**668-0-070-225**

EXHIBIT "A"

PARCEL 3 IN SECTION 13, TOWNSHIP 1 NORTH, RANGE 20 WEST, RANCH EL CONEJO, AS SHOWN ON LICENSED SURVEYOR'S MAP FILED IN BOOK 23, PAGE 15 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY, STATE OF CALIFORNIA

EXCEPT THE SOUTHERLY 1330.53 FEET OF SAID LAND

ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID PARCEL 3; THENCE ALONG THE BOUNDARY OF SAID PARCEL 3 BY THE FOLLOWING TWO COURSES.

1ST SOUTH 89 DEGREES 23' 30" EAST 491.12 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE, 2ND SOUTH 0 DEGREES 05' 09" EAST 894.50 FEET; THENCE 3RD NORTH 82 DEGREES 35' 09" WEST 90.71 FEET THENCE, 4TH SOUTH 71 DEGREES 29' 07" WEST 422.83 FEET TO THE WESTERLY LINE OF SAID PARCEL 3; THENCE ALONG SAID WESTERLY LINE, 5TH NORTH 0 DEGREES 05' 09" WEST 1022.28 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT 50% OF ALL OIL, GAS, OR OTHER HYDROCARBONS OR OTHER MINERALS WITHOUT HOWEVER, ANY RIGHT OF SURFACE ENTRY, AS RESERVED BY WALTER KELLY AND HELGA KELLY, HUSBAND AND WIFE, IN DEED RECORDED JULY 1, 1964, IN BOOK 2573, PAGE 468, OFFICIAL RECORDS

ALSO EXCEPT 25% OF ALL MINERALS, OIL, GAS AND HYDROCARBON SUBSTANCES WITHIN, UNDERLYING OR THAT MAY BE PRODUCED THEREFROM, BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED BY JOSEPH ROSENBERG, IN DEED RECORDED JULY 1, 1964, IN BOOK 2573, PAGE 473, OFFICIAL RECORDS