

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY SHOWN ON THE SUBDIVISION WITHIN THE DISTINCTIVE BORDERLINE OF THIS MAP, CONSISTING OF FOUR (4) SHEETS, THIS STATEMENT BEING ON SHEET ONE (1) THEREOF; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HAVE CAUSED THIS MAP TO BE PREPARED FOR RECORD, AND DO CONSENT TO THE MAKING AND FILING OF THIS MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

- 1. THE STRIP OF LAND DESIGNATED GARDEN LANE ROAD DEDICATION FOR PUBLIC STREET AND UTILITY PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS A NON-EXCLUSIVE EASEMENT FOR PUBLIC PURPOSES:

- 1. AN EASEMENT FOR EMERGENCY ACCESS PURPOSES ON OR OVER THAT CERTAIN STRIP OF LAND DESIGNATED AND DELINEATED AS "EVAE" (EMERGENCY VEHICLE ACCESS EASEMENT). SAID EASEMENT SHALL BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT PUBLIC SERVICE STRUCTURES, IRRIGATION SYSTEMS AND APPURTENANCES THERETO, LAWFUL FENCES AND ALL LAWFUL ROOF OVERHANGS.
- 2. EASEMENTS FOR ANY AND ALL PUBLIC SERVICE PURPOSES INCLUDING, BUT NOT LIMITED TO, THE CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, AND CONDUITS FOR STORM DRAINS, SANITARY SEWERS, WATER LINES, GAS LINE, ELECTRIC LINES, TELEPHONE LINES, TELEVISION AND TRAFFIC SIGNAL FACILITIES, PUBLIC UTILITIES, AND APPURTENANCES TO ALL THE ABOVE, OVER, UNDER, OR ACROSS THOSE CERTAIN AREAS DESIGNATED AS "PUBLIC SERVICE EASEMENT" (PSE). THE ABOVE MENTIONED EASEMENTS SHALL REMAIN OPEN AND FREE FROM BUILDINGS AND STRUCTURES AND THEIR APPURTENANCES, EXCEPT FOR IRRIGATION SYSTEMS AND THEIR APPURTENANCES, LAWFUL FENCES, WALKWAYS, AND ALL LAWFUL UNSUPPORTED ROOF OVERHANGS.

AS OWNER:
ARROYO CAP VI-2, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY:
ARROYO CAPITAL VI, LLC, A DELAWARE LIMITED LIABILITY COMPANY
ITS SOLE MEMBER

BY: Jeffrey B. Brouillette
NAME (PRINT): Jeffrey B. Brouillette
TITLE: PRESIDENT
DATE: 5/7/2026

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.

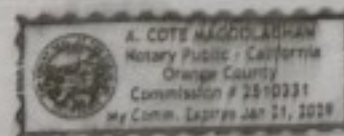
STATE OF California } SS.
COUNTY OF Orange }

ON May 7, 2026, BEFORE ME, A. Cote Magdolaghan, A NOTARY PUBLIC, PERSONALLY APPEARED Jeffrey B. Brouillette, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

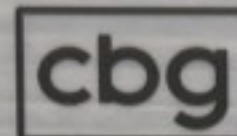
WITNESS MY HAND:

SIGNATURE: A. Cote
NAME (PRINT): A. Cote Magdolaghan
PRINCIPAL COUNTY OF BUSINESS: Orange
MY COMMISSION NUMBER: 2510331
MY COMMISSION EXPIRES: Jan 21, 2029



**TRACT 10675
BOULEVARD**

CONSISTING OF 4 SHEETS, FOR CONDOMINIUM PURPOSES;
BEING A SUBDIVISION OF THE PARCELS OF LAND DESCRIBED IN THAT
GRANT DEED RECORDED AS DOCUMENT NUMBER 25941756,
SANTA CLARA COUNTY RECORDS.
TOWN OF LOS GATOS, SANTA CLARA COUNTY, CALIFORNIA



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APRIL 2026

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OPTIONEE'S STATEMENT

CITY VENTURES HOMEBUILDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OPTIONEE UNDER THAT MEMORANDUM OF OPTION AGREEMENT RECORDED ON FEBRUARY 10, 2026 AS DOCUMENT NUMBER 25941759 OF OFFICIAL RECORDS OF SANTA CLARA COUNTY, CALIFORNIA, HEREBY CONSENTS TO THE RECORDATION OF THIS MAP AND THE SUBDIVISION OF THE LANDS SHOWN HEREON.

