

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 WITH THE SUBDIVISION SHOWN UPON THE HEREIN MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE AND ALL DEDICATIONS AND OFFERS OF DEDICATION THEREIN.

WE ALSO HEREBY DEDICATE TO THE CITY OF SANTA CLARA AN EXCLUSIVE EASEMENT, IN, ON, OVER, UNDER, ALONG AND ACROSS THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED HEREON AS "U.G.E.E." (UNDERGROUND ELECTRICAL EASEMENT) FOR THE PURPOSE OF CONSTRUCTING AND RECONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, REPAIRING, AND/OR REPLACING UNDERGROUND ELECTRICAL DISTRIBUTION AND/OR COMMUNICATION SYSTEMS, AND APPURTENANCES. THE ABOVE MENTIONED UNDERGROUND ELECTRICAL EASEMENT SHALL BE KEPT OPEN AND FREE FROM TREES, BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT IRRIGATION SYSTEMS, APPURTENANCES THERETO, AND LAWFUL FENCES. NO PRIVATE OR OTHER PUBLIC UTILITIES SHALL BE PLACED IN THE "U.G.E.E." EXCEPT FOR PURPOSE OF CROSSING, AND EXCEPT THOSE UTILITIES SHOWN ON THE PLANS REVIEWED AND APPROVED BY THE CITY OF SANTA CLARA IN CONJUNCTION WITH THIS SUBDIVISION. THE CITY SHALL HAVE RIGHT OF ACCESS ACROSS AND/OR ALONG THE ADJOINING PROPERTY FOR THE PURPOSE OF MAINTAINING, REPLACING, ADDING TO, OR REMOVAL OF ITS FACILITIES. THE UNDERGROUND UTILITIES INCLUDING CABLE AND TELEPHONE BEING CONSTRUCTED UNDER REVIEW ENCROACHMENT PERMIT ARE APPROVED AND ACCEPTABLE WITHIN THE "U.G.E.E."

WE ALSO HEREBY DEDICATE TO THE CITY OF SANTA CLARA AN EASEMENT FOR EMERGENCY VEHICLE ACCESS PURPOSES ON, ALONG, ACROSS AND OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED HEREON AS "E.V.A.E." (EMERGENCY VEHICLE ACCESS EASEMENT). SAID EASEMENT SHALL BE KEPT FREE AND CLEAR OF OBSTRUCTION OF ANY KIND, AND SHALL BE MAINTAINED BY PROPERTY OWNERS SUCH THAT THE SURFACE SHALL SUPPORT EMERGENCY VEHICLE USE.

WE ALSO HEREBY DEDICATE TO THE CITY OF SANTA CLARA AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE, AND PUBLIC USE OF A SIDEWALK WITHIN THE STRIP OF LAND DESIGNATED AND DELINEATED HEREON AS S.W.E. (SIDEWALK EASEMENT). SAID EASEMENT SHALL BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT UNDERGROUND PUBLIC UTILITY STRUCTURES, IRRIGATION SYSTEMS, AND APPURTENANCES THERETO THAT DO NOT INTERFERE WITH THE PURPOSES OF THE EASEMENT.

WE ALSO HEREBY RESERVE AN EASEMENT FOR INGRESS AND EGRESS PURPOSES ON, ALONG AND OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED HEREON AS "P.I.E." (PRIVATE INGRESS, EGRESS EASEMENT). SAID EASEMENT SHALL BE KEPT FREE AND CLEAR OF OBSTRUCTION OF ANY KIND, SAID EASEMENT IS NOT OFFERED, NOR IS IT ACCEPTED FOR DEDICATION BY THE CITY OF SANTA CLARA.

WE ALSO HEREBY RESERVE AN EASEMENT FOR FIRE LANE PURPOSES ON, ALONG AND OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED HEREON AS "F.L.E." (FIRE LANE EASEMENT). SAID EASEMENT SHALL BE KEPT FREE AND CLEAR OF OBSTRUCTION OF ANY KIND. SAID EASEMENT IS NOT OFFERED, NOR IS IT ACCEPTED FOR DEDICATION BY THE CITY OF SANTA CLARA.

AS OWNER:

OMID SHAKERI FOR POMEROY INVESTMENT GROUP LLC.

