said common line the following two (2) courses:

- 1) North 24°12'16" West, 28.43 feet;
- 2) North 32°42'56" West, 44.18 feet to the **TRUE POINT OF BEGINNING** of this description;

Containing an area of 35,173 square feet, more or less.

The following descriptions were taken from said Document Number 16666911:

All that certain real property in the City of San Jose and Santa Clara, County of Santa Clara, State of California, as described in the Lot Line Adjustment Grant Deed, Document Number 16475411, recorded September 12, 2002 in the office of the Recorder, County of Santa Clara, State of California containing an area of 69.917 ± acres.

#### **OBSERVATION DECK**

All that real property situate in the City of San Jose, County of Santa Clara, State of California, being a portion of Adjusted Parcel 3, as said parcel is described in that certain grant deed filed for record on September 12, 2002 as Document No, 16475412, Santa Clara County Records and being more particularly described as follows:

#### **AREA A:**

**BEGINNING** at the most northerly corner of said parcel; thence along the westerly line of said parcel the following three (3) courses;

- 1) South 30°20'08" East, 65.17 feet;



- 2) South 32°42'56" East, 45.10 feet;
- 3) South 24°12'16" East, 28.43 feet;

Thence leaving said line, along the following two (2) courses:

- 1) South 73°03'09" East, 109.27 feet;
- 2) South 81°15'52" East, 83.65 feet;

Thence South 82°45'42" East, 59.15 feet to the **TRUE POINT OF BEGINNING NO. 1;**  
Thence North 11°43'37" East, 75.62 feet;  
Thence South 78°16'26" East, 62.00 feet;  
Thence South 11°43'34" West, 72.57 feet;  
Thence North 79°05'31" West, 28.36 feet;  
Thence North 82°45'42" West, 33.75 feet to the **TRUE POINT OF BEGINNING NO. 1,** and  
containing an area of 4,563 square feet, more or less.

**AREA B:**

**BEGINNING** at the most northerly corner of said parcel; thence along the westerly line of said parcel the following three (3) courses;

- 1) South 30°20'08" East, 65.17 feet;
- 2) South 32°42'56" East, 45.10 feet;
- 3) South 24°12'16" East, 28.43 feet;

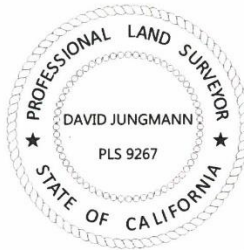
Thence leaving said line, South 73°03'09" East, 109.27 feet;  
Thence South 81°15'52" East, 83.65 feet;  
Thence South 82°45'42" East, 92.89 feet;  
Thence South 79°05'31" East, 42.08 feet;  
Thence South 74°48'06" East, 181.47 feet;  
Thence South 76°43'21" East, 7.32 feet to the **TRUE POINT OF BEGINNING NO. 2;**  
Thence North 11°43'37" East, 65.10 feet;  
Thence South 78°16'26" East, 62.00 feet;  
Thence South 11°43'34" West, 60.97 feet;  
Thence South 78°16'26" East, 144.63 feet;  
Thence South 11°43'34" West, 55.71 feet;  
Thence North 72°06'34" West, 12.46 feet;  
Thence North 11°43'34" East, 44.37 feet;  
Thence North 78°16'26" West, 134.86 feet;  
Thence North 42°54'10" West, 7.66 feet;  
Thence North 76°43'21" West, 53.16 feet to the **TRUE POINT OF BEGINNING NO. 2,** and  
containing an area of 6,117 square feet, more or less.

The above descriptions were taken from that certain "Ingress – Egress, Environmental Improvement EASEMENT AGREEMENT and DEED (Foundation Area; South Half)" document recorded on December 6, 2002 as Instrument No. 16666911 Official Records. The intent of this legal description to describe the identical parcel of land as originally granted as it exists within said Adjusted Parcel 3.

A plat showing the above described land is attached hereto as Exhibit B2 and made a part hereof as pages 6-9 of 9.

This legal description was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors' Act.

