

EXHIBIT "A"

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REAL PROPERTY OWNED BY SPC DEL SUR RANCH, LLC
IN LANCASTER, CALIFORNIA

Real property in the City of Lancaster, County of Los Angeles, State of California, described as follows:

Parcel 1:

A portion of Section 6, Township 7 North, Range 13 West, San Bernardino Base and Meridian, in the City of Lancaster, County of Los Angeles, State of California, according to the official plat of said land, described as follows:

Beginning at the Northeast corner of the Northwest Quarter of Section 6, said point also being the true point of beginning; thence South 01 degree 39' 15" East along the East line of said Northwest Quarter a distance of 2626.90 feet to the center of Section 6; thence North 89 degrees 45' 26" East along the North line of the Southeast Quarter of said Section 6, a distance of 987.43 feet; thence South 01 degree 39' 15" East a distance of 2645.26 feet to a point on the Southerly line of said Section 6, thence South 89 degrees 46' 01" West along said Southerly line a distance of 987.59 feet to the Southwest corner of the Southeast Quarter of said Section 6; thence South 89 degrees 45' 52" West along the South line of said Section 6, a distance of 2604.99 feet to the Southwest corner of said Section 6; thence Northerly along the Westerly line of said Section 6 North 00 degree 18' 58" West a distance of 2016.10 feet to the Southwest corner of Certificate of Compliance - Lot Line Adjustment No. Request for Waiver Parcel Map No. 22448, Exhibit C1, Instrument No. 92-1059213; thence North 00 degree 18' 58" West along the Westerly line of said Exhibit C1 a distance of 40.00 feet; thence along the Westerly line of said Exhibit C1 North 00 degree 18' 09" West a distance of 1390.00 feet to a point on the Northerly line of said Exhibit C1; thence along said Northerly line bearing North 89 degrees 42' 27" East a distance of 584.89 feet to the beginning of tangent curve concave to the Northwest, having a radius of 700.00 feet and a central angle of 89 degrees 59' 39"; thence Northeasterly along said curve a distance of 1099.49 feet; thence North 00 degree 17' 12" West a distance of 1122.01 feet to the North line of Section 6; thence North 89 degrees 42' 48" East along said North line a distance of 1195.95 feet to the true point of beginning.

Except from the West half of the Southeast Quarter one-half of all oil, gas, and other hydrocarbons and other minerals in and under said land, as reserved by Ruth Myrtle Grau, in deed registered January 20, 1954 as Document No. 881 West, as to the South half of said parcel, and as reserved by Arthur Benjamin Venberg in deed registered January 20, 1954 as Document No. 883 West, as to the North half of said parcel.

Said Parcel 1 is shown on the Certificate of Compliance Lot Line Adjustment - LLA No. 93-06 as "Adjusted Parcel 1", recorded April 20, 1994 as Instrument No. 94-765213, Official Records.

Parcel 1A:

An easement for drainage over the Westerly 100 feet of Adjusted Parcel 2, shown as Exhibit B2, as described in Certificate of Compliance Lot Line Adjustment - LLA 93-06, recorded on April 20, 1994 as Instrument No. 94-765213, of Official Records of the County of Los Angeles.

Shown as Parcel 1 of Instrument No. 99-1153043, of Official Records of said County.

Parcel 1B:

An easement for road and utility over the Northerly 40 feet and the Easterly 50 feet of Adjusted Parcel 2, shown as Exhibit B2, as described in Certificate of Compliance Lot Line Adjustment - LLA 93-06, recorded on April 20, 1994 as Instrument No. 94-765213, of Official Records of the County of Los Angeles.

An easement over the Southerly 32 feet of the North half of the Southeast quarter of Section 6 and the Northerly 32 feet of the South half of the Southeast quarter of Section 6, Township 4 North, Range 13 West, San Bernardino Meridian, said 32 foot strip is bounded on the East and the West by the Easterly and Westerly lines of said Adjusted Parcel 2.

