

PM

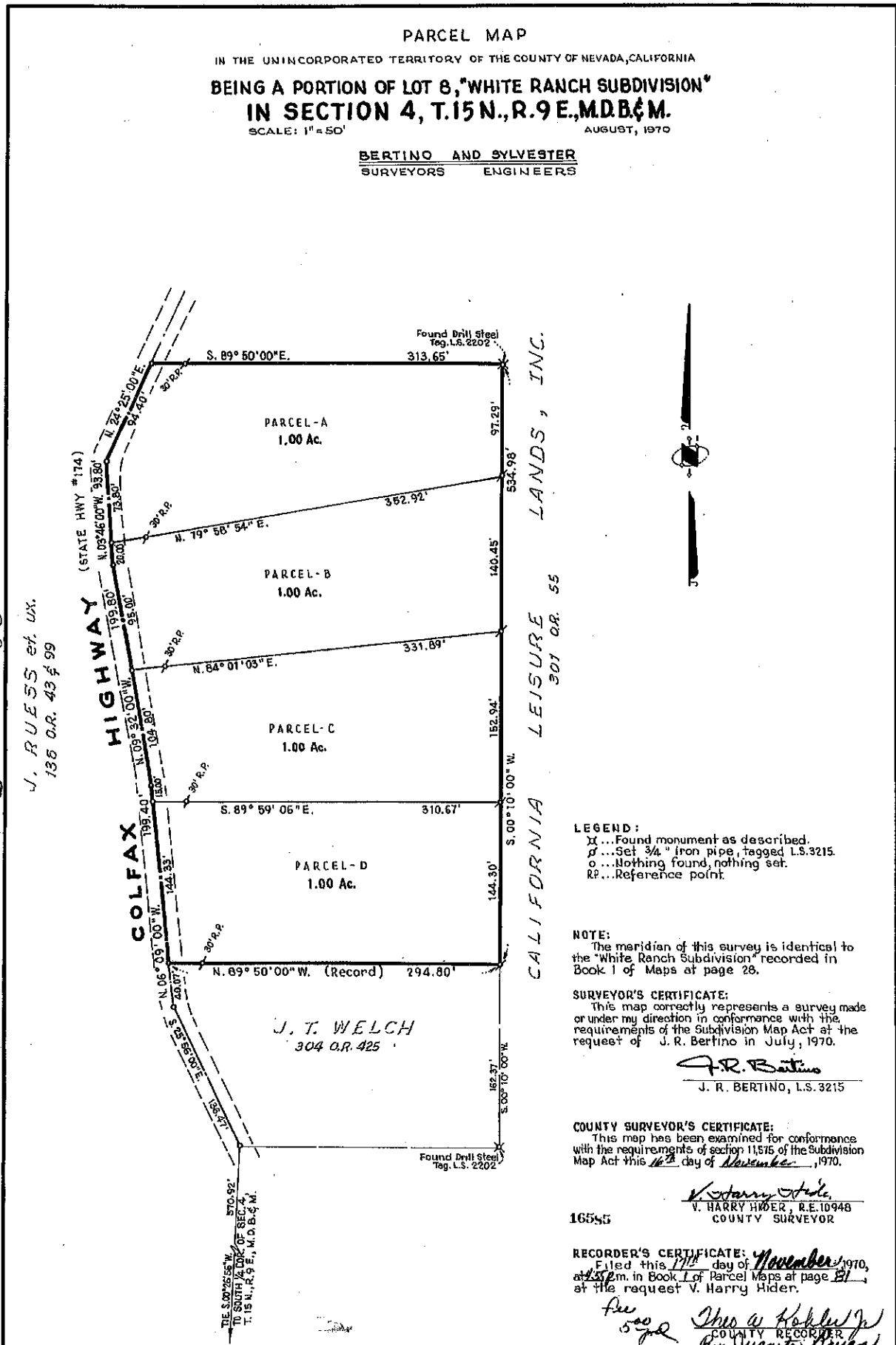
Book 1 of 81

# EXHIBIT A

## PARCEL MAP

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF NEVADA, CALIFORNIA  
 BEING A PORTION OF LOT 8, "WHITE RANCH SUBDIVISION"  
 IN SECTION 4, T.15 N., R.9 E., M.D.B.&M.  
 SCALE: 1" = 50' AUGUST, 1970

**BERTINO AND SYLVESTER**  
 SURVEYORS ENGINEERS



18 2nd

J. RUESS et. ux.  
136 O.R. 43 & 99

CALIFORNIA LEISURE LANDS, INC.  
301 O.R. 55

J. T. WELCH  
304 O.R. 425

**LEGEND:**  
 X...Found monument as described.  
 ⚪...Set 3/4" iron pipe, tagged L.S.3215.  
 ○...Nothing found, nothing set.  
 RP...Reference point.

