

**REQUESTED BY:**

Parker & Covert LLP  
for the benefit of the  
Santa Clara Unified School District

**WHEN RECORDED RETURN TO:**

Parker & Covert LLP  
2520 Venture Oaks Way, Suite 190  
Sacramento, CA 95833  
Attn: Stacy Toledo

**This document is recorded for the benefit of the Santa Clara Unified School District, and recording is exempt from recording fees pursuant to Government Code §27383.**

**The term of this lease is less than 35 years. This transaction is exempt from documentary transfer tax under Revenue & Taxation Code §11928.**

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**SITE LEASE**

between the

**SANTA CLARA UNIFIED SCHOOL DISTRICT**

and the

**SANTA CLARA TEACHER HOUSING FOUNDATION**

Dated as of April 1, 2022

\$6,488,000  
2022 Refunding Lease-Purchase Financing  
(Forward Delivery)

## SITE LEASE

This Site Lease, dated as of April 1, 2022 (this “Site Lease”), between the Santa Clara Unified School District, a political subdivision of the State of California duly organized and validly existing under and by virtue of the laws of the State of California (the “District”), as lessor, and the Santa Clara Teacher Housing Foundation (the “Corporation”), a nonprofit public benefit corporation duly organized and validly existing under and by virtue of the laws of the State of California, as lessee;

### WITNESSETH:

WHEREAS, pursuant to the request of the District, the Corporation intends to assist the District in refinancing prior obligations of the District, originally issued to finance the acquisition and construction of apartments for teachers and associated costs, that were refinanced, on a current basis, by the District’s 2013 Refunding Certificates of Participation (the “Prior Certificates”), by prepaying and defeasing the outstanding Prior Certificates;

WHEREAS, such refinancing will be accomplished by (i) the Corporation entering into this Site Lease with the District and then subleasing the property leased hereunder to the District pursuant to the Lease-Purchase Agreement dated as of April 1, 2022 and recorded concurrently herewith (the “Lease-Purchase Agreement”), under which the District will be obligated to make Rental Payments (as such term is defined in the Lease-Purchase Agreement) to the Corporation in exchange for an advance rental, (ii) the Corporation’s assignment without recourse of all rights to receive such Rental Payments to JPMorgan Chase Bank, N.A. (the “Assignee”), pursuant to the Assignment Agreement dated as of April 1, 2022, and recorded concurrently herewith (the “Assignment Agreement”), in exchange for the amount of the advance rental payable hereunder, and (iii) the application of the amount payable as advance rental hereunder and certain other funds to prepay and defease the Prior Certificates, and to pay the transaction costs; and

WHEREAS, in order to take advantage of current interest rates and to be able to treat the obligations evidenced by the Site Lease, Lease-Purchase Agreement, and Assignment Agreement (the “Financing Documents”) as a federally tax-exempt current refunding, it is necessary to engage in this refinancing on a forward delivery basis, with issuance and delivery of the Financing Documents occurring not earlier than ninety days before the July 1, 2022 date for the Prior Certificates to be prepaid and defeased;

NOW THEREFORE, IT IS HEREBY MUTUALLY AGREED as follows:

Section 1. Leased Property. The District hereby leases to the Corporation, and the Corporation hereby hires from the District, on the terms and conditions hereinafter set forth, the real property located in the City of Santa Clara, County of Santa Clara, State of California, described in Exhibit A attached hereto and made a part hereof and the improvements located thereon (the “Leased Property”).

Section 2. Term. The term of this Site Lease shall commence on the Funding Date (as that term is defined in the Lease-Purchase Agreement, and agreed to be April 5, 2022), and shall end on September 1, 2031 unless such term is extended or sooner terminated as hereinafter

provided. If the term of the Lease-Purchase Agreement is extended, the term of this Site Lease shall be extended commensurately. If the District has paid and performed in full all of its obligations under the Lease-Purchase Agreement, the term of this Site Lease shall end.

