

RECORD WITHOUT FEE UNDER
CA GOVT. CODE SEC. 6103

AFTER RECORDING RETURN TO:
City of Sunnyvale
Public Works Department
P.O. Box 3707
Sunnyvale CA 94088-3707

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 015-35-012 and 015-35-033 (portions of)

SCVWD File No. 2027-3.1 and 3015-445.1

QUITCLAIM DEED

SANTA CLARA VALLEY WATER DISTRICT, a California Special District created by the California Legislature ("Grantor"), does hereby remise, release and forever quitclaim and release to **CITY OF SUNNYVALE**, a California chartered municipal corporation ("Grantee"), all that real property in the City of Sunnyvale, County of Santa Clara, State of California, more particularly described in EXHIBIT A and depicted on EXHIBIT B, both attached hereto and made a part hereof, which description is incorporated herein by this reference ("Property").

RESERVING unto Grantor an easement for flood protection and stormwater management purposes ("Easement") in, upon, over, under and across the Property that is more particularly described as Parcel 2 in EXHIBIT A and depicted on EXHIBIT B ("Easement Area"). This Easement includes the right to construct, reconstruct, inspect, maintain, operate, and repair a channel, protection works, and appurtenant structures; to trim or remove such trees or brush within the Easement Area as may constitute a hazard to persons or property or may interfere with Grantor's use of the Easement Area; and to carry out all other activities reasonably necessary for flood protection and stormwater management purposes. The Easement also includes the right to enter upon the Easement Area with vehicles, tools, implements, and other materials; to take from the Easement Area and/or use earth, rock, sand, dirt, or gravel for the construction, maintenance, and repair of said channel, protection works, and appurtenant structures by Grantor, its officers, agents, and employees, and by persons under contract with it and their employees whenever and wherever necessary for flood protection and stormwater management purposes. Grantee shall keep Easement Area clear of any type of building, fences, structure, pavement, landscaping, underground or aboveground utility installations, trees or grading unless prior written approval, in the form of a permit, is obtained from the Grantor. Grantor shall not be required to obtain prior approval or permits from Grantee to exercise its easement rights.

Grantor, by this reservation, does not accept any obligation to repair or maintain any improvements constructed, operated or maintained by Grantee on the Property.

Grantor agrees to indemnify and hold harmless Grantee from and against any and all claims, damages, liabilities, costs or any expenses whatsoever, arising from or caused, directly or indirectly by the entry onto the Property by Grantor or its officers, agents, and employees, and by

persons under contract with it and their employees whenever and wherever necessary for purposes reserved herein by Grantor.

Grantee agrees to indemnify and hold harmless Grantor from and against any and all claims, damages, liabilities, costs or any expenses whatsoever, arising from or caused, directly or indirectly by the entry onto Grantor's reserved easement described herein by Grantee or its officers, agents, and employees, and by persons under contract with it and their employees whenever and wherever necessary.

SANTA CLARA VALLEY WATER DISTRICT

By: _____
Melanie Richardson, P.E.
Interim Chief Executive Officer

Attest: Candice Kwok-Smith

By: _____
Clerk of the Board

July 31, 2025

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, SAID REAL PROPERTY BEING A PORTION OF THE LANDS DESCRIBED AS "PARCEL ONE" IN THE GRANT DEED RECORDED ON MAY 8, 1963 AS DOCUMENT NO. 2399349 IN BOOK 6016, PAGE 80, AND ALSO BEING A PORTION OF THE LANDS DESCRIBED IN THE GRANT DEED RECORDED ON MAY 25, 2000 AS DOCUMENT NO. 15259863, OFFICIAL RECORDS OF SANTA CLARA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID "PARCEL ONE", SAID CORNER ALSO BEING THE SOUTHWESTERLY CORNER OF THE LANDS DESCRIBED IN SAID DOCUMENT NO. 15259863, SAID CORNER ALSO BEING A POINT ON THE NORTHWESTERLY LINE OF LOT 80 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED ON JUNE 3, 2016, IN BOOK 893 OF MAPS AT PAGES 6-9, SANTA CLARA COUNTY RECORDS;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID "PARCEL ONE", **NORTH 66°21'07" WEST, A DISTANCE OF 261.55 FEET;**

THENCE LEAVING SAID SOUTHWESTERLY LINE, THE FOLLOWING NINE (9) COURSES:

- 1) **NORTH 79°16'44" EAST, A DISTANCE OF 9.41 FEET,**
- 2) **SOUTH 86°48'36" EAST, A DISTANCE OF 21.29 FEET,**
- 3) **SOUTH 84°23'04" EAST, A DISTANCE OF 4.89 FEET,**
- 4) **SOUTH 83°31'19" EAST, A DISTANCE OF 4.42 FEET,**
- 5) **SOUTH 81°28'49" EAST, A DISTANCE OF 17.62 FEET,**
- 6) **SOUTH 78°12'55" EAST, A DISTANCE OF 17.62 FEET,**
- 7) **SOUTH 78°42'13" EAST, A DISTANCE OF 44.16 FEET,**
- 8) **SOUTH 8°49'04" WEST, A DISTANCE OF 3.65 FEET,**
- 9) **SOUTH 77°04'28" EAST, A DISTANCE OF 140.26 FEET, TO A POINT ON THE SOUTHEASTERLY LINE OF SAID "PARCEL ONE", SAID POINT ALSO BEING ON THE SOUTHWESTERLY LINE OF SAID LANDS DESCRIBED IN SAID DOCUMENT NO. 15259863.**

THENCE LEAVING SAID SOUTHWESTERLY LINE, THE FOLLOWING TWO (2) COURSES:

- 1) **SOUTH 77°04'28" EAST, A DISTANCE OF 369.15 FEET**
- 2) **SOUTH 15°45'01" WEST, A DISTANCE OF 54.33 FEET**, TO A POINT ON SAID SOUTHWESTERLY LINE SAID POINT ALSO BEING ON THE NORTHERLY LINE OF SAID LOT 80;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE, THE FOLLOWING TWO COURSES:

- 1) **NORTH 79° 13' 40" WEST, A DISTANCE OF 317.14 FEET**, TO AN ANGLE POINT ON SAID SOUTHWESTERLY LINE, SAID POINT MARKED BY A $\frac{3}{4}$ " IRON PIPE WITH A PLUG, LS 6256, AS DEPICTED ON SAID RECORD OF SURVEY.
- 2) **NORTH 66° 21' 07" WEST, A DISTANCE OF 52.18 FEET**, TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF **30,662 SQUARE FEET (0.70 AC)** OF LAND, MORE OR LESS.

PARCEL 2

RESERVING AN EASEMENT OVER THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, BEING A PORTION OF THE LANDS DESCRIBED AS "PARCEL ONE" IN THE GRANT DEED RECORDED ON MAY 8, 1963 AS DOCUMENT NO. 2399349 IN BOOK 6016, PAGE 80, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN THE GRANT DEED RECORDED ON MAY 25, 2000 AS DOCUMENT NO. 15259863, OFFICIAL RECORDS OF SANTA CLARA COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF THE SAID "PARCEL ONE", SAID CORNER ALSO BEING THE SOUTHWESTERLY CORNER OF THE LANDS DESCRIBED IN SAID DOCUMENT NO. 2399349, SAID CORNER BEING A POINT ON THE NORTHWESTERLY LINE OF LOT 80 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED JUNE 3, 2016, IN BOOK 893 OF MAPS AT PAGES 6-9, SANTA CLARA COUNTY RECORDS;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID "PARCEL ONE", **NORTH 66°21'07" WEST, A DISTANCE OF 189.55 FEET**; TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE, **NORTH 66°21'07" WEST, A DISTANCE OF 72.00 FEET**;

THENCE LEAVING SAID SOUTHWESTERLY LINE, THE FOLLOWING NINE (9) COURSES:

- 1) **NORTH 79°16'44" EAST, A DISTANCE OF 9.41 FEET,**
- 2) **SOUTH 86°48'36" EAST, A DISTANCE OF 21.29 FEET,**
- 3) **SOUTH 84°23'04" EAST, A DISTANCE OF 4.89 FEET,**
- 4) **SOUTH 83°31'19" EAST, A DISTANCE OF 4.42 FEET,**
- 5) **SOUTH 81°28'49" EAST, A DISTANCE OF 17.62 FEET,**
- 6) **SOUTH 78°12'55" EAST, A DISTANCE OF 17.62 FEET,**
- 7) **SOUTH 78°42'13" EAST, A DISTANCE OF 44.16 FEET,**
- 8) **SOUTH 08°49'04" WEST, A DISTANCE OF 3.65 FEET,**
- 9) **SOUTH 77°04'28" EAST, A DISTANCE OF 140.26 FEET, TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LANDS DESCRIBED IN SAID PARCEL ONE, SAID POINT ALSO BEING ON THE SOUTHWESTERLY LINE OF SAID LANDS DESCRIBED IN SAID GRANT DEED RECORDED IN SAID DOCUMENT NO. 15259863;**

