

EXHIBIT 5

- Los Gatos

LOS GATOS - SARATOGA RD (PUBLIC STREET) LANDSCAPE LANDSCAPE **ASPHALT ASPHALT** GRANT DEED TO GRANT DEED TO FOUND 3.5" BRASS -STATE OF CALIFORNIA STATE OF CALIFORNIA DISK IN MON. BOX (BK 3444 PG 95) (BK 3441 PG 560) TOWN OF LOS GATOS #32 ~ NEWSPAPER **ACCESS** PARCEL ONE -BOXES POINT OF DWYBEGINNING CONC S/W DWYCONC S/W S50°21'35"E PARCEL ONE (H900 OR 19) *BUILDING* HEIGHT= 16.6**'**± *ASPHALT* "DINER OF LOS GATOS" PARCEL ONE-STORY BUILDING AREA=2,660 SQ.FT± (FOOTPRINT) G MAPS 35 G MAPS 35 G MAPS 35 G MAPS 35 LANDS OF HWY 9 PARTNERS, LLC APN: 510-14-008 (DOC.# 22588676) *ASPHALT* N5214'28"W 50.00' LANDS OF SUSAN G. DAHM APN: 510-14-063 N5214'28"W (DOC.# 23104047) ENCLOSURI BUILDING MATCH LINE SEE BELOW RIGHT WITH WOOD FENCE ON TOP LANDS OF GARY J. FILIZETTI APN: 510-14-018 (DOC.# 23888679) WITH 3" DIAMETER POLE FOR BENEFIT OF PARCEL TWO LANDS OF GREEN TRUST APN: 510-14-020 (DOC.# 18167987) 3' WOOD FENCE --FOUND 2.5" BRASS DISK IN MON. BOX "LS 6256" AC UNIT (904 MAPS 26) $\overline{}$ LOT 9 BACHMAN AVE G MAPS 35 G MAPS 35 G MAPS 35 G MAPS 35 PVC OUT OF BUILDING -- 3' HIGH CONC WALL WITH 3' HIGH IRON FENCE ON TOP BUILDING - ROCK PILLAR 3/4" IRON PIPE FOUND 3/4" IRON PIPE — N5214'28"W 50.00' _ L/S 🔃 AC PAVEMENT ALMENDRA AVE (70 FEET WIDE) (PUBLIC STREET) MATCH LINE | SEE ABOVE LEFT DATE: 03/11/2020

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS GATOS, IN THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF TAIT AVENUE WITH THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED BY A.T. LOCKWOOD ET AL, TO STATE OF CALIFORNIA BY DEED DATED FEBRUARY 15, 1956 AND RECORDED MARCH 21, 1956 IN BOOK 3444 OF OFFICIAL RECORDS AT PAGE 95, SANTA CLARA COUNTY RECORDS; THENCE LEAVING TAIT AVENUE AND RUNNING ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL OF LAND CONVEYED TO STATE OF CALIFORNIA AND ALONG THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED BY A.T LOCKWOOD, ET AL, TO STATE OF CALIFORNIA BY DEED DATED FEBRUARY 15, 1956 AND RECORDED MARCH 19, IN BOOK 3441 OF OFFICIAL RECORDS AT PAGE 560. SANTA CLARA COUNTY RECORDS, SOUTH 50° 21' 35" EAST 100.06 FEET TO THE SOUTHEASTERLY LINE OF LOT 13 IN BLOCK 4 AS SHOWN ON THE MAP OF THE MASSOL SUBDIVISION HEREINAFTER REFERRED TO: THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 13, SOUTH 37° 45' 32" WEST 96.71 FEET TO THE SOUTHERLY CORNER THEREOF; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 13, NORTH 52° 14' 28" WEST 50.00 FEET TO THE SOUTHWESTERLY COMMON CORNER FOR LOTS 12 AND 13 IN SAID BLOCK 4 OF SAID MASSOL SUBDIVISION; THENCE ALONG THE LINE BETWEEN SAID LOTS 12 AND 13, NORTH 37° 45' 32" EAST 20.00 FEET; THENCE PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 12, NORTH 52°14'28" WEST 50.00 FEET TO THE SOUTHEASTERLY LINE OF TRAIT STREET; THENCE ALONG THE SOUTHEASTERLY LINE OF TAIT STREET NORTH 37' 45' 32" EAST 80.00 FEET TO THE POINT OF BEGINNING, AND BEING PORTIONS OF LOTS 12 AND 13 IN BLOCK 4, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "MAP OF THE MASSOL SUBDIVISION AS LOS GATOS, CAL, AND WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY ON DECEMBER 29. 1892. IN BOOK "G" OF MAPS AT PAGE 35.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO TOWN OF LOS GATOS IN GRANT DEEDS, RECORDED SEPTEMBER 16, 1983, IN BOOK H900, AT PAGES 19 AND 23, OFFICIAL

