

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; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY; THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO THE CITY OF PALO ALTO AN EASEMENT AND RIGHT-OF-WAY FOR PUBLIC STREET IN, ON, OVER, UNDER, ALONG, AND ACROSS THAT CERTAIN AREA, DESIGNATED AND DELINEATED HEREON AS "P.A.E." (PUBLIC ACCESS EASEMENT).

WE ALSO HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR UNDERGROUND PUBLIC UTILITY FACILITIES, DESIGNATED AND DELINEATED AS "P.U.E." (PUBLIC UTILITY EASEMENT), FOR SUCH USE AS GAS MAINS, ELECTRIC, COMMUNICATION AND CABLE TELEVISION FACILITIES, AND OTHER SIMILAR USES, TOGETHER WITH APPURTENANCES THEREOF AND WITH RIGHTS OF INGRESS AND EGRESS. SAID PUBLIC UTILITY EASEMENT SHALL BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT LAWFUL FENCES, SURFACE PAVEMENT, LAWFUL UNSUPPORTED ROOF OVERHANGS, IRRIGATION SYSTEMS, UTILITY COMPANY STRUCTURES AND APPURTENANCES THEREOF.

WE ALSO HEREBY RESERVE FOR THE CONDOMINIUM OWNERS, PRIVATE EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE WATER, FIRE SERVICE, STORM DRAINAGE AND SANITARY SEWER FACILITIES AS DELINEATED HEREON AND DESIGNATED AS "P.W.E." (PRIVATE WATER EASEMENT), "P.F.S.E." (PRIVATE FIRE SERVICE EASEMENT), "P.S.D.E." (PRIVATE STORM DRAIN EASEMENT) AND "P.S.S.E." (PRIVATE SANITARY SEWER EASEMENT).

THESE PRIVATE EASEMENTS ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT FOR THOSE PRIVATE UTILITY FACILITIES AND APPURTENANCES. THE MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF PRIVATE WATER, FIRE SERVICE, STORM DRAINAGE AND SANITARY SEWER FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONDOMINIUM OWNERS AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS AND RESTRICTIONS. SAID PRIVATE EASEMENTS ARE NOT OFFERED, NOR ARE THEY ACCEPTED FOR DEDICATION BY THE CITY OF PALO ALTO.

AS OWNERS:
ZIJIN, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____

PRINTED NAME: PING LIN

TITLE: SECRETARY / CEO

OWNER'S ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF SANTA CLARA) SS.
ON _____, BEFORE ME, _____

A NOTARY PUBLIC, 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:
SIGNATURE: _____

PRINTED NAME: _____

COUNTY OF PRINCIPLE PLACE OF BUSINESS: _____

COMMISSION NO.: _____

EXPIRATION OF COMMISSION: _____

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 ZIJIN LLC, A CALIFORNIA LIMITED LIABILITY COMPANY ON DECEMBER 2017. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED; OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE OCTOBER 2020; AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: _____ BY: SARKISS PARVIN
LS 8261
EXPIRATION DATE: 12/31/2019



CITY SURVEYOR'S STATEMENT

I, _____, A LICENSED SURVEYOR FOR THE CITY OF PALO ALTO, SANTA CLARA COUNTY, CALIFORNIA, DO HEREBY STATE THAT I HAVE EXAMINED THE HEREON FINAL MAP OF TRACT NO. 10490, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATE: _____ BY: LEX CORRALES
CITY SURVEYOR
RCE NO. 21447



PLANNING AND COMMUNITY ENVIRONMENT'S STATEMENT

I STATE THAT THIS FINAL MAP OF TRACT NO. 10490 HAS BEEN CHECKED AND COMPLIES WITH THE TENTATIVE MAP AND ITS CONDITIONS AS APPROVED ON THE 10TH DAY OF DECEMBER, 2018.

JONATHAN LAIT,
DIRECTOR OF PLANNING
CITY OF PALO ALTO, CALIFORNIA

DATE: _____ BY: _____
DEPUTY

SOILS REPORT

A GEOTECHNICAL ENGINEERING STUDY ON THIS PROPERTY HAS BEEN PREPARED BY EARTH SYSTEMS PACIFIC, DATED SEPTEMBER 13, 2013 AND UPDATED APRIL 23, 2019, A COPY OF WHICH HAS BEEN FILED WITH THE DEPARTMENT OF PLANING AND COMMUNITY, CITY OF PALO ALTO.

FLOOD ZONE

THE SITE IS WITHIN FLOOD ZONE "X", WHICH IS DESIGNATED BY FEMA AREAS OF A 500-YEAR FLOODPLAIN, AREAS WITH OF A 100-YEAR FLOODPLAIN WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM A 100-YEAR FLOODPLAIN.

TRANSFER OF SUBDIVISION

THIS SUBDIVISION IS TRANSFERABLE SUBJECT TO A SUBDIVISION AGREEMENT WHICH IS ON FILE WITH THE DEPARTMENT OF PLANNING AND COMMUNITY, CITY OF PALO ALTO.

TRACT NO. 10490

3877 EL CAMINO

A SINGLE LOT SUBDIVISION

FOR CONDOMINIUM PURPOSES

MIXED USE EIGHTEEN (18) CONDOMINIUM UNITS

3877 EL CAMINO REAL AND 393 CURTNER AVE., PALO ALTO, CA

CONSISTING OF THREE (3) SHEETS

BEING A SUBDIVISION OF A PORTION OF LOTS 1 AND 4, AS SHOWN UPON THE MAP ENTITLED "MAP OF THE J.J. MORRIS REAL ESTATE CO'S SUBDIVISION OF A PART OF THE WM. M. CURTNER TRACT", RECORDED IN BOOK "K" OF MAPS, AT PAGE 57, RECORDS OF SANTA CLARA COUNTY AND MORE SPECIFICALLY DESCRIBED IN DOCUMENT NUMBER 22242112, OFFICIAL RECORDS OF SANTA CLARA COUNTY, LYING ENTIRELY WITHIN THE

CITY OF PALO ALTO COUNTY OF SANTA CLARA STATE OF CALIFORNIA

APRIL 2019

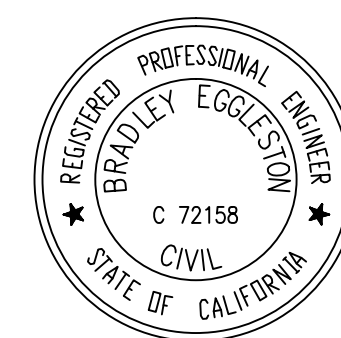
SMP ENGINEERS

1534 CAROB LANE
LOS ALTOS, CA 94024

CITY ENGINEER'S STATEMENT

- 1. I HAVE EXAMINED THE HEREON FINAL MAP.
- 2. THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP.
- 3. ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATE: _____ BY: BRADLEY EGGLESTON
DIRECTOR OF PUBLIC WORKS
R.C.E. NO. 72158



CITY CLERK'S STATEMENT

I HEREBY STATE THAT ON THE 10TH DAY OF DECEMBER, 2018, THE CITY COUNCIL OF THE CITY OF PALO ALTO, CALIFORNIA, DID APPROVE THE TENTATIVE OF THIS MAP AND ON THE _____ DAY OF _____, 2019, DID APPROVE THE HEREIN FINAL MAP OF THE TRACT NO. 10490 AND ACCEPTED ON BEHALF OF THE PUBLIC, ALL EASEMENT DEDICATIONS FOR PUBLIC USE IN CONFORMING WITH THE TERMS OF THE OFFER OF DEDICATION MADE HEREON.

DATE: _____ BY: BETH MINOR
CITY CLERK OF THE
CITY OF PALO ALTO, CALIFORNIA

RECORDER'S STATEMENT

FILED NO. _____ FEE \$ _____ PAID,
FILED THIS _____ DAY OF _____, 2019, AT _____ M.,
IN BOOK _____ OF MAPS AT PAGE(S) _____, _____ AND _____, SANTA CLARA COUNTY RECORDS,
AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY.

REGINA ALCOMENDRAS, COUNTY RECORDER
SANTA CLARA COUNTY, CALIFORNIA

BY: _____
DEPUTY

TRACT NO. 10490

3877 EL CAMINO
A SINGLE LOT SUBDIVISION
FOR CONDOMINIUM PURPOSES

MIXED USE EIGHTEEN (18) CONDOMINIUM UNITS
3877 EL CAMINO REAL AND 393 CURTNER AVE., PALO ALTO, CA
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CITY OF PALO ALTO COUNTY OF SANTA CLARA STATE OF CALIFORNIA

SCALE: 1" = 60' APRIL 2019

SMP ENGINEERS

1534 CAROB LANE
LOS ALTOS, CA 94024

LEGEND AND ABBREVIATIONS

	STREET CENTER LINE
	DISTINCTIVE BORDER LINE
	OLD LOT LINE
	PROPERTY LINE

● FOUND IRON PIPE AS NOTED

(C) CALCULATED DATA

I.P. IRON PIPE

O.U. ORIGIN UNKNOWN

N.T.S. NOT TO SCALE

REFERENCE DOCUMENTS:

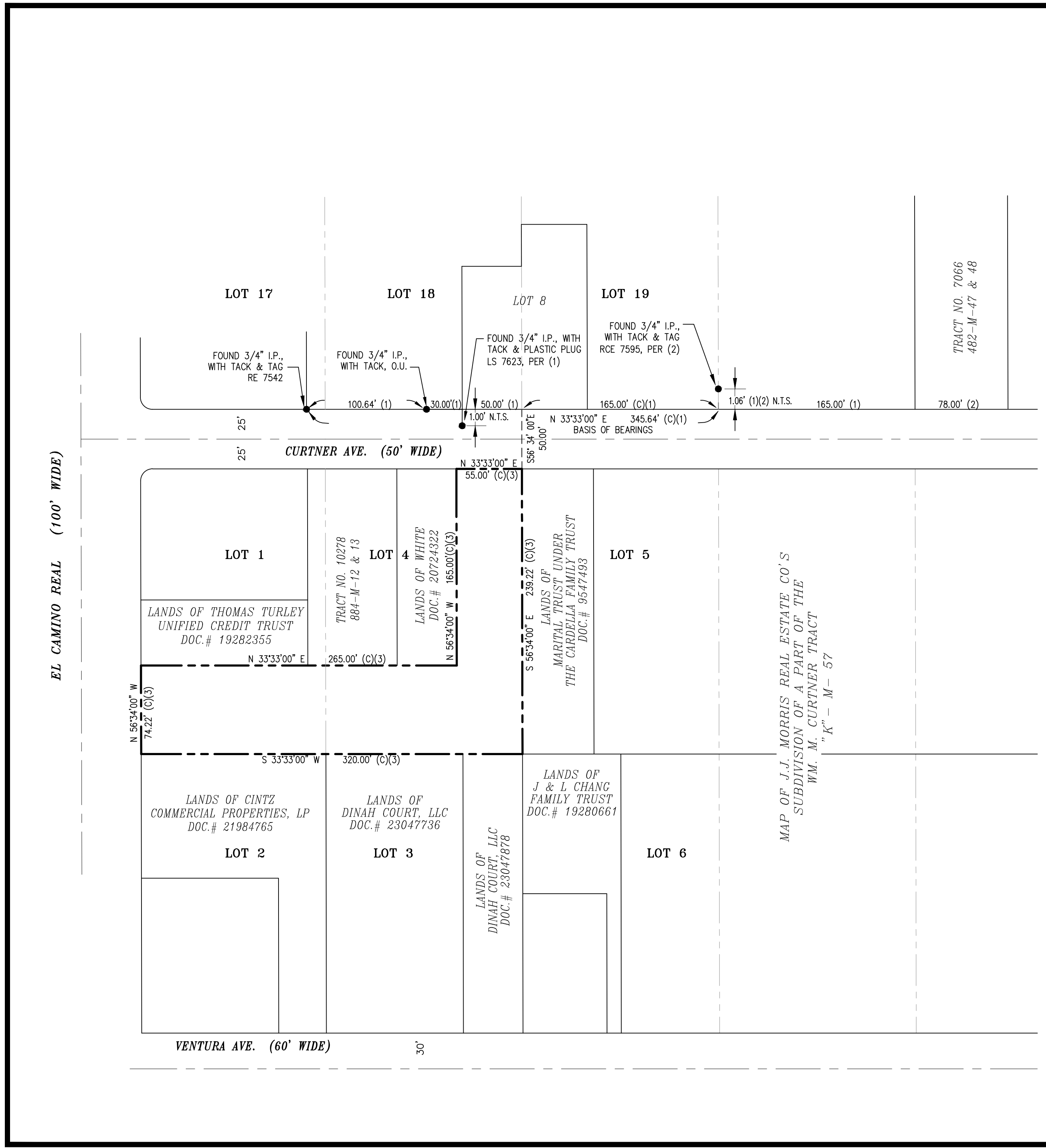
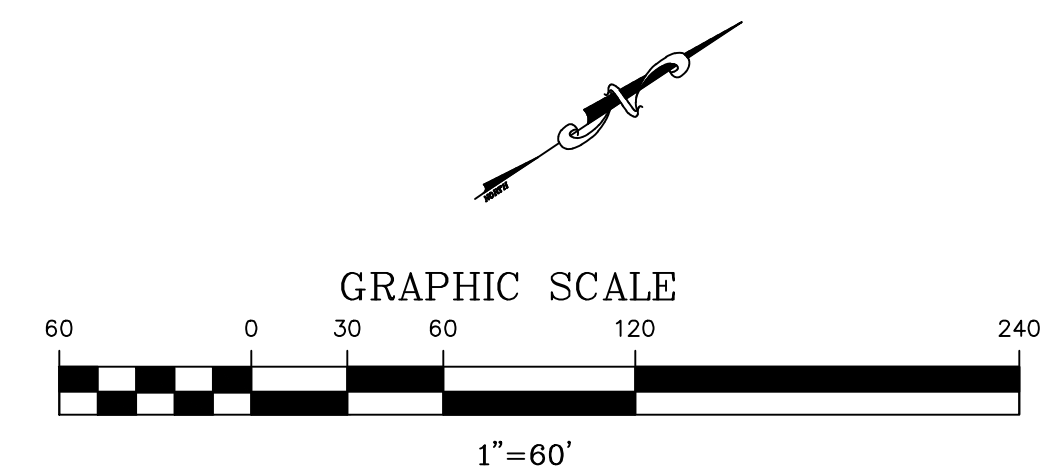
- | | |
|--------------------|----------------|
| (1) TRACT NO. 8433 | 857-M-34 & 35 |
| (2) TRACT NO. 7066 | 482-M-47 & 48 |
| (3) GRANT DEED | DOC.# 22242112 |

BASIS OF BEARINGS:

THE BEARING N 33°33'00" E OF THE NORTHEASTERLY LINE OF CURTNER AVENUE AS SHOWN ON CERTAIN TRACT NO. 8433, RECORDED IN BOOK 857 OF MAPS AT PAGES 34 AND 35, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

NOTES:

- ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- THE AREA OF LAND WITHIN THE DISTINCTIVE BORDER LINE IS 32,825 SQFT (0.75 ACRES), MORE OR LESS.
- THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY OF THE SUBDIVISION.



TRACT NO. 10490

3877 EL CAMINO

A SINGLE LOT SUBDIVISION
FOR CONDOMINIUM PURPOSES

MIXED USE EIGHTEEN (18) CONDOMINIUM UNITS
3877 EL CAMINO REAL AND 393 CURTNER AVE., PALO ALTO, CA
CONSISTING OF THREE (3) SHEETS

BEING A SUBDIVISION OF A PORTION OF LOTS 1 AND 4, AS SHOWN UPON THE MAP ENTITLED "MAP OF THE J.J. MORRIS REAL ESTATE CO'S SUBDIVISION OF A PART OF THE WM. M. CURTNER TRACT", RECORDED IN BOOK "K" OF MAPS, AT PAGE 57, RECORDS OF SANTA CLARA COUNTY AND MORE SPECIFICALLY DESCRIBED IN DOCUMENT NUMBER 22242112, OFFICIAL RECORDS OF SANTA CLARA COUNTY, LYING ENTIRELY WITHIN THE

CITY OF PALO ALTO COUNTY OF SANTA CLARA STATE OF CALIFORNIA

SCALE: 1" = 20' APRIL 2019

SMP ENGINEERS

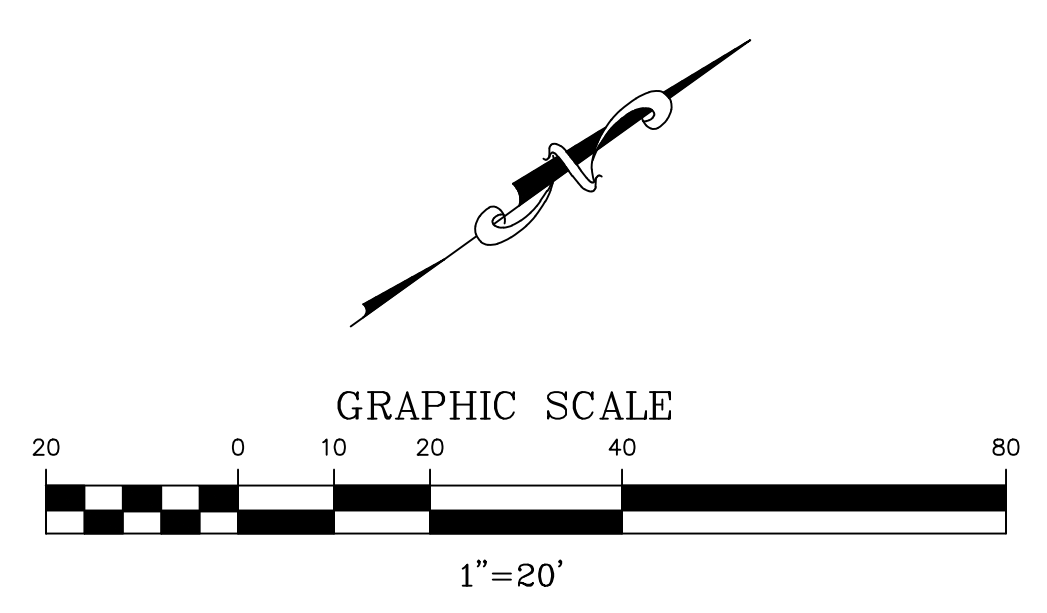
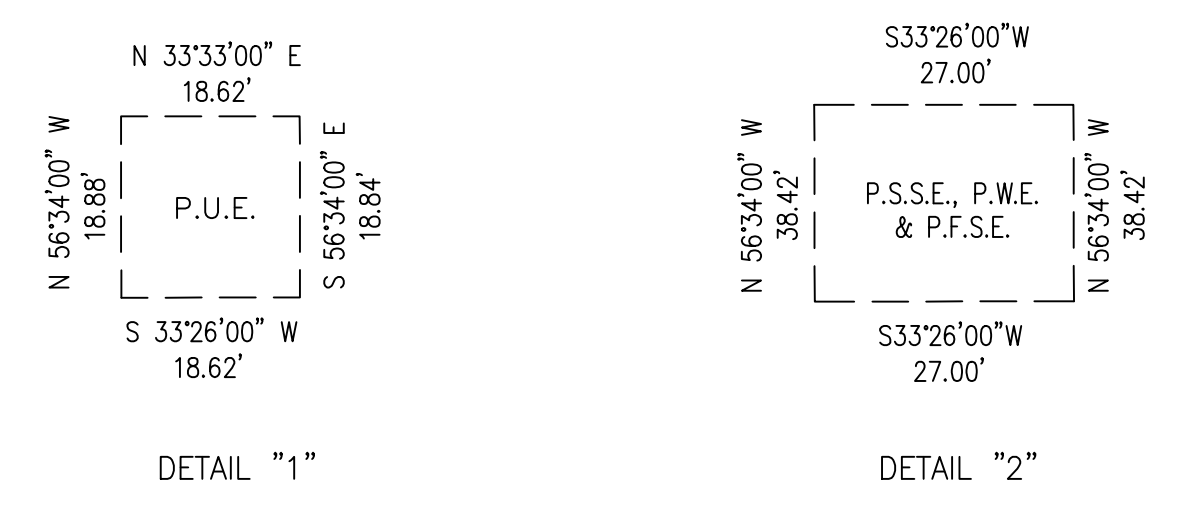
1534 CAROB LANE
LOS ALTOS, CA 94024

