

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW
APPROVING A FINAL MAP FOR TRACT NO. 10677, 309 MOORPARK WAY,
ACCEPTING DEDICATIONS, MAKING FINDINGS AS REQUIRED BY CHAPTER 28 OF THE
MOUNTAIN VIEW CITY CODE, AND AUTHORIZING EXECUTION
OF AN IMPROVEMENT AGREEMENT AS A CONDITION TO FINAL MAP APPROVAL

WHEREAS, MV Kenison Place 2025, Inc. (subdivider) submitted an application for a Development Review Permit and Special Design Permit to construct 22 single-family homes; and

WHEREAS, on February 12, 2025, the Zoning Administrator and Subdivision Committee held a duly noticed joint public hearing and recommended approval of the Vesting Tentative Map to combine five existing parcels and create 27 parcels, including 22 residential parcels and five common parcels, for the 22-unit single-family development; and

WHEREAS, on March 13, 2025, the City Council adopted Resolution No. 18972, Series 2025, approving the Vesting Tentative Map of the subdivision hereafter referred to; and

WHEREAS, the subdivider has filed with the City the final map for said subdivision, entitled Tract No. 10677; and

WHEREAS, the City Engineer has determined that the final map for Tract No. 10677 is in substantial compliance with the previously approved vesting tentative map and complies in all manners with the provisions of California Government Code Sections 66410, *et seq.* (Subdivision Map Act) and the City of Mountain View's local subdivision ordinance (Section 28.1, *et seq.* of the Mountain View City Code (City Code)); and

WHEREAS, subdivider has hired a competent design professional, who is licensed by the State of California to practice civil engineering, to prepare plans and specifications for the construction of the required public infrastructure improvements in the public right of way; and

WHEREAS, the City Engineer has approved the plans and specifications prepared by BKF Engineers entitled Common Green Improvement Plans permitted as Excavation Permit No. 2025-326 and filed in the Public Works Department; and

WHEREAS, pursuant to Government Code Section 66462 and City Code Section 28.7.30, as a condition precedent to approval of the final map for Tract No. 10677, subdivider has executed an Improvement Agreement (IA) to assure the timely construction, unconditional warranty, and prescribed maintenance of all required public infrastructure improvements; and

WHEREAS, pursuant to Government Code Section 66499 and City Code Section 28.7.30, and as required by the IA, subdivider has deposited adequate security in the form of surety bonds, and in sufficient amounts as estimated by the City Engineer, to secure subdivider's performance of the required public infrastructure improvements identified in the IA; and

WHEREAS, the City's approval of the final map for Tract No. 10677 is a ministerial action that is exempt from the requirements of the California Environmental Quality Act, Public Resources Code Section 21000, *et seq.* (CEQA) pursuant to Public Resources Code Section 21080(b)(1) and CEQA Guidelines Section 15268; and

WHEREAS, the City Council has received the final map and a report dated May 12, 2026 from the Public Works Director recommending approval of said final map; now, therefore, be it

RESOLVED: by the City Council of the City of Mountain View that, pursuant to Section 28.7.25(b) of the City Code and Section 66458 of the Government Code, the City Council hereby finds that said final map conforms to all the requirements of the Subdivision Map Act, Chapter 28 of the City Code, and CEQA; and be it

FURTHER RESOLVED: that pursuant to Section 28.2 of the City Code and Section 66473.5 of the Government Code, the City Council hereby finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan of the City; and be it

FURTHER RESOLVED: that the final map of Tract No. 10677, 309 Moorpark Way, attached hereto as Exhibit A, is hereby approved; and be it

FURTHER RESOLVED: that pursuant to Section 28.7.25(b) of the City Code and Section 66477.1 of the Government Code, all parcels of land offered in fee, subject to improvement, and all easements offered are accepted on behalf of the public for use in conformity with the terms of the offers of dedication; and be it.

FURTHER RESOLVED: that the approval of the final map and the acceptance of said parcels of land and easements are conditions upon completion of public improvements to the satisfaction of the City Engineer as required by the IA; and be it

FURTHER RESOLVED: to direct the City Clerk to endorse the Final Map and authorize the City Engineer to release Tract Map 10677 and the IA for recording with the Santa Clara County Recorder's Office; and be it

FURTHER RESOLVED: that the agreement for construction and completion of the public improvements in Tract Map 10677 pursuant to the IA and all its terms and conditions be, and hereby are, approved and the City Manager and the City Clerk are authorized and directed to

execute and attest to, respectively, said agreement on behalf of the City of Mountain View; and be it

FURTHER RESOLVED: that the security guaranteeing full and faithful performance of said public improvements, labor, and materials are hereby approved as sufficient in amount.