CITY VENTURES HOMEBUILDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY:
CITY VENTURES COMMUNITIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY
ITS SOLE MEMBER

BY: Phil Kerr
NAME (PRINT): Phil Kerr
TITLE: CEO
DATE: 05/07/2026

OPTIONEE'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 CA. } SS.
COUNTY OF Orange }

ON May 07, 2026, BEFORE ME, Jerusha Belles, A NOTARY PUBLIC, PERSONALLY APPEARED Phil Kerr, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND:

SIGNATURE: Jerusha Belles
NAME (PRINT): Jerusha Belles
PRINCIPAL COUNTY OF BUSINESS: Orange
MY COMMISSION NUMBER: 2466078
MY COMMISSION EXPIRES: Oct. 10, 2027



CERTIFICATE OF DEDICATION

THE FOLLOWING REAL PROPERTY IS DEDICATED IN FEE BY ARROYO CAP VI-2, LLC TO THE TOWN OF LOS GATOS:

FOR THE PURPOSE OF PUBLIC STREET RIGHT-OF-WAY:

GARDEN LANE ROAD DEDICATION;

THE TOWN OF LOS GATOS SHALL RECONVEY THE PROPERTY TO THE SUBDIVIDER IF THE TOWN OF LOS GATOS MAKES A DETERMINATION PURSUANT TO GOVERNMENT CODE SECTION 66477.5 THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST, OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES.

OWNER:

ARROYO CAP VI-2, LLC, A DELAWARE LIMITED LIABILITY COMPANY
3 PARK PLAZA, SUITE 200
IRVINE, CA 92614

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 ARROYO CAP VI-2, LLC, IN DECEMBER, 2024. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2028, AND THAT THE MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

5/8/2026
DATE



Mark H. Wehber
MARK H. WEHBER, P.L.S.
L.S. NO. 7960

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____ M. IN BOOK _____

OF MAPS, AT PAGE _____, AT THE REQUEST OF CHICAGO TITLE COMPANY.

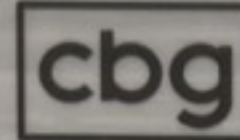
FILE NO. _____ FEE \$ _____

LOUIS CHIARAMONTE, COUNTY RECORDER

ATTACHMENT 2

TRACT 10675 BOULEVARD

CONSISTING OF 4 SHEETS, FOR CONDOMINIUM PURPOSES;
BEING A SUBDIVISION OF THE PARCELS OF LAND DESCRIBED IN THAT
GRANT DEED RECORDED AS DOCUMENT NUMBER 25941756,
SANTA CLARA COUNTY RECORDS.
TOWN OF LOS GATOS, SANTA CLARA COUNTY, CALIFORNIA



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APRIL 2026

TOWN ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP DESIGNATED "TRACT 10675, BOULEVARD"; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP ANY APPROVED ALTERATION THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT, AS AMENDED, AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

5/11/2026

DATE



GARY HEAP
TOWN ENGINEER
RCE NO. 52355

SOILS AND GEOLOGICAL REPORT

A SOILS AND/OR GEOLOGICAL REPORT ON THIS PROPERTY HAS BEEN PREPARED BY QUANTUM GEOTECHNICAL, INC., PROJECT NO. L015.G, REPORT DATED AUGUST 2, 2024, A COPY OF WHICH HAS BEEN FILED WITH THE TOWN OF LOS GATOS.

STATEMENT OF THE COUNCIL OF THE TOWN OF LOS GATOS

IT IS ORDERED THAT THE MAP OF TRACT NO. 10675 IS HEREBY APPROVED, THAT ALL PUBLIC STREETS, PUBLIC EASEMENTS AND OTHER PARCELS OF LAND SHOWN UPON SAID MAP AND THEREIN OFFERED FOR DEDICATION ARE HEREBY ACCEPTED FOR THE PURPOSES FOR WHICH THEY ARE OFFERED.

I HEREBY STATE THAT THE FOREGOING ORDER WAS ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOS GATOS, CALIFORNIA, AT A MEETING HELD ON THE ____ DAY OF _____, 2026; BY RESOLUTION NO. _____

DATE

WENDY WOOD
TOWN CLERK
TOWN OF LOS GATOS

TOWN SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP DESIGNATED "TRACT 10675, BOULEVARD", AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

5/11/26

DATE



KC KELLER
ACTING TOWN SURVEYOR
PLS 9731

TITLE NOTES

THE LANDS INCLUDED WITHIN THIS TRACT ARE SUBJECT TO THE FOLLOWING TERMS, PROVISIONS, AND CONDITIONS THAT ARE NOT SHOWN HEREON:

1. THE LAND IS SUBJECT TO THAT CERTAIN "AGREEMENT WITH RESPECT TO SANITARY SEWER" RECORDED FEBRUARY 10, 2026, AS DOCUMENT NUMBER 25941758, OFFICIAL RECORDS OF SANTA CLARA COUNTY AS DEPICTED ON EXHIBIT C OF SAID DOCUMENT.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MONUMENT LINE OF GARDEN LANE, THE BEARING BEING NORTH 58°34'55" EAST PER TRACT NO. 1225 HIGHLAND OAKS (76 M 46).

NOTES:

1. TIE LINES ARE PERPENDICULAR TO CENTERLINES AND MONUMENT LINES UNLESS OTHERWISE NOTED.
2. DISTANCES SHOWN HEREON ARE FEET AND DECIMALS THEREOF AND ARE GROUND LEVEL DISTANCES.

REFERENCES:

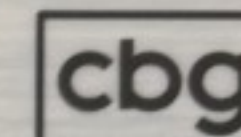
- (#) INDICATES REFERENCE NUMBER
 (1) TRACT NO. 1225 HIGHLAND OAKS (76 M 46)
 (2) PARCEL MAP (372 M 34)
 (3) PARCEL MAP (454 M 36)
 (4) PARCEL MAP (482 M 33)
 (5) PARCEL MAP (325 M 25)
 (6) JOINT TENANCY DEED (4690 OR 135)
 (7) GRANT DEED (4684 OR 585)
 (8) GRANT DEED (15543695)
 (9) GRANT DEED (22546270)
 (10) GRANT DEED (23029975)
 (11) GRANT DEED (23029979)
 (12) DOCUMENT NUMBER (25941758)(IN ITS AS BUILT LOCATION)

LINE TABLE		
NO	BEARING	LENGTH
L1	N49°07'59"W	8.40'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	1513.68'	1°29'48"	39.54'
C2	1513.68'	6°50'26"	180.72'
C3	1513.68'	1°59'58"	52.82'

**TRACT 10675
BOULEVARD**

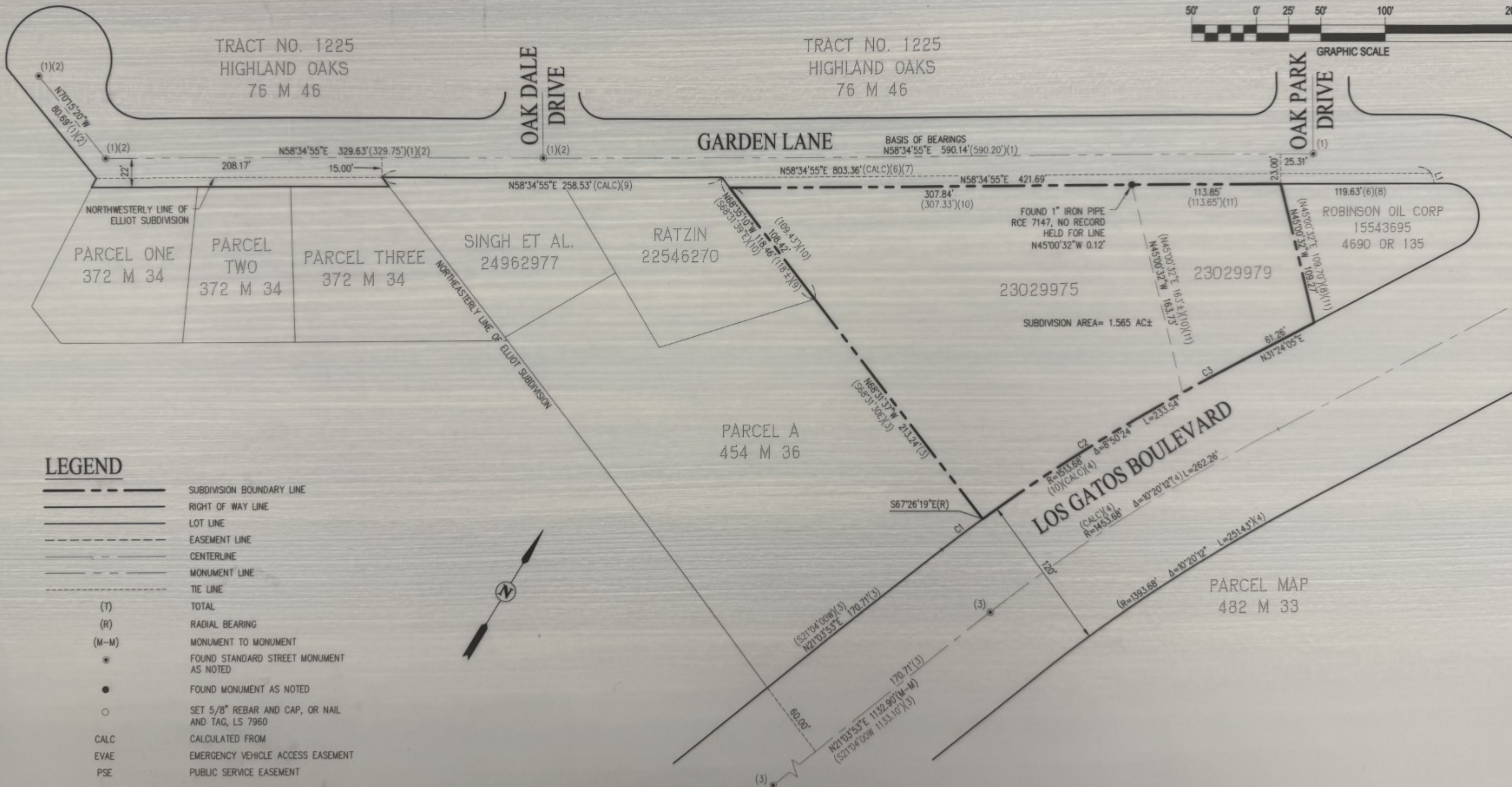
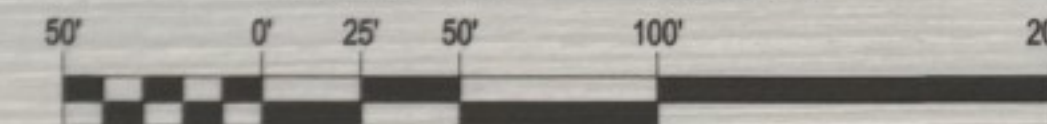
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 BEING A SUBDIVISION OF THE PARCELS OF LAND DESCRIBED IN THAT
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SCALE: 1" = 50' APRIL 2026



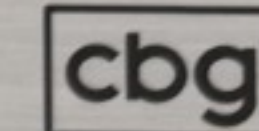
LEGEND

- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- MONUMENT LINE
- TIE LINE
- (T) TOTAL
- (R) RADIAL BEARING
- (M-M) MONUMENT TO MONUMENT
- FOUND STANDARD STREET MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR AND CAP, OR NAIL AND TAG, LS 7960
- CALC CALCULATED FROM
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- PSE PUBLIC SERVICE EASEMENT



TRACT 10675 BOULEVARD

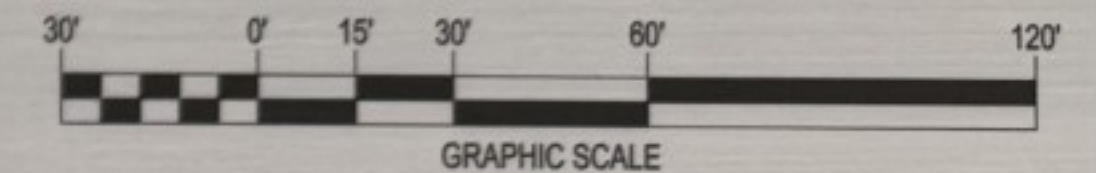
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SCALE: 1" = 30' APRIL 2026



NO	BEARING	LENGTH
L1	N68°35'10"W	3.77'
L2	N45°00'32"W	3.08'
L3	N58°34'55"E	13.50'
L4	N31°24'56"W	11.33'
L5	N58°34'55"E	13.50'
L6	N31°24'56"W	11.33'

