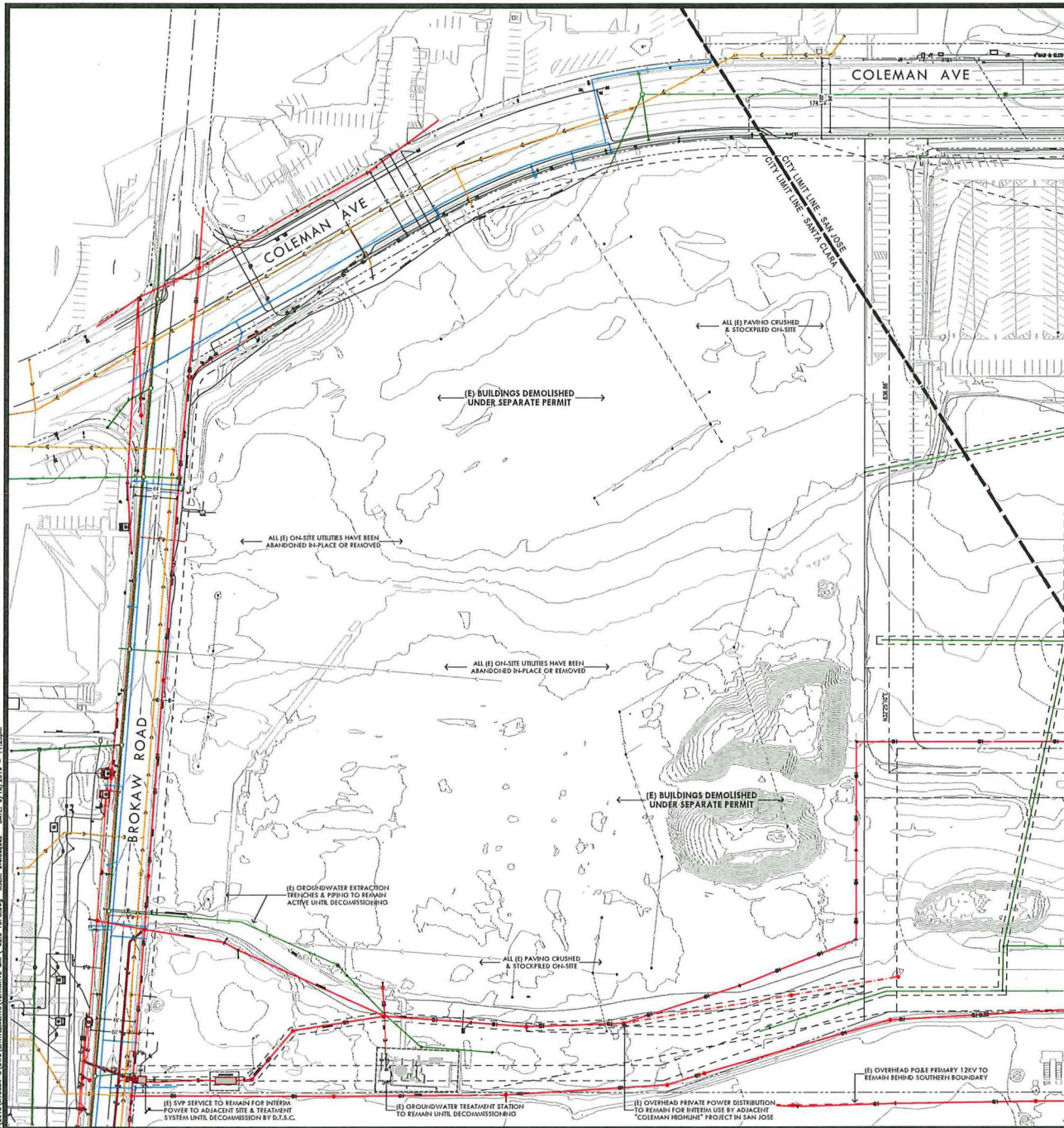
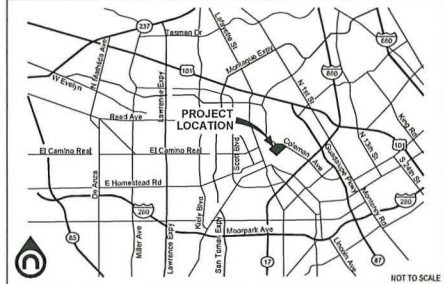


