

City of Huntington Beach
P.O. Box 190/2000 Main Street
Huntington Beach, CA 92648

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Documentary Transfer Tax \$Exempt
Signature of Declarant or Agent determining tax:

4879-5406-0787\3

Dated: May 1, 2025

SPRECKELS SUGAR COMPANY, INC.,
a New York corporation

By: [Signature]
Name: Ian O'Connell
Its: CFO

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Minnesota)
County of Renville)

On May 1, 2025, before me, LIZA FAGEN, Notary Public, personally appeared Ian O'Connell, 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 Minnesota that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Liza Fagen

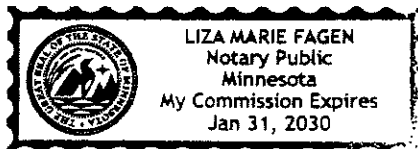


EXHIBIT A

Land

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

THOSE PORTIONS OF THE NORTHWEST 1/4, THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 9 AND THE SOUTHWEST 1/4 OF SECTION 10, BOTH BEING IN TOWNSHIP 5 SOUTH, RANGE 11 WEST, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51, PAGE 13 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING DESCRIBED AS FOLLOWS:

PARCEL 1:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE RANCHO LOS ALAMITOS IN SAID COUNTY OF ORANGE; THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERLY LINE OF SAID SECTION 9 IN RANCHO LOS ALAMITOS, A DISTANCE OF 210.30 FEET; THENCE IN AN EASTERLY DIRECTION ALONG A LINE FORMING AN ANGLE OF 89° 59' 29.5" (AS MEASURED FROM NORTH TO EAST) WITH THE SAID WESTERLY LINE OF SAID SECTION 9 IN RANCHO LOS ALAMITOS, A DISTANCE OF 119.38 FEET, TO A POINT OF CURVE; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CIRCLE, CONVEX NORTHEASTERLY, TANGENT TO THE LAST DESCRIBED LINE, SAID CIRCLE HAVING A RADIUS OF 1674.78 FEET, THROUGH A CENTRAL ANGLE OF 49° 18' 20", A DISTANCE OF 1441.22 FEET; THENCE IN A SOUTHEASTERLY DIRECTION ALONG A LINE TANGENT TO THE LAST DESCRIBED ARC OF A CIRCLE, A DISTANCE OF 1215.59 FEET, MORE OR LESS, TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF RANCHO AVENUE, FOR A POINT OF BEGINNING;

THENCE CONTINUING IN A SOUTHEASTERLY DIRECTION ALONG THE LAST DESCRIBED LINE A DISTANCE OF 897.48 FEET, TO A POINT OF CURVE; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CIRCLE, CONVEX SOUTHWESTERLY, TANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 1872.78 FEET, A DISTANCE OF 114.45 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY LINE OF GRAHAM STREET; THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERLY RIGHT-OF-WAY LINE OF GRAHAM STREET, A DISTANCE OF 106.43 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE ARC OF A CIRCLE 75.0 FEET SOUTHWESTERLY OF AND CONCENTRIC WITH THE ARC OF A CIRCLE HEREINBEFORE MENTIONED AS HAVING A RADIUS OF 1872.78 FEET; THENCE IN A NORTHWESTERLY DIRECTION FROM SAID INTERSECTION ALONG THE ARC OF THE

SAID CONCENTRIC CIRCLE, A DISTANCE OF 196.06 FEET, MORE OR LESS; THENCE IN A NORTHWESTERLY DIRECTION ALONG A LINE, TANGENT TO THE LAST DESCRIBED ARC OF A CIRCLE, A DISTANCE OF 897.45 FEET, MORE OR LESS, TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF RANCHO AVENUE; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF RANCHO AVENUE, A DISTANCE OF 75.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 1.812 ACRES, MORE OR LESS.

PARCEL 2:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE RANCHO LOS ALAMITOS, IN SAID COUNTY OF ORANGE; THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERLY LINE OF SAID SECTION 9 IN RANCHO LOS ALAMITOS, A DISTANCE OF 210.30 FEET; THENCE IN AN EASTERLY DIRECTION ALONG A LINE FORMING AN ANGLE OF 89° 59' 29.5" (AS MEASURED FROM NORTH TO EAST) WITH THE SAID WESTERLY LINE OF SAID SECTION 9 IN RANCHO LOS ALAMITOS, A DISTANCE OF 119.38 FEET TO A POINT OF CURVE; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CIRCLE, CONVEX NORTHEASTERLY, TANGENT TO THE LAST DESCRIBED LINE, SAID CIRCLE HAVING A RADIUS OF 1674.78 FEET, THROUGH A CENTRAL ANGLE OF 49° 18' 20", A DISTANCE OF 1441.22 FEET; THENCE IN A SOUTHEASTERLY DIRECTION ALONG A LINE TANGENT TO THE LAST DESCRIBED ARC OF A CIRCLE A DISTANCE OF 2113.07 FEET, TO A POINT OF CURVE; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CIRCLE, CONVEX SOUTHWESTERLY, TANGENT TO THE LAST DESCRIBED LINE, SAID CIRCLE HAVING A RADIUS OF 1872.78 FEET, A DISTANCE OF 199.37 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY LINE OF GRAHAM STREET FOR A POINT OF BEGINNING.

