

OWNER'S STATEMENTS

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

WE HEREBY DEDICATE TO THE PUBLIC AN EXCLUSIVE EASEMENT FOR ANY AND ALL PUBLIC UTILITIES INCLUDING POLES, WIRES, CONDUITS, GAS, WATER, AND ALL APPURTENANCES THERETO; ABOVE, UNDER, UPON OR OVER LOT 5 HEREON AS "PUE" (PUBLIC UTILITY EASEMENT). THE ABOVE MENTIONED PUBLIC UTILITY EASEMENT SHALL BE KEPT OPEN AND FREE OF TREES, BUILDINGS, AND STRUCTURES OF ANY KIND EXCEPT PUBLIC UTILITY STRUCTURES, IRRIGATION SYSTEMS, AND APPURTENANCES THERETO, AND LAWFUL FENCES. ADDITIONALLY, THE PRIVATE FACILITIES SHOWN ON THE PLANS REVIEWED AND APPROVED BY THE CITY OF SANTA CLARA IN CONJUNCTION WITH THIS SUBDIVISION SHALL ALSO BE PERMITTED IN SAID "PUE". ANY FUTURE PRIVATE FACILITIES INSTALLATION WITHIN SAID PUE, SHALL BE SUBJECT TO THE CITY OF SANTA CLARA ENCROACHMENT AGREEMENT APPLICATION PROCESS. THE PUBLIC UTILITIES SHALL HAVE RIGHT OF ACCESS ACROSS AND/OR ALONG THE ADJOINING PROPERTY FOR THE PURPOSE OF MAINTAINING, REPLACING, ADDING TO, OR REMOVING ITS FACILITIES.

WE ALSO HEREBY DEDICATE TO THE CITY OF SANTA CLARA AN EASEMENT FOR EMERGENCY VEHICLE ACCESS PURPOSES ON OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS "EVAE" (EMERGENCY VEHICLE ACCESS EASEMENT) UPON AND OVER A PORTION OF LOT 5. THE "EVAE" SHALL BE KEPT FREE AND CLEAR OF OBSTRUCTIONS OF ANY KIND, AND SHALL BE MAINTAINED BY THE OWNER SUCH THAT THE SURFACE WILL SUPPORT EMERGENCY VEHICLE USE.

WE ALSO HEREBY DEDICATE TO THE PUBLIC, AN EASEMENT FOR PEDESTRIAN USE FOR THE REAL PROPERTY DELINEATED HEREON AND DESIGNATED AS "SWE" (SIDEWALK EASEMENT). THE "SWE" SHALL BE KEPT FREE AND CLEAR OF OBSTRUCTIONS OF ANY KIND.

WE ALSO HEREBY DEDICATE TO THE CITY OF SANTA CLARA AN EASEMENT FOR ELECTRICAL FACILITIES ON, OVER, UPON, OR UNDER THAT CERTAIN STRIP OF LAND DESIGNATED AND DELINEATED AS "EE" (ELECTRICAL EASEMENT). THE "EE" SHALL BE KEPT FREE AND CLEAR OF OBSTRUCTIONS OF ANY KIND, EXCEPT LAWFUL FENCES. NO PRIVATE OR OTHER PUBLIC UTILITIES SHALL BE PLACED IN THE "EE" EXCEPT FOR PURPOSE OF CROSSING. THE CITY SHALL HAVE RIGHT OF ACCESS ACROSS AND/OR ALONG THE ADJOINING PROPERTY FOR THE PURPOSE OF MAINTAINING, REPLACING, ADDING TO, OR REMOVING ITS FACILITIES.

WE ALSO HEREBY DEDICATE TO THE CITY OF SANTA CLARA EASEMENTS IN, ON, OVER, UNDER, ALONG, AND ACROSS THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED HEREON AS "WLE" (WATER LINE EASEMENT) FOR THE PURPOSE OF CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, REPAIRING, AND REPLACING WATER DISTRIBUTION SYSTEM FACILITIES AND APPURTENANCES THERETO. SAID EASEMENTS SHALL BE KEPT OPEN AND FREE FROM TREES, BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT IRRIGATION SYSTEMS AND APPURTENANCES THERETO, AND LAWFUL FENCES. NO PRIVATE OR OTHER PUBLIC UTILITIES SHALL BE PLACED IN THE "WLE" EXCEPT FOR PURPOSE OF CROSSING. THE CITY SHALL HAVE RIGHT OF ACCESS ACROSS AND/OR ALONG THE ADJOINING PROPERTY FOR THE PURPOSE OF MAINTAINING, REPLACING, ADDING TO, OR REMOVING ITS FACILITIES.

