

GENERAL INFORMATION

OWNER
ALEX MACDONELL
774 MACDONELL DEVELOPMENT LLC
2484 EL CAMINO REAL 100
SANTA CLARA, CA 95051
tel: (408) 890-1900
email: alexmacdonell@gmail.com

SITE ADDRESS
860 HENDERSON AVENUE
SUNNYVALE, CA 94088

AGENT
RICHARD CHASE
c/a GLEICHRIST & RUTTER
1230 BUCKAN AVE. SUITE 900
SANTA MONICA, CA 90401
tel: (310) 395-4100 fax: (310) 394-4700
email: rchase@gleichrist.com

ENGINEER/AGENT
SID GOLDSTIEN CIVIL ENGINEER, INC.
850 ALAMO PINTADO RD, SUITE 302
SUNNYVALE, CA 94085
tel: (805) 688-1526 fax: (805) 688-6582
email: sid@sjcce.com

APN
213-36-008

TENTATIVE MAP AREA
816.3 AC. GROSS / 89.88 AC. NET

ZONING
RMH - RESIDENTIAL MOBILE HOME

GENERAL PLAN
LOW MEDIUM DENSITY RES (7-14 cu/acre)

TAX RATE AREA
009-C23

UTILITIES and SERVICES:

FIRE	CITY OF SUNNYVALE
WATER	CITY OF SUNNYVALE
SEWER	CITY OF SUNNYVALE
GAS	PG&E
PHONE	PG&E
ELECTRIC	PG&E
CABLE TELEVISION	AT&T
TELEPHONE	AT&T
ROADS	PRIVATE
SCHOOLS	SANTA CLARA UNIFIED SCHOOL DISTRICT
ELEMENTARY	PONDEROSA ELEMENTARY SCHOOL
MIDDLE SCHOOL	MARSHAN A. PETERSON MIDDLE SCHOOL
HIGH SCHOOL	ADRIAN WILCOX HIGH SCHOOL

GENERAL NOTES

- THIS TENTATIVE MAP (ONE LOT SUBDIVISION) IS SUBMITTED PURSUANT TO SECTION 66427.5 OF THE STATE SUBDIVISION MAP ACT.
- ENGINEER HAS REPLIED UPON INFORMATION SUPPLIED IN THE CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT NO. PH95-447515043M, DATED 18 JUN 2015 TO RESOLVE RECORD DISCREPANCIES THAT BURDEN OR BENEFIT THIS PROPERTY.
- NO MONUMENTATION WAS FOUND OR SET AT THE PROPERTY CORNERS UNLESS NOTED OTHERWISE.
- THIS MAP IS INTENDED TO SHOW THE GENERAL FEATURES AND IS NOT A SURVEYED SECTION.
- THIS PLAN AND/OR DATA FILES INCLUDING ALL CONTENTS HEREIN ARE FOR THE SOLE USES AND PARTIES INDICATED HEREON INCLUDING THEIR SUCCESSORS AND ASSIGNS. ANY DEVIATION OR VIOLATION OF THIS PLAN AND/OR DATA FILES WITHOUT PRIOR WRITTEN AGREEMENT BY SID GOLDSTIEN CIVIL ENGINEER, INC. IS PROMOTED AND IS THE RESPONSIBILITY OF THE PARTIES USING SAID DRAWING AND/OR DATA FILES. UPON THE REUSE OF THIS PLAN AND/OR DATA FILES SID GOLDSTIEN CIVIL ENGINEER, INC. RELINQUISHES ALL RESPONSIBILITIES OF THE ACCURACY AND GENERAL CONTENT OF SAID PLAN AND/OR DATA FILES CONTAINED HEREIN.
- THERE IS NO EVIDENCE OF SHED WASTE DUMP, SLUMP OR SANITARY LAND FILL USE.
- THIS PLAN IS NOT FOR CONSTRUCTION PURPOSES AND NO CHANGES TO EXISTING BUILDINGS OR ADDITION OF NEW BUILDINGS ARE PROPOSED AS PART OF THIS TENTATIVE MAP.
- THIS MAP IS FOR PURPOSES OF CREATING A SINGLE LOT SUBDIVISION WITH 112 RESIDENTIAL MOBILEHOME CONDOMINIUM UNITS. IT IS NOT THE INTENT OF THIS MAP TO CREATE INDIVIDUAL SUBDIVIDED LOTS.
- ALL ROADWAYS AND PARKINGS WITHIN RANCHERO MAP ARE SURFACED WITH ASPHALT PAVEMENT.

FLOOD ZONE INFORMATION

BASED ON THE FLOOD INSURANCE RATE MAPS PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) DATED MAY 16, 2010, THE PROPERTY SHOWN ON THIS TENTATIVE MAP LIES WITHIN FLOOD ZONE 2 WHICH DESIGNATES AREAS OF 0.2% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR MORE DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS RESTRICTED BY LETICES FROM 1% ANNUAL CHANCE FLOOD. (MAP NO. 0682820107)

FINAL MAP NOTE

THE FINAL MAP WILL BE A "ONE LOT" TRACT MAP FOR CONDOMINIUM PURPOSES, SHOWING ONLY THE BOUNDARY AND EASEMENTS. NO INTERIOR IMPROVEMENTS WILL BE SHOWN ON THE FINAL MAP.

BOUNDARY INFORMATION

THE BOUNDARY INFORMATION PROVIDED HEREON IS PER PRELIMINARY REPORT TITLE NO. PH95-447515043M, PREPARED BY CHICAGO TITLE CO., DATED: JUNE 18, 2015.

