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:

A PORTION OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 5 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33; THENCE SOUTH 2° 22' 38" EAST, ALONG THE WEST LINE OF SAID SECTION 33, A DISTANCE OF 2621.42 THENCE NORTH 88° 50' 28" EAST A DISTANCE OF 1328.66 FEET TO THE POINT OF BEGINNING FOR THE PARCEL OF LAND DESCRIBED HEREIN; THENCE FROM SAID POINT OF BEGINNING CONTINUING NORTH 88° 50' 28" EAST A DISTANCE OF 330.17 FEET; THENCE SOUTH 2° 13' 29" WEST, A DISTANCE OF 665.24 FEET; THENCE SOUTH 89° 24' 14" WEST A DISTANCE OF 330.15 FEET TO A POINT THAT BEARS SOUTH 2° 13' 58" EAST FROM THE POINT OF BEGINNING; THENCE NORTH 2° 13' 58" WEST, A DISTANCE OF 662.00 FEET TO THE POINT OF BEGINNING.

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PARCEL II:

A NON-EXCLUSIVE EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES OVER A STRIP OF LAND 60 FEET IN WIDTH LYING 30 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL I DESCRIBED ABOVE; THENCE SOUTH 2 ° 13' 58" EAST A DISTANCE OF 1324.0 FEET TO A POINT IN THE NORTH LINE OF "BANGOR TRACT NO. 1", WHICH MAP WAS RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, ON SEPTEMBER 25, 1911, IN BOOK 7 OF MAPS, AT PAGE(S) 50 AND THE END OF THE HEREIN DESCRIBED CENTERLINE,

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 OVER A STRIP OF LAND 60 FEET IN WIDTH, LYING NORTHERLY OF AND ADJACENT TO THE NORTH BOUNDARY LINE OF "BANGOR TRACT UNIT NO. 1", WHICH MAP WAS RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, ON SEPTEMBER 25, 1911, IN BOOK 7 OF MAPS, AT PAGE(S) 50 AND WESTERLY OF THE WEST LINE OF LA PORTE COUNTY ROAD.

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

PARCEL IV:

AN EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES OVER A PARCEL OF LAND IN SECTION 33, TOWNSHIP 18 NORTH, RANGE 5 EAST, M.D.B. & M., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND 60.00 FEET IN WIDTH, LYING 30.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN BOOK 1715, PAGE 538, OFFICIAL RECORDS, SAID POINT BEING THE C.S. 1/16 CORNER OF SAID SECTION 33; THENCE NORTH 02° 12' 06" WEST, A DISTANCE OF 30.00 FEET TO THE CENTERLINE OF AN EXISTING 60.00 FOOT ROAD AND PUBLIC UTILITIES EASEMENT; THENCE NORTH 89° 58' EAST, ALONG SAID CENTERLINE, A DISTANCE OF 459.47 FEET TO THE TRUE POINT OF BEGINNING, BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 82° 59' 13", A RADIUS OF 125.00 FEET AND BEING CONCAVE NORTHWESTERLY; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 181.05 FEET TO THE END OF CURVE; THENCE NORTH 06° 58' 47" EAST, A DISTANCE OF 115.03 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 93° 20' 12", A RADIUS OF 75.00 FEET AND BEING CONCAVE SOUTHEASTERLY; THENCE ALONG SAID CURVE, ARC DISTANCE OF 122.18 FEET TO THE END OF SAID CURVE, BEING A POINT THAT APPROXIMATES THE PHYSICAL CENTERLINE OF LA PORTE ROAD AND END OF DESCRIPTION.

PARCEL V:

A NON-EXCLUSIVE EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES OVER A STRIP OF LAND 30 FEET IN WIDTH LYING SOUTHERLY OF AND ADJACENT TO THE SOUTH BOUNDARY OF PARCEL I DESCRIBED ABOVE.

PARCEL VI:

A RIGHT OF WAY FOR ROAD, PUBLIC UTILITIES AND WATER LINE ALONG THE WESTERLY 30 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 5 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33; THENCE NORTH 87° 08' 47" EAST ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 1333.11 FEET; THENCE SOUTH 2° 13' 58" EAST A DISTANCE OF 1330.38 FEET; THENCE NORTH 87° 59' 32" EAST A DISTANCE OF 1312.32 FEET TO THE TRUE POINT OF BEGINNING FOR THE PARCEL OF LAND HEREIN DESCRIBED; THENCE FROM SAID TRUE POINT OF BEGINNING, SOUTH 2° 12' 06" EAST, A DISTANCE OF 1349.76 FEET; THENCE NORTH 88° 50' 28" EAST, A DISTANCE OF 995.05 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY BOUNDARY OF THE LAPORTE COUNTY ROAD; THENCE NORTHEASTERLY ALONG THE WESTERLY BOUNDARY OF SAID LAPORTE COUNTY ROAD TO A POINT THAT BEARS NORTH 87° 59' 32" EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 87° 59' 32" WEST, A DISTANCE OF 1179.43 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE NORTH 1012.32 FEET, MEASURED ALONG THE WEST BOUNDARY AND PARALLEL WITH THE NORTH BOUNDARY OF THE ABOVE DESCRIBED PARCEL.

