

TRACT NO. 10286

A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES (52 UNITS)
1101 WEST EL CAMINO REAL
BEING A RESUBDIVISION OF PARCEL A AS SHOWN ON THAT CERTAIN
PARCEL MAP FILED FOR RECORD ON JUNE 14, 1977 IN BOOK 398 OF MAPS
AT PAGE 51, SANTA CLARA COUNTY RECORDS, AND LYING WITHIN THE

CITY OF MOUNTAIN VIEW

COUNTY OF SANTA CLARA, STATE OF CALIFORNIA

OCTOBER, 2015

CONSISTING OF FOUR SHEETS



KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.

3350 Scott Boulevard, Building 22
Santa Clara, California 95054

OWNER'S 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 THIS MAP, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY, AND WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE ALSO HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR PUBLIC UTILITY FACILITIES, DESIGNATED ON THIS MAP AS "PUBLIC UTILITY EASEMENT" (P.U.E.), FOR SUCH USE AS SANITARY SEWERS, WATER MAINS, STORM DRAINS, GAS MAINS, PUBLIC UTILITIES, INCLUDING ELECTRIC, COMMUNICATION AND CABLE TELEVISION FACILITIES, AND OTHER SIMILAR USES, TOGETHER WITH APPURTENANCES THEREOF AND WITH RIGHTS ON INGRESS AND EGRESS. SAID PUBLIC UTILITY EASEMENT SHALL BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT LAWFUL FENCES, SURFACE PAVEMENT, LAWFUL UNSUPPORTED ROOF OVERHANGS, IRRIGATION SYSTEMS, UTILITY COMPANY STRUCTURES AND APPURTENANCES THEREOF.

WE ALSO HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR THE RIGHTS OF PUBLIC ACCESS UPON AND OVER THOSE STRIPS OF LAND DESIGNATED ON THIS MAP AS "PUBLIC ACCESS EASEMENT" (P.A.E.). SAID EASEMENTS ARE TO BE KEPT OPEN AND FREE OF SURFACE STRUCTURES OF ANY KIND.

AS OWNER:

1101 El Camino Real, LP,
a Delaware limited partnership

By: 1101 ECR MV, LLC,
a Delaware limited liability company
Its: General Partner

By: RHBA 1101 ECR MV, LLC
a Delaware limited liability company
Its: Sole Member

By: Regis Homes Bay Area, LLC,
a Delaware limited liability company
Its: Managing Member

By: _____
Todd Regonini
Its: Chief Development Officer

AS BENEFICIARY:

Comerica Bank

By: _____
Candice Eggleston
Its: Vice President

CITY ACCEPTANCE STATEMENT

I, LORRIE BREWER, CITY CLERK AND EX-OFFICIO CLERK OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW, STATE OF CALIFORNIA, HEREBY STATE THAT THE CITY COUNCIL DID AT ITS _____ MEETING HELD ON THE _____ DAY OF _____ MAKE ALL FINDINGS REQUIRED PURSUANT TO ARTICLE VII OF CHAPTER 28 OF THE MOUNTAIN VIEW CITY CODE AND DID DULY APPROVE THE WITHIN FINAL MAP OF TRACT NO. 10286 AND DID ACCEPT ON BEHALF OF THE PUBLIC ALL PARCELS OF LAND AND EASEMENTS OFFERED FOR DEDICATION THEREON FOR THE PURPOSES SET FORTH IN THE OFFER OF DEDICATION.

LORRIE BREWER, MMC, CITY CLERK
AND EX-OFFICIO CLERK OF THE CITY COUNCIL
OF THE CITY OF MOUNTAIN VIEW

DATE _____ RESOLUTION NO. _____

IMPROVEMENT STATEMENT

PURSUANT TO THE PROVISIONS OF GOVERNMENT CODE SECTION 66411.1, CHAPTER 28 OF THE MOUNTAIN VIEW CITY CODE AND THE CONDITIONS OF APPROVAL OF THE TENTATIVE MAP, THE FOLLOWING IMPROVEMENTS ARE REQUIRED TO BE CONSTRUCTED WITHIN ONE YEAR FROM THE EXECUTION OF AN IMPROVEMENT AGREEMENT FOR THIS FINAL MAP, UNLESS AN EXTENSION IS GRANTED BY THE CITY.