Section 3. Rental. As and for advance rental hereunder for the entire term hereof, the Corporation shall transfer, or cause to be transferred, to or for the account of the District the sum of Six Million Four Hundred Eighty-Eight Thousand Dollars (\$6,488,000) on the Funding Date. The Corporation hereby waives any right that it may have under the laws of the State of California to a rebate of such rental in full or in part in the event there is substantial interference with the use and right to possession by the Corporation of the Leased Property or portion thereof as a result of material damage, destruction, or condemnation.

Section 4. Application of Rental and Other Sources of Funds. The funds representing the advance rental hereunder shall be applied as follows:

a. the amount to \$6,383,000 shall be wired to Computershare Trust Company, N.A., as escrow agent (the “Escrow Agent”) under the escrow agreement by and between the District and the Escrow Agent dated as of April 1, 2022 (the “Escrow Agreement”) for deposit into the Escrow Fund created by the Escrow Agreement for prepayment and defeasance of the Prior Certificates, and

b. the amount of \$105,000 shall be wired to \_\_\_\_\_ for deposit into the costs of issuance account and payment pursuant to the \_\_\_\_\_ Agreement. Any remainder shall be wired to the District.

Section 5. Purpose. The Corporation shall use the Leased Property solely for the purpose of leasing the Leased Property to the District pursuant to the Lease-Purchase Agreement and for such purposes as may be incidental thereto; provided that in the event of default by the District under the Lease-Purchase Agreement, the Corporation may exercise the remedies provided in the Lease-Purchase Agreement.

Section 6. Owner in Fee. The District covenants that it is the owner in fee of the Leased Property described on Exhibit A. If a defect in the District’s title to the Leased Property impairs its right to use and occupy the Leased Property, the District covenants that it will exercise its condemnation powers to the extent permitted by law to obtain the necessary rights in the Leased Property to cure such defect and limitation of its right to use and occupancy.

Section 7. Assignment and Sublease. The Corporation may not assign its rights under this Site Lease, except as permitted by and subject to the conditions of Section 5.8 of the Lease-Purchase Agreement, nor sublet the Leased Property without the written consent of the District, subject to the Assignment Agreement; provided, however, that this Site Lease may be assigned and the Leased Property subleased, as a whole or in part, by the Corporation or its successor in interest without the consent of the District, if any event of default occurs under the Lease-Purchase Agreement.

Section 8. Right of Entry. The District reserves the right for any of its duly authorized representatives to enter upon the Leased Property at any reasonable time to inspect the same or to make any repairs, improvements, or changes necessary for the preservation thereof.

Section 9. Surrender of Possession. The Corporation agrees, upon the termination of this Site Lease, to quit and surrender the Leased Property to the District, without warranty as to condition.

Section 10. Default. If the Corporation defaults in the performance of any obligation on its part to be performed under the terms of this Site Lease, which default continues for thirty (30) days following notice and demand for correction thereof to the Corporation, the District may exercise any and all remedies granted by law, except that no merger of this Site Lease and of the Lease-Purchase Agreement shall be deemed to occur as a result thereof; provided, however, that the District shall have no power to terminate this Site Lease by reason of any default on the part of the Corporation if such termination would affect or impair any assignment or sublease of all or any part of the Leased Property then in effect between the Corporation and any assignee or subtenant of the Corporation (other than the District under the Lease-Purchase Agreement). So long as any such assignee or subtenant of the Corporation shall duly perform the terms and conditions of this Site Lease and of its then existing sublease (if any), such assignee or subtenant shall be deemed to be and shall become the tenant of the District hereunder and shall be entitled to all of the rights and privileges granted under any such assignment. Notwithstanding the foregoing, so long as the Lease-Purchase Agreement remains in effect, the District will continue to pay Rental Payments to the Assignee or its assignees as provided in the Lease-Purchase Agreement and the Assignment Agreement.

In the event of the occurrence of an Event of Default under the Lease-Purchase Agreement, the Corporation may (i) exercise the remedies provided in the Lease-Purchase Agreement, (ii) use the Leased Property for any lawful purpose, subject to any applicable legal limitations or restrictions, and (iii) exercise all options provided herein.

Section 11. Quiet Enjoyment. The Corporation at all times during the term of this Site Lease, subject to the provisions of Section 10 hereof, shall peaceably and quietly have, hold and enjoy all of the Leased Property.