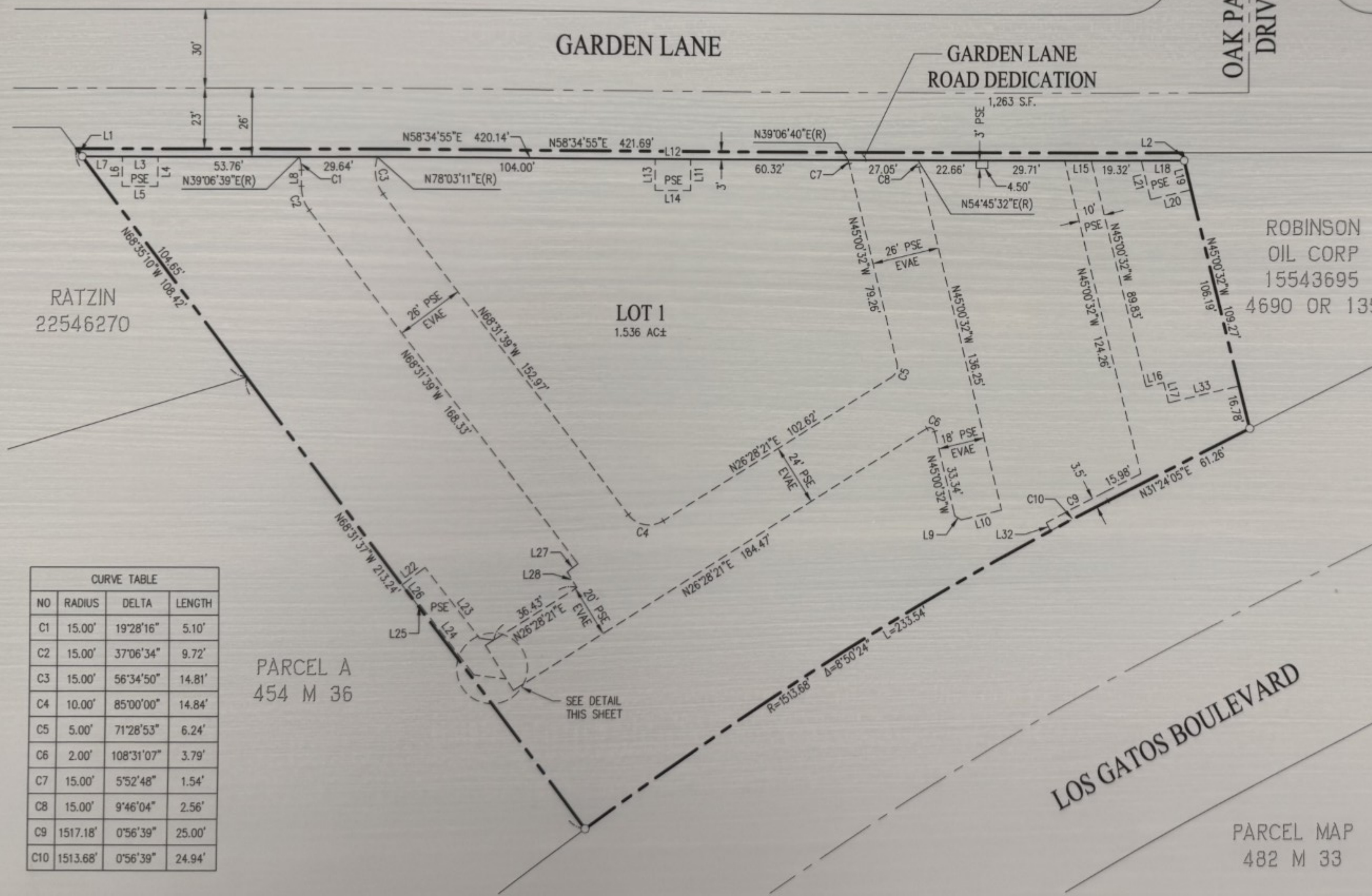
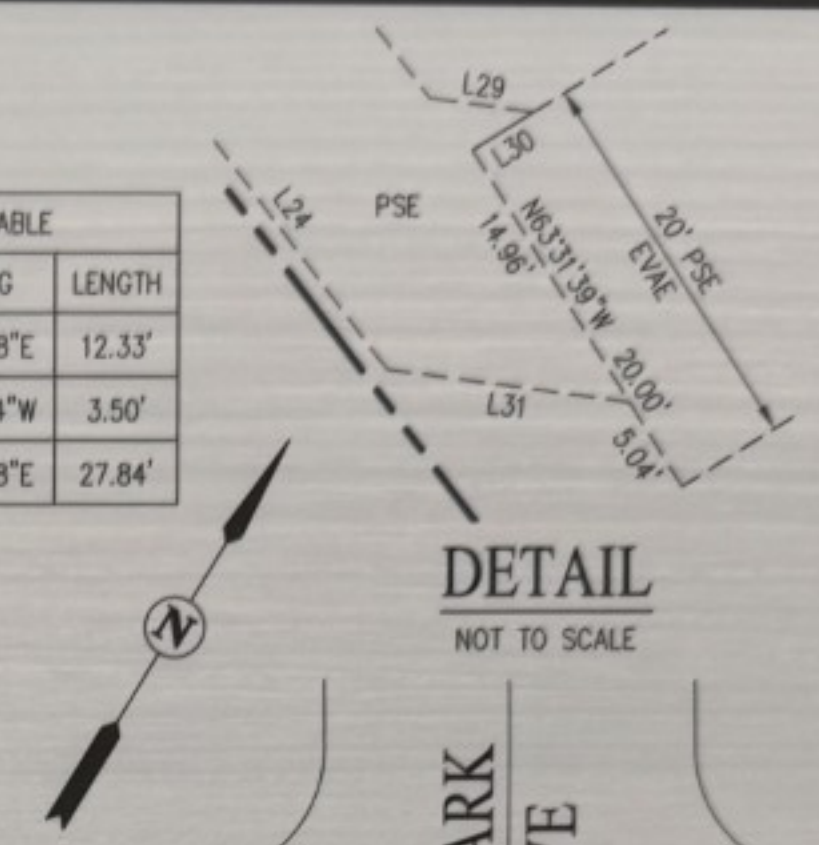
NO	BEARING	LENGTH
L7	N58°34'55"E	15.35'
L8	N31°25'05"W	6.18'
L9	N89°59'28"E	2.83'
L10	N44°59'28"E	16.00'
L11	N31°25'05"W	12.08'
L12	N58°34'55"E	13.50'

