

DRAFT

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SAN JOSE REZONING CERTAIN REAL PROPERTY OF APPROXIMATELY 39.2 GROSS ACRES SITUATED ON THE EASTERLY SIDE OF COTTLE ROAD, SOUTH OF HIGHWAY 85/RAMP (250 HOSPITAL PARKWAY, ETC.) (APNS 706-05-011, 017, 020, 025, 032, 035 & 037) FROM THE A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO A NEW A(PD) PLANNED DEVELOPMENT ZONING DISTRICT

WHEREAS, all rezoning proceedings required under the provisions of Chapter 20.120 of Title 20 of the San José Municipal Code have been duly had and taken with respect to the real property hereinafter described; and

WHEREAS, an Environmental Impact Report was prepared in conformance with the California Environmental Quality Act of 1970 (“CEQA”), as amended, for the subject rezoning to the A(PD) Planned Development Zoning District under File No. PDC23-006 (the “EIR”); and

WHEREAS, the City Council of the City of San José is the decision-making body for the proposed subject rezoning to a new A(PD) Planned Development Zoning District; and

WHEREAS, this Council of the City of San José has considered, approved, and adopted said EIR and related Mitigation Monitoring and Reporting Program under separate Council resolution prior to taking any approval actions on this project; and

WHEREAS, the proposed rezoning is consistent with the designation of the site in the applicable General Plan;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SAN JOSE:

SECTION 1. The recitals above are incorporated herein.

SECTION 2. All that real property hereinafter described in this section, hereinafter referred to as “subject property,” is hereby rezoned to a new A(PD) Planned Development Zoning District. The base district zoning of the subject property shall be the Agriculture Zoning District. The Planned Development rezoning of the subject property shall be that rezoning plan set for the subject property entitled, “Kaiser Permanente San Jose Replacement Hospital, Planned Development Rezoning Application, PDC23-006” dated June 27, 2024 (“General Development Plan”).

The subject property referred to in this section is all that real property situated in the County of Santa Clara, State of California, described in Exhibit “A” and depicted in Exhibit “B” attached and incorporated by this reference.

SECTION 3. The district map of the City is hereby amended accordingly.

SECTION 4. Any land development approval that is the subject of City File No. PDC23-006 is subject to the operation of Part 2.75 of Chapter 15.12 of Title 15 of the San José Municipal Code. The applicant for or recipient of such land use approval hereby acknowledges receipt of notice that the issuance of a building permit to implement such land development approval may be suspended, conditioned or denied where the City Manager has determined that such action is necessary to remain within the aggregate operational capacity of the sanitary sewer system available to the City of San José or to meet the discharge standards of the sanitary sewer system imposed by the California Regional Water Quality Control Board for the San Francisco Bay Region.

PASSED FOR PUBLICATION of title this ____ day of _____, 2024 by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

MATT MAHAN
Mayor

ATTEST:

TONI J. TABER, MMC
City Clerk

EXHIBIT A

APN: 706-05-011

PORTION OF LOT 6, MAP OF THE SWICKARD SUBDIVISION, FILED JANUARY 05, 1923, MAP BOOK R, PAGE 24, SANTA CLARA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY LINE OF SANTA TERESA BOULEVARD AS SAID LINE WAS ESTABLISHED BY DEED TO CITY OF SAN JOSE, RECORDED AUGUST 28, 1967, BOOK 7836 OFFICIAL RECORDS, PAGE 575, AT THE SOUTHEAST CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO STANDARD OIL COMPANY OF CALIFORNIA RECORDED MARCH 06, 1968, BOOK 8046 OFFICIAL RECORDS, PAGE 475; THENCE FROM SAID POINT OF BEGINNING ALONG THE EASTERLY AND NORTHERLY LINES OF SAID OIL COMPANY PARCEL OF LAND, AS FOLLOWS: NORTH 0° 03' WEST 200 FEET AND NORTH 89° 48' 40" WEST 200 FEET TO THE EASTERLY LINE OF COTTLE ROAD, AS SAID LINE WAS ESTABLISHED BY DEED TO CITY OF SAN JOSE, RECORDED JUNE 29, 1971, BOOK 9395 OFFICIAL RECORDS, PAGE 164; THENCE NORTH 0° 03' WEST ALONG SAID LAST NAMED LINE, 513.09 FEET TO A SOUTHERLY LINE OF INTERNATIONAL CIRCLE, AS SAID LINE WAS ESTABLISHED BY SAID DEED TO CITY OF SAN JOSE; THENCE ALONG THE EXTERIOR LINES OF INTERNATIONAL CIRCLE AND CAMINO VERDE DRIVE (ESTABLISHED BY SAME DEED TO CITY OF SAN JOSE), AS FOLLOWS: ON A CURVE TO THE RIGHT WITH A RADIUS OF 40 FEET THROUGH A CENTRAL ANGLE OF 90°, AN ARC DISTANCE OF 62.83 FEET, NORTH 89° 57' EAST 321.79 FEET TO A CURVE TO THE RIGHT, ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 40 FEET THROUGH A CENTRAL ANGLE OF 90°, AN ARC DISTANCE OF 62.83 FEET, SOUTH 0° 03' EAST 157.50 FEET TO A CURVE TO THE LEFT, ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 164 FEET THROUGH A CENTRAL ANGLE OF 90°, AN ARC DISTANCE OF 257.61 FEET; NORTH 89° 57' EAST 65.20 FEET TO A CURVE TO THE RIGHT, ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 40 FEET THROUGH A CENTRAL ANGLE OF 90°, AN ARC DISTANCE OF 62.83 FEET TO SAID WESTERLY LINE OF CAMINO VERDE DRIVE, SOUTH 0° 03' EAST ALONG SAID WESTERLY LINE, 314.21 FEET TO A CURVE TO THE RIGHT, ALONG SAID CURVE TO THE RIGHT WITH A RADIUS OF 40 FEET THROUGH A CENTRAL ANGLE OF 90° 14' 20", AN ARC DISTANCE OF 63 FEET TO SAID LINE OF SANTA TERESA BOULEVARD; THENCE NORTH 89° 48' 40" WEST ALONG SAID BOULEVARD LINE, 430 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PARCEL OF LAND DESCRIBED IN THE DEED TO GREAT OAKS WATER COMPANY, RECORDED JULY 11, 1973 IN BOOK 0464 OFFICIAL RECORDS, PAGE 604, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF SANTA TERESA BOULEVARD (130 FEET WIDE) WITH THE CENTERLINE OF CAMINO VERDE DRIVE (80 FEET WIDE) AS SAID BOULEVARD AND DRIVE ARE SHOWN UPON THAT MAP OF TRACT NO. 4046, RANCHO SANTA TERESA, RECORDED IN BOOK 202 OF MAPS, PAGES 28 THROUGH 30, INCLUSIVE; THENCE FROM SAID POINT OF BEGINNING ALONG THE NORTHERLY PROLONGATION OF SAID CENTERLINE OF CAMINO VERDE DRIVE, NORTH 0° 03' 00" WEST 459.55 FEET; THENCE SOUTH 89° 57' 00" WEST 145.20 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 164.00 FEET THROUGH A CENTRAL ANGLE OF 36° 15' 57" AN ARC DISTANCE OF 103.81 FEET TO A POINT IN A SOUTHERLY LINE OF THAT 6.877 ACRE PARCEL OF LAND DESCRIBED IN THE DEED TO THE CITY OF SAN JOSE RECORDED JUNE 29, 1971 IN BOOK 9395 OFFICIAL RECORDS, PAGE 164, AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID SOUTHERLY LINE AND ALONG THE ARC OF SAID LAST NAMED CURVE TO THE RIGHT WITH A RADIUS OF 164.00 FEET THROUGH A CENTRAL ANGLE OF 17° 28' 05" AN ARC DISTANCE OF 50.00 FEET; THENCE LEAVING SAID SOUTHERLY LINE, SOUTH 53° 41' 02" WEST 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT FROM A TANGENT WHICH BEARS SOUTH 36° 18' 58" EAST WITH A RADIUS OF 189.00 FEET, THROUGH A CENTRAL ANGLE OF 17°

EXHIBIT "A" (File No. PDC23-006)

28' 05" AN ARC DISTANCE OF 57.62 FEET; THENCE NORTH 36° 12' 57" EAST 25.00 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT A

APN: 706-05-017

BEGINNING ON A NORTHERLY LINE OF INTERNATIONAL CIRCLE, AS ESTABLISHED BY DEED TO CITY OF SAN JOSE, RECORDED JULY 29, 1971, BOOK 9395 OFFICIAL RECORDS, PAGE 164, AT A SOUTHWEST CORNER OF PARCEL 2, AS SAID STREET AND PARCEL ARE SHOWN ON PARCEL MAP FILED DECEMBER 18, 1973, MAP BOOK 334, PAGE 17; THENCE FROM SAID POINT OF BEGINNING ALONG THE NORTHERLY AND EASTERLY LINE OF SAID INTERNATIONAL CIRCLE, AS FOLLOWS: SOUTH 89° 54' WEST 237 FEET ALONG A CURVE TO THE RIGHT FROM A TANGENT WHICH BEARS SOUTH 89° 57' WEST WITH A RADIUS OF 100 FEET, THROUGH A CENTRAL ANGLE OF 90°, AN ARC DISTANCE OF 157.08 FEET; AND NORTH 0° 03' WEST 194.99 FEET TO A SOUTHERLY LINE OF PARCEL TWO, AS SAID PARCEL IS SHOWN ON SAID PARCEL MAP; THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID PARCEL 2, AS FOLLOWS: ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 50 FEET, THROUGH A CENTRAL ANGLE OF 49° 27' 52", AN ARC DISTANCE OF 43.17 FEET; NORTH 89° 57' EAST 284 FEET TO A CURVE TO THE RIGHT WITH A RADIUS OF 15 FEET, ALONG SAID CURVE TO THE RIGHT WITH A RADIUS OF 15 FEET THROUGH A CENTRAL ANGLE OF 90°, AN ARC DISTANCE OF 23.56 FEET, AND SOUTH 0° 03' EAST 297.50 FEET TO THE POINT OF BEGINNING.

