



**EXHIBIT A**

The land referred to is situated in the unincorporated area of the County of Solano, State of California, and is described as follows:

The Southwest 1/4 of Section 33, Township 6 North, Range 1 East, M.D.B.&M.

EXCEPTING THEREFROM all those portions thereof as conveyed to the United States of America the Deeds recorded August 27, 1956, in Book 845, Page 174, Instrument No. 15498, Solano County Records, and April 30, 1957, Book 879, Page 510, Instrument No. 7104, Solano County Records.

ALSO EXCEPTING THEREFROM an undivided 50% interest in and to all oil, gas, casinghead gas, asphaltum and other hydrocarbons and all chemical gas, now or hereafter found, situate or located in all or any part of portion of the lands herein described lying more than five hundred feet (500') below the surface thereof, together with the right to slant drill for and remove all or any of said oil, gas, casinghead gas, asphaltum and other hydrocarbons and chemical gas lying below a depth of more than five hundred feet (500') below the surface thereof, but without any right whatsoever to enter upon the surface of said land or upon any part of said lands within five hundred feet (500') vertical distance below the surface thereof.

APN: 0142-310-080



**OLD REPUBLIC**  
TITLE COMPANY

785 Alamo Drive, Suite 180  
Vacaville, CA 95688  
(707) 455-7182 Fax: (707) 676-9052

## PRELIMINARY REPORT

Our Order Number 1716015637-MB

CALIFORNIA OUTDOOR PROPERTIES  
707 Merchant Street  
Vacaville, CA 95688

Attention: GLENN DEMUTH

When Replying Please Contact:

Molly Baier  
mbaier@ortc.com  
(707) 455-7182

Property Address:

Apn: 0142-310-080, Vacaville, CA 95687  
[Unincorporated area of Solano County]

In response to the above referenced application for a policy of title insurance, OLD REPUBLIC TITLE COMPANY, as issuing Agent of Old Republic National Title Insurance Company, hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit I attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the Homeowner's Policy of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit I. Copies of the Policy forms should be read. They are available from the office which issued this report.

**Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit I of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.**

**It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.**

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of May 23, 2018, at 8:00 AM

**OLD REPUBLIC TITLE COMPANY**  
For Exceptions Shown or Referred to, See Attached

OLD REPUBLIC TITLE COMPANY  
ORDER NO. 1716015637-MB

The form of policy of title insurance contemplated by this report is:

CLTA Standard Coverage Policy -1990; AND ALTA Loan Policy - 2006. A specific request should be made if another form or additional coverage is desired.

The estate or interest in the land hereinafter described or referred or covered by this Report is:

Fee

Title to said estate or interest at the date hereof is vested in:

Brighton Land LLC, a Delaware limited liability company

The land referred to in this Report is situated in the unincorporated area of the County of Solano, State of California, and is described as follows:

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ALSO EXCEPTING THEREFROM an undivided 50% interest in and to all oil, gas, casinghead gas, asphaltum and other hydrocarbons and all chemical gas, now or hereafter found, situate or located in all or any part of portion of the lands herein described lying more than five hundred feet (500') below the surface thereof, together with the right to slant drill for and remove all or any of said oil, gas, casinghead gas, asphaltum and other hydrocarbons and chemical gas lying below a depth of more than five hundred feet (500') below the surface thereof, but without any right whatsoever to enter upon the surface of said land or upon any part of said lands within five hundred feet (500') vertical distance below the surface thereof.

APN: 0142-310-080

At the date hereof exceptions to coverage in addition to the Exceptions and Exclusions in said policy form would be as follows:

1. Taxes and assessments, general and special, for the fiscal year 2018 - 2019, a lien, but not yet due or payable.
2. Taxes and assessments, general and special, for the fiscal year 2016 - 2017, as follows:

Assessor's Parcel No	:	0142-310-080	
Code No.	:	091-025	
1st Installment	:	\$245.88	NOT Marked Paid
2nd Installment	:	\$245.88	NOT Marked Paid
Land Value	:	\$42,165.00	

OLD REPUBLIC TITLE COMPANY  
**ORDER NO. 1716015637-MB**

3. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq., of the Revenue and Taxation Code of the State of California.
  
4. Water rights, claims or title to water, whether or not shown by the public records.
  
5. Rights of the public, County and/or City, in and to that portion of said land lying within the lines of Hay Road AKA Co. Road 178 and Dally Road AKA Co. Road 326.
  