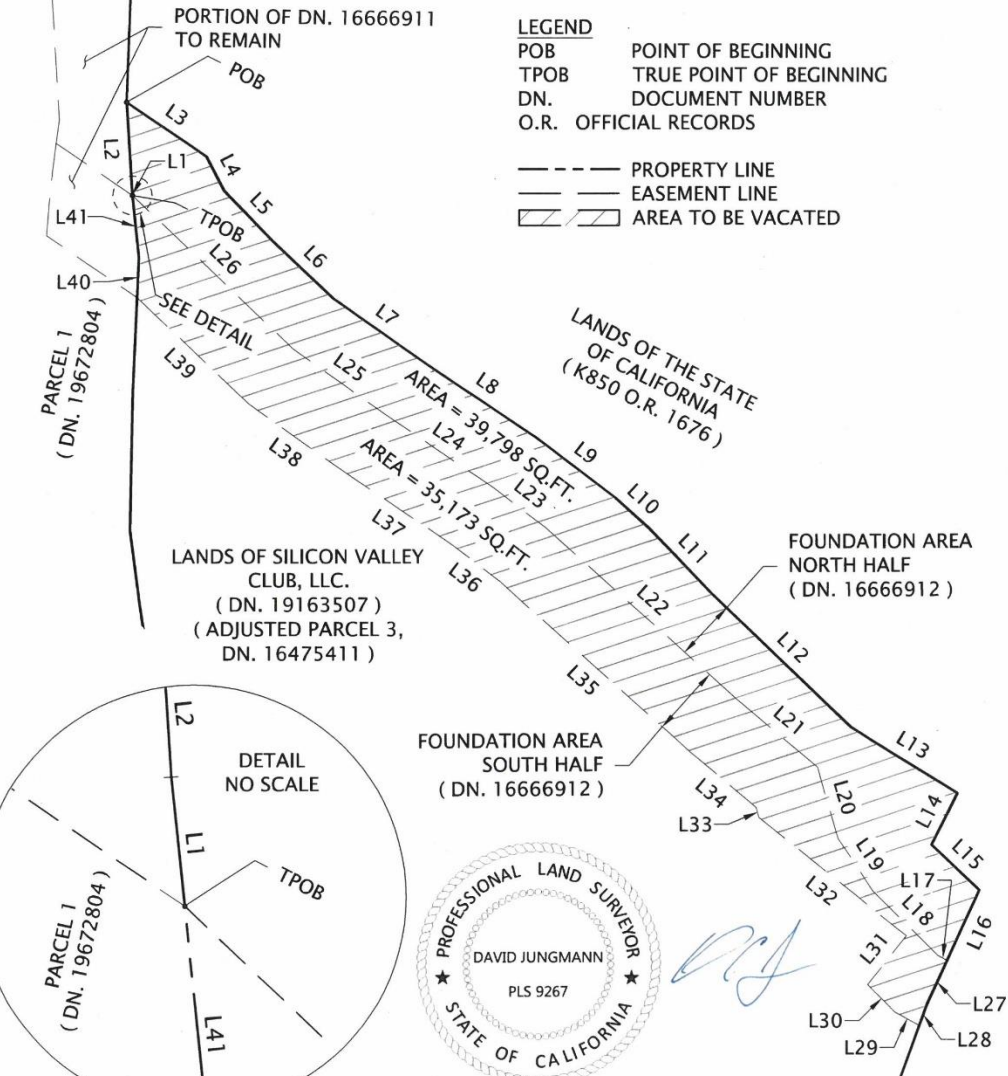
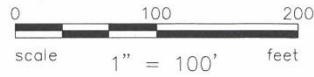
  
David Jungmann, PLS 9267



October 19, 2018  
DATE

**END OF DESCRIPTION**

# EXHIBIT B2



DRAWING NAME: K:\Surveys\990039\B2 PLAT TO ACCOMPANY EXHIBIT A2.DWG  
PLOT DATE: 10/19/18  
PLOT BY: dell

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255 SHORELINE DR.,  
SUITE 200  
REDWOOD CITY, CA 94065  
(650) 482-6300  
www.bkf.com

Subject EXHIBIT B2  
PLAT TO ACCOMPANY EXHIBIT A2  
 By AJD Date 10/19/18 Chkd. DCJ  
 Job No. 19990039 SHEET 6 OF 9

