

EXHIBIT A
Legal Description

For APN/Parcel ID(s): 22-057-001

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

PARCEL ONE:

Parcel A, according to the Parcel Map filed November 21, 2011, in Book 849 of Maps, Pages 7, 8, 9, 10 and 11, in the Office of the Recorder, Santa Clara County, California.

PARCEL TWO:

A non-exclusive easement for private ingress, egress purposes, appurtenant to Parcel One above, upon, over and across that portion of Parcel 1, according to the Parcel Map filed March 9, 2005, in Book 782 of Maps, at Pages 24, 25 and 26; being designated "32.00' P.I.E.E", as shown thereon.

PARCEL THREE:

An exclusive easement for four (4) parking spaces, appurtenant to Parcel One above, over and across that portion of Parcel 1, according to the Parcel Map filed March 9, 2005, in Book 782 of Maps, at Pages 24, 25 and 26; lying within that area designed "P.E." thereon.

PARCEL FOUR:

A non-exclusive easement for vehicular and pedestrian access, ingress and egress appurtenant to Parcel One above, over and across that portion of Parcel B, according to the Parcel Map filed November 21, 2011, in Map Book 849, Pages 7 - 11, lying within that area designated 25 foot Private Access Easement.

PARCEL FIVE:

A non-exclusive easement for storm water, drainage and for the installation and construction of a storm sewer line and related drainage facilities, including, without limitation, drainage pipes and headwalls (collectively, the "Storm Drainage Facilities") and for the ongoing use, maintenance, repair and replace of such Storm Drainage Facilities and such other drainage facilities that may be located from time to time within the Drainage Easement Area as an appurtenance to Parcel One, above, over and across that portion of Parcel B, according to the Parcel Map filed November 21, 2011, in Book 849, Pages 7-11, lying within that area designated as 10' Private Storm Drain Easement.