

## EXHIBIT A1

### Legal Description for Certificate of Compliance Lot Line Adjustment

#### PARCEL 1

Lands of 16484 S Kennedy, LLC, a California limited liability company  
South Kennedy Road, Los Gatos, California  
A Portion of APN 532-20-012

All that certain real property situate entirely in the Town of Los Gatos, County of Santa Clara, State of California, described as follows:

Being a portion of Parcel 1 and Parcel 2, as described and delineated in that certain Certificate of Compliance, filed for record on July 10, 2019 under Document Number 24222296, Santa Clara County Records; and being more particularly described as follows:

BEGINNING at the most Northwesterly corner of said Parcel 1; thence from the POINT OF BEGINNING and along the southerly right-of-way line of South Kennedy Road South  $45^{\circ} 51' 20''$  East 106.32 feet to a point; thence

leaving said southerly right-of-way line of South Kennedy Road the following two courses and distances:

South  $39^{\circ} 15' 29''$  West 255.46 feet to a point and  
South  $43^{\circ} 32' 58''$  West 209.25 feet to a point lying on the northerly right-of-way line of Los Cerritos Drive; thence

along said northerly right-of-way line of Los Cerritos Drive and along a curve to the left from a tangent bearing of North  $40^{\circ} 37' 20''$  West having a radius of 281.89 feet through a central angle of  $18^{\circ} 03' 39''$  an arc distance of 88.86 feet to a point; thence

leaving said northerly right-of-way line of Los Cerritos Drive the following two courses and distances:

North  $39^{\circ} 48' 50''$  East 198.27 feet to a point and  
North  $38^{\circ} 28' 40''$  East 273.26 feet to the POINT OF BEGINNING.

Containing 46,671 square feet of land, more or less.

End of Description

See Exhibit B1, Plat to Accompany Description, attached hereto and made a part hereof.



*Harry Babicka*

Harry Babicka, LS 4953

## EXHIBIT A2

### Legal Description for Certificate of Compliance Lot Line Adjustment

#### PARCEL 2

Lands of 16484 S Kennedy, LLC, a California limited liability company  
South Kennedy Road, Los Gatos, California  
A Portion of APN 532-20-012

All that certain real property situate entirely in the Town of Los Gatos, County of Santa Clara, State of California, described as follows:

Being a portion of Parcel 1 and Parcel 2, as described and delineated in that certain Certificate of Compliance, filed for record on July 10, 2019 under Document Number 24222296, Santa Clara County Records; and being more particularly described as follows:

BEGINNING at the most Northeasterly corner of said Parcel 1; thence

from the POINT OF BEGINNING South 40° 09' 20" West 237.71 feet to a point; thence

South 47° 53' 00" West 234.79 feet to a point lying on the northerly right-of-way line of Los Cerritos Drive; thence

along said northerly right-of-way line of Los Cerritos Drive North 40° 37' 20" West 83.96 feet to a point; thence

leaving said northerly right-of-way line of Los Cerritos Drive the following two courses and distances:

North 43° 32' 58" East 209.25 feet to a point and

North 39° 15' 29" East 255.46 feet to a point lying on the southerly right-of-way line of South Kennedy Road; thence

along said southerly right-of-way line of South Kennedy Road South 45° 51' 20" East 106.32 feet to the POINT OF BEGINNING.

Containing 46,110 square feet of land, more or less.

End of Description

See Exhibit B2, Plat to Accompany Description, attached hereto and made a part hereof.

