

Exhibit A

Legal Description

TRACT H: THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 5 EAST, HUMBOLDT MERIDIAN. EXCEPTING THEREFROM A STRIP OR TRACT OF LAND, 150 FEET WIDE, LYING EQUALLY ON EACH SIDE OF THE LOCATED CENTERLINE OF THE NORTHWESTERN PACIFIC RAILROAD COMPANY'S RAILROAD, WHERE SAME IS LOCATED THROUGH SAID NORTHEAST QUARTER OF NORTHEAST QUARTER, AS GRANTED IN THE DEED FROM LULU M. MADDEN AND HUSBAND TO NORTHWESTERN PACIFIC RAILROAD COMPANY, A CORPORATION, DATED AUGUST 3, 1910 AND RECORDED AUGUST 22, 1910 IN BOOK 112 OF DEEDS, AT PAGE 314. ALSO EXCEPTING THEREFROM ALL OF THE TIMBER LYING, STANDING, OR DOWN, UPON SAID NORTHEAST QUARTER OF NORTHEAST QUARTER, AS GRANTED IN THE DEED FROM HERBE T KAY AND WALLACE KAY TO CALIFORNIA EASTERN TIMBER COMPANY, A CALIFORNIA CORPORATION, DATED MARCH 31, 1952 AND RECORDED APRIL 2, 1952 IN BOOK 213 OF OFFICIAL RECORDS, AT PAGE 328, UNDER RECORDER'S FILE NO. 3779.
APN: 216-186-002-000

Revised

Fort Seward Ranch

Agriculture Preserve

Legal Description

IN TOWNSHIP 2 SOUTH, RANGE 4 EAST, HUMBOLDT MERIDIAN:

- SECTION 16: ALL that portion of the northwest quarter of the northwest quarter, lying north of the North Fork of the Eel River.
- SECTION 17: The east half of the northeast quarter, the north half of the southeast quarter, and the south half of the southwest quarter.
- SECTION 19: The east half of the northeast quarter, and the east half of the southeast quarter.
- SECTION 20: The southwest quarter of the southeast quarter, and the west half.
- SECTION 28: The south half of the northwest quarter, the south half of the northeast quarter, the southeast quarter, the northeast quarter of the southwest quarter, and the south half of the southwest quarter.
- SECTION 29: The southeast quarter of the southeast quarter, the west half of the east half, and the west half.
- SECTION 30: The east half of the east half.
- SECTION 31: ALL that portion of the northeast quarter of said Section 31, lying east of the County Road known as the "LYERVILLE LOOP ROAD". EXCEPTING THEREFROM a certain spring of water on the southeast quarter of the northeast quarter of said Section 31, and the right to take all the water from said spring in any manner, and right of way for the purpose of taking said water, being the same spring and rights reserved by George F. Connick in deed to Chester B. Denmark of date October 25, 1902 and of record in Book 80 of Deeds page 338, in the Recorder's Office of Humboldt County, California.
- SECTION 32: The north half and the east half of the southeast quarter.
- SECTION 33: ALL.
- SECTION 34: ALL that portion of the southwest quarter of the northwest quarter, lying southwesterly of the centerline of the Eel River, and that portion of the west half of the southwest quarter, which lies westerly of the center of Brock Creek, as said creek existing on October 11, 1917. The southeast quarter, east half of southwest quarter south half of northeast quarter, southeast quarter of northwest quarter, and all of the west half of the southwest quarter, lying easterly of the centerline of Brock Creek, as said creek existed on October 11, 1917.

SECTION 35: The southwest quarter of northwest quarter and the west half of the southwest quarter.

EXCEPTING FROM Section 34 and 35 all those portions thereof lying northerly of the centerline of the Eel River.

ALSO EXCEPTING FROM Sect. 34 & 35 the various strips and tracts of land and rights respecting said tracts lying along the line of the survey of the Northwestern Pacific Railroad Company, which have been granted to said company by the deeds hereinafter referred to; BUT not EXCEPTING THEREFROM the rights reserved by the grantors in any of said deeds.

The deeds to said company above referred to are the following:

Deed by Chester B. Denmark dated September 30, 1909, recorded in Book 110 of Deeds page 180.

Deed by Henry M. Devoy and wife and Frank K. Mott Company, dated March 21, 1911, recorded in Book 110 of Deeds page 467 and like deed by Humboldt County Land and Development Company, dated May 2, 1912, recorded in Book 119 of Deeds page 98.

Deed by Humboldt County Land and Development Company and F. W. Smythe and wife, dated May 29, 1915, recorded in Book 131 of Deeds page 1; and

Deed by Humboldt County Land and Development Company and F. W. Smythe and wife, dated October 25, 1915, recorded in Book 131 of Deeds page 369.

