

089-0-260-575

EXHIBIT"A"

PARCEL NO.1

Lot 127 of Tract 5774, as shown on a Subdivision Map recorded August 19, 2016, in Book 164 at Pages 13 to 20, inclusive, of Miscellaneous Records (Maps), in the Office of the Ventura County Recorder (the "Subdivision Map").

EXCEPTING AND RESERVING THEREFROM, all previously unreserved minerals, oil, gas, petroleum, other hydrocarbon substances and all underground water in or under or which may be produced from the above-described Land which underlies a plane parallel to and 500 feet below the present surface of such Land for the purpose of prospecting for, the exploration, development, production, extraction and taking of such minerals, oil, gas, petroleum, other hydrocarbon substances and water from such Land by means of mines, wells, derricks or other equipment from surface locations on adjoining or neighboring Land or lying outside of the above-described Land, it being understood that the owner of such minerals, oil, gas, petroleum, other hydrocarbon substances and water, as set forth above, shall have no right to enter upon the surface or any portion thereof above such plane parallel to and 500 feet below the present surface of such Land for any purpose whatsoever.

SUBJECT TO:

1. General and special real property taxes for the current fiscal year and supplemental assessments, if any;
2. Covenants, conditions, restrictions, easements, reservations, rights, and rights-ofway of record, including, without limitation, the Declaration; and
3. The alternative dispute resolution procedures set forth in that certain Declaration of Alternative Dispute Resolution for TopaTopa at The Farm, recorded on November 8, 201 /, as Instrument No. 20171108-00145785-0, in the Office of the Ventura County Recorder ("Declaration").

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