

EXHIBIT A

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

PARCEL 1:

THE WESTERLY 51.15 FEET, MEASURED ALONG THE NORTHERLY LINE, OF THAT PORTION OF THE GOVERNMENT LOT 5 IN SECTION 31, TOWNSHIP 1 SOUTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE OCTOBER 5, 1896, LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE PACIFIC COAST HIGHWAY, AS SAID SOUTHERLY LINE WAS ESTABLISHED ON JANUARY 1, 1945, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID PACIFIC COAST HIGHWAY DISTANT EASTERLY THEREON 401.25 FEET FROM THE WESTERLY END OF THAT CERTAIN CURVE IN SAID SOUTHERLY LINE WHICH IS CONCAVE SOUTHERLY AND HAS A RADIUS OF 1210 FEET, AND WHICH IS TANGENT AT SAID WESTERLY END WITH A LINE BEARING SOUTH 66° 16' 00" WEST FROM A POINT DISTANT SOUTH 23° 44' 00" EAST 40 FEET FROM ENGINEER'S CENTER LINE STATION 100 PLUS 22.08 AT THE EASTERLY EXTREMITY OF THAT CERTAIN CENTER LINE COURSE OF SAID HIGHWAY DESCRIBED AS "NORTH 66° 16' 00" EAST 670.60 FEET" IN THE DEED FROM SOUTHERN COUNTIES LAND COMPANY TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 11716 PAGE 337, OFFICIAL RECORDS OF SAID COUNTY; THENCE CONTINUING ALONG SAID CURVE, A DISTANCE OF 201.15 FEET TO THE END OF SAID CURVE; THENCE SOUTH 85° 12' 30" EAST 2.15 FEET TANGENT TO THE LAST MENTIONED CURVE; THENCE SOUTH 4° 47' 30" WEST TO A POINT IN THE ORDINARY HIGH TIDE LINE OF THE PACIFIC OCEAN; THENCE WESTERLY ALONG SAID TIDE LINE TO THE INTERSECTION OF SAID TIDE LINE WITH A LINE THAT BEARS SOUTH 7° 09' 07" WEST, FROM THE POINT OF BEGINNING; THENCE NORTH 7° 09' 07" EAST, A DISTANCE OF 112 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AS SHOWN IN THE CERTIFICATE OF COMPLIANCE RECORDED SEPTEMBER 25, 1978 AS INSTRUMENT NO. 78-1062867

ASSESSOR'S PARCEL NUMBER: 4449-007-014

PARCEL 2:

THE EASTERLY 50 FEET OF THE WESTERLY 101.15 FEET, SAID DISTANCE BEING MEASURED ALONG THE NORTHERLY LINE, OF THAT PORTION OF GOVERNMENT LOT 5 IN SECTION 31, TOWNSHIP 1 SOUTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE OCTOBER 5, 1896, LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE PACIFIC COAST HIGHWAY, AS SAID SOUTHERLY LINE WAS ESTABLISHED ON JANUARY 1, 1945, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID PACIFIC COAST HIGHWAY DISTANT EASTERLY THEREON 401.25 FEET FROM THE WESTERLY END OF THAT CERTAIN CURVE IN SAID SOUTHERLY LINE WHICH IS CONCAVE SOUTHERLY AND HAS A RADIUS OF 1,210 FEET, AND WHICH IS TANGENT AT SAID WESTERLY END WITH A LINE BEARING SOUTH 66° 16' 00" WEST FROM A POINT DISTANT SOUTH 23° 44' 00" EAST 40 FEET FROM ENGINEER'S CENTER LINE STATION 100 PLUS 22.08 AT THE EASTERLY EXTREMITY OF THAT CERTAIN CENTER LINE COURSE OF SAID HIGHWAY DESCRIBED AS "NORTH 66° 16' 00" EAST 670.60 FEET" IN THE DEED FROM SOUTHERN COUNTIES LAND COMPANY TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 11716 PAGE 337, OFFICIAL RECORDS OF SAID COUNTY; THENCE CONTINUING ALONG SAID CURVE, A DISTANCE OF 201.15 FEET TO THE END OF SAID CURVE; THENCE SOUTH 85° 12' 30" EAST 2.15 FEET TANGENT TO THE LAST MENTIONED CURVE; THENCE SOUTH 4° 47' 30" WEST TO A POINT IN THE ORDINARY HIGH TIDE LINE OF THE PACIFIC OCEAN; THENCE WESTERLY ALONG SAID TIDE LINE TO THE INTERSECTION OF SAID TIDE LINE WITH A LINE THAT BEARS SOUTH 7° 09' 07" WEST, FROM THE POINT OF BEGINNING; THENCE NORTH 7° 09' 07" EAST, A DISTANCE

