

TO BE RECORDED AND WHEN RECORDED
RETURN TO:

Jones Hall, A Professional Law Corporation
475 Sansome Street, Suite 1700
San Francisco, California 94111
Attention: Christopher K. Lynch, Esq.

THIS TRANSACTION IS EXEMPT FROM CALIFORNIA DOCUMENTARY TRANSFER TAX UNDER SECTION 11929 OF THE REVENUE AND TAXATION CODE. THIS DOCUMENT IS EXEMPT FROM RECORDING FEES UNDER SECTION 27383 OF THE CALIFORNIA GOVERNMENT CODE.

SITE LEASE

This SITE LEASE (this “**Site Lease**”), dated for convenience as of May 1, 2026, is between the CITY OF MOUNTAIN VIEW, a chartered city and municipal corporation duly organized and existing under the Constitution and laws of the State of California, as lessor (the “**City**”), and the CITY OF MOUNTAIN VIEW CAPITAL IMPROVEMENTS FINANCING AUTHORITY, a joint powers authority duly organized and existing under the laws of the State of California, as lessee (the “**Authority**”).

BACKGROUND:

1. The City wishes to finance the demolition of the existing Mountain View Police Department building and the acquisition and construction of a Public Safety Building to be located at 1000 Villa Street in the City’s Public Facility District, and such other improvements that may be identified from time to time by the City (the “**Project**”).

2. The City and the Mountain View Shoreline Regional Park Community (the “**Shoreline Community**”) are parties to a Joint Exercise of Powers Agreement, dated as of February 25, 1992 (the “**Joint Powers Agreement**”), pursuant to which the Authority was established as a joint exercise of powers authority under the Joint Exercise of Powers Act (Government Code §6500 et seq.) for the purpose of providing assistance with financings that are authorized under the Joint Exercise of Powers Act.

3. To that end, the City has proposed to lease to the Authority certain real property and improvements of the City, as more particularly described in Appendix A attached hereto and by this reference incorporated herein (the “**Leased Property**”), under this Site Lease, in consideration of the payment by the Authority of an upfront rental payment (the “**Site Lease Payment**”) which is sufficient to provide funds for the Project .

4. The Authority has authorized the issuance of its City of Mountain View Capital Improvements Financing Authority Lease Revenue Bonds, Series 2025 (Public

Safety Building Project) in the aggregate principal amount of \$[Principal Amount] (the “**2026 Bonds**”) under an Indenture of Trust dated as of May 1, 2026 (the “**Indenture**”), between the Authority and U.S. Bank Trust Company, National Association, as trustee (the “**Trustee**”), for the purpose of providing the funds to enable the Authority to pay the Site Lease Payment to the City in accordance with this Site Lease.

5. Under Section 2.08 and Section 2.09 of the Indenture, the Authority is authorized to issue Additional Bonds (as defined in the Indenture) payable from the Lease Payments (as defined in the Lease) payable by the City under the Lease. Together, the 2026 Bonds and any Additional Bonds are defined as “**Bonds**” under this Site Lease and the Indenture.

6. In order to provide revenues which are sufficient to enable the Authority to pay debt service on the Bonds, the Authority has agreed to lease the Leased Property back to the City under a Lease Agreement dated as of May 1, 2026 (the “**Lease**”), a memorandum of which has been recorded concurrently herewith, under which the City has agreed to pay semiannual Lease Payments as the rental for the Leased Property thereunder.

6. The lease payments made by the City under the Lease have been assigned by the Authority to the Trustee for the security of the Bonds under an Assignment Agreement dated as of May 1, 2026, between the Authority as assignor and the Trustee as assignee, which has been recorded concurrently herewith.

A G R E E M E N T :

In consideration of the above premises and of the mutual promises and covenants herein contained and for other valuable consideration, the parties hereto do hereby agree as follows:

SECTION 1. *Lease of Property to Authority.* The City hereby leases the Leased Property to the Authority and the Authority hereby leases the Leased Property from the City, on the terms and conditions hereinafter set forth.

SECTION 2. *Term; Possession.* The term of this Site Lease commences on the date of recordation of this Site Lease and ends on the date on which the Indenture is discharged in accordance with Section 10.03 thereof, but under any circumstances not later than May 1, ____ or, if Additional Bonds have been issued under the Indenture, the day that is 10 years after the final maturity date of the Additional Bonds (if later than May 1, ____). The provisions of this Section 2 are subject in all respects to any other provisions of this Site Lease relating to the termination hereof.

