EXHIBIT A

The land referred to herein below is situated in the County of Orange, State of California and is described as follows:

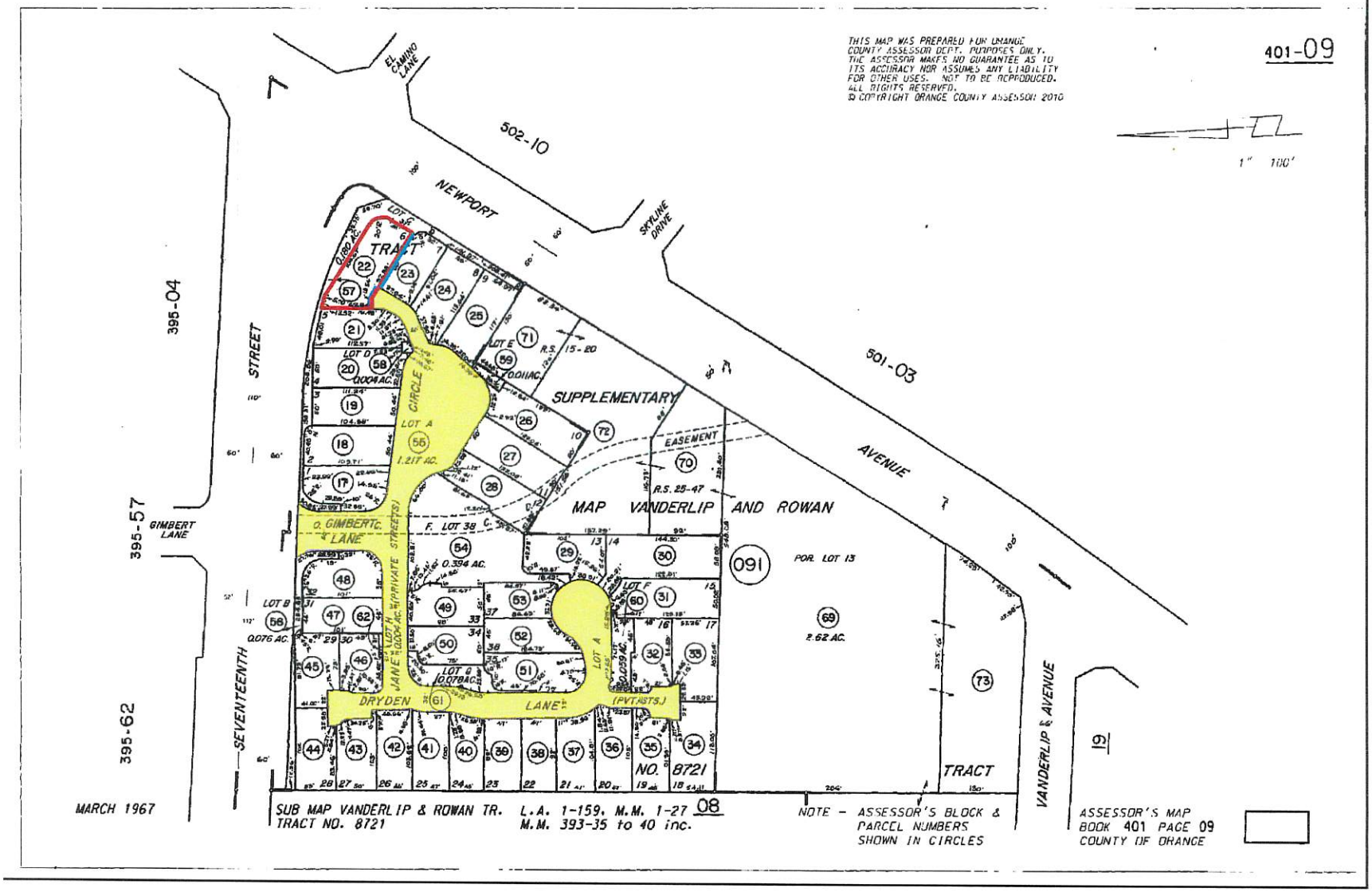
Parcel 1: Lot 6 of Tract No. 8721, in the County of Orange, State of California, as per map recorded in Book 393, Pages 35 to 40 inclusive of Miscellaneous Maps, in the Office of the County Recorder of said County.

Parcel 2: A side yard easement over the northeasterly five feet(5') of Lot 7 of said Tract No. 8721.

Parcel 3: An easement for and upon the purposes as set fourth in Section 1 of Article IV of the declaration of restrictions recorded in Book 12042, Page 581 Official Records, over Lots A, B, C, D, E, F, G and H and Lot 38 of Tract No. 8721 of Book 393 Pages 35 - 40 inclusive of Miscellaneous Maps of said County.

APN: 401-091-22

1 inch = 125 feet



So Cal Title Company

Preliminary Title Report

Dated 10/29/2025
ORDER #SC-19780-JL

PARCEL 1

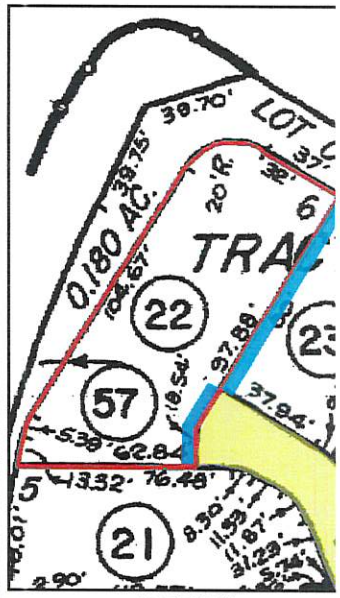
PARCEL 2

PARCEL 3

P.U. ESMT #5
12168-1073 O.R.
(NOT PLOTTABLE)

P.U. ESMT #6
12303-112 O.R.

THIS MAP IS PROVIDED FOR INFORMATION PURPOSES ONLY; IT IS NOT A PLAT OR SURVEY OF THE LAND DEPICTED. THIS MAP IS FURNISHED AS A CONVENIENCE TO LOCATE THE LAND INDICATED HEREON WITH REFERENCE TO STREETS AND OTHER LAND. THE COMPANY ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE THEREON.



DETAIL

Common Area, as the case may be, superior to all other encumbrances applied against or in favor of any portion of the Properties which is the subject of this Declaration. In furtherance of the easements provided for in this Declaration, the individual grant deeds to lots may, but shall not be required to, set forth said easements.

X

SIDE YARD EASEMENTS

Attached hereto as Exhibit "A" and incorporated herein by reference is an Easement Plan for Tract No. 8721, which sets forth and denotes the typical location of easements approximately five (5) feet in width (except for the easement located on lot 11 which is approximately ten (10) feet in width) created by this Declaration and which are in favor of various lots within the Properties. These easements shall be for garden and landscaping purposes. The easements on lots within Tract No. 8721 which are hereby created by this Declaration shall be subject to the following terms and conditions as to the purposes and uses of same, both by the dominant tenement (the owner of the easement) and the servient tenement (the owner of the fee under the easement):

(a) Allowable uses are restricted to landscaping (flowers, plants, lawn, surface paving, sprinklers), drainage, and use as a general residential, recreational and garden area.

(b) The owner (servient tenement) of the fee under the easement shall have the right of roof over-hang, and the owner of the servient tenement shall have the right at all reasonable times to enter the easement area, including crossing over the dominant tenement property for such entry, in order to perform work related to the use, maintenance and repair of the servient tenement property.

(c) The owner (dominant tenement) of the easement