© BKF Engineers

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N32°42'56"W	0.92'
L2	N30°20'08"W	65.17'
L3	S82°20'07"E	68.50'
L4	S54°15'22"E	27.00'
L5	S70°38'49"E	49.81'
L6	S73°23'04"E	59.48'
L7	S81°35'32"E	75.31'
L8	S82°58'30"E	98.24'
L9	S79°23'48"E	70.70'
L10	S74°39'29"E	32.14'
L11	S70°25'39"E	64.21'
L12	S73°05'21"E	137.50'
L13	S85°10'07"E	89.45'
L14	S00°01'36"W	41.00'
L15	S73°20'32"E	46.66'
L16	S02°18'33"E	55.15'
L17	N87°26'18"W	7.11'
L18	N72°06'34"W	65.21'
L19	N60°57'57"W	45.14'
L20	N42°54'10"W	52.69'
L21	N76°43'21"W	74.85'
L22	N74°48'06"W	182.51'
L23	N79°05'31"W	45.55'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L24	N82°45'42"W	93.84'
L25	N81°15'52"W	79.41'
L26	N73°03'09"W	158.06'
L27	S02°18'33"E	33.96'
L28	S07°02'50"E	16.39'
L29	N87°26'18"W	19.46'
L30	N72°06'34"W	27.82'
L31	N11°43'34"E	44.37'
L32	N78°16'26"W	134.86'
L33	N42°54'10"W	7.66'
L34	N76°43'21"W	60.48'
L35	N74°48'06"W	181.47'
L36	N79°05'31"W	42.08'
L37	N82°45'42"W	92.89'
L38	N81°15'52"W	83.65'
L39	N73°03'09"W	109.27'
L40	N24°12'16"W	28.43'
L41	N32°42'56"W	44.18'

DRAWING NAME: K:\Survey\19990039-26 PLAT SURVEY Mapping\PLAT\_2.DWG  
PLOT DATE: 10-19-18 PLOTTED BY: csl



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PLAT TO ACCOMPANY EXHIBIT A2  
By AJD Date 10/19/18 Chkd. DCJ  
Job No. 19990039 SHEET 7 OF 9

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# EXHIBIT B2

0 100 200  
scale 1" = 100' feet



POB

PARCEL 1  
(DN. 19672804)

L47

L48

L49

L50

LANDS OF THE STATE  
OF CALIFORNIA  
(K850 O.R. 1676)

OBSERVATION DECK  
AREA A  
(DN. 16666912)  
AREA = 4,563 SQ.FT. +/-

TPOB1

L51

L52

L53

L54

L57

L56

L55

L59

LANDS OF SILICON VALLEY  
CLUB, LLC.  
(DN. 19163507)  
(ADJUSTED PARCEL 3,  
DN. 16475411)

OBSERVATION DECK  
AREA B  
(DN. 16666912)  
AREA = 6,117 SQ.FT. +/-

TPOB2

L60

L61

L62

L63

L71

L64

L70

L65

L69

L68

L66

## LEGEND

TPOB1 TRUE POINT OF BEGINNING NO. 1  
TPOB2 TRUE POINT OF BEGINNING NO. 2  
DN. DOCUMENT NUMBER  
O.R. OFFICIAL RECORDS

--- PROPERTY LINE  
--- EASEMENT LINE  
--- TIE LINE

DRAWING NAME: K:\Surfing\990039-36 FR-RES SURV Mapping\98L\PLAT\_2\_OC\_16666912.dwg  
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## EXHIBIT B2

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L47	S30°20'08"E	65.17'
L49	S24°12'16"E	28.43'
L50	S73°03'09"E	109.27'
L51	S81°15'52"E	83.65'
L52	S82°45'42"E	59.15'
L53	N11°43'37"E	75.62'
L54	S78°16'26"E	62.00'
L55	S11°43'34"W	72.57'
L56	N79°05'31"W	28.36'
L57	N82°45'42"W	33.75'
L58	S82°45'42"E	92.89'
L59	S79°05'31"E	42.08'
L60	S74°48'06"E	181.47'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L61	S76°43'21"E	7.32'
L62	N11°43'37"E	65.10'
L63	S78°16'26"E	62.00'
L64	S11°43'34"W	60.97'
L65	S78°16'26"E	144.63'
L66	S11°43'34"W	55.71'
L67	N72°06'34"W	12.46'
L68	N11°43'34"E	44.37'
L69	N78°16'26"W	134.86'
L70	N42°54'10"W	7.66'
L71	N76°43'21"W	53.16'

DRAWING NAME: K:\Survey\19990039-26-FLRIS SUR Mapping\PLAT 2.DWG - 16666912.dwg  
PLOT DATE: 10/19/18 PLOTTED BY: dhl