DATE: 6/17/2019 11:25am USER: mchambers MAP: G2.00 - GATEWAY CROSSINGS



VICINITY MAP



COLOR UTILITY LEGEND

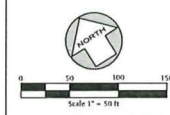
| COLOR REFERENCE | TYPE OF UTILITY | SERVICE PROVIDER |
|-----------------|--------------------------|---------------------------------|
| | STORM DRAIN | CITY OF SANTA CLARA |
| | SANITARY SEWER | CITY OF SANTA CLARA |
| | DOMESTIC WATER | CITY OF SANTA CLARA |
| | RECYCLED WATER | SOUTH BAY WATER RECYCLING |
| | NATURAL GAS | PACIFIC GAS & ELECTRIC COMPANY |
| | ELECTRIC / JOINT TRENCH | SILICON VALLEY POWER (ELECTRIC) |
| | OVERHEAD ELECTRIC | SILICON VALLEY POWER & POSE |
| | FIBER / DATA / TELEPHONE | MULTIPLE PROVIDERS |

| | |
|------------|-----------|
| DATE: | 6/19/2019 |
| PROJECT #: | A10034-3 |
| SCALE: | AS SHOWN |

SHEET TITLE
VESTING
TENTATIVE MAP
EX CONDITIONS

SHEET NUMBER
C2.00
Building Number

THIS TENTATIVE MAP IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER DECISIONS. THE USER OF THIS TENTATIVE MAP SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE PROPERTY OWNERS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE PROPERTY OWNERS.

