

From: [Phan, Johnny](#)
To: [Downtown West Project](#)
Subject: FW: Google - DW - Exhibits
Date: Tuesday, April 6, 2021 3:01:40 PM
Attachments: [Exh A DA Legal Description-c.pdf](#)
[Exhibit B Project Boundary-c.pdf](#)
[Exhibit C2 Autumn Street Parcels-c.pdf](#)

From: Straka, Stephanie <SStraka@coblentzlaw.com>
Sent: Monday, March 22, 2021 5:21 PM
To: Phan, Johnny <Johnny.Phan@sanjoseca.gov>
Cc: Miller, Gregg <gmiller@coblentzlaw.com>
Subject: Google - DW - Exhibits

[External Email]

Johnny, Please see the attached exhibits:

A: Project Site Legal Descriptions

B: Project Boundaries

C2: Autumn Street Parcels Site Plan (which City has seen before) and Legal Descriptions

Thanks.

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EXHIBIT "A"
DEVELOPMENT AGREEMENT BOUNDARY

PARCEL 1

REAL PROPERTY in the City of San Jose, County of Santa Clara, State of California, described as follows:

BEGINNING at the northerly corner of Parcel A as shown on that certain Parcel Map filed for record on December 3, 1986, in Book 567 of Maps, page 46, Santa Clara County Records;
Thence South 29°54'10" East, 122.40 feet;
Thence South 45°48'10" East, 13.33 feet;
Thence South 33°09'10" East, 79.65 feet;
Thence South 30°29'10" East, 89.01 feet;
Thence South 24°52'10" East, 14.03 feet;
Thence South 27°37'10" East, 195.26 feet;
Thence South 41°41'04" East, 37.79 feet;
Thence South 04°31'49" East, 142.32 feet;
Thence South 60°08'04" West, 5.24 feet;
Thence South 29°54'03" East, 10.98 feet;
Thence South 60°06'23" West, 125.37 feet;
Thence northeasterly, along a non-tangent curve to the left, having a radius of 240.00 feet, whose center bears North 29°53'39" West, through a central angle of 03°14'17" for an arc length of 13.56 feet;
Thence North 36°05'14" West, 1.28 feet;
Thence westerly, along a non-tangent curve to the right, having a radius of 45.93 feet, whose center bears North 36°40'03" West, through a central angle of 45°01'00" for an arc length of 36.09 feet;
Thence westerly, along a non-tangent curve to the left, having a radius of 154.85 feet, whose center bears South 08°20'58" West, through a central angle of 23°25'42" for an arc length of 63.32 feet;
Thence South 74°55'16" West, 91.62 feet;
Thence South 77°14'33" West, 52.37 feet;
Thence South 74°55'16" West, 360.08 feet;
Thence North 15°04'46" West, 8.91 feet;
Thence northerly, along a non-tangent curve to the left, having a radius of 485.98 feet, whose center bears South 89°54'28" West, through a central angle of 06°11'20" for an arc length of 52.49 feet;
Thence North 06°16'51" West, 43.04 feet;
Thence along a tangent curve to the right, having a radius of 1,473.94 feet, through a central angle of 00°45'12" for an arc length of 19.38 feet;
Thence North 01°33'50" West, 113.38 feet;
Thence North 00°06'09" West, 110.80 feet;
Thence North 02°54'34" East, 54.23 feet;
Thence northerly, along a non-tangent curve to the right, having a radius of 1,473.94 feet, whose center bears South 84°41'38" East, through a central angle of 00°41'40" for an arc length of 17.86 feet;

Thence South 59°52'09" West, 1.02 feet;
Thence North 07°28'10" East, 51.95 feet;
Thence North 02°28'10" East, 93.01 feet;
Thence North 29°51'51" West, 30.65 feet;
Thence North 60°06'24" East, 467.23 feet, to the POINT OF BEGINNING.

Containing 8.94 acres, more or less.

