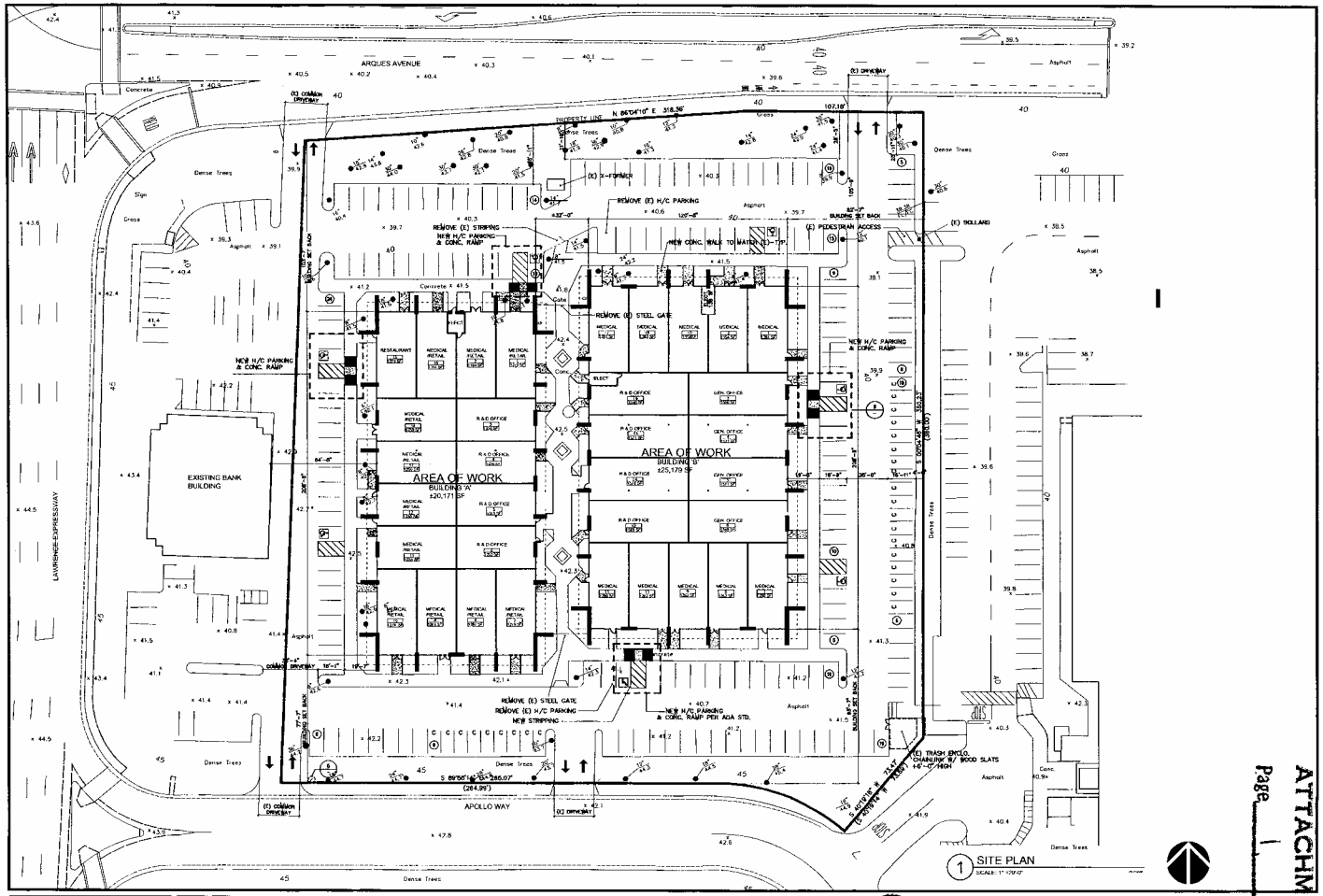

DENNIS KOBZA & ASSOCIATES, INC.
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PHONE: 650-961-9107
FAX: 650-961-9809
EMAIL: dennis@dkobza.com
WEB: www.kobza.com
C 1605

