

EXHIBIT "B"
LEGAL DESCRIPTION

LOT 28 OF TRACT NO. 12064-2, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 176 OF MAPS, PAGES 78 TO 97, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL OIL, GAS, PETROLUUM, ALL KINDRED SUBSTANCES, PRECIOUS METALS, ORES, ASPHALTUM, MINERALS, WHETHER KNOWN OR UNKNOWN, AND ANY OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF FIVE HUNDRED (500) FEET, MEASURED VERTICALLY FROM THE SURFACE OF THE LAND, BUT WITHOUT ANY RIGHT OF SURFACE ENTRY TO TAKE OR RECOVER SAME, BY DEED RECORDED JANUARY 10, 1983, AS INSTRUMENT NO. 83-5299.

FURTHER EXCEPTING THEREFROM ALL MINERALS AND MINERAL ORES OF EVERY KIND OF CHARACTERS, INCLUDING PETROLEUM AND OTHER HYDROCARBON SUBSTANCE OR OTHER MINERAL DEPOSITS, BUT WITHOUT THE RIGHT OF SURFACE ENTRY OVER THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 1S, RANGE 6W SBBM, BY DEED RECORDED MAY 16, 1960 IN BOOK 5137, PAGE 1 OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM ALL OIL, GAS, OR OTHER HYDROCARBON SUBSTANCES OR OTHER MINERAL DEPOSITS, BUT WITHOUT THE RIGHT OF SURFACE ENTRY, BY DEED RECORDED FEBRUARY 3, 1959 IN BOOK 4721, PAGE 447 OF OFFICIAL RECORDS.