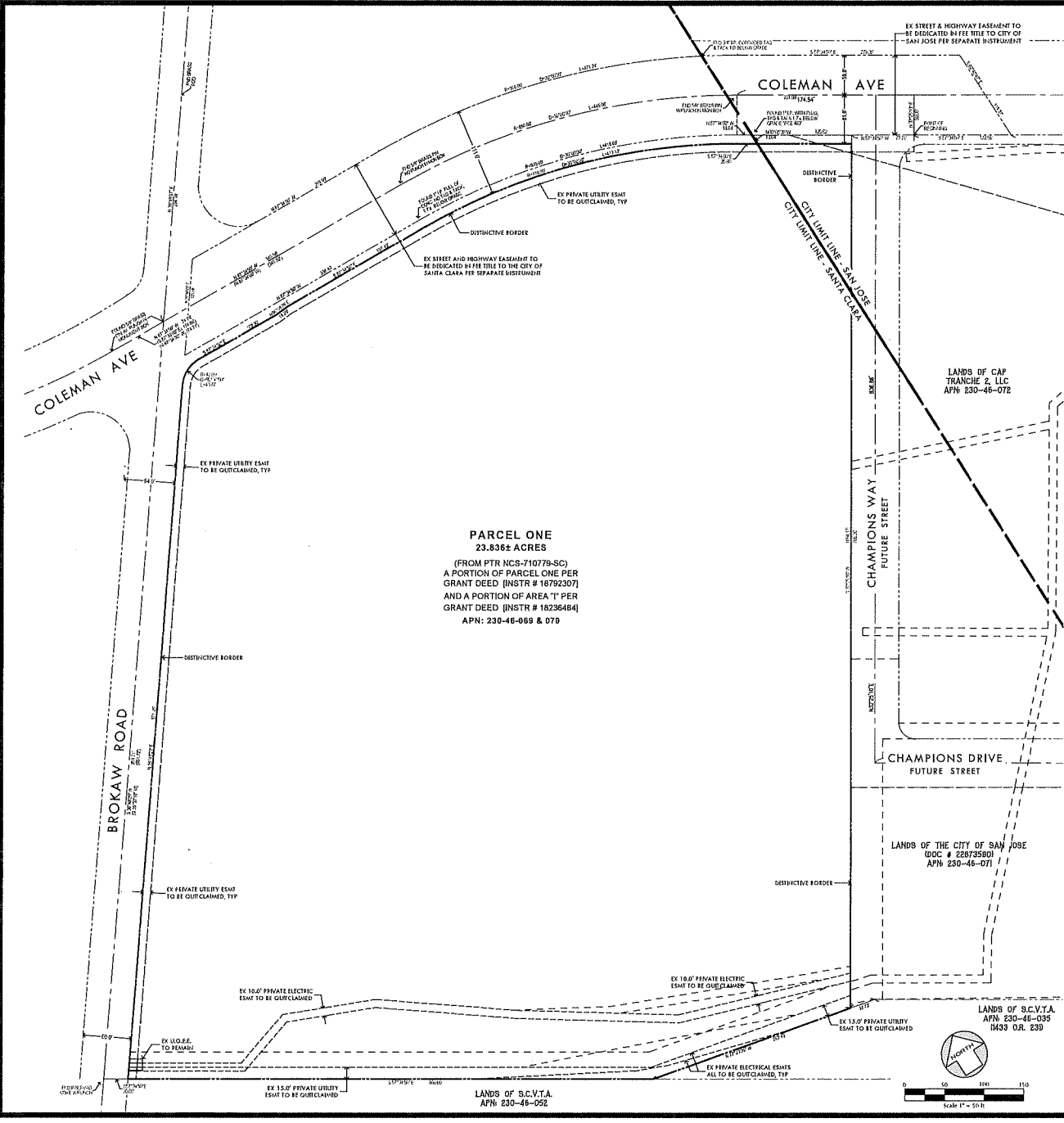


HUNTER STORM

GATEWAY CROSSINGS

ISSUE

DATE: 9/19/2019 11:23am USER: mwhendrix MAP: C:\BROK\BROK.dwg PLOT: mwhendrix



PARCEL ONE
23.836± ACRES
 (FROM PTR NCS-710779-SC)
 A PORTION OF PARCEL ONE PER
 GRANT DEED (INSTR # 18792307)
 AND A PORTION OF AREA "A" PER
 GRANT DEED (INSTR # 18336464)
 APN: 230-46-089 & 070

LEGEND

- CITY LIMIT / BORDER LINE
- DISTINCTIVE BORDER
- ADJACENT PROPERTY LINE
- STREET CENTERLINE OF MONUMENT LINE
- [] EASEMENTS AS NOTED ON PLAN

ABBREVIATIONS

- APN ASSESSOR'S PARCEL NUMBER
- DOC DOCUMENT
- ESAT EASEMENT
- EX EXISTING
- FND FOUND
- INSTR INSTRUMENT
- IP IRON PIPE
- MON MONUMENT
- O.R. ORIGINAL RECORDS
- PVT PRIVATE
- U.G.E. UNDERGROUND ELECTRIC EASEMENT

LEGAL DESCRIPTION

PARCEL ONE:
 ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SANTA CLARA AND IN THE CITY OF SAN JOSE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL ONE AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED FEBRUARY 02, 2006 AS INSTRUMENT NO. 18792307, OFFICIAL RECORDS OF SANTA CLARA COUNTY, AND A PORTION OF AREA "A" AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED FEBRUARY 17, 2005 AS INSTRUMENT NO. 18336464, OFFICIAL RECORDS OF SANTA CLARA COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT A
 BEGINNING AT THE MOST NORTHERLY CORNER OF SAID AREA 1, SAID CORNER ALSO BEING A POINT ON THE SOUTHWESTERLY LINE OF COLEMAN AVENUE;

THENCE ALONG SAID SOUTHWESTERLY LINE, NORTH 57°34'50" EAST, 77.71 FEET;
 THENCE LEAVING SAID SOUTHWESTERLY LINE, SOUTH 32°25'10" WEST, 1094.17 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL ONE;

THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES:
 1. NORTH 77°23'05" WEST, 262.43 FEET;
 2. NORTH 57°34'50" WEST, 650.00 FEET TO THE SOUTHWESTERLY LINE OF BROKAW ROAD AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON JANUARY 25, 1969 IN BOOK 116 OF MAPS, PAGE 18, SANTA CLARA COUNTY RECORDS;

THENCE ALONG SAID SOUTHEASTERLY LINE, NORTH 36°49'20" EAST, 871.45 FEET TO A POINT ON THE SOUTHERLY LINE ON THAT LAND AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED MAY 09, 1968 IN BOOK 8117, PAGE 389 OF OFFICIAL RECORDS OF SANTA CLARA COUNTY;

THENCE ALONG SAID SOUTHERLY LINE, BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 42.00 FEET, THROUGH A CENTRAL ANGLE OF 55°39'50" FOR AN ARC DISTANCE OF 46.77 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT LAND AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED APRIL 04, 1995 IN BOOK 81810, PAGE 1762 OF OFFICIAL RECORDS OF SANTA CLARA COUNTY;

THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY LINES OF SAID GRANT DEED THE FOLLOWING NINE (9) COURSES AND DISTANCES:

1. SOUTH 87°34'50" EAST, 109.90 FEET;
2. NORTH 66°00'26" EAST, 16.29 FEET;
3. NORTH 87°34'50" EAST, 197.10 FEET;
4. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 789.00 FEET, THROUGH A CENTRAL ANGLE OF 30°00'00" FOR AN ARC DISTANCE OF 413.12 FEET;
5. SOUTH 57°34'50" EAST, 26.85 FEET;
6. NORTH 00°03'35" WEST, 13.04 FEET;
7. NORTH 57°34'50" WEST, 16.64 FEET;
8. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 600.00 FEET, THROUGH A CENTRAL ANGLE OF 30°00'00" FOR AN ARC DISTANCE OF 418.88 FEET;
9. NORTH 87°34'50" WEST, 334.43 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL ONE;

THENCE ALONG THE WESTERLY, NORTHERLY AND EASTERLY LINES OF SAID PARCEL ONE THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. NORTH 35°48'20" EAST, 121.18 FEET;
2. SOUTH 87°34'50" EAST, 269.99 FEET;
3. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 900.00 FEET, THROUGH A CENTRAL ANGLE OF 30°00'00" FOR AN ARC DISTANCE OF 471.24 FEET;
4. SOUTH 57°34'50" EAST, 278.35 FEET;
5. SOUTH 00°40'47" EAST, 119.37 FEET TO A POINT ON SAID SOUTHWESTERLY LINE OF COLEMAN AVENUE;

THENCE ALONG SAID SOUTHWESTERLY LINE, NORTH 57°34'50" WEST, 122.56 FEET TO THE POINT OF BEGINNING.

AS SAID LOT A IS SHOWN ON THAT CERTAIN NOTICE OF LOT LINE ADJUSTMENT EVIDENCED BY DOCUMENT RECORDED JANUARY 19, 2011 AS INSTRUMENT NO. 21052357 OF OFFICIAL RECORDS;

PARCEL TWO:
 A NON-EXCLUSIVE EASEMENT FOR FLOW OF STORM WATER AND RELATED PURPOSES AS GRANTED IN THE CERTAIN RECIPROCAL GRANTWEE EASEMENT AGREEMENT RECORDED JANUARY 19, 2011 AS INSTRUMENT NO. 21052378, OFFICIAL RECORDS.