PARCEL TWO:

LOT 10. IN BLOCK 4 AS SHOWN UPON THE MAP OF THE MASSOL SUBDIVISION. WHICH WAS FILED FOR RECORD ON DECEMBER 29, 1892 IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, IN BOOK "G" OF MAPS, PAGE 35.

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN THE CHICAGO TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORT FOR TITLE INSURANCE NUMBER 98202955-982-EA-KC DATED FEBRUARY 27, 2020.

EXCEPTIONS: (98202955-982-EA-KC)

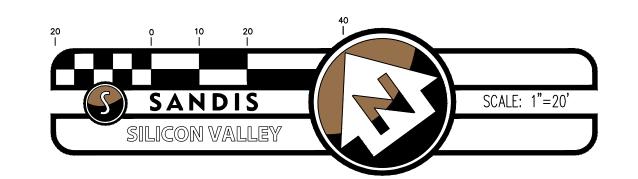
- 7) WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID PROPERTY BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF THE FREEWAY ADJOINING SAID PROPERTY, AS CONTAINED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED MARCH 15, 1956, BOOK 3441, PAGE 560, OF OFFICIAL RECORDS.
- 8) WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID PROPERTY BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF THE FREEWAY ADJOINING SAID PROPERTY, AS CONTAINED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED MARCH 21, 1956, BOOK 3444, PAGE 95, OF OFFICIAL RECORDS.
- 9) SUBJECT PROPERTY IS WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY "TOWN OF LOS GATOS CENTRAL LOS GATOS REDEVELOPMENT PROJECT" RECORDED DECEMBER 05, 1991 AS INSTRUMENT NUMBER 11155292 AND AMENDED PER DOCUMENT RECORDED OCTOBER 28, 2003 AS INSTRUMENT NUMBER 17444059, ALL IN THE OFFICIAL RECORDS OF SANTA CLARA COUNTY.

ALTA / NSPS TABLE A - OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS NOTES:

- ITEM 2) ADDRESS OF THE SURVEYED PROPERTY: 235 LOS GATOS-SARATOGA ROAD, LOS GATOS, CA
- ITEM 3) BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X, OF THE FLOOD INSURANCE RATE MAP NO. 06085C0376H WHICH BEARS AN EFFECTIVE DATE OF MAY 18, 2009 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- ITEM 4) GROSS LAND AREA 15,743 SQUARE FEET OR 0.361 ACRES, MORE OR LESS. PARCEL ONE AREA 8,743 SQUARE FEET OR 0.201 ACRES, MORE OR LESS. PARCEL TWO AREA 7,000 SQUARE FEET OR 0.161 ACRES, MORE OR LESS.
- ITEM 7(b1) SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF SUBJECT BUILDING IS 2,660 SQUARE FEET, MORE OR LESS.
- ITEM 7(c) MEASURED HEIGHT OF THE SUBJECT BUILDING IS 16.6 FEET± AT LOCATION SPECIFIED HEREON.
- THE SUBSTANTIAL FEATURES OBSERVED DURING OUR FIELD SURVEY ARE SHOWN HEREON.
- TOTAL PARKING SPACES 29 = 27 REGULAR, AND 2 DISABLED.
- THE NAMES OF ADJOINING OWNERS, ACCORDING TO CURRENT TAX RECORDS ARE SHOWN HEREON.
- ITEM 19) PURSUANT TO TABLE A, ITEM 19, THERE ARE NO APPURTENANT EASEMENTS LISTED IN THE REFERENCED TITLE REPORT.

