

EXHIBIT A

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF BUTTE,  
STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL I:

ALL THAT PORTION OF SECTIONS 25 AND 36, TOWNSHIP 18 NORTH, RANGE  
2 EAST, M.D.B. & M., LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF THE  
SOUTHERN PACIFIC RAILROAD AND WEST AND SOUTH OF THAT CERTAIN  
PARCEL OF LAND HERETOFORE CONVEYED TO L. A. PANECALDO AND  
NELLIE C. PANECALDO, HIS WIFE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST AND WEST CENTERLINE OF SAID SECTION  
25 AT THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED  
TO L. A. PANECALDO AND NELLIE C. PANECALDO, HIS WIFE, BY DEED DATED  
JANUARY 10, 1945 AND RECORDED IN BOOK 342 OF OFFICIAL RECORDS, AT PAGE  
62, RECORDS OF BUTTE COUNTY, CALIFORNIA, FROM WHICH POINT THE EAST  
QUARTER SECTION CORNER OF SAID SECTION 25 BEARS NORTH 88° 42' EAST  
3199.4 FEET; THENCE ALONG THE WEST AND SOUTH LINES OF SAID PANECALDO  
LAND THE FOLLOWING COURSES AND DISTANCES: SOUTH 0° 38' WEST 1562.13  
FEET ALONG THE CENTERLINE OF A PRIVATE DRAIN AND THE PRODUCTION OF  
SAID LINE TO A POINT; THENCE LEAVING SAID LINE, NORTH 87° 52' EAST 782.9  
FEET; THENCE SOUTH 42° 47' EAST 313.7 FEET; THENCE SOUTH 61° 16' EAST 100  
FEET; THENCE SOUTH 89° 15' EAST 668.5 FEET TO A 3/4 INCH PIPE ON THE EAST  
SIDE OF A PRIVATE IRRIGATION DITCH; THENCE ALONG THE EAST SIDE OF SAID  
DITCH AS FOLLOWS: SOUTH 2° 43' WEST 174 FEET; THENCE SOUTH 6° 16' EAST  
200 FEET; THENCE SOUTH 1° 17' WEST 258.0 FEET; THENCE SOUTH 24° 55' EAST 190  
FEET TO A 3/4 INCH PIPE; THENCE LEAVING SAID EAST LINE OF SAID DITCH  
NORTH 88° 20' EAST 208.6 FEET TO A 3/4 INCH PIPE; THENCE NORTH 65° 43' EAST  
184.7 FEET TO A 3/4 INCH PIPE; THENCE SOUTH 82° 41' EAST 51.3 FEET TO A 3/4  
INCH PIPE ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID LATERAL E7 DRAIN,  
THIS PIPE BEING 943.2 FEET WEST OF THE EAST SIDE OF SAID SECTION 25 AND  
54.0 FEET NORTH OF THE SOUTH SIDE OF SAID SECTION 25; THENCE ALONG THE  
WESTERLY AND NORTHERLY RIGHT-OF-WAY LINE OF SAID LATERAL E7 DRAIN  
AS FOLLOWS: NORTH 15° 3' EAST 143.1 FEET TO A POINT; THENCE NORTH 12° 44'  
EAST 273.6 FEET TO A POINT; THENCE NORTH 25° 28' EAST 118.4 FEET TO A POINT;  
THENCE NORTH 43° 28' EAST 171.1 FEET TO A POINT; THENCE NORTH 51° 11' EAST  
542.0 FEET TO A POINT; THENCE NORTH 61° 25' EAST 136.7 FEET TO A POINT;  
THENCE NORTH 86° 24' EAST 136.9 FEET TO A POINT IN THE EAST LINE OF SAID  
SECTION 25 FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 25  
BEARS NORTH 0° 8' EAST 1570.1 FEET, AND BEING ON THE CENTERLINE OF STATE  
HIGHWAY 99E; THENCE SOUTH 0° 8' WEST ALONG SAID CENTERLINE 376 FEET TO  
THE PRODUCTION EAST OF THE NORTH LINE OF THE LIVE OAK CEMETERY;  
THENCE WEST ALONG SAID PRODUCED LINE AND THE NORTH LINE OF SAID