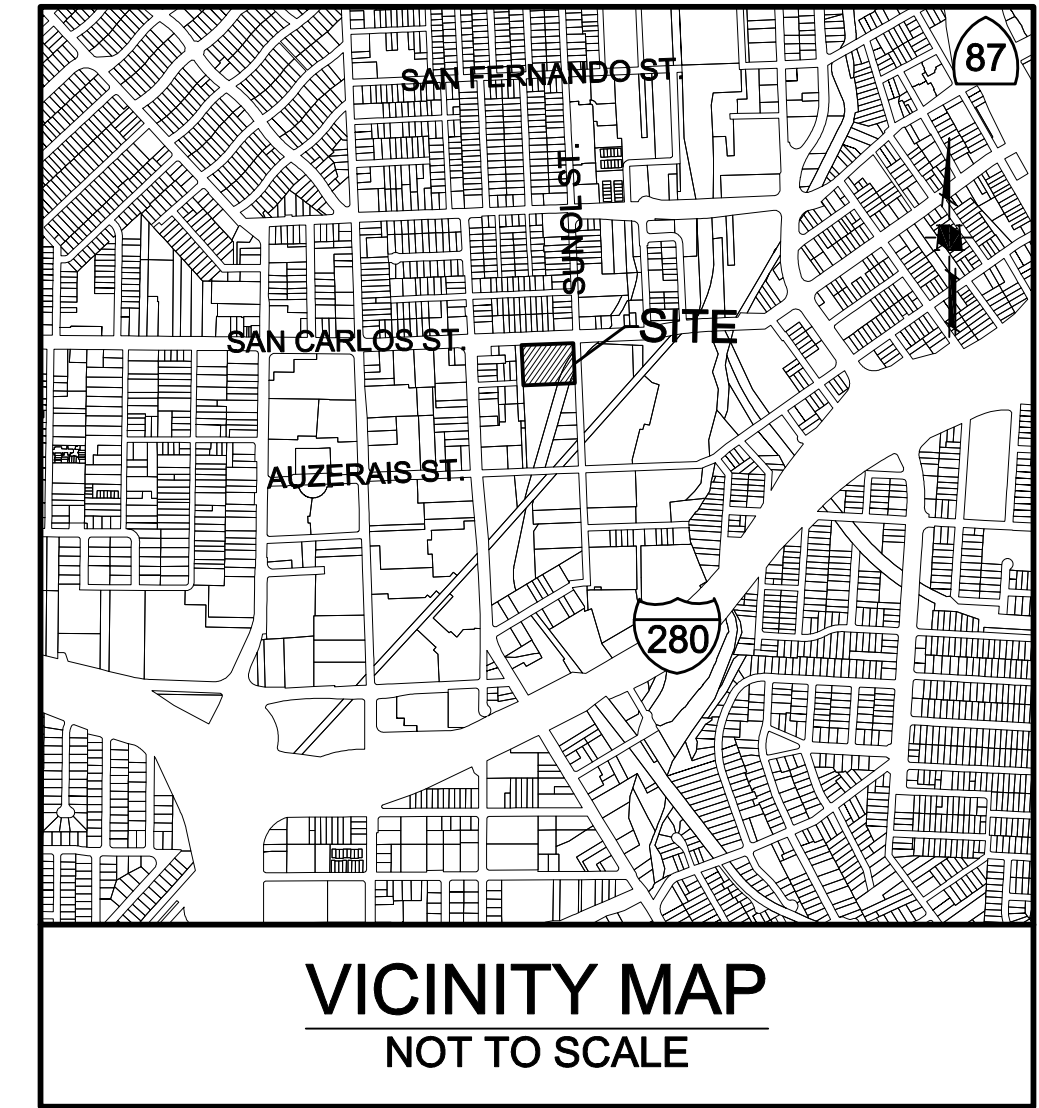


**LEGEND**

- TENTATIVE MAP BOUNDARY
- EXISTING PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT

- PUBLIC RIGHT-OF-WAY DEDICATION (±0.52 AC)
- EXISTING STREET & SIDEWALK EASEMENT (±0.15 AC)
- DESIGNATED REMAINDER (±1.13 AC)