NOTES AND COMMENTS:

- 1) PHYSICAL ACCESS TO PROPERTY VIA PUBLIC RIGHTS OF WAY: LOS GATOS-SARATOGA RD., TAIT AVE. AND ALMENDRA AVE. AS SHOWN HEREON.
- 2) AT THE TIME OF THE FIELD SURVEY, THERE WAS NO EVIDENCE OF SITE USE AS A CEMETERY OR BURIAL GROUND.
- 3) TAX MAP PARCEL NUMBERS: PARCEL ONE: 510-14-074, PARCEL TWO: 510-14-019
- 4) THIS IS AN AS-BUILT SURVEY PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.
- 5) ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- 6) THE BEARING OF NORTH 37°45'32" EAST BETWEEN FOUND MONUMENTS ALONG TAIT AVENUE AS DESCRIBED AS THE BEARING OF TAIT STREET IN THAT CERTAIN AFFIDAVIT RECORDED JANUARY 20, 2016 AS DOCUMENT NUMBER 23200413, SANTA CALRA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.





 $1"=500'\pm$

LEGEND

7////////	
—— ОН—— ——	BUILDING OVERHANG
	CENTERLINE
	CURB LINE
X	
	ORIGINAL PARCEL LINES (G MAPS 35
	PARCEL LINES PROPERTY LINE
OHE	
OnL	WALL
	AREA DRAIN
	BOLLARD
	CATCH BASIN
CLF	CHAIN LINK FENCE
CONC	CONCRETE
E	ELECTRIC PULLBOX
	FOUND IRON PIPE
•	FOUND STANDARD MONUMENT
G	GAS METER
L/S	LANDSCAPE
́м	MISCELLANEOUS MANHOLE
PNL	PANEL ON WALL (ELECTRIC)
Φ	STORM DRAIN CLEANOUT
\bigcirc	STORM DRAIN MANHOLE
- 0 -	SIGNS
	STREET LIGHT PULLBOX
o	SANITARY CLEANOUT
\bigcirc	SANITARY MANHOLE
\	STREET LIGHT LAMP NO ARM
• 🌣	STREET LIGHT SINGLE ARM
₩	WATER METER
W	WATER VALVE

SURVEYOR'S CERTIFICATE

TO: PENNANT PROPERTIES, CHICAGO TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(b1), 7(C), 8, 9, 13, 19 AND 20 OF TABLE "A" THEREOF.

THE FIELD WORK WAS COMPLETED ON MARCH 11, 2020.

SANDIS

DATE: MARCH 11, 2020

KELLY S. JOHNSON, P.L.S. CALIFORNIA REG. NO. 9126 EXPIRES SEPTEMBER 30, 2020 KJOHNSON@SANDIS.NET

** CERTIFY IS DEFINED AND LIMITED BY SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE OF CALIFORNIA



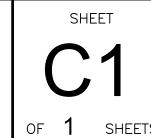
SILICON VALLEY TRI-VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY/SF

