

EXHIBIT A

All that real property situate in the County of El Dorado, State of California described as follows:

All of that certain Irrevocable Offer of Dedication of Shinn Ranch Road and Fine Court as shown on that certain Parcel Map filed in Book 49 of Parcel maps at Page 110 in the El Dorado County Records Office, State of California more particularly described as follows:

TRACT 1

A 50.00 foot wide Irrevocable Offer of Dedication for Road and Public Utilities Easement on, over under and across Parcels 1, 2 and 3, identified as "SHINN RANCH ROAD" and is shown and delineated on said Parcel Map lying 25.00 feet on each side of the following described centerline:

Beginning at the Northwest corner of said Parcel 2, also being the Southwest corner of said Parcel 1; thence along the centerline of said 'SHINN RANCH ROAD' being the common boundary between said Parcel 1 and said Parcels 2 and 3 the following Eleven (11) courses: 1) along the arc of a 200.00 foot radius curve to the right, through a central angle of $32^{\circ} 24' 39''$ and being subtended by a chord of South $73^{\circ} 33' 50''$ East, 111.63 feet; 2) South $57^{\circ} 21' 30''$ East, 115.58 feet; 3) along the arc of a 200.00 foot radius curve to the left through a central angle of $52^{\circ} 28' 19''$ and being subtended by a chord of South $83^{\circ} 35' 40''$ East 176.83 feet; 4) North $70^{\circ} 10' 11''$ East, 52.71 feet; 5) along the arc of a 200.00 foot radius curve to the right through a central angle of $37^{\circ} 19' 04''$ and subtended by a chord of North $88^{\circ} 49' 43''$ East, 127.97 feet; 6) South $72^{\circ} 30' 45''$ East, 173.21 feet; 7) along the arc of a 300.00 foot radius curve to the right, through a central angle of $41^{\circ} 54' 10''$ and being subtended by a chord of South $51^{\circ} 33' 40''$ East, 214.55 feet to a point of reverse curvature; 8) along the arc of a 300.00 foot radius curve to the left, through a central angle of $39^{\circ} 40' 37''$ and subtended by a chord of South $50^{\circ} 26' 54''$ East, 203.62 feet; 9) South $70^{\circ} 17' 13''$ East, 64.34 feet; 10) along the arc of a 300.00 foot radius curve to the right through a central angle of $100^{\circ} 51' 12''$ and subtended by a chord of North $59^{\circ} 17' 11''$ East, 462.49 feet; 11) North $08^{\circ} 51' 36''$ East, 157.77 feet to the intersection with the centerline of Fine Court herein labeled "Point A" and being the most northerly corner of said Parcel 3; leaving the common boundary between said Parcels 1 and 3 and continuing along the said centerline of "SHINN RANCH ROAD" the following two (2) courses: 1) North $08^{\circ} 51' 36''$ East, 17.88 feet; 2) along the arc of a 200.00 foot radius curve to the right through a central angle of $13^{\circ} 48' 31''$ and subtended by a chord of North $15^{\circ} 45' 51''$ East, 48.08 feet to the terminus of said centerline of "SHINN RANCH ROAD".

TRACT 2

A 50.00 foot wide Irrevocable Offer of Dedication for Road and Public Utilities Easement on, over under and across Parcels 1, 3 and 4, identified as "FINE CT."

and is shown and delineated on said Parcel Map lying 25.00 feet on each side of the following described centerline:

Beginning at "Point A" being described in "TRACT 1" above; thence along the centerline of said "FINE CT." being the common boundary of said Parcels 1, 3 and 4 the following Six (6) courses: 1) South 81° 08' 24" East, 64.75 feet; 2) along the arc of a 200.00 foot radius curve to the right through a central angle of 58° 54' 44" and subtended by a chord of South 51° 41' 03" East, 196.70 feet; 3) South 22° 13' 41" East, 130.03 feet; 4) along the arc of a 200.00 foot radius curve to the left through a central angle of 51° 52' 02" and subtended by a chord of South 48° 09' 41" East, 174.93 feet; 5) South 74° 05' 42" East, 103.88 feet; 6) along the arc of a 150.00 foot radius curve to the right through a central angle of 74° 31' 20" and subtended by a chord of South 36° 50' 02" East, 181.63 feet to the Southeast corner of said Parcel 3 also being the Southwest corner of said Parcel 4 and the terminus of said centerline of "FINE CT."

