

EXHIBIT 'A'

**Amended  
West Valley Village  
Zone of Benefit**

All that real property situate in the County of El Dorado, State of California, being a portion of Sections 11,12,13,14 and 24, T.9 N., R.8 E., M.D.M. and portions of Sections 18 and 19,

T.9 N., R.9 E., M.D.M., being Lots 1 through 48 inclusive, as shown on the Large Lot Final Map of West Valley Village, filed in the office of the County Recorder of El Dorado in Book J of Maps, Page 43, Tract 1 as shown on that certain Record of Survey filed in the office of the County Recorder in Book 29 of Surveys, Page 87 and Parcel "3" as shown on that certain Parcel Map filed in the office of the County Recorder in Book 47 of Parcel Maps, Page 145, excepting therefrom portions of Latrobe Road and being more particularly described as follows:

Beginning at the Southeast corner of Lot 2, as shown on said Large Lot Final Map of West Valley Village, from which the Southeast corner of said Section 24, bears South 00°56'06" East, 1230.17 feet; thence along the South lines of said Lot 2 the following 4 courses:

- 1) South 52°40'51" West, 824.11 feet; thence
- 2) South 78°47'00" West, 212.49 feet; thence
- 3) South 51°38'50" West, 347.87 feet; thence
- 4) South 73°53'11" West, 234.22 feet, to the East line of Latrobe Road; thence along the Easterly line of Latrobe Road the following 22 courses:
  - 5) North 26°12'18" West, 65.35 feet; thence
  - 6) North 33°00'17" West, 108.70 feet; thence
  - 7) North 40°51'11" West, 103.86 feet; thence
  - 8) Along the arc of a non-tangent curve, concave to the Southwest, having a radius of 1953.50 feet, the chord of which bears North 43°15'17" West, 367.30 feet; thence
  - 9) North 48°38'57" West, 1300.07 feet; thence
  - 10) Along the arc of a curve to the right, having a radius of 1865.70 feet, the chord of which bears North 40°24'27" West, 534.89 feet; thence
  - 11) North 32°09'57" West, 723.91 feet; thence
  - 12) Along the arc of a curve to the left, having a radius of 1953.50 feet, the chord of which bears North 33°46'59" West, 110.25 feet; thence
  - 13) North 35°24'00" West, 469.89 feet; thence
  - 14) North 30°53'04" West, 122.85 feet; thence
  - 15) North 35°33'01" West, 101.36 feet; thence
  - 16) North 39°54'55" West, 119.47 feet; thence
  - 17) North 35°24'00" West, 64.57 feet; thence
  - 18) Along the arc of a curve to the left, having a radius of 16449.36 feet, the chord of which bears North 36°15'09" West, 489.48 feet; thence
  - 19) North 37°06'18" West, 1072.85 feet; thence
  - 20) Along the arc of a curve to the right, having a radius of 1357.13 feet, the chord of which bears North 28°08'42" West, 422.72 feet; thence
  - 21) Non-tangent to the previous curve, North 10°16'28" West, 181.11 feet; thence

