

LOS GATOS LODGE

LOS GATOS, CA | JUNE 19, 2023

PROPOSED USE MULTIFAMILY RESIDENTIAL



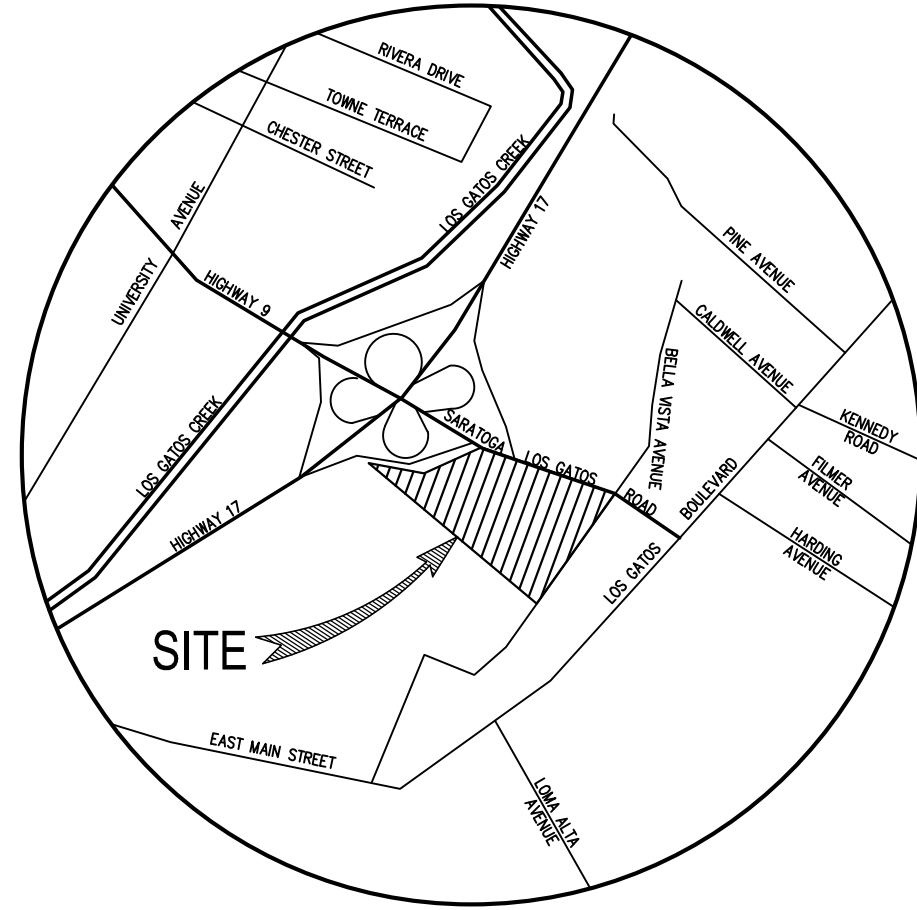
ARCHITECT
SDG ARCHITECTS, INC.
33661 WALNUT BLVD. STE. 120
BRENTWOOD, CA 94513
925.634.7000
ATTN: JENNIFER MASTRO

SHEET INDEX	
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381.072 Los Gatos Lodge
Los Gatos, CA
June 19, 2023

COVER SHEET
A00





VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- DEVELOPER: SUMMERHILL HOMES, LLC
777 S. CALIFORNIA AVENUE
PALO ALTO, CA 94304
(650)-842-2268
KEVIN EBRAHIMI
- ENGINEER: CARLSON, BARBEE & GIBSON
2633 CAMINO RAMON
SAN RAMON, CA 94583
(925)-866-0322
RYAN HANSEN
- ARCHITECT: SDG ARCHITECTS
3361 WALNUT BOULEVARD, SUITE 120
BRENTWOOD, CA 94513
(925)-634-7000
RALPH STRAUSS
- FLOOD ZONE: ZONE X
PER FEMA FIRM MAP NUMBER 06085C0376H
EFFECTIVE DATE MAY 18, 2009
- UNIT COUNT: 158

GUEST PARKING SUMMARY TABLE

STANDARD STALLS	19
EV CAPABLE (10% OF GUEST STALLS)	4
EV READY (25% OF GUEST STALLS)	9
EV CHARGERS (5% OF GUEST STALLS)	2
ADA COMPLIANT (NON EV)	1
TOTAL	35
SHORT TERM BIKE PARKING (1 PER UNIT)	158

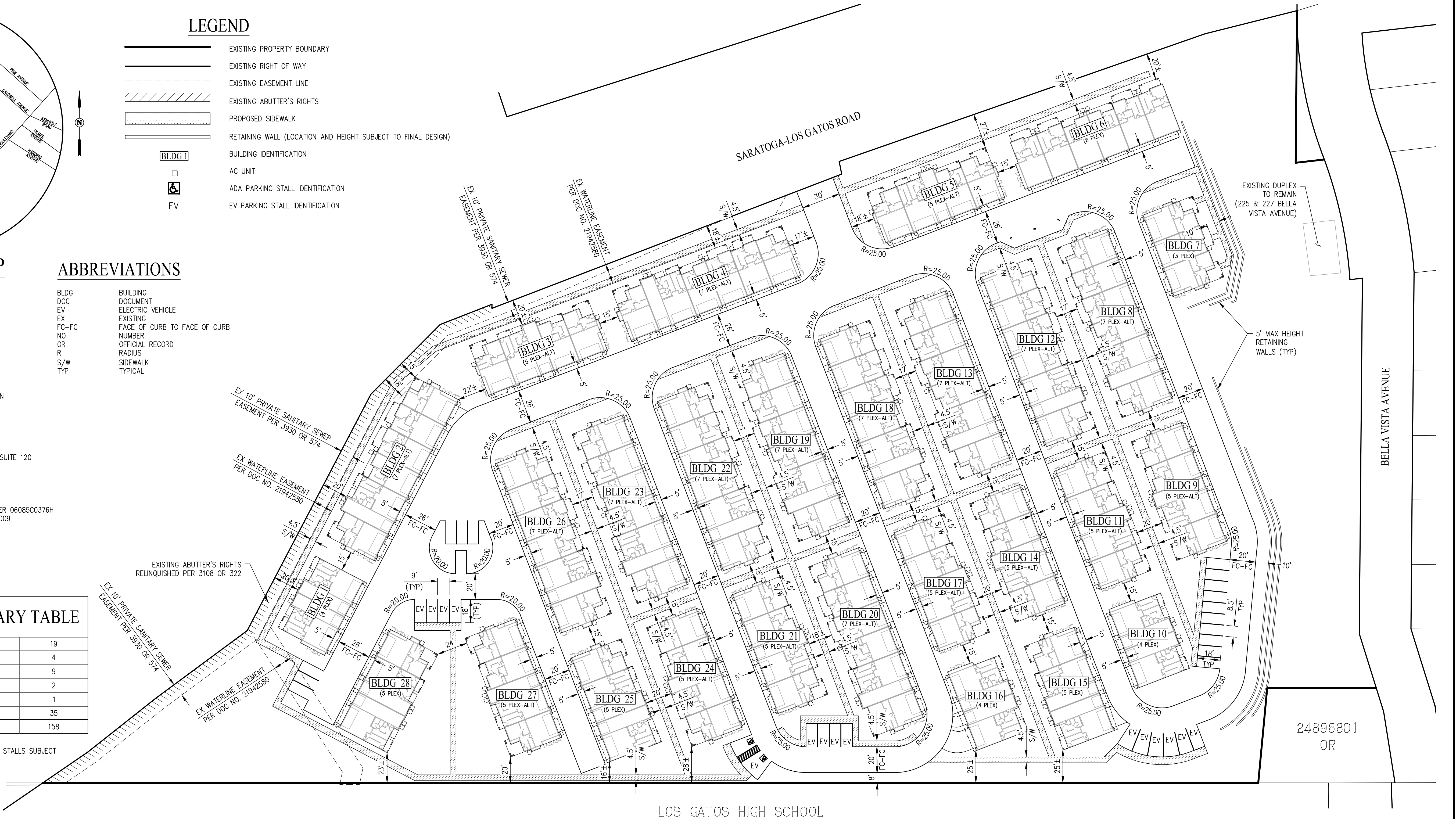
NOTE:
LOCATION OF BIKE, ELECTRIC VEHICLE AND ADA PARKING STALLS SUBJECT
TO FINAL DESIGN.