LEGEND AND ABBREVIATIONS

- STREET CENTER LINE
- - - - - DISTINCTIVE BORDER LINE
- - - - - EASEMENT LINE
- o SET 3/4" IRON PIPE WITH CAP LS 8261
- ∅ SET TACK & TAG LS 8261
- (C) CALCULATED DATA
- P.S.D.E. PRIVATE STORM DRAINAGE EASEMENT
- P.S.S.E. PRIVATE SANITARY SEWER EASEMENT
- P.W.E. PRIVATE WATER EASEMENT
- P.F.S.E. PRIVATE FIRE SERVICE EASEMENT
- P.A.E. PUBLIC ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT

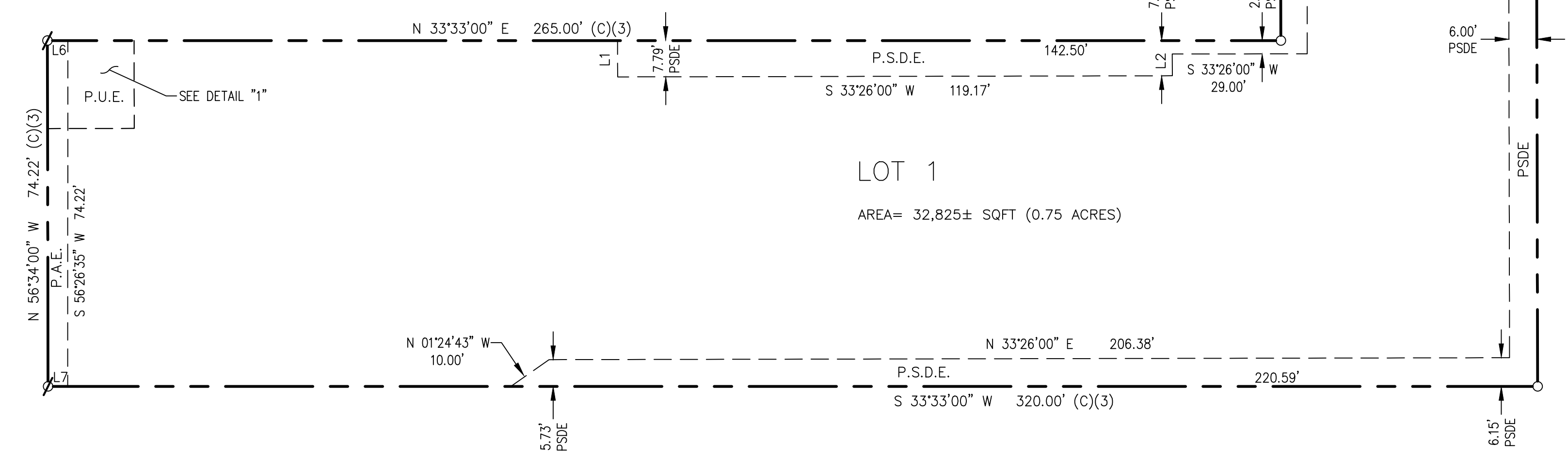
REFERENCE DOCUMENTS:

- (1) TRACT NO. 8433 857-M-34 & 35
- (2) TRACT NO. 7066 482-M-47 & 48
- (3) GRANT DEED DOC.# 22242112

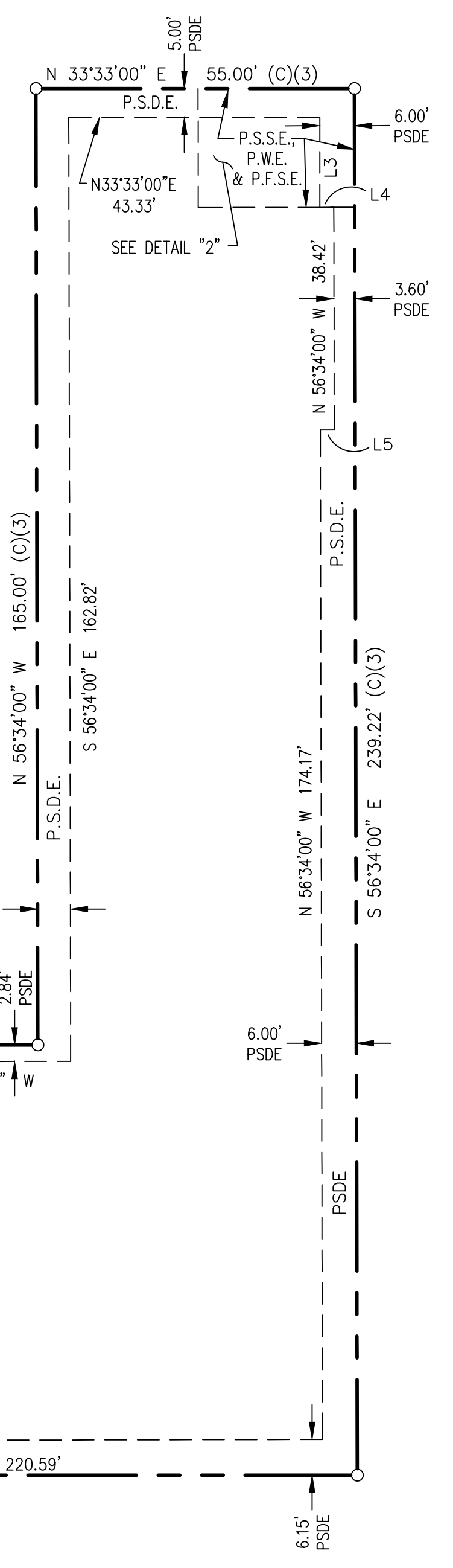


LINE TABLE		
LINE #	LENGTH (FT)	BEARING
L1	7.79	N56° 34' 00"W
L2	4.67	S56° 34' 00"E
L3	15.48	N56° 34' 00"W
L4	2.42	S33° 26' 00"W
L5	2.42	N33° 26' 00"E
L6	4.39	N33° 33' 00"E
L7	4.23	S33° 33' 00"W

EL CAMINO REAL



CURTNER AVENUE



RECORDING REQUESTED BY:

Chicago Title Company
Escrow No.: 13-98208541-SK
Locate No.: CACTI7743-7743-2982-0098208541
Title No.: 13-98208541-MO

DOCUMENT: 22242112

Pages: 5



Fees	27 00
Taxes	19580 00
Copies	
AMT PAID	19607 00

WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

Zijin, LLC, a California limited liability company
6989 Melvinj Dr
San Jose, CA 95129

REGINA ALCOMENDRAS
SANTA CLARA COUNTY RECORDER
Recorded at the request of
Chicago Title

RDE # 007
5/31/2013
8:00 AM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

This document is executed in counterpart, each of which shall be deemed an original. When taken together, the sum total of the counterparts shall constitute one and the same instrument for recording purposes.

Grant Deed

MAIL TAX STATEMENTS AS DIRECTED ABOVE
THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)

RECORDING REQUESTED BY:

Chicago Title Company
Escrow No.: 13-98208541-SK
Locate No.: CACTI7743-7743-2982-0098208541
Title No.: 13-98208541-MO

When Recorded Mail Document and Tax Statement To:

Zijin, LLC, a California limited liability company

*6989 Melvin Dr
SANTOBE CA 95129*

APN: 132-41-091

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)
Documentary transfer tax is \$4,895.00
City Tax \$14,685.00

SIGNED IN COUNTERPART

Guiv Parineh

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area City of Palo Alto,

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Guiv Parineh, Trustee of the Parineh Living Trust dated December 30, 2005, and Parvin Parineh, a married woman and Bahram Parineh, a married man and Mitra Parineh, an unmarried woman and Katayoon Parineh, an unmarried woman

hereby **GRANT(S) to** Zijin, LLC, a California limited liability company

the following described real property in the City of Palo Alto, County of Santa Clara, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

DATED: May 28, 2013

State of California }
County of Santa Clara }

Parineh Living Trust dated December 30, 2005

On May 29 2013 before me,
A. E. Narvaiz, Notary Public

By: **SIGNED IN COUNTERPART**

(here insert name and title of the officer), personally appeared
Parvin Parineh and Bahram Parineh

Guiv Parineh, Trustee

[Signature]
Parvin Parineh.

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.

Bahram Parineh

SIGNED IN COUNTERPART

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

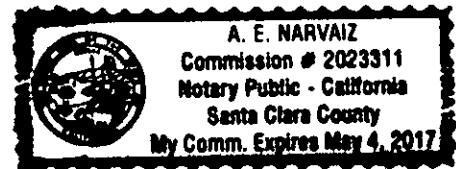
Mitra Parineh

SIGNED IN COUNTERPART

WITNESS my hand and official seal.

Katayoon Parineh

Signature *[Signature]* (Seal)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY:

Chicago Title Company
Escrow No.: 13-98208541-SK
Locate No.: CACT17743-7743-2982-0098208541
Title No.: 13-98208541-MO

When Recorded Mail Document and Tax Statement To:

Zijin, LLC, a California limited liability company
*6989 Melvin Dr
San Jose, CA 95129*

APN: 132-41-091

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)
Documentary transfer tax is \$4,895.00
City Tax \$14,685.00



Guiv Parineh

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area City of **Palo Alto**,

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Guiv Parineh, Trustee of the Parineh Living Trust dated December 30, 2005, and Parvin Parineh, a married woman and Bahram Parineh, a married man and Mitra Parineh, an unmarried woman and Katayoon Parineh, an unmarried woman


hereby **GRANT(S)** to Zijin, LLC, a California limited liability company
the following described real property in the City of **Palo Alto**, County of **Santa Clara**, State of **California**:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

DATED: May 28, 2013

State of California)
County of Santa Clara)

Parineh Living Trust dated December 30, 2005

On 5-28-13 before me,
Cathy Barkley, Notary Public
(here insert name and title of the officer), personally appeared

By: 
Guiv Parineh, Trustee

Guiv Parineh, Mitra Parineh, Katayoon Parineh

SIGNED IN COUNTERPART

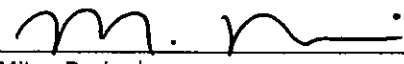
Parvin Parineh

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.

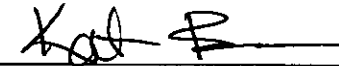
SIGNED IN COUNTERPART

Bahram Parineh

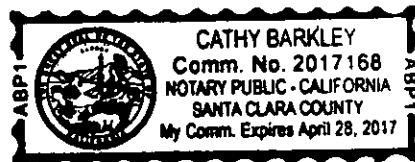
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.


Mitra Parineh

WITNESS my hand and official seal.


Katayoon Parineh

Signature Cathy Barkley (Seal)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

Escrow No.: 13-98208541-SK
Locate No.: CACT17743-7743-2982-0098208541
Title No.: 13-98208541-MO

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PALO ALTO, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

BEGINNING AT THE POINT OF INTERSECTION AT THE NORTHEASTERLY LINE OF THE EL CAMINO REAL FORMERLY KNOWN AS THE SAN FRANCISCO AND SAN JOSE ROAD, WITH THE SOUTHEASTERLY LINE OF LOT 1, AS SAID DEED AND LOT ARE SHOWN UPON THE MAP OF THE J.J. MORRIS REAL ESTATE CO.'S SUB., HEREINAFTER REFERRED TO; RUNNING THENCE ALONG SAID NORTHEASTERLY LINE OF THE EL CAMINO REAL NORTH 56° 34' WEST 72.44 FEET TO THE NORTHWESTERLY CORNER OF THE CERTAIN PARCEL OF LAND CONVEYED TO GONZALO SILVESTRE, ET UX, BY DEED DATED January 21, 1946 AND RECORDED MARCH 21, 1946 IN BOOK 1329 OFFICIAL RECORDS, PAGE 542, SANTA CLARA COUNTY RECORDS; THENCE LEAVING SAID NORTHEASTERLY LINE OF THE EL CAMINO REAL AND RUNNING NORTH 33° 33' EAST ALONG THE NORTHWESTERLY LINE OF THE SAID PARCEL CONVEYED TO GONZALO SILVESTRE, ET UX, 165 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 1, AS SHOWN ON THE MAP HEREINAFTER REFERRED TO; THENCE SOUTH 56° 34' E. AND ALONG THE NORTHEASTERLY LINE OF SAID LOT 1 AS SHOWN UPON THE MAP HEREINAFTER REFERRED TO, 74.22' FEET TO THE CORNER COMMON TO LOTS 1, 2, 3 AND 4 AS SAID LOTS ARE SHOWN UPON THE MAP HEREINAFTER REFERRED TO, THENCE SOUTH 33° 33' W. AND ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1A DISTANCE OF 165' TO THE POINT OF BEGINNING AND BEING A PORTION OF LOT 1 AS SHOWN UPON THE MAP ENTITLED, "MAP OF THE J.J. MORRIS REAL ESTATE'S CO.'S SUBDIVISION OF A PART OF THE WM. M. CURTNER TRACT, BEING A PART OF THE RANCHO RINCON DE SAN FRANCISQUITO", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON MARCH 30, 1905 IN BOOK K OF MAPS, AT PAGE 57.

EXCEPTING THEREFROM: THE SOUTHWESTERLY 10 FEET OF THE ABOVE DESCRIBED PROPERTY AS SET FORTH IN FINAL JUDGMENT OF CONDEMNATION RECORDED October 25, 1967 IN BOOK 7907 OF OFFICIAL RECORDED; SANTA CLARA COUNTY, STATE OF CALIFORNIA AT PAGE 376.

PARCEL 2:

COMMENCING AT THE POINT OF INTERSECTION AT THE NORTHEASTERLY LINE OF THE EL CAMINO REAL FORMERLY KNOWN AS THE SAN FRANCISCO AND SAN JOSE ROAD WITH THE SOUTHEASTERLY LINE OF LOT 1, AS SAID DEED AND LOT ARE SHOWN UPON THE MAP OF THE J.J. MORRIS REAL ESTATE CO.'S SUB., HEREINAFTER REFERRED TO; RUNNING THENCE ALONG SAID NORTHEASTERLY LINE OF THE EL CAMINO REAL NORTH 56° 34' WEST 74.22 FEET TO THE NORTHWESTERLY CORNER OF THE CERTAIN PARCEL OF LAND CONVEYED TO GONZALO SILVESTRE, ET UX, BY DEED DATED January 31, 1946 AND RECORDED MARCH 21, 1946 IN BOOK 1329 OFFICIAL RECORDS, PAGE 542, SANTA CLARA COUNTY RECORDS, THENCE LEAVING SAID NORTHEASTERLY LINE OF THE EL CAMINO REAL AND RUNNING NORTH 33° 33' EAST ALONG THE NORTHWESTERLY LINE OF SAID PARCEL CONVEYED TO GONZALO SILVESTRE, ET UX, 165 FEET, TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 33° 33' EAST ALONG THE NORTHEASTERLY LINE OF SAID PARCEL CONVEYED TO GONZALO SILVESTRE, 110 FEET TO THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO DELMER F. PHELPS, ET UX, BY DEED DATED January 21, 1947 AND RECORDED January 28, 1947 IN BOOK 1419 OFFICIAL RECORDS, PAGE 321, SANTA CLARA RECORDS; RUNNING THENCE NORTH 56° 34' WEST ALONG THE NORTHEASTERLY LINE OF SAID PARCEL CONVEYED TO DELMER F. PHELPS, ET UX, 190 FEET TO THE MOST WESTERLY CORNER OF THAT CERTAIN PARCEL OF THE LAND CONVEYED TO GONZALO SILVESTRE, BY THE DEED FIRSTLY HEREINABOVE REFERRED TO, IN THE CENTER LINE OF CURTNER STREET, AS SAID STREET IS SHOWN UPON THE SAID MAP HEREINAFTER REFERRED TO; RUNNING THENCE NORTH 33° 33' EAST ALONG THE CENTER LINE OF SAID CURTNER STREET 3.00 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL CONVEYED TO SILVESTRE; RUNNING THENCE SOUTH 56° 34' EAST ALONG THE NORTHEASTERLY LINE OF SAID SILVESTRE PARCEL 22.22 FEET, MORE OR LESS TO THE SOUTHEASTERLY LINE OF SAID CONNER STREET;

RUNNING THENCE NORTH 33° 33' EAST ALONG SAID SOUTHEASTERLY LINE OF CURTNER STREET 52.00 FEET TO THE NORTHEASTERLY LINE OF LOT 4, AS SAID LOT IS SHOWN UPON THE SAID MAP HEREINABOVE REFERRED TO; RUNNING THENCE SOUTH 56° 34' EAST ALONG THE SAID NORTHEASTERLY LINE OF SAID LOT 4, 242.00 FEET TO THE CORNER COMMON TO LOT 3, 4, 5 AND 6, AS SAID LOTS ARE SHOWN UPON THE SAID MAP HEREINAFTER REFERRED TO; RUNNING THENCE A SOUTH 33° 33' W. 165 FEET AND ALONG THE SOUTHEASTERLY LINE OF LOT 4 AS SHOWN UPON THE MAP HEREINAFTER REFERRED TO; TO THE CORNER COMMON TO LOTS 1, 2, 3 AND 4 AS SHOWN UPON THE MAP HEREINAFTER REFERRED TO; THENCE NORTH 56° 34' WEST 74.22 FEET AND ALONG THE SOUTHWESTERLY LINE OF LOT 4 AS SHOWN UPON THE MAP HEREINAFTER REFERRED TO; TO THE TRUE POINT OF BEGINNING AND BEING A PORTION OF LOT 4, AS SHOWN UPON THE MAP ENTITLED, "MAP OF THE J.J. MORRIS REAL ESTATE CO.'S SUBDIVISION OF A PART OF THE WM. M. CURTNER TRACT, BEING A PART OF THE RANCHO RINCON DE SAN FRANCISQUITO", SUCH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON MARCH 30, 1905 IN BOOK K OF MAPS, AT PAGE 57.

APN: 132-41-091

EXHIBIT A

The land referred to is situated in the County of Santa Clara, City of Palo Alto, State of California, and is described as follows:

PARCEL 1:

Beginning at the point of intersection of the Northeasterly line of the El Camino Real formerly known as the San Francisco and San Jose Road, with the Southeasterly line of Lot 1, as said Road and Lot are shown upon the Map of the J.J. Morris Real Estate Co.'s Sub., hereinafter referred to; running thence along said Northeasterly line of the El Camino Real North $56^{\circ} 34'$ West 74.22 to the Northwesterly corner of the certain Parcel of land conveyed to Gonzalo Silvestre, et ux, by Deed dated January 21, 1946, and recorded March 21, 1946, in Book 1329 Official Records, Page 542, Santa Clara County Records; thence leaving said Northeasterly line of the El Camino Real and running North $33^{\circ} 33'$ East along the Northwesterly line of the said Parcel conveyed to Gonzalo Silvestre, et ux, 165 feet to the Northeasterly line of said Lot 1 as shown on the Map hereinafter referred to; thence South $56^{\circ} 34'$ East; along the Northeasterly line of said Lot 1 as shown upon the Map hereinafter referred to, 74.22 feet to the corner common to Lots 1, 2, 3 and 4 as said Lots are shown upon the Map hereinafter referred to; thence South $33^{\circ} 33'$ West; along the Southeasterly line of said Lot 1, a distance of 165 feet to the point of beginning, and being a portion of Lot 1 as shown upon the Map entitled, "Map of the J.J. Morris Real Estate's Co.'s Subdivision of a part of the WM. M. Curtner Tract, being a part of the Rancho Rincon de San Francisquito", which Map was filed in the Office of the Recorder of the County of Santa Clara on March 30, 1905, in Book K of Maps, at Page 57.

