

EXHIBIT 'A'
LEGAL DESCRIPTION
STREET DEDICATION
LANDS OF [THE] CITY OF CUPERTINO
10301 BYRNE AVENUE, CUPERTINO, SANTA CLARA COUNTY

All that certain real property situate in the City of Cupertino, County of Santa Clara, State of California, being a portion of Lot 11 as said Lot is shown on the Map of Tract No. 150 Stevens Creek Subdivision No. 2, said Map having been recorded on August 12, 1940 in Book 5 of Maps at Pages 4 and 5, Official Records of Santa Clara County, California, being also a portion of said Lands of [the] City of Cupertino as said lands are described in the Grant Deed recorded December 22, 2017 as Document 23833717, Official Records of Santa Clara County, described as follows:

BEGINNING at the southwesterly corner of said lands of [the] City of Cupertino, said corner also being a southeasterly corner of the Lands of Blackberry Farm as said lands are shown on the Record of Survey recorded July 20, 1995 in Book 667 of Maps at Pages 35 through 37;

Thence along the westerly line of said Lot 11, said line also being the easterly line of said Lands of Blackberry Farm North 22.51 feet;

Thence leaving said westerly line North 66°23'12" East 85.71 feet;

Thence North 89°53'07" East 23.61 feet to a line drawn parallel with and distant at right angles 4.00 feet from the primary southeasterly line of said Lot 11;

Thence along said parallel line North 62°50'30" East 48.37 feet, more or less, to an arc in a non-tangent 30.00 foot radius curve to the right having a radial bearing of South 57°04'23" East along the general southeasterly line of said Lot 11, said general southeasterly line also being the general northwesterly line of San Fernando Avenue as said Avenue is shown on the aforementioned Map of Tract No. 150;

Thence along the general southeasterly line of said Lot 11 and the general northwesterly line of said San Fernando Avenue the following two courses:

Along said 30.00 foot radius curve to the right through a central angle of 29°54'53" a distance of 15.66 feet to its point of tangency with the primary southeasterly line of said lot 11;

Thence along said primary southeasterly line South 62°50'30" West 150.26 feet to the southerly corner of said Lot 11 and the POINT OF BEGINNING.

Containing an area of 1,960 square feet, more or less.

The Basis of Bearings for this legal description is based on the bearings shown in the Map of Tract No. 150 Stevens Creek Subdivision No 2 recorded August 12, 1940 in Book 5 of Maps at Pages 4 and 5, Official Records of Santa Clara County.

A corresponding plat entitled "Exhibit 'B' – Plat to Accompany Legal Description", attached hereto and by this reference incorporated herein, shall be recorded contemporaneously with this exhibit.

End of description.

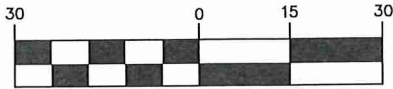



SIGNATURE

8/4/2020
DATE

LANDS OF BLACKBERRY FARM AS SHOWN ON RECORD OF SURVEY
667M35-37; CITY OF CUPERTINO; APN 357-10-008

GRAPHIC SCALE



(IN FEET)



[LOT] 12 5M4-5;
MCLEROY;
QUIT CLAIM DEED
23833717,
2017-12-18;
APN 357-11-019

30' 20'

BYRNE AVENUE

[LOT] 11 Tract 150 5M4-5;
CITY OF CUPERTINO;
GRANT DEED 23833717, 2017-12-22;
APN 357-11-020;

AREA BEFORE STREET DEDICATION: 17,356 SF
AREA NET OF STREET DEDICATION: 15,396 SF

NORTH 154.56'
132.05'

STREET
DEDICATION
AREA,
1,960± SF

N89°53'07"E
23.61'

N66°23'12"E 85.71'

S62°50'30"W 150.26'
(150.27' - 5M4-5)

SAN FERNANDO AVENUE

S57°04'23"E
RADIAL

4.00'
48.37'

4.00'

4.00'

4.00'

4.00'

4.00'

4.00'

4.00'

4.00'

4.00'

4.00'

4.00'

4.00'

4.00'

4.00'

4.00'

4.00'

4.00'

4.00'

4.00'

4.00'

NORTH 59.28'

30' 20'

4=32°55'37"
L=17.24'
R=30.00'
4=62°50'30"
L=32.90'

S57°04'23"E
RADIAL

4.00'

4.00'

4.00'

4.00'

4.00'

4.00'

4.00'

4.00'

4.00'

4.00'

4.00'

4.00'

4.00'

4.00'

4.00'

4.00'

4.00'

4.00'

NOTE: TO THE
EXTENT ALLOWED BY
LAW, ALL OF LOT 11
AS SHOWN ON
5M4-5 IS SUBJECT
TO THE TERMS OF
THE COVENANTS,
CONDITIONS, AND
RESTRICTIONS LISTED
IN THE DOCUMENT
RECORDED NOVEMBER
6, 1940 IN BOOK
1009 OF OFFICIAL
RECORDS AT PAGES
349-351.



**UNDERWOOD &
ROSENBLUM, INC.**
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**EXHIBIT 'B' - PLAT TO
ACCOMPANY LEGAL DESCRIPTION:
STREET DEDICATION
LANDS OF THE CITY OF CUPERTINO
10301 BYRNE AVENUE
CUPERTINO CALIFORNIA**

Date: 2020-05-15
Scale: As Shown
Dwn by: TM
Checked: FR
Job No. J20042
Sheet 3 of 3