EXHIBIT A

APN: 706-05-025

ALL OF PARCEL 1, AS SHOWN ON A PARCEL MAP FILED FOR RECORD ON APRIL 11, 1977 IN BOOK 392 OF MAPS, PAGE 34, RECORDS OF SANTA CLARA COUNTY.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO THE CITY OF SAN JOSE, BY DEED RECORDED MAY 03, 1979 IN BOOK E464, PAGE 102, OFFICIAL RECORDS.

EXHIBIT A

APN: 706-05-032 and -035

BEGINNING AT A POINT ON THE NORTHERLY LINE OF INTERNATIONAL CIRCLE, SAID POINT BEING THE SOUTHWESTERLY CORNER OF PARCEL 3 AS SHOWN ON THAT CERTAIN MAP RECORDED IN BOOK 392 OF MAPS, PAGE 34, SANTA CLARA COUNTY RECORDS; THENCE ALONG SAID LINE OF INTERNATIONAL CIRCLE, SOUTH 89° 57' 00" WEST, 314.72 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 164.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00", FOR A DISTANCE OF 257.61 FEET; THENCE SOUTH 00° 03' 00" EAST, 157.50 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 62.83 FEET; THENCE SOUTH 89° 57' 00" WEST, 325.95 FEET TO THE EASTERLY LINE OF COTTLE ROAD; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 62.94 FEET; THENCE NORTH 00° 02' 55" WEST, 214.67 FEET; THENCE NORTH 07° 38' 10" EAST, 149.24 FEET TO THE SOUTHERLY LINE OF ROUTE 85; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 200.01 FEET, THROUGH A CENTRAL ANGLE OF 64° 09' 40", FOR A DISTANCE OF 223.98 FEET; THENCE NORTH 71° 47' 50" EAST, 477.09 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 765.04 FEET THROUGH A CENTRAL ANGLE OF 32° 48' 35" FOR A DISTANCE OF 438.09 FEET; THENCE SOUTH 79° 35' 07" EAST, 115.53 FEET; THENCE SOUTH 72° 12' 06" EAST, 473.62 FEET TO THE EASTERLY LINE OF PARCEL 3; THENCE ALONG SAID EASTERLY LINE SOUTH 00° 09' 59" WEST, 506.63 FEET TO THE NORTHERLY LINE OF LISKA LANE; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, WHOSE RADIAL BEARS SOUTH 52° 30' 53" WEST, HAVING A RADIUS OF 96.00 FEET, THROUGH A CENTRAL ANGLE OF 52° 33' 53", FOR A DISTANCE OF 88.07 FEET; THENCE SOUTH 89° 57' 00" WEST, 213.18 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00", FOR A DISTANCE OF 62.83 FEET TO THE RIGHT OF WAY LINE OF INTERNATIONAL CIRCLE; THENCE NORTH 00° 03' 00" EAST, 64.90 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 164.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00", FOR A DISTANCE OF 247.61 FEET; THENCE SOUTH 89° 57' 00" WEST 225.28 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED TO GREAT OAKS WATER COMPANY, RECORDED JULY 01, 1973 IN BOOK 0464 OFFICIAL RECORDS, PAGE 600, SANTA CLARA COUNTY RECORDS.

PURSUANT TO LOT LINE ADJUSTMENT RECORDED AUGUST 30, 1995 AS DOCUMENT NO. 12998017, SANTA CLARA COUNTY RECORDS.

EASEMENTS AS DESCRIBED IN THOSE CERTAIN DOCUMENTS ENTITLED "RECIPROCAL ENCROACHMENT EASEMENTS" RECORDED ON SEPTEMBER 23, 1997 AS INSTRUMENT NO. 13866699 OF OFFICIAL RECORDS OF SANTA CLARA COUNTY RECORDS.

EXHIBIT A

APN: 706-05-035

BEGINNING AT A POINT ON THE NORTHERLY LINE OF INTERNATIONAL CIRCLE, SAID POINT BEING THE SOUTHWESTERLY CORNER OF PARCEL 3 AS SHOWN ON THAT CERTAIN MAP RECORDED IN BOOK 392 OF MAPS, PAGE 34, SANTA CLARA COUNTY RECORDS; THENCE ALONG SAID LINE OF INTERNATIONAL CIRCLE, SOUTH 89° 57' 00" WEST, 314.72 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 164.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00", FOR A DISTANCE OF 257.61 FEET; THENCE SOUTH 00° 03' 00" EAST, 157.50 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 62.83 FEET; THENCE SOUTH 89° 57' 00" WEST, 325.95 FEET TO THE EASTERLY LINE OF COTTLE ROAD; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 62.94 FEET; THENCE NORTH 00° 02' 55" WEST, 214.67 FEET; THENCE NORTH 07° 38' 10" EAST, 149.24 FEET TO THE SOUTHERLY LINE OF ROUTE 85; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 200.01 FEET, THROUGH A CENTRAL ANGLE OF 64° 09' 40", FOR A DISTANCE OF 223.98 FEET; THENCE NORTH 71° 47' 50" EAST, 477.09 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 765.04 FEET THROUGH A CENTRAL ANGLE OF 32° 48' 35" FOR A DISTANCE OF 438.09 FEET; THENCE SOUTH 79° 35' 07" EAST, 115.53 FEET; THENCE SOUTH 72° 12' 06" EAST, 473.62 FEET TO THE EASTERLY LINE OF PARCEL 3; THENCE ALONG SAID EASTERLY LINE SOUTH 00° 09' 59" WEST, 506.63 FEET TO THE NORTHERLY LINE OF LISKA LANE; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, WHOSE RADIAL BEARS SOUTH 52° 30' 53" WEST, HAVING A RADIUS OF 96.00 FEET, THROUGH A CENTRAL ANGLE OF 52° 33' 53", FOR A DISTANCE OF 88.07 FEET; THENCE SOUTH 89° 57' 00" WEST, 213.18 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00", FOR A DISTANCE OF 62.83 FEET TO THE RIGHT OF WAY LINE OF INTERNATIONAL CIRCLE; THENCE NORTH 00° 03' 00" EAST, 64.90 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 164.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00", FOR A DISTANCE OF 247.61 FEET; THENCE SOUTH 89° 57' 00" WEST 225.28 FEET TO THE POINT OF BEGINNING.

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EXHIBIT A

APN: 706-05-037

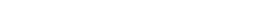
PARCEL 2 AS SHOWN ON PARCEL MAP FILED DECEMBER 18, 1973 IN MAP BOOK 334, PAGE 17, SANTA CLARA COUNTY RECORDS.

EXHIBIT A

APN:706-05-020

PARCEL 1 AS SHOWN ON PARCEL MAP FILED DECEMBER 18, 1973, MAP BOOK 334, PAGE 17, SANTA CLARA COUNTY RECORDS.

LEGEND

-  LOT LINE
-  BOUNDARY LINE
-  CENTERLINE



HOSPITAL PKWY.
(134' WIDE)
(PUBLIC STREET)

COTTLE RD.
(134' WIDE)
(PUBLIC STREET)

INTERNATIONAL CIRCLE
(64' WIDE)
(PUBLIC STREET)

LANDS OF
KAISER FOUNDATION
HOSPITALS
APN: 706-05-017

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	62.83'	40.00'	90°00'00"
C2	103.81'	164.00'	36°15'59"
C3	57.62'	189.00'	17°28'03"
C4	103.81'	164.00'	36°15'58"
C5	62.84'	40.00'	90°00'29"

LANDS OF
GREAT OAKS WATER COMPANY
0464 O.R. 604
APN 706-05-012

LANDS OF
KAISER FOUNDATION
HOSPITALS
APN: 706-05-011
372,045± SQUARE FEET
8.541± ACRES

LANDS OF
SAIFI
APN 706-05-001

CAMINO VERDE DR.
(80' WIDE)
(PUBLIC STREET)

SANTA TERESA BLVD.
(130' WIDE)
(PUBLIC STREET)

N89°50'17"W
89.00'

N89°36'21"W 200.01'

N00°09'43"E 200.01'

N89°36'21"W 430.88'

L=62.98', R=40.00'
Δ=90°13'56"

S89°50'46"E 65.13'
N36°25'11"E 25.00'

S53°53'16"W 25.00'

L=62.83', R=40.00'
Δ=089°59'32"

S89°50'46"E 321.87'

C2 S00°09'14"W 157.50'



BUILD ON.
SANDIS.NET

DATE: 12/01/22
SCALE: 1"=120'
BY: DA
PROJECT No.: 222204

EXHIBIT "B"
PLAT
250 HOSPITAL PARKWAY
SAN JOSE CALIFORNIA

SHEET
1
OF 3 SHEETS

Project: 222204_Kaiser San Jose

APN: 706-05-011

POB: North: 11471.2607' East: 2386.3557'

- 1: Line N00° 09' 42.92"E Length: 200.012' North: 11671.2719' East: 2386.9210'
- 2: Line N89° 36' 20.76"W Length: 200.012' North: 11672.6482' East: 2186.9137'
- 3: Line N00° 09' 42.92"E Length: 513.086' North: 12185.7321' East: 2188.3637'
- 4: Curve Length: 62.826' Radius: 40.000' Delta: 089.9921 (d) Tangent: 39.994'
 Chord: 56.565' Course: N45° 09' 28.68"E RP North: 12185.6191' East: 2228.3636'
 End North: 12225.6192' East: 2228.4714'
- 5: Line S89° 50' 45.56"E Length: 321.872' North: 12224.7540' East: 2550.3422'
- 6: Curve Length: 62.832' Radius: 40.000' Delta: 090.0000 (d) Tangent: 40.000'
 Chord: 56.569' Course: S44° 50' 45.56"E RP North: 12184.7541' East: 2550.2347'
 End North: 12184.6463' East: 2590.2349'
- 7: Line S00° 09' 14.44"W Length: 157.520' North: 12027.1269' East: 2589.8114'
- 8: Curve Length: 103.807' Radius: 164.000' Delta: 036.2665 (d) Tangent: 53.709'
 Chord: 102.083' Course: S17° 58' 45.21"E RP North: 12026.6860' East: 2753.8108'
 End North: 11930.0287' East: 2621.3216'
- 9: Line S53° 53' 16.44"W Length: 25.000' North: 11915.2945' East: 2601.1250'
- 10: Curve Length: 57.620' Radius: 189.000' Delta: 017.4676 (d) Tangent: 29.035'
 Chord: 57.397' Course: S44° 50' 46.32"E RP North: 12026.6857' East: 2753.8109'
 End North: 11874.5999' East: 2641.6017'
- 11: Line N36° 25' 11.44"E Length: 25.000' North: 11894.7171' East: 2656.4441'
- 12: Curve Length: 103.806' Radius: 164.000' Delta: 036.2660 (d) Tangent: 53.708'
 Chord: 102.081' Course: S71° 42' 46.71"E RP North: 12026.6857' East: 2753.8110'
 End North: 11862.6864' East: 2753.3697'
- 13: Line S89° 50' 45.56"E Length: 65.128' North: 11862.5114' East: 2818.4975'
- 14: Curve Length: 62.837' Radius: 40.000' Delta: 090.0080 (d) Tangent: 40.006'
 Chord: 56.572' Course: S44° 50' 31.23"E RP North: 11822.5115' East: 2818.3899'
 End North: 11822.3988' East: 2858.3894'
- 15: Line S00° 09' 43.10"W Length: 314.218' North: 11508.1820' East: 2857.5012'
- 16: Curve Length: 62.994' Radius: 40.000' Delta: 090.2323 (d) Tangent: 40.162'
 Chord: 56.683' Course: S45° 16' 41.17"W RP North: 11508.2951' East: 2817.5013'
 End North: 11468.2961' East: 2817.2262'
- 17: Line N89° 36' 20.76"W Length: 430.881' North: 11471.2608' East: 2386.3554'

