

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 EMERGENCY ACCESS PURPOSES ON OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS "EAE" (EMERGENCY ACCESS EASEMENT).

WE ALSO HEREBY DEDICATE TO PUBLIC USE EASEMENTS FOR SIDEWALK PURPOSES AND APPURTENANCES THERETO AND THE RIGHT TO CONSTRUCT, INSTALL, USE, REPAIR, REPLACE, AND MAINTAIN A PUBLIC SIDEWALK ON OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS "SE" (SIDEWALK EASEMENT).

WE ALSO HEREBY DEDICATE TO PUBLIC USE EASEMENTS FOR PATHWAY PURPOSES OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS "PE" (PATHWAY EASEMENT).

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.

PURSUANT TO SAN JOSE MUNICIPAL CODE SECTION 19.38.130(E)(4) FAIRVIEW TASMAN, LLC ("OWNER") COVENANT THAT THE PRIVATE OPEN SPACE AND RECREATION IMPROVEMENTS AS MORE PARTICULARLY DESCRIBED AS THE PLAZA AREA, SPORTS COURTS, BOCCIE BALL, PICNIC AREA, BBQ AREA, SWIMMING POOL, SPA AND RECREATION BUILDING IN THE APPROVED PLAN SET FOR PLANNED DEVELOPMENT PERMIT NO. PD07-033, AND WHICH HAVE BEEN SET ASIDE FOR PRIVATE OPEN SPACE AND RECREATIONAL PURPOSES UNDER THAT CERTAIN AGREEMENT ENTITLED "PARKLAND AGREEMENT FOR PAYMENT OF FEES FOR TENTATIVE MAP NO. PT06-097," ARE AND SHALL REMAIN RESTRICTED FOR "QUALIFIED NEIGHBORHOOD RECREATIONAL PURPOSES." UNDER SAN JOSE MUNICIPAL CODE SECTION 19.38.130(E), AND FOR THE PURPOSES OF THIS RESTRICTIVE COVENANT, "QUALIFIED RECREATIONAL PURPOSES" MEANS USABLE BY AN INDIVIDUAL OR GROUP OF PEOPLE TO SEEK RECREATIVE, COMPETITIVE, PHYSICAL OR MENTAL ACTIVITY OF A VOLUNTARY NATURE. THIS RESTRICTIVE COVENANT SHALL BE APPURTENANT TO THE LAND DESCRIBED IN THIS FINAL MAP (THE "PROPERTY") AND SHALL BE BINDING ON THE OWNER(S) OF THE PROPERTY, THEIR SUCCESSORS AND HEIRS AND ASSIGNS. FURTHER, THIS RESTRICTIVE COVENANT SHALL REMAIN IN FORCE AND EFFECT UNLESS AND UNTIL THE CITY OF SAN JOSE CONSENTS TO THE ELIMINATION OF THIS COVENANT, AND SHALL NOT BE DEFEATED OR ELIMINATED WITHOUT THE CONSENT OF THE CITY OF SAN JOSE.

FAIRVIEW TASMAN, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY

BY: FF CALIFORNIA HOUSING FUND LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

BY: FF PROPERTIES, INC., A DELAWARE CORPORATION, ITS MANAGER

BY: John J. Feehan Jr. Vice President

APPROVAL BY THE DIRECTOR OF PLANNING

I STATE THAT THIS FINAL MAP HAS BEEN CHECKED AND COMPLIES WITH THE TENTATIVE MAP (PT06-083) AND ITS CONDITIONS AS APPROVED ON THE 7TH DAY OF DECEMBER, 2007.

DATE: October 21, 2008

JOSEPH HORWEDEL DIRECTOR OF PLANNING CITY OF SAN JOSE, CALIFORNIA

BY: Susan Walton DEPUTY

SURVEYORS 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 BORN ON JANUARY 30, 2008. I HEREBY STATE THAT THIS FINAL 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 MAY 30, 2009; THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: 10/02/2008

David Sigman DAVID SIGMAN, PLS 8319 EXPIRATION DATE: 12/31/09



TRUSTEE

CHICAGO TITLE INSURANCE COMPANY

BY: William G. Magley ASSET MGMT VICE PRESIDENT

TRUSTEE'S ACKNOWLEDGMENT

STATE OF California

COUNTY OF Santa Clara

ON October 10, 2008, BEFORE ME Sharon E. La Fountain, A NOTARY PUBLIC, PERSONALLY APPEARED William G. Magley, 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 Sharon E. La Fountain

