

EXHIBIT "A" -LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:

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

PARCEL I:

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 22 NORTH, RANGE 4 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 2, DISTANT SOUTH 0 DEG. 22' WEST, 210.00 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE CONTINUING ALONG SAID EAST LINE SOUTH 0 DEG. 22' WEST, 198.00 FEET; THENCE WEST, PARALLEL WITH THE EAST-WEST CENTERLINE OF SAID SECTION 2, 527.62 FEET; THENCE NORTH 84 DEG. WEST, 289.05 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN THE DEED FROM EUGENE C. HANCOCK TO DARLENE G. KELMAN, RECORDED JANUARY 4, 1972, IN BOOK 1726 OF OFFICIAL RECORDS, AT PAGE 176, RECORDS OF BUTTE COUNTY, CALIFORNIA, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED; THENCE FROM SAID TRUE POINT OF BEGINNING, CONTINUING NORTH 84 DEG. WEST ALONG THE CENTERLINE OF AN EXISTING 60.00 FOOT ROAD EASEMENT, A DISTANCE OF 366.99 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN THE DEED FROM EUGENE C. HANCOCK, ET UX, TO NADINE E. LANIER, RECORDED OCTOBER 11, 1967, IN BOOK 1490 OF OFFICIAL RECORDS, AT PAGE 378, RECORDS OF BUTTE COUNTY, CALIFORNIA; THENCE ALONG THE EAST LINE OF SAID LANIER PARCEL, SOUTH A DISTANCE OF 266.59 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE EAST 341.00 FEET TO THE SOUTHWEST CORNER OF THE AFOREMENTIONED KELMAN PARCEL; THENCE ALONG THE WEST LINE OF SAID KELMAN PARCEL, NORTH 06 DEG. EAST, 229.49 FEET TO THE POINT OF BEGINNING.

PARCEL II:

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

COMMENCING AT A POINT IN THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 22 NORTH, RANGE 4 EAST, M.D.B. & M., DISTANT SOUTH 0 DEG. 22' WEST, 210 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2; THENCE ALONG SAID EAST LINE, SOUTH 0 DEG. 22' WEST, 198.00 FEET; THENCE PARALLEL WITH THE EAST-WEST CENTERLINE OF SAID SECTION 2, WEST A DISTANCE OF 400.43 FEET TO THE TRUE POINT OF BEGINNING FOR THE LINE TO BE DESCRIBED; THENCE FROM SAID TRUE POINT OF BEGINNING, CONTINUING WEST AND PARALLEL WITH THE EAST-WEST CENTERLINE OF SAID SECTION 2, 127.19 FEET; THENCE NORTH 84 DEG. WEST, 699.77 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 100.00 FEET TO THE INTERSECTION WITH THE EASTERLY LINE OF THE CONCOW-FLEA VALLEY ROAD AS THE SAME EXISTED ON DECEMBER 29, 1961 AND THE END OF SAID LINE.

EXCEPTING FROM SAID EASEMENT ANY PORTION THEREOF LYING WITHIN THE BOUNDS OF PARCEL I, DESCRIBED HEREIN.

PARCEL III:

A RIGHT OF WAY FOR ROAD PURPOSES OVER A STRIP OF LAND 60 FEET IN WIDTH THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF LOT 6 OF THE NORTHWEST QUARTER AND A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 22 NORTH, RANGE 4 EAST, M.D.B. & M., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE NORTH ALONG THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1171.0 FEET TO A POINT THAT BEARS SOUTH 606 FEET FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 2, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR SAID CENTERLINE; THENCE WEST AND PARALLEL WITH THE EAST AND WEST CENTERLINE OF SAID SECTION 2, A DISTANCE OF 1728.59 FEET TO A POINT ON THE EASTERLY LINE OF CONCOW-FLEA VALLEY ROAD, AS THE SAME EXISTED DECEMBER 29, 1961, AND THE END OF SAID CENTERLINE.

EXCEPTING FROM SAID EASEMENT ANY PORTION THEREOF LYING WITHIN THE BOUNDS OF PARCEL I, DESCRIBED HEREIN.

TOGETHER WITH ALL RIGHTS OF WAY AND EASEMENTS PERTINENT THERETO.

EXCEPTING MINERALS AND MINERAL RIGHTS AS RESERVED OF RECORD.

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