RESO/!Resolution 2022 (Rev. 10-31-22)

Exhibit: A. Final Map

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

WE HEREBY DEDICATE IN FEE SIMPLE TO THE CITY OF MOUNTAIN VIEW ALL OF LOT "B" AS SHOWN UPON THIS MAP FOR PUBLIC STREET AND UTILITY PURPOSES, TOGETHER WITH THE RIGHT TO GRANT EASEMENTS FOR PUBLIC UTILITIES OR OTHER ESSENTIAL PURPOSES.

WE ALSO HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR PUBLIC UTILITIES 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 OF INGRESS AND EGRESS. SAID PUBLIC UTILITY EASEMENTS SHALL BE KEPT OPEN AND FREE FROM BUILDINGS, STRUCTURES, GARAGES, SHEDS, CARPORTS, STORAGE STRUCTURES, BALCONIES, PORCHES, RETAINING WALLS, BIORETENTION AREAS AND PRIVATE UTILITIES LONGITUDINALLY 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, AN EASEMENT FOR INGRESS AND EGRESS OF EMERGENCY VEHICLES ACROSS THOSE AREAS DESIGNATED ON THIS MAP AS "EMERGENCY VEHICLE ACCESS EASEMENT" (E.V.A.E.).

WE ALSO HEREBY DEDICATE TO PUBLIC USE, EASEMENTS, FOR ONLY WATER METER PURPOSES, TO CONSTRUCT, INSTALL, MAINTAIN, REPAIR, RENEW, REPLACE, OPERATE, AND USE WATER METERS AND APPURTENANCES, UNDER, UPON AND OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS "PUBLIC WATER METER EASEMENT" (W.M.E.), SAID EASEMENTS TO 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. THE CITY OF MOUNTAIN VIEW IS NOT RESPONSIBLE FOR PRIVATE OR PUBLIC UTILITIES THAT ARE WITHIN OR ACROSS SAID EASEMENT.

EASEMENTS FOR UNDERGROUND PUBLIC UTILITY FACILITIES DESIGNATED ON THIS MAP AS "PUBLIC SERVICE EASEMENT" (P.S.E.) FOR SUCH AS GAS MAINS, PUBLIC UTILITIES, INCLUDING ELECTRIC COMMUNICATION AND CABLE TELEVISION FACILITIES, AND OTHER SIMILAR USES, TOGETHER WITH APPURTENANCES THEREOF, TO SERVE THE DEVELOPMENT AND WITH THE RIGHTS OF INGRESS AND EGRESS. SAID PUBLIC SERVICE EASEMENTS 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 STRUCTURES AND APPURTENANCES. THE CITY IS NOT RESPONSIBLE FOR PRIVATE OR PUBLIC UTILITIES THAT ARE WITHIN OR ACROSS SAID EASEMENT.

THE AREAS OF LAND DESIGNATED AND DELINEATED AS "PRIVATE INGRESS AND EGRESS EASEMENT" (P.I.E.E.) ARE RESERVED FOR THE OWNERS OF LOTS 1 THROUGH 22 SHOWN ON THE HEREIN MAP AND THEIR LICENSEES, VISITORS AND TENANTS, RECIPROCAL RIGHTS FOR INGRESS AND EGRESS. SAID EASEMENT AREAS ARE TO BE KEPT OPEN AND FREE OF SURFACE STRUCTURES OF ANY KIND. THE MAINTENANCE, REPAIR AND/OR REPLACEMENT OF SAID EASEMENT SHALL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS AND RESTRICTIONS.

THE AREAS OF LAND DESIGNATED AND DELINEATED AS "PRIVATE STORM DRAIN EASEMENT" (P.S.D.E.), "PRIVATE SANITARY SEWER EASEMENT" (P.S.S.E.) AND "PRIVATE WATER EASEMENT" (P.W.E.) ARE RESERVED FOR USE BY THE OWNERS OF LOTS 1 THROUGH 22 FOR THE INSTALLATION AND MAINTENANCE OF THE PRIVATE STORM DRAINAGE FACILITIES, SURFACE DRAINAGE OF STORM WATER, PRIVATE SANITARY SEWER FACILITIES, PRIVATE WATER AND FIRE SERVICE FACILITIES. THESE PRIVATE EASEMENT AREAS ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT FOR UTILITY COMPANY STRUCTURES AND APPURTENANCES THEREOF. THE MAINTENANCE AND REPAIR OF PRIVATE DRAINAGE FACILITIES, PRIVATE SANITARY SEWER FACILITIES, PRIVATE WATER FACILITIES AND PRIVATE GAS LINES ARE THE RESPONSIBILITY OF THE HOMEOWNERS AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS AND RESTRICTIONS. LOT "A" INCLUDES THE PRIVATE STREETS KNOWN AS "KENISON PLACE" AND "PALISADE COURT" SHOWN ON THIS MAP.