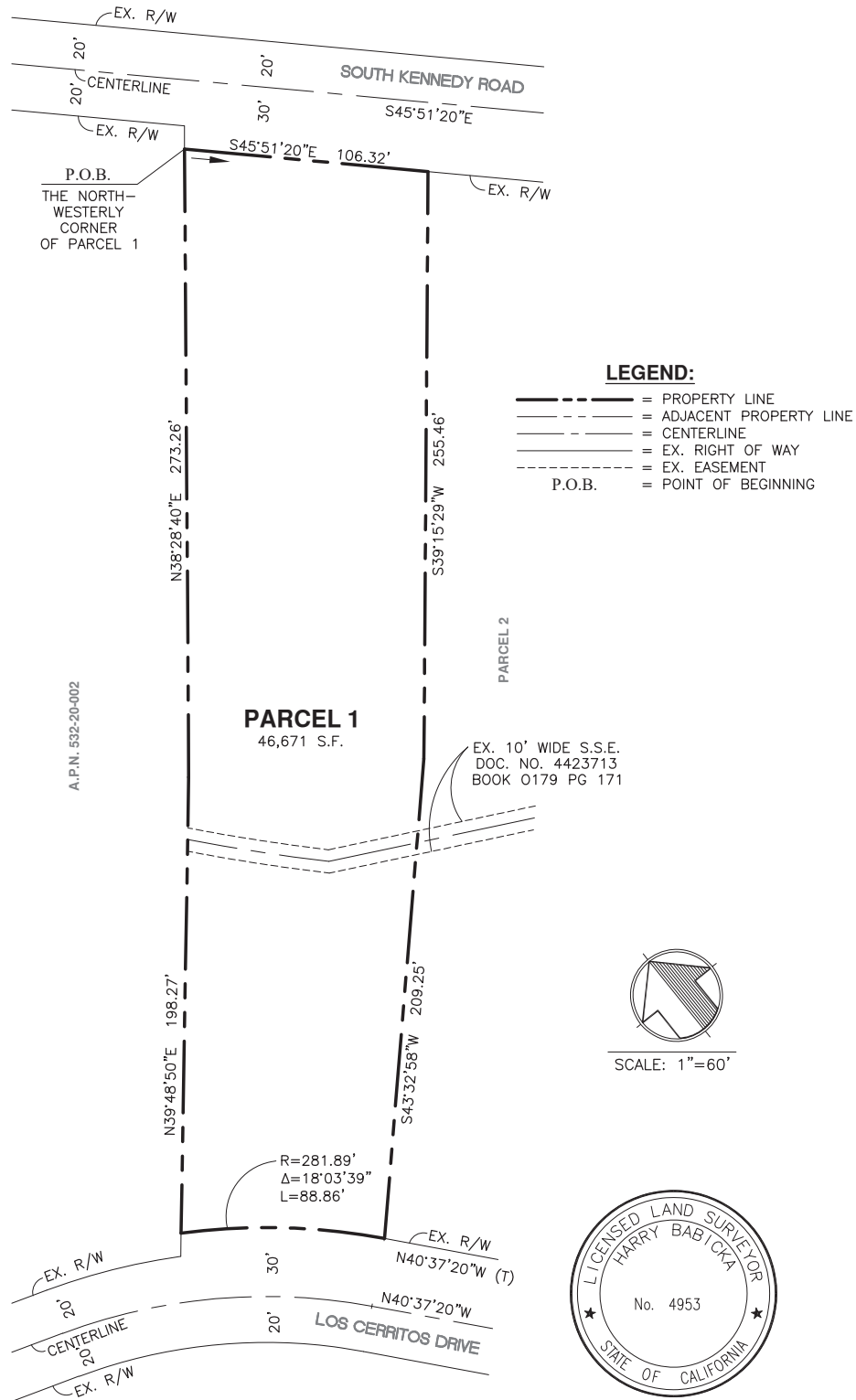


*Harry Babicka*

Harry Babicka, LS 4953

**NOTES:**

All bearings & distances shown are Record Data or as noted. Dimensions shown are in feet & decimals thereof.



