

EXHIBIT A – LEGAL DESCRIPTION

PARCEL 1:

ALL THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER LINE INTERSECTION OF TWO 40 FOOT ROADS KNOWN AS EAST BIG BEAR BOULEVARD (FORMERLY KNOWN AS VALLEY ROAD) AND MEADOW ROAD, AS PER MAP OF TALMADGES I. S. RANCH SUBDIVISION RECORDED IN BOOK 20 OF MAPS, PAGE 25, RECORDS OF SAN BERNARDINO COUNTY, SAID CENTER LINE INTERSECTION IS DESIGNATED ON SAID SUBDIVISION MAP AS "IT"; THENCE SOUTH 7 DEG. 42' EAST 67.86 FEET ALONG THE CENTER LINE OF SAID MEADOW ROAD; THENCE NORTH 82 DEG. 18' EAST 20.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT LYING ON THE EASTERLY LINE OF SAID MEADOW ROAD AND BEING THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEASTERLY WHOSE RADIUS IS 40.00 FEET; THENCE FROM THE TRUE POINT OF BEGINNING ALONG SAID CURVE TO THE NORTHEASTERLY 67.74 FEET THROUGH AN ANGLE OF 97 DEG. 02' TO A POINT ON THE SOUTHERLY LINE OF SAID BIG BEAR LAKE BOULEVARD; THENCE NORTH 89 DEG. 20' EAST 14.76 FEET ALONG SAID SOUTHERLY LINE OF BIG BEAR LAKE BOULEVARD; THENCE SOUTH 7 DEG. 42' EAST 200.00 FEET ALONG A LINE PARALLEL TO THE EASTERLY LINE OF SAID MEADOW ROAD; THENCE SOUTH 89 DEG. 20' WEST 60.00 FEET ON A LINE PARALLEL TO THE SAID SOUTHERLY LINE OF BIG BEAR LAKE BOULEVARD TO A POINT IN THE SAID EASTERLY LINE OF MEADOW ROAD; THENCE NORTH 7 DEG. 42' WEST 154.76 FEET ALONG THE SAID EASTERLY LINE OF MEADOW ROAD TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

ALL THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER LINE INTERSECTION OF TWO 40 FOOT ROADS KNOWN AS BIG BEAR LAKE BOULEVARD (FORMERLY KNOWN AS VALLEY ROAD) AND MEADOW ROAD, AS PER MAP OF TALMADGES I.S. RANCH SUBDIVISION, AS PER PLAT RECORDED IN BOOK 20 OF MAPS, PAGE 25, RECORDS OF SAID COUNTY, SAID CENTER LINE INTERSECTION IS DESIGNATED ON SAID SUBDIVISION MAP AS "IT"; THENCE SOUTH 7 DEG. 34' EAST 220.15 FEET; THENCE ON A LINE PARALLEL TO THE SOUTH LINE OF SAID BIG BEAR LAKE BOULEVARD, NORTH 89 DEG. 28' EAST 80.15 FEET, ALONG THE SOUTHERLY LINE OF A PARCEL OF LAND CONVEYED BY FRED M. JOHNSON, ET AL, TO LEONARD JUNIPER AND NIELS H. CLAUSON, BY DEED RECORDED NOVEMBER 16, 1949, AS

EXHIBIT A – LEGAL DESCRIPTION (continued)

PER PLAT RECORDED IN BOOK 2487, PAGE 543, OFFICIAL RECORDS, TO THE SOUTHEAST CORNER THEREOF, SAID CORNER BEING THE TRUE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING, ALONG THE EAST LINE OF SAID PARCEL NO. 7 DEG. 34' WEST 200.00 FEET ON A LINE PARALLEL TO THE EASTERLY LINE OF SAID MEADOW ROAD, TO A POINT ON THE SOUTHERLY LINE OF SAID BIG BEAR LAKE BOULEVARD; THENCE ALONG SAID SOUTHERLY LINE NORTH 89 DEG. 28' EAST 204.19 FEET TO THE NORTHWEST CORNER OF THE LAND CONVEYED TO FRANK L. TALMADGE BY DEED RECORDED MAY 12, 1941, IN BOOK 1478, PAGE 132, OFFICIAL RECORDS; THENCE SOUTH 20 DEG. 22' EAST 211.02 FEET; THENCE SOUTH 89 DEG. 28' WEST 251.29 FEET, ON A LINE PARALLEL TO THE SAID SOUTHERLY LINE OF BIG BEAR LAKE BOULEVARD, TO THE TRUE POINT OF BEGINNING. NOTE: THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS DERIVED FROM THE CENTER LINE OF BIG BEAR LAKE BOULEVARD (NORTH 89 DEG. 28' EAST) AS PER BARLETT'S METCALF BAY SUBDIVISION NO. 3, AS PER PLAT RECORDED IN BOOK 23 OF MAPS, PAGES 15 AND 16, RECORDS OF SAID COUNTY, SAID BEARING DIFFERS FROM (NORTH 89 DEG. 20' EAST) THE BEARINGS SHOWN ON THE AFOREMENTIONED MAP OF TALMADGES I.S. RANCH.

