

OWNER’S STATEMENTS

OWNER 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 THE HEREON MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

STREET DEDICATION (EASEMENT)
WE ALSO HEREBY STATE THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: STREETS AND PORTIONS OF STREETS NOT PREVIOUSLY EXISTING AS DELINEATED HEREON AND DESIGNATED AS "STREET EASEMENT HEREIN DEDICATED".

EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.)
WE ALSO HEREBY STATE THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: EMERGENCY VEHICLE INGRESS AND EGRESS PURPOSES ON OR OVER THOSE CERTAIN STRIPS OF LAND DELINEATED HEREON AND DESIGNATED AS E.V.A.E. (EMERGENCY VEHICLE ACCESS EASEMENT). PARKING STALLS NOT DELINEATED ON THE MAP ARE EXCLUDED FROM THE LIMITS OF THE E.V.A.E. THE PERPETUAL MAINTENANCE OF IMPROVEMENTS WITHIN THE EASEMENT AREA SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

PUBLIC UTILITY EASEMENT (P.U.E.)
WE ALSO HEREBY STATE THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: CERTAIN PUBLIC UTILITY FACILITIES INCLUDING BUT NOT LIMITED TO POLES, ELECTRIC, TELEPHONE, AND CABLE CONDUITS AND WIRES, GAS AND ALL APPURTENANCES AS DELINEATED HEREON AND DESIGNATED AS "P.U.E." (PUBLIC UTILITY EASEMENT).

KEEP "OPEN AND FREE"
ALL OF THE HEREIN DESCRIBED EASEMENTS SHALL BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT THOSE APPURTENANCES ASSOCIATED WITH THE DEFINED EASEMENTS.

AS OWNER:
CLASSIC 238 CARROLL, L.P., A CALIFORNIA LIMITED PARTNERSHIP

BY: CLASSIC COMMUNITIES, INC., A CALIFORNIA CORPORATION
ITS: GENERAL PARTNER

BY: _____
ADAM KATES
ITS: VICE PRESIDENT

OWNER ACKNOWLEDGMENT

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 _____)SS.
COUNTY OF _____)

ON _____ 20 __, BEFORE ME, _____, A NOTARY PUBLIC,
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: _____
NOTARY’S PRINTED NAME: _____
NOTARY’S PRINCIPAL PLACE OF BUSINESS: _____
NOTARY’S COMMISSION No.: _____
NOTARY’S COMMISSION EXPIRATION DATE: _____

SOILS REPORT NOTE

A SOILS REPORT HAS BEEN PREPARED BY CORNERSTONE EARTH GROUP, ENTITLED "CLASSICS AT SUNNYVALE, 244 CAROLL STREET, SUNNYVALE, CALIFORNIA", PROJECT NO. 160–15–1, DATED JUNE 7, 2013, A COPY OF WHICH HAS BEEN FILED WITH THE CITY OF SUNNYVALE.

TRACT NO. 10283
CLASSICS AT TOWN PLAZA
FOR CONDOMINIUM PURPOSES

CONSISTING OF 2 SHEETS

BEING A RESUBDIVISION OF PARCEL A, AS SHOWN ON THAT CERTAIN PARCEL MAP, FILED FOR RECORD ON FEBRUARY 15, 1985, IN BOOK 539 OF MAPS, AT PAGE 26, RECORDS OF SANTA CLARA COUNTY

LYING ENTIRELY WITHIN THE
CITY OF SUNNYVALE, SANTA CLARA COUNTY, CALIFORNIA

DATE: APRIL 2015



BENEFICIARY’S STATEMENT

COMERICA BANK AS BENEFICIARY UNDER DEED OF TRUST, RECORDED DECEMBER 23, 2014 AS DOCUMENT NO. 22808180, OFFICIAL RECORDS OF SANTA CLARA COUNTY, ENCUMBERING THE LAND HEREIN SHOWN, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS MAP.

BY: _____
NAME: _____
TITLE: _____

BENEFICIARY ACKNOWLEDGMENT

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 _____)
COUNTY OF _____)SS.

ON _____ 20 __, BEFORE ME, _____, A NOTARY PUBLIC,
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 NAME: _____
COUNTY OF PRINCIPAL PLACE OF BUSINESS: _____
COMMISSION No.: _____
COMMISSION EXPIRATION DATE: _____

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 CLASSIC COMMUNITIES INC. IN OCTOBER 2014. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2016, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.



