

EXHIBIT "A"

DESCRIPTION

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF BUTTE, AND IS DESCRIBED AS FOLLOWS:

PARCEL I:

COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 5 EAST, M.D.B. & M.; THENCE PROCEEDING NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 1040 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG SAID WEST LINE 280 FEET, MORE OR LESS, TO A POINT IN THE NORTH LIEN OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 5 EAST, M.D.B. & M.; THENCE EASTERLY ALONG SAID NORTH LINE 330 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25; THENCE SOUTH ALONG SAID EAST LINE 280 FEET, MORE OR LESS, TO A POINT 1040 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25; THENCE WESTERLY AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 25, 330 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL II:

A NON-EXCLUSIVE RIGHT OF WAY FOR ROAD PURPOSES 60 FEET IN WIDTH OVER AND ACROSS PORTIONS OF SECTIONS 36 AND 25, TOWNSHIP 20 NORTH, RANGE 5 EAST, M.D.B. & M., AND LYING 30 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT IN THE CENTERLINE OF THE LUMPKIN ROAD, FROM WHICH POINT OF BEGINNING THE SOUTHEAST CORNER OF SAID SECTION 36 BEARS SOUTH 78 DEG. 03' EAST, 410.35 FEET, BEING ALSO THE POINT OF BEGINNING FOR THAT CERTAIN RIGHT OF WAY DESCRIBED IN THAT CERTAIN DEED TO JAMES F. MOORE, RECORDED SEPTEMBER 30, 1966, IN BOOK 1445, PAGE 124, OFFICIAL RECORDS; THENCE ALONG SAID MOORE RIGHT OF WAY CENTERLINE, NORTH 29 DEG. 41' WEST, 56.99 FEET; THENCE NORTH 62 DEG. 59' WEST, 128.04 FEET; THENCE NORTH 19 DEG. 38' WEST, 209.65 FEET; THENCE NORTH 17 DEG. 40' EAST, 156.46 FEET; THENCE NORTH 78 DEG. 29' EAST, 239.98 FEET; THENCE NORTH 48 DEG. 46' EAST, 79.43 FEET; THENCE NORTH 28 DEG. 53' WEST, 205.51 FEET; THENCE NORTH 13 DEG. 19' EAST, 110.04 FEET; THENCE LEAVING SAID MOORE RIGHT OF WAY CENTERLINE, NORTH 31 DEG. 06' EAST, 35.59 FEET TO THE POINT OF BEGINNING OF THAT CERTAIN RIGHT OF WAY, 60 FEET IN WIDTH, DESCRIBED IN DEED TO LOUIS W. THOMAS ET AL, RECORDED FEBRUARY 25, 1965, IN BOOK 1360, PAGE 497, OFFICIAL RECORDS; THENCE ALONG THE CENTERLINE OF SAID THOMAS RIGHT OF WAY, CONTINUE NORTH 31 DEG. 06' EAST, 351.35 FEET; THENCE NORTH 10 DEG. 36' WEST, 693.00 FEET; THENCE NORTH 36 DEG. 23' WEST 131.43 FEET; THENCE NORTH 2 DEG. 52' WEST,

CONTINUED

DESCRIPTION - CONTINUED

PARCEL II - CONTINUED

128.30 FEET; THENCE NORTH 21 DEG. 08' WEST, 182.63 FEET; THENCE NORTH 52 DEG. 40' WEST, 120.27 FEET; THENCE NORTH 6 DEG. 25' EAST, 172.46 FEET; THENCE NORTH 40 DEG. 06' EAST, 265.87 FEET; THENCE NORTH 9 DEG. 33' WEST, 241.90 FEET; THENCE NORTH 21 DEG. 56' WEST, 166.10 FEET; THENCE NORTH 19 DEG. 08' WEST, 135.00 FEET; THENCE NORTH 6 DEG. 45' WEST, 191.61 FEET; THENCE NORTH 54 DEG. 42' WEST, 340.23 FEET; THENCE NORTH 6 DEG. 51' WEST, 127.48 FEET; THENCE NORTH 21 DEG. 52' WEST, 239.24 FEET; THENCE NORTH 38 DEG. 20' EAST 277.87 FEET; THENCE NORTH 1 DEG. 10' WEST, 144.74 FEET; THENCE NORTH 25 DEG. 50' EAST 231.54 FEET; THENCE NORTH 7 DEG. 47' WEST, 322.01 FEET TO A POINT FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 36 BEARS NORTH 59 DEG. 45' EAST, 694.61 FEET, SAID POINT BEING ALSO THE END POINT OF SAID THOMAS RIGHT OF WAY; THENCE NORTH 33 DEG. 40' WEST, 167.15 FEET; THENCE NORTH 13 DEG. 47' EAST, 205.22 FEET; THENCE NORTH 18 DEG. 37' WEST, 252.63 FEET; THENCE NORTH 69 DEG. 54' WEST, 346.24 FEET TO POINT "A"; THENCE NORTH 41 DEG. 24' EAST, 182.94 FEET; THENCE NORTH 55 DEG. 21' EAST, 348.93 FEET; THENCE NORTH 28 DEG. 14' EAST, 302.36 FEET; THENCE NORTH 8 DEG. 06' EAST, 167.83 FEET; THENCE NORTH 46 DEG. 02' EAST, 257.64 FEET; THENCE NORTH 52 DEG. 47' EAST, 192.30 FEET TO A POINT IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25.

