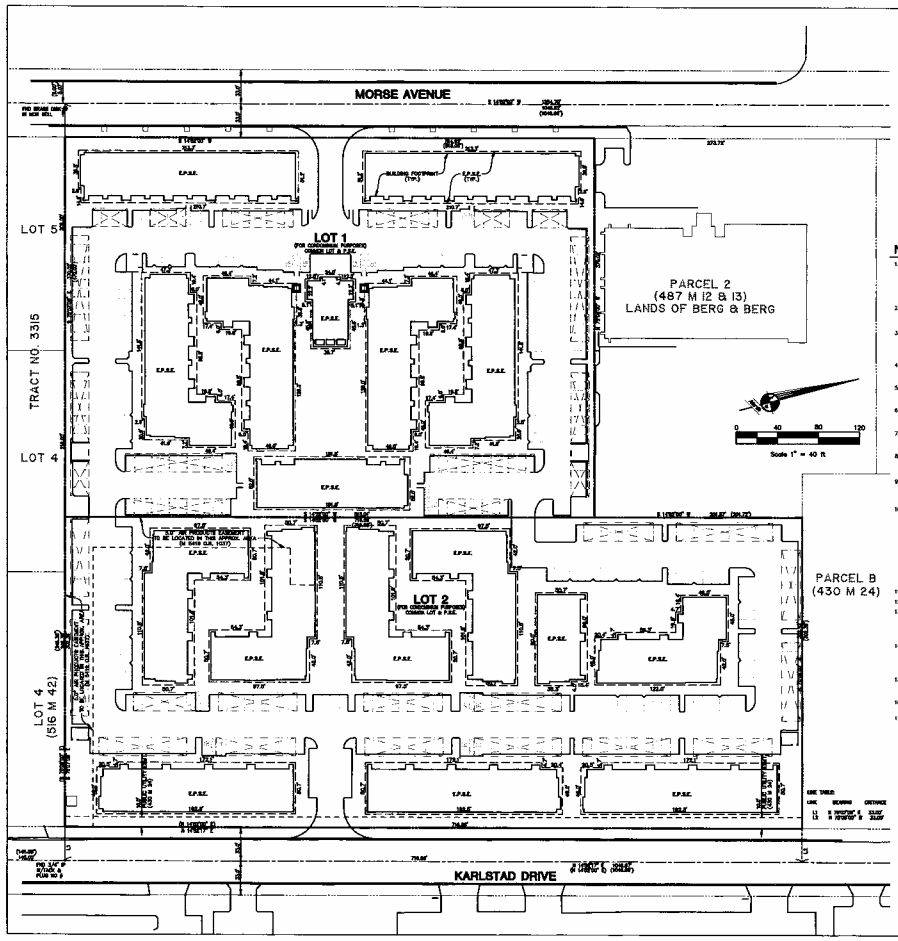
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES



VICINITY MAP
N.T.S.

NOTES:

1. OWNER(S): LOT 1: SOBRATO INTERESTS II – A CALIFORNIA LIMITED PARTNERSHIP
   10600 N. DE ANZA BLVD. SUITE 200
   CUPERTINO, CA. 95014
   LOT 2: JOHN & SUSAN SOBRATO
   10600 N. DE ANZA BLVD. SUITE 200
   CUPERTINO, CA. 95014
2. A.P.N.:
   a) LOT 1: 110-14-174
   b) LOT 2: 110-14-187
3. MAP PREPARED BY: EUGENE R. GOLOBIC, RCE 30441
   KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
   3300 SCOTT BOULEVARD, BUILDING 22
   SANTA CLARA, CA. 95054
   (408) 727-5665
4. EXISTING USE:
   a) LOT 1: MULTI-FAMILY RESIDENTIAL
   b) LOT 2: LIGHT INDUSTRIAL (INTERIM BASIS ONLY)
5. PROPOSED USE:
   a) LOT 1: NO CHANGE
   b) LOT 2: MULTI-FAMILY RESIDENTIAL
6. EXISTING ZONING:
   a) LOT 1: R4/PD
   b) LOT 2: R4/PD
7. PROPOSED ZONING:
   a) LOT 1: NO CHANGE
   b) LOT 2: NO CHANGE
8. ACREAGE OF PARCEL:
   a) LOT 1: 4.37
   b) LOT 2: 4.97
9. BENCHMARK: SFZ SOVND: BRASS DISC IN BACK OF SIDEWALK AT THE SOUTH EAST CURB RETURN, INTERSECTION OF TASMAN DRIVE AND MORSE AVENUE. ELEVATION:13.08. ALL ELEVATIONS SHOWN HEREON ARE BASED ON 13.08 PLUS AN ADDITIONAL 100.00 FEET.
10. THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 060252 0005 D, DATED DECEMBER 18, 1997, AS BEING LOCATED IN FLOOD ZONES AE AND X :
   "AE" BASE FLOOD ELEVATION DETERMINED.
   "X" AREAS OF 500 YEAR FLOOD; AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD.
   INFORMATION WAS OBTAINED FROM THE CITY OF SUNNYVALE, PUBLIC WORKS DEPARTMENT ON OCTOBER 20, 2004.
11. ALL DISTANCES ARE APPROXIMATE.
12. APPROVED NUMBER OF UNITS: 271
13. THE APPROVAL OR CONDITIONAL APPROVAL OF THIS VESTING TENTATIVE MAP SHALL CONFER ON THE SUBDIVIDER THE RIGHT TO PROCEED WITH DEVELOPMENT IN ACCORDANCE WITH THE REZONE AND THE SPECIAL DEVELOPMENT PERMIT APPROVED BY THE CITY COUNCIL OF THE CITY OF SUNNYVALE ON MARCH 18, 2003 (ORDINANCE NO. 2718-03, RTC 03-084), AS AMENDED.
14. THE TERM OF THE APPROVAL OR CONDITIONAL APPROVAL OF THIS VESTING TENTATIVE MAP SHALL RUN FOR THE TERM OF THE DEVELOPMENT AGREEMENT BEING NEGOTIATED FOR THIS PROJECT OR FOR THE TERM, WITH AVAILABLE EXTENSIONS, AS PROVIDED FOR IN THE SUBDIVISION MAP ACT AND THE CITY OF SUNNYVALE SUBDIVISION ORDINANCE, WHICHEVER IS GREATER.
15. IN ACCORDANCE WITH THE SUBDIVISION MAP ACT SECTION 66456.1, MULTIPLE FINAL MAPS MAY BE FILED UNDER THE APPROVAL OR CONDITIONAL APPROVAL OF THIS VESTING TENTATIVE MAP.
16. LOT 2 IS AND WILL CONTINUE TO BE UTILIZED FOR LIGHT INDUSTRIAL PURPOSES ON AN INTERIM BASIS TO THE EXTENT PROVIDED FOR IN THE DEVELOPMENT AGREEMENT.
17. AIR PRODUCTS EASEMENT ON LOT 2 TO BE EXTINGUISHED CONCURRENT WITH PROPOSED LOT 2 DEVELOPMENT.

LEGEND

PROPERTY LINE	
ADJACENT PROPERTY LINE	
CENTERLINE	
E.P.S.E.	
EASEMENT	
BUILDING FOOTPRINT	
FND. STANDARD CITY MONUMENT	⊕
ELECTROLIER	
FIRE HYDRANT	
MANHOLE	
STORM DRAIN MANHOLE	
AREA DRAIN	
UTILITY POLE	
VALVE	
CATCH BASIN	
WATER METER	
FIRE DEPARTMENT CONNECTION	
BACK FLOW PREVENTER	
POST INDICATOR VALVE	
SIGN	
TREE	
INDEX CONTOUR	
WALL	
CURB & GUTTER	
SANITARY SEWER	
STORM DRAIN	
GAS	
UNDERGROUND ELECTRIC	
TELEPHONE	
WATER	
DOMESTIC WATER	
JOINT TRENCH	
FIRE SERVICE	
LIGHTING CONDUIT	
NITROGEN PIPE LINE	

ABBREVIATIONS

P.S.E.	PUBLIC SERVICE EASEMENT (EASEMENT FOR PUBLIC UTILITIES BENEFITING PROPOSED CONDOMINIUM)
E.P.S.E.	EXCEPTION TO PUBLIC SERVICE EASEMENT
ESMT	EASEMENT

SHEET INDEX

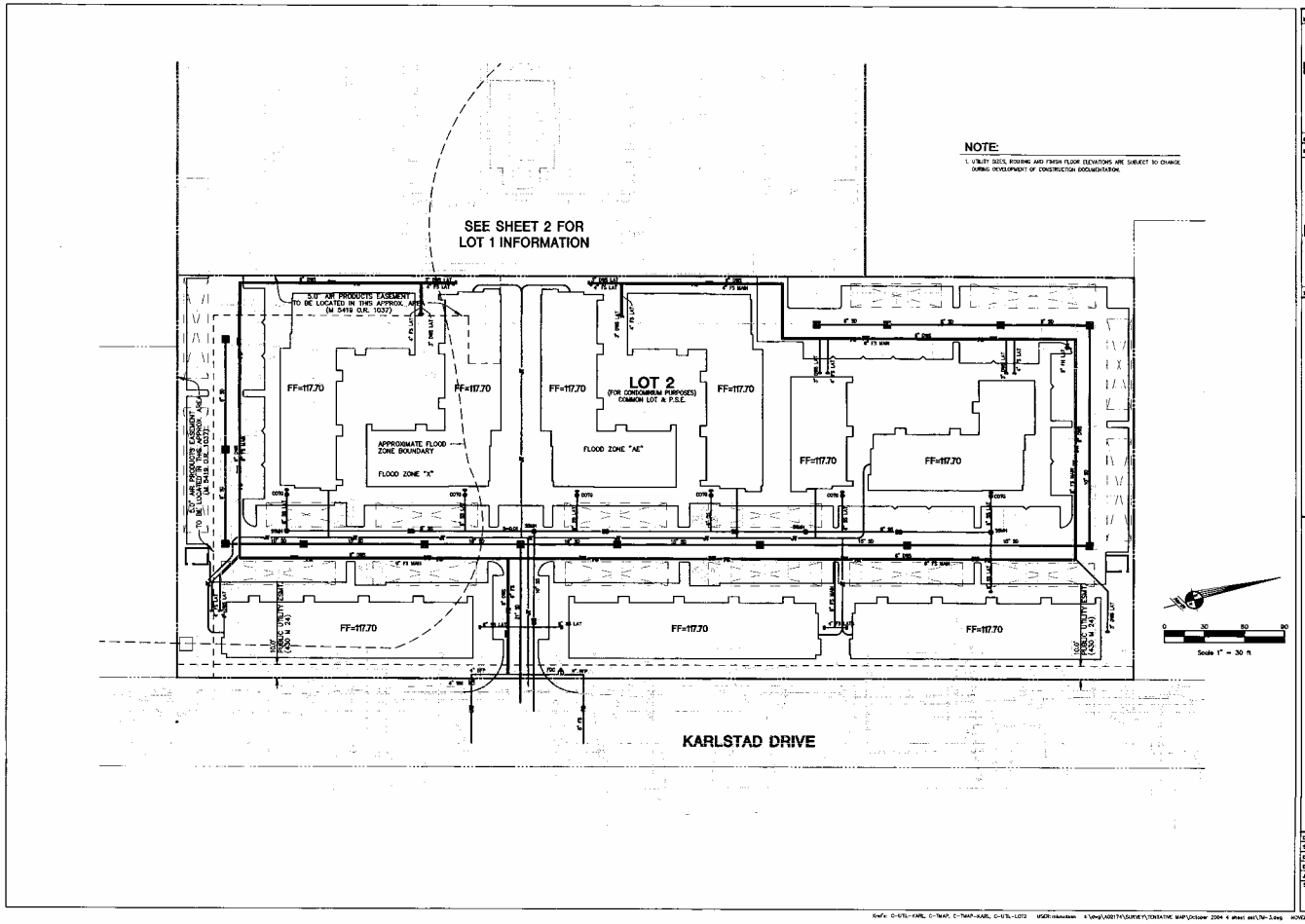
1 VESTING TENTATIVE MAP
2 TOPOGRAPHIC & UTILITY SURVEY – LOT 1 & LOT 2
3 PRELIMINARY GRADING & UTILITY PLAN – LOT 2
4 TREE SURVEY

