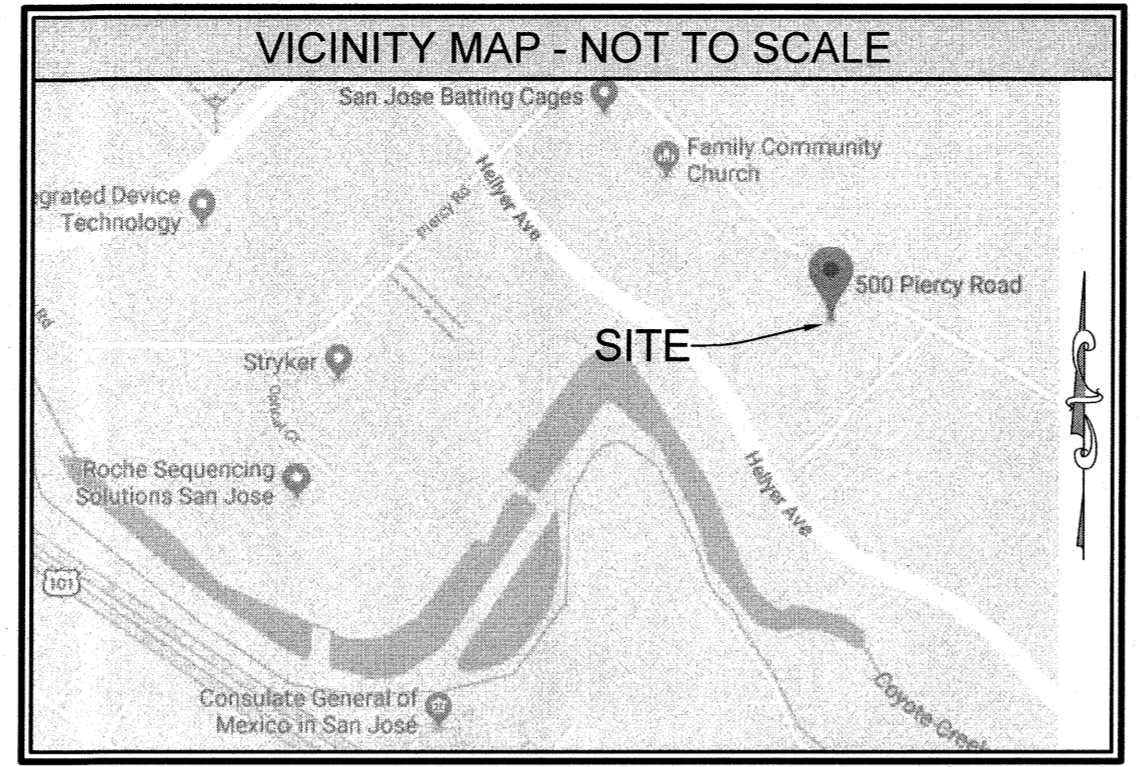


ITEMS CORRESPONDING TO SCHEDULE B-II

ZONING INFORMATION



MISCELLANEOUS NOTES

RECORD DESCRIPTION

10. An easement for Pipelines and incidental purposes, recorded March 02, 1929 as Book 454, Page 19 of Official Records.
In Favor of: C.H. Prouty
Affects: as described therein
THIS ITEM IS PLOTTED AND SHOWN HEREON.
11. An easement for Gas Pipeline and incidental purposes, recorded July 08, 1949 as Book 1815, Page 271 of Official Records.
In Favor of: Pacific Gas and Electric Company, a California corporation
Affects: as described therein
Agreement between Pacific Gas and Electric Company, a California corporation and Floyd Allgater and Thelma Allgater, husband wife et al. recorded April 27, 1967, in Book 7706, Page 47, of Official Records.
THIS ITEM IS PLOTTED AND SHOWN HEREON.
12. An easement for Gas Pipeline and incidental purposes, recorded July 09, 1949 as Book 1815, Page 285 and Book 561, Page 204 both of Official Records.
In Favor of: Pacific Gas and Electric Company, a California corporation
Affects: as described therein
THIS ITEM IS PLOTTED AND SHOWN HEREON.
13. The terms and provisions contained in the document entitled "Agreement by Owner or his Successor in Interest to Construct Land Development Improvements" recorded May 30, 1972 as Book 9855, Page 640 of Official Records.
THIS ITEM REFERS TO THE SURVEYED PROPERTY BUT CONTAINS NO PLOTTABLE SURVEY ITEMS.
14. The terms and provisions contained in the document entitled "Agreement by Owner or its Successor in Interest to Construct Land Development Improvements" recorded April 23, 1975 as Book B374, Page 459, Instrument No. 4990976 of Official Records.
THIS ITEM REFERS TO THE SURVEYED PROPERTY BUT CONTAINS NO PLOTTABLE SURVEY ITEMS.
15. An easement for Public service and incidental purposes, recorded March 08, 2001 as Instrument No. 15685478 of official records.
In Favor of: City of San Jose, a municipal corporation
Affects: as described therein
THIS ITEM IS PLOTTED AND SHOWN HEREON.
16. An easement for Slope and incidental purposes, recorded June 28, 2001 as Instrument No. 15747173 of Official Records.
In Favor of: City of San Jose
Affects: as described therein
THIS ITEM IS PLOTTED AND SHOWN HEREON.
17. An easement for Slope and incidental purposes, recorded June 28, 2001 as Instrument No. 15747175 of Official Records.
In Favor of: City of San Jose
Affects: as described therein
THIS ITEM IS PLOTTED AND SHOWN HEREON.
