

EXHIBIT A

Parcel One:

Portion of rancho monte del diablo and a portion of north 1/2 of section 2, township 1 north, range 1 west, mount diablo base and meridian, described as follows:

Beginning at the most easterly corner of lot 93, as shown on the R. N. Burgess Company's map no. 1 Ayers Ranch subdivision, Contra Costa County, California, being a Portion of Rancho Monte del Diablo", filed July 2, 1912, in book 7 of maps, page 170, in the Office of the County Recorder of Contra Costa County; thence north 10° 13' 30" west (said bearings used for the purpose of this description) along the easterly line of said lot 93, being along the west line of the 1.98 acre parcel of land described in the deed from a. T. Ayers to J. L. Bromley, dated April 15, 1882, recorded May 26, 1882, in book 41 of deeds, page 380, 348.20 feet to the south line of the 128.16 acre parcel of land described in the deed from Salvio Pacheco to John L. Bromley, dated September 8, 1858, recorded September 23, 1858, in book 7 of deeds, page 17; thence south 80° 10' west along said south line, being along the north line of lots 93, 92 and 94 of the Ayers Ranch subdivision, 985.31 feet to the easterly line of that certain 4961.16 acre parcel of land described in that certain condemnation proceeding, filed July 22, 1944, in the District court of the united states, in and for the northern district of California, southern division, entitled, "United States of America, plaintiff, vs. 5430 acres of land, more or less, situated in the county of contra costa, state of California, w. J. Von Heckeren, et al, defendants", numbered therein 23529-c; thence north 42° 36' 18" east along said easterly line, 1299.24 feet; thence leaving the last named line, south 10° 13' 30" east, 1106.02 feet to a point on the northeasterly extension of the southeasterly line of the 40 foot in width road, now known as Kirker Pass Road, as said road is shown on the hereinabove mentioned Ayers Ranch subdivision (7 m 170); thence south 45° 38' 30" west, along said northeasterly extension, 60.41 feet to the point of Beginning.

Excepting therefrom that portion thereof lying within the county road known as Kirker Pass Road.

Also, excepting therefrom:

All that portion of land conveyed to City of Concord, a municipal corporation by that certain Grant Deed dated July 31, 1990, and recorded April 15, 1996, as instrument no. 96-67780, Contra Costa County official records.

Parcel Two:

An easement appurtenant to parcel one above, as created in that certain instrument recorded April 15, 1970, in book 6107, page 397, Contra Costa County records for the installation, maintenance and use of a water pipe line in, on, over and across the Following described real property:

A strip of land 5 feet in width measured at right angles, along the easterly boundary line of the parcel of land described as parcel one in the deed to Concord Radio Broadcasters, Inc., a California corporation recorded May 3, 1967, in book 5360 at page 369 of official records of Contra Costa County. Said easterly boundary line is further described as having a bearing of south 42° 19' 16"

east and a distance of 172.85 feet in said deed (5360 or 369).

Parcel Three:

An easement appurtenant to parcel one above, as created in that certain instrument recorded April 15, 1970, in book 6107, page 399, Contra Costa County records for the installation, maintenance and use of a water well in, on and over lands described as follows:

A parcel of land 10 feet square lying in the most northeasterly corner of the parcel of land described in the deed to Richard W. And Wanda D. Frank recorded June 9, 1966, in book 5137 at page 320 of official records of Contra Costa County. Said 10 foot square parcel is further described as follows:

Beginning at the northeasterly corner of said frank parcel (5137 o.r. 320); thence southeasterly along the northeasterly boundary line of said frank parcel (5137 o.r. 320) south $43^{\circ} 19' 16''$ east 10.0 feet; thence leaving said northeasterly line south $58^{\circ} 53' 09''$ west 10.0 feet; thence north $43^{\circ} 19' 16''$ west 10.0 feet to a point on the northwesterly boundary line of said frank parcel (5137 o.r. 320); thence along said northwesterly line north $58^{\circ} 53' 09''$ east 10.0 feet to the point of beginning.

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