

Legal Description

APN: 706-45-058 TRA: 17-060 CITY: San Jose COUNTY: Santa Clara

Exhibit "A"

Parcel One:

Unit No. 58 in Condominium Building No. 8 as depicted upon that certain Condominium Plan (the Plan) attached as Exhibit "A" to the First Amendment to California Grove Enabling Declaration (the Amendment) recorded December 18, 1995 under Series No. 13133829 and further defined in the California Grove Enabling Declaration Establishing a Plan for Condominium Ownership (the Declaration) recorded September 29, 1995 in Book P022, page 1422, of Official Records, Santa Clara County, said Unit and Building being situated on Lot I as shown upon that certain Map entitled Tract No. 8772, which map was filed in the Office of the Recorder, County of Santa Clara, State of California on September 22, 1995 in Book 670 of Maps, at pages 28 and 29.

An undivided 1/8th interest in the Condominium Common Area of the Condominium Building in which the condominium unit described in Parcel One Above is located, as defined in the Declaration and as depicted on the plan.

Excepting and Reserving therefrom the following:

1. All the Condominium units depicted on the plan and defined in the Declaration other than the unit described in Parcel One above.
2. The Restricted Common Areas as defined in the Declaration and/or depicted on the Plan which are set aside and allocated for the exclusive use of the owners of condominiums other than the condominium unit described in Parcel One above.
3. Non-exclusive easements for ingress, egress, support, use enjoyment and rights over, under, upon and through the common areas appurtenant to all units as said easements and rights are defined in the Declaration.

Parcel Three:

The exclusive right to the use and enjoyment of the Restricted Common Area appurtenant to Parcel One above, as defined in the Declaration and as depicted on the plan which are set aside and allocated for the exclusive use of the owner of the unit to which they are attached or assigned.

Parcel Four:

A non-exclusive easement for ingress and egress and egress, support, use enjoyment and rights over, under, upon and through the common areas as shown on the Plan and defined in the Declaration.

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