THE AREA DESIGNATED AS LOT "A" AS SHOWN UPON THIS MAP IS A "COMMON AREA" AND IS NOT HEREBY DEDICATED FOR THE USE BY THE GENERAL PUBLIC, BUT IS RESERVED FOR THE USE OF THE HOMEOWNERS OF THE SUBDIVISION FOR, BUT NOT LIMITED TO, ACCESS, PARKING, UTILITIES, DRAINAGES, INGRESS AND EGRESS IN ACCORDANCE WITH THE SUBDIVISION RESTRICTIONS THIS MAP.

AS OWNER:

MV KENISON PLACE 2025 INC., A CALIFORNIA CORPORATION

BY: _____

NAME: JAMES A. PEDICINI

ITS: PRESIDENT & TREASURER

CERTIFICATE OF DEDICATION

THE CITY OF MOUNTAIN VIEW SHALL RECONVEY "LOT B" TO THE BELOW-NAMED OWNER, OR SUCCESSOR IN INTEREST, IF THE CITY DETERMINES PURSUANT TO GOVERNMENT CODE SECTION 66477.5 THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST, OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES.

OWNER'S NAME: MV KENISON PLACE 2025 INC., A CALIFORNIA CORPORATION
ADDRESS: 385 WOODVIEW AVENUE, SUITE 100
CITY/STATE: MORGAN HILL, CA 95037

TRACT NO. 10677
KENISON PLACE

309 MOORPARK WAY
22 RESIDENTIAL UNITS AND TWO COMMON LOTS

CONSISTING OF 4 SHEETS

BEING A RESUBDIVISION OF THOSE LANDS AS DESCRIBED IN THAT CERTAIN GRANT DEED, RECORDED ON NOVEMBER 14, 2025 AS DOCUMENT NO. 25903752; AND THE LANDS AS DESCRIBED IN THAT CERTAIN GRANT DEED, RECORDED ON NOVEMBER 14, 2025 AS DOCUMENT NO. 25903753; AND THE LANDS AS DESCRIBED IN THAT CERTAIN GRANT DEED, RECORDED ON NOVEMBER 14, 2025 AS DOCUMENT NO. 25903754; AND THOSE LANDS AS DESCRIBED IN THAT CERTAIN GRANT DEED, RECORDED ON NOVEMBER 14, 2025 AS DOCUMENT NO. 25903755, RECORDS OF SANTA CLARA COUNTY

LYING ENTIRELY WITHIN THE
CITY OF MOUNTAIN VIEW, SANTA CLARA COUNTY, CALIFORNIA

DATE: MARCH 2026



ENGINEERS-SURVEYORS-PLANNERS
1730 NORTH FIRST STREET, SUITE 600
SAN JOSE, CALIFORNIA 95112

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 CALIFORNIA SS.
COUNTY OF SANTA CLARA

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 NOTARY'S NAME: _____

NOTARY'S PRINCIPAL PLACE OF BUSINESS: _____

NOTARY'S COMMISSION NUMBER: _____

EXPIRATION OF NOTARY'S COMMISSION: _____

BENEFICIARY'S STATEMENT

GENESIS CAPITAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS BENEFICIARY UNDER DEED OF TRUST, RECORDED NOVEMBER 14, 2025 AS DOCUMENT NO. 25903756, OFFICIAL RECORDS OF SANTA CLARA COUNTY, ENCUMBERING THE LAND HEREIN SHOWN, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS MAP.

BY: _____

NAME: CANDICE SHIH

TITLE: AUTHORIZED SIGNATORY

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 _____)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: _____

PRINTED NOTARY'S NAME: _____

NOTARY'S PRINCIPAL PLACE OF BUSINESS: _____

NOTARY'S COMMISSION NUMBER: _____

EXPIRATION OF NOTARY'S COMMISSION: _____

SOILS AND GEOTECHNICAL REPORT NOTE

A SOILS REPORT ON THIS PROPERTY HAS BEEN PREPARED BY QUANTUM GEOTECHNICAL, INC., DATED JANUARY 30, 2025, FILE NO. L066.G, A COPY OF WHICH HAS BEEN FILED WITH THE CITY OF MOUNTAIN VIEW.

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 MV KENISON PLACE 2025 INC., ON MARCH 2025. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2027, 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 APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATE

CHRISTOPHER CASSERA
P.L.S. 9781

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 MARCH 13, 2025 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 COMPILED WITH.

