

Legal Description

APN: 767-19-024 TRA: 87-004 CITY: Unincorporated COUNTY: Santa Clara

Exhibit "A"

PARCEL TWO:

Lots 52 and 53, as shown on that certain Map entitled, "Catherine Dunne Ranch Map No. 3, being Burbank and Devendorf's Subdivision of parts of the Rancho Ojo de Agua de la Coche and Rancho Los Uvas", which Map was filed for the record in the office of the recorder of the County of Santa Clara, State of California on May 11, 1894 in Book H of Maps, at pages 64 and 65.

EXCEPTING THEREFROM that portion of land described as follows:

BEING A PORTION of Lots 53 and 52 as shown on Map entitled, "Catherine Dunne Ranch, Map No. 3", and recorded in Book H of Maps, at pages 64 and 65, Official Records of Santa Clara County, California, and being more particularly described as follows:

BEGINNING at a point in the centerline of Sunset Avenue, distant thereon North 24' 29' West, 310.00 feet from an iron pipe at the intersection thereof with the centerline of Edmundson Avenue as shown on said Map; and running thence along said centerline of Sunset Avenue, South 24' 29' East, 20.00 feet; thence South 65' 31' West, 112.44 feet to an iron pipe (at 30.00 feet on this course is an iron pipe in the Southwesterly line of Sunset Avenue); thence South 22' 46' West, 51.16 feet to an iron pipe; thence South 24' 29' East, 150.28 feet to an iron pipe; thence South 65' 31' West, 232.03 feet to an iron pipe in a fence line; thence along said fence line, North 33' 21' 10" West, 202.28 feet to an iron pipe; thence North 76' 06' East, 230.76 feet to an iron pipe; thence North 22' 46' East, 70.00 feet to an iron pipe; thence North 65' 31' East, 135.00 feet to the point of beginning (back 30.00 feet on this course is an iron pipe in the Southwesterly line of Sunset Avenue).

ALSO EXCEPTING THEREFROM that portion of land granted to South Valley Community Church Inc., by Grant Deed recorded October 24, 2003 under Recorder's Serial Number 17436763 described as follows: Parcels 1 and 2 of Record of Survey recorded April 17, 1964 in Book 176 of Maps, Page 18, Santa Clara County Records.

ALSO EXCEPTING THEREFROM all that portion thereof conveyed to Parkside Development Corporation by Quitclaim Deed recorded April 26th, 1996 under Recorder's Serial Number 13275342, Official Records of Santa Clara County.

NOTE: Said Deed is ambiguous as to its intent.