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| Date: | 2022-04-28 | No. | |
| Scale: | AS SHOWN | | |
| Design: | | | |
| Drawn: | M.D. | | |
| Approved: | BS | | |
| Job No.: | 20156019 | | |

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

OF THE LANDS OF:

SANTA CLARA COUNTY TRANSIT DISTRICT

AS DESCRIBED IN THE PRELIMINARY COMMITMENT FOR TITLE INSURANCE PREPARED BY:
FIDELITY NATIONAL TITLE INSURANCE COMPANY
ORDER NUMBER: 30074720-991-991-MO8
DATE: OCTOBER 7, 2021

REFERENCED CONDITION OF TITLE GUARANTEE:

TITLE COMPANY: FIDELITY NATIONAL TITLE INSURANCE COMPANY
 ORDER NO.: 30074720-991-991-MO8
 GUARANTEE DATE: OCTOBER 7, 2021
 NATURE OF TITLE: FEE
 TITLE VESTED IN: SANTA CLARA COUNTY TRANSIT DISTRICT
 PROPERTY ADDRESS: 79 W EVELYN MOUNTAIN VIEW, MOUNTAIN VIEW, CA 94041
 (THE ADDRESS OF THE SUBJECT PROPERTY IN THE TITLE REPORT IS SHOWN AS 79 W EVELYN AVENUE, HOWEVER THE ADDRESS SHOWN IN THE COUNTY GIS WEBSITE IS 87 E EVELYN AVENUE.)
 ASSESSOR'S PARCEL NO.: 160-65-008

LEGAL DESCRIPTION:

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

BEING ALL OF LOTS 2 AND 3 AND A PORTION OF LOT 1 AS SAID LOTS ARE SHOWN ON THAT CERTAIN MAP ENTITLED, "MIRAMONTE", FILED IN BOOK "G" OF MAPS, PAGES 14 AND 15, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 3 AND SAID POINT BEING THE POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF EVELYN AVENUE (FORMERLY LOUISE AVENUE AND BEING A 25.00 FOOT HALF-STREET) AND THE NORTHWESTERLY LINE OF PIONEER WAY (FORMERLY ALICE AVENUE AND BEING A 25.00 FOOT HALF-STREET) AS SAID LOUISE AVENUE AND ALICE AVENUE ARE SHOWN ON SAID MAP OF "MIRAMONTE"; THENCE NORTHWESTERLY ALONG THE SAID SOUTHWESTERLY LINE OF EVELYN AVENUE NORTH 62° 36' 45" WEST 401.54 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL TWO IN THAT INDIVIDUAL QUITCLAIM DEED RECORDED IN BOOK L340, PAGES 1523 AND 1524, OFFICIAL RECORDS OF SANTA CLARA COUNTY, CALIFORNIA; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL TWO SOUTH 27° 23' 15" WEST 279.98 FEET TO THE NORTHEASTERLY LINE OF LOT 4 AS SAID LOT IS SHOWN ON SAID MAP OF "MIRAMONTE"; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE SOUTH 62° 36' 45" EAST 401.70 FEET TO THE SAID NORTHWESTERLY LINE OF PIONEER WAY; THENCE NORTHEASTERLY ALONG THE SAID NORTHWESTERLY LINE NORTH 27° 21' 15" EASTS 279.99 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED IN THE GRANT DEED TO CITY OF MOUNTAIN VIEW, RECORDED MAY 24, 1999 IN INSTRUMENT NO. 14826210 OF OFFICIAL RECORDS, SANTA CLARA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEING A PORTION OF LOTS 1, 2 AND 3 OF BLOCK "I" AS SAID LOTS AND BLOCK ARE SHOWN ON THAT CERTAIN MAP ENTITLED, "MIRAMONTE", FILED IN BOOK "G" OF MAPS, PAGES 14-15, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 3, SAID CORNER ALSO BEING THE POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF EVELYN AVENUE (FORMERLY LOUISE AVENUE AND BEING A 25.00 FOOT HALF STREET) WITH THE NORTHWESTERLY LINE OF PIONEER WAY (FORMERLY ALICE AVENUE AND BEING A 25.00 FOOT HALF STREET) AS SAID LOUISE AND ALICE AVENUES ARE SHOWN ON SAID MAP OF "MIRAMONTE"; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF EVELYN AVENUE (FORMERLY LOUISE AVENUE) NORTH 62° 36' 45" WEST 401.54 FEET TO THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL TWO IN THAT CERTAIN QUITCLAIM DEED RECORDED IN BOOK L340, PAGES 1523-1524, OFFICIAL RECORDS OF SANTA CLARA COUNTY; THENCE LEAVING SAID SOUTHWESTERLY LINE OF EVELYN AVENUE AND PROCEEDING SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL TWO SOUTH 27° 23' 15" WEST 36.55 FEET; THENCE LEAVING SAID SOUTHEASTERLY LINE OF SAID PARCEL TWO SOUTH 62° 24' 56" EAST 60.44 FEET; THENCE SOUTH 52° 34' 28" EAST 108.25 FEET; THENCE SOUTH 62° 24' 56" EAST 55.00 FEET; THENCE SOUTH 68° 25' 02" EAST 100.43 FEET; THENCE SOUTH 62° 24' 56" EAST 49.70 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY WITH A RADIUS OF 20.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE (WITH A RADIUS OF 20.00 FEET) THROUGH A CENTRAL ANGLE OF 89° 46' 11" AND AN ARC LENGTH OF 31.34 FEET TO THE NORTHWESTERLY LINE OF THAT CERTAIN EASEMENT TO THE CITY OF MOUNTAIN VIEW RECORDED IN BOOK J097, PAGE 656, OFFICIAL RECORDS OF SANTA CLARA COUNTY; THENCE SOUTHERLY ALONG SAID NORTHWESTERLY LINE OF SAID EASEMENT SOUTH 27° 21' 15" WEST 214.17 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 3; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF LOT 3 SOUTH 62° 36' 45" EAST 10.00 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 3 (NORTHWESTERLY LINE OF PIONEER WAY AND FORMERLY ALICE AVENUE PER SAID MAP OF "MIRAMONTE"); THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF LOT 3 (NORTHWESTERLY LINE OF PIONEER WAY AND FORMERLY ALICE AVENUE PER SAID MAP OF "MIRAMONTE") NORTH 27° 21' 15" EAST 279.99 FEET TO THE POINT OF BEGINNING.

EXCEPTIONS:

- THERE WERE NO TAXES LEVIED FOR THE FISCAL YEAR 2021-2022 AS THE PROPERTY WAS VESTED IN A PUBLIC ENTITY.
NOT A SURVEY MATTER
- ANY LIENS OR OTHER ASSESSMENTS, BONDS, OR SPECIAL DISTRICT LIENS INCLUDING WITHOUT LIMITATION, COMMUNITY FACILITY DISTRICTS, THAT ARISE BY REASON OF ANY LOCAL, CITY, MUNICIPAL OR COUNTY PROJECT OR SPECIAL DISTRICT.
NOT A SURVEY MATTER
- THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.
NOT A SURVEY MATTER
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED, MEMORANDUM OF POSSESSION AND USE AGREEMENT DATED: OCTOBER 14, 1997 EXECUTED BY: SANTA CLARA COUNTY TRANSIT DISTRICT AND FRANK F. DAVILA AND RUTH J. DAVILA, HUSBAND AND WIFE AND AS TRUSTEES OF THE DAVILA FAMILY TRUST DATED NOVEMBER 17, 1977 RECORDING DATE: OCTOBER 28, 1997 RECORDING NO.: 13911845, OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
NOT PLOTTED

REFERENCES:

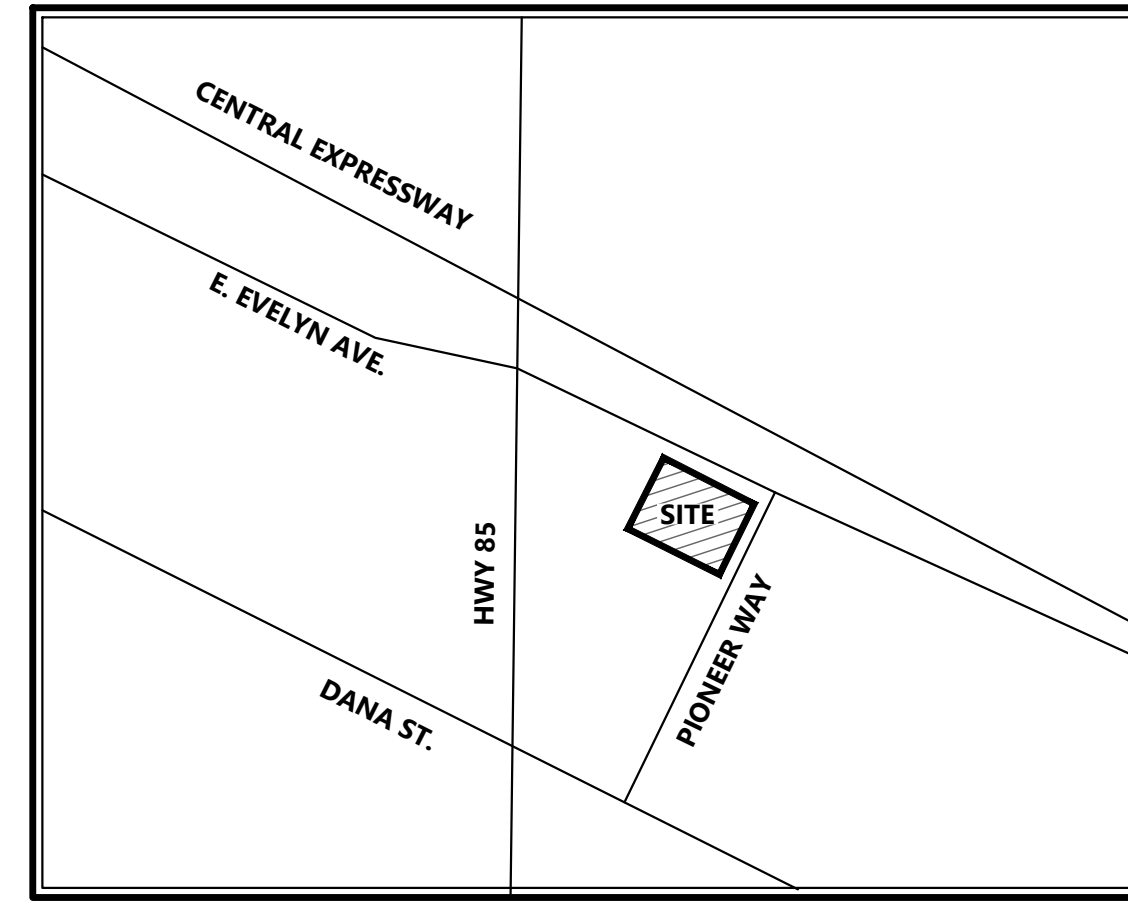
- RECORD OF SURVEY FILED AUGUST 12, 2005, IN BOOK 790 OF MAPS, AT PAGE 1 (790 M 1)
- GRANT DEED RECORDED MAY 24, 1999 AS INSTRUMENT NUMBER 14826210
- GRANT DEED RECORDED APRIL 15, 1999, AS INSTRUMENT NUMBER 14755460
- INDIVIDUAL QUITCLAIM DEED RECORDED MAY 1, 1990 (L340 O.R. 1523)
- RECORD OF SURVEY FILED JUNE 4, 1979, IN BOOK 442 OF MAPS, AT PAGE 50 (442 M 50)
- RECORD OF SURVEY FILED SEPTEMBER 1, 1972, IN BOOK 308 OF MAPS, AT PAGE 4 (308 M 4)
- MAP OF MIRAMONTE RECORDED JULY 30, 1892, IN BOOK G OF MAPS, AT PAGE 14 (VOLUME G, PAGE 14)