BASIS OF BEARINGS

THE BEARING SOUTH 07°07'07" EAST BETWEEN TWO FOUND MONUMENTS ON THE CENTER LINE OF HENDERSON AVENUE AS SHOWN HEREON IS SHOWN ON THAT CERTAIN MAP OF TRACT 3551, FILED IN THE OFFICE OF THE RECORDER IN BOOK 166 OF MAPS AT PAGES 2 & 3 IN THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA.

OWNER'S CERTIFICATE

I/WE HEREBY APPLY FOR APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS PLAN AND CERTIFY THAT I/WE AM/ARE THE LEGAL OWNER(S) OR THE AUTHORIZED AGENT OF THE LEGAL OWNER(S) OF SAID PROPERTY AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE AND BELIEF. WE CERTIFY THAT ALL APPLICABLE REQUIREMENTS OF SECTION 66427.1 OF THE CALIFORNIA GOVERNMENT CODE SHALL BE COMPLIED WITH.

Alex Macdonell 8/5/15
ALEX MACDONELL
MACDONELL DEVELOPMENT, LLC
DATE

LEGEND

- MAP BOUNDARY
- - - - - ADJOINING PROPERTY BOUNDARY
- ////// INDICATES THE ULTIMATE PERMITTED BOUNDARY OF THE SINGLE LOT SUBDIVISION FOR WHICH THIS MAP IS PREPARED.

BENCHMARK

BENCHMARK DATA PER CITY OF SUNNYVALE DEPT. OF PUBLIC WORKS
BENCH MARK IN FORM OF TOP OF CURB NEXT TO CATCH BASIN WEST SIDE OF HENDERSON AVENUE AT INTERSECTION OF
HENDERSON AVENUE AND LILY AVENUE. ELEVATION = 88.953'

NO CONSTRUCTION,
NO NEW DEVELOPMENT, NO CHANGE
IN USE IS PROPOSED WITH THIS
TENTATIVE MAP. THIS TENTATIVE MAP IS
STRICTLY FOR CONDOMINIUM PURPOSES
PER GOV. CODE SEC. 66427.5

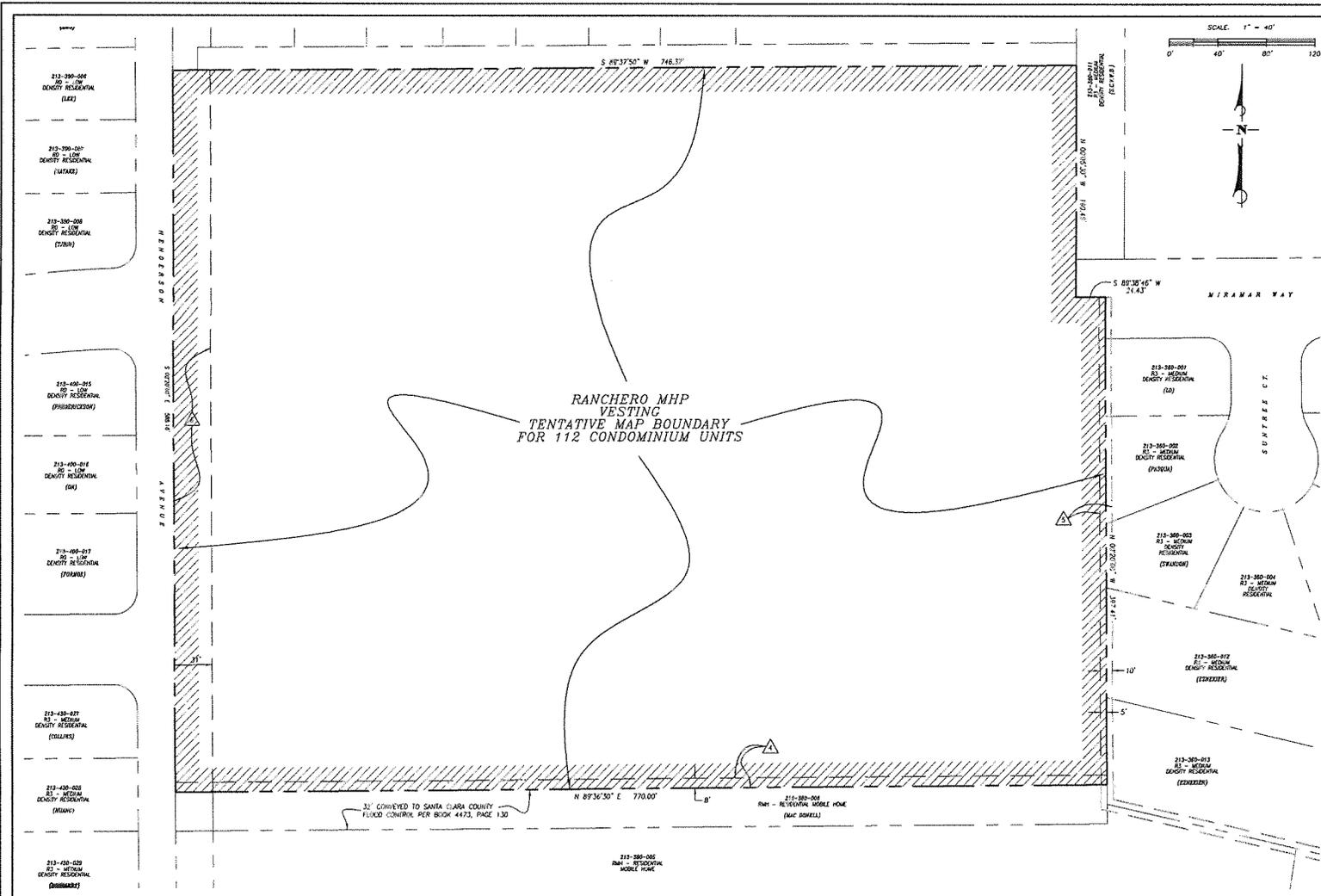
RANCHERO MOBILE HOME PARK
VESTING TENTATIVE MAP
No. 2015-7707
FOR CONDOMINIUM PURPOSES
PER GOV. CODE SECTION 66427.5