6. Any easements or lesser rights which may be claimed as to a portion of said land by the owners or users, including any rights incidental thereto which may be ascertained by making inquiry of such owners or users,  
  
Of : Power Lines and Wires  
Affects : Southerly and Easterly Boundary  
As Disclosed By : Off-Record Information
  
7. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following  
  
Instrument : Travis Air Force Base Defense Area, battery site  
Granted To : United States of America  
For : Site purposes  
Dated : July 24, 1956  
Recorded : August 27, 1956 in Book 845 of Official Records, Page 174 under Recorder's Serial Number 15498  
Affects : A portion of said lands
  
8. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following  
  
Instrument : Restrictive Easement for Masking Area  
Granted To : The United States of America  
For : Masking Area  
Recorded : April 30, 1957 in Book 879 of Official Records, Page 506 under Recorder's Serial Number 7103  
Affects : A portion of said lands

9. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : Easement Granted  
Granted To : Pacific Gas & Electric Company, a California corporation  
For : Transmission pipeline  
Dated : October 24, 1960  
Recorded : December 5, 1960 in Book 1055 of Official Records, Page 447 under Recorder's Serial Number 23709  
Affects : Northeasterly portion of said lands

10. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : Easement Deed  
Granted To : The United States of America  
For : A perpetual and assignable easement and right of way to locate, construct, operate, maintain, repair patrol and remove a pole supported wire mesh screen 210-feet long and a perpetual and assignable easement and right of way, to locate, construct, operate, maintain and repair a roadway  
Recorded : August 14, 1964 in Book 1287 of Official Records, Page 294 under Recorder's Serial Number 22228  
Affects : A portion of said lands

11. Williamson Act – Land Conservation contract, as follows:

City/County : Solano  
Landowner : Margaret J. Edwards  
Recorded : February 22, 1985 in Book 1985 of Official Records, Page 14140 under Recorder's Instrument Number 7408  
Contract/File No : 1250

12. Matters as contained or referred to in an instrument,

Entitled : Deed of Conservation Easement  
Dated : March 9, 2018  
Recorded : May 3, 2018 in Official Records under Recorder's Serial Number 201800030238

13. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the above mentioned instrument,
- For : The primary purpose of ensuring that the Property's soils, the potential for Swainson's hawk (*Buteo swainsoni*) and burrowing owl (*Athene cunicularia*) foraging habitat, and the open-space character of the Property will be conserved and maintained forever, and that uses of the land that are inconsistent with these conservation purposes will be prevented or corrected.
- Affects : The Land
14. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
15. Note: It appears that Old Republic National Title Insurance may be asked to insure against the rights of Mechanics Lien claimants. The Company may require the following:
- A. Signed indemnities by all parties.
  - B. A copy of the construction cost breakdown.
  - C. Appropriate financial statements from all Indemnitors.
16. The requirement that this Company be provided with an opportunity to inspect the land (the Company reserves the right to make additional exceptions and/or requirements upon completion of its inspection).
17. The requirement that this Company be provided with a suitable Owner's Declaration (form ORT 174). The Company reserves the right to make additional exceptions and/or requirements upon review of the Owner's Declaration.
18. Any unrecorded and subsisting leases.

----- **Informational Notes** -----

- A. The applicable rate(s) for the policy(s) being offered by this report or commitment appears to be section(s) 1.1 and 2.1.

- B. The above numbered report (including any supplements or amendments thereto) is hereby modified and/or supplemented to reflect the following additional items relating to the issuance of an American Land Title Association loan form policy:

NONE

NOTE: Our investigation has been completed and there is located on said land vacant land known as Apn: 0142-310-080, Vacaville, CA 95687.

The ALTA loan policy, when issued, will contain the CLTA 100 Endorsement and 116 series Endorsement.

Unless shown elsewhere in the body of this report, there appear of record no transfers or agreements to transfer the land described herein within the last three years prior to the date hereof, except as follows:

NONE

- C. NOTE: The last recorded transfer or agreement to transfer the land described herein is as follows:

Instrument	:	
Entitled	:	Grant Deed
By/From	:	Brighton Landing-Vacaville, LLC, a Delaware limited liability company
To	:	Brighton Land LLC, a Delaware limited liability company
Dated	:	September 23, 2014
Recorded	:	September 26, 2014 in Official Records under Recorder's Serial Number 201400073324