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- 22) North  $12^{\circ}40'49''$  West, 182.76 feet; thence
- 23) Along the arc of a non-tangent curve, concave to the East, having a radius of 1357.13 feet, the chord of which bears North  $03^{\circ}10'06''$  West, 28.98 feet; thence
- 24) North  $02^{\circ}33'24''$  West, 1332.13 feet; thence
- 25) Along the arc of a curve to the left, having a radius of 1848.50 feet, the chord of which bears North  $05^{\circ}57'39''$  West, 219.53 feet; thence
- 26) North  $00^{\circ}36'41''$  West, 247.84 feet; thence
- 27) Along the arc of a curve to the left, having a radius of 1000.00 feet, the chord of which bears North  $11^{\circ}22'21''$  West, 373.43 feet to the Northwest corner of Lot 9 of said Large Lot Final Map of West Valley Village; thence along the North and West lines of said Lot 9 the following 7 courses;
- 28) South  $89^{\circ}58'46''$  East, 1097.86 feet; thence
- 29) North  $00^{\circ}01'26''$  East, 1991.94 feet; thence
- 30) North  $89^{\circ}58'43''$  East, 23.88 feet; thence
- 31) North  $00^{\circ}07'06''$  West, 112.07 feet; thence
- 32) Along the arc of curve to the right, having a radius of 848 feet and being subtended by a chord bearing North  $23^{\circ}11'00''$  East, 670.90 feet; thence
- 33) North  $46^{\circ}29'07''$  East, 100 feet; thence
- 34) Along the arc of a curve to the left, having a radius of 752.00 feet and being subtended by a chord bearing North  $40^{\circ}36'23''$  East, 154.05 feet; thence
- 35) Along the arc of a curve to the left, having a radius of 25.00 feet and being subtended by a chord bearing North  $10^{\circ}47'36''$  West, 35.68 feet, to a point on the Southerly line of said Tract 1; thence along said Southerly line
- 36) North  $56^{\circ}18'51''$  West, 52.49 feet; thence
- 37) Along the arc of a curve to the right, having a radius of 2548.00 feet and being subtended by a chord bearing North  $53^{\circ}59'31''$  West, 206.50 feet to the Southeast corner of said Parcel 3; thence along the Southerly, Westerly and Northerly lines of said Parcel 3 the following 11 courses;
- 38) South  $60^{\circ}56'21''$  West, 202.79 feet; thence
- 39) South  $82^{\circ}15'21''$  West, 237.40 feet; thence
- 40) North  $89^{\circ}10'25''$  West, 217.76 feet; thence
- 41) North  $79^{\circ}52'01''$  West, 256.93 feet; thence
- 42) North  $48^{\circ}04'44''$  West, 335.61 feet; thence
- 43) South  $75^{\circ}13'15''$  West, 70.00 feet; thence
- 44) North  $23^{\circ}18'44''$  West, 112.00 feet; thence
- 45) North  $14^{\circ}46'56''$  East, 73.50 feet; thence
- 46) North  $48^{\circ}29'23''$  East, 94.00 feet; thence
- 47) North  $29^{\circ}35'29''$  West, 93.00 feet; thence
- 48) North  $47^{\circ}34'21''$  East, 513.18 feet to a point on the Westerly line of said Tract 1; thence along the perimeter of said Tract 1 the following 35 courses;
- 49) Along the arc of a curve, concave to the Northeast, having a radius of 6548.00 feet the chord of which bears North  $38^{\circ}38'02''$  West, 866.49 feet; thence
- 50) North  $34^{\circ}50'25''$  West, 200.00 feet; thence
- 51) Along the arc of a curve to the right, having a radius of 2548.00 feet and being subtended by a chord bearing North  $31^{\circ}00'50''$  West, 340.07 feet; thence

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- 52) North 27°11'15" West, 361.85 feet; thence
- 53) South 88°59'40" West, 165.63 feet; thence
- 54) North 00°28'56" West, 197.80 feet, to a point on the South line of White Rock Road; thence continuing along the South line of White Rock Road,
- 55) North 63°13'06" East, 553.27 feet; thence
- 56) Along the arc of a curve to the left, having a radius of 430.00 feet and being subtended by a chord bearing North 49°16'32" East, 207.22 feet; thence
- 57) North 35°19'57" East, 10.95 feet; thence leaving the South Line of White Rock Road and along the Northerly line of said Tract 1,
- 58) South 00°39'42" East, 579.64 feet; thence
- 59) North 88°19'57" East, 2596.22 feet; thence
- 60) South 00°59'29" East, 2644.45 feet; thence
- 61) North 88°27'39" East, 1306.55 feet; thence
- 62) South 01°09'32" East, 1328.61 feet; thence
- 63) North 88°25'20" East, 1305.11 feet, thence
- 64) North 00°53'21" West, 1327.79 feet; thence
- 65) North 89°51'51" East, 2691.69 feet; thence
- 66) North 89°51'45" East, 530.36 feet; thence
- 67) South 00°08'15" East, 765.95 feet; thence
- 68) North 89°47'39" East, 794.78 feet; thence
- 69) South 00°12'21" East, 1879.98 feet; thence
- 70) North 89°43'26" East, 1324.21 feet, to a point on the East line of said Tract 1; thence
- 71) South 00°11'50" East, 909.43 feet, to a point on the Southeast corner of said Tract 1; thence along the Southern line of said Tract 1
- 72) South 89°43'26" West, 2665.34 feet; thence
- 73) South 83°08'21" West, 508.07 feet, thence
- 74) North 30°16'44" West, 921.80 feet; thence
- 75) North 68°28'12" West, 392.75 feet; thence
- 76) North 65°56'34" West, 378.22 feet; thence
- 77) North 48°12'48" West, 329.28 feet; thence
- 78) North 39°44'09" West, 713.81 feet; thence
- 79) South 89°51'51" West, 180.00 feet; thence
- 80) South 30°14'14" West, 233.51 feet; thence
- 81) Along the arc of curve concave to the South, having a radius of 1942.00 feet and being subtended by a chord bearing North 75°10'51" West, 1032.60 feet, to a point on the East line of Lot 5 as shown on the said Large Lot Final Map of West Valley Village; thence along the East line of said Lot 5 the following 42 course;
- 82) South 49°11'34" East, 159.29 feet; thence
- 83) South 29°27'04" East, 121.60 feet; thence
- 84) South 05°39'59" West, 95.45 feet; thence
- 85) South 42°27'13" West, 131.42 feet; thence
- 86) South 63°51'53" West, 228.50 feet; thence
- 87) South 57°22'46" West, 100.28 feet; thence
- 88) South 36°35'49" West, 118.78 feet; thence
- 89) South 11°08'27" West, 127.25 feet; thence