IN TOWNSHIP 3 SOUTH, RANGE 4 EAST, HUMBOLDT MERIDIAN:

SECTION 1: The south half of the northeast quarter;
The south half of the northwest quarter;
The south half; and
Lots 2, 3 and 4.

EXCEPTING FROM said south half of northeast quarter and northeast quarter of southeast quarter, all those portions thereof, lying north of the Eel River.

EXCEPTING FROM said Lots 2, 3 and 4, a strip of land, 150 feet in width, as granted in the deed from Isaiah Hartman and wife to Northwestern Pacific Railroad Company, a California corporation, dated October 26, 1910 and recorded November 4, 1910 in Book 112 of Deeds at page 522.

EXCEPTING FROM said Lots 2, all that portion thereof, as granted in the deed from Deana Favre, also known as Beanie Favre to Northwestern Pacific Railroad Company, a corporation, dated December 16, 1941 and recorded January 12, 1942 in Book 253 of Deeds at page 451.

EXCEPTING FROM said Lots 2 and 3, a parcel of land described as follows:

BEGINNING at the northeast corner of Lot 2 of said Section 1; and running thence west on the township line, 36 chains; thence southeasterly to the east line of the west half of northeast quarter of said Section 1, at a point 20 chains southerly from the point of beginning;
and thence north 20 chains to the point of beginning.

AND EXCEPTING FROM said Lot 3, all that portion thereof, as granted in the deed from California Eastern Timber Company, a California corporation, to Northwestern Pacific Railroad Company, a California corporation, dated March 12, 1959 and recorded March 17, 1959 in Book 526 of Official Records at page 365 under Recorder's File No. 4222.

SECTION 2: The southwest quarter of the northwest quarter, and Lot 4.
The south half of the northeast quarter;
The southeast quarter of the southwest quarter;
The southeast quarter of the northwest quarter;
The north half of the southwest quarter;
The southwest quarter of the southwest quarter;
The southeast quarter; and
Lot 1

EXCEPTING FROM said Lot 1, a strip of land, 150 feet in width, as granted in the deed from Isaiah Hartman and wife to Northwestern Pacific Railroad Company, a California corporation, dated October 26, 1910 and recorded November 4, 1910 in Book 112 of Deeds at page 522.

SECTION 3: Lots 1, 2, 3 and 4, the south half of the northwest quarter, the south half of the northeast quarter, the northeast quarter of the southwest quarter and the southeast quarter.

SECTION 4: Lots 1, 3, and 4, the southeast quarter of the northeast quarter, the southeast quarter of the southeast quarter, the south half of the northwest quarter, the northwest quarter of the southwest quarter; and the southeast quarter of the southwest quarter.

SECTION 5: Lot 1, and south half of the northeast quarter, and the north half of the southeast quarter, and the southeast quarter of the southeast quarter.

SECTION 9: The north half of the southeast quarter;
The northeast quarter;
The southeast quarter of the northwest quarter; and
The south half of the northeast quarter of the northwest quarter.
That portion of the southwest quarter lying easterly of the following described line:

BEGINNING at the corner to Sections 8, 9, 16 and 17 of said township; and running thence south 89 degrees 47 minutes 00 seconds east between Sections 9 and 16, a distance of 915.00 feet to the true point of beginning of this line. Thence from said true point of beginning, running north 35 degrees 00 minutes 43 seconds west 251.71 feet.
Thence running north 8 degrees 19 minutes 15 seconds west 326.36 feet.
Thence running north 14 degrees 38 minutes 00 seconds west 335.64 feet.
Thence running north 1 degree 59 minutes 59 seconds east 452.09 feet.
Thence north 1 degree 27 minutes 43 seconds west 1289.11 feet, more or less, to the north line of said southwest quarter and falls north 89 degrees 58 minutes 45 seconds west 598.89 feet from the northeast corner of the west half of said southwest quarter.

SECTION 10: ALL

EXCEPTING FROM Sections 16, 17, 19, 20, 28 thru 35 Township 2 South Range 4 East. Sections 2 thru 5, 10 Township 3 South Range 4 East the various strips and tracts of land and rights respecting said tracts, lying along the line of the survey of the Northwestern Pacific Railroad Company, which have been granted to said company by the deeds hereinafter referred to; BUT not EXCEPTING THEREFROM the rights reserved by the grantors in any of said deeds.

The deeds to said company above referred to are the following:

Deed by R. C. Bostetter as Administrator of the Estate of William M. Bostetter, Deceased, date May 10, 1910, recorded in the Recorder's Office of said Humboldt County in Book 110 of Deeds page 471.

