DRAFT MEMORANDUM

Date: September 1, 2023 **BKF Job Number: 20230967**

Deliver To: Bruce Dorfman, Thompson Dorfman Partners

From: Michael Steele, BKF Engineers

Subject: Alum Rock Unified School District Housing Feasibility
2050 Kammerer Avenue and 2930 Gay Avenue, San Jose

Introduction

The memo provides an overview of the storm drain, sanitary sewer, domestic water, and fire systems surrounding two potential project sites (2050 Kammerer Avenue and District Offices Site at 2930 Gay Avenue) in the City of San Jose, including considerations for impervious area, potential upsizing of sewer pipes, stormwater treatment, and flood plain risk assessment.

Mathson Site: 2050 Kammerer Avenue

Preliminary Title Report

A current title report for the property was provided by the owner, see Exhibit 10. This report was used to review the current parcel lines and onsite easements that may exist within the project limits. The title report did not show any easements located with the subject parcel.

Access

The site vehicular access will be served by proposed access drive that will bridge a connection between existing streets Kammerer Avenue and Lavonne Avenue. Branching from this access drive in the northeast direction will be a driveway that loops around the proposed housing buildings, providing entry to and from each building.

Emergency Access

Emergency access will be served by the same roads for normal vehicular access. The required width of the road is dependent on the height of the building. If the building's exceed 30 ft in height, the required width for the access road would increase from 20 ft, to 26 ft. No turnarounds will be required due to the loop of the road.

Storm Drainage

The City of San Jose maintains the storm drain infrastructure around the project site on Lavonne Avenue, Sinclair Drive, and Kammerer Avenue. The City's system discharges into Silver Creek at the northeast end of Kammerer Avenue. Within the project area, record drawings for the Track and Playfield Improvements, dated 12/9/94, indicate that most of the campus collects runoff via inlets and discharges directly into the creek using two separate 24" pipes.

The project will increase impervious area from the pre-project condition, as most of the existing land within the project area is undeveloped/pervious land. Because of the project's proximity to Silver Creek, which is a Santa Clara Valley Water District (SCVWD) facility, SCVWD will have jurisdiction 50' from the top of bank along the creek, which is approximately 10' north of the property line based on the Lower Silver Creek Reach 3 Phase 2 record drawings. Projects that require review and approval by SCVWD will follow the District hydrologic calculations. According to SCVWD's user manual, no increase in flow rate or volume is allowed between pre- and post-development conditions. Detention will be required to maintain pre-project runoff rates and is estimated to be approximately 3,000 cubic feet of storage which could be detained in stormwater treatment areas, at-grade landscape areas that are depressed, underground vaults, or oversized pipes.

Stormwater treatment and a construction general permit will be required due to project area. We understand the project to be exempt from hydromodification management based on the Santa Clara Valley Urban Runoff Pollution Prevention Program's hydromodification applicability map, in which both sites are in areas noted as "Sub watersheds and catchments greater than or equal to 65% impervious; HM controls encouraged but not required".

The existing outfalls are located within the Santa Clara Valley Water District property to the northeast and are of unknown condition. Based on their age of 30 years old or greater and noted material of corrugated metal pipe (CMP) at the southernmost pipe, there is the potential that the pipe is degraded and in poor condition. We recommend investigation of the conditions of the pipes prior to preparation of improvement plans to confirm. Additionally, the creek was re-aligned in 2005 which pulled the alignment of the creek closer to the project site and it's possible that the storm drain pipes were modified from that project based on the new creek alignment.

The project would be subject to the Santa Clara Valley Habitat Agency's Habitat plan Area 4, which is Urban Development Equal to or Greater than 2 Acres Covered, and Land Cover Fee Zone B. The fee is $17,698 per acre of disturbed land.

Sanitary Sewer

The City of San Jose maintains the public sewer infrastructure in the project area. Based on record drawings and the City's utility maps, the three surrounding streets have 6" sewer pipes. The system generally flows southward in the surrounding streets, then flows southwesterly towards South Creek Road, approximately 2600 feet from the intersection of Sinclair Drive and Lavonne Avenue.

Based on record drawings for the MACSA Youth Center, located at the northern corner of the Sinclair and Lavonne intersection, the pipe is relatively shallow in Sinclair and Lavonne Avenue. It's an elevation of approximately 99.0 at Lavonne and Sinclair, and 99.8 in Lavonne approximately midway between Sinclair and the north end cul-de-sac, while existing grades in the proposed building location are approximately 102.0, but raining roughly 100.0 to 102.0.

There are two main concerns with the existing sewer system. The first is that the existing mains are 6" pipes and the project plans to add a total of 168 residential dwelling units to the system (78 for the faculty housing, and 90 for the future affordable housing). Based on the rough number of homes sewering to Lavonne (180±), this would represent a 80% increase in sewer demand. We spoke with Jason Yan at the City of San Jose to get information on the existing sewer main. Based on those discussions, the City does not have flow information on the 6" pipes lines but we were provided with their typical formulas for assessing

capacity. Based on these formulas, the project's additional flow would be just over the full-flow capacity of the existing 6" main. Please see calculations in Exhibit 6. Our preliminary analysis shows that the main will likely need to be upsized. However, this cannot be confirmed until applications are made with the City and the flow increase is very large relative to the existing flows. Jason was also able to provide information on the downstream system in S King Road that the Lavonne's 6" pipes tie into, and confirmed that there is a 30" line there that is not surcharged.

The second concern is pipe cover. Based on the existing elevations of the system in Lavonne and Sinclair, running an 6" pipe at a typical minimum design slope would put the pipe invert at approximately elevation 101.5 at the new building, and the existing grade is approximately 102.0. Running the building drain pipes at the minimum allowed places the highest invert under the building at approximately 105.0, which would drive the finished floor to approximately 107.0 to provide cover, which is roughly 5' above existing grade. The public mains within the streets appear to be at minimum slopes so there is likely no feasibility for lowering the existing system.

Based on review of the existing sewer system, the project will be required to raise grade 5'± from existing or construction a sewer pump to mitigate cover. Regarding capacity of the existing system, based on cursory review of the existing sewer system, there is a potential that the system in Lavonne Ave may need to be upsized from 6" pipes to 8" pipes depending on the City's review of the sewer system. The City of San Jose will not formally review sewer calculations until planning applications have been made, so a more detailed discussion with the City about impacts and alternatives will need to occur during the planning process.

Domestic Water and Fire

Water service in the project area is provided by the San Jose Water Company (SJWC). There is a 12" main in Kammerer Avenue, 8" main in Sinclair Drive, and an 8" main that transitions to a 4" main in Lavonne Avenue. The property currently has (2)-2" services and (2)-1.5" services off of Kammerer, and a 4" fire service off of Sinclair.

Water will likely be drawn from Kammerer off of the 12" main in order to provide sufficient hydrant coverage to the Faculty Staff Housing buildings. Based on review of the existing conditions and the SJWC's 2020 Urban Water Management Plan we don't anticipate issues with providing service or off-site improvements to serve the project.

Natural Gas

The public natural gas infrastructure in the project area is maintained by Pacific Gas & Electric. Based on utility maps, there are gas lines within Sinclair Drive and Lavonne Avenue. Taking the preliminary site plan into account, we anticipate a service lateral will be required and will connect into the existing system by tying into the main within Lavonne Avenue.

Electrical

Pacific Gas & Electric maintains the public electrical infrastructure in the project area. Based on utility maps, there is a distribution main within Kammerer Avenue and Sinclair Avenue, and a service lateral with a transformer on the project property. An electrical lateral will tie into the existing distribution main within Kammerer Avenue to provide electricity to the proposed improvements.

Communications

The telephone, internet, CATV systems can be extended from the existing facilities along Sinclair Drive or other nearby facilities if located.

Flood Plain Review

The project site is adjacent to Silver Creek and is located on the FEMA FIRM panel 252 of 830, map number 06085C0252J, revised February 19, 2014. A FIRMette plotted from FEMA's map service center dated 6/26/23 more clearly identifies the project site as located within Zone X, an area of minimal flood hazard. The Lower Silver Creek improvements included the installation of floodwalls along portions of the creek adjacent to the project site, keeping the property out of the special flood hazard area. Record drawings for the improvements are included in attachments.

Earthwork

We anticipate the earthwork of the site to be roughly balanced. A Preliminary Grading Plan was also provided, see Exhibit 12.

District Offices Site: 2930 Gay Avenue

Preliminary Title Report

A current title report for the property was provided by the owner, see Exhibit 10. This report was used to review the current parcel lines and onsite easements that may exist within the project limits. The title report did not show any easements located with the subject parcel.

Access

Vehicular access to the site will be served via a new driveway off of Gay Avenue. The driveway is proposed to be located at the east end of this project, just southwest of the existing District Office. The driveway leads to a singular dead-end access road around the west, east and south limits of the project boundary.

Emergency Access

Emergency access will be served by the same roads for normal vehicular access. The required width of the road is dependent on the height of the building. If the building's exceed 30 ft in height, the required width for the access road would increase from 20 ft, to 26 ft. A turnaround will be required because of the dead end at the south side of the project site.

Storm Drainage

The City of San Jose maintains the storm drain infrastructure around the project site with a main along the project frontage in Gay Avenue, draining to Minidoka Avenue and then to N Capitol Avenue. The site currently drains through the proposed project area based on record drawings and a topographic survey provided by the District, and connects to the main in Gay Avenue with a 12" lateral.

Drainage from the existing District Office building and parking lot north of the office, as well as from the transportation yard, flows through the proposed project area by underground pipes. These pipes will need to be intercepted and accounted for in the design of the new storm drain system. Based on elevations shown in the survey, we don't anticipate that rerouting will present an issue with cover and slope.

The project will potentially result in a relatively minor increase impervious area from the pre-project condition, just based on cursory review of existing landscaping. However, the project is not subject to hydromodification requirements based on the same exemption noted in the Kammerer site section, and therefore the City will not require detention based on the additional runoff.

Stormwater treatment and a construction general permit will be required due to project area.

The project will want to review the condition of the existing storm drain lateral prior to reuse with video inspection. If conditions are poor a lateral replacement may be required.

Sanitary Sewer

The City of San Jose maintains the public sewer infrastructure in the project area. Based on record drawings and the City's utility maps, the fronting street Gay Avenue has 6" sewer pipes, and remain 6" until Minidoka intercepts with Warm Springs Drive where the sewer becomes 8". The system generally flows northwesterly towards Warm Springs Drive, then flows southwesterly towards North Capitol Avenue.

Based on the topographic survey provided by the District, prepared by Sierra West Land Surveying dated May 2007, the manhole at the intersection of Minidoka Avenue and Gay Avenue is at a depth of 6'±. Due to the proximity of the new building we do not anticipate a cover issue for sewer.

Based on the preliminary site plan, we anticipate that the project will replace current admin offices with 52 dwelling units. Based on cursory review of the existing sewer system, we anticipate that the system in Gay Avenue and Minidoka has adequate capacity to serve the proposed improvements. This was preliminarily determined using the formula provided to us by the City to calculate sewer demand. Please see calculations in Exhibit 7.

Domestic Water and Fire

Water service in the project area is provided by the San Jose Water Company (SJWC). There is a 6" main in Gay Avenue that is looped by a 6" in Cedar Lane, 12" in Alum Rock Ave, and 8" in White Road. The property currently has (6)-2" services off of Gay Ave and White Drive, and a fire hydrant midblock on Gay Avenue.

Water will be drawn from Gay Ave off of the 6" main to provide the water services for domestic, irrigation, and fire, and we anticipate a private fire hydrant will be required to provide minimum building coverage. Based on review of the existing conditions and the SJWC's 2020 Urban Water Management Plan we don't anticipate issues with providing service or off-site improvements to serve the project.

Natural Gas

Pacific Gas & Electric maintain the public gas infrastructure in the project area. Based on utility maps, a distribution main runs both within the fronting street Gay Avenue, and 3'± inside the project property. There is currently no known existing easement for this gas line encroaching onto the project property. Additionally, there is a ¾" on-site service line that will need to be relocated due to the proximity of the new buildings.

Based on the preliminary site plan, we anticipate one service connection from the main within Gay Avenue that will tee off to serve each of the proposed buildings.

Electrical

Pacific Gas & Electric maintains the public electrical infrastructure in the project area. Based on utility maps, electricity is provided via overhead lines both on the property and along Gay Avenue frontage. Based on the preliminary site plan, we anticipate removing on-site overhead lines to prevent conflicts with future improvements. Unless further investigation proves onsite connection is feasible, electrical service to the site will be provided via an underground lateral from the overhead line along Gay Avenue.

Communications

The telephone, internet, CATV systems can be extended from the existing facilities along Gay Avenue.

Flood Plain Review

The project site is located on the FEMA FIRM panel 252 of 830, map number 06085C0252J, revised February 19, 2014 and is located within Zone X, an area of minimal flood hazard, not within a special flood hazard area.

Earthwork

We anticipate the earthwork of the site to be roughly balanced. A Preliminary Grading Plan was also provided, see Exhibit 12.

Attachments

Exhibit 1- FEMA Maps
Exhibit 2- City of San Jose Sewer Maps
Exhibit 3- City of San Jose Storm Drain Map
Exhibit 4- SWJC Water Map
Exhibit 5- Silver Creek Record Drawings
Exhibit 6- Sewer Calculations
Exhibit 7- Rough Order of Magnitude Project Cost
Exhibit 8- District Record Drawings
Exhibit 9- Conceptual Utility Plans
Exhibit 10- Preliminary Title Reports
Exhibit 11- Project Planning Fees
Exhibit 12- Preliminary Grading Plan

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures.** Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 10. The **horizontal datum** was NAD83, GRS1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum.** For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov/ or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC–3, #9202
1315 East–West Highway
Silver Spring, MD 20910–3282

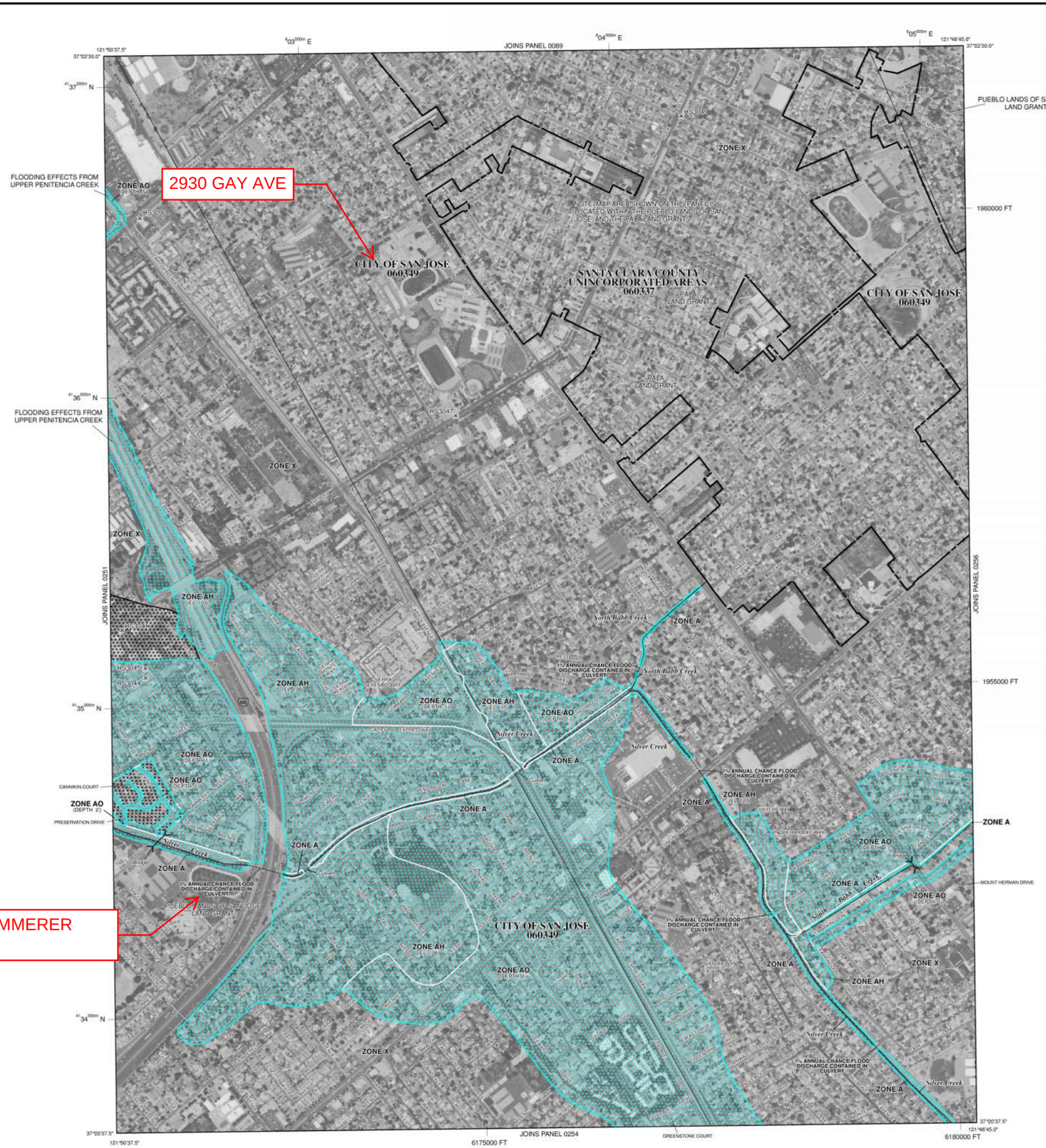
To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713–3242**, or visit its website at http://www.ngs.noaa.gov/.

Base map information shown on this FIRM was provided in digital format by the USDA National Agriculture Imagery Program (NAIP). This information was photogrammetrically compiled at a scale of 1:24,000 from aerial photography dated 2009.
This map may reflect more detailed or up to date stream channel configurations than those shown on the previous FIRM. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations and improved topographic data. The profile baselines depicted on this map represent the hydraulic modeling baselines that match the flood profiles and Floodway Data Tables if applicable, in the FIS report. As a result, the profile baselines may deviate significantly from the new base map channel representation and may appear outside of the floodplain.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de–annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information and questions about this map, available products associated with this FIRM including historic versions of this FIRM, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the **FEMA Map Service Center** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map date for each FIRM panel by visiting the **FEMA Map Service Center** website or by calling the FEMA Map Information eXchange.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- **ZONE A** No Base Flood Elevations determined.
- **ZONE AE** Base Flood Elevations determined.
- **ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- **ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- **ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- **ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- **ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- **ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

- **ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

- **ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- **ZONE D** Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988 (NAVD 88)

- (A)—(A) Cross section line
- (23)---(23) Transect line
- 97°07'30", 32°22'30" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
- 4275000mN 1000-meter Universal Transverse Mercator grid ticks, zone 10
- 6000000 FT 5000-foot grid ticks: California State Plane coordinate system, III zone (FIPSZONE 0403), Lambert Conformal Conic
- DX5510 Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
May 18, 2009

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
February 19, 2014 –to incorporate previously issued Letters of Map Revision, to add Base Flood Elevation, to update corporate limits, to change zone designations, to reflect updated topographic information, and to change Special Flood Hazard Areas.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0252J

FIRM
FLOOD INSURANCE RATE MAP
SANTA CLARA COUNTY, CALIFORNIA
AND INCORPORATED AREAS

PANEL 252 OF 830
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SANTA CLARA COUNTY	060337	0252	J
SAN JOSE, CITY OF	060349	0252	J

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER 06085C0252J
MAP REVISED FEBRUARY 19, 2014

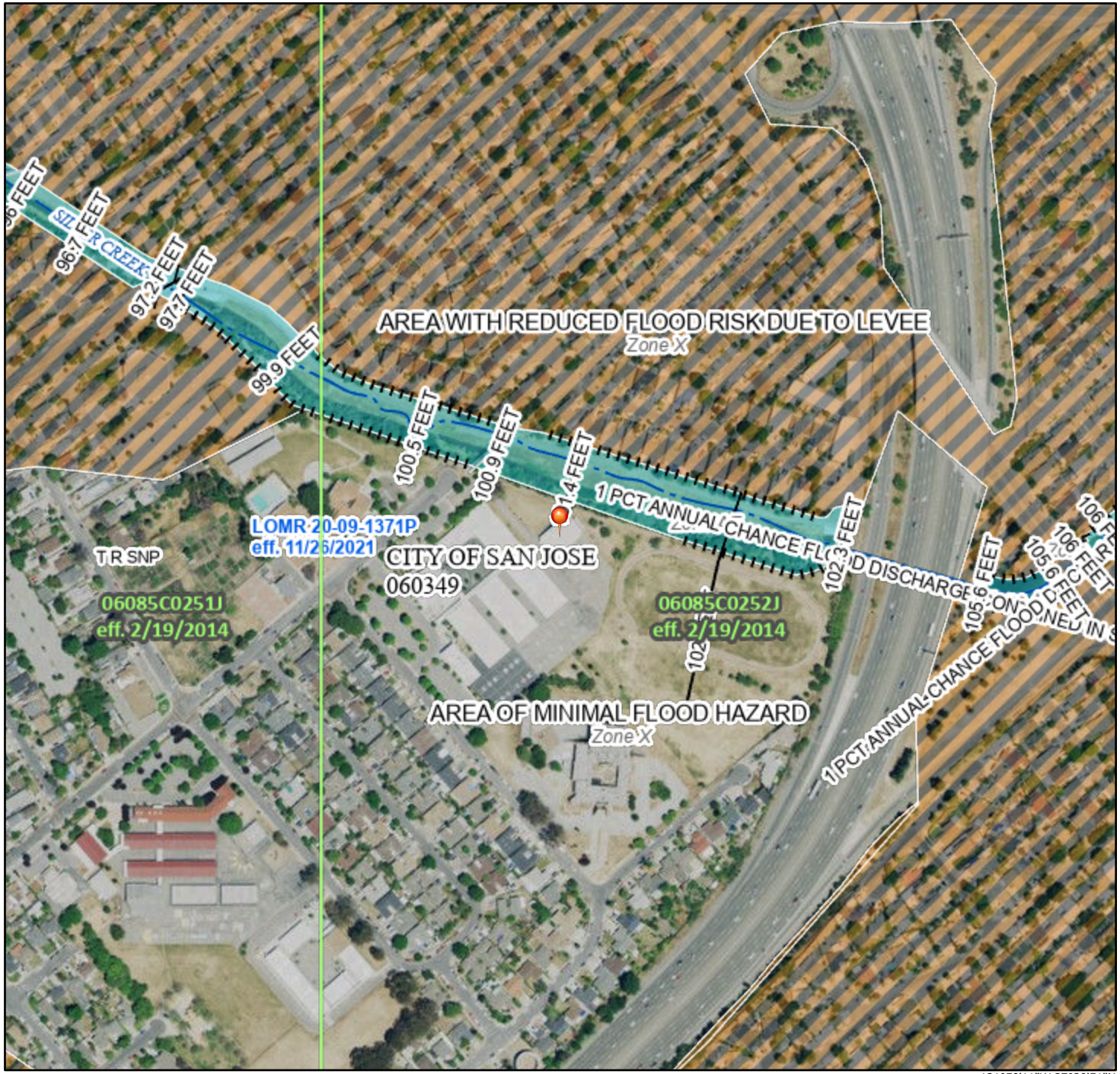
Federal Emergency Management Agency

EXHIBIT 1

National Flood Hazard Layer FIRMette

FEMA

121°50'48"W 37°21'20"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

121°50'11"W 37°20'51"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

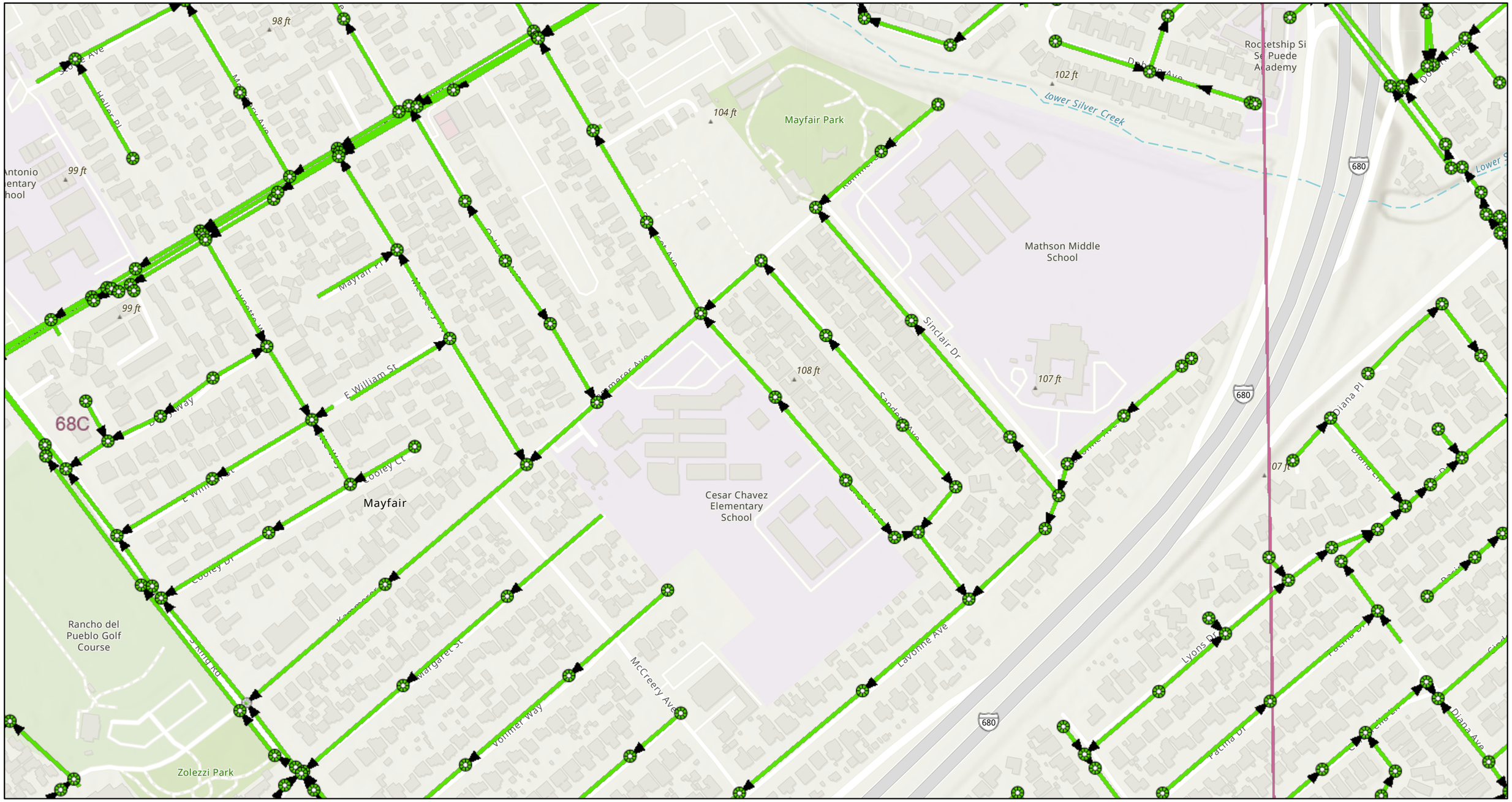
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/26/2023 at 6:36 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

EXHIBIT 1

Utility Viewer Map



6/7/2023, 6:45:34 PM

Sanitary Gravity Mains

Sanitary Network Structures

Junction Chamber

Sanitary Manholes

Quarter Panel

1:4,514

0 245 490 980 ft

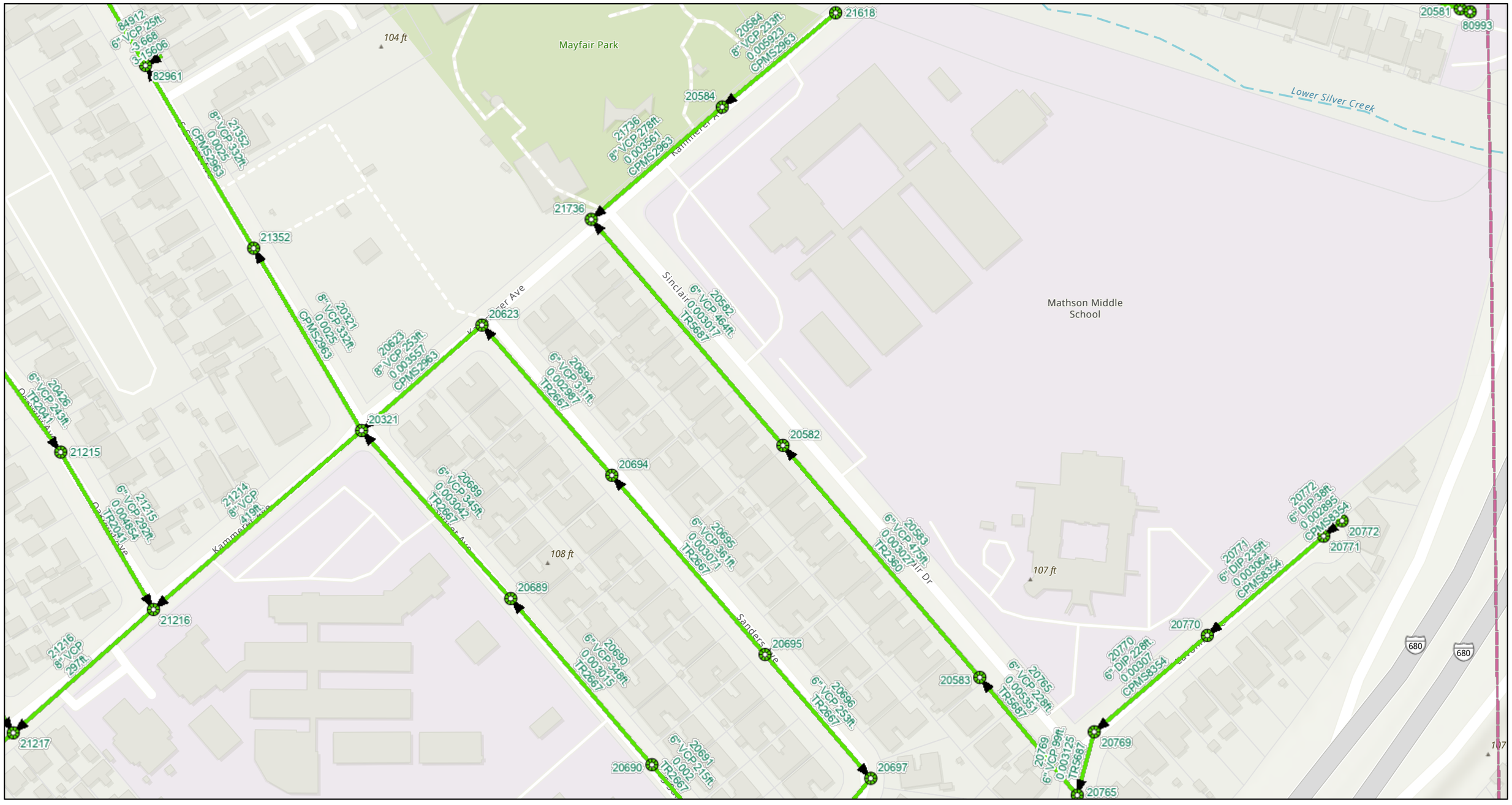
0 70 140 280 m

City of San José - Public Works, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community,

EXHIBIT 2

Public Works GIS Team
City of San Jose, Department of Public Works - GIS Team

Utility Viewer Map



6/7/2023, 6:47:20 PM

- Sanitary Gravity Mains
- Sanitary Manholes
- Quarter Panel

1:2,257

0 120 240 480 ft

0 35 70 140 m

City of San José - Public Works, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community,

EXHIBIT 2

Public Works GIS Team
City of San Jose, Department of Public Works - GIS Team

Utility Viewer Map



6/7/2023, 6:48:03 PM

- Sanitary Gravity Mains
- Sanitary Manholes
- Quarter Panel

1:2,257

0 120 240 480 ft

0 35 70 140 m

City of San José - Public Works, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community,

