

EXHIBIT "A"

Legal Description of Land

That certain real property located in an unincorporated portion of Orange County, California and more particularly described as follows:

PARCEL A

THAT CERTAIN PORTION OF LOT SIXTEEN OF THE RE-SUBDIVISION OF THE W.S. BARTLETT TRACT, AS SHOWN ON A MAP RECORDED IN BOOK 2, PAGE 22 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT SIXTEEN, SAID CORNER BEING ALSO A BOLT IN THE INTERSECTION OF THE CENTER LINES OF SEVENTEENTH STREET AND NEWPORT AVENUE, AS SHOWN ON A MAP FILED IN BOOK 33, PAGE 49 OF RECORD OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA; THENCE NORTH 35°00' EAST 1393.24 FEET ALONG THE CENTER LINE OF NEWPORT AVENUE TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID CENTER LINE OF NEWPORT AVENUE, WEST 791.04 FEET; THENCE NORTH 30°26' EAST 343.00 FEET TO THE NORTHERLY LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO U.A. PRESCOTT, RECORDED APRIL 28TH, 1924 IN BOOK 523, PAGE 80 OF DEEDS; THENCE EAST 1010.24 FEET TO A POINT IN THE CENTER LINE OF NEWPORT AVENUE, SAID POINT OF BEING THE NORTHEAST CORNER OF SAID LAST MENTIONED PARCEL OF LAND; THENCE SOUTH 35°00, WEST 417.97 FEET ALONG THE CENTER LINE OF NEWPORT AVENUE TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN THE LAND DESCRIBED IN THE DEED TO ELIZABETH WALTON RECORDED NOVEMBER 6, 1907 IN BOOK 144 OF DEEDS, PAGE 118, RECORDS OF SAID ORANGE COUNTY.

PARCEL B

THAT PORTION OF LOT 16 OF THE RE-SUBDIVISION OF THE W.S. BARTLETT TRACT, AS SHOWN ON A MAP RECORDED IN BOOK 2, PAGE 22, OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 16, SAID CORNER BEING ALSO A BOLT IN THE INTERSECTION OF THE CENTERLINE OF SEVENTEENTH STREET AND NEWPORT AVENUE; THENCE NORTH 35°00'00" EAST 1393.24 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID CENTERLINE OF NEWPORT AVENUE, WEST 100.00 FEET; THENCE SOUTH 35°00'00" EAST TO THE CENTERLINE OF NEWPORT AVENUE; THENCE NORTH 35°00'00" EAST ALONG SAID CENTERLINE OF NEWPORT AVENUE TO THE TRUE POINT OF BEGINNING.