BASIS OF BEARINGS:

N62°36'23"W BETWEEN TWO FOUND MONUMENTS ALONG EAST EVELYN AVENUE AS SHOWN ON RECORD OF SURVEY FILED AUGUST 12, 2005, IN BOOK 790 OF MAPS, AT PAGE 1 (790 M 1)

SURVEY NOTES:

- A CLOCKWISE ROTATION OF 0°00'22" WAS APPLIED TO (R2) RECORD BEARINGS, UNLESS OTHERWISE SHOWN.
- DISTANCES SHOWN ON (R1) ARE IN METERS AND HAVE BEEN CONVERTED TO US SURVEY FEET BY MULTIPLYING DISTANCES BY 3937/1200.
- DISTANCES SHOWN ON (R4), (R5), (R6), AND (R7) ARE BASED ON GROUND DISTANCES; DISTANCES SHOWN ON THIS SURVEY HAVE BEEN CONVERTED TO GRID DISTANCES. GROUND DISTANCES HAVE BEEN DIVIDED BY 1.00005604 TO OBTAIN GRID DISTANCES.
- MULTIPLY GRID DISTANCES SHOWN BY 1.00005604 TO OBTAIN GROUND DISTANCES.



VICINITY MAP
(NOT TO SCALE)

ALTA SURVEY NOTES:

- THE **BOLDTYPE** COMMENTS ARE ADDED BY THE PROFESSIONAL LAND SURVEYOR.
- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- DIMENSIONAL TIES TO IMPROVEMENTS ARE 90° TO THE PROPERTY LINE(S) UNLESS OTHERWISE NOTED.
- "IN" AND "OUT" AS SHOWN ON THIS SURVEY INDICATE THE DISTANCE INSIDE OR OUTSIDE OF THE SUBJECT PROPERTY.
- THE DATE OF THE FIELD SURVEY WAS MARCH 31, 2022.
- THE PROPERTY HAS DIRECT VEHICULAR ACCESS TO AND FROM EAST EVELYN AVENUE AND PIONEER STREET, DEDICATED PUBLIC STREETS.
- IN REFERENCE TO ITEM 2 OF TABLE "A", THE ADDRESS OF THE SUBJECT PROPERTY IN THE TITLE REPORT IS SHOWN AS 79 W. EVELYN AVENUE, HOWEVER THE ADDRESS SHOWN IN THE COUNTY GIS WEBSITE IS 87 E. EVELYN AVENUE.
- IN REFERENCE TO ITEM 4 OF TABLE "A", THE GROSS LAND AREA IS 2.581 ± ACRES, AND THE NET AREA IS 2.091± ACRES AS SHOWN ON THIS SURVEY.
- IN REFERENCE TO ITEM 8 OF TABLE "A", AS SHOWN ON THE SURVEY HEREON.
- IN REFERENCE TO ITEM 9 OF TABLE "A", REGARDING THE NUMBER AND TYPE OF PARKING SPACES. PLEASE NOTE THAT RECREATIONAL VEHICLES WERE PARKED ON SITE AND THE PARKING STRIPING APPEARS TO BE SPECIALLY MARKED, MAKING IT UNCLEAR AS TO THE NUMBER AND TYPE OF EXISTING PARKING SPACES.
- IN REFERENCE TO ITEM 13 OF TABLE "A", AS SHOWN ON SHEET 2.
- IN REFERENCE TO ITEM 16 OF TABLE "A", NO EVIDENCE OF RECENT EARTH MOVING WORK AND/OR BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK FOR THIS SURVEY.

UTILITY NOTE:

THE UTILITIES SHOWN ON THIS SURVEY ARE FROM SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION, SIZE OR PRESENCE OF ANY ADDITIONAL UTILITIES OTHER THAN AS SHOWN ON THIS SURVEY.

