

*Easement from  
Parcel 4 of Beserra*

*deed 10/19/19*  
**Exhibit A**

**Legal Description**

*error in legal from CDFIO  
Hearthstone gatechain  
10/11/19  
Project 2019118*

A non-exclusive easement for road purposes over a strip of land forty (40) feet wide in the Tract of land marked "Cienega" on the map of the Fillmore Subdivision of the 'Sespe Rancho', in the County of Ventura, State of California, recorded in Book 3, page 5 of Miscellaneous Records (Maps), in the office of the County Recorder of said Ventura County, the Northeasterly line of said strip being described as follows:

Beginning at a 1-1/2 inch iron pipe set at the point of intersection of the Southerly line of that certain tract of land one-hundred (10) feet wide, as described in Parcel 2 in the Deed to the State of California recorded June 5, 1937 in Book 507, page 473 of Official Records, and the Southwesterly line of the right of way, one-hundred (100) feet wide of the Southern Pacific Railroad Company; thence from said point of beginning along said Southwesterly line by the following seven courses,

- 1<sup>st</sup>: - South 43° 37' 10" East 63.49 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 11,509.129 feet; thence,
- 2<sup>nd</sup>: - Southeasterly along said curve through an angle of 0° 09' an arc distance of 30.13 feet to a point of compound curvature with a curve concave Northeasterly and having a radius of 5779.565 feet; thence
- 3<sup>rd</sup>: - Southeasterly along said compound curve through an angle of 0° 18' an arc distance of 30.26 feet to a point of compound curvature with a curve concave Northeasterly and having a radius of 3869.70 feet; thence,
- 4<sup>th</sup>: - Southeasterly along said compound curve through an angle of 0° 27' an arc distance of 30.39 feet to a point of compound curvature with a curve concave Northeasterly and having a radius of 2914.837 feet; thence,
- 5<sup>th</sup>: - Southeasterly along said compound curve through an angle of 31° 50' an arc distance of 1619.47 feet to a point of compound curvature with a curve concave Northerly and having a radius of 3869.70 feet; thence,
- 6<sup>th</sup>: - Easterly along said compound curve through an angle of 0° 27' an arc distance of 30.39 feet to a point of compound curvature with a curve concave Northerly and having a radius of 5779.565 feet; thence,
- 7<sup>th</sup>: - Easterly along said compound curve through an angle of 0° 11' 38" an arc distance of 19.56 feet to a Northwesterly corner of Parcel 2 as shown on that certain map recorded in Book 14, page 49 of Parcel Maps and of Parcel 1 in the Deed to Alfred C. Beserra et al., recorded July 3, 1973 in Book 4135, page 534 of Official Records, the Southwesterly line of said forty foot wide strip to be prolonged to terminate in said Southerly line of the one-hundred foot wide strip of land of the State of California, and the Westerly line of said Parcel 2 as shown on the map recorded in Book 14, page 49 of Parcel Maps.

*cc)*

*3869.70 O.K.  
3914.837  
in deed*

*Parcel 2 O.K.*

*O.K.*

## Exhibit A

### Legal Description

A non-exclusive easement for road purposes over a strip of land forty (40) feet wide in the Tract of land marked "Cienega" on the map of the Fillmore Subdivision of the Sespe Rancho, in the County of Ventura, State of California, recorded in Book 3, page 5 of Miscellaneous Records (Maps), in the office of the County Recorder of said Ventura County, the Northwesterly line of said strip being described as follows:

Beginning at a 1-1/2 inch iron pin set at the point of intersection of the Southerly line of that certain tract of land one-hundred (100) feet wide, as described in Parcel 2 in the Deed to the State of California recorded June 5, 1937 in Book 507, page 473 of Official Records, and the Southwesterly line of the right of way, one-hundred (100) feet wide of the Southern Pacific Railroad Company; thence from said point of beginning along said Southwesterly line by the following seven courses,

- 1st: - South 43° 37' 10" East 63.49 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 11,509.129 feet; thence,
- 2nd: - Southeasterly along said curve through an angle of 0° 09' an arc distance of 30.13 feet to a point of compound curvature with a curve concave Northeasterly and having a radius of 5779.565 feet; thence,
- 3rd: - Southeasterly along said compound curve through an angle of 0° 18' an arc distance of 31.26 feet to a point of compound curvature with a curve concave Northeasterly and having a radius of 3869.70 feet; thence,
- 4th: - Southeasterly along said compound curve through an angle of 0° 27' an arc distance of 30.39 feet to a point of compound curvature with a curve concave Northeasterly and having a radius of 2914.837 feet; thence,
- 5th: - Southeasterly along said compound curve through an angle of 31° 50' an arc distance of 1619.47 feet to a point of compound curvature with a curve concave Northerly and having a radius of 3869.70 feet; thence,
- 6th: - Easterly along said compound curve through an angle of 0° 27' an arc distance of 30.39 feet to a point of compound curvature with a curve concave Northerly and having a radius of 5779.565 feet; thence,
- 7th: - Easterly along said compound curve through an angle of 0° 11' 38" an arc distance of 19.56 feet to the Northwesterly corner of Parcel 2 as shown on that certain map recorded in Book 14, page 49 of Parcel Maps and of Parcel 1 in the Deed to Alfred C. Beserra et al., recorded July 3, 1973 in Book 4135, page 534 of Official Records, the Southwesterly line of said forty foot wide strip to be prolonged to terminate in said Southerly line of the one-hundred foot wide strip of land of the State of California, and the Westerly line of said Parcel 2 as shown on the map recorded in Book 14, page 49 of Parcel Maps.