

Exhibit "A"

Legal Description

The land described herein is situated in the State of California, County of Kern, unincorporated area, described as follows:

PARCEL ONE:

Lot 25 of Tract No. 3221, in the unincorporated area of the County of Kern, State of California, as per map recorded May 29, 1969, in Book 17 of Maps, at Pages 162 to 169, inclusive, in the office of the County Recorder of said county.

EXCEPTING THEREFROM fifty percent (50%) of all minerals, oil and/or gas produced, saved and sold from a depth of more than 500 feet, measured vertically, below the surface of said real property, without, however, reserving any right to lease or come upon said real property for the purpose of exploring for or producing such minerals, oil and/or gas excepted under and by virtue of a lease or agreement wherein both Grantors and Grantee or their respective successors or assigns shall have joined, and then only if such exploration and/or production operations shall be conducted upon and from the drill and/or mine site conveyed for such purposes by that certain grant deed of even date and recorded concurrently herewith from Pacific-Atlantic Properties, Inc., Grantor, to Alzada Cuddeback Trusty and John Price Cuddeback, Jr., Grantees, as reserved in Deed executed by Alzada Cuddeback Trusty and John Price Cuddeback, Jr., recorded May 26, 1965, in Book 3843 of Official Records, Page 770, as Instrument No. 28690, Kern County Records.

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PARCEL TWO:

Lot 26 of Tract No. 3221, in the unincorporated area of the County of Kern, State of California, as per map recorded May 29, 1969, in Book 17 of Maps, at Pages 162 to 169, inclusive, in the office of the County Recorder of said county.

EXCEPTING THEREFROM fifty percent (50%) of all minerals, oil and/or gas produced, saved and sold from a depth of more than 500 feet, measured vertically, below the surface of said real property, without, however, reserving any right to lease or come upon said real property for the purpose of exploring for or producing such minerals, oil and/or gas excepted under and by virtue of a lease or agreement wherein both Grantors and Grantee or their respective successors or assigns shall have joined, and then only if such exploration and/or production operations shall be conducted upon and from the drill and/or mine site conveyed for such purposes by that certain grant deed of even date and recorded concurrently herewith from Pacific-Atlantic Properties, Inc., Grantor, to Alzada Cuddeback Trusty and John Price Cuddeback, Jr., Grantees, as reserved in Deed executed by Alzada Cuddeback Trusty and John Price Cuddeback, Jr., recorded May 26, 1965, in Book 3843 of Official Records, Page 770, as Instrument No. 28690, Kern County Records.

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