HUNTER STORM

10721 Mission Ave, Suite 200, Cupertino, CA 95014
 Phone: (408) 254-4100 Fax: (408) 399-4425

GATEWAY CROSSINGS

DATE: 6/19/2019
 PROJECT #: A10034.3
 SCALE: AS SHOWN

SHEET TITLE
 VESTING
 TENTATIVE MAP
 EX BOUNDARY
 SURVEY

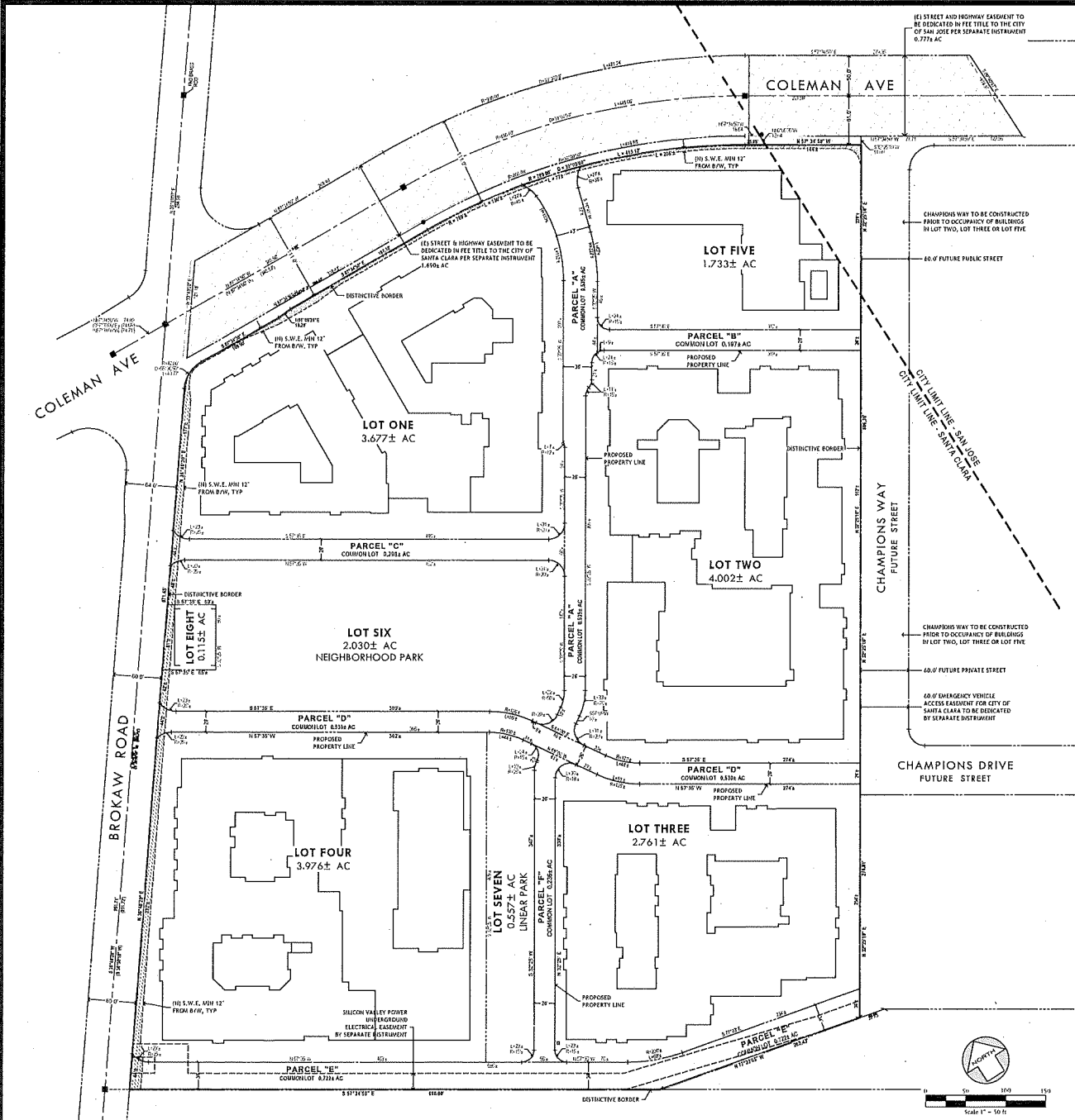
SHEET NUMBER
C2.10

Building Number

KIER & WRIGHT
 CIVIL ENGINEERS & SURVEYORS, P.C.
 10721 MISSION AVENUE, SUITE 200, CUPERTINO, CA 95014
 TEL: (408) 254-4100 FAX: (408) 399-4425
 WWW.KIERANDWRIGHT.COM

ISSUE

2025 RELEASE UNDER E.O. 14176
 DATE: 6/11/2016 11:47 AM
 USER: c22921
 PROJECT: 1003343



LEGEND

- (E) CITY LIMIT / BORDER LINE
- (E) ADJACENT PROPERTY LINE
- (E) STREET CENTERLINE OR ALIGNMENT LINE
- DISTINCTIVE BORDER
- (H) INTERIOR PROPERTY LINE
- PROPOSED EASEMENT LINE
- (E) PUBLIC STREET EASEMENT TO BE DEDICATED TO THE CITIES OF SANTA CLARA & SAN JOSE IN FEE TITLE BY SEPARATE INSTRUMENTS
- (H) SIDEWALK EASEMENT TO BE DEDICATED TO THE CITIES OF SANTA CLARA & SAN JOSE
- LOTS SHOWN ON MAP AS "COMMON LOTS A, B, C, D, E, F" TO BE RESERVED FOR PRIVATE STREET PURPOSES FOR PRIVATE DRAGNS AND EGRESS, PRIVATE UTILITIES, TRASH COLLECTION AND RELATED APPURTENANCES.
- SUBDIVISION SHALL DEDICATE EASEMENTS FOR THE CITY OF SANTA CLARA OVER AND ACROSS THE COMMON LOTS FOR THE PURPOSES OF EMERGENCY VEHICLE ACCESS, PUBLIC PEDESTRIAN AND VEHICULAR ACCESS & RELATED MATTERS.