Both are shown as Parcel 2A of Instrument No. 99-115043, of Official Records of said County.

An easement over the most Southerly 50 feet of adjusted Parcel 2, shown as Exhibit B2, as described in Certificate of Compliance Lot Line Adjustment - LLA 93-06, recorded on April 20, 1994 as Instrument No. 94-765213, of Official Records of the County of Los Angeles.

Shown as Parcel 2B of Instrument No. 99-1153043, of Official Records of said County.

Parcel 1C:

An easement for utility over a 15' wide strip lying within Adjusted Parcel 2, shown as Exhibit B2, as described in Certificate of Compliance Lot Line Adjustment - LLA 93-06, recorded on April 20, 1994 as Instrument No. 94-765213, of Official Records of the County of Los Angeles, lying 15 feet Northerly and Westerly of the following described line:

Commencing at the Northwest corner of said Adjusted Parcel 2; thence, South 01°39'15" East along the Westerly line of said Parcel, 297.59 feet to a point that is 297.50 feet Southerly of, measured at right angles to the North line of the Southeast quarter of said Section 6, said Point being the True Point of Beginning; thence, North 89°45'26" East, parallel with said North line, 1433.24 feet to a point that is 187 feet Westerly of, measured at right angles to the East line of the Southeast quarter of said Section 6; thence, North 44°45'26" East 187.34 feet to a point that is 50 feet Westerly, measured at right angles to the East line of the Southeast quarter of said Section 6.

The sidelines of said strip are to be prolonged or foreshortened so to terminate along the West line of said Parcel and Easterly to a line 50 feet Westerly and parallel with the Easterly line of said Parcel.

Shown as Parcel 4 of Instrument No. 99-1153043, of Official Records of said County.

Parcel 1D:

An easement for drainage over the Southerly 100 feet of the Northerly 140 feet of Adjusted Parcel 2, shown as Exhibit B2, as described in Certificate of Compliance Lot Line Adjustment -

LLA 93-06, recorded on April 20, 1994 as Instrument No. 94-765213, of Official Records of the County of Los Angeles.

Excepting therefrom that portion lying within the Easterly 50 feet of said Parcel 2.

Shown as Parcel 5 of Instrument No. 99-1153043, of Official Records of said County.

Parcel 2:

A portion of Section 6, Township 7 North, Range 13 West, San Bernardino Base and Meridian, in the City of Lancaster, County of Los Angeles, State of California, according to the official plat of said land, described as follows:

Beginning at the Northwest corner of said Section 6 said point also being the true point of beginning; thence North 89 degrees 42' 48" East along the Northerly line of said Section 6, a distance of 1285.00 feet; thence South 00 degree 17' 12" East a distance of 380.00 feet; thence South 89 degrees 42' 48" West a distance of 1284.96 feet to the West line of said Section 6; thence North 00 degree 17' 33" West along the West line of the Northwest Quarter of Section 6, a distance of 380.00 feet to the true point of beginning.

Said Parcel 2 is shown on the Certificate of Compliance Lot Line Adjustment as "Exhibit B2", recorded June 11, 1992 as Instrument No. 92-1059213, Official Records.

Parcel 3:

A portion of Section 6, Township 7 North, Range 13 West, San Bernardino Base and Meridian, in the City of Lancaster, County of Los Angeles, State of California, according to the official plat of said land, described as follows:

Beginning at the Northwest corner of Section 6; thence South 00 degree 17' 33" East along the West line of Section 6, a distance of 380.00 feet to the true point of beginning; thence North 89 degrees 42' 48" East a distance of 1284.96 feet; thence South 00 degree 17' 12" East a distance of 742.01 feet to the beginning of tangent curve concave to the Northwest having a radius of 700.00 feet and a central angle of 89 degrees 59' 39"; thence Southerly along said curve a distance of 1099.49 feet; thence South 89 degrees 42' 27" West a distance of 584.89 feet to the West line of Section 6; thence North 00 degree 17' 33" West along said section line a distance of 1442.07 feet to the true point of beginning.

