

**Escrow No.:** 10-77402660-TK  
**Locate No.:** CACTI7742-7742-4774-0077402660  
**Title No.:** 10-77402660-KJ

## EXHIBIT "A"

### PARCEL ONE:

That portion of Government Lots 5 and 6 of Fractional Section 2, in Township 4 North, Range 28 West, San Bernardino Base and Meridian, in the County of Santa Barbara, State of California, and of Lot 3 in Tract "B" of the Partition of the Daniel A. Hill Estate in the Ranchos La Goleta in the County of Santa Barbara, State of California, as said Lot is shown on map accompanying commissioner's report filed in the office of the County Clerk and the description thereof recorded in Book 11, Page 228 of Deeds, records of said County, described as follows:

Beginning at a point on the Northwesternly line of San Antonio Creek Road, 40 feet wide, at the Southeasterly corner of the land described as Parcel One in the deed to Fiory A. Olivolo, et ux., recorded February 28, 1956 as Instrument No. 3577 in Book 1364, Page 159 of Official Records, records of said County, thence along the Southerly boundary line of said land of Olivolo North 89° 23' 47" West 897.59 feet to the intersection with the Easterly boundary line of the land described as Parcel One in the deed to Roger W. Jette, et ux., recorded January 12, 1959 as Instrument No. 776 in Book 1585, Page 118 of Official Records, records of said County, thence along the Easterly and Southerly boundary line of said land of Jette South 00° 38' 26" East 144.70 feet to a 1/2 inch pipe and North 89° 24' 58" West 600.40 feet to the intersection with the Westerly boundary line of the land described in the deed to Hilda M. Pennell, et al., recorded March 23, 1926 as Instrument No. 2806 in Book 93, Page 179 of Official Records, records of said County, thence along said last mentioned line South 00° 42' 30" West 750.38 feet to the intersection with the Northerly boundary line of the land described in the deed to Antonio Brombal, et ux., recorded October 9, 1940 as Instrument No. 8040 in Book 505, Page 294 of Official Records, records of said County, thence along said last mentioned line North 86° 28' 58" East 573.25 feet to a 3/4 inch pipe, South 00° 37' 32" West 27.00 feet to a 3/4 inch pipe and South 89° 22' 28" East 29.33 feet to a 3/4 inch pipe set on the Easterly boundary line of the above mentioned land of Pennell, thence along said land mentioned line North 00° 39' 25" East 40.53 feet to an angle point in said boundary line said point being on the Northwesternly line of San Antonio Creek Road, thence along said Northwesternly line of said road North 47° 30' 00" East 1230.26 feet to the point of beginning.

EXCEPTING therefrom that portion of said land included within the boundaries of the land described in the deed to Roger W. Jette, et ux., recorded February 13, 1959 as Instrument No. 4834 in Book 1595, Page 582 of Official Records, records of said County.

ALSO EXCEPTING therefrom that portion of said land included within the boundaries of the land described as Parcel One in the deed to Goleta County Water District, recorded August 21, 1967 as Instrument No. 23881 in Book 2202, Page 414 of Official Records, records of said County.

ALSO EXCEPTING from the remainder that portion of said land described as follows:

That portion of Lot 3, Tract "B" of the portion of the Daniel A. Hill Estate in the Rancho La Goleta, in the County of Santa Barbara, State of California, as shown on map accompanying commissioner's report filed in the office of the County Clerk and the description thereof recorded in Book 11, Page 228 of Deeds, records of said County, described as follows:

Beginning at the Northwesternly corner of the land described in the deed to Antonio Brombal, et ux., recorded October 9, 1940 as Instrument No. 8040 in Book 505, Page 294 of Official Records, records of said County, being a point on the Westerly boundary line of the land described in the Deed to Hilda M. Pennell, et al., recorded March 23, 1926 as Instrument No. 2806 in Book 93, Page 179 of Official Records, records of said County, thence along said last mentioned Westerly line North 00° 42' 30" East 330.00 feet, thence parallel with the Southerly boundary line of the land described as Parcel One in the deed to Roger W. Jette, et ux., recorded January 12, 1959 as Instrument No. 776 in Book 1585, Page 118 of Official Records, records of said County, South 89° 24' 58" East 135.00 feet, thence parallel with the above mentioned Westerly boundary line of said land of Pennell South 00° 42' 30" West 320.00 feet more or less to the intersection with the Northerly boundary line of the above mentioned land of Brombal, thence along said last mentioned

line South 86° 28' 58" West 135 feet more or less to the point of beginning.

Said land is also shown as Parcel "B" of Parcel Map No. 11,429 in the County of Santa Barbara, State of California, as per map recorded in Book 9, Page 44 of Parcel Maps in the office of the County Recorder of said County.

PARCEL TWO:

A non-exclusive easement for ingress, egress, public utilities and incidental purposes over a strip of land 30.00 feet wide lying adjacent to and Northerly of the following described line:

Beginning at the Northeasterly corner of the land described in Parcel One above, thence North 89° 23' 47" West 897.59 feet to an angle point in the said Northerly line, the Northerly boundary line of said strip of land to be prolonged and or shortened on the East to intersect the Northwesterly line of San Antonio Creek Road and on the West to intersect the Easterly boundary line of the land described as Parcel One in the deed to Roger W. Jette, et ux., recorded January 12, 1959 as Instrument No. 776 in Book 1585, Page 118 of Official Records, records of said County.

PARCEL THREE:

A non-exclusive easement for ingress, egress, public utilities and incidental purposes over that land described in the deed to Roger W. Jette, et ux., recorded February 13, 1959 as Instrument No. 4834 in Book 1595, Page 582 of Official Records.

APN: 59-290-41 & 59-030-33