

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 REAL PROPERTY; AND 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 SANTA CLARA AN EASEMENT AND RIGHT-OF-WAY FOR PUBLIC STREET AND UTILITY PURPOSES IN, ON, OVER, UNDER ALONG, AND ACROSS THAT CERTAIN AREA, DESIGNATED AND DELINEATED HEREON AS "PUBLIC STREET AND UTILITY EASEMENT".

WE 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 "W.L.E." (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 "W.L.E." 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 HEREBY DEDICATE TO THE CITY OF SANTA CLARA AN EXCLUSIVE EASEMENT ON, UNDER, ALONG, AND ACROSS THOSE CERTAIN AREAS OF LAND DESIGNATED AND DELINEATED HEREON AS "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 UNDERGROUND SYSTEM WILL CONSIST OF CONDUITS, CABLES, VAULTS, AND SPLICE BOXES INSTALLED FLUSH WITH OR BELOW GRADE AND OTHER NECESSARY APPURTENANCES. TRANSFORMER AND SWITCHES WILL BE MOUNTED ABOVE GRADE ON A CONCRETE PAD. SAID 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 UNDERGROUND ELECTRICAL EASEMENT EXCEPT FOR THE PURPOSE OF CROSSING. THE CITY SHALL HAVE THE RIGHT OF ACCESS ACROSS AND/OR ALONG THE ADJOINING PROPERTY FOR THE PURPOSE OF MAINTAINING, REPLACING, ADDING TO, OR REMOVING ITS FACILITIES.

1313 FRANKLIN, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____ DATE: _____
SANJEEV ACHARYA

OWNER’S ACKNOWLEDGEMENT

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 _____ } SS

ON _____ BEFORE ME, _____ ,

A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,

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:

NOTARY’S SIGNATURE _____

PRINTED NOTARY’S NAME _____

NOTARY’S PRINCIPAL PLACE OF BUSINESS _____

NOTARY’S COMMISSION NO. _____

EXPIRATION OF NOTARY’S COMMISSION _____

TRACT NO. 10310
DOWNTOWN GATEWAY

A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES, TO CONSIST OF FORTY FOUR RESIDENTIAL CONDOMINIUMS AND SEVEN RETAIL CONDOMINIUMS CONSISTING OF TWO SHEETS

BEING A RESUBDIVISION OF PORTIONS OF BLOCK 1 NORTH, RANGE 4 WEST, AS SHOWN ON THAT CERTIAN MAP ENTITLED "MAP OF THE TOWN AND SUB-LOTS OF SANTA CLARA, SANTA CLARA COUNTY, CALIFORNIA, SURVEYED BY J.J. BOWEN, COUNTY SURVEYOR, JULY 1866", RECORDED ON AUGUST 22, 1866 IN BOOK "B" OF MAPS AT PAGE 103, AND LYING ENTIRELY WITHIN THE CITY OF SANTA CLARA, SANTA CLARA COUNTY, CALIFORNIA

MAY 2018

CITY CLERK’S STATEMENT

I HEREBY STATE THAT ON THE 13TH DAY OF JANUARY, 2015, THE CITY COUNCIL OF THE CITY OF SANTA CLARA, CALIFORNIA DID APPROVE THE TENTATIVE OF THIS MAP AND ON THE ____ DAY OF _____, 20____ DID APPROVE THIS 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.

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

CITY ENGINEER’S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN FINAL MAP OF TRACT 10310; THAT THE SUBDIVISION 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, AS AMENDED, AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATE _____ GUSAVO GOMEZ, R.C.E. 46627
ACTING CITY ENGINEER
CITY OF SANTA CLARA, CALIFORNIA



CITY SURVEYOR’S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON FINAL MAP OF TRACT NO. 10310 AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE _____ GUSTAVO GOMEZ, L.S. 7679
CITY SURVEYOR
CITY OF SANTA CLARA, CALIFORNIA