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**EXHIBIT A3**  
**LEGAL DESCRIPTION**

Being a portion of that land situate within the City of San Jose, Santa Clara County, State of California, lying within Adjusted Parcel 3 as described in that certain Grant Deed, recorded October 16, 2006, as Instrument No. 19163507, Official Records, said parcel also described in that certain Grant Deed given to effect a Lot Line Adjustment, recorded September 12, 2002, as Instrument No. 16475412, Official Records and also being a portion of land as described in that certain document entitled, "Ingress – Egress, Environmental Improvement EASEMENT AGREEMENT and DEED (Item 13; Area 2 & Foundation Area; North Half)" recorded on December 6, 2002 as Instrument No. 16666911 of Official Records, and more particularly described as follows;

**FOUNDATION AREA NORTH HALF:**

**BEGINNING** at the westerly common corner of said Adjusted Parcel 3 and the Lands of the State of California as described in that certain document recorded on February 16, 1989 in Book K850 at Page 1676, Official Records of said county, being a point on the easterly line of Parcel 1 as described in that certain Grant Deed recorded on December 5, 2007, as Instrument No. 19672804 of Official Records of said county;

Thence southerly along the common line of said Adjusted Parcel 3 and said Parcel 1, South 30°20'08" East, 65.17 feet;

Thence continuing along said common line, South 32°42'56" East, 0.92 feet to the **TRUE POINT OF BEGINNING** of this description;

Thence northerly along the westerly line of said Adjusted Parcel 3 the following two (2) courses

- 1) North 32°42'56" West, 0.92 feet;
- 2) North 30°20'08" West, 65.17 feet to the said common corner;

Thence along the northerly common line of said Adjusted Parcel 3 and the said Lands of the State of California, the following thirteen (13) courses:

- 1) South 82°20'07" East, 68.50 feet;
- 2) South 54°15'22" East, 27.00 feet;
- 3) South 70°38'49" East, 49.81 feet;
- 4) South 73°23'04" East, 59.48 feet;
- 5) South 81°35'32" East, 75.31 feet;
- 6) South 82°58'30" East, 98.24 feet;
- 7) South 79°23'48" East, 70.70 feet;
- 8) South 74°39'29" East, 32.14 feet;
- 9) South 70°25'39" East, 64.21 feet;
- 10) South 73°05'21" East, 137.50 feet;

- 11) South 85°10'07" East, 89.45 feet;
- 12) South 00°01'36" West, 41.00 feet;
- 13) South 73°20'32" East, 46.66 feet to the easterly line of said Adjusted Parcel 3;

Thence along said easterly line, South 02°18'33" East, 55.15 feet;

Thence leaving said easterly line, the following ten (10) courses:

- 1) North 87°26'18" West, 7.11 feet;
- 2) North 72°06'34" West, 65.21 feet;
- 3) North 60°57'57" West, 45.14 feet;
- 4) North 42°54'10" West, 52.69 feet;
- 5) North 76°43'21" West, 74.85 feet;
- 6) North 74°48'06" West, 182.51 feet;
- 7) North 79°05'31" West, 45.55 feet;
- 8) North 82°45'42" West, 93.84 feet;
- 9) North 81°15'52" West, 79.41 feet;
- 10) North 73°03'09" West, 158.06 feet to the **TRUE POINT OF BEGINNING** of this description.

Containing an area of 39,798 square feet, more or less.

**FOUNDATION AREA SOUTH HALF:**

**BEGINNING** at the most westerly corner of said Adjusted Parcel 3;

Thence southerly along the common line of said Adjusted Parcel 3 and said Parcel 1, South 30°20'08" East, 65.17 feet;

Thence continuing along said common line, South 32°42'56" East, 0.92 feet to the **TRUE POINT OF BEGINNING** of this description;

Thence easterly, leaving said common line of said Adjusted Parcel 3 the following ten (10) courses:

- 1) South 73°03'09" East, 158.06 feet;
- 2) South 81°15'52" East, 79.41 feet;
- 3) South 82°45'42" East, 93.84 feet;
- 4) South 79°05'31" East, 45.55 feet;
- 5) South 74°48'06" East, 182.51 feet;
- 6) South 76°43'21" East, 74.85 feet;
- 7) South 42°54'10" East, 52.69 feet;
- 8) South 60°57'57" East, 45.14 feet;
- 9) South 72°06'34" East, 65.21 feet;
- 10) South 87°26'18" East, 7.11 feet to a point on the easterly line of said parcel;