18. An easement shown or dedicated on the map of Parcel Map recorded July 30, 2003 and on file in Book 762, Page 50-51, of Maps.
For: Private ingress and egress easement and public service easement and incidental purposes, and incidental purposes.
As affected by the terms and provisions contained in the document entitled "Resolution No. 15-034" recorded November 18, 2015 as Instrument No. 23146185 of Official Records;
As affected by the terms and provisions contained in the document entitled "Resolution 77899" recorded April 12, 2016 as Instrument No. 23274389 of Official Records
THIS ITEM IS PLOTTED AND SHOWN HEREON. THE 26' WIDE COVENANT OF EASEMENT, PRIVATE INGRESS AND EGRESS AND EMERGENCY ACCESS EASEMENTS WERE VACATED PURSUANT TO ITEMS 22 AND 23 HEREIN, AND ARE NOT PLOTTED.
19. TERMS AND CONDITIONS of that certain Permit
File No.: H14-027
Disclosed By: Certificate of Permit
Recorded: January 28, 2015 as 22838508, Official Records
Reference is hereby made to the record for particulars.
THIS ITEM REFERS TO THE SURVEYED PROPERTY BUT CONTAINS NO PLOTTABLE SURVEY ITEMS.
21. The terms, provisions and easement(s) contained in the document entitled "Memorandum of Agreement for Grant Storm Water Easements" recorded June 11, 2015 as Instrument No. 22982947 of Official Records.
THIS ITEM IS PLOTTED AND SHOWN HEREON.
22. Moved to exception 18
23. Moved to exception 18
24. The terms, provisions and easement(s) contained in the document entitled "Sewer Easement" recorded April 06, 2017 as Instrument No. 23618627 of Official Records.
THE APPROXIMATE LOCATION OF THE SEWER LINE IS PLOTTED AND SHOWN HEREON, HOWEVER IT IS SUBJECT TO THE LOCATION OF UNDERGROUND UTILITIES, WHICH WERE NOT LOCATED, THEREFORE THE INTENDED LOCATION MAY BE DIFFERENT FROM WHAT IS SHOWN HEREON. THERE IS NO EASEMENT DESCRIPTION IN THE DOCUMENT.
25. The terms, provisions and easement(s) contained in the document entitled "Fire Line and Water Line Easement" recorded April 06, 2017 as Instrument No. 23618628 of Official Records.
THE APPROXIMATE LOCATION OF THE FIRE & WATER LINE IS PLOTTED AND SHOWN HEREON, HOWEVER IT IS SUBJECT TO THE LOCATION OF UNDERGROUND UTILITIES, WHICH WERE NOT LOCATED, THEREFORE THE INTENDED LOCATIONS MAY BE DIFFERENT FROM WHAT IS SHOWN HEREON. THERE IS NO EASEMENT DESCRIPTION IN THE DOCUMENT.
30. The terms, provisions and easement(s) contained in the document entitled "Storm Water drainage Easement and Maintenance Agreement" recorded April 06, 2017 as Instrument No. 23618629 of Official Records
THIS ITEM IS PLOTTED AND SHOWN HEREON.

