

Recording Requested by:
 City of Sunnyvale
 Public Works Department

When recorded, mail to:

City of Sunnyvale
Public Works Department
PO Box 3707
Sunnyvale, CA 94088-3707

(This space for Recorders use only.)

No recording fee required; this document is exempt from fee pursuant to Sections 6103 and 27383 of the California Government Code. This deed is exempt from tax pursuant to Section 11922 of the California Revenue and Taxation Code.

APN: 209-02-003

Project: Fair Oaks Avenue Overhead Bridge Widening Project

Federal Aid #: BHLS 5213 (039)

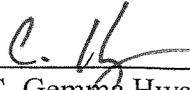
AERIAL EASEMENT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Monument 3: Realty Fund VII, LTD., A California Limited Partnership** hereby GRANT(s) to the **City of Sunnyvale, a municipal corporation**, an Aerial Easement for freeway purposes to construct, replace, inspect, maintain, repair, operate or remove an overhead freeway bridge, supporting columns and footings, including any and all appurtenances thereto, over, under, upon, and across that certain real property situated in City of Sunnyvale, County of Santa Clara, State of California described as:

Exhibit "A" and Exhibit "B" attached hereto and made a part hereof.

Dated this 9th day of November, 2016

Monument 3: Realty Fund VII, LTD.,
 A California Limited Partnership

By: 

Name: C. Gemma Hwang

Title: Managing Member

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 SANTA CLARA } S.S.

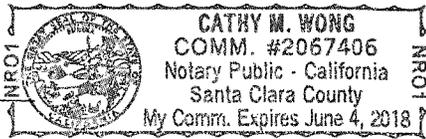
On NOVEMBER 9, 2016 before me, CATHY M. WONG Notary Public,
personally appeared C. Gemma HWANG

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 on behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Cathy Wong*



(Seal)

ATTACHED TO AERIAL EXEMPT DEED, APN 209-02-003, DATED 11/9/2016

CERTIFICATE OF ACCEPTANCE

Pursuant to California Government Code Section 27281

This is to certify that the interest in real property conveyed by the Aerial Easement Deed, dated November 9, 2016, from Monument 3: Realty Fund VII, LTD, a California Limited Partnership, to the City of Sunnyvale, a municipal corporation is hereby accepted by the undersigned authorized official or officer on behalf of the City of Sunnyvale pursuant to authority conferred by the City Council of the City of Sunnyvale as reflected in Section 2.08 of the Sunnyvale Municipal Code and City Council Resolution 102-01 dated January 9, 2001.

The City of Sunnyvale consents to the recordation of said document in the Office of the Recorder of Santa Clara County, State of California.

CITY OF SUNNYVALE

Date: _____

By: _____

Ryan Sandoval,
City Property Administrator

EXHIBIT "A"
Legal Description

AERIAL EASEMENT

Real property situate in the City of Sunnyvale, County of Santa Clara, State of California, being a portion of Parcel 3 of the lands shown on that certain Parcel Map filed for record on June 27, 1985 in Book 545 of Maps at Pages 41-43 of Official Records of said county, more particularly described as follows:

Beginning at the northwesterly corner of said Parcel 3, being a point on the easterly line of Fair Oaks Ave. as shown on said Parcel Map (545 M 41-43);

Thence along the northerly line of said Parcel 3, South 67°33'09" East, 2.96 feet to the beginning of a non-tangent curve to the left, having a radius of 1460.17 feet, from the center of said curve a radial line bears North 68°35'11" West;

Thence along said non-tangent curve, through a central angle of 2°57'28", for an arc length of 75.38 feet;

Thence South 71°43'53" East, 1.50 feet;

Thence South 18°10'53" West, 14.00 feet;

Thence North 71°43'53" West, 1.96 feet to the easterly line of said Parcel 3;

Thence along said easterly line North 14°52'00" East, 55.68 feet;

Thence North 25°46'32" East, 26.42 feet;

Thence North 14°51'59" East, 7.79 feet to the Point of Beginning of this description.