EXCEPTING THEREFROM the Southwesterly 10 feet of the above described property as set forth in Final Judgment of Condemnation recorded October 25, 1967, in Book 7907 of Official Records of Santa Clara County, at Page 376.

PARCEL 2:

Commencing at the point of intersection of the Northeasterly line of the El Camino Real, formerly known as the San Francisco and San Jose Road, with the Southeasterly line of Lot 1, as said Road Lot are shown upon the Map of the J.J. Morris Real Estate Co.'s Sub., hereinafter referred to; running thence along said Northeasterly line of the El Camino Real North $56^{\circ} 34'$ West 74.22 feet to the Northwesterly corner of the certain Parcel of land conveyed to Gonzalo Silvestre, et ux, by Deed dated January 31, 1946, and recorded March 21, 1946, in Book 1329 Official Records, Page 542, Santa Clara County Records; thence leaving said Northeasterly line of the El Camino Real and running North $33^{\circ} 33'$ East, along the Northwesterly line of said Parcel conveyed to Gonzalo Silvestre, et ux, 165 feet to the true point of beginning; thence continuing North $33^{\circ} 33'$ East, along the Northeasterly line of said Parcel conveyed to Gonzalo Silvestre, 110 feet to the Northeasterly corner of that certain Parcel of land conveyed to Delmer F. Phelps, et ux, by Deed dated January 21, 1947, and recorded January 28, 1947, in Book 1419 Official Records, Page 321, Santa Clara County Records; running thence North $56^{\circ} 34'$ West, along the Northeasterly line of said Parcel conveyed to Delmer F. Phelps, et ux, 190 feet to the most Westerly corner of that certain Parcel of the land conveyed to Gonzalo Silvestre by the Deed firstly hereinabove referred to, in the center line of Curtner Street, as said Street is

shown upon the said Map hereinafter referred to; running thence North 33° 33' East along the center line of said Curtner Street 3.00 feet to the most Northerly corner of said Parcel conveyed to Silvestre; running thence South 56° 34' East, along the Northeasterly line of said Silvestre Parcel, 22.22 feet, more or less, to the Southeasterly line of said Curtner Street; running thence North 33° 33' East along said Southeasterly line of Curtner Street, 52.00 feet to the Northeasterly line of Lot 4 as said Lot is shown upon the said Map hereinabove referred to; running thence South 56° 34' East, along the said Northeasterly line of said Lot 4, 242.00 feet to the corner common to Lot 3, 4, 5 and 6, as said Lots are shown upon the said Map hereinafter referred to; running thence South 33° 33' West 165 feet, along the Southeasterly line of Lot 4 as shown upon the Map hereinafter referred to, to the corner common to Lots 1, 2, 3 and 4 as shown upon the Map hereinafter referred to; thence North 56° 34' West 74.22 feet, along the Southwesterly line of Lot 4 as shown upon the Map hereinafter referred to, to the true point of beginning, and being a portion of Lot 4, as shown upon the Map entitled, "Map of the J.J. Morris Real Estate Co.'s Subdivision of a part of the WM. M. Curtner Tract, being a part of the Rancho Rincon de San Francisquito", filed in the Office of the Recorder of the County of Santa Clara, State of California on March 30, 1905, in Book K of Maps, at Page 57.

APN: 132-41-091



OLD REPUBLIC
TITLE COMPANY

300 Drakes Landing Road, Suite 155
Greenbrae, CA 94904
(415) 464-9410 Fax: (415) 464-9416

PRELIMINARY REPORT

NUVERA HOMES

FIRST UPDATED REPORT

Our Order Number 0434024556-VP

Attention: CARLSON CHAN

When Replying Please Contact:

Vanessa Persek
VPersek@ortc.com
(415) 464-9410

Property Address:

3877 El Camino Real, Palo Alto, CA 94306

In response to the above referenced application for a policy of title insurance, OLD REPUBLIC TITLE COMPANY, as issuing Agent of Old Republic National Title Insurance Company, hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit I attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the Homeowner's Policy of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit I. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit I of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of February 13, 2019, at 7:30 AM

OLD REPUBLIC TITLE COMPANY
For Exceptions Shown or Referred to, See Attached

Page 1 of 5 Pages

OLD REPUBLIC TITLE COMPANY
ORDER NO. 0434024556-VP
FIRST UPDATED REPORT

The form of policy of title insurance contemplated by this report is:

CLTA Standard Coverage Policy -1990; AND ALTA Loan Policy - 2006. A specific request should be made if another form or additional coverage is desired.

The estate or interest in the land hereinafter described or referred or covered by this Report is:

Fee

Title to said estate or interest at the date hereof is vested in:

Zijin, LLC, a California limited liability company

The land referred to in this Report is situated in the County of Santa Clara, City of Palo Alto, State of California, and is described as follows:

PARCEL 1:

Beginning at the point of intersection of the Northeasterly line of the El Camino Real formerly known as the San Francisco and San Jose Road, with the Southeasterly line of Lot 1, as said Road and Lot are shown upon the Map of the J.J. Morris Real Estate Co.'s Sub., hereinafter referred to; running thence along said Northeasterly line of the El Camino Real North 56° 34' West 74.22 to the Northwesterly corner of the certain Parcel of land conveyed to Gonzalo Silvestre, et ux, by Deed dated January 21, 1946, and recorded March 21, 1946, in [Book 1329 Official Records, Page 542](#), Santa Clara County Records; thence leaving said Northeasterly line of the El Camino Real and running North 33° 33' East along the Northwesterly line of the said Parcel conveyed to Gonzalo Silvestre, et ux, 165 feet to the Northeasterly line of said Lot 1 as shown on the Map hereinafter referred to; thence South 56° 34' East; along the Northeasterly line of said Lot 1 as shown upon the Map hereinafter referred to, 74.22 feet to the corner common to Lots 1, 2, 3 and 4 as said Lots are shown upon the Map hereinafter referred to; thence South 33° 33' West; along the Southeasterly line of said Lot 1, a distance of 165 feet to the point of beginning, and being a portion of Lot 1 as shown upon the Map entitled, "Map of the J.J. Morris Real Estate's Co.'s Subdivision of a part of the WM. M. Curtner Tract, being a part of the Rancho Rincon de San Francisquito", which Map was filed in the Office of the Recorder of the County of Santa Clara on March 30, 1905, in Book K of Maps, at Page 57.

EXCEPTING THEREFROM the Southwesterly 10 feet of the above described property as set forth in Final Judgment of Condemnation recorded October 25, 1967, in [Book 7907 of Official Records of Santa Clara County, at Page 376](#).

PARCEL 2:

Commencing at the point of intersection of the Northeasterly line of the El Camino Real, formerly known as the San Francisco and San Jose Road, with the Southeasterly line of Lot 1, as said Road Lot are shown upon the Map of the J.J. Morris Real Estate Co.'s Sub., hereinafter referred to; running thence along said Northeasterly line of the El Camino Real North 56° 34' West 74.22 feet to the Northwesterly corner of the certain Parcel of land conveyed to Gonzalo Silvestre, et ux, by Deed dated January 31, 1946, and recorded March 21, 1946, in [Book 1329 Official Records, Page 542](#), Santa Clara County Records; thence leaving said Northeasterly line of the El Camino Real and running North 33° 33' East, along the Northwesterly line of said Parcel conveyed to Gonzalo Silvestre, et ux, 165 feet to the true point of beginning; thence continuing North 33° 33' East, along the Northeasterly line of said Parcel conveyed to Gonzalo Silvestre, 110 feet to the Northeasterly corner of that

OLD REPUBLIC TITLE COMPANY
ORDER NO. 0434024556-VP
FIRST UPDATED REPORT

certain Parcel of land conveyed to Delmer F. Phelps, et ux, by Deed dated January 21, 1947, and recorded January 28, 1947, in [Book 1419 Official Records, Page 321](#), Santa Clara County Records; running thence North 56° 34' West, along the Northeasterly line of said Parcel conveyed to Delmer F. Phelps, et ux, 190 feet to the most Westerly corner of that certain Parcel of the land conveyed to Gonzalo Silvestre by the Deed firstly hereinabove referred to, in the center line of Curtner Street, as said Street is shown upon the said Map hereinafter referred to; running thence North 33° 33' East along the center line of said Curtner Street 3.00 feet to the most Northerly corner of said Parcel conveyed to Silvestre; running thence South 56° 34' East, along the Northeasterly line of said Silvestre Parcel, 22.22 feet, more or less, to the Southeasterly line of said Curtner Street; running thence North 33° 33' East along said Southeasterly line of Curtner Street, 52.00 feet to the Northeasterly line of Lot 4 as said Lot is shown upon the said Map hereinabove referred to; running thence South 56° 34' East, along the said Northeasterly line of said Lot 4, 242.00 feet to the corner common to Lot 3, 4, 5 and 6, as said Lots are shown upon the said Map hereinafter referred to; running thence South 33° 33' West 165 feet, along the Southeasterly line of Lot 4 as shown upon the Map hereinafter referred to, to the corner common to Lots 1, 2, 3 and 4 as shown upon the Map hereinafter referred to; thence North 56° 34' West 74.22 feet, along the Southwesterly line of Lot 4 as shown upon the Map hereinafter referred to, to the true point of beginning, and being a portion of Lot 4, as shown upon the Map entitled, "Map of the J.J. Morris Real Estate Co.'s Subdivision of a part of the WM. M. Curtner Tract, being a part of the Rancho Rincon de San Francisquito", filed in the Office of the Recorder of the County of Santa Clara, State of California on March 30, 1905, in Book K of Maps, at Page 57.

APN: 132-41-091

At the date hereof exceptions to coverage in addition to the Exceptions and Exclusions in said policy form would be as follows:

1. Taxes and assessments, general and special, for the fiscal year 2019 - 2020, a lien, but not yet due or payable.

2. Taxes and assessments, general and special, for the fiscal year 2018 - 2019, as follows:

Assessor's Parcel No	:	132-41-091	
Code No.	:	006-001	
1st Installment	:	\$29,092.73	Marked Paid
2nd Installment	:	\$29,092.73	Marked Paid
Land Value	:	\$4,816,061.00	

3. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq., of the Revenue and Taxation Code of the State of California.

OLD REPUBLIC TITLE COMPANY
ORDER NO. 0434024556-VP
FIRST UPDATED REPORT

4. Any claims of lien that may be recorded against said land by reason of an improvement thereon or design services provided, as disclosed by State of California Notice of Non-Responsibility

Recorded : [October 20, 2015 in Official Records under Recorder's Serial Number 23120260](#)

5. Rights of the public, County and/or City, in and to that portion of said land lying within the lines of Curtner Avenue.

Said matters affect Parcel Two

6. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
7. The requirement that this Company be provided with a suitable Owner's Declaration (form ORT 174). The Company reserves the right to make additional exceptions and/or requirements upon review of the Owner's Declaration.
8. Any unrecorded and subsisting leases.
9. Prior to the issuance of any policy of title insurance, the Company requires the following with respect to Zijin, LLC, a California Limited Liability Company:
1. A copy of any management or operating agreements and any amendments thereto, together with a current list of all members of said LLC.
 2. A certified copy of its Articles of Organization (LLC-1), any Certificate of Correction (LLC-11), Certificate of Amendment (LLC-2), or Restatement of Articles of Organization (LLC-10).
 3. Recording a Certified copy of said LLC-1 and any "amendments thereto".

----- Informational Notes -----

A. The applicable rate(s) for the policy(s) being offered by this report or commitment appears to be section(s) 1.1 and 1.2.

B. The above numbered report (including any supplements or amendments thereto) is hereby modified and/or supplemented to reflect the following additional items relating to the issuance of an American Land Title Association loan form policy:

NONE

NOTE: Our investigation has been completed and there is located on said land a commercial building known as 3877 El Camino Real, Palo Alto, CA 94306.

The ALTA loan policy, when issued, will contain the CLTA 100 Endorsement and 116 series Endorsement.

Unless shown elsewhere in the body of this report, there appear of record no transfers or agreements to transfer the land described herein within the last three years prior to the date hereof, except as follows:

NONE

C. NOTE: The last recorded transfer or agreement to transfer the land described herein is as follows:

Instrument

Entitled : Grant Deed
By/From : Guiv Parineh, Trustee of the Parineh Living Trust dated December 30, 2005 and Parvin Parineh, a married woman and Bahram Parineh, a married man and Mitra Parineh, an unmarried woman and Katayoon Parineh, an unmarried woman
To : Zijin, LLC, a California limited liability company
Recorded : [May 31, 2013 in Official Records under Recorder's Serial Number 22242112](#)

D. All transactions that close on or after March 1, 2015 will include a \$20.00 minimum recording service fee, plus actual charges required by the County Recorder.

O.N.
BH/ml

**CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY - 1990
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.-

(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;.
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments Which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims Which are not shown by the public records but which could be ascertained by an inspection of the land which may be asserted by persons in possession thereof,
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

**AMERICAN LAND TITLE ASSOCIATION
LOAN POLICY OF TITLE INSURANCE - 2006
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations.This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

EXCEPTIONS FROM COVERAGE – SCHEDULE B, PART 1, SECTION ONE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.



**WHAT DOES OLD REPUBLIC TITLE
DO WITH YOUR PERSONAL INFORMATION?**

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> • Social Security number and employment information • Mortgage rates and payments and account balances • Checking account information and wire transfer instructions <p>When you are no longer our customer, we continue to share your information as described in this notice.</p>
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes — to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For non-affiliates to market to you	No	We don't share

Go to www.oldrepublictitle.com (Contact Us)

Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.

What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit http://www.OldRepublicTitle.com/newnational/Contact/privacy .
How does Old Republic Title collect my personal information?	<p>We collect your personal information, for example, when you:</p> <ul style="list-style-type: none"> • Give us your contact information or show your driver's license • Show your government-issued ID or provide your mortgage information • Make a wire transfer <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only:</p> <ul style="list-style-type: none"> • Sharing for affiliates' everyday business purposes - information about your creditworthiness • Affiliates from using your information to market to you • Sharing for non-affiliates to market to you <p>State laws and individual companies may give you additional rights to limit sharing. See the "Other important information" section below for your rights under state law.</p>

Definitions	
Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., Mississippi Valley Title Services Company, and The Title Company of North Carolina.
Non-affiliates	<p>Companies not related by common ownership or control. They can be financial and non-financial companies.</p> <ul style="list-style-type: none"> • Old Republic Title does not share with non-affiliates so they can market to you
Joint marketing	<p>A formal agreement between non-affiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> • Old Republic Title doesn't jointly market.

Other Important Information

Oregon residents only: We are providing you this notice under state law. We may share your personal information (described on page one) obtained from you or others with non-affiliate service providers with whom we contract, such as notaries and delivery services, in order to process your transactions. You may see what personal information we have collected about you in connection with your transaction (other than personal information related to a claim or legal proceeding). To see your information, please click on "Contact Us" at www.oldrepublictitle.com and submit your written request to the Legal Department. You may see and copy the information at our office or ask us to mail you a copy for a reasonable fee. If you think any information is wrong, you may submit a written request online to correct or delete it. We will let you know what actions we take. If you do not agree with our actions, you may send us a statement.

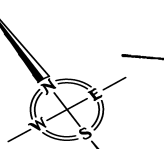
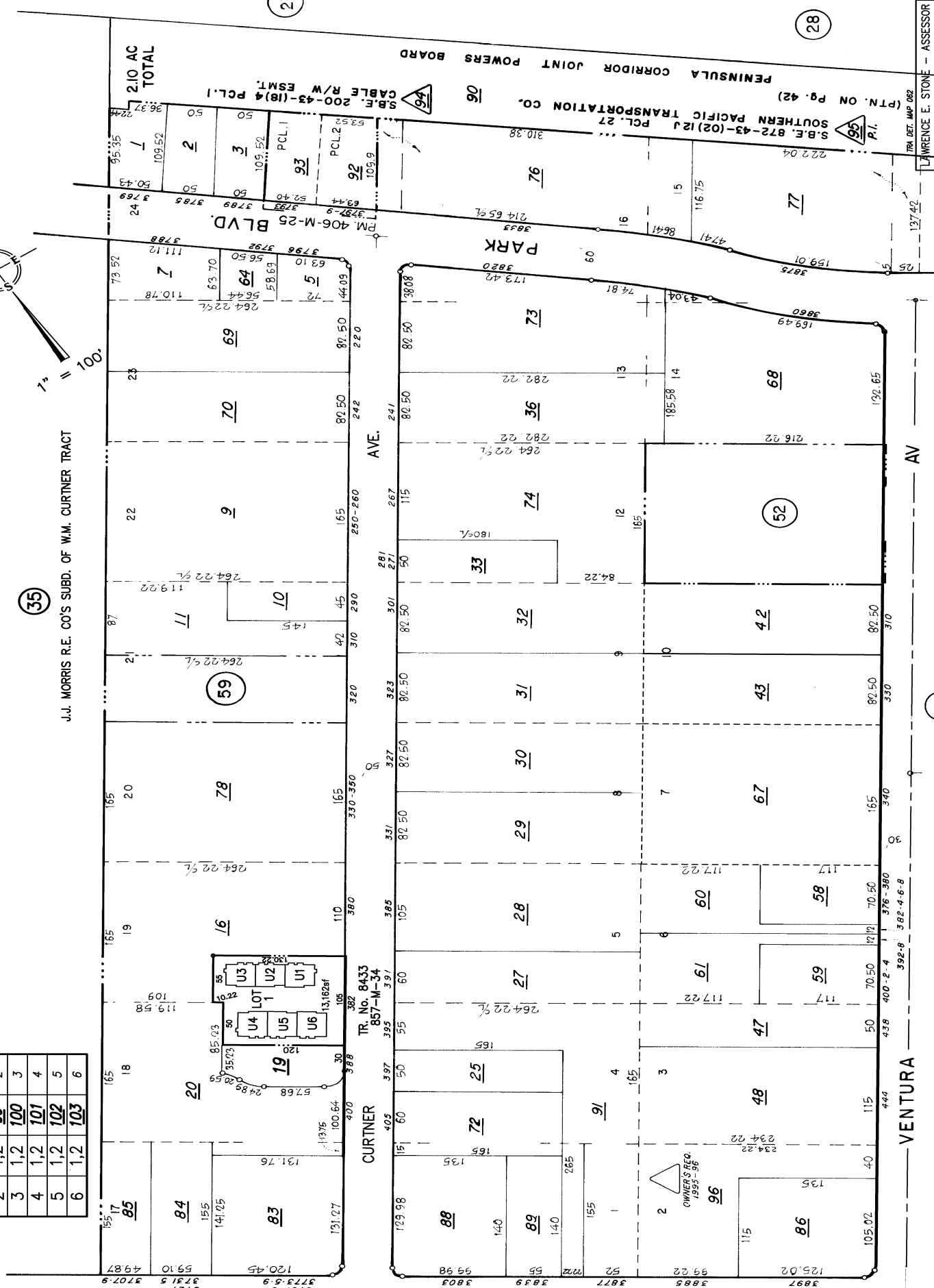
Affiliates Who May be Delivering This Notice

American First Abstract, LLC	American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.
eRecording Partners Network, LLC	Genesis Abstract, LLC	Kansas City Management Group, LLC	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mara Escrow Company	Mississippi Valley Title Services Company	National Title Agent's Services Company
Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.	Old Republic Exchange Company	Old Republic National Title Insurance Company	Old Republic Title and Escrow of Hawaii, Ltd.
Old Republic Title Co.	Old Republic Title Company of Conroe	Old Republic Title Company of Indiana	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma
Old Republic Title Company of Oregon	Old Republic Title Company of St. Louis	Old Republic Title Company of Tennessee	Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.
Old Republic Title, Ltd.	Republic Abstract & Settlement, LLC	Sentry Abstract Company	The Title Company of North Carolina	Title Services, LLC
Trident Land Transfer Company, LLC				