NO	BEARING	LENGTH
L13	N31°25'05"W	12.08'
L14	N58°34'55"E	13.50'
L15	N58°34'55"E	10.29'
L16	N44°59'28"E	7.00'
L17	N45°00'32"W	8.00'
L18	N58°34'55"E	16.52'

NO	BEARING	LENGTH
L19	N45°00'32"W	11.57'
L20	N44°59'28"E	16.06'
L21	N45°00'32"W	15.46'
L22	N21°03'48"E	10.75'
L23	N68°56'12"W	33.83'
L24	N68°56'12"W	33.43'

NO	BEARING	LENGTH
L25	N21°03'48"E	0.82'
L26	N68°31'37"W	10.00'
L27	N21°28'21"E	5.00'
L28	N63°31'39"W	7.00'
L29	N66°03'48"E	5.32'
L30	N26°28'21"E	3.65'

NO	BEARING	LENGTH
L31	N66°03'48"E	12.33'
L32	N59°32'34"W	3.50'
L33	N44°59'28"E	27.84'



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MONUMENT LINE OF GARDEN LANE, THE BEARING BEING NORTH 58°34'55" EAST PER TRACT NO. 1225 HIGHLAND OAKS (76 M 46).

LEGEND

- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- MONUMENT LINE
- TIE LINE
- (T) TOTAL
- (R) RADIAL BEARING
- (M-M) MONUMENT TO MONUMENT
- FOUND STANDARD STREET MONUMENT AS NOTED
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- (9) GRANT DEED (22546270)
- (10) GRANT DEED (23029975)
- (11) GRANT DEED (23029979)
- (12) DOCUMENT NUMBER (25941756)(IN ITS AS BUILT LOCATION)

NO	RADIUS	DELTA	LENGTH
C1	15.00'	19°28'16"	5.10'
C2	15.00'	37°06'34"	9.72'
C3	15.00'	56°34'50"	14.81'
C4	10.00'	85°00'00"	14.84'
C5	5.00'	71°28'53"	6.24'
C6	2.00'	108°31'07"	3.79'
C7	15.00'	5°52'48"	1.54'
C8	15.00'	9°46'04"	2.56'
C9	1517.18'	0°56'39"	25.00'
C10	1513.68'	0°56'39"	24.94'