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GREENREPUBLIC LLLP

**VESTING TENTATIVE PARCEL MAP  
 PT -  
 OHLONE MIXED USE - PHASE 1  
 GREEN REPUBLIC, LLLC**

**GENERAL NOTES**

- PROJECT NAME: OHLONE MIXED USE
- OWNER: GREEN VALLEY CORPORATION  
777 NORTH 1ST STREET  
SAN JOSE, CA 95112  
SANTA CLARA COUNTY TRAIT DISTRICT  
860 WEST SAN CARLOS STREET  
SAN JOSE, CA 95126
- SUBDIVIDER: GREEN REPUBLIC, LLLP  
84 WEST SAN CLARA STREET #600  
SAN JOSE, CA 95113
- ENGINEER: HMH  
1570 OAKLAND ROAD  
SAN JOSE, CA 95131
- STREET LOCATION: SW SIDE OF WEST SAN CARLOS ST & SUNOL ST
- EXISTING ZONING: A(PD) PLANNED DEVELOPMENT : PDC08-061
- EXISTING GP DESIGNATION: TRANSITY RESIDENTIAL
- EXISTING USE: INDUSTRIAL
- PROPOSED USE: MIXED USE (263 APARTMENTS & 13,000 SF RETAIL)
- WATER SUPPLY: SAN JOSE WATER COMPANY
- SEWAGE DISPOSAL: CITY OF SAN JOSE
- ASSESSOR'S PARCEL #S: 264-14-069, 110 & 131
- TOTAL SITE AREA: ±2.92 ACRES
- PUBLIC STREET DEDICATION: ±0.52 ACRES
- EXISTING STREET EASEMENT: ±0.15 ACRES
- NET SITE AREA: ±2.25 NET ACRES
- PROPOSED LOTS: 1 LOT
- CONDOMINIUM UNITS: 1 RESIDENTIAL CONDOMINIUM UNIT & 1 RETAIL CONDOMINIUM UNIT
- FLOOD ZONE: D
- TITLE REPORT: THE TITLE REPORT THAT WAS USED FOR THE PREPARATION OF THIS MAP WAS PREPARED BY OLD REPUBLIC TITLE COMPANY, ORDER NUMBER 06196007556-SL, DATED MARCH 16, 2012.

- REFER TO PLANNED DEVELOPMENT PERMIT (PD - ) ENTITLED, PLANNED DEVELOPMENT PERMIT FOR OHLONE MIXED USE, FOR GRADING AND DRAINAGE, & STORMWATER FOR THE PROJECT.
- WATER POLLUTION CONTROL PLAN- PURSUANT TO CHAPTER 15.12 OF THE SAN JOSE MUNICIPAL CODE, NO VESTED RIGHT TO A BUILDING PERMIT SHALL ACCRUE AS A RESULT OF THE GRADING OF ANY LAND DEVELOPMENT APPROVALS AND APPLICATIONS WHEN AND IF THE CITY MANAGER MAKES A DETERMINATION THAT THE CUMULATIVE SEWAGE TREATMENT DEMAND ON THE SAN JOSE-SANTA CLARA WATER POLLUTION CONTROL PLANT REPRESENTED BY APPROVED LAND USES IN THE AREA SERVED BY SAID PLANT WILL CAUSE THE TOTAL SEWAGE TREATMENT DEMAND TO MEET OR EXCEED THE CAPACITY OF THE SAN JOSE-SANTA CLARA WATER POLLUTION CONTROL PLANT TO TREAT SUCH SEWAGE ADEQUATELY AND WITHIN THE DISCHARGE STANDARDS IMPOSED ON THE CITY BY THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD FOR THE SAN FRANCISCO BAY REGION. SUBSTANTIVE CONDITIONS DESIGNED TO DECREASE SANITARY SEWAGE ASSOCIATED WITH ANY LAND USE APPROVAL MAY BE IMPOSED BY THE APPROVING AUTHORITY.

- THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE PARKLAND DEDICATION ORDINANCE (CHAPTER 19.38 OF TITLE 19 OF THE SAN JOSE MUNICIPAL CODE), FOR THE DEDICATION OF LAND FOR PARKS PURPOSES, UNDER THE FORMULAE CONTAINED WITHIN THAT CHAPTER.
- THIS SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF THE CITY OF SAN JOSE.
- MULTIPLE FINAL MAPS MAY BE FILED BASED ON THIS TENTATIVE MAP.
- ALL DIMENSIONS DEPICTED HEREON ARE APPROXIMATE AND ARE SUBJECT TO REVISION AT FINAL MAP(S) STAGE.
- TOPOGRAPHY PROVIDED BY AEROGEODETC, DATED 1/11/2007.
- NO WELLS EXIST ON THIS SITE.
- STREET NAMES SHOWN HERE HAVE BEEN APPROVED BY THE COUNTY OF SANTA CLARA COMMUNICATIONS AND THE U.S. POSTAL SERVICE.

NO	DATE	DESCRIPTION

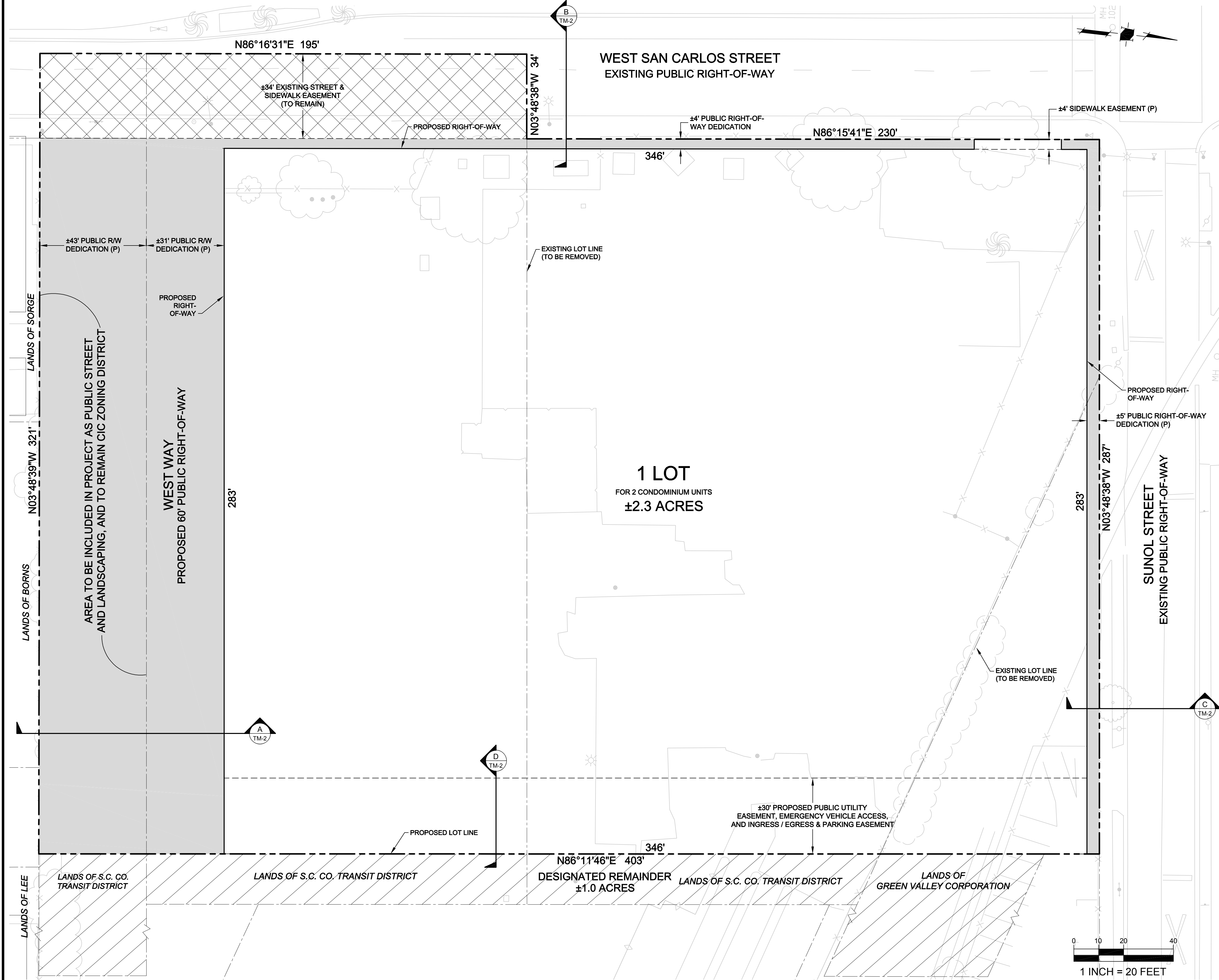
PROJECT NO:	3601.00
CAD DWG FILE:	360100TM.DWG
DESIGNED BY:	ML
DRAWN BY:	ML
CHECKED BY:	RTH
DATE:	MARCH 29, 2012
SCALE:	1" = 20'
©	HMH