382 Curtner Avenue
 CD 22749362
 TRACT NO. 8433
 857-M-34

UNIT	FLR	APN	SITUS
1	1,2	98	1
2	1,2	99	2
3	1,2	100	3
4	1,2	101	4
5	1,2	102	5
6	1,2	103	6

U.J. MORRIS R.E. CO'S SUBD. OF W.M. CURTNER TRACT



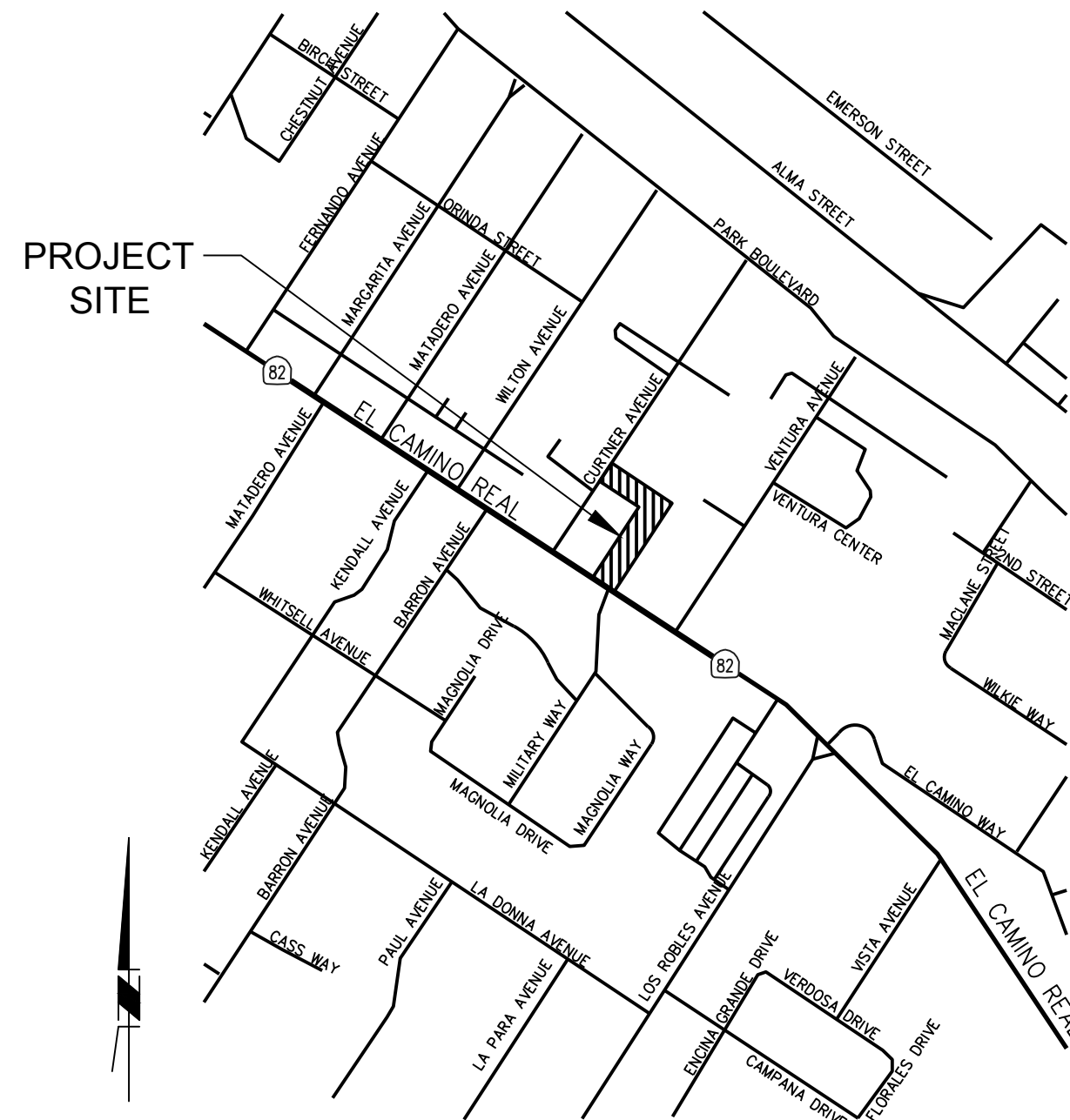
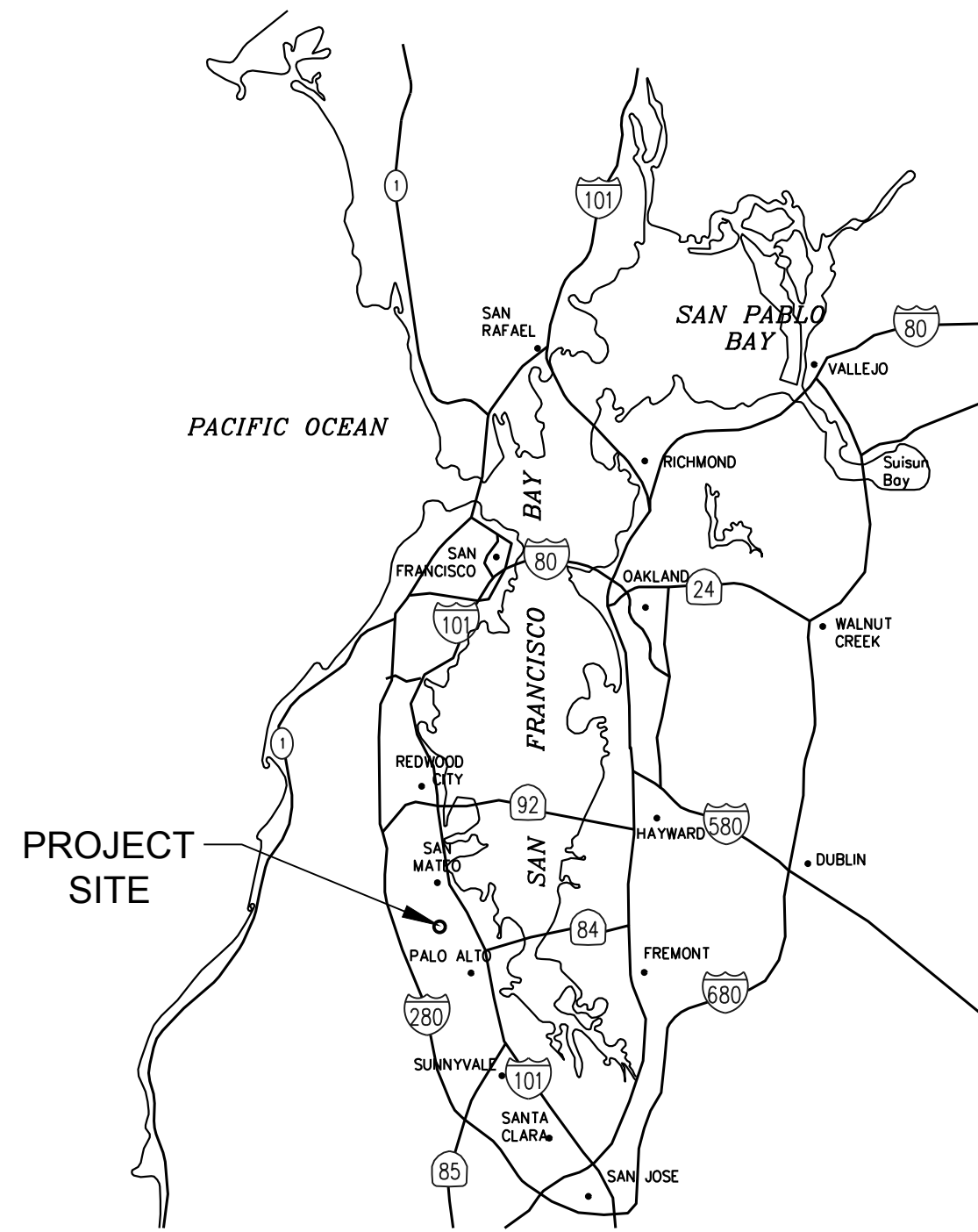
LAWRENCE E. STONE - ASSESSOR
 Cadastral map for assessment purposes only.
 Compiled under R. & F. Code, Sec. 327.
 Effective Roll Year 2015-2016

VESTING TENTATIVE MAP

3877 EL CAMINO

FOR CONDOMINIUM PURPOSES

CITY OF PALO ALTO, SANTA CLARA COUNTY, CALIFORNIA



GENERAL NOTES

- VESTING TENTATIVE MAP:** THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 OF THE SUBDIVISION MAP ACT.
- TENTATIVE PARCEL MAP:** THIS VESTING TENTATIVE MAP CONFORMS TO THE REQUIREMENT OF CHAPTER 17.05.400 "TENTATIVE PARCEL MAP" OF THE PALO ALTO CITY CODE.
- TOPOGRAPHY:** TOPOGRAPHY IS BASED ON SUPPLEMENTAL FIELD SURVEY PERFORMED BY B & H SURVEYING DATED AUGUST 2013.
- MULTIPLE FINAL MAPS:** PURSUANT TO CHAPTER 3, ARTICLE 4, SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
- UTILITIES:** UTILITY SIZING AND LOCATIONS ARE PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN.
- UTILITY DEDICATIONS:** ON-SITE SANITARY SEWER, STORM DRAIN AND WATER SYSTEMS WILL BE PRIVATELY OWNED AND MAINTAINED.
- EASEMENTS:** PUBLIC ACCESS EASEMENT WILL BE PROVIDED.
- FEMA:** THE SITE IS WITHIN FLOOD ZONE "X", WHICH DESIGNATES AREAS OF A 500-YEAR FLOODPLAIN, AREAS OF A 100-YEAR FLOODPLAIN WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM A 100-YEAR FLOODPLAIN.

SUBDIVIDER'S STATEMENT

OWNER/SUBDIVIDER: BRANDON ARIOLI
 NUVERA HOMES
 7041 KOLL CENTER PARKWAY, SUITE 170
 PLEASANTON, CA 94566

ADDRESS: 3877 EL CAMINO REAL & 393 CURTNER AVENUE
 PALO ALTO, CALIFORNIA 94036

AREA: 0.75 Ac.

ASSESSOR'S PARCEL NO.: 132-41-091

TRACT NO.: 1027 884-M-12

TRACT NAME: 3877 EL CAMINO

EXISTING ZONING: RM-30 & CS

EXISTING USE: VACANT RESTAURANT

PROPOSED USE: MIXED USE DEVELOPMENT
 17 RESIDENTIAL UNITS
 11,000 SF COMMERCIAL SPACE

STATEMENT OF IMPROVEMENTS: DEMOLISH EXISTING BUILDING AND PARKING LOT TO CONSTRUCT MIXED-USE DEVELOPMENT WITH A PODIUM STYLE BUILDING. THE MIXED-USE BUILDING CONSISTS OF 11,000 SF OF COMMERCIAL SPACE AND SIX (6) RESIDENTIAL UNITS. THE PROJECT ALSO INCLUDES ELEVEN (11) TOWNHOME STYLE CONDOMINIUM UNITS ALL OVER 25,725 SF UNDERGROUND PARKING.

STATEMENT OF PROPOSED UTILITIES: ALL UTILITY IMPROVEMENTS WILL BE MADE OFF EXISTING LATERALS AND CONNECTIONS THE PROJECT DOES NOT INTEND TO INSTALL ANY ONSITE PUBLIC UTILITIES OR MAINS.

GENERAL PLAN: THIS SUBDIVISION IS IN CONFORMANCE WITH THE CITY OF PALO ALTOS GENERAL PLAN. NO EXCEPTIONS ARE BEING REQUESTED.

UTILITY PROVIDER:
 WATER SUPPLY: CITY OF PALO ALTO
 FIRE PROTECTION: CITY OF PALO ALTO
 SEWAGE DISPOSAL: CITY OF PALO ALTO
 STORM DRAIN: CITY OF PALO ALTO

GAS: PALO ALTO UTILITIES DEPT.
 ELECTRIC: PALO ALTO UTILITIES DEPT.
 TELEPHONE: AT&T
 CABLE TELEVISION: AT&T CABLE SERVICES

LEGEND

- PROPERTY LINE
- (E) 100.56 AC (E) ELEVATION
- FS 76.10 SPOT ELEVATION
- (FG) (E) SPOT ELEVATION
- 2.00% SLOPE
- (2.0%) (E) SLOPE
- DIRECTION OF FLOW
- OVERLAND RELEASE
- PARKING GARAGE OUTLINE
- FENCE
- W --- DOMESTIC WATER LINE
- IRRG --- IRRIGATION WATER LINE
- FW --- FIRE WATER LINE
- SS --- SANITARY SEWER LINE
- SD --- STORM DRAIN LINE
- JT --- JOINT TRENCH
- G --- GAS LINE
- W --- (E) WATER LINE
- SS --- (E) SANITARY SEWER LINE
- SD --- (E) STORM DRAIN LINE
- O/H --- (E) OVERHEAD JOINT POLE LINE
- ★ PEDESTRIAN STREET LIGHT
- TREE (SEE LANDSCAPE PLANS FOR TYPE)

ABBREVIATIONS

- (E) EXISTING
- AC ASPHALT CONCRETE
- ADA AMERICANS WITH DISABILITIES ACT BUILDING
- BW BACK OF WALK
- CL CENTERLINE
- CONC CONCRETE
- DI DRAINAGE INLET
- EG EXISTING GROUND
- EP EDGE OF PAVEMENT
- EV ELECTRICAL VEHICLE
- FC FACE OF CURB
- FH FIRE HYDRANT
- FL FLOW LINE
- FF FINISH FLOOR
- FG FINISHED GROUND
- FNC FENCE
- FS FINISHED SURFACE
- GRD GROUND
- GV GAS VALVE
- INV INVERT
- LF LINEAR FEET
- LG LIP OF GUTTER
- MH MANHOLE
- NTS NOT TO SCALE
- PAE PUBLIC ACCESS EASEMENT
- SD STORM DRAIN
- SDCO STORM DRAIN CLEAN OUT
- SDMH STORM DRAIN MANHOLE
- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- STD STANDARD
- TBC TOP OF BACK OF CURB
- TC TOP OF CURB
- TRC TOP OF ROLLED CURB
- TW TOP OF WALL
- TYP TYPICAL
- VG VALLEY GUTTER
- WM WATER METER
- WV WATER VALVE

BOUNDARY DESCRIPTION

BASIS OF BEARINGS
 THE BEARING, N33°33'00"E BETWEEN TWO FOUND IRON PIPES ALONG CURTNER STREET, AS SHOWN ON BOOK 482 OF MAPS AT PAGE 48, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

ELEVATIONS ARE BASED UPON AN NAVD88, USING A SANTA CLARA VALLEY WATER DISTRICT BENCHMARK WITH THE ID OF BM068.

TBM: SET SCRIBED CROSS ON THE SOUTHWESTERLY SIDE OF CURTNER STREET.

ELEVATION = 35.45 FT

NOTE

PROPERTY LINES ARE BASED ON RECORD DATA. A THOROUGH BOUNDARY SURVEY OF THIS PROPERTY HAS NOT BEEN PERFORMED.

ENGINEER'S STATEMENT

THIS VESTING TENTATIVE MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

[Signature]



DJ HODSON, P.E.
 SENIOR PRINCIPAL
 LANGAN ENGINEERING

11/27/2017
 DATE



ECO FUNCTIONAL
 ARCHITECTURE

412 OLIVE AVE
 PALO ALTO CA
 94306 • 2225

650 • 226 • 8770



555 Montgomery Street, Suite 1300, San Francisco, CA 94111
 T: 415.965.5200 F: 415.965.5201 www.langan.com

TITLE SHEET
 VESTING TENTATIVE MAP
 3877 El Camino Real
 & 393 Curtner Avenue
 PALO ALTO, CALIFORNIA 94036

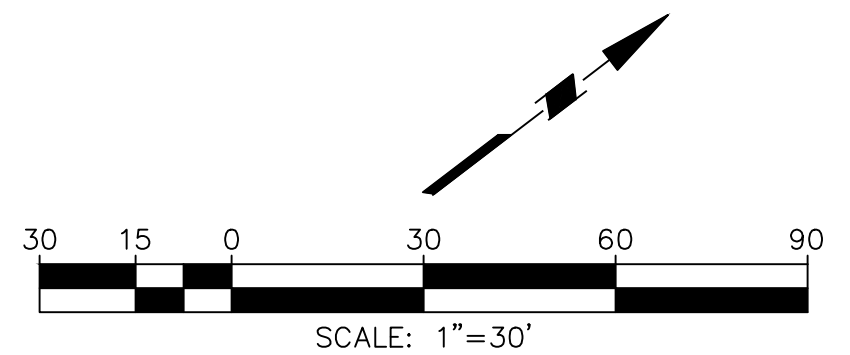
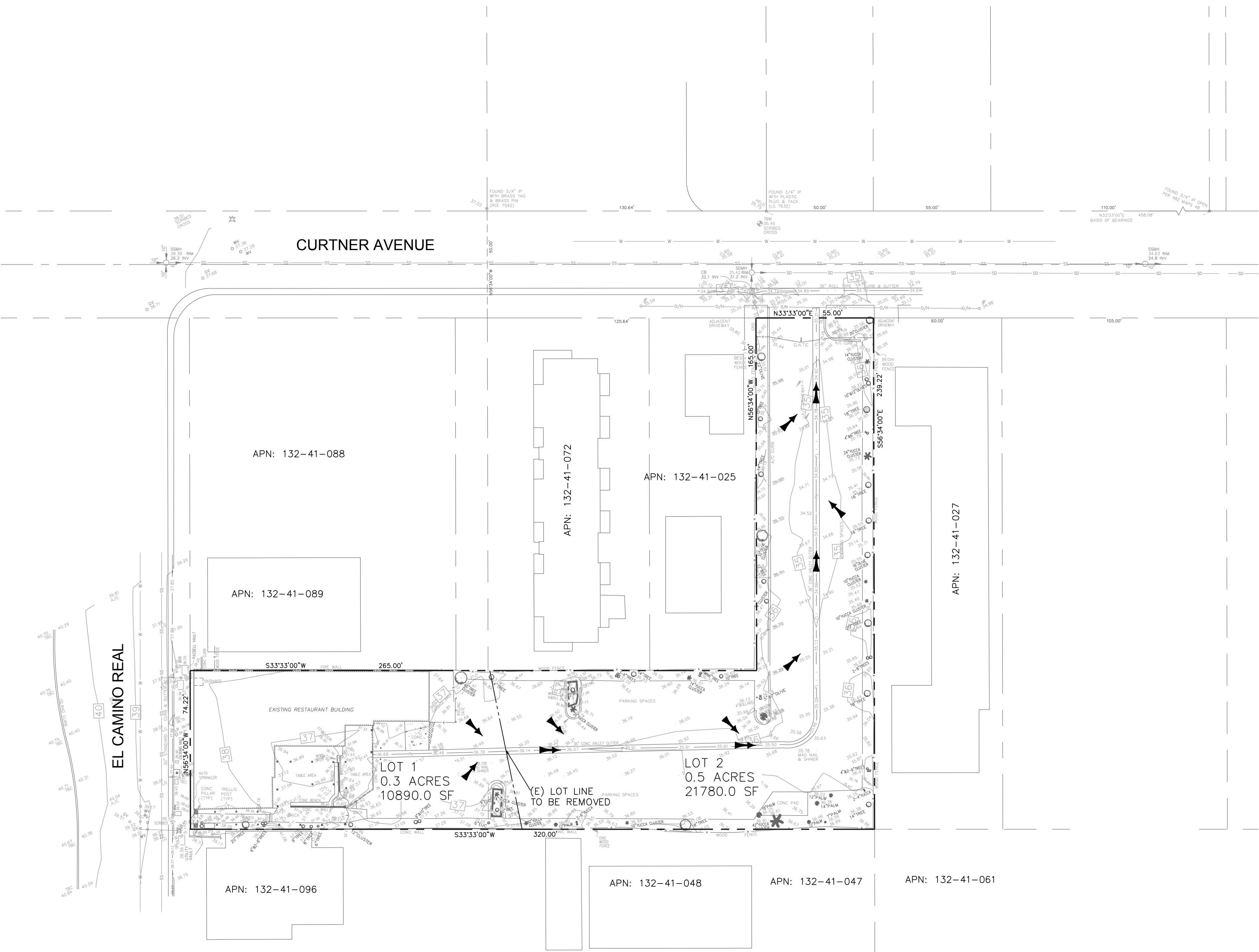
REVISIONS

DATE	SCALE	AS SHOWN	DESIGN	DRAWN	APPROVED	JOB No.
1/23/18						770631901

SHEET NO.

