

**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 ON THE 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 MAKING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE; AND THAT WE HEREBY OFFER FOR DEDICATION TO PUBLIC USE ALL STREETS AND PORTIONS OF STREETS NOT PREVIOUSLY EXISTING AS SHOWN ON THE MAP WITHIN SAID SUBDIVISION, AND ALSO DEDICATE TO PUBLIC USE EASEMENTS FOR ANY AND ALL PUBLIC USES UNDER, UPON AND OVER SAID STREETS AND SAID PORTIONS THEREOF.

WE ALSO HEREBY DEDICATE TO PUBLIC USE EASEMENTS FOR ANY AND ALL PUBLIC SERVICE FACILITIES INCLUDING POLES, WIRES, CONDUITS, GAS, WATER, HEAT MAINS AND ALL APPURTENANCES TO THE ABOVE, UNDER, UPON, OR OVER THOSE CERTAIN STRIPS OF LAND LYING BETWEEN THE FRONT AND/OR SIDE LINES OF LOTS AND THE DASHED LINES AND/OR THOSE CERTAIN AREAS LYING BETWEEN DASHED LINES EACH DESIGNATED AS "PSE" (PUBLIC SERVICE EASEMENT). THE ABOVE MENTIONED PUBLIC SERVICE EASEMENTS TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT PUBLIC SERVICE STRUCTURES, IRRIGATION SYSTEMS AND APPURTENANCES THERETO, LAWFUL FENCES AND ALL LAWFUL UNSUPPORTED ROOF OVERHANGS.

THERE IS ALSO SHOWN ON THE HEREON MAP, EASEMENTS FOR STORM DRAINAGE PURPOSES AND SANITARY SEWER PURPOSES DESIGNATED AND DELINEATED AS "PSDE" (PRIVATE STORM DRAINAGE EASEMENT) AND "PSSE" (PRIVATE SANITARY SEWER EASEMENT) FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE STORM AND PRIVATE SANITARY SEWER FACILITIES. THESE EASEMENTS ARE TO BE KEPT OPEN AND FREE FROM ALL BUILDINGS AND STRUCTURES OF ANY KIND, EXCEPT IRRIGATION SYSTEMS AND APPURTENANCES THERETO, LAWFUL FENCES AND ALL LAWFUL UNSUPPORTED ROOF OVERHANGS. THE MAINTENANCE, REPAIR AND/OR REPLACEMENT OF PRIVATE STORM DRAINAGE AND PRIVATE SANITARY SEWER FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS BENEFITED, AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS, AND RESTRICTIONS. SAID EASEMENTS ARE NOT OFFERED, NOR ARE THEY ACCEPTED, FOR DEDICATION BY THE CITY OF SAN JOSE.

**OWNER**

ARCADIA COLEMAN LANDINGS, LLC  
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: ARCADIA DEVELOPMENT CO.,  
A CALIFORNIA CORPORATION

ITS: MANAGER

BY: [Signature]

NAME: Michael Fletcher

TITLE: Vice President

**TRUSTEE**

AS TRUSTEE UNDER THE DEED OF TRUST RECORDED AS INSTRUMENT NO. 2007182 FIRST AMERICAN TITLE INSURANCE COMPANY

BY: [Signature]

NAME: MICHAEL D. HICKEY  
TITLE: ASSISTANT VICE PRESIDENT

**SOILS REPORT**

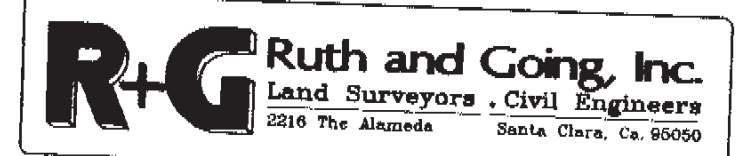
SOILS REPORT ON THIS PROPERTY HAS BEEN PREPARED BY CORNERSTONE EARTH GROUP, DATED MAY 2, 2008 PROJECT NO. 154-2-1, COPIES OF WHICH HAVE BEEN FILED WITH THE CITY OF SAN JOSE.

**PARCEL MAP**

CONSISTING OF TWO (2) SHEETS

A SUBDIVISION OF ALL THAT CERTAIN REAL PROPERTY DESCRIBED IN THE GRANT DEED TO ARCADIA COLEMAN LANDINGS, LLC RECORDED JULY 9, 2008 AS DOCUMENT NUMBER 19912631, OFFICIAL RECORDS OF SANTA CLARA COUNTY, STATE OF CALIFORNIA

LYING WITHIN THE CITY OF  
**SAN JOSE CALIFORNIA**



DECEMBER 2008

**ENGINEER'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 ARCADIA DEVELOPMENT CO. ON MARCH 18, 2007. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE AUGUST 2010; THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: Dec. 18, 2008 SIGNED: [Signature]  
MICHAEL C. SHEEHY, RCE C029693  
LICENSE EXPIRES: 3/31/09



**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON PARCEL MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF ANY, 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, IF REQUIRED, HAVE BEEN COMPLIED WITH.