BY: _____
NAME: OMID SHAKERI
ITS: POMEROY INVESTMENT GROUP LLC

TRACT NO. 10593

ONE LOT SUBDIVISION FOR
CONDOMINIUM PURPOSES
ELEVEN (11) RESIDENTIAL CONDOMINIUM UNITS
CONSISTING OF 3 SHEETS

BEING A PORTION OF QUITO RANCHO
BEING THE LANDS DESCRIBED IN THAT CERTAIN QUITCLAIM
DEED, RECORDED ON APRIL 17, 2019 AS DOCUMENT NO.
24157350 AND THE LANDS DESCRIBED IN THAT CERTAIN
GRANT DEED, RECORDED ON OCTOBER 9, 1984 AS
DOCUMENT NO. 8211443, OFFICIAL RECORDS OF SANTA
CLARA COUNTY

LYING ENTIRELY WITHIN THE
CITY OF SANTA CLARA, SANTA CLARA COUNTY, CALIFORNIA

DATE: APRIL 2026

ADVANCED DEVELOPMENT
CIVIL ENGINEERING SURVEYING PLANNING
2933 BENJAMIN COURT, SAN JOSE, CA 95124
(408) 891-1689

OWNER'S ACKNOWLEDGMENT

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)SS.
COUNTY OF _____)

ON _____ 20____, 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: _____
PRINCIPAL COUNTY OF BUSINESS: _____
COMMISSION NUMBER: _____
COMMISSION EXPIRATION DATE: _____

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COUNTY OF _____)

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PERSONALLY APPEARED _____
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE
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SIGNATURE: _____
PRINTED NAME: _____
PRINCIPAL COUNTY OF BUSINESS: _____
COMMISSION NUMBER: _____
COMMISSION EXPIRATION DATE: _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MASUD MAESUMI ON JUNE 6, 2023. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AND 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 JANUARY 31, 2027, AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE _____ YAGHOUB SAIDIAN
R.C.E. No. 33509



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON FINAL MAP AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATE _____ ANNE-SOPHIE TRUONG
P.L.S. No. 8998
ACTING CITY SURVEYOR
CITY OF SANTA CLARA
(CSG CONSULTANTS, INC.)



CITY ENGINEER'S STATEMENT

I HEREBY STATE THE HEREON FINAL MAP OF TRACT NO. 10593:

- (1) HAVE EXAMINED THIS MAP.
- (2) THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF.
- (3) ALL PROVISIONS AND CHAPTER 2 OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE VESTING TENTATIVE MAP HAVE BEEN COMPLIED WITH

DATE _____ MICHAEL JACK LIW
R.C.E. No. 59554
CITY ENGINEER
CITY OF SANTA CLARA



CITY CLERK'S STATEMENT

I HEREBY STATE THAT ON MAY 10, 2022, THE CITY COUNCIL OF THE CITY OF SANTA CLARA, CALIFORNIA, DID APPROVE THE VESTING TENTATIVE MAP OF THIS SUBDIVISION AND ON _____ 20____ DID APPROVE THIS FINAL MAP AND ACCEPT ON BEHALF OF THE PUBLIC ALL EASEMENT DEDICATIONS REQUIRED AS A CONDITION OF APPROVAL OF SAID MAP AND IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION MADE HEREON.

DATE _____ NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA, CALIFORNIA

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____, AT _____ M.
IN BOOK _____ OF MAPS, AT PAGES _____, SANTA CLARA COUNTY RECORDS,
AT THE REQUEST OF FIDELITY NATIONAL TITLE COMPANY.

FILE NO. _____ LOUIS CHIARAMONTE
COUNTY RECORDER
SANTA CLARA COUNTY, CALIFORNIA

FEE: \$ _____ BY: _____
DEPUTY

OWNER'S ACKNOWLEDGMENT

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STATE OF CALIFORNIA)SS.
COUNTY OF _____)

ON _____ 20 ____ 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.

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PRINCIPAL COUNTY OF BUSINESS: _____
COMMISSION NUMBER: _____
COMMISSION EXPIRATION DATE: _____

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COMMISSION EXPIRATION DATE: _____

TRACT NO. 10593

ONE LOT SUBDIVISION FOR
CONDOMINIUM PURPOSES
ELEVEN (11) RESIDENTIAL CONDOMINIUM UNITS

CONSISTING OF 3 SHEETS

BEING A PORTION OF QUITO RANCHO BEING THE LANDS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED, RECORDED ON APRIL 17, 2019 AS DOCUMENT NO. 24157350 AND THE LANDS DESCRIBED IN THAT CERTAIN GRANT DEED, RECORDED ON OCTOBER 9, 1984 AS DOCUMENT NO. 8211443, OFFICIAL RECORDS OF SANTA CLARA COUNTY

LYING ENTIRELY WITHIN THE CITY OF SANTA CLARA, SANTA CLARA COUNTY, CALIFORNIA

DATE: APRIL 2026

**ADVANCED DEVELOPMENT
CIVIL ENGINEERING SURVEYING PLANNING**
2933 BENJAMIN COURT, SAN JOSE, CA 95124
(408) 891-1689

GEOTECHNICAL REPORT

A SOILS REPORT WAS PREPARED BY BAGG ENGINEERS, DATED JUNE 28, 2022, PROJECT NO. MAESU-07-00, SIGNED BY JASON VAN ZWOL, GE, AND HAS BEEN FILED WITH THE BUILDING AND INSPECTION DIVISION OF THE CITY OF SANTA CLARA COMMUNITY DEVELOPMENT DEPARTMENT.

