

Exhibit A

Legal Description

The eastern half (10 feet) of the northerly 48 feet of the 20-foot wide alley lying Easterly of and adjacent to Lot 1 of Block 29 as delineated on the map entitled "Map of the City of Fort Bragg showing the Town Lots Oct. 1909 filed in the Office of the County Recorder of Mendocino County on February 15, 1910, and lying in Section 7, Township 18 North, Range 17 West, Mount Diablo Meridian, the boundaries of said portion of alley being more particularly described as follows; Commencing at the Northeast corner of said Lot 1, said point also being on the southerly line of Oak Street and the westerly line of said alley; thence east 10 feet along said southerly line of Oak Street to the centerline of said alley and the Point of Beginning of the parcel of land herein described; thence South 48 feet along the centerline of said alley to a point on the northerly property line of the lands of Pan as described in deed recorded as Document No. 2013-09064, Mendocino County Records; thence East 10 feet along the northerly line of said lands of Pan to the southeast corner of said alley; thence North 48 feet along the east line of said alley to said southerly line of Oak Street; thence West 10 feet to the Point of Beginning, and containing an area of 480 square feet, more or less.

Excepting therefrom a permanent easement for the operation and maintenance of existing sewer and water lines over the entire hereinabove described parcel of land. Also includes rights to trim and cut down trees or brush that may be a hazard to the facilities, and a permanent easement for emergency access. Said area shall be kept open and free of buildings, structures and wells of any kind. The permanent access easement shall also allow for access to the propane and waste storage facilities located beyond the southerly extent of the lands granted herein.

Also excepting therefrom a permanent easement over the easterly 4 feet which shall be reserved for the benefit of Pacific Gas and Electric Company (PG&E) for operation and maintenance of existing facilities.