SECTION 3. *Rental.* The Authority shall pay to the City as and for rental of the Leased Property hereunder, the sum of \$_____ (the “**Site Lease Payment**”). The Site Lease Payment is due and payable upon the issuance of the Bonds and the execution and delivery hereof, and will be paid from the proceeds of the Bonds. The Authority and the City hereby find and determine that the total amount of the Site Lease Payment does not exceed the fair market value of the leasehold interest in the Leased Property which is conveyed hereunder by the City to the Authority. No other amount of rental is due and

payable by the Authority for the use and occupancy of the Leased Property under this Site Lease.

As provided in the Indenture, a portion of the proceeds of the Bonds will be applied to make the Site Lease Payment by depositing the Bond proceeds it receives from the Original Purchaser in the Costs of Issuance Fund and the Project Fund.

SECTION 4. *Leaseback to City.* The Authority shall lease the Leased Property back to the City under the Lease.

SECTION 5. *Assignments and Subleases.* Unless the City is in default under the Lease, the Authority may not assign its rights under this Site Lease or sublet all or any portion of the Leased Property, except as provided in the Assignment Agreement and in the Lease, without the prior written consent of the City.

SECTION 6. *Substitution, Release or Addition of Property.* If the City exercises its option under Section 3.2 of the Lease to substitute property for the Leased Property in whole or in part, such substitution shall also operate to substitute property for the Leased Property which is leased hereunder. If the City exercises its option under Section 3.3 of the Lease to release a portion of the Leased Property from the Lease, such substitution shall also operate to release such portion of the Leased Property hereunder. If the City exercises its option under Section 3.4 of the Lease to add additional property as Leased Property under the Lease, such addition shall also operate to add property as Leased Property hereunder. The description of the Leased Property which is leased under the Lease shall conform at all times to the description of the Leased Property which is leased hereunder.

As set forth in Section 3.3(b) of the Lease Agreement, upon Final Completion of the Public Safety Building, the City shall have the absolute right to make the Public Safety Building and its related site, as described in Appendix A hereto, the Leased Property subject to the Lease Agreement and this Site Lease, and to release the Civic Center Parcels described in Appendix A (and related improvements) from the Lease Agreement and this Site Lease without meeting the conditions set forth in Section 3.3(a) of the Lease Agreement. The City shall effectuate such release by (1) certifying, in a certificate of completion provided to the Trustee, that the Final Completion of the Public Safety Building has occurred and the fair rental value of the Public Safety Building and its related site is at least equal to the Lease Payments, (2) causing a certificate of the City to be delivered to the Trustee evidencing that the insurance policies required by the Lease Agreement are in full force and effect with respect to the Public Safety Building and (3) causing a Notice of Release of Leased Property, substantially in the form attached to the Lease Agreement as Appendix D, to be recorded in the real property records of Santa Clara County. Subsequent to the execution and recordation of such Notice of Release of Leased Property, subject to any future authorized substitution, release or addition of the Leased Property pursuant to Section 3.2, 3.3 or 3.4 of the Lease Agreement, references to the Leased Property in this Site Lease shall be deemed to refer to the Public Safety Building and the related site, and shall not be deemed to refer to the Civic Center Parcels (and the related improvements) so released.

SECTION 7. *Right of Entry.* The City reserves the right for any of its duly authorized representatives to enter upon the Leased Property, or any portion thereof, at any

reasonable time to inspect the same or to make any repairs, improvements or changes necessary for the preservation thereof.

SECTION 8. *Termination.* The Authority agrees, upon the termination of this Site Lease, to quit and surrender the Leased Property in the same good order and condition as the Leased Property was in at the time of commencement of the term hereof, reasonable wear and tear excepted, and agrees that all buildings, improvements and structures then existing upon the Leased Property shall remain thereon and title thereto shall vest thereupon in the City for no additional consideration.

SECTION 9. *Default.* If the Authority defaults in the performance of any obligation on its part to be performed under the terms of this Site Lease, which default continues for 30 days following notice and demand for correction thereof to the Authority, the City may exercise any and all remedies granted by law, except that no merger of this Site Lease and of the Lease shall be deemed to occur as a result thereof and no such remedy may include termination hereof; *provided, however,* that so long as the Lease remains in effect, the Lease Payments payable by the City under the Lease shall continue to be paid to the Trustee.

SECTION 10. *Quiet Enjoyment.* The Authority at all times during the term of this Site Lease shall peaceably and quietly have, hold and enjoy all of the Leased Property, subject to the provisions of the Lease and subject only to Permitted Encumbrances (as that term is defined in the Lease).

