

EXHIBIT "A"

SUBLEASED PROPERTY

All that certain real property in the City of Huntington Beach, County of Orange, State of California, described as follows:

PARCEL NO. 1

Unit 19, in Building 5, on Lots A,B,C and Lot 1 of Tract No. 10658, as shown and described in the Condominium Plan ("Plan"), which Plan was recorded on August 22, 1980, in Book 13710, Pages 1889 *et seq.*, of Official Records of Orange County, California.

PARCEL NO. 2

An undivided one one-hundred-twentieth (1/120) interest as a tenant in common in a subleasehold estate in and to all of the real property, including without limitation the Common Areas defined in the Declaration, on Lots A,B,C and Lot 1 of Tract No. 10658, as shown on a Map recorded on December 27, 1979, in Book 466, Pages 37 to 38, inclusive, of Miscellaneous Maps, in the Office of the Orange County Recorder.

EXCEPTING THEREFROM, Units 1 through 20, inclusive, in Buildings I through VI, inclusive, on Lots A,B,C and Lot 1 of Tract No. 10658, as shown on the Plan.

EXCEPTING FURTHER THEREFROM, all improvements and appurtenances located or to be located on said Lots, A,B,C and Lot 1 of Tract No. 10658.

RESERVING THEREFROM, for the benefit of Grantor and Sublessor, and their respective successors in interest and others, easements for access, ingress, egress, encroachment, support, maintenance, drainage, use, enjoyment, repairs, and for other purposes, all as shown in the Plan, and as described in the Declaration of Covenants, Conditions and Restrictions and Reservations of Easements for Harbour Vista Condominiums ("Declaration"), which was recorded on August 22, 1980, as Instrument No. 28659, in Book 13713, Pages 1046 *et seq.*, of Official Records of Orange County, California.

ALSO RESERVING THEREFROM, all minerals, oil, gas, petroleum, other hydrocarbon substances and all underground water in or under or which may be produced from said Lot which underlie a plane parallel to and 500 feet below the present surface of said Lot for the purpose of prospecting for, the exploration, development, production, extraction and taking of said minerals, oil, gas, petroleum, other hydrocarbon substances and water from said Lot by means of mines, well, derricks or other equipment from surface locations on adjoining or neighboring land or lying outside of the above described Lot, it being understood that the owner of such minerals, oil, gas, petroleum, other hydrocarbon substances and water, as set forth above, shall have no right to enter upon the surface of any portion thereof above said plane parallel to and 500 feet above the present surface of the said Lot for any purpose whatsoever.

FURTHER RESERVING THEREFROM, for the benefit of certain Unit Owners of Condominiums in said Lots A,B,C and Lot 1 of Tract No. 10658, exclusive easements appurtenant to parcels No. 1 and No. 2 described above, for use and occupancy for patios and decks, in, to and over the areas defined as Restricted Common Areas in the Declaration, as described and assigned in the Plan.

PARCEL NO. 3

Nonexclusive easements for access, ingress, egress, use, enjoyment, drainage, encroachment, support, maintenance, repairs, and for other purposes, all as shown in the Plan, and as described in the Declaration.

PARCEL NO. 4

Exclusive easements appurtenant to Parcels No. 1 and No. 2 described above, for use and occupancy for patios and decks, in, to and over those portions of Lots A,B,C and Lot 1 of Tract No. 10658, defined as Restricted Common Areas in the Declaration, as described and assigned in the Plan.

RESERVING FROM PARCELS NO. 1 AND NO. 2 ABOVE UNTO SUBLESSOR, its successors and assigns, easements, along with the right to grant and convey said easements, in, under, across and along the Subleased Property, or any part thereof, for the purposes of installation, repair, maintenance, reconstruction and operation of facilities for the transmission of gas, electricity, water, telephone, sewers, storm drains and other utility and public services, including all facilities for a Community Antenna Television System, to and within the Subleased Property; provided, however, that the exercise of such rights does not unreasonably interfere with Sublessee's reasonable use and enjoyment thereof.