TM-01

EXISTING CONDITION PLAN
VESTING TENTATIVE MAP
3877 El Camino Real
& 393 Curtner Avenue
PALO ALTO, CALIFORNIA 94036



DATE	REVISIONS
1/23/18	No.
AS SHOWN	
DESIGN	
DRAWN	
APPROVED	
JOB No. 770631901	

SHEET NO.
TM-02

REVISIONS

No.

DATE 1/23/18

SCALE AS SHOWN

DESIGN

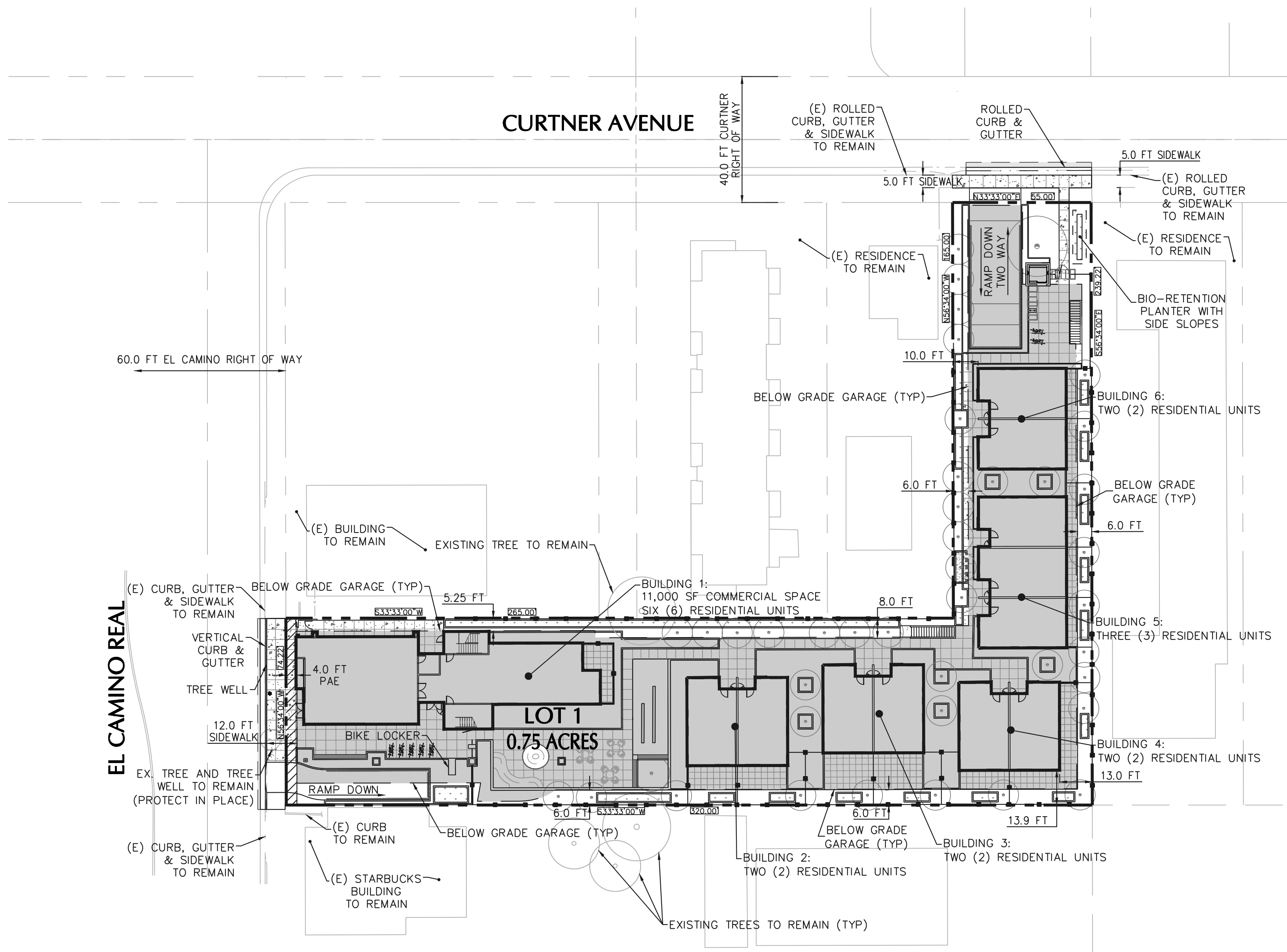
DRAWN

APPROVED

JOB No. 770631901

SHEET NO.

TM-03



LEGEND

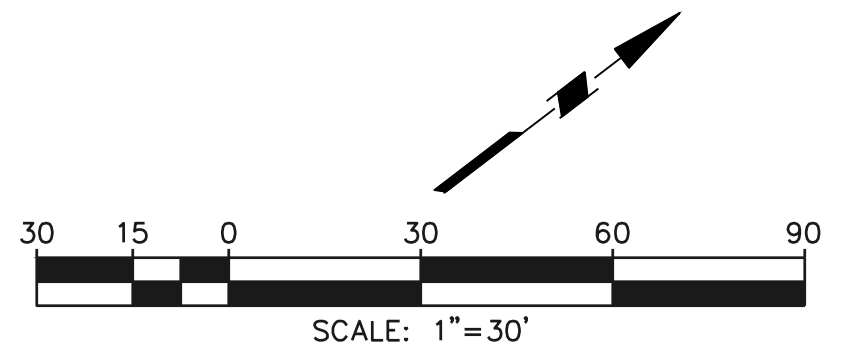
- PROPERTY LINE
- PUBLIC ACCESS EASEMENT
- UNDERGROUND PARKING GARAGE
- UNDERGROUND PARKING GARAGE OUTLINE
- BUILDING FOOTPRINT
- FENCE
- TREE (SEE LANDSCAPE PLANS FOR TYPE)

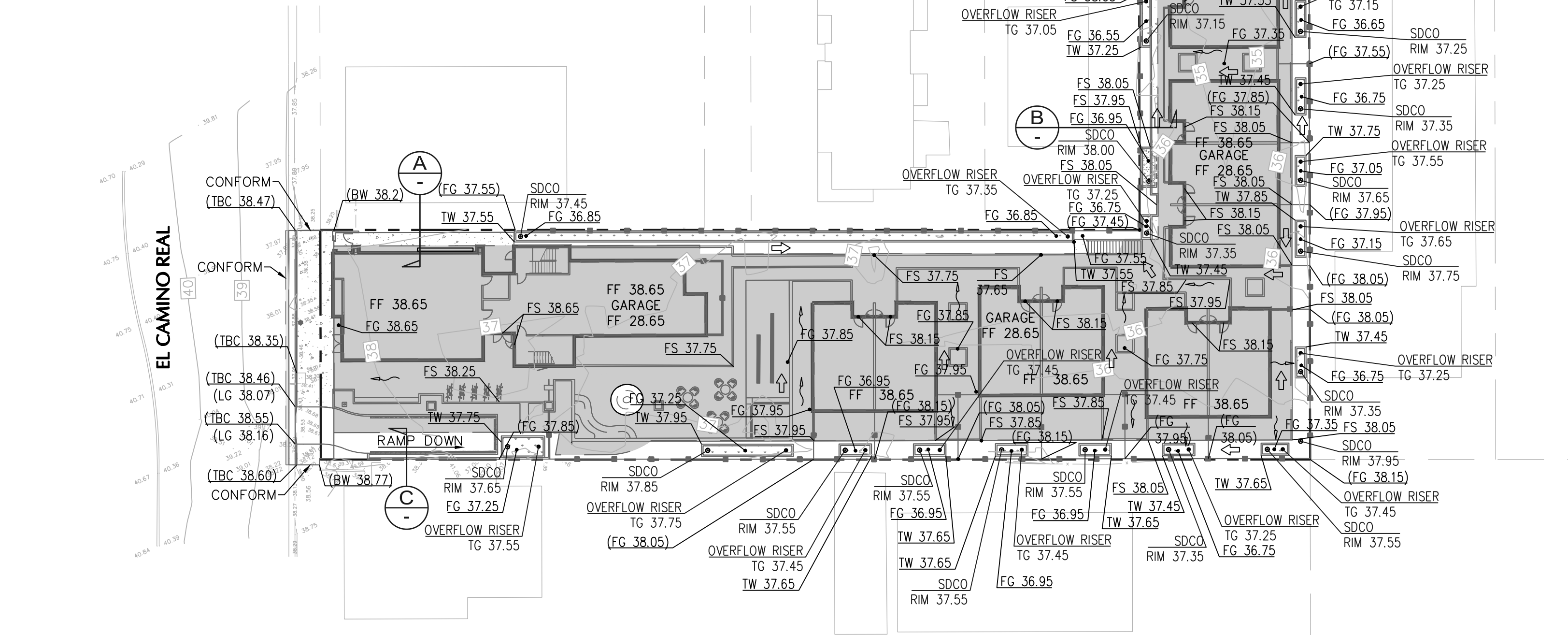
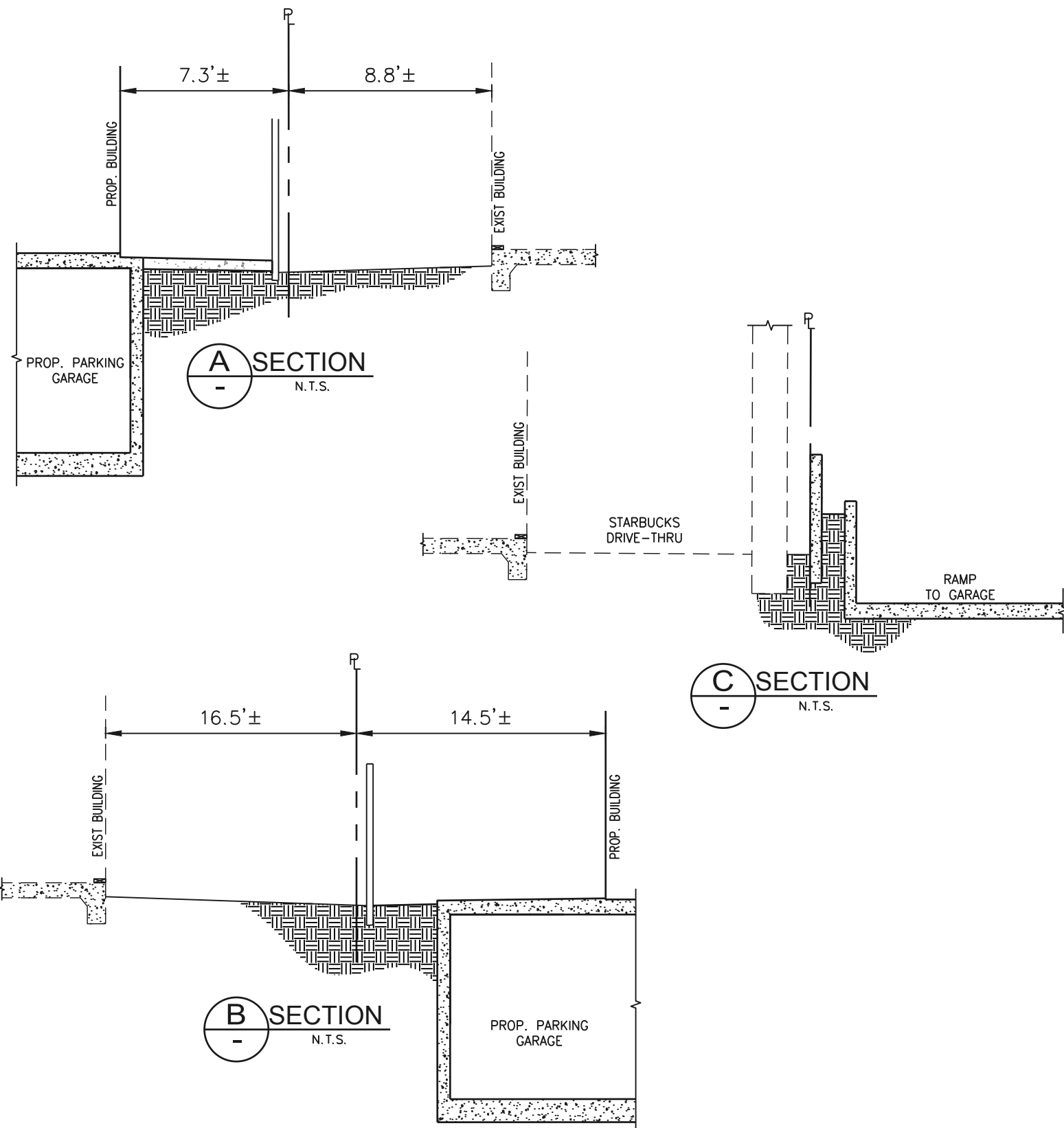
ABBREVIATIONS

- (E) EXISTING
- FT FEET
- TYP TYPICAL
- PAE PUBLIC ACCESS EASEMENT

NOTES

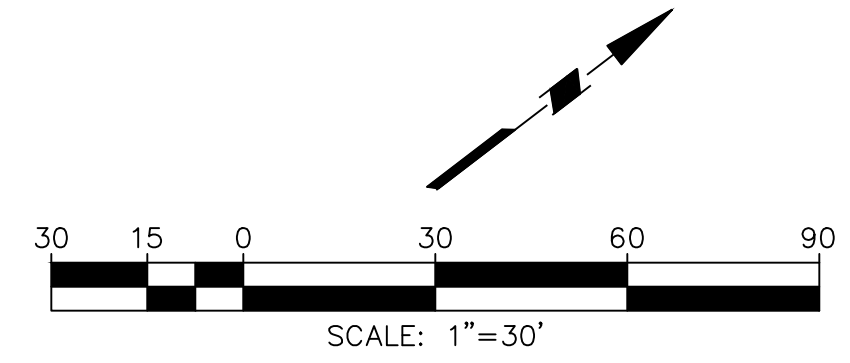
- AREAS OUTSIDE OF BUILDING FOOTPRINTS ARE FOR COMMON USE.





- GRADING LEGEND**
- PROPERTY LINE
 - AT-GRADE BUILDING FOOTPRINT
 - PCC SIDEWALK
 - ▨ BIO-RETENTION PLANTER
 - ▩ POTTED PLANTS PER LANDSCAPE
 - PARKING GARAGE OUTLINE
 - FENCE
 - (E) ELEVATION
 - SPOT ELEVATION
 - (E) SPOT ELEVATION
 - SLOPE
 - (2.0%) (E) SLOPE
 - DIRECTION OF FLOW
 - ↘ OVERLAND RELEASE
 - EXISTING CONTOUR

- ABBREVIATIONS**
- (E) EXISTING
 - AC ASPHALT CONCRETE
 - BLDG BUILDING
 - BW BACK OF WALK
 - CL CENTERLINE
 - CONC CONCRETE
 - DI DRAINAGE INLET
 - EG EXISTING GROUND
 - EP EDGE OF PAVEMENT
 - FC FACE OF CURB
 - FH FIRE HYDRANT
 - FL FLOW LINE
 - FF FINISH FLOOR
 - FG FINISHED GROUND
 - FNC FENCE
 - FS FINISHED SURFACE
 - GRD GROUND
 - GV GAS VALVE
 - LG LIP OF GUTTER
 - SDCO STORM DRAIN CLEAN OUT
 - SDMH STORM DRAIN MANHOLE
 - SSCO SANITARY SEWER CLEANOUT
 - SSMH SANITARY SEWER MANHOLE
 - STD STANDARD
 - TBC TOP OF BACK OF CURB
 - TC TOP OF CURB
 - TRC TOP OF ROLLED CURB
 - TW TOP OF WALL
 - TYP TYPICAL
 - VG VALLEY GUTTER
 - WV WATER VALVE



DATE	SCALE	DESIGN	DRAWN	APPROVED	JOB No.
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**TREATMENT AREA COMBINATION SIZING CRITERIA 10-YEAR EVENT
DRAINAGE AREA #1**

Refer to Section 5.1 "Hydraulic Sizing Criteria" found in the C.3 Stormwater Handbook for Santa Clara County, dated April, 2012.

1. Composite Runoff Coefficient (C)

Treatment Storm (C-values per SCVURPPP Table B-3)			
Surface	C-value	Area (sf)	C*A (sf)
Roofs	0.90	0	0
Concrete	0.80	25,724	20,579
Stone, brick, or concrete pavers with mortared joints and bedding	0.80	0	0
Asphalt	0.70	0	0
Stone, brick, or concrete pavers with sand joints and bedding	0.70	0	0
Pervious concrete	0.10	0	0
Porous asphalt	0.10	0	0
Permeable interlocking concrete pavement	0.10	0	0
Grid Pavements with grass or aggregate surface	0.10	0	0
Crushed aggregate	0.10	0	0
Grass	0.10	7,101	710
Total	0.65	32,825	21,289

**TABLE 4 - 100-YEAR EVENT
TREATMENT AREA COMBINATION SIZING CRITERIA
DRAINAGE AREA #1**

Refer to Section 5.1 "Hydraulic Sizing Criteria" found in the C.3 Stormwater Handbook for Santa Clara County, dated April, 2012.

1. Composite Runoff Coefficient (C)

Treatment Storm (C-values per SCVURPPP Table B-3)			
Surface	C-value	Area (sf)	C*A (sf)
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Concrete	0.80	25,724	20,579
Stone, brick, or concrete pavers with mortared joints and bedding	0.80	0	0
Asphalt	0.70	0	0
Stone, brick, or concrete pavers with sand joints and bedding	0.70	0	0
Pervious concrete	0.10	0	0
Porous asphalt	0.10	0	0
Permeable interlocking concrete pavement	0.10	0	0
Grid Pavements with grass or aggregate surface	0.10	0	0
Crushed aggregate	0.10	0	0

EL CAMINO REAL

CURTNER AVENUE

LEGEND

- PROPERTY LINE
- DRAINAGE MANAGEMENT BORDER
- DRAINAGE MANAGEMENT AREA
- ▨ BIO-RETENTION PLANTER
- ▨ FILTERRA TREE WELL PLANTER
- POINT OF TREATMENT OF DRAINAGE AREA
- STORM DRAIN LINE
- 4-INCH HDPE SD
- OVERFLOW RISER

ABBREVIATIONS

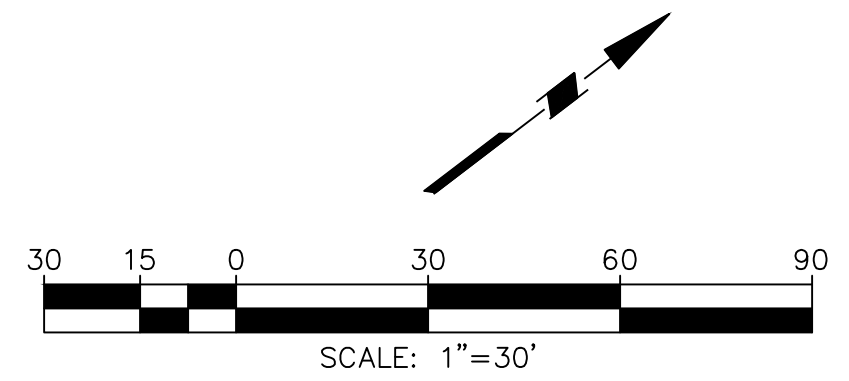
- C RUNOFF COEFFICIENT
- DMA DRAINAGE MANAGEMENT AREA
- HDPE HIGH DENSITY POLYETHYLENE
- SD STORM DRAIN LINE
- STA STORMWATER TREATMENT AREA

NOTES

- SHORING WILL BE REMOVED PRIOR TO PLANTER INSTALLATION. TO BE COORDINATED WITH CONTRACTOR AT TIME OF CONSTRUCTION.
- SEE SHEET C4.02 FOR STORMWATER DETAILS.

DRAINAGE MANAGEMENT AREAS	DMA AREA (SF)	STORMWATER TREATMENT AREAS	STA AREA (SF)	TREATMENT TYPE	REQUIRED SIZING (SF)	SIZING MET
DMA-1	10,689	STA-1	450	BIORETENTION-PLANTER (A)	428	YES
DMA-2	3,393	STA-2A & 2B	163	BIORETENTION-PLANTER (A)	136	YES
DMA-3	668	STA-3	29	BIORETENTION-PLANTER (A)	27	YES
DMA-4	668	STA-4	29	BIORETENTION-PLANTER (A)	27	YES
DMA-5	668	STA-5	29	BIORETENTION-PLANTER (A)	27	YES
DMA-6	668	STA-6	29	BIORETENTION-PLANTER (A)	27	YES
DMA-7	668	STA-7	29	BIORETENTION-PLANTER (A)	27	YES
DMA-8	1,023	STA-8A & 8B	47	BIORETENTION-PLANTER (A)	41	YES
DMA-9	670	STA-9	28	BIORETENTION-PLANTER (A)	27	YES
DMA-10	392	STA-10	23	BIORETENTION-PLANTER (A)	16	YES
DMA-11	500	STA-11	28	BIORETENTION-PLANTER (A)	20	YES
DMA-12	500	STA-12	28	BIORETENTION-PLANTER (A)	20	YES
DMA-13	471	STA-13	23	BIORETENTION-PLANTER (A)	19	YES
DMA-14	3,414	STA-14A, 14B*, 14C & 14D	154	BIORETENTION-PLANTER (A) FILTERRA TREE WELL PLANTER (C)	137	YES
DMA-15	885	STA-15	114	BIORETENTION-PLANTER (B)	35	YES

* FILTERRA TREE WELL PLANTER



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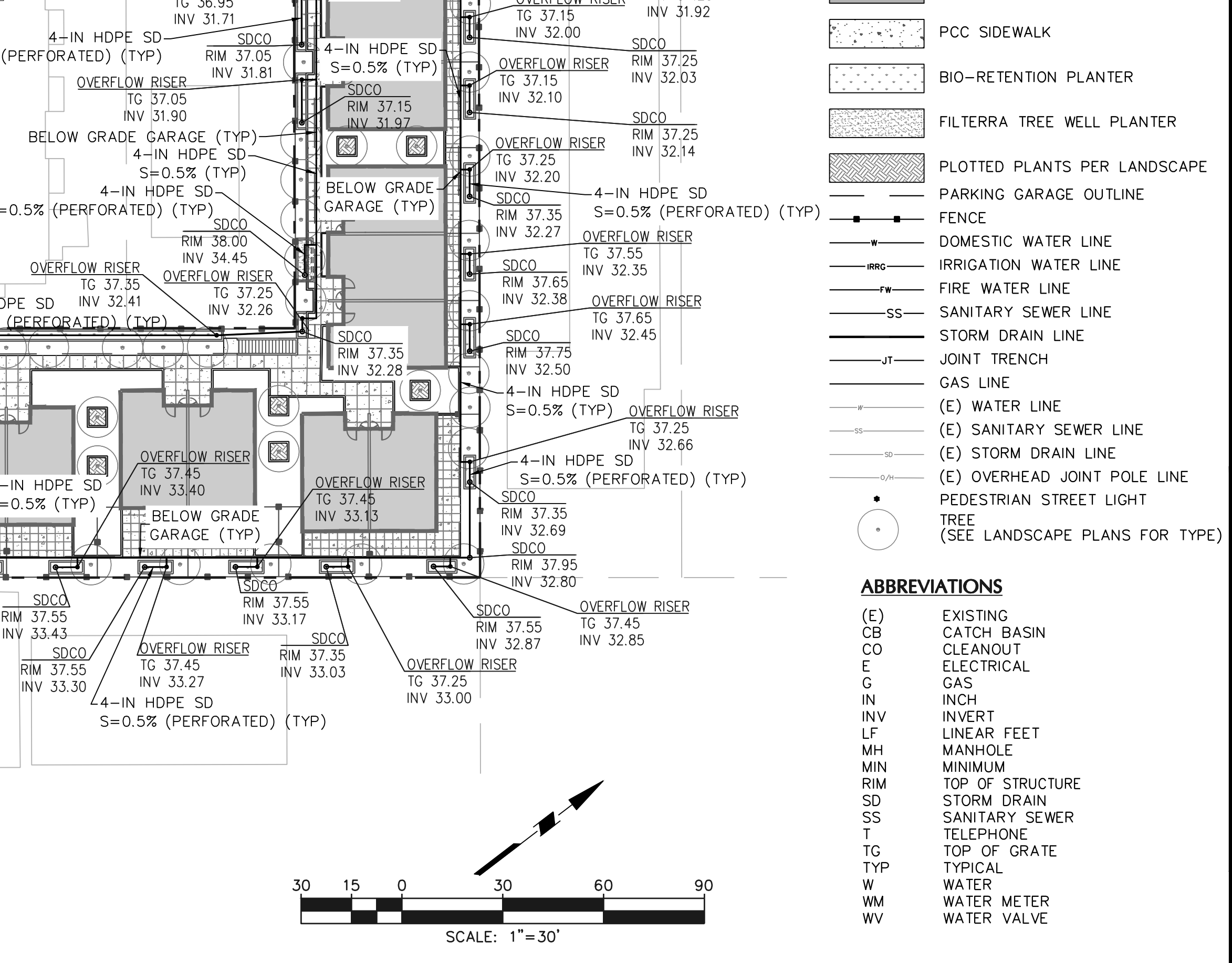
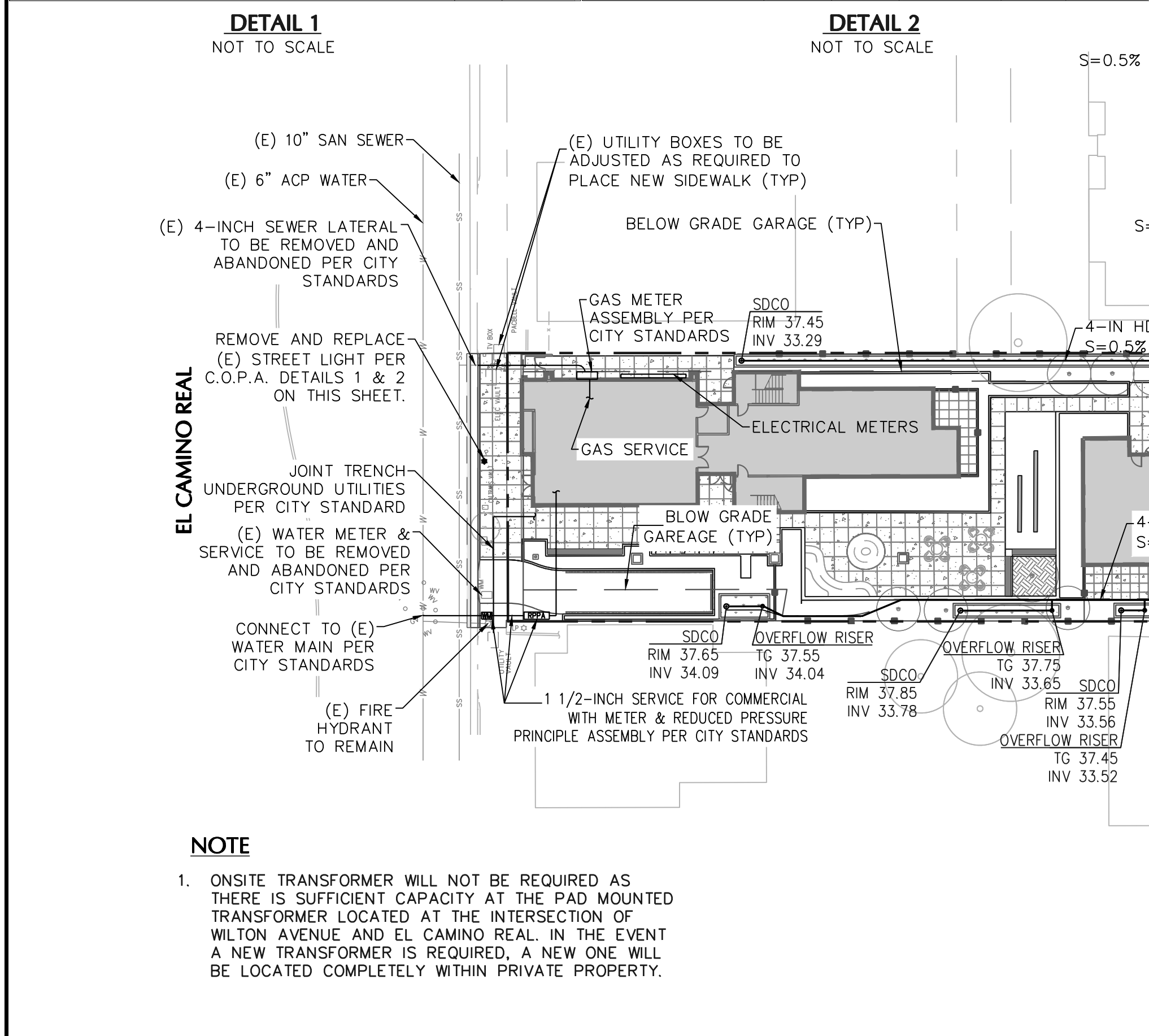
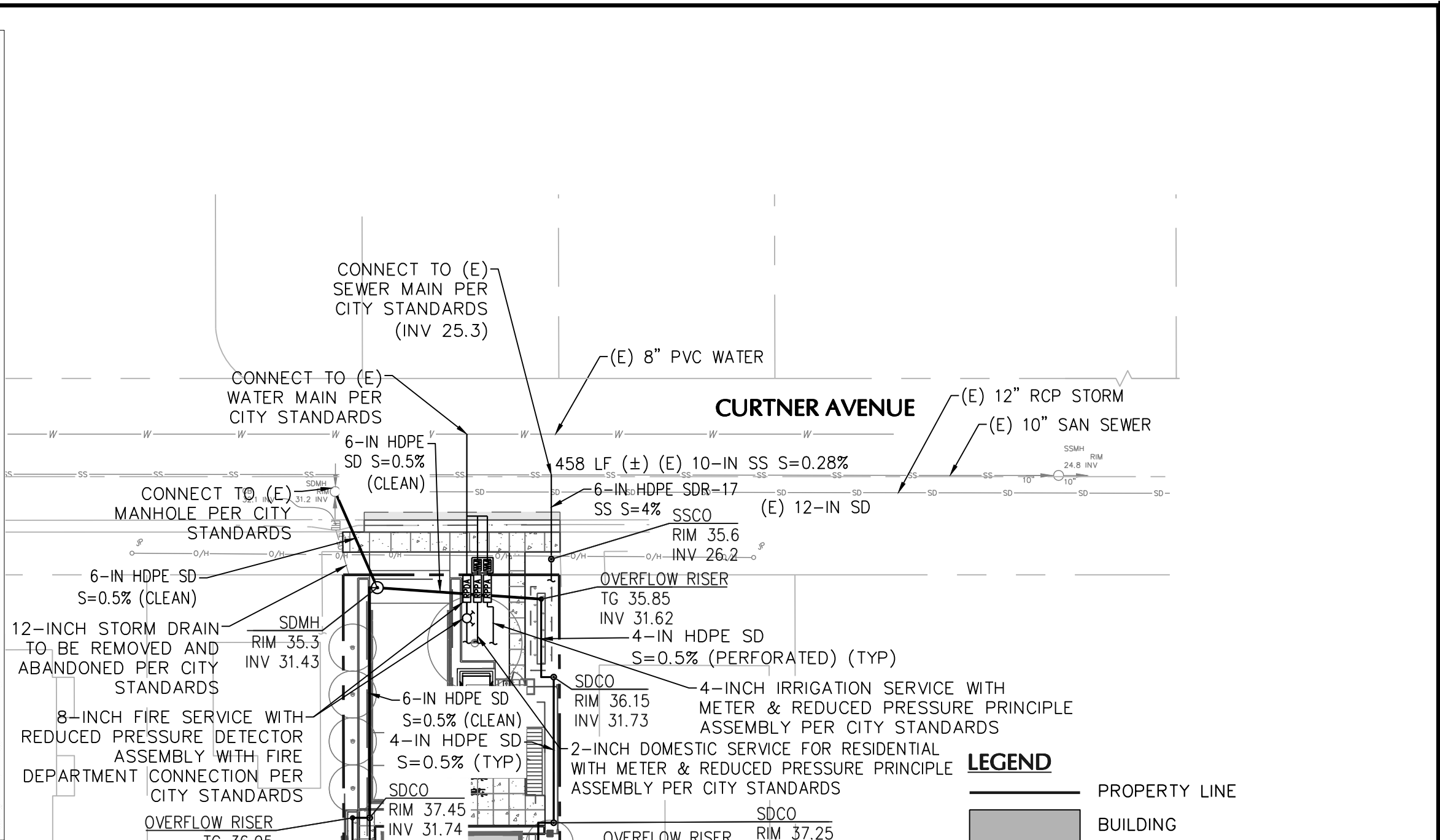
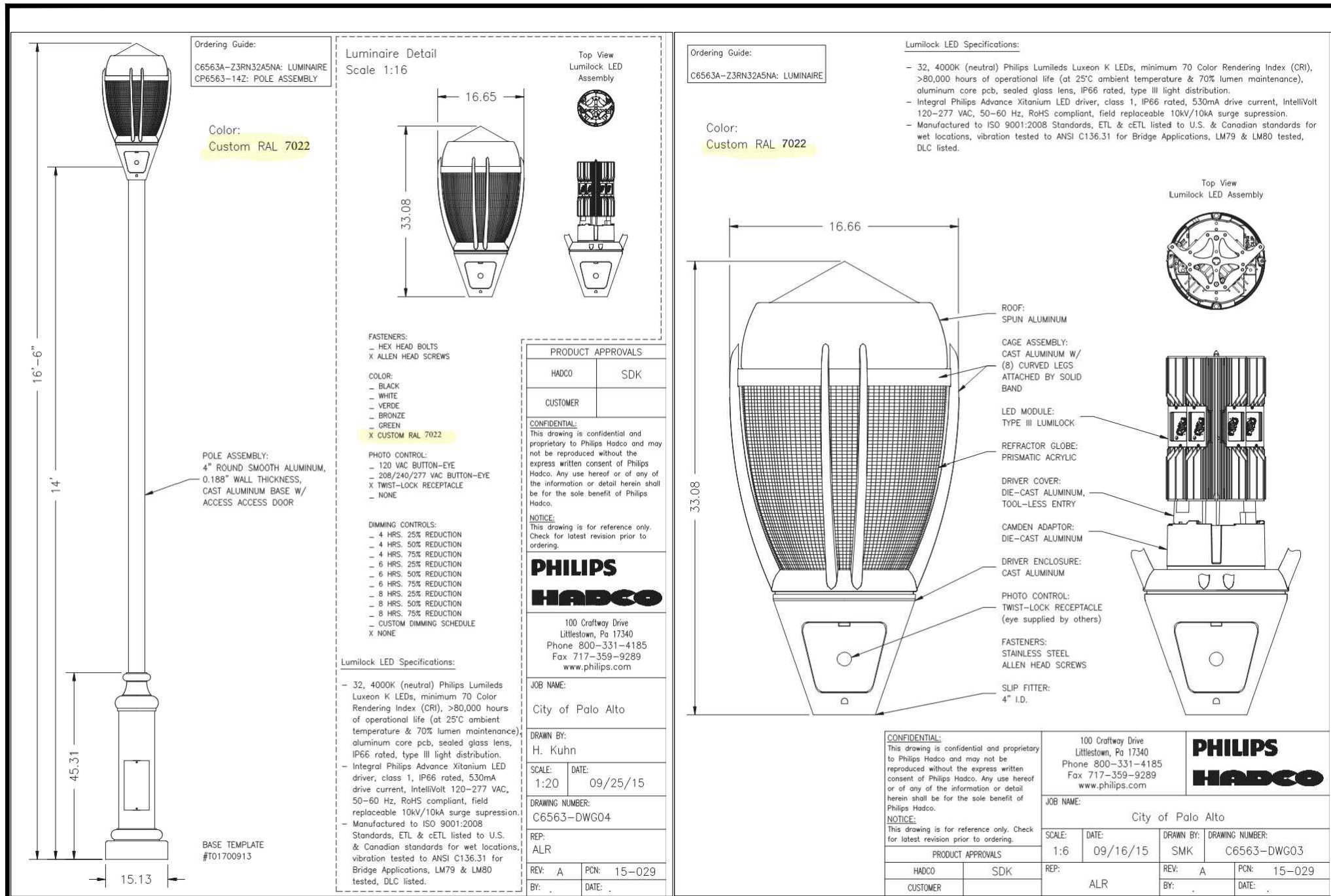


555 Montgomery Street, Suite 1300, San Francisco, CA 94111
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NEW JERSEY NEW YORK VIRGINIA CALIFORNIA
PENNSYLVANIA CONNECTICUT FLORIDA
ILLINOIS MISSOURI
LANGAN ENGINEERS, ARCHITECTS, SCIENTISTS AND LANDSCAPE ARCHITECTS, S.P.A.
Langan Engineering, Architecture, Science and Landscape Architecture, S.P.A.
Langan Engineering and Architecture Services, Inc.
Langan Middle East LLC
Langan India Pvt. Ltd.