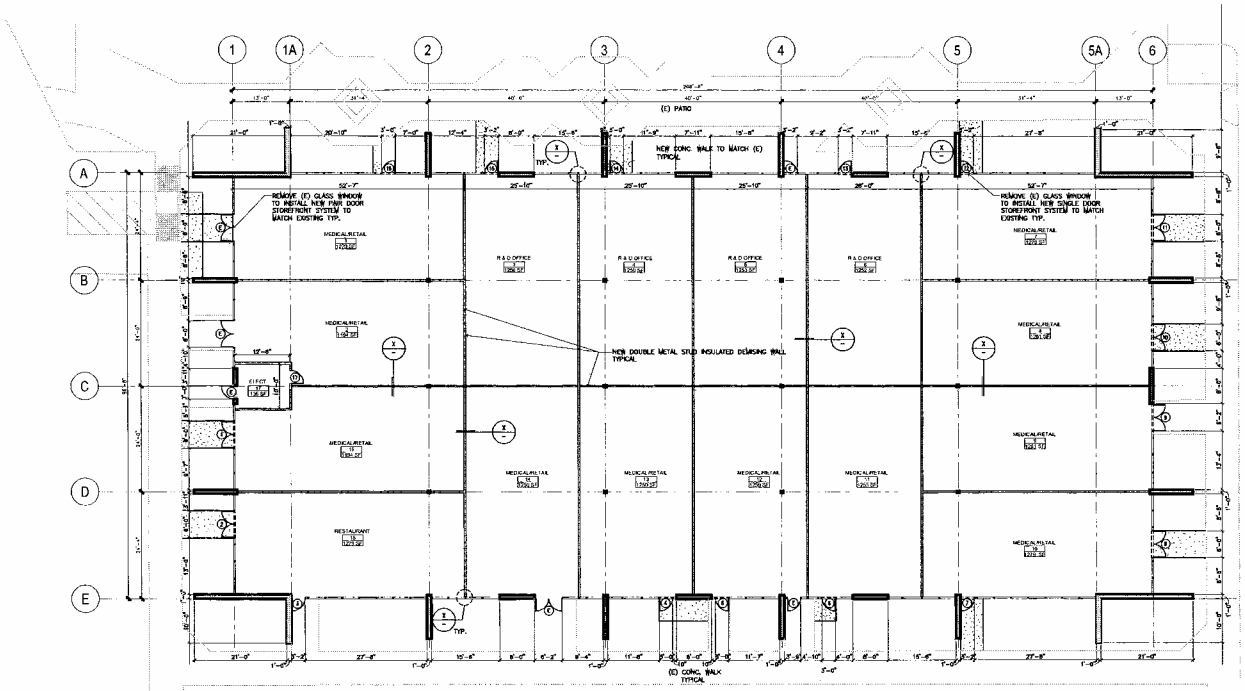
C 4705
RUN DATE

REVISION 1	REVISION 4
REVISION 2	REVISION 5
REVISION 3	REVISION 6

TENANT IMPROVEMENTS FOR:
ARQUES AVENUE
1208 ARQUES AVENUE SUNNYVALE, CA
SHEET TITLE SITE PLAN

JOB NO. 048377
DATE 08.11.07
DRAWN JFCR
SHEET NO. A1

ATTACHMENT D
Page 1 of 9



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

RESTAURANT------1,279 SF
MEDICAL/RETAIL------13,752 SF
R & D OFFICE--------5,005 SF
ELECT. ----------135 SF
TOTAL AREA 20,171 SF

WALL LEGEND:

NEW FULL HT. WALL, NONRATED (CONSTRUCT FROM 3 5/8" X 25 GALVANIZED STUDS 16" O.C. WITH 5/8" TYP. GYP. BD. ON BOTH SIDES)

EXISTING WALL, DOOR/TRAVE, WINDOW TO REMOVE. VERIFY W/ FLOOR PLAN FOR DIMENSIONS OF EXISTING DOOR OR WINDOW OPENINGS

ATTACHMENT 2
Page 2 of 9

DENNIS KOBZA & ASSOCIATES, INC.
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C 4505

REVISION 1
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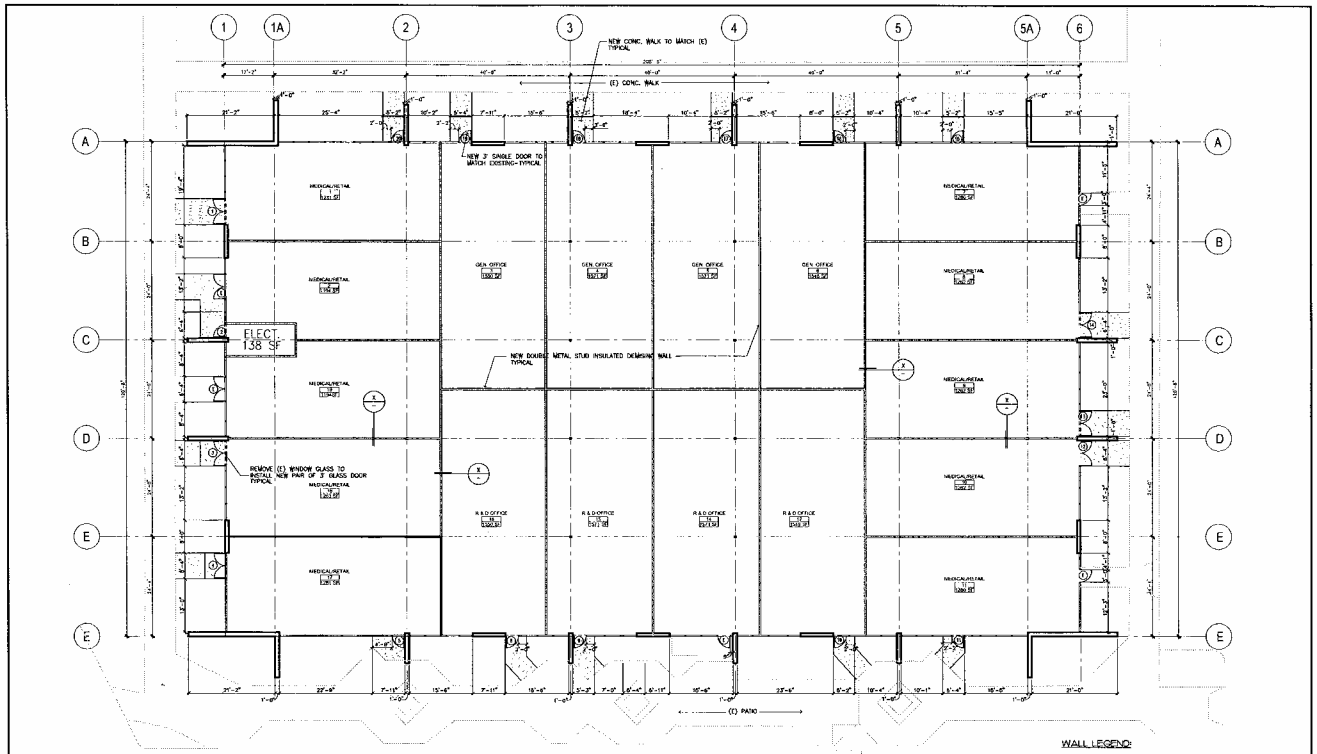
REVISION 4
REVISION 5
REVISION 6

