

EXHIBIT A-2

Land Description Southern Tract (Parcel Two)

A parcel of the submerged land situated in the bed of the Pacific Ocean, County of Santa Barbara, State of California, described as follows:

Beginning at a point having Universal Transverse Mercator NAD83, Zone 10 coordinates of 3830004.357 North and 714658.977 East, said point bears North 48°24'14" West, a distance of 5396.681 meters from Continuously Operating Reference Station (CORS) VNDP as shown on a record of survey filed in Book 171, Pages 24 and 25 of Record of Surveys in the Office of the County Recorder of said County;

Thence North 89°59'57" West, a distance of 4682.520 meters to the State of California offshore boundary, also being the beginning of a non-tangent curve, concave east and having a radius of 5556.000 meters, the radial center of which bears South 74°45'35" East;

Thence southerly along said offshore boundary and the arc of said curve, through a central angle of 15°11'08" and an arc distance of 1,472.550 meters to the beginning of a non-tangent curve, concave east and having a radius of 5,556.000 meters, the radial center of which bears South 89°50'25" East;

Thence southerly along the arc of said curve, through a central angle of 34°14'54" and an arc distance of 3,321.084 meters;

Thence leaving said offshore boundary North 89°48'59" East, a distance of 3,923.232 meters;

Thence North 00°00'01" East, a distance of 4,572.036 meters to the POINT OF BEGINNING.

Containing 2,127.774 hectares (5260.9 acres), more or less.

The bearings used herein are based on Universal Transverse Mercator NAD83 Zone 10, all distances are grid and in meters. To convert grid distances to ground multiply grid distances by 1.00015.