GEOTECHNICAL REPORT

A GEOTECHNICAL REPORT ENTITLED "PROPOSED MIXED-USE BUILDING; DOWNTOWN GATEWAY; 1313 FRANKLIN STREET; SANTA CLARA, CALIFORNIA; UPDATED GEOTECHNICAL INVESTIGATION" AND DATED DECEMBER 12, 2014 WAS PREPARED BY SILICON VALLEY SOIL ENGINEERING, GEOTECHNICAL CONSULTANTS, FILE NO. SV1335 AND SIGNED BY VIEN VO, RCE 32296. A COPY OF SAID REPORT HAS BEEN FILED WITH THE BUILDING AND INSPECTION DIVISION OF THE CITY OF SANTA CLARA PLANNING AND INSPECTION DEPARTMENT.

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 SILICON SAGE BUILDERS ON MARCH 25, 2013. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL MONUMENTS ARE OF THE CHARACTER AND WILL BE SET IN THE POSITIONS INDICATED ON OR BEFORE MAY 31, 2021; AND THAT THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

FRANK M. ROSENBLUM, L.S. 6395

DATE _____



COUNTY RECORDER’S STATEMENT

FILE NO.: _____ FEE: _____ PAID: _____

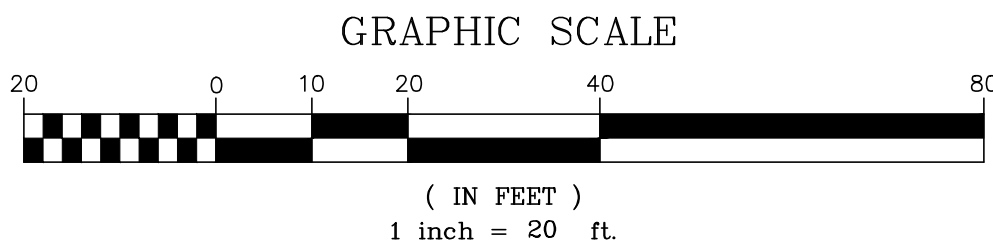
FILED THIS ____ DAY OF _____ 20 ____ AT ____ M. IN BOOK ____

OF MAPS, AT PAGES _____, SANTA CLARA COUNTY RECORDS, AT THE REQUEST OF 1313 FRANKLIN, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.

REGINA ALCOMENDRAS, COUNTY RECORDER
SANTA CLARA COUNTY, CALIFORNIA

BY _____
DEPUTY

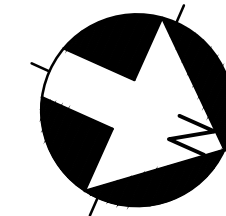
UR UNDERWOOD & ROSENBLUM, INC.
civil engineers and surveyors
1630 Oakland Road Ste. A114 San Jose, Ca. 95131
Tel. No. (408) 453 1222 Fax No. (408) 453 1207



TRACT NO. 10310 – DOWNTOWN GATEWAY

A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES, TO CONSIST OF FORTY FOUR RESIDENTIAL CONDOMINIUMS AND SEVEN RETAIL CONDOMINIUMS CONSISTING OF TWO SHEETS

BEING A RESUBDIVISION OF PORTIONS OF BLOCK 1 NORTH, RANGE 4 WEST, AS SHOWN ON THAT CERTIAN MAP ENTITLED "MAP OF THE TOWN AND SUB-LOTS OF SANTA CLARA, SANTA CLARA COUNTY, CALIFORNIA, SURVEYED BY J.J. BOWEN, COUNTY SURVEYOR, JULY 1866", RECORDED ON AUGUST 22, 1866 IN BOOK "B" OF MAPS AT PAGE 103, AND LYING ENTIRELY WITHIN THE CITY OF SANTA CLARA, SANTA CLARA COUNTY, CALIFORNIA
MAY 2018



NOTES:

1. THE DISTINCTIVE BORDER LINE INDICATES THE BOUNDARY OF LAND SUBDIVIDED BY THIS MAP AND CONTAINS A GROSS AREA OF 45,696 SQUARE FEET (1.05 ACRES).
2. DISTANCES ARE GIVEN IN FEET AND DECIMALS THEREOF.
3. ALL LOT LINE CURVES ARE TANGENT TO ADJACENT LINES OR CURVES UNLESS NOTED OTHERWISE.
4. ALL EASEMENT LINES WITHOUT BEARINGS ARE PARALLEL WITH OR PERPENDICULAR TO THE LOT LINES OR BOUNDARY LINES.
5. SOME DIMENSIONS SHOWN WITHIN THE HEREON MAP ARE DISPLAYED WITHOUT THE DECIMAL POINT (IE: 10') DUE TO SPACE CONSTRAINTS. ALL SUCH DIMENSIONS ARE ACTUALLY ACCURATE TO THE NEAREST ONE-HUNDREDTH OF A FOOT (IE: 10'=10.00').
6. SOME PROPERTY MONUMENTS ARE OFFSET FROM LOT CORNERS AS SHOWN DUE TO EXISTING FENCES AND PROPOSED FENCES AND/OR HARDSCAPE TO BE CONSTRUCTED.
7. PARCEL 1 IS NOT OFFERED FOR DEDICATION AND IS RESERVED FOR THE FUTURE CONVEYANCE TO THE COMMERCIAL [OWNERS'] ASSOCIATION AND HOMEOWNERS' ASSOCIATION OF PARCEL 1. PORTIONS OF PARCEL 1 TO BE DEFINED BY SEPARATE INSTRUMENT AS THREE DIMENSIONAL AIRSPACE PARCELS SHALL BE DESIGNATED AS "COMMON AREA" AND ARE NOT DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT RESERVED FOR THE USE OF THE COMMERCIAL OWNERS AND HOMEOWNERS OF THE SUBDIVISION FOR, BUT NOT LIMITED TO, ACCESS, PARKING, UTILITIES, DRAINAGE, INGRESS, AND EGRESS IN ACCORDANCE WITH THE SUBDIVISION CC&R'S. PARCEL 1, ONCE FURTHER DEFINED BY SEPARATE INSTRUMENT AS THREE DIMENSIONAL AIRSPACE, WILL INCLUDE PRIVATE DRIVE AISLES (NOT SHOWN ON THIS MAP).