EXHIBIT 2

Public Works GIS Team
City of San Jose, Department of Public Works - GIS Team

Utility Viewer Map



6/7/2023, 6:49:41 PM

- Sanitary Gravity Mains
- Sanitary Manholes
- Quarter Panel

1:2,257

0 120 240 480 ft

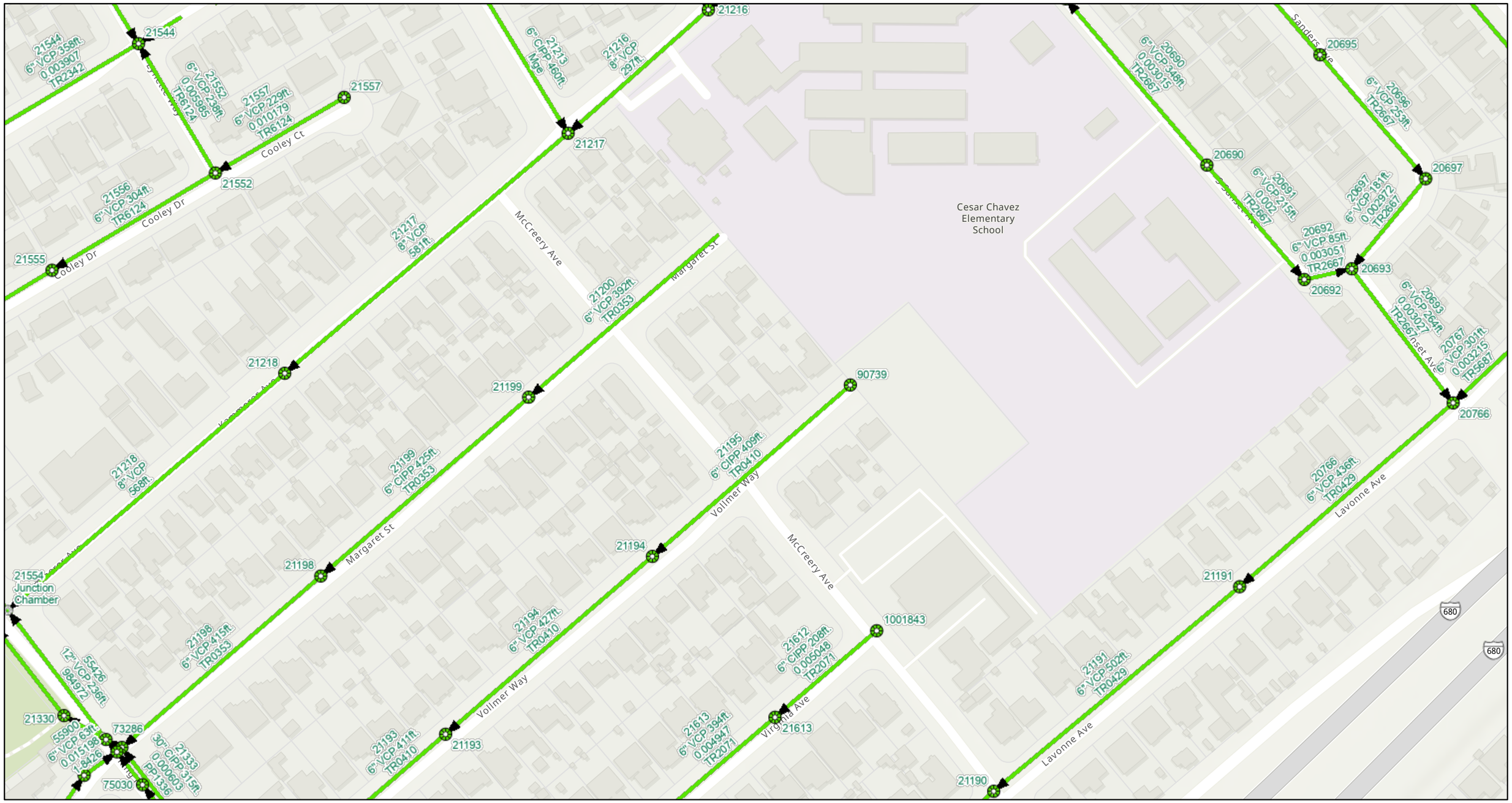
0 35 70 140 m

City of San José - Public Works, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community,

EXHIBIT 2

Public Works GIS Team
City of San Jose, Department of Public Works - GIS Team

Utility Viewer Map



6/7/2023, 6:50:30 PM

Sanitary Gravity Mains
Sanitary Network Structures
Sanitary Manholes
Sanitary Fittings
Junction Chamber
Quarter Panel

1:2,257

0 120 240 480 ft

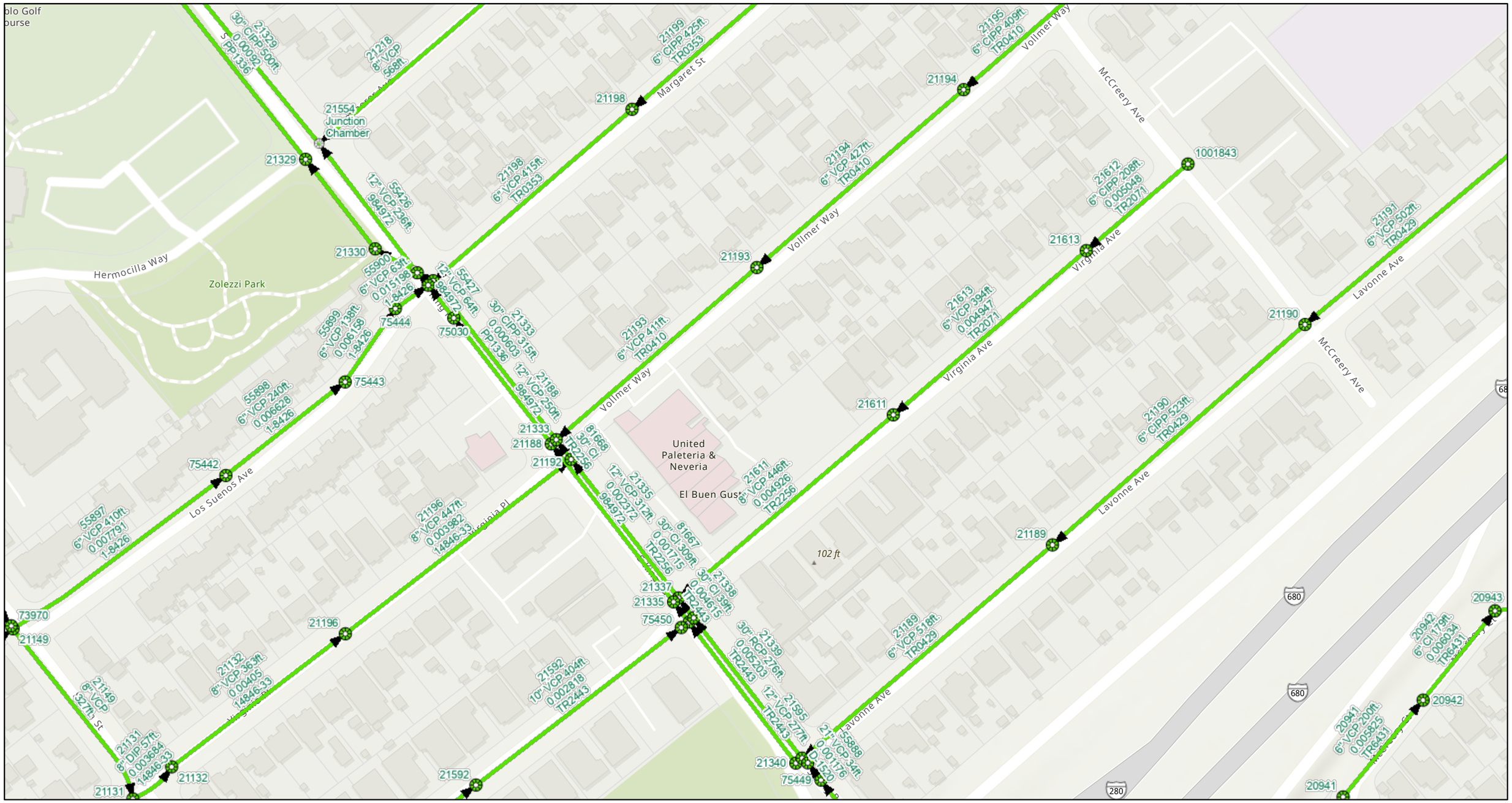
0 35 70 140 m

City of San José - Public Works, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community,

EXHIBIT 2

Public Works GIS Team
City of San Jose, Department of Public Works - GIS Team

Utility Viewer Map



6/7/2023, 6:51:52 PM

Sanitary Gravity Mains
Sanitary Network Structures
Sanitary Manholes
Sanitary Fittings
Junction Chamber
Quarter Panel

1:2,257

0 120 240 480 ft

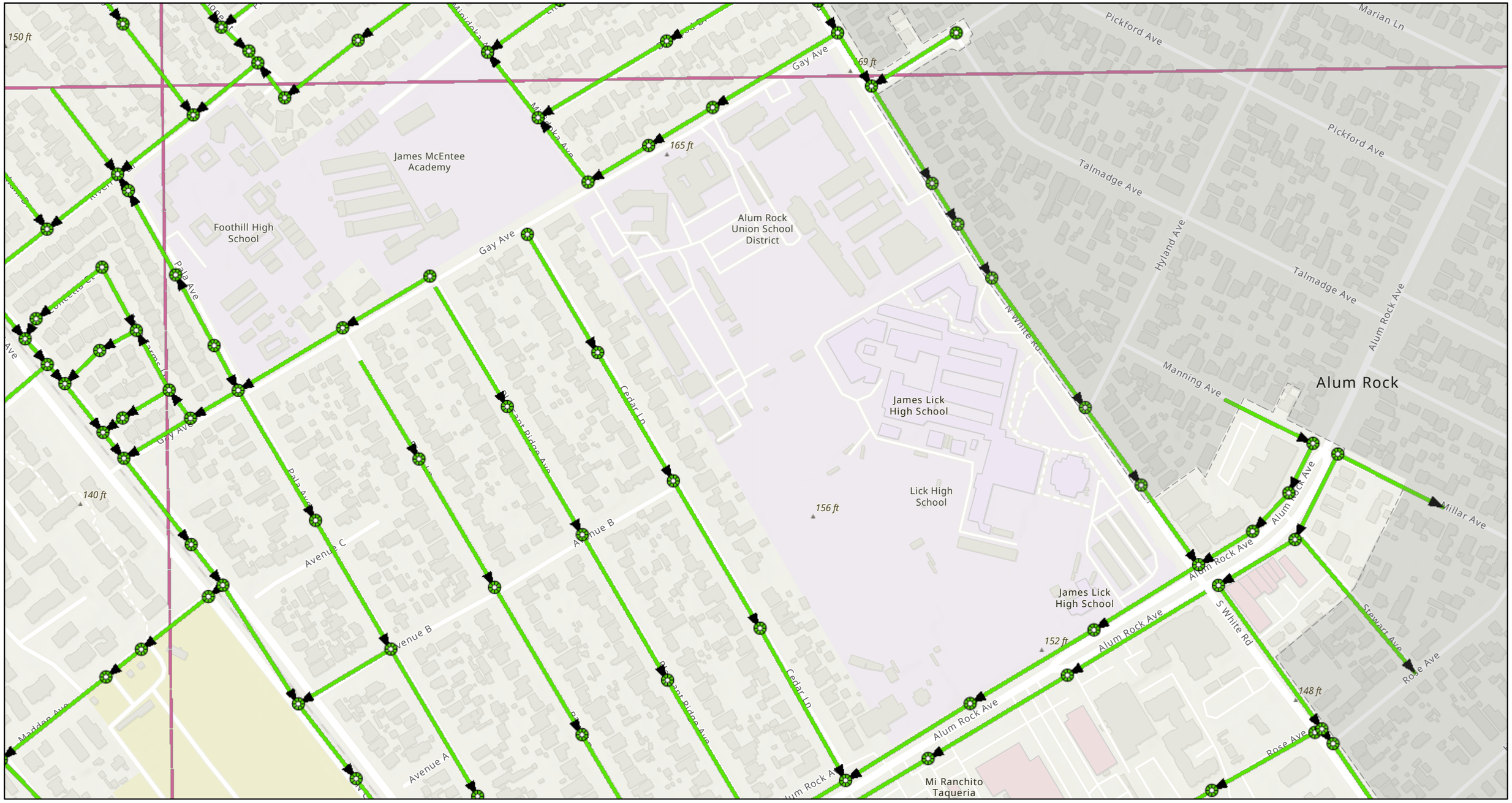
0 35 70 140 m

City of San José - Public Works, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community,

EXHIBIT 2

Public Works GIS Team
City of San Jose, Department of Public Works - GIS Team

Utility Viewer Map



6/7/2023, 6:27:00 PM

- City of San Jose Boundary
- Sanitary Gravity Mains
- Sanitary Manholes
- Quarter Panel

1:4,514

0 245 490 980 ft

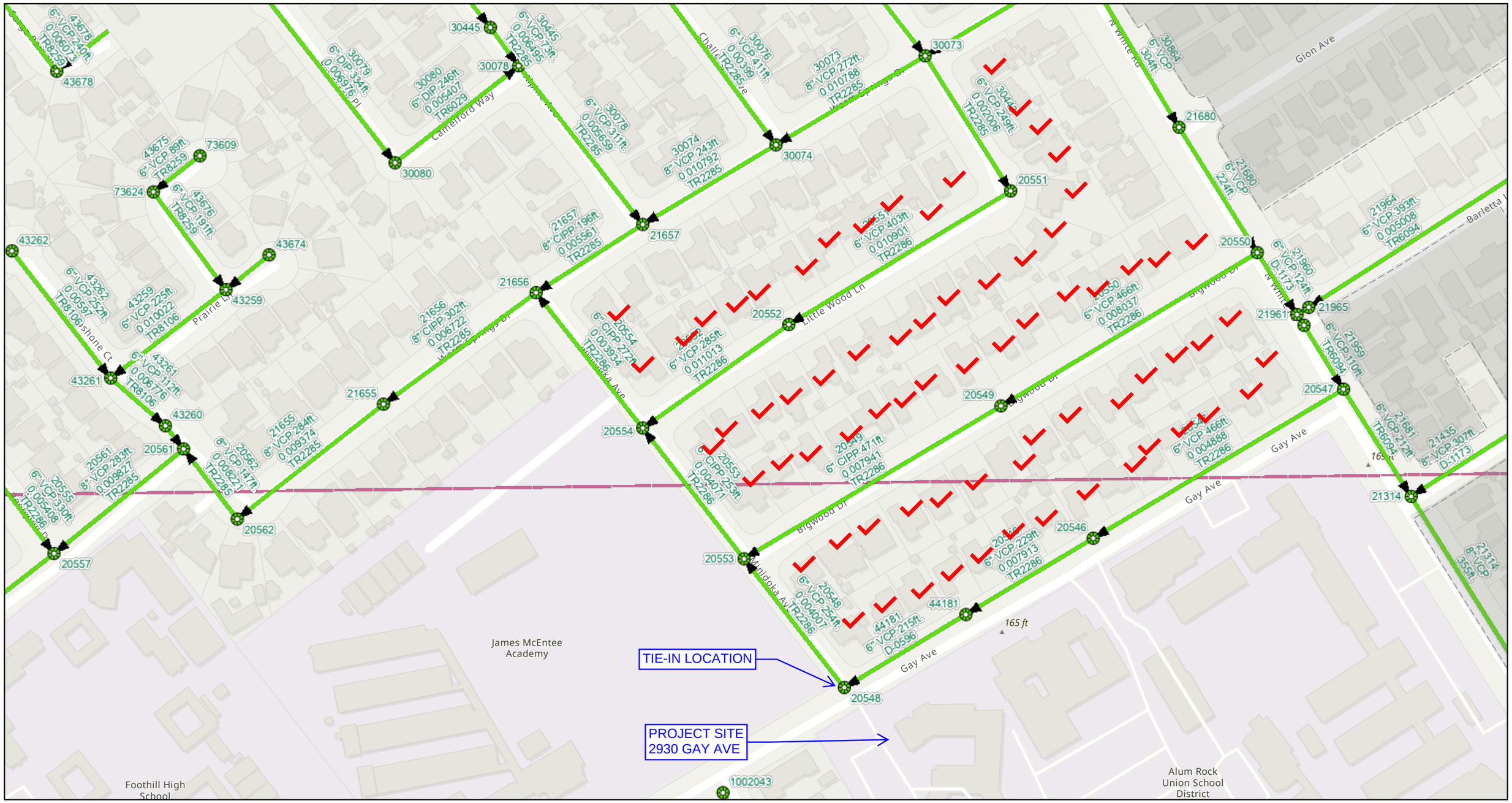
0 70 140 280 m

City of San José - Public Works, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community,

EXHIBIT 2

Public Works GIS Team
City of San Jose, Department of Public Works - GIS Team

Utility Viewer Map



6/7/2023, 6:20:56 PM

- City of San Jose Boundary
- Sanitary Gravity Mains
- Sanitary Manholes
- Quarter Panel

1:2,257

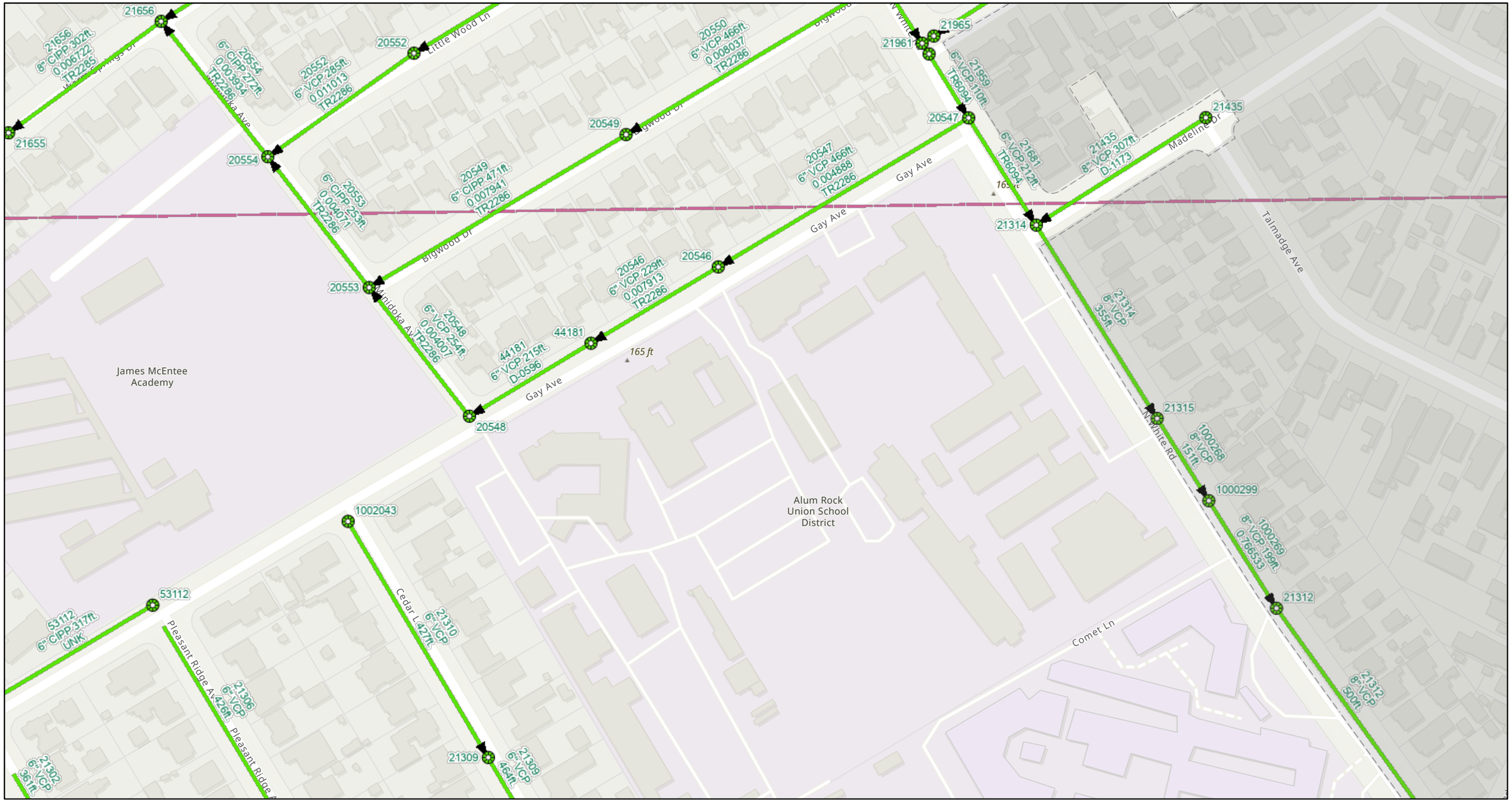
0 120 240 480 ft

0 35 70 140 m

City of San José - Public Works, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community,

Public Works GIS Team
City of San Jose, Department of Public Works - GIS Team

Utility Viewer Map



6/7/2023, 6:19:08 PM

- City of San Jose Boundary
- Sanitary Gravity Mains
- Sanitary Manholes
- Quarter Panel

1:2,257

0 120 240 480 ft

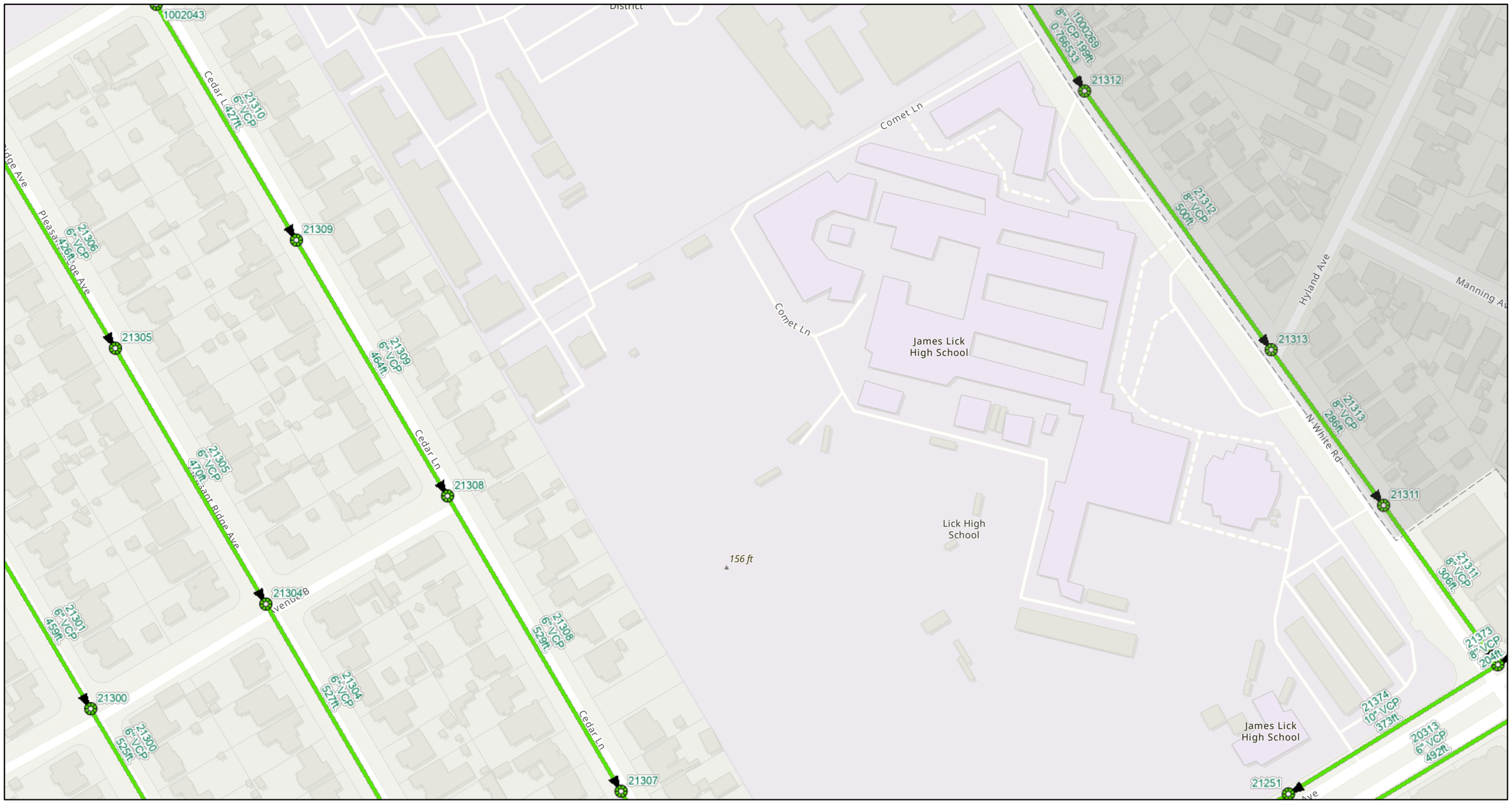
0 35 70 140 m

City of San José - Public Works, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community,

EXHIBIT 2

Public Works GIS Team
City of San Jose, Department of Public Works - GIS Team

Utility Viewer Map



6/7/2023, 6:17:49 PM

- City of San Jose Boundary
- Sanitary Gravity Mains
- Sanitary Manholes
- Quarter Panel

1:2,257

0 120 240 480 ft

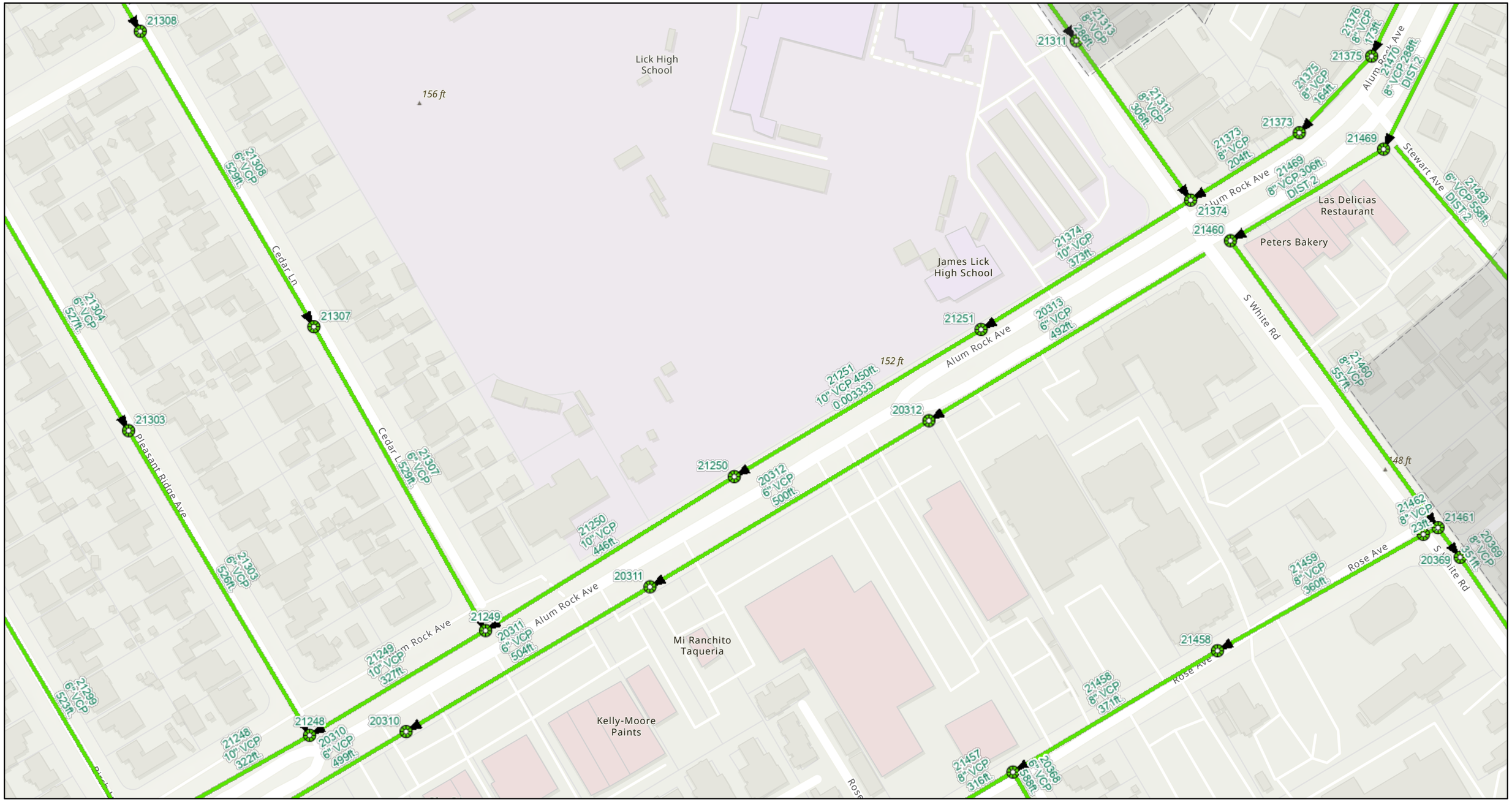
0 35 70 140 m

City of San José - Public Works, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community,

EXHIBIT 2

Public Works GIS Team
City of San Jose, Department of Public Works - GIS Team

Utility Viewer Map



6/7/2023, 6:16:21 PM

City of San Jose Boundary

Sanitary Gravity Mains

Sanitary Manholes

Quarter Panel

1:2,257

0 120 240 480 ft

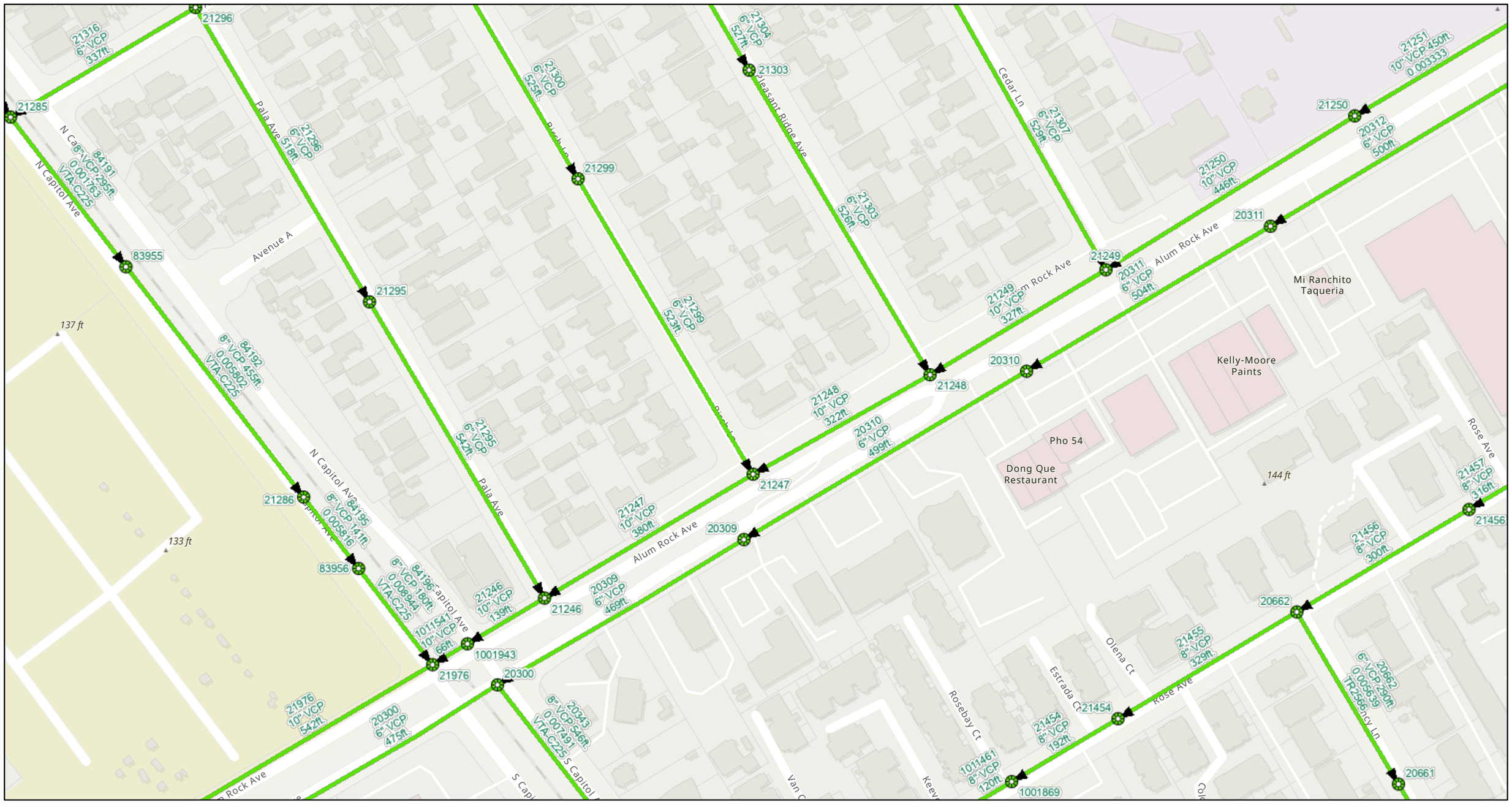
0 35 70 140 m

City of San José - Public Works, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community,

