EXHIBIT B

(Ground Lease-Permitted Exceptions)

A. **General Permitted Exceptions**

The following exceptions are permitted as to any Tract to which they apply:

1. Possessory Interest Taxes assessed against the possessory interests created by this Lease.

2. The fact that portions of the land may be subject to a Special Tax for Santa Clara County Library District Joint Powers Authority Community Facilities District ("CFD") No. 2005-1, under the Mello-Roos Community Facilities Act of 1982, as disclosed by a Notice of Special Tax Lien recorded June 24, 2005, Instrument No. 18438576, Official Records.

3. 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, as a result of changes in ownership resulting from the execution of this Lease or construction by Authority.

4. The fact that the Stadium Site is included within the project area of the Redevelopment Plan for the Bayshore North Redevelopment Project Area of the City of Santa Clara recorded December 31, 1973, Book 0708 OR 585, Instrument No. 4677438, as amended.

5. The fact that portions of the land may be subject to assessments or special parcel taxes related to the Santa Clara Valley Water District’s 15-Year Clean, Safe Creeks and Natural Flood Protection Plan, passed in November 2000.

6. The fact that the portions of the land lie within the City of Santa Clara Traffic Mitigation Assessment District 1988-1 and may be subject to assessment thereunder.

7. The fact that the portions of the land are located within the boundaries of Mello-Roos CFD No. 2010-1, recorded April 7, 2010, Instrument No. 20670542, Official Records, Book 45, Pages 40-42 of Assessment Maps, and may be subject to assessment thereunder.


12. Matters described or contained in instruments to which Authority or any of its subtenants is a party, that are recorded concurrently with the Memorandum of Ground Lease dated as of March 28, 2012, relating to this Lease.

B. **Stadium Site (Lot 1 of Tract Map)**

1. 175-foot wide Electrical Facilities Easement and Underground Electric Easement as delineated or as offered for dedication, on the Map recorded July 13, 1987, in Book 575 of Maps, Page 44, affecting, respectively, the easterly 10 feet of Parcels 1, 2, and 3 as shown on said Map; and the easterly portion of Lots 1, 2, and 3, as shown on said Map.


3. Easements and related rights in favor of the City and County of San Francisco as provided in the following:
   
   (a) Deed recorded June 27, 1950, Instrument No. 646424, Book 2004 OR 475;

   (b) Deed recorded January 5, 1951, Instrument No. 68937, Book 2128 OR 320;

   (c) Deed recorded June 28, 1951, Instrument No. 728701, Book 2240 OR 358; and

   (d) Document entitled "Final Decree in Condemnation" recorded June 27, 1951, Instrument No. 728365, Book 2239 OR 302, as revised by that certain Revised Final Decree in Condemnation recorded August 6, 1951, Instrument No. 736711, Book 2261 OR 445, as revised by that certain Revised Final Decree in Condemnation recorded July 20, 1959, Instrument No. 1665295, Book 4486 OR 094.

4. Terms and provisions of that certain letter agreement dated March 22, 2012, between the Public Utilities Commission of the City and County of San Francisco and the City of Santa Clara.

C. **Main Lot**

1. Agreement for installation and maintenance of Landscape Improvements recorded December 17, 1976, in Book C484 OR 131.

2. Lease between the Redevelopment Agency of the City of Santa Clara ("Redevelopment Agency") as Lessor and Kings Entertainment Company, a North Carolina Corporation, as Lessee recorded June 1, 1989, Instrument No. 10131592, at Book K971 OR 1799, as subsequently assigned, amended and modified.

3. Easement for ingress and egress to underground electric utilities, granted to Santa Clara County Transit District, recorded August 8, 1989, Instrument No. 10208850, Book L049 OR 824.


8. Possibility that the conveyance by the Redevelopment Agency to the City of Santa Clara may be void or voidable under California Assembly Bill 26 (Chapter 5, Statutes of 2011-12)


(The following apply only to Parcel 6 of the Main Lot)


11. Easements and related rights in favor of the City and County of San Francisco as provided in a Deed recorded November 2, 1950, Instrument No. 675352, Book 2088 OR 546.


D. **Stars and Stripes Lot**

(Lot 4, as shown on that certain Map entitled "Tract No. 10118", recorded on March 23, 2012, in Book 851 of Maps, at pages 29-34 of Official Records)


2. Easement for public street purposes over Bassett Street, as shown upon the map of Bethlehem filed October 22, 1888, in Book D of Maps, page 41, Official Records; also private easement for ingress and egress in favor of owners of Lots in said Tract.

E. **South Lot**

(Lot 6, as shown on Tract Map 10118)

No permitted exceptions, other than those described above in Section A, "General Permitted Exceptions," to the extent applicable.

F. **Tasman Drive Surface Lots**

(APNs: 104-03-38, 39)

1. Unrecorded agreements disclosed by instruments executed by and between Southern Pacific Transportation Company and City of Santa Clara, recorded July 1, 1974, Book O971 OR 104; recorded October 28, 1982, Book H110 OR 448; and recorded November 21, 1984, Book J059 OR 714.

2. Resolution No. 3367 dedicating lands of the City of Santa Clara to particular public uses, Bayshore North Project Assessment Districts Nos. 163, 163-A and 163-B recorded October 1, 1974, Book B111 Page 1 (dedication of Tasman Drive), to the extent applicable to the subject property.

3. Easement granted to City of Santa Clara for slope purposes in document recorded November 1, 1974, Book B111 OR 31.


5. Lease between Redevelopment Agency as lessor and SCCC Associates as lessee, recorded May 16, 1985, Instrument No. 8411269, Book J348 OR 42, including terms and provisions of the Parking Study contained therein; as modified by First Amended and Restated Supplement to Hotel Ground Lease recorded April 21, 1998, Instrument No. 14150275, Official Records.

7. Rights of the public to use that portion of the property which lies within the lines of Talluto Way, as shown on the Record of Survey filed January 7, 1987, Book 570 of Maps, Page 5, Official Records, as a public street or highway.


G. San Tomas Aquino Creek

(APNs: 104-43-053 and 104-43-002)


4. Easements reserved by the City of Santa Clara as contained in a deed recorded June 13, 1975, Instrument No. 5030570, Book B461 OR 724.