THE IMPROVEMENTS ON EL CAMINO REAL AND THE PUBLIC ALLEY (STREET EASEMENT) INCLUDE, BUT ARE NOT LIMITED TO, NEW CURB, GUTTER, SIDEWALK AND DRIVEWAYS; WATER AND SANITARY SERVICES AND APPURTENANCES; STORM SEWER LATERAL AND MANHOLE IMPROVEMENTS; AND STREET TREES.

SOIL AND GEOLOGIC REPORT STATEMENT

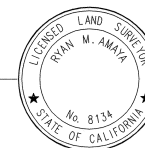
A GEOTECHNICAL REPORT ENTITLED "GEOTECHNICAL INVESTIGATION" AND DATED MAY 23, 2014 WAS PREPARED BY CORNERSTONE EARTH GROUP, PROJECT NO. 577-2-2 AND SIGNED BY C. BARRY BUTLER, P.E., G.E.

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 1101 EL CAMINO REAL, L.P. ON OCTOBER, 2015. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE OCTOBER, 2016, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

10-8-15
DATE

Ryan M. Amaya
RYAN M. AMAYA P.L.S. 8134

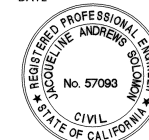


CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN FINAL MAP THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW ON NOVEMBER 12, 2014 AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA STATE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

JACQUELINE ANDREWS SOLOMON, CITY ENGINEER
R.C.E. NO. 57093, EXPIRES ON DECEMBER 31, 2015
CITY ENGINEER, CITY OF MOUNTAIN VIEW
SANTA CLARA COUNTY, CALIFORNIA

DATE



I, TIMOTHY Y. KO, A LICENSED CIVIL ENGINEER FOR THE CITY OF MOUNTAIN VIEW, SANTA CLARA COUNTY, CALIFORNIA, DO HEREBY STATE THAT I HAVE EXAMINED THE WITHIN FINAL MAP AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

TIMOTHY Y. KO
R.C.E. NO. 27089
EXPIRES ON MARCH 31, 2017

DATE



RECORDER'S STATEMENT

FILE NO: _____ FEE: _____ PAID: _____

FILED THIS _____ DAY OF _____, 201____ AT _____ M. IN BOOK _____ OF MAPS, AT PAGE(S) _____, SANTA CLARA COUNTY RECORDS, AT THE REQUEST OF KIER & WRIGHT CIVIL ENGINEERS AND SURVEYORS, INC.

REGINA ALCOMENDRAS, COUNTY RECORDER

BY: _____
DEPUTY

TRACT NO. 10286

A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES (52 UNITS)
1101 WEST EL CAMINO REAL
BEING A RESUBDIVISION OF PARCEL A AS SHOWN ON THAT CERTAIN
PARCEL MAP FILED FOR RECORD ON JUNE 14, 1977 IN BOOK 398 OF MAPS
AT PAGE 51, SANTA CLARA COUNTY RECORDS, AND LYING WITHIN THE

CITY OF MOUNTAIN VIEW

COUNTY OF SANTA CLARA, STATE OF CALIFORNIA

OCTOBER, 2015

CONSISTING OF FOUR SHEETS



KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3350 Scott Boulevard, Building 22
Santa Clara, California 95054

OWNER'S 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 CALIFORNIA)
COUNTY OF _____) SS.

ON _____ BEFORE ME, _____,
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.

SIGNATURE _____

PRINTED NOTARY'S NAME _____

COUNTY OF NOTARY'S PRINCIPAL PLACE OF BUSINESS _____

NOTARY'S COMMISSION NO. _____

EXPIRATION DATE OF NOTARY'S COMMISSION _____

BENEFICIARY'S 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 CALIFORNIA)
COUNTY OF _____) SS.