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING EASEMENT LINE
- EXISTING ABUTTER'S RIGHTS
- PROPOSED SIDEWALK
- RETAINING WALL (LOCATION AND HEIGHT SUBJECT TO FINAL DESIGN)
- BUILDING IDENTIFICATION
- AC UNIT
- ADA PARKING STALL IDENTIFICATION
- EV PARKING STALL IDENTIFICATION

ABBREVIATIONS

- BLDG BUILDING
- DOC DOCUMENT
- EV ELECTRIC VEHICLE
- EX EXISTING
- FC-FC FACE OF CURB TO FACE OF CURB
- NO NUMBER
- OR OFFICIAL RECORD
- R RADIUS
- S/W SIDEWALK
- TYP TYPICAL



BUILDING AREA SUMMARY TABLE

BUILDING TYPE	NUMBER OF BUILDINGS	NET LIVING SPACE (SF)	GROSS AREA (SF)	GARAGE AREA (SF)	TOTAL NET LIVING AREA (SF)	TOTAL GROSS AREA (SF)	TOTAL GARAGE AREA (SF)
3 UNIT BUILDING	1	6,462	7,791	1,329	6,462	7,791	1,329
4 UNIT BUILDING	3	5,468	7,232	1,764	16,404	21,696	5,292
5 UNIT BUILDING	3	7,697	9,902	2,205	23,091	29,706	6,615
5 UNIT BUILDING-ALT	9	9,057	11,270	2,213	81,513	101,430	19,917
6 UNIT BUILDING	1	11,746	14,404	2,658	11,746	14,404	2,658
7 UNIT BUILDING-ALT	11	13,065	16,172	3,107	143,715	177,892	34,177
TOTALS	28	-	-	-	282,931	352,919	69,988

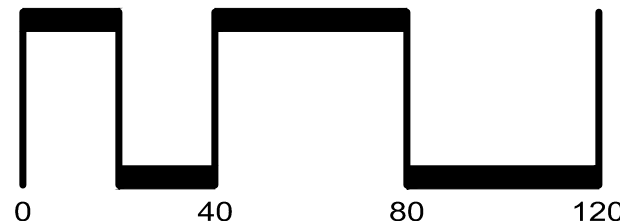
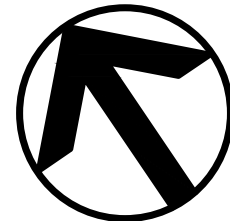
UNIT SUMMARY TABLE

UNIT NAME	DESCRIPTION	QUANTITY (%)	GARAGE TYPE	UNIT NET AREA (SF)	GARAGE AREA (SF)	UNIT GROSS AREA (SF)
UNIT 1	2 BEDROOM + 2.5 BATH	32 (20.3%)	2-CAR TANDEM	1,268	438	1,706
UNIT 2	2 BEDROOM + 2.5 BATH	32 (20.3%)	STD 2 CAR	1,466	444	1,910
UNIT 3	3 BEDROOM + 3.5 BATH	22 (13.9%)	STD 2 CAR	1,865	449	2,314
UNIT 4	4 BEDROOM + 3.5 BATH	27 (17.1%)	STD 2 CAR	2,004	447	2,451
UNIT 5	5 BEDROOM + 4.5 BATH	45 (28.5%)	STD 2 CAR	2,229	441	2,670
SUBTOTAL		158 (100%)	10.1% TANDEM		-	
AVERAGE UNIT AREA (SF)				1,791	443	2,234

*NET SF: MEASURED TO OUTSIDE FACE OF STUD, EXCLUDES GARAGE AREA, DECKHAND PORCHES, INCLUDES AIR GAP PER UNIT.
**GROSS SF: MEASURED TO OUTSIDE FACE OF STUD, INCLUDES GARAGE AREA, INCLUDES AIR GAP PER UNIT.

SITE PLAN
50 LOS GATOS-SARATOGA ROAD

TOWN OF LOS GATOS SANTA CLARA COUNTY CALIFORNIA
SCALE: 1" = 40' DATE: JUNE 20, 2023



SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM

CIVIL ENGINEERS SURVEYORS PLANNERS



RIGHT ELEVATION



REAR ELEVATION

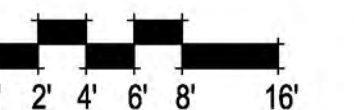


LEFT ELEVATION



FRONT ELEVATION

- COMPOSITION SHINGLES
- HORIZONTAL SIDING
- WOOD-COLORED SLAT
RAILINGS & PORCHES
- EXTERIOR PLASTER



3-UNIT BUILDING ELEVATIONS
A01

381.072 Los Gatos Lodge
Los Gatos, CA
June 19, 2023



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

381.072 Los Gatos Lodge
Los Gatos, CA
June 19, 2023

SUMMERHILL HOMES
COMMUNITIES OF DISTINCTION
3000 Executive Parkway, Suite 450 San Ramon, Ca 94583
650-857-0122