Thence along said easterly line, the following two (2) courses:

- 1) South 02°18'33" East, 33.96 feet;
- 2) South 07°02'50" East, 16.39 feet;

Thence leaving said easterly line the following eleven (11) courses:

- 1) North 87°26'18" West, 19.46 feet;
- 2) North 72°06'34" West, 27.82 feet;
- 3) North 11°43'34" East, 44.37 feet;
- 4) North 78°16'26" West, 134.86 feet;
- 5) North 42°54'10" West, 7.66 feet;
- 6) North 76°43'21" West, 60.48 feet;
- 7) North 74°48'06" West, 181.47 feet;
- 8) North 79°05'31" West, 42.08 feet;
- 9) North 82°45'42" West, 92.89 feet;
- 10) North 81°15'52" West, 83.65 feet;
- 11) North 73°03'09" West, 109.27 feet to a point on the common line of said Adjusted Parcel 3 and said Parcel 1;

Thence along last said common line the following two (2) courses:

- 1) North 24°12'16" West, 28.43 feet;
- 2) North 32°42'56" West, 44.18 feet to the **TRUE POINT OF BEGINNING** of this description;

Containing an area of 35,173 square feet, more or less.

The following descriptions were taken from said Document Number 16666911:

All that certain real property in the City of San Jose and Santa Clara , County of Santa Clara, State of California, as described in the Lot Line Adjustment Grant Deed, Document Number 16475411, recorded September 12, 2002 in the office of the Recorder, County of Santa Clara, State of California containing an area of 69.917 ± acres.

#### **OBSERVATION DECK**

All that real property situate in the City of San Jose, County of Santa Clara, State of California, being a portion of Adjusted Parcel 3, as said parcel is described in that certain grant deed filed for record on September 12, 2002 as Document No, 16475412, Santa Clara County Records and being more particularly described as follows:

#### **AREA A:**

**BEGINNING** at the most northerly corner of said parcel; thence along the westerly line of said parcel the following three (3) courses;

- 1) South 30°20'08" East, 65.17 feet;

- 2) South 32°42'56" East, 45.10 feet;
- 3) South 24°12'16" East, 28.43 feet;

Thence leaving said line, along the following two (2) courses:

- 1) South 73°03'09" East, 109.27 feet;
- 2) South 81°15'52" East, 83.65 feet;

Thence South 82°45'42" East, 59.15 feet to the **TRUE POINT OF BEGINNING NO. 1;**

Thence North 11°43'37" East, 75.62 feet;

Thence South 78°16'26" East, 62.00 feet;

Thence South 11°43'34" West, 72.57 feet;

Thence North 79°05'31" West, 28.36 feet;

Thence North 82°45'42" West, 33.75 feet to the **TRUE POINT OF BEGINNING NO. 1,** and containing an area of 4,563 square feet, more or less.

**AREA B:**

**BEGINNING** at the most northerly corner of said parcel; thence along the westerly line of said parcel the following three (3) courses;

- 1) South 30°20'08" East, 65.17 feet;
- 2) South 32°42'56" East, 45.10 feet;
- 3) South 24°12'16" East, 28.43 feet;

Thence leaving said line, South 73°03'09" East, 109.27 feet;

Thence South 81°15'52" East, 83.65 feet;

Thence South 82°45'42" East, 92.89 feet;

Thence South 79°05'31" East, 42.08 feet;

Thence South 74°48'06" East, 181.47 feet;

Thence South 76°43'21" East, 7.32 feet to the **TRUE POINT OF BEGINNING NO. 2;**

Thence North 11°43'37" East, 65.10 feet;

Thence South 78°16'26" East, 62.00 feet;

Thence South 11°43'34" West, 60.97 feet;

Thence South 78°16'26" East, 144.63 feet;

Thence South 11°43'34" West, 55.71 feet;

Thence North 72°06'34" West, 12.46 feet;

Thence North 11°43'34" East, 44.37 feet;

Thence North 78°16'26" West, 134.86 feet;

Thence North 42°54'10" West, 7.66 feet;

Thence North 76°43'21" West, 53.16 feet to the **TRUE POINT OF BEGINNING NO. 2,** and containing an area of 6,117 square feet, more or less.

