

EXHIBIT A

All that certain real property situated in the County of Santa Barbara, State of California, described as follows:

ASSESSOR'S PARCEL NUMBER: 075-020-15

Parcel One:

Lot 3 of Tract 10186, in the County of Santa Barbara, State of California, as shown on map filed in Book 56, Pages 1, 2 and 3 of Maps, and amended by Affidavit of Correction recorded May 25, 1961 as Instrument No. 45564 in Book 1892, Page 77, both of Official Records, in the office of the County Recorder of said County.

Parcel Two:

Non-exclusive easement for ingress, egress, public utilities and incidental purposes, as created by a document recorded July 30, 1963 as Instrument No. 32402 in Book 2005, Page 407 of Official Records, over the Southerly 12½ feet of Parcel One, in the deed to Roy Eaton recorded September 22, 1958 as Instrument No. 22904 in Book 1556, Page 234 of Official Records.

Said easement lies contiguous with, adjacent to and Northerly of Lots 1 through 8, inclusive, of said tract 10186

ASSESSOR'S PARCEL NUMBER: 075-020-14

Parcel One:

Lot 2 of Tract 10186, in the County of Santa Barbara, State of California, as shown on map filed in Book 56, Pages 1, 2 and 3 of Maps, and amended by Affidavit of Correction recorded May 25, 1961 as Instrument No. 18412 in Book 1849, Page 452 and December 20, 1961 as Instrument No. 45564 in Book 1892, Page 77, both of Official Records, in the office of the County Recorder of said County.

Parcel Two:

Non-exclusive easement for ingress, egress, public utilities and incidental purposes, as created by a document recorded July 30, 1963 as Instrument No. 32402 in Book 2005, Page 407 of Official Records, over the Southerly 12½ feet of Parcel One, in the deed to Roy Eaton recorded September 22, 1958 as Instrument No. 22904 in Book 1556, Page 234 of Official Records.

Said easement lies contiguous with, adjacent to and Northerly of Lots 1 through 8, inclusive, of said tract 10186