PARCEL 2

REAL PROPERTY in the City of San Jose, County of Santa Clara, State of California, described as follows:

BEGINNING at the northerly corner of the 7.11 acre parcel of land as shown on that certain Record of Survey filed for record on May 4, 1987, in Book 573 of Maps, page 28, Santa Clara County Records;

Thence South 55°49'47" East, 125.65 feet;
Thence along a tangent curve to the left, having a radius of 1,000.00 feet, through a central angle of 24°33'10" for an arc length of 428.53 feet;
Thence South 80°22'57" East, 99.66 feet;
Thence South 40°12'37" East, 79.87 feet;
Thence South 49°47'23" West, 233.38 feet;
Thence South 40°09'41" East, 1,721.51 feet;
Thence South 60°22'40" West, 61.03 feet;
Thence North 40°09'41" West, 7.74 feet;
Thence South 87°34'04" West, 192.97 feet;
Thence South 02°28'43" East, 515.24 feet;
Thence South 87°38'19" West, 293.19 feet;
Thence North 13°53'44" West, 162.78 feet;
Thence North 06°00'51" West, 142.79 feet;
Thence North 14°47'17" West, 144.81 feet;
Thence North 24°39'40" West, 14.49 feet;
Thence North 49°48'04" East, 37.34 feet;
Thence North 40°08'37" West, 195.34 feet;
Thence North 34°08'37" West, 99.45 feet;
Thence North 33°36'42" West, 90.81 feet;
Thence North 40°10'41" West, 60.03 feet;
Thence North 34°56'31" West, 120.52 feet;
Thence North 16°45'52" West, 65.46 feet;
Thence North 33°02'18" West, 161.30 feet;
Thence North 49°40'11" East, 24.62 feet;
Thence North 40°16'38" West, 88.07 feet;
Thence North 27°31'59" West, 31.22 feet;
Thence northerly, along a non-tangent curve to the right, having a radius of 533.14 feet, whose center bears North 73°24'52" East, through a central angle of 24°49'56" for an arc length of 231.06 feet;
Thence North 40°09'42" West, 19.38 feet;

Thence North 49°40'17" East, 15.18 feet;
Thence northerly, along a non-tangent curve to the right, having a radius of 538.14 feet, whose center bears South 79°10'14" East, through a central angle of 05°28'18" for an arc length of 51.39 feet;
Thence North 16°18'03" East, 157.35 feet;
Thence North 40°09'41" West, 59.99 feet;
Thence South 16°18'03" West, 190.49 feet;
Thence southerly, along a non-tangent curve to the left, having a radius of 588.14 feet, whose center bears South 73°41'56" East, through a central angle of 34°06'20" for an arc length of 350.09 feet;
Thence South 49°47'51" West, 33.22 feet;
Thence North 40°10'59" West, 549.49 feet;
Thence North 49°47'23" East, 31.00 feet;
Thence North 40°10'53" West, 461.21 feet;
Thence northwesterly, along a non-tangent curve to the right, having a radius of 1,260.74 feet, whose center bears North 62°30'37" East, through a central angle of 06°13'20" for an arc length of 136.91 feet;
Thence North 49°47'16" East, 351.13 feet, to the POINT OF BEGINNING.

Containing 28.17 acres, more or less.

PARCEL 3

REAL PROPERTY in the City of San Jose, County of Santa Clara, State of California, described as follows:

BEGINNING at the southerly corner of Parcel 1 as shown on that certain Parcel Map filed for record on August 22, 1980, in Book 469 of Maps, page 28, Santa Clara County Records;
Thence northwesterly, along a curve to the right, having a radius of 1,395.47 feet, whose center bears North 51°07'40" East, through a central angle of 14°26'44" for an arc length of 351.83 feet;
Thence North 46°22'55" East, 15.00 feet;
Thence North 41°54'05" West, 44.50 feet;
Thence northerly, along a non-tangent curve to the right, having a radius of 1,395.47 feet, whose center bears North 67°31'07" East, through a central angle of 05°07'56" for an arc length of 125.00 feet;
Thence northerly, along a non-tangent curve to the right, having a radius of 240.00 feet, whose center bears North 86°12'10" East, through a central angle of 30°18'30" for an arc length of 126.96 feet;
Thence South 20°30'14" East, 19.21 feet;
Thence North 16°56'12" East, 64.61 feet;
Thence North 28°34'20" East, 18.65 feet;
Thence North 45°22'33" East, 156.65 feet;
Thence North 37°39'18" East, 43.69 feet;
Thence along a tangent curve to the left, having a radius of 30.00 feet, through a central angle of 72°50'16" for an arc length of 38.14 feet;
Thence North 35°10'58" West, 36.03 feet;