TENANT IMPROVEMENTS FOR:
ARQUES AVENUE (BLDG. "A")
1296 ARQUES AVENUE
SUNNYVALE, CA
SHEET TITLE: FLOOR PLAN

JOB NO. 0402.77
DATE 9-23-04
DRAWN BY JTOVENRA

SHEET NO. A1



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

WALL LEGEND:

GEN. OFFICE----------6,240 SF
MEDICAL/RETAIL----------12,560 SF
R & D OFFICE----------6,104 SF
ELECT. ----------138 SF

TOTAL AREA 25,179 SF

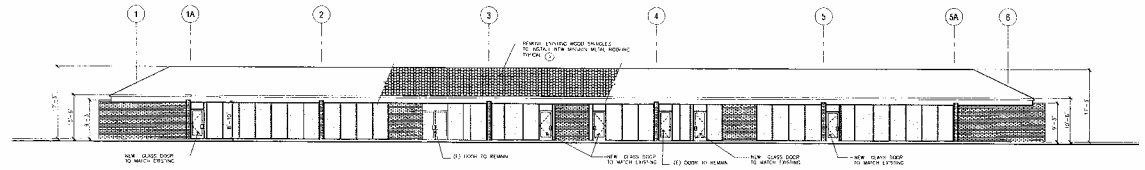
DENNIS KOBZA & ASSOCIATES, INC.
A.I.A. ARCHITECT

TENANT IMPROVEMENTS FOR:
ARQUES AVENUE (BLDG. "B")
1210 ARQUES AVENUE SUNNYVALE, CA

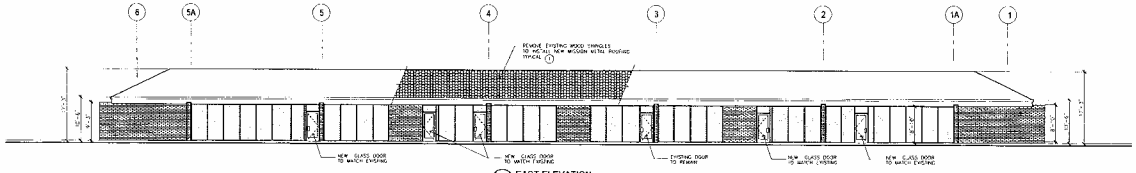
SHEET TITLE FLOOR PLAN

SHEET NO. A-3

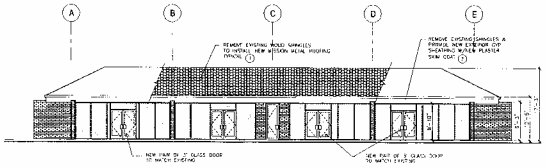
ATTACHMENT D
Page 3 of 9



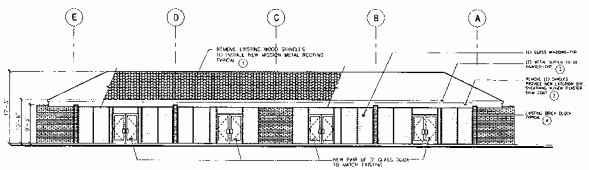
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

COLOR SCHEDULE.	
1	DECRA METAL ROOF "TEAK"
2	DC SP1-2 SONE
3	DC SP1-56 BROWN
4	CASTONE BIRCH-SEE PHOTO

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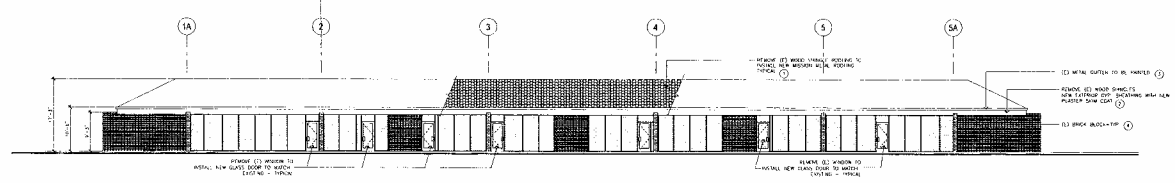
REVISION 1
REVISION 2
REVISION 3
REVISION 4
REVISION 5
REVISION 6