SURVEYOR'S STATEMENT:

TO CITY OF MOUNTAIN VIEW, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:

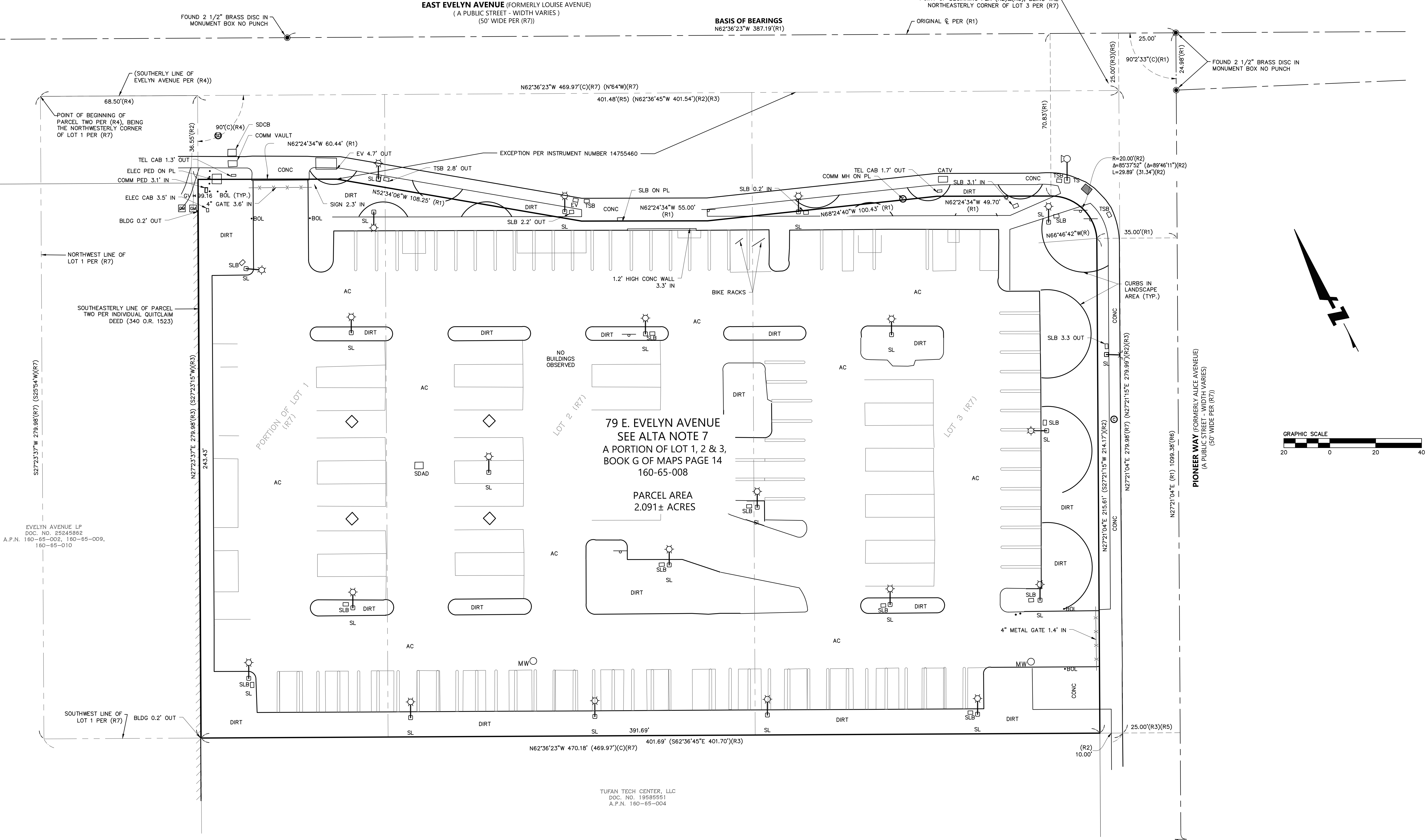
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR A.L.T.A./N.S.P.S. LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY A.L.T.A. AND N.S.P.S., AND INCLUDES OPTIONAL ITEMS 2, 4, 8, 9, 13, 16, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 31, 2022.