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OF 112 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AS SHOWN IN THE CERTIFICATE OF COMPLIANCE RECORDED SEPTEMBER 25, 1978 AS INSTRUMENT NO. 78-1062868

ASSESSOR'S PARCEL NUMBER: 4449-007-015

PARCEL 3:

THE EASTERLY 50.00 FEET OF THE WESTERLY 151.15 FEET SAID DISTANCES BEING MEASURED ALONG THE NORTHERLY LINE OF THAT PORTION OF GOVERNMENT LOT 5 IN SECTION 31, TOWNSHIP 1 SOUTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE OCTOBER 5, 1896, LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE PACIFIC COAST HIGHWAY, AS SAID SOUTHERLY LINE WAS ESTABLISHED ON JANUARY 1, 1945, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID PACIFIC COAST HIGHWAY DISTANT EASTERLY THEREON 401.25 FEET FROM THE WESTERLY END OF THAT CERTAIN CURVE IN SAID SOUTHERLY LINE WHICH IS CONCAVE SOUTHERLY AND HAS A RADIUS OF 1210 FEET AND WHICH IS TANGENT AT SAID WESTERLY END WITH A LINE BEARING SOUTH 66° 16' 00" WEST FROM A POINT DISTANT SOUTH 23° 44' 00" EAST 40 FEET FROM ENGINEER'S CENTER LINE STATION 100 PLUS 22.08 AT THE EASTERLY EXTREMITY OF THAT CERTAIN CENTER LINE COURSE OF SAID HIGHWAY DESCRIBED AS "NORTH 66° 16' 00" EAST 670.60 FEET" IN THE DEED FROM SOUTHERN COUNTIES LAND COMPANY TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 11716 PAGE 337, OFFICIAL RECORDS OF SAID COUNTY; THENCE CONTINUING ALONG SAID CURVE, A DISTANCE OF 201.15 FEET TO THE END OF SAID CURVE; THENCE SOUTH 85° 12' 30" EAST 2.15 FEET TANGENT TO THE LAST MENTIONED CURVE; THENCE SOUTH 4° 47' 30" WEST TO A POINT IN THE ORDINARY HIGH TIDE LINE OF THE PACIFIC OCEAN; THENCE WESTERLY ALONG SAID TIDE LINE TO THE INTERSECTION OF SAID TIDE LINE WITH A LINE THAT BEARS SOUTH 7° 09' 07" WEST, FROM THE POINT OF BEGINNING; THENCE NORTH 7° 09' 07" EAST, A DISTANCE OF 112 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AS SHOWN IN THE CERTIFICATE OF COMPLIANCE RECORDED SEPTEMBER 25, 1978 AS INSTRUMENT NO. 78-1062869

ASSESSOR'S PARCEL NUMBER: 4449-007-016

PARCEL 5:

THAT PORTION OF LOT 5 SECTION 31, TOWNSHIP 1 SOUTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT, LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE PACIFIC COAST HIGHWAY, AS SAID SOUTHERLY LINE WAS ESTABLISHED ON JANUARY 1, 1945, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID PACIFIC COAST HIGHWAY WHICH BEARS SOUTH 23° 44' 00" EAST 40 FEET, FROM ENGINEERS CENTER LINE STATION 100 PLUS 22.08 AT THE EASTERLY EXTREMITY OF THAT CERTAIN CENTER LINE COURSE OF SAID HIGHWAY DESCRIBED AS "NORTH 66° 16' 00" EAST 670.60 FEET" IN THE DEED FROM SOUTHERN COUNTIES LAND COMPANY, TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 11716 PAGE 337, OFFICIAL RECORDS; THENCE EASTERLY ALONG A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1,210 FEET BEING ALSO TANGENT TO THE SOUTHERLY LINE OF SAID PACIFIC COAST HIGHWAY, A DISTANCE OF 315 FEET TO A POINT TO WHICH A RADIAL LINE OF SAID CURVE BEARS NORTH 8° 49' 03" WEST, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CURVE A DISTANCE OF 86.25 FEET; THENCE SOUTH 7° 09' 07" WEST 115 FEET, MORE OR LESS, TO A POINT IN THE ORDINARY HIGH TIDE LINE OF THE PACIFIC OCEAN, AS FOUND BY SURVEY ON APRIL 17, 1947; THENCE WESTERLY ALONG SAID TIDE LINE TO THE INTERSECTION OF SAID TIDE LINE WITH THE ABOVE MENTIONED RADIAL LINE WHICH BEARS SOUTH 8° 49' 03" EAST FROM THE TRUE POINT OF BEGINNING; THENCE ALONG SAID RADIAL LINE NORTH 8° 49' 03" WEST 119 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING, AS SHOWN IN THE CERTIFICATE OF COMPLIANCE RECORDED SEPTEMBER 25, 1978 AS INSTRUMENT NO. 78-1062866

ASSESSOR'S PARCEL NUMBER: 4449-007-013

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PARCEL 4:

THAT PORTION OF GOVERNMENT LOT 5 IN SECTION 31, TOWNSHIP 1 SOUTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE OCTOBER 5, 1896, LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE PACIFIC COAST HIGHWAY, AS SAID SOUTHERLY LINE WAS ESTABLISHED ON JANUARY 1, 1945, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID PACIFIC COAST HIGHWAY DISTANT EASTERLY THEREON 401.25 FEET FROM THE WESTERLY END OF THAT CERTAIN CURVE IN SAID SOUTHERLY LINE WHICH IS CONCAVE SOUTHERLY AND HAS A RADIUS OF 1,210 FEET AND WHICH IS TANGENT AT SAID WESTERLY END WITH A LINE BEARING SOUTH 66° 16' 00" WEST FROM A POINT DISTANT SOUTH 23° 44' 00" EAST 40 FEET FROM THE ENGINEER'S CENTER LINE STATION 100 PLUS 22.08 AT THE EASTERLY EXTREMITY OF THAT CERTAIN CENTER LINE COURSE OF SAID HIGHWAY DESCRIBED AS "NORTH 66° 16' 00" EAST 670.60 FEET" IN THE DEED FROM SOUTHERN COUNTIES LAND COMPANY TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 11716 PAGE 337, OFFICIAL RECORDS OF SAID COUNTY; THENCE CONTINUING ALONG SAID CURVE, A DISTANCE OF 201.15 FEET TO THE END OF SAID CURVE; THENCE SOUTH 85° 12' 30" EAST 2.15 FEET TANGENT TO THE LAST MENTIONED CURVE; THENCE SOUTH 4° 47' 30" WEST TO A POINT IN THE ORDINARY HIGH TIDE LINE OF THE PACIFIC OCEAN; THENCE WESTERLY ALONG SAID TIDE LINE TO THE INTERSECTION OF SAID TIDE LINE WITH A LINE THAT BEARS SOUTH 7° 09' 07" WEST, FROM THE POINT OF BEGINNING; THENCE NORTH 7° 09' 07" EAST, A DISTANCE OF 112 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THE WESTERLY 151.15 FEET MEASURED ALONG THE NORTHERLY LINE OF THE ABOVE DESCRIBED LAND, AS SHOWN IN THE CERTIFICATE OF COMPLIANCE RECORDED SEPTEMBER 25, 1978 AS INSTRUMENT NO. 78-1062870

ASSESSOR'S PARCEL NUMBER: 4449-007-017