SUNNYVALE IN THE
COUNTY OF
SANTA CLARA

AUGUST 7, 2015
REV. FEB. 23, 2016
REV. JAN. 04, 2017
REV. MAR. 01, 2017

PREPARED BY:
SID GOLDSTIEN - CIVIL ENGINEER, INC.
850 ALAMO PINTADO AVENUE, SUITE 302, SUNNYVALE, CA 94085
tel: (805) 688-1526 fax: (805) 688-6582
email: sid@sjcce.com web: www.sjcce.com



LEGAL DESCRIPTION

PER CHICAGO TITLE COMPANY PRELIMINARY REPORT NUMBER FPM-447550043M, DATED JUNE 18, 2015 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SUNNYVALE, IN THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

ALL OF THOSE CERTAIN PARCELS OF LAND DESCRIBED AS PARCEL 1 AND PARCEL 2 IN THE DEED FROM WINIFRED THURSON, ET AL. AS TRUSTEES FOR THE MARANI SR. TRUSTS TO RICHARD A. HADLOCK, ET AL., RECORDED FEBRUARY 10, 1973 IN BOOK 2581 OF OFFICIAL RECORDS, PAGE 116, SANTA CLARA COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL 1 IN THE CENTERLINE OF HEIDENSOHN AVENUE (82 FEET WIDE) SAID CORNER BEING THE NORTHWESTERLY CORNER OF THAT CERTAIN STRIP OF LAND 37.00 FEET WIDE, DESCRIBED FIRSTLY IN THE DEED FROM WINIFRED THURSON, ET AL. TO SANTA CLARA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, RECORDED JULY 6, 1959, IN BOOK 4473 OF OFFICIAL RECORDS, PAGE 136, SANTA CLARA COUNTY RECORDS; THENCE FROM SAID POINT OF BEGINNING ALONG THE NORTHERLY LINE OF SAID STRIP OF LAND 37.00 FEET WIDE, NORTH BY 36° 20' EAST 770.00 FEET TO THE NORTHEASTERLY CORNER OF SAID STRIP OF LAND BEING THE SOUTHWESTERLY CORNER OF SAID PARCEL 2; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 2 NORTH 0° 20' 00" WEST 397.44 FEET TO THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO WINIFRED THURSON, ET AL. BY DEED RECORDED JUNE 15, 1959 IN BOOK 4441 OF OFFICIAL RECORDS PAGE 297, SANTA CLARA COUNTY RECORDS; THENCE ALONG SAID SOUTHERLY LINE, SOUTH BY 38° 46' WEST 24.43 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF THAT CERTAIN STRIP OF LAND 40 FEET WIDE DESCRIBED IN THE FLOOD ORDER AND RECORD OF CONSERVATION #112332 IN FAVOR OF SANTA CLARA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, A COPY OF WHICH DEED WAS RECORDED OCTOBER 19, 1959 IN BOOK 4378 OF OFFICIAL RECORDS PAGE 683, SANTA CLARA COUNTY RECORDS; THENCE ALONG SAID WESTERLY LINE, NORTH 0° 00' 20" WEST 190.45 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL 2; ON A PARALLEL LINE DISTANT 140.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM THE NORTHERLY LINE OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 1 WEST, M.D.B. & M., SAID CORNER ALSO BEING THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESIGNATED "2" UPON THAT CERTAIN PARCEL MAP FILED JANUARY 6, 1970, IN BOOK 183 OF MAPS, PAGE 21, SANTA CLARA COUNTY RECORDS; THENCE ALONG SAID PARALLEL LINE, SOUTH BY 37° 50' WEST 246.17 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL 1 IN SAID CENTERLINE OF HEIDENSOHN AVENUE; THENCE ALONG SAID CENTERLINE BEING THE WESTERLY LINE OF SAID PARCEL 1, SOUTH 0° 20' 00" EAST 388.18 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, AND BEING A PORTION OF SAID SECTION 2.

EASEMENT INFORMATION

PER CHICAGO TITLE COMPANY PRELIMINARY REPORT NUMBER FPM-447550043M, DATED JUNE 18, 2015

- △ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT.

GRANTED TO: SANTA CLARA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

PURPOSE: INGRESS AND EGRESS FOR MAINTENANCE OF STORM DRAIN AND INCIDENTAL PURPOSES

RECORDED: JULY 6, 1959, BOOK 4473, PAGE 136, OF OFFICIAL RECORDS

AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED THEREIN (PARCELS ONE AND TWO)

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- △ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT.