THE SURVEYED PROPERTY IS ZONED "I" - INDUSTRIAL PARK DISTRICT

SETBACKS:
FRONT: 15 FEET MINIMUM
SIDE: 0 FEET MINIMUM FROM PROPERTY LINE
REAR: 0 FEET MINIMUM FROM PROPERTY LINE

HEIGHT RESTRICTIONS: 50 FEET
MAXIMUM DENSITY: NONE
REQUIRED PARKING: 32 SPACES

THE ZONING INFORMATION SHOWN ABOVE WAS PROVIDED BY NV5. PROJECT NO. 7201901310-002. REPORT REVISED DATED 08/19/2019 PURSUANT TO TABLE A ITEM 6a.

- (MN1) SOME FEATURES SHOWN ON THIS PLAN MAY BE SHOWN OUT OF SCALE FOR CLARITY. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- (MN2) BEARINGS SHOWN HEREON ARE BASED ON THE MONUMENT LINE OF PIERCY ROAD, SANTA CLARA COUNTY, CALIFORNIA, SHOWN ON ROS 771 M 25, HAVING A BEARING OF N45°25'43"W.
- (MN3) AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS.
- (MN4) AT THE TIME OF SURVEY, NO INFORMATION REGARDING CHANGES IN STREET RIGHT OF WAY LINES WAS MADE AVAILABLE TO THE SURVEYOR FROM THE CONTROLLING JURISDICTION, NOR WAS THERE OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
- (MN5) AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A BURIAL GROUND OR CEMETERY, NOR ANY SUBSTANTIAL AREAS OF REFUSE.
- (MN6) THE LOCATION OF UTILITIES SHOWN HEREON IS FROM OBSERVED SURFACE AND ABOVE GROUND APPURTENANCES IN ORDER TO DEPICT UNDERGROUND UTILITIES, IF POSSIBLE. UTILITY PLANS OR GROUND MARKINGS WERE NOT ABLE TO BE OBTAINED FOR THIS SURVEY.
- (MN7) SURVEYOR IS NOT LIABLE FOR UTILITIES OBSTRUCTED OR COVERED FROM VIEW.
- (MN8) ONLY SURFACE AND ABOVE GROUND STRUCTURES WERE LOCATED. NO UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATION FOOTINGS, WERE LOCATED.
- (MN9) THE SURVEYED PROPERTY CONTAINS AN AREA OF 10.601 ACRES (461,795 SQUARE FEET), MORE OR LESS.
- (MN10) THERE ARE NO GAPS, GORES, OVERLAPS OR HIATUS INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED AND THE TITLE COMMITMENTS PROVIDED.
- (MN11) THERE ARE 105 STRIPED REGULAR PARKING SPACES AND 4 STRIPED HANDICAPPED PARKING SPACES FOR A TOTAL OF 109 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY.
- (MN12) THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM PIERCY ROAD, BEING A VARIABLE WIDTH DEDICATED AND ACCEPTED PUBLIC RIGHT OF WAY, AS SHOWN HEREON.
- (MN13) AN ADDRESS OF 500 PIERCY ROAD WAS POSTED ON THE SURVEYED PROPERTY.
- (MN14) ADJOINING OWNERSHIP INFORMATION SHOWN HEREON WAS OBTAINED FROM AVAILABLE PUBLIC RECORDS.
- (MN15) FENCE OWNERSHIP, IF ANY, WAS NOT DETERMINED UNDER THE SCOPE OF THIS SURVEY.
- (MN16) THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR CONSTRUCTION DESIGN PURPOSES.
- (MN17) BUILDING SQUARE FOOTAGE WAS CALCULATED FROM THE OBSERVED APPARENT FOOTPRINT OF EACH BUILDING AT GROUND LEVEL.
- (MN18) SURVEY PERFORMED BY:
NV5, 1015 27TH STREET
SACRAMENTO, CA 95816
PHONE: 800-787-8393, EMAIL: JAKE.KROEKER@NV5.COM
- (MN19) THE SURVEYOR WAS NOT PROVIDED ANY DOCUMENTATION, WAS NOT MADE AWARE AND DID NOT OBSERVE ANY GROUND MARKINGS ON THE SURVEYED PROPERTY WITH REGARDS TO WETLANDS ON THE SURVEYED PROPERTY. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON THE SURVEYED PROPERTY BY THE SURVEYOR.