DATE _____ DAVIS THRESH
P.L.S. NO. 6868

CITY ENGINEER’S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON FINAL MAP OF THE TRACT NO. 10283; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT, AS AMENDED, AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATE _____ BY: _____
CRAIG M. MOBECK
CITY ENGINEER
R.C.E. NO. 64496
CITY OF SUNNYVALE, CALIFORNIA

I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE _____ BY: _____
ROGER HIGDON
R.C.E. NO. 21755

CITY CLERK’S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF SUNNYVALE AT ITS REGULAR MEETING HELD ON THE _____ DAY OF _____ 20____, DULY APPROVED THE HEREIN FINAL MAP OF THE TRACT NO. 10283 AS SHOWN HEREON AND ACCEPTED SUBJECT TO COMPLETION AND ACCEPTANCE OF PUBLIC IMPROVEMENTS ON BEHALF OF THE PUBLIC ALL EASEMENTS OFFERED FOR DEDICATION IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

DATE _____ BY: _____
KATHLEEN FRANCO SIMMONS
CITY CLERK
CITY OF SUNNYVALE, CALIFORNIA

RECORDER’S STATEMENT

FILED THIS _____ DAY OF _____, 20____, AT _____ .M.
IN BOOK _____ OF _____, AT PAGES _____
SANTA CLARA COUNTY RECORDS, AT THE REQUEST OF BKF ENGINEERS.

FILE NO.: _____ REGINA ALCOMENDRAS
COUNTY RECORDER
SANTA CLARA COUNTY, CALIFORNIA

FEE: \$ _____ PAID

BY: _____
DEPUTY

TRACT NO. 10283

CLASSICS AT TOWN PLAZA FOR CONDOMINIUM PURPOSES

CONSISTING OF 2 SHEETS

BEING A RESUBDIVISION OF PARCEL A, AS SHOWN ON THAT CERTAIN PARCEL
MAP, FILED FOR RECORD ON FEBRUARY 15, 1985, IN BOOK 539 OF MAPS, AT
PAGE 26, RECORDS OF SANTA CLARA COUNTY

LYING ENTIRELY WITHIN THE
CITY OF SUNNYVALE, SANTA CLARA COUNTY, CALIFORNIA

SCALE: 1" = 30'
DATE: APRIL 2015



ENGINEERS-SURVEYORS-PLANNERS
1650 TECHNOLOGY DRIVE, SUITE 650
SAN JOSE, CALIFORNIA 95110

BASIS OF BEARINGS

THE BEARING N14°51'10"E OF THE MONUMENT LINE OF SUNNYVALE AVENUE,
BETWEEN FOUND MONUMENTS, AS SAID BEARING IS SHOWN ON MAP OF TRACT
NO. 9925, FILED FOR RECORD ON OCTOBER 1, 2007, IN BOOK 818 OF MAPS
AT PAGES 45 THROUGH 55, SANTA CLARA COUNTY RECORDS, WAS USED
AS THE BASIS OF BEARINGS FOR THIS MAP.

MAP REFERENCES

- (R1) PARCEL MAP, 539 M 26
(R2) RECORD OF SURVEY, 557 M 23
(R3) PARCEL MAP, 446 M 9
(R4) TRACT NO. 9925, 818 M 45-55

MAP NOTES

- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- THE DISTINCTIVE BORDER LINE INDICATES THE BOUNDARY OF THE LAND
SUBDIVIDED BY THIS MAP AND CONTAINS AN AREA OF 38,052 SQUARE
FEET MORE OR LESS.
- ALL EASEMENT LINES WITHOUT BEARINGS ARE PARALLEL WITH AND/OR
PERPENDICULAR TO THE LOT LINE OR BOUNDARY LINE.

LEGEND

- FOUND MONUMENT AS NOTED ON MAP
- FOUND IRON PIPE AS NOTED ON MAP
- SET 3/4" IRON PIPE WITH PLASTIC PLUG AND TACK,
STAMPED "LS 6868"

- DISTINCTIVE BORDER LINE
- STREET CENTER LINE
- MONUMENT LINE
- EASEMENT LINE
- M-M MONUMENT TO MONUMENT DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°20'43"E	19.80'
L2	N14°52'13"E	16.20'
L3	N75°07'47"W	10.00'
L4	N14°52'13"E	21.50'
L5	N75°07'47"W	29.08'
L6	N75°07'47"W	26.00'
L7	N75°07'48"W	17.00'
L8	N14°49'56"E	6.50'
L9	N75°07'47"W	10.00'
L10	N14°49'56"E	3.00'
L11	N75°07'47"W	13.00'
L12	N14°49'56"E	6.45'
L13	N75°07'47"W	46.01'
L14	N14°52'12"E	6.45'
L15	N75°07'47"W	13.00'
L16	N14°52'12"E	3.00'
L17	N75°07'47"W	10.00'
L18	N14°52'12"E	6.50'
L19	N75°07'48"W	16.00'
L20	N14°52'12"E	9.55'
L21	N75°07'48"W	4.00'
L22	N14°52'12"E	8.98'
L23	N75°07'47"W	4.40'
L24	N14°52'13"E	5.00'
L25	N75°07'47"W	4.55'
L26	N75°07'47"W	4.46'
L27	N75°07'47"W	4.30'

CURVE TABLE		
CURVE	RADIUS	DELTA
C1	25.00'	90°02'17"
C2	25.00'	89°57'43"
C3	28.50'	04°07'48"
C4	28.50'	71°46'50"
C5	28.50'	84°02'31"

