

OWNER'S STATEMENT

THE UNDERSIGNED DOES HEREBY STATE THAT HE/SHE/THEY IS/ARE THE OWNER OF ALL THE LANDS DELINEATED AND EMBRACED WITHIN THE TRACT BOUNDARY LINE OF THIS PARCEL MAP ENTITLED "PARCEL MAP, CITY OF MILPITAS, SANTA CLARA COUNTY, CALIFORNIA", CONSISTING OF THREE (3) SHEETS, THIS STATEMENT BEING UPON SHEET ONE (1) THEREOF; THAT HE/SHE/THEY CONSENT/S TO THE PREPARATION AND FILING OF SAID MAP; THAT SAID MAP PARTICULARLY SETS FORTH AND DESCRIBES ALL THE LOTS INTENDED FOR SALE BY THEIR NUMBER AND PRECISE WIDTH AND LENGTH; AND THAT SAID MAP PARTICULARLY SETS FORTH AND DESCRIBES THE PARCELS OF GROUND RESERVED FOR PUBLIC PURPOSES BY THEIR BOUNDARIES, COURSES, AND EXTENT.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE AREAS OVER, UNDER, AND UPON ANY AREA OR STRIP OF LAND DESIGNATED AS PUBLIC SERVICE EASEMENTS (PSE), AS DELINEATED AND EMBRACED WITHIN THE BOUNDARIES OF THE HEREIN EMBODIED MAP, DEDICATED TO THE CITY OF MILPITAS FOREVER FOR THE "PURPOSES OF PUBLIC SERVICES" (AS HEREIN DEFINED). THE "PURPOSES OF PUBLIC SERVICES" SHALL INCLUDE THE CONSTRUCTION, RECONSTRUCTION, REMOVING, REPLACING, REPAIRING, MAINTAINING, OPERATING, AND USING "PUBLIC SERVICE FACILITIES" (AS DEFINED HEREIN), AND ACCESS THROUGH THE PUBLIC SERVICE EASEMENT FOR THESE PURPOSES. "PUBLIC SERVICE FACILITIES" SHALL INCLUDE PUBLIC UTILITIES, FIRE HYDRANTS, ELECTROLIERS, IRRIGATION SYSTEMS, SIGNS AND TRAFFIC SIGNALS, AND ALL NECESSARY APPURTENANCES THERETO SUCH AS BRACES, CONNECTIONS, FASTENINGS, APPLIANCES, AND FIXTURES FOR USE IN CONNECTION THEREWITH. ALL PUBLIC SERVICE EASEMENTS SHALL BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND, WITH THE SOLE EXCEPTION OF PUBLIC SERVICE FACILITIES. ALL PUBLIC SERVICE EASEMENTS SHALL BE CONSIDERED PUBLIC "WAYS" AS THAT TERM IS USED IN CALIFORNIA PUBLIC UTILITIES CODE SECTION 6202, AND ALL PUBLIC UTILITIES HOLDING A VALID FRANCHISE FROM THE CITY SHALL HAVE THE RIGHT TO USE THE PUBLIC SERVICE EASEMENTS IN ACCORDANCE WITH THE TERMS OF THE FRANCHISE.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE AREAS OVER AND UPON ANY AREA OR STRIP OF LAND DESIGNATED AS EMERGENCY VEHICLE ACCESS EASEMENT (EVAE), AS DELINEATED AND EMBRACED WITHIN THE BOUNDARIES OF THE HEREIN EMBODIED MAP, DEDICATED TO THE CITY OF MILPITAS FOREVER FOR THE PURPOSE OF INGRESS AND EGRESS OF PUBLIC SAFETY VEHICLES AND EMERGENCY EQUIPMENT.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE AREAS OVER AND UPON ANY AREA OR STRIP OF LAND DESIGNATED AS SIDEWALK EASEMENT (SE), AS DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINES OF THE HEREIN EMBODIED MAP, DEDICATED TO THE CITY OF MILPITAS FOREVER FOR THE PURPOSE OF CONSTRUCTION, USE, REPAIR AND MAINTENANCE OF PUBLIC SIDEWALK. SAID AREAS OR STRIPS OF LAND SHALL BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT ALL LAWFUL UNSUPPORTED OVERHANGS.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE AREAS OVER, UNDER, AND UPON ANY AREA OR STRIP OF LAND DESIGNATED AS WATER LINE EASEMENT (WLE), AS DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINES OF THE HEREIN EMBODIED MAP, DEDICATED TO THE CITY OF MILPITAS FOREVER WITH THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF APPLICABLE WATER LINE STRUCTURES AND APPURTENANCES. SAID AREAS OR STRIPS OF LAND SHALL BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND, EXCEPT IRRIGATION SYSTEMS AND APPURTENANCES THERETO, LAWFUL FENCES AND ALL LAWFUL UNSUPPORTED ROOF OVERHANGS.