GRANTED TO: SANTA CLARA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

PURPOSE: STORM DRAIN AND INCIDENTAL PURPOSES

RECORDED: JULY 6, 1959, BOOK 4473, PAGE 136, OF OFFICIAL RECORDS

AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED THEREIN (PARCEL TWO)

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- △ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT.

GRANTED TO: THE CITY OF SUNNYVALE, A MUNICIPAL CORPORATION

PURPOSE: CONSTRUCTION, RECONSTRUCTION, AND MAINTENANCE OF STREETS AND STREET IMPROVEMENTS, SEWERAGE, WASTE FACILITIES, STORM SEWERS, WATER MAINS AND PIPES, STREET LIGHTING FACILITIES, SANITARY SEWER AND PUBLIC UTILITIES.

RECORDED: JANUARY 6, 1962, BOOK 8781, PAGE 318, OF OFFICIAL RECORDS

AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED THEREIN (PARCEL ONE)

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

RANCHO MOBILE HOME PARK VESTING TENTATIVE MAP No. 2015-7707 FOR CONDOMINIUM PURPOSES PER GOV. CODE SECTION 66427.5

GENERAL NOTES

- THIS TENTATIVE MAP (FOR LOT SUBDIVISION) IS SUBMITTED PURSUANT TO SECTION 66427.5 OF THE STATE SUBDIVISION MAP ACT.
- ENGINEER HAS RELIED UPON INFORMATION SUPPLIED IN THE CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT No. FPM-447550043M, DATED 18 JUN 2015 TO DISCLOSE RECORD EASEMENTS THAT BURDEN OR BENEFIT THIS PROPERTY.
- NO MONUMENTATION WAS FOUND OR SET AT THE PROPERTY CORNERS UNLESS NOTED OTHERWISE.
- THIS MAP IS INTENDED TO SHOW THE GENERAL FEATURES AND IS NOT A SURVEYED DEFINITION.
- THIS PLAN AND/OR DATA FILES INCLUDING ALL CONTENTS HEREIN ARE FOR THE SOLE USES AND PARTIES INDICATED HEREON INCLUDING THEIR SUCCESSORS AND ASSIGNS. ANY REVISION OR MISUSE OF THIS PLAN AND/OR DATA FILES WITHOUT PRIOR WRITTEN AGREEMENTS BY S&D COLDESTIEN CIVIL ENGINEER, INC. IS PROHIBITED AND IS THE RESPONSIBILITY OF THE PARTIES USING SAID DRAWING AND/OR DATA FILES. UPON THE RECEIPT OF THIS PLAN AND/OR DATA FILES S&D COLDESTIEN CIVIL ENGINEER, INC. RELINQUISHES ALL RESPONSIBILITIES OF THE ACCURACY AND GENERAL CONTENT OF SAID PLAN AND/OR DATA FILES CONTAINED HEREIN.
- THERE IS NO EVIDENCE OF LIQUID WASTE DUMP, SWAMP OR SANITARY LAND FILL USE.
- THIS PLAN IS NOT FOR CONSTRUCTION PURPOSES AND NO CHANGES TO EXISTING BUILDINGS OR ADDITION OF NEW BUILDINGS ARE PROPOSED AS PART OF THIS TENTATIVE MAP.
- THIS MAP IS FOR PURPOSES OF CREATING A SINGLE LOT SUBDIVISION WITH 112 RESIDENTIAL MOBILEHOME CONDOMINIUM UNITS. IT IS NOT THE INTENT OF THIS MAP TO CREATE INDIVIDUAL SUBDIVIDED LOTS.
- ALL ROADWAYS AND PARKING WITHIN RANCHO MHP ARE SURFACED WITH ASPHALT PAVEMENT.

LEGEND

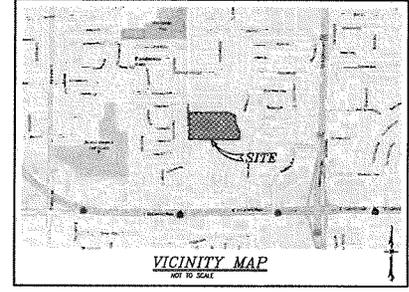
	MAP BOUNDARY
	EASEMENT
	ADJOINING PROPERTY BOUNDARY
	INDICATES THE ULTIMATE PERMETER BOUNDARY OF THE SINGLE LOT SUBDIVISION FOR WHICH THIS MAP IS PREPARED
	TITLE REPORT EXCEPTION No.

NO CONSTRUCTION, NO NEW DEVELOPMENT, NO CHANGE IN USE IS PROPOSED WITH THIS TENTATIVE MAP. THIS TENTATIVE MAP IS STRICTLY FOR CONDOMINIUM PURPOSES PER GOV. CODE SEC. 66427.5



SUNNYVALE IN THE COUNTY OF SANTA CLARA
 AUGUST 2, 2015
 REV. FEB. 22, 2016
 REV. JAN. 04, 2017
 REV. MAR. 02, 2017

PREPARED BY:
S&D COLDESTIEN - CIVIL ENGINEER, INC.
 150 ALAMO PRINCE AVENUE, SUITE 202, SOLVANO, CA 95143
 TEL: (925) 308-1514 FAX: (925) 608-8882
 EMAIL: info@sdcce.com web: www.sdcce.com



GENERAL INFORMATION

OWNER
ALEX MACDONELL
c/o MACDONELL DEVELOPMENT LLC
2466 EL CAMINO REAL, 100
SANTA CLARA, CA 95051
tel: (408) 800-8000
email: alexmacdonell@gmail.com