NOTARY'S PRINCIPAL PLACE OF BUSINESS Santa Clara County

EXPIRATION OF NOTARY'S COMMISSION March 31, 2011

COMMISSION NUMBER 1728288

OWNER'S ACKNOWLEDGMENT

STATE OF California

COUNTY OF San Diego

ON October 9, 2008, BEFORE ME Shawn Day Henkel, A NOTARY PUBLIC, PERSONALLY APPEARED John J. Feehan Jr., 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 Shawn Day Henkel

NOTARY'S PRINCIPAL PLACE OF BUSINESS San Diego County

EXPIRATION OF NOTARY'S COMMISSION February 7, 2009

COMMISSION NUMBER 1550871

SOILS AND GEOLOGICAL REPORT

A SOILS REPORT AND/OR GEOLOGICAL REPORT ON THIS PROPERTY HAS BEEN PREPARED BY CONSTRUCTION TESTING AND ENGINEERING, INC., DATED JUNE 5, 2006, A COPY OF WHICH HAS BEEN FILED WITH THE CITY OF SAN JOSE.

TRACT NO. 9986 NORTHPOINTE FOR CONDOMINIUM PURPOSES CONSISTING OF 2 SHEETS

BEING A PORTION OF LOT 8 AS SHOWN ON THAT CERTAIN MAP ENTITLED TRACT NO. 7544 IN BOOK 525, PAGES 45 AND 46, RECORDS OF COUNTY OF SANTA CLARA CITY OF SAN JOSE - COUNTY OF SANTA CLARA - STATE OF CALIFORNIA OCTOBER 2008 SHEET 1 OF 2

The Culver Group ENGINEERING - CONSTRUCTION MANAGEMENT - LAND SURVEYING SERVICES 500 Menlo Drive, Suite 130 Rocklin, CA. 95765

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: 10/2/08

Patricia A. Cannon PATRICIA A. CANNON, LS 8186 CITY OF SAN JOSE, CALIFORNIA LICENSE EXPIRES 12-31-08



CITY ENGINEER'S AND CITY CLERK'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON FINAL MAP OF TRACT 9986; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP 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 HAVE BEEN COMPLIED WITH.

I ALSO HERBY STATE THAT IN CONFORMANCE WITH THE DELEGATION SET FORTH IN ORDINANCE NO. 26386, I APPROVE THIS MAP DESIGNATED AS TRACT 9986, CONSISTING OF 2 SHEETS, ON THE 17th DAY OF December, 2008.

I ALSO HEREBY STATE, THAT I DID (1) ACCEPT, ON BEHALF OF 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 SAID SUBDIVISION; AND (2) APPROVE THE ABANDONMENT OF PORTIONS OF THE LANDSCAPE EASEMENT (LE) NOT SHOWN ON THIS MAP, THAT WERE DEDICATED TO PUBLIC USE BY THE PARCEL MAP RECORDED IN BOOK NO. 525 OF MAPS AT PAGES 45 AND 46.

I ALSO HEREBY REJECT, ON BEHALF OF THE CITY OF SAN JOSE, THE OFFER OF DEDICATION OF THE "FUTURE PUBLIC STREET." AND ALSO REJECT THE DEDICATION OF PUBLIC USE EASEMENTS FOR ANY AND ALL PUBLIC USES UNDER, UPON AND OVER THAT SAME PORTION OF THE "FUTURE PUBLIC STREET." SAID OFFER OF DEDICATION SHALL REMAIN OPEN UNTIL ACCEPTED OR VACATED.

DATE: 02-17-08

Timm D. Borden TIMM D. BORDEN, RCE# 45512 CITY OF SAN JOSE, CALIFORNIA RCE EXPIRES: 12-31-08



RECORDER'S STATEMENT

FILE NO. 20075978 FEE \$ 10.00 PAID. ACCEPTED FOR RECORD AND FILED IN BOOK 829 OF MAPS AT PAGE(S) 47 & 48, SANTA CLARA COUNTY RECORDS, THIS 23rd DAY OF December, 2008, AT 2:32 PM. AT THE REQUEST OF Chicago Title.