**VESTING TENTATIVE PARCEL MAP FOR CONDOMINIUM PURPOSES**

TM-1  
OF 2

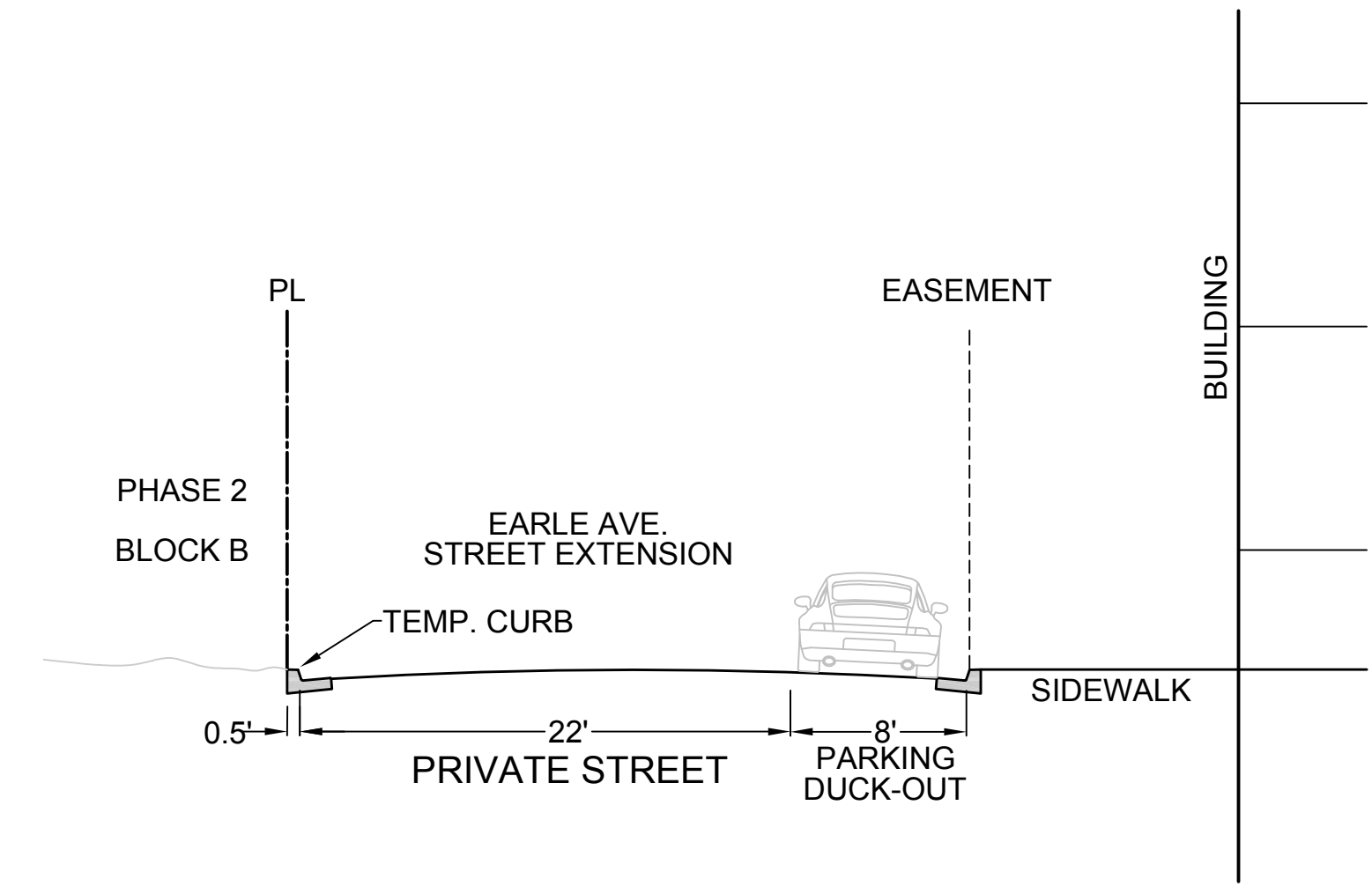
S:\PROJECTS\560100\PL\TENTATIVE MAPS\360100TM.DWG