TENANT IMPROVEMENTS FOR:
ARQUES AVENUE (BLDG. "A")
1308 ARQUES AVENUE SUNNYVALE, CA
SHEET TITLE
ELEVATIONS

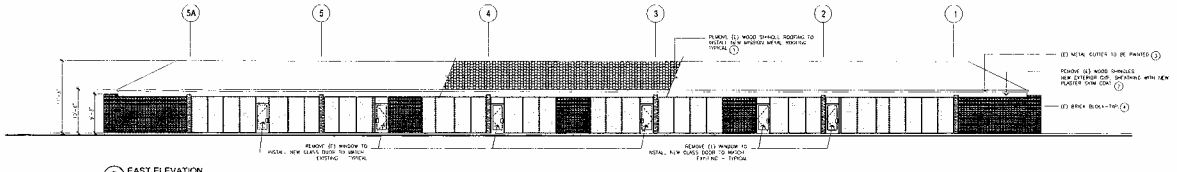
JOB NO. 046777
DATE 9-27-04
DRAWN BY JPONTIARA

SHEET NO. A-4

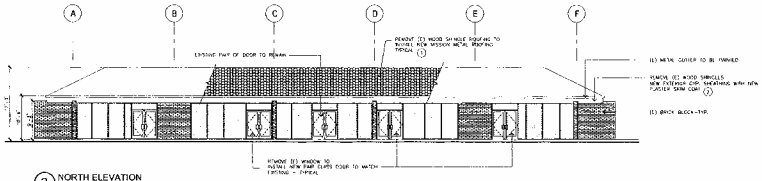
ATTACHMENT D
Page 4 of 9



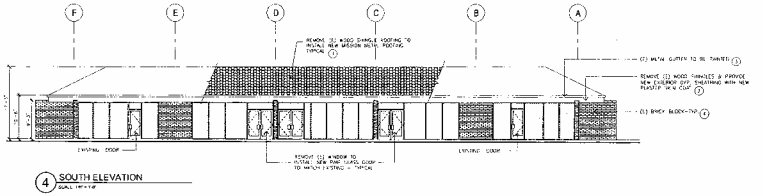
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

COLOR SCHEDULE	
1	OLDCA METAL ROOF "BLACK"
2	FASCA KELLY MOORE #
3	CUTTER KELLY MOORE #
4	EXISTING BRICK

All drawings, designs, specifications and other data and information, including but not limited to computer data or software, prepared by Dennis Kobza & Associates, Inc. Architect (DKA) for use in connection with the subject project, shall remain the property of DKA. DKA shall retain all common law, statutory and other reserved rights, including the copyright thereto. DENNIS KOBZA & ASSOCIATES, INC. shall retain title to all drawings and other data and information prepared by DKA. Reproduction of these drawings and other data and information prepared by DKA, in whole or in part, without DKA's written consent is prohibited. Any use of these drawings and other data and information prepared by DKA for other than the intended purpose is prohibited. Visual contact with these drawings and other data and information prepared by DKA shall constitute conclusive evidence of acceptance of these restrictions.