**NOTE:**  
 The meridian of this survey is identical to the "White Ranch Subdivision" recorded in Book 1 of Maps at page 28.

**SURVEYOR'S CERTIFICATE:**  
 This map correctly represents a survey made or under my direction in conformance with the requirements of the Subdivision Map Act at the request of J. R. Bertino in July, 1970.

*J. R. Bertino*  
 J. R. BERTINO, L.S. 3215

**COUNTY SURVEYOR'S CERTIFICATE:**  
 This map has been examined for conformance with the requirements of section 11,515 of the Subdivision Map Act this 16<sup>th</sup> day of November, 1970.

*V. Harry Hider*  
 V. HARRY HIDER, R.E. 10948  
 COUNTY SURVEYOR

16555

**RECORDER'S CERTIFICATE:**  
 Filed this 17<sup>th</sup> day of November, 1970, at 2:57 p.m. in Book 1 of Parcel Maps at page 21, at the request of V. Harry Hider.

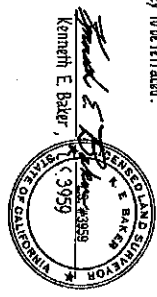
*Fee 5.00*  
*Thos W. Kohler Jr.*  
 COUNTY RECORDER  
*By [Signature]*  
 70-20-B

# Rollins Park-West

BEING A RESUBDIVISION OF LOT 7 AND PORTION OF LOT 6 & 8 OF THE WHITE RANCH SUBDIVISION RECORDED IN BOOK 1 OF SUBD. PAGE 28

SECTION 4, T.15N., R.9E., M.D.M.  
IN THE UNINCORPORATED TERRITORY OF NEVADA COUNTY, CALIFORNIA  
SCALE: 1" = 100'  
APRIL, 1974

CRANMER ENGINEERING, INC.  
GRASS VALLEY, CALIFORNIA



**SURVEYOR'S CERTIFICATE:**  
This final map of "ROLLINS PARK-WEST" represents a survey which is true and correct as shown, made by me under my direction in conformance with the requirements of the SUBDIVISION MAP ACT and local ordinances in April, 1974 and the monuments are of the character and occupy the positions indicated and as shown are sufficient to locate the survey to be retraced.

Kenneth E. Baker  
Professional Engineer

**COUNTY SURVEYOR'S CERTIFICATE:**  
This final map has been examined by me, and the subdivision as shown is substantially the same as it appeared on the tentative map and any approved attachments thereto, and provisions of the SUBDIVISION MAP ACT and any local ordinances applicable at the time of the approval of the tentative map have been complied with, and I am satisfied that this final map is technically correct this 22nd day of April, 1974.

Bernice E. Lowell, R.C.E. 13398  
County Surveyor

**BASIS OF BEARING:**  
All bearings are based upon magnetic north along the exterior of the subject property as recorded in Bk. 1 of Subdivisions Pg. 28, and further substantiated by a direct shear observation.

**SUBDIVISION AREA:**

The gross area of land contained within the boundary of this subdivision is 115,298 acres, more or less. The area of land contained within the lot numbered 1 to 20, inclusive, is 1,222.22 acres, more or less. The area of land contained within the parcel identified A, is 7,000 acres, more or less.

**NOTE:**

The signatures of buyers of interests recorded in Book 99, Page 26, Book 98, Page 252 and Book 100, Page 252 of Official Records, and Book 100, Page 252 have been notified under the provisions of Section 11587 (a) of the subdivision map Act, since said interests are such that they cannot ripen into fee title, and said signatures are not required by the governing body.

**COUNTY TAX COLLECTOR'S CERTIFICATE:**

I, MARCELLA J. CARSON, the official computing valuations for the County of Nevada, State of California do hereby certify that according to the records of my office, there are no liens for unpaid taxes or special assessments collected as taxes against the lands subdivided hereon, except taxes or assessments not yet due and payable in full of the amount of taxes and assessments not yet due and payable, but notwithstanding a lien is shown. In Witness Whereof, I have hereunto set my hand this 22 day of April, 1974.

