

**EXHIBIT A**

The land referred to is situated in the County of Santa Clara, City of Santa Clara, State of California, and is described as follows:

Beginning at the point of intersection of the Northerly line of Lewis Street with the Westerly line of Monroe Street; running thence Westerly along said Northerly line of Lewis Street, 54 feet; thence at right angles Northerly 150 feet; thence at right angles Easterly 54 feet to the Westerly line of Monroe Street; thence Southerly along said Westerly line of Monroe Street 150 feet to the point of beginning, and being a portion of Block 5 North, Range 4 West, in the town of Santa Clara, California, according to the Official Map of said town.

EXCEPTING THEREFROM that portion of said land retained by the City of Santa Clara in that certain Deed recorded May 16, 1996, Series No. 13295842, described as follows:

Beginning at the most Easterly corner of said parcel; thence from said point of beginning, along the Easterly line of said parcel North  $24^{\circ} 15' 00''$  West 20.09 feet; thence along the arc of a tangent curve concave to the North, deflecting to the right through a central angle of  $90^{\circ} 15' 00''$ , having a radius of 20 feet, an arc length of 31.50 feet to a point in the Northerly projection of the Northerly line of Lewis Street; thence along said projection of said Northerly line North  $66^{\circ} 00' 00''$  East, 20.09 feet to the point of beginning.

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