WE ALSO HEREBY RESERVE FOR THE BENEFIT OF LOTS 1, 2, 3 & 4 AN EXCLUSIVE EASEMENT ON, OVER, ALONG, AND ACROSS THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED HEREON AS "PIE" (PRIVATE INGRESS AND EGRESS EASEMENT). LOT 5 ALSO LABELED AS HICKS DRIVE, FOR INGRESS-EGRESS PURPOSES TO SAID LOTS 1, 2, 3 & 4. SAID EASEMENT SHALL BE KEPT FREE AND CLEAR OF OBSTRUCTIONS OF ANY KIND. THIS EASEMENT IS NOT OFFERED, NOR IS IT ACCEPTED FOR DEDICATION.

WE ALSO HEREBY RESERVE THE AREAS OF LAND DESIGNATED AND DELINEATED AS "PAE" (PRIVATE ACCESS EASEMENT) ADJOINING LOT 5 TO BE RESERVED AS PRIVATE ACCESS EASEMENTS FOR THE PRIVATE USE OF THE OWNERS OF LOTS 1, 2, 3 & 4, THEIR LICENSEES, VISITORS AND TENANTS. THESE EASEMENTS ARE NOT OFFERED, NOR ARE THEY ACCEPTED FOR DEDICATION.

WE ALSO HEREBY RESERVE AN EASEMENT AS SHOWN HEREON FOR USE BY THE OWNERS, THEIR SUCCESSORS, HEIRS AND ASSIGNS OF THIS PARCEL DIVISION, FOR PERMANENT USE, THAT CERTAIN AREA OF LAND DESIGNATED AS "PSDE" (PRIVATE STORM DRAINAGE EASEMENT) FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE STORM DRAINAGE FACILITIES. THIS EASEMENT IS TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND, EXCEPT IRRIGATION SYSTEMS AND APPURTENANCES THERETO, LAWFUL FENCES AND ALL LAWFUL UNSUPPORTED ROOF OVERHANGS. THE MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF PRIVATE STORM DRAINAGE FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS BENEFITED, AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS, AND RESTRICTIONS. SAID EASEMENT IS NOT OFFERED, NOR IS IT ACCEPTED FOR DEDICATION BY THE CITY OF SANTA CLARA.

OWNER:

BY: _____
WARBURTON PROPERTIES, LLC a California limited liability company

BENEFICIARY:

BY: _____
WESTERN ALLIANCE BANK, an Arizona corporation

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)
COUNTY OF SANTA CLARA) S.S.

ON _____, 2018, BEFORE ME, _____,

A NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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

NOTARY'S SIGNATURE _____

PRINTED NOTARY'S NAME _____

NOTARY'S PRINCIPAL PLACE OF BUSINESS _____

NOTARY'S COMMISSION NUMBER _____

EXPIRATION OF NOTARY'S COMMISSION _____

BENEFICIARY'S ACKNOWLEDGMENT

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WITNESS MY HAND

NOTARY'S SIGNATURE _____

PRINTED NOTARY'S NAME _____

NOTARY'S PRINCIPAL PLACE OF BUSINESS _____

NOTARY'S COMMISSION NUMBER _____

EXPIRATION OF NOTARY'S 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 GREG B. MUSSALLEM IN MARCH 2016. I HEREBY STATE THAT THIS TRACT 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 JULY, 2019; THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: _____ SIGNED: _____
PHILIPPE AUGER
RCE 21500



RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2018, AT _____ M.
IN BOOK _____ OF MAPS AT PAGES _____ AND _____, SANTA CLARA COUNTY
RECORDS, AT THE REQUEST OF _____

FEE: _____ REGINA ALCOMENDRAS, COUNTY RECORDER
FILE NO.: _____ SANTA CLARA COUNTY, CALIFORNIA

BY: _____
DEPUTY

TRACT NO. 10453

CONSISTING OF TWO SHEETS
BEING PART OF BLOCK 9 NORTH, RANGE 1 EAST, AS SHOWN
ON THE OFFICIAL MAP OF THE TOWN OF SANTA CLARA
RECORDED IN BOOK "B" OF MAPS, AT PAGE 103, IN THE
OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA.