EDWARD ARANGO

R.C.E. NO. 60299
CITY ENGINEER, CITY OF MOUNTAIN VIEW
SANTA CLARA COUNTY, CALIFORNIA

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

CITY ACCEPTANCE STATEMENT

I, HEATHER GLASER, CITY CLERK OF THE CITY COUNCIL OF THE CITY MOUNTAIN VIEW, STATE OF CALIFORNIA, HEREBY STATE THAT THE CITY COUNCIL DID AT ITS _____ MEETING HELD ON THE ____ DAY OF _____, 20____, 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. _____, AND DID ACCEPT SUBJECT TO IMPROVEMENT 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.

DATE: _____

RESOLUTION NO. _____

HEATHER GLASER
CITY CLERK OF THE
CITY COUNCIL OF THE CITY OF
MOUNTAIN VIEW, CALIFORNIA

RECORDER'S STATEMENT

FILE NO. _____ FEE \$_____ PAID. ACCEPTED FOR RECORD

AND FILED THIS ____ DAY OF _____, 20____, AT _____M. IN

BOOK ____ OF MAPS, AT PAGES _____, SANTA CLARA COUNTY RECORDS,

AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY.

LOUIS CHIARAMONTE, COUNTY RECORDER
SANTA CLARA COUNTY, CALIFORNIA

BY: _____
DEPUTY

TRACT NO. 10677 KENISON PLACE

309 MOORPARK WAY
22 RESIDENTIAL UNITS AND TWO COMMON LOTS
CONSISTING OF 4 SHEETS

BEING A RESUBDIVISION OF THOSE LANDS AS DESCRIBED IN THAT CERTAIN GRANT DEED, RECORDED ON NOVEMBER 14, 2025 AS DOCUMENT NO. 25903752; AND THE LANDS AS DESCRIBED IN THAT CERTAIN GRANT DEED, RECORDED ON NOVEMBER 14, 2025 AS DOCUMENT NO. 25903753; AND THE LANDS AS DESCRIBED IN THAT CERTAIN GRANT DEED, RECORDED ON NOVEMBER 14, 2025 AS DOCUMENT NO. 25903754; AND THOSE LANDS AS DESCRIBED IN THAT CERTAIN GRANT DEED, RECORDED ON NOVEMBER 14, 2025 AS DOCUMENT NO. 25903755, RECORDS OF SANTA CLARA COUNTY

LYING ENTIRELY WITHIN THE
CITY OF MOUNTAIN VIEW, SANTA CLARA COUNTY, CALIFORNIA

DATE: MARCH 2026

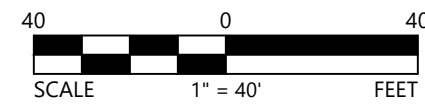


ENGINEERS—SURVEYORS—PLANNERS
1730 NORTH FIRST STREET, SUITE 600
SAN JOSE, CALIFORNIA 95112

LEGEND

- | | |
|----------|--|
| A.S.U. | AS SHOWN UPON |
| DOC. | OFFICIAL DOCUMENT |
| E.V.A.E. | EMERGENCY VEHICLE ACCESS EASEMENT |
| P.I.E.E. | PRIVATE INGRESS EGRESS EASEMENT |
| P.S.E. | PUBLIC SERVICE EASEMENT |
| P.S.D.E. | PRIVATE STORM DRAIN EASEMENT |
| P.S.S.E. | PRIVATE SANITARY SEWER EASEMENT |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| P.W.E. | PRIVATE WATER EASEMENT |
| W.M.E. | PUBLIC WATER METER EASEMENT |
| () | DENOTES RECORD DATA |
| (M-M) | MONUMENT TO MONUMENT DISTANCE |
| (R) | RADIAL BEARING |
| (T) | TOTAL |
| ☐ | DENOTES 90° ANGLE |
| ● | FOUND BRASS DISK IN MONUMENT WELL |
| ▲ | FOUND NAIL, AS NOTED ON MAP |
| ○ | SET 3/4" IRON PIPE WITH PLASTIC PLUG AND TACK STAMPED "L.S. 9781" |
| ◎ | SET 2-1/2" BRASS DISC MONUMENT WITH PUNCH MARK IN CONCRETE BASE INSIDE MONUMENT WELL STAMPED "L.S. 9781" |

- | | |
|-------|--|
| ————— | DISTINCTIVE BOUNDARY LINE |
| ————— | LOT LINE |
| ————— | EASEMENT LINE |
| ————— | MONUMENT LINE |
| ————— | CENTER LINE |
| ————— | RELINQUISHMENT OF ABUTTER'S RIGHTS OF ACCESS |



EXISTING EASEMENT TO BE QUITCLAIMED

AN EASEMENT FOR POLES, BRACING & WIRE ELECTRIC TRANSMISSION LINES PER BOOK 309 OF DEEDS, AT PAGE 173 AND LOCATED WITHIN THE BOUNDARY OF THIS MAP, WILL BE QUITCLAIMED BY SEPARATE INSTRUMENT.