STORMWATER MANAGEMENT PLAN
VESTING TENTATIVE MAP
3877 El Camino Real
& 393 Curtner Avenue
PALO ALTO, CALIFORNIA 94036

DATE	SCALE	DESIGN	DRAWN	APPROVED	JOB NO.
1/23/18	AS SHOWN				770631901

SHEET NO.
TM-05



EID ARCHITECTS
ECO FUNCTIONAL ARCHITECTURE

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94306 • 2225

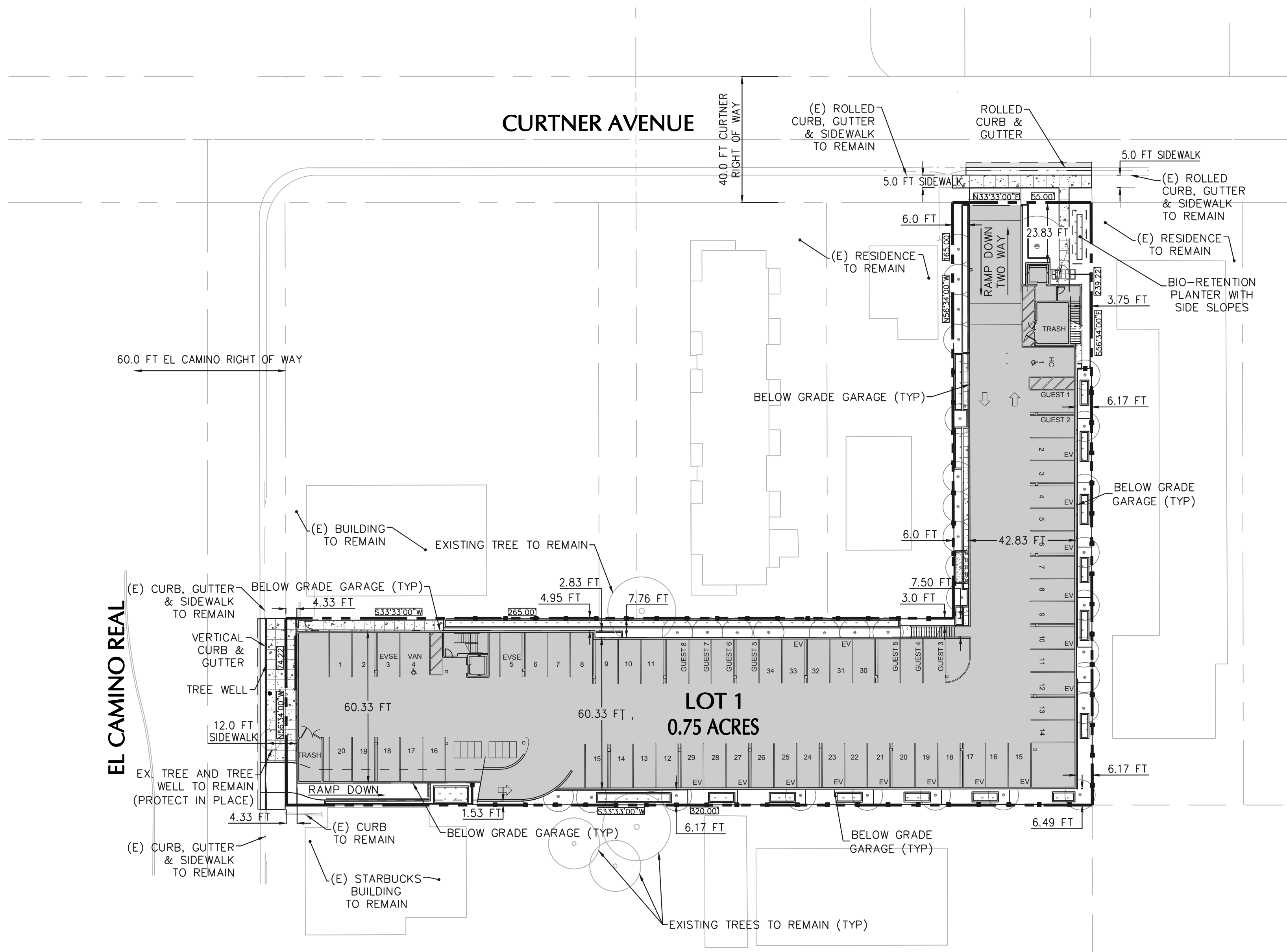
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LOUISIANA MISSISSIPPI MISSOURI
MICHIGAN MINNESOTA WISCONSIN
OHIO INDIANA IOWA KANSAS
KENTUCKY TENNESSEE MISSOURI
MONTANA NEBRASKA NEVADA
NEW HAMPSHIRE NORTH CAROLINA
NORTH DAKOTA SOUTH CAROLINA
UTAH VERMONT WYOMING

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Langan Engineers, Inc. is an Equal Opportunity Employer
Langan Engineers, Inc. is an Equal Opportunity Employer

UTILITY PLAN VESTING TENTATIVE MAP
3877 El Camino Real
& 393 Curtner Avenue
PALO ALTO, CALIFORNIA 94036

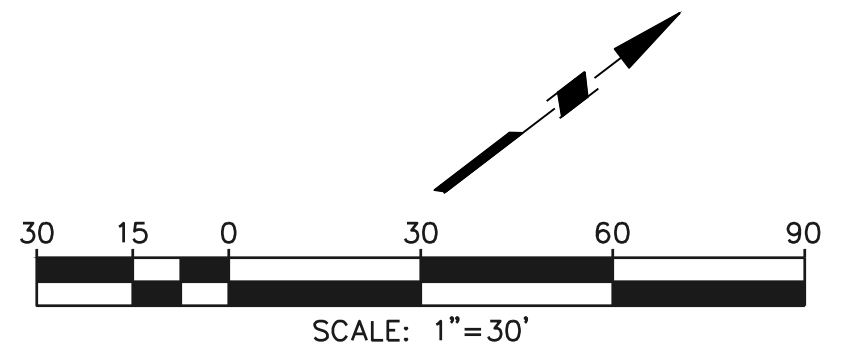


- LEGEND**
- PROPERTY LINE
 - ▭ UNDERGROUND PARKING GARAGE
 - - - UNDERGROUND PARKING GARAGE OUTLINE
 - FENCE
 - TREE (SEE LANDSCAPE PLANS FOR TYPE)
- ABBREVIATIONS**
- (E) EXISTING
 - ADA AMERICANS WITH DISABILITIES ACT
 - EV ELECTRICAL VEHICLE
 - FT FEET
 - TYP TYPICAL
- NOTES**
- AREAS OUTSIDE OF BUILDING FOOTPRINTS ARE FOR COMMON USE.

PARKING COUNT TABLE	
PARKING STALL TYPE	No. OF STALLS
COMMERCIAL/GUEST	9
RESIDENTIAL	34
ADA	1
ADA (VAN)	1
EV	18
TOTAL	63

REVISIONS

DATE	SCALE	DESIGN	DRAWN	APPROVED	JOB No.
1/23/18	AS SHOWN				770631901



TRACT NO. 7066

CONSISTING OF TWO SHEETS

BEING A PORTION OF LOT 21 AS SHOWN UPON THE MAP ENTITLED "MAP OF THE J.J. MORRIS REAL ESTATE CO'S SUBDIVISION OF A PART OF THE WM. M. CURTNER TRACT" RECORDED IN BOOK "K" OF MAPS AT PAGE 57, SANTA CLARA COUNTY AND LYING ENTIRELY WITHIN THE CITY OF

PALO ALTO

CALIFORNIA

SCALE 1" = 20'

FEBRUARY 1981



H.M.H. INCORPORATED
Civil Engineers-Planners-Surveyors
1553 OAKLAND ROAD, SAN JOSE, CA. 95112

OWNER'S CERTIFICATE

WE THE UNDERSIGNED, BEING THE OWNERS OF OR HAVING SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND SUBDIVISION.

WE HEREBY OFFER TO DEDICATE TO PUBLIC USE EASEMENTS FOR ANY AND ALL PUBLIC SERVICE FACILITIES, INCLUDING BUT NOT LIMITED TO POLES, WIRES, CONDUITS, STORM SEWERS, SANITARY SEWERS, GAS, WATER AND ALL APPURTENANCES THERETO UNDER, UPON OR OVER ALL THE LAND DELINEATED HEREON AND DESIGNATED AS "LOT 1 P.U.E." EXCEPTING THEREFROM THOSE AREAS DELINEATED HEREON AND DESIGNATED AS "EXCEPTION TO P.U.E."

OWNER

HEFLIN CORPORATION

Timothy D. Trailer
TIMOTHY D. TRAILER - PRESIDENT

TRUSTEE

CAL FED ENTERPRISES, a California corporation

Patricia Beard *Millie Jackson*
Vice President Asst. Secretary

ACKNOWLEDGEMENT

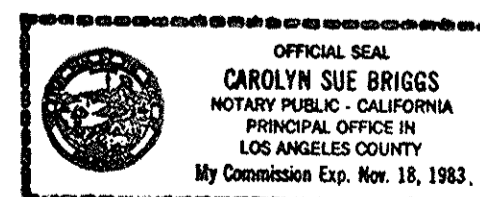
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES SS.

ON THIS 17th DAY OF March, 1981, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Patricia Beard

and Millie Jackson

KNOWN TO ME TO BE THE Vice President and Asst. Secretary respectively OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS AS OWNER.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST HEREIN ABOVE WRITTEN.



Carolyn Sue Briggs
NOTARY PUBLIC IN AND FOR THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA
Los Angeles
Carolyn Sue Briggs

ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA SS.

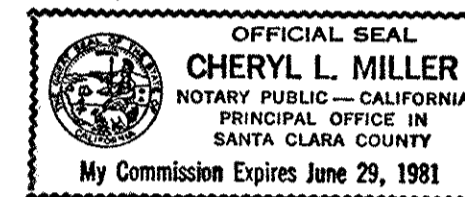
ON THIS 19th DAY OF MARCH, 1981, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TIMOTHY D. TRAILER

KNOWN TO ME TO BE THE PRESIDENT OF HEFLIN CORPORATION

THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS, AS OWNER.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST HEREIN ABOVE WRITTEN.

Cheryl L. Miller
NOTARY PUBLIC IN AND FOR THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA



DIRECTOR OF PLANNING CERTIFICATE

THIS IS TO CERTIFY THAT THIS MAP HAS BEEN EXAMINED BY ME FOR CONFORMANCE WITH THE APPROVED TENTATIVE MAP.

DATE: April 9, 1981 *Kenneth R. Schreiber*
KENNETH SCHREIBER
DIRECTOR OF PLANNING AND
COMMUNITY ENVIRONMENT

CIVIL ENGINEER'S CERTIFICATE

I, KENNETH H. HANKINS, HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA; THAT THIS MAP, CONSISTING OF TWO SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING FEBRUARY, 1981; AT THE REQUEST OF TIMOTHY D. TRAILER; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR WILL BE PLACED BEFORE FEBRUARY, 1983; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THEIR POSITIONS ARE CORRECTLY SHOWN.

KENNETH H. HANKINS
REGISTERED CIVIL ENGINEER NO. 11247 *Kenneth Hankins*

CITY ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF CHAPTER 2 OF DIVISION THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DAVID G. ADAMS
CITY ENGINEER OF PALO ALTO

DATE: April 2, 1981

BY *George J. Bagdon*
GEORGE J. BAGDON
ASSISTANT CITY ENGINEER
REGISTERED CIVIL ENGINEER NO. 23658

RECORDER'S CERTIFICATE

FILE NO. 7032481 FEE \$ 7.00 PAID
ACCEPTED FOR RECORD AND FILED IN BOOK 482 OF MAPS
AT PAGES 47 and 48 IN THE OFFICE OF THE
COUNTY RECORDER OF THE COUNTY OF SANTA CLARA, CALIFORNIA,
THIS 15 DAY OF APRIL, 1981 AT 2:30
MINUTES PAST 2 O'CLOCK IN THE P. M.
AT THE REQUEST OF H.M.H. INCORPORATED.

GEORGE A. MANN
SANTA CLARA COUNTY RECORDER.

BY *Fay Cibach*
DEPUTY

CITY CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF PALO ALTO APPROVED THIS MAP AND ACCEPTED, SUBJECT TO IMPROVEMENT, ON BEHALF OF THE PUBLIC, THE STREETS AND EASEMENTS OFFERED HEREON FOR DEDICATION FOR PUBLIC USE AT ITS REGULAR MEETING ON THE 23rd DAY OF March, 1981, BY MOTION DULY MADE, SECONDED AND APPROVED.

DATE: 4-3-81

Ann J. Tanker
ANN J. TANKER
CITY CLERK AND EX-OFFICIO
CLERK OF THE CITY COUNCIL OF THE
CITY OF PALO ALTO.

481
47-
48

482
47-
48

47

PAGE 47

TRACT NO. 7066

CONSISTING OF TWO SHEETS

BEING A PORTION OF LOT 21 AS SHOWN UPON THE MAP ENTITLED "MAP OF THE J.J. MORRIS REAL ESTATE CO'S SUBDIVISION OF A PART OF THE WM. M. CURTNER TRACT" RECORDED IN BOOK "K" OF MAPS AT PAGE 57, SANTA CLARA COUNTY AND LYING ENTIRELY WITHIN THE CITY OF

PALO ALTO

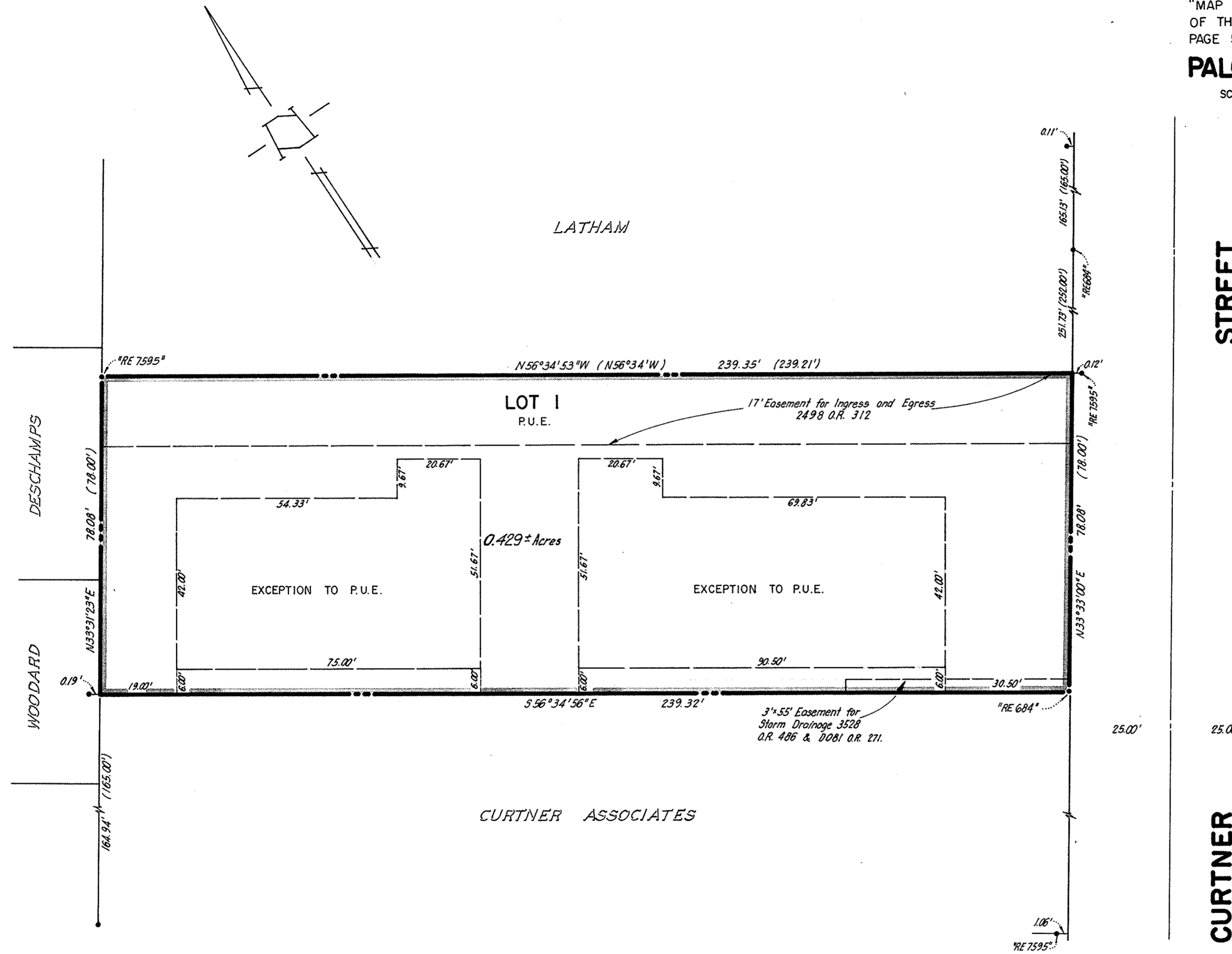
CALIFORNIA

SCALE 1" = 20'

FEBRUARY 1981



H.M.H. INCORPORATED
Civil Engineers - Planners - Surveyors
1353 OAKLAND ROAD, SAN JOSE, CA. 95112



STREET

CURTNER

BASIS OF BEARINGS

The bearing (N33°33'00"E) of the RIGHT OF WAY line of CURTNER STREET as shown upon the map of the "J.J. MORRIS REAL ESTATE CO'S SUBDIVISION OF THE WM. M. CURTNER TRACT" recorded in Book "K" of MAPS at Page 57, Santa Clara County Records, was taken as the BASIS OF BEARINGS for this map.

NOTES AND LEGEND

All distances and dimensions are shown in feet and decimals thereof. The blue border line indicates the boundary of land subdivided by this map. Containing 0.429 ± Acres. The bearings of the "EXCEPTION TO P.U.E." shown hereon are N56°34'56"W or of right angles thereto.

- Indicates 3/4" IRON PIPE found, unless noted otherwise.
- Indicates 3/4" IRON PIPE set, Tagged R.C.E. 11247
- P.U.E. Indicates Public Utility Easement
- (.....) Indicates record information

482
48

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OWNERS' 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 PERSON WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID PROPERTY, AND WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE ALSO HEREBY DEDICATE TO THE PUBLIC, IN FEE, THAT AREA OF CURTNER AVENUE SO DESIGNATED ON THIS MAP.

CENTURY GRAND PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Menachem Schilit
Menachem Schilit, Manager

OWNERS' ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

ON SEPT. 25, 2012 BEFORE ME, JOYCE L. ISEBERG, NOTARY PUBLIC, PERSONALLY APPEARED MENACHEM SCHILIT 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/HEY 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 PURJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FORGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Joyce L. Iseberg

PRINTED NOTARY'S SIGNATURE JOYCE L. ISEBERG

NOTARY'S PRINCIPAL PLACE OF BUSINESS ENCINO, CA

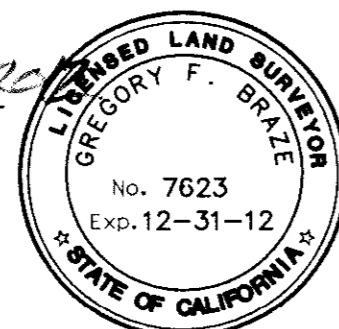
EXPIRATION OF NOTARY'S COMMISSION DEC. 30, 2012

NOTARY'S COMMISSION NUMBER 1826620

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 MARK MIGDAL IN MAY 2012. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AND THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITION INDICATED AND THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Greg Braze 9.20.12
GREGORY F. BRAZE DATE
EXP. 12/31/12



CITY SURVEYOR'S STATEMENT
I, PAUL BOBEL, A LICENSED SURVEYOR FOR THE CITY OF PALO ALTO SANTA CLARA COUNTY, CALIFORNIA, DO HEREBY STATE THAT I HAVE EXAMINED THE WITHIN TRACT MAP, AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

Paul Bobel 10/11/12
PAUL BOBEL DATE
C25175 EXP. 12/31/12

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF.

J. Michael Sartor
J. MICHAEL SARTOR, R.C.E. 35411
DIRECTOR OF PUBLIC WORKS
LICENSE EXPIRES 09/30/13

DATE: 10/4/12



DIRECTOR OF PLANNING AND COMMUNITY ENVIRONMENT STATEMENT

THIS MAP HAS BEEN EXAMINED THIS 4th DAY OF October, 2012, AND FOUND IT TO CONFORM WITH THE APPROVED TENTATIVE MAP.

Curtis Williams
DIRECTOR OF PLANNING AND COMMUNITY ENVIRONMENT
CURTIS WILLIAMS

APPROVAL BY THE CITY COUNCIL

I, DONNA GRIDER, CITY CLERK OF THE CITY OF PALO ALTO, SANTA CLARA COUNTY, CALIFORNIA HEREBY CERTIFY THAT THE CITY COUNCIL OF SAID CITY OF PALO ALTO, AT ITS REGULAR MEETING HELD ON THE 1st DAY OF OCTOBER, 2012 DULY APPROVED THE HEREON FINAL MAP OF TRACT NO. 8433 AS SHOWN HEREON, AND ACCEPTED FOR DEDICATION ALL AREAS OF LAND OFFERED FOR DEDICATION ON THIS MAP, AT A SPECIAL MEETING ON NOVEMBER 13, 2012.