EXHIBIT 2

Public Works GIS Team
City of San Jose, Department of Public Works - GIS Team

Utility Viewer Map



6/7/2023, 6:55:11 PM

- Sanitary Gravity Mains
- Sanitary Manholes
- Quarter Panel

1:2,257

0 120 240 480 ft

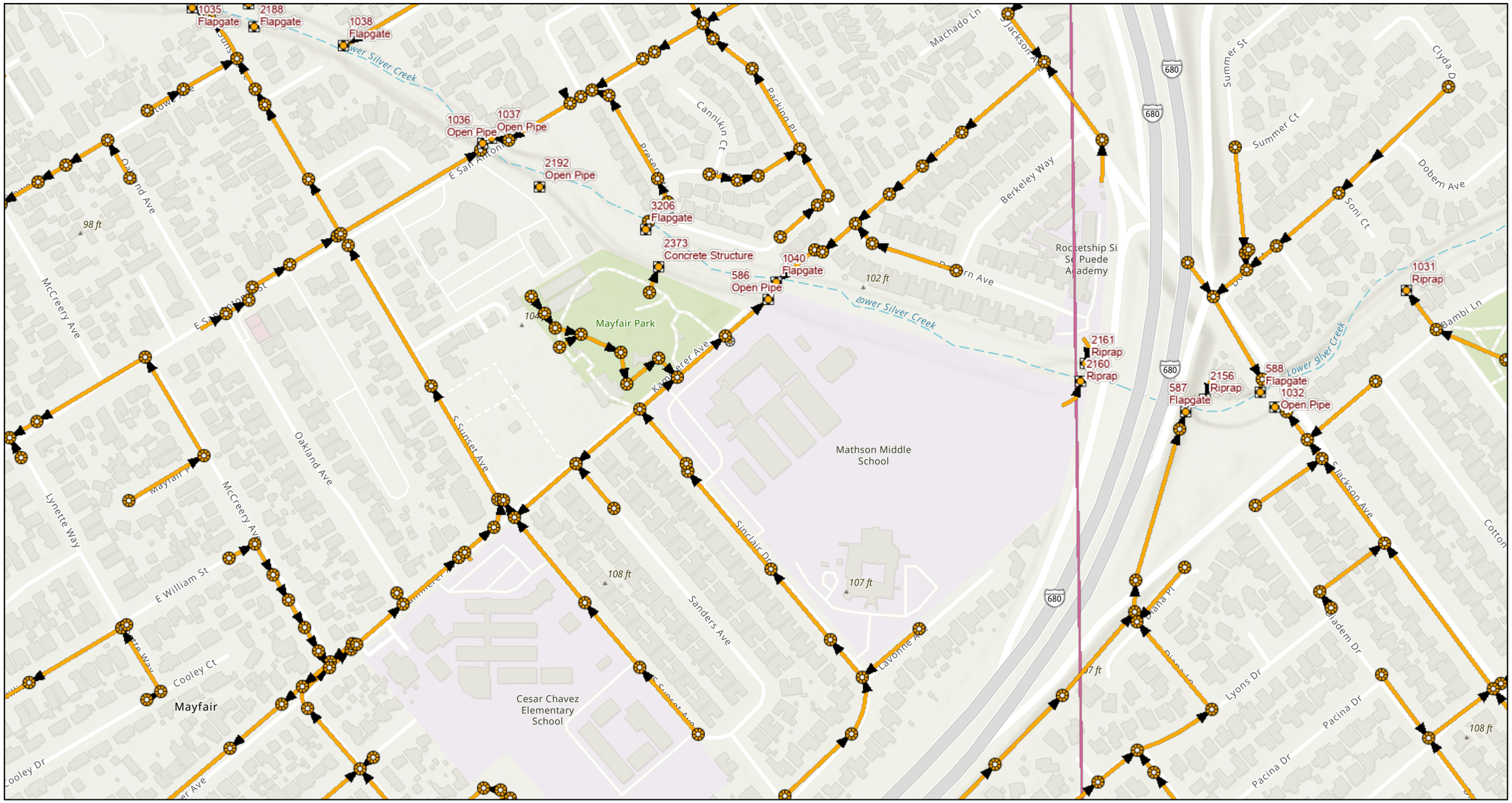
0 35 70 140 m

City of San José - Public Works, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community,

EXHIBIT 2

Public Works GIS Team
City of San Jose, Department of Public Works - GIS Team

Utility Viewer Map



6/7/2023, 6:38:06 PM

- Storm Culverts
- Storm Gravity Mains
- Storm Network Structures
- Storm Manholes
- Storm Discharge Points
- Quarter Panel

1:4,514

0 245 490 980 ft

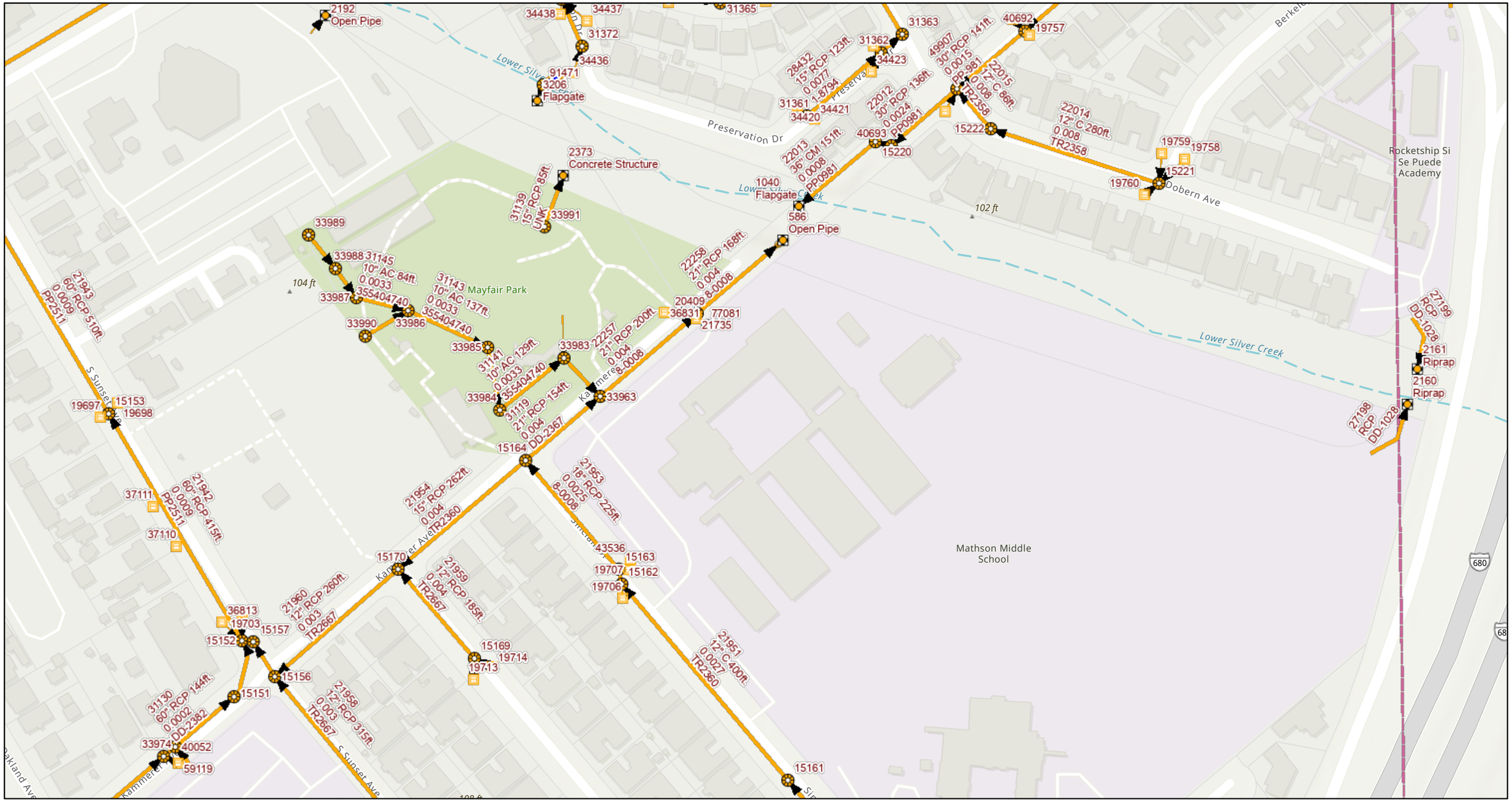
0 70 140 280 m

City of San José - Public Works, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community,

EXHIBIT 3

Public Works GIS Team
City of San Jose, Department of Public Works - GIS Team

Utility Viewer Map



6/7/2023, 6:43:02 PM

- Storm Open Drains
- Storm Lateral Lines
- Storm Gravity Mains
- Storm Fittings
- Storm Network Structures
- Storm Manholes
- Storm Inlets
- Storm Discharge Points
- Quarter Panel

1:2,257

0 120 240 480 ft

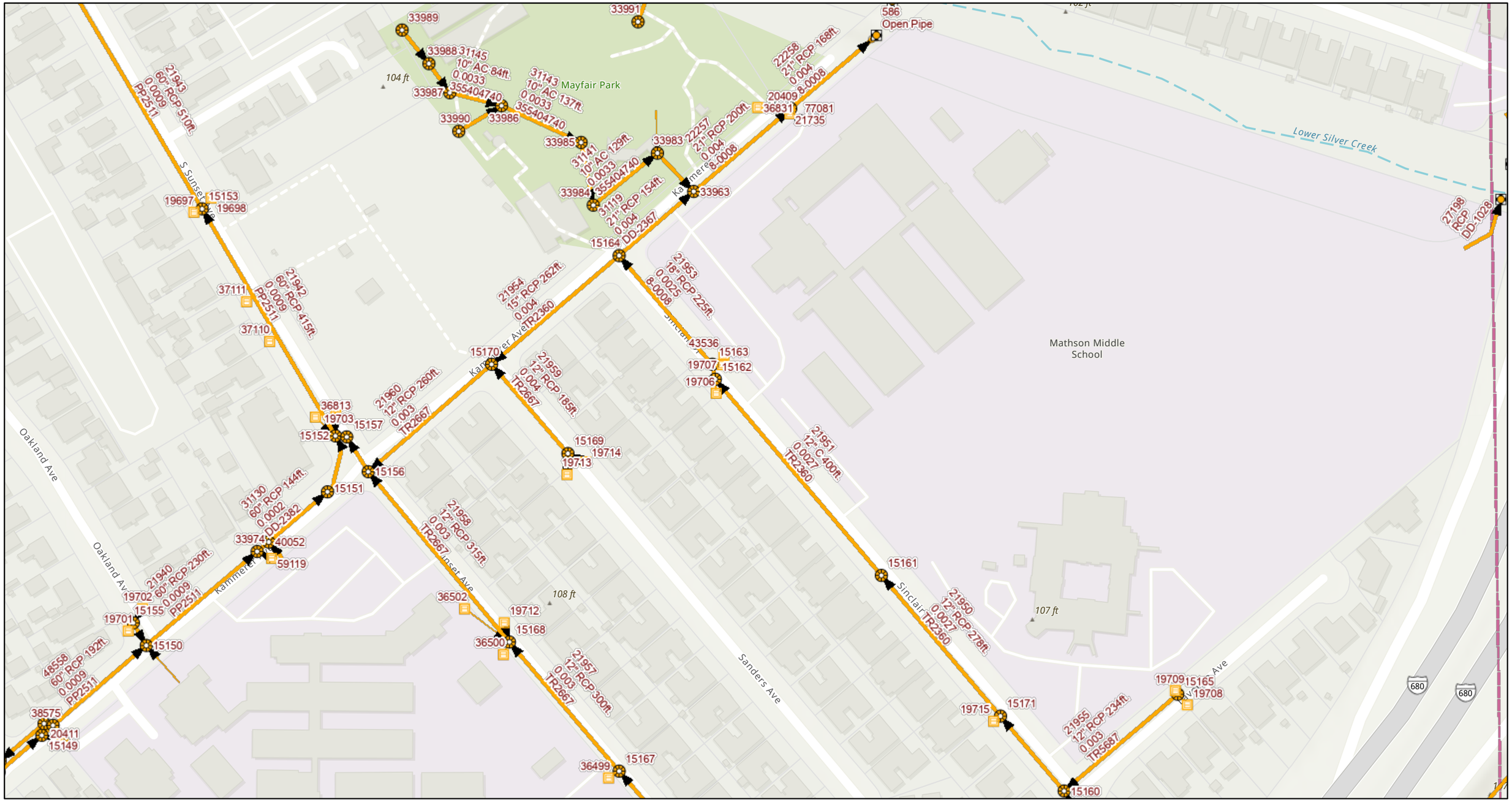
0 35 70 140 m

City of San José - Public Works, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community,

EXHIBIT 3

Public Works GIS Team
City of San Jose, Department of Public Works - GIS Team

Utility Viewer Map



6/7/2023, 6:41:19 PM

Storm Lateral Lines
Storm Gravity Mains
Storm Fittings
Storm Network Structures
Storm Manholes
Storm Inlets
Storm Discharge Points
Quarter Panel

1:2,257

0 120 240 480 ft

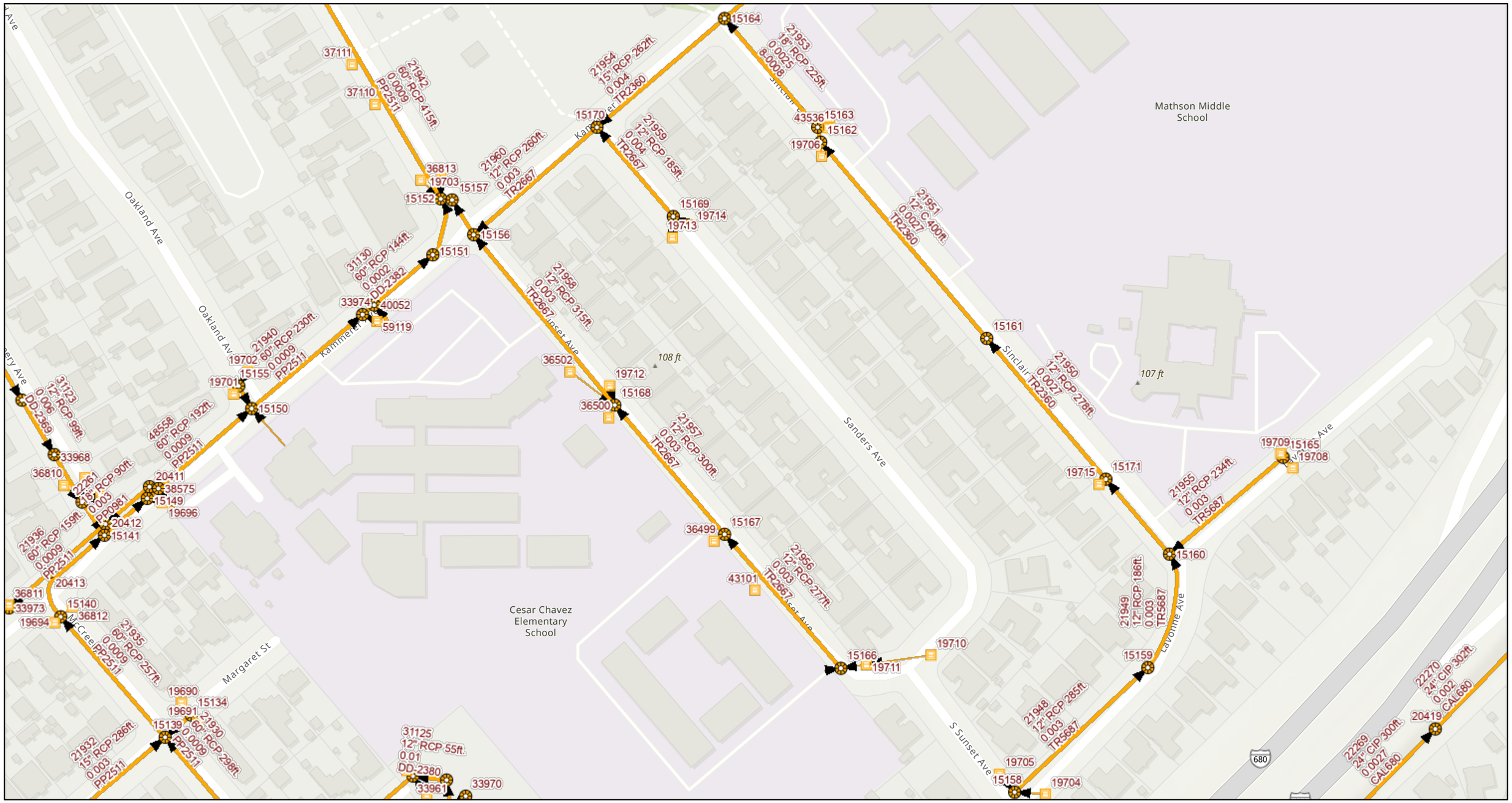
0 35 70 140 m

City of San José - Public Works, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community,

EXHIBIT 3

Public Works GIS Team
City of San Jose, Department of Public Works - GIS Team

Utility Viewer Map



6/7/2023, 6:40:24 PM

Storm Lateral Lines
Storm Gravity Mains
Storm Fittings
Storm Manholes
Storm Inlets
Quarter Panel

1:2,257

0 120 240 480 ft

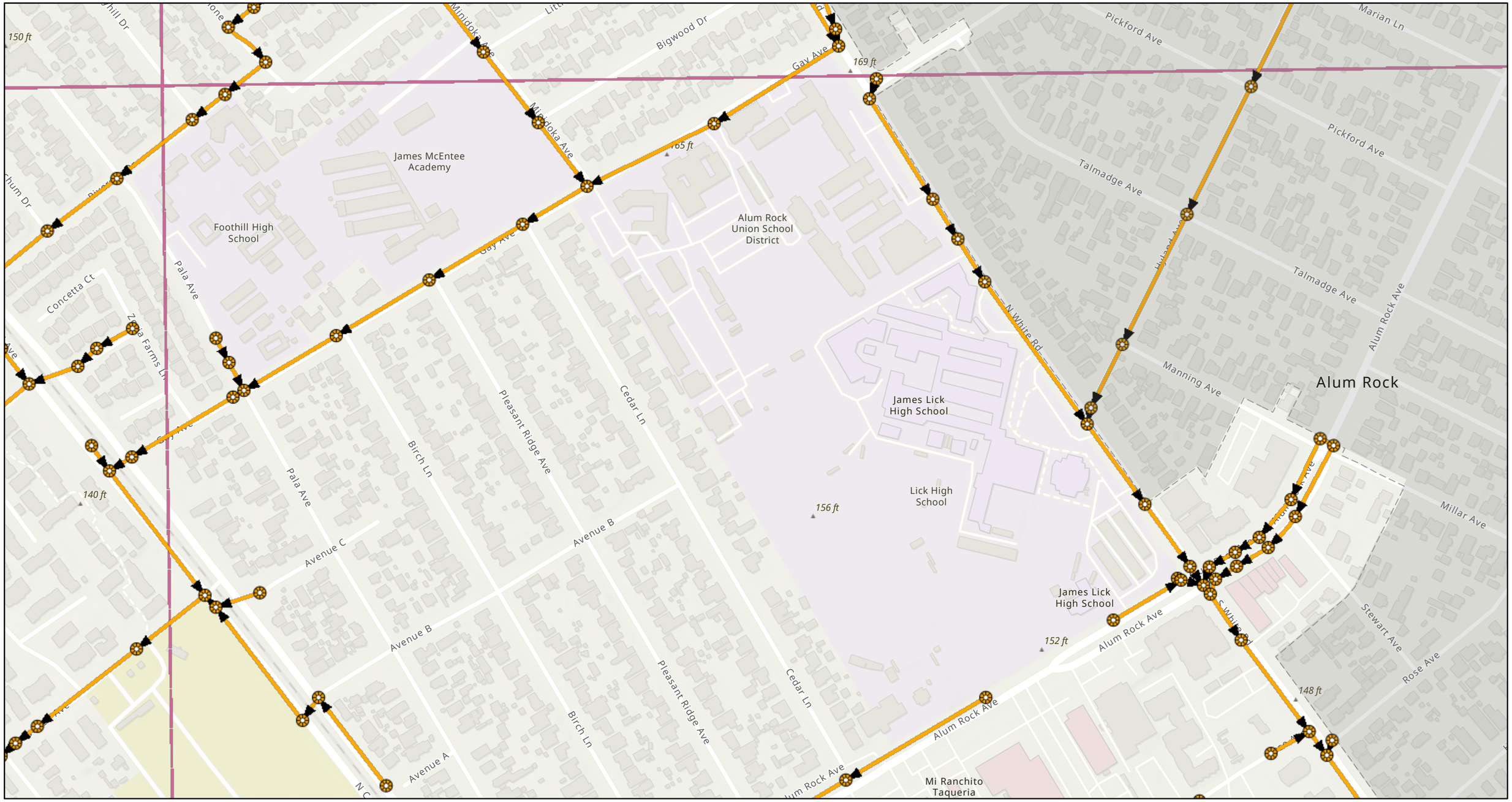
0 35 70 140 m

City of San José - Public Works, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community,

EXHIBIT 3

Public Works GIS Team
City of San Jose, Department of Public Works - GIS Team

Utility Viewer Map



6/7/2023, 6:28:08 PM

- City of San Jose Boundary
- Storm Gravity Mains
- Storm Manholes
- Quarter Panel

1:4,514

0 245 490 980 ft

0 70 140 280 m

City of San José - Public Works, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community,

EXHIBIT 3

Public Works GIS Team
City of San Jose, Department of Public Works - GIS Team

Utility Viewer Map



6/7/2023, 6:29:16 PM

- City of San Jose Boundary
- Storm Lateral Lines
- Storm Gravity Mains
- Storm Manholes
- Storm Inlets
- Quarter Panel

1:2,257

0 120 240 480 ft

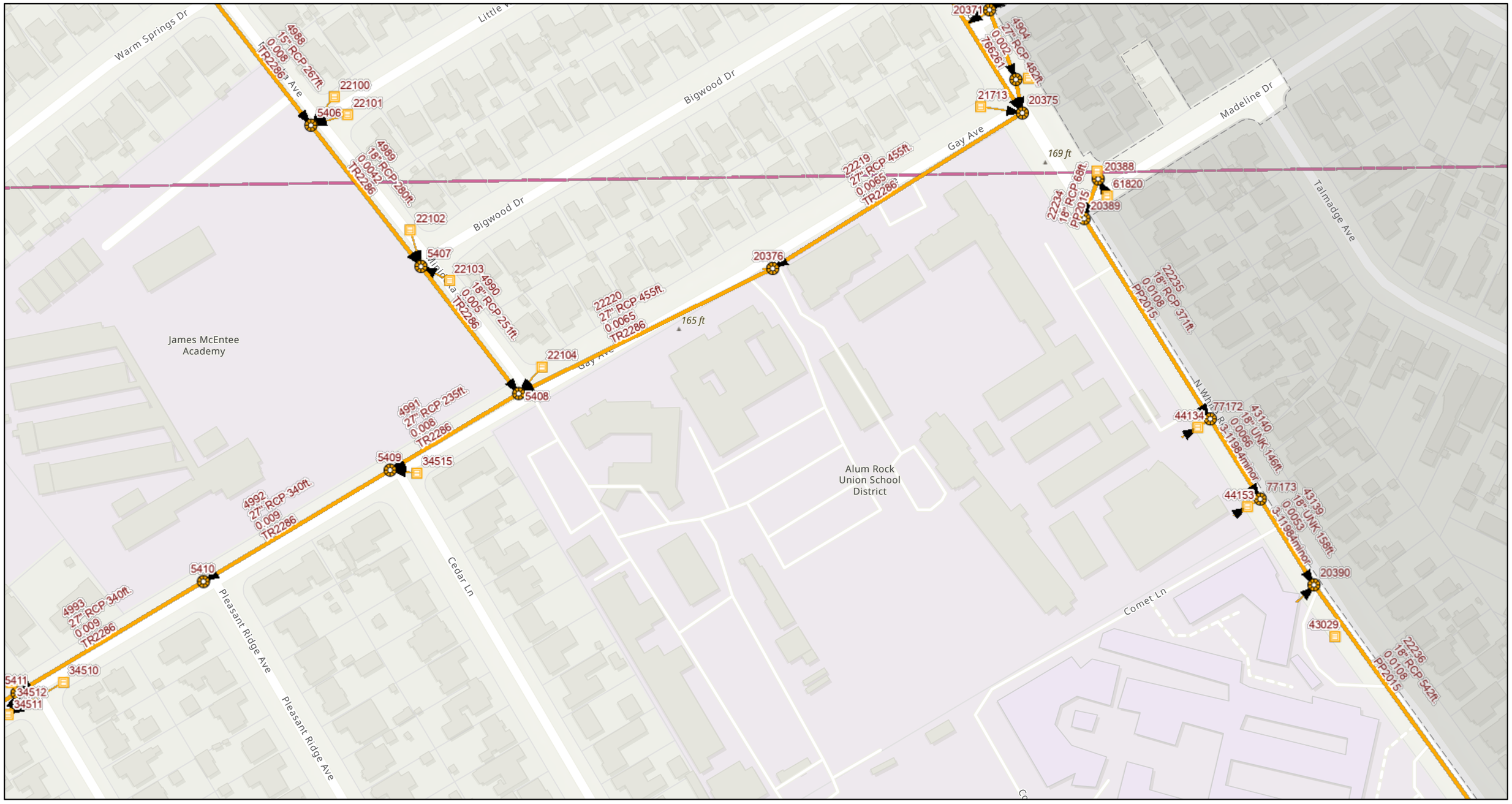
0 35 70 140 m

City of San José - Public Works, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community,

EXHIBIT 3

Public Works GIS Team
City of San Jose, Department of Public Works - GIS Team

Utility Viewer Map



6/7/2023, 6:30:29 PM

City of San Jose Boundary
Storm Lateral Lines
Storm Gravity Mains
Storm Manholes
Storm Inlets
Quarter Panel

1:2,257

0 120 240 480 ft

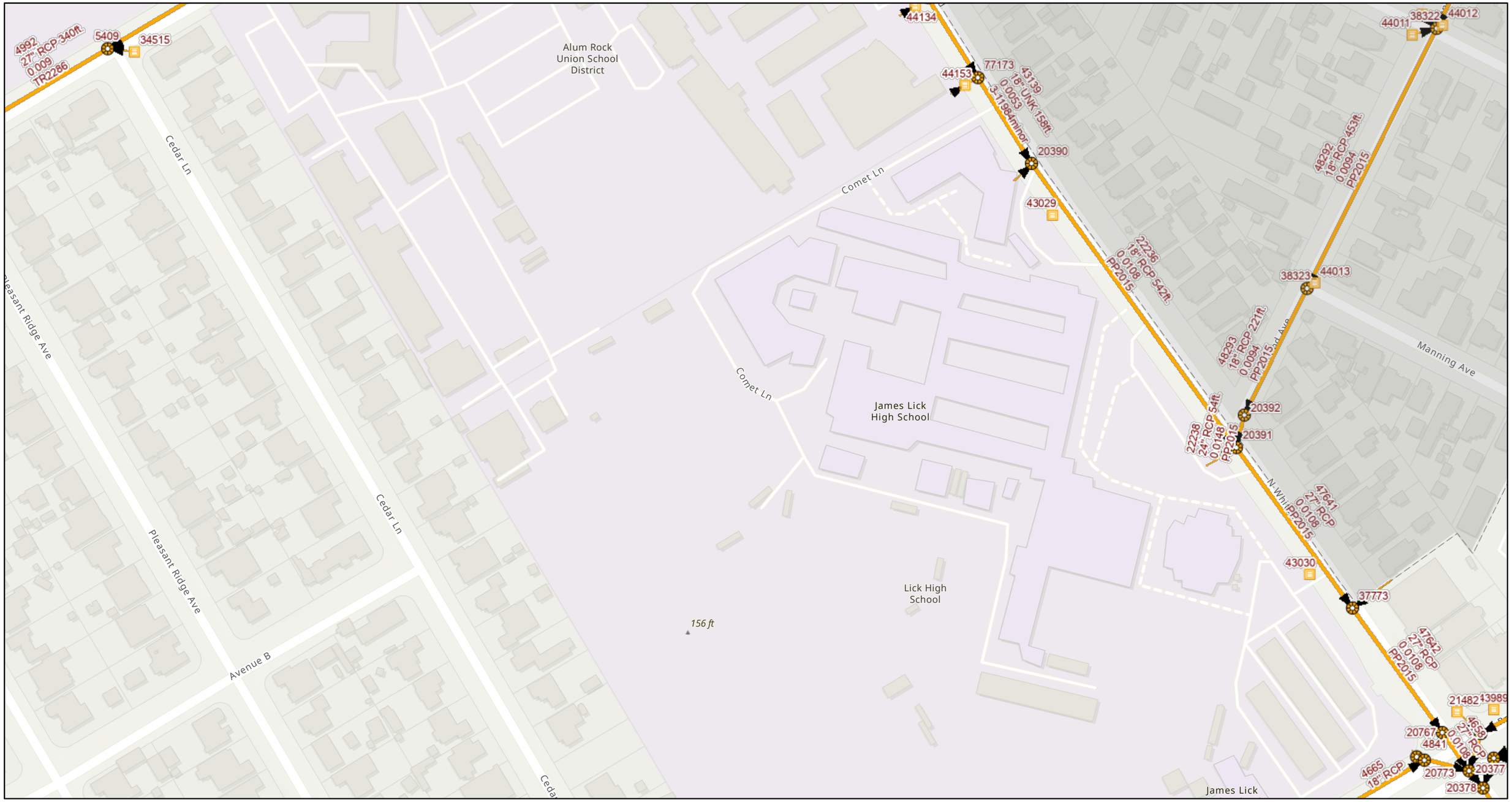
0 35 70 140 m

City of San José - Public Works, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community,

EXHIBIT 3

Public Works GIS Team
City of San Jose, Department of Public Works - GIS Team

Utility Viewer Map



6/7/2023, 6:31:30 PM

- City of San Jose Boundary
- Storm Lateral Lines
- Storm Gravity Mains
- Storm Manholes
- Storm Inlets
- Quarter Panel

1:2,257

0 120 240 480 ft

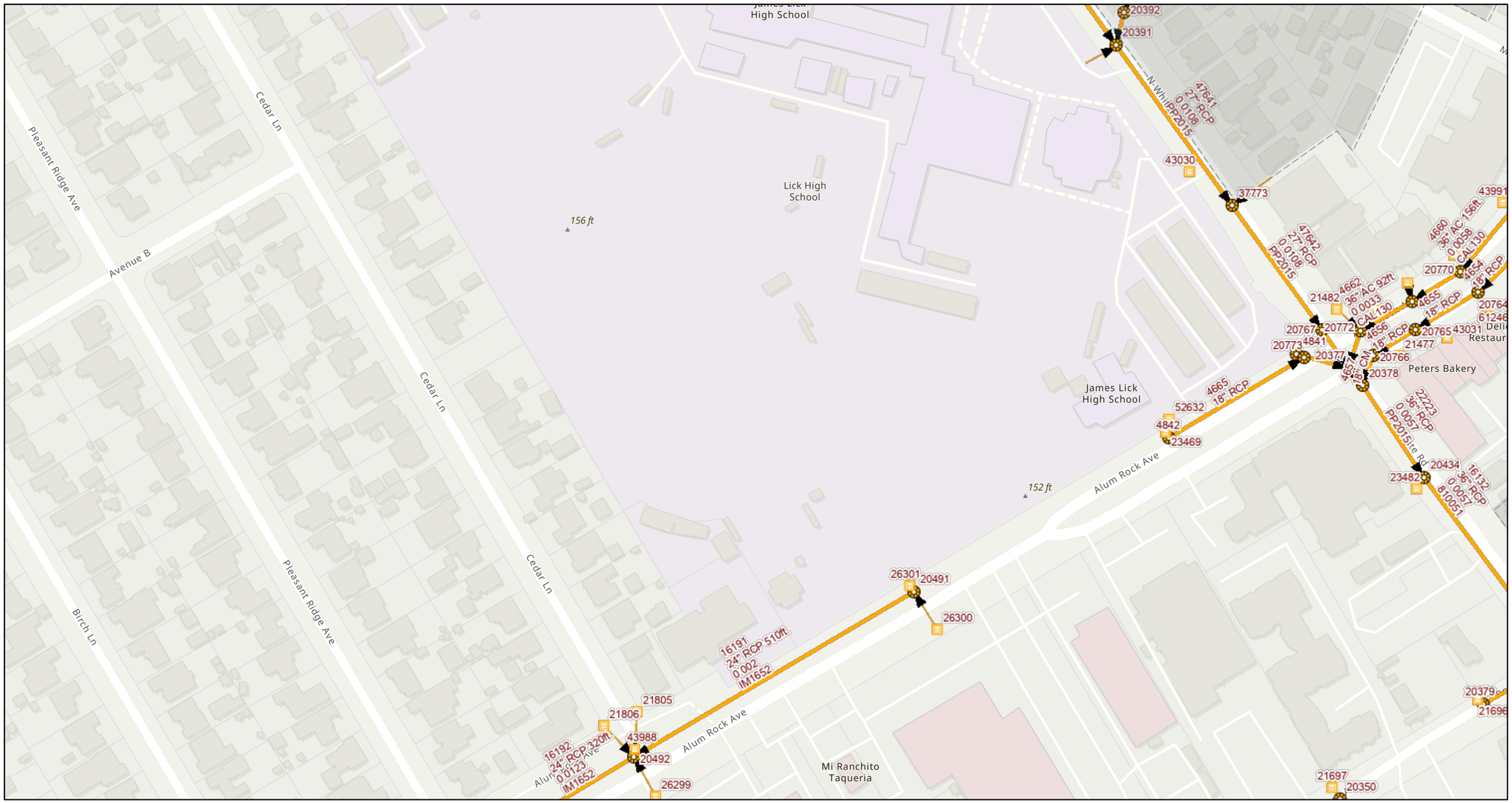
0 35 70 140 m

City of San José - Public Works, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community,

EXHIBIT 3

Public Works GIS Team
City of San Jose, Department of Public Works - GIS Team

Utility Viewer Map



6/7/2023, 6:32:58 PM

- City of San Jose Boundary
- Storm Lateral Lines
- Storm Gravity Mains
- Storm Manholes
- Storm Inlets
- Quarter Panel

1:2,257

0 120 240 480 ft

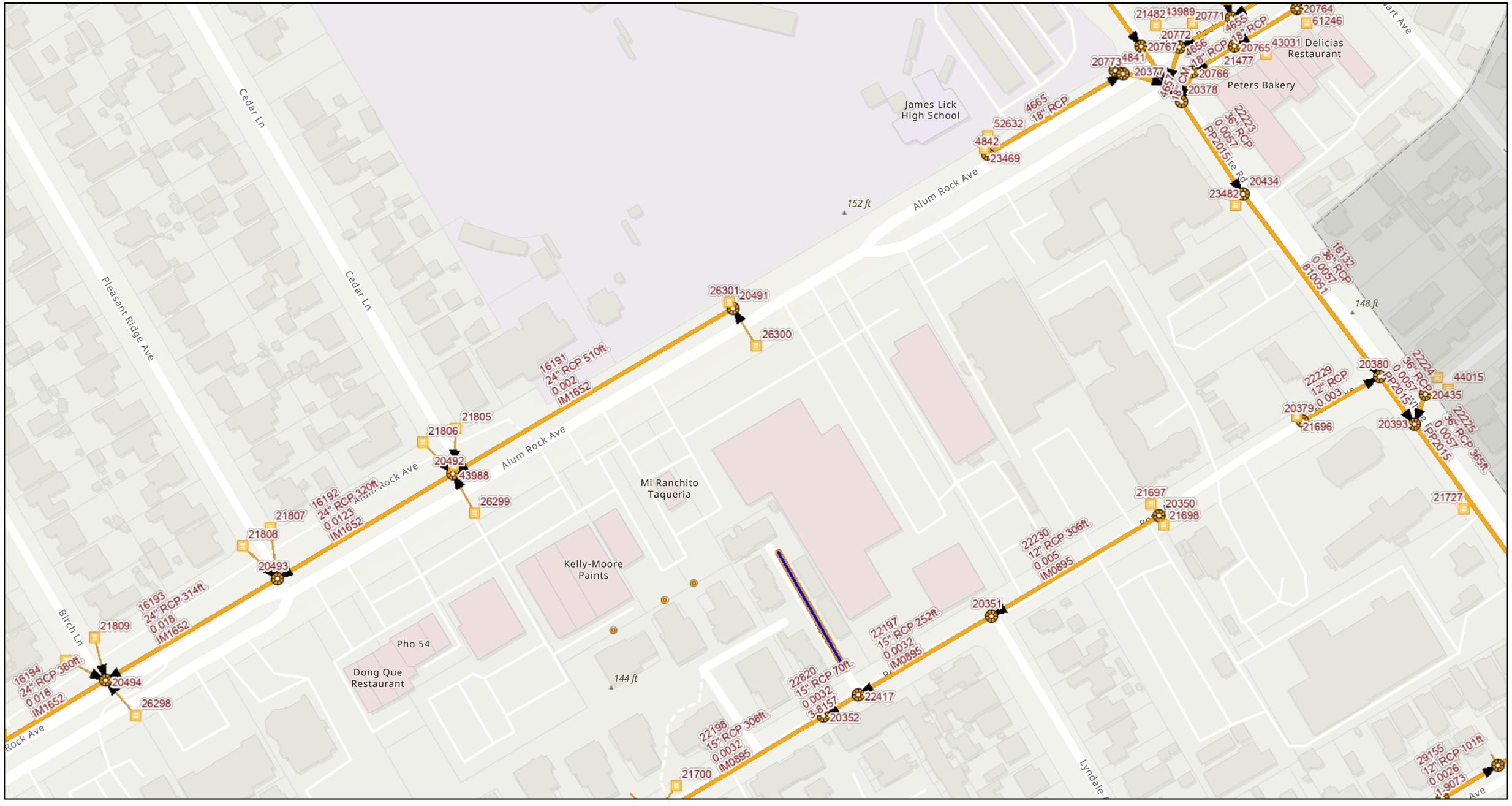
0 35 70 140 m

City of San José - Public Works, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community,

EXHIBIT 3

Public Works GIS Team
City of San Jose, Department of Public Works - GIS Team

Utility Viewer Map



6/7/2023, 6:34:04 PM

City of San Jose Boundary
Storm Gravity Mains
Storm Inlets
Storm Open Drains
Storm Fittings
Quarter Panel
Storm Lateral Lines
Storm Manholes

1:2,257

0 120 240 480 ft

0 35 70 140 m

City of San José - Public Works, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community,

EXHIBIT 3

Public Works GIS Team
City of San Jose, Department of Public Works - GIS Team



RECEIVED
By chau at 7:32 am, May 18, 2023

SCALE: 100

SJWC makes no representation or warranty regarding the location or depth of any subsurface facilities shown hereon. If you plan to excavate, Calif. Govt. Code, Sec. 4216.2 requires that you notify Underground Service Alert so that subsurface facilities can be marked, prior to excavation. Excavators are responsible for determining the exact location of such facilities by hand-digging per Calif. Govt. Code, 4216.4 (a-b) or by consulting with the SJWC Engineering Department at (408) 918-7360. By accepting this document you acknowledge your legal responsibilities above and agree that SJWC shall not be liable for any claims, damages, or losses related to reliance on this document. Tampering with SJWC's water system will not be tolerated and you will be liable for any damage incurred to the water system. For emergencies call (408) 279-7900. This map is proprietary information of SJWC and any sale or disclosure of such maps or information on them is strictly prohibited. Violations will be fully prosecuted.