The Land referred to herein below is situated in the City of San Jose, County of Santa Clara, State of California, and is described as follows:

TRACT I:
PARCEL A AS SHOWN ON LOT LINE ADJUSTMENT PERMIT NO. AT15-018, AS EVIDENCED BY DOCUMENT RECORDED JUNE 11, 2015 AS INSTRUMENT NO. 22862944 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
ALL OF PARCEL 1 AND PORTIONS OF PARCELS 2, 3, AND 4 OF THE PARCEL MAP ENTITLED "PARCEL MAP EDENPARK", RECORDED JULY 30, 2003 IN BOOK 762 OF MAPS AT PAGES 50 AND 51, OFFICIAL RECORDS OF SANTA CLARA COUNTY, CALIFORNIA AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 3; THENCE SOUTH 45°25'43" EAST, ALONG THE SOUTHWESTERLY LINE OF PIERCY ROAD, 243.62 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°21'0", AN ARC DISTANCE OF 88.41 FEET THEREON; THENCE SOUTH 60°46'44" EAST ALONG THE SOUTHWESTERLY LINE OF PIERCY ROAD, 775.81 FEET, TO THE MOST EASTERLY CORNER OF SAID PARCEL 1; THENCE SOUTH 44°31'45" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 1 AND SAID PARCEL 2, 655.30 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL 2; THENCE NORTH 45°28'05" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 2, 309.37 FEET TO AN ANGLE POINT IN SAID PARCEL 2; THENCE SOUTH 44°30'56" WEST, 229.54 FEET TO THE NORTHEASTERLY LINE OF HELLYER AVENUE AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1296.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS NORTH 62°59'05" EAST; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 4°28'52", AN ARC DISTANCE OF 101.36 FEET THEREON; THENCE NORTH 44°32'11" EAST, 387.90 FEET; THENCE NORTH 45°27'48" WEST, PERPENDICULAR TO THE PREVIOUS COURSE, 653.45 FEET TO A POINT IN THE NORTHWESTERLY LINE OF SAID PARCEL 4 WHICH LIES 267.48 FEET FROM THE MOST NORTHERLY CORNER OF SAID PARCEL 3; THENCE NORTH 44°32'11" EAST, ALONG THE NORTHWESTERLY LINES OF SAID PARCEL 4 AND 3, 267.48 FEET TO THE POINT OF BEGINNING.

TRACT II:
NON-EXCLUSIVE EASEMENT(S) SET FORTH IN THE DOCUMENT ENTITLED "SEWER EASEMENT" RECORDED APRIL 06, 2017 AS INSTRUMENT NO. 23618627 OF OFFICIAL RECORDS.

TRACT III:
NON-EXCLUSIVE EASEMENT(S) SET FORTH IN THE DOCUMENT ENTITLED "FIRE LINE AND WATER LINE EASEMENT" RECORDED APRIL 06, 2017 AS INSTRUMENT NO. 23618628 OF OFFICIAL RECORDS.

For Conveyancing purposes only: APN 678-08-061

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-960962-CH12, DATED JULY 8, 2019.