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- 90) South 07°50'33" East, 136.95 feet; thence
- 91) South 33°05'26" East, 127.90 feet; thence
- 92) South 57°03'43" East, 126.56 feet; thence
- 93) South 79°07'08" East, 130.20 feet; thence
- 94) North 79°58'16" East, 129.84 feet; thence
- 95) North 54°18'59" East, 124.72 feet; thence
- 96) North 50°14'47" East, 196.96 feet; thence
- 97) South 80°59'51" East, 97.90 feet; thence
- 98) South 68°56'02" East, 75.11 feet; thence
- 99) South 38°37'25" East, 111.56 feet; thence
- 100) South 38°23'06" West, 137.48 feet; thence
- 101) South 12°16'11" West, 160.36 feet; thence
- 102) South 11°05'14" East, 168.35 feet; thence
- 103) South 37°21'40" East, 162.86 feet; thence
- 104) South 60°07'26" East, 170.96 feet; thence
- 105) South 88°53'17" East, 175.54 feet; thence
- 106) North 71°34'20" East, 134.70 feet; thence
- 107) South 71°49'06" East, 125.54 feet; thence
- 108) South 28°52'58" East, 205.04 feet; thence
- 109) South 44°15'20" East, 258.54 feet; thence
- 110) South 50°30'53" East, 211.00 feet; thence
- 111) South 42°54'24" East, 149.50 feet; thence
- 112) South 14°10'40" East, 132.81 feet; thence
- 113) South 08°18'49" East, 386.95 feet; thence
- 114) South 14°57'08" East, 118.47 feet; thence
- 115) South 32°00'59" East, 112.49 feet; thence
- 116) South 51°18'32" East, 76.80 feet; thence
- 117) South 52°06'43" East, 197.57 feet; thence
- 118) South 42°48'36" East, 133.66 feet; thence
- 119) South 14°02'31" East, 140.45 feet; thence
- 120) South 15°00'31" West, 117.28 feet; thence
- 121) South 21°40'47" West, 374.60 feet; thence
- 122) South 14°15'36" West, 186.17 feet; thence
- 123) South 05°42'47" East, 205.40 feet, to the Northern most point on Lot 2 as shown on the said Large Lot Final Map of West Valley Village; thence along the East and South line of said Lot 2 the following 15 courses;
- 124) South 26°42'46" East, 200.27 feet; thence
- 125) South 34°45'26" East, 562.25 feet; thence
- 126) South 48°10'47" East, 56.67 feet; thence
- 127) South 87°00'33" East, 60.20 feet; thence
- 128) North 78°20'53" East, 255.72 feet; thence
- 129) South 35°54'36" East, 104.21 feet; thence
- 130) South 55°01'32" East, 40.85 feet; thence
- 131) North 89°04'32" East, 205.16 feet; thence
- 132) South 40°37'24" East, 283.87 feet; thence
- 133) South 76°52'43" East, 376.84 feet; thence

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- 134) South 00°04'04" East, 955.28 feet; thence
- 135) South 89°25'58" West, 1319.35 feet; thence
- 136) South 00°00'29" East, 1323.00 feet; thence
- 137) South 89°10'56" West, 1259.53 feet; thence
- 138) South 00°56'06" East, 98.03 feet to the Point of Beginning

