

EXHIBIT A
LEGAL DESCRIPTION

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

PARCEL 1 :

THE NORTH 330 FEET OF THE SOUTH 1040 FEET OF THE WEST 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. 8 M.

PARCEL 2:

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° 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 OF OFFICIAL RECORDS, AT PAGE 124, RECORDS OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA: THENCE ALONG SAID MOORE RIGHT OF WAY CENTERLINE, NORTH 29° 41' WEST, 56.99 FEET; THENCE NORTH 62° 59' WEST, 128.04 FEET; THENCE NORTH 19° 38' WEST, 209.65 FEET; THENCE NORTH 17° 40' EAST, 156.46 FEET; THENCE NORTH 78° 29' EAST, 239.98 FEET; THENCE NORTH 48° 46' EAST, 79.43 FEET; THENCE NORTH 23° 53' WEST, 205.51 FEET; THENCE NORTH 13° 19' EAST, 110.04 FEET; THENCE LEAVING SAID MOORE RIGHT OF WAY CENTERLINE, NORTH 31° 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 OF OFFICIAL RECORDS, AT PAGE 497, RECORDS OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA; THENCE ALONG THE CENTERLINE OF SAID THOMAS RIGHT OF WAY, CONTINUE NORTH 31° 06' EAST, 351.35 FEET; THENCE NORTH 10° 36' WEST, 693.00 FEET; THENCE NORTH 36° 23' WEST 131.43 FEET; THENCE NORTH 2° 52' WEST, 128.30 FEET; THENCE NORTH 21° 08' WEST, 182.63 FEET; THENCE NORTH 52° 40' WEST, 120.27 FEET; THENCE NORTH 6° 25' EAST, 172.46 FEET; THENCE NORTH 40° 06' EAST, 265.87 FEET; THENCE NORTH 9° 33' WEST, 241.90 FEET; THENCE NORTH 21° 56' WEST, 166.10 FEET; THENCE NORTH 19° 08' WEST, 135.00 FEET; THENCE NORTH 6° 45' WEST, 191.61 FEET; THENCE NORTH 54° 42' WEST, 340.23 FEET; THENCE NORTH 6° 51' WEST, 127.48 FEET; THENCE NORTH 21° 52' WEST, 239.24 FEET; THENCE NORTH 38° 20' EAST 277.87 FEET; THENCE NORTH 1° 10' WEST, 144.74 FEET; THENCE NORTH 25° 50' EAST 231.54 FEET; THENCE NORTH 7° 47' WEST, 322.01 FEET TO A POINT FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 36 BEARS NORTH 59° 45' EAST, 694.61 FEET, SAID POINT BEING ALSO THE END POINT OF SAID THOMAS RIGHT OF WAY: THENCE NORTH 33° 40' WEST, 167.15 FEET; THENCE NORTH 13° 47' EAST, 205.22 FEET; THENCE NORTH 18° 37' WEST, 252.63 FEET; THENCE NORTH 69° 54' WEST, 346.24 FEET TO POINT "A": THENCE NORTH 41° 24' EAST, 182.94 FEET; THENCE NORTH 55° 21' WEST 348.93 FEET; THENCE NORTH 28° 14' EAST, 302.36 FEET; THENCE NORTH 8° 06' EAST 167.83 FEET; THENCE NORTH 46° 02' EAST, 257.64 FEET; THENCE NORTH 52° 47' EAST 192.30 FEET TO A POINT IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25.

EXCEPTING THEREFROM THAT PORTION LYING SOUTH OF THE NORTH LINE OF THE PARCEL OF LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED AUGUST 30, 1963 IN BOOK 1267 OF BUTTE COUNTY OFFICIAL RECORDS, AT PAGE 429.

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

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ALSO TOGETHER WITH A RIGHT OF WAY FOR ROAD AND PUBLIC UTILITIES PURPOSES 60 FEET IN WIDTH BEGINNING AT THE AFORESAID POINT "A" AND LYING 30 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT SAID POINT "A": THENCE NORTH 81° 15' WEST 306.79 FEET; THENCE SOUTH 72° 45' WEST 212.38 FEET TO A POINT IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25, 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 3:

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 SAID SECTION 25 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.