0' 2' 4' 6' 8' 16'
4-UNIT BUILDING ELEVATIONS
A02

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com





RIGHT ELEVATION



REAR ELEVATION

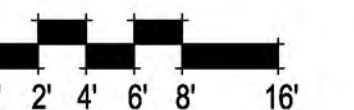


LEFT ELEVATION



FRONT ELEVATION

- COMPOSITION SHINGLES
- HORIZONTAL SIDING
- WOOD-COLORED SLAT RAILINGS & PORCHES
- EXTERIOR PLASTER



5-UNIT BUILDING ELEVATIONS
A03

381.072 Los Gatos Lodge
Los Gatos, CA
June 19, 2023



RIGHT ELEVATION



REAR ELEVATION

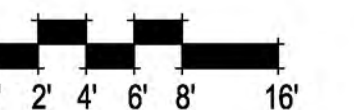


LEFT ELEVATION



FRONT ELEVATION

- COMPOSITION SHINGLES
- HORIZONTAL SIDING
- WOOD-COLORED SLAT
RAILINGS & PORCHES
- EXTERIOR PLASTER



381.072 **Los Gatos Lodge**
Los Gatos, CA
June 19, 2023



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

381.072 Los Gatos Lodge
Los Gatos, CA
June 19, 2023

SUMMERHILL HOMES
COMMUNITIES OF DISTINCTION
3000 Executive Parkway, Suite 450 San Ramon, Ca 94583
650-857-0122

6-UNIT BUILDING ELEVATIONS
A05

SDG Architects, Inc.
3361 Walnut Blvd, Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com





RIGHT ELEVATION



REAR ELEVATION

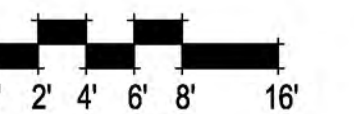


LEFT ELEVATION



FRONT ELEVATION

- COMPOSITION SHINGLES
- HORIZONTAL SIDING
- WOOD-COLORED SLAT RAILINGS & PORCHES
- EXTERIOR PLASTER



381.072 Los Gatos Lodge
Los Gatos, CA
June 19, 2023

COLOR SCHEME 1



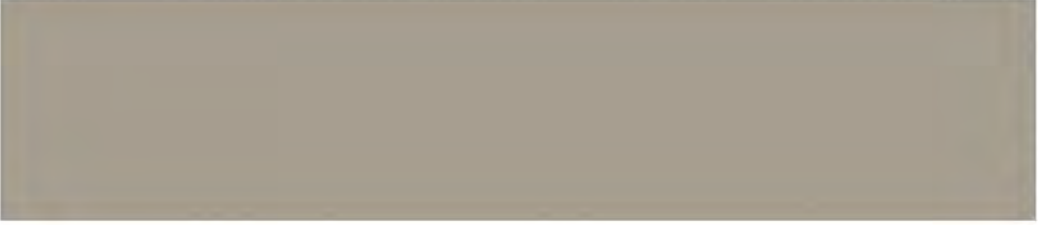
Roofing
GAF Roofing
Pewter Gray



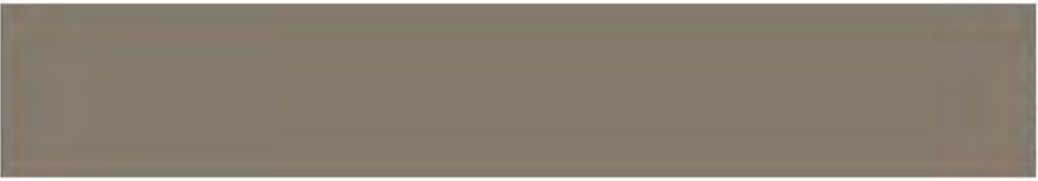
**Exterior Plaster
(Body 1)**
SW 7036 Accessible Beige



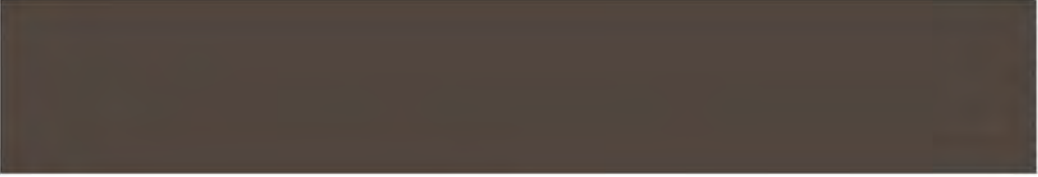
**Exterior Plaster
(Body 2)**
SW 7568 Neutral Ground



Horizontal Siding
SW 7746 Rushing River



Accent & Entry Door
SW 7046 Anonymous



**Wood Colored Slat Railings
& Porches**
SW 7020 Black Fox



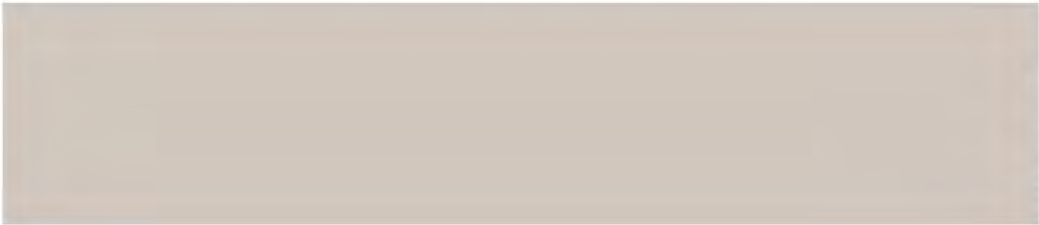
Deck
Pli-Deck Executive Gray

Note: All colors and textures are representative samples only, pending verification of actual material suppliers and manufacturers for this particular project.

COLOR SCHEME 2



Roofing
GAF Roofing
Mission Brown



**Exterior Plaster
(Body 1)**
SW 7022 Alpaca



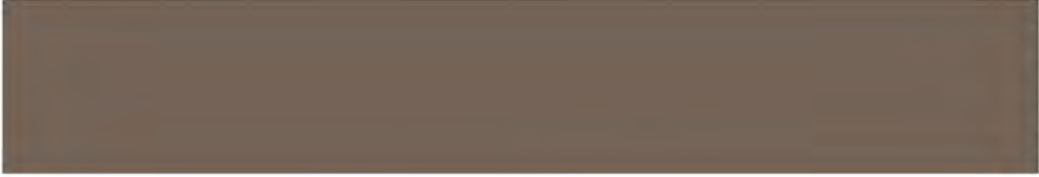
**Exterior Plaster
(Body 2)**
SW 7516 Kestrel White



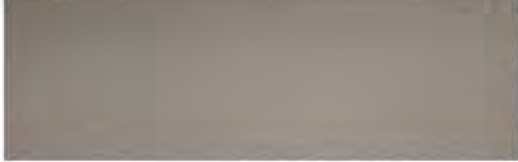
Horizontal Siding
SW 2803 Rookwood Terra Cotta



Accent & Entry Door
SW 7046 Anonymous



**Wood Colored Slat Railings
& Porches**
SW 7026 Griffin



Deck
Pli-Deck Executive Gray

COLOR SCHEME 3



Roofing
GAF Roofing
Weathered Wood



**Exterior Plaster
(Body 1)**
SW 7511 Bungalow Beige



**Exterior Plaster
(Body 2)**
SW 6105 Divine White



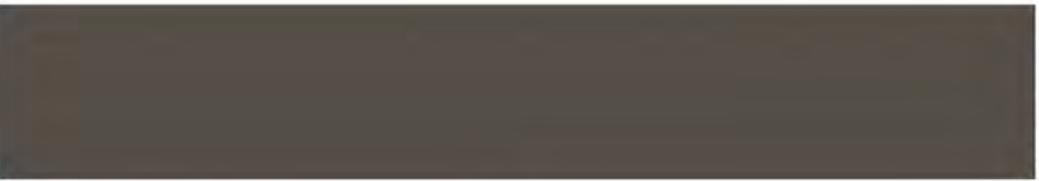
**Exterior Plaster
(Body 3)**
SW 6257 Gibraltar



Horizontal Siding
SW 6256 Serious Gray



Accent & Entry Door
SW 7046 Anonymous



**Wood Colored Slat Railings
& Porches**
SW 7048 Urbane Bronze



Deck
Pli-Deck Executive Gray



TITLE REPORT

FIRST AMERICAN TITLE INSURANCE COMPANY
ORDER NO. NCS-963936-SC
DATED: JUNE 19, 2019, UPDATED JUNE 24, 2019 AMENDMENT

EXCEPTIONS AND EXCLUSIONS:

- # INDICATES TITLE REPORT ITEM NUMBER
- ITEMS 1 AND 2 RELATE TO TAXES AND LIENS AND CANNOT BE PLOTTED.
- 3 16 AN EASEMENT FOR WATER PIPE LINES AND AQUEDUCTS AND INCIDENTAL PURPOSES, RECORDED MAY 25, 1870 IN BOOK 18 OF DEEDS, PAGE 88.
IN FAVOR OF: SAN JOSE WATER COMPANY
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
THIS ITEM CANNOT BE PLOTTED. SEE SAID DOCUMENT FOR FULL PARTICULARS.
- 4 AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED MARCH 04, 1924 AS BOOK 74, PAGE 234 OF OFFICIAL RECORDS.
IN FAVOR OF: SALVATORE DIFIORE AND MARIA DIFIORE, HUSBAND AND WIFE
AFFECTS: PARCEL ONE, AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
THIS ITEM CANNOT BE PLOTTED. SEE SAID DOCUMENT FOR FULL PARTICULARS.
- 5 THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE ANY RIGHT OF INGRESS OR EGRESS TO OR FROM THE HIGHWAY CONTIGUOUS THERETO, SAID RIGHTS HAVE BEEN CONDEMNED BY FINAL DECREE OF CONDEMNATION, A CERTIFIED COPY OF WHICH WAS RECORDED MARCH 08, 1955 IN BOOK 3108, PAGE 322, OF OFFICIAL RECORDS.
THIS ITEM IS PLOTTED HEREON. SEE SAID DOCUMENT FOR FULL PARTICULARS.
- 6 AN EASEMENT FOR SEWER PIPE LINE TOGETHER WITH A RIGHT OF WAY AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 05, 1957 AS BOOK 3930, PAGE 574 OF OFFICIAL RECORDS.
IN FAVOR OF: MILTON K. LEPETICH, ET UX
AFFECTS: PARCELS THREE AND FOUR, AS DESCRIBED THEREIN
THIS ITEM IS PLOTTED HEREON. SEE SAID DOCUMENT FOR FULL PARTICULARS.
- 7 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT" RECORDED NOVEMBER 05, 1957 AS BOOK 3930, PAGE 579 OF OFFICIAL RECORDS.
THIS ITEM CANNOT BE PLOTTED. SEE SAID DOCUMENT FOR FULL PARTICULARS.
- 8 19 THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE CENTRAL LOS GATOS REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED DECEMBER 05, 1991 AS BOOK L955, PAGE 1734 IN INSTRUMENT NO. 11155292 OF OFFICIAL RECORDS.
THIS ITEM IS BLANKET IN NATURE. SEE SAID DOCUMENT FOR FULL PARTICULARS.
- ITEMS 9 AND 10 RELATE TO DEED OF TRUST AND LIENS AND CANNOT BE PLOTTED.
- 11 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
THIS ITEM CANNOT BE PLOTTED.
- 12 THIS ITEM HAS BEEN INTENTIONALLY DELETED.
THIS ITEM CANNOT BE PLOTTED.
- 13 RIGHTS OF PARTIES IN POSSESSION.
THIS ITEM CANNOT BE PLOTTED.
- ITEMS 14 AND 15 RELATE TO TAXES AND LIENS AND CANNOT BE PLOTTED.
- 17 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT" RECORDED MARCH 27, 1925 AS BOOK 147, PAGE 290 OF OFFICIAL RECORDS.
THIS ITEM CANNOT BE PLOTTED. SEE SAID DOCUMENT FOR FULL PARTICULARS.
- 18 A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY, ROADWAY OR TRANSIT FACILITY AS CONTAINED IN THE DOCUMENT RECORDED MARCH 17, 1955 AS BOOK 3117, PAGE 135 OF OFFICIAL RECORDS.
THIS ITEM IS BLANKET IN NATURE. SEE SAID DOCUMENT FOR FULL PARTICULARS.
- ITEMS 20 AND 21 RELATE TO DEED OF TRUST AND LIENS AND CANNOT BE PLOTTED.
- 22 ADDITIONAL MATTERS, IF ANY, FOLLOWING REVIEW BY THE COMPANY'S WATERWAYS AND BOUNDARIES UNDERWRITERS.
THIS ITEM CANNOT BE PLOTTED.
- 23 RIGHTS OF PARTIES IN POSSESSION.
THIS ITEM CANNOT BE PLOTTED.
- 24 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF PURCHASE AGREEMENT" RECORDED JUNE 21, 2019 AS INSTRUMENT NO. 24209206 OF OFFICIAL RECORDS.
THIS ITEM CANNOT BE PLOTTED.
- 25 THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF EASEMENT" RECORDED NOVEMBER 07, 2012 AS DOCUMENT NO. 21942580 OF OFFICIAL RECORDS.
(AFFECTS PARCELS TWO, THREE AND FOUR OF TRACT ONE)
THIS ITEM IS PLOTTED HEREON. SEE SAID DOCUMENT FOR FULL PARTICULARS.