**EXHIBIT B1**



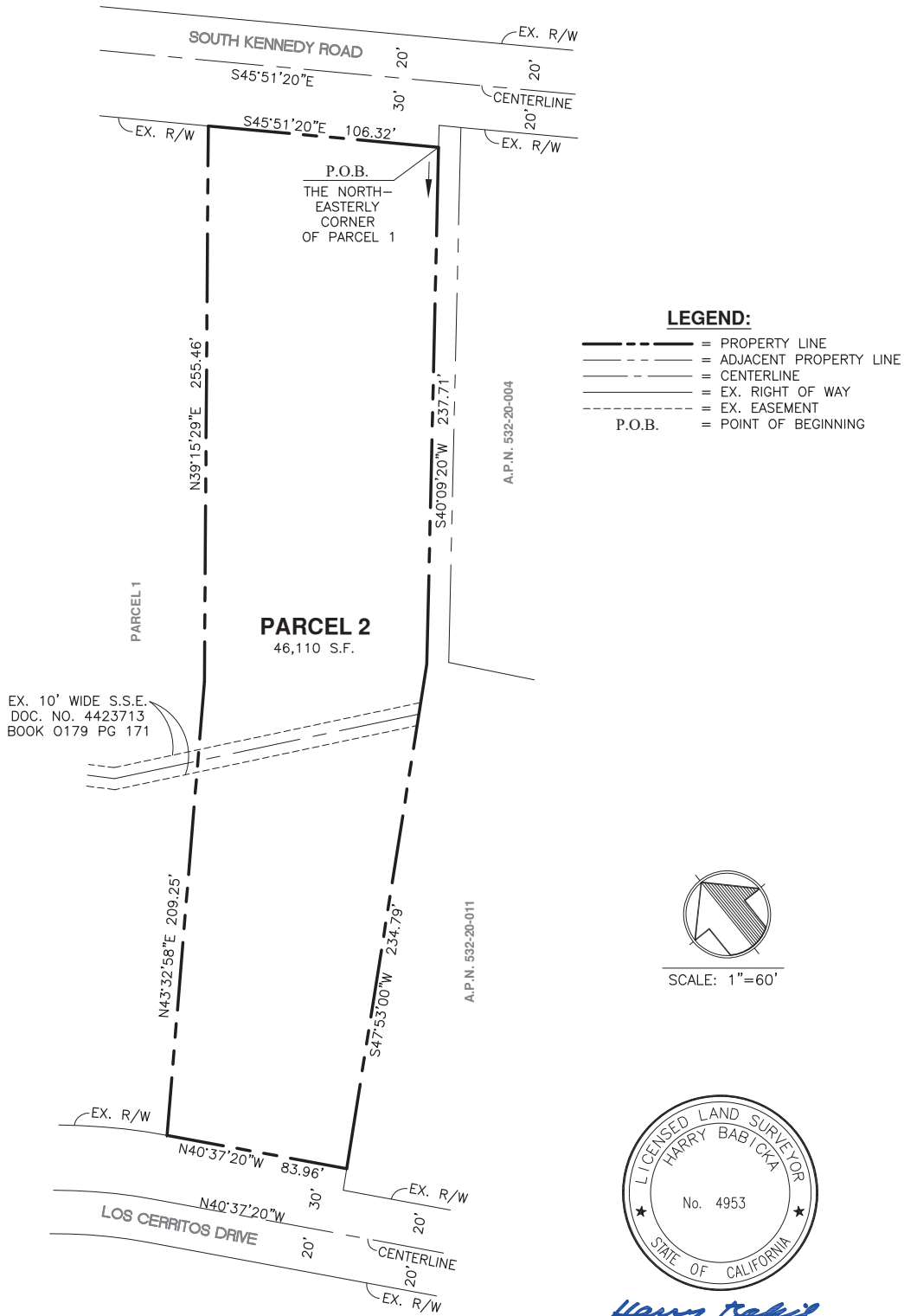
5901 Cadiz Drive  
San Jose, CA 95123  
(408) 966-0165

**PLAT TO ACCOMPANY DESCRIPTION**

SCALE: AS SHOWN	LANDS OF 16484 S. KENNEDY, LLC.	DRAWN BY: R.S.C.
DATE: JANUARY 5, 2026		APPROVED BY: V.S. / H.B.
CERTIFICATE OF COMPLIANCE – LOT LINE ADJUSTMENT		
16484 SOUTH KENNEDY ROAD LOS GATOS, CALIFORNIA		DRAWING NUMBER 26002-CCP1

**NOTES:**

All bearings & distances shown  
are Record Data or as noted.  
Dimensions shown are in feet  
& decimals thereof.



