

EXHIBIT "A"

PARCEL 1:

Unimproved real property located in County of Ventura, State of California, legally described as:

That Portion of the Rancho Simi, in the county of Ventura, State of California, according to the map recorded in Book 3, Page 7, of Maps, in the office of the Recorder of said county, described as follows:

Beginning at the northeasterly terminus of that certain course shown as having a bearing and length of .North 32° 29. 20. East 170.28 feet., in the southeasterly line of that certain parcel marked .116.25 Ac., on Licensed Surveyor's Map filed in Book 8, Page 48, of Record of Survey; thence,

1st: . Southeasterly, in a direct line, to a point in course 4, recited as .North 53° 45. East 800 feet., in the deed to Floyd E. Berry, recorded July 12, 1938, in Book 566, Page 368, of Official Records, distant along said course 4 North 53° 45. East 290 feet from the Southwesterly terminus thereof; thence, along said course 4,

2nd: . North 53° 45. East 150 feet to the southerly terminus of course 6, recited as .North 11° 30. East 1500.20 feet., in Parcel II in the deed to Essie Heraford, recorded August 3, 1938, in Book 570, Page 165, of Official Records; thence, along said course 6,

3rd: . North 11° 30. East 850 feet; thence,

4th: . Northwesterly, along a line which extends in a direct line to the most southerly corner of Susana Highlands Tract, according to the map thereof recorded in Book 17, Page 41, of Maps, 1930 feet; thence,

5th: Southwesterly, in a direct line, 2250 feet, more or less, to the most northerly corner of Parcel 15, as said parcel is shown on Licensed Surveyor's Map filed in Book 8, Pages 8 and 9, of Record of Survey; thence, along the northeasterly line of said Parcel 15,

6th: South 46° 30. East 466.92 feet to the most westerly corner of the land described in the deed to Lewis Mortimer and wife, recorded March 27, 1951, as Instrument No. 6951, in Book 990, Page 497, of Official Records; thence, along the boundary of said last mentioned land by the following two courses,

7th: . North 46° 52. 50. East 1265.81 feet; thence,

8th: . Southeasterly, in a direct line, to .P.I. No. 302., as shown on the map entitled .Map & Profile of Box Canyon Motorway in the Rancho Simi, Ventura County., being Los Angeles County Surveyor's Map No. B.1230, a copy thereof being filed as .Map A-7-3., in the office of the county surveyor of said Ventura County; being also the most northerly corner of the land described in the deed to W.H. Marble, recorded October 11, 1944, as Instrument No. 11140, in Book 703, Page 446, of Official Records; thence, along the northeasterly line of said last mentioned land,

9th: . South 41° 41. 30. East 915.18 feet to the certain course, shown as having a bearing and length of .North 26° 01. 30. East 211.84", in the southerly line of said certain 116.25 acre parcel; thence, along said last mentioned certain course,

10th: . South 26° 01. 30. West 31.84 feet to the southwesterly terminus of said last mentioned certain course; thence, continuing along said southeasterly line by the following three courses,

11th: . South 32° 42. 26. West 112.14 feet; thence,

12th: . South 27° 01. 10. West 161.17 feet; thence,

13th: . South 66° 56. 32. West 177.27 feet to the point of the beginning.

Assessor's Parcel Numbers: a portion of 646-0-170-055, 649-0-010-010, and 649-0-020-160

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