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C-4359

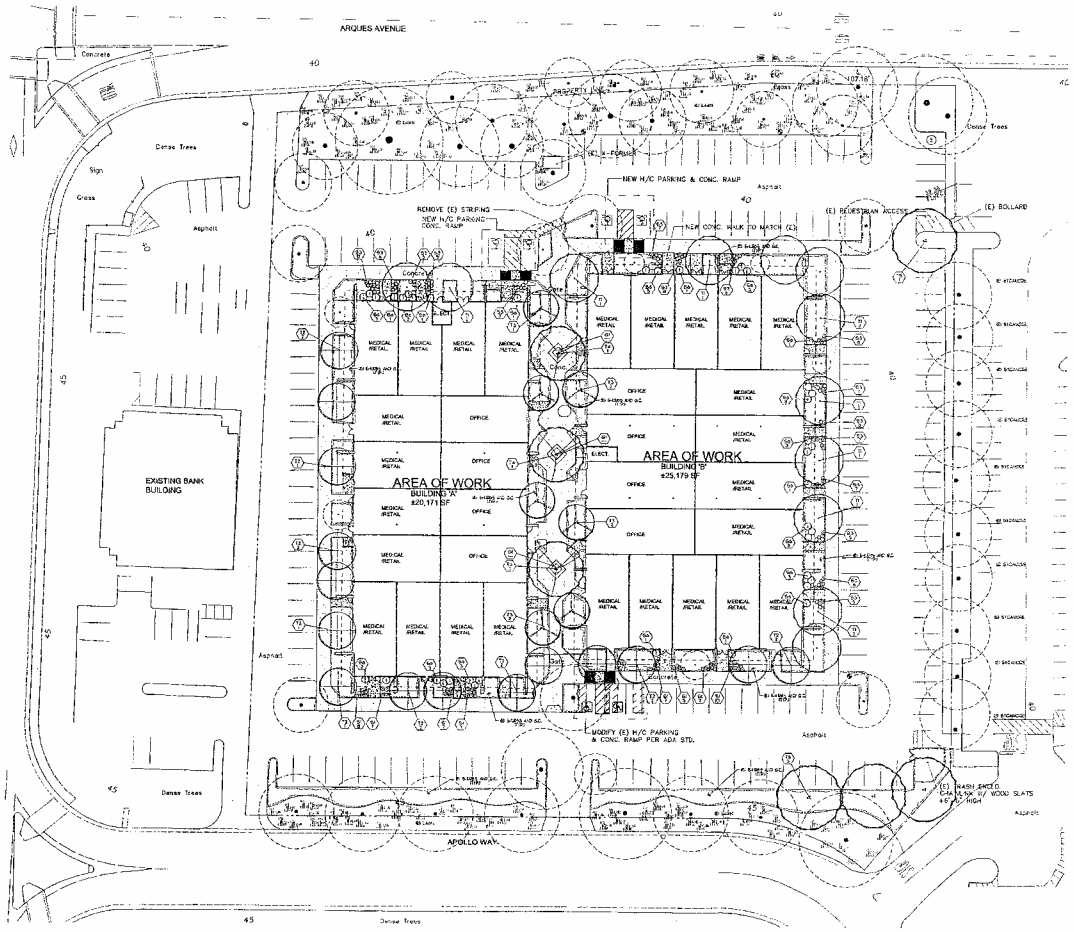
DRAWN BY	REVISION 1
REVISION 2	REVISION 4
REVISION 3	REVISION 5

TENANT IMPROVEMENTS FOR:
ARQUES AVENUE (BLDG. "B")
1310 ARQUES AVENUE SUNNYVALE CA
SHEET TITLE
ELEVATIONS

JOB NO. 04-177
DATE 9-23-04
DRAWN BY SLOVARA

SHEET NO. A-5

ATTACHMENT D
Page 5 of 7



PLANT LIST:

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

PLANT NOTES:

[illegible]

SCALE 1"=20'

REED ASSOCIATES
LANDSCAPE ARCHITECTURE
477 SOUTH TARPE STREET
SUNNYVALE, CALIFORNIA 94086
408.481.9020 / 408.481.9022 FAX

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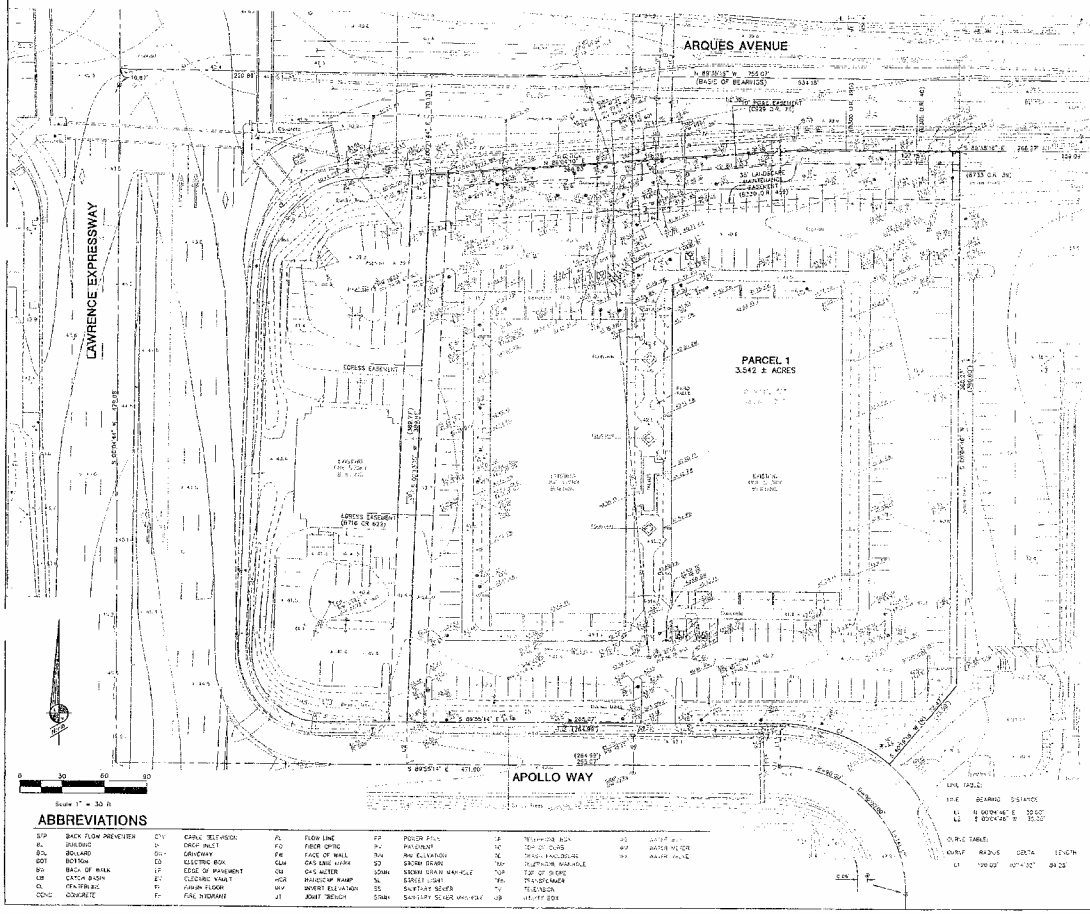
PAUL JAY REED
No. 2002
Exp. 10/03