PARCEL 1

GROSS AREA: 45,696± SQUARE FEET, 1.05± ACRES
NET AREA: 45,360± SQUARE FEET, 1.04± ACRES

LEGEND

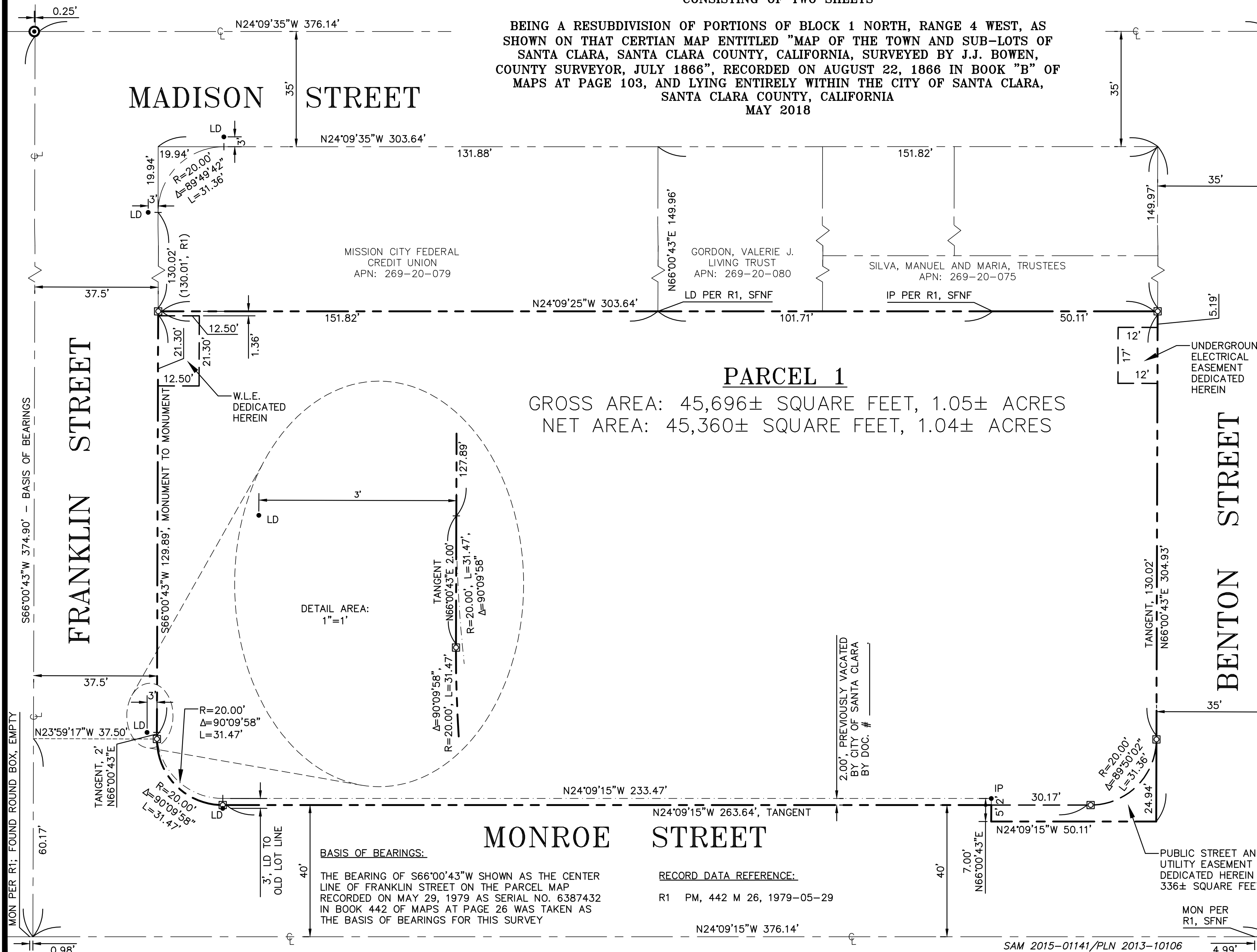
<u>DISTINCTIVE BORDER LINE</u>
<u>CENTER LINE</u>
<u>TIE LINE</u>
<u>LOT LINE CREATED HEREIN</u>
<u>ADJOINER LOT LINE</u>
<u>EASEMENT LINE</u>
<u>LOT LINE PREVIOUSLY REMOVED</u>
FOUND MONUMENT PER R1
FOUND IRON PIPE PER R1
FOUND LEAD & DISC PER R1
3/4" BRASS TAG OR IRON PIPE TO BE SET, TAGGED "LS 6395"

ABBREVIATIONS:

Δ	INCLUDED (DELTA) ANGLE	PM	PARCEL MAP
APN	ASSESSOR'S PARCEL NUMBER	R	RADIUS
E	EAST	RCE	REGISTERED CIVIL ENGINEER
L	LENGTH	S	SOUTH
LD	LEAD & DISK (OF) MAPS	SFNF	SEARCHED FOR, NOT FOUND
M	MONUMENT	W	WEST
N	NORTH	W.L.E.	WATER LINE EASEMENT

UNDERWOOD & ROSENBLUM, INC.
civil engineers and surveyors
1630 Oakland Road Ste. A114 San Jose, Ca. 95131
Tel. No. (408) 453 1222 Fax No. (408) 453 1207

SHEET 2 OF 2 JOB NO. J13010



BASIS OF BEARINGS:

THE BEARING OF S66°00'43"W SHOWN AS THE CENTER LINE OF FRANKLIN STREET ON THE PARCEL MAP RECORDED ON MAY 29, 1979 AS SERIAL NO. 6387432 IN BOOK 442 OF MAPS AT PAGE 26 WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY

RECORD DATA REFERENCE:

R1 PM, 442 M 26, 1979-05-29

N24°09'15"W 376.14'

SAM 2015-01141/PLN 2013-10106

4.99'