Deed by Charles G. Taylor and wife, dated September 22, 1909, recorded in said Recorder's Office in Book 110 of Deeds page 117.

Deed by Chester B. Denmark and wife, dated September 30, 1909, recorded in said Recorder's Office in Book 110 of Deeds page 180.

Deed by Henry M. Devoy and wife and Frank K. Mott Company, dated March 21, 1911, recorded in said Recorder's Office in Book 116 of Deeds page 467.

Deed by Humboldt County Land and Development Company, dated May 2, 1912, recorded in said Recorder's Office in Book 119 of Deeds page 98.

SECTION 11: The southwest quarter of the southwest quarter;
The east half of the southwest quarter;
The northwest quarter; and
The east half.

SECTION 12: ALL

SECTION 13: Entire section.

SECTION 14: Entire Section

SECTION 15: Entire section.

SECTION 16: Entire section.

SECTION 17: The south half of the northeast quarter; and
The southeast quarter.

SECTION 20: The south half of the northwest quarter;
The northeast quarter of the southwest quarter; and
The east half.

SECTION 21: Entire section.

SECTION 22: Entire section.

SECTION 23: Entire section.

SECTION 24: Entire section.

SECTION 25: Entire section.

EXCEPTING FROM the east half of southeast quarter of said Section 25, all oil and minerals and oil rights upon or appurtenant thereto, together with right to go upon and test for oil and minerals and remove oil and minerals therefrom, as reserved in the deed from William J. Wineberg and Janet R. Wineberg, his wife, to California Eastern Timber Company, a California corporation, dated January 22, 1955 and recorded June 9, 1955 in Book 343 of Official Records at page 284 Recorder's File No. 8997.

SECTION 26: The north half of the northwest quarter;
The southeast quarter of the northwest quarter;
The east half of the southwest quarter;
The east half

All those portions of the southwest quarter of the northwest quarter and the west half of the southwest quarter of said Section 26, lying east of the County Road known as Dyerville Loop Road,

That portion of the southwest quarter of the northwest quarter of said Section 26, described as follows:

BEGINNING at the northwest corner of the southwest quarter of northwest quarter of said Section 26;

and running thence east 12.30 chains to the center of the public road called Dyerville Loop Road,

thence following the center line of said Dyerville Loop Road, south 23 1/2 degrees west 1.60 chains, south 48 1/2 degrees west 2 chains, south 42 1/2 degrees west 2 chains, south 26 1/2 degrees west 2 chains, south 2 1/2 degrees west 4 chains, south 16 1/2 degrees east 2 chains, south 18 1/2 degrees west 1 chain, south 58 degrees west 2 chains, south 75 1/2 degrees west 2 chains, south 25 1/2 degrees west 3 chains, and south 6 degrees west 1.10 chains;

thence leaving said Dyerville Loop Road and running west 5.15 chains to the west line of said Section 26;

thence north 6 1/2 degrees east along said west line, 18.50 chains to the point of beginning.

SECTION 27: The north half;
The north half of the southeast quarter; and
The north half of the southwest quarter.

SECTION 28: The north half of the northeast quarter;
The southeast quarter of the northeast quarter;
The northeast quarter of the southeast quarter; and
The north half of the northwest quarter.

SECTION 29: The northeast quarter of the northeast quarter.

SECTION 35: The north half of the northeast quarter;
The northeast quarter of the northwest quarter; and
All that portion of the northwest quarter of the northwest quarter of said Section 35, lying east of the County road, known as Dyerville Loop Road.

SECTION 36: The north half
The north half of the southeast quarter; and
The north half of the southwest quarter.

(Contd.)

SECTION 36: EXCEPTING FROM all of the lands above described, (except those portions of Lots 2, 3, and 4 described in said Section 1, except the southeast quarter of the northwest quarter, the north half of the southwest quarter, the southwest quarter of southwest quarter, the southeast quarter and that portion of Lot 1, all as described in said Section 2, and except the east half of the southeast quarter of said Section 25), all timber as excepted and reserved in the deed from Calvin C. Stewart and Frances E. Stewart, his wife, to John B. Stewart dated November 4, 1952 and recorded November 6, 1952 in Book 227 of Official Records at page 569, under Recorder's File No. 13467.

IN TOWNSHIP 3 SOUTH OF RANGE 5 EAST, HUMBOLDT MERIDIAN.