Perimeter: 2769.450' Area: 372046.03 Sq. Ft.
 Error Closure: 0.0004 Course: N77° 36' 59.08"W
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Precision 1: 6851697.500



BUILD ON.
SANDIS.NET

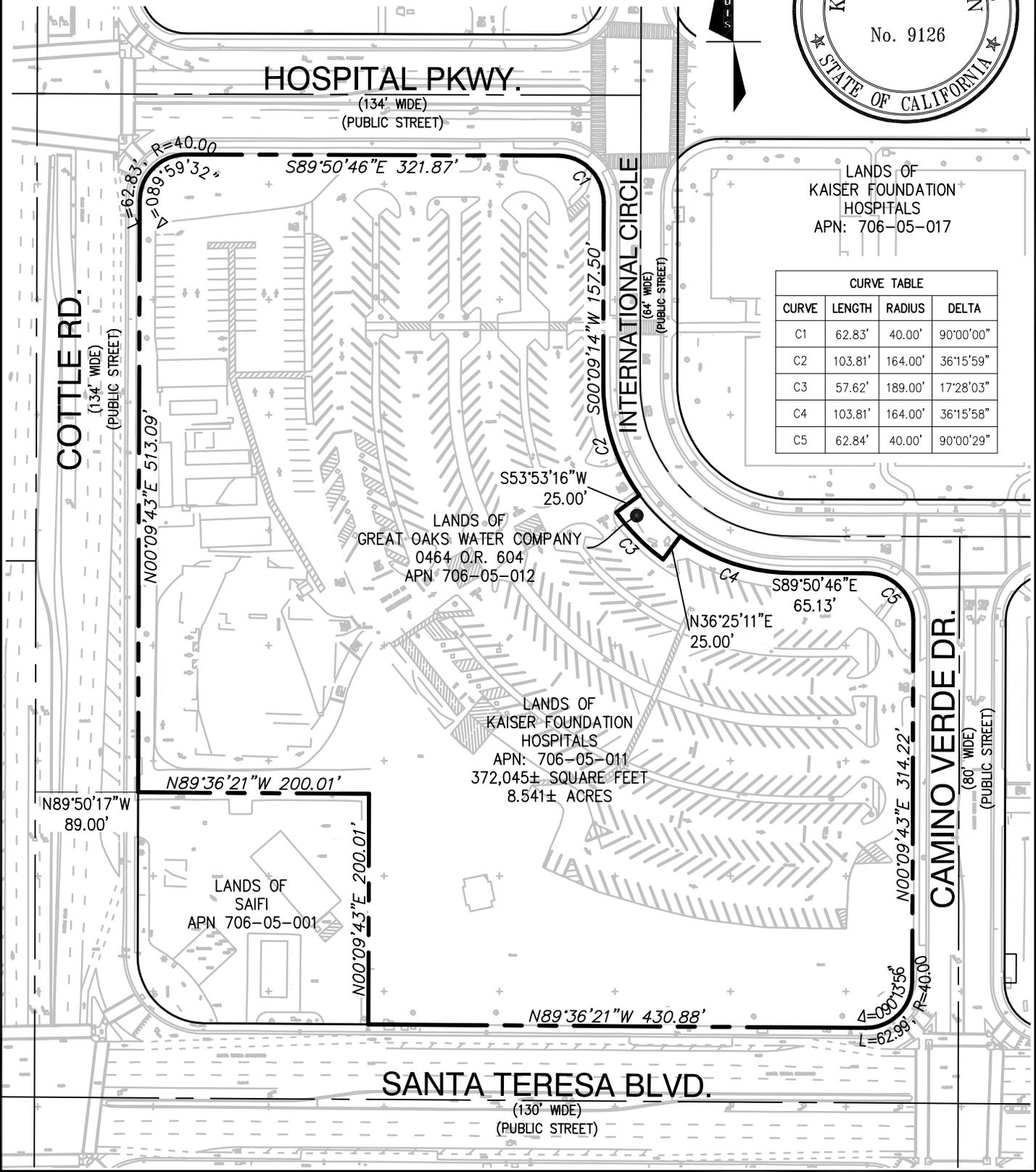
DATE: 12/01/22
 SCALE: 1"=120'
 BY: DA
 PROJECT No.:
222204

EXHIBIT "B"
 250 HOSPITAL PARKWAY
 SAN JOSE CALIFORNIA

SHEET
2
 OF 3 SHEETS

LEGEND

-  LOT LINE
-  BOUNDARY LINE
-  CENTERLINE



LANDS OF
KAISER FOUNDATION
HOSPITALS
APN: 706-05-017

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	62.83'	40.00'	90°00'00"
C2	103.81'	164.00'	36°15'59"
C3	57.62'	189.00'	17°28'03"
C4	103.81'	164.00'	36°15'58"
C5	62.84'	40.00'	90°00'29"

LANDS OF
GREAT OAKS WATER COMPANY
0464 O.R. 604
APN 706-05-012

LANDS OF
KAISER FOUNDATION
HOSPITALS
APN: 706-05-011
372,045± SQUARE FEET
8.541± ACRES

LANDS OF
SAIFI
APN 706-05-001



BUILD ON.
SANDIS.NET

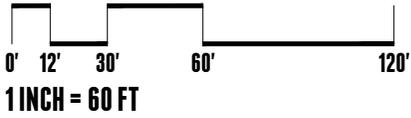
DATE: 12/01/22
SCALE: 1"=120'
BY: DA
PROJECT No.:
222204

EXHIBIT "B"
SITE EXHIBIT
250 HOSPITAL PARKWAY
SAN JOSE CALIFORNIA

SHEET
3
OF 3 SHEETS

LEGEND

-  LOT LINE
-  BOUNDARY LINE
-  CENTERLINE



INTERNATIONAL CIRCLE

(64' WIDE)
(PUBLIC STREET)

S00°09'14"W 194.99'

C1

S89°50'46"E 284.00'

C2

S00°09'14"W 297.49'

LANDS OF
KAISER FOUNDATION HOSPITALS
APN: 706-05-017

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	43.17'	50.00'	49°27'52"
C2	23.56'	15.00'	90°00'00"
C3	157.08'	100.00'	90°00'00"

C3

S89°50'46"E 237.00'

CAMINO VERDE DR.

(80' WIDE)
(PUBLIC STREET)



BUILD ON.
SANDIS.NET

DATE: 05/03/2023
SCALE: 1"=60'
BY: K.B.
PROJECT No.:
222204

EXHIBIT "B"
PLAT
250 HOSPITAL PARKWAY
SAN JOSE CALIFORNIA

SHEET
1
OF 3 SHEETS

Project: 222204_Kaiser San Jose
 APN: 706-05-017
 POB: 11620.2230' East: 7414.7622'

1 : Curve Length: 157.080' Radius: 100.000'
 Delta: 090.0000 (d) Tangent: 100.000'
 Chord: 141.421' Course: N44° 50' 45.56"W
 Course In: N00° 09' 14.44"E Course Out: N89° 50' 45.56"W
 RP North: 11720.2227' East: 7415.0310'
 End North: 11720.4912' East: 7315.0316'

2 : Line Course: N00° 09' 14.44"E Length: 194.990'
 North: 11915.4805' East: 7315.5557'

3 : Curve Length: 43.166' Radius: 50.000'
 Delta: 049.4644 (d) Tangent: 23.032'
 Chord: 41.838' Course: N65° 25' 18.44"E
 Course In: S49° 18' 37.56"E Course Out: N00° 09' 14.44"E
 RP North: 11882.8825' East: 7353.4684'
 End North: 11932.8824' East: 7353.6029'

4 : Line Course: S89° 50' 45.56"E Length: 284.000'
 North: 11932.1190' East: 7637.6019'

5 : Curve Length: 23.562' Radius: 15.000'
 Delta: 090.0000 (d) Tangent: 15.000'
 Chord: 21.213' Course: S44° 50' 45.56"E
 Course In: S00° 09' 14.44"W Course Out: S89° 50' 45.56"E
 RP North: 11917.1191' East: 7637.5616'
 End North: 11917.0789' East: 7652.5614'

6 : Line Course: S00° 09' 14.44"W Length: 297.494'
 North: 11619.5860' East: 7651.7617'

7 : Line Course: N89° 50' 45.56"W Length: 237.000'
 North: 11620.2230' East: 7414.7626'

Perimeter: 1237.292' Area: 102912.79 Sq. Ft.
 Error Closure: 0.0004 Course: S88° 16' 58.10"E
 Error North: -0.00001 East: 0.00044