San Jose Water Company

SJWC makes no representation or warranty regarding the location or depth of any subsurface facilities shown hereon. If you plan to excavate, Calif. Govt. Code, Sec. 4216.2 requires that you notify Underground Service Alert so that subsurface facilities can be marked, prior to excavation. Excavators are responsible for determining the exact location of such facilities by hand-digging per Calif. Govt. Code, 4216.4 (a-b) or by consulting with the SJWC Engineering Department at (408) 918-7360. By accepting this document you acknowledge your legal responsibilities above and agree that SJWC shall not be liable for any claims, damages, or losses related to reliance on this document. Tampering with SJWC's water system will not be tolerated and you will be liable for any damage incurred to the water system. For emergencies call (408) 279-7900. This map is proprietary information of SJWC and any sale or disclosure of such maps or information on them is strictly prohibited. Violations will be fully prosecuted.

San Jose Water Company

EXHIBIT 4

SJWC makes no representation or warranty regarding the location or depth of any subsurface facilities shown hereon. If you plan to excavate, Calif. Govt. Code, Sec. 4216.2 requires that you notify Underground Service Alert so that subsurface facilities can be marked, prior to excavation. Excavators are responsible for determining the exact location of such facilities by hand-digging per Calif. Govt. Code, 4216.4 (a-b) or by consulting with the SJWC Engineering Department at (408) 918-7360. By accepting this document you acknowledge your legal responsibilities above and agree that SJWC shall not be liable for any claims, damages, or losses related to reliance on this document. Tampering with SJWC's water system will not be tolerated and you will be liable for any damage incurred to the water system. For emergencies call (408) 279-7900. This map is proprietary information of SJWC and any sale or disclosure of such maps or information on them is strictly prohibited. Violations will be fully prosecuted.

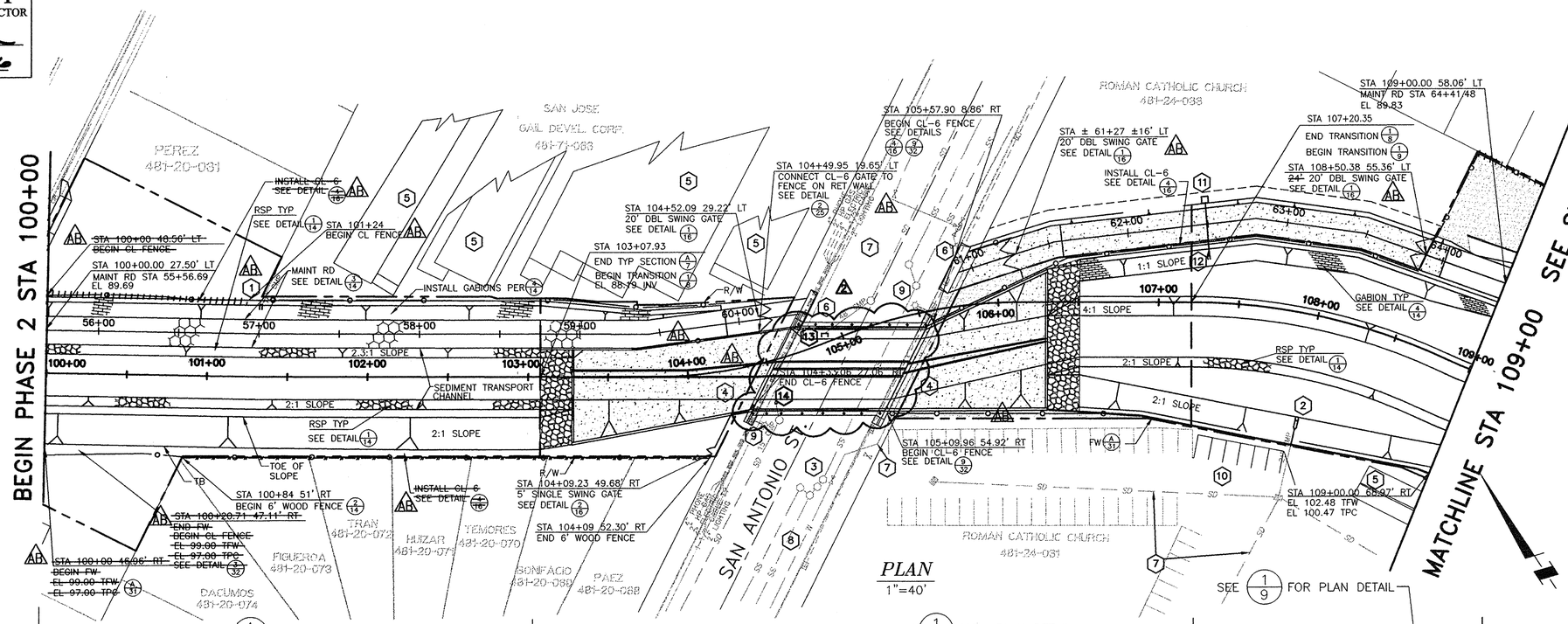
San Jose Water Company

RECEIVED
By chau at 7:32 am, May 18, 2023

SCALE: 100

EXHIBIT 4

AS - BUILT
CONSTRUCTION INSPECTOR
BY
DATE 11-13-06



NOTES:
1. REMOVAL OF EXISTING FACILITIES ARE IDENTIFIED IN DEMOLITION PLANS. SEE SHEETS DM1 AND DM2.
2. ALL OFFSET DISTANCES ARE MEASURED FROM THE CONTROL LINE OF THE CHANNEL.
3. SOFFIT ELEVATIONS FOR SAN ANTONIO BRIDGE NOT DETERMINED.
4. AREAS WITHIN DISTRICT ROW SHALL BE GRADED TO SLOPE TOWARD CHANNEL.
5. CONTRACTOR SHALL PROVIDE A TRANSITION BETWEEN PHASE 2 AND FUTURE PHASE 3 PER SPECIFICATIONS. TO ACCOMODATE THIS TRANSITION, CONTRACTOR MAY DEMOLISH BEYOND PHASE 2 LIMIT UP TO STA 99+80.

(1) STA 101+24 24' LT
CONST 17' OF 21" CMP SD
~~MODIFY EXISTING OUTFALL~~
~~STR INV 96.5~~
~~SEE DETAILS~~ 1/13 9/17
ABANDON OUTFALL

(2) STA 108+01, 62' RT
MODIFY EXISTING 21" CMP OUTFALL
STR INV 93.63
SEE DETAIL 2/13 9/17

(3) STA ±105+00
PROTECT EXIST SS SIPHON

(4) STA 104+30 RT, 105+45 RT INSTALL DEPTH MARKINGS, SEE SPECS SECT 27.08 FOR INSTALLATION & DETAIL 7/17

(5) PROTECT STR IN PLACE

(6) CONST DRIVEWAY FOR MAINT RD ACCESS PER CURRENT CITY OF SAN JOSE DEPT OF PUBLIC WORKS

(7) PROTECT UNDERGROUND UTILITIES IN PLACE

(8) PROTECT EXISTING WATER LINE IN PLACE

AB (9) **RELOCATE & BOXES** ~~PROTECT EXISTING~~ LIGHT POLE ~~IN PLACE~~

(10) STA 107+26 82.4' RT TO STA 107+96 86.7' RT
PAINT ASPHALT TO PROVIDE SIX (6) NEW PARKING STALLS TO MATCH EXISTING

AB (11) STA 107+28 62' LT
INSTALL 33' OF 15" CMP SD
INSTALL NEW SD CB
STR INV ~~±101.8~~ **±98.69**
RIM EL ±102.0 MATCH EXIST

(12) STA 107+31 29' LT
CONST 15" CMP OUTFALL
STR INV 98.36
SEE DETAILS 1/13 9/17

(13) STA 104+90 6' LT
MODIFY EXIST 48" OUTFALL
STR INV 89.05
SEE DETAIL 5/13

(14) STA 104+49 26' RT
MODIFY EXIST 15" OUTFALL
STR INV 92.36
SEE DETAIL 5/13

4026-28-1-4

REV	DESCRIPTION	DATE	APPR
AB	AS-BUILT RECORD DRAWINGS	9/06	
2	CHANGES PER CCO#?	8/6/04	

PLANS PREPARED BY:
PSOMAS
2055 Gateway Place, Suite 400
San Jose, CA 95110
(408) 451-3953 (408) 441-9152 (FAX)

SEE ORIGINAL BID SET

DATE 04/02/04
DESIGN BJC
DRAWN MMC, JWH
CHECKED SR

Santa Clara Valley Water District
ACCEPTED BY DISTRICT
DATE
SEE ORIGINAL BID SET
SENIOR PROJECT MANAGER

LOWER SILVER CREEK REACH 3 – PHASE 2
PLAN AND PROFILE STA 100+00 TO STA 109+00

VERIFY SCALES
0 1"
BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

SCALE 1"=40'
SHEET P1 AB
4 OF 60

4026
33781

EXHIBIT 5

AS - BUILT
CONSTRUCTION INSPECTOR
BY
DATE 11-13-06

SEE SHEET P1

MATCHLINE STA 109+00

STA 109+00 39.50' LT= MAINT RD STA 64+34.16 EL 94.63

THAI 481-23-129

STA 110+60 ±71' LT SEE DETAIL 7/14

FW B/31

STA 110+61.54 70.22' LT END DETAIL B/31 BEGIN DETAIL A/31 END CL-6 3/32 EL 102.48 TFW EL 100.48 TPC

LEGARDA 481-23-155

ALVAREZ 481-23-142

STA 111+33.25 STA 111+57 68.47' LT FW ANG PT PILE CAP STEP EL 102.48 TFW EL 100.47 TPC1 EL 101.14 TPC2 SEE DETAIL 2/32

SAMORANOS 481-23-141

TRUONG 481-23-140

GONZALEZ 481-23-139

LE 481-23-138

STA 111+57.60 69.31' LT FW STEP EL 102.48 TFW1 EL 104.48 TFW2 EL 101.14 TPC SEE DETAIL 7/32

FW A/31 R/W TB TOE OF SLOPE MAINT RD 3/14

TONNI 481-23-130

STA 118+00.00 82.67' LT EL 103.90 TFW EL 102.57 TPC

RANCE 481-32-006

STA 118+00 53.70' LT MAINT RD STA 73+09.58

GARCIA 481-32-006

STA 115+50.87 24.75 RT BEGIN CL-6 3/32

STA 116+18.95 83.90' LT END CL-6 SEE DETAIL 2/32

FW A/31 TB

2:1 SLOPE 2.5:1 SLOPE 4:1 SLOPE

STA 117+33.79 END TRANSITION 1/10 BEGIN TYP SECTION 5/7

STA 110+55.45 END TRANSITION 8/7 BEGIN TYP SECTION 8/7

RSP TYP SEE DETAIL 1/14

SEDIMENT TRANSPORT CHANNEL

STA 113+32.88 END TYP SECTION 8/7 BEGIN TRANSITION 1/10

STA 109+71.42 69.79' RT END FW BEGIN SPLIT-RAIL FENCE 6/14 EL 102.48 TFW EL 100.47 TPC

TCE

STA 109+00.00 68.97' RT EL 102.48 TFW EL 100.47 TPC

STA 109+99.09 91.88' RT TOP OF BERM EL 105.96

STA 109+87.53 118.32' RT TIE 8' SIDEWALK TO EXIST EL 106.5± GB BC

STA 109+83.50 109.81' RT TOP OF BERM EL 105.96

STA 110+14.45 99.17' RT ℄ 8' SIDEWALK EL 105.58 EC

SPLIT RAIL-6 SEE DETAIL 8/14

STA 113+84.39 73.14' RT END SPLIT-RAIL FENCE 6/14

STA 111+77.75 113.53' RT TOP OF BERM EL 104.00

SEE SHEET D3 FOR BERM LAYOUT IN THIS AREA

STA 110+52.23 105.81' RT ℄ 8' SIDEWALK EL 104.70 BC

STA 110+61.32 110.72' RT ℄ 8' SIDEWALK EL 104.00 GB

STA 111+14.01 113.48' RT ℄ 8' SIDEWALK EL 104.00 EC

STA 111+57.82 117.08' RT ℄ 8' SIDEWALK EL 104.00 EC

STA 111+78.92 125.36' RT ℄ 8' SIDEWALK EL 104.00 EC GB

CITY OF SAN JOSE 481-24-046

STA 111+98.12 139.75' RT TIE 8' SIDEWALK TO EXIST EL 103.5± GB

TOE OF SLOPE

KAMMERER AVE

STA 114+80 71.1' RT SINGLE 5' SWING GATE SEE DETAIL 2/16

STA 114+66.37 74.01' RT BEGIN 'CL FENCE SEE DETAILS 4/16 3/32

INSTALL CL-6 SEE DETAIL 4/16

ALUM ROCK UNION SCHOOL DISTRICT 481-31-001

SEE C/7 FOR TYPICAL SECTION

MATCHLINE STA 118+00 SEE SHEET P3

NOTES:
1. REMOVAL OF EXISTING FACILITIES ARE IDENTIFIED IN DEMOLITION PLANS. SEE SHEETS DM2 AND DM3.
2. ALL OFFSET DISTANCES ARE MEASURED FROM THE CONTROL LINE OF THE CHANNEL.
3. CONTRACTOR TO REMOVE SPRINKLER SYSTEM IN MAYFAIR PARK AS NEEDED. CONTRACTOR TO COORDINATE TEMPORARY IRRIGATION OF UNDISTURBED AREAS WITH CITY OF SAN JOSE. AS-BUILT DRAWINGS OF THE EXISTING SPRINKLER SYSTEM ARE AVAILABLE AT THE DISTRICT FOR CONTRACTOR TO REVIEW.
4. AREAS WITHIN DISTRICT ROW SHALL BE GRADED TO SLOPE TOWARD CHANNEL.

1. STA 116+05 153.0' LT CONSTRUCT 26' OF 36" CMP CONST 60" SD MH PER CITY OF SAN JOSE STANDARDS AND SPECS EL 93.04 INV RIM EL ±103.9 MATCH EXIST
2. STA 115+80 147.7' LT CONST 60" SD MH PER CITY OF SAN JOSE STANDARDS AND SPECS EL 91.77 INV RIM EL ±103.9 MATCH EXIST
3. STA 115+03, 29.5' LT CONSTRUCT 141' OF 36" RCP CONST OUTFALL INV 91.49 SEE DETAIL 2/15
4. STA 115+38 83.74' LT LIGHT POLE PROTECT IN PLACE
5. STA ± 115+15, 115+70, 116+16, 117+61 PROTECT IN PLACE EXISTING OVERHEAD UTILITY (ELEC, PHONE, CABLE) LINES AND JOINT POLES
6. STA 109+87 TO 111+98 CONSTRUCT ±260' SIDEWALK TIE TO EXIST SIDEWALK AT BOTH ENDS SEE DETAIL 3/15
7. STA 109+87 TO 111+98 RELOCATE ±260' UNDERGROUND ELECTRIC AND 5 LIGHT POLES
8. STA 114+88.1, 33.7' RT ~~STA 114+80, 49.3' RT~~ AB CONST 40' OF ~~39" CMP~~ 36" HDPE MODIFY EXIST OUTFALL STR INV ~~95.88~~ 91.85 SEE DETAIL 2/13
9. STA 111+25 131' RT ~~STA 112+28 136.92' RT~~ AB INSTALL 100' OF 15" CMP SD INSTALL NEW SD CB PER CITY OF SAN JOSE STANDARDS AND SPECS STR INV 97.48 RIM EL ~~±103.5~~ ±101.5 MATCH EXIST
10. STA 110+75 ~~STA 111+75 49.50' RT~~ AB CONST 15" CMP OUTFALL STR INV 95.47 2/13 SEE DETAIL
11. STA 114+33 79.0' RT NEW SS MH BY OTHERS RAISE MH TO FG PROTECT IN PLACE
12. STA 114+35 137' RT AB PROTECT IN PLACE EXIST'G FH AND OTHER WATER UTILITY STRUCTURES IN PLACE
13. 10" O/F CONC. PIPE AB EL 99.36 ST 115+25.6 58.68' RT
14. 30" SD O/F CMP AB EL 95.53 STA 117+50.8 63.46' RT

4026-28-1-5

PLAN
1"=40'

SEE 1/9 PLAN DETAIL | SEE B/7 FOR TYPICAL SECTION | SEE 1/10 PLAN DETAIL

PROFILE
HORZ. 1"=40'
VERT. 1"=4'

ELEVATION IN FEET

STATION IN FEET

MATCHLINE STA 109+00 SEE SHEET P1

MATCHLINE STA 118+00 SEE SHEET P3

TOP BERM RT 111+57.60 104.48 TFW 102.48 TFW

STA 109+71.42 END FW RT EL 102.48 TFW TFW RT 102.48

TFW LT

STA 113+88.86 END BERM TO RET WALL EL 106.61

NEW CONC STAIRS

STA 115+36.93 END FW LT 104.48 TFW

NEW PEDESTRIAN BRIDGE

STA 116+18.95 BEGIN FW LT 103.90 TFW

TFW LT 103.90

EXIST GRADE @ LT R/W

1% WS

EXIST GRADE @ RT R/W

S=0.0759

℄ MAINT RD

S=0.0028

EXIST CHANNEL INV

MAINT RD STA 65+09.39 END MAINT RAMP EL 94.90 GB

EL 89.83 INV

15" SD OUTFALL (CMP) EL 95.47 INV

CHANNEL INV

UNDERGROUND ELECTRICAL LINE EL APPROX

10% WS

10" OUTFALL CONC PIPE EL 99.36 STA 115+25.6

MAINT RD STA 73+09.58 EL 97.12

EXIST PED BRIDGE

30" SD O/F (CMP) INV EL 95.53 STA 117+50.8

EL 92.32 INV

39" 36" SD OUTFALL (CMP) (HDPE) EL 95.88 INV EL 91.85 INV

S=0.0087

8" SEWER (VCP) EL APPROX

36" SD OUTFALL (RCP) EL 91.49 INV

12" WATERLINE CONCRETE ENCASED EL TO BE DETERMINED BY SAN JOSE WATER COMPANY

REV	DESCRIPTION	DATE	APPR
AB	AS-BUILT RECORD DRAWINGS	9/06	

PLANS PREPARED BY:
PSOMAS
2055 Gateway Place, Suite 400
San Jose, CA 95110
(408) 451-3953 (408) 441-9152 (FAX)

SEE ORIGINAL BID SET

DATE 04/02/04
DESIGN BJC
DRAWN MMC, JWH
CHECKED SR

Santa Clara Valley Water District
ACCEPTED BY DISTRICT
DATE
SEE ORIGINAL BID SET
SENIOR PROJECT MANAGER

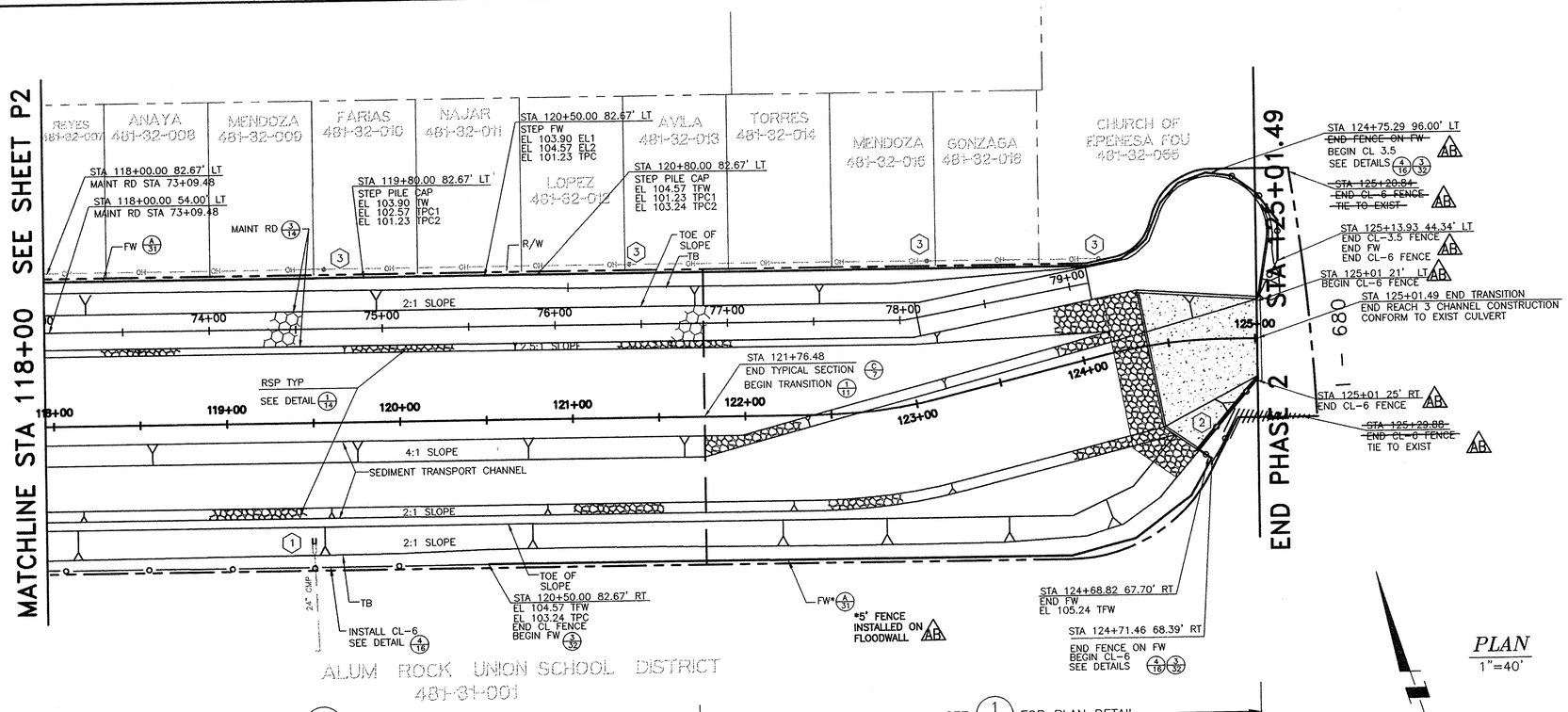
LOWER SILVER CREEK REACH 3 - PHASE 2
PLAN AND PROFILE STA 109+00 TO STA 118+00

VERIFY SCALES 0 1"
BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

SCALE 1"=40'
SHEET P2 AB
5 OF 60

4026
33782

EXHIBIT 5



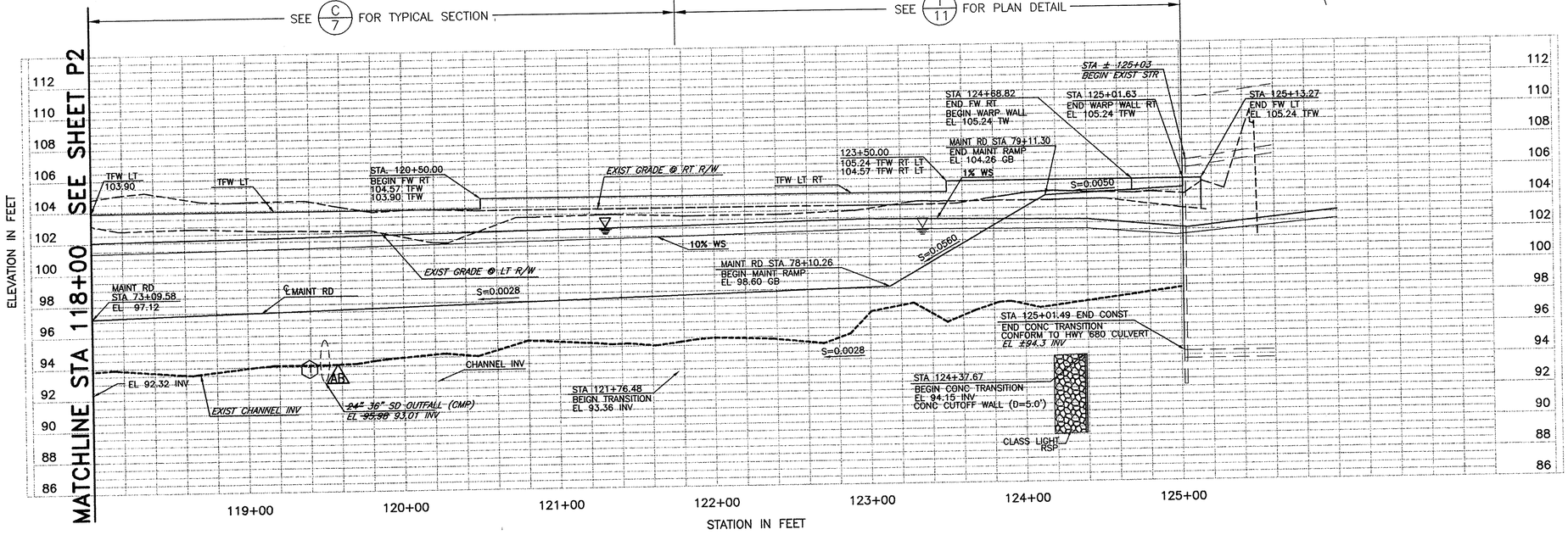
PLAN
1"=40'

NOTES:
1. REMOVAL OF EXISTING FACILITIES ARE IDENTIFIED IN DEMOLITION PLANS. SEE SHEET DM3.
2. ALL OFFSET DISTANCES ARE MEASURED FROM THE CONTROL LINE OF THE CHANNEL.
3. AREAS WITHIN DISTRICT ROW SHALL BE GRADED TO SLOPE TOWARD CHANNEL 2.0% MIN

(1) STA 119+50 50.2' RT
~~STA 119+49 70' RT~~
AB MODIFY ~~24"~~ 36" CMP OUTFALL
STR INV ~~95.98~~ 93.01
SEE DETAIL (2/13)

(2) INSTALL DEPTH MARKINGS RT DOWNSTREAM OF I-680 BRIDGE
STA 125+00
SEE DETAIL (7/17)

(3) STA 119+57, 121+35, 123+10, 124+20
EXIST JOINT POLE
PROTECT IN PLACE



PROFILE
HORZ 1"=40'
VERT 1"=4'

AS - BUILT
CONSTRUCTION INSPECTOR
BY
DATE 11-13-06

4026-28-1-6

REV	DESCRIPTION	DATE	APPR
AB	AS-BUILT RECORD DRAWINGS	9/06	

PLANS PREPARED BY:
PSOMAS
2055 Gateway Place, Suite 400
San Jose, CA 95110
(408) 451-3953 (408) 441-9152 (FAX)

SEE ORIGINAL BID SET

DATE 04/02/04
DESIGN BJC
DRAWN MMC, JWH
CHECKED SR

Santa Clara Valley Water District
ACCEPTED BY DISTRICT
DATE
SEE ORIGINAL BID SET
SENIOR PROJECT MANAGER

LOWER SILVER CREEK REACH 3 – PHASE 2
PLAN AND PROFILE
STA 118+00 TO STA 125+01.49

VERIFY SCALES
0 1"
BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

SCALE 1"=40'
SHEET P3 AB
6 OF 60

4026
33783

EXHIBIT 5

EXHIBIT 6

BKF Project 20230967
September 1, 2023

SANITARY SEWER CALCULATION

PROJECT NAME: ARUSD – MATHSON SITE

DESIGN CRITERIA BASED ON STANDARD CITY GUIDELINES:

- AVERAGE FLOW RATE FOR SINGLE FAMILY RESIDENTIAL UNIT - 240 GAL/CAPITA/DAY
  - 120 UNITS USED FOR EXISTING FLOWS, OR $2.88x10^4$ GPD
- AVERAGE FLOW RATE FOR SINGLE FAMILY RESIDENTIAL UNIT – 240 GAL/CAPITA/DAY
  - 168 UNITS USED FOR PROPOSED FLOWS, OR $4.03x10^4$ GPD
- 6” PIPE SIZE, FOR MAIN SLOPED AT 0.5%

EQUATIONS USED:

- TO CALCULATE EXISTING PEAK FLOW:
  - $Q_{PEAK} = PF(Q_{AVE})$
  - $Q_{PEAK} = 2.5(Q_{AVE})^{0.90}$ MGD
  - $Q_{X\_AVE} = 2.88x10^{-2}\ MGD$
  - $Q_{X\_PEAK} = 2.5(0.0288)^{0.90}$
  - $\boldsymbol{Q_{X\_PEAK} = 0.1027\ MGD}$ = 0.159 CFS
- TO CALCULATE PROPOSED ADDITIONAL PEAK FLOW:
  - $Q_{PEAK} = PF(Q_{AVE})$
  - $Q_{PEAK} = 2.5(Q_{AVE})^{0.90}$ MGD
  - $Q_{P\_AVE} = 4.03x10^{-2}\ MGD$
  - $Q_{P\_PEAK} = 2.5(0.0403)^{0.90}$
  - $\boldsymbol{Q_{P\_PEAK} = 0.1389\ MGD}$ = 0.258 CFS
- TO CALCULATE EXISTING SEWER CAPACITY FLOWING FULL:
  - BY MANNING EQUATION
  - $Q_{FULL} = \frac{1.486}{n} AR^{2/3}S^{1/2}$
    - WHERE
      - n=0.013 (USED TO BE ON THE CONSERVATIVE SIDE)
  - $\boldsymbol{Q_{FULL} = 0.4\ CFS}$
- CONCLUSION
  - $\boldsymbol{Q_{FULL} < Q_{X\_PEAK} + Q_{P\_PEAK}}$
  - 0.400 CFS < 0.417 CFS
  - EXISTING 6” MAIN IS INADEQUATELY SIZED TO HANDLE ADDITIONAL FLOWS. ANTICIPATE UPSIZING THE 6” MAIN TO AN 8”.

