

## **EXHIBIT A**

An exclusive easement situated within the South Half of Section 34, Township 16 North, Range 7 East, M.D.B. & M., within the unincorporated territory of the County of Nevada and being a portion of that certain property to the Penn Valley Fire District as described in the Deed document recorded April 14, 2000 as Document No. 2000-0010418 and as shown on that certain Record of Survey Map for the Penn Valley Fire District recorded April 14, 2000 in Book 12 of Surveys at Page 181, Official Records of Nevada County, and being more particularly described as follows:

Beginning at the most westerly corner of said Penn Valley Fire District property and being a point on the centerline of Spenceville Road; thence from said Point of Beginning and along the centerline of Spenceville Road the following two (2) consecutive courses: 1) North 26° 19' 00" East, 18.39 feet, and 2) North 26° 56' 00" East, 35.00 feet; thence leaving the centerline of Spenceville Road the following four (4) consecutive courses: 1) South 63° 04' 00" East, 48.66 feet, 2) South 30° 52' 00" East, 45.95 feet, 3) South 68° 00' 00" East, 108.31 feet, and 4) South 33° 30' 00" West, 72.49 feet to a point on the southwesterly property line of said Penn Valley Fire District property; thence along the southwesterly property line of said Penn Valley Fire District property, North 52° 49' 15" West, 190.00 feet to the Point of Beginning.

The herein described easement contains an area of 10,949 square feet, more or less.

The herein described property is shown on Exhibit "B" attached hereto and made a part hereof.

TOGETHER WITH an Ingress & Egress Easement over that portion of said Penn Valley Fire District land described as follows:

Beginning at a point from which the most westerly corner of said Penn Valley Fire District property bears South 26° 56' 00" West, 35.00 feet and South 26° 19' 00" West, 18.39 feet and being a point on the centerline of Spenceville Road; thence from said Point of Beginning and along the centerline of Spenceville Road North 26° 56' 00" East, 35.00 feet; thence leaving the centerline of Spenceville Road the following seven (7) consecutive courses: 1) South 63° 04' 00" East, 40.00 feet, 2) South 30° 52' 00" East, 63.54 feet, 3) South 68° 00' 00" East, 105.00 feet, 4) South 33° 30' 00" West, 25.51 feet, 5) North 68° 00' 00" West, 108.31 feet, 6) North 30° 52' 00" West, 45.95 feet, and 7) North 63° 04' 00" West, 48.66 feet to the Point of Beginning.

The herein described property contains an area of 5,587 square feet, more or less.

The herein described property is shown on Exhibit "B" attached hereto and made a part hereof.

The herein described property affects a portion of APN 51-160-26.

This description has been prepared by me, or under my direct supervision, in conformance with the Professional Land Surveyors Act, on September 10, 2015.

*Kevin J. Nelson*



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Kevin J. Nelson, P.L.S. 8423  
Expires 12-31-16