FLOOD NOTE

PROJECT REVISION RECORD

SIGNIFICANT OBSERVATIONS

LEGAL

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, NUMBER 06080C0269H, WHICH BEARS AN EFFECTIVE DATE OF MAY 18, 2009 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV), BY FIRMETTE CREATED ON MAY 29, 2019. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

DATE	DESCRIPTION	DATE	DESCRIPTION
06/04/2019	EMAILED FOR B & C REVIEW	08/28/2019	REVISED PER UPDATED TITLE
06/11/2019	REVISED PER B & C COMMENTS	09/03/2019	REVISED PER CLIENT COMMENTS
06/17/2019	REVISED PER CLIENT COMMENTS	09/10/2019	REVISED PER CLIENT COMMENTS
08/22/2019	REVISED PER CLIENT COMMENTS & ZONING REPORT		

NO OBSERVATIONS APPARENT.

THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORPORATION, AN NV5 COMPANY. © 2019 BOCK AND CLARK CORPORATION, AN NV5 COMPANY

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE.

DRAFT--Contact the Office of the City Clerk at (408) 535-1260 or CityClerk@sanjoseca.gov for final document.

ALTA/NSPS LAND TITLE SURVEY

for
DBI
NV5 Project No. 201902282-2
500 Piercy Road, San Jose, CA

BASED UPON TITLE COMMITMENT NO. NCS-960962-CH12
OF FIRST AMERICAN TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF JULY 8, 2019

Surveyor's Certification

To: Lone Oak - Santa Clara, L.L.C.; Reyes Holdings, L.L.C.; Wells Fargo Bank, a national banking association; First American Title Insurance Company and Bock & Clark Corporation, an NV5 Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 18 and 20 of Table A thereof. The fieldwork was completed on MAY 23, 2019.

JAYNE E. LEAVITT
REGISTRATION NO. PLS 8898
IN THE STATE OF CALIFORNIA
DATE OF PLAT OR MAP: JUNE 4, 2019
DATE OF LAST REVISION: SEPTEMBER 10, 2019
NETWORK PROJECT NO. 201902282-002 AAC

THIS SURVEY IS CERTIFIED TO DATE OF FIELD SURVEY, NOT DATE OF SIGNATURE.
NOT VALID UNLESS SIGNED, DATED AND STAMPED WITH SURVEYOR'S SEAL