EXHIBIT 6

BKF Project 20230967
September 1, 2023

SANITARY SEWER CALCULATION

PROJECT NAME: ARUSD – DISTRICT OFFICE SITE

DESIGN CRITERIA BASED ON STANDARD CITY GUIDELINES:

- AVERAGE FLOW RATE FOR SINGLE FAMILY RESIDENTIAL UNIT - 240 GAL/CAPITA/DAY
  - 72 UNITS USED FOR EXISTING FLOWS, OR $1.73x10^4$ GPD
- AVERAGE FLOW RATE FOR MULTI FAMILY RESIDENTIAL UNIT – 240 GAL/CAPITA/DAY
  - 52 UNITS USED FOR PROPOSED FLOWS, OR $1.25x10^4$ GPD
- 6" PIPE SIZE, FOR MAIN SLOPED AT 0.5%

EQUATIONS USED:

- TO CALCULATE EXISTING PEAK FLOW:
  - $Q_{PEAK} = PF(Q_{AVE})$
  - $Q_{PEAK} = 2.5(Q_{AVE})^{0.90}$ MGD
  - $Q_{X\_AVE} = 1.73x10^{-2}\ MGD$
  - $Q_{X\_PEAK} = 2.5(0.0173)^{0.90}$
  - $\boldsymbol{Q_{X\_PEAK} = 0.0649\ MGD}$ = 0.121 CFS
- TO CALCULATE PROPOSED ADDITIONAL PEAK FLOW:
  - $Q_{PEAK} = PF(Q_{AVE})$
  - $Q_{PEAK} = 2.5(Q_{AVE})^{0.90}$ MGD
  - $Q_{P\_AVE} = 1.25x10^{-2}\ MGD$
  - $Q_{P\_PEAK} = 2.5(0.0125)^{0.90}$
  - $\boldsymbol{Q_{P\_PEAK} = 0.0483\ MGD}$ = 0.090 CFS
- TO CALCULATE EXISTING SEWER CAPACITY FLOWING FULL:
  - BY MANNING EQUATION
  - $Q_{FULL} = \frac{1.486}{n} AR^{2/3} S^{1/2}$
    - WHERE
      - n=0.013 (USED TO BE ON THE CONSERVATIVE SIDE)
  - $\boldsymbol{Q_{FULL} = 0.4\ CFS}$
- CONCLUSION
  - $\boldsymbol{Q_{FULL} > Q_{X\_PEAK} + Q_{P\_PEAK}}$
  - 0.400 CFS > 0.211 CFS
  - EXISTING 6" MAIN IS ADEQUATELY SIZED TO HANDLE ADDITIONAL FLOWS.

ARUSD - MATHSON SITE

ROUGH ORDER OF MAGNITUDE - 08/14/2023

PROJECT COMMENCEMENT

ITEM	DESCRIPTION	UNIT COST	QTY.	UNITS	TOTAL AMOUNT
101	DEMOLITION AND SITE PREP	$ 100,000.00	1	LS	$ 100,000
102	EROSION AND SEDIMENT CONTROL	$ 12,000.00	1	LS	$ 12,000
			PROJECT COMMENCEMENT SUB TOTAL:		**$ 112,000**

PROJECT IMPROVEMENT

ITEM	DESCRIPTION	UNIT COST	QTY.	UNITS	TOTAL AMOUNT
200	ASPHALT CONCRETE	$ 15.00	81,300	SF	$ 1,219,500
201	CLASS II AGGREGATE BASE	$ 10.00	81,300	SF	$ 813,000
202	PCC CONCRETE SIDEWALK 4" PCC/4" CLASS II AB	$ 35.00	5,500	SF	$ 192,500
203	CURB AND GUTTER	$ 15.00	1,600	LF	$ 24,000
204	LANDSCAPING	$ 20.00	50,000	SF	$ 1,000,000
205	BIORETENTION (ASSUMED RETAINED SOIL)	$ 75.00	8,000	SF	$ 600,000
206	24" STORM DRAIN OUTFALL REPLACEMENT	$ 250.00	100	LF	$ 25,000
207	18" STORM DRAIN PIPE	$ 150.00	1,500	LF	$ 225,000
208	STORM DRAIN MANHOLES	$ 10,000.00	6	EA	$ 60,000
209	STORM DRAIN INLET STRUCTURES	$ 2,500.00	20	EA	$ 50,000
210	STORM DRAIN DETENTION FACILITY	$ 25,000.00	1	EA	$ 25,000
211	6" SANITARY SEWER PIPE	$ 100.00	600	LF	$ 60,000
212	SANITARY SEWER MANHOLES	$ 10,000.00	5	EA	$ 50,000
213	SANITARY SEWER PUMP STATION	$ 250,000.00	1	EA	$ 250,000
214	3" DOMESTIC WATER PIPING	$ 100.00	1,700	LF	$ 170,000
215	DOMESTIC WATER METER	$ 100,000.00	1	EA	$ 100,000
216	DOMESTIC WATER BACKFLOW PREVENTER	$ 10,000.00	1	EA	$ 10,000
217	6" FIRE WATER PIPE	$ 150.00	700	LF	$ 105,000
218	8" FIRE WATER PIPE	$ 200.00	1,800	LF	$ 360,000
219	FIRE HYDRANTS	$ 5,000.00	3	EA	$ 15,000
220	POST INDICATOR VALVE	$ 2,500.00	3	EA	$ 7,500
221	FIRE DEPARTMENT CONNECTION	$ 2,500.00	3	EA	$ 7,500
222	FIRE WATER BACKFLOW PREVENTER	$ 10,000.00	1	EA	$ 10,000
223	ROUGH CUT/FILL PLUS FINE GRADING	$ 50.00	400	CY	$ 20,000
			PROJECT IMPROVEMENT SUB TOTAL:		**$ 5,399,000**

POTENTIAL PROJECT IMPROVEMENTS

ITEM	DESCRIPTION	UNIT COST	QTY.	UNITS	TOTAL AMOUNT
300	SANITARY SEWER MAIN UPGRADE	$ 800.00	3,000	LF	$ 2,400,000
			POTENTIAL PROJECT IMPROVEMENT SUB TOTAL:		**$ 2,400,000**

ARUSD - MATHSON SITE SUB TOTAL: $ 5,511,000
CONTINGENCY (25%) $ 1,377,750
ARUSD - MATHSON SITE TOTAL: $ 6,900,000
ARUSD - MATHSON SITE TOTAL (INCLUSIVE OF POTENTIAL IMPROVEMENTS) $ 9,900,000

NOTES:
1. Fees not included in the rough order of magnitude

ARUSD - DISTRICT OFFICE SITE

ROUGH ORDER OF MAGNITUDE -9/1/2023

PROJECT COMMENCEMENT

ITEM	DESCRIPTION	UNIT COST	QTY.	UNITS	TOTAL AMOUNT
101	DEMOLITION AND SITE PREP	$ 100,000.00	1	LS	$ 100,000
102	EROSION AND SEDIMENT CONTROL	$ 12,000.00	1	LS	$ 12,000
				PROJECT COMMENCEMENT SUB TOTAL:	**$ 112,000**

PROJECT IMPROVEMENT

ITEM	DESCRIPTION	UNIT COST	QTY.	UNITS	TOTAL AMOUNT
200	ASPHALT PAVING	$ 15.00	21,800	SF	$ 327,000
201	CLASS II AGGREGATE BASE	$ 10.00	21,800	SF	$ 218,000
202	PCC CONCRETE SIDEWALK 4" PCC/4" CLASS II AB	$ 35.00	5,400	SF	$ 189,000
203	CURB AND GUTTER	$ 15.00	1,400	LF	$ 21,000
204	LANDSCAPING	$ 20.00	20,000	SF	$ 400,000
205	BIORETENTION (ASSUMED RETAINED SOIL)	$ 75.00	7,000	SF	$ 525,000
206	18" STORM DRAIN PIPE	$ 150.00	1,000	LF	$ 150,000
207	STORM DRAIN LATERAL REPLACEMENT	$ 250.00	40	EA	$ 10,000
208	STORM DRAIN MANHOLES	$ 10,000.00	6	EA	$ 60,000
209	STORM DRAIN INLET STRUCTURES	$ 2,500.00	15	EA	$ 37,500
210	SEWER LATERAL REPLACEMENT	$ 200.00	60	LF	$ 12,000
211	6" SANITARY SEWER PIPE	$ 100.00	400	LF	$ 40,000
212	SANITARY SEWER MANHOLES	$ 10,000.00	4	EA	$ 40,000
213	3" DOMESTIC WATER PIPING	$ 100.00	150	LF	$ 15,000
214	DOMESTIC WATER METER	$ 100,000.00	1	EA	$ 100,000
215	DOMESTIC WATER BACKFLOW PREVENTER	$ 10,000.00	1	EA	$ 10,000
216	6" FIRE WATER PIPE	$ 150.00	350	LF	$ 52,500
217	8" FIRE WATER PIPE	$ 200.00	125	LF	$ 25,000
218	DRY UTILITY ONSITE RELOCATION	$ 100,000.00	1	LS	$ 100,000
219	FIRE HYDRANTS	$ 5,000.00	2	EA	$ 10,000
220	POST INDICATOR VALVE	$ 2,500.00	2	EA	$ 5,000
221	FIRE DEPARTMENT CONNECTION	$ 2,500.00	2	EA	$ 5,000
222	FIRE WATER BACKFLOW PREVENTER	$ 10,000.00	1	EA	$ 10,000
223	ROUGH CUT/FILL PLUS FINE GRADING	$ 50.00	300	CY	$ 15,000
				PROJECT IMPROVEMENT SUB TOTAL:	**$ 2,377,000**

ARUSD - DISTRICT OFFICE SITE SUB TOTAL:	**$ 2,489,000**
CONTINGENCY (25%)	**$ 622,250**
ARUSD - DISTRICT OFFICE SITE TOTAL:	**$ 3,200,000**

NOTES:

1. Fees not included in the rough order of magnitude

EXHIBIT 8

SILVER CREEK

KAMMERER AVENUE

STATE ROUTE 680

LAVONNE AVENUE

MACSA YOUTH CENTER

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXIST BUILDING

AC PAVEMENT

VOLLEYBALL COURTS

BASKETBALL COURTS

DECOMPOSED GRANITE TRACK

LAWN

LIMIT OF GRADING

GRADE DIRT V-DITCH @ S=0.0025

Remove 40'-24" CMP
Replace with 18" RCP

272'-12" RCP @ S=0.005

240'-8" PVC @ S=0.010

200'-12" RCP @ S=0.005

50'-12" RCP @ S=0.005

FRENCH DRAIN

RIDGE FG 102.5

FG. 102.5 RIDGE

338.0'

R=104.0' FC

Extent of 95% Compaction
See detail 3/L-3

6.0' AC PATH

4' AC PATH

6' CL Fence

6' PED. GATE

20' CL Gate

FENCE BY MACSA

Grade Open Area to Drain

Grade to drain

Parking Lot (under construction)

12" RCP

6" PVC

8" PVC

18" RCP

6' CHAIN LINK FENCE

CURB & GUTTER

EDGE PAINT

TBM: El. 103.844



LEGEND AND NOTES

FG	FINISH GRADE
TG	TOP OF GRATE
FL	FLOW LINE
TP	TOP OF PAVEMENT
EP	EDGE OF PAVEMENT
DW	DRIVEWAY
TC	TOP OF CURB
	INLET (EXIST)
SD	STORM SEWER (EXIST)
SS	SANITARY SEWER (EXIST)
G	GAS LINE (EXIST)
E	ELECTRICAL (EXIST)
	MONUMENT (EXIST)
	PROPERTY LINE

ALL ELEVATIONS ARE TAKEN AT GROUND SURFACE EXCEPT AS NOTED.

- 24" DROP INLET
- 36" DROP INLET
- PROPOSED STORM SEWER
- DIRT DITCH
- 2" AC Walk on 6" C12.RB
- 18"Ø RCP INLET HANSON CONC. PROD. FRAME & GRATE OR EQUAL
- 6' CHAIN LINK FENCE
- C.O. CLEAN OUT

CONSTRUCTION NOTES

1. Relocate existing Inlet.
2. See Landscape Plans for French Drain Details.
3. Grade Swale to drain.
4. Strip and stockpile existing topsoil prior to commencing grading operation per the Landscape Soil Preparation Specification 02920. Rough Grades in areas to be planted are 6" lower than finish grades shown on this plan. Finish grades in planted areas shall be achieved by replacement of stockpiled topsoil.

UTILITY NOTE

THE LOCATION AND CHARACTER OF ALL UNDERGROUND UTILITIES PLOTTED HEREON ARE BASED UPON INFORMATION GATHERED FROM A COMBINATION OF FIELD SURVEY, UTILITY COMPANY RECORDS, STREET IMPROVEMENT PLANS AND PRIOR SURVEYS. THE INFORMATION PROVIDED BY OTHERS IS OF UNCERTAIN ACCURACY.

BOUNDARY NOTE

THIS MAP WAS PREPARED FOR TOPOGRAPHIC PURPOSES ONLY. THE PROPERTY BOUNDARIES SHOWN HEREON WERE ESTABLISHED FROM RECORD INFORMATION OF THIS AND/OR ADJACENT PROPERTIES FOUND IN SANTA CLARA COUNTY RECORDS AND MUST BE CONSIDERED ONLY INFORMATIONAL IN NATURE. ALSO, THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, ENCUMBERANCES, OR APPURTENANCES WHICH ARE NOT SHOWN ON THIS MAP.

REFERENCE ELEVATION

BENCHMARK RM 257
TOP OF CURB AT CENTERLINE OF CATCH BASIN ON EASTERLY CURB RETURN OF NORTHEAST CORNER OF SAN ANTONIO STREET AND SUNSET AVENUE.
ELEV. = 96.11

TBM: Top of ½" Brass Pin in concrete monument in cul-de-sac of Lavonne Avenue. El= 103.844

JOB NO: 9435

DATE: 12-9-94
DRAWN BY: KM
CHECKED BY: LI
SCALE: 1" = 40'

REVISION

DATE

APPROVED BY:
12/9/94
DATE

Lester Ikegami RCE 30520
Expires 3-31-96

PROFESSIONAL ENGINEER * REGISTERED * LESTER I. IKEGAMI * No. 30520 * CIVIL * STATE OF CALIFORNIA

1170 WILLIAMS ROAD
SAN JOSE, CA 95117
(408) 241-1980

CONSULTING
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

A DIVISION OF
IK-GM CONSULTING
ENGINEERS, INC.

ALLIED ENGINEERING COMPANY

GRADING AND DRAINAGE PLAN

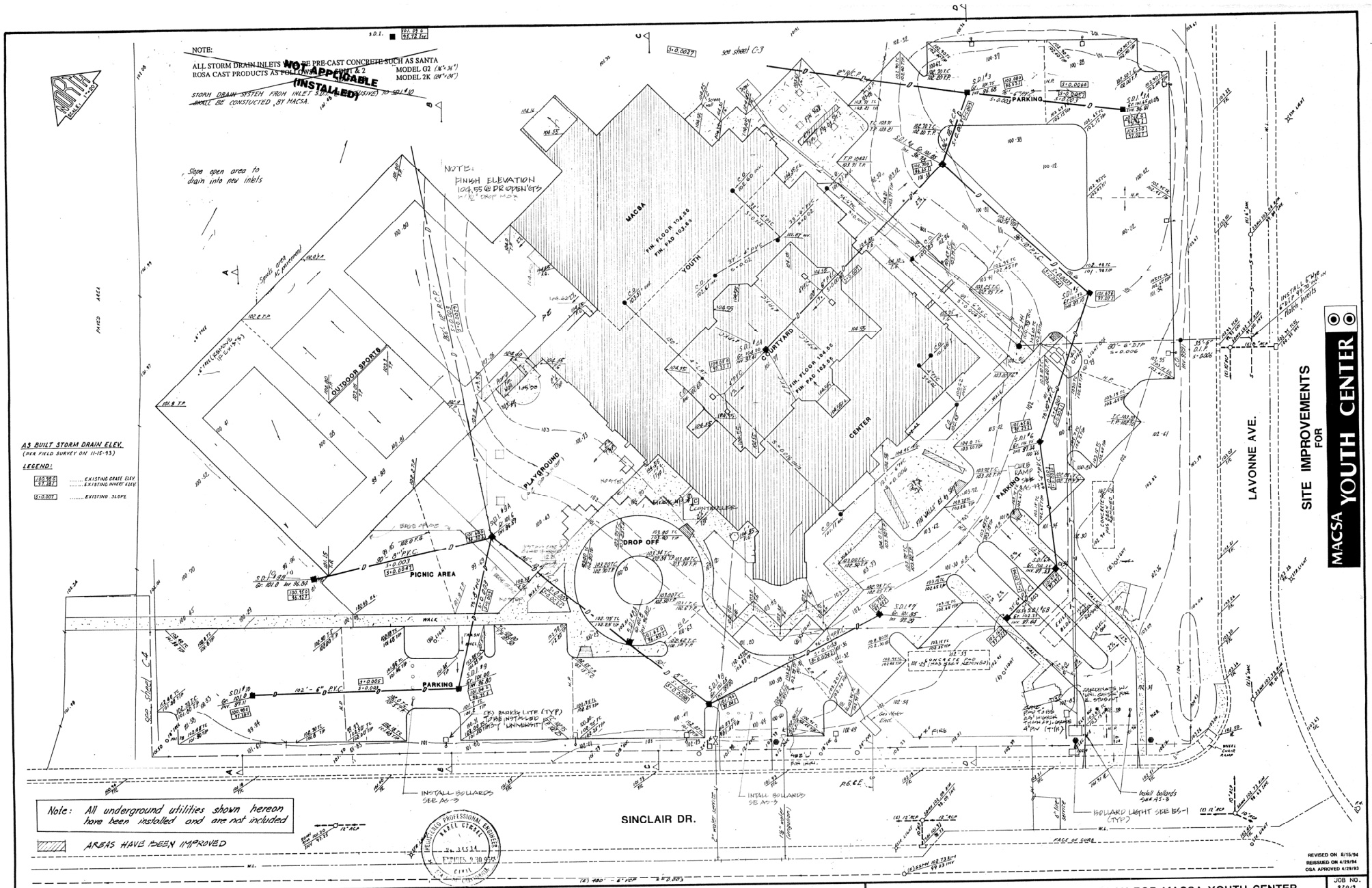
LEE O. MATHSON MIDDLE SCHOOL
2050 KAMMERER AVE., SAN JOSE, CALIFORNIA

SHEET 3 OF 11 SHEETS

DRAWING NO.
C-3

C:\1994\9435\DWG\9435T1.DWG

EXHIBIT 8



NO.	BY	DATE	REVISION
1	HB	7/20/93	Sanitary sewer system modified to tie to Lavonne
2	JC	7/26/93	Sanitary sewer connection to Lavonne as per City comments
3	JC	8/5/93	Storm drain outfall to Silver Creek
4	JC	8/20/93	Grades modified to accommodate new Bldg elevation
5	JC	8/20/93	Parking lot raised about 101.00 El.
6	JC	9/22/93	Walkways, El's, Tel. modifications
7	JC	12/16/93	Ex. grades as per inventory survey dated Dec. 1993

BY	DATE	DATE:
		SCALE: HOR. 1" = 20' VERT.
		DESIGNED: HB
		DRAWN: J.K.
		PROJ. ENGR:

BY: KAREL CYMBAL
DATE: R.C.E. 34534

WESTFALL ENGINEERS, INC.
14583 BIG BASIN WAY, SARATOGA, CA 95070 (408) 867-0244

GRADING, DRAINAGE AND SEWER PLAN FOR MACSA YOUTH CENTER

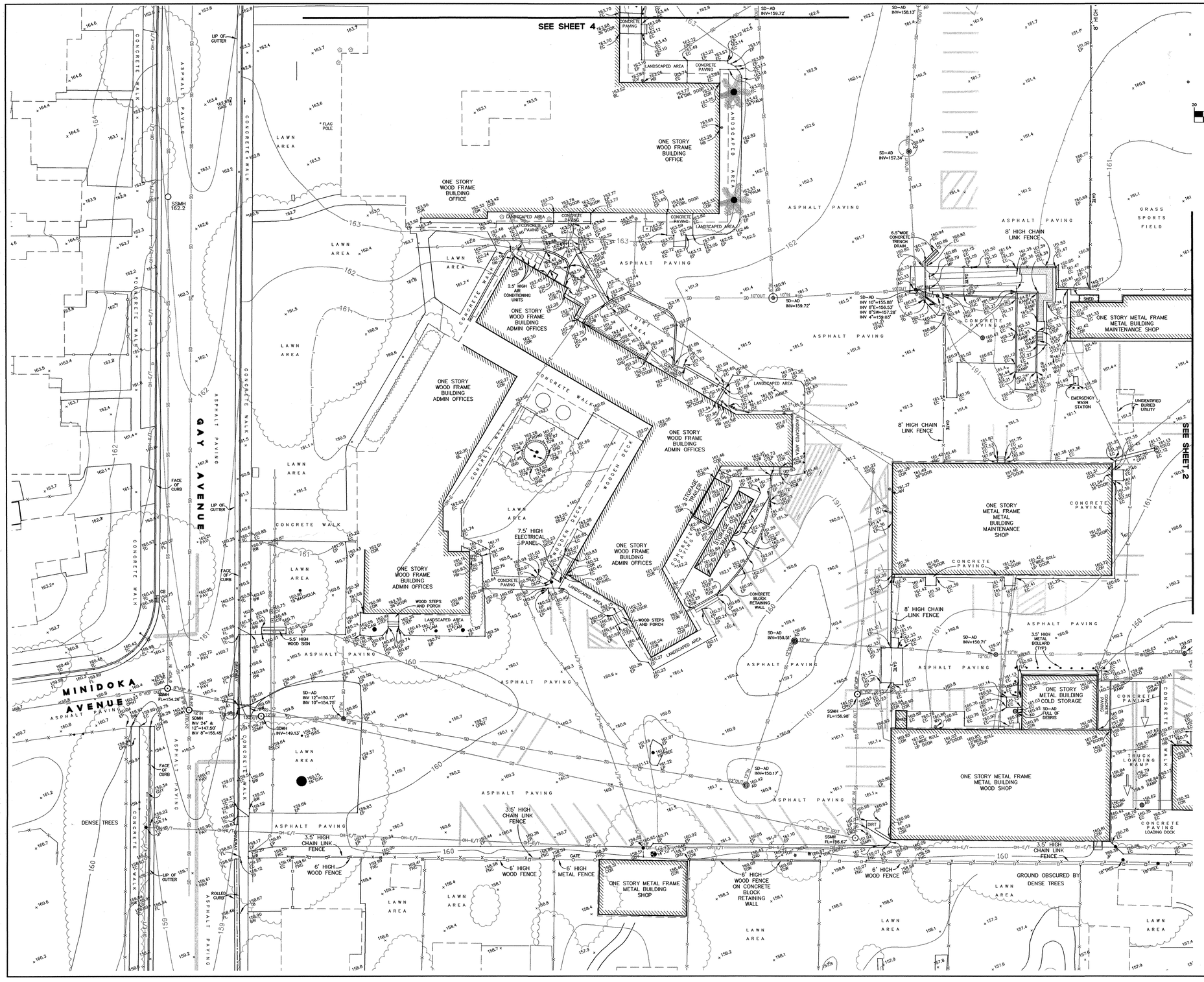
LAVONNE AVE. AND SINCLARE DR. SAN JOSE, CA

File # 3- 11099

JOB NO. 920.19

SHEET C2 23

EXHIBIT 8



LEGEND

AC	AIR CONDITIONER UNIT
AD	AREA DRAIN
APN	ASSESSORS PARCEL NUMBER
AV	AIR VALVE
BFP	BACK FLOW PREVENTER
BL	BUILDING LINE
BOL	BOLLARD
BW	BACK OF WALK
CAM	CAMPHOR (TREE)
CB	CATCH BASIN
COL	COLUMN
COMM	TELEPHONE BOX
CONC	CONCRETE (SPOT ELEVATION)
CON	CONDUIT
COR	BUILDING CORNER
CPNT	CONTROL POINT
DBL	DOUBLE
DIA.	DIAMETER
DOC.NO.	DOCUMENT NUMBER
EBOX	ELECTRICAL BOX
EC	EDGE OF CONCRETE
EGND	ELECTRICAL GROUND BOX
EP	EDGE OF PAVEMENT (ASPHALT)
EPANEL	ELECTRICAL PANEL
EUC	EUCALYPTUS (TREE)
FL	FLOW LINE
FMH	FUEL MANHOLE
FNC	FENCE
FP	FUEL PUMP
FV	FUEL TANK VENT
GM	GAS METER
GND	GROUND (SPOT ELEVATION)
GP	GAS PUMP
GV	GAS VALVE
HB	HOSE BIB
HYD	FIRE HYDRANT
INV	INVERT
ICV	IRRIGATION CONTROL VALVE
JP	JOINT POWER/TELEPHONE POLE
LQ AMBER	LIQUID AMBER (TREE)
MON	MONUMENT
MW	MONITORING WELL
MP	METAL PLATE
PAV	ASPHALT PAVEMENT (SPOT ELEVATION)
RDWD	REDWOOD (TREE)
SDMH	STORM DRAIN MANHOLE
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
STLT	STREET LIGHT
TB	TOP OF ASPHALT BERM
TC	TOP OF CURB
TD	TRENCH DRAIN
TELE	TELEPHONE
TOW	TOP OF WALL
TP	TELEPHONE POLE
TYP	TYPICAL
VCP	VITRIFIED CLAY PIPE
VG	VALLEY GUTTER
WB	WATER BOX (VALVE)
WM	WATER METER BOX
WOT	WASTE OIL TANK
WS	WASH STATION
WSP	WATER LINE STAND PIPE
WV	WATER VALVE
WVA	WATER VAULT
	BUILDING LINE
x x x	CHAINLINK FENCE
	BUILDING EAVE LINE
	TREE DRIP LINE
□ □ □	WOOD FENCE
	PAINT STRIPING
SD SD SD	UNDERGROUND STORM LINE
W W W	UNDERGROUND WATER LINE
IRR IRR IRR	UNDERGROUND IRRIGATION LINE
G G G	UNDERGROUND GAS LINE
OH-E/T OH-E/T	OVERHEAD POWER/TELE LINES
OH-E OH-E	OVERHEAD POWER LINES
U U U	UNDERGROUND UTILITY (UNIDENTIFIED)
T T T	UNDERGROUND TELEPHONE LINE
SS SS SS	UNDERGROUND SANITARY LINE

BENCHMARK:
CITY OF SAN JOSE BENCHMARK NUMBER 247-D
THE LETTER "I" IN THE WORD "IRON" ON THE TOP OF THE CATCH BASIN ON THE WEST SIDE OF WHITE ROAD AT THE ANGLE POINT IN THE ROAD, APPROXIMATELY 600 FEET NORTH OF HYLAND AVENUE AND 25' NORTH OF THE SCHOOL BUS ENTRANCE TO JAMES LICK HIGH SCHOOL.

ELEVATION = 158.12' MSL
DATUM – NGVD 1929

BASIS OF BEARINGS:
THE BEARING, NORTH 30° 36' 00" WEST, OF THE CENTERLINE OF CEDAR LANE, BETWEEN THE FOUND MONUMENTS AT MEADOW LANE AND ALUM ROCK AVENUE, AS SAID CENTERLINE AND MONUMENTS ARE SHOWN ON THAT CERTAIN TRACT MAP ENTITLED "PLEASANT RIDGE MANOR", RECORDED IN BOOK 10 OF MAPS AT PAGE 31, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF ALL BEARINGS SHOWN ON THIS MAP.

NOTES:
1. DATE OF SURVEY: MAY, 2007
2. ALL DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
3. ALL BEARINGS ARE SHOWN IN DEGREES, MINUTES AND SECONDS.
4. UNDERGROUND UTILITY LOCATIONS FROM RECORD DATA AND PAINT MARKS FROM PRECISION LOCATORS, DATED MAY, 2007
5. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE ONLY.
6. THE BOUNDARY INFORMATION SHOWN ON THIS MAP WAS TAKEN FROM RECORDED DEEDS AND MAPS OF THE SITE AND ADJOINING PROPERTIES.
7. BEST EFFORT WAS MADE TO SHOW ALL UTILITY LINES PRESENT ON THE SITE. HOWEVER, THERE MAY BE UTILITY LINES AND CONNECTIONS ON THIS SITE THAT WERE NOT FOUND DURING A VISUAL INSPECTION AND/OR WERE NOT SHOWN ON THE RECORD DRAWINGS PROVIDED BY THE CITY OF SAN JOSE.
9. CONTOUR INTERVAL = 1 FOOT.
10. THE AERIAL TOPOGRAPHIC DATA WAS PROVIDED BY AERO-GEODETIC CORPORATION DATED MAY 2007.

SURVEYORS STATEMENT:
THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE PREPARED UNDER MY DIRECTION.