**EXCEPTING THEREFROM** that certain parcel of land, described in the deed to El Dorado Irrigation District, recorded in Book 2969, Page 278 official records of El Dorado County, being more particularly described as:

Commencing at the Southwesterly end of the above described course numbered 86, cited as South 63°51'53" West, 228.50 feet; thence North 30°35'42" West, 189.60 feet to the Point of Beginning; thence North 44°16'56" West, 132.97 feet; thence North 18°07'02" East, 137.84 feet; thence North 58°30'25" East, 203.82 feet; thence South 55°56'51" East, 139.21 feet; thence South 26°22'19" West, 298.61 feet; thence North 83°08'46" West, 107.29 feet to the Point of Beginning.

**FURTHER EXCEPTING THEREFROM** that certain parcel of land, described in the deed to El Dorado Irrigation District, recorded in Book 4842, Page 82, official records of El Dorado, being more particularly described as follows:

Commencing at the Southwesterly end of the above described course numbered 86, cited as South 63°51'53" West, 228.50 feet; thence North 30°35'42" West, 189.60 feet; thence South 86°10'51" West, 268.74 feet to the Point of Beginning; thence South 54°15'00" West, 160.29 feet; thence South 61°50'15" West, 89.56 feet; thence South 78°02'43" West, 266.10 feet; thence North 89°53'00" West, 109.72 feet; thence North 17°04'27" West, 331.25 feet; thence North 72°55'33" East, 392.58 feet; thence South 57°58'24" East, 331.45 feet; thence South 17°04'27" East, 68.34 feet to the Point of Beginning.

**FURTHER EXCEPTING THEREFROM** all that portion of Lot 5 of the Large Lot Final Map entitled 'West Valley Village' Recorded in Book J of Maps at Page 43 in the official records of said County, being more particularly described as follows:

Beginning at a ¾" capped iron pipe stamped "LS 5914" marking the corner common to lots 5, 7 and 21 of said Final Map; thence North 74°28'04" East 436.69 feet to the **TRUE POINT OF BEGINNING**; thence North 26°50'57" West 98.39 feet; thence North 49°14'05" West 165.63 feet; thence North 07°06'50" West 90.32 feet; thence North 39°43'30" East 157.60 feet; thence North 75°44'32" East 626.32 feet more or less to a point on the southerly line of a 96 foot wide road and public utility easement per P.M. 47-145, being 48.00 feet southerly of when measured at right angles to the centerline thereof; thence along said southerly line, North 89°24'04" East 718.56 feet; thence leaving said southerly line, South 55°56'51" East 10.04 feet to the most northerly corner of real property conveyed by deed recorded in Book 2969, Page 278, in the official records of said County; thence along the northwesterly boundaries of said Book 2969, Page 278 the following courses: South 58°30'25" West 203.82 feet; thence South 18°07'02" West 137.84 feet; thence South 44°16'56" East 132.97 feet; thence leaving said Book 2969,

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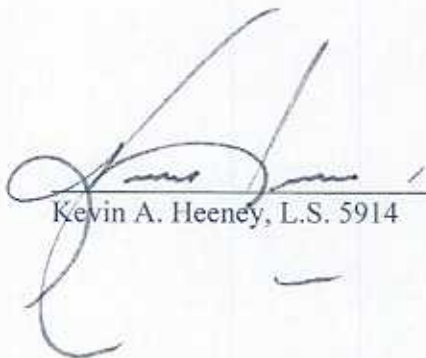
Page 278, South 86°10'51" West 268.74 feet to an angle point in the easterly boundary of real property conveyed by deed, recorded in Book 4842, Page 82 in the official records of said County; thence along the boundaries of said Book 4842, Page 82 the following courses: North 17°04'27" West 68.34 feet; thence North 57°58'24" West 331.45 feet; thence South 72°55'33" West 392.58 feet; thence South 17°04'27" East 331.25 feet; thence leaving said Book 4842, Page 82, North 89°53'00" West 204.36 feet; thence South 74°18'49" West 81.13 feet to the Point of Beginning.

The described boundary containing a total area of 1,476.914 acres, more or less.

**End of Description**

See attached Exhibit 'B'

This description has been prepared by me or under my direction.  
CTA Engineering & Surveying

  
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Kevin A. Heeney, L.S. 5914