LEGEND

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE

LINE TABLE		
NO	BEARING	LENGTH
L1	N89°14'29"E	42.34'
L2	N85°17'24"E	66.60'
L3	N77°40'36"W	43.11'
L4	N33°48'34"E	3.15'
L5	N22°49'11"E	10.00'
L6	N70°28'01"W	73.56'
L7	N62°54'50"W	22.29'
L8	N62°46'50"W	9.74'
L9	N16°18'10"E	43.95'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	340.68'	16°04'21"	95.57'

ASSESSOR'S PARCEL NUMBER:

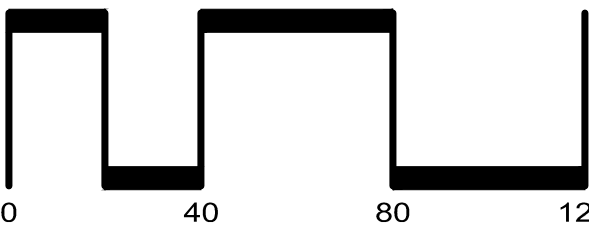
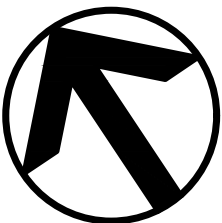
529-24-003 (AFFECTS: PARCEL ONE OF TRACT ONE)
529-24-032 (AFFECTS: PARCELS TWO, THREE AND FOUR OF TRACT ONE)
529-24-001 (AFFECTS: TRACT TWO)

NOTE: THERE ARE NO KNOWN CREEKS, WETLANDS OR OTHER EXISTING ENVIRONMENTAL FEATURES OR SITE CONDITIONS ON THE PROJECT SITE SUBJECT TO REGULATION BY A PUBLIC AGENCY.

RECORD BOUNDARY EXHIBIT AND AERIAL PHOTOGRAPH
50 LOS GATOS-SARATOGA ROAD

TOWN OF LOS GATOS SANTA CLARA COUNTY CALIFORNIA

SCALE: 1" = 60' DATE: JUNE 9, 2023



SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS SURVEYORS PLANNERS

JOB NO.: 3812-000

MAP NOTES

PROPERTY ADDRESS: 50 LOS GATOS - SARATOGA ROAD
LOS GATOS, CALIFORNIA

ASSESSOR'S PARCEL No.'S: 529-24-001, 529-24-003, AND 529-24-032

FLOOD ZONE: Zone: B
FEMA Flood Insurance Rate Map
Community Panel No.: 060343 0003 A
Effective date: Map Revised Date January 17, 1979

LAND AREA: Parcel 1 = 7,403 S.F.±
Parcel 2 = 19,973 S.F.±
Parcel 3 = 8.42 Acres±
Parcel 5 = 12,399 S.F.±
Parcel 6 = 1.52 Acres ±

REFERENCED TITLE INSURANCE POLICY

TITLE COMPANY: CHICAGO TITLE COMPANY
875 N. FIRST STREET, SUITE 400
SAN JOSE, CA 95112

TITLE REPORT NO.: 07-98004717-B-MC

TITLE REPORT DATE: SEPTEMBER 7, 2007

TITLE VESTED IN: LOS GATOS LODGE, LLC, AS TO PARCELS ONE,
TWO, THREE AND FOUR; AND KEET NERHAN,
A MARRIED MAN, AS HIS SOLE AND SEPARATE
PROPERTY, AS TO PARCELS FIVE AND SIX

NATURE OF TITLE: A FEE AS TO PARCEL(S) ONE, TWO, THREE, FIVE AND SIX
AN EASEMENT MORE FULLY DESCRIBED AS TO PARCEL(S)
FOUR AND SEVEN

PROPERTY DESCRIPTION

PARCEL ONE:

Beginning at the most Westerly corner of that certain parcel of land conveyed by Milton K. Lepetich and Sophie Lepetich, Northwestery, to the State of California, by Deed recorded March 17, 1955 in Book 3117 of Official Records, Page 135, Santa Clara County Records; thence along the Southwestery line of said Parcel of land conveyed to the State of California and along the Southwestery line of that certain Parcel of land conveyed by Milton K. Lepetich and Sophie Lepetich, Husband and Wife, to the State of California, by Deed recorded May 21, 1956 in Book 3500 of Official Records, Page 577, Santa Clara County Records; the following courses and distances: South 78°04' 25" East 58.83 feet and South 80°36' East 173.48 feet to the true point of beginning; thence continuing along the said parcel conveyed to the State of California secondly above referred to, South 76°00' 20" East 60.65 feet; thence leaving said line South 22°25' 07" West 137.84 feet to a point on the Southwestery line of the lands now or formerly of Milton K. Lepetich, thence along said last named line, North 63°38' West 60.14 feet; thence North 22°25' 07" East 124.81 feet to the true point of beginning and being a portion of the Rancho Rinconada De Los Gatos.

PARCEL TWO:

Beginning at the most Westerly corner of that certain parcel of land conveyed by Milton K. Lepetich and Sophie Lepetich, Husband and Wife, to the State of California, by Deed recorded March 17, 1955 in Book 3117 of Official Records, Page 135, Santa Clara County Records; thence along the Southwestery line of said parcel of land conveyed to the State of California and along the Southwestery line of that certain parcel of land conveyed by Milton K. Lepetich and Sophie Lepetich, Husband and Wife, to the State of California, by Deed recorded May 21, 1956 in Book 3500 of Official Records, Page 577, Santa Clara County Records; the following courses and distances: South 78°04' 25" East 58.83 feet and South 80°36' East 173.48 feet; thence leaving said Southwestery line South 22°25' 07" West 124.81 feet to a point on the Southwestery line of the lands now or formerly of Milton K. Lepetich thence along said last named line North 63°38' West 234.13 feet to the most Westerly corner of said lands of Lepetich; thence along the Northwestery line of said lands, North 33°24' 30" East 60.94 feet to the point of beginning, and being a portion of the Rancho Rinconada De Los Gatos.

Exepting from Parcels One and Two above, all that portion thereof conveyed to the Town of Los Gatos, by eed dated July 13,1962 and recorded July 27,1962 in Book 3562 of Official Records, Page 584, executed by oseph Moucressey, and being more particularly described as follows:

Beginning at the most Westerly corner of that certain parcel of land conveyed by Milton K. Lepetich and Sophie Lepetich, Husband and Wife to the State of California, by Deed recorded March 17, 1955 in Book 3117 of Official records, Page 135, Santa Clara County Records; thence along the Southwestery line of said parcel of land conveyed to the State of California and along the Southwestery line of that certain parcel of land conveyed by Milton K. Lepetich and Sophie Lepetich, Husband and Wife to the State of California, by Deed recorded May 21, 1956 in Book 3500 of Official Records, Page 577, Santa Clara County Records; the following courses and distances: South 78°04' 25" East 53.83 feet; thence South 80°36' East 173.48 feet; thence South 76°00' 20" East 60.65 feet; thence leaving said Southwestery line, South 22°25'07" West 10.00 feet; thence North 77°45' 26" West 286.93 feet; thence North 33°24' 30" East 3.00 feet to the Point of Beginning.