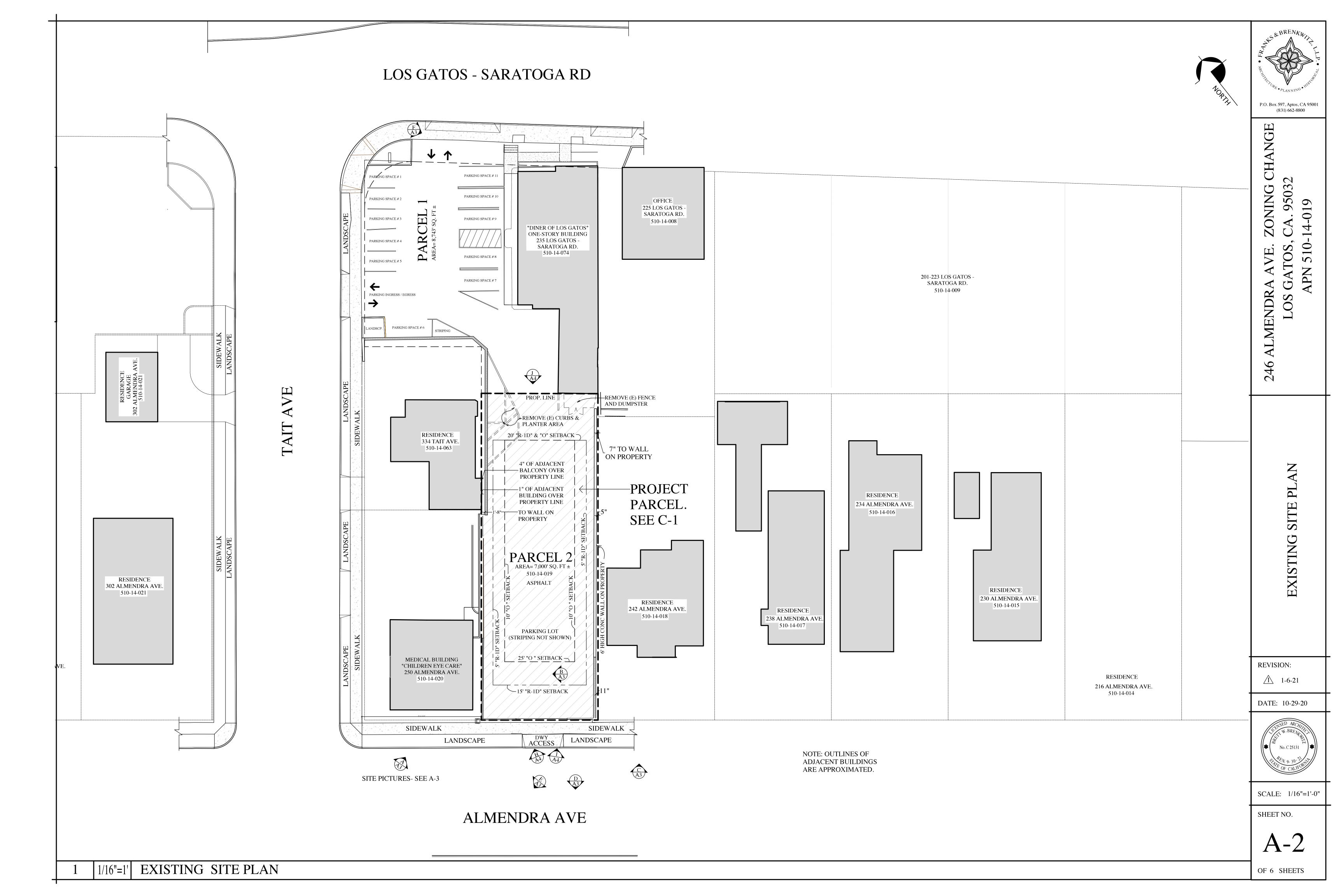
CIVIL ENGINEERS 1"= 20 DRAWN BY: APPROVED BY: KSJ DRAWNG NO.: 218244

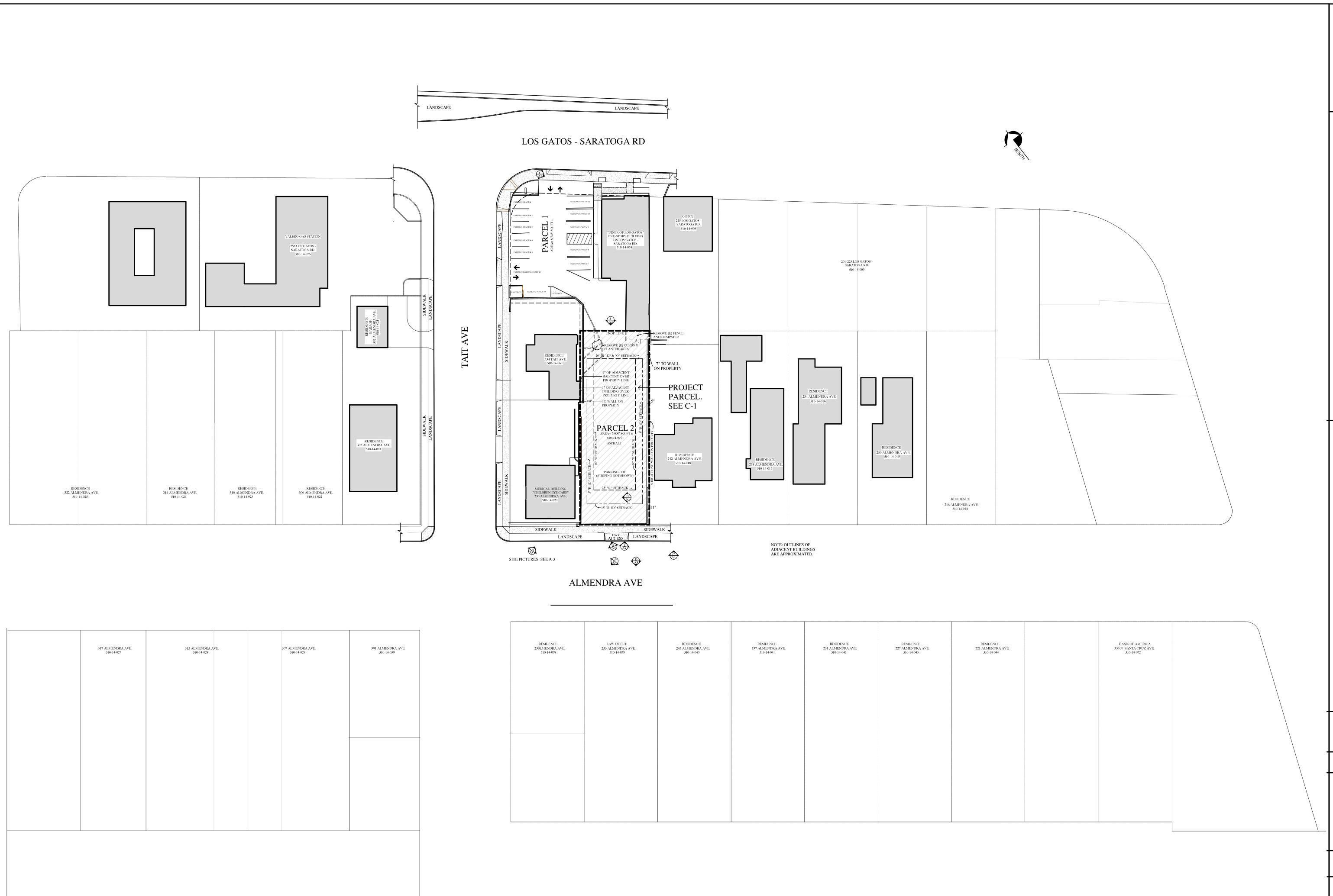
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REVISION/ISSUE DATE BY

ALTA/NSPS LAND TITLE SURVEY 235 LOS GATOS - SARATOGA RD **CALIFORNIA** LOS GATOS









P.O. Box 597, Aptos, CA 95001 (831) 662-8800

HANGE

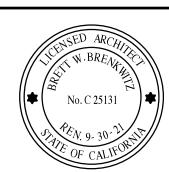
ALMENDRA AVE. ZONING CHAI LOS GATOS, CA. 95032 APN 510-14-019

246

EXISTING EXPANDED SITE PLAN

REVISION:

DATE: 1-6-21



SCALE: 1"=30'

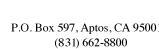
SHEET NO.

A-2.

OF 6 SHEETS

1"=30' EXISTING EXPANDED SITE PLAN





P.O. Box 597, Aptos, CA 95001 (831) 662-8800

C NTS EXISTING ADJACENT RESIDENCE - 242 ALMENRDA AVE.

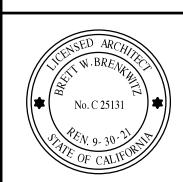








DATE: 10-29-20



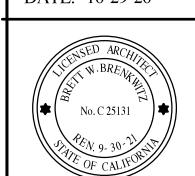
SCALE: NTS

SHEET NO.

NTS EXISTING DINER- 235 LOS GATOS - SARATOGA ROAD OF 6 SHEETS

NTS | EXISTING HOUSE ACROSS STREET - 253 ALMENDRA AVE.