Precision 1: 3044890.000



BUILD ON.
SANDIS.NET

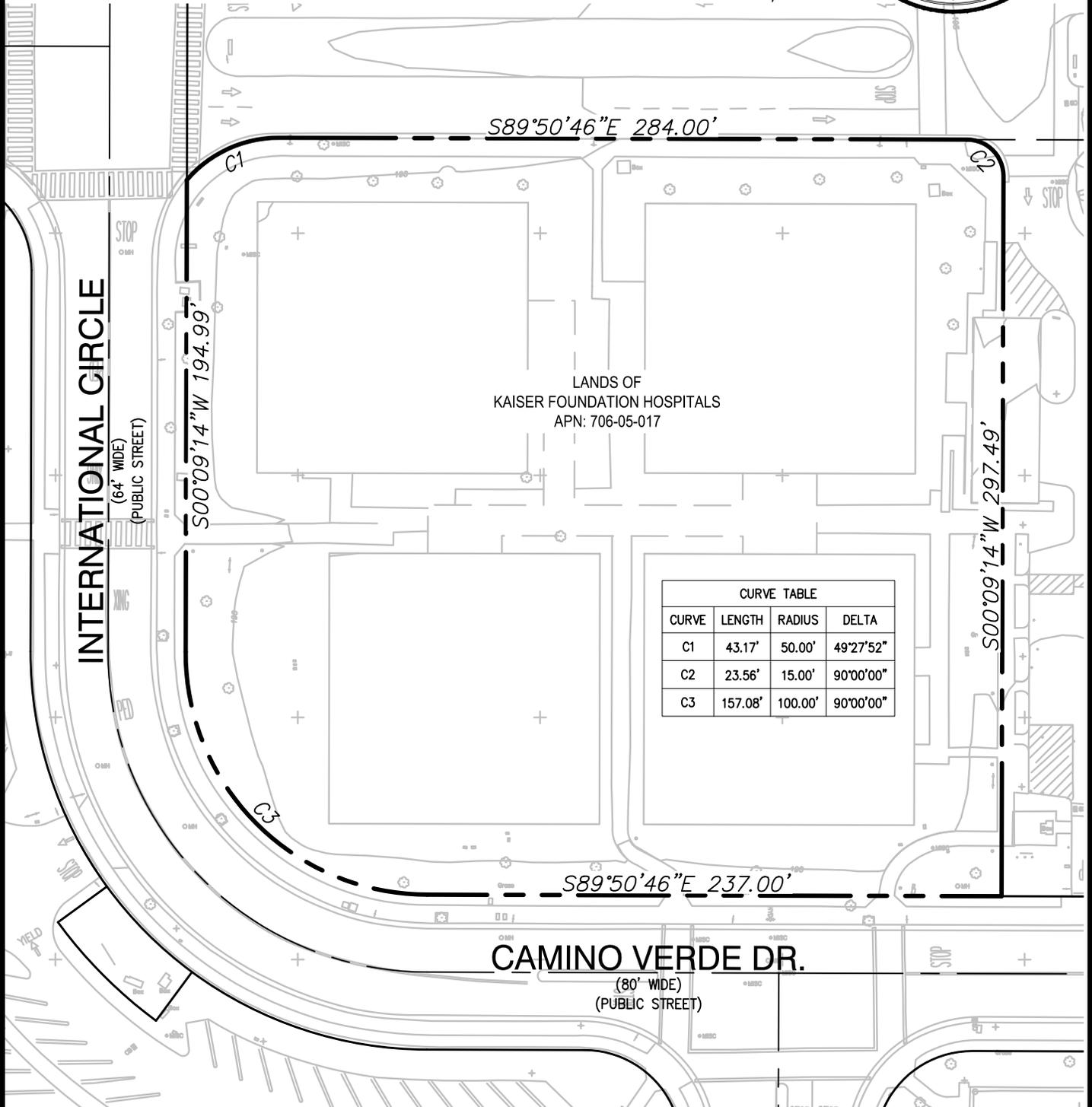
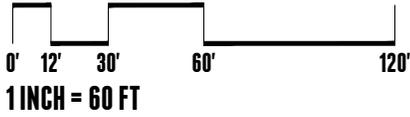
DATE: 05/03/2023
 SCALE: 1"=60'
 BY: K.B.
 PROJECT No.:
222204

EXHIBIT "B"
 PLAT
 250 HOSPITAL PARKWAY
 SAN JOSE CALIFORNIA

SHEET
2
 OF 3 SHEETS

LEGEND

-  LOT LINE
-  BOUNDARY LINE
-  CENTERLINE



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	43.17'	50.00'	49°27'52"
C2	23.56'	15.00'	90°00'00"
C3	157.08'	100.00'	90°00'00"

LANDS OF
KAISER FOUNDATION HOSPITALS
APN: 706-05-017

INTERNATIONAL CIRCLE
(64' WIDE)
(PUBLIC STREET)

CAMINO VERDE DR.
(80' WIDE)
(PUBLIC STREET)



BUILD ON.
SANDIS.NET

DATE: 05/03/2023
SCALE: 1"=60'
BY: K.B.
PROJECT No.:
222204

EXHIBIT "B"
PLAT
250 HOSPITAL PARKWAY
SAN JOSE CALIFORNIA

SHEET
3
OF 3 SHEETS

LEGEND

-  LOT LINE
-  BOUNDARY LINE
-  CENTERLINE



CAMINO VERDE DR.

(80' WIDE)
(PUBLIC STREET)

INTERNATIONAL CIRCLE

(64' WIDE)
(PUBLIC STREET)

S89°50'46"E 232.89'

$\Delta=089^{\circ}59'31''$
 $L=62.83', R=40.00$

N00°09'43"E 314.89'

LANDS OF
KAISER FOUNDATION
HOSPITALS
APN: 706-05-025
107,234± SQUARE FEET
2.4611± ACRES

LANDS OF
CITY OF SAN
JOSE
APN
706-05-024

N00°09'43"E 397.18'

PG&E EASEMENT
DOC. 9377367 (EXC. 28)

$\Delta=089^{\circ}46'04''$
 $L=62.67', R=40.00$

S89°36'21"E 118.39'

$\Delta=001^{\circ}17'50''$
 $L=114.66', R=5065.00$

SANTA TERESA BLVD.

(130' WIDE)
(PUBLIC STREET)



BUILD ON.
SANDIS.NET

DATE: 12/01/22
SCALE: 1"=60'
BY: DA
PROJECT No.:
222204

EXHIBIT "B"
PLAT
250 HOSPITAL PARKWAY
SAN JOSE CALIFORNIA

SHEET
1
OF 3 SHEETS

Project: 222204_Kaiser San Jose

APN: 706-05-025

POB: North: 11464.2770' East: 3210.2590'

1: Curve Length: 114.664' Radius: 5065.000'
 Delta: 001.2971 (d) Tangent: 57.335'
 Chord: 114.662' Course: N88° 56' 55.79"W
 Course In: S01° 41' 58.98"W Course Out: N00° 24' 09.44"E
 RP North: 6401.5055' East: 3060.0245'
 End North: 11466.3805' East: 3095.6163'

2: Line N89° 36' 20.76"W Length: 118.395'
 North: 11467.1951' East: 2977.2241'

3: Curve Length: 62.670' Radius: 40.000'
 Delta: 089.7677 (d) Tangent: 39.838'
 Chord: 56.454' Course: N44° 43' 18.83"W
 Course In: N00° 23' 39.24"E Course Out: N89° 50' 16.90"W
 RP North: 11507.1942' East: 2977.4993'
 End North: 11507.3072' East: 2937.4995'

4: Line N00° 09' 43.10"E Length: 314.888'
 North: 11822.1944' East: 2938.3897'

5: Curve Length: 62.826' Radius: 40.000'
 Delta: 089.9920 (d) Tangent: 39.994'
 Chord: 56.565' Course: N45° 09' 28.77"E
 Course In: S89° 50' 16.90"E Course Out: N00° 09' 14.44"E
 RP North: 11822.0813' East: 2978.3895'
 End North: 11862.0812' East: 2978.4970'

6: Line S89° 50' 45.56"E Length: 232.886'
 North: 11861.4552' East: 3211.3818'

7: Line S00° 09' 43.10"W Length: 397.180'
 North: 11464.2770' East: 3210.2590'

Perimeter: 1303.509' Area: 107234.76 Sq. Ft.
 Error Closure: 0.0005 Course: S69° 33' 25.99"E
 Error North: -0.00018 East: 0.00048

Precision 1: 2582060.000



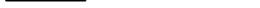
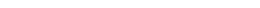
BUILD ON.
SANDIS.NET

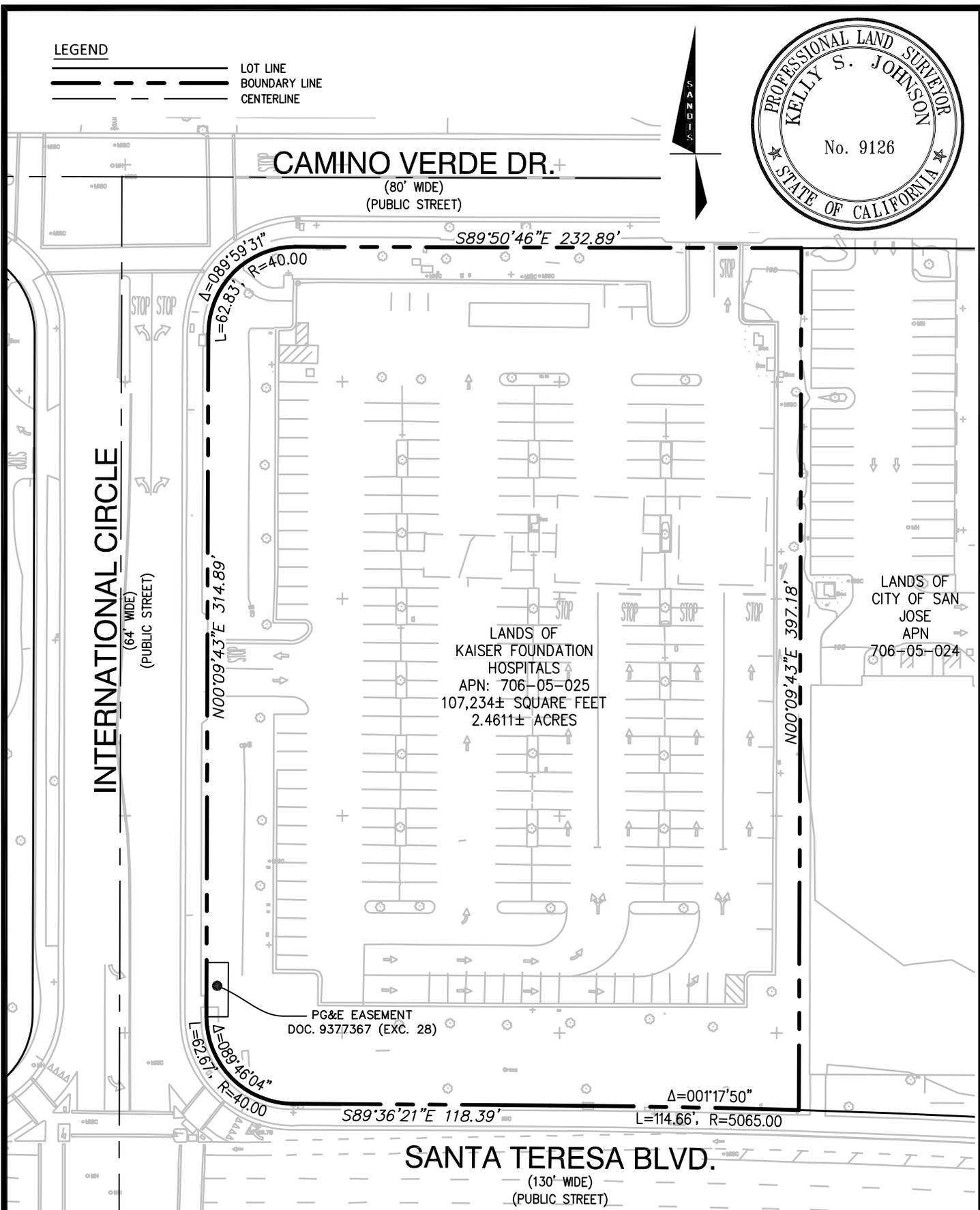
DATE: 12/01/22
 SCALE: 1"=60'
 BY: DA
 PROJECT No.:
222204

