

EXHIBIT "A"

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

LOT 81, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "OROVILLE-WYANDOTTE FRUIT LANDS UNIT NUMBER 3", WHICH MAP WAS RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, IN BOOK 11 OF MAPS, AT PAGE 19, AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 81 OF SAID SUBDIVISION, BEING A POINT IN THE CENTERLINE OF LA MIRADA AVENUE MARKED BY A "56" NAIL; THENCE SOUTH 88 DEG. 53' WEST, ALONG THE NORTH LINE OF SAID LOT 81, A DISTANCE OF 487.19 FEET; THENCE SOUTH 0 DEG. 05' 10" WEST, A DISTANCE OF 361.9 FEET TO A POINT; THENCE NORTH 88 DEG. 53' EAST, A DISTANCE OF 481.52 FEET TO A "57" NAIL IN THE CENTERLINE OF LA MIRADA AVENUE; THENCE NORTH 0 DEG. 40' EAST, ALONG SAID CENTERLINE, A DISTANCE OF 362.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 81, SAID NORTHEAST CORNER BEING A POINT IN THE CENTERLINE OF LA MIRADA AVENUE AND ALSO BEING THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL OF LAND; THENCE SOUTH 00 DEG. 41' 56" WEST ALONG THE CENTERLINE OF SAID AVENUE, 261.98 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS AS CONVEYED IN DEED FROM FRED L. PASSMORE ET. UX. TO JESUS GOMEZ ET. AND UX. AND RECORDED IN BOOK 2410, BUTTE COUNTY OFFICIAL RECORDS, AT PAGE 285, SAID SOUTHEAST CORNER BEING MONUMENTED WITH A "57" DATE NAIL; THENCE SOUTH 88 DEG. 55' 04" WEST, ALONG THE SOUTH LINE OF SAID GOMEZ PARCEL, 30.01 FEET; THENCE NORTH 00 DEG. 41' 56" EAST, 30.00 FEET WESTERLY OF AND PARALLEL WITH SAID CENTERLINE, 361.97 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 81, SAID POINT BEING MONUMENTED WITH A ONE-HALF INCH PIPE TAGGED LS 2900; THENCE NORTH 88 DEG. 55' 04" EAST ALONG SAID LINE, 30.01 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL RIGHTS OF WAY AND EASEMENTS PERTINENT THERETO.

EXCEPTING MINERALS AND MINERAL RIGHTS AS RESERVED OF RECORD.

AP 069-440-029