BRADLEY A. BILBO PLS 6141
EXP.: 03/31/08

LICENSED LAND SURVEYOR * BRADLEY A. BILBO EXP. 3/31/08 NO. 6141 * STATE OF CALIFORNIA

06/27/07
DATE

TOPOGRAPHIC SURVEY
OF THE LANDS OF
ALUM ROCK SCHOOL DISTRICT
OFFICE AND MAINTENANCE YARD
CITY OF SAN JOSE COUNTY OF SANTA CLARA STATE OF CALIFORNIA

SIERRA WEST
LAND SURVEYING, INC.
BOUNDARY SURVEYS · SUBDIVISION MAPPING · TOPOGRAPHIC SURVEYS
1359 Sand Hill Ct. Oakdale, Ca. 95361 (209) 845-2773 FAX: 845-9042

LICENSED LAND SURVEYOR * BRADLEY A. BILBO EXP. 3/31/08 NO. 6141 * STATE OF CALIFORNIA

NO.	REVISION	DATE

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SCALE: 1"=20'

SHEET 1 OF 4

EXHIBIT 8

SEE SHEET 3

SEE SHEET 1

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

LEGEND

AC	AIR CONDITIONER UNIT
AD	AREA DRAIN
APN	ASSESSORS PARCEL NUMBER
AV	AIR VALVE
BFP	BACK FLOW PREVENTER
BL	BUILDING LINE
BOL	BOLLARD
BW	BACK OF WALK
CAM	CAMPHOR (TREE)
CB	CATCH BASIN
COL	COLUMN
COMM	TELEPHONE BOX
CONC	CONCRETE (SPOT ELEVATION)
CON	CONDUIT
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CPNT	CONTROL POINT
DBL	DOUBLE
DIA	DIAMETER
DOC.NO.	DOCUMENT NUMBER
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FP	FUEL PUMP
FV	FUEL TANK VENT
GM	GAS METER
GND	GROUND (SPOT ELEVATION)
GP	GAS PUMP
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HB	HOSE BIB
HYD	FIRE HYDRANT
INV	INVERT
ICV	IRRIGATION CONTROL VALVE
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WOT	WASTE OIL TANK
WS	WASH STATION
WSP	WATER LINE STAND PIPE
WV	WATER VALVE
WVA	WATER VAULT

BUILDING LINE
CHAINLINK FENCE
BUILDING EAVE LINE
TREE DRIP LINE
WOOD FENCE
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UNDERGROUND WATER LINE
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UNDERGROUND TELEPHONE LINE
UNDERGROUND SANITARY LINE

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BOUNDARY SURVEYS · SUBDIVISION MAPPING · TOPOGRAPHIC SURVEYS
1359 Sand Hill Ct. Oakdale, Ca. 95361 (209) 845-2773 FAX: 845-9042

TOPOGRAPHIC SURVEY
OF THE LANDS OF
ALUM ROCK SCHOOL DISTRICT
OFFICE AND MAINTENANCE YARD
CITY OF SAN JOSE COUNTY OF SANTA CLARA STATE OF CALIFORNIA

LICENSED LAND SURVEYOR
BRADLEY A. BLIND
EXPIRES 6/30
NO. 6141
STATE OF CALIFORNIA

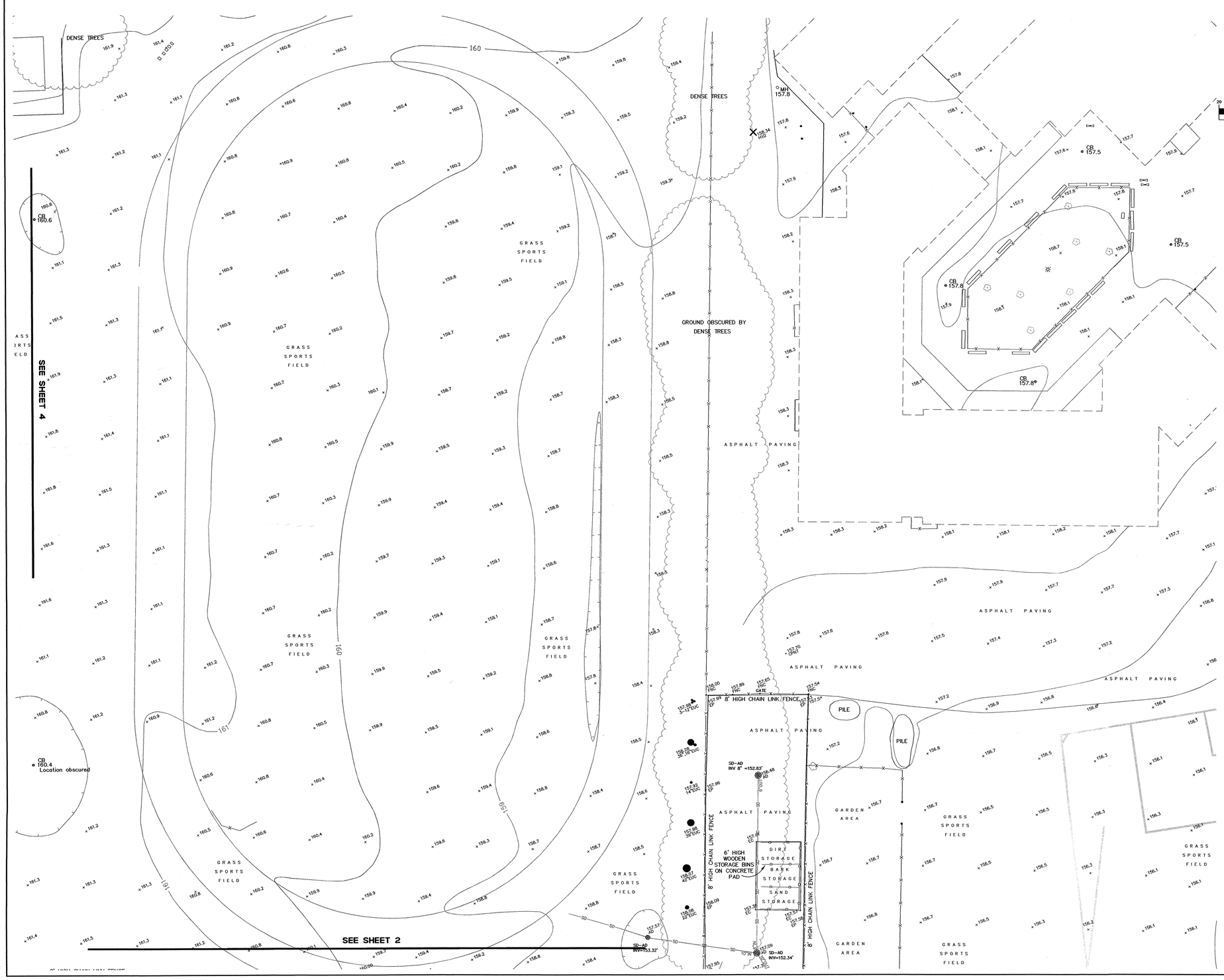
NO.	REVISION	DATE

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SCALE: 1"=20'

SHEET 2 OF 4

EXHIBIT 8



LEGEND

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AD	AREA DRAIN
APN	ASSESSORS PARCEL NUMBER
AV	AIR VALVE
BFP	BACK FLOW PREVENTER
BL	BUILDING LINE
BOL	BOLLARD
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TOPOGRAPHIC SURVEY

OF THE LANDS OF

ALUM ROCK SCHOOL DISTRICT
OFFICE AND MAINTENANCE YARD

CITY OF SAN JOSE COUNTY OF SANTA CLARA STATE OF CALIFORNIA

BRADLEY A. BUSO
EXP. 6-30-15
NO. 6141
LICENSED LAND SURVEYOR
STATE OF CALIFORNIA

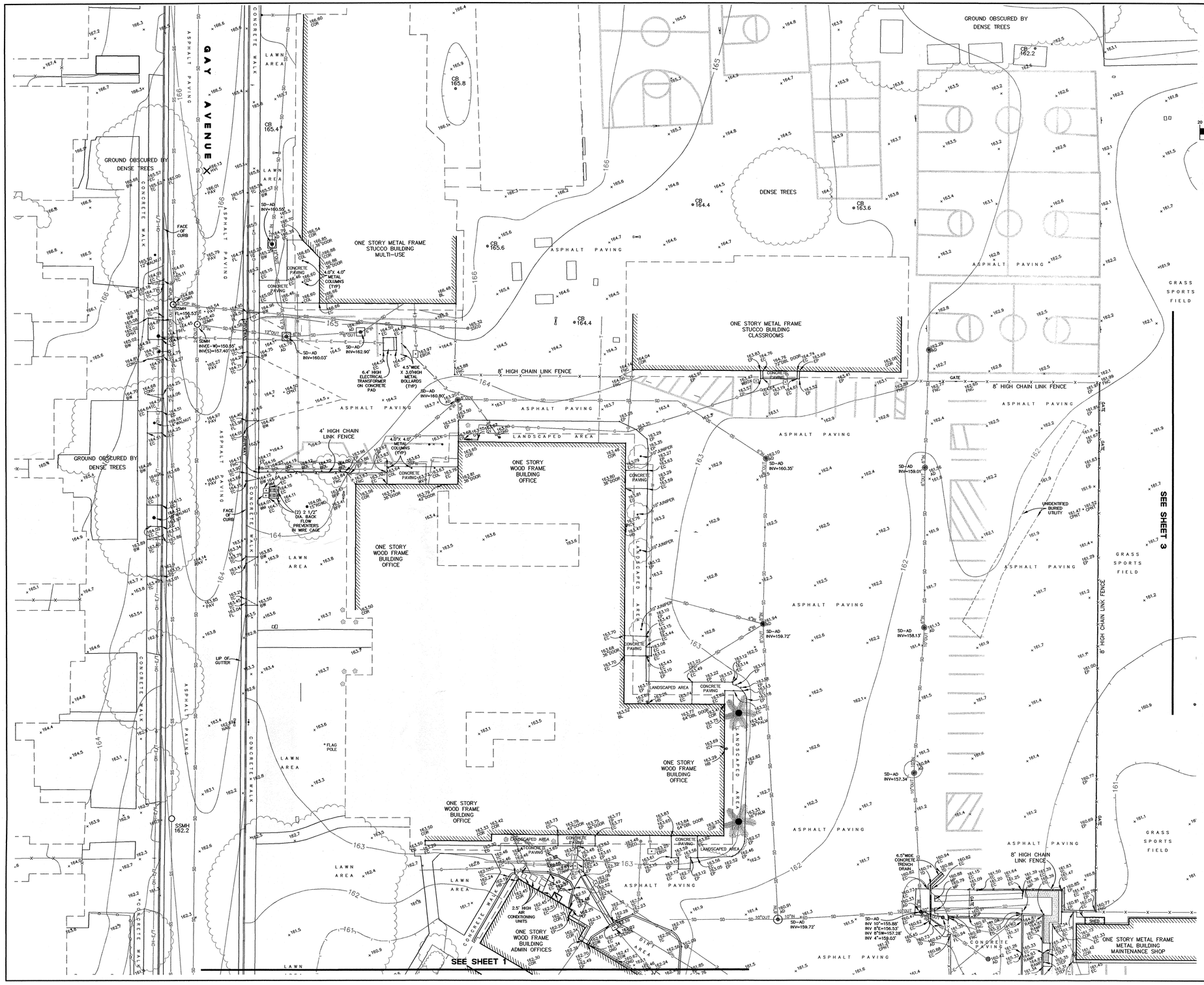
NO.	REVISION	DATE

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SCALE: 1"=20'

SHEET 3 OF 4

EXHIBIT 8



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

LEGEND

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- BUILDING LINE
- CHAINLINK FENCE
- BUILDING EAVE LINE
- TREE DRIP LINE
- WOOD FENCE
- PAINT STRIPING
- SD — UNDERGROUND STORM LINE
- W — UNDERGROUND WATER LINE
- IRR — UNDERGROUND IRRIGATION LINE
- G — UNDERGROUND GAS LINE
- OH-E/T — OVERHEAD POWER/TELE LINES
- OH-E — OVERHEAD POWER LINES
- U — UNDERGROUND UTILITY (UNIDENTIFIED)
- T — UNDERGROUND TELEPHONE LINE
- SS — UNDERGROUND SANITARY LINE

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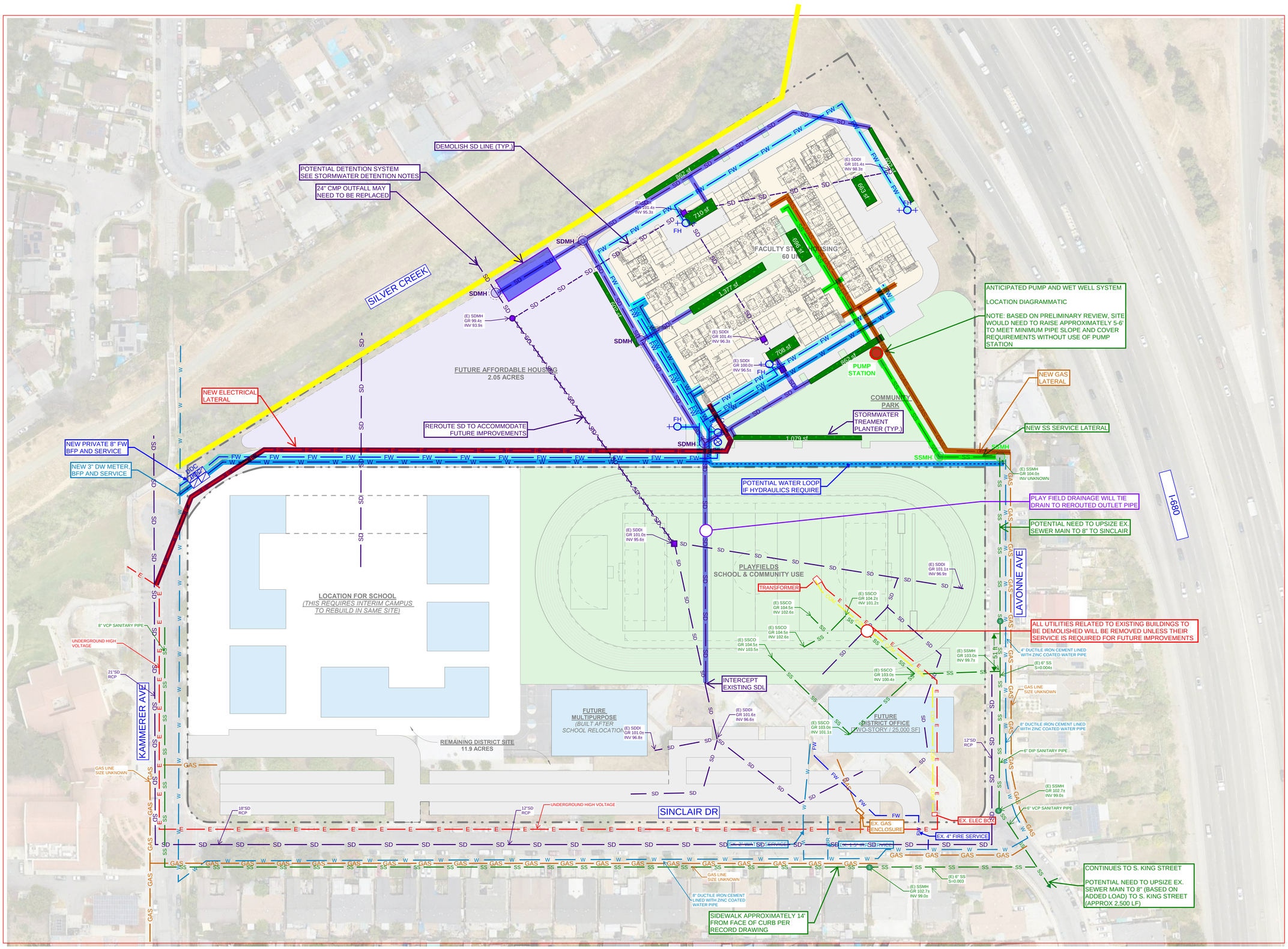
LICENSED LAND SURVEYOR * BRADLEY A. BUSO EXP. 3/31/08 NO. 6141 * STATE OF CALIFORNIA

NO.	REVISION	DATE

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SCALE: 1"=20'

SHEET 4 OF 4



1 SITE PLAN - OPTION D1

1" = 50'-0"

FIRE FLOW CALCULATIONS ASSUMPTIONS:

BUILDING AREA:	36,000 SF (GROSS)
CONSTRUCTION TYPE:	V (WOOD CONSTRUCTION)
SPRINKLERS:	YES, PER CFC SECTION 903.3.1.1
REDUCED FIRE FLOW:	1,500 GPM AT 2 HOURS AT 20 PSI RESIDUAL PRESSURE

STORMWATER TREATMENT NOTES:

PROJECT WILL REQUIRE STORMWATER TREATMENT MEASURES PER SANTA CLARA COUNTY STANDARDS. IT IS ANTICIPATED TO REQUIRE 8,000± SF OF TYPICAL BIORETENTION PLANTERS (OR OTHER MEANS) TO TREAT THE RUNOFF FROM PROPOSED IMPROVEMENTS. THE PLANTER AREAS SHOWN HEREON ARE ROUGH SIZE AND LOCATION THAT SEEM FIT FOR THE DEVELOPMENT.

STORMWATER DETENTION NOTES:

PROJECT WILL REQUIRE STORMWATER DETENTION TO MATCH PRE-PROJECT FLOWS. BKF'S PRELIMINARY ESTIMATES THAT THE PROJECT WILL BE REQUIRED TO DETAIN 3,000 CF. DETENTION FACILITIES CAN TAKE FORM IN BASINS, CONCRETE PIPE, OR OTHER SPECIALIZED PRODUCTS.

LEGEND

IRR	IRRIGATION
W	WATER
SD	STORM DRAIN
OHE	OVERHEAD ELECTRICAL
SS	SANITARY SEWER
GAS	GAS
U	UNKNOWN UTILITY
FDC	PROPOSED FIRE DEPARTMENT CONNECTION
SDMH	PROPOSED STORM DRAIN MANHOLE
FH	PROPOSED FIRE HYDRANT
SSMH	PROPOSED SANITARY SEWER MANHOLE
DDC	PROPOSED BACK FLOW PREVENTOR
	PROPOSED STORM DRAIN INLET

ALUM ROCK UNION SCHOOL DISTRICT

EDUCATOR HOUSING STUDY - MATHSON SITE

2050 KAMMERER AVE, SAN JOSE

EXHIBIT 9

BKF

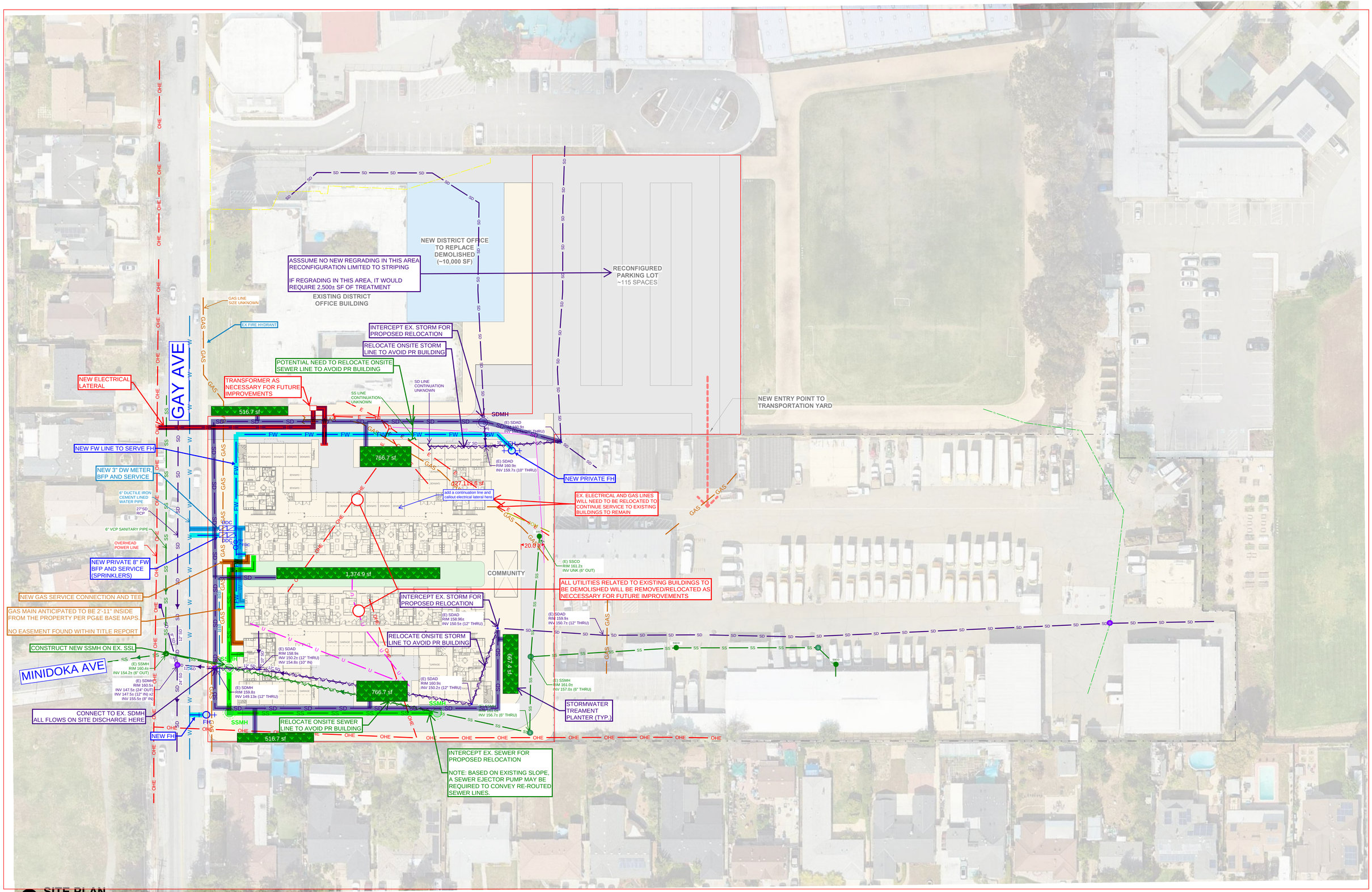
PROPOSED UTILITY PLAN

C2.0

EHP

EDUCATION HOUSING PARTNERS, INC.

SVA ARCHITECTS



1 **SITE PLAN**
1" = 30'-0"

30.0 ft

STORMWATER DETENTION NOTES:

PROJECT LIKELY TO REQUIRE STORMWATER DETENTION TO MATCH PRE-PROJECT FLOWS. BKF'S PRELIMINARY ESTIMATES THAT THE PROJECT WILL BE REQUIRED TO DETAIN 300 CF. THIS IS FEASIBLY ABLE TO BE STORED WITHIN BIORETENTION PONDING AREAS

STORMWATER TREATMENT NOTES:

PROJECT WILL REQUIRE STORMWATER TREATMENT MEASURES PER SANTA CLARA COUNTY STANDARDS. IT IS ANTICIPATED TO REQUIRE 7,000± SF OF TYPICAL BIORETENTION PLANTERS (OR OTHER MEANS) TO TREAT THE RUNOFF FROM PROPOSED IMPROVEMENTS. THE PLANTER AREAS SHOWN HEREON ARE ROUGH SIZE AND LOCATION THAT SEEM FIT FOR THE DEVELOPMENT.

FIRE FLOW CALCULATIONS ASSUMPTIONS:

BUILDING AREA:	36,000 SF (GROSS)
CONSTRUCTION TYPE:	V (WOOD CONSTRUCTION)
SPRINKLERS:	YES, PER CFC SECTION 903.3.1.1
REDUCED FIRE FLOW:	1,500 GPM AT 2 HOURS AT 20 PSI RESIDUAL PRESSURE

LEGEND

- IRRIGATION
- WATER
- STORM DRAIN
- OVERHEAD ELECTRICAL
- SANITARY SEWER
- GAS
- UNKNOWN UTILITY
- PROPOSED FIRE DEPARTMENT CONNECTION
- EXISTING SANITARY SEWER CLEANOUT AND MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED BACK FLOW PREVENTOR
- PROPOSED STORM DRAIN INLET

ALUM ROCK UNION SCHOOL DISTRICT
EDUCATOR HOUSING STUDY - DISTRICT OFFICE

2930 GAY AVENUE, SAN JOSE

EXHIBIT 9

BKF

PROPOSED UTILITY PLAN

C2.0

EHP

EDUCATION HOUSING PARTNERS, INC.

SVA ARCHITECTS

ORDER NO. : 0224060706

EXHIBIT A

The land referred to is situated in the County of Santa Clara, City of San Jose, State of California, and is described as follows:

That portion of the 39.338 acre parcel of land described in the Grant Deed from Wardell B. Kammerer to Monte Pieracci, et al., recorded January 7, 1946, in Book 1326 of Official Records, at Page 39, in the Office of the Recorder of the County of Santa Clara, California, and more particularly described as follows:

Beginning at a 3/4 inch iron pipe set flush in the center line of Kammerer Avenue, distant North 49° 43' East 522.00 feet from a found iron pipe in a monument box, set to mark the intersection of the center lines of Kammerer Avenue and Sunset Avenue, said point of beginning being also the Westernmost corner of the above mentioned 39.338 acre parcel; thence from said point of beginning North 49° 43' East along the center line of Kammerer Avenue 566.32 feet to a point which bears South 49° 43' West 53.49 feet from the intersection of Kammerer Avenue with the center line of a proposed 90 foot right of way to the Santa Clara County Flood Control and Water Conservation District, said point also being the intersection of the center line of Kammerer Avenue with the Southwesterly line of said 90 foot right of way; running thence South 72° 29' 51" East and along the Southwesterly line of said 90 foot right of way 1285.38 feet to the Southwesterly line of the aforementioned 39.338 acre parcel of land; thence South 49° 52' West and along said Southwesterly line 1251.54 feet to the most Southerly corner thereof; thence along said Southwesterly line of the aforementioned 39.338 acres parcel of land North 40° 17' West 1084.23 feet to the point of beginning.

Containing a gross area of approximately 22.645 acres and a net area of approximately of 22.382 acres and being a part of the 98.62 acre tract of land described in the Deed from Lena Hunt to Alexander Kammerer dated November 1, 1883, recorded in Book 70 of Deeds, Page 206, Santa Clara County Records, being a part of 500 acre Lot 49, San Jose City lands, and being shown upon that certain Map entitled, "Record of Survey of the Lands of Alum Rock Union School District", filed for record in the Office of the Recorder of Santa Clara County, State of California, on February 26, 1958, in Book 91 of Maps, at Page 7.

EXCEPTING THEREFROM that portion of said land described as follows:

Commencing at the Easterly corner of the 22.382 acre parcel of land as shown on that certain Map entitled, "Record of Survey of the Lands of Alum Rock Union School District", which Map was filed for record in the Office of the Recorder of Santa Clara County, State of California, on February 26, 1958, in Book 91 of Maps, at Page 7; thence along the Northeasterly line of said parcel North 71° 54' 45" West, 250.22 feet; thence South 14° 47' 23" West, 276.16 feet; thence along a tangent curve to the right, with a radius of 1647.00 feet, through a central angle of 03° 07' 28", an arc length of 89.81 feet to the Southeasterly line of said parcel; thence along last said line North 50° 27' 05' East, 432.68 feet to the point of commencement.

ALSO EXCEPTING THEREFROM that portion of said land conveyed to the Santa Clara Valley Water District in a Deed recorded May 21, 2004, as Instrument No. 17803232, Official Records, and being more particularly described as follows:

EXHIBIT 10

All that certain land situated in the City of San Jose, County of Santa Clara, State of California, being a portion of the parcel of land described in the Deed to Monte Pieracci and others, recorded in Book 1326 of Official Records, at Page 39, Santa Clara County Records, said land being more particularly described as follows:

Commencing at the most Westerly corner of Lot 21, as said lot is shown on that certain Map of "Tract No. 2358", filed on April 6, 1960, in Book 118 of Maps, at Page 47, of said County; thence Westerly along the parcel of land described in the Deed from Nancy Turini to the Santa Clara Valley Water District recorded on August 13, 1996, as Recorder's Series Number 13405764 Santa Clara County Records, North 71° 51' 26" West 11.82 feet to the Southeasterly line of Kammerer Avenue being 40 feet wide as shown on said Map filed in Book 118 of Maps, at Page 47; thence Southeasterly along last said line South 50° 21' 25" West 106.38 feet to a point on the Southerly line of said Deed recorded August 13, 1996, said point also being the point of beginning; thence Southeasterly along last said line South 71° 51' 26" East 971.01 feet; thence leaving last said line South 45° 24' 49" West 34.53 feet to the beginning of a curve concave Northwesterly, having a radius of 91.00 feet; thence Southwesterly along said curve through a central angle of 62° 43' 45", an arc distance of 99.63 feet (said curve is subtended by a chord which bears South 76° 46' 42" West 94.73 feet); thence North 71° 51' 26" West 669.69 feet; thence North 68° 51' 41" West 199.97 feet; North 71° 51' 26" 72.36 feet to the center line of said Kammerer Avenue; thence Northeasterly along last said line North 50° 21' 25" East 82.20 feet to a point that bears South 50° 21' 25" West 53.19 feet from the intersection of Kammerer Avenue with the center line of a 90 foot right of way to Santa Clara County Flood Control and Water Conservation District; thence South 71° 51' 26" East 23.63 feet along the Southwestern line of said 90 foot right of way to the point of beginning.

APN: 481-31-005

EXHIBIT 10

OLD REPUBLIC TITLE COMPANY

601 California Street, Suite 900
San Francisco, CA 94108
(415) 421-9770 Fax: (415) 788-4237

PRELIMINARY REPORT

Our Order Number 0224060706-AB

THOMPSON DORFMAN PARTNERS, LLC
39 Forest St., Suite 202
Mill Valley, CA 94941

Attention: MARLON JUST-VARGAS

When Replying Please Contact:

Alethea Benally
ABenally@ortc.com
(415) 421-9770

Property Address:

2050 Kammerer Avenue, San Jose, CA

In response to the above referenced application for a policy of title insurance, OLD REPUBLIC TITLE COMPANY, as issuing Agent of Old Republic National Title Insurance Company, hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit I attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the Homeowner's Policy of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit I. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit I of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.
It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of May 23, 2023, at 7:30 AM

OLD REPUBLIC TITLE COMPANY
For Exceptions Shown or Referred to, See Attached

EXHIBIT 10

The form of policy of title insurance contemplated by this report is:

ALTA Loan Policy of Title Insurance - 2021. A specific request should be made if another form or additional coverage is desired.

The estate or interest in the land hereinafter described or referred or covered by this Report is:

Fee

Title to said estate or interest at the date hereof is vested in:

Alum Rock Union School District

The land referred to in this Report is situated in the County of Santa Clara, City of San Jose, State of California, and is described as follows:

That portion of the 39.338 acre parcel of land described in the Grant Deed from Wardell B. Kammerer to Monte Pieracci, et al., recorded January 7, 1946, in Book 1326 of Official Records, at Page 39, in the Office of the Recorder of the County of Santa Clara, California, and more particularly described as follows:

Beginning at a 3/4 inch iron pipe set flush in the center line of Kammerer Avenue, distant North 49° 43' East 522.00 feet from a found iron pipe in a monument box, set to mark the intersection of the center lines of Kammerer Avenue and Sunset Avenue, said point of beginning being also the Westernmost corner of the above mentioned 39.338 acre parcel; thence from said point of beginning North 49° 43' East along the center line of Kammerer Avenue 566.32 feet to a point which bears South 49° 43' West 53.49 feet from the intersection of Kammerer Avenue with the center line of a proposed 90 foot right of way to the Santa Clara County Flood Control and Water Conservation District, said point also being the intersection of the center line of Kammerer Avenue with the Southwesterly line of said 90 foot right of way; running thence South 72° 29' 51" East and along the Southwesterly line of said 90 foot right of way 1285.38 feet to the Southwesterly line of the aforementioned 39.338 acre parcel of land; thence South 49° 52' West and along said Southwesterly line 1251.54 feet to the most Southerly corner thereof; thence along said Southwesterly line of the aforementioned 39.338 acres parcel of land North 40° 17' West 1084.23 feet to the point of beginning.

Containing a gross area of approximately 22.645 acres and a net area of approximately of 22.382 acres and being a part of the 98.62 acre tract of land described in the Deed from Lena Hunt to Alexander Kammerer dated November 1, 1883, recorded in Book 70 of Deeds, Page 206, Santa Clara County Records, being a part of 500 acre Lot 49, San Jose City lands, and being shown upon that certain Map entitled, "Record of Survey of the Lands of Alum Rock Union School District", filed for record in the Office of the Recorder of Santa Clara County, State of California, on February 26, 1958, in Book 91 of Maps, at Page 7.

EXCEPTING THEREFROM that portion of said land described as follows:

Commencing at the Easterly corner of the 22.382 acre parcel of land as shown on that certain Map entitled, "Record of Survey of the Lands of Alum Rock Union School District", which Map was filed for record in the Office of the Recorder of Santa Clara County, State of California, on February 26, 1958, in Book 91 of Maps, at Page 7; thence along the Northeasterly line of said parcel North 71° 54' 45" West, 250.22 feet; thence South 14° 47' 23" West, 276.16 feet; thence along a tangent curve to the right, with a radius of 1647.00 feet, through a central angle of 03° 07' 28", an arc length of 89.81 feet to the Southeasterly line of said parcel; thence along last said line North 50° 27' 05' East, 432.68 feet to the point of commencement.

ALSO EXCEPTING THEREFROM that portion of said land conveyed to the Santa Clara Valley Water District in a Deed recorded May 21, 2004, as Instrument No. 17803232, Official Records, and being more particularly described as follows:

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APN: 481-31-005

At the date hereof exceptions to coverage in addition to the Exceptions and Exclusions in said policy form would be as follows:

1. Taxes and assessments, general and special, for the fiscal year 2023 - 2024, a lien, but not yet due or payable.

2. Taxes and assessments, general and special, are currently not assessed because of a statutory exemption. Should the statutory exemption change, taxes may be levied against the land.

3. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq., of the Revenue and Taxation Code of the State of California.

4. Rights of the public, County and/or City, in and to that portion of said land lying within the lines of Kammerer Avenue.

5. Release and relinquishment of abutter's or access rights to and from Sinclair Freeway Rte 680, upon which premises abuts, as follows:

Instrument	:	Grant Deed
To	:	State of California
Dated	:	October 12, 1967
Recorded	:	January 30, 1968 in Book 8009 of Official Records, Page 621 under Recorder's Serial Number 2260506

6. Matters as contained or referred to in an instrument,

Entitled	:	Covenants For Operation
Executed By	:	The Redevelopment Agency of the City of San Jose and MACSA
Dated	:	April 7, 2009
Recorded	:	October 2, 2009 in Official Records under Recorder's Serial Number 20455933

Note: Reference is made to said instrument for full particulars.

7. Lease upon the terms, covenants, and conditions contained therein,

Lessor	:	Alum Rock Union Elementary School District (which acquired title as Alum Rock Union School District and Alum Rock School District of Santa Clara County
Lessee	:	Public Property Financing Corporation of California
Dated	:	June 1, 2010
Recorded	:	June 29, 2010 in Official Records under Recorder's Serial Number 20756735
Return to Address	:	555 South Flower Street, #4100 Los Angeles, CA 90071

Affects a portion of said land.

NOTE: The present ownership of said leasehold or leaseholds and other matters affecting the interest of the lessee or lessees are not shown herein.

8. Lease upon the terms, covenants, and conditions contained therein,

Lessor	:	Public Property Financing Corporation of California
Lessee	:	Alum Rock Union Elementary School District (which acquired title as Alum Rock Union School District and Alum Rock School District of Santa Clara County
Recorded	:	June 29, 2010 in Official Records under Recorder's Serial Number 20756736
Return to Address	:	555 South Flower Street, 41st Floor Los Angeles, CA 90071

NOTE: The Lessor's interest under said lease or leases was assigned of record,

From	:	Public Property Financing Corporation of California
To	:	U.S. Nation National Association, as trustee
Dated	:	June 1, 2010
Recorded	:	June 29, 2010 in Official Records under Recorder's Serial Number 20756737
Returned to Address	:	555 South Flower Street, #4100 Los Angeles, CA 90071

Affects a portion of said land.

NOTE: The present ownership of said leasehold or leaseholds and other matters affecting the interest of the lessee or lessees are not shown herein.

9. Any claims of lien that may be recorded against said land by reason of an improvement thereon or design services provided, as disclosed by Notice of Completion

Dated	:	March 9, 2023
Recorded	:	March 30, 2023 in Official Records under Recorder's Serial Number 25455848

10. Any unrecorded and subsisting leases.

11. The requirement that the Company be provided with a copy of the "rent roll" and “tenant estoppel certificates” for its review.

The Company may have different and/or additional requirements after its review.

