

# Exhibit A

## Parcel One:

Being the Lands of 5957 Strides LLC, a California limited liability company as described by that certain Grant Deed recorded November 9, 2023 under Document Number 25557090, Santa Clara County Records, and also being as shown on that certain map titled "Record of Survey" filed in Book 514 of Maps at page 1, Santa Clara County Records, being more particularly described as follows:

**Beginning** at the most northwesterly corner of the "Lands of Bonaccorsi and Podesta" as shown on that certain map titled "Record of Survey" filed in Book 514 of Maps at page 1, Santa Clara County Records, currently being the Lands of 5957 Strides LLC, a California limited liability company as described by that certain Grant Deed recorded November 9, 2023 under Document Number 25557090, Santa Clara County Records; thence along the northerly line of said Lands of 5957 Strides LLC, S 67°15'27" E, 299.09 feet to the most northeasterly corner of said Lands of 5957 Strides LLC; thence along the easterly line of said Lands of 5957 Strides LLC, S 33°44'33" W, 20.36 feet; thence S 10°49'15" W, 110.89 feet; thence S 25°28'57" E, 61.15 feet; thence S 15°13'33" W, 218.97 feet; thence S 70°45'07" E, 175.34 feet; thence S 23°34'02" W, 130.40 feet to the southeasterly corner of Parcel One of said Lands of 5957 Strides LLC, also being the northeasterly corner of Parcel Three of said Lands of 5957 Strides LLC; thence continuing S 23°34'02" W, 148.05 feet to the southeasterly corner of Parcel Three of said Lands of 5957 Strides LLC; thence along the southerly line of said Lands of 5957 Strides LLC N 75°58'59" W, 303.18 feet to the southwestly corner of said Parcel Three; thence along the westerly line of said Lands of 5957 Strides LLC, N 28°03'55" E, 19.59 feet; thence N 10°12'55" E, 88.65 feet; thence N 5°50'05" W, 72.09 feet to the northwesterly corner of said Parcel Three, also being the southwestly corner of said Parcel One; thence continuing N 5°50'05" W, 10.51 feet; thence N 21°48'50" E, 85.85 feet; thence N 21°26'30" W, 90.04 feet; thence N 10°29'30" W, 43.91 feet; thence N 42°06'30" E, 54.15 feet; thence N 19°52'30" E, 62.70 feet; thence N 5°04'30" E, 117.60 feet; thence N 2°53'30" E, 50.60 feet; thence N 16°58'30" E, 55.97 feet; thence N 27°28'03" E, 38.12 feet to the **Point of Beginning**.

Containing 5.23 acres, more or less

Being Assessor's Parcel Numbers 182-36-033 and 182-35-034.

**Basis of Bearings:** "Record of Survey" filed in Book 514 of Map at pages 1, Santa Clara County Records.

## Parcel two:

A non-exclusive perpetual easement for ingress and egress and for road purposes and for the installation, operation and maintenance of public utilities, appurtenant to the above described Parcel One, over, above and below the following described parcel of land:

**Beginning** at a white oak stump on the westerly bank of Los Trancos Creek, as referred to as one of

the corners of the tract firstly described in that certain deed from Peter Feber to Altagatia P.M. De O'Sullivan of record in the office of the County Recorder of San Mateo County, State of California, in Book 99 of Deeds, Page 225, thereof: thence from said **Point of Beginning** S 57° 48' E, 28.75 feet to the center of Los Trancos Creek; thence S 17° 30' W, 31.02 feet; thence leaving the center line of Los Trancos Creek N 57° 48' W, 31.98 feet; thence N 75° 30' W, 272.08 feet to the westerly boundary of that certain parcel of land described in the deed from Albert D. Davis and Velma V. Davis, his wife, to Leon B. Je Bien and Violet E. Je Bien, his wife, dated June 28, 1945 and recorded July 10, 1945 in Volume 1188 of Official Records, at Page 297, San Mateo County records, California; thence following the boundary of the last mentioned parcel of land the following courses and distances; N 21° E, 30.19 feet and S 75° 30' E, 273.68 feet to the **Point of Beginning**.