Said Parcel 3 is shown on the Certificate of Compliance Lot Line Adjustment as "Exhibit B2", recorded June 11, 1992 as Instrument No. 92-1059215, Official Records.

Parcel 4:

A portion of Section 1, Township 7 North, Range 14 West, San Bernardino Base and Meridian, in the City of Lancaster, County of Los Angeles, State of California, according to the official plat of said land, described as follows:

Beginning at the Northwest corner of the Northeast Quarter of said Section 1, point also being the true point of beginning; thence North 89 degrees 05' 04" East along the Northerly line of said

section, a distance of 1312.33 feet to the Northwest corner of the East half of Lot 2 of the Northeast Quarter of said Section 1; thence South 00 degree 14' 19" East a distance of 1299.24 feet to the Southwest corner of the East half of Lot 2 of the Northeast Quarter of Section 1; thence South 49 degrees 38' 32" West a distance of 85.00 feet; thence South 09 degrees 21' 19" West a distance of 90.00 feet; thence South 17 degrees 41' 47" East a distance of 150.00 feet; thence South 62 degrees 29' 43" West a distance of 135.00 feet; thence South 67 degrees 43' 41" West a distance of 178.00 feet; thence South 23 degrees 49' 01" East a distance of 25.00 feet; thence South 63 degrees 20' 13" West a distance of 134.00 feet; thence North 79 degrees 50' 09" West a distance of 65.00 feet; thence South 63 degrees 42' 26" West a distance of 490.00 feet; thence South 82 degrees 00' 14" West a distance of 211.97 feet; thence South 89 degrees 48' 58" West a distance of 170.00 feet to the center line of said Section 1; thence North 00 degree 11' 02" West along the center line of Section 1, a distance of 2013.44 feet to the true point of beginning.

Said Parcel 4 is shown on the Certificate of Compliance Lot Line Adjustment as "Exhibit B1" recorded June 11, 1992 as Instrument No. 92-1059214 of Official Records.

Parcel 5:

A portion of Section 1, Township 7 North, Range 14 West, San Bernardino Base and Meridian, in the City of Lancaster, County of Los Angeles, State of California, according to the official plat of said land, described as follows:

Beginning at the Southwest corner of the Southeast Quarter of Section 1 said point also being the true point of beginning; thence North 00 degree 11' 02" West along the West line of said Southeast Quarter a distance of 2593.85 feet; thence North 89 degrees 48' 58" East a distance of 253.00 feet to the beginning of tangent curve concave to the Southwest having a radius of 810.00 feet and a central angle of 29 degrees 50' 10"; thence Easterly along said curve a distance of 421.80 feet; thence South 60 degrees 20' 52" a distance of 409.50 feet to the beginning of tangent curve concave to the Northeast having a radius of 2040.00 feet and a central angle of 12 degrees 01' 34"; thence Easterly along said curve a distance of 428.19 feet; thence South 17 degrees 37' 34" West a distance of 16.59 feet to the beginning of tangent curve concave to the East, having a radius of 700.00 feet and a central-angle of 33 degrees 27' 52"; thence Southerly along said curve a distance of 408.85 feet; thence South 15 degrees 50' 18" East a distance of 1160.52 feet to the beginning of tangent curve concave to the West having a radius of 600.00 feet and a central angle of 19 degrees 29' 23"; thence Southerly along said curve a distance of 204.10 feet; thence South 31 degrees 05' 12" West a distance of 29.24 feet; thence South 39 degrees 58' 57" West a distance of 29.12 feet; thence South 00 degree 14' 08" East a distance of 326.09 feet to the South line of said Southeast Quarter of Section 1; thence South 89 degrees 52' 03" West along said South line a distance of 1689.95 feet to the true point of beginning.