COMMONLY KNOWN AS: Unimproved Land, Big Bear Lake, California

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THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF BIG BEAR LAKE, COUNTY OF SAN BERNARDINO, STATE OF CA, AND IS DESCRIBED AS FOLLOWS:

THE NORTH 100 FEET, AS MEASURED AT RIGHT ANGLES TO THE NORTH BOUNDARY OF THE FOLLOWING DESCRIBED PROPERTY.

ALL THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO GOVERNMENT SURVEY, AND THAT PORTION OF LOT 1, BLOCK "A", BARTLETT'S METCALF BAY SUBDIVISION, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 21 OF MAPS, PAGES 14 AND 15, RECORDS OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

COMMENCING AT THE CENTER LINE INTERSECTION OF TWO 40 FOOT ROADS KNOWN AS BIG BEAR LAKE BOULEVARD (FORMERLY KNOWN AS VALLEY ROAD) AND MEADOW ROAD, AS PER MAP OF TALMADGES I.S. RANCH SUBDIVISION, AS PER MAP RECORDED IN BOOK 20, PAGE 25 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID CENTER LINE INTERSECTION IS DESIGNATED ON SAID SUBDIVISION MAP AS "IT"; THENCE SOUTH 7 DEG. 34 MINUTES EAST, 220.15 FEET, TO THE TRUE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING, NORTH 89 DEG. 28 MINUTES EAST, 331.44 FEET ON A LINE PARALLEL TO THE SOUTH LINE OF SAID BIG BEAR LAKE BOULEVARD TO A POINT ON THE WEST LINE OF THE LAND CONVEYED TO FRANK L. TALMADGE BY DEED RECORDED MAY 12, 1941, AS PER MAP RECORDED IN BOOK 1478, OFFICIAL RECORDS, PAGE 132; THENCE SOUTH 20 DEG. 22 MINUTES EAST, 345.52 FEET TO THE WEST CORNER OF THE LAND CONVEYED TO ARTHUR F. HEALE AND WIFE, BY DEED RECORDED DECEMBER 21, 1940 IN BOOK 1444, PAGE 273, OFFICIAL RECORDS; THENCE SOUTH 72 DEG. 05 MINUTES EAST, 306.02 FEET, TO A POINT ON THE SOUTHWESTERLY LINE OF 30 FOOT WIDE EDGEMOOR ROAD; AS SHOWN ON MAP OF BARTLETT'S METCALF BAY SUBDIVISION, AS PER MAP RECORDED IN BOOK 21, PAGES 14 AND 15 OF MAPS, RECORDS OF SAID COUNTY; THENCE ALONG SAID SOUTHWESTERLY LINE, SOUTH 46 DEG. 32 MINUTES EAST, 68.70 FEET TO THE EASTERLY CORNER OF LOT 1, BLOCK "A" OF SAID BARTLETT'S METCALF BAY SUBDIVISION; THENCE SOUTH 31 DEG. 20 MINUTES WEST, 251.21 FEET, TO A POINT WHICH LIES NORTH 31 DEG. 20 MINUTES EAST, 92.83 FEET FROM THE SOUTH CORNER OF LOT 1, BLOCK "A", OF SAID BARTLETT'S METCALF BAY SUBDIVISION, THENCE ON A LINE PARALLEL TO THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 24, NORTH 89 DEG. 05 MINUTES 30 SECONDS WEST, 288.69 FEET, TO A POINT ON THE CENTER LINE OF SAID MEADOW ROAD; THENCE ALONG SAID CENTER LINE NORTH 7 DEG. 27 MINUTES WEST, 114.15 FEET; THENCE NORTH 24 DEG. 12 MINUTES WEST, 135.40 FEET; THENCE NORTH 54 DEG. 56 MINUTES 30 SECONDS WEST, 262.02 FEET; THENCE NORTH 23 DEG. 42 MINUTES WEST, 140.05 FEET; THENCE NORTH 11 DEG. 39 MINUTES 30 SECONDS WEST, 157.65 FEET; THENCE NORTH 7 DEG. 34 MINUTES WEST, 3.80 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT A – LEGAL DESCRIPTION (continued)

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, LYING BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY.

COMMONLY KNOWN AS: 731 Tulip Lane, Big Bear Lake, California.