*Harry Babick*

**EXHIBIT B2**



5901 Cadiz Drive  
San Jose, CA 95123  
(408) 966-0165

**PLAT TO ACCOMPANY DESCRIPTION**

SCALE: AS SHOWN  
DATE: JANUARY 5, 2026

**LANDS OF 16484 S. KENNEDY, LLC.**

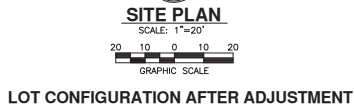
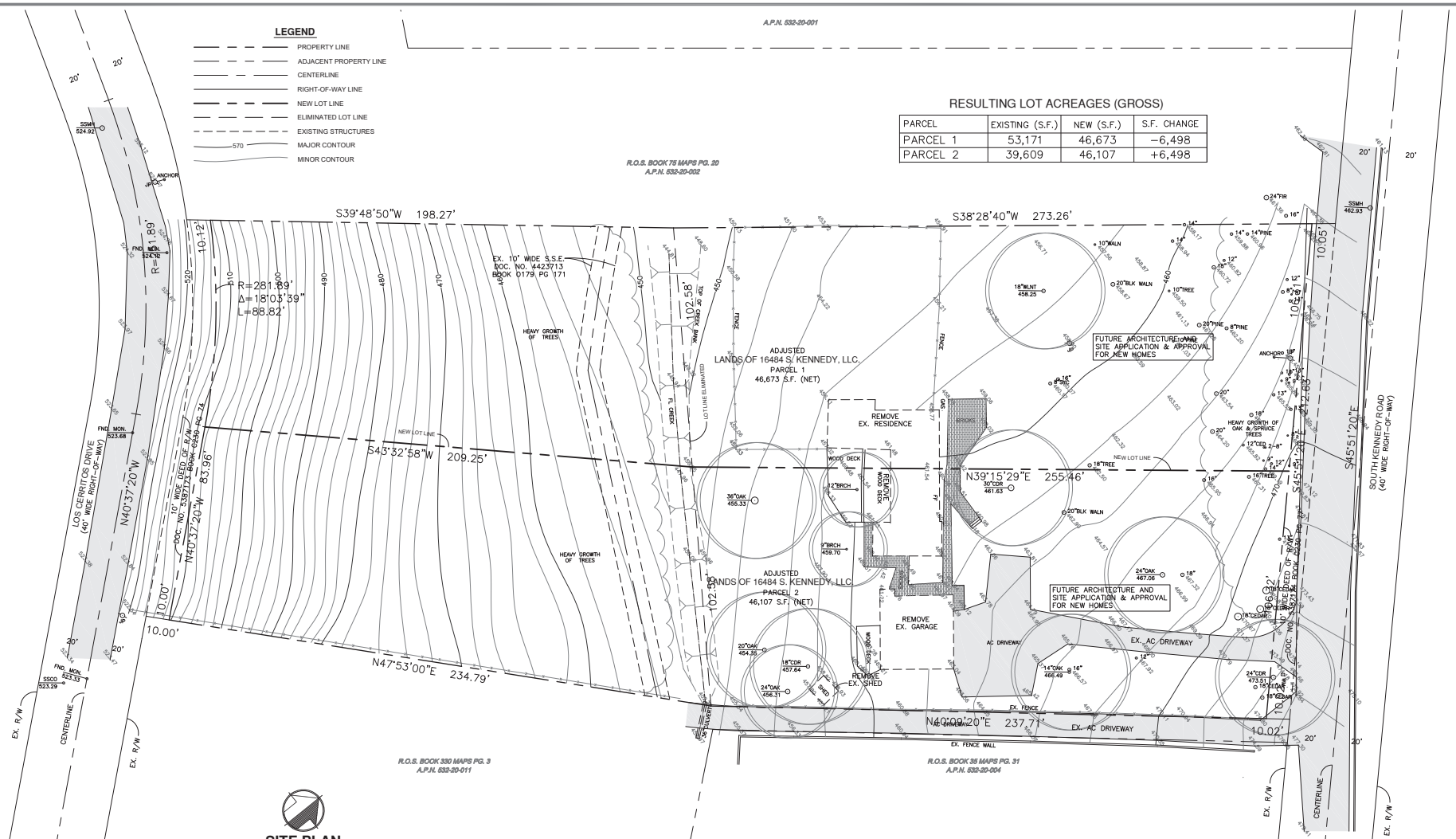
DRAWN BY: R.S.C.  
APPROVED BY: V.S. / H.B.