TRACT 3

All that portion of Shinn Ranch Road that crosses Tract 5 shown on that certain Record of Survey filed in Book 29 of Record of Survey at Page 124 in the El Dorado County Recorders Office, State of California and is labeled as "TOD FOR ROAD AND PUBLIC UTILITIES EASEMENT OFFERED ON THIS MAP" in "Detail B" on sheet 2 of 2 of said Parcel Map, more particularly described as follows:

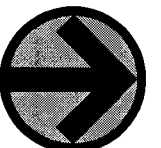
Beginning at the Southwest corner of Parcel 1 of said Parcel Map also being the intersection of the centerline of said Shinn Ranch Road and the East boundary of said Tract 5; thence along said East boundary North 02° 14' 45" East, 25.01 feet to a point of non-tangency of a 225.00 foot radius curve; thence along the arc of said 225.00 foot radius curve to the left through a central angle of 00° 59' 53" and subtended by a chord of South 89° 57' 20" West, 3.92 feet to a point of tangency; thence South 89° 27' 24" West, 614.53 feet to a point of tangency with a 30.00 foot radius curve; thence along the arc of said 30.00 foot radius curve to the right through a central angle of 112° 02' 35" and subtended by a chord of North 34° 31' 19" West, 49.75 feet to a point of non-tangency; thence South 21° 29' 59" West, 55.36 feet to a point of tangency with a 40.00 foot radius curve; thence along the arc of a 40.00 foot radius curve to the left through a central angle of 60° 35' 55" and subtended by a chord of South 08° 47' 59" East, 40.36 feet to a point of non-tangency; thence North 89° 27' 24" East, 657.32 feet to a point of tangency with a 175.00 foot radius curve; thence along the arc of said 175.00 foot radius curve to the right through a central angle of 00° 29' 10" and subtended by a chord of North 89° 41' 59" East, 1.48 feet to a point on the said East boundary; thence along said East boundary North 02° 14' 45" East, 25.02 feet to the point of beginning.

Excepting and Reserving therefrom the above described three Tracts pursuant to the provisions of Section 8340 of the Street and Highway Code the following:

- 1. For the benefit of Pacific Bell Telephone Company, a California Corporation dba AT&T California, the permanent easement and the right of any time or from time to time to construct, maintain, operate, replace, remove, renew and enlarge lines of pipe, conduits, cable wires, poles and other convenient structures, equipment and fixtures for the operation of telephone and telephone lines and other communication facilities, including access and the right to keep and the property free from inflammable materials and wood growth, and otherwise protect the same from all hazards, in, upon, over and across, in or near the above described Tracts 1, 2 and 3.**
- 2. For the benefit of Pacific Gas and Electric Company, the permanent easement and the right at any time and from time to time to construct, reconstruct, maintain, operate, replace, remove, repair, renew and enlarge lines of pipes, conduits, cables, wires, poles, electrical conductors, and other equipment, fixtures and appurtenances for the operation of electric, gas, and communication facilities, including access, and also the rights to trim and cut down trees and brush that may be a hazard to the facilities; said area shall be kept open and free of buildings, structures and wells of any kind in, upon, over and across the above described Tracts 1, 2 and 3.**
- 3. For the benefit of El Dorado Irrigation District, its successors and assigns, a permanent easement and right to enter, re-enter, occupy and use the above described Tracts 1, 2 and 3 to construct, maintain, replace, remove, enlarge and operate one or more WATER and SEWER pipelines and all underground and surface appurtenances thereto on, over, across and under the above described Tracts 1, 2 and 3.**

Exhibit-B-1

ABANDONMENT



1"=300'