I HEREBY ACCEPT FOR THE CITY OF SAN JOSE THE DEDICATION OF ALL STREETS AND PORTIONS THEREOF AND ALL EASEMENTS OFFERED FOR DEDICATION AS SHOWN ON SAID MAP WITHIN THE DISTINCTIVE BORDER LINE.

DATE: 12-22-08  
[Signature]  
TIMM BORDEN, RCE # 45512  
CITY OF SAN JOSE, CALIFORNIA  
LICENSE EXPIRES: 12-31-10



**CITY LAND SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON SUBDIVISION MAP AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE: 12/19/08  
[Signature]  
PATRICIA A. CANNON, LS 8186  
CITY OF SAN JOSE, CALIFORNIA  
LICENSE EXPIRES: 12/31/10



**RECORDER'S STATEMENT**

FILE NO. 20077303 FEE \$ 10.00 PAID  
ACCEPTED FOR RECORD AND FILED IN BOOK 829 OF MAPS AT PAGES  
50 AND 51 SANTA CLARA COUNTY RECORDS, THIS 24th DAY OF  
December 2008, AT 2:05 P.M. AT THE REQUEST OF RUTH AND GOING, INC.

REGINA ALCOMENDRAS, COUNTY RECORDER  
SANTA CLARA COUNTY, CALIFORNIA  
BY: [Signature]  
DEPUTY

**ACKNOWLEDGMENT**

STATE OF CALIFORNIA )  
COUNTY OF SANTA CLARA )SS

ON December 19, 2008 BEFORE

ME, Gina Gomez A NOTARY PUBLIC,

PERSONALLY APPEARED Michael Fletcher

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/HEY 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 AND OFFICIAL SEAL

NOTARY'S SIGNATURE [Signature]

PRINTED NOTARY'S NAME Gina Gomez

NOTARY'S PRINCIPAL PLACE OF BUSINESS 900 E. Hamilton Campbell, CA 95008

NOTARY'S COMMISSION NUMBER 1654216

EXPIRATION OF NOTARY'S COMMISSION April 23, 2010

**ACKNOWLEDGMENT**

STATE OF CALIFORNIA )  
COUNTY OF SANTA CLARA )SS

ON Dec 19, 2008 BEFORE

ME, Carol M. Herrera A NOTARY PUBLIC,

PERSONALLY APPEARED Michael D. Hickey

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/HEY 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 AND OFFICIAL SEAL

NOTARY'S SIGNATURE [Signature]

PRINTED NOTARY'S NAME Carol M. Herrera

NOTARY'S PRINCIPAL PLACE OF BUSINESS Santa Clara

NOTARY'S COMMISSION NUMBER 1646311

EXPIRATION OF NOTARY'S COMMISSION Feb 19, 2010



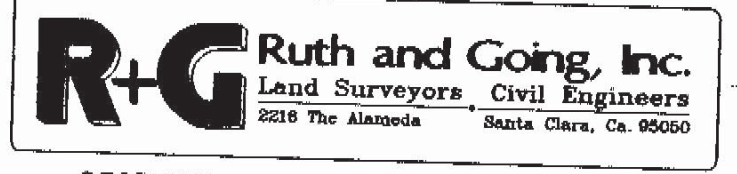
**ABBREVIATIONS**

- SANTA CLARA COUNTY RECORDS - SCCR
- ACRES - AC
- REFERENCE - (R#)
- RADIAL BEARING - (R)
- PUBLIC SERVICE EASEMENT - PSE
- MONUMENT TO MONUMENT - (M-M)
- MEASURED TOTAL - (M)
- MEASURED TOTAL - (T)
- BASIS OF BEARINGS CALCULATED - B.O.B. CALC
- TYPICAL - TYP

(R=29.53') R=29.53'  
(R7)(L=31.88') L=31.89'  
(D=61'52'01") D=61'52'13"

# PARCEL MAP

CONSISTING OF TWO (2) SHEETS  
 A SUBDIVISION OF ALL THAT CERTAIN REAL PROPERTY DESCRIBED IN THE GRANT DEED TO ARCADIA COLEMAN LANDINGS LLC, RECORDED JULY 9, 2008 AS DOCUMENT NUMBER 19912631, OFFICIAL RECORDS OF SANTA CLARA COUNTY, STATE OF CALIFORNIA  
 LYING WITHIN THE CITY OF  
**SAN JOSE CALIFORNIA**