SECTION 11. *Waiver of Personal Liability.* All liabilities under this Site Lease on the part of the Authority are solely corporate liabilities of the Authority as a public entity, and the City hereby releases each and every member and officer of the Authority of and from any personal or individual liability under this Site Lease. No member or officer of the Authority or its governing board shall at any time or under any circumstances be individually or personally liable under this Site Lease for anything done or omitted to be done by the Authority hereunder.

SECTION 12. *Taxes.* The City covenants and agrees to pay any and all assessments of any kind or character and also all taxes, including possessory interest taxes, levied or assessed upon the Leased Property and any improvements thereon.

SECTION 13. *Eminent Domain.* If the whole or any part of the Leased Property or any improvements thereon is taken by eminent domain proceedings, the interest of the Authority shall be recognized and is hereby determined to be the amount of the then unpaid Lease Payments payable under the Lease and the balance of the award, if any, shall be paid to the City.

SECTION 14. *Partial Invalidity.* If any one or more of the terms, provisions, covenants or conditions of this Site Lease shall to any extent be declared invalid, unenforceable, void or voidable for any reason whatsoever by a court of competent jurisdiction, the finding or order or decree of which becomes final, none of the remaining terms, provisions, covenants and conditions of this Site Lease shall be affected thereby, and each provision of this Site Lease shall be valid and enforceable to the fullest extent permitted by law.

SECTION 15. *Notices.* Any notice, request, complaint, demand or other communication under this Site Lease shall be given by first class mail or personal delivery to the party entitled thereto at its address set forth below, or by telecopy, telex or other form of telecommunication, at its number set forth below. Notice shall be effective either (a) upon transmission by telecopy, telex or other form of telecommunication, (b) 48 hours after deposit in the United States mail, postage prepaid, or (c) in the case of personal delivery to any person, upon actual receipt. The City, the Authority and the Trustee may, by written notice to the other parties, from time to time modify the address or number to which communications are to be given hereunder.

*If to the Authority
or the City:* City of Mountain View
500 Castro St.
Mountain View, CA 94041
Attention: City Manager
Fax: _____

If to the Trustee: U.S. Bank Trust Company, National Association
Attn.: Global Corporate Trust Services
One California Street, Suite 1000
San Francisco, California 94111 Fax: _____

SECTION 16. *Amendment of this Site Lease.* The Authority and the City may at any time amend or modify any of the provisions of this Site Lease, but only (a) with the prior written consent of the Owners of a majority in aggregate principal amount of the Outstanding Bonds; or (b) without the consent of any of the Bond Owners, but only if such amendment or modification is for any one or more of the following purposes:

- (i) to make cure any ambiguity, or to cure, correct or supplement any defective provision contained herein, or in any other respect whatsoever as the Authority and the City may deem necessary or desirable, provided that, in the opinion of Bond Counsel, such modifications or amendments do not materially adversely affect the interests of the Owners of the Bonds;
- (ii) to amend this Site Lease in such manner as to assure that the interest on the Bonds remains excluded from gross income under the Tax Code, to the extent applicable;
- (iii) to conform to any amendment of the Indenture which is made thereto in accordance with Section 9.01 of the Indenture, or the Lease Agreement, which is made thereto in accordance with Section 7.5 of the Lease Agreement; or
- (iv) for the purpose of effectuating any substitution, release or addition of property under Section 6.

SECTION 17. *Governing Law.* This Site Lease shall be construed in accordance with and governed by the Constitution and laws of the State of California.

SECTION 18. *Third Party Beneficiary.* The Trustee is hereby made a third-party beneficiary under this Site Lease with all rights of a third party beneficiary.

SECTION 19. *Binding Effect.* This Site Lease inures to the benefit of and is binding upon the Authority, the City and their respective successors and assigns, subject, however, to the limitations contained herein.

SECTION 20. *Section Headings.* All section headings contained herein are for convenience of reference only and are not intended to define or limit the scope of any provision of this Site Lease.

SECTION 21. *Execution in Counterparts.* This Site Lease may be executed in any number of counterparts, each of which shall be deemed to be an original but all together shall constitute but one and the same lease. It is also agreed that separate counterparts of this Site Lease may be separately executed by the Authority and the City, all with the same force and effect as though the same counterpart had been executed by both the Authority and the City.

SECTION 22. *Defined Terms.* All capitalized terms used herein and not otherwise defined have the respective meanings given those terms in the Indenture.

