

053-0-060-575

EXHIBIT "A"

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

Parcel 1:

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 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 120 feet to a point; thence,

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

3rd: South 80°45' West 120 feet to a point in the East line of said land of Fillmore Citrus Fruit Association; thence along said East line,

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

Parcel 3:

That portion of Lot 20, Fillmore Subdivision of the Rancho Sespe, 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 the point of intersection of the center line of "A" Street with the center line of Sespe Avenue; thence from said point of beginning,

1st: North 80°45' East 450 feet to a point in the center line of Sespe Avenue; thence at right angles,

2nd: South 9°15' East 488.26 feet to a point in the North line of the Southern Pacific Railroad Company's right of way; thence along same,

3rd: Westerly following the said North line of the right of way to the point of intersection of said North line of right of way with the center line of "A" Street; thence,

4th: North 99°15' West along the center line of "A" Street to the point of beginning.

Assessor's Parcel No: 053-0-060-575