EXHIBIT "B"
 PLAT
 250 HOSPITAL PARKWAY
 SAN JOSE CALIFORNIA

SHEET
2
 OF 3 SHEETS

LEGEND

-  LOT LINE
-  BOUNDARY LINE
-  CENTERLINE



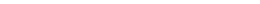
BUILD ON.
SANDIS.NET

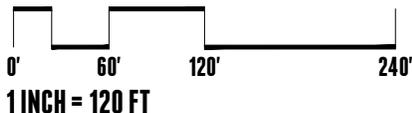
DATE:	12/01/22
SCALE:	1"=60'
BY:	DA
PROJECT No.:	222204

EXHIBIT "B"
SITE EXHIBIT
250 HOSPITAL PARKWAY
SAN JOSE CALIFORNIA

SHEET
3
OF 3 SHEETS

LEGEND

-  LOT LINE
-  BOUNDARY LINE
-  CENTERLINE
-  NO ACCESS



STATE HIGHWAY 85

C1 N79°22'56"W 115.53'

S71°59'55"E 473.69'

10' PGE EASEMENT K244 OR 1680 (EXC. 45)

ABUTTER'S RIGHTS FOR INGRESS AND EGRESS PER L578 O.R. 1271 (EXC. 46)

N00°07'00"W 390.30'

LANDS OF KAISER FOUNDATION HOSPITAL

TITLE REPORT PARCEL SIX

16.506 ACRES±

APN 706-05-032

S89°50'46"E 225.28'

INTERNATIONAL CIRCLE

(64' WIDE)
(PUBLIC STREET)

N00°23'18"E 506.74'

S00°09'14"W 65.02'

C3 S89°50'46"E 213.30'

LISKA LANE

(56' WIDE)
(PUBLIC STREET)

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	160.35'	765.04'	12°00'33"
C2	88.09'	96.00'	52°34'33"
C3	62.83'	40.00'	90°00'00"
C4	257.61'	164.00'	90°00'00"



SANDIS

BUILD ON.
SANDIS.NET

DATE: 05/03/2023
SCALE: 1"=120'
BY: K.B.
PROJECT No.: 222204

EXHIBIT "B"
PLAT
250 HOSPITAL PARKWAY
SAN JOSE CALIFORNIA

SHEET
1
OF 3 SHEETS

Project: 222204_Kaiser San Jose
 APN: 706-05-032
 POB: 13112.0606' East: 8453.6741'

- 1 : Line Course: S71° 59' 54.62"E Length: 473.685'
 North: 12965.6721' East: 8904.1714'
- 2 : Line Course: S00° 23' 17.53"W Length: 506.744'
 North: 12458.9398' East: 8900.7381'
- 3 : Curve Length: 88.091' Radius: 96.000'
 Delta: 052.5757 (d) Tangent: 47.421'
 Chord: 85.033' Course: N63° 33' 29.25"W
 Course In: S52° 43' 47.07"W Course Out: N00° 09' 14.44"E
 RP North: 12400.8045' East: 8824.3424'
 End North: 12496.8041' East: 8824.6007'
- 4 : Line Course: N89° 50' 45.56"W Length: 213.297'
 North: 12497.3774' East: 8611.3044'
- 5 : Curve Length: 62.832' Radius: 40.000'
 Delta: 090.0000 (d) Tangent: 40.000'
 Chord: 56.569' Course: N44° 50' 45.56"W
 Course In: N00° 09' 14.44"E Course Out: N89° 50' 45.56"W
 RP North: 12537.3773' East: 8611.4120'
 End North: 12537.4851' East: 8571.4118'
- 6 : Line Course: N00° 09' 14.44"E Length: 65.017'
 North: 12602.5019' East: 8571.5865'
- 7 : Curve Length: 257.611' Radius: 164.000'
 Delta: 090.0000 (d) Tangent: 164.000'
 Chord: 231.931' Course: N44° 50' 45.56"W
 Course In: N89° 50' 45.56"W Course Out: N00° 09' 14.44"E
 RP North: 12602.9427' East: 8407.5871'
 End North: 12766.9421' East: 8408.0280'
- 8 : Line Course: N89° 50' 45.56"W Length: 225.280'
 North: 12767.5477' East: 8182.7488'
- 9 : Line Course: N00° 07' 00.00"W Length: 390.303'
 North: 13157.8499' East: 8181.9541'
- 10 : Curve Length: 160.352' Radius: 765.037'
 Delta: 012.0092 (d) Tangent: 80.471'
 Chord: 160.059' Course: S81° 11' 40.22"E
 Course In: S02° 48' 03.18"W Course Out: N14° 48' 36.38"E
 RP North: 12393.7268' East: 8144.5704'
 End North: 13133.3479' East: 8340.1266'
- 11 : Line Course: S79° 22' 55.62"E Length: 115.526'
 North: 13112.0613' East: 8453.6745'

Perimeter: 2558.738' Area: 318348.32 Sq. Ft.
 Error Closure: 0.0008 Course: N31° 45' 22.12"E
 Error North: 0.00072 East: 0.00045

Precision 1: 3154305.000



BUILD ON.
SANDIS.NET

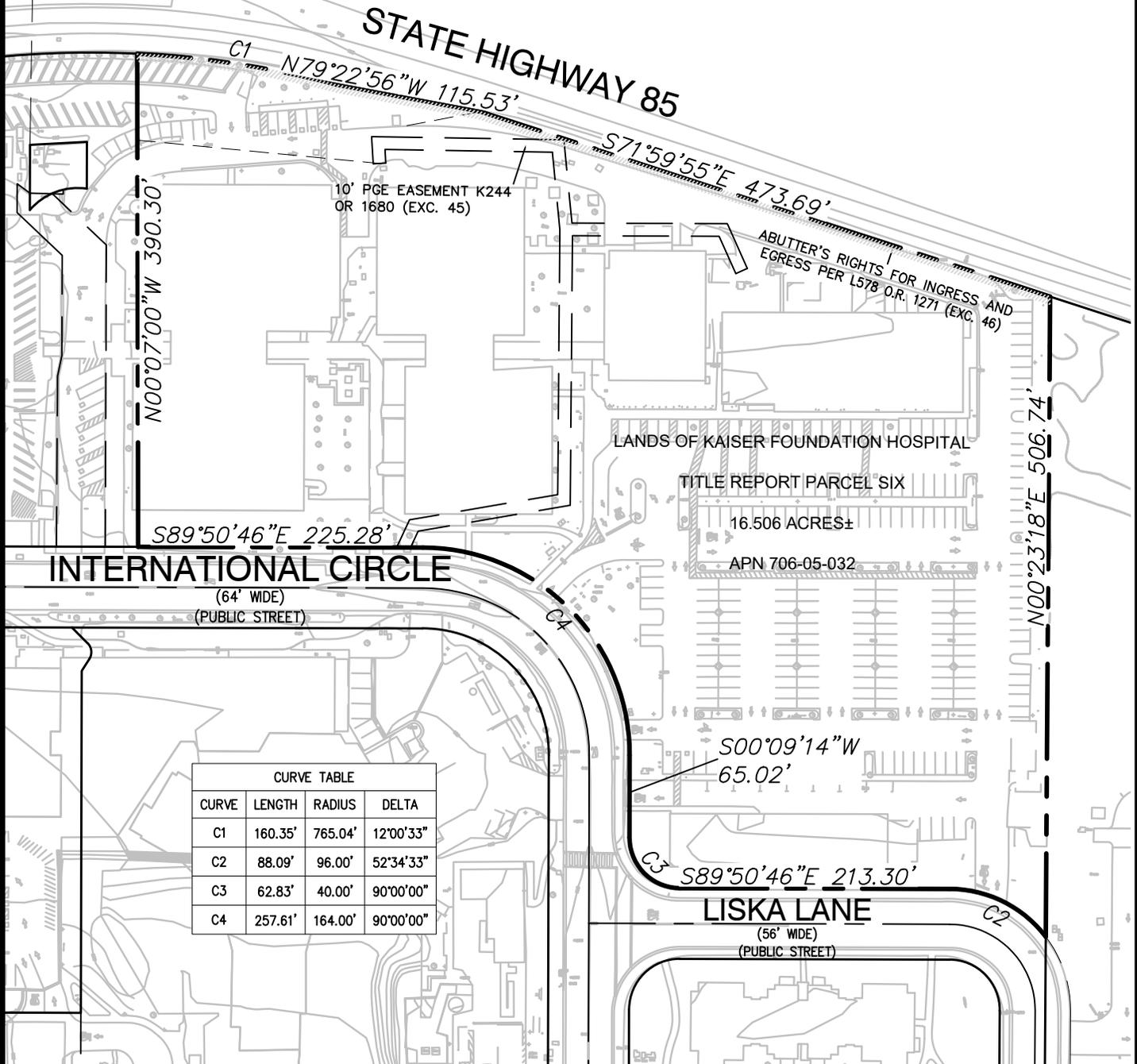
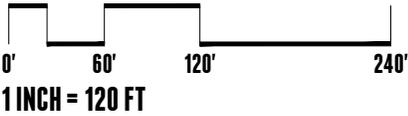
DATE: 05/03/2023
 SCALE: 1"=120'
 BY: K.B.
 PROJECT No.:
222204