SITE ADDRESS
854 HENDERSON AVENUE
SUNNYVALE, CA 94086

AGENT
RICHARD CROSE
c/o GOLDSTEN & RUTTER
1289 DODMAN AVE., SUITE 500
SANTA MONICA, CA 90401
tel: (310) 393-4000 fax: (310) 394-4700
email: crose@greinerutter.com

ENGINEER/AGENT
SID GOLDSTEN CIVIL ENGINEER, INC.
650 ALAMO PRINCESS RD., SUITE 300
SOLVING, CA 92463
tel: (602) 688-1528 fax: (602) 688-6582
email: sid@gstce.com

A.P.N.
213-30-005

TENTATIVE MAP AREA
811.92 AC. GROSS/NET

ZONING
RM - RESIDENTIAL MEDIUM DENSITY

GENERAL PLAN
LOW MEDIUM DENSITY RES (7-14 du/ac)

TAX RATE AREA
609-033

UTILITIES AND SERVICES:

FIRE	CITY OF SUNNYVALE
WATER	CITY OF SUNNYVALE
SEWER	CITY OF SUNNYVALE
GAS	PUECO
ELECTRIC	PG&E
CABLE TELEVISION	COMCAST
TELEPHONE	AT&T
ROADS	PRIVATE
SCHOOLS	SANTA CLARA UNIFIED SCHOOL DISTRICT
ELEMENTARY:	PONDEROSA ELEMENTARY SCHOOL
MIDDLE SCHOOL:	MARIAN A. PETERSON MIDDLE SCHOOL
HIGH SCHOOL:	ADRIAN WILCOX HIGH SCHOOL

GENERAL NOTES

- THIS TENTATIVE MAP (TENTATIVE) IS SUBMITTED PURSUANT TO SECTION 40071.5 OF THE STATE SUBDIVISION MAP ACT.
- OWNER HAS RELIED UPON INFORMATION SUPPLIED IN THE CHARGE TITLE COMPANY PRELIMINARY TITLE REPORT NO. PMP5-44751-000440, DATED 18 JAN 2015 TO DISCLOSE RECORD ENCUMBRANCES THAT BURDEN OR BENEFIT THIS PROPERTY.
- NO MONUMENTATION WAS FOUND OR SET AT THE PROPERTY CORNERS UNLESS NOTED OTHERWISE.
- THIS MAP IS INTENDED TO SHOW THE GENERAL FEATURES AND IS NOT A SURVEYED DETENTION.
- THIS PLAN AND/OR DATA FILE IS INCLUDING ALL COORDINATES HEREIN ARE FOR THE STATE USES AND PARTIES INDICATED HEREON INCLUDING THEIR SUCCESSORS AND ASSIGNS. ANY CHANGE OR ERRORS OF THIS PLAN AND/OR DATA FILE WINDY FROM MISTAKE OR NEGLIGENCE BY SID GOLDSTEN CIVIL ENGINEER, INC. IS PROHIBITED AND IS THE RESPONSIBILITY OF THE PARTIES CONCERNED AND/OR DATA FILED. UPON THE BASIS OF THIS PLAN AND/OR DATA FILED BY GOLDSTEN CIVIL ENGINEER, INC. THE UNDERSIGNED'S ALL RESPONSIBILITIES OF THE ACCURACY AND GENERAL CONTENT OF SAID PLAN AND/OR DATA FILED CONTAINED HEREIN.
- THERE IS NO EVIDENCE OF SOLE MISTE DAMP, SWAMP OR SATURATED LAND FILL USE.
- THIS PLAN IS NOT FOR CONSTRUCTION PURPOSES AND NO CHANGES TO EXISTING BUILDINGS OR ADDITION OF NEW BUILDINGS ARE PROPOSED AS PART OF THIS TENTATIVE MAP.
- THIS MAP IS FOR PURPOSES OF OBTAINING THE RESIDENTIAL MEDIUM-DENSITY CONDOMINIUM LAWS. IF IT NOT THE INTENT OF THIS MAP TO CREATE INDIVIDUAL SUBDIVIDED LOTS.
- ALL ROADSWAYS AND PARKING WITHIN THUNDERBIRD MAP ARE SURFACED WITH ASPHALT PAVEMENT.



FINAL MAP NOTE

THE FINAL MAP WILL BE A "ONE LOT" TRACT MAP, FOR CONDOMINIUM PURPOSES, SHOWING ONLY THE BOUNDARY AND ELEVATIONS. NO INTERIOR APPROXIMATIONS WILL BE SHOWN ON THE FINAL MAP. THE FINAL MAP WILL SUPERSEDE ANY PREVIOUS MAPS SHOWING WITHIN ITS OUTER BOUNDARY.

BOUNDARY INFORMATION

THE BOUNDARY INFORMATION PROVIDED HEREIN IS FROM PRELIMINARY REPORT TITLE NO. PMP5-44751-000440, PREPARED BY CHARGE TITLE CO., DATED, JUNE 18, 2015.

BASIS OF BEARINGS

THE BEARING SOUTH 72°00' EAST BETWEEN TWO FOUND MONUMENTS ON THE CENTER LINE OF HENDERSON AVENUE AS SHOWN HEREON IS SHOWN ON THIS TENTATIVE MAP OF TRACT FILED IN THE OFFICE OF THE RECORDER OF COUNTY 166 OF MAPS AT PAGES 7 & 8 IN THE COUNTY OF SANTA CLARA STATE OF CALIFORNIA.

