

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

All that certain land situated in the State of California, County of Ventura, described as follows:

PARCEL 1:

A part of Lot "G" in the County of Ventura, State of California, as per Map entitled "Survey made October 29, 30, 31 and November 1 and 2, 1874, for Jas. Eells Subdivision of part of "Rancho Santa Paula Y Saticoy", recorded in Book 1, page 14 of County Surveyors Records, in the Office of the County Surveyor of said County, described as follows:

Beginning at a ¾ inch iron pipe set in the East line of said Lot "G", distant North 10° 21' West, 1026.5 feet from the Southeast corner of said Lot "G", marked by a 1½ inch iron pipe set in the North line of the Foothill Road, so-called; thence from said Point of Beginning, along the center line of a 40-foot strip of land conveyed to the County of Ventura by Deed recorded in Book 160, page 316 of Deeds, by the three following courses and distances,

- 1st: North 73° 35' West, 274.9 feet to the beginning of a curve to the right, with a radius of 250.00 feet; thence,
- 2nd: Following said curve to the right, 149.9 feet to the point of a tangent curve; thence,
- 3rd: North 39° 13' West, 60.4 feet on the tangent of said curve, to a point in the Southeasterly line of the dam site referred to in said Deed to the County of Ventura; thence across said dam site;
- 4th: North 39° 13' West, 57.00 feet; thence,
- 5th: North 26° 30' East, 597.6 feet along said Northeasterly line of Parcel 3 as shown on Licensed Surveyor's Map filed in Book 2, page 38 of Records of Survey in the Office of the County Recorder of said County to a 1¼ inch iron pipe on steep East side of barranca, and in the North line of said Lot "G" of Eells tract; thence,
- 6th: North 77° 07' East to an iron standard at the Northeast corner of said Lot "G"; thence,
- 7th: South 10° 21' East, 809.2 feet along the East line of said Lot "G" to the Point of Beginning.

PARCEL 2:

That portion of Lot "G" of the Eells Subdivision of a part of the Rancho Santa Paula Y Saticoy according to the Map thereof filed in the Office of the County Surveyor of Ventura County in Book 1, page 14 of Records of Surveyors in the Office of the County Recorder of said County, described as follows:

Beginning at the Southeasterly terminus of the 4th course described in the Deed to Richard Gould and Harry Hibbs, Co-Trustees for Thomas Gould Jr. Trust, recorded May 8, 1978 as Document No. 46053, in Book 5111, page 538 of Official Records; thence, along said 4th course,

- 1st: North 39° 13' West, 57.00 feet to the Southeasterly line of Lot 10 of Foothill Estates No. 3 as per Map recorded in Book 23, page 5 of Maps; thence along said Southeasterly line,

- 2nd: South 21° 20' West to the most Southerly corner of said Lot 10; thence,
- 3rd: South 9° 45' West to the Northwesterly line of the land described in Parcel 2 in the Deed to the City of San Buenaventura, recorded August 15, 1967 as Document No. 35488, in Book 3181, page 528 of Official Records; thence along said Northwesterly line,
- 4th: North 23° 15' East to the most Northerly corner of said Parcel 2; thence along the Northeasterly line of said Parcel 2,
- 5th: South 66° 45' East, 26.00 feet; thence,
- 6th: North 23° 15' East 10.12 feet; thence,
- 7th: North 50° 45' 30" East, 24.77 feet to the Point of Beginning.

PARCEL 3:

Part of Lot "G" of the EELLS TRACT, according to Map entitled "Survey mode Get. 29, 30, 31 and Nov. 1 and 2, 1874, for Jas. Eells, Subdivision of part of "Rancho Santa Paula Y Saticoy" and filed in the office of the County Surveyor of Ventura County in Book 1 of County Surveyors Records at page 14, and particularly described as follows:

Beginning at the Northerly terminus of the 8th course of that certain parcel of land described in Deed to Ruby R. Freeman and Oma L. Freeman, recorded September 11, 1952 in Book 1087, page 481 of Official Records, thence along said 8th course;

- 1st: South 10° 22' East 44.85 feet to a ¾" iron pipe marked "R.E. 3649" and set at the Northeast corner of the land conveyed to Ventura Elementary School District, recorded in Book 971, page 520 of Official Records, thence;
- 2nd: North 79° 32' East 16.50 feet to a point in the centerline of a 33 foot strip of land conveyed to the County of Ventura by Deed recorded in Book 160, page 316 of Deeds, thence;
- 3rd: North 10° 21' West along said center line to its Northerly terminus as described in the above-referenced Deed, said point being South 73° 35' East from the Point of Beginning, thence;
- 4th: North 73° 35' West to the Point of Beginning.

Also known as Parcels A, B and C, in the City of Ventura, County of Ventura, State of California, as per map recorded in Book 40, Pages 2 of Parcel Maps, in the office of the County Recorder of said County.

APN: 078-0-012-735, 078-0-012-745, 078-0-012-755, 078-0-012-320

The premises described above are known as:

Address: 402 Lynn Drive, San Buenaventura, CA
 County: Ventura
 City: San Buenaventura
 Section:
 Block:
 Lot: