

From: [Phan, Johnny](#)
To: [Downtown West Project](#)
Subject: FW: Google - Diridon/DW - Transfer Agreements
Date: Wednesday, June 9, 2021 3:22:33 PM
Attachments: [Exhibit A \(legal descriptions\) to Autumn St Parcels Transfer Agreement-c.pdf](#)
[Exhibit A \(Depiction of the Property\) - H5 and H6 Transfer Agreements-c.pdf](#)

From: Miller, Gregg <gmiller@coblentzlaw.com>
Sent: Friday, June 4, 2021 3:47 PM
To: Phan, Johnny <Johnny.Phan@sanjoseca.gov>
Cc: David Snow <DSnow@rwglaw.com>; Straka, Stephanie <sstraka@coblentzlaw.com>; Willhite, Britney <bwillhite@allenmatkins.com>; Chan, Michelle W. (SFO) <MWChan@perkinscoie.com>
Subject: RE: Google - Diridon/DW - Transfer Agreements

[External Email]

Johnny: attached are the documents for Exhibit A in the Autumn St Transfer Agreement and the Exhibit As for the H5 and H6 Transfer Agreements (same for each of H5 and H6). The attached are a subset of the attachments at Exhibit C2 of the DA for the Autumn parcels and Schedule D2 of the DA for H5 and H6. As you may recall, H5 and H6 do not yet have legal descriptions because they still need to be created via the subdivision map. Therefore, the plan was to attach the basic site plan that depicts their location and then the Transfer Agreements call for the parcels to be created as separate legal parcels before closing. The Transfer Agreement for H1 already has all of its exhibits. Please let us know if these are acceptable. Also, Please let us know how many originals of each of the Transfer Agreements the City would like so that I know how many to ask Google to sign. Thanks,