Containing 253 square feet or 0.006 acres more or less.

As shown on plat attached hereto and by this reference made part hereof as Exhibit B

For: BKF Engineers

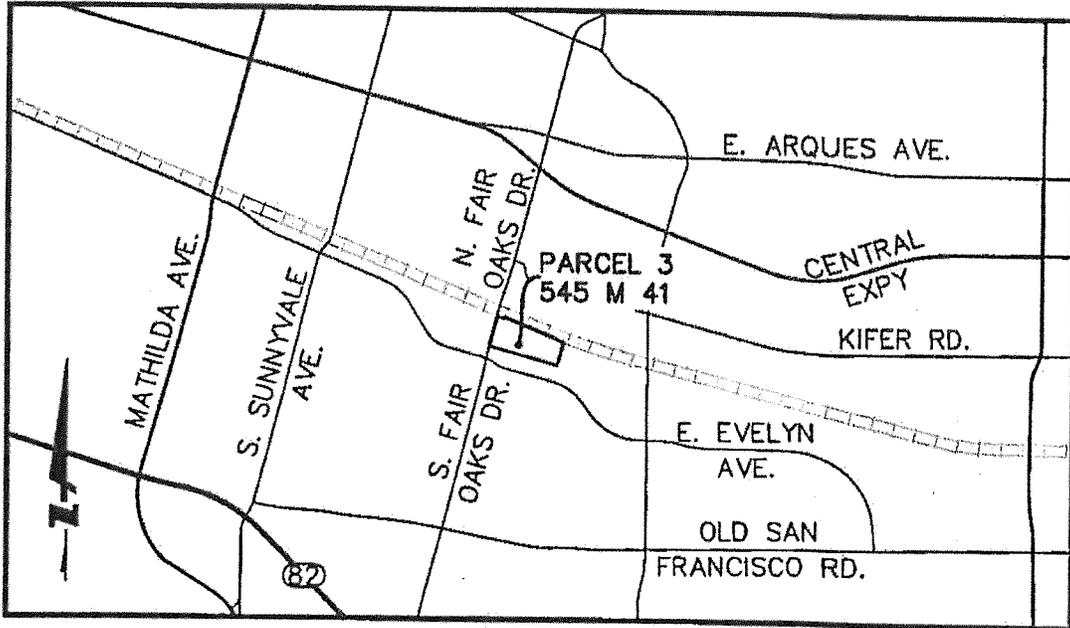
Davis Thresh, P.L.S. No. 6868

Dated



AERIAL EASEMENT

BEING A PORTION OF PARCEL 3 AS SHOWN ON A CERTAIN PARCEL MAP
RECORDED IN BOOK 545 PAGES 41-43, SANTA CLARA COUNTY RECORDS



BASIS OF BEARINGS

THE BEARING N14°52'00"E BEING THE CENTERLINE OF FAIR OAKS AVE., AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON JUNE 27, 1985, IN BOOK 545 OF PARCEL MAPS AT PAGES 41-43

LEGEND

- (R) = RADIAL BEARING
- POB = POINT OF BEGINNING
- M = BOOK AND PAGE OF MAPS

LINE TABLE		
	DIRECTION	LENGTH
L1	S67°33'09"E	2.96
L2	S71°43'53"E	1.50
L3	N71°43'53"W	1.96
L4	N14°51'59"E	7.79



4670 WILLOW RD
SUITE 250
PLEASANTON, CA 94588
925-396-7700
925-396-7799 (FAX)

Subject EXHIBIT B
AERIAL EASEMENT
Job No. 20107166
By MR Date 4/3/15 Chkd. WS
SHEET 1 OF 2

