

## EXHIBIT A

The land referred to herein is described as follows:

That portion of Lot Y of the part of the Rancho San Miguelito, owned by J. Harford, in the county of San Luis Obispo, State of California, as per map filed in Book B, Page 96 of maps, in the office of the County Recorder of said county, and that portion of Lot 47 of the subdivisions of the Rancho San Miguelito, in said county and state, as per map filed in Book A, Page 38 of said maps, described as a whole as follows:

Beginning at a 4 inch brass disk marked as 2739 at the northeasterly corner of the Union Oil Company parcel of land, as shown on map filed in Book 7, Page 81 of record of surveys, said 4 inch brass disk is also shown on map filed in Book 1, Page 36 of miscellaneous maps; thence along the northerly line of said Union Oil Company parcel,

North 89° 20' 29" West, 99.99 feet;

Thence North 09° 38' 27" East, 307.74 feet;

Thence North 75° 55' 34" East, 40.92 feet;

Thence North 53° 43' 28" East, 55.59 feet;

Thence North 41° 52' 52" East, 164.94 feet;

Thence North 26° 29' 19" East, 94.21 feet;

Thence North 08° 04' 52" West, 64.59 feet;

Thence North 48° 17' 06" West, 116.48 feet;

Thence North 23° 26' 50" West, 115.38 feet;

Thence North 57° 56' 43" West, 88.85 feet; more or less, to an angle point on the Northerly line of Parcel 1 as said parcel is shown on said map filed in Book 1, Page 36 of miscellaneous maps;

Thence along said northerly boundary of Parcel 1, North 30° 32' 51" East, 498.44 feet to the most

northerly corner of said Parcel 1;

Thence South 65° 45' 48" East 289.12 feet;

Thence South 23° 26' 16" East, 889.43 feet; more or less, to a point on the northerly right-of-way line of Harford Drive, said point lying North 57° 56' 10" East, 108.08 feet from a point which is 70.00 feet left of engineers centerline station 214+00.00;

Thence continuing along said northerly right-of-way line, South 57° 56' 10" West, 108.08 feet;

Thence South 60° 01' 28" West, 411.64 feet;

Thence continuing along said northerly right-of-way line on a curve to the right, from a tangent that bears South 57° 56' 10" West, having a radius of 615.00 feet, through a central angle of 37° 38' 24", for an arc length of 404.02 feet to a point;

Thence North 09° 13' 00" West, 29.22 feet to the true point of beginning.

Except from a portion of said property 5% of the value of all oil and minerals removed from said land through operations conducted thereon including oil or minerals taken there from by so-called slanting wells which may be bottomed on or under said land, as reserved and excepted by the Pacific Coast Railway Company, a California Corporation, in Deed recorded December 30, 1942 in Book 335, Page 78 of Official Records.

Also except from all of said property, all oil, gas and other minerals of every kind and character in, on or under said land, as conveyed to Louis J. Marre and Tressa B. Marre, by Deed recorded in Book 982, Page 396 of Official Records.

Also except there from such interest in all oil, gas and hydrocarbons on, in and under said land, but without the right of surface entry, for the purpose of exploring for, mining for, or producing them, as reserved in the deed from Luigi Marre Land and Cattle Company, a California Corporation, recorded December 14, 1966 in Book 1419, Page 265 and in Book 1419, Page 267 of Official Records.

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