PARCEL THREE:

Beginning at the point of intersection of the Northwestery line of Bella Vista Avenue, with the Northeastly line of that certain parcel of land described in the deed from Joseph Moucressey, et ux, to Ignazio Prestigiacomo et ux, dated and recorded December 1, 1956 in Book 4244 of Official records, Page 730; thence along the Northeastly and Northwestery lines of said Prestigiacomo parcel of land, the following courses and distances, to wit: N 57°27' 16" W 84.30 feet and S 37°59' 10" W 73.81 feet to a point on the Southwestery line of that certain 18.36 acre parcel of land described in the Deed to Salvatore Di Fiore, et ux, dated June 14, 1922 and recorded in Book 552 of deeds, page 530; thence along said Southwestery line, N. 57°23' 10" W. 942 feet, more or less, to the point of intersection thereof with the Southerly line of that certain parcel of land condemned to the State of California and described in that certain final order of condemnation, a certified copy of which was filed for record in the Office of the Recorder of the County of Santa Clara, State of California on March 8, 1955 in Book 3108 of Official Records, Page 322; thence along said Southerly line the following courses and distances, to wit: N. 89°29' E. 45.20 feet; N. 85°17' 24" E. 66.60 feet, N. 87°07' 42" E. 88.75 feet, N. 61°15' 46" E. 206.87 feet, N. 78°26' 24" E. 76.12 feet and S. 77°40' 36" E. 43.11 feet to a point at the most Westerly corner of that certain parcel of land conveyed by Milton K. Lepetich, et ux, to State of California by Deed recorded March 17,1955 in Book 3117 of Official Records, Page 135; said point being the Northernmost corner of that certain parcel of land described as Parcel Two in that certain Deed of Trust executed by Joseph Moucressey, et ux, as Trustor, to City Title Insurance Company, as Trustee, dated February 24, 1959 and recorded March 16, 1959 in Book 4353 of Official records, Page 488; thence along the Northwestery line of said Parcel Two, S. 33°24' 30" W. 60.94 feet to the point of intersection thereof with the Northwestery line of that certain 18.36 acre parcel of land hereinabove referred to; thence along said Northeastly line, S. 64°09' 03" E. 577.23 feet to the point of intersection thereof with the Northwestery line of that certain parcel of land described in the Deed from Salvatore Di Fiore et ux to Margaret M. Anderson, dated February 23, 1924 and recorded March 4, 1924 in Book 74 of Official Records, Page 234; thence along the Northwestery line of said Anderson Parcel of Land, S. 33°07' 22" W. 125 feet and S. 63°09' 04" E. 100 feet to a point on the said Northwestery line of Bella Vista Avenue; thence along said last named line S. 33°07' 22" W. 148.37 feet and S. 14°29' 52" W. 45.87 feet to the point of beginning, and being a portion of the Rancho Rinconada De Los Gatos.

PROPERTY DESCRIPTION CONT:

PARCEL FOUR:

A non-exclusive easement for ingress, egress, access, parking, assembly and related purposes appurtenant to and for the benefit of hereinabout described Parcel One, Two and Three and said easement being more particularly describes as follows:

Beginning at the intersection of the Northwestery line of Bella Vista Avenue, 50.00 feet in width, with the Southwestery line of that certain parcel of land described in the Deed from H.O. Davis, et ux, to Milton K. Lepetich and Tom Lepetich, dated April 28, 1923, recorded in the Office of the Recorder of the Countyof Santa Clara, State of California on April 30, 1924 in Book 20 of Official Records, at Page 507; thence from said point of beginning and along the Southwestery line of said land deeded to Milton K. Lepetich and Tom Lepetich, N.63°38' 370.00 feet, more or less, to the Southeastery corner of Parcel One, as described in the Deed from Milton K. Lepetich, et ux, to Joseph Moucressey, et ux., dated November 4,1957, recorded November 5,1957 in Book 3930 of Official Records at Page 572, Santa Clara County Records; thence along the Southeastery line of said Parcel One; N. 22°25' 07" E. 137.84 feet to the Northeastery corner thereof, on the Southwestery line of that certain 1.796 acre parcel of land, as described in the Deed from Milton K. Lepetich et ux, to the State of California, dated April 5, 1956 and recorded May 21, 1956 in Book 3500 of Official Records, at Page 577, Santa Clara County Records; thence along the Southwestery line of said 1.796 acre parcel of land, S. 75°36' 16" E. 300.34 feet and S. 70°28' 01" E. 73.56 feet to the Southeastery corner thereof, on the Northwestery line of said Bella Vista Avenue, also being a point on a Southeastery line of said land deeded to Milton K. Lepetich and Tom Lepetich, first above referred to; thence along the general Southeastery boundary line of said land deeded to Milton K. and Tom Lepetich, the two following courses and distances: S. 33°25' W. 115.93 feet to a 2 x 3 inch post marked 4; thence S. 63°38' E. 22.49 feet to the intersection of said general Southeastery boundary line, with the Northwestery line of said general Southeastery boundary line, with the Northwestery line of said Bella Vista Avenue; thence Southerly and Southwestery along the Northwestery line of Bella Vista Avenue, to the Point of Beginning.

PARCEL FIVE:

Beginning at a 2" x 3" stake standing on the Northwestery line of Bella Vista Avenue, at the most Easterly corner of that 18.36 acre tract deeded to Salvatore Di Fiore and Maria Di Fiore, his wife, by Deed dated June 14, 1922 and recorded in Book 552 of Deeds, Page 530, in the Office of the County recorder of Santa Clara County, California, from which stake the most Easterly corner of the Bartlett Subdivision, as said subdivision is shown in Book "N" of Maps, Page 7, in the Office of the County Recorder of Santa Clara County, California, bears S. 63°25' E. 332.42 feet; running thence along the Northeastery line of the aforementioned 18.36 acre Tract N. 63 deg. 25' W. 100 feet to a stake marked "G"; thence on a line parallel with the Northwestery line of Bella Vista Avenue, S. 33°30' W. 125 feet to a stake marked "H", thence S. 63°25' E. 100 feet to the Northwestery line of the Northwestery line of Bella Vista Avenue; thence along the Northwestery line of Bella Vista Avenue, N. 33°30' E. 125 feet to the place of beginning, and being a portion of Rancho Rinconada De Los Gatos.