LYING ENTIRELY WITHIN THE
CITY OF SANTA CLARA, CALIFORNIA

JUNE 2018

CITY SURVEYOR'S STATEMENT

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

GUSTAVO GOMEZ L.S. NO. 7679 DATE _____
CITY SURVEYOR
CITY OF SANTA CLARA, CALIFORNIA



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON FINAL MAP OF TRACT NO. 10453; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT, AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

MICHAEL JACK LIW R.C.E. NO. C59554 DATE _____
CITY ENGINEER
CITY OF SANTA CLARA, CALIFORNIA



CITY CLERK'S STATEMENT

I HEREBY STATE THAT ON 6TH DAY OF JUNE, 2017, THE CITY COUNCIL OF THE CITY OF SANTA CLARA, CALIFORNIA DID APPROVE THE TENTATIVE OF THIS MAP AND ON THE _____ DAY OF _____ 2018, 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 TERMS OF THE OFFER OF DEDICATION MADE HEREON.

JENNIFER YAMAGUMA DATE _____
ACTING CITY CLERK AND EX-OFFICIO CLERK
OF THE CITY COUNCIL OF THE
CITY OF SANTA CLARA, CALIFORNIA

MISSION ENGINEERS, INC.

RESPONSIVE. RELIABLE RESULTS SINCE 1953

2355 DE LA CRUZ BLVD.
SANTA CLARA, CALIFORNIA 95050
JOB NO.16014 DWN:SS ME30 DWG NO. M14838

NOTES:

1. ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
2. THE AREA OF LAND WITHIN THE DISTINCTIVE BORDER LINE IS 21,235± SQ.FT., (0.4875± ACRES), MORE OR LESS.
3. THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY OF THIS SUBDIVISION.
4. BASIS OF BEARINGS:
THE BEARING OF N 66°16'49" E OF THE CENTERLINE OF WARBURTON AVE BETWEEN LOVELAND CT. & WASHINGTON ST. CENTERLINE AS SHOWN ON MAP OF "TRACT NO. 9001 - HARVEST SQUARE, BK 696 M PG. 20-21 WAS TAKEN AS THE BASIS OF BEARINGS SHOWN HEREON.

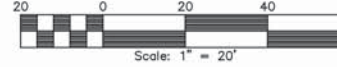
DOC. NO. 20570348

TRACT NO. 10453

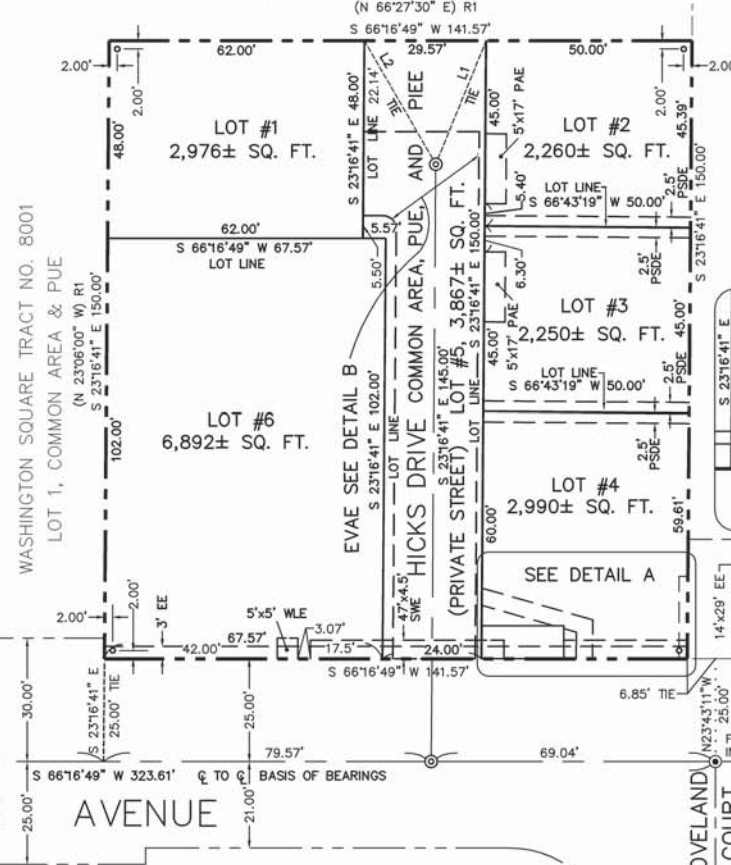
CONSISTING OF TWO SHEETS
BEING PART OF BLOCK 9 NORTH, RANGE I EAST, AS SHOWN ON THE OFFICIAL MAP OF THE TOWN OF SANTA CLARA RECORDED IN BOOK "B" OF MAPS, AT PAGE 103, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA.