Marcella J. Carson, Nevada County Tax Collector

**PLANNING COMMISSION CERTIFICATE:**

The PLANNING COMMISSION of the County of Nevada (State of California), does hereby recommend approval of this final map of "ROLLINS PARK-WEST" and does consent to the filing thereof. Dated April 19, 1974.

Secretary

STATE OF CALIFORNIA } 15218  
COUNTY OF NEVADA } 15, 15

This is to certify that the BOARD OF SUPERVISORS of the County of Nevada, State of California, by a motion adopted at a meeting held on the 22 day of August, 1974, did approve for filing this final map of "ROLLINS PARK-WEST" consisting of 5 sheets and accepted for public use maps 1, 3, and 6 but deferred acceptance of maps 2, 4 and 5. All provisions of the SUBDIVISION MAP ACT and local ordinances have been complied with regarding deposits this 22 day of August, 1974.

Chairman of the Board  
Clerk of the Board

The undersigned being the only persons representing any record title interest in the herein subdivided lands do hereby consent to the preparation and recording of this final map of "ROLLINS PARK-WEST" and offer for dedication and do hereby dedicate to the County of Nevada the following:

- For any and all public uses, all that portion of those certain strips of land shown and designated as "Greenbelt Recreational Access Road and the Colfax Highway" situated within the boundaries of this subdivision.
- For any and all public uses upon acceptance by the County of Nevada, all that portion of those certain strips of land shown and designated as "Rollins Park Drive" situated within the boundaries of this subdivision, until acceptance of said land by the County of Nevada the road will remain private and for the exclusive use of the property owners in this subdivision to be owned and controlled by the property owners' association of said subdivision.
- Rights-of-way and easements for water, gas, sewer and drainage pipes, conduits, and ditches, and for poles and overhead and underground wires and conduits, for electric and telephone services, together with all appurtenances thereon, on, over, under and across those strips of land lying 8-feet on each side of all side and rear lot lines of each lot and over, under and across those strips of land shown and designated as "Public Utility Easements" (P.U.E.), and on, over, under and across those strips of land of a width of 10-foot lying adjacent and parallel to road lines of public and/or private roads, situated within the boundaries of this subdivision, and on, over, under and across those strips of land of a width of 15-foot lying adjacent and parallel to all lot lines which form the exterior boundaries of the subdivision, excepting those exterior lines which are common to road lines of public and/or private roads, together with the right to trim and/or remove only necessary trees, shrubs, or brush.
- Rights-of-way for slope easements together with all appurtenances thereon, on, over, under and across those certain strips of land shown and designated as "Slope Easements" (S.E.)
- For drainage pipes, conduits, and ditches, together with all appurtenances thereon, on, over, under and across, those certain strips of land shown and designated as "Drainage Easements" (D.E.), together with the right to trim and/or remove only necessary trees, shrubs, or brush.
- An easement for that certain strip of land shown and designated as "Restricted Access" Easement (R.A.E.); said strip being Ten (10) feet in width lying parallel to and adjacent with the northerly line of the "Greenbelt Recreational Access Road" within those lots as it is delineated, so as to vehicular access can be had from the Greenbelt Recreational Access Road to California Leisport Land, Inc.

By Laughin Burdick By J. Clayton Orr  
Laughin Burdick, President J. Clayton Orr, Secretary

STATE OF CALIFORNIA } 55  
COUNTY OF NEVADA } 55

On this 22 day of July, 1974, before me, Kenneth E. Baker, a Notary Public in and for said County and State residing therein, duly commissioned and sworn personally appeared Laughin Burdick and J. Clayton Orr, known to me to be the President and Secretary respectively of California Leisport Land, Inc., a corporation, the corporation that executed the within instrument and also known to me that the persons who executed it on behalf of the corporation therein named, and they acknowledged to me that said corporation executed the same.

