

EXHIBIT A

**RECORDING REQUESTED BY
STEWART TITLE CALIFORNIA**

James W. Fitch, Assessor - Recorder
Kern County Official Records

SABRINA
10/27/2000
8:48 AM

Recorded at the request of
Public

~~Recording requested by and when~~
recorded mail to:

SGS Antelope Valley
Development, LLC
101 Ash Street
HQ-13-190
San Diego, CA 29101
Attention: Commercial Counsel

Mail tax statements to:

SGS Antelope Valley
Development, LLC
101 Ash Street
HQ-07
San Diego, CA 29101
Attention: Corporate Tax Manager

DOC#: **0209159219**



Stat Types: 1 Pages: **8**

Fees	30.00
Taxes	** Conf **
Others	0.00
PAID	\$30.00

2259-184658

The space above this line reserved for County Recorder's use

Assessor's Parcel Numbers

359-350-01-00-0, 359-350-02-00-3, 359-350-03-00-6,
359-350-04-00-9, 359-350-05-00-2, 359-350-06-00-5,
359-350-07-00-8, 359-350-08-00-1, 359-350-09-00-4,
359-350-10-00-6, 359-350-11-00-9, 359-350-12-00-2,
359-350-13-00-5, 359-350-14-00-8, 359-350-15-00-1,
359-350-16-00-4, 359-360-01-00-3, 359-360-02-00-6,
359-360-03-00-9, 359-360-04-00-2, 359-360-05-00-5,
359-360-06-00-8, 359-360-07-00-1, 359-360-08-00-4,
359-360-09-00-7, 359-360-10-00-9, 359-360-11-00-2,
359-360-12-00-5, 359-370-01-00-6, 359-370-02-00-9,
359-370-03-00-2, 359-370-04-00-5, 359-370-05-00-8,
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359-370-09-00-0, 359-370-10-00-2, 359-370-11-00-5,
359-370-12-00-8, 359-370-13-00-1, 359-370-14-00-4,
359-370-15-00-7, 359-370-16-00-0, 359-380-01-00-9,
359-380-02-00-2, 359-380-03-00-5, 359-380-04-00-8

GRANT DEED

In accordance with Section 11932 of the California Revenue and Taxation Code,
Grantor (as defined below) has declared the amount of transfer tax due in a separate
statement that is not being recorded with this Grant Deed.

Grant Deed, Page 1

EXHIBIT

A

FOR GOOD AND VALUABLE CONSIDERATION, RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, ANTELOPE VALLEY RANCHES, LLC, a California limited liability company ("Grantor"), hereby grants to SGS ANTELOPE VALLEY DEVELOPMENT, LLC, a Delaware limited liability company ("Grantee"), that certain land located in Kern County, California, as more particularly described in Exhibit A attached hereto and incorporated by this reference (the "Land"), together with all of the following to the extent owned by Grantor: (a) all improvements and fixtures located on the Land (collectively, the "Improvements"), and (b) all rights, privileges and easements appurtenant to the Land, including but not limited to (A) all development rights, air rights, water, water rights and water stock relating to the Land, (B) all rights to any land lying in the bed of any existing dedicated street, road or alley adjoining the Land and to all strips and gores adjoining the Land, (C) any other easements, rights-of-way or appurtenances used in connection with the beneficial use and enjoyment of the Land, and (D) all rights to oil, mineral, gas and other hydrocarbon or geothermal substances, subsurface storage rights and other subsurface rights (collectively, the "Appurtenances"). The Land, the Improvements and the Appurtenances shall be referred to collectively herein as the "Property".

The grant of the Property herein described is expressly made subject to the Permitted Encumbrances (as defined in that certain Purchase and Sale Agreement, dated for reference purposes as of April 13, 2009 but made effective as of April 14, 2009, between Grantor, as "Seller", and Grantee, as "Buyer").

This Grant Deed shall be governed by and construed in accordance with the laws of the State of California without giving effect to its choice of law provisions.

This Grant Deed may be executed in counterparts, each of which shall be deemed an original and all of which shall constitute one and the same agreement.

WHEREFORE, Grantor has executed this Grant Deed as of October 19th, 2009.