MAP NOTES

- DISTANCES AND MEASUREMENTS SHOWN HEREON ARE IN DECIMALS AND FEET THEREOF.
- DUE TO ROUNDING, THE SUM OF THE INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
- THE DISTINCTIVE BORDER LINES INDICATES THE BOUNDARY OF THE LANDS SUBDIVIDED BY THIS MAP.

HIGHWAY 237
(STATE OF CALIFORNIA)

TRACT NO. 5774 371 M 13/15

FOXBOROUGH DRIVE

(CITY RIGHT OF WAY, 60' WIDE)

N75°07'51"W 450.35' (N75°08'00"W 450.40')R1
N75°07'51"W 455.35'

MAP REFERENCES

- | | |
|----|-----------------------------|
| R1 | TRACT NO. 5774, 371 M 13-15 |
| R2 | DOC. 25903752 |
| R3 | PARCEL 1, DOC. 25903753 |
| R4 | PARCEL 2, DOC. 25903753 |
| R5 | DOC. 25903754 |
| R6 | DOC. 25903755 |
| R7 | RECORD OF SURVEY, 225 M 46 |
| R8 | PARCEL MAP, 508 M 26 |

BASIS OF BEARINGS

THE BEARING NORTH 14°52'00" EAST, OF THE MONUMENT LINE SYLVAN AVENUE, BETWEEN FOUND MONUMENTS, AS SAID BEARING AND MONUMENTS ARE SHOWN TRACT NO. 5774, ENTITLED "GLENBOROUGH SUDIVISION", RECORDED MAY 3, 1976 IN BOOK 371 OF MAPS AT PAGES 13 THROUGH 15, RECORDS OF SANTA CLARA COUNTY.

TRACT NO. 10677 KENISON PLACE

309 MOORPARK WAY
22 RESIDENTIAL UNITS AND TWO COMMON LOTS
CONSISTING OF 4 SHEETS

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LYING ENTIRELY WITHIN THE
CITY OF MOUNTAIN VIEW, SANTA CLARA COUNTY, CALIFORNIA