Thence along a tangent curve to the right, having a radius of 20.00 feet, through a central angle of 72°50'16" for an arc length of 25.43 feet;
Thence North 37°39'18" East, 220.47 feet;
Thence along a tangent curve to the left, having a radius of 640.00 feet, through a central angle of 08°00'00" for an arc length of 89.36 feet;
Thence North 29°39'18" East, 59.96 feet;
Thence northerly, along a non-tangent curve to the right, having a radius of 678.00 feet, whose center bears North 87°33'58" East, through a central angle of 04°12'15" for an arc length of 49.75 feet;
Thence North 01°46'13" East, 102.39 feet;
Thence South 30°12'09" West, 43.87 feet;
Thence South 39°24'09" West, 67.85 feet;
Thence southwesterly, along a non-tangent curve to the left, having a radius of 80.00 feet, whose center bears South 39°36'08" East, through a central angle of 20°44'34" for an arc length of 28.96 feet;
Thence South 29°39'18" West, 1.85 feet;
Thence South 39°24'09" West, 164.53 feet;
Thence North 87°30'06" East, 23.16 feet;
Thence South 37°39'18" West, 199.56 feet;
Thence along a tangent curve to the right, having a radius of 20.00 feet, through a central angle of 80°24'15" for an arc length of 28.07 feet;
Thence along a reverse curve to the left, having a radius of 40.00 feet, through a central angle of 80°24'15" for an arc length of 56.13 feet;
Thence South 37°39'18" West, 29.98 feet;
Thence South 52°20'42" East, 29.94 feet;
Thence South 30°09'18" West, 79.72 feet;
Thence North 03°13'24" West, 554.12 feet;
Thence North 00°08'17" East, 27.82 feet;
Thence South 87°30'11" West, 59.00 feet;
Thence North 02°31'01" West, 210.98 feet;
Thence North 87°30'06" East, 7.91 feet;
Thence North 02°51'32" East, 175.70 feet;
Thence North 01°01'33" East, 158.87 feet;
Thence North 02°01'13" West, 63.18 feet;
Thence North 02°55'42" West, 61.74 feet;
Thence North 87°52'02" East, 92.48 feet;
Thence South 02°29'54" East, 102.19 feet;
Thence North 87°30'13" East, 58.38 feet;
Thence North 02°29'47" West, 207.03 feet;
Thence South 87°53'28" West, 27.35 feet;
Thence North 02°30'02" West, 40.00 feet;
Thence North 87°53'28" East, 50.00 feet;
Thence North 02°30'02" West, 110.48 feet;
Thence North 87°34'58" East, 69.50 feet;
Thence North 02°25'02" West, 204.22 feet;
Thence South 87°34'45" West, 40.80 feet;
Thence North 02°29'04" West, 49.99 feet;
Thence North 87°34'31" East, 270.99 feet;

Thence North 02°28'43" West, 935.37 feet;
Thence North 87°38'19" East, 548.46 feet;
Thence South 08°12'27" West, 60.98 feet;
Thence North 81°47'33" West, 7.38 feet;
Thence southerly, along a non-tangent curve to the left, having a radius of 1,556.00 feet, whose center bears South 79°43'21" East, through a central angle of 03°27'16" for an arc length of 93.82 feet;
Thence South 17°25'29" West, 47.05 feet;
Thence South 17°26'53" West, 18.99 feet;
Thence South 05°53'13" West, 69.38 feet;
Thence South 10°02'04" East, 94.06 feet;
Thence southerly, along a non-tangent curve to the left, having a radius of 1,556.00 feet, whose center bears North 88°32'05" East, through a central angle of 00°55'17" for an arc length of 25.02 feet;
Thence continuing along said curve to the left, having a radius of 1,556.00 feet, through a central angle of 03°41'05" for an arc length of 100.06 feet;
Thence continuing along said curve to the left, having a radius of 1,556.00 feet, through a central angle of 00°12'32" for an arc length of 5.67 feet;
Thence South 06°16'48" East, 43.04 feet;
Thence along a tangent curve to the right, having a radius of 404.00 feet, through a central angle of 07°24'45" for an arc length of 52.27 feet;
Thence westerly, along a non-tangent curve to the right, having a radius of 880.01 feet, whose center bears North 12°14'07" West, through a central angle of 04°33'06" for an arc length of 69.91 feet;
Thence South 79°17'06" West, 70.51 feet;
Thence South 02°27'56" East, 75.81 feet;
Thence along a tangent curve to the left, having a radius of 999.96 feet, through a central angle of 00°14'11" for an arc length of 4.12 feet;
Thence North 87°32'04" East, 120.89 feet;
Thence South 12°11'03" West, 51.68 feet;
Thence South 87°32'04" West, 106.37 feet;
Thence southerly, along a non-tangent curve to the left, having a radius of 1,000.00 feet, whose center bears North 84°25'55" East, through a central angle of 01°45'13" for an arc length of 30.61 feet;
Thence along a reverse curve to the right, having a radius of 1,000.00 feet, through a central angle of 04°48'47" for an arc length of 84.00 feet;
Thence South 02°28'55" East, 117.24 feet;
Thence South 02°30'02" East, 228.27 feet;
Thence along a tangent curve to the right, having a radius of 572.00 feet, through a central angle of 39°34'46" for an arc length of 395.13 feet;
Thence along a reverse curve to the left, having a radius of 450.00 feet, through a central angle of 35°44'53" for an arc length of 280.77 feet;
Thence South 01°44'30" West, 270.74 feet;
Thence South 01°46'13" West, 63.60 feet;
Thence South 01°46'32" East, 118.56 feet;
Thence North 54°47'45" East, 125.01 feet;
Thence South 35°09'56" East, 240.05 feet;
Thence South 54°48'18" West, 178.14 feet;