THERE IS ALSO SHOWN ON THE HEREON MAP, EASEMENTS FOR STORM DRAINAGE PURPOSES DESIGNATED AND DELINEATED AS "PRIVATE STORM DRAIN EASEMENT" FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE STORM DRAINAGE FACILITIES. THESE EASEMENTS ARE TO BE KEPT OPEN AND FREE OF BUILDINGS AND STRUCTURES OF ANY KIND, EXCEPT IRRIGATION SYSTEMS AND APPURTENANCES THERETO, LAWFUL FENCES AND ALL LAWFUL UNSUPPORTED ROOF OVERHANGS. THE MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF PRIVATE STORM DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS BENEFITED, AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS AND RESTRICTIONS. SAID EASEMENTS ARE NOT OFFERED FOR DEDICATION TO THE CITY OF MILPITAS.

THERE IS ALSO SHOWN ON THE HEREON MAP, EASEMENTS FOR ACCESS, DRAINAGE, PARKING AND UTILITY PURPOSES DESIGNATED AND DELINEATED AS "PRIVATE ACCESS, DRAINAGE AND UTILITY EASEMENT". THESE EASEMENTS ARE TO BE KEPT OPEN AND FREE OF BUILDINGS AND STRUCTURES OF ANY KIND. THE MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF DRAINAGE FACILITIES AND UTILITIES SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS BENEFITED, AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS AND RESTRICTIONS. SAID EASEMENTS ARE NOT OFFERED FOR DEDICATION TO THE CITY OF MILPITAS.

OWNER(S): LD MILPITAS PROPERTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Cory Turner
NAME: CORY TURNER
TITLE: MANAGER

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF UTAH
COUNTY OF UTAH

ON November 11, 2020, BEFORE ME, Kathy King
A NOTARY PUBLIC, PERSONALLY APPEARED Cory Turner, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I HEREBY CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

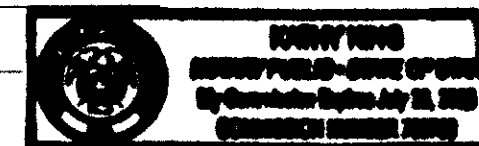
WITNESS MY HAND:

SIGNATURE: Kathy King
PRINTED NAME: Kathy King

PRINCIPLE PLACE OF BUSINESS (COUNTY) UTAH

EXPIRATION OF COMMISSION 7-28-2023

COMMISSION NO. 706753



BENEFICIARY'S STATEMENT

BANK OF OZK, FORMERLY KNOWN AS BANK OF THE OZARKS, AS BENEFICIARY UNDER THE DEED OF TRUST RECORDED JUNE 27, 2018 AS DOCUMENT NUMBER 23964651, OFFICIAL RECORDS OF SANTA CLARA COUNTY ENCUMBERING THE LAND HEREIN SHOWN DOES CONSENT TO THE MAKING AND FILING OF THIS PARCEL MAP.