TABULATION

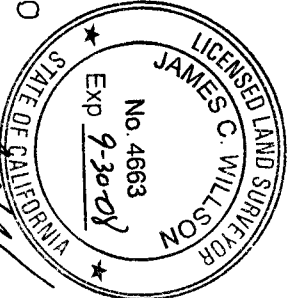
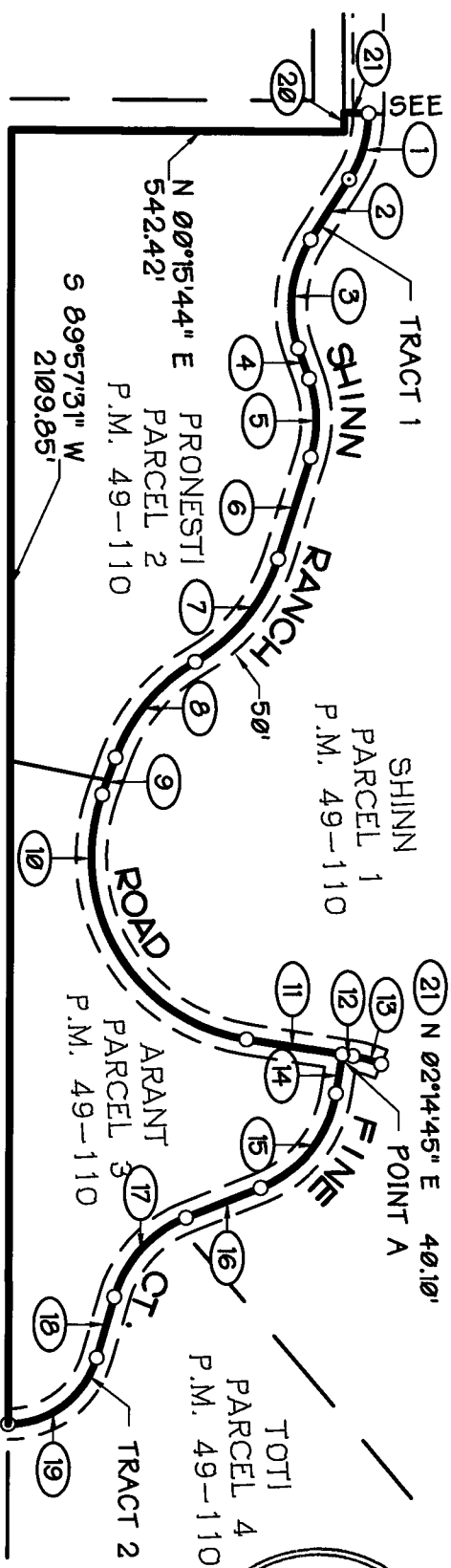
No BEARING & DISTANCE ARC LENGTH RADIUS DELTA

No	BEARING & DISTANCE	ARC LENGTH	RADIUS	DELTA
1	S 73°33'50" E	111.63'	113.14'	200.00' 32°24'39"
2	S 57°21'30" E	115.58'		
3	S 83°35'40" E	176.83'	183.16'	200.00' 52°28'19"
4	N 70°10'11" E	52.71'		
5	N 88°49'43" E	127.97'	130.26'	200.00' 37°19'04"
6	S 72°30'45" E	173.21'		
7	S 51°33'40" E	214.55'	219.40'	300.00' 41°54'10"
8	S 50°26'54" E	203.62'	207.75'	300.00' 39°40'37"
9	S 70°17'13" E	64.34'		
10	N 59°17'11" E	462.49'	528.07'	300.00' 100°51'12"

TABULATION

No BEARING & DISTANCE ARC LENGTH

No	BEARING & DISTANCE	ARC LENGTH
11	N 08°51'36" E	157.77'
12	N 08°51'36" E	17.88'
13	N 15°45'51" E	48.08'
14	S 81°08'24" E	64.75'
15	S 51°41'03" E	196.70'
16	S 22°13'41" E	130.03'
17	S 48°09'41" E	174.93'
18	S 74°05'42" E	103.88'
19	S 36°50'02" E	181.63'
20	S 89°27'24" W	31.22'
21	N 02°14'45" E	40.10'



LEGEND

○ DIMENSION POINT-NOTHING FOUND OR SET

T.P.O.B. TRUE POINT OF BEGINNING

CARLTON

Engineering Inc.