Thence South 54°48'50" West, 255.34 feet;
Thence South 54°49'02" West, 146.58 feet;
Thence North 35°10'58" West, 2.03 feet;
Thence westerly, along a non-tangent curve to the right, having a radius of 323.50 feet, whose center bears North 24°34'12" West, through a central angle of 04°11'06" for an arc length of 23.63 feet;
Thence South 35°10'05" East, 617.30 feet;
Thence South 54°48'50" West, 120.00 feet;
Thence North 35°10'05" West, 5.00 feet;
Thence South 54°48'50" West, 270.61 feet;
Thence South 35°11'10" East, 5.00 feet;
Thence South 54°48'50" West, 75.00 feet, to the POINT OF BEGINNING.

excepting therefrom, the following area:

REAL PROPERTY in the City of San Jose, County of Santa Clara, State of California, being all of Property ID No. V014-01 described in the Final Order of Condemnation recorded August 22, 2002, in Document No. 16434322, Santa Clara County Records.


Containing 40.53 acres, more or less.

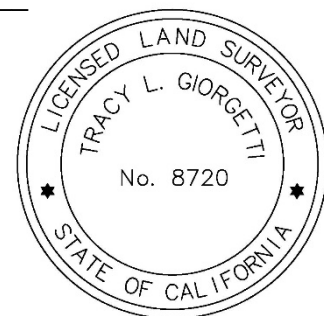
Total combined area of Parcels 1, 2 & 3 containing 77.64 acres, more or less.

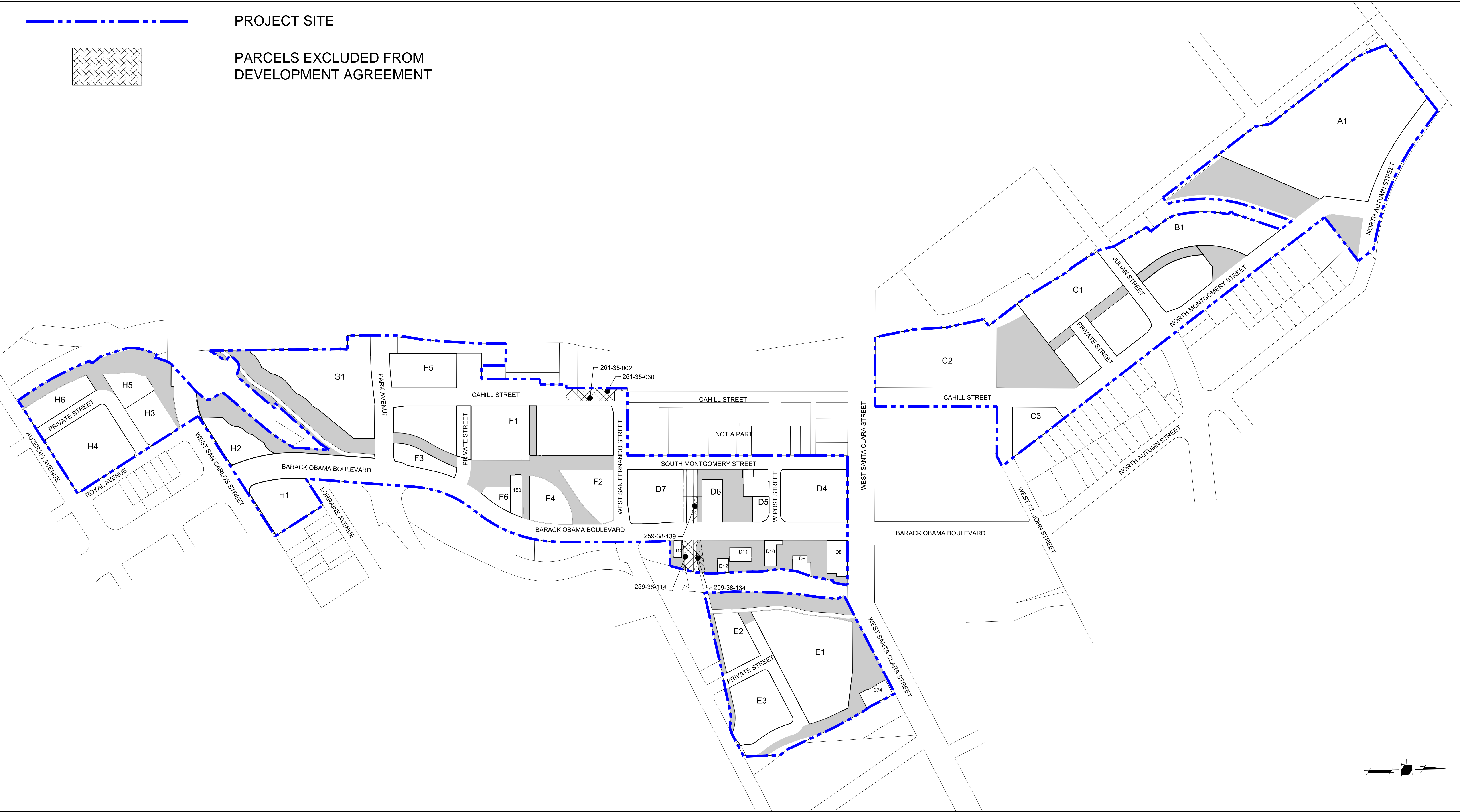
For assessment or zoning purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

