

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:

THE SOUTH HALF OF THE WEST HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 4 EAST, M.D.B.&M.

EXCEPTING THEREFROM ALL MINERAL RIGHTS.

AP NO. 041-260-027

PARCEL I-A:

A NON-EXCLUSIVE EASEMENT TO BE USED IN COMMON WITH OTHERS FOR ROAD PURPOSES AND PUBLIC UTILITY PURPOSES OVER A STRIP OF LAND 60 FEET IN WIDTH, LYING WITHIN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 4 EAST, M.D.B.&M., SAID 60 FOOT WIDE STRIP LYING 30 FEET ON EACH SIDE OF A CENTERLINE DESCRIBED AS FOLLOWS:

COMMENCING AT A ¾ INCH IRON PIPE TAGGED L.S. 2843, MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER OF SAID SECTION 21; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, NORTH 88°15'10" EAST, 33.61 FEET TO THE TRUE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED; THENCE NORTHERLY ALONG THE CENTERLINE OF SAID 60.00 FOOT WIDE STRIP, NORTH 28°23'05" WEST, 101.04 FEET; THENCE NORTH 27°15'44" WEST, 122.05 FEET; THENCE NORTH 16°50'53" EAST, 117.58 FEET; THENCE NORTH 09°17'22" WEST, 156.54 FEET; THENCE NORTH 30°55'34" WEST, 99.00 FEET; THENCE NORTH 12°09'57" WEST, 199.85 FEET; THENCE NORTH 45°57'32" WEST, 192.14 FEET; THENCE NORTH 66°25'12" WEST, 137.21 FEET; THENCE NORTH 00°15'18" EAST, 143.62 FEET; THENCE NORTH 25°51'22" WEST, 139.33 FEET; THENCE SOUTH 72°38'35" EAST, 214.53 FEET; THENCE SOUTH 53°43'30" EAST, 308.19 FEET; THENCE SOUTH 4°53'15" EAST, 162.21 FEET; THENCE SOUTH 56°46'35" EAST, 253.19 FEET; THENCE SOUTH 55°22'15" EAST, 198.29 FEET; THENCE SOUTH 31°20' EAST, 287.77 FEET; THENCE NORTH 09°05'10" WEST, 334.77 FEET; THENCE NORTH 14°01'48" WEST, 154.35 FEET; THENCE NORTH 31°43'17" EAST, 122.55 FEET; THENCE NORTH 40°20'05" WEST, 434.61 FEET; THENCE NORTH 35°53'05" EAST, 47.81 FEET; THENCE SOUTH 61°54'10" EAST, 137.92 FEET; THENCE NORTH 84°54'48" EAST, 123.59 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE OROVILLE CHEROKEE ROAD AND TO THE END OF SAID EASEMENT.

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