SUBDIVISION STATEMENT

DESCRIPTION OF SUBDIVISION: "GATEWAY CROSSINGS" A NEW 8-LOT SUBDIVISION INCLUDING:

- UP TO 1,500-SQ-FOOT SINGLE RESIDENTIAL UNITS IN 14 NEW LOTS
- UP TO 152,000 SF OF HOTEL USES WITHIN LOT 5
- UP TO 45,000 SF OF AMBULANCE RETAIL, WITHIN LOTS 1, 2, 3, 4 & 8
- DEDICATION OF 23.1 ACRES TO THE CITY FOR NEW PUBLIC PARK

NOTE: REFERENCE MADE TO PARCELS LOTS 1, 2, 3, 4, 5, 6, 7 & 8. PARCELS "A" THROUGH "F" ARE PROPOSED AS NON-EURBANIZABLE COMMON LOTS PER THE DESCRIPTION ABOVE. LOTS 6 & 7 ARE TO BE DEDICATED TO THE CITY FOR NEW PUBLIC PARKS.

PROJECT CONTACTS:

| | |
|---|--|
| OWNER & SUBDIVIDER: 200 BROKAW, LLC 1015 MILLER AVE #200 CUFFERTING, CA 95014 | ENGINEER / SURVEYOR: KIER AND WRIGHT 3300 SCOTT BLVD BUILDING 22 SANTA CLARA, CA 95054 |
|---|--|

SECTOR OF DEVELOPMENT: JOURNALISM
ENGINEER OF RECORD: KIER AND WRIGHT
CONTACT: JOHN RUPERT
408.225.4100
PHONE: 408.727.6655

DATE OF RECORD: 05/18/2016
SURVEYOR OF RECORD: RYAN HANNA, LS 8734
PHONE: 408.727.6655

SITE ADDRESSES: 1205 COLEMAN AVE, 340 BROKAW ROAD, 378 BROKAW ROAD, 400 BROKAW ROAD

ASSESSORS PARCEL #: 230-46-069 B 230-46-070

SITE AREA CALCULATIONS: 23.876± AC EXISTING GROSS PARCEL AREA, 2.467± AC PUBLIC STREET EASEMENT DEDICATION, 21.389± AC RESULTANT GROSS PARCEL AREA

FLOOD ZONE: AREA "X" - DESIGNATED AS "AREA WITH REDUCED FLOOD RISK DUE TO LEVEE, OR AREAS PROTECTED BY LEVEES FROM A ANNUAL CHANCE FLOOD" INFORMATION VERIFIED JUNE, 2016, FROM FEMA WEBSITE TO BE AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 060602027E, EFFECTIVE ON 05/18/2009.

GENERAL PLAN DESIGNATION: SANTA CLARA STATION FOCUS AREA: REGIONAL COMMERCIAL, VERY HIGH-DENSITY RESIDENTIAL AND HIGH-DENSITY RESIDENTIAL OVERLAY

ZONING DISPOSITIONS: EXISTING: "M" LIGHT INDUSTRIAL, PROPOSED: "MP" PLANNED DEVELOPMENT

LAND USE DISPOSITIONS: EXISTING: INDUSTRIAL MANUFACTURING, CURRENTLY VACANT, PROPOSED: VERY HIGH-DENSITY RESIDENTIAL & COMMERCIAL HOTEL

