

## EXHIBIT "A"

### Parcel I

That certain piece of land shown as 1.862 acres on a map filed a book 21, page 41, of Record of Survey, in the office of the County Recorder of Ventura County.

Excepting therefrom that portion of said land conveyed to the County of Ventura, by deed recorded October 15, 1969, in book 3563, page 474 Official Records.

### Parcel II

A non-exclusive easement for road and utility purposes over that portion of the Southwest one-quarter of Section 7, Township 1 North, Range 19 West Rancho El Conejo, according to the map recorded in book 1, page 746 of Deeds, in the office of the County Recorder of said county, described as follows:

A strip of land, 40 feet in width, the center line of which is described as follows:

Beginning at a 1-1/2 inch iron pipe marked "L.S. 2666" set in that certain course shown as having a bearing and length of "North 00° 17' 00" West 1954.08 feet" in the Easterly line of that certain parcel marked "51.59 acres" on Licensed Surveyor's Map-filed in book 18, Page 53 of Record of Survey, distant along said certain course North 00° 17' 00" " west 426.46 feet from the Southerly line of said South-west one-quarter of Section 7, at the Northwesterly terminus of the 2nd course, recited as "North 49°35'05" West 88.89 feet" in the deed to Reba Hays Jeffries, recorded July 12, 1956, in book 1423 page 389 Official Records' thence,

1<sup>st</sup>: - North 69 ½ 51' 50" West 397.00 feet; thence,

2<sup>nd</sup>: - South 75° 09' 10" West 77.99 feet; thence,

3<sup>rd</sup>: - South 26 ½ 58' 40" West 139.23 feet; thence,

4<sup>th</sup>: - South 00° 21' 45" Last 426.46 feet to the Southerly line of said Southwest one-quarter of Section 7.

EXCEPT that portion thereof lying within the hereinbefore described Parcel 1.

The side lines of said 40 feet strip to be prolonged or shortened to begin in the Easterly line of said 51.59 acre parcel and terminate in the Southerly line of said Southwest one-quarter of Section 7 and intersect at angles.

### Parcel III

An unrestricted right of way and easement over that portion of the south one-half of Section 7,

Township 1 North, Range 19 West Rancho El Conejo, according to the map recorded in book 1, page 746 of Deeds in the office of the County Recorder of said county, described as follows:

A strip of land 50 feet in width, the center line of which is described as follows:

Beginning at a point in the Westerly line of Ven-tu Park Road, 40 feet wide, distant along said Westerly line North 00°02'40" East 368.52 feet from the Southerly line of said Section 7; thence,

1<sup>st</sup>: -South 89°10'40" West 488.28 feet; thence,

2<sup>nd</sup>: - North 49° 35' 05" West 87.89 feet to a 1-1/2 inch iron pipe, marked "L.S. 2666" set in that certain course, shown as having a bearing and length of "North 00°17'00" West 1954.08 feet in the Easterly line of that certain parcel marked "51.59 acres" on Licensed Surveyor's Map filed in book 18, page 53 of Records of Survey.

The side lines of said 50 'foot strip to be prolonged or shortened to begin in the Westerly line of said Ven-tu Park Road and terminate in the Easterly line of said 5.59 acre parcel.

The hereinbefore described Parcels 1 and 2 are shown on Licensed Surveyor's Map filed in book 21, page 41 of Records of Surveys and Parcels 1, 2 and 3 and other land is shown on Licensed Surveyor's Map filed in book 21, page 10 of Records of Survey.