

From: [Phan, Johnny](#)
To: [Downtown West Project](#)
Subject: FW: Preliminary Draft - Exhibit A
Date: Tuesday, April 6, 2021 3:22:21 PM
Attachments: [DA Exhibit A-c.pdf](#)

From: Straka, Stephanie <SStraka@coblentzlaw.com>
Sent: Monday, March 29, 2021 3:18 PM
To: Phan, Johnny <Johnny.Phan@sanjoseca.gov>; Miller, Gregg <gmiller@coblentzlaw.com>
Subject: RE: Preliminary Draft - Exhibit A

[External Email]

Johnny, note change to title of Exhibit A, now "Description of Project Site's Approximate Boundaries."

Stephanie R. Straka | Special Counsel
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From: Straka, Stephanie
Sent: Monday, March 29, 2021 1:31 PM
To: Phan, Johnny <Johnny.Phan@sanjoseca.gov>; Miller, Gregg <gmiller@coblentzlaw.com>
Subject: RE: Preliminary Draft - Exhibit A

Hi Johnny, I'm confirming with the team, but we may have an updated doc. Will let you know.

Stephanie R. Straka | Special Counsel
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From: Phan, Johnny <Johnny.Phan@sanjoseca.gov>
Sent: Monday, March 29, 2021 12:10 PM

To: Straka, Stephanie <SStraka@coblentzlaw.com>; Miller, Gregg <[gmiller@coblentzlaw.com](mailto:gmilller@coblentzlaw.com)>

Subject: [EXTERNAL] Preliminary Draft - Exhibit A

This was what was sent to City Surveyor as final Exhibit A. Will use this as Final Exhibit A. If any issue, let me know.

Johnny V. Phan

Chief Deputy City Attorney

Office of the City Attorney

City of San Jose

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Exhibit A



EXHIBIT "A"
DESCRIPTION OF PROJECT SITE'S
APPROXIMATE BOUNDARIES

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 along the general northeasterly line of said Parcel A and Parcel B on said Parcel Map the following nine courses:

1. Thence South 29°54'10" East, 122.40 feet;
2. Thence South 45°48'10" East, 13.33 feet;
3. Thence South 33°09'10" East, 79.65 feet;
4. Thence South 30°29'10" East, 89.01 feet;
5. Thence South 24°52'10" East, 14.03 feet;
6. Thence South 27°37'10" East, 195.26 feet;
7. Thence South 41°41'04" East, 37.79 feet;
8. Thence South 04°31'49" East, 142.32 feet;
9. Thence South 60°08'04" West, 5.24 feet;

Thence South 29°54'03" East, 10.98 feet, to the southeasterly line of West San Fernando Street;

Thence along said southeasterly line, 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, to the easterly line of Los Gatos Creek;

Thence along said easterly line the following twelve courses:

1. 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;
2. Thence North 06°16'51" West, 43.04 feet;
3. 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;
4. Thence North 01°33'50" West, 113.38 feet;
5. Thence North 00°06'09" West, 110.80 feet;

6. Thence North 02°54'34" East, 54.23 feet;
7. 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;
8. Thence South 59°52'09" West, 1.02 feet;
9. Thence North 07°28'10" East, 51.95 feet;
10. Thence North 02°28'10" East, 93.01 feet;
11. Thence North 29°51'51" West, 30.65 feet;
12. Thence North 60°06'24" East, 30.26 feet to the southeasterly line of West Santa Clara Street;

Thence along said southeasterly line, North 60°06'24" East, 436.98 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:

COMMENCING 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 49°47'16" West, 8.62 feet, to the True POINT OF BEGINNING, .

