053-0-060-535

Exhibit "A"

All that certain real property situated in the County of Ventura, State of California, described as follows:

Parcel 2:

Part of Farm Lot 20, Fillmore Subdivision of Sespe Rancho, in the City of Fillmore, County of
Ventura, State of California, as per map recorded in Book 3, Page 5 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the North line of said Lot 20, distant thereon North 80°45' East 450 feet from the center line of "A" Street as shown on said map, said point being the East line of the land described in deed to Fillmore Citrus Fruit Association, recorded December 4, 1923, in Book 32, Page 198 of Official Records; thence from said point of beginning,

1st: North 80°45' East 345 feet to a point; thence,

2nd: South 15' East 200 feet to a point, thence,

3rd: North 80°45' East 295 feet, more or less, to a point in the Westerly line of the land conveyed to the City of Fillmore by deed recorded November 2, 1951 in Book 1031, Page 138 of Official Records; thence along the Westerly and Southerly line of said land,

4th: South 0°15' East 299.42 feet to a 2 inch ion pipe; thence,

5th: North 80°46'30" East 150 feet to a 2 inch iron pipe; thence,

6th: South 9°15' East 40 feet, more or less, to a point in the Westerly prolongation of the South line of Main Street, as shown on said map; thence along said line,

7th: South 80°45' West 130 feet, more or less, to the Northwest corner of the land described in deed to Fillmore State Bank, recorded August 13, 1924 in Book 49, Page 213 of
Official Records; thence along West line thereof;

8th: South 9°15' East 87.49 feet to a point in the Northerly line of the Southern Pacific

Railroad Company's right of way; thence,

9th: Westerly along the Northerly line of said railroad right of way to the Southeast corner of
said land to Fillmore Citrus Fruit Association; thence along the East line thereof,

10th: North 9°15' West 448.25 feet to the point of beginning.

Except that portion of said land described as follows:

Beginning at a point in the North line of said Lot 20, distant thereon North 80°45' East 450 feet from the center line of "A" Street, as shown on said map, said point being in the East line of the land described in deed to Fillmore Citrus Fruit Association, recorded December 4, 1923 in Book 32, Page 198 of Official Records; thence from said point of beginning,

1st: North 80°45' East 345 feet to a point; thence,

2nd: South 9°15' East 200 feet to a point; thence,

3rd: South 80°45' West 345 feet in the East line of said land of Fillmore Citrus Association; thence along said East line;

4th: North 9°15' West 200 feet to the point of beginning.

Assessor's Parcel No: 053-0-060-535