

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**REZONING OF LANDS OF TC MORGAN HILL VENTURE, LLC, & LEE LIVING TRUST,  
BEING A PART OF ORDINANCE NO. \_\_\_\_\_, NEW SERIES**

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF MORGAN HILL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING ALL OF PARCELS ONE THROUGH FIVE, AS SAID PARCELS ARE CONTAINED IN THAT CERTAIN GRANT DEED RECORDED ON JANUARY 10, 2019, AS INSTRUMENT NO. 24095232, OFFICIAL RECORDS OF SANTA CLARA COUNTY, ALSO BEING ALL OF PARCEL A, AS SAID PARCEL IS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON AUGUST 30, 1995, IN BOOK 669 OF MAPS AT PAGE 34, OFFICIAL RECORDS OF SANTA CLARA COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT ON THE CENTERLINE OF COCHRANE ROAD (40 FEET WIDE), SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF PARCEL THREE, AS DESCRIBED IN SAID DOCUMENT (24095232 OR);

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL THREE, SAID PARCEL A AND SAID PARCEL TWO, THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 36° 22' 00" EAST, 1699.08 FEET,
- 2) SOUTH 50° 33' 54" WEST, 55.07 FEET,
- 3) SOUTH 36° 22' 00" EAST, 1625.40 FEET,
- 4) ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 81° 45' 00", AN ARC DISTANCE OF 42.80 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL TWO;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL TWO AND SAID PARCEL ONE, THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 45° 23' 00" WEST, 305.80 FEET,
- 2) SOUTH 36° 22' 31" EAST, 30.31 FEET,
- 3) SOUTH 45° 23' 00" WEST, 450.14 FEET TO THE WESTERLY LINE OF SAID PARCEL ONE;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL ONE AND SAID PARCEL FIVE, THE FOLLOWING NINE (9) COURSES:

- 1) NORTH 39° 30' 37" WEST, 1405.08 FEET,
- 2) ALONG THE ARC OF A 9500.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01° 28' 18", AN ARC DISTANCE OF 244.01 FEET,
- 3) NORTH 32° 32' 45" WEST, 623.86 FEET,
- 4) ALONG THE ARC OF A 1500.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 22° 49' 52", AN ARC DISTANCE OF 597.72 FEET,
- 5) NORTH 09° 46' 08" WEST, 204.10 FEET,
- 6) ALONG THE ARC OF A 530.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 29° 45' 31", AN ARC DISTANCE OF 275.27 FEET,

- 7) NORTH 39° 31' 39" WEST, 40.59 FEET,
- 8) NORTH 18° 53' 13" EAST, 66.12 FEET,
- 9) NORTH 39° 31' 39" WEST, 97.81 FEET TO THE NORTHWEST CORNER OF SAID PARCEL FIVE, SAID POINT ALSO BEING ON THE AFOREMENTIONED CENTERLINE OF COCHRANE ROAD (40 FEET WIDE);

THENCE ALONG SAID CENTERLINE, ALSO BEING THE NORTHERLY LINE OF SAID PARCEL FIVE, SAID PARCEL FOUR AND SAID PARCEL THREE, NORTH 50° 27' 35" EAST, 154.09 FEET;

THENCE CONTINUING ALONG LAST SAID LINE, NORTH 50° 29' 46" EAST, 371.84 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2,694,009 SQUARE FEET OR 61.8459 ACRES OF LAND, MORE OR LESS.

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.

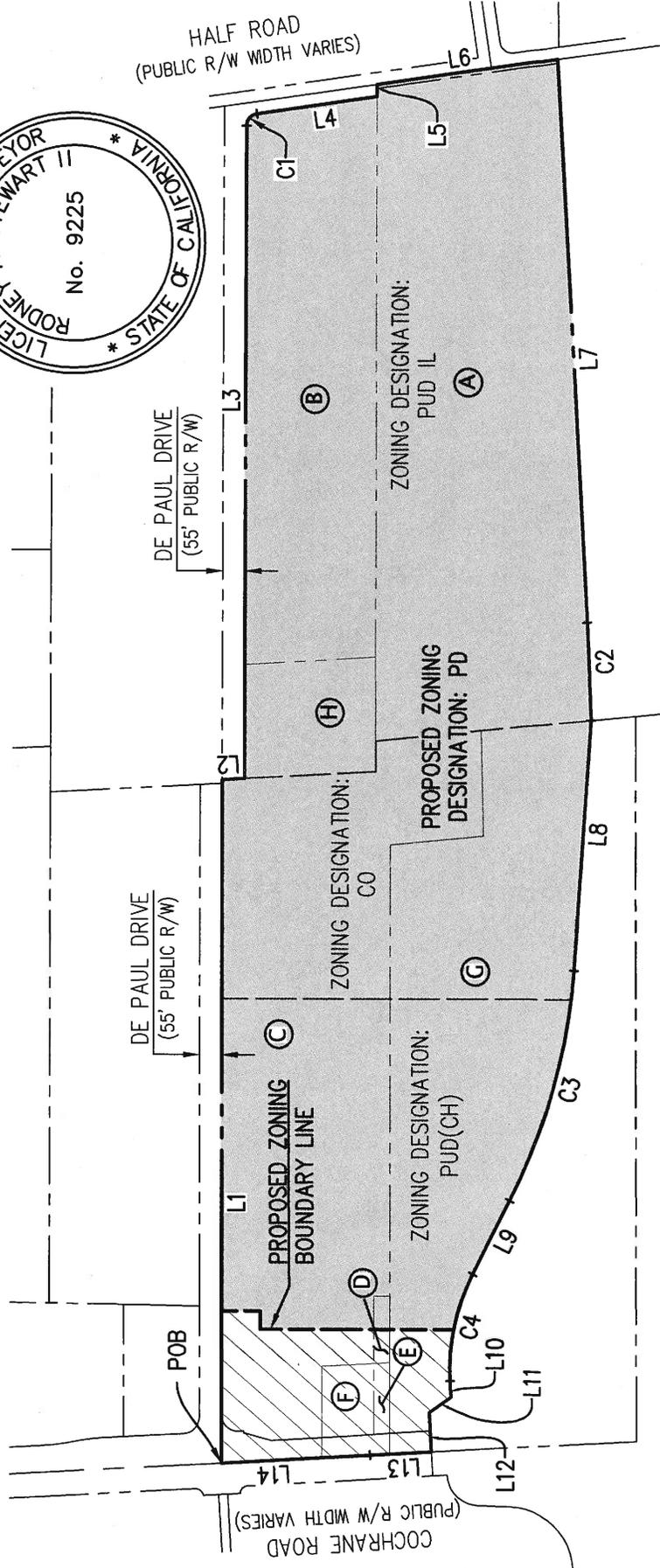
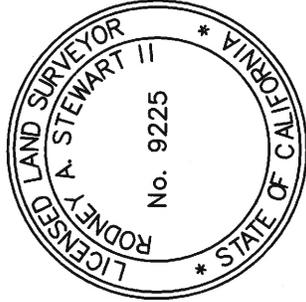
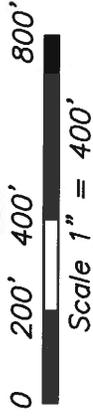
\_\_\_\_\_  
RODNEY A. STEWART II, LS 9225