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3300 SCOTT BOULEVARD, BUILDING 22
Santa Clara, California 95054 FAX:(408)727-5641

VESTING TENTATIVE MAP
FOR: SOBRATO DEVELOPMENT COMPANIES
1150-1170 MORSE AVENUE & KARLSTAD DRIVE
SUNNYVALE CALIFORNIA

DATE NOV. 2004
SCALE 1" = 40'
DESIGNER
DRAFTSMAN
JOB 02374
SHEET 1 OF 4 SHEETS

ATTACHMENT C

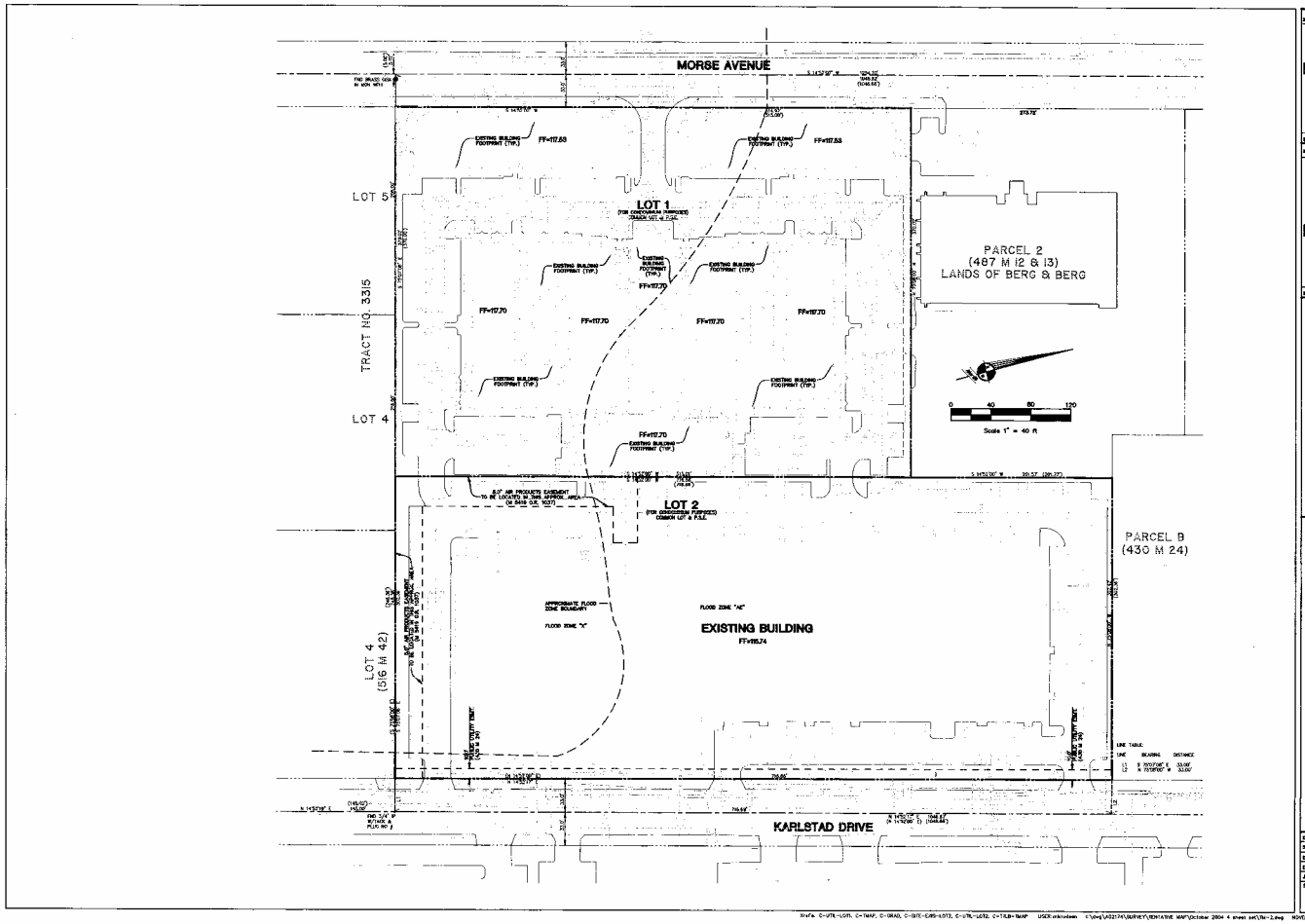


KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3350 Scott Boulevard, Building 22 (408)727-6665