IN WITNESS WHEREOF, the City and the Authority have caused this Site Lease to be executed by their respective officers thereunto duly authorized, all as of the day and year first above written.

CITY OF MOUNTAIN VIEW, as lessor

By _____
City Manager

Attest:

City Clerk

**CITY OF MOUNTAIN VIEW CAPITAL
IMPROVEMENTS FINANCING AUTHORITY, as
lessee**

By _____
Manager

Attest:

Secretary

APPENDIX A

DESCRIPTION OF THE LEASED PROPERTY

The Leased Property consists of that certain real property situated in the City of Mountain View, County of Santa Clara, State of California, which is more particularly described as follows:

Public Safety Building Site

Parcel B, as shown on the map entitled, Parcel Map, filed for record in the Office of the Recorder of the County of Santa Clara, State of California on May 09, 1984 in Book 528 of Maps, Page 28.

(End of Legal Description)

APN: 158-15-027

Civic Center Parcels

Parcel One:

All of Lots 53, 54, 55, 56, 57 and 58, as shown upon that certain map entitled, "Amended Map of the J.B. Graham Subdivision", which map was filed for Record in the Office of the recorder of the County of Santa Clara, State of California on July 17, 1928 in Book "X" of Maps, Pages 8 and 9.

Parcel Two:

Beginning at a Stake Marked B.1 standing in fence line between lands now or formerly of Williams and Cumberland Presbyterian Church of Mountain View, said stake being North 60° 45' West 215.70 feet from the Westerly line of Castro Street where the line between said land formerly of Williams and the aforesaid Church Lands intersects the Westerly line of said Castro street; thence along the fence line between said land formerly of Williams and the aforesaid church, North 60° 45' West 364.20 feet; thence following fence, North 28° 51' East 492 feet; thence following fence South 66° 18' East 256.80 feet; thence running South 17° 59' West 525 feet to the point of beginning, being a portion of the Pastoria Rancho.

Excepting therefrom that Parcel of land conveyed by the City of Mountain View to the Mountain View American Legion Building Company, by deed dated May 06, 1931 and recorded August 17, 1931, in Book 576 of Official Records, Page 323, Records of Santa Clara County, California, described as follows:

Beginning at a point in the Northerly line of Church Street, 91.85 feet distant from the Easterly line of Franklin Street, as the same are shown on the Official Map of the City

of Mountain View, California, said point being the Southeasterly corner of Lot 50 of the J. B. Graham Subdivision in the City of Mountain View, California, as the same is shown on Maps on file in the Office of the County Recorder, Santa Clara County, State of California, at Page 29, Volume "W", in the Book of Maps, and running thence Northeasterly along the Easterly line of said Lot 50 and of Lot 51 of the J. B. Graham Subdivision a distance of 100.25 feet to the Northeasterly corner of the said Lot 51; Thence Southwesterly along a course parallel to the Easterly line of the above mentioned Franklin Street to its intersection with the Northerly line of the above mentioned Church street; thence Northwesterly along the Northerly line of the said Church street to the point of beginning, all of such parcel of land being a part of that tract of land known as the old presbyterian cemetery granted to The City of Mountain View, by deed dated September 19, 1930 said deed being filed at Page 229, Volume 538 of Official Records in the Office of the County Recorder, Santa Clara County, California.

Parcel Three:

Beginning at the point of intersection of the Southwesterly line of Mercy street with the Southeasterly line of franklin street; thence running South $64^{\circ} 05'$ East and along the Southwesterly line of mercy Street 70.84 feet; thence running South $27^{\circ} 37'$ West 100 feet; thence running North $64^{\circ} 05'$ West and parallel with the Southwesterly line of Mercy street, 67.54 feet, more or less, to a point on the Southeasterly line of Franklin street; Thence running North $25^{\circ} 55'$ East and along the Southeasterly line of Franklin street, 100 feet, more or less, to the point of beginning, and being a portion of the Rancho Pastoria De Las Borregas.