BY: 7-7-78
JUAN F. GONZALEZ
ITS: MANAGER DIRECTOR

BENEFICIARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF TEXAS
COUNTY OF DALLAS

ON November 16, 2020, BEFORE ME, Geneva P. Sanchez
A NOTARY PUBLIC, PERSONALLY APPEARED Juan F. Gonzalez, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I HEREBY CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF TEXAS THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

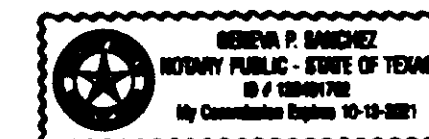
WITNESS MY HAND:

SIGNATURE: Geneva P. Sanchez
PRINTED NAME: Geneva P. Sanchez

PRINCIPLE PLACE OF BUSINESS (COUNTY) Dallas

EXPIRATION OF COMMISSION 10-13-2021

COMMISSION NO. 125461702



GEOTECHNICAL NOTE

GEOTECHNICAL REPORT FOR THIS PROPERTY TITLED "GEOTECHNICAL INVESTIGATION FOR LODGING DYNAMICS 5-STORY HOTEL ALDER DRIVE AND BARBER LANE APN: 086-02-086 MILPITAS, CALIFORNIA 95035" HAS BEEN PREPARED BY ROMIG ENGINEERS ON APRIL 20, 2017. SAID REPORT HAS BEEN FILED WITH THE CITY OF MILPITAS.

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREIN MAP, THAT THE SUBDIVISION AS SHOWN HEREIN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT THIS SUBDIVISION COMPLIES WITH PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP; AND THAT I APPROVE SAID MAP AND ACCEPT, SUBJECT TO IMPROVEMENT, ON BEHALF OF THE CITY OF MILPITAS, ALL EASEMENTS AS OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

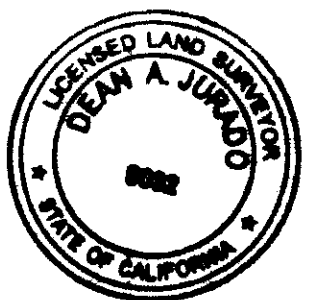
Steven Patrick Erickson
STEVEN PATRICK ERICKSON, P.E.
R.C.E. NO. 57242
CITY ENGINEER, CITY OF MILPITAS
DATE: 12-07-2020



ACTING CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREIN MAP AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

Dean A. Jurado
DEAN A. JURADO, P.L.S. 9032
ACTING CITY SURVEYOR, CITY OF MILPITAS
COUNTY OF SANTA CLARA, STATE OF CALIFORNIA
DATE: 11-17-20



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LD MILPITAS LODGING, LLC ON SEPTEMBER 2019. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

Christian Cintean
CHRISTIAN CINTEAN, P.L.S. 8941
DATE: Nov. 9, 2020



COUNTY RECORDER'S STATEMENT

FILED THIS 10th DAY OF December, 2020, AT 8:43 PM, IN BOOK 934
OF MAPS, AT PAGES, 44-51, AT THE REQUEST OF CHICAGO TITLE COMPANY.

REGINA ALCOMENDRAS
COUNTY RECORDER
COUNTY OF SANTA CLARA, STATE OF CALIFORNIA

FEES: \$ 87-
SERIES: ' 24742812

BY: Regina Alcomendras
REGINA ALCOMENDRAS
COUNTY RECORDER
COUNTY OF SANTA CLARA, STATE OF CALIFORNIA

PARCEL MAP

BEING A TWO LOT SUBDIVISION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED BY THE GRANT DEED RECORDED JUNE 27, 2018 UNDER DOCUMENT NO. 23964650, SANTA CLARA COUNTY OFFICIAL RECORDS.

