

SALES AGREEMENT

THIS SALES AGREEMENT executed this 27<sup>th</sup> day of May 1986 is entered into by and between Jack MacLeod Thebaut and Muriel Thebaut, husband and wife, and the Volcano Community Services District (VCSD).

WHEREAS, Thebauts own certain real property in the town of Volcano which is more fully described in Exhibit "A"; and

WHEREAS, VCSD desires to purchase said real property and to acquire easements related thereto for the purpose of constructing restroom facilities for the use of the general public; and

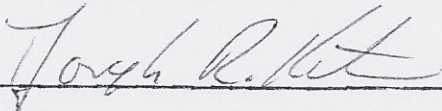
WHEREAS, Thebauts desire to sell said real property and grant said easements for the purpose of providing rest room facilities for the general public;

NOW THEREFORE, for and in consideration of the terms and conditions set forth below, Thebauts and VCSD agree as follows:

1. Pursuant to the provisions of this Sales Agreement Thebauts will execute and deliver to VCSD a grant deed conveying said property to VCSD.
2. Consistent with discussions as recorded in the minutes of the Directors of VCSD, VCSD will execute a Note which shall provide for the payment of seventy-five dollars (\$75.00) per month to Thebauts comencing on July 1, 1986 with a final payment on June 1, 1988.

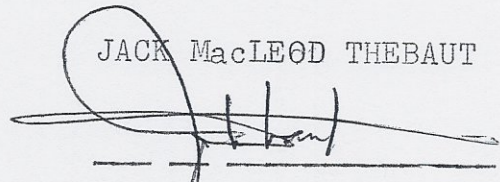
IN WITNESS WHEREOF, the VCSD and Thebauts have executed this Sales Agreement effective as of the day and year first above written.

VOLCANO COMMUNITY SERVICES DISTRICT

  
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BY: Douglas R. Ketron  
President

JACK MacLEOD THEBAUT

  
\_\_\_\_\_

MURIEL THEBAUT

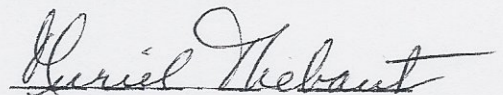
  
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EXHIBIT "A"

DESCRIPTION AND EASEMENTS FOR VOLCANO COMMUNITY SERVICE DISTRICT

All that real property situated in the State of California, unincorporated area of the Amador County, being a portion of Lots 2 and 3 of Block 6 of the Official Map of the Townsite of Volcano on file in the office of the County Recorder's Office, being more particularly described as follows:

Beginning at the corner common to Lots 3, 7 and 8 of Block 6 of said Townsite marked by a 3/4" steel Rod tagged L.S. 3570 shown on a Record of Survey, recorded in Book 30 of Maps and Plats at Page 74, Amador County Records.

Thence S. 31° 28' 08" E., a distance of 47.32 feet as shown on a Record of Survey done for Amador County.

Thence S. 59° 50' 22" W., a distance of 6.0 feet to a 5/8 inch Rebar Tagged L.S. 4066.

Thence S. 59° 50' 22" W., a distance of 23.00 feet being a 5/8" rebar tagged L.S. 4066.

Thence N. 31° 28' 34" W., a distance of 46.34 feet to a 5/8" rebar tagged L.S. 4066.

Thence N. 57° 54' 26" E., a distance of 29.00 feet to the true point of beginning containing 0.03+ acres.

An exclusive, transferable easement for the sole purpose of installing and maintaining a sanitary waste disposal leach field is hereby granted in the following described parcel of ground:

Beginning at the Lot Corner common to Lots 2 and 3 of Block 6 and Main Street as shown on the Townsite Map of Volcano on file with Amador County Recorder.

Thence N. 59° 50' 22" E., a distance of 112.44 feet.

Thence S. 31° 28' 34" E., a distance of 21.50 feet to a 5/8" rebar tagged L.S. 4066.

Thence S. 59° 50' 22" W., a distance of 122.23 feet being a 5/8 rebar tagged L.S. 4066.

Thence N. 29° 35' 22" W., a distance of 21.50 feet to the true point of beginning.

Together with a non exclusive access and Public Utility Easement being 5 feet in width contiguous and parallel to the southeast side of the above described easement terminated on the southwest by Main Street at the Northeast by the 0.03 acres parcel described above.