Said Parcel 5 is shown on the Certificate of Compliance Lot Line Adjustment, as "Exhibit B2" recorded June 11, 1992 as Instrument No. 92-1059214 Official Records.

Parcel 6:

A portion of Section 1, Township 7 North, Range 14 West, San Bernardino Base and Meridian, in the City of Lancaster, County of Los Angeles, State of California, according to the official plat of said land, described as follows:

Beginning at the Southeast corner of the Southeast Quarter of said Section 1, thence South 89 degrees 52' 03" West along the South line of said Southeast Quarter a distance of 945.58 feet; thence North 00 degree 14' 08" West a distance of 326.09 feet; thence North 39 degrees 58' 57" East a distance of 29.12 feet; thence North 31 degrees 05' 12" East a distance of 29.24 feet to the beginning of a curve concave to the West having a radius of 600.00 feet and a central angle of 19 degrees 29' 23" said point having a bearing of North 86 degrees 20' 55" West to the center of the curve; thence Northerly along said curve a distance of 204.10 feet; thence tangentially North 15 degrees 50' 18" West a distance of 1160.52 feet to the beginning of tangent curve concave to the East having a radius of 700.00 feet and a central angle of 33 degrees 27' 52"; thence Northerly along said curve a distance of 408.85 feet; thence North 17 degrees 37' 34" East a distance of 16.59 feet to the radial intersection with a curve concave to the North having a radius of 2040.00 feet and a central angle of 17 degrees 56' 32"; thence Southeasterly along said curve a distance of 638.83 feet; thence North 89 degrees 41' 02" East a distance of 600.00 feet to the East line of said Southeast Quarter; thence South 00 degree 18' 58" East along said East line a distance of 2016.10 feet to the true point of beginning.

Said Parcel 6 is shown on the Certificate of Compliance Lot Line Adjustment, as "Exhibit B3", recorded June 11, 1992 as Instrument No. 92-1059214 of Official Records.

Parcel 7:

A portion of Section 1, Township 7 North, Range 14 West, San Bernardino Base and Meridian, in the City of Lancaster, County of Los Angeles, State of California, according to the official plat of said land, described as follows:

Beginning at the Southwest corner of the Easterly half of Lot 2 of the Northeast Quarter of Section 1, said point also being the true point of beginning; thence North 89 degrees 38' 41" East a distance of 1313.47 feet to the East line of Section 1, said point also being the Southeast corner of Lot 2 of the Northeast Quarter Section 1 and distance Southerly 1312.07 feet from the Northeast corner of said Section 1; thence South 00 degree 17' 33" East along the East line of Section 1, 510.00 feet; thence South 89 degrees 42' 27" West a distance of 760.00 feet to the beginning of tangent curve concave to the Southeast having a radius of 650.00 feet and a central angle of 37 degrees 58' 49"; thence Westerly along said curve a distance of 430.87 feet; thence South 51 degrees 43' 38" West a distance of 526.48 feet to the beginning of tangent curve concave to the Southeast having a radius of 750.00 and a central angle of 22 degrees 04' 30"; thence Southwesterly along said curve a distance of 288.96 feet; thence South 29 degrees 39' 08" West a distance of 343.38 feet; thence North 60 degrees 20' 52" West a distance of 45.00 feet to the beginning of tangent curve concave to the Southwest having a radius of 810.00 feet and a central angle of 29 degrees 50' 10"; thence Westerly along said curve a distance of 421.80 feet; thence South 89 degrees 48' 58" West a distance of 253.00 feet to the West line of the Northwest Quarter of Section 1; thence North 00 degree 11' 02" West along said West line a distance of 625.00 feet; thence North 89 degrees 48' 58" East a distance of 170.00 feet; thence North 82