TOGETHER WITH ALL RIGHTS OF WAY AND EASEMENTS PERTINENT THERETO.

EXCEPTING MINERALS AND MINERAL RIGHTS AS RESERVED OF RECORD.

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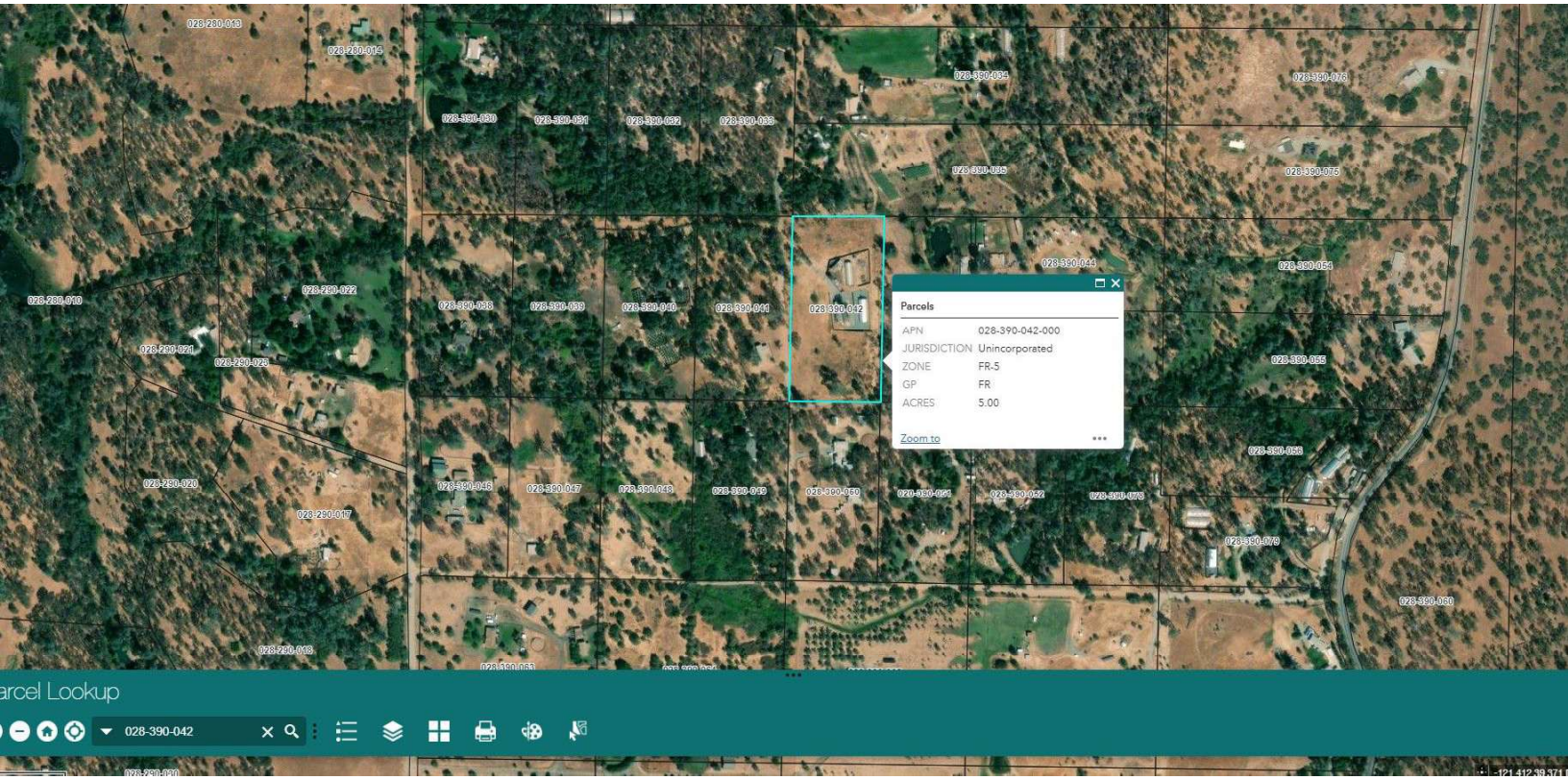
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