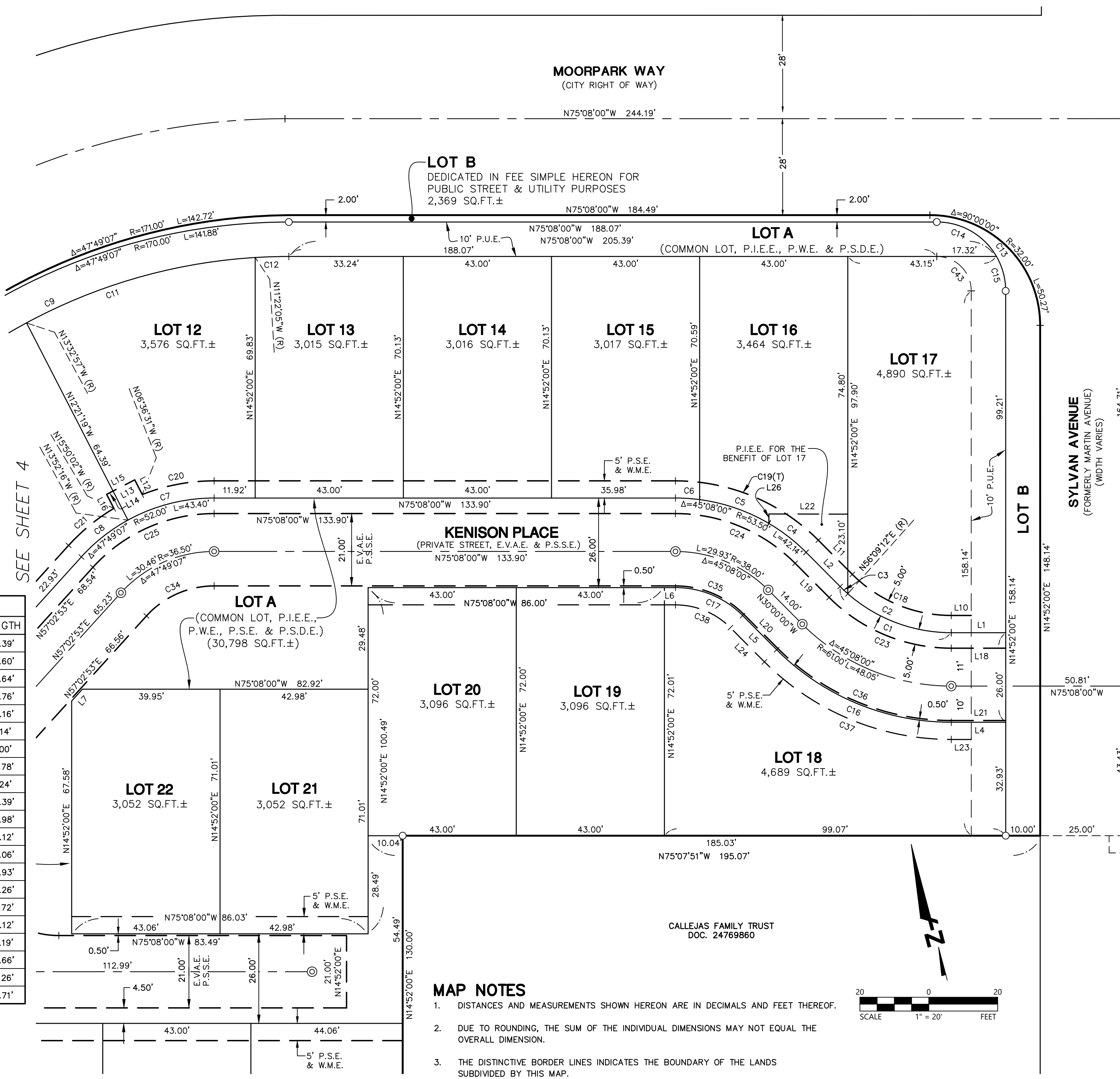
DATE: MARCH 2026



ENGINEERS-SURVEYORS-PLANNERS
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LEGEND

- | | |
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BASE INSIDE MONUMENT WELL STAMPED "L.S. 9781" |
| — | DISTINCTIVE BOUNDARY LINE |
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| - · - · - | EASEMENT LINE |
| - · - · - | MONUMENT LINE |
| - · - · - | CENTER LINE |
| - · - · - | RELINQUISHMENT OF ABUTTER'S
RIGHTS OF ACCESS |



LINE	DIRECTION	LENGTH
L1	N75°08'00"W	15.81'
L2	N30°00'00"W	14.00'
L3	N14°52'00"E	8.81'
L4	N75°08'00"W	15.81'
L5	N30°00'00"W	14.00'
L6	N75°08'00"W	3.21'
L7	N57°02'53"E	4.63'
L8	N57°02'53"E	26.40'
L9	N32°57'07"W	6.41'
L10	N75°08'00"W	5.81'
L11	N30°00'00"W	14.00'
L12	N12°21'19"W	4.77'
L13	N77°38'41"E	7.08'
L14	N77°38'41"E	2.08'
L15	N77°38'41"E	9.17'
L16	N12°21'19"W	4.59'
L17	N57°02'53"E	9.57'
L18	N75°08'00"W	15.81'
L19	N30°00'00"W	14.00'
L20	N30°00'00"W	14.00'
L21	N75°08'00"W	15.81'
L22	N75°00'00"W	22.90'
L23	N75°08'00"W	5.81'
L24	N30°00'00"W	14.00'
L25	N14°52'09"E	5.30'
L26	N15°00'00"E	2.76'

CURVE	DELTA	RADIUS	LENGTH
C1	45°08'00"	45.50'	35.84'
C2	41°17'12"	45.50'	32.79'
C3	3°50'48"	45.50'	3.05'
C4	14°40'42"	53.50'	13.71'
C5	22°54'45"	53.50'	21.39'
C6	7°32'33"	53.50'	7.04'
C7	28°44'16"	52.00'	26.08'
C8	19°04'52"	52.00'	17.32'
C9	47°49'07"	160.00'	133.53'
C10	19°24'11"	160.00'	54.18'
C11	24°55'01"	160.00'	69.58'
C12	3°29'56"	160.00'	9.77'
C13	90°00'00"	20.00'	31.42'
C14	60°00'00"	20.00'	20.94'
C15	30°00'00"	20.00'	10.47'
C16	45°08'00"	71.50'	56.32'
C17	45°08'00"	27.50'	21.66'
C18	45°08'00"	40.50'	31.90'
C19	45°08'00"	58.50'	46.08'
C20	21°28'31"	57.00'	21.36'
C21	17°07'05"	57.00'	17.03'
C22	20°10'00"	89.50'	31.50'

