

Exhibit A

Main Residence:

Downstairs

Bedroom 1: two double beds

Bedroom 2: two queens

Bathroom 1: shower

Bedding and Towels:

- 750 thread count sheets

- Faux down pillows – allergy

- Plush cotton towels – bath, hand, and wash

Kitchen:

- Jenn Air French Door Refrigerator

- Jenn Air Gas Range with Convection Oven

- Jenn Air Wall Oven / Microwave Combo

- Built in water filter at sink

- Bosch Dishwasher

- Full Size under counter Ice Machine – produces 25lbs of ice daily

- 48 Bottle Temperature controlled Wine Refrigerator

- Keurig Coffee Maker

- Toaster (Bagel)

- Kitchen Island seats 4 comfortably with upholstered swivel counter stools

Dining room:

- 10' dining set fits 10 comfortably – can seat up to 14

- **bench and 2 extra desk chairs can be used for additional seating

- Place settings for 20

Living room and TV lounge seating with fireplace, large screen TV

Front patio: Dining table with seating for six, water fountain

Back patio:

- Dining table for 8

- Bar area – Seating for 8

- Seating around Firepit

- 4 Sun Loungers

- Pool

- Hot tub

- Pool bathroom

Upstairs

Bedroom 3: one king

Bathroom 2: shower

Bedroom 4: one king

Bath 3: tub and shower serves bedroom 4

Bedding and Towels:

- 750 thread count sheets

- Faux down pillows – allergy

Plush cotton towels – bath, hand, and wash
Bar/Kitchen:
Kitchen Aid Side by Side Refrigerator
Bosch Dishwasher
Drawer Microwave Oven
48 Bottle Temperature controlled Wine Refrigerator
Toaster Oven
Keurig Coffee Maker
Bar counter top seats 4 comfortably with upholstered swivel counter stools
48” round dining table seats 4 comfortably – can seat up to 6
Place settings for 10
Family room: oversized sectional and chairs and large screen TV, fireplace
Laundry room: Maytag Washer and Dryer
Deck: 3 separate seating areas can be combined for one large seating area

Granny Flat

Bedroom 5: one king
750 thread count sheets
Plush cotton towels
Faux down pillows
Quilt
Leather sleeper sofa
Bathroom 4: shower
Dishes and stemware for 4
Kitchen with under counter refrigerator, toaster oven and Keurig coffee maker

Lower Apartment:

Bedroom 6: one queen
Bedroom 7: two double beds
Bathroom 5: shower
Kitchen: microwave, refrigerator, stove
Living room: sofa and seating, TV
Patio: small seating area

Upper Apartment:

Bedroom 8: one queen
Bathroom 6: shower
Kitchen: microwave, refrigerator, stove
Living room: small seating area
Deck: small deck with incredible views of vineyard

Barn Apartment:

Bedroom 9: one king, desk and chair

Bathroom 7: shower

Kitchen: French door refrigerator, oven, 48 Bottle Temperature controlled Wine

Refrigerator, movable kitchen/dining room table with 10 bar stools

Living room: Leather sofa, coffee table large screen TV, large picture windows with views of the vineyard