- SECTION 4: The southwest quarter of the southeast quarter, and the south half of the southwest quarter.
- SECTION 5: The east half of the southeast quarter, the southwest quarter of the southeast quarter and the east half of the southeast quarter of the southwest quarter.
- SECTION 6: The southwest quarter of the southeast quarter, the southeast quarter of the southwest quarter, and Lots 6 and 7, EXCEPTING, however, from said Lot 6, all that portion thereof which lies north of Eel River.
- SECTION 7: All
- SECTION 8: ALL. EXCEPTING that portion of northwest quarter of northwest quarter and of west half of the northeast quarter of the northwest quarter, lying north of the property of the Northwestern Pacific Railroad Company. ALSO EXCEPTING from said Section 8, the 2 acres, more or less, conveyed to Southern Humboldt Unified School District of Humboldt County, by deed dated May 9, 1956 and recorded February 8, 1957 under Recorder's File No. 2062, Humboldt County Records.

ALSO EXCEPTING from Section 8 the following portions thereof:

PARCEL A

A strip of land 600 feet wide lying 300 feet on each side of the centerline of the railroad track of Northwestern Pacific Railroad Company, beginning at the south line of said Section 8 and running north-erly to the point in the northwest quarter of said Section 8 where the railroad intersects the existing electric power line.

PARCEL B

A strip of land 400 feet wide 200 feet on each side of the road that runs northeasterly in the northwest quarter of Section 8 from the road that runs northwesterly in said northwest quarter, which 400 foot strip runs from said road that runs northwesterly, northeasterly for a distance of 400 feet. The opposite sides of this 400 by 400 foot parcel being parallel.

- SECTION 9: The west half, the west half of the northeast quarter, and the southeast quarter.
- SECTION 10: The southwest quarter of the southwest quarter.
- SECTION 15: The west half of the northwest quarter and the west half of the southwest quarter, and the southeast quarter of the southwest quarter and southwest quarter of southeast quarter.
ALSO the certain springs of water situated in the northwest corner of the northeast quarter of the southwest quarter of said Section 15; together with two acres of land so taken as shall contain within its exterior boundaries, the said certain springs (said springs and two acres of land being the same reserved in deed of Petaluma Savings Bank to William O. Perry dated November 7, 1900 and recorded in Book 70 of Deeds at page 553 in the records of Humboldt County, California).
- The southeast quarter of the southeast quarter excluding all timber lands.
- SECTION 16: ALL.
- SECTION 17: ALL. EXCEPTING therefrom the interest in that portion thereof conveyed to Northwestern Pacific Railroad Company, a corporation, by deed recorded August 22, 1910 in Book 112 of Deeds page 316 and 317 and Book 121 of Deeds page 283, Humboldt County Records.
- SECTION 18: ALL. EXCEPTING therefrom those portions thereof heretofore conveyed to Northwestern Pacific Railroad Company by deeds recorded in Book 112 of Deeds page 317 and Book 121 of Deeds page 283, Humboldt County Records.
- SECTION 19: The southeast quarter, the southeast quarter of the northeast quarter, the west half of the northeast quarter, the east half of the northwest quarter, the east half of the southwest quarter, and Lots 1, 2, 3 and 4.
- SECTION 20: The east half of the southeast quarter, the northeast quarter, the west half of the southwest quarter, and the southeast quarter of southwest quarter.

The north half of northwest quarter and southwest quarter of northwest quarter.
- SECTION 21: ALL.
- SECTION 22: ALL, excepting that portion of the southeast quarter of southeast quarter of said Section 22, lying east of the county road, running through said Subdivision.
- SECTION 23: All that portion of the southwest quarter of the northwest quarter and of the west half of the southwest quarter of said Section 23, lying west of the county road running through said Subdivision.
EXCEPTING from Sections 22 and 23 that 3.23 acres, more or less, conveyed to the State of California (Alderpoint Fire Station) by deed dated April 18, 1961 and recorded October 17, 1961 in Book 656 of Official Records page 519, Humboldt County Records.

SECTION 27: The northeast quarter of the northwest quarter and the northwest quarter of the northeast quarter.
All that portion of the northwest quarter of the northwest quarter of said Section 27, northeast of Eel River.
All that portion of the northeast quarter of the northeast quarter of said Section 27, lying west of the county road, running through said subdivision.
Also that portion of said Section 27 bounded as follows:

Bounded on the north by the government subdivisional line, forming north boundary of south half of north half of said section; bounded on the southeast by the county road, as it now runs, beginning at Alder Point Bridge as said bridge was located in 1961; and running northeasterly to the north line of the south half of the north half of said Section 27; and bounded on the west by Eel River.