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, to the southeasterly line of Cinnabar Street;

Thence along said southeasterly line, South 49°47'23" West, 233.38 feet, to the northeasterly line of North Montgomery Street;

Thence along said northeasterly line and its southeasterly prolongation, South 40°09'41" East, 1,721.51, to the southerly line of West Saint John Street;

Thence along said southerly line and the southwesterly line of North Montgomery Street, the following two courses:

1. Thence South 60°22'40" West, 61.03 feet;
2. 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, to the northerly line of The Alameda;

Thence along said northerly line, 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 TRUE 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, to the general southerly line of West San Carlos Street;

Thence along said general southerly line, North 28°34'20" East, 18.65 feet;

Thence North 45°22'33" East, 156.65 feet, to the general southeasterly line of Los Gatos Creek;

Thence along said general southeasterly line the following seven courses:

1. Thence North 37°39'18" East, 43.69 feet;
2. 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;
3. Thence North 35°10'58" West, 36.03 feet;
4. 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;
5. Thence North 37°39'18" East, 220.47 feet;
6. 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;
7. Thence North 29°39'18" East, 59.96 feet, to the westerly line of Barack Obama Boulevard;

Thence along said westerly line the following two courses:

1. 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;
2. Thence North 01°46'13" East, 102.39 feet, to the general northwesterly line of Los Gatos Creek;

Thence along said general northwesterly line the following twelve courses:

1. Thence South 30°12'09" West, 43.87 feet;
2. Thence South 39°24'09" West, 67.85 feet;
3. 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;
4. Thence South 29°39'18" West, 1.85 feet;
5. Thence South 39°24'09" West, 164.53 feet;
6. Thence North 87°30'06" East, 23.16 feet;
7. Thence South 37°39'18" West, 199.56 feet;
8. 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;
9. 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;
10. Thence South 37°39'18" West, 29.98 feet;
11. Thence South 52°20'42" East, 29.94 feet;
12. 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, to the southerly line of West San Fernando Street;
Thence along said southerly line, South 87°34'45" West, 40.80 feet, to the westerly line of Cahill Street;
Thence along said westerly line, North 02°29'04" West, 49.99 feet, to the westerly prolongation of the northerly line of West San Fernando Street;
Thence along said westerly prolongation and said northerly line, North 87°34'31" East, 270.99 feet, to the westerly line of South Montgomery Street;
Thence along said westerly line, North 02°28'43" West, 935.37 feet, to the southerly line of West Santa Clara Street;
Thence along said southerly line, North 87°38'19" East, 548.46 feet, to the general westerly line of Los Gatos Creek;
Thence along said general westerly line the following twelve courses:
1. Thence South 08°12'27" West, 60.98 feet;
2. Thence North 81°47'33" West, 7.38 feet;
3. 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;
4. Thence South 17°25'29" West, 47.05 feet;
5. Thence South 17°26'53" West, 18.99 feet;
6. Thence South 05°53'13" West, 69.38 feet;
7. Thence South 10°02'04" East, 94.06 feet;
8. 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;
9. 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;
10. 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;
11. Thence South 06°16'48" East, 43.04 feet;
12. 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, to the easterly line of Barack Obama Boulevard;

Thence along said easterly line the following two courses:

1. Thence South 02°27'56" East, 75.81 feet;
2. 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, to the westerly line of Los Gatos Creek;

Thence along said westerly line, South 12°11'03" West, 51.68 feet;

Thence South 87°32'04" West, 106.37 feet, to the easterly line of Barack Obama Boulevard;

Thence along said easterly line the following nine courses:

1. 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;
2. 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;
3. Thence South 02°28'55" East, 117.24 feet;
4. Thence South 02°30'02" East, 228.27 feet;
5. 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;
6. 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;
7. Thence South 01°44'30" West, 270.74 feet;
8. Thence South 01°46'13" West, 63.60 feet;
9. Thence South 01°46'32" East, 118.56 feet, to the southeasterly line of Lorraine Avenue;

Thence along said southeasterly line, North 54°47'45" East, 125.01 feet;

Thence South 35°09'56" East, 240.05 feet, to the general northwesterly line of West Sant Carlos Street;

Thence along said general northwesterly line the following five courses:

1. Thence South 54°48'18" West, 178.14 feet;
2. Thence South 54°48'50" West, 255.34 feet;
3. Thence South 54°49'02" West, 146.58 feet;
4. Thence North 35°10'58" West, 2.03 feet;
5. 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, to the northwesterly line of Auzerai Avenue;

Thence along said northwesterly line, 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: 3.26.21


Tracy L. Giorgetti, LS 8720