SHEET 1 OF 2

Bock & Clark Corporation
an NV5 Company

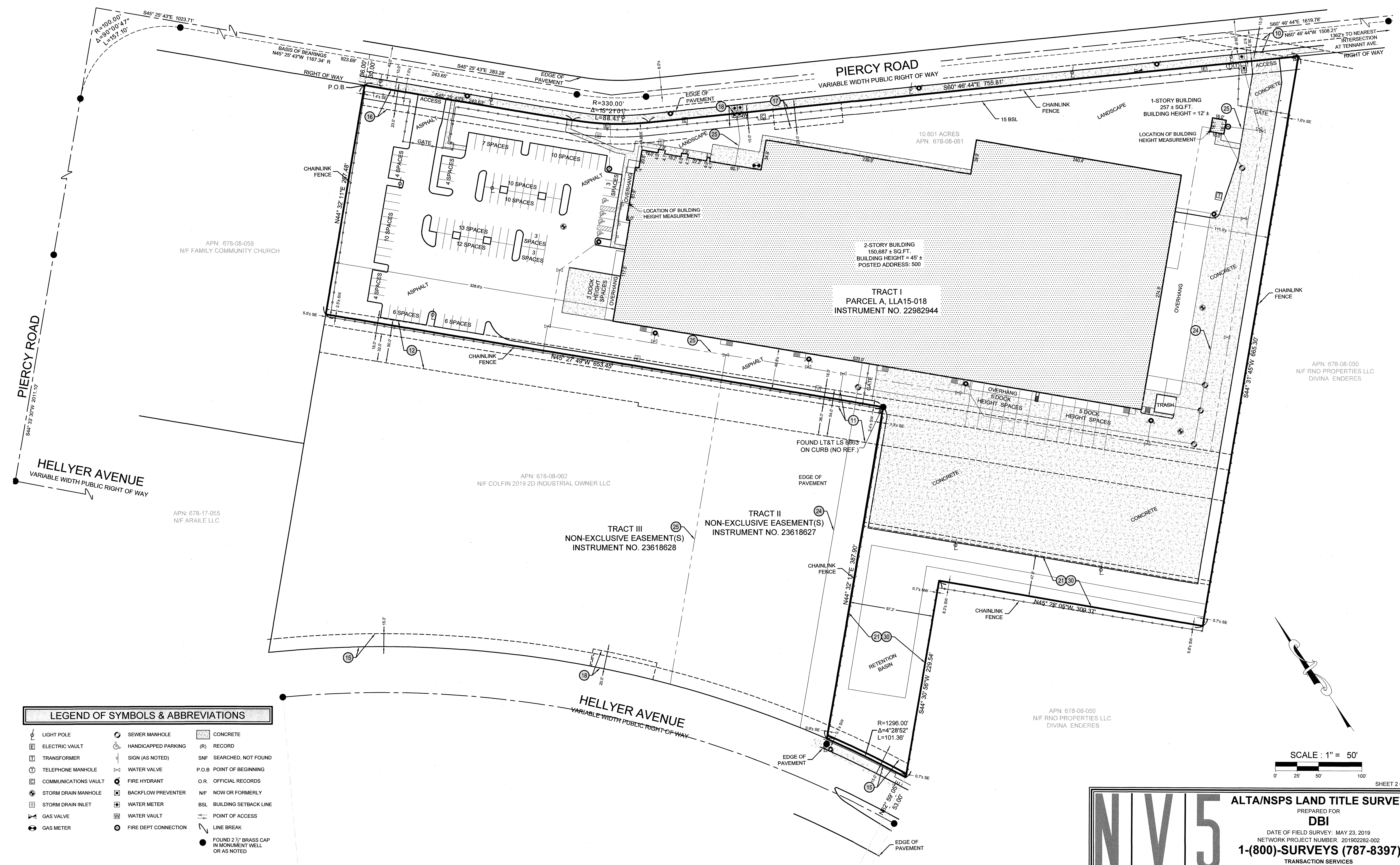
NV5

Transaction Services 1-800-SURVEYS (787-8397)
3550 W. Market Street, Suite 200, Akron, Ohio 44333

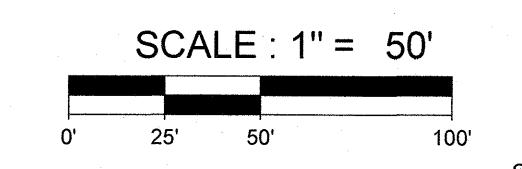
www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

CALIFORNIA BRANCH PROJECT NO. 3201900246



LEGEND OF SYMBOLS & ABBREVIATIONS			
	LIGHT POLE		CONCRETE
	ELECTRIC VAULT		RECORD
	TRANSFORMER		SEARCHED, NOT FOUND
	TELEPHONE MANHOLE		POINT OF BEGINNING
	COMMUNICATIONS VAULT		OFFICIAL RECORDS
	STORM DRAIN MANHOLE		NOW OR FORMERLY
	STORM DRAIN INLET		BUILDING SETBACK LINE
	GAS VALVE		POINT OF ACCESS
	GAS METER		LINE BREAK
	SEWER MANHOLE		FOUND 2 1/2" BRASS CAP IN MONUMENT WELL OR AS NOTED
	HANDICAPPED PARKING		
	SIGN (AS NOTED)		
	WATER VALVE		
	FIRE HYDRANT		
	BACKFLOW PREVENTER		
	WATER METER		
	WATER VAULT		
	FIRE DEPT CONNECTION		



NV5 ALTA/NSPS LAND TITLE SURVEY
 PREPARED FOR
DBI
 DATE OF FIELD SURVEY: MAY 23, 2019
 NETWORK PROJECT NUMBER: 201902282-002
1-(800)-SURVEYS (787-8397)
 TRANSACTION SERVICES
 www.bockandclark.com maywehelpyou@bockandclark.com www.NV5.com

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DRAFT--Contact the Office of the City Clerk at (408) 535-1260 or CityClerk@sanjoseca.gov for final document.