

Recording requested by and when recorded return to:

COUNTY OF SANTA CLARA
Roads and Airports Department
101 Skyport Drive
San Jose, CA 95110-1302

DOCUMENT: 23293164

Pages: 5



Fees... * No Fees
Taxes...
Copies...
AMT PAID

REGINA ALCOMENDRAS
SANTA CLARA COUNTY RECORDER
Recorded at the request of
County Agency

RDE # 001
5/02/2016
1:45 PM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

2016-11

Project: 2054 OLD PIEDMONT ROAD, SAN JOSE
FILE No.: 10837-15 DP

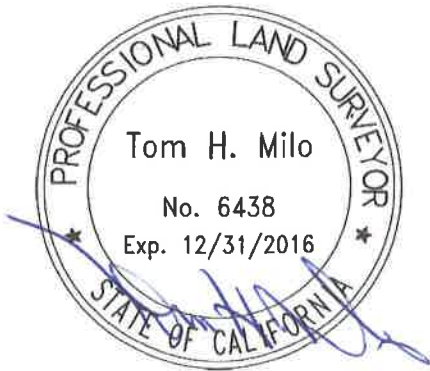
DEED OF RIGHT OF WAY

THE VIETNAMESE BHIKKHUNI BUDDHIST CONGREGATION,
A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION

(NAME OF GRANTOR(S))

grant(s) to the County of Santa Clara, a political subdivision of the State of California, for public street and road purposes a Right-of-Way and Easement in, over, under, upon and across all that real property situated in the County of Santa Clara, State of California, described as follows:

See Exhibit "A" attached hereto



CHECK FOR ACCURACY AND COMPLIANCE WITH COUNTY REQUIREMENT

TOM MILO

Name of Civil Engineer or Land Surveyor

LS 6438

(RCE or LS Number

4/22/2016
Date

IN WITNESS WHEREOF, the said Owner(s) has executed this Deed on

4/22/2016

TIEN LIEN NGUYEN (Chief Executive Officer)
The Vietnamese Bhikkhuni Buddhist Congregation

To be recorded without fee
as per Gov. Code 6103

To be recorded without fee
as per Gov. Code 6103

APN: 092-34-001

CALIFORNIA ALL- PURPOSE CERTIFICATE OF 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 }

County of Santa Clara }

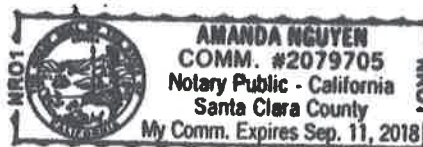
On 04/22/2016 before me, AMANDA NGUYEN - NOTARY PUBLIC,
(Here insert name and title of the officer)

personally appeared TIEN LIEN NGUYEN,
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 and official seal.

Amanda Nguyen
Notary Public Signature



(Notary Public Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Deed of Right of way
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 3 Document Date 04/22/16

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer

(Title)

- Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

EXHIBIT "A"
LEGAL DESCRIPTION
FOR
10' WIDE STREET DEDICATION
2054 OLD PIEDMONT ROAD, SAN JOSE, CA
APN 092-34 -001

CERTAIN REAL PROPERTY SITUATED IN THE CITY OF SAN JOSE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEING PORTION OF LOT 7 AS SHOWN ON THE MAP ENTITLED "MAP OF THE PARTITION OF THE LANDS OF THE ESTATE OF MARIA DEL CARMEN NARVAEZ DE CIFUENTE DEC," FILED IN BOOK I OF MAPS AT PAGE 32 AND 33, RECORDED JUNE 20, 1896, SANTA CLARA COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF PIEDMONT ROAD WITH THE SOUTH LINE OF MILPITAS RANCHO, THENCE ALONG THE SOUTH LINE OF MILPITAS RANCHO NORTH 58°37'50" EAST, A DISTANCE OF 33.75 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT, ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG THE CURVE TO THE LEFT, WHOSE RADIUS BEAR NORTH 46°00'19" EAST 480.00 FEET, THROUGH A CENTRAL ANGLE OF 13°44'41", AN ARC LENGTH OF 115.15 FEET TO A POINT OF THE WESTERLY LINE OF SAID LOT 7;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 7 NORTH 30°15'00" WEST, A DISTANCE OF 677.68 FEET TO THE MOST NORTHWESTERLY CORNER OF SAID LOT 7;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 7 NORTH 58°37'50" EAST, A DISTANCE OF 10.00 FEET TO THE MOST NORTHEASTERLY CORNER OF SAID LOT 7;

