

Legal Description

APN: 397-07-016 TRA: 15-027 CITY: Saratoga COUNTY: Santa Clara

Exhibit "A"

LEGAL DESCRIPTION EXHIBIT

All that certain Real Property in the City of Saratoga, County of Santa Clara, State of California, described as follows:

PARCEL ONE:

Beginning at an iron pipe on the Easterly line of the 5.00 acre tract of land described in the Deed to Delbert L. Young, et al, recorded April 3, 1953 in Book 2612 Official Records, Page 177, distant thereon S. 14° 48' W. 31.09 feet from an iron pipe set at the Northeasterly corner thereof in the center line of a 40 foot easement known as Maud Avenue; thence S. 89° 37' W. and parallel with the Northerly line of said 5.00 acre tract 147.38 feet to an iron pipe; thence Westerly on a curve to the left with a radius of 20 feet, through an angle of 74° 49' for a distance of 26.12 feet to an iron pipe; thence S. 14° 48' W. and parallel with the Easterly line of said 5.00 acre tract 164.42 feet to an iron pipe; thence Southerly on a curve to the left with a radius of 20 feet, through an angle of 48° 11' 23" for a distance of 16.82 feet; thence continuing Southerly and curving tangentially to the right with a radius of 40 feet, through an angle of 75° 38' 33" for a distance of 52.81 feet to an iron pipe, thence S. 47° 44' 50" E. 159.46 feet to an iron pipe on the Easterly line of said 5.00 acre tract; thence N. 14° 48' E. along said last named line 358.91 feet to the Point of Beginning.

As shown upon that certain Map entitled "A record of Survey of a portion of the land of Delbert L. Young, et al, in the SW 1/4 of Section 8 T. 8 S. R. 1 W., M. D. B. & M.", which Map was filed for record in the Office of the Recorder of the County of Santa Clara, State of California, on April 7, 1953 in Book 42 of Maps, at Page 12.

PARCEL TWO:

An easement for purposes of ingress and egress 40.00 feet in width, the center line of which is more particularly described as follows:

Beginning at a point on the Northwesterly line of Quito Road at the Southeasterly corner of that certain 14.16 acre tract of land described in the Deed from Mrs. J. J. Shaner to William Wilkinson, dated December 18, 1882, and recorded in Book 66 of Deeds, Page 162, Santa Clara County Records; thence S. 89° 36' W. along the Southerly line of the said 14.16 acre tract 782.76 feet to the Southwesterly corner thereof and the terminus of said easement.

PARCEL THREE:

A non-exclusive easement for the purpose of ingress and egress and for the installation and maintenance of public utilities, over the following described parcel of land:

Beginning at an iron pipe in the center line of a 40 foot easement known as Maude Avenue at the Northeasterly corner of the 5.00 acre tract of land described in the Deed to Delbert L. Young, et al, recorded April 3, 1953 in Book 2612 Official Records, Page 177; thence S. 14° 48' W. along the Easterly line of said 5.00 acre tract 31.09 feet to an iron pipe; thence S. 89° 37' W. and parallel with the Northerly line of said 5.00 acre tract 147.38 feet to an iron pipe; thence Westerly on a curve to the left with a radius of 20 feet, through an angle of 74° 49' for a distance of 26.12 feet; thence S. 14° 48' W. and parallel with the Easterly line of

said 5.00 acre tract 164.42 feet to an iron pipe; thence Southerly on a curve to the left with a radius of 20 feet; through an angle of $48^{\circ} 11' 23''$ for a distance of 16.82 feet to an iron pipe; thence curving tangentially to the right with a radius of 40 feet, through an angle of $276^{\circ} 22' 46''$ for a distance of 160 feet to an iron pipe; thence Northerly and curving tangentially to the left with a radius of 20 feet; through an angle of $48^{\circ} 11' 23''$ for a distance of 16.82 feet to an iron pipe; thence N. $14^{\circ} 48'$ E. and parallel with the Easterly line of said 5.00 acre tract, 142.61 feet to an iron pipe; thence Northerly on a curve to the left with a radius of 20 feet, through an angle of $105^{\circ} 11'$ for a distance of 36.75 feet to an iron pipe; thence S. $89^{\circ} 37'$ W. and parallel with the Northerly line of said 5.00 acre tract 135.31 feet to an iron pipe on the Westerly line of said 5.00 acre tract; thence N. $27^{\circ} 53'$ E. along said last named line 34.06 feet to an iron pipe at the Northwesternly corner thereof; thence N. $89^{\circ} 37'$ E. along the Northerly line of said 5.00 acre tract, which is also the center line of said 40 foot easement known as Maude Avenue, for a distance of 357.59 feet to the Point of Beginning.