\_\_\_\_\_  
DATE

# LEGEND

- APN ASSESSOR'S PARCEL NUMBER
- POB POINT OF BEGINNING
- (PTN) PORTION
- OR OFFICIAL RECORDS
- EXISTING ZONING BOUNDARY LINE
- PROPOSED ZONING BOUNDARY LINE
- ▒ PROPOSED AREA TO BE REZONED TO PD
- ▒ ZONING DESIGNATION TO REMAIN PUD(CH)

- (A) PARCEL ONE (24095232 OR) APN: 728-30-006
- (B) PARCEL TWO (24095232 OR) APN: 728-30-009
- (C) PARCEL THREE (24095232 OR) APN: 728-31-014 (PTN)
- (D) PARCEL THREE (24095232 OR) APN: 728-31-015 (PTN)
- (E) PARCEL FOUR (24095232 OR) APN: 728-31-015 (PTN)
- (F) PARCEL FOUR (24095232 OR) APN: 728-31-014 (PTN)
- (G) PARCEL FIVE (24095232 OR) APN: 728-31-014 (PTN)
- (H) PARCEL A (669 M 34) APN: 728-30-008



|         |            |
|---------|------------|
| DATE    | JAN., 2019 |
| SCALE   | 1" = 400'  |
| BY      | CSW        |
| JOB NO. | A18673     |
| SHEET   | 1 OF 2     |

**EXHIBIT "B"**

MAP SHOWING REZONING LANDS OF TC MORGAN HILL, LLC.  
AND LEE LIVING TRUST, BEING A PART OF ORDINANCE NO. \_\_\_\_\_  
NEW SERIES \_\_\_\_\_

MORGAN HILL, \_\_\_\_\_ CALIFORNIA

**KIER & WRIGHT**  
**CIVIL ENGINEERS & SURVEYORS, INC.**  
 2850 Collier Canyon Road Phone (925) 245-8788  
 Livermore, California 94551 Fax (925) 245-8796  
[www.kierwright.com](http://www.kierwright.com)

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE #     | DIRECTION   | LENGTH   |
| L1         | S36°22'00"E | 1699.08' |
| L2         | S50°33'54"W | 55.07'   |
| L3         | S36°22'00"E | 1625.40' |
| L4         | N45°23'00"E | 305.80'  |
| L5         | S36°22'31"E | 30.31'   |
| L6         | S45°23'00"W | 450.14'  |
| L7         | N39°30'37"W | 1405.08' |
| L8         | N32°32'45"W | 623.86'  |
| L9         | N9°46'08"W  | 204.10'  |
| L10        | N39°31'39"W | 40.59'   |
| L11        | N18°53'13"E | 66.12'   |
| L12        | N39°31'39"W | 97.81'   |
| L13        | N50°27'35"E | 154.09'  |
| L14        | N50°29'46"E | 371.84'  |

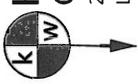
| CURVE TABLE |          |           |         |
|-------------|----------|-----------|---------|
| CURVE #     | RADIUS   | DELTA     | LENGTH  |
| C1          | 30.00'   | 81°45'00" | 42.80'  |
| C2          | 9500.00' | 1°28'18"  | 244.01' |
| C3          | 1500.00' | 22°49'52" | 597.72' |
| C4          | 530.00'  | 29°45'31" | 275.27' |

|         |            |
|---------|------------|
| DATE    | JAN., 2019 |
| SCALE   | N/A        |
| BY      | CSW        |
| JOB NO. | A18673     |
| SHEET   | 2 OF 2     |

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