SECTION 28: The west half of the northeast quarter, and northwest quarter and the north half of the southwest quarter.
All that portion of the northwest quarter of the southeast quarter of said Section 28, lying north of Eel River.
All that portion of the south half of the southwest quarter of said Section 28, lying north of the center thread of Main Eel River, as it ran on February 17, 1910.

SECTION 29: The west half of the southwest quarter, the northeast quarter of the southwest quarter, the west half of the southeast quarter, the northeast quarter of the southeast quarter, the east half of the northwest quarter, the northwest quarter of the northwest quarter, and the northeast quarter; and that portion of the southeast quarter of the southeast quarter, lying north of the center thread of Main Eel River, as it ran February 17, 1930.

SECTION 30: The northeast quarter, the east half of the northwest quarter, the northeast quarter of the southwest quarter, the southeast quarter and Lot 2.
Lots 3 and 4 and the southwest quarter of the southwest quarter.

~~EXCEPTING therefrom-----~~
"all oil and mineral rights upon or appurtenant to Lots 3 and 4 and the southeast quarter of the southwest quarter, together with the right to go upon and test for oil and minerals and remove same therefrom. All as reserved by Wm. J. Wineberg and Janet R. Wineberg, his wife, in their deed dated January 22, 1955.

SECTION 31: The northwest quarter of the northeast quarter, the northeast quarter of the northwest quarter, and Lots 1 and 2.

Also the right of way or strip of land mostly 20 feet in width for road purposes, extending from the south line of northwest quarter of northeast quarter of Section 5 in Township 3 South of Range 5 East, Humboldt Meridian, in a general northeasterly direction through the north half of the northeast quarter of Section 5, and northwest quarter of northwest quarter of Section 4 in Township 3 South of Range 5 East, and through the south half of southwest quarter of Section 33 in Township 2 South of Range 5 East, Humboldt Meridian to the county road known as the Overland Wagon Road; said right of way or strip of land being the same granted by A. S. Rogers to H. T. Fairbank, by deed dated June 1, 1889 and recorded August 8, 1889 in Book 32 of Leeds page 21 in Humboldt County Records.

(Contd)
SECTION 31:

EXCEPTING from said lands Lots 227, 241, 242, 243, 244, 245 and 246 of "Fort Seward, Unit One" according to the map thereof on file in the Recorder's Office of said Humboldt County in Book 11 of Maps page 18.

ALSO EXCEPTING therefrom the various strips and tracts of lands and rights respecting said tracts, lying along the line of the survey of the Northwestern Pacific Railroad Company, which have been granted to said company by the deeds hereinafter referred to; but not excepting therefrom the rights reserved by the grantors in any of said deeds. The deeds to said company above referred to are the following:

Deed by R. C. Bostetter as administrator of the estate of William M. Bostetter, deceased, dated May 10, 1910, recorded in the Recorder's Office of said Humboldt County in Book 110 of Deeds page 471, Humboldt County Records.

Deed by Charles G. Taylor and wife, dated September 22, 1909, recorded in said Recorder's Office in Book 110 of Deeds page 117, Humboldt County Records.

Deed by Chester B. Denmark and wife, dated September 30, 1909 recorded in said Recorder's Office in Book 110 of Deeds page 180, Humboldt County Records.

Deed by H. M. Devoy and wife, dated December 28, 1909, recorded in said Recorder's Office in Book 110 of Deeds page 302, Humboldt County Records.

Deed by Henry M. Devoy and wife and Frank K. Mott Company, dated March 21, 1911, recorded in said Recorder's Office in Book 116 of Deeds page 467, Humboldt County Records.

Deed by Humboldt County Land and Development Company, dated May 2, 1912, recorded in said Recorder's Office in Book 119 of Deeds page 98, Humboldt County Records.

Deed by Fred A. Mathison, dated August 3, 1910, recorded in said Recorder's Office in Book 112 of Deeds page 315, Humboldt County Records.

Deed by John A. Cathie, dated April 25, 1911, recorded in said Recorder's Office in Book 115 of Deeds page 11, Humboldt County Records.

Deed by Ellen C. Mathison, dated August 20, 1910, recorded in said Recorder's Office in Book 113 of Deeds page 81, Humboldt County Records.

ALSO EXCEPTING therefrom a right of way for the construction and maintenance of a water pipe line in the southwest quarter of the southwest quarter of Section 29 in Township 3 South of Range 5 East, Humboldt Meridian, as granted by Humboldt County Land and Development Company to said railroad company, by deed recorded in said Recorder's Office in Book 133 of Deeds page 228, Humboldt County Records.

ALSO EXCEPTING therefrom all timber land from all sections as delineated by Humboldt County Assessor's office.