**CERTIFICATE OF COMPLIANCE – LOT LINE ADJUSTMENT**

16484 SOUTH KENNEDY ROAD  
LOS GATOS, CALIFORNIA

DRAWING NUMBER  
**26002-CCP2**





#### GENERAL NOTES

OWNER: 1648 S. KENNEDY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
1648 SOUTH KENNEDY ROAD  
LOS GATOS, CA 95032

PROPERTY ADDRESS: 1648 SOUTH KENNEDY ROAD  
LOS GATOS, CA 95032

EXISTING ZONING: HR-1

EXISTING USE: SINGLE FAMILY RESIDENCE (PARCEL 1)  
VACANT LOT (PARCEL 2)

WATER: SAN JOSE WATER COMPANY  
EXISTING IN SOUTH KENNEDY ROAD & EL CERRITO DRIVE & ON-SITE.

SANITARY SEWER: WEST VALLEY SANITATION DISTRICT  
EXISTING IN SOUTH KENNEDY ROAD & EL CERRITO DRIVE & ON-SITE.

GAS: P.G.E.  
EXISTING IN SOUTH KENNEDY ROAD & EL CERRITO DRIVE & ON-SITE.

ELECTRIC: P.G.E.  
EXISTING IN SOUTH KENNEDY ROAD & EL CERRITO DRIVE & ON-SITE.

TELEPHONE: AT&T  
EXISTING IN SOUTH KENNEDY ROAD & EL CERRITO DRIVE & ON-SITE.

CABLE TV: COMCAST  
EXISTING IN SOUTH KENNEDY ROAD & EL CERRITO DRIVE & ON-SITE.

A.P.N.: 532-20-012

SITE IS OF RECORD: CERTIFICATE OF COMPLIANCE  
RECORDED ON JULY 10, 2019  
SANTA CLARA COUNTY RECORDS

#### NOTES

1. THE DATE OF THE FIELD SURVEY WAS NOVEMBER 2018.
2. CONTOUR INTERVAL IS 2'-0" WITH SPOT ELEVATIONS.
3. THIS TOPOGRAPHIC MAP REPRESENTS SURFACE FEATURES ONLY.
4. BASIS OF ELEVATION: TOWN OF LOS GATOS BENCHMARK, "1648" ELEVATION: 488.32
5. PROPERTY LINES SHOWN ARE RECORD DATA.
6. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
7. THERE ARE PRESENTLY TWO (2) LOTS, WITH A LOT LINE ADJUSTMENT THE NUMBER OF LOTS SHALL REMAIN THE SAME, AT TWO (2).
8. ALL LOTS SHALL HAVE FRONTAGE ON OR ACCESS TO AN EXISTING PUBLIC STREET.

#### SPECIAL NOTE

- REMOVE AND HAUL AWAY THE FOLLOWING:
- a. ALL EXISTING STRUCTURES
  - b. ALL CONCRETE, BRICK PATIOS, WALKWAYS AND STEPS
  - c. ALL EXISTING ASPHALT DRIVEWAY AND CURBS
  - d. ALL COVERED PORCHES AND PATIOS
  - e. ALL WOOD AND CONCRETE PLANTERS
  - f. ALL FENCES
- PRIOR TO RECORDECTION OF LOT LINE ADJUSTMENT

DEMOLITION PERMIT FROM THE TOWN OF LOS GATOS MUST BE OBTAINED PRIOR TO ANY DEMOLITION WORK.

#### RESULTING LOT ACREAGES (GROSS)

PARCEL	EXISTING (S.F.)	NEW (S.F.)	S.F. CHANGE
PARCEL 1	53,171	46,673	-6,498
PARCEL 2	39,609	46,107	+6,498



LOCATION MAP  
K.T.S.



DESIGNED BY	V.S.	CHECKED BY	R.S.C.	DATE	10-26-18
DRAWN BY	V.S.	SCALE	AS SHOWN	DATE	10-26-18
IN CHARGE	V.S.	DATE	10-26-18	DATE	10-26-18
APPROVED BY	V.S.	DATE	10-26-18	DATE	10-26-18

**2-LOTS LOT LINE ADJUSTMENT**

LANDS OF 1648 S. KENNEDY, LLC.  
1648 S. KENNEDY ROAD  
LOS GATOS, CALIFORNIA

SHEET NUMBER  
**2LLA**  
OF 3 SHEETS  
DRAWING NO.  
26002-2LLA