EXHIBIT "B"
 PLAT
 250 HOSPITAL PARKWAY
 SAN JOSE CALIFORNIA

SHEET
2
 OF 3 SHEETS

LEGEND

-  LOT LINE
-  BOUNDARY LINE
-  CENTERLINE
-  NO ACCESS



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	160.35'	765.04'	12°00'33"
C2	88.09'	96.00'	52°34'33"
C3	62.83'	40.00'	90°00'00"
C4	257.61'	164.00'	90°00'00"



BUILD ON.
SANDIS.NET

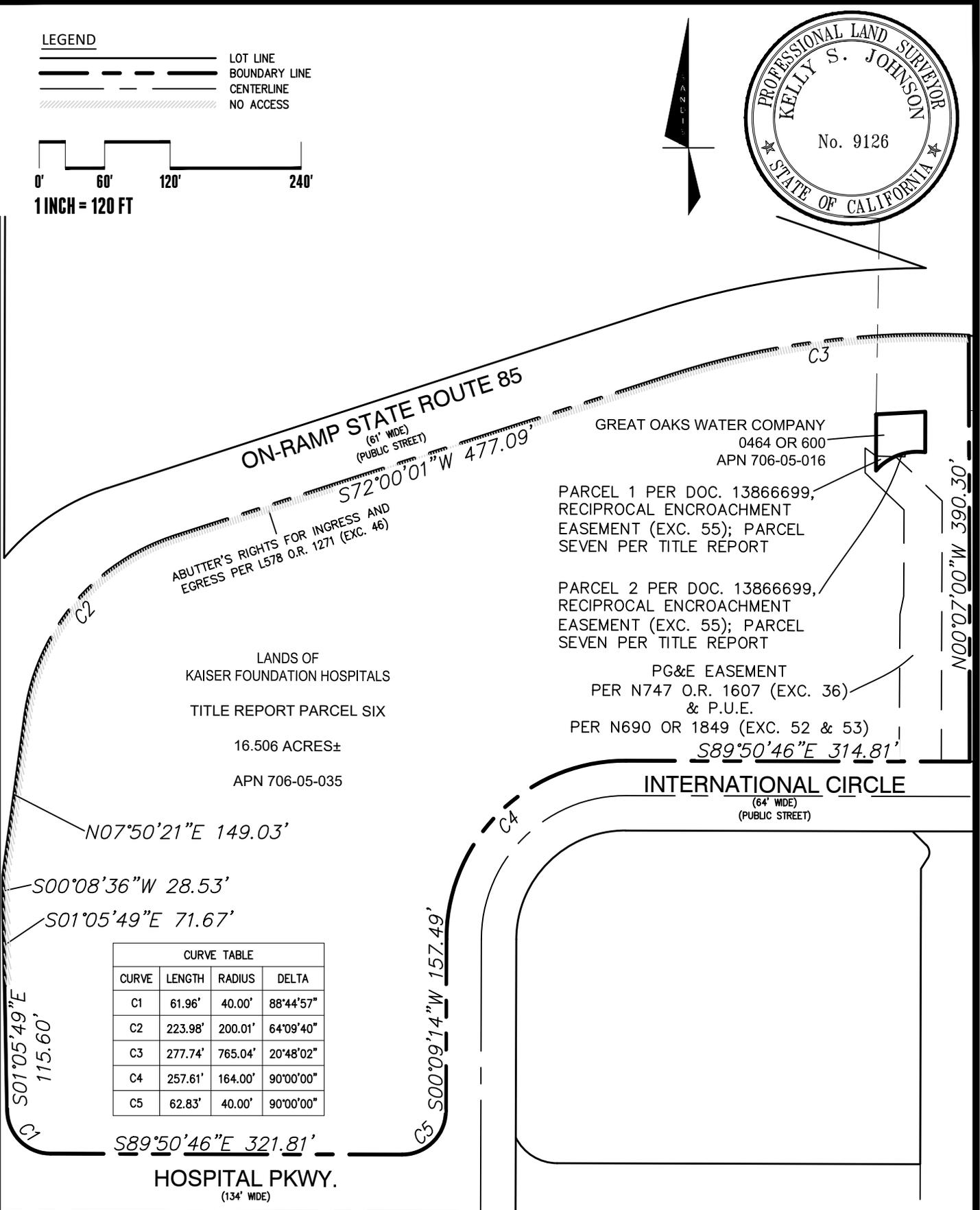
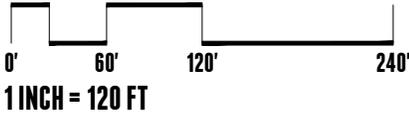
DATE: 05/03/2023
SCALE: 1"=120'
BY: K.B.
PROJECT No.: 222204

EXHIBIT "B"
PLAT
250 HOSPITAL PARKWAY
SAN JOSE CALIFORNIA

SHEET
3
OF 3 SHEETS

LEGEND

-  LOT LINE
-  BOUNDARY LINE
-  CENTERLINE
-  NO ACCESS



ABUTTER'S RIGHTS FOR INGRESS AND EGRESS PER L578 O.R. 1271 (EXC. 46)

GREAT OAKS WATER COMPANY
0464 OR 600
APN 706-05-016

PARCEL 1 PER DOC. 13866699,
RECIPROCAL ENCROACHMENT
EASEMENT (EXC. 55); PARCEL
SEVEN PER TITLE REPORT

PARCEL 2 PER DOC. 13866699,
RECIPROCAL ENCROACHMENT
EASEMENT (EXC. 55); PARCEL
SEVEN PER TITLE REPORT

PG&E EASEMENT
PER N747 O.R. 1607 (EXC. 36)
& P.U.E.
PER N690 OR 1849 (EXC. 52 & 53)

LANDS OF
KAISER FOUNDATION HOSPITALS
TITLE REPORT PARCEL SIX
16.506 ACRES±
APN 706-05-035

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	61.96'	40.00'	88°44'57"
C2	223.98'	200.01'	64°09'40"
C3	277.74'	765.04'	20°48'02"
C4	257.61'	164.00'	90°00'00"
C5	62.83'	40.00'	90°00'00"

S01°05'49"E
115.60'

S00°09'14"W
157.49'

N00°07'00"W
390.30'



SANDIS

BUILD ON.
SANDIS.NET

DATE: 05/03/2023
SCALE: 1"=120'
BY: K.B.
PROJECT No.:
222204

EXHIBIT "B"
PLAT
250 HOSPITAL PARKWAY
SAN JOSE CALIFORNIA

SHEET
1
OF 3 SHEETS

Project: 222204_Kaiser San Jose
 APN: 706-05-035
 POB: 12369.6454' East: 6268.2533'

- | | |
|--|--|
| <p>1 : Curve Length: 62.832' Radius: 40.000'
 Delta: 090.0000 (d) Tangent: 40.000'
 Chord: 56.569' Course: S45° 09' 14.44"W
 Course In: N89° 50' 45.56"W Course Out: S00° 09' 14.44"W
 RP North: 12369.7529' East: 6228.2535'
 End North: 12329.7527' East: 6228.1456'</p> <p>2 : Line Course: N89° 50' 45.56"W Length: 321.809'
 North: 12330.6178' East: 5906.3378'</p> <p>3 : Curve Length: 61.959' Radius: 40.000'
 Delta: 088.7492 (d) Tangent: 39.136'
 Chord: 55.948' Course: N45° 28' 17.09"W
 Course In: N00° 09' 14.44"E Course Out: S88° 54' 11.38"W
 RP North: 12370.6176' East: 5906.4453'
 End North: 12369.8521' East: 5866.4524'</p> <p>4 : Line Course: N01° 05' 48.62"W Length: 115.599'
 North: 12485.4300' East: 5864.2396'</p> <p>5 : Line Course: N01° 05' 48.62"W Length: 71.673'
 North: 12557.0898' East: 5862.8676'</p> <p>6 : Line Course: N00° 08' 36.38"E Length: 28.531'
 North: 12585.6207' East: 5862.9391'</p> <p>7 : Line Course: N07° 50' 21.38"E Length: 149.027'
 North: 12733.2550' East: 5883.2655'</p> <p>8 : Curve Length: 223.976' Radius: 200.010'
 Delta: 064.1611 (d) Tangent: 125.371'
 Chord: 212.455' Course: N39° 55' 11.38"E
 Course In: S82° 09' 38.62"E Course Out: N17° 59' 58.62"W
 RP North: 12705.9747' East: 6081.4064'
 End North: 12896.1959' East: 6019.6011'</p> <p>9 : Line Course: N72° 00' 01.38"E Length: 477.093'
 North: 13043.6227' East: 6473.3445'</p> <p>10 : Curve Length: 277.737' Radius: 765.037'
 Delta: 020.8005 (d) Tangent: 140.414'
 Chord: 276.214' Course: N82° 24' 02.28"E
 Course In: S17° 59' 58.62"E Course Out: N02° 48' 03.18"E
 RP North: 12316.0277' East: 6709.7491'
 End North: 13080.1508' East: 6747.1325'</p> <p>11 : Line Course: S00° 07' 00.00"E Length: 390.303'
 North: 12689.8486' East: 6747.9273'</p> <p>12 : Line Course: N89° 50' 45.56"W Length: 314.812'
 North: 12690.6948' East: 6433.1164'</p> <p>13 : Curve Length: 257.611' Radius: 164.000'
 Delta: 090.0000 (d) Tangent: 164.000'
 Chord: 231.931' Course: S45° 09' 14.44"W
 Course In: S00° 09' 14.44"W Course Out: N89° 50' 45.56"W
 RP North: 12526.6954' East: 6432.6756'
 End North: 12527.1362' East: 6268.6762'</p> | <p>14 : Line Course: S00° 09' 14.44"W Length: 157.492'
 North: 12369.6448' East: 6268.2528'</p> <p>15 : Line Course: S00° 09' 11.38"W Length: 51.630'
 North: 12318.0150' East: 6268.1148'</p> <p>16 : Curve Length: 50.192' Radius: 50.000'
 Delta: 057.5161 (d) Tangent: 27.440'
 Chord: 48.111' Course: N69° 25' 54.40"E
 Course In: S49° 19' 34.62"E Course Out: N08° 11' 23.41"E
 RP North: 12285.4275' East: 6306.0365'
 End North: 12334.9175' East: 6313.1590'</p> <p>17 : Line Course: N00° 09' 11.38"E Length: 37.136'
 North: 12372.0533' East: 6313.2582'</p> <p>18 : Line Course: S86° 56' 11.38"W Length: 45.070'
 North: 12369.6447' East: 6268.2526'</p> |
|--|--|
- Perimeter: 3094.480' Area: 400646.44 Sq. Ft.
 Error Closure: 0.0010 Course: S43° 26' 17.80"W
 Error North: -0.00074 East: -0.00070
- Precision 1: 3041403.000