Santa Clara, California 95054 FAX(408)727-5641

PRELIMINARY GRADING AND UTILITY PLAN
FOR CORPORATO DEVELOPMENT COMPANIES
SUNNYVALE 2 KARLSTAD CALIFORNIA

DATE APRIL 2004
SCALE 1" = 30'
DESIGNER
DRAFTER
JOB
SHEET
OF SHEETS

ATTACHMENT C



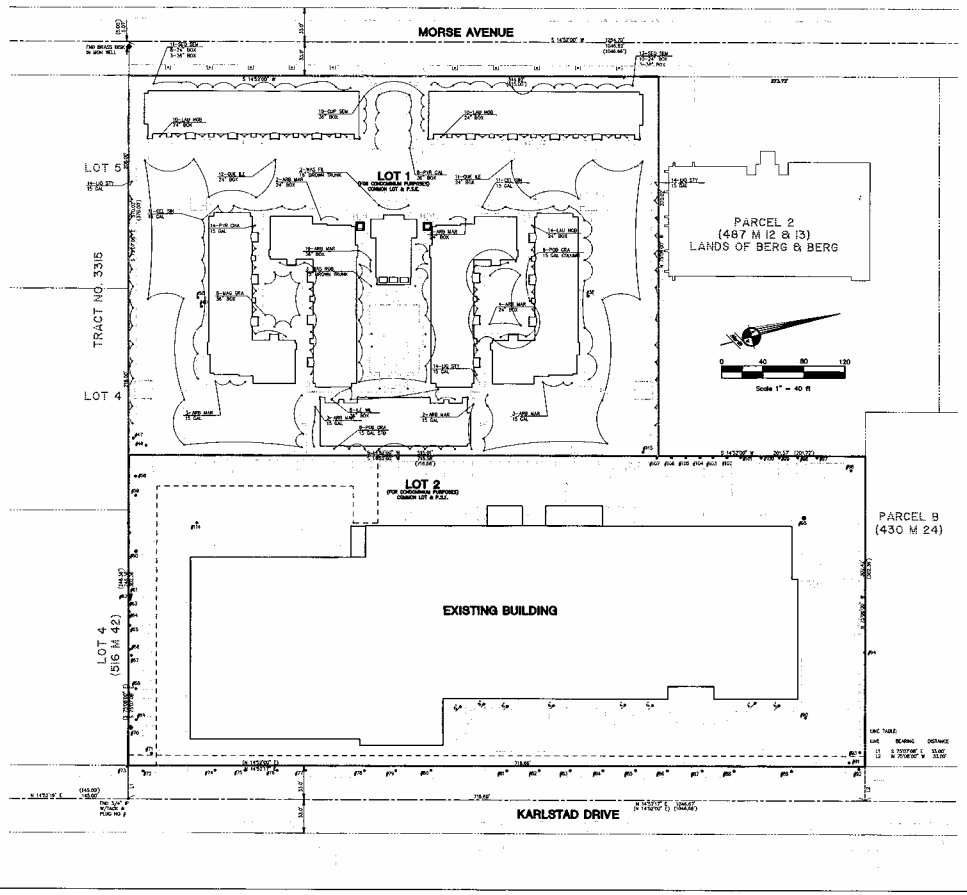
KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3350 Scott Boulevard, Building 22 (408)727-6665
Santa Clara, California 95054 FAX(408)727-5641