PARCEL SIX:

Beginning at the intersection of the Northwestery line of Bella Vista Avenue, 50.00 feet in width, with the Southwestery line of that certain parcel of land described in the Deed from H.O. Davis, et ux, to Milton K. Lepetich and Tom Lepetich, dated April 28, 1923, recorded in the Office of the Recorder of the Countyof Santa Clara, State of California on April 30, 1924 in Book 20 of Official Records, at Page 507; thence from said point of beginning and along the Southwestery line of said land deeded to Milton K. Lepetich and Tom Lepetich, N.63°38' 370.00 feet, more or less, to the Southeastery corner of Parcel One, as described in the Deed from Milton K. Lepetich, et ux, to Joseph Moucressey, et ux., dated November 4,1957, recorded November 5,1957 in Book 3930 of Official Records at Page 572, Santa Clara County Records; thence along the Southeastery line of said Parcel One; N. 22°25' 07" E. 137.84 feet to the Northeastery corner thereof, on the Southwestery line of that certain 1.796 acre parcel of land, as described in the Deed from Milton K. Lepetich et ux, to the State of California, dated April 5, 1956 and recorded May 21, 1956 in Book 3500 of Official Records, at Page 577, Santa Clara County Records; thence along the Southwestery line of said 1.796 acre parcel of land, S. 75°36' E. 300.34 feet and S. 70°28' 01" E. 73.56 feet to the Southeastery corner thereof, on the Northwestery line of said Bella Vista Avenue, also being a point on a Southeastery line of said land deeded to Milton K. Lepetich and Tom Lepetich, first above referred to; thence along the general Southeastery boundary line of said land deeded to Milton K. and Tom Lepetich, the two following courses and distances: S. 33°25' W. 115.93 feet to a 2 x 3 inch post marked 4; thence S. 63°38' E. 22.49 feet to the intersection of said general Southeastery boundary line, with the Northwestery line of said Bella Vista Avenue; thence Southerly and Southwestery along the Northwestery line of Bella Vista Avenue, to the Point of Beginning.

PARCEL SEVEN:

A non-exclusive easement for Ingress & egress appurtenant to and for the benefit of, over all of Parcel One above described, as reserved in that certain Deed executed by Keet Nerhan, A Married Man, recorded October 20, 1997 as Instrument No. 13902603, Official Records of Santa Clara County.

EXCEPTIONS:

1. Property taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2007-2008, Assessor's Parcel Number 529-24-001. Code Area Number: 03-191
1st Installment: \$5,814.85 Payable, but not yet due
2nd Installment: \$5,814.85 Payable, but not yet due
Land: \$741,196.00
Improvements: \$123,991.00
Exemption : \$0.00
Personal Property: \$0.00
Affects: Parcel Six
NOT PLOTTABLE.

2. Property taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2007-2008, Assessor's Parcel Number 529-24-003. Code Area Number: 03-191
1st Installment: \$1,238.66 Payable, but not yet due
2nd Installment: \$1,238.66 Payable, but not yet due
Land: \$185,990.00
Improvements: \$0.00
Exemption : \$0.00
Personal Property: \$0.00
Affects: Parcel Five
NOT PLOTTABLE.

3. Property taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2007-2008, Assessor's Parcel Number 529-24-032. Code Area Number: 03-191
1st Installment: \$39,266.93 Payable, but not yet due
2nd Installment: \$39,266.93 Payable, but not yet due
Land: \$4,834,548.00
Improvements: \$293,421.00
Exemption : \$0.00
Personal Property: 137,957.00
Affects: Parcels One, Two and Three
NOT PLOTTABLE.

4. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (Commencing with Section 75) of the Revenue and Taxation code of the State of California.
NOT PLOTTABLE.

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.
Granted to: The San Jose Water Company
Purpose: Water pipe lines and aqueducts
Recorded: May 25, 1870, Book 18, Page 88, of Deeds
THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

EXCEPTIONS CONT:

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: Salvatore Difiore and Maira Difiore, husband and wife
Purpose: Ingress and egress
Recorded: March 4, 1924, Book 74, Page 234, of Official Records
Affects: Across the Southeast corner of premises commencing at a point on Bella Vista Avenue 10 feet from said Southeast corner of said land
Affects: Parcel Five
PLOTTED.

7. The fact that the ownership of said land does not include rights of access to or from the street, highway, or freeway abutting said land, such rights having been relinquished by the document,

Recorded: March 8, 1956, Book 3108, Page 322, of Official Records
Affects: Northerly line

Affects: Parcel Three
NOT PLOTTABLE.

8. The fact that the ownership of said land does not include rights of access to or from the street, highway, or freeway abutting said land, such rights having been relinquished by the document,
Recorded: March 17, 1955, Book 31 17, Page 135, of Official Records
Affects: Northerly line

Affects: Parcels One and Two

9. Waiver of any claims for damages to said property by reason of the location, construction, landscaping or maintenance of the freeway adjoining said property, as contained in the deed to the State of California, recorded March 17, 1955, Book 3117, Page 135, of Official Records.
NOT PLOTTABLE.

10. The fact that the ownership of said land does not include rights of access to or from the street, highway, or freeway abutting said land, such rights having been relinquished by the document,
Recorded: April 21, 1956, Book 3500, Page 577, of Official Records
Affects: Northerly line

Affects: Parcels One and Two
PLOTTED.

11. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.
Granted to: Milton K. Lepetich and Sophie Lepetich, His Wife
Purpose: Road purposes and for the purpose of ingress to and egress
Recorded: November 5, 1957, Book 3930, Page 572, of Official Records
Affects: All of Parcel 1
PLOTTED.

12. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.
Granted to: Milton K. Lepetich, et ux
Purpose: Sewer pipe line together with a right of way
Recorded: November 5, 1957, Book 3930, Page 574, of Official Records
Affects: The Northerly 10 feet, more or less, of Parcels 1, 2 and 3
PLOTTED.

13. An Agreement, affecting said land, for the purposes, stated herein, upon the terms, covenants and conditions referred to therein, between the parties named herein

For: Street purposes & Sewer Pipe Line
Dated : November 4, 1957
Executed By: Joseph Moucressey and Gladys Moucressey, his wife and Milton K. Lepetich and Sophie Lepetich, His Wife
Recorded: November 5, 1957 in Book 3930 at Page 579 of Official Records
Affects: Parcels One, Two and Three
NOT PLOTTABLE.

14. The fact that said land is included within a project area of the Redevelopment Agency shown below, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the redevelopment plan) as disclosed by a document.

Redevelopment Agency: Central Los Gatos Redevelopment Project
Recorded: December 5, 1991, Book 1955, Page 1734, of Official Records

Said Redevelopment Plan was amended by Instrument recorded October 28, 2003 as Instrument No. 17444059, Official Records.
NOT PLOTTABLE.

15. A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount: \$3,200,000.00
Dated : January 24, 1996
Trustor: Keet Nerhan, an individual, d/b/a KN Properties
Trustee: Chicago Title Insurance Company, a California Corporation
Beneficiary: Alleghany Properties, Inc., a Delaware Corporation
Loan No.: None Shown
Recorded: January 25, 1996, Instrument No. 13172178, of Official Records
NOT PLOTTABLE.