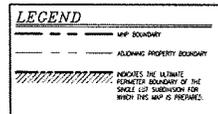
OWNER'S CERTIFICATE

I/WE HEREBY APPLY FOR APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS PLAN AND CERTIFY THAT I/WE ARE/ARE THE LEGAL OWNER(S) OR THE AUTHORIZED AGENT OF THE LEGAL OWNER(S) OF SAID PROPERTY AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE AND BELIEF. WE CERTIFY THAT ALL APPLICABLE REQUIREMENTS OF SECTION 96427.7 OF THE CALIFORNIA GOVERNMENT CODE SHALL BE COMPLIED WITH.

ALEX MACDONELL
MACDONELL DEVELOPMENT, LLC
DATE 8/5/15

FLOOD ZONE INFORMATION

BASED ON THE FLOOD INSURANCE RATE MAPS PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) DATED MAY 18, 2010, THE PROPERTY SHOWN ON THIS TENTATIVE MAP LIES WITHIN FLOOD ZONE X WHICH DESIGNATES AREAS OF 1% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS 1/325 THAT 1 TOWNSHIP WIDE, AND AREAS PROTECTED BY DICES FROM 1% ANNUAL CHANCE FLOOD. (MAP NO. 0000000000)



BENCHMARK
BENCHMARK DATA FOR CITY OF SUNNYVALE DATE OF PUBLIC WORKS
ON JULY 01, 1995 WAS SET IN TOP OF CURB NEXT TO CURB SIGN
WEST SIDE OF HENDERSON AVENUE AT INTERSECTION OF
HENDERSON AVENUE AND UST AVENUE ELEVATION = 88.957

NO CONSTRUCTION, NO
NEW DEVELOPMENT,
NO CHANGE
IN USE IS PROPOSED
WITH THIS TENTATIVE
MAP. THIS TENTATIVE
MAP IS STRICTLY
FOR CONDOMINIUM
PURPOSES PER GOV.
CODE SEC. 66427.5

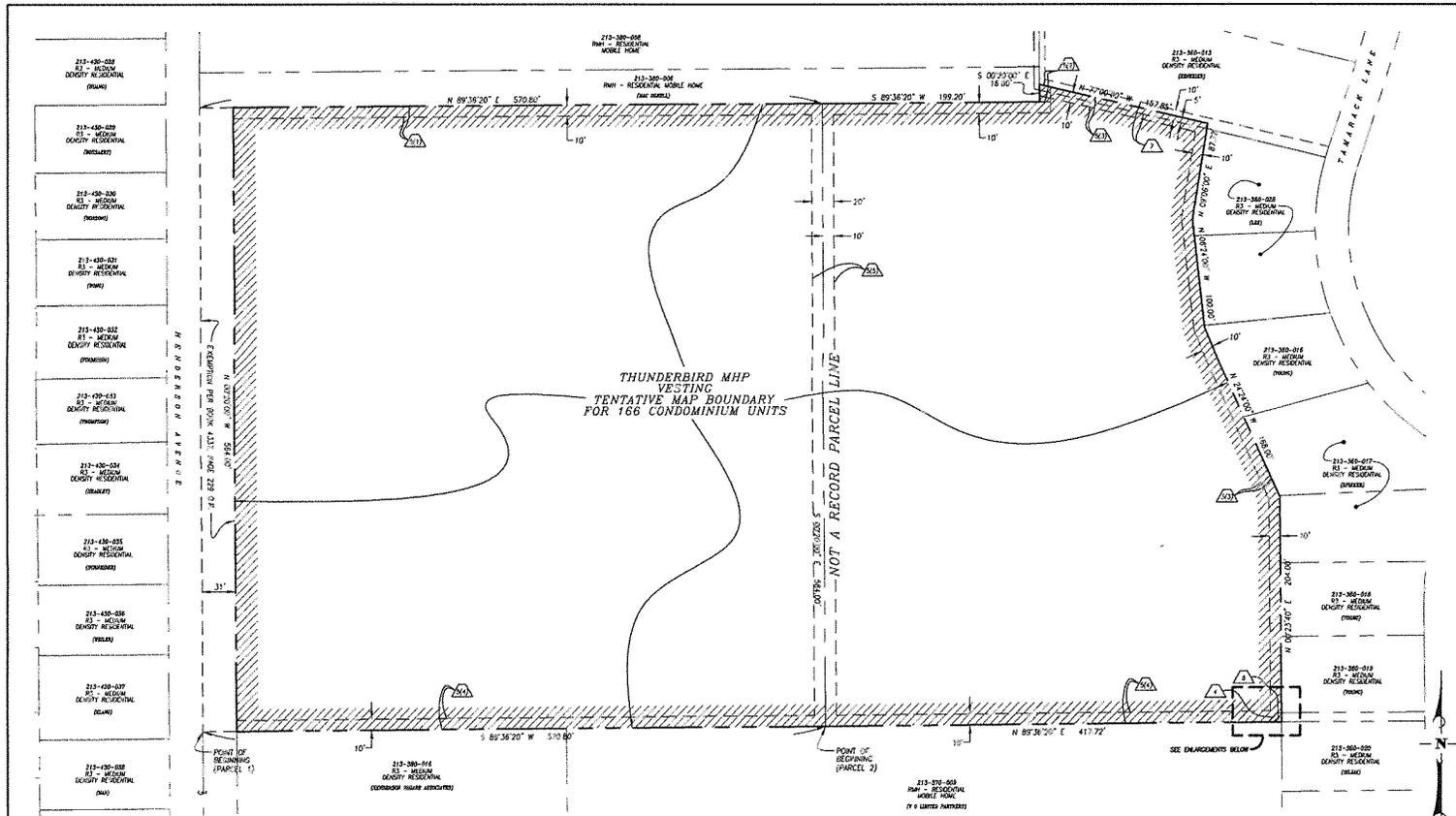
THUNDERBIRD MHP
VESTING TENTATIVE MAP
No. 2015-7706
FOR CONDOMINIUM PURPOSES
PER GOV. CODE SECTION 66427.5