SUBDIVISION NOTES

1. THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT ARTICLE 1, SECTION 66462 AND CHAPTER 4.5, AS APPLICABLE. ALL PROVISIONS AND REGULATIONS HEREIN ARE APPROXIMATELY ONLY AND SUBJECT TO CHANGE.
2. THE TOTAL AREA SHOWN WITHIN THE DISTINCTIVE BORDER IS APPROXIMATELY 31.289± ACRES. ALL PROPOSED DISTANCES AND BEARINGS SHOWN SHOWN ARE APPROXIMATE AND WILL BE FINALIZED AT THE PARCEL MAP STAGE.
3. THIS SUBDIVISION SHALL CONFORM TO THE STREET TREE PLAN OF THE CITY OF SANTA CLARA.
4. PARCELS WITH LETTER DESIGNATIONS "A" THROUGH "F" SHALL BE PRIVATE STREETS JOURNAL STREET NAMES TO BE DETERMINED AT FINAL MAP STAGES). THESE NON-BUILDABLE PARCELS WILL BE DESIGNATED AS COMMON LOTS TO PROVIDE EASEMENTS FOR BUSINESS AND CARES, EMERGENCY VEHICLE ACCESS, TRASH UTILITIES, AND RELATED APPURTENANCES.
5. ADDITIONAL PRIVATE EASEMENT NEEDS MAY BE IDENTIFIED IN FURTHER STAGES OF DESIGN, AND WILL BE ACCORDING THROUGH SEPARATE INSTRUMENTS. ALL DISTINGUISHING ON-SITE ARE TO BE QUOTED AND VACATED, UNLESS NOTED OTHERWISE.
6. IN ACCORDANCE WITH THE SUBDIVISION MAP ACT, SECTION 66462.1, MULTIPLE FINAL MAPS MAY BE FILED UNDER THE APPROVAL OR CONDITION APPROVAL OF THIS VESTING TENTATIVE MAP. PHASED FINAL MAPS MAY INCLUDE LOTS WHICH CORRESPOND TO PROPOSED BUILDINGS OR THOSE WHICH MAY EXIST AT A PARTICULAR PHASE. THE SUBDIVIDER RESERVES THE RIGHT TO VACATE THE ORDER OF PHASING AND THE NUMBER OF LOTS TO BE INCLUDED IN ANY SPECIFIC PHASE. LOT NUMBERING MAY DIFFER ON PRELIMINARY MAPS AS LONG AS THE RESPECTIVE LOT IDENTIFICATION REMAINS SUBSTANTIALLY THE SAME AS SHOWN ON THIS MAP.
7. THE BOUNDARY CONDITIONS, EASEMENTS AND OTHER ENCUMBRANCES SHOWN ON THESE DRAWINGS ARE BASED SOLELY UPON THE INFORMATION CONTAINED IN A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE # NCL-1979791C, DATED MARCH 22, 2016. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORTS THAT MAY AFFECT THE BOUNDARY LINES, EXCEPTIONS OR EASEMENTS AFFECTING THE SUBJECT PROPERTY.
8. COVENANTS, CONDITIONS & RESTRICTIONS (CC&R) WILL BE PREPARED TO FACILITATE AND MANAGE THE OPERATION, MAINTENANCE AND RELATED FUNCTIONS OF THE COMMON AREAS.
9. BENCHMARK: BN 674-0 UC & GS, 2-111, LOCATED AT THE TOP OF THE NORTHEASTERLY END OF THE SOUTHEASTERLY CONCRETE FURNISHMENT OF A CONCRETE BRIDGE OVER PALMER STREET AT SOUTHERN PACIFIC RAILROAD, 6.8 FEET NORTHEASTERLY OF CONCRETE GUARDRAIL, FIELD BOOK 74A, PAGE 5. ELEVATION: 75.79 (MDSN 1985).
10. ANGLES OF BEARINGS: THE BEARING OF SOUTH 37°54'50" EAST TAKEN FROM THE CENTERLINE OF COLEMAN AVENUE AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON MAY 11, 1979 IN BOOK 441 OF MAPS AT PAGES 28 THROUGH 29, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.
11. A GEODESIC SURVEY HAS BEEN PREPARED FOR THIS DEVELOPMENT BY CONHERSTON'S EARTH GROUP, PROJECT NUMBER 190-14, DATED AUGUST 21, 2016.
12. TOPOGRAPHIC SURVEY & CONTOUR DATA SHOWN IS BASED ON INITIAL AERIAL PHOTOGRAPHY, AND SUPPLEMENTED WITH ADDITIONAL DETAILED FIELD SURVEY AT VARIOUS TIMES, MOST RECENTLY IN MARCH, 2017 AFTER COMPLETION OF SITE DEVELOPMENT.

HUNTER STORM
 10721 Miller Ave, Suite 200, Cupertino, CA 95014
 Phone: (408) 255-1007 Fax: (408) 255-9425
GATEWAY CROSSINGS

DATE: 05/06/2016
 PROJECT #: A10034-3
 SCALE: AS SHOWN

SHEET TITLE
 VESTING
 TENTATIVE MAP
**PROPOSED
 SUBDIVISION**

SHEET NUMBER
C2.20
Building Number

KIER & WRIGHT
 CIVIL ENGINEERS & SURVEYORS, INC.
 10721 MILLER AVE, SUITE 200, CUPERTINO, CA 95014
 (408) 255-1007 FAX (408) 255-9425

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