

Exhibit "A"

LEGAL DESCRIPTION

All of that 60-feet wide public road right-of-way of Wilson Avenue, beginning 161.74 feet south of the south right-of-way line of Lansing Avenue, continuing southerly approximately 64.31 feet to the south limit of the public road right-of-way as shown on the Map of the Forkner Giffen Fig Gardens Subdivision No.2. Located in Section 21, Township 13 South, Range 20 East, Mount Diablo Base and Meridian.

Containing 0.09 acres, more or less.

RESERVING THEREFROM:

Pursuant to the provisions of Section 8340 of the Streets and Highways Code and for the benefit of Pacific Gas and Electric Company, the permanent easement and the right at any time and from time to time to construct, reconstruct, maintain, operate, replace, remove, repair, renew and enlarge lines of pipes, conduits, cables, wires, poles, electrical conductors, and other equipment, fixtures and appurtenances for the operation of electric, gas, and communication facilities, including access, and also the rights to trim and cut down trees and brush that may be a hazard to the facilities; said area shall be kept open and free of buildings, structures and wells of any kind.

For the benefit of City of Fresno, an easement for the water main and sewer. Said Easements shall be clear and unobstructed by buildings or other structures. No fencing or wall shall either enclose or be located above the water and sewer main. The planting plan, for any proposed landscape within the easement, shall be approved by the Department of Public Utilities. No Trees shall be located within 8-feet of the water and sewer main. All water and sewer mains within an easement shall be clearly marked with signage above indicating the exact location and type of facility below. In the event City damages any street, sidewalk, landscaping or other improvements in exercising reasonable care, use and enjoyment of the Easement, City shall not be obligated to restore any street, sidewalk, landscaping or other improvements so damaged. City shall have the right, without notice and at the property owner's expense, to remove from the Easement any building, fence, tree, or other encroachment not approved by City's Director of Public Utilities. The Easement shall be maintained by the property owner free of any surface obstructions, except for those that may be approved by City's Director of Public Utilities, so that City may have vehicular access to and through the Easement at all times.