Section 12. Waiver of Personal Liability. All liabilities under this Site Lease on the part of the Corporation shall be solely liabilities of the Corporation as a corporation, and the District hereby releases each and every member of the board of directors and officers of the Corporation of and from any personal or individual liability under this Site Lease unless such person acted outside of the scope of his or her duties. No member of the board of directors or officer of the Corporation shall at any time or under any circumstances be individually or personally liable under this Site Lease to the District or to any other party whomsoever for anything done or omitted to be done by the Corporation hereunder.

Section 13. Taxes. The District covenants and agrees to pay any and all assessments of any kind or character and also all taxes, including possessory interest taxes, levied or assessed upon the Leased Property (including both land and improvements).

Section 14. Eminent Domain. If the whole or any part of the improvements on the Leased Property is taken by eminent domain proceedings the effect of such taking hereunder shall be in accord with the provisions of the Lease-Purchase Agreement relating thereto.

Section 15. Amendment. The District and the Corporation (or its assignee) may at any time amend or modify any of the provisions of this Site Lease, but only with the written consent of the Assignee or its assignees as provided in the Lease-Purchase Agreement.

Section 16. Governing Law. This Site Lease is governed by the laws of the State of California.

Section 17. Partial Invalidity. If any one or more of the terms, provisions, covenants, or conditions of this Site Lease shall to any extent be declared invalid, unenforceable, void or voidable for any reason whatsoever by a court of competent jurisdiction, the finding or order or decree of which becomes final, none of the remaining terms, provision, covenants and conditions of this Site Lease shall be affected thereby, and each provision of this Site Lease shall be valid and enforceable to the fullest extent permitted by law.

Section 18. Notices. All notices, statements, demands, consents, approvals, authorizations, offers, designations, requests or other communications hereunder by either party to the other shall be deemed given when delivered or mailed by United States registered mail, postage prepaid, or delivered by overnight courier, or sent by facsimile transmission (with electronic confirmation) to the parties hereto, and, if to the District, addressed to the District as follows:

District: Santa Clara Unified School District  
1889 Lawrence Road  
Santa Clara, CA 95051  
Attention: Chief Business Official

or, if to the Corporation, addressed to the Corporation as follows:

Corporation: Santa Clara Teacher Housing Foundation  
c/o Santa Clara Unified School District  
1889 Lawrence Road  
Santa Clara, CA 95051  
Attention: Chief Financial Officer

or, if to the Assignee, addressed to the Assignee as follows:

Assignee: JPMorgan Chase Bank, N.A.  
560 Mission Street, Floor 4  
San Francisco, CA 94105  
Attention: Executive Director

or to such other addresses as the respective parties may from time to time designate by notice in writing.

Section 19. Section Headings. All section headings contained herein are for convenience or reference only and are not intended to define or limit the scope of any provision of this Site Lease.

Section 20. Execution in Counterparts. This Site Lease may be executed in any number of counterparts, each of which shall be deemed to be an original, but all together shall constitute but one and the same lease. It is also agreed that separate counterparts of this Site Lease may separately be executed by the District and the Corporation, all with the same force and effect as though the same counterpart had been executed by both the District and the Corporation.

Section 21. Defined Terms. All capitalized terms used herein and not otherwise defined herein have the respective meanings given those terms in the Lease-Purchase Agreement.

*[Signature Page Follows]*

IN WITNESS WHEREOF, the District and the Corporation have caused this Site Lease to be executed by their respective officers thereunto duly authorized.

**SANTA CLARA UNIFIED SCHOOL  
DISTRICT, Lessor**

By: \_\_\_\_\_  
Stella M. Kemp, Ed.D.,  
Superintendent

**SANTA CLARA TEACHER HOUSING  
FOUNDATION, Lessee**

By: \_\_\_\_\_  
Mark Schiel,  
Chief Financial Officer

*[Insert CA Notary Acknowledgement]*



*[Insert CA Notary Acknowledgement]*

**EXHIBIT A**  
**DESCRIPTION OF LEASED PROPERTY**

The land described herein is situated in the State of California, County of Santa Clara, City of Santa Clara and described as follows:

PARCEL ONE:

BEGINNING AT AN ANGLE POINT IN THE EASTERLY BOUNDARY OF TRACT NO. 1829, LA LINDA MEADOWS UNIT NO. 1, AT THE MOST EASTERLY TERMINUS OF KERRY AVENUE AS SHOWN ON THE MAP OF SAID TRACT NO. 1829 WHICH MAP WAS FILED FOR RECORD IN [BOOK 76 OF MAPS AT PAGES 10 AND 11](#), SAID ANGLE CORNER BEING ALSO THE NORTH-WESTERLY CORNER OF THE LANDS NON OR FORMERLY OF NICK STEPOVICH, ET UX; THENCE FROM SAID POINT OF BEGINNING ALONG THE COMMON LINE BETWEEN THE LANDS OF BUTCHER AND STEPOVICH, SOUTH 88° 31' EAST 385.22 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN THREE ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM A.C. BUTCHER, ET UX, TO MASA KISHMOTO, ET UX, DATED FEBRUARY 20, 1950 AND RECORDED MARCH 16, 1950 IN [BOOK 1945 OF OFFICIAL RECORDS AT PAGE 371](#), SANTA CLARA COUNTY RECORDS; THENCE ALONG THE WESTERLY LINE OF SAID THREE ACRE TRACT, NORTH 0° 16' 20" WEST, 574.90 FEET, TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTHERLY LINE OF SAID THREE ACRE TRACT, SOUTH 89° 10' 10" EAST, 234.43 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID THREE ACRE TRACT, NORTH 1° 10' EAST 147.64 FEET TO A POINT DISTANT 655.00 FEET MEASURED AT RIGHT ANGLES SOUTHERLY FROM THE NORTHERLY LINE OF SAID LANDS OF BUTCHER; THENCE ALONG A LINE PARALLEL WITH SAID LAST NAMED NORTHERLY LINE, NORTH 86° 36' 20" WEST, 694.76 FEET TO A POINT DISTANT 131.00 FEET MEASURED AT RIGHT ANGLES EASTERLY FROM THE EASTERLY LINE OF "TRACT 1830, LA LINDA MEADOWS UNIT NO, 2", AS SAID LAST NAMED TRACT IS RECORDED IN [BOOK 84 OF MAPS AT PAGES 28 AND 29](#), SANTA CLARA COUNTY RECORDS; THENCE ALONG A LINE PARALLEL WITH THE EASTERLY BOUNDARY OF ' SAID "TRACT 1830" AND SAID "TRACT 1829" SOUTH 9° 16' EAST, 476.29 FEET; THENCE AT RIGHT ANGLES, NORTH 89° 44' EAST, 54.00 FEET TO A POINT DISTANT 185.00 FEET MEASURED AT RIGHT ANGLES EASTERLY FROM SAID EASTERLY BOUNDARY OF SAID "TRACT, 1829"; THENCE ALONG A LINE PARALLEL WITH SAID LAST NAMED EASTERLY BOUNDARY, SOUTH 0° 16' EAST, 273.80 FEET TO THE NORTHERLY LINE OF THE HEREINABOVE MENTIONED KERRY AVENUE; THENCE ALONG SAID LAST NAMED NORTHERLY LINE, SOUTH 88° 28' 30" EAST 16.28 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