GRANTOR

ANTELOPE VALLEY RANCHES, LLC,
a California limited liability company

By: 

Name: NORIK NARAGHI
Title: Manager

By: _____
Name: NOELLE QUATTRIN
Title: Manager

FOR GOOD AND VALUABLE CONSIDERATION, RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, ANTELOPE VALLEY RANCHES, LLC, a California limited liability company ("Grantor"), hereby grants to SGS ANTELOPE VALLEY DEVELOPMENT, LLC, a Delaware limited liability company ("Grantee"), that certain land located in Kern County, California, as more particularly described in **Exhibit A** attached hereto and incorporated by this reference (the "**Land**"), together with all of the following to the extent owned by Grantor: (a) all improvements and fixtures located on the Land (collectively, the "**Improvements**"), and (b) all rights, privileges and easements appurtenant to the Land, including but not limited to (A) all development rights, air rights, water, water rights and water stock relating to the Land, (B) all rights to any land lying in the bed of any existing dedicated street, road or alley adjoining the Land and to all strips and gores adjoining the Land, (C) any other easements, rights-of-way or appurtenances used in connection with the beneficial use and enjoyment of the Land, and (D) all rights to oil, mineral, gas and other hydrocarbon or geothermal substances, subsurface storage rights and other subsurface rights (collectively, the "**Appurtenances**"). The Land, the Improvements and the Appurtenances shall be referred to collectively herein as the "**Property**".

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GRANTOR

ANTELOPE VALLEY RANCHES, LLC,
a California limited liability company

By: _____

Name: NORIK NARAGHI
Title: Manager

By: Noelle Quattrin
Name: NOELLE QUATTRIN
Title: Manager



By: Margo Naraghi-Grich
Name: MARGO-NARAGHI-GRICH
Title: Manager

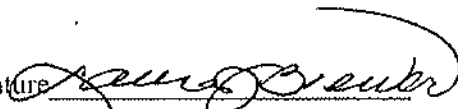
ACKNOWLEDGEMENTS

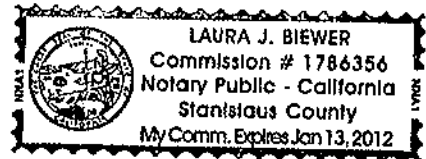
STATE OF California)
) ss.
COUNTY OF Stanislaus

On 10-19-09 before me, Laura J. Biewer, a Notary Public, personally appeared Norik Nagahi who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (SEAL)



STATE OF _____)
) ss.
COUNTY OF _____)

On _____ before me, _____, a Notary Public, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

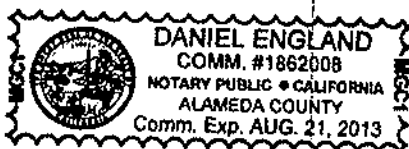
Signature _____ (SEAL)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Alameda

On Oct. 20, 2009 before me, Daniel England, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Noelle Quattrin
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Daniel England
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

ACKNOWLEDGEMENTS

STATE OF CALIFORNIA)
) ss.
COUNTY OF FRESNO

On 10/20/09 before me, Elesita Garrard, a Notary Public, personally appeared Margo Naraphi who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Elesita Garrard (SEAL)



STATE OF _____)
) ss.
COUNTY OF _____)

On _____ before me, _____, a Notary Public, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (SEAL)

**EXHIBIT A TO GRANT DEED
LEGAL DESCRIPTION OF THE PROPERTY**

Parcels 1 through 48, inclusive, of Parcel Map 8190, in the unincorporated area of the County of Kern, State of California, as per Map filed September 30, 1988 in Book 36, Page 184 of Maps, in the office of the County Recorder of said Kern County.

Together with any and all interest of Grantor in or to the following easements:

An easement for ingress, egress and road purposes over and across the real property described in the document recorded on December 13, 1976 in Book 4995, Page 684 in the office of the Kern County Recorder.

An easement for ingress, egress and road purposes over and across the real property described in the document recorded on December 28, 1981 in Book 5427, Page 113 in the office of the Kern County Recorder.

An easement created in document recorded on August 2, 1955 in Book 2467, Page 523 in the office of the Kern County Recorder.

An easement for access as provided by variance across A.V.E.K. property to Avenue "A" disclosed by Parcel Map 8190 in the unincorporated area of the County of Kern, State of California, as per Map filed September 30, 1988 in Book 36, Page 184 of Maps, in the office of the County Recorder of said Kern County.

A 30 foot easement for public ingress and egress and road purposes per easement Grant Deed which recorded on January 22, 1982 in Book 5433, Page 559 of Kern County Official Records.

A 30 foot easement for public ingress and egress and road purposes per easement Grant Deed which recorded on January 22, 1982 in Book 5433, Page 557 of Kern County Official Records.