Excepting therefrom that portion thereof described in the deed from E. Madeleine Maritz, who acquired to the herein described property as Madeline E. Maritz to Henry Jassen, Sr., et ux, dated January 28, 1947, recorded February 03, 1947 in Book 1413 of Official Records, Page 367, more particularly described as follows:

Beginning at a point in the Southeasterly line of Franklin Street at the most Northerly corner of that certain parcel of land conveyed to Dorothy Graham to Frances E. Tuban, by deed dated April 05, 1944, recorded April 06, 1944 in Book 1189 of Official Records, Page 489; thence along said line of Franklin street, North $25^{\circ} 55'$ East 39.50 feet; thence leaving said line of Franklin street and running parallel with the Southwesterly line of Mercy street, South $64^{\circ} 05'$ East 68 feet, more or less, to a point in the Northwesterly line of that certain Parcel of land conveyed by the Estate of V. Manfredi to Attilio Manfredi, by decree dated August 22, 1941, recorded August 22, 1941 in Book 1055 of Official Records, Page 334; thence along said Northwesterly line, South $27^{\circ} 37'$ West 40 feet, more or less, to the most Easterly corner of said Parcel of land so conveyed to Frances E. Tuban; thence along the Northeasterly line of said parcel so conveyed to Tuban, and parallel with the said line of Mercy street, North $64^{\circ} 05'$ West 67.54 feet, more or less, to the point of beginning and being a portion of the Rancho Pastoria De Las Borregas.

Parcel Four:

Beginning at a point on the Southerly line of Mercy Street, distant thereon South $64^{\circ} 05'$ East 790.84 feet from the point of intersection of said line of Mercy street with the Easterly line of Bailey Avenue, as said street and avenue are shown upon the amended map of the J. B. Graham Subdivision, Mountain View, California, filed July 17, 1928 in the Office of the recorder of the County of Santa Clara, State of California in Book "X" of Maps,

Pages 8 and 9, said point of beginning also being distant along said line of Mercy street, South 64° 05' East 70.84 feet from the point of intersection of said line of Mercy Street, with the Easterly line of Franklin Street, as shown on said map; thence along said line of Mercy Street, South 64° 05' East 50 feet; thence South 27° 37' West 150.06 feet; thence North 64° 05' West 50 feet; thence North 27° 37' East 150.06 feet to the point of beginning and being a portion of the Rancho Pastoria De Las Borregas.

Parcel Five:

Beginning at a point in the Southeasterly line of Franklin Street at the most Northerly corner of that certain parcel of land described in the deed from Dorothy Graham to Frances E. Tuban, dated April 05, 1944, recorded April 06, 1944 in Book 1189 of Official Records, Page 489; thence along said line of Franklin Street, North 25° 55' East 39.50 feet; thence leaving said line of Franklin Street and running parallel with the Southwesterly line of Mercy Street, South 64° 05' East 68 feet, more or less, to a point in the Northwesterly line of that certain Parcel of land conveyed by the Estate of V. Manfredi to Attilio Manfredi, by Decree dated August 22, 1941, recorded August 22, 1941 in Book 1055 of Official Records, Page 334; thence along said Northwesterly line, South 27° 37' West 40 feet, more or less, to the most Easterly corner of said Parcel of land so conveyed to Frances E. Tuban; thence along the Northeasterly line of said Parcel so conveyed to Tuban, and parallel with the said line of Mercy Street, North 64° 05' West 67.54 feet, more or less, to the point of beginning and being a portion of the Rancho Pastoria De Las Borregas.

Parcel Six:

Beginning at a point in the Southeasterly line of Franklin Street, distant thereon South 25° 55' West 99.96 feet from the intersection thereof with the Southwesterly line of Mercy Street, said point of beginning being the Southwesterly corner of that Parcel of land conveyed by Dorothy B. Graham, to Paul Maritz, et ux, by deed dated November 21, 1933 and recorded November 21, 1933 in Book 665 of Official Records, Page 301, Santa Clara County Records; thence along said line of Franklin Street, South 25° 55' West 50.04 feet to the Southwesterly corner of that Parcel of land conveyed by Joseph B. Graham, et ux, to Felix Grabarkiewiez, et ux, by deed dated May 11, 1925 and recorded May 12, 1925, in Book 158 of Official Records, Page 294, Santa Clara County Records; thence along the Southwesterly line of said last mentioned lands and parallel with said line of Mercy Street, South 64° 05' East 66.39 feet to the Southeasterly corner thereof; thence along the Southeasterly line of said last mentioned lands, North 27° 37' East 50.06 feet to the Southeasterly corner of said lands so conveyed to Maritz aforementioned; thence North 64° 05' West and parallel with Mercy Street 67.54 feet, more or less, to the point of beginning, being a portion of the Rancho Pastoria De Las Borregas.

Parcel Seven:

All of Lots 1, 2, 3, 4, 5, 6 and 7, as shown upon that certain map entitled, "Map of the Bailey Addition to the Town of New Mountain View", which map was filed for record in the Office of the Recorder of the County of Santa Clara, State of California on September 17, 1888 in Book "D" of Maps, Page 23.