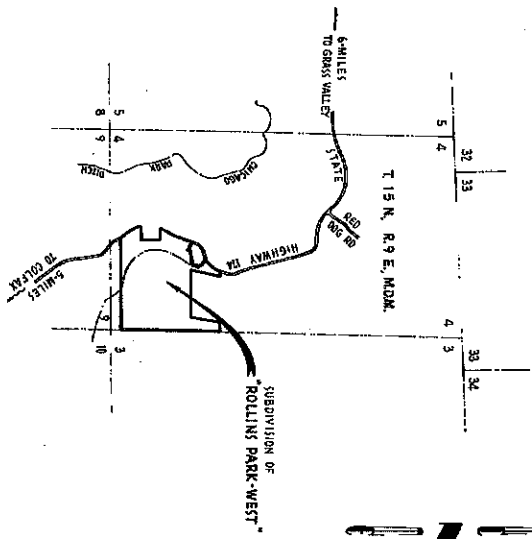
In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Kenneth E. Baker  
Notary Public in and for said County and State  
My Commission expires: February 2, 1978

Best Locations BK 705 Pg. 364  
for 15218 by Quinn Buys  
Shirley A. Rollins, Do. County Recorder, Nevada County, Calif.

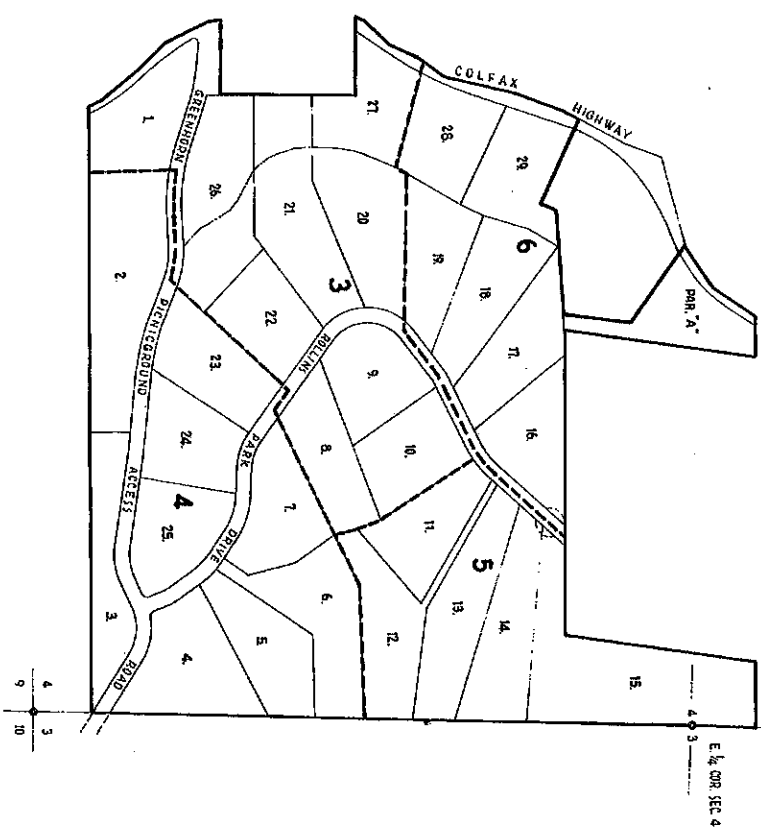
# Rollins Park-West

BEING A RESUBDIVISION OF LOT 7 AND PORTION OF LOT 6 & 8 OF THE WHITE RANCH SUBDIVISION RECORDED IN BOOK 1 OF SUBD, PAGE 28 BEING A PORTION OF SECTION 4, T.15N., R.9E., M.D.M. IN THE UNINCORPORATED TERRITORY OF NEVADA COUNTY, CALIFORNIA SCALE: 1" = 100' APRIL, 1974  
CRANMER ENGINEERING, INC.  
GRASS VALLEY, CALIFORNIA



*Thomas E. Doherty*

LOCATION MAP  
SCALE: 1" = 200'