CONSISTING OF 3 SHEETS

MILPITAS SANTA CLARA COUNTY CALIFORNIA
SCALE 1" = 40' OCTOBER 2020

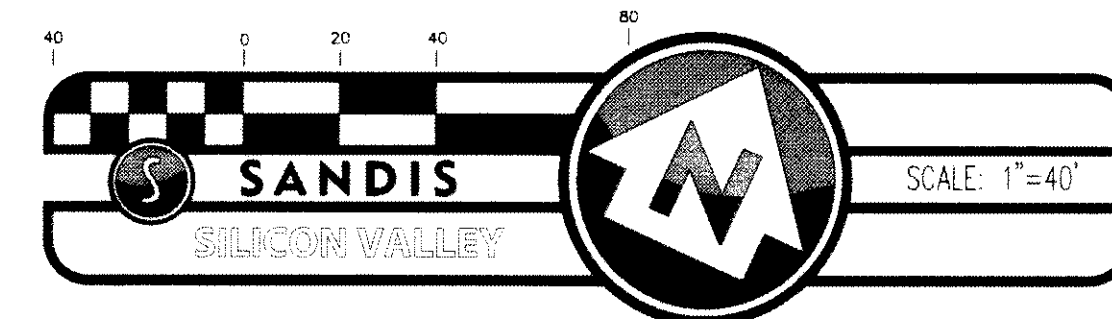


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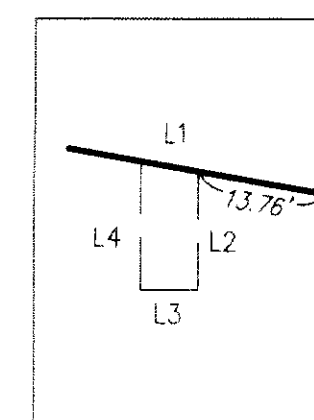
1700 South Winchester Boulevard, Campbell, California 95008

SILICON VALLEY OFFICE



LEGEND

	DISTINCTIVE BOUNDARY LINE
	SUBDIVISION LINES
	CENTERLINE
	MONUMENT LINE
	ADJOINER LOT LINE
	TIE LINE
	SET 3/4" IRON PIPE WITH CAP PLS 8941
	FOUND MONUMENT AS NOTED
R#	RADIAL LINE NUMBER
(R#)	RECORD DATA PER REFERENCE MAP
S.F.	SQUARE FEET
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT
O.R.	OFFICIAL RECORDS
P.S.U.E.	PUBLIC SERVICE AND UTILITY EASEMENT
W.E.	WATERLINE EASEMENT
S.E.	SIDEWALK EASEMENT
P.S.E.	PUBLIC SERVICE EASEMENT



DETAIL=A 1"=20'

LINE TABLE		
L1	N75°18'44"E	6.09
L2	S24°35'11"E	12.33
L3	S65°24'49"W	6.00
L4	N24°35'11"W	13.38

REFERENCES

- (R1) RECORD OF SURVEY, 734 M 7
- (R2) PARCEL MAP, 535 M 3
- (R3) PARCEL MAP, 719 M 36
- (R4) DOCUMENT 23466618 O.R.

NOTES

- ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- THE AREA WITHIN THE DISTINCTIVE BORDER LINE IS 145,606± SQUARE FEET (3.343 ACRES).
- THE DISTINCTIVE BORDER LINE IS THE BOUNDARY OF THE SUBDIVISION.
- SEE SHEET 3 FOR LINE, CURVE AND RADIAL LINE TABLES

BASIS OF BEARINGS

THE BEARING "S 45°59'23" E" BEING THE LINE BETWEEN THE 2" ALUMINUM DISK IN CONCRETE SIDEWALK STAMPED "SANTA CLARA VALLEY TRANSPORTATION AUTHORITY 1999 # 148" AND THE 2" ALUMINUM DISK IN CONCRETE STAMPED "SANTA CLARA VALLEY TRANSPORTATION AUTHORITY 1999 # 147" AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED ON NOVEMBER 9, 2000 IN BOOK 734 OF MAPS AT PAGE 7, SANTA CLARA COUNTY RECORDS.

PARCEL MAP

BEING A TWO LOT SUBDIVISION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED BY THE GRANT DEED RECORDED JUNE 27, 2018 UNDER DOCUMENT NO. 23964650, SANTA CLARA COUNTY OFFICIAL RECORDS.