The above descriptions were taken from that certain "Ingress – Egress, Environmental Improvement EASEMENT AGREEMENT and DEED (Foundation Area; South Half)" document recorded on December 6, 2002 as Instrument No. 16666911 Official Records. The intent of this legal description to describe the identical parcel of land as originally granted as it exists within said Adjusted Parcel 3.

A plat showing the above described land is attached hereto as Exhibit B3 and made a part hereof as pages 6-9 of 9.

This legal description was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors' Act.



David Jungmann, PLS 9267

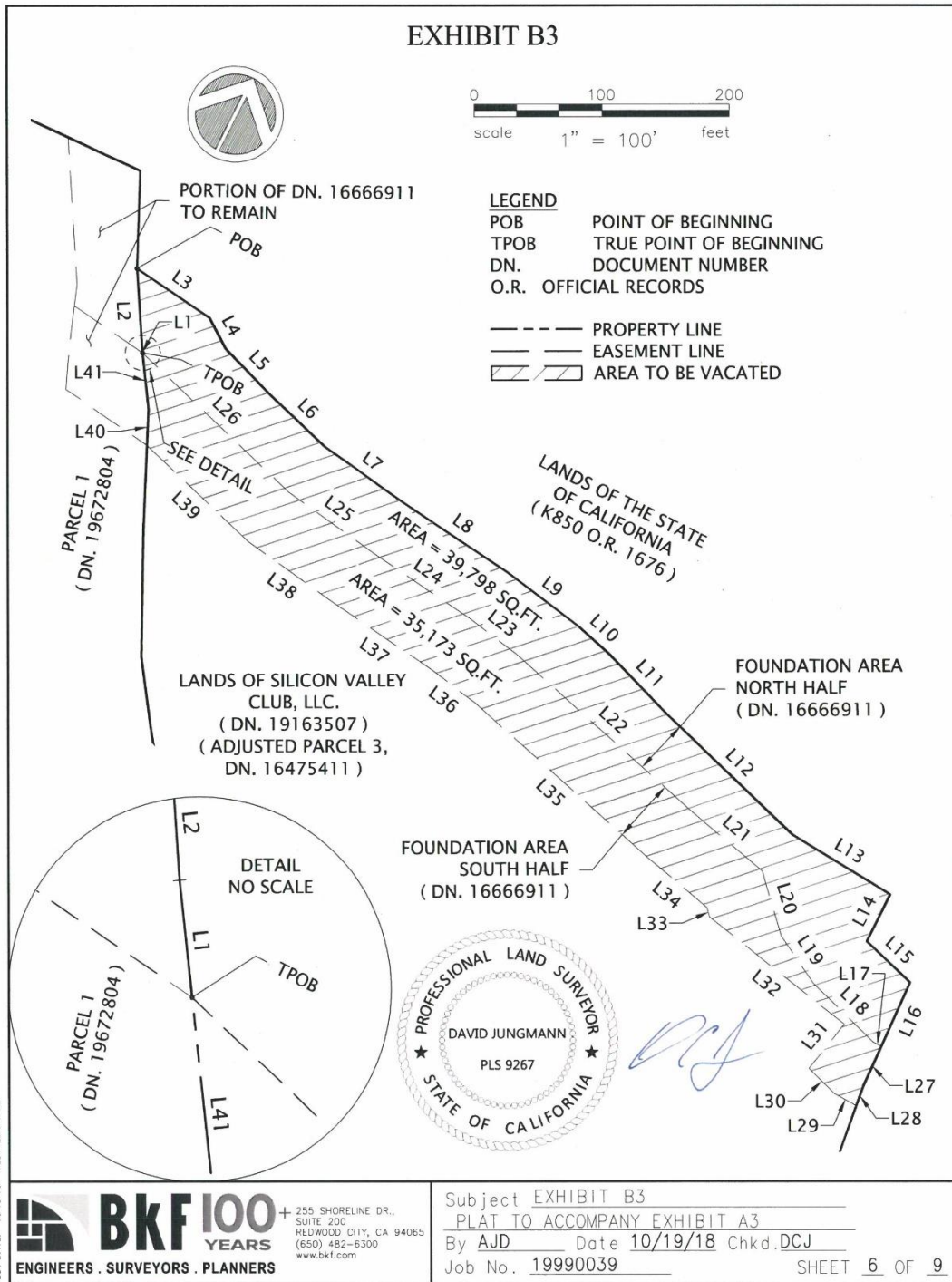


October 19, 2018  
DATE

**END OF DESCRIPTION**



# EXHIBIT B3





LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N32°42'56"W	0.92'
L2	N30°20'08"W	65.17'
L3	S82°20'07"E	68.50'
L4	S54°15'22"E	27.00'
L5	S70°38'49"E	49.81'
L6	S73°23'04"E	59.48'
L7	S81°35'32"E	75.31'
L8	S82°58'30"E	98.24'
L9	S79°23'48"E	70.70'
L10	S74°39'29"E	32.14'
L11	S70°25'39"E	64.21'
L12	S73°05'21"E	137.50'
L13	S85°10'07"E	89.45'
L14	S00°01'36"W	41.00'
L15	S73°20'32"E	46.66'
L16	S02°18'33"E	55.15'
L17	N87°26'18"W	7.11'
L18	N72°06'34"W	65.21'
L19	N60°57'57"W	45.14'
L20	N42°54'10"W	52.69'
L21	N76°43'21"W	74.85'
L22	N74°48'06"W	182.51'
L23	N79°05'31"W	45.55'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L24	N82°45'42"W	93.84'
L25	N81°15'52"W	79.41'
L26	N73°03'09"W	158.06'
L27	S02°18'33"E	33.96'
L28	S07°02'50"E	16.39'
L29	N87°26'18"W	19.46'
L30	N72°06'34"W	27.82'
L31	N11°43'34"E	44.37'
L32	N78°16'26"W	134.86'
L33	N42°54'10"W	7.66'
L34	N76°43'21"W	60.48'
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L36	N79°05'31"W	42.08'
L37	N82°45'42"W	92.89'
L38	N81°15'52"W	83.65'
L39	N73°03'09"W	109.27'