12. The requirement that this Company be provided with a suitable Owner's Declaration (form ORT 174). The Company reserves the right to make additional exceptions and/or requirements upon review of the Owner's Declaration.

13. The requirement that satisfactory evidence be furnished to this Company of compliance with applicable statutes, ordinances and characters in support of the proposed transaction and documents to be executed by school district.

---------- Informational Notes ----------

A. The applicable rate(s) for the policy(s) being offered by this report or commitment appears to be section(s) 2.2.

B. The above numbered report (including any supplements or amendments thereto) is hereby modified and/or supplemented to reflect the following additional items relating to the issuance of an American Land Title Association loan form policy:

NONE

NOTE: Our investigation has been completed and there is located on said land a commercial building known as 2050 Kammerer Avenue, San Jose, CA.

The ALTA loan policy, when issued, will contain the CLTA 100 Endorsement and 116 series Endorsement.

Unless shown elsewhere in the body of this report, there appear of record no transfers or agreements to transfer the land described herein within the last three years prior to the date hereof, except as follows:

NONE

C. NOTE: The last recorded transfer or agreement to transfer the land described herein is as follows:

Instrument Entitled	:	Resolution Accepting Deed/Grant Deed
By/From	:	Monte Pieracci, et al.
To	:	Alum Rock School District
Dated	:	March 1, 1958
Recorded	:	April 28, 1958 in Book 4061 of Official Records, Page 504 under Recorder's Serial Number 1463592

EXHIBIT 10

NOTE:

The following statement is deemed attached as a coversheet to any declaration, governing document, or deed identified in the above exceptions:

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a "Restrictive Covenant Modification" form, together with a copy of the attached document with the unlawful provision redacted to the county recorder's office. The "Restrictive Covenant Modification" form can be obtained from the county recorder's office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

Information for processing a "Restrictive Covenant Modification" form:

1. Print a complete copy of the document in question. Strike out what you believe to be unlawful restrictive language in the document.
2. Print and complete the "Restrictive Covenant Modification" ("RCM") form. Note that the signature on the form must be acknowledged by a notary public or other qualified officer.
3. Submit the completed RCM form and the document with your strike-outs to the County Clerk-Recorder's Office for the county where the property is located. No fee is required for this service.
4. The County Clerk-Recorder's Office will forward the RCM form and the document with your strike-outs to the Office of the County Counsel, who will determine whether the document contains any unlawful restrictions.
5. The Office of the County Counsel will return the RCM form and the document with your strike-outs to the County Clerk-Recorder's Office along with its determination. If approved, a Deputy County Counsel will sign the RCM, and the County Clerk-Recorder's Office will record, image and index it. If the Office of the County Counsel determines that the document does not contain an unlawful restriction, the County Clerk-Recorder's Office will not record the RCM.
6. The approved RCM will be returned to the submitter by mail.

The "Restrictive Covenant Modification" form is linked below:

Restrictive Covenant Modification form

Exhibit I

AMERICAN LAND TITLE ASSOCIATION
LOAN POLICY OF TITLE INSURANCE – 2021

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions, or location of any improvement on the Land;
   iii. the subdivision of land; or
   iv. environmental remediation or protection.
   b. any governmental forfeiture, police, regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.

2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.

3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by the Insured Claimant;
   b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   c. resulting in no loss or damage to the Insured Claimant;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser or encumbrancer had been given for the Insured Mortgage at the Date of Policy.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business law.

5. Invalidity or unenforceability of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury law or Consumer Protection Law.

6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction creating the lien of the Insured Mortgage is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the Insured Mortgage is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 13.b.

7. Any claim of a PACA-PSA Trust. Exclusion 7 does not modify or limit the coverage provided under Covered Risk 8.

8. Any lien on the Title for real estate taxes or assessments imposed by a governmental authority and created or attaching between the Date of Policy and the date of recording of the Insured Mortgage in the Public Records. Exclusion 8 does not modify or limit the coverage provided under Covered Risk 2.b. or 11.b.

9. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

EXHIBIT 10

NOTE: The 2021 ALTA Loan Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed as 1 through 7 below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.

3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.

4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.

7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

EXHIBIT 10

Updated 1/1/2023

OLD REPUBLIC TITLE

FACTS	WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: • Social Security number and employment information • Mortgage rates and payments and account balances • Checking account information and wire transfer instructions When you are no longer our customer, we continue to share your information as described in this notice.
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	**Yes**	**No**
For our marketing purposes — to offer our products and services to you	**No**	**We don't share**
For joint marketing with other financial companies	**No**	**We don't share**
For our affiliates' everyday business purposes — information about your transactions and experiences	**Yes**	**No**
For our affiliates' everyday business purposes — information about your creditworthiness	**No**	**We don't share**
For our affiliates to market to you	**No**	**We don't share**
For non-affiliates to market to you	**No**	**We don't share**

	Go to www.oldrepublictitle.com (Contact Us)

EXHIBIT 10

Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.

What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit https://www.oldrepublictitle.com/privacy-policy
How does Old Republic Title collect my personal information?	We collect your personal information, for example, when you: • Give us your contact information or show your driver's license • Show your government-issued ID or provide your mortgage information • Make a wire transfer We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only: • Sharing for affiliates' everyday business purposes - information about your creditworthiness • Affiliates from using your information to market to you • Sharing for non-affiliates to market to you State laws and individual companies may give you additional rights to limit sharing. See the State Privacy Rights section location at https://www.oldrepublictitle.com/privacy-policy for your rights under state law.

Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. • Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., and Mississippi Valley Title Services Company
Non-affiliates	Companies not related by common ownership or control. They can be financial and non-financial companies. • Old Republic Title does not share with non-affiliates so they can market to you
Joint marketing	A formal agreement between non-affiliated financial companies that together market financial products or services to you. • Old Republic Title doesn't jointly market.

Affiliates Who May be Delivering This Notice				
American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.	eRecording Partners Network, LLC
Genesis Abstract, LLC	Guardian Consumer Services, Inc.	iMarc, Inc.	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mississippi Valley Title Services Company	National Title Agent's Services Company	Old Republic Branch Information Services, Inc.
Old Republic Diversified Services, Inc.	Old Republic Escrow of Vancouver, Inc.	Old Republic Exchange Company	Old Republic National Ancillary Services, Inc.	Old Republic Title and Escrow of Hawaii, Ltd.
Old Republic National Title Insurance Company	Old Republic Title Company	Old Republic Title Companies, Inc.	Old Republic Title Company of Conroe	Old Republic Title Company of Indiana
Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma	Old Republic Title Company of Oregon	Old Republic Title Company of St. Louis	Old Republic Title Company of Tennessee
Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.	Old Republic Title, Ltd.	RamQuest Software, Inc.	Republic Abstract & Settlement, LLC
Sentry Abstract Company	Surety Title Agency, Inc.	Trident Land Transfer Company, LLC		

Updated: January 1, 2023 v2

Privacy Notice for California Consumers

This Privacy Notice for California Consumers supplements the information contained in the Master Privacy Notice for Old Republic Title and applies to consumers that reside in the State of California. The terms used in this Privacy Notice have the same meaning as the terms defined in the California Consumer Privacy Act ("CCPA").

What Personal Information We Collect

In accordance with the CCPA, personal information is information that identifies, relates to, describes, is capable of being associated with, or could reasonably be linked, directly or indirectly, with a particular consumer or household. Personal information does not include:
Information outside the scope of the CCPA such as:

- Health or medical information covered by the Health Insurance Portability Act of 1996 (HIPAA) and the California Confidentiality of Medical Information Act (CMIA).
- Personal Information covered by the Gramm-Leach-Bliley Act (GLBA), the Fair Credit Reporting Act (FCRA), the California Financial Information Privacy Act (FIPA), and the Driver's Privacy Protection Act of 1994,
- Publicly available information or lawfully obtained, truthful information that is a matter of public concern, and
- De-identified or aggregated consumer information.

Please see the chart below to learn what categories of personal information we may have collected about California consumers within the preceding twelve months, the sources of and business purposes for that collection and the third parties to whom the information has been disclosed, if any.

Category	**Examples**	**Sources**	**Business Purpose for Collection**	**Categories of Third Parties with Whom Information is Shared**
Identifiers	Real name, alias, postal address, unique personal identifier, online	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or	Service providers associated with the transaction for a business

	identifier, Internet protocol address, email address, account name, social security number, driver's license number, passport number or other similar identifiers Social security number, driver's license number, passport number are collected	Title Agents associated with the transaction	complaints, detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	purpose
Personal information described in California Customer Records statute (Cal. Civ. Code § 1798.80(e))	Name, signature, social security number, physical characteristics or description, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and Title Agents associated with the transaction	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints, detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	Service providers associated with the transaction for a business purpose

	number, or any other financial information, medical information, or health insurance information. "Personal information" does not include publicly available information that is lawfully made available to the general public from federal, state, or local government records. Social security number, driver's license number or state identification card number, passport number, bank account number are collected			
Characteristics of protected classifications under California or federal law	Age (40 years or older), race, color, ancestry, national origin, citizenship, religions or creed, marital status, medical condition, physical or	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and Title Agents associated with the	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints. Other audit or operational purposes.	Service providers associated with the transaction for a business purpose

	mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related medical conditions), sexual orientation, veteran or military status, or genetic information (including familial genetic information). Marital status, sex, physical disability, is collected	transaction		
Internet or other electronic network activity	Browsing history, search history, information about a consumer's interaction with a website, application, or advertisement.	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and Title Agents associated with the transaction	To provide access to certain online services. To understand the interests of visitors to our online services, to support certain features of our site, for navigation and to display certain features more effectively. Detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal	Not Disclosed

			activity. Other audit or operational purposes.	

What Personal Information We Disclose and Why We Disclose It

The CCPA requires us to tell you what categories of personal information we "sell", "share" or "disclose." We do not sell and will not sell your personal information as that term is commonly understood. We also do not sell and will not sell your personal information, including the personal information of persons under 16 years of age, as that term is defined by the CCPA. We do not share your personal information as that term is defined in the CCPA. When it is necessary for a business purpose, we may disclose your personal information with a service provider or contractor, and we enter into a contract with the service provider or contractor that limits how the information may be used and requires the service provider to protect the confidentiality of the information.

In the preceding twelve months, we have disclosed the following categories of personal information for the following business purposes. Where the personal information is shared with third parties, as that term is defined in the CCPA, the category of the third party is indicated.

Category	**Examples**	**Business Purpose for Disclosure**	**Categories of Third Parties with Whom Information is Shared**
Identifiers (Including social security number, driver's license number, and passport	Real name, alias, postal address, unique personal identifier, online identifier, internet protocol address, email address, account name, social security number, driver's license number, passport number or other similar identifiers	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints, detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or	Service providers associated with the transaction for a business purpose

number)		operational purposes.	
Personal information described in California Customer Records statute (Cal. Civ. Code § 1798.80(e)) (Including Social security number, driver's license number or state identification card number, passport number, and bank account number)	Name, signature, social security number, physical characteristics or description, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information. "Personal information" does not include publicly available information that is lawfully made available to the general public from federal, state, or local government records.	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints, detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	Service providers associated with the transaction for a business purpose
Characteristics of protected classifications under California or federal law (Including marital status, sex, and physical disability)	Age (40 years or older), race, color, ancestry, national origin, citizenship, religions or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related medical conditions), sexual orientation, veteran or military status, or genetic information (including familial genetic information).	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints. Other audit or operational purposes.	Service providers associated with the transaction for a business purpose
Internet or other electronic network activity	Browsing history, search history, information about a consumer's interaction with a website, application, or advertisement.	To provide access to certain online services. To understand the interests of visitors to our online services, to support certain features of our site, for navigation and to	Not Disclosed

		display certain features more effectively. Detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	

We may also transfer to a third party the personal information of a consumer as an asset that is part of a merger, acquisition, bankruptcy, or other transaction in which the third party assumes control of all or part of the business.

Our Retention of Your Personal Information

The length of time that we retain personal information largely depends upon the purpose for which the information was collected rather than the category of the information as set forth in this Notice. When establishing retention periods, we consider applicable statutes of limitation and legal and regulatory requirements and guidelines. Personal information is generally retained for periods of time that permit the company to meet its legal and regulatory obligations.

Your Rights and Choices

The CCPA provides California consumers with certain rights regarding their personal information. This chart describes those rights and certain limitations to those rights.

Right	What This Means
Notice	At or before the time your personal information is collected, you will be given written notice of the categories of personal information to be collected, the purposes for which the categories of personal information will be used, and whether that information is sold or shared.
Access	At your verifiable request, but no more than twice in a twelve month period, we shall disclose to you: 1) the categories of personal information we have collected about you, 2) the categories of sources for the personal information we collected about you, 3) our business or commercial purpose for collecting, selling or sharing your personal information, 4) the categories of third parties to whom we disclose your personal information, 5) the specific pieces of information we have collected about you, 6) the categories of personal information disclosed about you for a business purpose and the categories of persons to whom your personal information was disclosed for a business purpose, and 7) if we sold or shared personal information, the categories of personal information sold or shared and the categories of third parties to whom it was sold or shared.
Deletion	You have the right to request that we delete any of your personal information that we collected from you, subject to certain exceptions. Once we receive and

	verify your request, we will delete (and direct our service providers and contractors to delete) your personal information from our records unless an exception applies. We may deny your request if retention of the information is necessary for us or our service providers to: • Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you. • Help to ensure security and integrity to the extent the use of your personal information is reasonably necessary and proportionate to that purpose. Debug to identify and repair errors that impair existing intended functionality. • Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law. • Comply with the California Electronic Communications Privacy Act (Cal. Penal Code §1546 et seq.) • Engage in public or peer reviewed scientific, historical, or statistical research that conforms or adheres to all other applicable ethics and privacy laws, when the information's deletion is likely to render impossible or seriously impair the research's completion, if you previously provided informed consent. • Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us and compatible with the context in which you provided the information. • Comply with a legal obligation. • Or if it is the type of personal information that falls outside the scope of the CCPA, (HIPAA, CIMA, GLBA, or publicly available information)
Correct	You have the right to request that we correct inaccurate personal information about you, taking into account the nature of the personal information and the purposes of the processing of the personal information. After we receive and verify your request, we will use commercially reasonable efforts to correct the inaccurate personal information as directed by you.
Opt-Out of Sale or Sharing Opt-In to Sale or Sharing	With some limitations, you may direct a business that sells or shares personal information to third parties not to sell or share the personal information to these third parties. A business may not sell or share the personal information of persons less than sixteen years of age without their affirmative consent, and in the case of those less than thirteen years of age, the consent must come from a parent.
Limit Use of Sensitive Personal Information	You may direct a business to limit the use of your sensitive personal information to that use which is necessary to perform the services or provide the goods reasonably expected by an average consumer who requests those goods or services and certain other limited uses as described in the CCPA and applicable regulations.

Non-Discrimination	We will not discriminate against you for exercising your rights under the CCPA. Unless otherwise permitted by the CCPA we will not: • Deny you goods or service • Charge you different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties • Provide a different level or quality of goods or services • Suggest that you will receive a different price or rate for goods or services or a different level or quality of goods or services

To Exercise Your Rights

To Opt-out of the Sale or Sharing of Your Personal Information

The CCPA gives consumers the right to direct a business that sells or shares personal information about the consumer to third parties not to sell or share the consumer's personal information. We do not sell and will not sell your personal information as that term is commonly understood. We also do not sell and will not sell your personal information, as that term is defined by the CCPA. We do not share your personal information as that term is defined in the CCPA.

To Limit the Use of Sensitive Personal Information

The CCPA gives consumers the right to direct a business to limit the use of the consumer's sensitive personal information to that use which is necessary to perform the services or provide the goods reasonably expected by an average consumer who requests those goods or services and certain other limited uses as described in the CCPA and applicable regulations. We do not use or disclose sensitive personal information for purposes other than those purposes specified in Section 7027, subsection (m) of the California Consumer Privacy Act Regulations. If we begin using or disclosing your sensitive personal information outside of those purposes, then we will provide you with the option to limit our use or disclosure through a clear and conspicuous link on our internet homepage.

To Request Access to, Correction or Deletion of Your Personal Information

To exercise your access, correction or deletion rights described above, please submit a verifiable consumer request to us by either: Calling us at 1-855-557-8437 or contacting us through our website https://ccpa.oldrepublictitle.com .

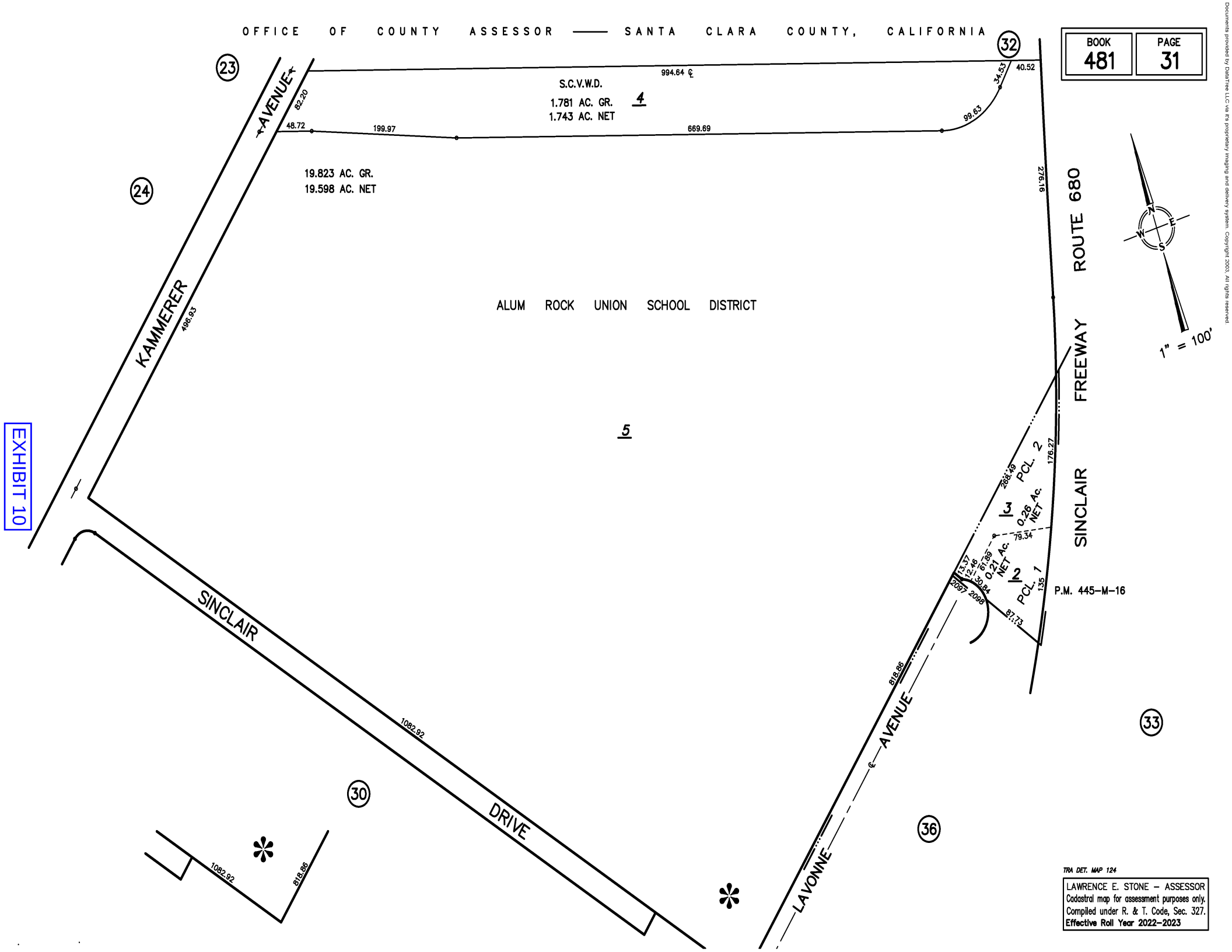
Only you or your representative that you authorize to act on your behalf (Authorized Agent) can make a verifiable consumer request for your personal information. You may also make a request for your minor child. The verifiable request must provide enough information that allows us to reasonably verify you are the person about whom we collected personal information. We cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and to confirm the personal information relates to you.

We work to respond to a verifiable consumer request within 45 days of its receipt. If we require additional time, we will inform you of the extension period (up to an additional 45 days), and the reason for the extension in writing. If you have an account with us, we will deliver our response to that account. If you do not have an account with us, we will deliver our response by mail or electronically, depending on your preference. The response we provide will also explain any reasons why we cannot comply with a request.

You may only make a consumer request for access twice within a twelve-month period. Any disclosures we provide will apply to the twelve-month period preceding the consumer request's receipt.

Contact Us

If you have any questions regarding our Privacy Notice or practices, please contact us or send your written request to: CCPA@oldrepublictitle.com, 1-855-557-8437, or 3000 Bayport Drive, Suite 1000 Tampa FL 33707



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ORDER NO. : 0224060707

EXHIBIT A

The land referred to is situated in the County of Santa Clara, City of San Jose, State of California, and is described as follows:

PARCEL ONE

Beginning at a granite monument standing in the Northwesterly line of Alum Rock Avenue at the point of intersection of the center line of the White Road; and running thence along the center line of said White Road, North 35° 52' West, 16.6815 chains to a granite monument; thence still along the center line of said White Road, North 32° 12' West, 13.47 chains to a granite monument standing at the intersection of the center line of said White Road with the center line of San Carlos Avenue; thence running along the center line of San Carlos Avenue, South 59° 24' West, 9.39 chains to a 1" iron pipe; thence running South 30° 36' East, 30.085 chains to the said Northwesterly line of Alum Rock Avenue; thence North 59° 24' East, 11.77 chains along said Northwesterly line of said Alum Rock Avenue to said granite monument; the point of beginning and being all of Lots 1, 2 and 8 as laid down, designated and delineated upon that certain Map entitled, "Map of the Chas. E. White Subdivision of Lots X and XI in the Palo Rancho and Pueblo Tract No. 1, San Jose City Lands" and which said Map was recorded in the Office of the County Recorder of the County of Santa Clara, State of California in Book "I" of Maps, Page 129.

PARCEL TWO

Beginning at the point of intersection of the line dividing Lots 8 and 9 with the center line of San Carlos Avenue, as the same are shown upon the Map of the Chas. E. White Subdivision, the Map of which is recorded in Volume "I" of Maps, Page 129, in the Office of the Recorder of the County of Santa Clara, State of California; thence along the center line of San Carlos Avenue, South 59° 24' 30" West, 329.35 feet; thence parallel with the line dividing Lots 3 and 4 of said Subdivision and the Northerly prolongation thereof, South 30° 36' East, 992.70 feet; thence parallel with the center line of San Carlos Avenue, North 59° 24' 30" East, 329.35 feet to the line dividing Lots 2 and 3 of said Subdivision; thence along said dividing line and the line dividing said Lots 8 and 9, North 30° 36' West, 992.70 feet to the point of beginning and being a part of Lots 3 and 9 of said Subdivision.

EXCEPTING THEREFROM all that real property lying within Parcels One and Two above, as described by that parcel of land contained in that certain Instrument recorded August 25, 1949 in Book 1837 of Official Records, Page 587 and being more particularly described as follows:

Beginning at the point of intersection of the Northwesterly line of Alum Rock Avenue with the Southwesterly line of White Road, as said White Road was widened by that certain Deed from Alum Rock Union School District to the County of Santa Clara dated November 19, 1947 and recorded December 1, 1947 in Book 1536 of Official Records, Page 432; thence along said line of Alum Rock Avenue, South 59° 24' West, 931.66 feet to the most Easterly corner of the land Conveyed by Alum Rock Union School District to County of Santa Clara by Deed dated November 19, 1947 and recorded December 1, 1947 in Book 1536 of Official Records, Page

EXHIBIT 10

428; thence along the Northeasterly line of the lands Conveyed to the County of Santa Clara, and its prolongation Northwesterly North 30° 36' West, 185.0 feet; thence South 59° 24' West, 125.0 feet to the dividing line between Lots 3 and 4, as shown on the Map hereinafter referred to; thence along said dividing and its prolongation Northwesterly, North 30° 36' West, 1033.72 feet; thence North 59° 30' East, 952.96 feet to said Southwesterly line of White Road, as widened; thence along said line of White Road, South 32° 10' East, 12.388 feet, South 35° 05' 30" East, 1098.03 feet to the point of beginning and being all of Lot 2 and a portion of Lots 1, 3, 3 and 9, as shown on that certain Map entitled, "Map of the Chas. E. White Subdivision of Lots X and XI in the Pala Rancho and Pueblo Tract No. 1, San Jose City Lands", Filed for Record November 20, 1899 in Book "I" of Maps, Page 129, Santa Clara County Records.

ALSO EXCEPTING THEREFROM all that real property Granted to the County of Santa Clara, as contained in that certain Instrument recorded December 5, 1947 in Book 1536 of Official Records, Page 432 and being more particularly described as follows:

Lying the Chas. E. White Subdivision and recorded in Book I of Maps, Page 129 of the Official Records of Santa Clara County and being a part of Lots 1 and 8 of said Subdivision, more particularly described as follows: Being a strip of land 50 feet wide lying adjacent and Southwesterly of the center line of White Road, as shown upon the Map of said Charles E. White Subdivision.

Beginning at a granite monument at the point of intersection of the center line of White Road with the Northwesterly line of Alum Rock Avenue; and running thence along the center line of White Road, North 35° 52' West, 1100.52 feet to a granite monument; thence continuing along the center line of White Road, North 32° 12' West, 899.58 feet to a granite monument at the point of intersection of the center line of White Road with the center line of San Carlos Avenue, as shown upon the Map of said Charles E. White Subdivision.

APN: 484-17-031

EXHIBIT 10

OLD REPUBLIC TITLE COMPANY

601 California Street, Suite 900
San Francisco, CA 94108
(415) 421-9770 Fax: (415) 788-4237

PRELIMINARY REPORT

Our Order Number 0224060707-AB

THOMPSON DORFMAN PARTNERS, LLC
39 Forest Street, Suite 202
Mill Valley, CA 94941

Attention: MARLON JUST-VARGAS

When Replying Please Contact:

Alethea Benally
ABenally@ortc.com
(415) 421-9770

Property Address:

137 North White Road and 2930 Gay Avenue, San Jose, CA 95127

In response to the above referenced application for a policy of title insurance, OLD REPUBLIC TITLE COMPANY, as issuing Agent of Old Republic National Title Insurance Company, hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit I attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the Homeowner's Policy of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit I. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit I of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.
It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of May 22, 2023, at 7:30 AM

OLD REPUBLIC TITLE COMPANY
For Exceptions Shown or Referred to, See Attached

EXHIBIT 10

The form of policy of title insurance contemplated by this report is:

ALTA Loan Policy of Title Insurance - 2021. A specific request should be made if another form or additional coverage is desired.

The estate or interest in the land hereinafter described or referred or covered by this Report is:

Fee

Title to said estate or interest at the date hereof is vested in:

Alum Rock Union School District, a body corporate and a political subdivision of the State of California, also known as Alum Rock Union School District of Santa Clara County, a public corporation and a political subdivision of the State of California.

The land referred to in this Report is situated in the County of Santa Clara, City of San Jose, State of California, and is described as follows:

PARCEL ONE

Beginning at a granite monument standing in the Northwesterly line of Alum Rock Avenue at the point of intersection of the center line of the White Road; and running thence along the center line of said White Road, North 35° 52' West, 16.6815 chains to a granite monument; thence still along the center line of said White Road, North 32° 12' West, 13.47 chains to a granite monument standing at the intersection of the center line of said White Road with the center line of San Carlos Avenue; thence running along the center line of San Carlos Avenue, South 59° 24' West, 9.39 chains to a 1" iron pipe; thence running South 30° 36' East, 30.085 chains to the said Northwesterly line of Alum Rock Avenue; thence North 59° 24' East, 11.77 chains along said Northwesterly line of said Alum Rock Avenue to said granite monument; the point of beginning and being all of Lots 1, 2 and 8 as laid down, designated and delineated upon that certain Map entitled, "Map of the Chas. E. White Subdivision of Lots X and XI in the Palo Rancho and Pueblo Tract No. 1, San Jose City Lands" and which said Map was recorded in the Office of the County Recorder of the County of Santa Clara, State of California in Book "I" of Maps, Page 129.

PARCEL TWO

Beginning at the point of intersection of the line dividing Lots 8 and 9 with the center line of San Carlos Avenue, as the same are shown upon the Map of the Chas. E. White Subdivision, the Map of which is recorded in Volume "I" of Maps, Page 129, in the Office of the Recorder of the County of Santa Clara, State of California; thence along the center line of San Carlos Avenue, South 59° 24' 30" West, 329.35 feet; thence parallel with the line dividing Lots 3 and 4 of said Subdivision and the Northerly prolongation thereof, South 30° 36' East, 992.70 feet; thence parallel with the center line of San Carlos Avenue, North 59° 24' 30" East, 329.35 feet to the line dividing Lots 2 and 3 of said Subdivision; thence along said dividing line and the line dividing said Lots 8 and 9, North 30° 36' West, 992.70 feet to the point of beginning and being a part of Lots 3 and 9 of said Subdivision.

EXCEPTING THEREFROM all that real property lying within Parcels One and Two above, as described by that parcel of land contained in that certain Instrument recorded August 25, 1949 in Book 1837 of Official Records, Page 587 and being more particularly described as follows:

Beginning at the point of intersection of the Northwesterly line of Alum Rock Avenue with the Southwesterly line of White Road, as said White Road was widened by that certain Deed from Alum Rock Union School District to the County of Santa Clara dated November 19, 1947 and recorded December 1, 1947 in Book 1536 of Official Records, Page 432; thence along said line of Alum Rock Avenue, South 59° 24' West, 931.66 feet to the most Easterly corner of the land Conveyed by Alum Rock Union School District to County of Santa Clara by Deed dated November 19, 1947 and recorded December 1, 1947 in Book 1536 of Official Records, Page 428; thence along the Northeasterly line of the lands Conveyed to the County of Santa Clara, and its prolongation Northwesterly North 30° 36' West, 185.0 feet; thence South 59° 24' West, 125.0 feet to the dividing line between Lots 3 and 4, as shown on the Map hereinafter referred to; thence along said dividing and its prolongation Northwesterly, North 30° 36' West, 1033.72 feet; thence North 59° 30' East, 952.96 feet to said Southwesterly line of White Road, as widened; thence along said line of White Road, South 32° 10' East, 12.388 feet, South 35° 05' 30" East, 1098.03 feet to the point of beginning and being all of Lot 2 and a portion of Lots 1, 3, 3 and 9, as shown on that certain Map entitled, "Map of the Chas. E. White Subdivision of Lots X and XI in the Pala Rancho and Pueblo Tract No. 1, San Jose City Lands", Filed for Record November 20, 1899 in Book "I" of Maps, Page 129, Santa Clara County Records.

ALSO EXCEPTING THEREFROM all that real property Granted to the County of Santa Clara, as contained in that certain Instrument recorded December 5, 1947 in Book 1536 of Official Records, Page 432 and being more particularly described as follows:

Lying the Chas. E. White Subdivision and recorded in Book I of Maps, Page 129 of the Official Records of Santa Clara County and being a part of Lots 1 and 8 of said Subdivision, more particularly described as follows: Being a strip of land 50 feet wide lying adjacent and Southwesterly of the center line of White Road, as shown upon the Map of said Charles E. White Subdivision.

Beginning at a granite monument at the point of intersection of the center line of White Road with the Northwesterly line of Alum Rock Avenue; and running thence along the center line of White Road, North 35° 52' West, 1100.52 feet to a granite monument; thence continuing along the center line of White Road, North 32° 12' West, 899.58 feet to a granite monument at the point of intersection of the center line of White Road with the center line of San Carlos Avenue, as shown upon the Map of said Charles E. White Subdivision.

APN: 484-17-031

At the date hereof exceptions to coverage in addition to the Exceptions and Exclusions in said policy form would be as follows:

1. Taxes and assessments, general and special, for the fiscal year 2023 - 2024, a lien, but not yet due or payable.

2. Taxes and assessments, general and special, are currently not assessed because of a statutory exemption. Should the statutory exemption change, taxes may be levied against the land.

3. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq., of the Revenue and Taxation Code of the State of California.

4. Rights of the public, County and/or City, in and to that portion of said land lying within the lines of Gay Avenue and North White Road.

5. An unrecorded lease upon the terms, covenants, and conditions contained or referred to therein,

Lessor	:	Alum Rock Union School District, a political subdivision of the State of California and the County of Santa Clara
Lessee	:	149 N. White Road, LLC, a California limited liability company
Disclosed by	:	Memorandum of Lease
Dated	:	June 13, 2017
Recorded	:	June 14, 2017 in Official Records under Recorder's Serial Number 23674025

NOTE: The present ownership of said leasehold or leaseholds and other matters affecting the interest of the lessee or lessees are not shown herein.

Affects a portion of said land.

6. Any unrecorded and subsisting leases.

7. The requirement that the Company be provided with a copy of the "rent roll" and “tenant estoppel certificates” for its review.

The Company may have different and/or additional requirements after its review.

8. The requirement that this Company be provided with a suitable Owner's Declaration (form ORT 174). The Company reserves the right to make additional exceptions and/or requirements upon review of the Owner's Declaration.

9. The requirement that satisfactory evidence be furnished to this Company of compliance with applicable statutes, ordinances and characters in support of the proposed transaction and documents to be executed by school district.