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

PARCEL 4:

A 60.00 FOOT WIDE, NON-EXCLUSIVE 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.M., BUTTE COUNTY, CALIFORNIA, 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 AS FILED FOR RECORD IN BOOK 69, MAPS AT PAGE 26; THENCE S 00° 33' 18" E, 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 TWENTY-NINE COURSES:

- 1.) S 74° 34' 33" E, 21.78 FEET, TO A ONE-HALF INCH REBAR;
- 2.) S 57° 56' 05" E, 64.12 FEET;
- 3.) S 30° 57' 48" E, 45.01 FEET, TO A ONE-HALF INCH REBAR;
- 4.) S 14° 40' 46" E, 40.58 FEET, TO A ONE-HALF INCH REBAR;
- 5.) S 11° 10' 49" W, 32.21 FEET;
- 6.) S 58° 04' 43" W, 50.52 FEET, TO A ONE-HALF INCH REBAR;
- 7.) S 73° 30' 37" W, 179.52 FEET, TO A ONE-HALF INCH REBAR;
- 8.) S 49° 23' 15" W, 32.85 FEET;
- 9.) S 00° 10' 23" W, 30.40 FEET; TO A ONE-HALF INCH REBAR;
- 10.) S 21° 57' 10" E, 61.47 FEET, TO A THREE-EIGHTS INCH REBAR;

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- 11.) S 29° 22' 07" E, 15.08 FEET;
- 12.) S 32° 06' 45" E, 16.12 FEET, TO A ONE-HALF INCH REBAR;
- 13.) S 45° 50' 42" E, 111.11 FEET, TO A ONE-HALF INCH REBAR;
- 14.) S 56° 04' 43" E, 21.66 FEET;
- 15.) S 65° 40' 38" E, 19.76 FEET, TO A ONE-HALF INCH REBAR;
- 16.) S 71° 10' 49" E, 67.76 FEET, TO A ONE-HALF INCH REBAR;
- 17.) S 68° 08' 55" E, 22.92 FEET;
- 18.) S 50° 07' 47" E 22.90 FEET, TO A ONE-HALF INCH REBAR;
- 19.) S 36° 39' 51" E, 54.66 FEET, TO A THREE-EIGHTS INCH REBAR;
- 20.) S 29° 21' 29" E, 23.03 FEET;
- 21.) S 22° 29' 45" E, 21.47 FEET, TO A THREE-SIGHTS INCH REBAR;
- 22.) S 17' 15' 50" E 81.83 FEET, TO A THREE-SIGHTS INCH REBAR;
- 23.) S 00' 08' 50" E, 30.75 FEET;
- 24.) S 19° 32' 20" W, 35.61 FEET;
- 25.) S 41° 53' 51" W, 33.84 FEET, TO A THREE-EIGHTS INCH REBAR;
- 26.) S 57° 47' 29" 38.64 FEET, TO A THREE-EIGHTS INCH REBAR;
- 27.) S 34° 02' 49" W, 51.45 FEET;
- 28.) S 07° 08' 39" E, 38.15 FEET, TO A THREE-EIGHTS INCH REBAR;
- 29.) 29° 17' 45" E, 67.79 FEET, TO A POINT ON THE CENTERLINE OF THAT CERTAIN 60.00 FOOT WIDE RIGHT-OF-WAY AS DESCRIBED IN DEED TO HUBART E. JOHNSON, ET. UX., AS FILED FOR RECORDED IN BOOK 1735, OFFICIAL RECORDS, AT PAGE 299, SAID RIGHT-OF-WAY BEING THE THIRD DESCRIBED RIGHT-OF-WAY IN SAID JOHNSON DEED, AND THE END OF THE DESCRIBED CENTERLINE.

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

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