L40	N24°12'16"W	28.43'
L41	N32°42'56"W	44.18'

DRAWING NAME: C:\Users\del\appdata\local\temp\AcPublish\_10040\PLAT\_2\_QC\_16665911.dwg  
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# EXHIBIT B3

0 100 200  
scale 1" = 100' feet



POB

PARCEL 1  
(DN. 19672804)

L47

L48

647

L50

LANDS OF THE STATE  
OF CALIFORNIA  
(K850 O.R. 1676)

OBSERVATION DECK  
AREA A  
(DN. 16666911)  
AREA = 4,563 SQ.FT. +/-

TPOB1

L51

L52

L53

L54

L57

L56

L55

L58

L59

LANDS OF SILICON VALLEY  
CLUB, LLC.  
(DN. 19163507)  
(ADJUSTED PARCEL 3,  
DN. 16475411)

OBSERVATION DECK  
AREA B  
(DN. 16666911)  
AREA = 6,117 SQ.FT. +/-

TPOB2

L70

L61

L63

L62

L64

L67

L68

L69

L66

## LEGEND

TPOB1 TRUE POINT OF BEGINNING NO. 1  
TPOB2 TRUE POINT OF BEGINNING NO. 2  
DN. DOCUMENT NUMBER  
O.R. OFFICIAL RECORDS

--- PROPERTY LINE  
--- EASEMENT LINE  
--- TIE LINE

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## EXHIBIT B3

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L47	S30°20'08"E	65.17'
L49	S24°12'16"E	28.43'
L50	S73°03'09"E	109.27'
L51	S81°15'52"E	83.65'
L52	S82°45'42"E	59.15'
L53	N11°43'37"E	75.62'
L54	S78°16'26"E	62.00'
L55	S11°43'34"W	72.57'
L56	N79°05'31"W	28.36'
L57	N82°45'42"W	33.75'
L58	S82°45'42"E	92.89'
L59	S79°05'31"E	42.08'
L60	S74°48'06"E	181.47'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L61	S76°43'21"E	7.32'
L62	N11°43'37"E	65.10'
L63	S78°16'26"E	62.00'
L64	S11°43'34"W	60.97'
L65	S78°16'26"E	144.63'
L66	S11°43'34"W	55.71'
L67	N72°06'34"W	12.46'
L68	N11°43'34"E	44.37'
L69	N78°16'26"W	134.86'
L70	N42°54'10"W	7.66'
L71	N76°43'21"W	53.16'

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PLOT DATE: 10/19/18 PLOTTED BY: dhl



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