LYING ENTIRELY WITHIN THE
CITY OF SANTA CLARA, CALIFORNIA

JUNE 2018



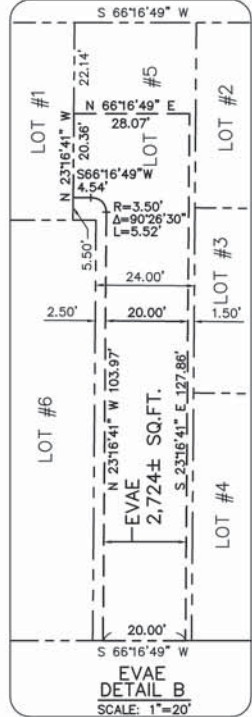
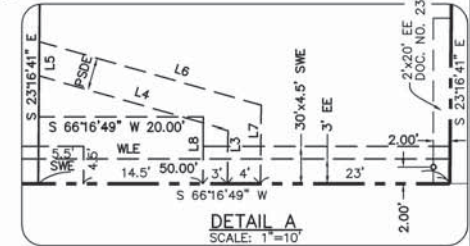
WASHINGTON SQUARE TRACT NO. 8001
LOT 1, COMMON AREA & PUE



LINE TABLE

| NO. | DIRECTION | DISTANCE |
|-----|---------------|----------|
| L1 | N 01°32'19" W | 32.40' |
| L2 | N 53°44'45" W | 34.65' |
| L3 | N 23°16'41" W | 6.42' |
| L4 | S 82°16'02" W | 23.87' |
| L5 | N 23°16'41" W | 4.15' |
| L6 | N 82°16'02" E | 28.02' |
| L7 | S 23°16'41" E | 9.43' |
| L8 | N 23°43'11" W | 8.00' |

DOC. NO. 23000015



FND BRASS PIN IN MON BOX
N 66°02'35" E 373.48'

WASHINGTON STREET

WARBURTON AVENUE

LOVELAND COURT
TRACT 9001
696 M 20 & 21

TO BE DEDICATED WITH TRACT NO. 10445

FND BRASS DISC LS 6359 IN MON. BOX

LEGEND

- — — — — DISTINCTIVE BORDER LINE
- - - - - NEW LOT LINE
- — — — — PROPERTY LINE
- — — — — MONUMENT LINE
- - - - - TIE DISTANCE AS NOTED
- FOUND CITY STANDARD MONUMENT
- SET 1" IP TAGGED RCE 21500
- SET STANDARD CITY MONUMENT
- 2.5" BRASS DISK STAMPED RCE 21500
- IN 6" CONCRETE COLUMN IN RND MONUMENT BOX

ABBREVIATIONS

- EE ELECTRICAL EASEMENT
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- MON MONUMENT
- PIE PRIVATE INGRESS & EGRESS EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- PAE PRIVATE ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- SWE SIDEWALK EASEMENT
- WLE WATER LINE EASEMENT
- RT RECORD DOCUMENT REFERENCE: PM 571-M-48, 49

MISSION ENGINEERS, INC.

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