BUILD ON.
SANDIS.NET

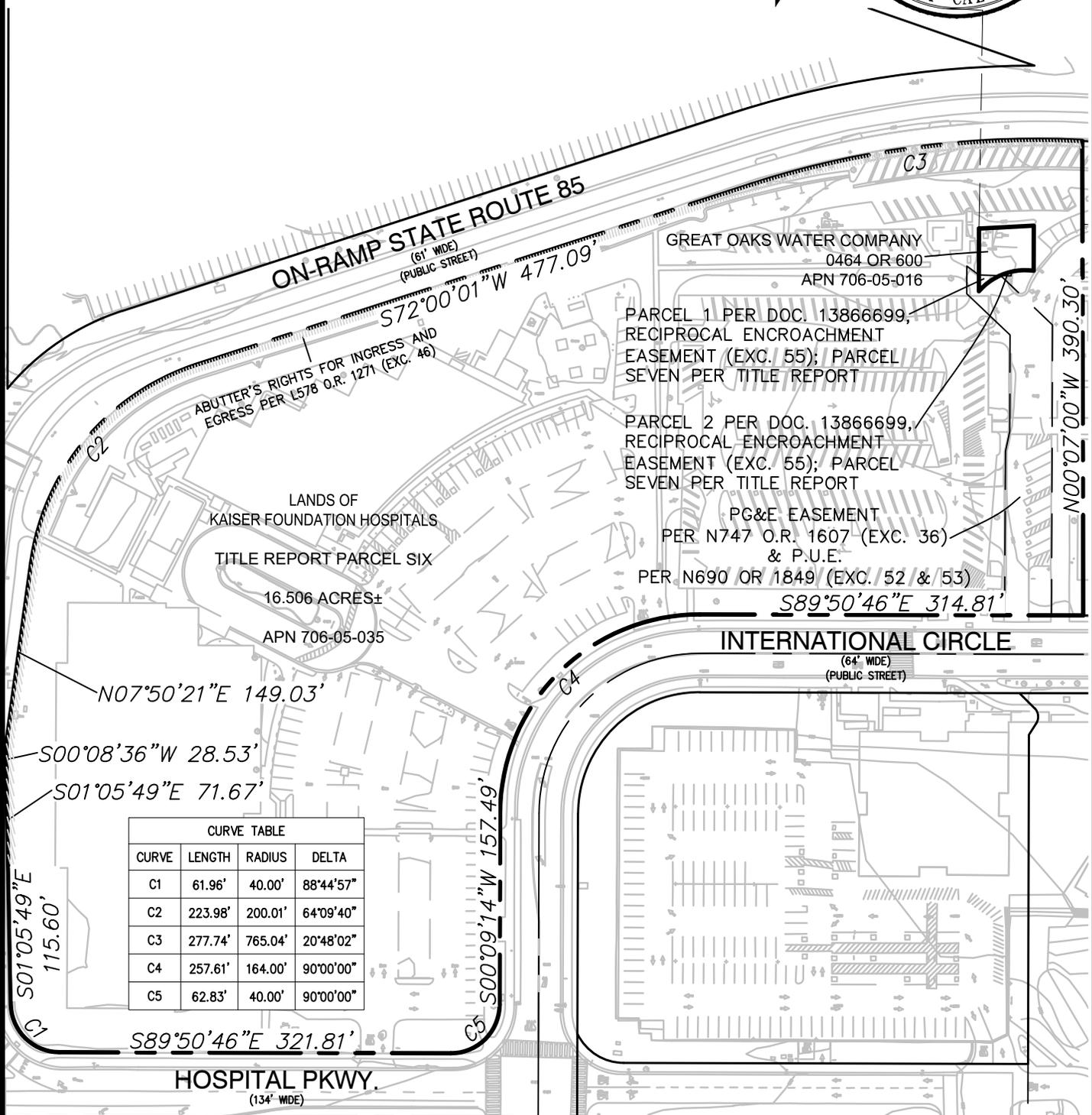
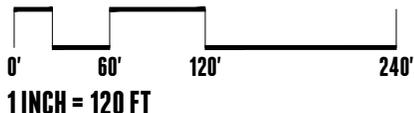
DATE: 05/03/2023
 SCALE: 1"=120'
 BY: K.B.
 PROJECT No.:
222204

EXHIBIT "B"
 PLAT
 250 HOSPITAL PARKWAY
 SAN JOSE CALIFORNIA

SHEET
2
 OF 3 SHEETS

LEGEND

-  LOT LINE
-  BOUNDARY LINE
-  CENTERLINE
-  NO ACCESS



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	61.96'	40.00'	88°44'57"
C2	223.98'	200.01'	64°09'40"
C3	277.74'	765.04'	20°48'02"
C4	257.61'	164.00'	90°00'00"
C5	62.83'	40.00'	90°00'00"



BUILD ON.
SANDIS.NET

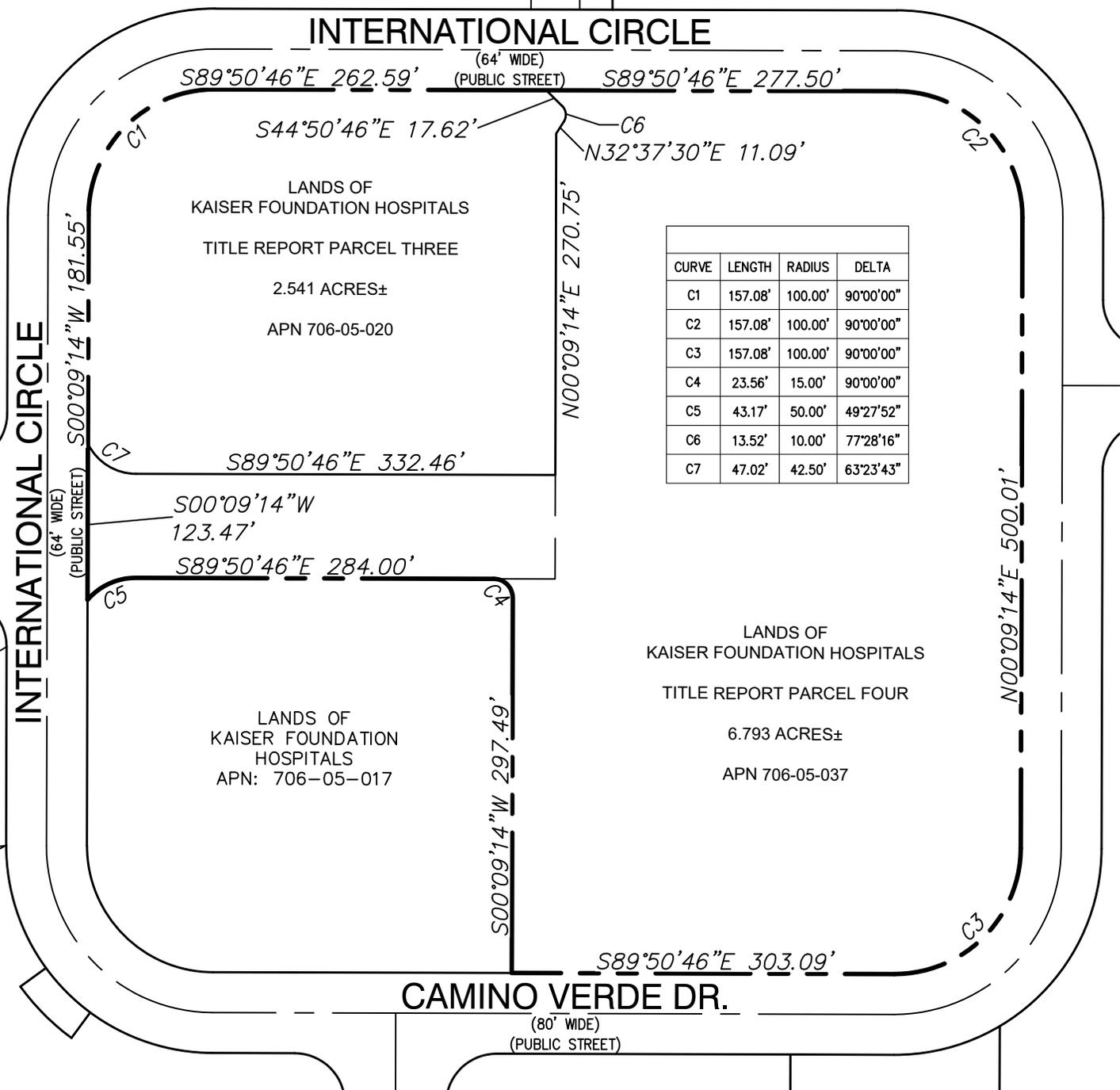
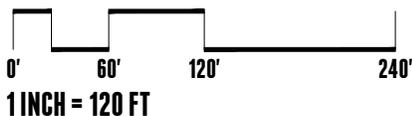
DATE: 05/03/2023
SCALE: 1"=120'
BY: K.B.
PROJECT No.:
222204

EXHIBIT "B"
PLAT
250 HOSPITAL PARKWAY
SAN JOSE CALIFORNIA

SHEET
1
OF 3 SHEETS

LEGEND

-  LOT LINE
-  BOUNDARY LINE
-  CENTERLINE



CURVE	LENGTH	RADIUS	DELTA
C1	157.08'	100.00'	90°00'00"
C2	157.08'	100.00'	90°00'00"
C3	157.08'	100.00'	90°00'00"
C4	23.56'	15.00'	90°00'00"
C5	43.17'	50.00'	49°27'52"
C6	13.52'	10.00'	77°28'16"
C7	47.02'	42.50'	63°23'43"

INTERNATIONAL CIRCLE

(64' WIDE)
(PUBLIC STREET) S00°09'14" W 181.55'

INTERNATIONAL CIRCLE

S89°50'46"E 262.59' (64' WIDE) (PUBLIC STREET) S89°50'46"E 277.50'

S44°50'46"E 17.62' N32°37'30"E 11.09'

LANDS OF KAISER FOUNDATION HOSPITALS
TITLE REPORT PARCEL THREE
2.541 ACRES±
APN 706-05-020

S89°50'46"E 332.46'
S00°09'14"W 123.47'
S89°50'46"E 284.00'

N00°09'14"E 270.75'

LANDS OF KAISER FOUNDATION HOSPITALS
TITLE REPORT PARCEL FOUR
6.793 ACRES±
APN 706-05-037

S00°09'14"W 297.49'

S89°50'46"E 303.09'

CAMINO VERDE DR.