THENCE CONTINUING IN AN EASTERLY DIRECTION ALONG THE ARC OF THE LAST DESCRIBED CIRCLE HAVING A RADIUS OF 1872.78 FEET, A DISTANCE OF 1435.22 FEET; THENCE IN AN EASTERLY DIRECTION ALONG A LINE, TANGENT TO THE LAST DESCRIBED ARC OF A CIRCLE, A DISTANCE OF 1283.62 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY LINE OF SPRINGDALE AVENUE; THE LAST DESCRIBED LINE BEING THE EXTENSION WESTERLY OF A STRAIGHT LINE DRAWN THROUGH A POINT 252.50 FEET SOUTHERLY OF THE EAST QUARTER CORNER OF SAID SECTION 9 AND A POINT 252.50 FEET SOUTHERLY OF THE CENTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 11 WEST, OF S.B.B.&M., (AS MEASURED ON THEIR RESPECTIVE SECTION AND QUARTER SECTION LINES); THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SPRINGDALE AVENUE, A DISTANCE OF 75.0 FEET, MORE OR LESS, TO ITS INTERSECTION WITH A LINE 75.0 FEET SOUTHERLY OF AND PARALLEL TO THE LINE HEREINBEFORE MENTIONED AS RUNNING IN AN EASTERLY DIRECTION AND HAVING A LENGTH OF 1283.62 FEET, MORE OR LESS; THENCE IN A WESTERLY DIRECTION ALONG THE LAST MENTIONED PARALLEL LINE, A DISTANCE OF 1283.92 FEET, MORE OR LESS,

TO A POINT OF CURVE; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CIRCLE, CONVEX SOUTHWESTERLY, TANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 1947.78 FEET, A DISTANCE OF 1422.13 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY LINE OF GRAHAM STREET, SAID LAST MENTIONED ARC OF A CIRCLE BEING 75.0 FEET SOUTHWESTERLY OF AND CONCENTRIC WITH THE ARC OF A CIRCLE HEREINBEFORE MENTIONED AS HAVING A RADIUS OF 1872.78 FEET; THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERLY RIGHT-OF-WAY LINE OF GRAHAM STREET, A DISTANCE OF 101.43 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 4.671 ACRES, MORE OR LESS.

PARCEL 3:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10 IN SAID TOWNSHIP AND RANGE, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF SPRINGDALE AVENUE, ON A LINE DRAWN THROUGH A POINT 252.50 FEET SOUTHERLY OF THE EAST QUARTER CORNER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN, AND A POINT 252.50 FEET SOUTHERLY OF THE CENTER OF SECTION 11, IN THE AFOREMENTIONED TOWNSHIP AND RANGE, AS MEASURED ON THEIR RESPECTIVE SECTION AND QUARTER SECTION LINES; THENCE IN AN EASTERLY DIRECTION ALONG THE LINE ABOVE DESCRIBED, A DISTANCE OF 2602.05 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY LINE OF EDWARDS STREET; THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERLY RIGHT-OF-WAY LINE OF EDWARDS STREET A DISTANCE OF 75.0 FEET, MORE OR LESS, TO ITS INTERSECTION WITH A LINE 75.0 FEET SOUTHERLY OF AND PARALLEL TO THE LINE 252.50 FEET SOUTHERLY OF THE EAST QUARTER CORNER OF SAID SECTION 9 AND 252.50 FEET SOUTHERLY OF THE CENTER OF SAID SECTION 11 (AS MEASURED ON THEIR RESPECTIVE SECTION AND QUARTER SECTION LINES); THENCE IN A WESTERLY DIRECTION ALONG THE LAST MENTIONED PARALLEL LINE A DISTANCE OF 2601.95 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY LINE OF THE SPRINGDALE AVENUE; THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SPRINGDALE AVENUE, A DISTANCE OF 75.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 4.480 ACRES, MORE OR LESS.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDARIES OF THE CITY OF WESTMINSTER.