---------- Informational Notes ----------

A. The applicable rate(s) for the policy(s) being offered by this report or commitment appears to be section(s) 2.2.

B. The above numbered report (including any supplements or amendments thereto) is hereby modified and/or supplemented to reflect the following additional items relating to the issuance of an American Land Title Association loan form policy:

NONE

NOTE: Our investigation has been completed and there is located on said land a commercial building known as 137 North White Road and 2930 Gay Avenue, San Jose, CA 95127.

The ALTA loan policy, when issued, will contain the CLTA 100 Endorsement and 116 series Endorsement.

Unless shown elsewhere in the body of this report, there appear of record no transfers or agreements to transfer the land described herein within the last three years prior to the date hereof, except as follows:

NONE

C. NOTE: According to the public records, there have been no deeds conveying the property described in this report recorded within a period of 36 months prior to the date hereof except as follows:

NONE

EXHIBIT 10

NOTE:

The following statement is deemed attached as a coversheet to any declaration, governing document, or deed identified in the above exceptions:

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a "Restrictive Covenant Modification" form, together with a copy of the attached document with the unlawful provision redacted to the county recorder's office. The "Restrictive Covenant Modification" form can be obtained from the county recorder's office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

Information for processing a "Restrictive Covenant Modification" form:

1. Print a complete copy of the document in question. Strike out what you believe to be unlawful restrictive language in the document.
2. Print and complete the "Restrictive Covenant Modification" ("RCM") form. Note that the signature on the form must be acknowledged by a notary public or other qualified officer.
3. Submit the completed RCM form and the document with your strike-outs to the County Clerk-Recorder's Office for the county where the property is located. No fee is required for this service.
4. The County Clerk-Recorder's Office will forward the RCM form and the document with your strike-outs to the Office of the County Counsel, who will determine whether the document contains any unlawful restrictions.
5. The Office of the County Counsel will return the RCM form and the document with your strike-outs to the County Clerk-Recorder's Office along with its determination. If approved, a Deputy County Counsel will sign the RCM, and the County Clerk-Recorder's Office will record, image and index it. If the Office of the County Counsel determines that the document does not contain an unlawful restriction, the County Clerk-Recorder's Office will not record the RCM.
6. The approved RCM will be returned to the submitter by mail.

The "Restrictive Covenant Modification" form is linked below:

Restrictive Covenant Modification form

Exhibit I

AMERICAN LAND TITLE ASSOCIATION
LOAN POLICY OF TITLE INSURANCE – 2021

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions, or location of any improvement on the Land;
   iii. the subdivision of land; or
   iv. environmental remediation or protection.
   b. any governmental forfeiture, police, regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.

2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.

3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by the Insured Claimant;
   b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   c. resulting in no loss or damage to the Insured Claimant;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser or encumbrancer had been given for the Insured Mortgage at the Date of Policy.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business law.

5. Invalidity or unenforceability of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury law or Consumer Protection Law.

6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction creating the lien of the Insured Mortgage is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the Insured Mortgage is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 13.b.

7. Any claim of a PACA-PSA Trust. Exclusion 7 does not modify or limit the coverage provided under Covered Risk 8.

8. Any lien on the Title for real estate taxes or assessments imposed by a governmental authority and created or attaching between the Date of Policy and the date of recording of the Insured Mortgage in the Public Records. Exclusion 8 does not modify or limit the coverage provided under Covered Risk 2.b. or 11.b.

9. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

EXHIBIT 10

NOTE: The 2021 ALTA Loan Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed as 1 through 7 below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.

3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.

4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.

7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

EXHIBIT 10

Updated 1/1/2023

OLD REPUBLIC TITLE

FACTS	WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: • Social Security number and employment information • Mortgage rates and payments and account balances • Checking account information and wire transfer instructions When you are no longer our customer, we continue to share your information as described in this notice.
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	**Yes**	**No**
For our marketing purposes — to offer our products and services to you	**No**	**We don't share**
For joint marketing with other financial companies	**No**	**We don't share**
For our affiliates' everyday business purposes — information about your transactions and experiences	**Yes**	**No**
For our affiliates' everyday business purposes — information about your creditworthiness	**No**	**We don't share**
For our affiliates to market to you	**No**	**We don't share**
For non-affiliates to market to you	**No**	**We don't share**

	Go to www.oldrepublictitle.com (Contact Us)

EXHIBIT 10

Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.

What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit https://www.oldrepublictitle.com/privacy-policy
How does Old Republic Title collect my personal information?	We collect your personal information, for example, when you: • Give us your contact information or show your driver's license • Show your government-issued ID or provide your mortgage information • Make a wire transfer We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only: • Sharing for affiliates' everyday business purposes - information about your creditworthiness • Affiliates from using your information to market to you • Sharing for non-affiliates to market to you State laws and individual companies may give you additional rights to limit sharing. See the State Privacy Rights section location at https://www.oldrepublictitle.com/privacy-policy for your rights under state law.

Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. • Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., and Mississippi Valley Title Services Company
Non-affiliates	Companies not related by common ownership or control. They can be financial and non-financial companies. • Old Republic Title does not share with non-affiliates so they can market to you
Joint marketing	A formal agreement between non-affiliated financial companies that together market financial products or services to you. • Old Republic Title doesn't jointly market.

Affiliates Who May be Delivering This Notice				
American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.	eRecording Partners Network, LLC
Genesis Abstract, LLC	Guardian Consumer Services, Inc.	iMarc, Inc.	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mississippi Valley Title Services Company	National Title Agent's Services Company	Old Republic Branch Information Services, Inc.
Old Republic Diversified Services, Inc.	Old Republic Escrow of Vancouver, Inc.	Old Republic Exchange Company	Old Republic National Ancillary Services, Inc.	Old Republic Title and Escrow of Hawaii, Ltd.
Old Republic National Title Insurance Company	Old Republic Title Company	Old Republic Title Companies, Inc.	Old Republic Title Company of Conroe	Old Republic Title Company of Indiana
Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma	Old Republic Title Company of Oregon	Old Republic Title Company of St. Louis	Old Republic Title Company of Tennessee
Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.	Old Republic Title, Ltd.	RamQuest Software, Inc.	Republic Abstract & Settlement, LLC
Sentry Abstract Company	Surety Title Agency, Inc.	Trident Land Transfer Company, LLC		

Updated: January 1, 2023 v2

Privacy Notice for California Consumers

This Privacy Notice for California Consumers supplements the information contained in the Master Privacy Notice for Old Republic Title and applies to consumers that reside in the State of California. The terms used in this Privacy Notice have the same meaning as the terms defined in the California Consumer Privacy Act ("CCPA").

What Personal Information We Collect

In accordance with the CCPA, personal information is information that identifies, relates to, describes, is capable of being associated with, or could reasonably be linked, directly or indirectly, with a particular consumer or household. Personal information does not include:
Information outside the scope of the CCPA such as:

- Health or medical information covered by the Health Insurance Portability Act of 1996 (HIPAA) and the California Confidentiality of Medical Information Act (CMIA).
- Personal Information covered by the Gramm-Leach-Bliley Act (GLBA), the Fair Credit Reporting Act (FCRA), the California Financial Information Privacy Act (FIPA), and the Driver's Privacy Protection Act of 1994,
- Publicly available information or lawfully obtained, truthful information that is a matter of public concern, and
- De-identified or aggregated consumer information.

Please see the chart below to learn what categories of personal information we may have collected about California consumers within the preceding twelve months, the sources of and business purposes for that collection and the third parties to whom the information has been disclosed, if any.

Category	**Examples**	**Sources**	**Business Purpose for Collection**	**Categories of Third Parties with Whom Information is Shared**
Identifiers	Real name, alias, postal address, unique personal identifier, online	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or	Service providers associated with the transaction for a business

	identifier, Internet protocol address, email address, account name, social security number, driver's license number, passport number or other similar identifiers Social security number, driver's license number, passport number are collected	Title Agents associated with the transaction	complaints, detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	purpose
Personal information described in California Customer Records statute (Cal. Civ. Code § 1798.80(e))	Name, signature, social security number, physical characteristics or description, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and Title Agents associated with the transaction	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints, detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	Service providers associated with the transaction for a business purpose

	number, or any other financial information, medical information, or health insurance information. "Personal information" does not include publicly available information that is lawfully made available to the general public from federal, state, or local government records. Social security number, driver's license number or state identification card number, passport number, bank account number are collected			
Characteristics of protected classifications under California or federal law	Age (40 years or older), race, color, ancestry, national origin, citizenship, religions or creed, marital status, medical condition, physical or	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and Title Agents associated with the	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints. Other audit or operational purposes.	Service providers associated with the transaction for a business purpose

	mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related medical conditions), sexual orientation, veteran or military status, or genetic information (including familial genetic information). Marital status, sex, physical disability, is collected	transaction		
Internet or other electronic network activity	Browsing history, search history, information about a consumer's interaction with a website, application, or advertisement.	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and Title Agents associated with the transaction	To provide access to certain online services. To understand the interests of visitors to our online services, to support certain features of our site, for navigation and to display certain features more effectively. Detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal	Not Disclosed

			activity. Other audit or operational purposes.	

What Personal Information We Disclose and Why We Disclose It

The CCPA requires us to tell you what categories of personal information we "sell", "share" or "disclose." We do not sell and will not sell your personal information as that term is commonly understood. We also do not sell and will not sell your personal information, including the personal information of persons under 16 years of age, as that term is defined by the CCPA. We do not share your personal information as that term is defined in the CCPA. When it is necessary for a business purpose, we may disclose your personal information with a service provider or contractor, and we enter into a contract with the service provider or contractor that limits how the information may be used and requires the service provider to protect the confidentiality of the information.

In the preceding twelve months, we have disclosed the following categories of personal information for the following business purposes. Where the personal information is shared with third parties, as that term is defined in the CCPA, the category of the third party is indicated.

Category	**Examples**	**Business Purpose for Disclosure**	**Categories of Third Parties with Whom Information is Shared**
Identifiers (Including social security number, driver's license number, and passport	Real name, alias, postal address, unique personal identifier, online identifier, internet protocol address, email address, account name, social security number, driver's license number, passport number or other similar identifiers	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints, detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or	Service providers associated with the transaction for a business purpose

number)		operational purposes.	
Personal information described in California Customer Records statute (Cal. Civ. Code § 1798.80(e)) (Including Social security number, driver's license number or state identification card number, passport number, and bank account number)	Name, signature, social security number, physical characteristics or description, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information. "Personal information" does not include publicly available information that is lawfully made available to the general public from federal, state, or local government records.	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints, detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	Service providers associated with the transaction for a business purpose
Characteristics of protected classifications under California or federal law (Including marital status, sex, and physical disability)	Age (40 years or older), race, color, ancestry, national origin, citizenship, religions or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related medical conditions), sexual orientation, veteran or military status, or genetic information (including familial genetic information).	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints. Other audit or operational purposes.	Service providers associated with the transaction for a business purpose
Internet or other electronic network activity	Browsing history, search history, information about a consumer's interaction with a website, application, or advertisement.	To provide access to certain online services. To understand the interests of visitors to our online services, to support certain features of our site, for navigation and to	Not Disclosed

		display certain features more effectively. Detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	

We may also transfer to a third party the personal information of a consumer as an asset that is part of a merger, acquisition, bankruptcy, or other transaction in which the third party assumes control of all or part of the business.

Our Retention of Your Personal Information

The length of time that we retain personal information largely depends upon the purpose for which the information was collected rather than the category of the information as set forth in this Notice. When establishing retention periods, we consider applicable statutes of limitation and legal and regulatory requirements and guidelines. Personal information is generally retained for periods of time that permit the company to meet its legal and regulatory obligations.

Your Rights and Choices

The CCPA provides California consumers with certain rights regarding their personal information. This chart describes those rights and certain limitations to those rights.

Right	What This Means
Notice	At or before the time your personal information is collected, you will be given written notice of the categories of personal information to be collected, the purposes for which the categories of personal information will be used, and whether that information is sold or shared.
Access	At your verifiable request, but no more than twice in a twelve month period, we shall disclose to you: 1) the categories of personal information we have collected about you, 2) the categories of sources for the personal information we collected about you, 3) our business or commercial purpose for collecting, selling or sharing your personal information, 4) the categories of third parties to whom we disclose your personal information, 5) the specific pieces of information we have collected about you, 6) the categories of personal information disclosed about you for a business purpose and the categories of persons to whom your personal information was disclosed for a business purpose, and 7) if we sold or shared personal information, the categories of personal information sold or shared and the categories of third parties to whom it was sold or shared.
Deletion	You have the right to request that we delete any of your personal information that we collected from you, subject to certain exceptions. Once we receive and

	verify your request, we will delete (and direct our service providers and contractors to delete) your personal information from our records unless an exception applies. We may deny your request if retention of the information is necessary for us or our service providers to: • Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you. • Help to ensure security and integrity to the extent the use of your personal information is reasonably necessary and proportionate to that purpose. Debug to identify and repair errors that impair existing intended functionality. • Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law. • Comply with the California Electronic Communications Privacy Act (Cal. Penal Code §1546 et seq.) • Engage in public or peer reviewed scientific, historical, or statistical research that conforms or adheres to all other applicable ethics and privacy laws, when the information's deletion is likely to render impossible or seriously impair the research's completion, if you previously provided informed consent. • Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us and compatible with the context in which you provided the information. • Comply with a legal obligation. • Or if it is the type of personal information that falls outside the scope of the CCPA, (HIPAA, CIMA, GLBA, or publicly available information)
Correct	You have the right to request that we correct inaccurate personal information about you, taking into account the nature of the personal information and the purposes of the processing of the personal information. After we receive and verify your request, we will use commercially reasonable efforts to correct the inaccurate personal information as directed by you.
Opt-Out of Sale or Sharing Opt-In to Sale or Sharing	With some limitations, you may direct a business that sells or shares personal information to third parties not to sell or share the personal information to these third parties. A business may not sell or share the personal information of persons less than sixteen years of age without their affirmative consent, and in the case of those less than thirteen years of age, the consent must come from a parent.
Limit Use of Sensitive Personal Information	You may direct a business to limit the use of your sensitive personal information to that use which is necessary to perform the services or provide the goods reasonably expected by an average consumer who requests those goods or services and certain other limited uses as described in the CCPA and applicable regulations.

Non-Discrimination	We will not discriminate against you for exercising your rights under the CCPA. Unless otherwise permitted by the CCPA we will not: • Deny you goods or service • Charge you different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties • Provide a different level or quality of goods or services • Suggest that you will receive a different price or rate for goods or services or a different level or quality of goods or services

To Exercise Your Rights

To Opt-out of the Sale or Sharing of Your Personal Information

The CCPA gives consumers the right to direct a business that sells or shares personal information about the consumer to third parties not to sell or share the consumer's personal information. We do not sell and will not sell your personal information as that term is commonly understood. We also do not sell and will not sell your personal information, as that term is defined by the CCPA. We do not share your personal information as that term is defined in the CCPA.

To Limit the Use of Sensitive Personal Information

The CCPA gives consumers the right to direct a business to limit the use of the consumer's sensitive personal information to that use which is necessary to perform the services or provide the goods reasonably expected by an average consumer who requests those goods or services and certain other limited uses as described in the CCPA and applicable regulations. We do not use or disclose sensitive personal information for purposes other than those purposes specified in Section 7027, subsection (m) of the California Consumer Privacy Act Regulations. If we begin using or disclosing your sensitive personal information outside of those purposes, then we will provide you with the option to limit our use or disclosure through a clear and conspicuous link on our internet homepage.

To Request Access to, Correction or Deletion of Your Personal Information

To exercise your access, correction or deletion rights described above, please submit a verifiable consumer request to us by either: Calling us at 1-855-557-8437 or contacting us through our website https://ccpa.oldrepublictitle.com .

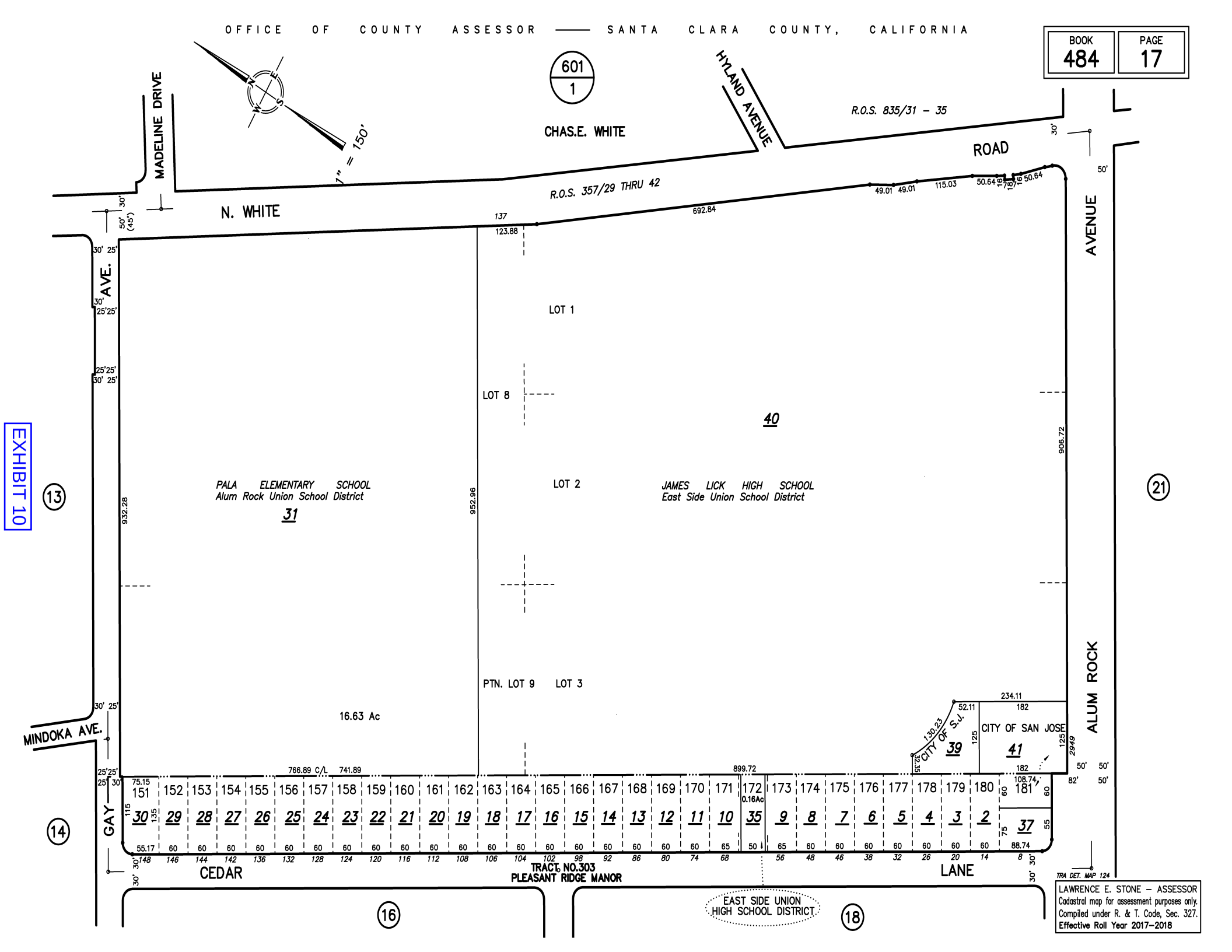
Only you or your representative that you authorize to act on your behalf (Authorized Agent) can make a verifiable consumer request for your personal information. You may also make a request for your minor child. The verifiable request must provide enough information that allows us to reasonably verify you are the person about whom we collected personal information. We cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and to confirm the personal information relates to you.

We work to respond to a verifiable consumer request within 45 days of its receipt. If we require additional time, we will inform you of the extension period (up to an additional 45 days), and the reason for the extension in writing. If you have an account with us, we will deliver our response to that account. If you do not have an account with us, we will deliver our response by mail or electronically, depending on your preference. The response we provide will also explain any reasons why we cannot comply with a request.

You may only make a consumer request for access twice within a twelve-month period. Any disclosures we provide will apply to the twelve-month period preceding the consumer request's receipt.

Contact Us

If you have any questions regarding our Privacy Notice or practices, please contact us or send your written request to: CCPA@oldrepublictitle.com, 1-855-557-8437, or 3000 Bayport Drive, Suite 1000 Tampa FL 33707


OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA
BOOK 484
PAGE 17
601
1
1" = 150'
CHAS.E. WHITE
HYLAND AVENUE
R.O.S. 835/31 – 35
ROAD
MADELINE DRIVE
N. WHITE
R.O.S. 357/29 THRU 42
AVENUE
ALUM ROCK
AVE.
GAY
MINDOKA AVE.
CEDAR
LANE
LOT 1
LOT 8
LOT 2
PTN. LOT 9
LOT 3
16.63 Ac
PALA ELEMENTARY SCHOOL
Alum Rock Union School District
31
JAMES LICK HIGH SCHOOL
East Side Union School District
40
CITY OF SAN JOSE
41
CITY OF S.J.
39
37
TRACT NO.303
PLEASANT RIDGE MANOR
EAST SIDE UNION
HIGH SCHOOL DISTRICT
TRA DET. MAP 124
LAWRENCE E. STONE – ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2017–2018
EXHIBIT 10

ARUSD - MATHSON SITE
Preliminary Fee Estimate

PROJECT PLANNING FEES

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	ESTIMATE
A	***SAN JOSE PLANNING FEES***				
1	Pre-Application Review	1	LS	$ 20,993.00	20,993
2	Site Development Permit	1	LS	$ 30,045.00	30,045
	SUBTOTAL SAN JOSE PLANNING FEES				**51,038**
	TOTAL SAN JOSE PLANNING FEES				
B	***SAN JOSE BUILDING FEES[1]***				
1	Building Permit Issuance	1	LS	$ 2,772.00	2,772
2	Plan Check Review Fee	1	LS	$ 38,016.00	38,016
3	Affordable Housing Impact Fee (See Note 4)	90,000	SF	$ 19.60	1,764,000
4	Affordable Housing Compliance Fee (See Note 4)	1	LS	$ 4,972.00	4,972
5	Building Inspection Fees	1	LS	$ 47,790.00	47,790
6	Building Administration Fee	1	LS	$ 5,000.00	5,000
7	Planning Review of Building App	1	LS	$ 1,346.00	1,346
8	Public Works Review	1	LS	$ 86,439.00	86,439
9	Construction Demolition Diversion Program	1	LS	$ 22,500.00	22,500
10	Construction Demolition Diversion Review	1	LS	$ 170.00	170
11	New Construction Green Building	1	LS	$ 10,800.00	10,800
12	Fire Department Review and Inspection	1	LS	$ 20,812.00	20,812
	SUBTOTAL SAN JOSE BUILDING FEES1				**2,004,617**
	TOTAL SAN JOSE BUILDING FEES1				
C	***SAN JOSE PUBLIC WORKS***				
1	Right of Way Encroachments Permit Review	1	LS	$ 16,358.00	16,358
2	Transportation Review	1	LS	$ 11,197.00	11,197
	SUBTOTAL SAN JOSE PUBLIC WORKS				**27,555**
	TOTAL SAN JOSE PUBLIC WORKS				
D	***SAN JOSE WATER COMPANY***				
1	Connecton Fee	1	LS	$ 50,000.00	50,000
2	Irrigation Meter	1	LS	$ 14,275.00	14,275
3	Master Meter	1	LS	$ 40,000.00	40,000
4	Fire Service	1	LS	$ 60,000.00	60,000
5	Fire Hydrants	2	EA	$ 20,000.00	40,000
6	Contingency (See Note 3)	1	LS	$ 550,000.00	550,000
	SUBTOTAL SAN JOSE WATER COMPANY				**754,275**
	TOTAL SAN JOSE WATER COMPANY				
E	***SANTA CLARA VALLEY HABITAT AGENCY***				
1	Land Cover Fee, Zone B	1	LS	$ 17,698.00	17,698
	SUBTOTAL SANTA CLARA VALLEY HABITAT AGENCY				**17,698**
	TOTAL SANTA CLARA VALLEY HABITAT AGENCY				
F	***SAN JOSE PUBLIC LIBRARY***				
1	In-Lieu Fees - Parcel Tax (Base Fee)	1	LS	$ 709.00	709
2	In-Lieu Fees - Parcel Tax (Base Fee)	18	Unit >50	$ 6.00	108
	SUBTOTAL SAN JOSE PUBLIC LIBRARY				**817**
	TOTAL SAN JOSE PUBLIC LIBRARY				
	SUBTOTAL				**$2,856,000**
	TOTAL PROJECT PLANNING FEES				*2,900,000.00*

Fee Estimate Assumptions:

1. See attachments for Planning, Building and Public Works fee schedules.
2. Estimate is based on 78 multifamily residential units.
3. SJWC was contacted requesting a fee schedule. BKF was informed that their fee schedule is not provided; The connection fee is based on past project experiences. The remaining fees were quoted to BKF over the phone as a ROM value, per SJWC, but were not elaborated further on the specifics of each. We've included a contigency to account for a typical capacity impact fee assuming $7,000 per unit based on previous experience.
4. The Affordable Housing Impact Fee was assumed to apply to this project. Exemption from this fee may apply if it meets the requirements per Chapter 2 of the City of San Jose Housing Impact Fee Regulations

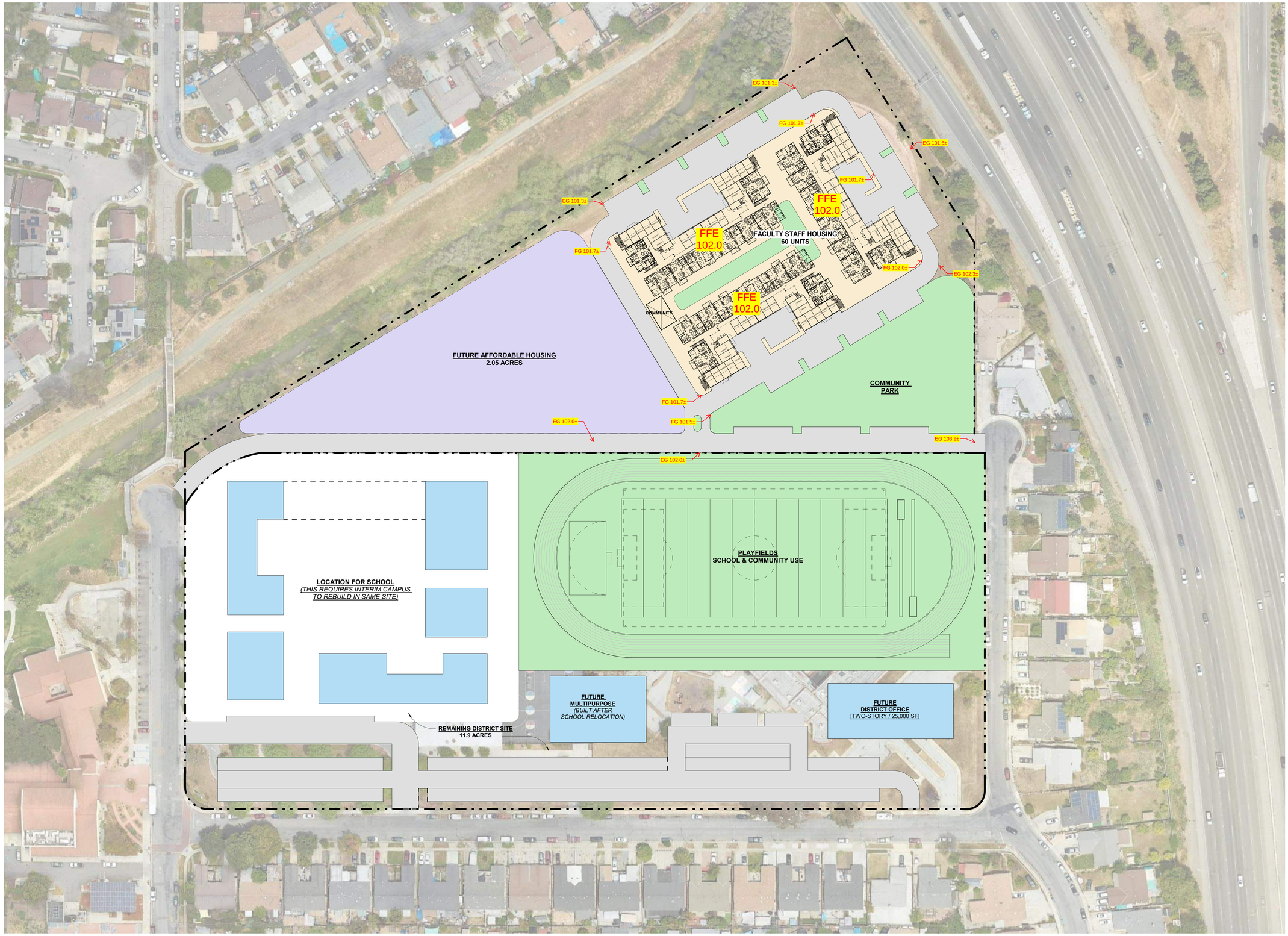
ARUSD - DISTRICT OFFICE SITE
Preliminary Fee Estimate

PROJECT PLANNING FEES

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	ESTIMATE
A	***SAN JOSE PLANNING FEES***				
1	Pre-Application Review	1	LS	$ 20,447.00	20,447
2	Site Development Permit	1	LS	$ 27,471.00	27,471
	SUBTOTAL SAN JOSE PLANNING FEES				**47,918**
	TOTAL SAN JOSE PLANNING FEES				
B	***SAN JOSE BUILDING FEES [1]***				
1	Building Permit Issuance	1	LS	$2,772.00	2,772
2	Plan Check Review Fee	1	LS	$ 38,016.00	38,016
3	Affordable Housing Impact Fee (See Note 4)	36,000	SF	$ 19.61	705,960
4	Affordable Housing Compliance Fee (See Note 4)	1	LS	$ 4,972.00	4,972
5	Building Inspection Fees	1	LS	$47,790.00	47,790
6	Building Administration Fee	1	LS	$ 5,000.00	5,000
7	Planning Review of Building App	1	LS	$ 1,346.00	1,346
8	Public Works Review	1	LS	$ 58,619.00	58,619
9	Construction Demolition Diversion Program	1	LS	$8,330.00	8,330
10	Construction Demolition Diversion Review	1	LS	$170.00	170
11	New Construction Green Building	1	LS	$10,800.00	10,800
12	Fire Department Review and Inspection	1	LS	$9,234.40	9,234
	SUBTOTAL SAN JOSE BUILDING FEES1				**883,775**
	TOTAL SAN JOSE BUILDING FEES1				
C	***SAN JOSE PUBLIC WORKS***				
1	Right of Way Encroachments Permit Review	1	LS	$ 14,212.00	14,212
2	Transportation Review	1	LS	$ 11,197.00	11,197
	SUBTOTAL SAN JOSE PUBLIC WORKS				**25,409**
	TOTAL SAN JOSE PUBLIC WORKS				
D	***SAN JOSE WATER COMPANY***	*(See Note 3)*			
1	Connecton Fee	1	LS	$ 50,000.00	50,000
2	Irrigation Meter	1	LS	$ 9,900.00	9,900
3	Master Meter	1	LS	$ 30,000.00	30,000
4	Fire Service	1	LS	$ 40,000.00	40,000
5	Fire Hydrants	2	EA	$ 20,000.00	40,000
6	Contingency (See Note 3)	1	LS	$ 350,000.00	350,000
	SUBTOTAL SAN JOSE WATER COMPANY				**519,900**
	TOTAL SAN JOSE WATER COMPANY				
E	***SANTA CLARA VALLEY HABITAT AGENCY***				
1	Land Cover Fee, Zone B	1	LS	$ 17,698.00	17,698
	SUBTOTAL SANTA CLARA VALLEY HABITAT AGENCY				**17,698**
	TOTAL SANTA CLARA VALLEY HABITAT AGENCY				
F	***SAN JOSE PUBLIC LIBRARY***				
1	In-Lieu Fees - Parcel Tax (Base Fee)	1	LS	$ 709.00	709
2	In-Lieu Fees - Parcel Tax (Base Fee)	18	Unit >50	$ 6.00	108
	SUBTOTAL SAN JOSE PUBLIC LIBRARY				**817**
	TOTAL SAN JOSE PUBLIC LIBRARY				
	SUBTOTAL				**$1,495,517**
	TOTAL PROJECT PLANNING FEES				*1,500,000.00*

Fee Estimate Assumptions:

1. See attachments for Planning, Building and Public Works fee schedules.
2. Estimate is based on 52 multifamily residential units.
3. SJWC was contacted requesting a fee schedule. BKF was informed that their fee schedule is not provided; The connection fee is based on past project experiences. The remaining fees were quoted to BKF over the phone as a ROM value, per SJWC, but were not elaborated further on the specifics of each. We've included a contigency to account for a typical capacity impact fee assuming $7,000 per unit based on previous experience.
4. The Affordable Housing Impact Fee was assumed to apply to this project. Exemption from this fee may apply if it meets the requirements per Chapter 2 of the City of San Jose Housing Impact Fee Regulations



1 **SITE PLAN - OPTION D1**
1" = 50'-0"

ALUM ROCK UNION SCHOOL DISTRICT
EDUCATOR HOUSING STUDY - MATHSON SITE

EXHIBIT 12

A4.1

SVA ARCHITECTS



1 SITE PLAN
1" = 30'-0"

30.0 ft

ALUM ROCK UNION SCHOOL DISTRICT

EDUCATOR HOUSING STUDY - DISTRICT OFFICE

2930 GAY AVENUE, SAN JOSE

EXHIBIT 12

A1

SVA ARCHITECTS