(80' WIDE)
(PUBLIC STREET)



BUILD ON.
SANDIS.NET

DATE: 05/03/2023
SCALE: 1"=120'
BY: K.B.
PROJECT No.: 222204

EXHIBIT "B"
PLAT
250 HOSPITAL PARKWAY
SAN JOSE CALIFORNIA

SHEET
1
OF 3 SHEETS

Project: 222204_Kaiser San Jose
 APN: 706-05-037
 POB: 12163.7201' East: 7816.8950'

- 1 : Curve Length: 157.080' Radius: 100.000'
 Delta: 090.0000 (d) Tangent: 100.000'
 Chord: 141.421' Course: S45° 09' 14.44"W
 Course In: N89° 50' 45.56"W Course Out: S00° 09' 14.44"W
 RP North: 12163.9889' East: 7716.8953'
 End North: 12063.9895' East: 7716.6268'
- 2 : Line Course: N89° 50' 45.56"W Length: 303.092'
 North: 12064.8042' East: 7413.5359'
- 3 : Line Course: N00° 09' 14.44"E Length: 297.494'
 North: 12362.2971' East: 7414.3355'
- 4 : Curve Length: 23.562' Radius: 15.000'
 Delta: 090.0000 (d) Tangent: 15.000'
 Chord: 21.213' Course: N44° 50' 45.56"W
 Course In: N89° 50' 45.56"W Course Out: N00° 09' 14.44"E
 RP North: 12362.3374' East: 7399.3356'
 End North: 12377.3372' East: 7399.3761'
- 5 : Line Course: N89° 50' 45.56"W Length: 284.000'
 North: 12378.1006' East: 7115.3771'
- 6 : Curve Length: 43.166' Radius: 50.000'
 Delta: 049.4644 (d) Tangent: 23.032'
 Chord: 41.838' Course: S65° 25' 18.44"W
 Course In: S00° 09' 14.44"W Course Out: N49° 18' 37.56"W
 RP North: 12328.1008' East: 7115.2427'
 End North: 12360.6987' East: 7077.3299'
- 7 : Line Course: N00° 09' 14.44"E Length: 123.470'
 North: 12484.1683' East: 7077.6617'
- 8 : Line Course: N00° 09' 14.44"E Length: 181.552'
 North: 12665.7196' East: 7078.1497'
- 9 : Curve Length: 157.080' Radius: 100.000'
 Delta: 090.0000 (d) Tangent: 100.000'
 Chord: 141.421' Course: N45° 09' 14.44"E
 Course In: S89° 50' 45.56"E Course Out: N00° 09' 14.44"E
 RP North: 12665.4508' East: 7178.1494'
 End North: 12765.4502' East: 7178.4179'
- 10 : Line Course: S89° 50' 45.56"E Length: 262.590'
 North: 12764.7444' East: 7441.0070'
- 11 : Line Course: S89° 50' 45.56"E Length: 277.502'
 North: 12763.9985' East: 7718.5080'
- 12 : Curve Length: 157.080' Radius: 100.000'
 Delta: 090.0000 (d) Tangent: 100.000'
 Chord: 141.421' Course: S44° 50' 45.56"E
 Course In: S00° 09' 14.44"W Course Out: S89° 50' 45.56"E
 RP North: 12663.9988' East: 7718.2392'
 End North: 12663.7303' East: 7818.2386'
- 13 : Line Course: S00° 09' 14.44"W Length: 500.012'
 North: 12163.7201' East: 7816.8945'

Perimeter: 2767.678' Area: 406576.11 Sq. Ft.
 Error Closure: 0.0004 Course: N88° 16' 58.10"W
 Error North: 0.00001 East: -0.00044

Precision 1: 6792565.000



BUILD ON.
SANDIS.NET

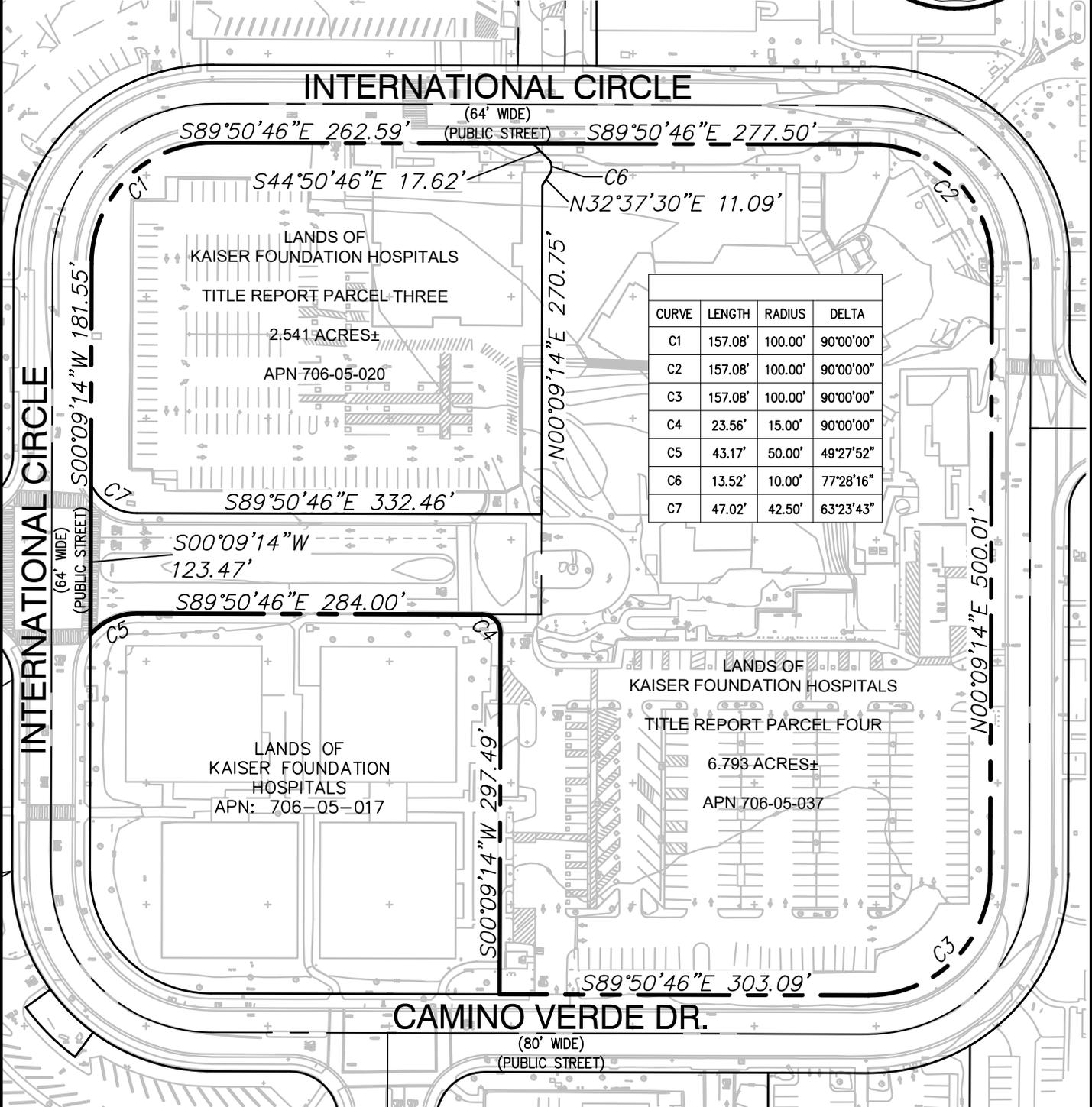
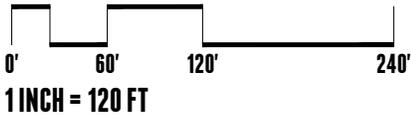
DATE: 05/03/2023
 SCALE: 1"=120'
 BY: K.B.
 PROJECT No.:
222204

EXHIBIT "B"
 PLAT
 250 HOSPITAL PARKWAY
 SAN JOSE CALIFORNIA

SHEET
2
 OF 3 SHEETS

LEGEND

-  LOT LINE
-  BOUNDARY LINE
-  CENTERLINE



CURVE	LENGTH	RADIUS	DELTA
C1	157.08'	100.00'	90°00'00"
C2	157.08'	100.00'	90°00'00"
C3	157.08'	100.00'	90°00'00"
C4	23.56'	15.00'	90°00'00"
C5	43.17'	50.00'	49°27'52"
C6	13.52'	10.00'	77°28'16"
C7	47.02'	42.50'	63°23'43"

INTERNATIONAL CIRCLE

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CAMINO VERDE DR.



BUILD ON.
SANDIS.NET

DATE: 05/03/2023
SCALE: 1"=120'
BY: K.B.
PROJECT No.: 222204

EXHIBIT "B"
PLAT
250 HOSPITAL PARKWAY
SAN JOSE CALIFORNIA

SHEET
3
OF 3 SHEETS