

EXHIBIT A

THE LAND REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:

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

PARCEL I:

LOT 9, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "STERLING SUBDIVISION", WHICH MAP WAS RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, ON AUGUST 10, 1990, IN BOOK 118 OF MAPS, AT PAGE(S) 64, 65, 66 AND 67.

AP NO. 027-120-028

PARCEL II:

A RIGHT OF WAY FOR ROAD AND PUBLIC UTILITY EASEMENTS OVER DUSTIN LANE AS SHOWN ON THAT CERTAIN MAP ENTITLED, "STERLING SUBDIVISION", WHICH MAP WAS RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, ON AUGUST 10, 1990, IN BOOK 118 OF MAPS, AT PAGE(S) 64, 65, 66 AND 67.

EXCEPTING THEREFROM ALL THAT PORTION LYING WITHIN THE BOUNDS OF PARCEL I, DESCRIBED HEREIN.

PARCEL III:

A NON-EXCLUSIVE EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES 60 FEET IN WIDTH LYING EASTERLY OF AND ADJACENT TO THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF LOT 2, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "FORTUNE ACRES, UNIT NO. 1", WHICH MAP WAS RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, IN BOOK "A" OF MAPS, AT PAGE(S) 23, 23A AND 24, WITH THE SOUTH BOUNDARY OF GRUBBS ROAD, AS SAID ROAD EXISTED ON JUNE 1, 1989; THENCE SOUTHERLY ALONG THE WEST BOUNDARY OF SAID LOT 2, A DISTANCE OF 60 FEET TO THE END OF THE HEREIN DESCRIBED LINE.

PARCEL IV:

EXHIBIT A CONTINUED

A NON-EXCLUSIVE EASEMENT FOR ROAD AND PUBLIC UTILITIES 60.00 FEET IN WIDTH, LYING 30.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF PARCEL 3, AS SHOWN ON THAT CERTAIN PARCEL MAP, RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, ON FEBRUARY 2, 1982, IN BOOK 87 OF MAPS, AT PAGE(S) 49; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 3, NORTH 60° 49' 20" EAST, A DISTANCE OF 83.57 FEET, MORE OR LESS, TO THE CENTERLINE OF THAT CERTAIN 60.00 FOOT ROAD EASEMENT, AS SHOWN ON THE AFORESAID PARCEL MAP AND THE TRUE POINT OF BEGINNING OF THE LINE HEREIN DESCRIBED; THENCE FROM SAID TRUE POINT OF BEGINNING SOUTH 22° 22' 02" EAST, A DISTANCE OF 442.62 FEET; THENCE SOUTH 00° 09' 39" WEST, A DISTANCE OF 526.05 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID PARCEL 3 AND THE END OF SAID CENTERLINE.

SAID EASEMENT BEING FURTHER SHOWN AS CROSACOUNTRE ROAD, AS SHOWN ON THAT CERTAIN PARCEL MAP, RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, ON FEBRUARY 2, 1982 IN BOOK 87 OF MAPS, AT PAGE(S) 49.