This legal description was prepared by me or under my direction in accordance with the Professional Land Surveyors Act.

Date: 3.11.21


Tracy L. Giorgetti, LS 8720









March 11, 2021
HMH 5719.00.270
Page 1 of 1

APN 259-29-012
260 NORTH MONTGOMERY STREET

REAL PROPERTY in the City of San Jose, County of Santa Clara, State of California, being all of Parcel Two described in the Grant Deed recorded August 15, 2019, in Document No. 24255972 of Official Records, Santa Clara County Records, described as follows:

BEGINNING at the southerly corner of said Parcel Two, being on the northeasterly line of North Montgomery Street;
Thence along said northeasterly line, North 40°09'41" West, 50.00 feet, to the northwesterly line of said Parcel Two;
Thence along said northwesterly line and the northeasterly and southeasterly lines of said Parcel Two the following three courses:
1. Thence North 49°50'18" East, 118.81 feet;
2. Thence South 38°44'42" East, 50.02 feet;
3. Thence South 49°50'18" West, 117.57 feet, to the POINT OF BEGINNING.

Containing 5,910 square feet or 0.14 acres, more or less.

This legal description was prepared by me or under my direction in accordance with the Professional Land Surveyors Act.

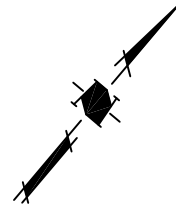
Date: 3.11.21


Tracy L. Giorgetti, LS 8720



WEST JULIAN STREET

NORTH MONTGOMERY STREET



N49°50'18"E 118.81'

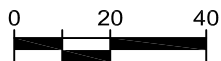
PARCEL TWO
DOC 24255972

S38°44'42"E
50.02'

S49°50'18"W 117.57'

N40°09'41"W
50.00'

POB



1 IN. = 40 FT.

LEGEND

POB

POINT OF BEGINNING

SHEET 1 OF 1

Date: 2021-03-11

Designed: DM

Drawn: RF

Checked: TG

Proj. Engr.: —

571900PL21



1570 Oakland Road
San Jose, CA 95131

(408) 487-2200
HMHca.com

PLAT TO ACCOMPANY DESCRIPTION:

APN 259-29-012

260 NORTH MONTGOMERY STREET

SAN JOSE

CALIFORNIA



March 11, 2021
HMH 5719.00.270
Page 1 of 1

APN 259-29-020
255 NORTH AUTUMN STREET

REAL PROPERTY in the City of San Jose, County of Santa Clara, State of California, being all of Parcel One described in the Grant Deed recorded August 15, 2019, in Document No. 24255972 of Official Records, Santa Clara County Records, described as follows:

BEGINNING at the northerly corner of said Parcel One, being on the southwesterly line of North Autumn Street;

Thence along said southwesterly line, South 40°22'50" East, 87.54 feet to the southeasterly line of said Parcel One;


Thence along said southwesterly line and the southwesterly and northwesterly lines of said Parcel One the following four courses:

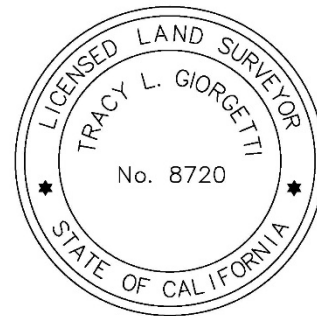
1. Thence South 54°25'13" West, 113.86 feet;
2. Thence South 49°50'18" West, 61.71 feet;
3. Thence North 38°44'42" West, 78.46 feet;
4. Thence North 49°50'18" East, 172.93 feet, to the POINT OF BEGINNING.

Containing 14,168 square feet or 0.33 acres, more or less.

This legal description was prepared by me or under my direction in accordance with the Professional Land Surveyors Act.

Date: 3.11.21


Tracy L. Giorgetti, LS 8720



WEST JULIAN STREET

NORTH AUTUMN STREET

N49°50'18"E

172.93'

POB

78.46'

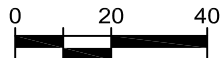
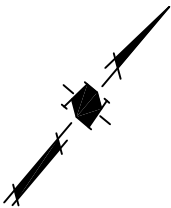
N38°44'42"W

PARCEL ONE
DOC 24255972

S49°50'18"W 61.71'

S54°25'13"W 113.86'

S40°22'50"E 87.54'



1 IN. = 40 FT.

LEGEND

POB

POINT OF BEGINNING

SHEET 1 OF 1

Date: 2021-03-11

Designed: DM

Drawn: RF

Checked: TG

Proj. Engr.: —

571900PL20



1570 Oakland Road
San Jose, CA 95131

(408) 487-2200
HMHca.com

PLAT TO ACCOMPANY DESCRIPTION:

APN 259-29-020

255 NORTH AUTUMN STREET

SAN JOSE

CALIFORNIA



March 11, 2021
HMH 5719.00.270
Page 1 of 1

APN 259-29-103
240 NORTH MONTGOMERY STREET


REAL PROPERTY in the City of San Jose, County of Santa Clara, State of California, being all of that parcel of land described in the Grant Deed recorded August 15, 2019, in Document No. 24255999 of Official Records, Santa Clara County Records, described as follows:

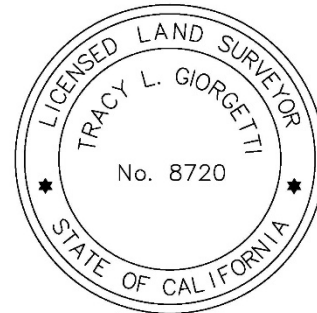
BEGINNING at the southerly corner of said parcel of land, being on the northeasterly line of North Montgomery Street;
Thence along said northeasterly line, North 40°09'41" West, 86.60 feet, to the northwesterly line of said parcel of land;
Thence along said northwesterly line and the northeasterly and southeasterly lines of said parcel of land the following three courses:
1. Thence North 49°50'18" East, 179.28 feet;
2. Thence South 34°49'59" East, 86.98 feet;
3. Thence South 49°50'18" West, 171.20 feet, to the POINT OF BEGINNING.

Containing 15,177 square feet or 0.35 acres, more or less.

This legal description was prepared by me or under my direction in accordance with the Professional Land Surveyors Act.

Date: 3-11-21


Tracy L. Giorgetti, LS 8720



WEST JULIAN STREET

NORTH MONTGOMERY STREET



N40°09'41"W 86.60'

N49°50'18"E 179.28'

DOC 24255999

POB

S49°50'18"W 171.20'

S34°49'59"E 86.98'

0 20 40
1 IN. = 40 FT.

LEGEND

POB

POINT OF BEGINNING

SHEET 1 OF 1

Date: 2021-03-11
Designed: DM
Drawn: RF
Checked: TG
Proj. Engr.: —
571900PL22



1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMMHca.com

PLAT TO ACCOMPANY DESCRIPTION:
APN 259-29-103
240 NORTH MONTGOMERY STREET

SAN JOSE

CALIFORNIA