BENEFICIARY'S STATEMENT

U.S. BANK, N.A., UNDER THAT CERTAIN DEED OF TRUST, RECORDED SEPTEMBER 9, 2015, AS DOCUMENT NO. 23075240, OFFICIAL RECORDS OF SANTA CLARA COUNTY, ENCUMBERING THE LAND HEREIN SHOWN, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS MAP.

BY: _____
NAME: _____
ITS: _____

BENEFICIARY'S ACKNOWLEDGMENT

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SIGNATURE: _____
PRINTED NAME: _____
PRINCIPAL COUNTY OF BUSINESS: _____
COMMISSION NUMBER: _____
COMMISSION EXPIRATION DATE: _____

BENEFICIARY'S STATEMENT

WASHINGTON MUTUAL BANK, FA, UNDER THAT CERTAIN DEED OF TRUST, RECORDED APRIL 23, 2004, AS DOCUMENT NO. 17739954, OFFICIAL RECORDS OF SANTA CLARA COUNTY, ENCUMBERING THE LAND HEREIN SHOWN, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS MAP.

BY: _____
NAME: _____
ITS: _____

BENEFICIARY'S ACKNOWLEDGMENT

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DOCUMENT NO. 8211443, OFFICIAL RECORDS OF SANTA
CLARA COUNTY

LYING ENTIRELY WITHIN THE
CITY OF SANTA CLARA, SANTA CLARA COUNTY, CALIFORNIA
SCALE: 1" = 50' DATE: APRIL 2026

ADVANCED DEVELOPMENT
CIVIL ENGINEERING SURVEYING PLANNING
2933 BENJAMIN COURT, SAN JOSE, CA 95124
(408) 891-1689

BASIS OF BEARINGS

THE BEARING TAKEN AS NORTH, ALONG THE CENTERLINE OF POMEROY AVENUE, BETWEEN FOUND MONUMENTS AT CALABAZAS BOULEVARD AND GRANADA AVENUE SHOWN AS N00°14'00"W UPON THAT CERTAIN SUBDIVISION MAP ENTITLED "TRACT NO. 2908, KENTWOOD PARK", FILED FOR RECORD IN BOOK 140 OF MAPS AT PAGE 31, SANTA CLARA COUNTY RECORDS.

NOTES

- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- THE DISTINCTIVE BORDER DENOTES THE BOUNDARY OF SUBDIVISION BY THIS MAP AND CONTAINS 21,000 SQUARE FEET OR 0.482 ACRES, MORE OR LESS.

REFERENCED DOCUMENT

- | | |
|----|--|
| R1 | TRACT NO. 1313, BOOK 50 MAPS PAGES 16 & 17 |
| R2 | TRACT NO. 2908, BOOK 140 MAPS PAGE 31 |
| R3 | PARCEL MAP, BOOK 295 MAPS PAGE 22 |
| R4 | TRACT NO. 7088, BOOK 493 MAPS PAGES 3 & 4 |
| D1 | DOC. NO. 8211443 (LANDS OF PASCUAL) |
| D2 | DOC. NO. 24157350 (LANDS OF MAESUMI REVOCABLE TRUST) |

LEGEND

- | | |
|-----------|---|
| ○ | 3/4" IRON PIPE SET & TAGGED "RCE 33509", FLUSH |
| ⊙ | FOUND MONUMENT, AS NOTED ON MAP |
| () | DENOTES RECORD DATA PER NOTED REFERENCED DOCUMENT |
| FD | FOUND |
| IP | IRON PIPE |
| — | DISTINCTIVE BORDER LINE |
| --- | ADJOINING PROPERTY LINE |
| - - - | CENTERLINE |
| - · - · - | EASEMENT LINE |
| - - - - - | TIE LINE |

ABBREVIATIONS

- | | |
|----------|-----------------------------------|
| E.V.A.E. | EMERGENCY VEHICLE ACCESS EASEMENT |
| S.W.E. | SIDEWALK EASEMENT |
| U.G.E.E. | UNDERGROUND ELECTRICAL EASEMENT |
| P.I.E.E. | PRIVATE INGRESS/EGRESS EASEMENT |
| F.L.E. | FIRE LANE EASEMENT |

