

EXHIBIT "A"

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

LOT 33, ACCORDING TO THAT CERTAIN MAP ENTITLED "PONDEROSA PINES SUBDIVISION" WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, ON MARCH 4, 1963 IN BOOK "33" OF MAPS, AT PAGES 1, 2, AND 3.

TOGETHER WITH ALL RIPARIAN RIGHTS ON BERRY CREEK APPURTENANT TO SAID DESCRIBED LOT, RESERVING, HOWEVER, UNTO ALL LOTS IN THE PONDEROSA PINES SUBDIVISION, INVOLVING APPROXIMATELY 146 ACRES AS SHOWN ON THE SUBDIVISION MAP FILED WITH THE COUNTY OF BUTTE, THE RIPARIAN RIGHTS ON BERRY CREEK APPURTENANT THERETO. THIS RESERVATION IS TO BE INSERTED IN THE DEED TO EACH LOT SOLD IN SAID PONDEROSA PINES SUBDIVISION AND THE PURPOSE THEREOF IS TO PRESERVE AND RETAIN THE EXISTING RIPARIAN RIGHT TO ALL LAND AND EACH AND EVERY LOT IN SAID PONDEROSA PINES SUBDIVISION, TO THE END THAT EACH LOT WHETHER HEREAFTER SEVERED FROM THE STREAM OR NOT SHALL RETAIN ITS RIPARIAN STATUS AND RIGHT.

IT IS UNDERSTOOD AND AGREED BY THE GRANTEE THAT THE BERRY CREEK WATER CO., A PUBLIC UTILITY, UNDER THE JURISDICTION OF THE PUBLIC UTILITY COMMISSION OF STATE OF CALIFORNIA, IS BEING FORMED FOR THE PURPOSE OF DISTRIBUTING AND TRANSPORTING THE RIPARIAN WATER OF THE LANDOWNERS WITHIN THE PONDEROSA PINES SUBDIVISION AND THAT OF THE GRANTEE; AND THAT THE PUBLIC UTILITY SHALL BE THE DISTRIBUTING AGENCY OF THE RIPARIAN WATERS AS HEREINABOVE MENTIONED.

SUBJECT TO RESTRICTIONS, COVENANTS, AND CONDITIONS AND EASEMENTS OF RECORDS.

TOGETHER WITH ALL RIGHTS OF WAY AND EASEMENTS PERTINENT THERETO.

EXCEPTING MINERALS AND MINERAL RIGHTS AS RESERVED OF RECORD.

APN: 062-320-018-000