TOPOGRAPHIC & UTILITY SURVEY
FOR: SERRATO DEVELOPMENT COMPANIES
1150-1152 MORSE AVENUE & KARLSTAD DRIVE
SUNNYVALE CALIFORNIA

ATTACHMENT C

DATE AR. 2004
SCALE 1" = 40'
DESIGNER
DRAFTER
JOB A02174
SHEET 2
OF SHEETS

4



PLANT LIST

TREES

KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS
ACF PIN	Varies	Acer palmatum 'Seiryu Fan'	Seiryu Fan Japanese Maple	TIME SERVICE Standard
ARB MAR	Varies	Arbutus 'marina'	Arbutus marina	See Plan for Size
ARB UNE	Varies	Arbutus Unedo (multistem)	Multistem Strawberry tree	
CAR NOT	Varies	Carpinus b. 'Fastigiata'	Columnar Hornbeam	Columnar
CEL SIN	Varies	Celtis sinensis	Chinese Hackberry	
CHA HUM	24" box	Chaenomeles humilis	Southernwood Fan Japan	7'-10'-7' Trunks
CUP SEM	15 Gal	Cupressus sempervirens 'Glauca'	Italian Cypress	
DIO ART	5 Gal	Dracaena arborea	Tanzanite Tree Fern	
EA WL	15 Gal	Ear x 'Wheyal'	Wheyal Holly	Standard
LAG INS	Varies	Lagerstroemia indica 'Tuskarora'	Tuscarora Crape Myrtle	Multistem
LAU NOB	Varies	Laurus nobilis 'Saratoga'	Grecian Laurel	See Plan for Size
LIQ STY	Varies	Liquidamber s. 'Rotundiloba'	Sweet Gum	
MAG GRA	24" box	Magnolia grandiflora 'Gal Beauties'	Southern Magnolia	Standard
PHO DRA	Varies	Photinia-pinnatifida	Fern Tree	See Plan for Size & Form
PHY CAL	Varies	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	See Plan for Size
PYP AR	Varies	Pyrus ptelleyana 'aristocrat'	Aristocrat Pear	See Plan for Size
SEQ TEM	15 Gal	Sequoia sempervirens 'Soquel'	Coast Redwood	See Plan for Size
TUE LE	15 Gal	Tuecrium fm	Germ Oak	See Plan for Size
WAC FIL	15' BT	Washingtonia filifera	California Fan Palm	See Plan for Size
WAC ROB	15' BT	Washingtonia robusta	Mexican Fan Palm	See Plan for Size