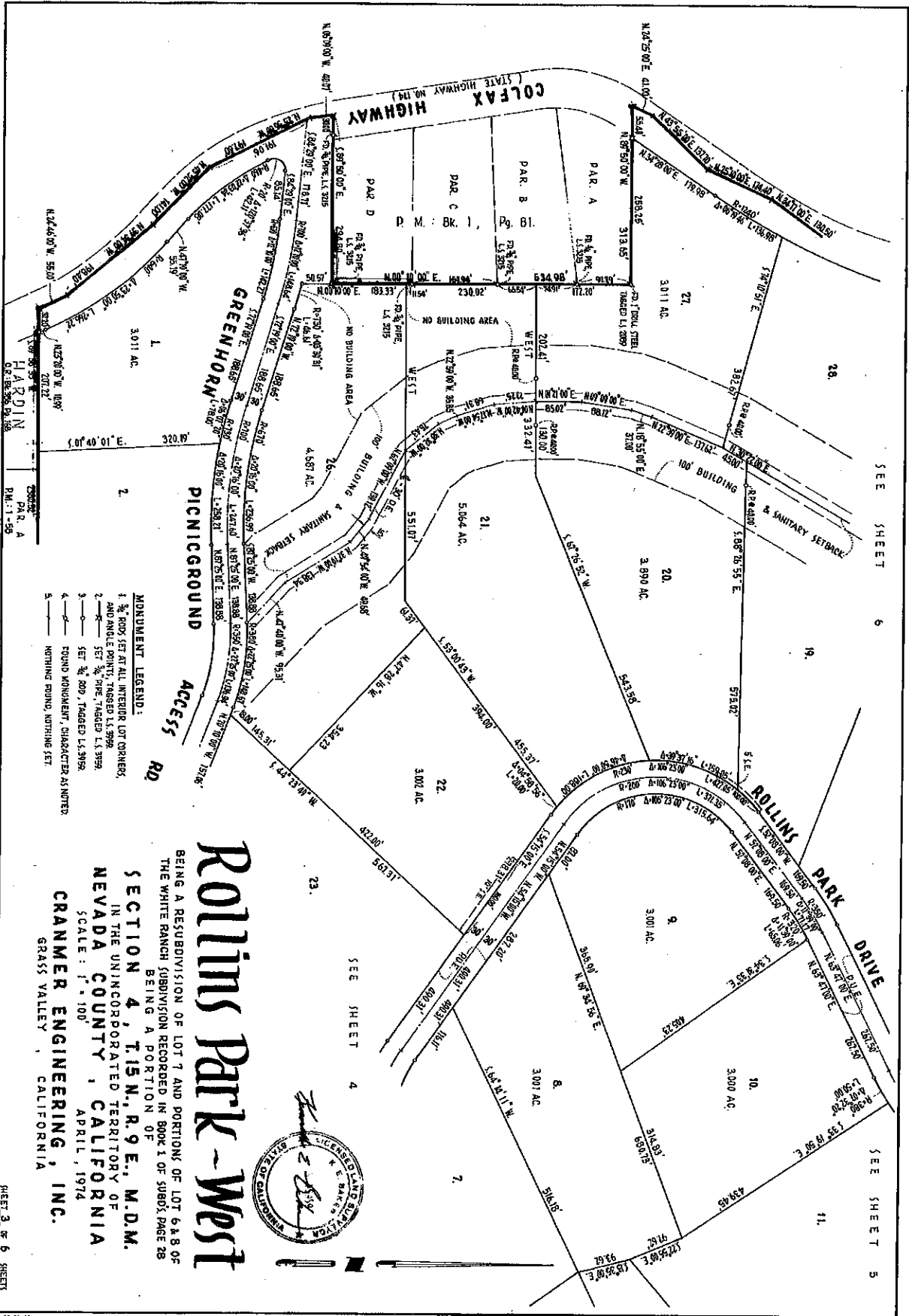


SEC. 4, T. 15 N., R. 9 E., M. D. M.

INDEX MAP  
SCALE: 1" = 300'