DECEMBER 2008

**BASIS OF BEARINGS**

THE BEARING S 57° 34' 50" E BETWEEN THE CITY MONUMENTS ON THE CENTER LINE OF COLEMAN AVE AS SHOWN ON THAT PARCEL MAP FILED WITH SANTA CLARA COUNTY RECORDS IN BOOK 441 AT PAGES 20-27 AND AS FOUND MONUMENTED, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

**NOTES:**

1. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF. ALL EXCEPTION LINES SHOWN ARE EITHER PARALLEL OR AT RIGHT ANGLES TO ONE ANOTHER UNLESS OTHERWISE SHOWN.
2. THE AREA OF THE LAND WITHIN THE DISTINCTIVE BORDERLINE IS 24.11 AC MORE OR LESS.
3. PG&E TOWER AND WIRE EASEMENT 393 DEEDS 329 CAN NOT BE ASCERTAINED OF RECORD.
4. RECORD BEARINGS HAVE BEEN ROTATED TO B.O.B.

**LEGEND**

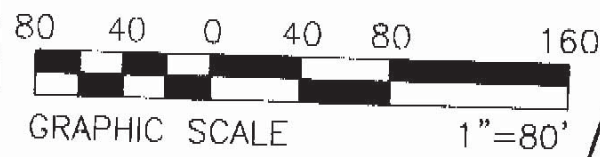
- DISTINCTIVE BORDER
- EASEMENT LINE
- TIE LINE
- PARCEL LINE
- CENTER LINE

- STD CITY MONUMENT FOUND, A 2 1/2" BRASS DISK STAMPED PLS 4526 SET IN CONCRETE IN WELL WITH ROUND FRAME AND COVER, OR AS NOTED
- ⊙ SET STD CITY MONUMENT: A 2 1/2" BRASS DISK STAMPED RCE NO. C29693 SET IN CONCRETE IN WELL WITH ROUND FRAME AND COVER
- SET BRASS TAG IN CONCRETE STAMPED RCE NO. C29693 (1 FOOT INSIDE NEWHALL ST AND 1 FOOT INSIDE NEWHALL DR, SEE TIE DETAIL, EXCEPT FOR COLEMAN FRONTAGE)

**REFERENCES**

- (R1) RECORD OF SURVEY, BOOK 804 PAGE 35-44 SCCR
- (R2) PARCEL MAP, BOOK 441 PAGE 20-27 SCCR
- (R3) GRANT DEED DOC. NO. 19912631
- (R4) GRANT DEED DOC. NO. 17019969
- (R5) AGREEMENT DOC. NO. 16976919
- (R6) EASEMENT DOC. NO. 16976531
- (R7) EASEMENT DOC. NO. 17019971
- (R8) EASEMENT DOC. NO. 18096142

BRASS PIN IN MON BOX (R1) (R2)



PUBLIC STREET EASEMENT SANTA CLARA VALLEY TRANSPORTATION AUTHORITY DOC. #17019971

SEE TIE DETAIL  
 N69°06'08"E 83.93'

SEE DETAIL  
 S 41°06'17"E 19.99'

SEE TIE DETAIL  
 S 80°02'30"W 49.26'

TYPICAL PROJECT

LANDS OF SANTA CLARA VALLEY TRANSPORTATION AUTHORITY  
 N57°34'50"W (R3)  
 840.96'(R1)(841.00)(R3)

PUBLIC STREET EASEMENT SANTA CLARA VALLEY TRANSPORTATION AUTHORITY DOC. #17019970 & #17019971  
 NEWHALL DRIVE 21.59'  
 (A PUBLIC STREET) 24.01'

S62°50'16"W 26.68'

STOCKTON AVENUE

WACO STREET

CHESTNUT STREET

NEWHALL STREET

LANDS OF STATE OF CALIFORNIA 3866 O.R. 610

LANDS OF CITY OF SAN JOSE 7908 O.R. 55

LANDS OF SANTA CLARA VALLEY TRANSPORTATION AUTHORITY DOC. #17019969

COLEMAN AVENUE LANDS OF THE CITY OF SAN JOSE

AIRPORT BOULEVARD

PARCEL 1  
 10.443 AC  
 PSE, PSDE, PSSE

LANDS OF ARCADIA COLEMAN LANDINGS LLC.  
 24.110 AC GROSS  
 21.026 AC NET

PARCEL 2  
 10.583 AC  
 PSE, PSDE, PSSE

20077303

829  
 59-51

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