

EXHIBIT "A"

THE LAND REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:

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

THAT PORTION OF LOTS 49, 50 AND 52, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "MAP OF PLEASANT VALLEY TRACT", WHICH MAP WAS RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, ON NOVEMBER 20, 1890, IN BOOK 7 OF MAPS, AT PAGE(S) 75, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY LINE OF THE FEATHER RIVER HIGHWAY, WHICH POINT IS DISTANT SOUTH 80° 01' EAST, 330.16 FEET FROM THE CENTER LINE OF CANYON DRIVE AND WHICH POINT IS ON THE CENTER LINE OF A PUBLIC ROAD RUNNING NORTHEASTERLY FROM THE FEATHER RIVER HIGHWAY; THENCE NORTH 36° 22' EAST, ALONG THE CENTER LINE OF SAID PUBLIC ROAD, A DISTANCE OF 590.35 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 600 FEET AND CENTRAL ANGLE OF 38° 00' FOR A DISTANCE OF 397.94 FEET; THENCE ON A TANGENT TO AFOREMENTIONED CURVE, BEARING NORTH 74° 22' EAST, A DISTANCE OF 17.06 FEET; THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 600 FEET AND A CENTRAL ANGLE OF 7° 33', A DISTANCE OF 79.06 FEET; THENCE SOUTH 49° 06' EAST, 523.08 FEET TO A WOOD STAKE FROM WHICH THE EAST QUARTER CORNER OF ABOVE MENTIONED SECTION 9 BEARS NORTH 39° 36' EAST, 221.89 FEET; THENCE SOUTH 46° 45' WEST, A DISTANCE OF 717.00 FEET TO A POINT ; THENCE SOUTH 58° 00' WEST, A DISTANCE OF 11.61 FEET TO A POINT ON THE NORTH BOUNDARY OF THE FEATHER RIVER HIGHWAY; THENCE NORTH 80° 01' WEST, ALONG SAID BOUNDARY, A DISTANCE OF 633.85 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN ZEPHER WAY.

ALSO EXCEPTING THEREFROM THAT PORTION, IF ANY, LYING WITHIN LOT 51 OF SAID SUBDIVISION.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B. & M., AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 96 OF MAPS, AT PAGE(S) 75, BUTTE COUNTY RECORDS; THENCE SOUTH 39° 41' 48" WEST, 222.50 FEET TO THE EASTERLY MOST CORNER OF THAT PARCEL OF LAND DESCRIBED IN A DEED TO HENRY T. RUNGE, JR., ET UX, RECORDED UNDER BUTTE COUNTY RECORDER'S SERIAL NO. 90-54138, AND HEREINAFTER CALLED RUNGE NUMBER 1, AND THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 49° 06' 00" WEST ALONG THE NORTHERLY AND EASTERLY LINE OF SAID RUNGE PARCEL, 50.18 FEET; THENCE SOUTH 70° 22' 22" WEST, 510.33 FEET; THENCE SOUTH 42° 05' 25" WEST, 248.73 FEET; THENCE SOUTH 72° 46' 50" WEST, 168.59 FEET; THENCE SOUTH 81° 40' 02" WEST, 215.28 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF ORO-DAM BOULEVARD (FORMERLY FEATHER RIVER HIGHWAY) AND THE SOUTHERLY BOUNDARY OF SAID RUNGE NUMBER 1 PARCEL; THENCE SOUTH 79° 59' 00" EAST ALONG

SAID NORTHERLY LINE OF ORO-DAM BOULEVARD AND SAID RUNGE NUMBER 1 PARCEL, 535.51 FEET TO THE SOUTHEASTERLY MOST CORNER OF SAID RUNGE NUMBER 1 PARCEL; THENCE NORTH 58° 00' 00" EAST, 11.55 FEET; THENCE NORTH 46° 45' 00" EAST 717.00 FEET TO THE POINT OF BEGINNING AND THE END OF THIS DESCRIPTION.

TOGETHER WITH ALL RIGHTS OF WAY AND EASEMENTS PERTINENT THERETO.

EXCEPTING MINERALS AND MINERAL RIGHTS AS RESERVED OF RECORD.

AP NO. 033-380-007