15. A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount: \$500,000.00
Dated : January 24, 1996
Trustor: Keet Nerhan, an individual, d/b/a KN Properties
Trustee: Chicago Title Insurance Company, a California Corporation
Beneficiary: Alleghany Properties, Inc., a Delaware Corporation
Loan No.: None Shown
Recorded: January 25, 1996, Instrument No. 13172179, of Official Records
NOT PLOTTABLE.

17. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;
Reserved by: Keet Nerhan, A Married Man
Purpose: non-exclusive easement for ingress and egress
Recorded: October 20, 1997, Instrument No. 13902603, of Official Records
Affects: All of Parcel One
PLOTTED.

18. A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby
Amount: \$644,000.00
Dated : March 10, 2003
Trustor: Keet S. Nerhan, a Married Man as His Sole and Separate Property
Trustee: U.F. Service Corporation
Beneficiary: United Commercial Bank
Loan No.: 00000022985
Recorded: March 20, 2003, Instrument No. 16897095, of Official Records
Affects: Parcel Six
CLTA Preliminary Note Form - Mad-F-e(1d1 /17/06)
ITEMS: (continued) Title No. 07-98004717-B-MC
Locate No. CACTI7743-7738-2356-0098004717
NOT PLOTTABLE.

19. A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount: \$7,500,000.00
Dated : July 23, 2007
Trustor: Keet Nerhan, an individual, as his sole and separate property, as to Parcel One described therein, and Los Gatos Lodge, LLC, a to Parcels Two, Three, Four & Five described therein
Trustee: First American Title Company
Beneficiary: Metro United Bank
Address: 2000 Van Ness Ave., Suite # 201
San Francisco, CA 94109
Loan No.: None shown
Recorded: August 9, 2007, Instrument No. 19544139, of Official Records

Affects: Parcels One, Two, Three, Four and Five
NOT PLOTTABLE.

20. An assignment of all the moneys due, or to become due, as rental, as additional security for the obligations secured by deed of trust shown as item no. 18.
Assigned to: Metro United Bank
Recorded: August 9, 2007, Instrument No. 19544140, of Official Records
Affects: Parcels One, Two, Three, Four and Five
NOT PLOTTABLE.

EXCEPTIONS CONT:

21. Matters contained in that certain document entitled "Hazardous Substances Certificate and Indemnity Agreement" dated July 23, 2007, executed by Keet Nerhan and Los Gatos Lodge, LLC, recorded August 9,2007, Instrument No. 19544141, of Official Records, which document, among other things, contains or provides for: representations and covenants as described therein.

Reference is hereby made to said document for full particulars.

Affects: Parcels One, Two, Three, Four and Five
NOT PLOTTABLE.

22. A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby
Amount: \$1,000,000.00
Dated : July 23, 2007
Trustor: Keet Nerhan, an individual, as his sole and separate property, as to Parcel One described therein and Los Gatos Lodge, LLC, as to Parcels Two, Three, Four & Five described therein
Trustee: First American Title Company
Beneficiary: Metro United Bank
Address: 43 East 3rd Avenue
SanMateo, CA 94401
Loan No.: None shown
Recorded: August 9, 2007, Instrument No. 19544142, of Official Records

Affects: Parcels One, Two, Three, Four and Five
NOT PLOTTABLE.

23. An assignment of all the moneys due, or to become due, as rental, as additional security for the obligations secured by deed of trust shown as item no. 21.

Assigned to: Metro United Bank by Assignment
Recorded: August 9, 2007, Instrument No. 19544143, of Official Records

Affects: Parcels One, Two, Three, Four and Five
NOT PLOTTABLE.

24. Matters contained in that certain document entitled "Hazardous Substances Certificate and Indemnity Agreement" dated , executed by Keet Nerhan and Los Gatos Lodge, LLC, recorded August 9, 2007, Instrument No. 19544144, of Official Records, which document, among other things, contains or provides for: representations and covenants as described therein.

Reference is hereby made to said document for full particulars.

Affects: Parcels One, Two, Three, Four and Five
NOT PLOTTABLE.

25. A financing statement filed in the Office of the County Recorder, showing

Debtor: Keet Nerhan and Los Gatos Lodge, LLC
Secured Party: Metro United Bank
Date: None Shown
Recorded: August 9, 2007, Instrument No. 19544145, of Official Records
Affects: Parcels One, Two, Three, Four and Five
NOT PLOTTABLE.

26. Before issuing its policy of title insurance, this Company will require for review, the following documents from the Limited Liability Company named below.

Limited Liability Company: Los Gatos Lodge, LLC

- (a) A copy of its operating agreement and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- (b) Confirmation that its Articles of Organization (LLC-1),and Certificate of Amendment (LLC-2), any restated Articles of Organization (LLC-10) and/or Certificate of Correction (LLC-11) have been filed with the Secretary of State.
- (c) If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- (d) If the Limited Liability Company was formed in a foreign jurisdiction, evidence satisfactory to the Company, that it was validly formed, is in good standing and authorized to do business in the state of origin.
- (e) If the Limited Liability Company was formed in a foreign jurisdiction, evidence satisfactory to the Company, that it has complied with California "doing business" laws, if applicable.

After review of the requested documents, the Company reserves the right to add additional conditions or make additional requirements prior to the issuance of any policy of title insurance.

27. Any rights of the parties in possession of a portion of, or all of, said land, which rights are not disclosed by the public record.

This Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage. The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.
NOT PLOTTABLE.

28. Any easements not disclosed by those public records which impart constructive notice as to matters affecting title to real property which are not visible and apparent from an inspection of the surface of said land.
NOT PLOTTABLE.

29. Any facts, rights, interests or claims which a correct survey would disclose and which are not disclosed by the public records.
NOT PLOTTABLE.

30. "If an Alta Policy is requested, this Company will require an Inspection prior to the Close of Escrow."
NOT PLOTTABLE.

BOLD lettering response in the exceptions are the Surveyor's comment.

SURVEY NOTES

- All distances and dimensions are in feet and decimals thereof.
- Date of Aerial Topographic Mapping was done on September 20, 2007.
- Dates of field survey was September 18, 19, and 24, 2007.

BASIS OF BEARINGS

The bearing calculated as North 30°38'50" East, of the line between two found monuments on Bella Vista Avenue, was taken as the Basis of Bearings for this survey.

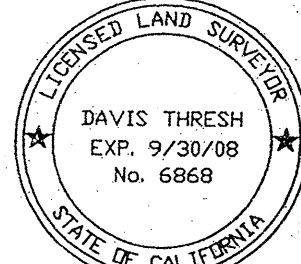
SURVEYOR'S CERTIFICATE

To: Los Gatos Lodge, LLC; Keet Nerhan; Classic Communities, Inc.; and Chicago Title Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2005, and includes Items 2, 3, 5, 10, and 13 thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of California, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Davis Thresh, P.L.S. No. 6868
License expires 9-30-2008

10-29-2007
Dated



Dated