ALSO EXCEPTING THEREFROM THAT PORTION, IF ANY, LYING WITHIN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25.

PARCEL III:

A RIGHT OF WAY FOR ROAD AND PUBLIC UTILITIES PURPOSES 60 FEET IN WIDTH BEGINNING AT POINT "A" REFERRED TO IN PARCEL II HEREIN AND LYING 30 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT SAID POINT "A"; THENCE NORTH 81 DEG. 15' WEST, 306.79 FEET; THENCE SOUTH 72 DEG. 45' WEST, 212.38 FEET TO A POINT IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 5 EAST, M.D.B. & M.; THENCE RUNNING PARALLEL WEST AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 25 TO A POINT IN THE WEST LINE OF SAID SECTION 25.

PARCEL IV:

A NON-EXCLUSIVE RIGHT OF WAY FOR ROAD AND PUBLIC UTILITY PURPOSES SOUTHERLY THROUGH THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 5 EAST, M.D.B. & M. AND THROUGH THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 5 EAST, M.D.B. & M., AND ENDING ON THE NORTH LINE OF CRAIG PARK ROAD AS SAID ROAD EXISTED ON JANUARY 22, 1972.

CONTINUED

DESCRIPTION - CONTINUED

PARCEL IV - CONTINUED

THE BASIS OF BEARINGS FOR THE ABOVE DESCRIPTION IS THE CALIFORNIA STATE GRID SYSTEM, ZONE II.

PARCEL V:

BEING A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER A PORTION OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 5 EAST, M.D.B. & M., IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, SAID PORTION BEING A STRIP OF LAND 60.00 FEET IN WIDTH LYING WITHIN THE LAND DESCRIBED IN THAT GRANT DEED TO THE STATE OF CALIFORNIA, WHICH WAS RECORDED AUGUST 30, 1963, IN BOOK 1267, PAGE 429, OFFICIAL RECORDS, SAID STRIP BEING 30.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT IN THE CENTERLINE OF LUMPKIN ROAD AS DESCRIBED IN THAT DIRECTOR'S EASEMENT DEED TO THE COUNTY OF BUTTE WHICH WAS RECORDED MAY 23, 1974, IN BOOK 1912, PAGE 115, OFFICIAL RECORDS, FROM WHICH POINT THE SOUTHEAST CORNER OF SAID SECTION 36 LIES SOUTH 78 DEG. 03' 00" EAST 410.35 FEET, SAID POINT BEING IDENTICAL TO THE POINT OF BEGINNING IN THAT CERTAIN EASEMENT AGREEMENT, RECORDED SEPTEMBER 19, 1966, IN BOOK 1443, PAGE 549, OFFICIAL RECORDS, BEING RE-RECORDED JUNE 8, 1967, IN BOOK 1474, PAGE 17, OFFICIAL RECORDS, AND IN THAT CERTAIN EASEMENT AGREEMENT, RECORDED JANUARY 25, 1967, IN BOOK 1457, PAGE 537, OFFICIAL RECORDS; THENCE FROM SAID POINT OF BEGINNING AND ALONG THE CENTERLINE AS DESCRIBED IN SAID EASEMENT AGREEMENTS NORTH 29 DEG. 41' 00" WEST 56.99 FEET; THENCE CONTINUING ALONG SAID CENTERLINE NORTH 62 DEG. 59' 00" WEST 113.22 FEET TO THE NORTHERLY BOUNDARY OF AFORESAID LAND TO THE STATE OF CALIFORNIA AND THE END OF THIS DESCRIBED CENTERLINE.

THE SIDELINES OF SAID STRIP ARE TO BE SHORTENED OR LENGTHENED SO AS TO BEGIN ON THE SOUTH AT THE NORTHERLY SIDELINE OF SAID LUMPKIN ROAD AND TO END ON THE NORTH AT SAID NORTHERLY BOUNDARY OF SAID LAND OF THE STATE OF CALIFORNIA.

THIS EASEMENT IS BEING GRANTED IN ORDER TO COMPLY WITH THAT RIGHT OF WAY CONTRACT BETWEEN THE STATE OF CALIFORNIA AND ANNE M. BIRD, DATED JANUARY 30, 1963, AND MARKED "EXHIBIT A", AND THE AMENDMENT THERETO EXECUTED AUGUST 12, 1963, AND MARKED "EXHIBIT B", COPIES OF WHICH ARE ATTACHED TO THAT CERTAIN DIRECTOR'S EASEMENT DEED RECORDED JUNE 11, 1996, UNDER BUTTE COUNTY RECORDER'S SERIAL NO. 96-21744.