Sub 5

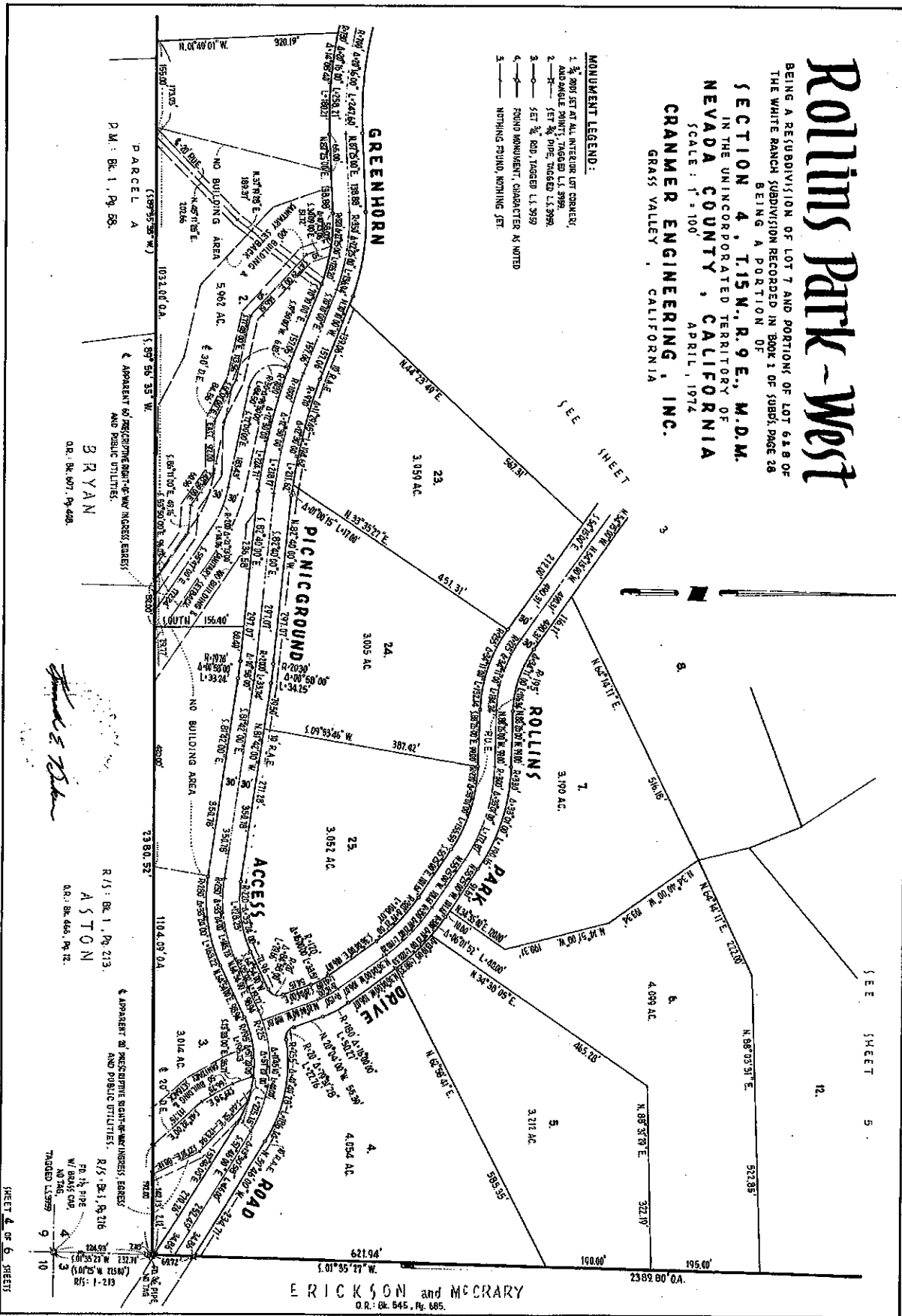
Pg 12



# Rollins Park - West

BEING A REUDIVISION OF LOT 7 AND PORTION OF LOT 6 & 8 OF THE WHITE RANCH SUBDIVISION RECORDED IN BOOK 1 OF 1988, PAGE 28 BEING A PORTION OF SECTION 4, T.15N., R.9E., M.D.M. IN THE UNINCORPORATED TERRITORY OF NEVADA COUNTY, CALIFORNIA APRIL, 1974  
 CRAMER ENGINEERING, INC.  
 GRASS VALLEY, CALIFORNIA

- MONUMENT LEGEND:**
- 1. 3/4" ROD SET AT ALL INTERIOR LOT CORNERS, AND ANGLE POINTS, TAGGED L.S. 3999.
  - 2. 1/2" SET 3/4" PIPE, TAGGED L.S. 3999.
  - 3. SET 3/4" ROD, TAGGED L.S. 3999.
  - 4. ROUND MONUMENT, CHARACTER AS NOTED.
  - 5. NOTHING FOUND, MONUMENT SET.



