

EXHIBIT "ONE"

PARCEL I:

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 22 NORTH, RANGE 4 EAST, M.D.B. & M., AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 10; THENCE ALONG THE EAST LINE OF SAID SECTION, NORTH 0 DEG. 07' 20" EAST, 864.71 FEET; THENCE SOUTH 51 DEG. 19' 30" WEST 326.83 FEET TO THE TRUE POINT OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED; THENCE FROM SAID TRUE POINT OF BEGINNING CONTINUING SOUTH 51 DEG. 19' 30" WEST, 282.00 FEET; THENCE SOUTH 38 DEG. 40' 30" EAST, 310.22 FEET; THENCE NORTH 3 DEG. 35' 48" EAST 419.24 FEET TO THE POINT OF BEGINNING.

PARCEL II:

A NON EXCLUSIVE EASEMENT FOR ROAD PURPOSES AND PUBLIC UTILITY PURPOSES OVER A STRIP OF LAND 60.00 FEET IN WIDTH, LYING 30.00 FEET ON EITHER SIDE OF THE NORTHERLY LINE OF THE PARCEL OF LAND CONVEYED TO CARL E. BALDWIN, ET UX, RECORDED MARCH 24, 1976, IN BOOK 2057 OF BUTTE COUNTY OFFICIAL RECORDS, AT PAGE 133 AND SAID LINE EXTENDED SOUTHWESTERLY TO CONCOW ROAD.

PARCEL III:

A NON EXCLUSIVE EASEMENT FOR ROAD PURPOSES OVER A STRIP OF LAND DESCRIBED IN THAT CERTAIN EASEMENT DEED EXECUTED BY LUCILLE S. STUART IN FAVOR OF TEN-SEVENTY CORPORATION, A CALIFORNIA CORPORATION, RECORDED OCTOBER 13, 1964, IN BOOK 1340 OF OFFICIAL RECORDS, AT PAGE 234.