BENJAMIN H. SANTOS, P.L.S. 9251



4/28/2022
DATE

DRAWING NAME: K:\2015\156019_Mtn_View_Survey\156019_Evelyn_Ave_Surf_Mapping\ALTA\56019_EVELYN_ALTA.dwg
 PLOT DATE: 04-28-22 11:07:53 AM



ABBREVIATIONS

| | | | |
|------|----------------------------|---------|---------------------------|
| AC | ASPHALTIC CONCRETE | ST L | STREET LIGHT |
| AD | AREA DRAIN | SLB | STREET LIGHT BOX |
| APN | ASSESSORS PARCEL NUMBER | SQ. FT. | SQUARE FOOT |
| BD | BRASS DISK | SS | SANITARY SEWER |
| BM | BENCHMARK | TEL | TELEPHONE |
| BOL | BOLLARD | TSB | TRAFFIC SIGNAL BOX |
| (C) | CALCULATED | TYP. | TYPICAL |
| CAB | CABINET | USA | UNDERGROUND SERVICE ALERT |
| CATV | CABLE TELEVISION | UNK | UNKNOWN |
| CB | CATCH BASIN | UTL | UTILITY |
| COMM | COMMUNICATION | VLT | VAULT |
| CONC | CONCRETE | W | WATER |
| DN | DOCUMENT NUMBER | WB | WATER BOX |
| DWY | DRIVEWAY | | |
| E | ELECTRIC | | |
| EB | ELECTRIC BOX | | |
| ELEC | ELECTRIC | | |
| EV | ELECTRIC VAULT | | |
| FND | FOUND | | |
| IP | IRON PIPE | | |
| MH | MANHOLE | | |
| MON | MONUMENT | | |
| OR | OFFICIAL RECORD | | |
| PL | PROPERTY LINE | | |
| PLS | PROFESSIONAL LAND SURVEYOR | | |
| ROW | RIGHT-OF-WAY | | |
| (D) | DENOTES RADIAL BEARING | | |
| (R#) | DENOTES RECORD REFERENCE | | |
| SD | STORM DRAIN | | |

LINETYPES

| | |
|-----|-----------------------|
| --- | ADJACENT LOT LINE |
| --- | SUBJECT BOUNDARY LINE |
| ▬▬▬ | BUILDING STRUCTURE |
| ▬▬▬ | CONCRETE LINE |
| --- | LOT LINE PER (R7) |
| --- | EDGE OF PAVEMENT |
| --- | FENCE LINE |
| --- | PARKING SPACE |
| --- | ROAD CENTERLINE |
| --- | TOP OF CURB |
| --- | TOP OF WALL |
| --- | TIE LINE |

LEGEND

| | |
|------|----------------------------|
| ⊙ | FOUND MONUMENT AS NOTED |
| ⊕ | AREA LIGHT |
| ● | BOLLARD |
| ⊗ | COMMUNICATION UTILITY HOLE |
| ⊠ | GAS METER |
| ⊞ | SIGN |
| ⊛ | SITE LIGHT |
| ⊞ | STORM DRAIN UTILITY HOLE |
| ⊙ | STREET LIGHT |
| MW ⊙ | MONITORING WELL |
| ⊠ | VALVE (AS NOTED) |

TUFAN TECH CENTER, LLC
 DOC. NO. 18585551
 A.P.N. 180-65-004

79 E. EVELYN AVENUE
 SEE ALTA NOTE 7
 A PORTION OF LOT 1, 2 & 3,
 BOOK G OF MAPS PAGE 14
 160-65-008

PARCEL AREA
 2.091 ± ACRES

EVELYN AVENUE LP
 DOC. NO. 25245865
 A.P.N. 180-65-002, 180-65-009,
 180-65-010