ON _____ BEFORE ME, _____,
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.

SIGNATURE _____

PRINTED NOTARY'S NAME _____

COUNTY OF NOTARY'S PRINCIPAL PLACE OF BUSINESS _____

NOTARY'S COMMISSION NO. _____

EXPIRATION DATE OF NOTARY'S COMMISSION _____

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1101 WEST EL CAMINO REAL
BEING A RESUBDIVISION OF PARCEL A AS SHOWN ON THAT CERTAIN
PARCEL MAP FILED FOR RECORD ON JUNE 14, 1977 IN BOOK 398 OF MAPS
AT PAGE 51, SANTA CLARA COUNTY RECORDS, AND LYING WITHIN THE

CITY OF MOUNTAIN VIEW
COUNTY OF SANTA CLARA, STATE OF CALIFORNIA

SCALE: 1" = 50' OCTOBER, 2015
CONSISTING OF FOUR SHEETS

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3350 Scott Boulevard, Building 22
Santa Clara, California 95054

REFERENCES

- ① PARCEL MAP (398 M 51)
- ② TRACT NO. 1197 (44 M 40-41)
- ③ PARCEL MAP (399 M 50)
- ④ RECORD OF SURVEY (280 M 9-10)
- ⑤ RECORD OF SURVEY (111 M 29-31)
- ⑥ PARCEL MAP (557 M 4)
- ⑦ RECORD OF SURVEY (627 M 35-37)
- ⑧ TRACT NO. 9902 (819 M 31-35)
- ⑨ TRACT NO. 4943 (295 M 24-25)
- ⑩ STREET EASEMENT (C888 O.R. 1)
- ⑪ STREET EASEMENT (DOC. NO. 18308421)

LEGEND

| | |
|---------------------------------|-------|
| DISTINCTIVE BORDER | --- |
| ADJACENT PROPERTY LINE | ---- |
| RIGHT-OF-WAY LINE | ---- |
| CENTERLINE | ---- |
| TIE LINE / RADIAL LINES | ---- |
| 1/4 SECTION LINE | ---- |
| EASEMENT | ---- |
| STREET EASEMENT | ---- |
| NEW EASEMENT | ---- |
| RECORD INFORMATION W/ REFERENCE | () ① |
| FOUND MONUMENT AS NOTED | ⊙ |
| FOUND IRON PIPE OR AS NOTED | ● |
| SET 3/4" I.P. W/ PLUG LS 8134 | ○ |

ABBREVIATIONS

| | |
|-----------|-------------------------------------|
| A.S.U. | AS SHOWN UPON |
| D= | DELTA |
| DOC. | DOCUMENT |
| E | EAST |
| FND | FOUND |
| I.P. | IRON PIPE |
| L= | LENGTH |
| M.D.B.&M. | MOUNT DIABLO BASE & MERIDIAN |
| MON | MONUMENT |
| N | NORTH |
| NO. | NUMBER |
| O.R. | OFFICIAL RECORD |
| P.A.E. | PUBLIC ACCESS EASEMENT |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| R | RANGE |
| R= | RADIAL |
| (R) | RADIAL |
| S | SOUTH |
| S.D.E. | STORM DRAIN EASEMENT |
| S.S.E. | SANITARY SEWER EASEMENT |
| SEC. | SECTION |
| T | TOWNSHIP |
| U.P.U.E. | UNDERGROUND PUBLIC UTILITY EASEMENT |
| W | WEST |
| W/ | WITH |
| W.L.E. | WATER LINE EASEMENT |

LINE TABLE

(FOR THIS SHEET ONLY)

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 57°58'05" W | 16.08' ④ |
| L2 | S 65°52'35" W | 45.00' ① |
| L3 | S 69°15'25" W | 45.00' ① |
| L4 | N 41°54'45" E | 18.26' ④ |
| L5 | N 89°52'40" W | 25.00' |
| L6 | N 89°52'40" W | 20.00' |



NOTES

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. THE AREA WITHIN THE DISTINCTIVE BORDER LINE IS 0.967 ± ACRES.
3. THE DISTINCTIVE BORDER DENOTES THE BOUNDARY OF THE SUBDIVISION.

