

EXHIBIT "A"

The described land herein being a portion of Area "K" as shown on that certain map recorded November 3, 1975 in Book 9 of Parcel Maps at Page 231 and granted to the County of Nevada in that certain Grant Deed recorded November 3, 1975 in Volume 764 at Page 49 and being a portion of the Combie Road right-of-way as dedicated to the County of Nevada in that certain Final Map No. 76-2 for the Lake Combie Estates recorded November 4, 1976 in Book 5 of Subdivisions at Page 42, all of Nevada County Records and being situated within the Southeast Quarter of Section 35, Township 14 South, Range 8 East, M.D.B. & M. of the unincorporated territory of the County of Nevada, State of California and being particularly described as follows:

Beginning at the southwest corner of Lot 1 of the said Lake Combie Estates Subdivision; thence from said Point of Beginning and along the south line of said Lake Combie Estates Subdivision, South 25° 41' 32" West, 50.00 feet to the most southerly point of the said Lake Combie Estates Subdivision; thence along the westerly line of said Lake Combie Estates Subdivision, North 11° 10' 40" West, 411.26 feet to the northeast corner of the said Area "K"; thence along the southerly line of said Area "K", South 32° 29' 30" West, 43.45 feet to the southwest corner of said Area "K"; thence along the westerly line of said Area "K", North 11° 10' 40" West, 616.39 feet; thence leaving the westerly line of said Area "K", North 78° 49' 20" East, 60.00 feet to the easterly line of said Area "K"; thence along the easterly line of said Area "K", South 11° 10' 40" East, 956.23 feet to the Point of Beginning.

The herein described property contains an area of 1.09 Acres, more or less.

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

The Basis of Bearings for this legal description is that certain map recorded November 3, 1975 in Book 9 of Parcel Maps at Page 231, Nevada County Records.

This description has been prepared by me, or under my direct supervision, in conformance with the Professional Land Surveyors Act, on January 23, 2026.

Kevin J. Nelson

Kevin J. Nelson, P.L.S. 8423
Expires 12-31-26

