

149-0-081-020

EXHIBIT"A"

THE SOUTHERLY 70.275 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

PART OF LOT 64 OF RANCHO SANTA CLARA DEL DOTE, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 3, PAGE 26 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A 2" X 2" REDWOOD STAKE SET IN THE LINE BETWEEN LOTS 64 AND 65 OF SAID RANCHO, FROM WHICH A 2 1/2-INCH IRON PIPE SET IN THE NORTHERLY LINE OF OLD CONEJO ROAD, AT THE CORNER COMMON TO LOTS 64 AND 65 OF SAID RANCHO, BEARS SOUTH 39° 40' WEST 917.00 FEET DISTANT; THENCE FROM SAID POINT OF BEGINNING,

1 ST: SOUTH 50° 20' EAST 309.93 FEET TO A 2" X 2" REDWOOD STAKE; THENCE AT RIGHT ANGLES,

2ND: NORTH 39° 40' EAST 140.55 FEET TO A 2" X 2" REDWOOD STAKE, THENCE AT RIGHT ANGLES,

3RD: NORTH 50° 20' WEST 309.93 FEET TO A 2' X 2" REDWOOD STAKE SET IN LINE BETWEEN SAID LOTS 64 AND 65; THENCE ALONG SAME,

4TH: SOUTH 39° 40' WEST 140.55 FEET TO THE POINT OF BEGINNING.

EXCEPTING ALL OIL, GAS AND MINERAL RIGHTS IN AND TO SAID LAND, TOGETHER WITH ALL RIGHTS OF WAY NECESSARY OR CONVENIENT FOR THE FULL DEVELOPMENT OF SUCH OIL, GAS AND MINERALS AND ALL WATER AND WATER RIGHTS LYING AND BEING BENEATH THE SURFACE OF SAID LAND IN EXCESS OF THAT NECESSARY OR CONVENIENT FOR USE THEREON, AND ALL WATER DEVELOPED ON SAID LAND NOT USED THEREON.

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