degrees 00' 14" East a distance of 211.97 feet; thence North 63 degrees 42' 26" East a distance of 490.00 feet; thence South 79 degrees 50' 09" East a distance of 65.00 feet; thence North 63 degrees 20' 13" East a distance of 134.00 feet; thence North 23 degrees 49' 01" West a distance of 25.00 feet; thence North 67 degrees 43' 41" East a distance of 178.00 feet; thence North 62 degrees 29' 43" East a distance of 135.00 feet; thence North 17 degrees 41' 47" West a distance of 150.00 feet; thence North 09 degrees 21' 19" East a distance of 90.00 feet; thence North 49 degrees 38' 32" East a distance of 85.00 feet to the true point of beginning.

Said Parcel 7 is shown on the Certificate of Compliance Lot Line Adjustment, as "Exhibit B1" recorded June 11, 1992 as Instrument No. 92-1059215, Official Records.

Parcel 8:

A portion of Section 1, Township 7 North, Range 14 West, San Bernardino Base and Meridian, in the City of Lancaster, County of Los Angeles, State of California, according to the official plat of said land, described as follows:

Beginning at the Southeast corner of Lot 2 of the Northeast Quarter of Section 1; thence South 00 degree 17' 33" East a distance of 510.00 feet along the East line of the Northeast Quarter of Section 1 to the true point of beginning; thence South 00 degree 18' 09" East a distance of 1390.00 feet to the Southeast corner of the Northeast Quarter of Section 1; thence South 00 degree 18' 58" East a distance of 40.00 feet; thence South 89 degrees 41' 02" West a distance of 600.00 feet to the beginning of tangent curve concave to the Northeast having a radius of 2040.00 feet and a central angle of 29 degrees 58' 06"; thence Westerly along said curve a distance of 1067.01 feet; thence North 60 degrees 20' 52" West a distance of 364.50 feet; thence North 29 degrees 39' 08" East a distance of 343.38 feet to the beginning of tangent curve concave to the Southeast having a radius of 750.00 feet and a central angle of 22 degrees 04' 30"; thence Northeasterly along said curve a distance of 288.96 feet; thence North 51 degrees 43' 38" East a distance of 526.48 feet to the beginning of tangent curve concave to the Southeast having a radius of 650.00 feet and a central angle of 37 degrees 58' 49"; thence Easterly along said curve a distance of 430.87 feet; thence North 89 degrees 42' 27" East a distance of 750.00 feet to the true point of beginning.

Said Parcel 8 is shown on the Certificate of Compliance Lot Line Adjustment, as "Exhibit B3"; recorded June 11, 1992 as Instrument No. 92-1059215, Official Records.

Parcel 9:

The West half of the North half of the North half of the Southwest quarter of the Southwest quarter of Section 24, Township 7 North, Range 14 West, San Bernardino Meridian, in the City of Lancaster, County of Los Angeles, State of California, according to the official plat of said land.

Parcel 10:

A drainage easement over that portion of the Southeast quarter of the Southwest quarter of Section 1, Township 7, North Range 14 West San Bernardino Meridian, in the City of Lancaster, County of Los Angeles, State of California, according to the official plat thereof, as set out in

that Drainage Easement Agreement recorded (At close of escrow) as Instrument No. 05-(At close of escrow) of Official Records, upon the terms and conditions provided therein.

Parcel 11:

An easement for road and utility over the Northerly 50 feet of the Northeast quarter of section 12, Township 7 North, Range 14 West, San Bernardino Meridian.

Shown as Parcel 1 of Instrument No. 99-1153044, of Official Records of the County of Los Angeles.

Assessor Parcel Numbers:

3219-016-030, 3219-017-020, 3219-016-031, 3219-016-027, 3265-005-001, 3265-007-025, 3265-007-023, 3265-007-024, 3265-007-026, 3265-007-027, 3267-013-001 & 3265-007-008

SELLER LAND FOR EASEMENT ONLY:

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 14, WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

Assessor Parcel Number: 3265-007-008