Excepting therefrom so much thereof as lies within the bounds of the parcel of land described in the deed from Laon E. Je Bien and Violet E. Je Bien, his wife, to County of San Mateo, dated August 5, 1959 and recorded August 12, 1959 in Book 3654 Official Records, of San Mateo County, at Page 250, (File No.77212-R).

### **Parcel Three:**

An easement for the construction and maintenance of a water tank and the necessary pipe lines for delivery of water to and from said tank, within the areas particularly described as follows:

**Beginning** at the southeasterly corner of that certain 4.066 acre tract of land conveyed by David B. Clark and Jane T. Clark to Rene C. Padroni, by deed dated June 9, 1941 and recorded June 13, 1941 in Book 959 at Page 309, Official Records of San Mateo County; thence running S 79° 30' E along the easterly prolongation of the southerly line of said 4.066 acre tract of land a distance of 340 feet, more or less, to a point on the easterly line of that certain 29.11 acre tract of land described as Parcel No. 2 in the deed from Leander L. James, et ux, to David N. Clark, dated January 16, 1939 and recorded January 18, 1939 in Book 911 of Official Records, Page 356, Santa Clara County Records; thence N 19° 07' E a distance of 70 feet to the **Point of Commencement**; running from said point of **Commencement** S 69° 52' E, 220 feet; thence N 19° 07' E, 267 feet; thence N 69° 52' W, 220 feet; thence S 19° 07' W, 267 feet to the **Point of commencement**, as granted in the deed from Frank C. Hoge, et ux, to Leon B. Je Bien, et ux, dated May 7, 1946, recorded May 10, 1946 in Book 1307 of Official Records, Page 175, Santa Clara County Records.

The purpose of this deed is for a merger Parcel One and Parcel Three of the Lands of 5957 Strides LLC, a California limited liability company as described by that certain Grant Deed recorded November 9, 2023 under Document Number 25557090, Santa Clara County Records, and as shown on "Record of Survey" filed in Book 514 of Map at pages 1, Santa Clara County Records. This deed is pursuant to Merger 24-0xxx on file in the office of the Santa Clara County Planning Office. It is the express intent of the signatory hereto that the recordation of this deed extinguishes any underlying parcels or portions of parcels.



Prepared by: *Aaron R. Smith*  
Aaron R. Smith, PLS 7901

Date: March 12, 2024

File: T:\2023 PROJECTS\23305\dwg\Adobe-Survey\23305-Merger exhibit B.dwg Time: Mar 12, 2024 - 9:56am

# Exhibit B

Line Table

No.	Direction	Length
L1	N 28°03'55" E	19.59'
L2	N 10°12'55" E	88.65'
L3	N 05°50'05" W	82.60'
L4	N 21°48'50" W	85.85'
L5	N 21°26'30" W	90.04'
L6	N 10°29'30" W	43.91'
L7	N 42°06'30" E	54.15'
L8	N 19°52'30" E	62.70'
L9	N 05°04'30" W	117.60'
L10	N 02°53'30" E	50.60'
L11	N 16°58'30" E	55.97'
L12	N 27°28'03" E	38.12'

**Lands of Alpine Hills Tennis & Swimming Club Inc.**  
 APN 079-112-290  
 (San Mateo)

**Lands of Jagerson And Delaet**  
 APN 182-36-014  
 DN 19389555

**Parcel Two**  
 DN 25557090  
 (Parcel Two)  
 30' Easement

**Lands of 5957 Strides LLC**  
 APN 182-36-034  
 DN 25557090  
 (Parcel One)

**Lands of Huber**  
 APN 079-112-220  
 (San Mateo)

**Lands of Decaloli LLC**  
 APN 182-36-041  
 DN 24737763

**Lands of Razorback Ridge Holdings, LLC**  
 APN 079-112-340  
 (San Mateo)

**Record of Survey**  
 514 Maps 1

**Parcel One**

**Lands of Wilson/Dalzell**  
 APN 079-112-350  
 (San Mateo)

**Lands of 5957 Strides LLC**  
 APN 182-36-033  
 DN 25557090  
 (Parcel Three)

**Parcel Three**  
 DN 25557090  
 (Parcel Four)  
 Water Tank Easement

**Lands of Lehmann**  
 APN 182-36-010  
 DN 20641253

**Lands of Bower**  
 APN 182-36-047  
 DN 22763613



Aaron R. Smith, PLS 7901



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