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND HMH HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR HMH.

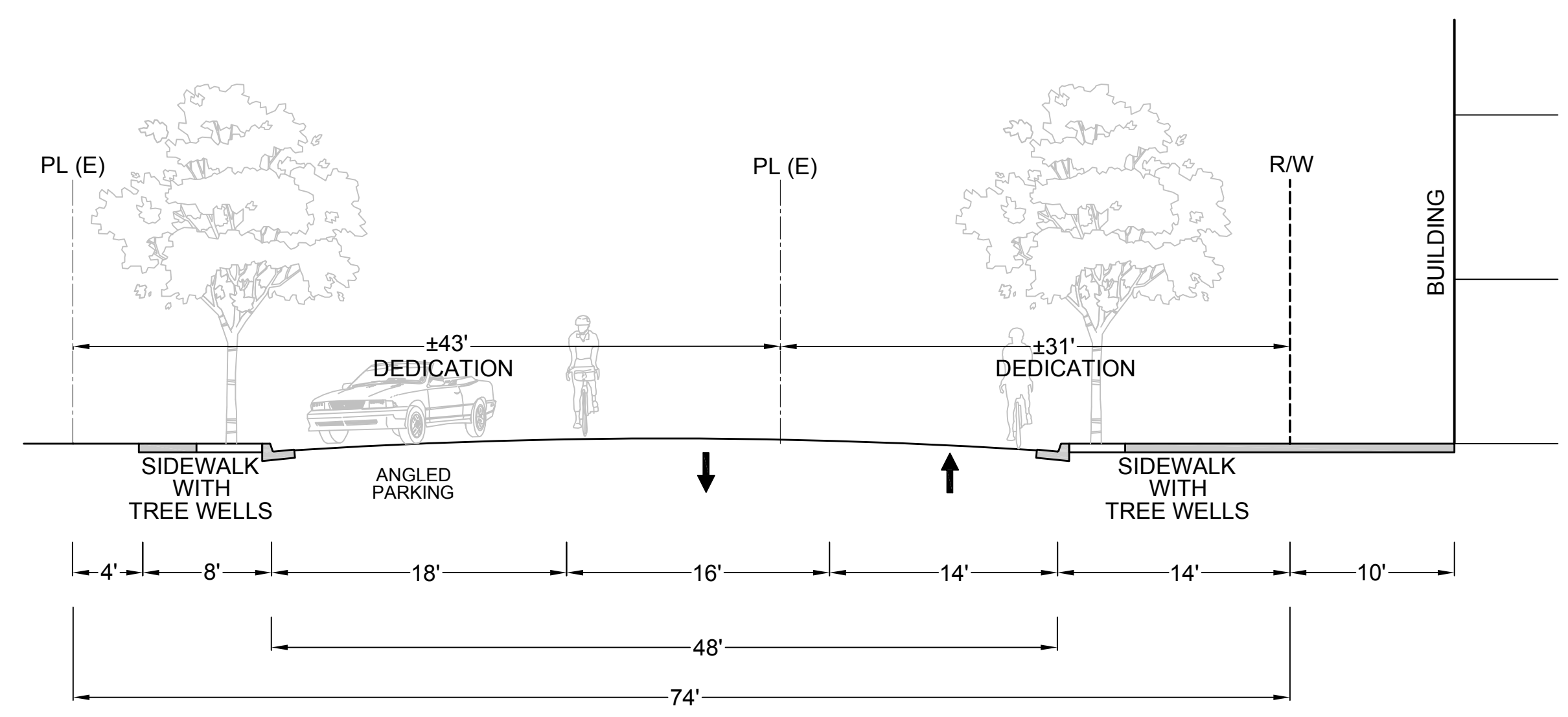


CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND HMM HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR HMM.

