



## ESTIMATED BUYER'S STATEMENT

**Settlement Date:** September 21, 2016  
**Disbursement Date:** September 21, 2016  
**Buyer:** Milpitas Unified School District  
455 E. Calaveras Blvd.  
Milpitas, CA 95035

**Escrow Number:** CSC-2995-FWPS-2995141757  
**Escrow Officer:** Lori Young

**Seller:** City of Milpitas a Municipal Corporation of the State of California  
455 E. Calaveras BLvd.  
Milpitas, CA 95035

**Property:** 1660 McCandless Drive  
Milpitas, CA 95035

		\$ DEBIT	\$ CREDIT
<b>FINANCIAL CONSIDERATION</b>			
Contract sales price		20,670,800.00	
Deposit or earnest money	Milpitas Unified School District		50,000.00
Buyers Funds to Close	Milpitas Unified School District		9,038,724.19
Purchase money note			10,335,400.00
Seller reimbursement to MUSD			1,258,111.81
<b>TITLE &amp; ESCROW CHARGES</b>			
Escrow fee	Chicago Title Company	1,400.00	
Controller letter submission cost	Chicago Title Company	75.00	
reimbursement for funds advanced			
Parcel map submission and completion	Chicago Title Company	475.00	
Owner's policy premium	Chicago Title Company	9,011.00	
Loan policy premium	Chicago Title Company	75.00	
Special courier fees	Chicago Title Company	36.00	
RE: est. adjust at close to actual			
Policies to be issued:			
Owners Policy			
Coverage: \$20,670,800.00 Premium: \$18,022.00 Version: CLTA Standard Coverage Policy			
	1990 (04-08-14)		
Loan Policy			
Coverage: \$10,335,400.00 Premium: \$75.00			
<b>RECORDING CHARGES</b>			
Recording fees - parcel map and DT	Chicago Title Company	350.00	
RE: est. adjust to actual at close			
<b>MISCELLANEOUS CHARGES</b>			
Electronic filing fee to county	Chicago Title Company	14.00	
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Subtotals		20,682,236.00	20,682,236.00
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<b>TOTALS</b>		20,682,236.00	20,682,236.00
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## ESTIMATED BUYER'S STATEMENT - Continued

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements to be made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

BUYER:

Milpitas Unified School District

BY: 

Cheryl Jordan  
Interim Superindendent

CERTIFICATE OF ACCEPTANCE

Agency: Milpitas Unified School District

This is to certify that, pursuant to Sections 15853, 27281 and 70301 et seq. of the California Government Code, certifies that the interest in real property conveyed by the attached Grant Deed dated this 17<sup>th</sup> day of September, 2016, executed by the **CITY OF MILPITAS**, a municipal corporation of the State of California to the MILPITAS UNIFIED SCHOOL DISTRICT is hereby accepted by the undersigned officer on behalf of the Milpitas Unified School District's Governing Board pursuant to authority conferred by resolution no. 2017.9 of said Board duly adopted on August 23, 2016, and the Milpitas Unified School District consents to the recordation thereof by its duly authorized officer.

Accepted  
MILPITAS UNIFIED SCHOOL DISTRICT

By: \_\_\_\_\_

Cheryl Jordan  
Superintendent,  
Milpitas Unified School District

Dated: 9-19-16

RECORDING REQUESTED BY:  
Chicago Title Company

When Recorded Mail Document  
and Tax Statement To:  
Milpitas Unified School District  
455 E. Calaveras Blvd.  
Milpitas, CA 95035

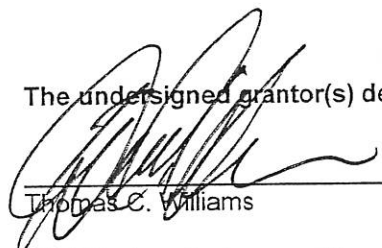
SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: FWPS-2995141757

Property Address: 1660 McCandless Drive,  
Milpitas, CA  
APN/Parcel ID(s): 086-41-016  
086-41-017

### GRANT DEED

The undersigned grantor(s) declare(s)

  
Thomas C. Williams

☒ This transfer is exempt from the documentary transfer tax.

"The grantee is the United States or an agency or instrumentality thereof, a state or territory, or political subdivision thereof, R & T 11922."

☐ The documentary transfer tax is \$\_\_\_\_\_ and is computed on:

☐ the full value of the interest or property conveyed.

☐ the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in ☒ the City of Milpitas.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, City of Milpitas a Municipal Corporation of the State of California

hereby GRANT(S) to Milpitas Unified School District, A school district organized and existing under the laws of the State of California

the following described real property in the City of Milpitas, County of Santa Clara, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

MAIL TAX STATEMENTS AS DIRECTED ABOVE

**GRANT DEED**

(continued)

APN/Parcel ID(s): 086-41-016  
086-41-017

Dated: September 1, 2016

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

City of Milpitas a Municipal Corporation of the State of California

BY: 

Thomas G. Williams

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 \_\_\_\_\_

On \_\_\_\_\_ before me, \_\_\_\_\_, Notary Public,  
(here insert name and title of the officer)

personally appeared \_\_\_\_\_,  
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.