Parcel Eight:

Beginning at a point in the Northwesterly line of Castro Street, distant thereon Southwesterly 58.65 feet from the point of intersection thereof with the Southwesterly line of Mercy Street, said point of beginning also being the Southernmost corner of Lot 1, as said streets and lot are shown upon that certain map entitled, "Map of the Bailey Addition to the Town of New Mountain View", which map was recorded on September 17, 1888 in Book "D" of Maps, Page 23, Santa Clara County Records; thence from said point of beginning Northwesterly along the Southwesterly line of said Lot 1 for a distance of 150 feet, more or less, to the Westernmost corner thereof in the Southeasterly line of Lot 2, as said Lot is shown upon the map above referred to; thence Southwesterly along said Southeasterly line of said Lot 2 for a distance of 30.00 feet to the Southernmost corner thereof in the Northeasterly line of Lot 9, as said lot is shown upon that certain map entitled, "Map of the Oaks Subdivision", as said map was recorded on July 31, 1912 in Book "O" of Maps, Page 5, Santa Clara County Records; thence Southeasterly along said Northeasterly line of Lot 9 for a distance of 150 feet, more or less, to the point of intersection thereof with the Northwesterly line of Castro Street; thence Northeasterly along said last mentioned line 30.00 feet to the point of beginning.

Parcel Nine:

All of Lots 1, 2, 3, 4, 6, 7, 8 and 9, as shown upon that certain map entitled, "Map of the Oaks Subdivision", which map was filed for Record in the Office of the Recorder of the County of Santa Clara, State of California on July 31, 1912, in Book "O" of Maps, Page 5.

Excepting therefrom said Lots 1, 2, 3 and 4, that portion conveyed to Wells Fargo Bank, American Trust Company, a corporation, in grant deed recorded April 19, 1961 in Book 5140 of Official Records, Page 483, Santa Clara County Records, described as follows:

Beginning at the most Southerly corner of Lot 1, as said Lot is shown upon that certain map entitled, "Map of the Oaks Subdivision in the Town of Mountain View", which map was filed for record in the Office of the Recorder of the County of Santa Clara, State of California on July 31, 1912, in Book "O" of Maps, Page 5; running thence North 60° 45' West a distance of 185.45 feet, along the most Southwesterly boundary of said Lot 1, to a point; thence leaving said boundary North 26° 00' East a distance of 189.49 feet to a point on the most Northeasterly boundary of Lot 4 of said Oaks Subdivision; thence South 64° 00' East, a distance of 185.15 feet along the aforementioned Northeasterly boundary of said Lot 4 to a point on the most Southeasterly boundary of the Oaks Subdivision, said point also being the most Easterly corner of Lot 4; thence South 26° 00' West a distance of 200.00 feet along the aforementioned Southeasterly boundary of the Oaks Subdivision to the point of beginning.

Parcel Ten:

Portion of Lot 5, as shown upon that certain map entitled, "Map of the Oaks Subdivision", which map was filed for record in the Office of the Recorder of the County of Santa Clara, State of California on July 31, 1912, in Book "O" of Maps, Page 5, described as follows:

Beginning at the most Southerly corner of Lot 1, as said lot is shown upon that certain map entitled, "Map of the Oaks Subdivision in the Town of Mountain View", which

map was filed for record in the Office of the recorder of the County of Santa Clara, State of California on July 31, 1912, in Book "O" of Maps, Page 5; running thence North 60° 45' West a distance of 185.45 feet, along the most Southwesterly boundary of said Lot 1, to a point; thence leaving said boundary North 26° 00' East a distance of 189.49 feet to the true point of beginning, on the most Southwesterly boundary of Lot 5 of said Oaks Subdivision; thence continuing North 26° 00' East a distance of 50.00 feet to a point on the most Northeasterly boundary of said Lot 5; thence North 64° 00' West a distance of 63.53 feet along the aforementioned Northeasterly boundary of said Lot 5 to a point on the most Northwesterly boundary of the Oaks Subdivision, said point also being the most Northerly corner of said Lot 5; thence South 17° 58' West, a distance of 50.49 feet, along the aforementioned Northwesterly boundary of the Oaks Subdivision, to the Southwesterly boundary of said Lot 5; thence along last said line South 64° 00' East a distance of 56.47 feet to the true point of beginning.

(End of Legal Description)

APN: 158-10-032