BASIS OF BEARINGS

THE BEARING OF NORTH 0°07'20" EAST BETWEEN TWO FOUND MONUMENTS ON THE EASTERLY LINE OF PARCEL 4 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON JULY 1, 1977 IN BOOK 399 OF MAPS AT PAGE 50, SANTA CLARA COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.

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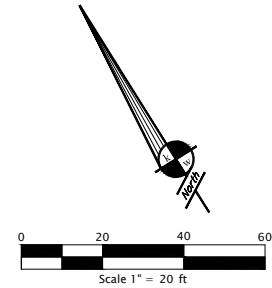
COUNTY OF SANTA CLARA, STATE OF CALIFORNIA

SCALE: 1" = 20' OCTOBER, 2015

CONSISTING OF FOUR SHEETS



KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3350 Scott Boulevard, Building 22
Santa Clara, California 95054



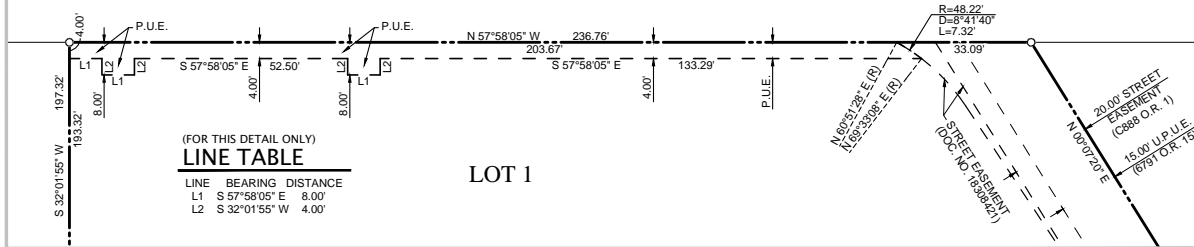
LEGEND (THIS SHEET ONLY)

| | |
|-------------------------------|-----|
| DISTINCTIVE BORDER | --- |
| RIGHT-OF-WAY LINE | --- |
| TIE LINE / RADIAL LINES | --- |
| EASEMENT | --- |
| STREET EASEMENT | --- |
| NEW EASEMENT | --- |
| SET 3/4" I.P. W/ PLUG LS 8134 | O |

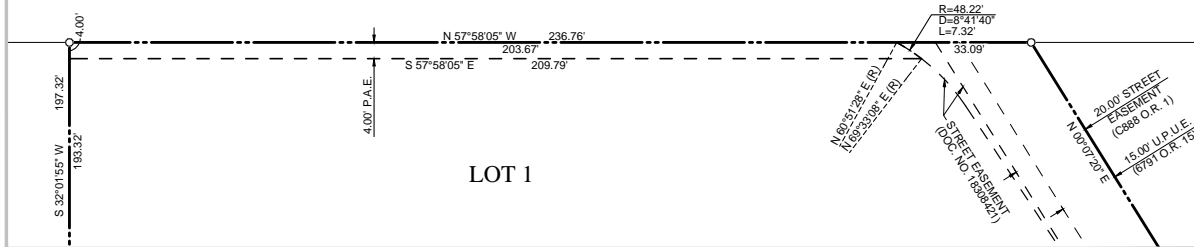
ABBREVIATIONS (THIS SHEET ONLY)

| | |
|----------|-------------------------------------|
| DOC. | DOCUMENT |
| NO. | NUMBER |
| O.R. | OFFICIAL RECORDS |
| P.A.E. | PUBLIC ACCESS EASEMENT |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| (R) | RADIAL |
| U.P.U.E. | UNDERGROUND PUBLIC UTILITY EASEMENT |

WEST EL CAMINO REAL



WEST EL CAMINO REAL



WEST EL CAMINO REAL

