

EXHIBIT A
LEGAL DESCRIPTION

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

PARCEL ONE:

All of Parcel 45 (H-5), as shown upon that certain Map entitled, "Parcel Map of International Business Park being a part of Tract No. 1 of the Pueblo Lands of San Jose and a portion of the Milpitas Rancho", which Map was filed for Record in the Office of the Recorder of the County of Santa Clara, State of California, on January 28, 1977 in Book 388 of Maps, at Pages 16 to 27 inclusive.

EXCEPTING THEREFROM all buildings and improvements situated thereon.

PARCEL TWO:

All buildings and improvements situated on the following described property:

All of Parcel 45 (H-5), as shown upon that certain Map entitled, "Parcel Map of International Business Park being a part of Tract No. 1 of the Pueblo Lands of San Jose and a portion of the Milpitas Rancho", which Map was filed for Record in the Office of the Recorder of the County of Santa Clara, State of California, on January 28, 1977 in Book 388 of Maps, at Pages 16 to 27 inclusive.

APN: 244-15-013

Important: This plat is not a survey. It is furnished as a convenience to locate the land in relation to adjoining streets and other lands and not to guarantee any dimensions, distances, bearings or acreage.

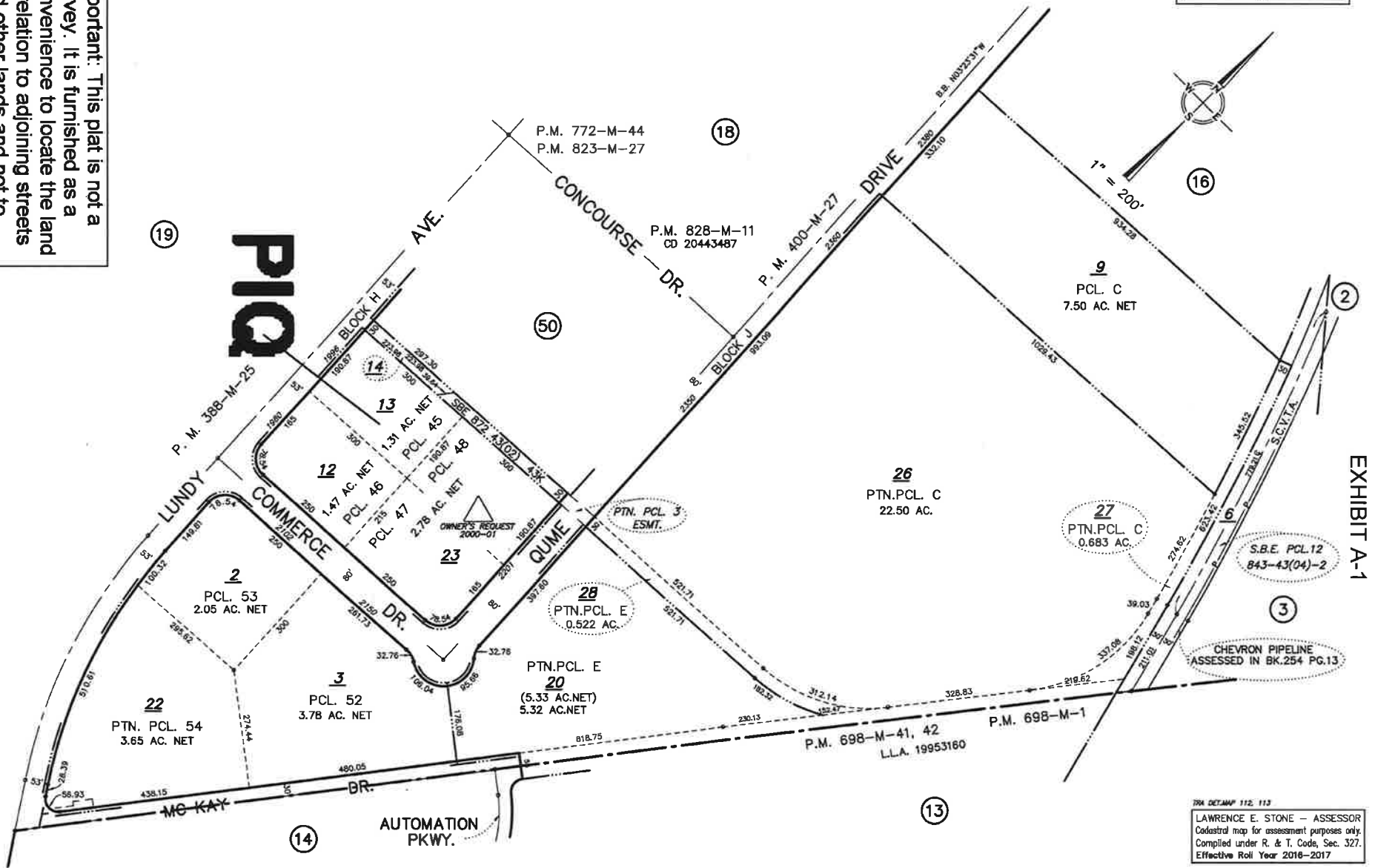


EXHIBIT A-1