\_\_\_\_\_  
Signature

(Seal)

## 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.

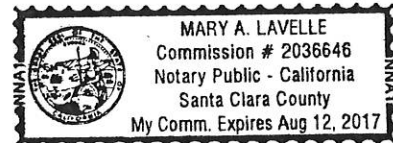
State of California  
County of Santa Clara

On September 19, 2016 before me, Mary A. Lavelle, Notary Public  
(insert name and title of the officer)

personally appeared Thomas C. Williams,  
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.



Signature Mary A Lavelle (Seal)

Grant Deed  
1660 McCandless

**EXHIBIT "A"**  
Legal Description

*"Pro Forma" 2*

**For APN/Parcel ID(s): 086-41-016 and 086-41-017**

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

All that certain real property situated in the City of Milpitas, County of Santa Clara, State of California, described as follows:

Being all of Parcel 2 and a portion of Parcel 3, as said parcels are shown on the Parcel Map of "Mc Candless Technology Park", filed for record on December 5, 1984, in Book 536 of Maps at Pages 41-43, Santa Clara County Records, being more particularly described as follows:

Beginning at the Southeast corner of said Parcel 2;

Thence along the general easterly lines of Parcel 2 and 3, the following seven (7) courses:

- 1.) North 0°08'26" East, 546.62 feet;
- 2.) North 68°44'33" West, 26.61 feet to the beginning of a tangent curve to the left;
- 3.) Along said curve having a radius of 20.00 feet, through a central angle of 35°05'48", an arc length of 12.25 feet to the beginning of a reverse curve to the right, to which beginning a radial line bears South 13°50'22" East;
- 4.) Along said curve having a radius of 46.00 feet, through a central angle of 250°11'37", an arc length of 200.87 feet to the beginning of a reverse curve to the left, to which beginning a radial line bears South 56°21'15" West;
- 5.) Along said curve having a radius of 20.00 feet, through a central angle of 35°05'48", an arc length of 12.25 feet;
- 6.) South 68°44'33" East, 0.35 feet;
- 7.) North 0°08'26" East, 53.88 feet;

Thence leaving the east line of said Parcel 3, North 89°51'34" West, 544.46 feet to the west line of said Parcel 3 and the beginning of a non-tangent curve to the left, to which beginning a radial line bears South 81°35'01" West;

Thence southeasterly along the westerly lines of said Parcel 2 and Parcel 3, the following three courses:

- 1) Along said curve having a radius of 1,762.00 feet, through a central angle of 17°12'47", an arc length of 529.35 feet to the beginning of a compound curve to the left, to which beginning a radial line bears South 64°22'14" West;
- 2) along said curve having a radius of 682.00 feet, through a central angle of 11°38'05", an arc length of 138.49 feet to the beginning of a compound curve to the left, to which beginning a radial line bears South 52°44'09" West;
- 3) Along said curve having a radius of 400.00 feet, through a central angle of 10°03'25", an arc length of 70.21 feet to the southwest corner of said Parcel 2;

Thence along the south line of said Parcel 2, South 89°51'34" East, 269.11 feet to the Point of Beginning.

**NOTE:** The legal description for the parcel hereinabove described has been provided to this Company by the City of Milpitas, State of California, and is being used here for Proforma purposes only. This description should not be relied upon or used to draw any documents, or for any other purpose, unless said City has confirmed their intent to use same by executing a conveyance of said parcel in the exact form described herein.

**EXHIBIT "A"**  
Legal Description  
(continued)

This is to certify that the interest in real property conveyed by the grant deed dated Aug. 25, 2014 from The Milpitas Economic Development Corporation to the City of Milpitas, a political corporation and/or governmental agency is hereby accepted by order of Cheryl Jordan, Interim Superintendent on 9/19, 2016, on behalf of the Milpitas Unified School District a school district organized and existing under the laws of the State of California pursuant to authority conferred by resolution of the Milpitas Unified School District adopted on 8/23/16 and the grantee consents to recordation thereof by its duly authorized officer.

Date: 9-19-16

Milpitas Unified School District a school district organized and existing under the laws of the State of California

BY:   
Cheryl Jordan, Interim Superintendent



## 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

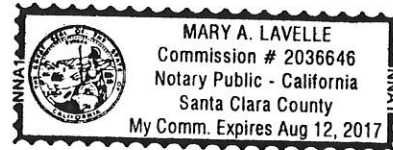
On September 19, 2016 before me, Mary A. Lavelle, Notary Public  
(insert name and title of the officer)

personally appeared Cheryl Jordan,  
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.

Signature Mary A. Lavelle (Seal)



Legal Description to  
Grant Deed  
1660 McCandless