

# EXHIBIT A

## LEGAL DESCRIPTION FOR LOT LINE ADJUSTMENT (BEFORE LOT MERGER)

4001 HOLLY DRIVE, SAN JOSE, CA 95127

APN: 599-18-035

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN JOSE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

ALL OF LOTS 74 AND 75, AS SHOWN UPON THAT CERTAIN MAP ENTITLED "TRACT NO. 5, SANTA CLARA COUNTY, TOYON GARDENS," WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON MARCH 19, 1931, IN BOOK Y OF MAPS, PAGES 28 AND 29.

END OF DESCRIPTION.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE LAND SURVEYOR'S ACT.

OSUNA ENGINEERING, INC.

PORFIRIO OSCAR OSUNA  
PLS 8921



## EXHIBIT A (CONTINUED)

### LEGAL DESCRIPTION FOR LOT LINE ADJUSTMENT (AFTER LOT MERGER)

4001 HOLLY DRIVE, SAN JOSE, CA 95127  
APN: 599-18-035

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN JOSE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

#### PARCEL A:

ALL OF LOTS 74 AND 75, AS SHOWN UPON THAT CERTAIN MAP ENTITLED "TRACT NO. 5, SANTA CLARA COUNTY, TOYON GARDENS," WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON MARCH 19, 1931, IN BOOK Y OF MAPS, PAGES 28 AND 29 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF SAID LOT 75, AND LYING ON THE EASTERLY LINE OF GORDON AVENUE (60' WIDTH); THENCE ALONG THE EASTERLY LINE OF GORDON AVENUE SOUTH 28°51'00" EAST 76.30 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00" HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 139.27 FEET, TO A POINT ON THE NORTHERLY LINE OF HOLLY DRIVE (60' WIDTH); THENCE ALONG SAID NORTHERLY LINE OF HOLLY DRIVE NORTH 61°09'00" EAST 75.00 FEET; THENCE LEAVING SAID NORTHERLY LINE, AND ALONG THE EASTERLY LINE OF SAID LOT 74, NORTH 28°51'00" WEST 101.30 FEET, TO THE NORTHERLY LINE OF SAID LOT 74; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 74 AND SAID LOT 75, SOUTH 61°09'00" WEST 100.00 FEET TO THE POINT OF BEGINNING

CONTAINING 9,996 S.F., MORE OR LESS.

ALL AS SHOWN ON THE PLAT MARKED EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF

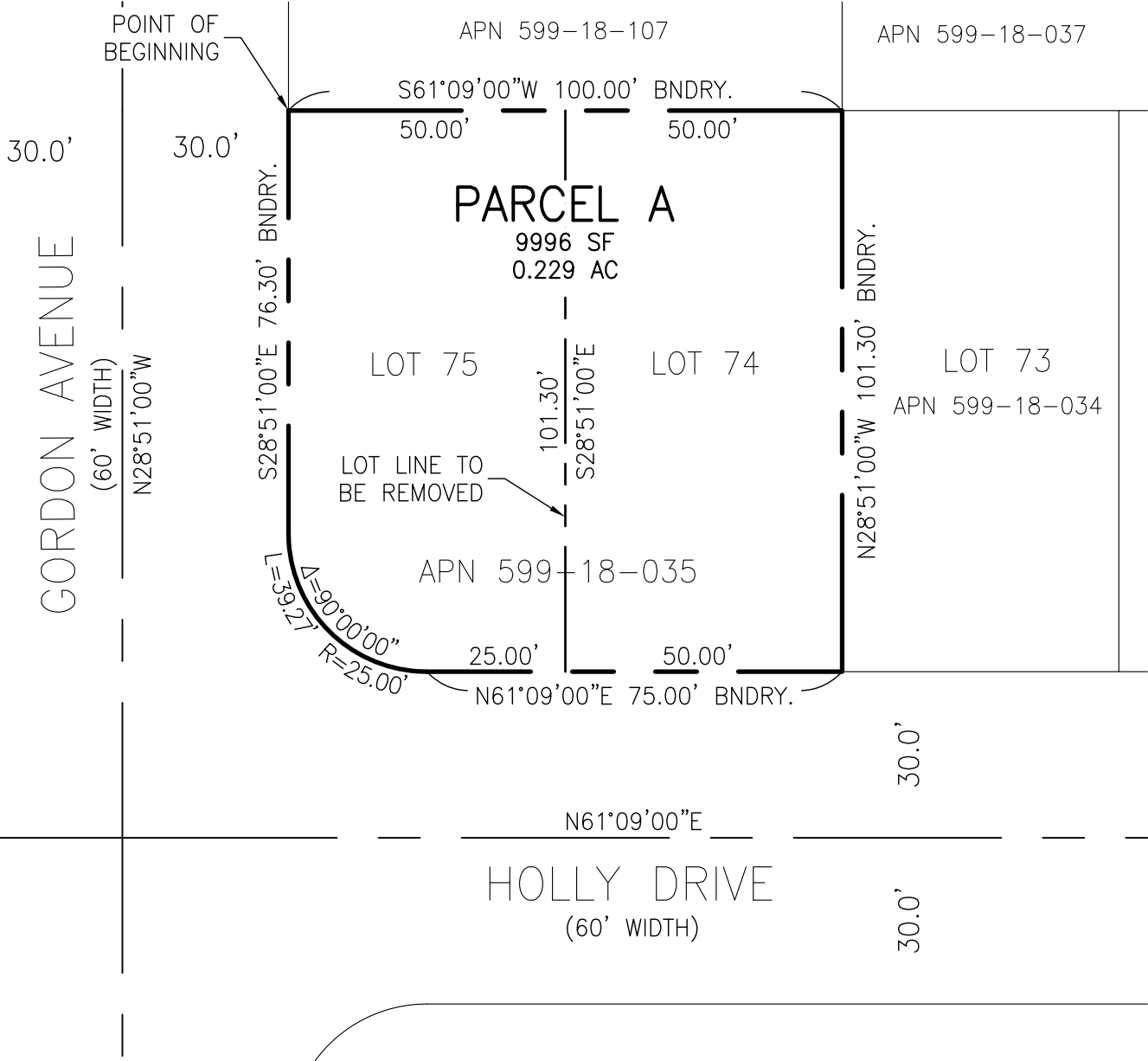
DESCRIPTION PREPARED BASED ON RECORD DATA.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE LAND SURVEYOR'S ACT.

OSUNA ENGINEERING, INC.

PORFIRIO OSCAR OSUNA  
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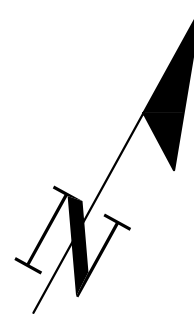


**ABREVIATIONS**

- AC ACRES
- APN ASSESSOR'S PARCEL NUMBER
- PTN PORTION
- SF SQUARE FEET

**REFERENCES:**

R1 TRACT NO. 5, Y-M-28



**4001 HOLLY DRIVE  
LOT MERGER  
EXHIBIT B**

SAN JOSE, CALIFORNIA

DATE: 8/18/22  
 SCALE: AS SHOWN  
 DRAWN BY: 0.0.  
 CHECKED BY:  
 JOB NO.: 2569

**OSUNA ENGINEERING, INC.**

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 SAN JOSE, CALIFORNIA 95119  
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 PORFIRIO OSCAR OSUNA