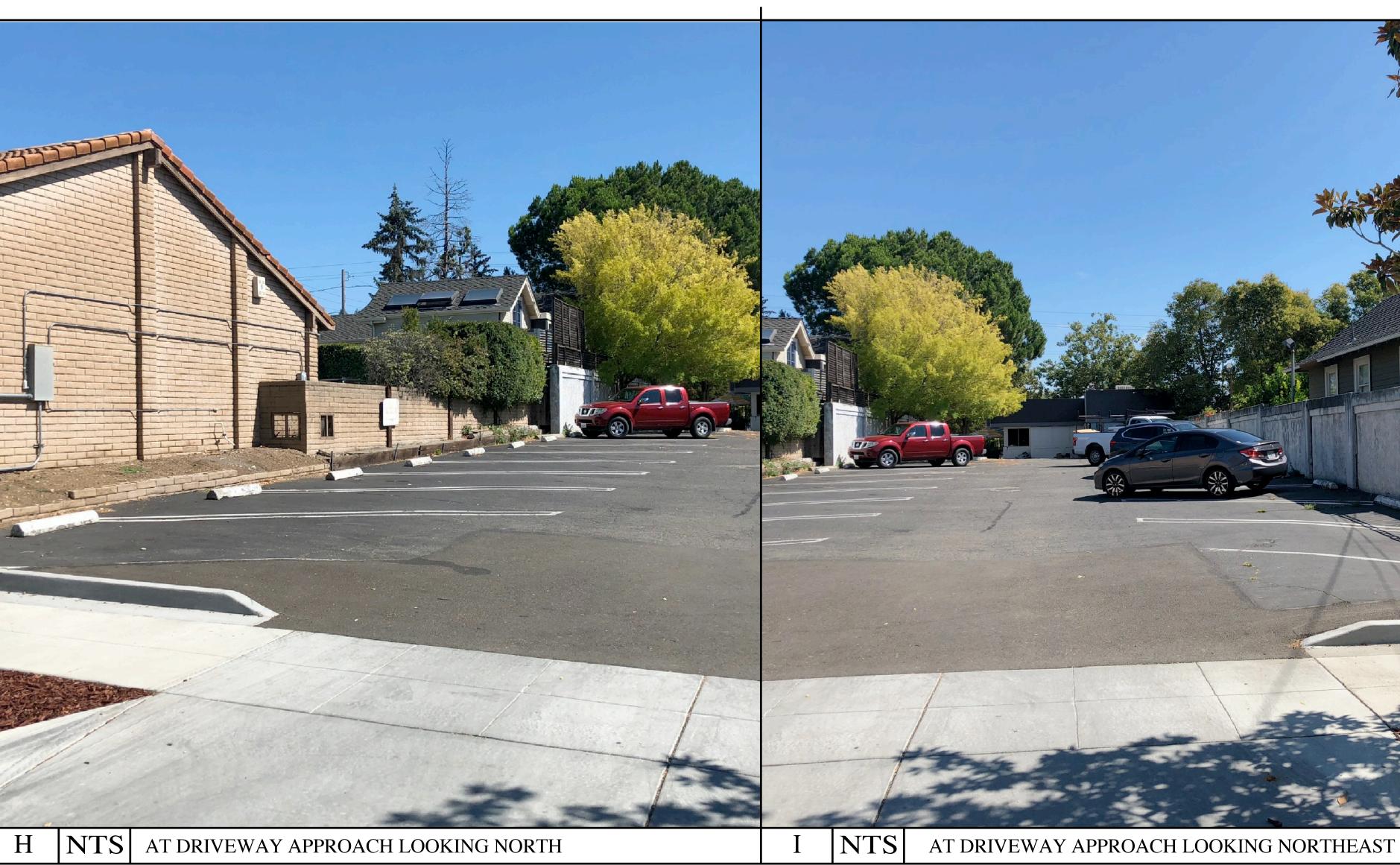
E | NTS | EXISTING HOUSE ACROSS STREET - 259 ALMENDRA AVE.



SCALE: NTS

SHEET NO.









J NTS AT NORTH PROPERTY LINE LOOKING SOUTH

K NTS BLANK