CURVE	DELTA	RADIUS	LENGTH
C23	45°08'00"	50.00'	39.39'
C24	45°08'00"	49.00'	38.60'
C25	47°49'07"	47.50'	39.64'
C26	31°20'33"	80.00'	43.76'
C27	60°27'23"	21.00'	22.16'
C28	18°42'17"	28.00'	9.14'
C29	14°19'26"	20.00'	5.00'
C30	40°45'25"	25.00'	17.78'
C31	13°29'18"	18.00'	4.24'
C32	42°10'53"	44.00'	32.39'
C33	132°10'53"	26.00'	59.98'
C34	47°49'07"	26.50'	22.12'
C35	45°08'00"	28.00'	22.06'
C36	45°08'00"	71.00'	55.93'
C37	45°08'00"	76.50'	60.26'
C38	45°08'00"	22.50'	17.72'
C39	37°56'23"	48.50'	32.12'
C40	18°24'26"	53.50'	17.19'
C41	42°10'53"	33.50'	24.66'
C42	20°23'07"	48.50'	17.26'
C43	90°00'00"	10.00'	15.71'

MAP NOTES

- DISTANCES AND MEASUREMENTS SHOWN HEREON ARE IN DECIMALS AND FEET THEREOF.
- DUE TO ROUNDING, THE SUM OF THE INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
- THE DISTINCTIVE BORDER LINES INDICATES THE BOUNDARY OF THE LANDS SUBDIVIDED BY THIS MAP.

TRACT NO. 10677 KENISON PLACE

309 MOORPARK WAY
22 RESIDENTIAL UNITS AND TWO COMMON LOTS
CONSISTING OF 4 SHEETS

BEING A RESUBDIVISION OF THOSE LANDS AS DESCRIBED IN THAT CERTAIN GRANT DEED,
RECORDED ON NOVEMBER 14, 2025 AS DOCUMENT NO. 25903752; AND THE LANDS AS
DESCRIBED IN THAT CERTAIN GRANT DEED, RECORDED ON NOVEMBER 14, 2025 AS DOCUMENT NO.
25903753; AND THE LANDS AS DESCRIBED IN THAT CERTAIN GRANT DEED, RECORDED ON
NOVEMBER 14, 2025 AS DOCUMENT NO. 25903754; AND THOSE LANDS AS DESCRIBED IN THAT
CERTAIN GRANT DEED, RECORDED ON NOVEMBER 14, 2025 AS DOCUMENT NO. 25903755,
RECORDS OF SANTA CLARA COUNTY

LYING ENTIRELY WITHIN THE
CITY OF MOUNTAIN VIEW, SANTA CLARA COUNTY, CALIFORNIA

DATE: MARCH 2026



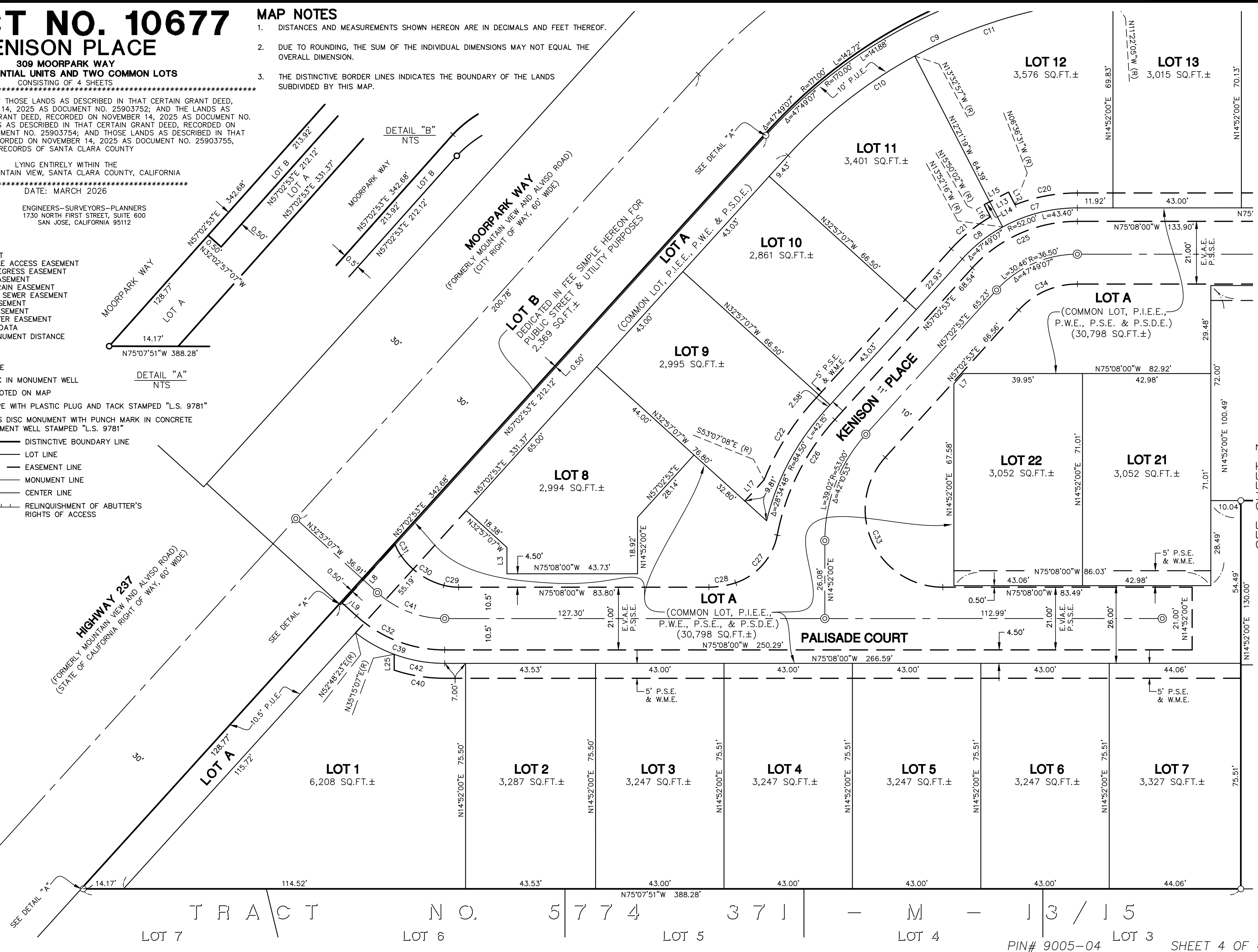
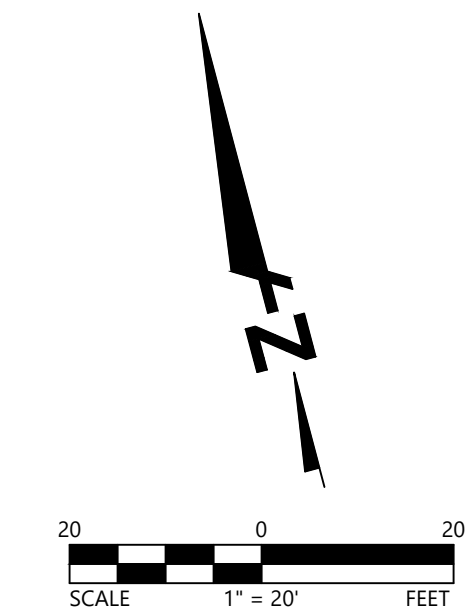
ENGINEERS-SURVEYORS-PLANNERS
1730 NORTH FIRST STREET, SUITE 600
SAN JOSE, CALIFORNIA 95112