REVISION 1	REVISION 4	TENANT IMPROVEMENTS FOR: ARQUES AVENUE 1208 ARQUES AVENUE SUNNYVALE, CA	JOB NO. AA-XX
REVISION 2	REVISION 5		DATE 8/11/04
REVISION 3	REVISION 6	SHEET TITLE LANDSCAPE PLANTING PLAN	DRAWN BY dgs

ATTACHMENT D
Page 6 of 9

TENTATIVE MAP

ONE LOT SUBDIVISION
FOR CONDOMINIUM PURPOSES



VICINITY MAP
N.T.S.

NOTES

1. EXISTING ZONING GROUP
   a. PROPOSED ZONING
   ZONE: CONDOMINIUM GROUP
   BLDG. USE:
   SANTA CLARA, CA 95050
2. MAP PREPARED FOR THE PROPERTY OWNER BY
   KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
   3350 SCOTT BOULEVARD, BUILDING 22
   SANTA CLARA, CA 95054
   (408) 727-1660
3. APN: 216-26-001
4. EXISTING USE: OFFICE
5. PROPOSED USE: RETAIL/WHOLESALE OFFICE
6. EXISTING ZONING: HIGH-TECH
7. PROPOSED ZONING: NO CHANGE
8. COVERAGE OF PARCEL: 3.542 ± ACRES
9. BENCHMARK:
   BM 34, BRASS DISC IN TOP OF CURB NEAT TO CATCH BASIN AT THE SOUTHEAST CORNER OF LAWRENCE EXPRESSWAY AND LAKESIDE DRIVE
   ELEVATION = 58.45
10. THE PARCEL PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 060345 0009 D, DATED DECEMBER 19, 1983 AS ZONE X
   "X" AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD
   INFORMATION OBTAINED FROM THE CITY OF SUNNYVALE PUBLIC WORKS DEPARTMENT ON JULY 28, 2006.
11. ALL DISTANCES ARE APPROXIMATE.

LEGEND

PROPERTY LINE	
PROPERTY LINE ADJACENT	
CENTERLINE	
EASEMENT	
PUBLIC STANDARD CITY MONUMENT	
BENCHMARK	
FIRE HYDRANT	
MANHOLE	
VALVE	
CATCH BASIN	
FIRE DEPARTMENT CONNECTION	
BACK FLOW PREVENTER	
POST INDICATOR VALVE	
SIGN	
TREE W/SIZE AND ELEVATION	
SPOT ELEVATION	
CONTOUR	
POOL CONTOUR	
CURB & GUTTER	
SIDEWALK	
FENCE	
SANITARY SEWER	
STORM DRAIN	
WATER	
GAS	
WATERWAY OR CREEK	
PROTECTED	
LONE TREE	
FIELD GRID CORNER	
CABLE TV	
OVERHEAD TELEPHONE	

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°04'46" E	32.00'
L2	S 00°04'46" W	32.00'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH
C1	1700.00'	00°14'32"	89.28'

ABBREVIATIONS

BFP	BACK FLOW PREVENTER	CTV	CABLE TELEVISION	FL	FLOW LINE	PP	POWER POLE	TP	TELEPHONE BOX	WG	WATER GATE
BL	BUILDING	DI	DROP INLET	FO	FIBER OPTIC	PV	PAVEMENT	TC	TOP OF CURB	WM	WATER METER
BOL	BOLLARD	DW	DRIVEWAY	FW	FACE OF WALL	TOW	TOP OF WALL	TG	TRASH ENCLOSURE	WV	WATER VALVE
BOT	BOTTOM	EB	ELECTRIC BOX	GEM	GAS LINE MARK	SD	STORM DRAIN	TM	TELEPHONE MANHOLE		
BW	BACK OF WALK	EP	EDGE OF PAVEMENT	GM	GAS METER	SDMH	STORM DRAIN MANHOLE	TOP	TOP OF PIPE		
CB	CATCH BASIN	EV	ELECTRIC VAULT	HCR	HANDICAP RAMP	SL	STREET LIGHT	TR	TRANSFORMER		
CL	CENTERLINE	FF	FINISH FLOOR	INV	INVERT ELEVATION	SS	SANITARY SEWER	TV	TELEVISION		
CONC	CONCRETE	FH	FIRE HYDRANT	JT	JOINT TRENCH	SSMH	SANITARY SEWER MANHOLE	UB	UTILITY BOX		

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3350 SCOTT BOULEVARD, BUILDING 22 (408)727-1660
SANTA CLARA, CALIFORNIA 95054 FAX (408)727-2477