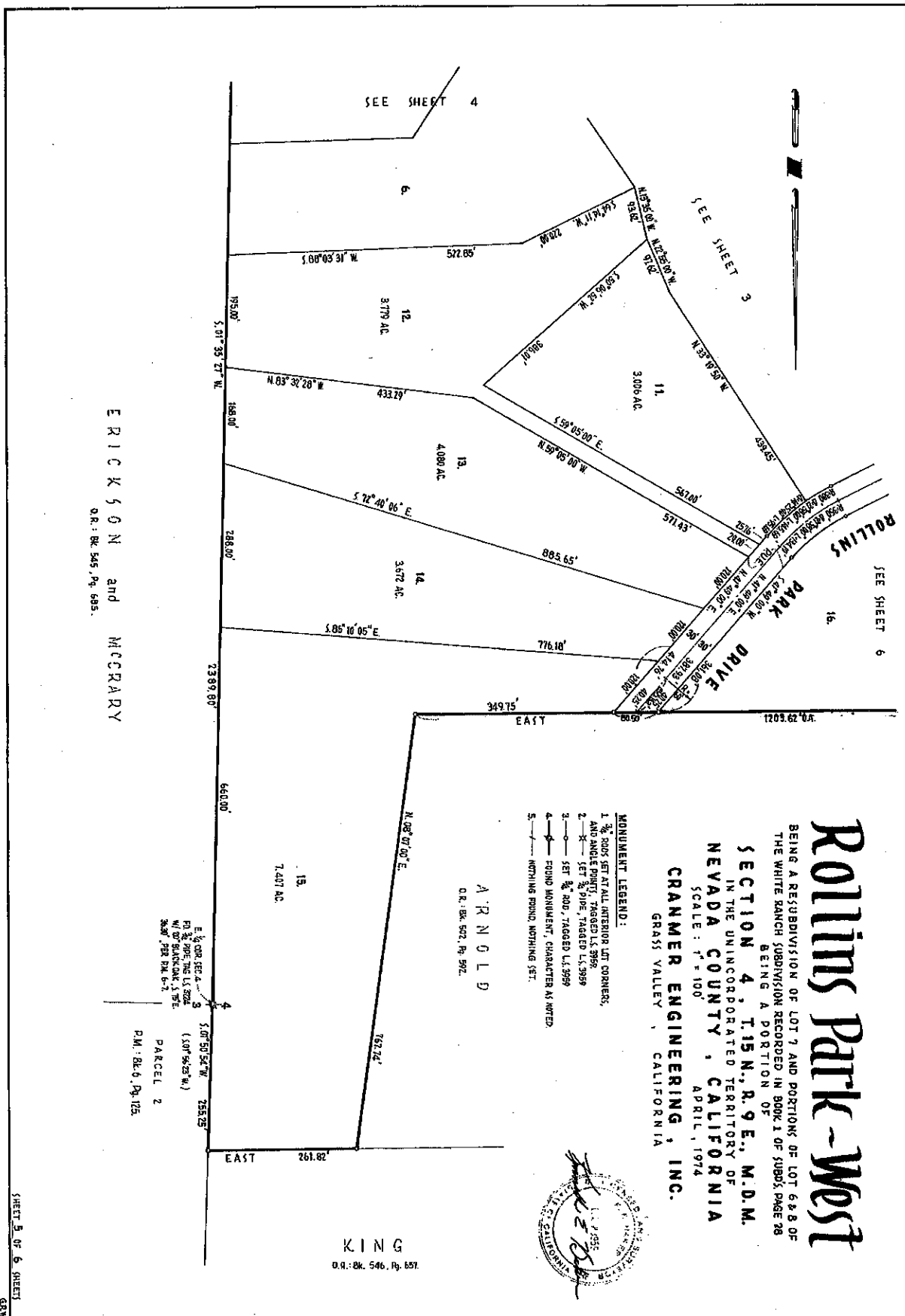
PARCEL A  
 P.M.: BK. 1, Pg. 58.  
 APPROPRIATION OF RESERVING RIGHT-OF-WAY INTEREST, EASES, AND PUBLIC UTILITIES.  
 BRYAN  
 O.R.: BK. 007, Pg. 408.