BEGINNING AT AN ANGLE CORNER IN THE EASTERLY BOUNDARY LINE OF TRACT NO. 1829 LA LINDA MEADOWS, UNIT NO. 1, A MAP OF WHICH WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON JANUARY 10, 1957 IN [BOOK 76 OF MAPS AT PAGES 10 AND 11](#), AT THE NORTHWESTERLY CORNER OF THAT CERTAIN 15 ACRE TRACT OF LAND DESCRIBED AS PARCEL ONE IN THE DEED FROM SAN JOSE ABSTRACT & TITLE INSURANCE CO., A CORPORATION TO NICK STEPOVICH, ET UX, DATED MAY 14, 1948, RECORDED MAY 14, 1948 IN [BOOK 1615 OFFICIAL RECORDS, PAGE 351](#), SANTA CLARA COUNTY RECORDS; THENCE FROM SAID POINT OF BEGINNING SOUTH 88° 31' EAST ALONG THE NORTHERLY LINE OF SAID 15 ACRE TRACT FOR A DISTANCE OF 385.22 FEET TO THE SOUTHWESTERLY CORNER OF THAT CERTAIN 3 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM A.C. BUTCHER ET UX, TO MASA KISHIMOTO, ET UX, DATED FEBRUARY 20, 1950, RECORDED MARCH 16, 1950 IN [BOOK 1945 OF OFFICIAL RECORDS AT PAGE 371](#), SANTA CLARA COUNTY RECORDS AND THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED; THENCE FROM SAID TRUE POINT OF BEGINNING SOUTH 88° 31' EAST ALONG THE NORTHERLY LINE OF SAID 15 ACRE TRACT AND ALONG THE NORTHERLY LINE OF THAT CERTAIN

0.36 ACRE TRACT OF LAND DESCRIBED AS PARCEL TWO IN THE DEED TO SAID STEPOVICH ABOVE REFERRED TO FOR A DISTANCE OF 121.65 FEET TO THE NORTHEASTERLY CORNER OF SAID 0.36 ACRE TRACT ALSO BEING THE NORTHWESTERLY CORNER OF TRACT NO. 1578 LAURON PARK, A MAP OF WHICH WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON OCTOBER 21, 1955 IN [BOOK 63 OF MAPS, AT PAGES 24, 25, 26 AND 27](#); THENCE SOUTH 88° 30' EAST ALONG THE NORTHERLY LINE OF SAID TRACT NO. 1578 FOR A DISTANCE OF 98.35 FEET TO THE SOUTHEASTERLY CORNER OF SAID 3 ACRE TRACT; THENCE NORTH 1° 10' EAST ALONG THE EASTERLY LINE OF SAID 3 ACRE TRACT FOR A DISTANCE OF 577.34 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE NORTH 89° 10' 10" WEST ALONG THE NORTHERLY LINE OF SAID 3 ACRE TRACT FOR A DISTANCE OF 234.43 FEET TO THE NORTHWESTERLY CORNER THEREOF; THENCE SOUTH 0° 16' 20" EAST ALONG THE WESTERLY LINE OF SAID 3 ACRE TRACT FOR A DISTANCE OF 574.90 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING FROM PARCEL ONE ABOVE THAT PORTION THEREOF CONVEYED TO CITY OF SANTA CLARA, FOR PUBLIC STREET PURPOSES, BY INSTRUMENT RECORDED SEPTEMBER 17, 1962 IN [BOOK 5721 PAGE 495](#), OFFICIAL RECORDS, DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON PIPE IN THE NORTHWESTERLY CORNER OF THAT CERTAIN 11.242 ACRE PARCEL SHOWN UPON THAT CERTAIN MAP ENTITLED, "RECORD OF SURVEY OF A PORTION OF THE QUITO RANCHO LYING WITHIN THE COUNTY OF SANTA CLARA, CALIFORNIA", PREPARED AT THE REQUEST OF JEFFERSON UNION SCHOOL DISTRICT FILED IN [BOOK 122 OF MAPS AT PAGE 6](#), SANTA CLARA COUNTY RECORDS; THENCE FROM SAID POINT OF BEGINNING ALONG THE NORTHERLY LINE OF SAID 11.242 ACRE PARCEL SOUTH 86° 36' 20" EAST 30.06 FEET TO A POINT BEING DISTANT 30.00 FEET EASTERLY MEASURED AT RIGHT ANGLES FROM THE MOST WESTERLY LINE OF SAID 11.242 ACRE PARCEL; THENCE RUNNING PARALLEL WITH AND DISTANT 30.00 FEET EASTERLY MEASURED AT RIGHT ANGLES FROM SAID WESTERLY LINE, F SOUTH 0° 16' 00" EAST 406.27 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 24° 20' 25", AN ARC DISTANCE OF 8.50 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 50° 37' 44", AN ARC DISTANCE OF 61.85 FEET TO A POINT IN A SOUTHERLY LINE OF SAID 11.242 ACRE PARCEL; THENCE ALONG SAID SOUTHERLY LINE SOUTH 89° 44' 00" WEST 30.76 FEET TO AN IRON PIPE; AT AN ANGLE CORNER IN THE WESTERLY LINE OF SAID 11.242 ACRE PARCEL; THENCE ALONG THE MOST WESTERLY LINE OF SAID 11.242 ACRE PARCEL, NORTH 0° 16' 00" WEST 476.29 FEET TO THE IRON PIPE AT THE POINT OF BEGINNING OF THIS DESCRIPTION.

