

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 A:

PARCEL 1, AS SHOWN ON THAT CERTAIN PARCEL MAP BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 21 NORTH, RANGE 5 EAST, M.D.B.&M., FILED IN THE OFFICE OF THE RECORDER, COUNTY OF BUTTE, STATE OF CALIFORNIA, ON NOVEMBER 30, 1994 IN BOOK 136 OF MAPS, AT PAGES 6 AND 7.

RESERVING THEREFROM AN EASEMENT FOR ROAD PURPOSES OVER THE EASTERLY 30 FEET THEREOF.
APN: 062-230-144

PARCEL B:

A RIGHT OF WAY FOR ROAD PURPOSES OVER THE WEST 30 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND OVER THE WEST 30 FEET OF THE SOUTHEAST QUARTER OF THE SAID SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 21 NORTH, RANGE 5 EAST, M.D.B.&M.

PARCEL C:

A RIGHT OF WAY FOR ROAD PURPOSES OVER A STRIP OF LAND 60 FEET IN WIDTH LYING 30 FEET ON EACH SIDE OF THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND OVER THE WEST 30 FEET OF THE SOUTHEAST QUARTER OF THE SAID SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 21 NORTH, RANGE 5 EAST, M.D.B.&M.; THENCE NORTH ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35, TO A POINT ON THE CENTERLINE OF BALD ROCK COUNTY ROAD AND THE END OF SAID CENTERLINE.

PARCEL D:

A RIGHT OF WAY FOR ROAD PURPOSES OVER THE EAST 30 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 21 NORTH, RANGE 5 EAST, M.D.B.&M.

PARCEL E:

A RIGHT OF WAY FOR ROAD AND PUBLIC UTILITY PURPOSES ON, OVER AND UNDER A STRIP OF LAND 30 FEET IN WIDTH LYING NORTHERLY OF, PARALLEL WITH AND CONTIGUOUS TO THE FOLLOWING DESCRIBED LINE:

THE EASTERLY 705 FEET OF THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A DEED TO JAMES B. COFFEY, ET. UX, RECORDED APRIL 29, 1976 IN BOOK 2064 OF BUTTE COUNTY OFFICIAL RECORDS, AT PAGE 155.

PARCEL F:

A RIGHT OF WAY FOR ROAD PURPOSES OVER PARCELS 1, 3, AND 4, AS SHOWN ON THAT CERTAIN PARCEL MAP BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 21 NORTH, RANGE 5 EAST, M.D.B.&M., FILED IN THE OFFICE OF THE RECORDER, COUNTY OF BUTTE, STATE OF CALIFORNIA, ON SEPTEMBER 19, 1980 IN BOOK 79 OF MAPS, AT PAGE 8.

MORE COMMONLY KNOWN AS: 54 SHANE COURT, BERRY CREEK, CA
APN: 062-710-017-000