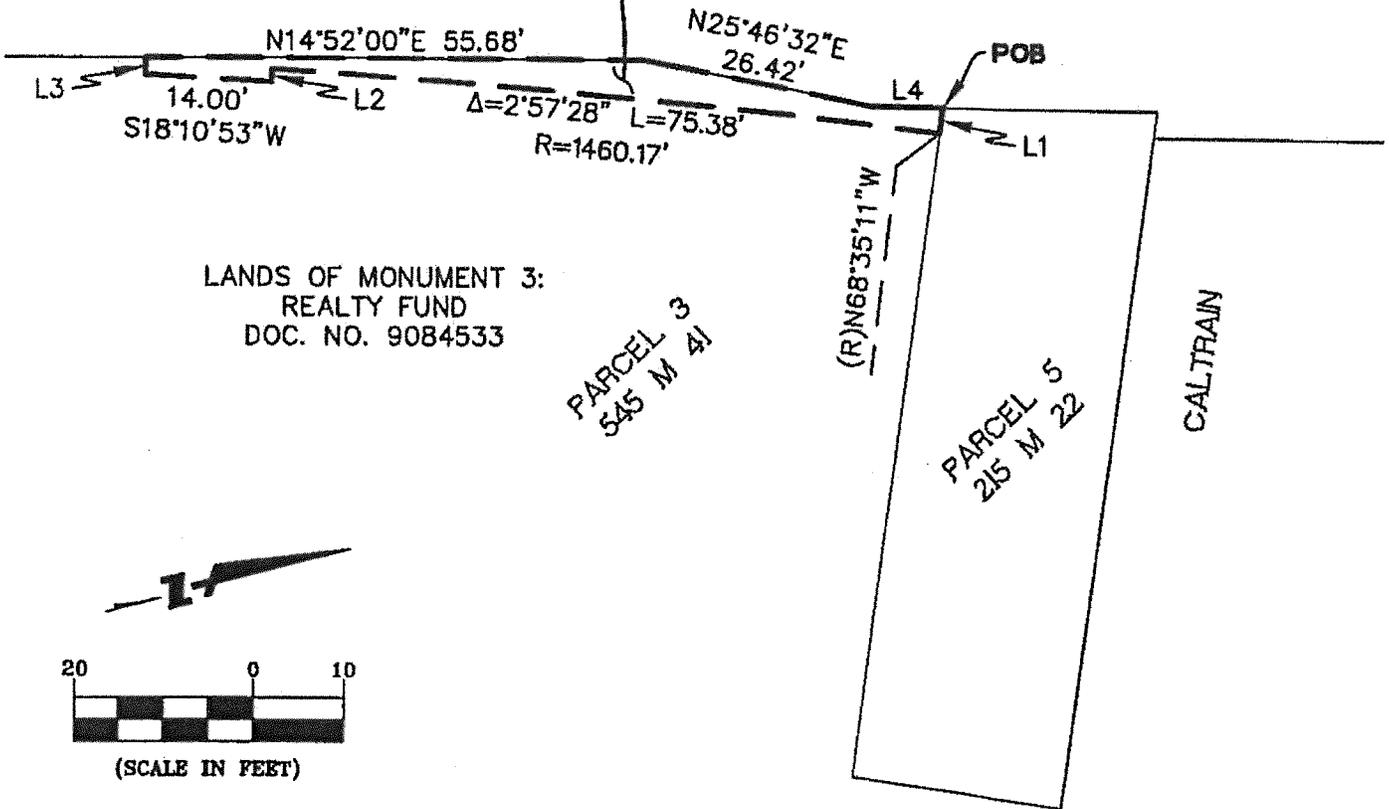
PARCEL 1
545 M 41

CALTRAIN

N. FAIR OAKS AVE

N14°52'00"E
BASIS OF BEARINGS

AERIAL EASEMENT
253 SQ. FT. ±
0.006 ACRES ±



LANDS OF MONUMENT 3:
REALTY FUND
DOC. NO. 9084533

PARCEL 3
545 M 41

(R)N68°35'11"W

PARCEL 5
215 M 22

CALTRAIN



(SCALE IN FEET)



4670 WILLOW RD
SUITE 250
PLEASANTON, CA 94588
925-396-7700
925-396-7799 (FAX)

Subject EXHIBIT B
AERIAL EASEMENT
Job No. 20107166
By MR Date 4/3/15 Chkd. WS
SHEET 2 OF 2