THENCE ALONG THE WESTERLY LINES OF SAID LOT 7 THE FOLLOWING TWO (2) COURSES:

- SOUTH 30°15'10" EAST, A DISTANCE OF 677.88 FEET;
- A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 470.00 FEET, AN ARC LENGTH OF 114.99 FEET, THROUGH A CENTRAL ANGLE OF 14°01'05" TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 7.

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 7, ALSO BEING THE SOUTH LINE OF MILPITAS RANCHO LINE, SOUTH 58°37'50" WEST, A DISTANCE OF 10.25' FEET TO THE TRUE POINT BEGINNING.

CONTAINING 7,928.46 SQUARE FEET, MORE OR LESS.

SEE EXHIBIT C FOR THE ACCOMPANYING MAP, ATTACHED HERETO AND MADE A PART THEREOF.

BASIS OF BEARINGS: THE BEARINGS DESCRIBED IN THIS DESCRIPTION ARE BASED ON THE BEARING NORTH 30°15'00" WEST OF THE CENTERLINE OF OLD PIEDMONT ROAD, AS SHOWN ON CERTAIN PARCEL MAP RECORDED IN BOOK 401 OF MAPS AT PAGE 46, SANTA CLARA COUNTY RECORDS.

PREPARED ON MARCH 3, 2016








LC ENGINEERING



TOM H. MILO LS NO. 6438

EXPIRATION DATE 12/31/2016

LEGEND

-  NEW PROPERTY LINE
-  EXISTING PROPERTY LINE
-  CENTERLINE
-  LOT LINE
-  AREA DEDICATED
-  POB POINT OF BEGINNING
-  TPOB TRUE POINT OF BEGINNING

TRACT 6956
BOOK 528
OF MAPS,
PAGES 53 & 54

PORTION OF LOT 7
BOOK 1 OF MAPS,
PAGES 32&33
APN 092-34-001
GROSS: 1,425,229.81 SF
NET: 1,417,301.35 SF

BASIS OF BEARINGS

THE BEARINGS DESCRIBED IN THIS DESCRIPTION ARE BASED ON THE BEARING NORTH 30°15'00" WEST OF THE CENTERLINE OF OLD PIEDMONT ROAD, AS SHOWN ON CERTAIN PARCEL MAP RECORDED IN BOOK 401 OF MAPS AT PAGE 46, SANTA CLARA COUNTY RECORDS.

VICINITY MAP

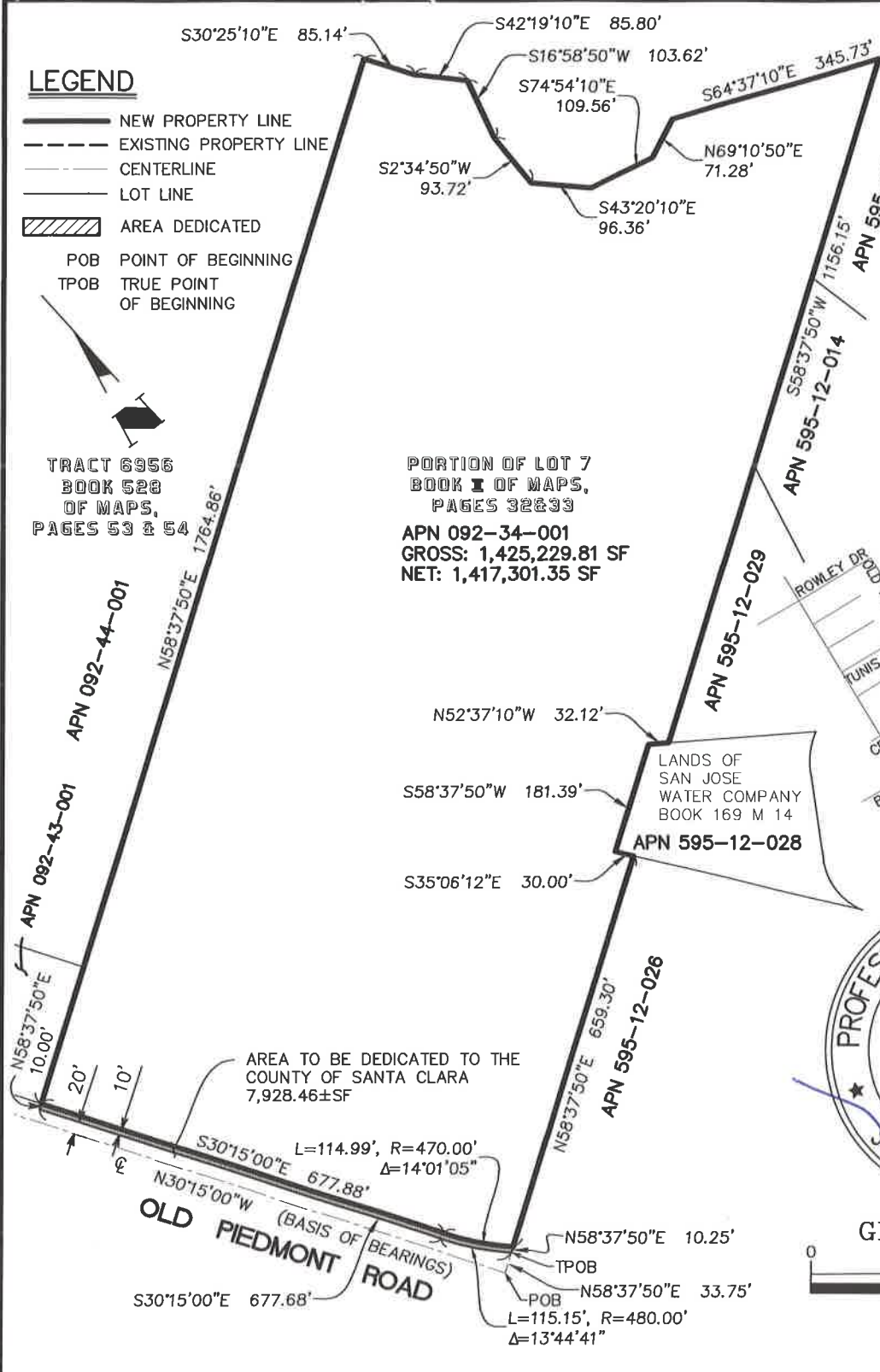
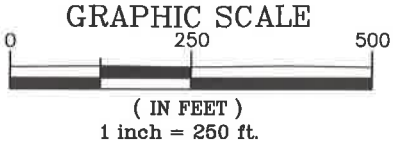
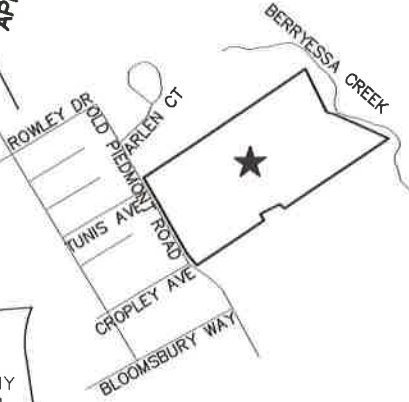


EXHIBIT "B"
PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR
STREET DEDICATION
2054 OLD PIEDMONT ROAD
APN 092-34-001

ENGINEERING
598 E. Santa Clara St., Suite 270
San Jose, CA 95112
Phone: (408) 806-7187
Fax: (408) 583-4006

Deed Type: RIGHT OF WAY
Project: OLD PIEDMONT ROAD
Parcel No.: 092-34-001
Grantor: THE VIETNAMESE BHIKKHUNI
BUDDHIST CONGREGATION

**CERTIFICATE OF ACCEPTANCE
(Government Code, Section 27281)**

This is to certify that the interest in real property conveyed by the within and foregoing deed or grant to the County of Santa Clara, State of California, is hereby accepted by the undersigned officer on behalf of the Board of Supervisors of the County of Santa Clara, in accordance with that certain resolution adopted on October 7, 1997, and the County further consents to recordation thereof by its duly authorized officer.

Executed this 27th day of April, 2016

By: M. J. Murdter
Michael J. Murdter, Director
Roads & Airports Department