* 15 Gallon Shrubs listed otherwise on Plans

EXISTING TREES

TREE #	SIZE	BOTANICAL NAME	COMMON NAME
38	18"	Sequoia Sempervirens 'Soquel'	Coast Redwood
46	22"	Sequoia Sempervirens 'Soquel'	Coast Redwood
47	16"	Sequoia Sempervirens 'Soquel'	Coast Redwood
48	18"	Sequoia Sempervirens 'Soquel'	Coast Redwood
50	12"	Sequoia Sempervirens 'Soquel'	Coast Redwood
58	12"	Eucalyptus polycitherea	Silver dollar gum
59	12"	Acacia melanoxylon	Blackwood acacia
60	18"	Acacia melanoxylon	Blackwood acacia
61	14"	Acacia melanoxylon	Blackwood acacia
62	14"	Acacia melanoxylon	Blackwood acacia
63	18"	Acacia melanoxylon	Blackwood acacia
64	10"	Acacia melanoxylon	Blackwood acacia
65	22"	Acacia melanoxylon	Blackwood acacia
66	20"	Acacia melanoxylon	Blackwood acacia
67	22"	Acacia melanoxylon	Blackwood acacia
68	22"	Acacia melanoxylon	Blackwood acacia
69	12"	Acacia melanoxylon	Blackwood acacia
70	16"	Acacia melanoxylon	Blackwood acacia
71	18"	Pinus Canariensis	Canary Island pine
72	17"	Pinus Canariensis	Canary Island pine
73	20"	Sequoia Sempervirens 'Soquel'	Coast Redwood
74	6"	Gleditsia triacanthos	Honey locust
75	4"	Gleditsia triacanthos	Honey locust
76	4"	Gleditsia triacanthos	Honey locust
77	4"	Gleditsia triacanthos	Honey locust
78	6"	Gleditsia triacanthos	Honey locust
79	5"	Gleditsia triacanthos	Honey locust
80	4"	Gleditsia triacanthos	Honey locust
81	6"	Gleditsia triacanthos	Honey locust
82	5"	Gleditsia triacanthos	Honey locust
83	5"	Gleditsia triacanthos	Honey locust
84	5"	Gleditsia triacanthos	Honey locust
85	5"	Gleditsia triacanthos	Honey locust
86	4"	Gleditsia triacanthos	Honey locust
87	5"	Gleditsia triacanthos	Honey locust
88	5"	Gleditsia triacanthos	Honey locust
89	5"	Gleditsia triacanthos	Honey locust
90	14"	Acacia melanoxylon	Blackwood acacia
91	14"	Pinus Canariensis	Canary Island pine
92	14"	Pinus Canariensis	Canary Island pine
93	14"	Pinus Canariensis	Canary Island pine
94	20"	Acacia melanoxylon	Blackwood acacia
95	14"	Acacia melanoxylon	Blackwood acacia
96	12"	Sequoia Sempervirens 'Soquel'	Coast Redwood
97	4"	Ligustrum lucidum	Glossy privet
98	5"	Ligustrum lucidum	Glossy privet
99	5"	Ligustrum lucidum	Glossy privet
100	5"	Ligustrum lucidum	Glossy privet
101	5"	Ligustrum lucidum	Glossy privet
102	5"	Ligustrum lucidum	Glossy privet
103	5"	Ligustrum lucidum	Glossy privet
104	5"	Ligustrum lucidum	Glossy privet
105	4"	Ligustrum lucidum	Glossy privet
106	5"	Ligustrum lucidum	Glossy privet
107	12"	Ligustrum lucidum	Glossy privet
114	22"	Acacia melanoxylon	Blackwood acacia
115	18"	Sequoia Sempervirens 'Soquel'	Coast Redwood

NOTE:

1. ALL ENNUMERED TREES MORE PROPOSED AS PART OF THE MORSE AVENUE REDEVELOPMENT BY THE LANDSCAPE ARCHITECT AND AS OF OCTOBER 18, 2004 ARE SHOWN ON THE "TREE SURVEY" PREPARED BY KIER & WRIGHT FOR THE MCCLEAN PARTNERSHIP "FIELD MORSE AVENUE APARTMENTS, DATED OCTOBER 18, 2004.
2. ALL NUMBERED TREES ON LOT 1 MERE TO BE SAVED AS PART OF THE MORSE AVENUE REDEVELOPMENT AND HAVE BEEN REPORTED IN THE TREE SURVEY PREPARED BY S.P. McCLEANAN CO., INC. DATED DECEMBER 16, 2003.
3. ALL NUMBERED TREES ON LOT 2 BEEN REPORTED IN THE TREE SURVEY PREPARED BY S.P. McCLEANAN CO., INC. DATED DECEMBER 16, 2003.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 73°07'46" E	53.66'
L2	N 70°46'00" W	33.00'

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3150 Scott Boulevard, Suite 2 (408) 727-5565
Santa Clara, California 95054 FAX (408) 727-5641

TREE SURVEY
FOR: BERG DEVELOPMENT COMPANIES
750-1150 MORSE AVENUE & KARLSTAD DRIVE
SUNNYVALE CALIFORNIA

DATE	NOV. 2004
SCALE	1" = 40'
DESIGNED	
DRAFTED	
JOB	02074
SHEET	1
OF	SHEETS

ATTACHMENT C

USER:mikemclean L:\dwg\A02074\SURVEY\TENTATIVE MAP\October 2004 4 sheet set\Sht-4.dwg NOVEMBER 15, 2004 12:24