

EXHIBIT "A" -LEGAL DESCRIPTION

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:

BEING A PORTION OF LOT 12, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "OFFICIAL MAP OF SECTION 22, TOWNSHIP 22 NORTH, RANGE 3 EAST, M.D.B. & M., BUTTE COUNTY CALIFORNIA", WHICH MAP WAS RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, ON MAY 13, 1926, IN BOOK "B" OF MAPS, AT PAGE(S) 33, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 12; THENCE ALONG THE WESTERLY LINE OF SAID LOT 12, NORTH 47° 38' EAST, 176.49 FEET TO THE TRUE POINT OF BEGINNING FOR THE PARCEL OF LAND HEREIN DESCRIBED, SAID POINT BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DEED FROM THOMAS H. MOORMAN AND HELEN N. MOORMAN, HIS WIFE, TO LOUIS B. THOMASON AND SYLVIA A. THOMASON, HIS WIFE, DATED DECEMBER 6, 1946 AND RECORDED JANUARY 22, 1947, IN BOOK 416, PAGE 284, OFFICIAL RECORDS; THENCE FROM SAID POINT ALONG THE NORTHERLY LINE OF SAID THOMAS TRACT, SOUTH 56° 25' EAST, 150 FEET TO THE

NORTHEAST CORNER OF SAID THOMASON TRACT; THENCE SOUTH 33° 35' WEST, 15.57 FEET TO THE SOUTHEAST CORNER OF SAID THOMASON TRACT; THENCE SOUTH 76° 31' EAST, 216.85 FEET TO A POINT IN THE WESTERLY BOUNDARY OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY; THENCE ALONG THE WESTERLY BOUNDARY OF SAID RIGHT OF WAY, NORTH 40° 46' EAST, 27.84 FEET TO THE SOUTHEAST CORNER OF THE TRACT OF LAND DESCRIBED IN DEED FROM THOMAS H. MOORMAN AND HELEN N. MOORMAN, HIS WIFE, TO LEWIS B. MCWILLIAMS AND MAXINE C. MCWILLIAMS, HIS WIFE, DATED OCTOBER 10, 1946 AND RECORDED FEBRUARY 1, 1947, IN BOOK 416, PAGE 335, OFFICIAL RECORDS; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID MCWILLIAMS TRACT, NORTH 56° 25' WEST, 338.89 FEET TO A POINT IN THE WESTERLY LINE OF SAID LOT 12; THENCE ALONG THE WESTERLY LINE OF SAID LOT 12, SOUTH 42° 35' WEST, 38.20 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE, SOUTH 47° 38' WEST, 50.40 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE WESTERLY 113.0 FEET MEASURED FROM THE CENTERLINE OF THE NEAL ROAD.

PARCEL II:

A RIGHT OF WAY FOR ROAD PURPOSES OVER A STRIP OF LAND 12.0 FEET IN WIDTH, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF PARCEL I ABOVE, BEING A POINT ON THE NORTHEASTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN DEED FROM WILLIAM POWEN, ET UX, TO PHILIP G. PACHECO, ET UX, DATED AUGUST 14, 1950 AND RECORDED AUGUST 22, 1950, IN BOOK 550, PAGE 345, OFFICIAL RECORDS; THENCE SOUTH 42° 35' WEST ALONG THE NORTHWESTERLY LINE OF PARCEL I ABOVE, A DISTANCE OF 12.0 FEET; THENCE NORTH 56° 25' WEST, A DISTANCE OF 113.0 FEET TO A POINT IN THE WESTERLY LINE OF SAID LOT 12; THENCE NORTH 42° 35' EAST, A DISTANCE OF 12.0 FEET; THENCE SOUTH 56° 25' EAST, A DISTANCE OF 113.0 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE NORTHWESTERLY 30 FEET FOR THE NEAL ROAD.

TOGETHER WITH ALL RIGHTS OF WAY AND EASEMENTS PERTINENT THERETO.

EXCEPTING MINERALS AND MINERAL RIGHTS AS RESERVED OF RECORD.