

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5; AND THE SOUTHEAST QUARTER OF SECTION 6; ALL IN TOWNSHIP 4 NORTH, RANGE 18 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

EXCEPT ALL COAL AND OTHER MINERALS TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE, AND REMOVE THE SAME, AS RESERVED IN THE PATENT FROM THE UNITED STATES RECORDED FEBRUARY 9, 1938 IN BOOK 549 PAGE 482 OF OFFICIAL RECORDS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR VEHICULAR INGRESS AND EGRESS AND FOR ALL PUBLIC UTILITIES INCLUDING ELECTRICAL LINES, GAS LINES, WATER LINES, TELEPHONE LINES, TELEVISION, AS CREATED BY THAT GRANT OF MUTUAL ACCESS EASEMENT RECORDED ON MARCH 4, 1996, AS DOCUMENT NO. 96-025875 OF OFFICIAL RECORDS OF THE COUNTY OF VENTURA.

[APN: 055-0-050-070](#)

[Plotted Easements](#)