SUNNYVALE IN THE
COUNTY OF
SANTA CLARA

AUGUST 7, 2015
REV. FEB. 23, 2016
REV. FEB. 03, 2017

PREPARED BY
SID GOLDSTEN - CIVIL ENGINEER, INC.
650 ALAMO PRINCESS AVENUE, SUITE 300 SOLVING, CA 92463
TEL: (602) 688-1528 FAX: (602) 688-6582
EMAIL: sid@gstce.com WEB: www.gstce.com



- EASEMENT INFORMATION**
SEE CHICAGO TITLE COMPANY PRELIMINARY REPORT NUMBER P195-1515004040, DATED JUNE 18, 2015
- A** EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT.
- GRANTED TO: CITY OF SUNNYVALE, A MUNICIPAL CORPORATION OF THE STATE OF CALIFORNIA
PURPOSE: CONSTRUCTION, INSTALLATION, MAINTENANCE OF SANITARY SEWER PIPE LINES, STORM DRAIN PIPE LINES, DOMESTIC WATER LINES
RECORDED: RECORDED JANUARY 30, 1959, BOOK 4307, PAGE 356, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- A** EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT.
- GRANTED TO: PACIFIC GAS AND ELECTRIC COMPANY AND THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CALIFORNIA CORPORATION
PURPOSE: FOR THE RIGHT AND PRIVILEGE OF ERECTING, SUPPORTING, REPLACING, MAINTAINING AND USING A SINGLE LINE OF POLES AND SUCH WIRES AS SECOND PARTIES SHALL FROM TIME TO TIME SUSPEND THEREFROM AND ALL NECESSARY AND PROPER CUTS, ANCHORS, CROSSINGS AND BRACEDS AND OTHER FIXTURES, FOR TRANSMITTING AND DISTRIBUTING BY PACIFIC GAS OF ELECTRIC ENERGY AND FOR RECEIVING BY PACIFIC TELEPHONE OF TELEPHONE AND TELEGRAPH SERVICE, RESPECTIVELY TOGETHER WITH A RIGHT OF WAY THEREFOR, THE RIGHT TO TRAVEL ANY FEES ALONG SAID POLES AND WIRES WHEN EVER CONSIDERED NECESSARY FOR THE COMPLETE EQUIPMENT OF THE RIGHTS
RECORDING DATE: MARCH 12, 1959
RECORDING NO.: BOOK 4321, PAGE 424, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF THE LAND
LIMITATIONS ON THE USE, BY THE OWNERS OF SAID LAND, OF THE EASEMENT AREA AS SET FORTH IN THE EASEMENT INSTRUMENT SHOWN HEREINAFORE.
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- A** EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT.
- GRANTED TO: SANTA CLARA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
PURPOSE: STORM DRAIN
RECORDING DATE: JULY 8, 1989
RECORDING NO.: BOOK 4473, PAGE 134, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- A** EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT.
- GRANTED TO: CITY OF SUNNYVALE, A MUNICIPAL CORPORATION
PURPOSE: FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE OF STREETS, AND STREET IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRAINAGE FACILITIES, STORM SEWERS, WATER MAINS AND PIPES, STREET LIGHTING FACILITIES, SANITARY SEWER AND OTHER PUBLIC UTILITIES
RECORDING DATE: NOVEMBER 15, 1980
RECORDING NO.: BOOK 4183, PAGE 684, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF THE LAND
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

NO CONSTRUCTION, NO NEW DEVELOPMENT, NO CHANGE IN USE IS PROPOSED WITH THIS TENTATIVE MAP. THIS TENTATIVE MAP IS STRICTLY FOR CONDOMINIUM PURPOSES PER GOV. CODE SEC. 66427.5

LEGAL DESCRIPTION

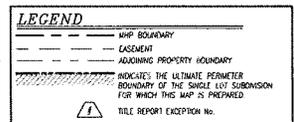
SEE CHICAGO TITLE COMPANY PRELIMINARY REPORT NUMBER P195-1515004040, DATED JUNE 18, 2015

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

PARCEL ONE
BEGINNING AT THE SOUTHWESTERLY CORNER OF THAT CERTAIN 30.03 ACRE PARCEL OF LAND DESCRIBED IN THE DEED FROM MANUEL B. DAS, ET AL, TO WINIFRED THURLEN, ET AL, DATED MAY 15, 1948 AND RECORDED MAY 17, 1948 IN BOOK 1333 OF OFFICIAL RECORDS, PAGE 498, SANTA CLARA COUNTY RECORDS; SAID POINT BEING ON THE DIVIDING LINE BETWEEN SECTIONS 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 1 WEST, M.D.M. & M. IN THE CENTER LINE OF HENDERSON AVENUE, THENCE ALONG SAID CENTER LINE OF HENDERSON AVENUE, NORTH OF 20' WEST 564.00 FEET, THENCE NORTH BY 38' 20" EAST 530.80 FEET, THENCE PARALLEL WITH THE CENTER LINE OF HENDERSON AVENUE, SOUTH OF 20' EAST 564.00 FEET, THENCE SOUTH BY 38' 20" WEST 570.80 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 1 WEST, M.D.M. & M.