THENCE LEAVING SAID SOUTHWESTERLY LINE THE FOLLOWING TWO (2) COURSES:

- 1) **SOUTH 77°04'28" EAST, A DISTANCE OF 369.15 FEET,**
- 2) **SOUTH 15°45'01" WEST, A DISTANCE OF 54.33 FEET, TO A POINT ON SAID SOUTHWESTERLY LINE, SAID POINT ALSO BEING ON THE NORHTERLY OF SAID LOT 80.**

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE, **NORTH 79° 13' 40" WEST, A DISTANCE OF 121.18 FEET.**

THENCE LEAVING SAID SOUTHWESTERLY LINE, THE FOLLOWING THREE (3) COURSES:

- 1) **NORTH 14° 56' 45" EAST, A DISTANCE OF 35.95 FEET,**
- 2) **NORTH 77° 23' 12" WEST, A DISTANCE OF 165.24 FEET,**
- 3) **NORTH 76° 31' 26" WEST, A DISTANCE OF 82.13 FEET, TO THE POINT ON THE SOUTHEASTERLY LINE OF SAID "PARCEL ONE", SAID POINT ALSO BEING ON THE SOUTHWESTERLY LINE OF SAID DOCUMENT NO. 15259863;**

THENCE LEAVING SAID SOUTHWESTERLY LINE, **NORTH 76° 31' 26" WEST, A DISTANCE OF 187.24 FEET, TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 17,912 SQUARE FEET (0.41 AC) OF LAND, MORE OR LESS.**

A PLAT, EXHIBIT "B", TO ACCOMPANY LEGAL DESCRIPTION, IS ATTACHED HERETO AND MADE A PART THEREOF.

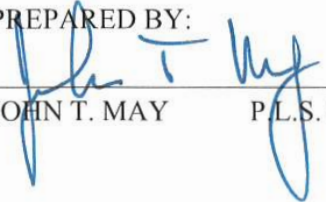
END OF DESCRIPTION

THE DISTANCES STATED IN THIS DESCRIPTION ARE GROUND DISTANCES.

THE BEARINGS OF **NORTH 66° 21' 07" WEST** AS SHOWN FOR L94 ON THE NORTHERLY LINE OF LOT 80 ON THAT CERTAIN RECORD OF SURVEY MAP, FILED ON JUNE 3, 2016, IN BOOK 893 OF MAPS AT PAGES 6 THROUGH 9, OFFICIAL RECORDS OF SAID COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, WAS USED AS BASIS OF BEARING SHOWN HEREON.

THIS LAND DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA.

PREPARED BY:


JOHN T. MAY P.L.S. 8570

8-28-2025

DATE





EXHIBIT B

SANTA CLARA VALLEY WATER DISTRICT
DOC. NO. 15259863
APN 015-35-033



PARCEL ONE SANTA CLARA VALLEY
WATER DISTRICT DOC. NO. 2399349,
BK. 6016, PG. 80, O.R.
APN 015-35-012

LANDS OF THE CITY OF SUNNYVALE
LOT 80, MAP OF J.T. MURPHY
SUBDIVISION NO. 3
BK. "I" OF MAPS, AT PG. 45
APN 110-03-064

SEE SHEET 2
DETAIL A

②

①

PARCEL 1

PARCEL 2

CARL ROAD

(40' WIDE)

BORREGAS AVE

(50' WIDE)

CARIBBEAN DRIVE

(100' WIDE)

LANDS OF THE CITY OF SUNNYVALE
LOT 80, MAP OF J.T. MURPHY
SUBDIVISION NO. 3, BK. "I" OF
MAPS, AT PG. 45
APN 110-03-144

300 150 0 300

SCALE: 1 INCH = 300 FT

SEE SHEET 2 FOR DETAIL LEGEND
AND MONUMENT NOTES

T TOWILL
SURVEYING | MAPPING | GIS
2300 CLAYTON ROAD, SUITE 1200
CONCORD, CA 94520-2176
925.682.6976 TEL WWW.TOWILL.COM

1"=300'