CONSISTING OF 3 SHEETS

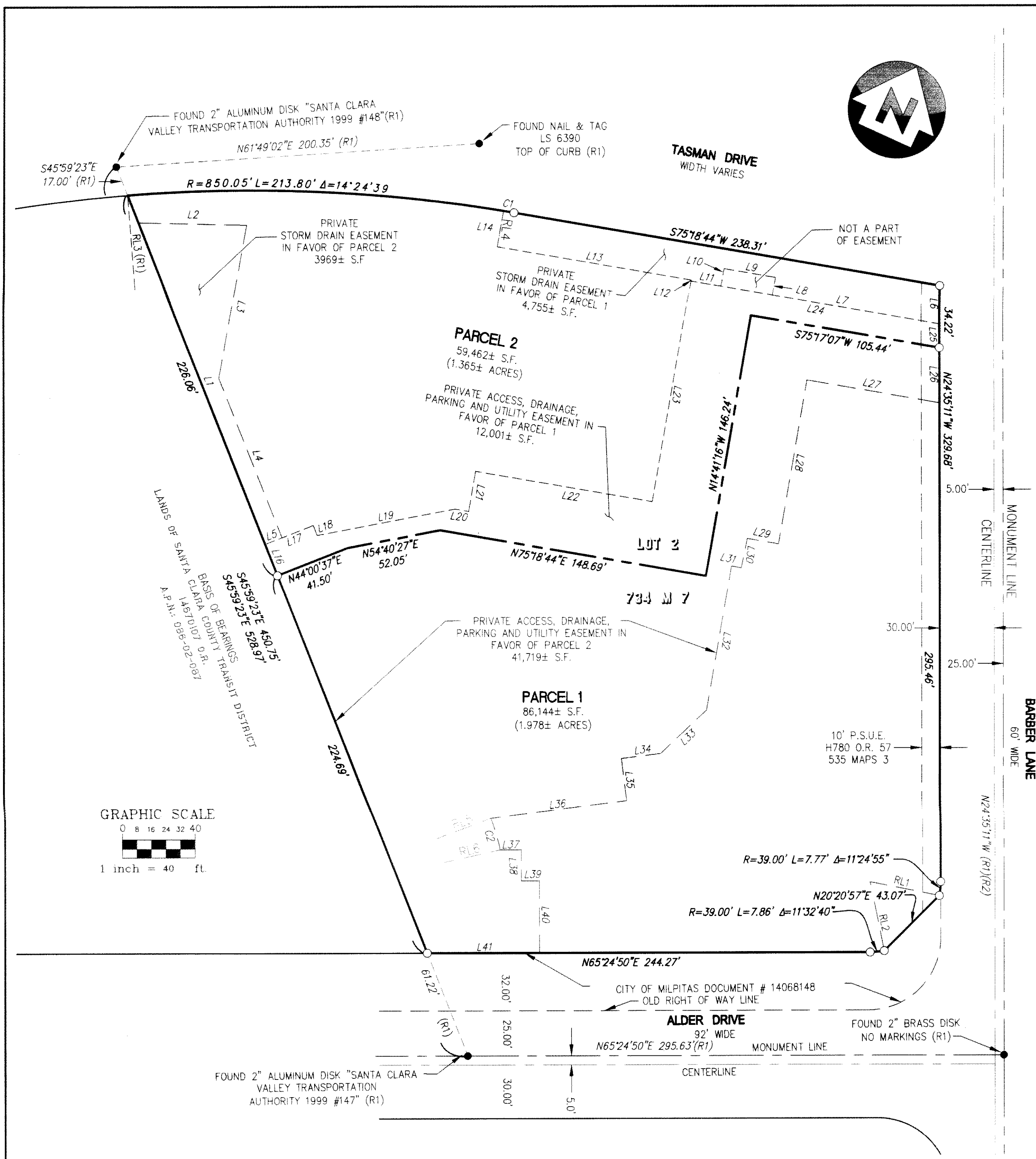
MILPITAS SANTA CLARA COUNTY CALIFORNIA
SCALE 1" = 40' OCTOBER 2020



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LINE TABLE		
#	BEARING	DISTANCE
L1	N45°59'23"W	191.18'
L2	N66°45'59"E	59.70'
L3	S14°25'26"E	86.07'
L4	S45°59'23"E	94.76'
L5	S44°00'37"W	10.00'
L6	S24°35'11"E	21.02'
L7	S75°17'47"W	93.68'
L8	N14°41'16"W	9.82'
L9	N75°18'44"E	28.80'
L10	S14°41'16"E	9.83'
L11	N75°17'47"E	16.68'
L12	N14°41'16"W	0.58'
L13	N75°18'44"E	108.64'
L14	N14°41'38"W	20.15'
L15	-	-
L16	N45°59'23"W	18.57'
L17	N44°00'37"E	28.50'
L18	S45°59'23"E	5.94'
L19	N54°40'27"E	77.49'
L20	N75°18'44"E	7.54'
L21	N14°41'16"W	22.50'
L22	N75°18'44"E	99.00'
L23	N14°41'16"W	123.75'
L24	N75°17'47"E	139.17'
L25	S24°35'11"E	13.19'
L26	S24°35'11"E	30.48'
L27	S75°18'44"W	74.18'
L28	S14°41'16"E	92.00'
L29	S75°18'43"W	17.50'
L30	S12°57'08"E	16.51'
L31	S75°18'44"W	5.50'

LINE TABLE		
#	BEARING	DISTANCE
L32	S14°41'16"E	80.83'
L33	S21°46'28"W	34.91'
L34	S58°14'12"W	21.77'
L35	S31°45'48"E	23.50'
L36	S58°14'12"W	76.00'
L37	N65°24'55"E	11.61'
L38	S24°35'05"E	17.26'
L39	N65°24'49"E	9.93'
L40	S24°35'10"E	39.92'
L41	S65°24'50"W	61.89'
L42	S65°24'50"W	36.74'
L43	N24°35'10"W	28.58'
L44	N45°59'23"W	121.74'
L45	N14°41'16"W	7.08'
L46	N75°18'44"E	137.33'
L47	N14°41'16"W	131.26'
L48	N75°17'47"E	116.17'
L49	S24°35'11"E	34.74'
L50	S65°24'49"W	13.04'
L51	N78°07'22"W	12.35'
L52	S75°18'44"W	30.59'
