

Legal Description

APN: 472-47-200 TRA: 17-029 CITY: San Jose COUNTY: Santa Clara

Exhibit "A"

The land referred to is situated in the County of Santa Clara, City of San Jose, State of California, and is described as follows:

A Condominium Comprised of:

PARCEL ONE:

Unit 112 within Building "F", as shown on the Condominium Plan attached as Exhibit "A" to the Declaration of Annexation and Condominium Plan Vietnam Town Commercial Condominiums Phase 2, recorded on May 11, 2018 in the Office of the Recorder of the County of Santa Clara, as Instrument No. 23930965; which Condominium is located on a portion of the real property shown and described as Parcel "A" on that Map entitled "Parcel Map being a one lot subdivision for a maximum of 256 Commercial Condominium Units being a Resubdivision of Parcel 2 as shown on that certain Parcel Map filed for record in the Office of the Recorder of the County of Santa Clara on May 24, 1989 in Book 600 of Maps, Pages 1 and 2 and lying entirely within the City of San Jose, County of Santa Clara," which Map was filed for record in the Office of the Recorder of said county on September 22, 2009, in Book 833 of Maps at Pages 53 and 54.

PARCEL TWO:

An undivided 1/27 interest, as tenants in common in the Building Common Area of Building "F", as shown on and defined in the Plan and Declaration.

Excepting therefrom the rights and interests of Units other than the one said above to the "Building Common Area" within said Building, as shown on the Plan.

Also excepting therefrom and reserving easements as defined in the Declaration.

PARCEL THREE:

A non-exclusive easement appurtenant to said Unit to use the "Building Common Area" of the Building containing said Units, for use, support, ingress and egress to and from said Units, as described in the Declaration Establishing Plan.

PARCEL FOUR:

A non-exclusive easement for use, enjoyment, ingress, egress and support in, over and through all "Association Common Area" walkways, roads and service facilities, as provided and described in the Declaration and Plan, subject to restrictions and rights reserved in the Declaration.

PARCEL FIVE:

A non-exclusive Driveway Easement for the benefit of Parcel 2 of the above said 1989 Map as provided in that Declaration of Easement (Driveway), recorded May 24, 1989 as Instrument No. 10122870, in Book K962 at Page 517, Official Records, over that portion of Parcel 1 shown as P.I.E.E. on the Parcel Map filed for record May 24, 1989 in Book 600 of Maps at Pages 1 and 2.

PARCEL SIX:

A non-exclusive Private Water Line Easement for the benefit of Parcel 2 of the above said 1989 Map as provided in that Declaration of Easement (Water Line), recorded May 24, 1989 as Instrument No. 10122871, in Book K962 at Page 533, Official Records, over that portion of Parcel 1 shown as P.W.L.E. on Parcel Map filed for record May 24, 1989, in Book 600 of Maps at Pages 1 and 2.

PARCEL SEVEN:

A non-exclusive Private Storm Drain Easement for the benefit of Parcel 2 of the above said 1989 Map as provided in that Declaration of Easement (Storm Drain), recorded May 24, 1989 as Instrument No. 10122872, in Book K862 at Page 546, Official Records, over that portion of Parcel 1 shown as P.S.D.E. on the Parcel Map filed for record May 24, 1989 in Book 600 of Maps at Pages 1 and 2.