CALIFORNIA

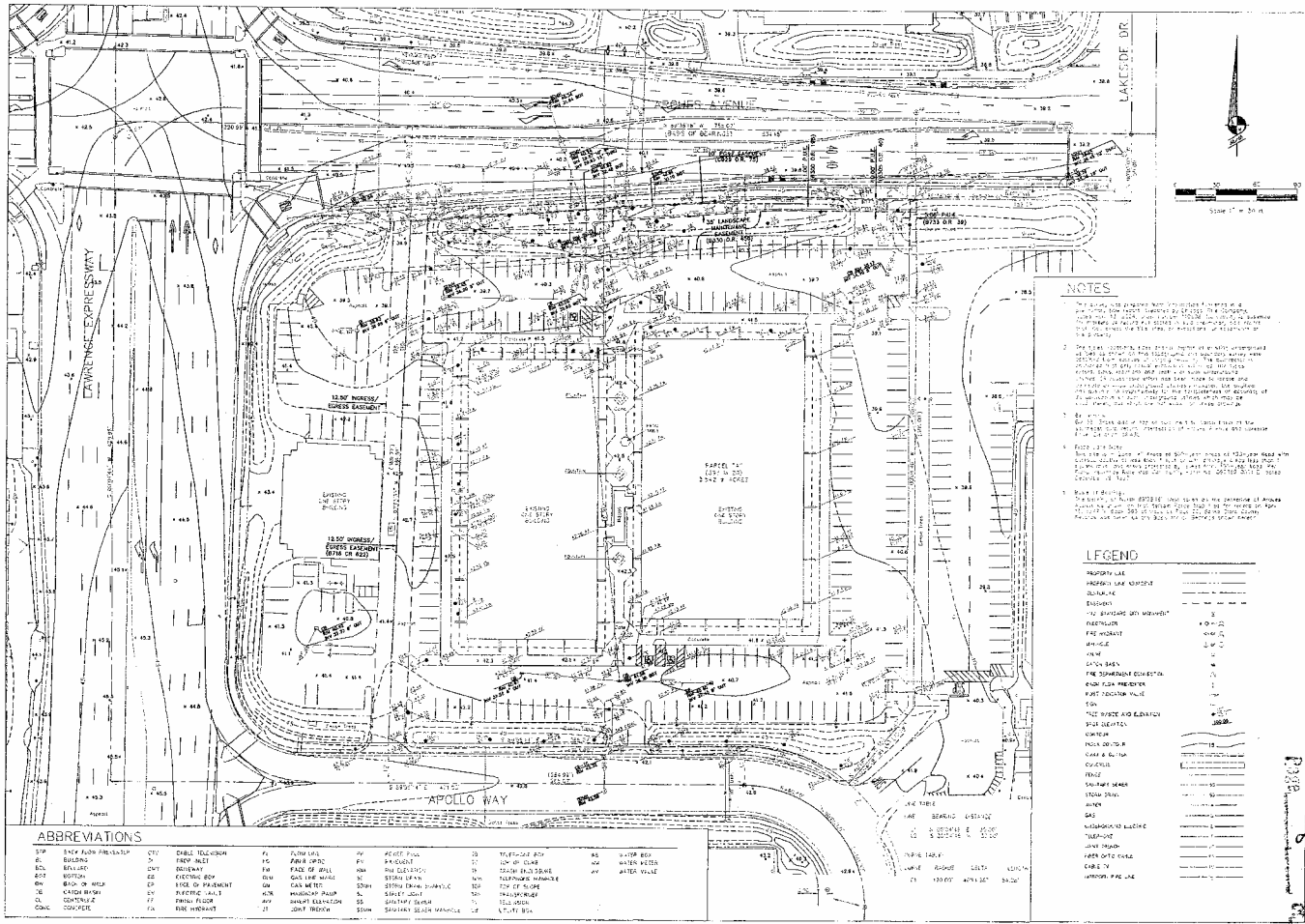
TENTATIVE MAP
FOR: HYBERNIA GROUP
1308-1310 ARQUES AVENUE

SUNNYVALE

DATE	
SCALE	
DRAWN	
CHECKED	
DRAFTER	
JOB	
SHEET	

ATTACHMENT 1

Page 9 of 9



NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]

LEGEND

PROPERTY LINE	
PROPERTY LINE EASEMENT	
SUBLINE	
EASEMENT	
152' STANDARD UTILITY EASEMENT	
MANHOLE	
FIRE HYDRANT	
WHEELS	
VALVE	
CATCH BASIN	
FIRE DEPARTMENT CONNECTION	
BACK FLOW PREVENTER	
FIRST INDICATOR VALVE	
SIGN	
TOP WALL AND ELEVATION	
SPOT ELEVATION	
CONTOUR	
INDEX CONTOUR	
CURB & GUTTER	
CULVERTS	
FENCE	
SANITARY SEWER	
STORM DRAIN	
WATER	
GAS	
UNDERGROUND ELECTRIC	
TELEPHONE	
JOINT TRENCH	
FIBER OPTIC CABLE	
CABLE TV	
IRRIGATION PIPE LINE	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°00'00" E	15.00'
L2	S 00°00'00" E	53.00'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	130.00'	40°41'30"	94.00'