3883 Ponderosa Road, Shingle Springs, CA 95682
Voice 530.677.5515 Fax 530.677.6645

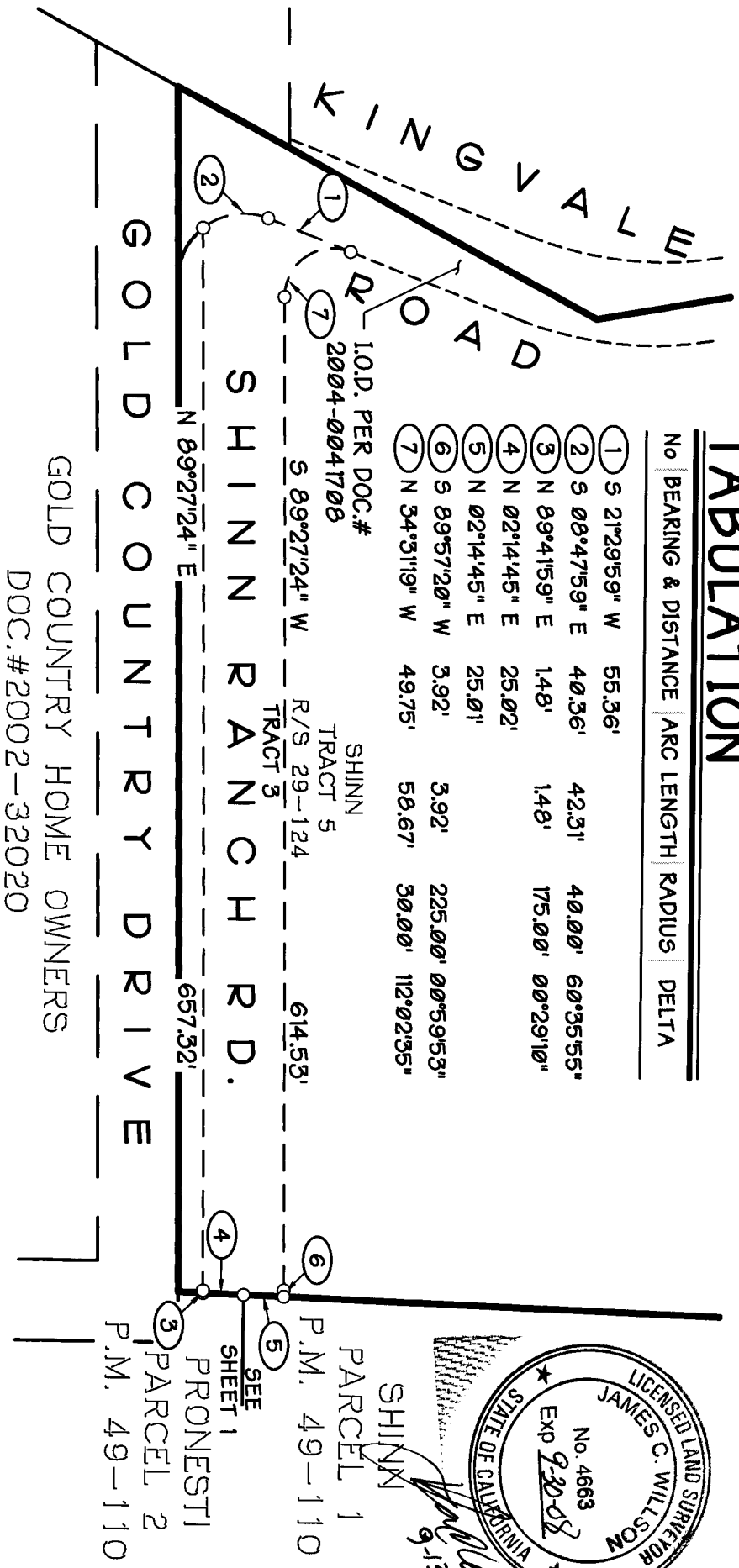


Exhibit-B-2

ABANDONMENT

TABULATION

No	BEARING & DISTANCE	ARC LENGTH	RADIUS	DELTA
1	S 21°29'59" W 55.36'			
2	S 08°47'59" E 40.36'	42.31'	40.00'	60°35'55"
3	N 89°41'59" E 148'	148'	175.00'	00°29'10"
4	N 02°14'45" E 25.02'			
5	N 02°14'45" E 25.01'			
6	S 89°57'20" W 3.92'	3.92'	225.00'	00°59'53"
7	N 34°31'19" W 49.75'	50.67'	30.00'	112°02'35"



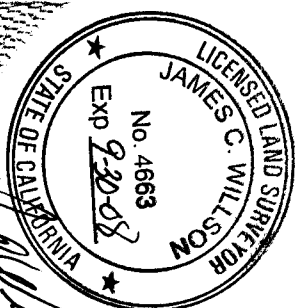
LEGEND

- DIMENSION POINT-NOTHING FOUND OR SET
- T.P.O.B. TRUE POINT OF BEGINNING

GOLD COUNTRY HOME OWNERS
DOC.# 2002-32020

SHINN
PARCEL 1
P.M. 49-110

SEE SHEET 1
PRONESTI
PARCEL 2
P.M. 49-110



1" = 100'