L53	S14°41'16"E	186.39'
L54	S21°46'28"W	14.00'
L55	S58°14'12"W	76.69'
L56	S45°59'23"E	6.85'
L57	S40°49'07"E	10.98'
L58	S14°41'16"E	26.00'
L59	S14°41'16"E	24.11'
L60	S07°38'12"E	10.32'
L61	S54°15'25"W	17.68'
L62	S58°14'12"W	74.96'
L63	N45°59'23"W	66.69'
L64	N75°18'44"E	121.86'

CURVE TABLE			
#	RADIUS	LENGTH	DELTA
C1	850.05'	5.88'	0°23'48"
C2	131.50'	18.22'	7°56'22"
C3	100.00'	37.36'	21°24'13"
C4	48.50'	80.69'	95°19'35"
C5	15.00'	23.56'	90°00'00"
C6	25.00'	15.91'	36°27'49"
C7	25.00'	11.59'	26°33'54"
C8	15.00'	23.56'	90°00'00"
C9	15.00'	9.55'	36°27'44"
C10	48.50'	30.86'	36°27'44"
C11	13.00'	23.65'	104°13'35"
C12	126.00'	45.88'	20°51'45"
C13	25.00'	15.86'	36°20'30"
C14	25.00'	5.21'	11°57'07"
C15	15.00'	23.56'	90°00'00"
C16	20.00'	21.60'	61°53'36"
C17	15.00'	19.84'	75°46'25"
C18	20.00'	42.34'	121°18'07"
C19	48.50'	50.93'	60°10'15"
C20	48.50'	29.76'	35°09'20"

RADIAL LINE TABLE	
#	BEARING
RL1	N76°49'44"E
RL2	N36°07'51"W
RL3	N29°05'55"W
RL4	S15°05'04"E
RL5	S44°54'56"W
RL6	N52°51'18"E

PARCEL MAP

BEING A TWO LOT SUBDIVISION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED BY THE GRANT DEED RECORDED JUNE 27, 2018 UNDER DOCUMENT NO. 23964650, SANTA CLARA COUNTY OFFICIAL RECORDS.

CONSISTING OF 3 SHEETS

MILPITAS SANTA CLARA COUNTY CALIFORNIA

SCALE 1" = 40'

OCTOBER 2020



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SHEET 3 OF 3

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