ABBREVIATIONS

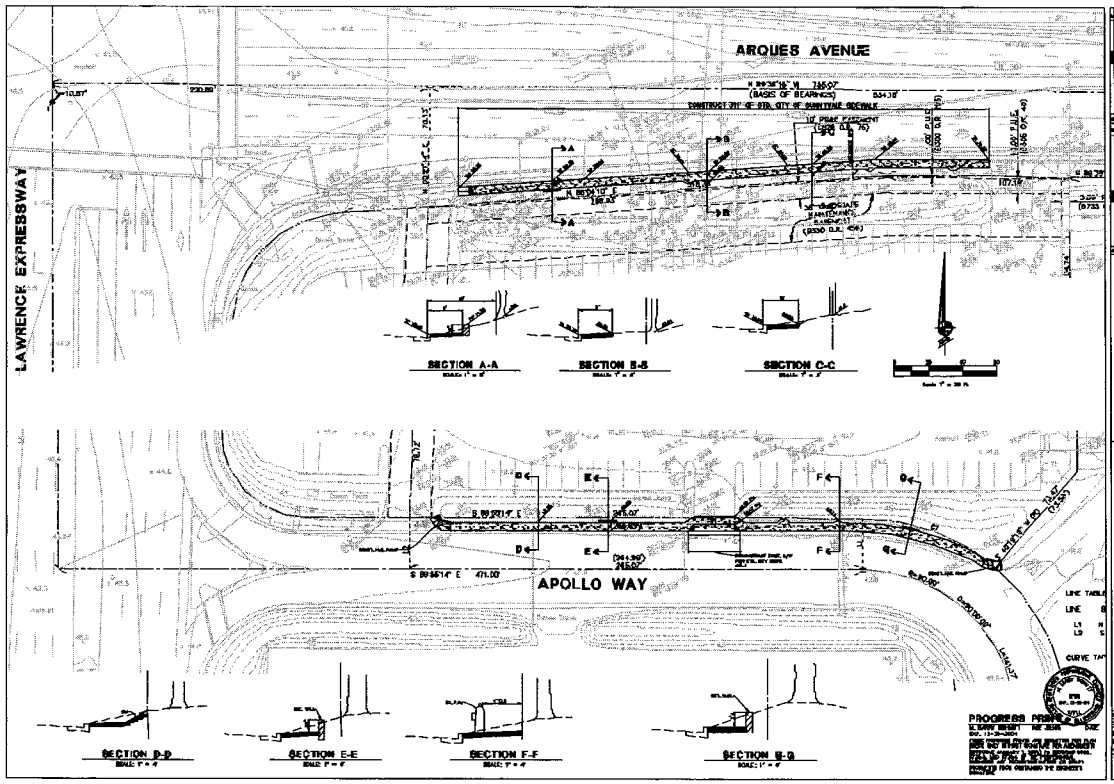
STP	SINGLE PLUG PRESSURE TAP	CTV	CABLE TELEVISION	FL	FLOW LINE	PV	PEDESTAL PLUG	TB	TRAFFIC SIGN BOX	WB	WATER BOX
BL	BUILDING	DI	DROP INLET	FS	FINISH GRADE	PG	P-GUARD	TC	TOP OF CURB	WM	WATER METER
BOL	BOLLARD	DWY	DRIVEWAY	FW	FACE OF WALL	RIM	RIM ELEVATION	TH	TRACK HOLD DOWNS	WV	WATER VALVE
BOT	BOTTOM	EB	ELECTRIC BOX	GLM	GAS LINE MARKER	SC	STORM DRAIN	TMH	TELEPHONE MANHOLE		
BW	BACK OF WALK	EP	EDGE OF PAVEMENT	GM	GAS METER	SDMH	STORM DRAIN MANHOLE	TOF	TOP OF FLOWS		
CB	CATCH BASIN	EV	ELECTRIC VAULT	HCR	HANDICAP RAMP	SL	SIDELIT JOINT	TSH	TRAFFIC HOLE		
CL	CENTERLINE	FF	FINISH FLOOR	HW	HEADWALL ELEVATION	SS	SANITARY SEWER	TV	TELEVISION		
CONC	CONCRETE	FH	FIRE HYDRANT	JT	JOINT TRENCH	SSMH	SANITARY SEWER MANHOLE	UB	UTILITY BOX		

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3330 Scott Boulevard, Building 22 (408)727-6665
Santa Clara, California 95054 FAX(408)727-3641

TOPOGRAPHIC/BOUNDARY SURVEY
FOR: HYBERNIA
1228-1230 ARQUES AVENUE
SUNNYVALE CALIFORNIA

DATE	JANUARY 2004
SCALE	1" = 30'
DESIGNER	JBM
DRAFTER	RMA
JOB	2003-1
SHEET	1
OF	1 SHEETS

JULY 22, 2004 3:28 PM



KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.

Dennis Kohze & Associates, Inc.
A.I.A.
Architect

ARQUES AVENUE

ATTACHMENT D
Page 9 of 9