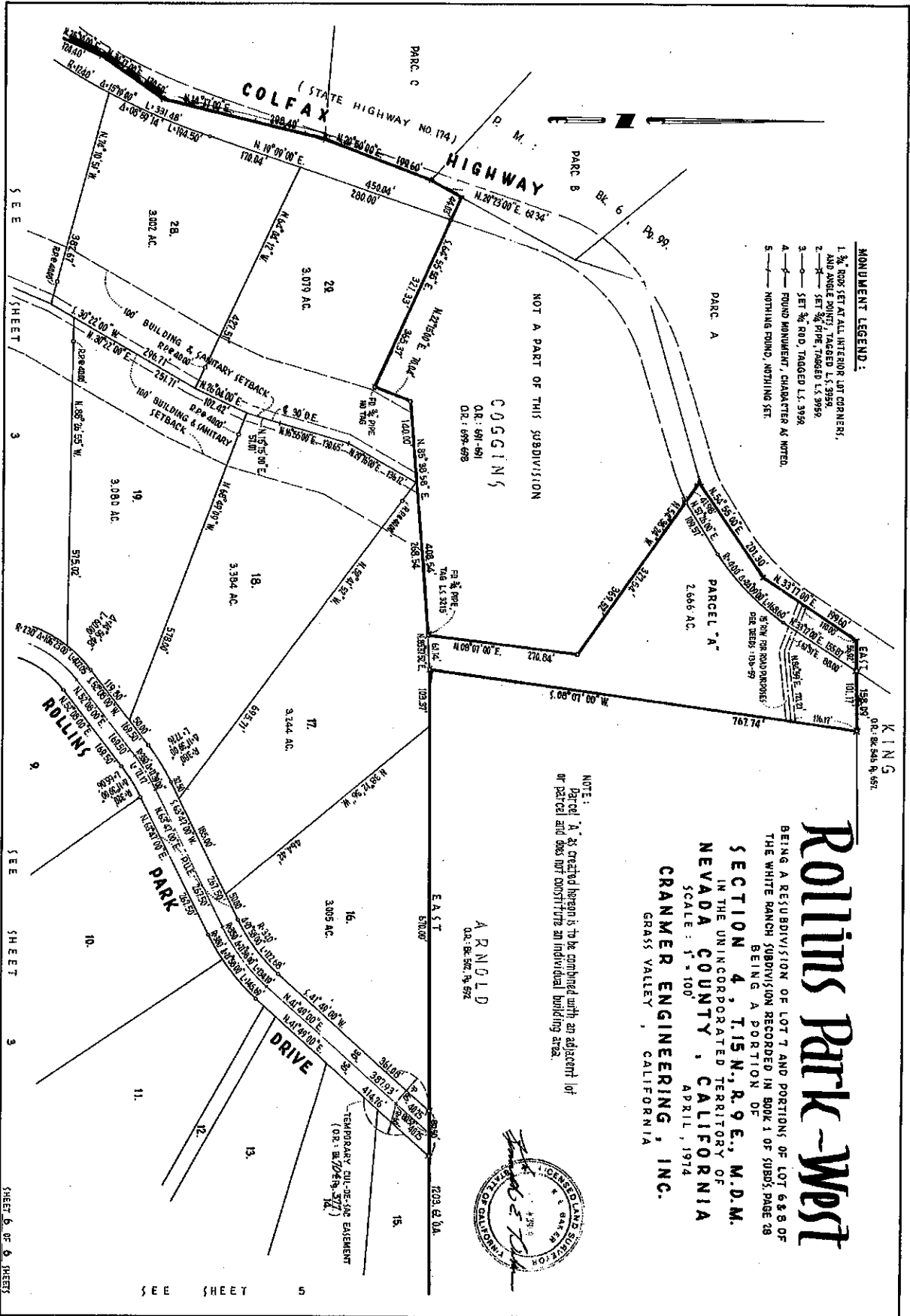
ACCESS  
 R/S: BK. 1, Pg. 213.  
 ASTON  
 O.R.: BK. 446, Pg. 12.

*Handwritten signature*

ERICKSON and MCCRARY  
 O.R.: BK. 545, Pg. 685.

SHEET 4 OF 6 SHEETS  
 G.R.W.





- MONUMENT LEGEND:**
1. 1/2" RODS SET AT ALL INTERIOR LOT CORNERS, AND ANGLE POINTS, TAGGED L.S. 3959.
  2. 1/4" IRON PIPE, TAGGED L.S. 3959.
  3. SET 3/4" ROD, TAGGED L.S. 3959.
  4. FOUND MONUMENT, CHARACTER AS NOTED.
  5. NOTHING FOUND, NOTHING SET.

**NOTE:**  
Parcel A, as created herein, is to be combined with an adjacent lot or parcel and does not constitute an individual building area.

# Rollins Park - West

BEING A RESUBDIVISION OF LOT 7 AND PORTIONS OF LOT 6 & 8 OF THE WHITE RANCH SUBDIVISION RECORDED IN BOOK 1 OF SUBD., PAGE 28 BEING A PORTION OF SECTION 4, T.15N., R.9E., M.D.M. IN THE UNINCORPORATED TERRITORY OF NEVADA COUNTY, CALIFORNIA

APRIL, 1974  
SCALE: 1" = 100'

**CRANMER ENGINEERING, INC.**  
GRASS VALLEY, CALIFORNIA

**ARNOLD**  
O.R. 562, 74, 672

