

EXHIBIT A

The land referred to is situated in the County of Contra Costa, City of Walnut Creek, State of California, and is described as follows:

PARCEL ONE:

Portion of the Rancho Las Juntas, described as follows:

Beginning at the most Southerly corner of the Parcel of Land described in the Deed from John W. Cuthbertson, et ux, to Dorothy Marion Hunt, dated March 18, 1952 and recorded March 26, 1952 in [Volume 1910 of Official Records, at Page 311](#); thence from said point of beginning North 7°20'20" East along the West line of said Cuthbertson Parcel, being along the East line of the right of way of the Southern Pacific Railroad Company (San Ramon Branch), 262.5 feet to the North line of said Cuthbertson Parcel; thence North 61°26'40" East along said North line 97.89 feet; thence South 33°32'18" East 189.98 feet to the North line of the right of way of the Sacramento Northern Railway; thence South 56°27'42" West along said North line, 269.31 feet to the point of beginning.

APN: 148-180-051

PARCEL TWO:

Portion of the Rancho Las Juntas, described as follows: Beginning on the North line of the Parcel of Land described in the Deed from John W. Cuthbertson, et ux, to Dorothy Marion Hunt, dated March 18, 1952 and recorded March 26, 1952 in [Volume 1910 of Official Records, at Page 311](#), distant thereon North 61°26'40" East, 97.89 feet from the Northwest corner thereof; thence from said point of beginning North 61°26'40" East along said North line 242.86 feet; thence South 34°07'52" East 168.89 feet to the North line of the right of way the Sacramento Northern Railway; thence South 56°27'42" West along said North line 243.69 feet to a point which bears South 33°32'18" East from the point of beginning; thence North 33°32'18" West, 189.98 feet to the point of beginning.

EXCEPTING THEREFROM PARCEL TWO: That portion thereof conveyed to the San Francisco Bay Area Rapid Transit District by Deed Recorded February 26, 1955, in Book [4812, Page 242](#), Official Records.

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PARCEL THREE:

The right of way granted in the Deed from Dorothy Marion Hunt to C.L. Greenwell, et ux, dated August 7, 1952 and recorded August 20, 1952 in [Volume 1979 of Official Records, at Page 11](#), as follows:

"A right of way (not to be exclusive) as an appurtenance to the tracts of land described as Parcels One and Two above, for use as roadway for vehicles of all kinds; pedestrians and

animals, for water, gas, oil and sewer pipe line, and for telephone, electric light and power lines, together with the necessary poles or conduits to carry said lines, over a portion of the Rancho Las Juntas being a strip of land 20 feet in width the South line of which is parallel with and 20 feet Southerly at right angles from the North line thereof and which North line is described as follows: Beginning on the North line of the Parcel of Land described in the Deed from John W. Cuthbertson, et ux, to Dorothy Marion Hunt, dated March 18, 1952 and recorded March 26, 1952 in [Volume 1910 of Official Records](#), at Page 311, distant thereon North $61^{\circ}26'40''$ East, 340.75 feet from the Northwest corner thereof; thence from said point of beginning North $61^{\circ}26'40''$ East along said North line 502.20 feet to the center line of the County Road known as Las Juntas Way".

PARCEL FOUR:

A portion of the land described in the deed from Wallace Clark to the Oakland and Antioch Railway, a corporation, recorded November 3, 1910, in [Book 160 of Deeds](#) Page 48, being a portion of the Rancho Las Juntas, described as follows:

Beginning at the intersection of the Northwesterly line of the right of way of the former Sacramento Northern Railway Company, which acquired title under Oakland and Antioch Railway Company by Deed filed November 3, 1910, in Book 160 of Deeds, Page 48, records of said County, with the Easterly line of the right of way of the Southern Pacific Railroad (San Ramon Branch); thence along said Northwesterly line North $57^{\circ}52'11''$ East 133.51 feet; thence leaving said Northwesterly line South $42^{\circ}19'11''$ East 34.75 feet to a point in a nontangent curve concave Southeasterly having a radius of 6,032.07 feet, a radial line to said curve at said point bears North $41^{\circ}25'01''$ West; thence Southwesterly along said curve through an angle of $1^{\circ}56'14.34''$ a distance of 203.96 feet to said Easterly line of the Southern Pacific Railroad; thence along said Easterly line North $8^{\circ}44'56''$ East 93.26 feet to the point of beginning.

PARCEL FIVE:

A portion of the land described in the deed from Wallace Clark to the Oakland and Antioch Railway, a corporation, recorded November 3, 1910, in [Book 160 of Deeds](#), Page 48, being a portion of the Rancho Las Juntas, described as follows:

Beginning on the aforesaid Northwesterly line of the former Sacramento Northern Railway Company right of way, distant thereon North $57^{\circ}52'11''$ East 174.15 feet from the aforesaid Easterly line of the Southern Pacific Railroad right of way; thence South $42^{\circ}19'11''$ East 28.32 feet to a point in a curve concave Southeasterly having a radius of 6,032.07 feet, a radial line to said curve at said point bears North $41^{\circ}02'13''$ West; thence Northeasterly along said curve through an angle of $0^{\circ}15'25''$ a distance of 27.05 feet to a compound curve having a radius of 4,527.50 feet; thence along said curve through an angle of $2^{\circ}18'12.7''$ a distance of 182.02 feet to said Northwesterly line of the Sacramento Northern Railway Company; thence along said Northwesterly line South $57^{\circ}52'11''$ West 212.20 feet to the point of beginning.

APN 148-180-050 (Parcels Four and Five)