REGINA ALCOMENDRAS, COUNTY RECORDER SANTA CLARA COUNTY, CALIFORNIA

BY: Susan Walton DEPUTY

20075978

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# NORTHPOINTE

FOR CONDOMINIUM PURPOSES  
CONSISTING OF 2 SHEETS

BEING A PORTION OF LOT 8 AS SHOWN ON THAT CERTAIN MAP ENTITLED TRACT NO. 7544 IN BOOK 525, PAGES 45 AND 46, RECORDS OF COUNTY OF SANTA CLARA CITY OF SAN JOSE - COUNTY OF SANTA CLARA - STATE OF CALIFORNIA OCTOBER 2008 SHEET 2 OF 2

**The Culver Group**  
ENGINEERING - CONSTRUCTION MANAGEMENT  
- LAND SURVEYING SERVICES  
500 Menlo Drive, Suite 130 Rocklin, CA. 95765

**LEGEND AND ABBREVIATIONS:**

- DISTINCTIVE BORDER LINE
- LOT LINE
- CENTERLINE
- FOUND MONUMENT AS NOTED
- SET CITY STANDARD MONUMENT: A 2" BRASS DISC STAMPED LS 8319 SET IN CONCRETE IN WELL WITH ROUND FRAME AND COVER
- SET 3/4" IRON PIPE W/PLUG LS 8319
- AL ALUMINUM
- ESMT EASEMENT
- EAE EMERGENCY ACCESS EASEMENT
- FND FOUND
- IEE INGRESS/EGRESS EASEMENT
- LE LANDSCAPE EASEMENT
- OR OFFICIAL RECORDS
- T TOTAL
- PE PEDESTRIAN EASEMENT
- PSE PUBLIC SERVICE EASEMENT
- PSDE PRIVATE STORM DRAINAGE EASEMENT
- PSSE PRIVATE SANITARY SEWER EASEMENT
- (R#) REFERENCE DOCUMENT
- SE SIDEWALK EASEMENT
- SF SQUARE FEET
- VTA VALLEY TRANSPORTATION AUTHORITY
- (M) MEASURED
- (R) RADIAL

**BASIS OF BEARINGS:**

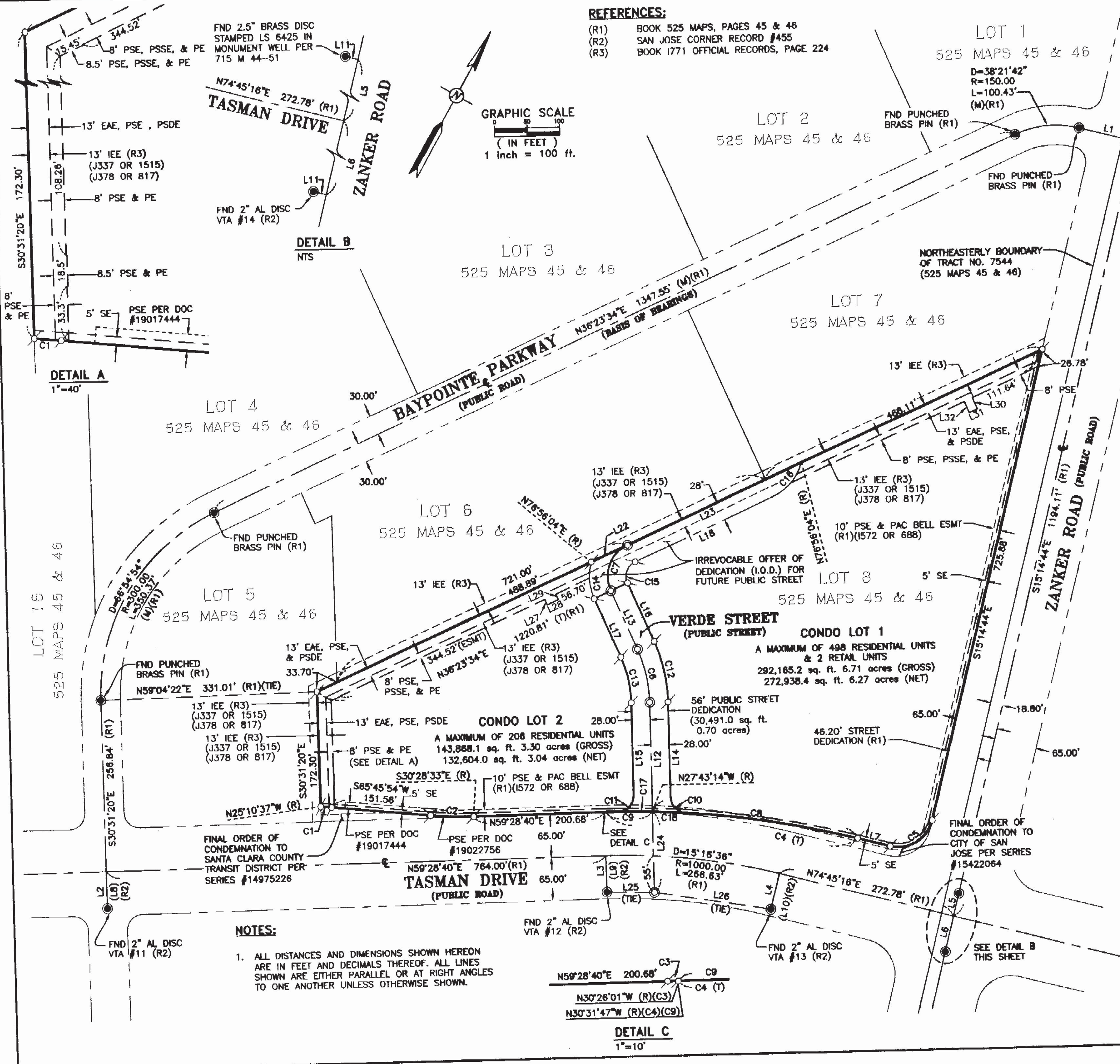
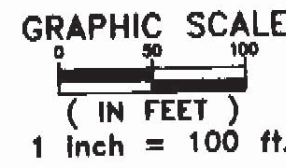
THE BEARING OF N36°23'34"E BETWEEN TWO FOUND MONUMENTS AT THE CENTERLINE OF BAYPOINTE PKWY AS SHOWN ON THAT CERTAIN MAP OF TRACT NO. 7544 RECORDED IN BOOK 525 OF MAPS AT PAGE 45 AND 46 SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF ALL BEARINGS FOR THIS MAP.

LINE	BEARING	LENGTH
L1	S74°45'16"W	88.00'
L2	S30°31'23"E	54.92'
L3	N30°25'14"W	54.93'
L4	N14°57'48"W	55.03'
L5	S15°14'44"E	34.68'
L6	S15°14'44"E	55.00'
L7	N74°41'59"E	51.16'
L8	N30°31'20"W	55.00'
L9	N30°31'20"W	55.00'
L10	N15°14'44"W	55.00'
L11	N74°45'16"E	0.29'
L12	N30°06'07"W	163.68'
L13	N53°36'26"W	96.79'
L14	N30°06'07"W	142.71'
L15	N30°06'07"W	138.45'
L16	N53°36'26"W	96.79'
L17	N53°36'26"W	96.79'
L18	N36°23'34"E	232.11'
L22	N36°23'34"E	60.79'
L23	N36°23'34"E	292.90'
L24	N30°06'07"W	121.02'
L25	N61°43'09"E	72.32'
L26	S69°18'29"W	179.18'

CURVE	LENGTH	DELTA	RADIUS
C1	16.54'	0°56'31"	1006.00'
C2	65.35'	6°14'27"	600.00'
C3	1.65'	0°05'19"	1065.00'
C4	387.28'	15°13'46"	1457.00'
C5	83.20'	89°56'43"	53.00'
C6	82.05'	2°30'19"	200.00'
C7	81.68'	90°00'00"	52.00'
C8	315.84'	12°25'13"	1457.00'
C9	71.44'	2°48'33"	1457.00'
C10	35.87'	85°38'31"	24.00'
C11	37.84'	90°19'49"	24.00'
C12	93.54'	2°30'19"	228.00'
C13	70.56'	2°30'19"	172.00'
C14	56.61'	40°32'30"	80.00'
C15	37.70'	90°00'00"	24.00'
C16	69.06'	49°27'30"	80.00'
C17	52.16'	02°03'04"	1457.00'
C18	50.27'	01°58'36"	1457.00'

LINE	BEARING	LENGTH
L27	S53°36'26"E	9.00'
L28	N36°23'34"E	18.50'
L29	N53°36'26"W	9.00'
L30	N53°36'26"W	18.17'
L31	N36°23'24"E	13.50'
L32	S53°36'36"E	18.17'

- REFERENCES:**
- (R1) BOOK 525 MAPS, PAGES 45 & 46
  - (R2) SAN JOSE CORNER RECORD #455
  - (R3) BOOK 1771 OFFICIAL RECORDS, PAGE 224



**NOTES:**

- ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF. ALL LINES SHOWN ARE EITHER PARALLEL OR AT RIGHT ANGLES TO ONE ANOTHER UNLESS OTHERWISE SHOWN.