MAP NOTES

- DISTANCES AND MEASUREMENTS SHOWN HEREON ARE IN DECIMALS AND FEET THEREOF.
- DUE TO ROUNDING, THE SUM OF THE INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
- THE DISTINCTIVE BORDER LINES INDICATES THE BOUNDARY OF THE LANDS SUBDIVIDED BY THIS MAP.

LEGEND

- | | |
|---------------|--|
| A.S.U. | AS SHOWN UPON |
| DOC. | OFFICIAL DOCUMENT |
| E.V.A.E. | EMERGENCY VEHICLE ACCESS EASEMENT |
| P.I.E.E. | PRIVATE INGRESS EGRESS EASEMENT |
| P.S.E. | PUBLIC SERVICE EASEMENT |
| P.S.D.E. | PRIVATE STORM DRAIN EASEMENT |
| P.S.S.E. | PRIVATE SANITARY SEWER EASEMENT |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| P.W.E. | PRIVATE WATER EASEMENT |
| W.M.E. | PUBLIC WATER METER EASEMENT |
| () | DENOTES RECORD DATA |
| (M-M) | MONUMENT TO MONUMENT DISTANCE |
| (R) | RADIAL BEARING |
| (T) | TOTAL |
| ☐ | DENOTES 90° ANGLE |
| ⊙ | FOUND BRASS DISK IN MONUMENT WELL |
| △ | FOUND NAIL, AS NOTED ON MAP |
| ○ | SET 3/4" IRON PIPE WITH PLASTIC PLUG AND TACK STAMPED "L.S. 9781" |
| ⊙ | SET 2-1/2" BRASS DISC MONUMENT WITH PUNCH MARK IN CONCRETE BASE INSIDE MONUMENT WELL STAMPED "L.S. 9781" |
| — | DISTINCTIVE BOUNDARY LINE |
| - - - | LOT LINE |
| - · - · - | EASEMENT LINE |
| - - - - - | MONUMENT LINE |
| - · - · - · - | CENTER LINE |
| - - - - - | RELINQUISHMENT OF ABUTTER'S RIGHTS OF ACCESS |



TRACT NO. 5774371 - M - 13 / 15
LOT 7 LOT 6 LOT 5 LOT 4 LOT 3

PIN# 9005-04 SHEET 4 OF 4

SEE SHEET 3