

Exhibit 2A

Based upon said examination, I find and am of the opinion that the property identified by Assessor Parcel Number 004-010-04 is vested with marketable, fee simple title to the land referenced in Part One hereof as being required in fee, subject only to the following liens, encumbrances, and objections.

(1) An easement for drainage, recorded June 30, 1913 in Book 50 of Deeds, Page 165, in favor of Roy M. Pike.

(2) A waiver of any claims for damages by reason of the location, construction, landscaping or maintenance of a contiguous freeway, highway or roadway, as contained in the document recorded March 19, 1932 as Book 78, Page 133 of Official Records, on favor of the State of California.

(3) An easement for road and utility purposes and right to take water, recorded May 13, 1983 as Book 1179, Page 398 of Official Records, in favor of James Elliott Irwin, et al.

(4) An easement for sewer line purposes, recorded February 22, 1991 as Instrument No. 91-004341 of Official Records, in favor of Lake County Sanitation District, a Public Entity.

(5) An easement for roadway and utility purposes, recorded June 12, 1995 as Instrument No. 95-009416 of Official Records.

(6) The terms and provisions contained in the document entitled "Resolution No. 00-05" by the California Resources Agency, Reclamation Board, recorded August 15, 2000 as Instrument No. 00-13349 of Official Records.

(7) A waiver of any claims for damages by reason of the location, construction, landscaping or maintenance of a contiguous freeway, highway or roadway, as contained in the document recorded February 10, 2009 as Instrument No. 2009-001937 of Official Records.

(8) The lease, dated April 23, 2024, executed by Lake County Watershed Protection District as lessor and Scotts Valley Energy Corporation, a Wholly Tribally Owned Company Established Under The Scotts Valley Band of Pomo Indians of California's Tribal Business Corporation Code, as lessee, recorded May 7, 2024 as Instrument No. 2024004646 of Official Records.