

**EXHIBIT A**

The land referred to is situated in the unincorporated area of the County of San Mateo, State of California, and is described as follows:

**PARCEL ONE:**

Portion of the San Gregorio Rancho, more particularly described as follows:

Beginning at the old bridge on Tunitas Creek near Morrison's and from an Alder tree marked for corner on the South side of said creek; running thence along the Old County Road to-wit: South 65° West 4.40 chains; thence South 52° West 2 chains; thence South 1° West 2.50 chains; thence South 45° West 2 chains; thence South 63° West 2.79 chains; thence South 27° West 4.32 chains; thence South 30° West 3.50 chains; thence South 50° West 4 chains; thence North 83° 30' West 8.50 chains, more or less, to the beach; thence along the beach, North 6° East 10.80 chains to the mouth of Tunitas Creek; thence up said creek to place of beginning.

EXCEPTING THEREFROM so much of the herein described property as lies Easterly of the Westerly boundary of the new State Highway described in Deed to State of California, from Sybil U. Easterday Paulsen, formerly Sybil U. Easterday, dated March 19, 1942 and recorded June 5, 1942 in Book 1022 of Official Records of San Mateo County at Page 132 (55126-E).

ALSO EXCEPTING THEREFROM any portion of the herein described property lying Westerly of the ordinary high water mark.

ALSO EXCEPTING THEREFROM that portion described in the Deed from George Chalfant to the State of California, dated March 8, 1954 and recorded April 15, 1954 in Book 2567 of Official Records of San Mateo County at Page 473 (49920-L).

ALSO EXCEPTING THEREFROM the following described property:

Beginning at the Southeasterly corner of the lands described in the Deed from George Chalfant to Guy W. Meek and wife, dated April 7, 1958 and recorded April 8, 1958 in Book 3374, Page 394 of Official Records of San Mateo County (32631-Q); thence from said point of beginning North 43° 00' West 195.00 feet to the true point of beginning of the lands to be described herein; thence from said true point of beginning, North 83° 30' West 208.7 feet; thence North 6° 30' East 208.7 feet; thence South 83° 30' East 208.7 feet; thence South 6° 30' West 208.7 feet to the true point of beginning.

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JPN: 081-006-060-02

**PARCEL TWO-A:**

Beginning at the Southeasterly corner of the lands described in the Deed from George Chalfant to Guy W. Meek and wife, dated April 7, 1958 and recorded April 8, 1958 in Book 3374 of Official Records at Page 394 (File No. 32631-Q), Records of San Mateo County, California; thence from said point of beginning North 43° 00' West 195.00 feet to the true point of

beginning of the lands described herein; thence from said true point of beginning, North 83° 00' West 208.7 feet; thence North 6° 30' East 208.7 feet; thence South 83° 30' East 208.7 feet; thence South 6° 30' West 208.7 feet to the true point of beginning.

**PARCEL TWO-B:**

A non-exclusive easement appurtenant to Parcel Two-A above for ingress and egress and public utilities over a strip of land in width lying equally on each side of the following described center line:

Beginning at a point on the Northerly boundary of the hereinabove described Parcel Two-A, distant thereon North 83° 30' West 60 feet from the Northeasterly corner of said lands; running thence from said point of beginning Easterly and Southerly along the arc of a curve to the right, tangent to a line bearing North 39° East, having a radius of 45 feet; a central angle of 152° 12' 40" an arc distance of 119.55 feet; thence running South 11° 12' 40" West 77.78 feet; thence Southerly and Southeasterly along the arc of a curve to the left, tangent to the last mentioned course, having a radius of 220 feet and a central angle of 22° 20' 40" for an arc distance of 85.92 feet; thence continuing Southeasterly along the arc of a compound curve to the left, having a radius of 130 feet and a central angle of 33° 30' for an arc distance of 76.01 feet; thence South 44° 40' East 112 feet to the Northwesterly line of Cabrillo Highway.

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**PARCEL THREE:**

Beginning at a point where the center line of Tunitas Creek is intersected by the center line of the County Highway running thence from Tunitas to San Gregorio, at Engineer's Station 42 plus 85, as shown on the Map of a portion of the San Mateo County Highways, Route 3, Division 2, Section 1; thence from said point of beginning and running along the center line of said County Highway, in a general Southerly direction, toward San Gregorio to a point where said center line is intersected by the Southwesterly line of that certain 64.6 acre tract described in Deed from Levy Bros to Antoine Borel, recorded January 23, 1904 in Book 99 of Deeds at Page 538, Records of San Mateo County, California, said Southwesterly line of said 64.6 acre tract being described in said Deed as bearing North 73° West, a distance of 11 chains; thence from said point of intersection, as shown on the above mentioned Map of a portion of San Mateo County Highways and running along said Southwesterly line of above mentioned 64.6 acre tract, down a gulch to the ocean beach; thence on and along said ocean beach, in a Northerly direction to the Southwesterly corner of that certain 16 acre tract described in Deed from Levy Bros. to Sybil Unis Easterday, recorded May 5, 1903 in Book 104 of Deeds at Page 356, Records of San Mateo County, California; thence along the boundary line of said 16 acre tract, South 83° 30' East 8.50 chains, North 50° East 4 chains, North 30° East 3.50 chains, North 27° East 4.32 chains, North 63° East 2.79 chains, North 45° East 2 chains, North 1° East 2.50 chains, North 52° East 2 chains, North 65° East 4.40 chains, to an alder tree marked for corner on the South side of Tunitas Creek at the old bridge near Morrisons; thence up said creek to the point of beginning.

EXCEPTING THEREFROM the lands described in the following Deeds from Schilling Estate Company, to the State of California. (a) Dated January 14, 1942 and recorded May 14, 1942 in Book 1018 of Official Records at Page 136 (File No. 53373-E), Records of San Mateo County,

California. (b) dated January 14, 1942 and recorded May 14, 1942 in Book 1013 of Official Records at Page 441 (File No. 53374-E), Records of San Mateo County, California.

ALSO EXCEPTING THEREFROM any portion of the herein described property lying Westerly of the ordinary high water mark of the Pacific Ocean.

ALSO EXCEPTING THEREFROM any portion of the herein described property lying Westerly of the Westerly line of the San Gregorio Rancho.

Parcel Three herein pursuant to that certain Certificate of Compliance recorded November 20, 1998 as Instrument No. 98-192390, Records of San Mateo County, California.

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