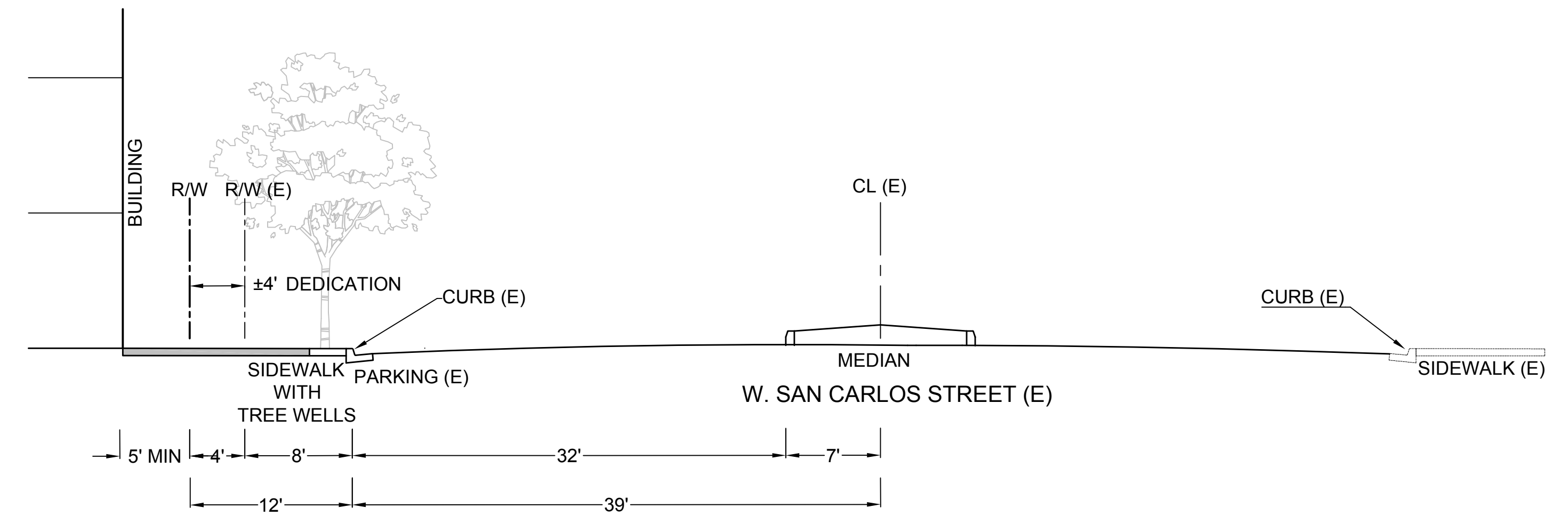
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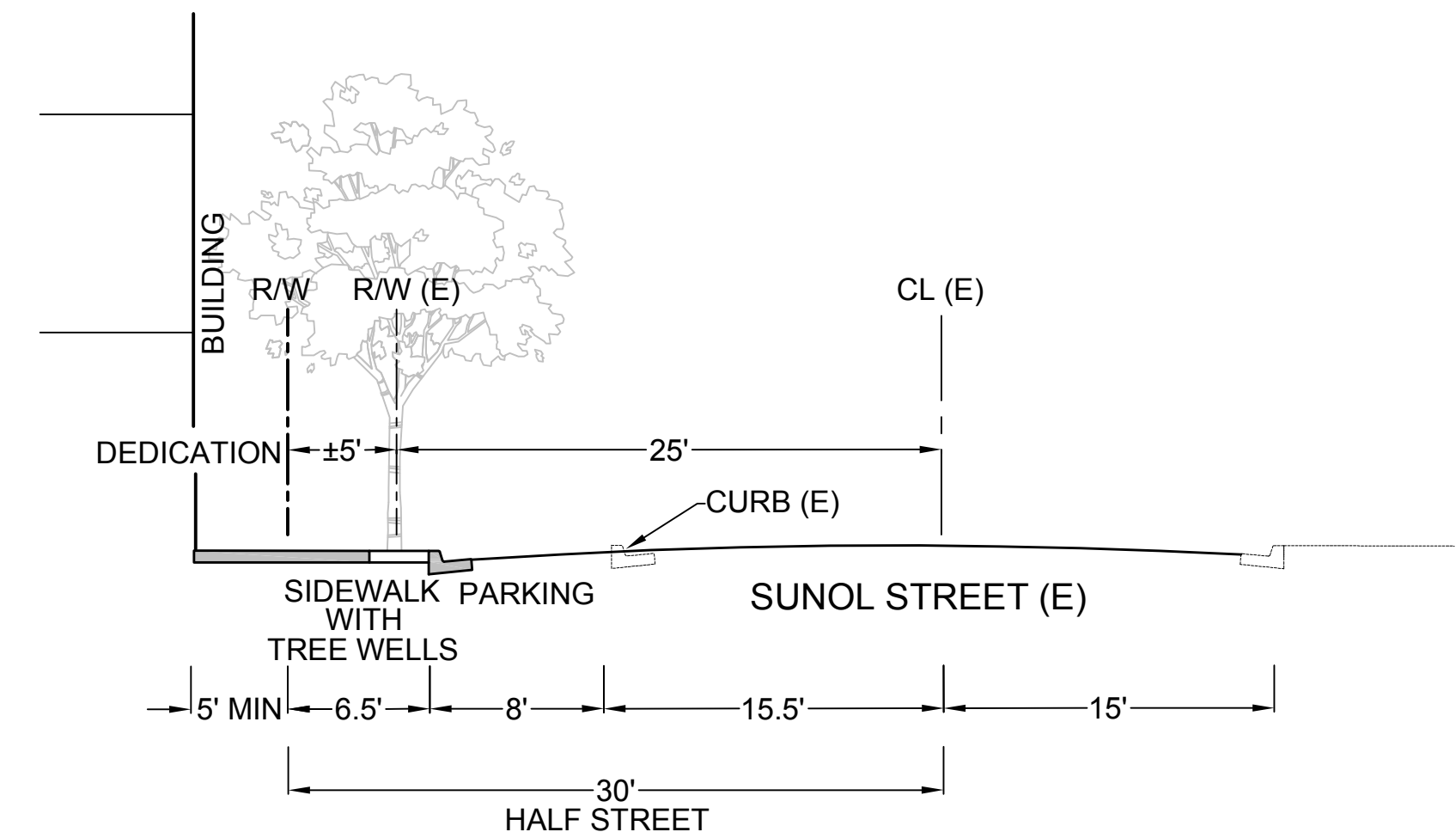
EARLE AVENUE EXTENSION: SECTION D



WEST WAY PUBLIC STREET: SECTION A



W. SAN CARLOS STREET: SECTION B



SUNOL STREET: SECTION C

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**VESTING TENTATIVE PARCEL MAP**  
**PT -**  
**OHLONE MIXED USE - PHASE 1**  
**GREEN REPUBLIC, LLLC**

NO	DATE	DESCRIPTION
PROJECT NO:	3801.00	
CAD DWG FILE:	360100T.MXD	
DESIGNED BY:	ML	
DRAWN BY:	ML	
CHECKED BY:	RTH	
DATE:	MARCH 29, 2012	
SCALE:	NOT TO SCALE	
© HMM		

**VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES**

PLOTTED: 3/29/2012 2:00 PM