PARCEL VI:

A 60.00 FOOT WIDE NONEXCLUSIVE RIGHT OF WAY FOR INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES, LYING 30.00 FEET ON EACH SIDE OF CENTERLINE, OVER A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25; TOWNSHIP 20 NORTH, RANGE 5 EAST, M.D.B. & M., SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25, SAID CORNER BEING MARKED UPON THE GROUND BY A ONE-HALF INCH REBAR TAGGED L. S. 4085 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 69 OF MAPS, AT PAGE(S) 26, BUTTE COUNTY RECORDS; THENCE SOUTH 00 DEG. 33' 18" EAST, ALONG THE EAST LINE OF SAID WEST HALF, 43.99 FEET, TO THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED CENTERLINE; THENCE SOUTHERLY ALONG SAID CENTERLINE THE FOLLOWING 29 COURSES: SOUTH 74 DEG. 34' 33" EAST, 21.78 FEET, TO A ONE-HALF INCH REBAR; SOUTH 57 DEG. 56' 05" EAST, 64.12 FEET; SOUTH 30 DEG. 57' 48" EAST, 45.01 FEET TO A ONE-HALF INCH REBAR; SOUTH 14 DEG. 40' 46" EAST, 40.58 FEET, TO A ONE-HALF INCH REBAR; SOUTH 11 DEG. 10' 49" WEST, 32.21 FEET; SOUTH 58 DEG. 04' 43" WEST, 50.52 FEET, TO A ONE-HALF INCH REBAR; SOUTH 73 DEG. 30' 37" WEST, 179.52 FEET, TO A ONE-HALF INCH REBAR; SOUTH 49 DEG. 23' 15" WEST, 32.85 FEET; SOUTH 00 DEG. 10' 23" WEST, 30.40 FEET, TO A ONE-HALF INCH REBAR; SOUTH 21 DEG. 57' 10" EAST, 61.47 FEET, TO A THREE-EIGHTS INCH REBAR; SOUTH 29 DEG. 22' 07" EAST, 15.08 FEET; SOUTH 32 DEG. 06' 45" EAST, 16.12 FEET, TO A ONE-HALF INCH REBAR; SOUTH 45 DEG. 50' 42" EAST, 111.11 FEET, TO A ONE-HALF INCH REBAR; SOUTH 56 DEG. 04' 43" EAST, 21.66 FEET; SOUTH 65 DEG. 40' 38" EAST, 19.76 FEET, TO A ONE-HALF INCH REBAR; SOUTH 71 DEG. 10' 49" EAST 67.76 FEET, TO A ONE-HALF INCH REBAR; SOUTH 68 DEG. 08' 55" EAST, 22.92 FEET; SOUTH 50 DEG. 07' 47" EAST, 22.90 FEET, TO A ONE-HALF INCH REBAR; SOUTH 36 DEG. 39' 51" EAST, 54.66 FEET, TO A THREE-EIGHTS INCH REBAR; SOUTH 29 DEG. 21' 29" EAST, 23.03 FEET; SOUTH 22 DEG. 29' 45" EAST, 21.47 FEET, TO A THREE-EIGHTS INCH REBAR; SOUTH 17 DEG. 15' 50" EAST, 81.83 FEET, TO A THREE-EIGHTS INCH REBAR; SOUTH 00 DEG. 08' 50" EAST, 30.75 FEET; SOUTH 19 DEG. 32' 20" WEST, 35.61 FEET; SOUTH 41 DEG. 53' 51" WEST, 33.84 FEET, TO A THREE-EIGHTS INCH REBAR; SOUTH 57 DEG. 47' 29" WEST, 38.64 FEET, TO A THREE-EIGHTS INCH REBAR; SOUTH 34 DEG. 02' 49" WEST, 51.45 FEET; SOUTH 07 DEG. 08' 39" EAST, 38.15 FEET TO A THREE-EIGHTS INCH REBAR; SOUTH 29 DEG. 17' 45" EAST, 67.79 FEET, TO A POINT ON THE CENTERLINE OF THAT CERTAIN 60.00 FOOT WIDE RIGHT OF WAY AS DESCRIBED IN DEED TO HUBERT E. JOHNSON, ET UX, RECORDED IN BOOK 1735, PAGE 299, OFFICIAL RECORDS, SAID RIGHT OF WAY BEING THE THIRD DESCRIBED RIGHT OF WAY IN SAID JOHNSON DEED, AND THE END OF THE DESCRIBED CENTERLINE.

DESCRIPTION - CONTINUED

PARCEL VI - CONTINUED

THE BASIS OF BEARING FOR THIS DESCRIPTION IS CALIFORNIA COORDINATE SYSTEM, ZONE 2. DISTANCES GIVEN ARE GRID. COMBINATION FACTOR .99988.

EXCEPTING THEREFROM ALL THAT PORTION 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.

APN: 071-280-026