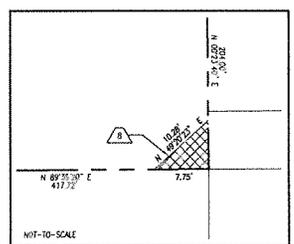
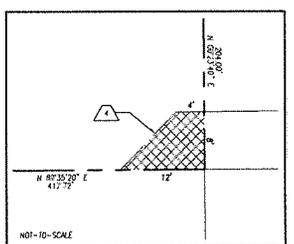
EXCEPTING THEREFROM THE PARCEL OF LAND BEING THE WESTERLY 31 FEET THEREOF AS GRANTED BY RICHARD A. MACDONELL, ET AL, TO THE CITY OF SUNNYVALE BY INSTRUMENT DATED FEBRUARY 26, 1959 AND RECORDED FEBRUARY 27, 1959 IN BOOK 4337, OFFICIAL RECORDS, PAGE 129, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE DIVIDING LINE BETWEEN SECTIONS 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 1 WEST, M.D.M. & M., LOCATED THEREON 1330.00 FEET NORTH FROM THE 1/4 SECTION CORNER OF SECTIONS 5 AND 6, SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTHERLY BOUNDARY LINE OF THE PREVIOUSLY MENTIONED 30 ACRE PARCEL OF LAND WITH THE CENTER LINE OF HENDERSON AVENUE (40 FEET WIDE), THENCE LEAVING SAID POINT OF BEGINNING NORTH OF 20' WEST, OFFSET 10.00 FEET TO A POINT, THENCE NORTH BY 20' EAST 110.00 FEET TO A POINT, THENCE SOUTH OF 20' EAST 180.00 FEET TO A POINT, THENCE SOUTH BY 38' 20" WEST 310.00 FEET TO THE POINT OF BEGINNING, (BETTER KNOWN AS THE EAST 1/2 OF HENDERSON).



GENERAL NOTES

1. THIS TENTATIVE MAP (ONE LOT SUBDIVISION) IS SUBMITTED PURSUANT TO SECTION 66427.5 OF THE STATE SUBDIVISION MAP ACT.
2. ENGINEER HAS RELIED UPON INFORMATION SUPPLIED IN THE CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT NO. P195-1515004040, DATED 18 JUN 2015 TO DISCLOSE RECORD EASEMENTS THAT BURDEN OR BENEFIT THIS PROPERTY.
3. NO MONUMENTATION WAS FOUND ON SET AT THE PROPERTY CORNERS UNLESS NOTED OTHERWISE.
4. THIS MAP IS INTENDED TO SHOW THE GENERAL FEATURES AND IS NOT A SURVEYED SECTION.
5. THIS PLAN AND/OR DATA FILES INCLUDING ALL CONTENTS HEREIN ARE FOR THE SOLE USES AND PARTIES INDICATED HEREON INCLUDING THEIR SUCCESSORS AND ASSIGNS. ANY DEVIATION OR IMPUSES OF THIS PLAN AND/OR DATA FILES WITHOUT PRIOR WRITTEN AGREEMENTS BY SDI GOLDSTEIN CIVIL ENGINEER, INC. IS PROHIBITED AND IS THE RESPONSIBILITY OF THE PARTIES USING SAID DRAWING AND/OR DATA FILES. UPON THE ISSUE OF THIS PLAN AND/OR DATA FILES SDI GOLDSTEIN CIVIL ENGINEER, INC. RELINQUISHES ALL RESPONSIBILITIES OF THE ACCURACY AND GENERAL CONTENT OF SAID PLAN AND/OR DATA FILES. CONTACTED HEREON.
6. THERE IS NO EVIDENCE OF SOLID WASTE (LUMP, SLUMP OR SANITARY LAND FILL USE).
7. THIS PLAN IS NOT FOR CONSTRUCTION PURPOSES AND NO CHANGES TO EXISTING BUILDINGS OR ADDITION OF NEW BUILDINGS ARE PROPOSED AS PART OF THIS TENTATIVE MAP.
8. THIS MAP IS FOR PURPOSES OF CREATING FOR RESIDENTIAL MOBILEHOME CONDOMINIUM UNITS. IT IS NOT THE INTENT OF THIS MAP TO CREATE INDIVIDUAL SUBDIVIDED LOTS.
9. ALL ROADWAYS AND PARKING WITHIN THUNDERBIRD MHP ARE SURFACED WITH ASPHALT PAVEMENT.



THUNDERBIRD MHP
VESTING TENTATIVE MAP
No. 2015-7706
FOR CONDOMINIUM PURPOSES
PER GOV. CODE SECTION 66427.5



SUNNYVALE in the COUNTY OF SANTA CLARA

PREPARED BY: **SID GOLDSTIEN - CIVIL ENGINEER, INC.**
650 ALAMO PINTADO AVENUE SUITE 301, SOLVANO, CA 95463
Tel: (925) 868-5216 Fax: (925) 868-6183
email: sid@sgce.com web: www.sgce.com

AUGUST 07, 2015
REV. FEB. 22, 2016
REV. FEB. 03, 2017