EXHIBIT A

IN FEE SIMPLE ABSOLUTE: All that certain real property, in the County of San Luis Obispo, State of California, described as follows:

That portion of Lot 30 per Jas. T. Stratton's Subdivision of Ranchos Canada de Los Osos and La Laguna a map of said subdivision is on file in Book A of Maps at Page 83 in the office of the County Recorder of the County of San Luis Obispo, State of California, as described in that court decree in the matter of the estate of J. M. Cardozo recorded in Volume 321 at Page 74-75 of Official Records in the Recorder's office of said County, excepting therefrom that portion lying westerly of the following described line:

Commencing on the easterly line of said Lot 30 at the southeast corner of the parcel described in said court decree, being described as post L2;

Thence along the southerly line of the parcel described in said court decree, North 73°00'00" West a distance of 1000.00 feet to the True Point of Beginning;

Thence leaving said southerly line North 24°54'38" East a distance of 177.17 feet;

Thence North 24°32'38" East a distance of 275.50 feet;

Thence North 51°07'47" East a distance of 272.56 feet;

Thence North 04°08'38" East a distance of 221.52 feet;

Thence North 17°38'12" West 341.91 feet to a point on the southwesterly line of the tract of land conveyed by Mark Elberg to L. F. Silveira by deed dated October 8, 1908, and recorded in the office of the County Recorder of said County in Book 79 of Deeds at Page 262, et. seq., said point bears North 73°00'00" West a distance of 1030.14 feet from the southerly corner of said tract of land, said corner being described as post P2.

The real property described above will be referred to hereafter as "the Property." (The real property immediately to the west of the Property, being all that said portion of Lot 30 described in Volume 321 at Page 74-75 of Official Records lying westerly of the Property, shall be referred to hereafter as the "Remaining Property.")

Reserving for the County the right to use that certain right of way reserved in that document recorded in Book 90 of Deeds at Pages 462-463 and further described in that document recorded in Book 79 of Deeds at pages 262-263, both on file in the office of the County Recorder of the County of San Luis Obispo, State of California (hereafter, the "Road Easement"), said Road Easement being subject to that preexisting public roadway located within a portion of said Ranchos between Lots 31 and 35 declared a public highway by the San Luis Obispo County Board of Supervisors on February 8, 1876 as described in the Book of Road Proceedings at page 188 and Volume A of Road Proceedings at pages 49 and 50 in the office of said County Recorder of the County of San Luis Obispo, State of California.

RESERVING to the owner of the Remaining Property and their heirs and successors in interest (hereafter "Owners"), rights of ingress and egress over a roadway twenty-four feet (24') in width, containing an all weather surface of at least twenty feet (20') in width, at

specific locations determined by the County within the following areas:

1. Within the Road Easement area and/or that area within thirty feet (30') to the east of the westerly boundary of the real property located immediately to the east of the Road Easement area. (The twenty-four foot wide roadway located within this area shall hereafter be referred to as the "North-South Roadway"); and

2. Within an area within fifty feet (50') to the north of the southerly boundary of the Property. (The twenty-four foot wide roadway located within this area shall hereafter be referred to as the "East-West Roadway", and shall provide access from the Road Easement area to the Remaining Property.).

The County reserves the right to relocate any portion of the North-South Roadway and/or the East-West Roadway within the respective areas described above at County expense.

Also RESERVING to the Owners any right they may have, as of October 13, 2011, to place subsurface utilities within the North-South Roadway, provided that any such subsurface utilities placed as described herein shall not conflict with the County's use and enjoyment of the Property and/or the Road Easement. Owners shall obtain the informed consent of the County prior to placing, constructing, maintaining, or relocating any subsurface utilities pursuant to this provision, said consent not to be unreasonably withheld.

Also RESERVING to the Owners the right to place subsurface utilities within the East-West Roadway, provided that any such subsurface utilities placed as described herein shall not conflict with the County's use and enjoyment of the Property and/or the Road Easement. Owners shall obtain the informed consent of the County prior to placing, constructing, maintaining, or relocating any subsurface utilities pursuant to this provision, said consent not to be unreasonably withheld.