Gregg Miller

Coblentz Patch Duffy & Bass LLP

One Montgomery Street, Suite 3000

San Francisco, CA 94104

Cell: 415-939-3142 | Direct Dial 415-772-5736 | Office 415-391-4800

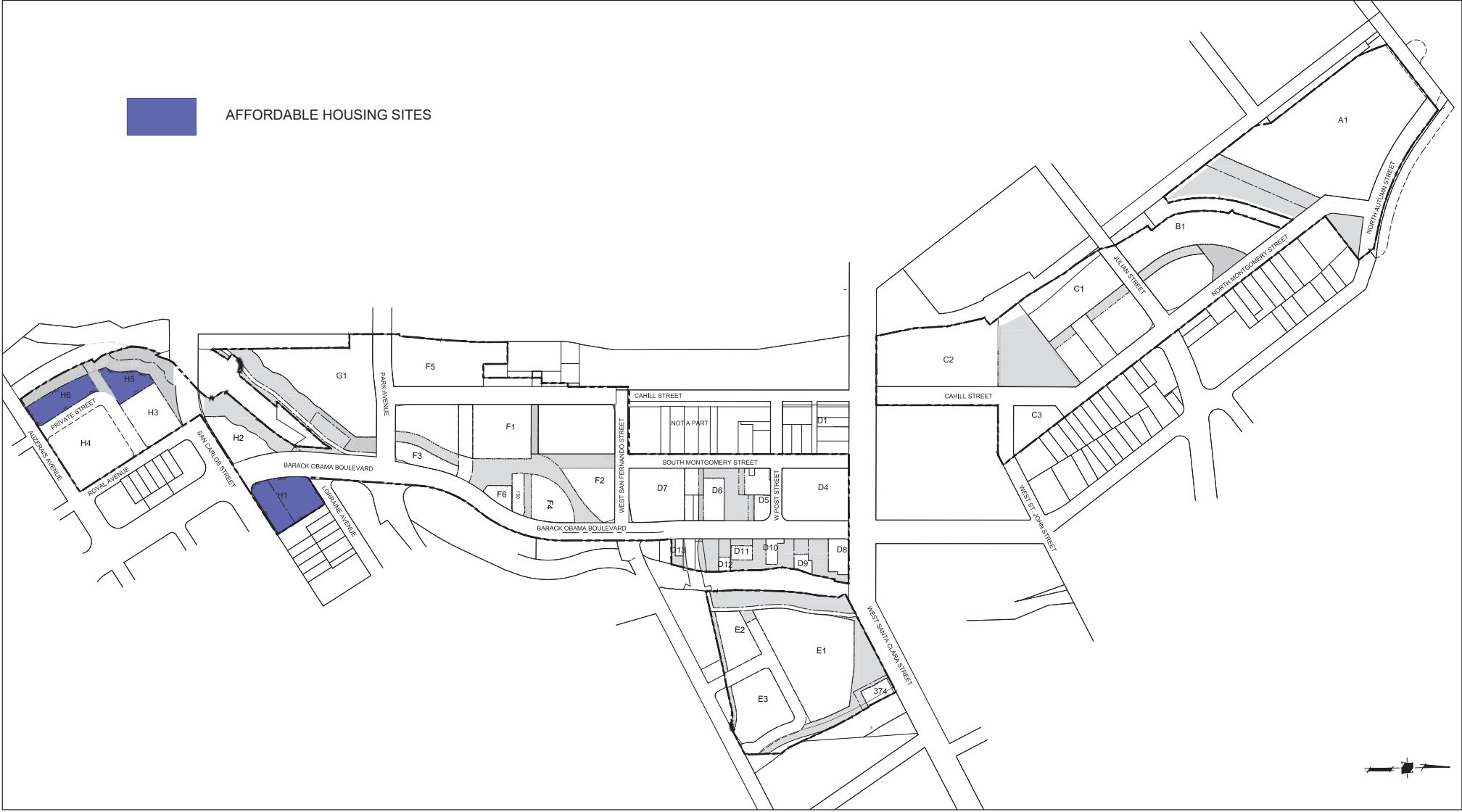
gmiller@coblentzlaw.com

www.coblentzlaw.com

This transmittal is intended solely for use by its addressee, and may contain confidential or legally privileged information. If you receive this transmittal in error, please email a reply to the sender and delete the transmittal and any attachments.

This message is from outside the City email system. Do not open links or attachments from untrusted

sources.



PROJECT SITE PLAN GENERALLY DEPICTING LOCATION OF H1, H5, and H6 PROPERTIES







March 11, 2021
HMH 5719.00.270
Page 1 of 1

APN 259-29-012
260 NORTH MONTGOMERY STREET

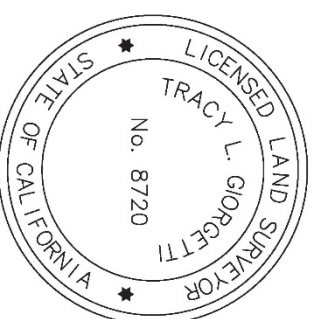
REAL PROPERTY in the City of San Jose, County of Santa Clara, State of California, being all of Parcel Two described in the Grant Deed recorded August 15, 2019, in Document No. 24255972 of Official Records, Santa Clara County Records, described as follows:

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.

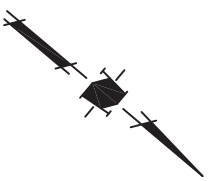
Containing 5,910 square feet or 0.14 acres, more or less.

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
Tracy L. Giorgetti, LS 8720

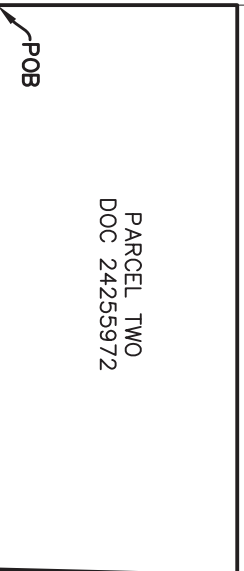


WEST JULIAN STREET



NORTH MONTGOMERY STREET

N40°09'41"W
50.00'



N49°50'18"E 118.81'

S38°44'42"E
50.02'

S49°50'18"W 117.57'



1 IN. = 40 FT.

LEGEND
POB POINT OF BEGINNING

Date:	2021-03-11
Designed:	DM
Drawn:	RF
Checked:	TG
Proj. Engr.:	—
	571900PL21



1570 Oakland Road
San Jose, CA 95131

(408) 487-2200
HWHca.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;

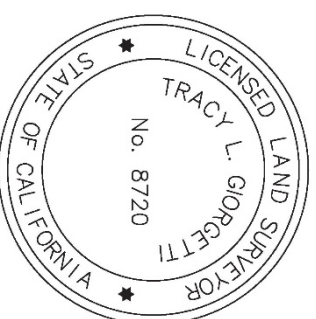
Thence along said southwesterly line and the southwesterly and northwesterly lines of said Parcel One the following four courses:

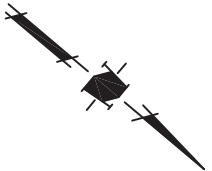
1. Thence South 54°25'13" West, 113.86 feet;
2. Thence South 49°50'18" West, 61.71 feet;
3. Thence North 38°44'42" West, 78.46 feet;
4. Thence North 49°50'18" East, 172.93 feet, to the POINT OF BEGINNING.

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





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
HWH-ca.com

SAN JOSE

PLAT TO ACCOMPANY DESCRIPTION:
APN 259-29-020
255 NORTH AUTUMN STREET

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 $40^{\circ}09'41''$ 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:

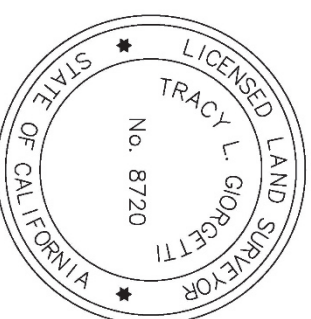
1. Thence North $49^{\circ}50'18''$ East, 179.28 feet;
2. Thence South $34^{\circ}49'59''$ East, 86.98 feet;
3. Thence South $49^{\circ}50'18''$ West, 171.20 feet, to the POINT OF BEGINNING.

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

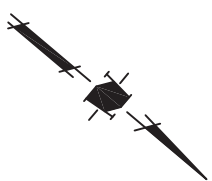
This legal description was prepared by me or under my direction in accordance with the Professional Land Surveyors Act.

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'

S34°49'59"E 86.98'

DOC 24255999

S49°50'18"W 171.20'

POB



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
San Jose, CA 95131

(408) 487-2200
HWH@ca.com

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