

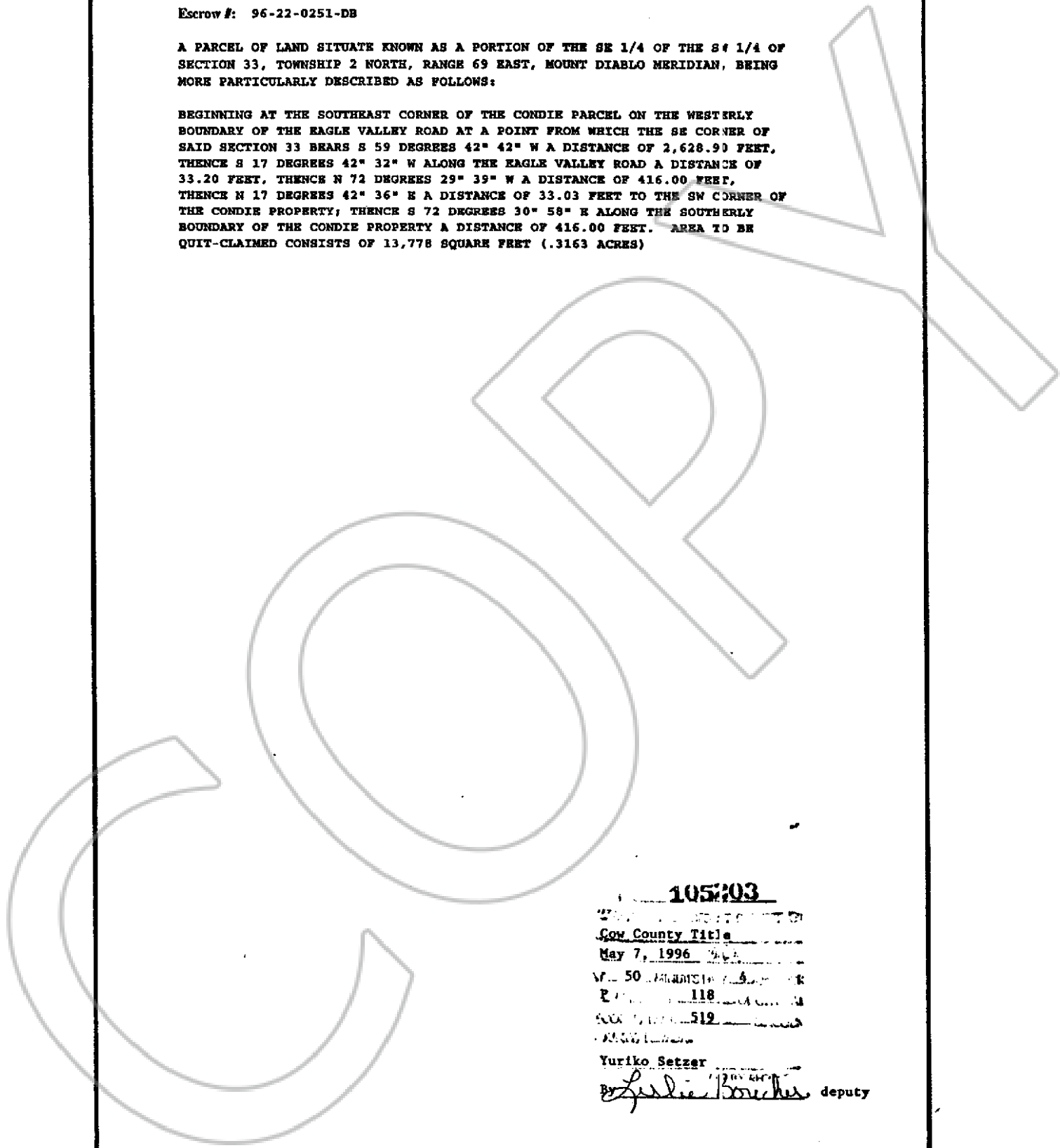


EXHIBIT "A"

Escrow #: 96-22-0251-DB

A PARCEL OF LAND SITUATE KNOWN AS A PORTION OF THE SE 1/4 OF THE S 1/4 OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 69 EAST, MOUNT DIABLO MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE CONDIE PARCEL ON THE WESTERLY BOUNDARY OF THE EAGLE VALLEY ROAD AT A POINT FROM WHICH THE SE CORNER OF SAID SECTION 33 BEARS S 59 DEGREES 42' 42" W A DISTANCE OF 2,628.90 FEET, THENCE S 17 DEGREES 42' 32" W ALONG THE EAGLE VALLEY ROAD A DISTANCE OF 33.20 FEET, THENCE N 72 DEGREES 29' 39" W A DISTANCE OF 416.00 FEET, THENCE N 17 DEGREES 42' 36" E A DISTANCE OF 33.03 FEET TO THE SW CORNER OF THE CONDIE PROPERTY; THENCE S 72 DEGREES 30' 58" E ALONG THE SOUTHERLY BOUNDARY OF THE CONDIE PROPERTY A DISTANCE OF 416.00 FEET. AREA TO BE QUIT-CLAIMED CONSISTS OF 13,778 SQUARE FEET (.3163 ACRES)



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NOTARIAL PUBLIC

Lincoln County Title

May 7, 1996

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Yuriko Setzer

By *Ludie Boucher* deputy