Donna J. Grider
CITY CLERK OF THE CITY OF PALO ALTO

DATE: 11/14/12

857/
34/
35

COUNTY RECORDER'S STATEMENT

FILED THIS 4th DAY OF December, 2012, AT 2:38 P.M.
IN BOOK 857 OF MAPS AT PAGE 34-35, AT THE
REQUEST OF GREGORY F. BRAZE.
FILE NO. 21985911 FEE \$10.00

REGINA ALCOMENDRAS, COUNTY RECORDER

BY: Thomas J. Colpi CROSS III
DEPUTY

TRACT 8433 FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF THE LANDS OF CENTURY GRAND PROPERTIES, LLC AS DESCRIBED IN DOCUMENT NUMBER 21771427, RECORDED AUGUST 1, 2012 SANTA CLARA COUNTY RECORDS, BEING PORTIONS OF LOTS 18 & 19 AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THE J.J. MORRIS REAL ESTATE CO'S SUBDIVISION OF A PART OF THE WM. M. CURTNER TRACT", RECORDED IN BOOK "K" OF MAPS, PAGE 57, SANTA CLARA COUNTY RECORDS

CITY OF PALO ALTO SANTA CLARA COUNTY CALIFORNIA
AUGUST 2012



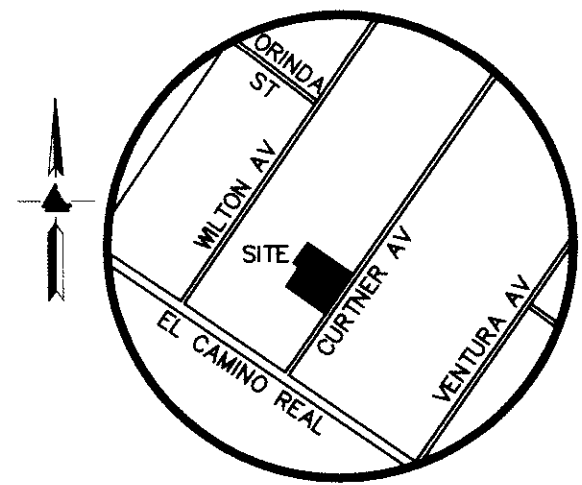
2495 INDUSTRIAL PARKWAY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
FAX (510) 887-3019
WWW.LEABRAZE.COM

JOB NO. 2050160

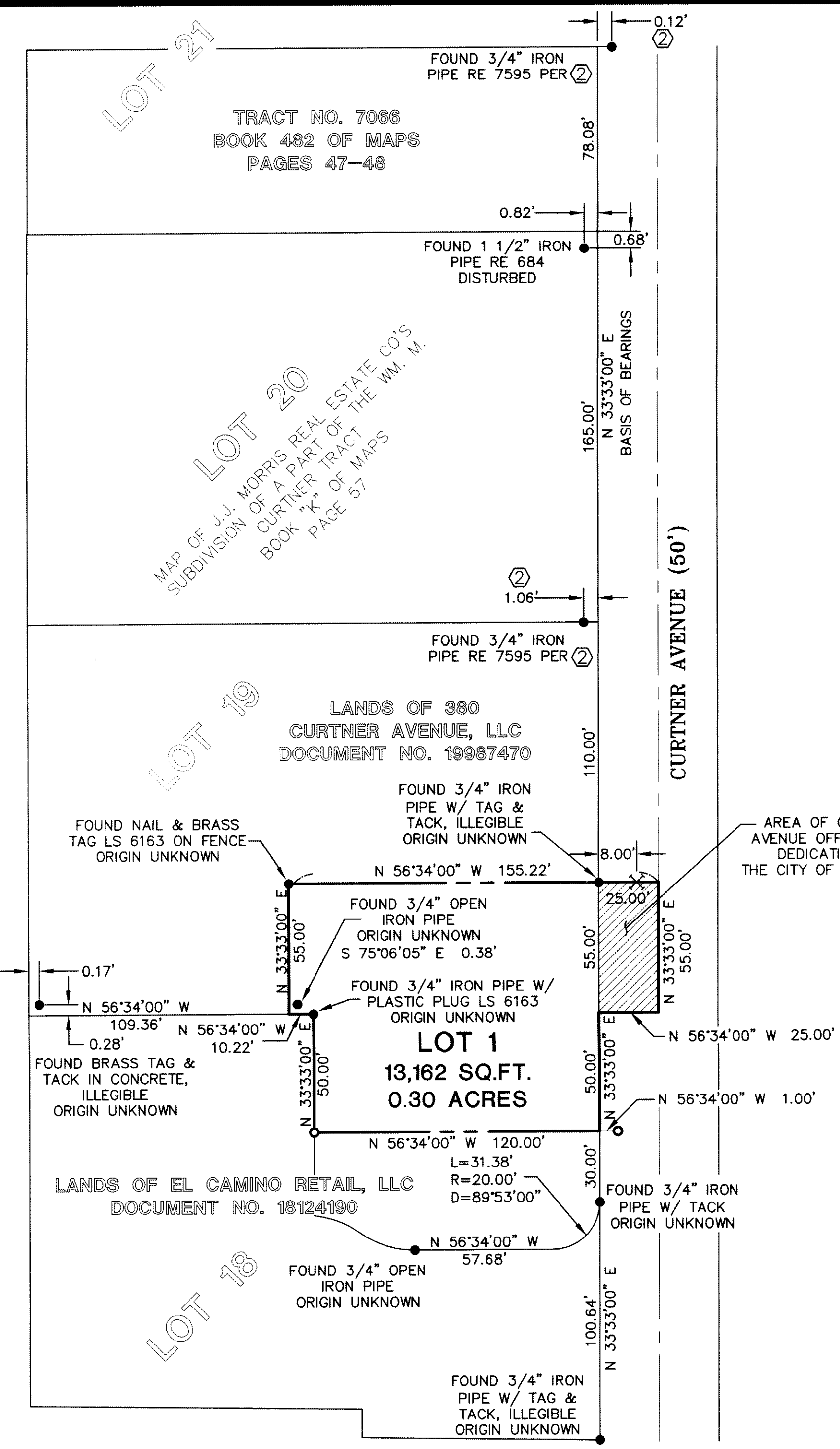
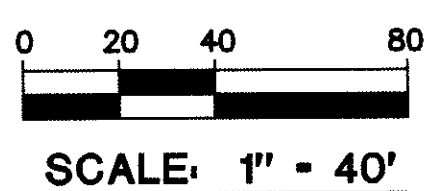
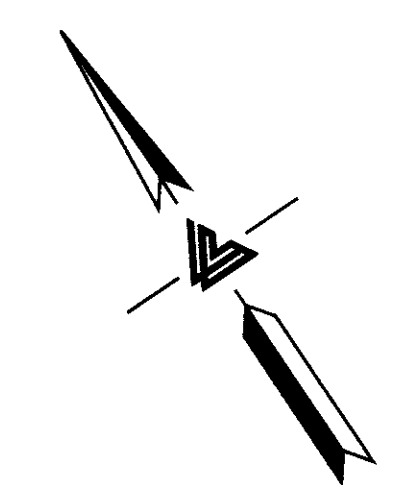
SHEET 1 OF 2

21985911

34



VICINITY MAP
NO SCALE



LEGEND

- SET 3/4" IRON PIPE LS 7623
- FOUND MONUMENT AS NOTED
- ✕ FOUND CUT CROSS IN CONCRETE
- () RECORD BEARING OR DISTANCE IN DISCREPANCY WITH MEASURED
- PARCEL MAP BOUNDARY
- RECORD BOUNDARY LINES
- - - CENTER LINE
- - - TIE LINE
- ▨ INDICATES AREA OFFERED FOR DEDICATION TO THE CITY OF PALO ALTO

- REFERENCES**
- ① MAP OF THE J.J. MORRIS REAL ESTATE CO'S SUBDIVISION OF A PART OF THE WM. M. CURTNER TRACT BOOK "K" OF MAPS, PAGE 57
 - ② TRACT NO. 7066 BOOK 482 OF MAPS, PAGES 47-48

BASIS OF BEARINGS

THE BEARING N33°33'00"E OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CURTNER STREET AS SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT NO. 7066" RECORDED IN BOOK 482 OF MAPS AT PAGES 47-48, WAS USED AS THE BASIS OF ALL BEARINGS SHOWN UPON THIS MAP.

**TRACT 8433
FOR CONDOMINIUM PURPOSES**

BEING A SUBDIVISION OF THE LANDS OF CENTURY GRAND PROPERTIES, LLC AS DESCRIBED IN DOCUMENT NUMBER 21771427, RECORDED AUGUST 1, 2012 SANTA CLARA COUNTY RECORDS, BEING PORTIONS OF LOTS 18 & 19 AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THE J.J. MORRIS REAL ESTATE CO'S SUBDIVISION OF A PART OF THE WM. M. CURTNER TRACT", RECORDED IN BOOK "K" OF MAPS, PAGE 57, SANTA CLARA COUNTY RECORDS

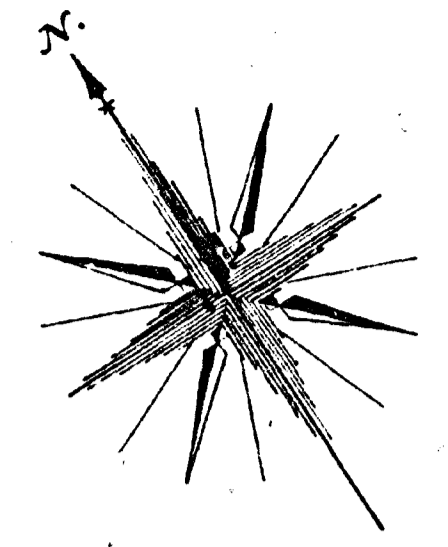
CITY OF PALO ALTO SANTA CLARA COUNTY CALIFORNIA
AUGUST 2012

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
2495 INDUSTRIAL PARKWAY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
FAX (510) 887-3019
WWW.LEABRAZE.COM

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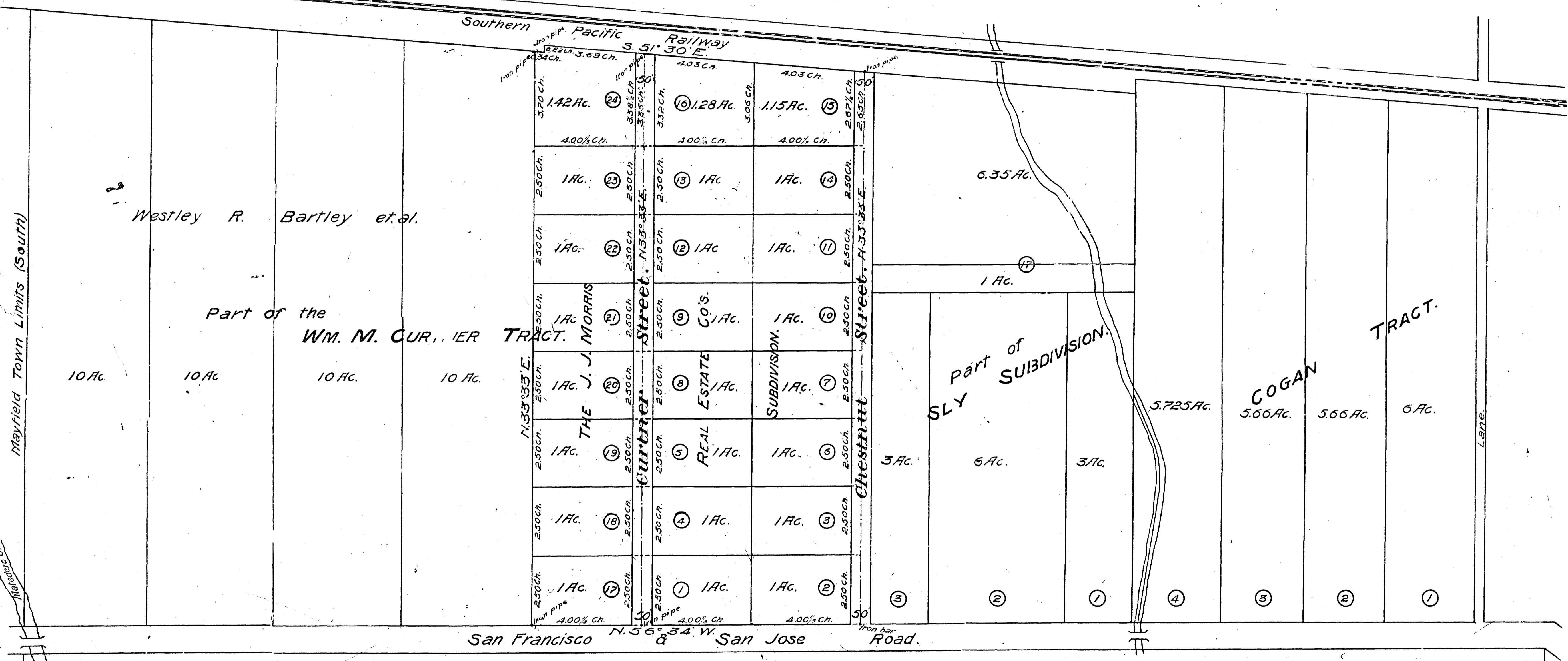
J. J. Morris & Co.
 March 30
 95
 9
H. R. ...
 308



MAP OF
THE J. J. MORRIS REAL ESTATE CO'S
SUBDIVISION OF A PART OF THE
WM. M. CURTNER TRACT
 BEING A PART OF THE
RANCHO RINCON DE SAN FRANCISQUITO
 Scale: 2 Ch = 1 In.
 Surveyed by J. G. McMILLAN,
 March, 1905.

This is to certify that we are the owners and proprietors of the Tract of Land as shown on this Map. That it has been subdivided according to our instructions and that we hereby dedicate the Streets and Avenues to the uses and purposes of the Public.
 Dated this 28th day of March, 1905.

The J. J. Morris Real Estate Company
 By *W. J. ...*
 and *Marshall Black*



Mayfield Town Limits (South)

Eva R. Barron.
 (Mayfield Farm)

STATE OF CALIFORNIA,)
 COUNTY OF SANTA CLARA,) ss.
 On this 28th day of _____, in the year one thousand nine hundred and _____, before me, Charles R. Detrick, a Notary Public in and for the County of Santa Clara, residing therein, duly commissioned and sworn, personally appeared _____
 known to me _____ to be the _____ respectively of the Corporation described in and that executed the within and annexed instrument, and acknowledged to me that such Corporation executed the same.
 IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal at my office in the Town of Mayfield, County of Santa Clara, the day and year in this Certificate first above written.
Charles R. Detrick
 Notary Public in and for the County of Santa Clara, State of California.

Tract No. 10490 Check Report

Client:

3877 El Camino Real
Palo Alto, CA 94306
Date: 2/18/2019 12:19:25 PM

Prepared by:

SMP ENGINEERS
1534 Carob Lane, Los Altos, CA

Parcel Name: BOUNDARY

Description:

Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:2,255.4910' East:2,921.7162'

Segment# 1: Line

Course: S33° 33' 00"W Length: 320.00'
North: 1,988.8017' East: 2,744.8635'

Segment# 2: Line

Course: N56° 34' 00"W Length: 74.22'
North: 2,029.6945' East: 2,682.9249'

Segment# 3: Line

Course: N33° 33' 00"E Length: 265.00'
North: 2,250.5465' East: 2,829.3810'

Segment# 4: Line

Course: N56° 34' 00"W Length: 165.00'
North: 2,341.4559' East: 2,691.6840'

Segment# 5: Line

Course: N33° 33' 00"E Length: 55.00'
North: 2,387.2931' East: 2,722.0805'

Segment# 6: Line

Course: S56° 34' 00"E Length: 239.22'
North: 2,255.4910' East: 2,921.7162'

Perimeter: 1,118.44'

Area: 32,825.33Sq.Ft.

Error Closure: 0.0000 Course: N90° 00' 00"W
Error North : 0.00000 East: 0.00000

Precision 1: 1,118,440,000.00

Parcel Name: PAE – PUBLIC ACCESS EASEMENT

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,945.5702' East:2,851.7301'

Segment# 1: Line

Course: S56° 26' 35"E Length: 74.22'

North: 1,904.5439' East: 2,913.5803'

Segment# 2: Line

Course: S33° 33' 00"W Length: 4.23'

North: 1,901.0186' East: 2,911.2425'

Segment# 3: Line

Course: N56° 34' 00"W Length: 74.22'

North: 1,941.9113' East: 2,849.3039'

Segment# 4: Line

Course: N33° 33' 00"E Length: 4.39'

North: 1,945.5700' East: 2,851.7301'

Perimeter: 157.06' Area: 319.89Sq.Ft.

Error Closure: 0.0002 Course: S17° 33' 33"E

Error North : -0.00019 East: 0.00006

Precision 1: 785,300.00

Parcel Name: PSDE – PRIVATE STORM DRAIN EASEMENT

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:2,149.1947' East:3,286.3407'

Segment# 1: Line
Course: S33° 26' 00"W Length: 29.00'
North: 2,124.9934' East: 3,270.3627'

Segment# 2: Line
Course: S56° 34' 00"E Length: 4.67'
North: 2,122.4204' East: 3,274.2599'

Segment# 3: Line
Course: S33° 26' 00"W Length: 119.17'
North: 2,022.9698' East: 3,208.6013'

Segment# 4: Line
Course: N56° 34' 00"W Length: 7.79'
North: 2,027.2618' East: 3,202.1003'

Segment# 5: Line
Course: N33° 33' 00"E Length: 142.50'
North: 2,146.0219' East: 3,280.8550'

Segment# 6: Line
Course: N56° 34' 00"W Length: 165.00'
North: 2,236.9313' East: 3,143.1580'

Segment# 7: Line
Course: N33° 33' 00"E Length: 55.00'
North: 2,282.7685' East: 3,173.5545'

Segment# 8: Line
Course: S56° 34' 00"E Length: 239.22'
North: 2,150.9664' East: 3,373.1902'

Segment# 9: Line
Course: S33° 33' 00"W Length: 220.59'
North: 1,967.1258' East: 3,251.2779'

Segment# 10: Line

Course: N1° 24' 43"W Length: 10.00'
North: 1,977.1228' East: 3,251.0315'

Segment# 11: Line
Course: N33° 26' 00"E Length: 206.38'
North: 2,149.3525' East: 3,364.7399'

Segment# 12: Line
Course: N56° 34' 00"W Length: 174.17'
North: 2,245.3144' East: 3,219.3903'

Segment# 13: Line
Course: N33° 26' 00"E Length: 2.42'
North: 2,247.3339' East: 3,220.7236'

Segment# 14: Line
Course: N56° 34' 00"W Length: 38.42'
North: 2,268.5020' East: 3,188.6611'

Segment# 15: Line
Course: S33° 26' 00"W Length: 2.42'
North: 2,266.4825' East: 3,187.3277'

Segment# 16: Line
Course: N56° 34' 00"W Length: 15.48'
North: 2,275.0114' East: 3,174.4093'

Segment# 17: Line
Course: S33° 33' 00"W Length: 43.33'
North: 2,238.9000' East: 3,150.4623'

Segment# 18: Line
Course: S56° 34' 00"E Length: 162.82'
North: 2,149.1917' East: 3,286.3401'

Perimeter: 1,638.37' Area: 4,740.72Sq.Ft.
Error Closure: 0.0031 Course: S12° 00' 10"W
Error North : -0.00303 East: -0.00064

Precision 1: 528,509.68

Parcel Name: PSSE, PWE, PFSE – PRIVATE SANITARY SEWER, WATER AND FIRE SERVICE EASEMENTS

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,976.0377' East:2,952.8772'

Segment# 1: Line

Course: S33° 26' 00"W Length: 27.00'

North: 1,953.5054' East: 2,938.0011'

Segment# 2: Line

Course: N56° 34' 00"W Length: 20.53'

North: 1,964.8168' East: 2,920.8683'

Segment# 3: Line

Course: N33° 33' 00"E Length: 27.00'

North: 1,987.3187' East: 2,935.7902'

Segment# 4: Line

Course: S56° 34' 00"E Length: 20.47'

North: 1,976.0404' East: 2,952.8730'

Perimeter: 95.00' Area: 553.46Sq.Ft.

Error Closure: 0.0050 Course: N57° 12' 19"W

Error North : 0.00272 East: -0.00422

Precision 1: 19,000.00

Parcel Name: TAE – TRANSFORMER ACCESS EASEMENT

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,985.5824' East:2,836.1875'

Segment# 1: Line
Course: S33° 26' 00"W Length: 18.62'
North: 1,970.0435' East: 2,825.9285'

Segment# 2: Line
Course: N56° 34' 00"W Length: 18.88'
North: 1,980.4457' East: 2,810.1727'

Segment# 3: Line
Course: N33° 33' 00"E Length: 18.62'
North: 1,995.9637' East: 2,820.4633'

Segment# 4: Line
Course: S56° 34' 00"E Length: 18.84'
North: 1,985.5835' East: 2,836.1858'

Perimeter: 74.98' Area: 351.33Sq.Ft.
Error Closure: 0.0021 Course: N57° 37' 37"W
Error North : 0.00112 East: -0.00176

Precision 1: 35,695.24