2025-07-22

Plat to Accompany Legal Description
SANTA CLARA COUNTY
CALIFORNIA

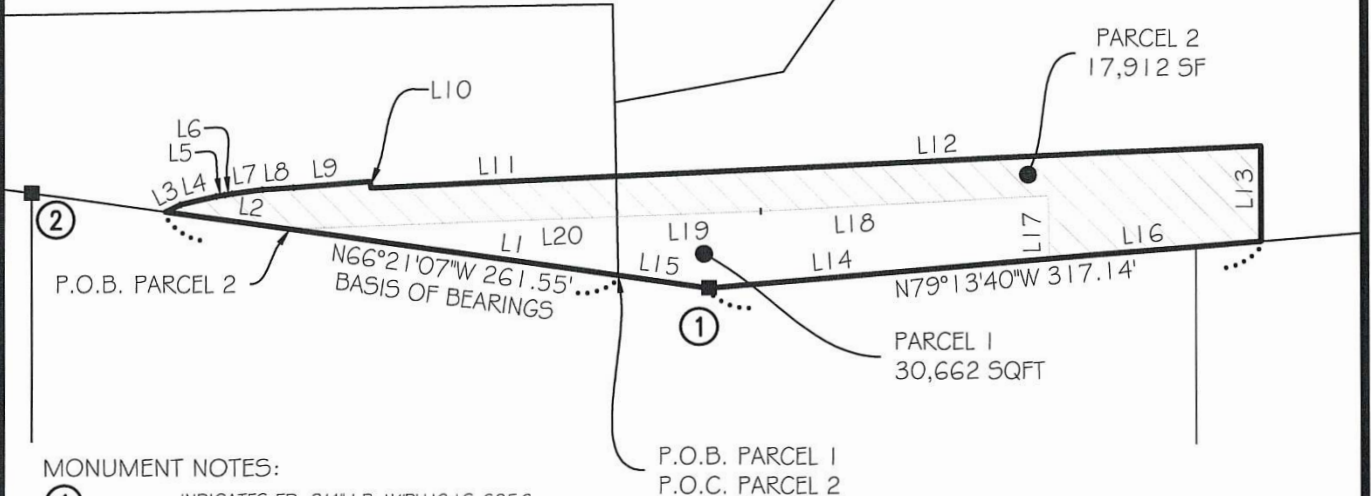
JOB No. 17122

SHEET 1 OF 2



EXHIBIT B

DETAIL A



MONUMENT NOTES:

① INDICATES FD. 3/4" I.P. W/PLUG L5 6256 PER R.I. ACCEPTED AS FORMER POSITION OF 4"X6" POST - 5 FEET HIGH, PER (R.I), (ACCEPTED AS BOUNDARY CORNER)

② INDICATES FD. 3/4" OPEN I.P. PER R.I

LEGEND

■	3/4" I.P.
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
BK.	BOOK
PG(S).	PAGE(S)
APN	ASSESSOR'S PARCEL NUMBER
O.R.	OFFICIAL RECORDS OF SANTA CLARA COUNTY
DOC.	DOCUMENT
NO.	NUMBER
I.P.	IRON PIPE
---	CENTER LINE
---	FEE PARCEL 1
---	LOT LINE
---	EASEMENT PARCEL 2

REFERENCES

- (R1) BK 893 RECORD OF SURVEY PGS. 6-9
(R2) GRANT DEED, DOCUMENT No. 2399349 IN BK. 6012, PG. 80. O.R.
(R3) GRANT DEED, DOCUMENT No. 15259863, O.R.



Line Table		
Line #	Direction	Length
L1	N66° 21' 07"W	189.55
L2	N66° 21' 07"W	72.00
L3	N79° 16' 44"E	9.41
L4	S86° 48' 36"E	21.29
L5	S84° 23' 04"E	4.89
L6	S83° 31' 19"E	4.42
L7	S81° 28' 49"E	17.62
L8	S78° 12' 55"E	17.62
L9	S78° 42' 13"E	44.16
L10	S08° 49' 04"W	3.65

Line Table		
Line #	Direction	Length
L11	S77° 04' 28"E	140.26
L12	S77° 04' 28"E	369.15
L13	S15° 45' 01"W	54.33
L14	N79° 13' 40"W	195.96
L15	N66° 21' 07"W	52.18
L16	N79° 13' 40"W	121.18
L17	N14° 56' 45"E	35.95
L18	N77° 23' 12"W	165.24
L19	N76° 31' 26"W	82.11
L20	N76° 31' 26"W	187.26

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1"=100'	Plat to Accompany Legal Description SANTA CLARA COUNTY CALIFORNIA	JOB No. 17122
2025-07-22		SHEET 2 OF 2