

EXHIBIT A

LEGAL DESCRIPTION

Real property in the City of La Habra, County of Orange, State of California, described as follows:

The Southerly 45 feet of Lots 11 and 12, Block "D" of the La Habra Tract, in the City of La Habra, County of Orange, State of California, as per map recorded in Book 2, Page 23 of Miscellaneous Maps, in the office of the County Recorder of said County.

Assessor's Parcel Number(s): 022-174-08