ALSO EXCEPTING FROM PARCELS ONE AND TWO ABOVE THAT PORTION THEREOF CONVEYED TO CITY OF SANTA CLARA, FOR PUBLIC STREET PURPOSES, BY INSTRUMENT RECORDED JUNE 16, 1964 IN [BOOK 6543 PAGE 135](#), OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF THAT CERTAIN 11.242 ACRE TRACT OF LAND AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "RECORD OF SURVEY OF A PORTION OF QUITO RANCHO", A MAP OF WHICH IS FILED FOR RECORD IN [BOOK 122 OF MAPS, PAGE 6](#), SANTA CLARA COUNTY RECORDS, SAID POINT OF BEGINNING BEING ALSO ON THE MONUMENT LINE OF KENSINGTON AVENUE, 61 FEET IN WIDTH; THENCE ALONG THE SOUTHERLY LINE OF SAID 11.242 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES: SOUTH 88° 26' 30" EAST 16.28 FEET; SOUTH 88° 31' 00" EAST 506.87 FEET; AND SOUTH 88° 30' 00" EAST 98.35 FEET TO THE SOUTHEASTERLY CORNER THEREOF; THENCE NORTH 1° 10' EAST, 181.26 FEET ALONG THE PROPOSED CENTER LINE OF BENTON STREET, 30 FEET ONE HALF WIDTH, AND THE EASTERLY LINE OF SAID 11.242 ACRE TRACT TO THE BEGINNING OF SAID PROPOSED CENTER LINE OF BENTON STREET; THENCE A LEAVING THE SAID PROPOSED CENTER LINE OF BENTON STREET AND CONTINUING ALONG SAID EASTERLY LINE OF 11.242 ACRE TRACT NORTH 1° 10' EAST., 118.74 FEET TO THE INTERSECTION THEREOF WITH THE NORTHWESTERLY LINE OF SAID PROPOSED BENTON STREET; THENCE ALONG SAID NORTHWESTERLY LINE OF PROPOSED BENTON STREET ON A CURVE TO THE LEFT IN A SOUTHWESTERLY DIRECTION, HAVING A

RADIUS OF 250 FEET, THROUGH A CENTRAL ANGLE OF 28° 21' 27", FOR AN ARC DISTANCE OF 123.73 FEET TO THE END OF A CURVE; THENCE SOUTH 1° 10' WEST, 130.97 FEET ALONG THE WESTERLY LINE OF SAID PROPOSED BENTON STREET TO BEGINNING OF THE RETURN; THENCE FOLLOWING THE RETURN ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 20 FEET, THROUGH A CENTRAL ANGLE OF 90° 20', FOR AN ARC DISTANCE OF 31.53 FEET TO THE END OF THE RETURN; THENCE ALONG THE PROPOSED NORTHERLY LINE OF SAID KENSINGTON AVENUE, THE FOLLOWING COURSES AND DISTANCES: NORTH 88° 30' 00" WEST, 48.06 FEET; NORTH 88° 31' 00" WEST, 506.86 FEET; AND NORTH 88° 28' 30" WEST, 17.21 FEET TO THE INTERSECTION THEREOF WITH THE WESTERLY LINE OF SAID 11.242 ACRE TRACT; THENCE SOUTH 0° 16' EAST, 30.01 FEET ALONG SAID WESTERLY LINE OF 11.242 ACRE TRACT TO THE POINT OF BEGINNING.

APN: [313-30-001](#)

Said property being commonly known as the Laurelwood Elementary School, 955 Teal Drive, Santa Clara, California.