

Exhibit "A"

All that certain property, situated in an unincorporated portion of Contra Costa County, State of California, and lying within the following six (6) described parcels:

Areas One and Two

Beginning at the northwest corner of Section 8, Township 1 South, Range 1 West, Mount Diablo Meridian, being the Northwest corner of Subdivision 4915 filed April 24, 1980 in Book 237 of Maps at Page 17, said point being on the exterior boundary line of County Service Area R-7, Zone "A" described in the Contra Costa County Board of Supervisors' Resolution number 84-243; thence **(1)** following said R-7 boundary and along the west line of said Section 8, South 0°06'34" West, 1275.00 feet to the northern line of Tracy Court; thence **(2)** southwesterly, continuing along said R-7 boundary, and along the northerly line of Tracy Court, 1423.24 feet to the most eastern corner of Lot 5, Subdivision 4041, filed November 25, 1970 in Book 134 of Maps at Page 1; thence **(3)** northwesterly and southwesterly along the boundary of said Subdivision (134 M 1), 585.96 feet to the most easterly corner of Subdivision MS 11-77 filed December 22, 1977 in Book 61 of Parcel Maps at Page 15; thence **(4)** northwesterly, southwesterly and southeasterly along the boundary of said Subdivision (61 PM 15) to the most southerly corner of Parcel "A" of said Parcel Map; thence **(5)** continuing along said R-7 boundary, South 26°04'52" East, 1868.80 feet to the northeast corner of Lot 6 of Subdivision 4781 filed March 18, 1976 in Book 183 of Maps at page 1; thence **(6)** along the easterly line of said Subdivision (183 M 1) and its southerly prolongation, South 4°13'24" West, 510.95 feet to the center of Stone Valley Road, also known as Green Valley Road; thence **(7)** continuing along said R-7 boundary, southeasterly along the center of Stone Valley Road, 1287.66 feet to the intersection of said centerline with the southerly prolongation of the western line of Lot 1 of "Squier Acres" filed April 24, 1952 in Book 46 of Maps at Page 36; thence **(8)** northerly, easterly and southwesterly along said "Squier Acres" 1332.23 feet to the southeastern corner of Lot 4 of said Map (46 M 36); thence **(9)** South 44°58'35" West, 30.00 feet to the centerline of said Stone Valley Road; thence **(10)** continuing along said R-7 boundary, southeasterly along the center of Stone Valley Road 2381.61 feet to the intersection of said centerline with the southerly prolongation of the easterly line of Lot 6 of Subdivision 4030 filed September 30, 1970 in Book 133 of Maps at Page 8; thence **(11)** northerly, easterly, northerly and westerly along said prolonged line and the easterly boundary of said Subdivision (133 M 8), 2248.73 feet to the most northern corner of Lot 22 of said Subdivision, being a

point on the north-south mid-section line of Section 17, Township 1 South, Range 1 West, Mount Diablo Meridian; thence **(12)** along said mid-section line, North 0°49'05" East, 361.80 feet to the southern line of said Section 8; thence **(13)** continuing along said R-7 boundary and the southern line of said Section 8, North 88°41'22" East, 2619.75 feet to the southeast corner of said Section 8; thence **(14)** along the east line of said Section 8, North 0°32'09" East, 3671.43 to the northeast corner of Lot 54, Subdivision 4915 filed April 24, 1980 in Book 237 of Maps at Page 17; thence **(15)** leaving said R-7 boundary and along said Subdivision (237 M 17), South 88°48'54" West, 337.19 feet; thence **(16)** continuing along said Subdivision, North 5°12'16" West, 1638.02 feet to the north line of said Subdivision and the north line of said Section 8; thence **(17)** along said north line(s), North 88°32'40" West, 3994.28 feet to the southeast corner of the parcel of land described in the grant deed recorded February 8, 1995 as document number 95-020044, Contra Costa County Records; thence **(18)** along said parcel, North 6°42'05" West, 299.99 feet; thence **(19)** continuing along said parcel, South 88°32'40" West, 90.00 feet; thence **(20)** continuing along said parcel, South 3°49'04" West, 300.00 feet to the north line of said Section 8 and the north line of said Subdivision (237 M 17); thence **(21)** west along said north line(s), South 88°32'40" West, 636.29 feet to the Point of Beginning.

Area Three

Beginning at the southeast corner of Parcel "B" of Subdivision 6743 filed June 19, 1987 in Book 313 of Maps at Page 28, said point being on the exterior boundary line of County Service Area R-7; thence **(22)** along the easterly line of said Parcel "B", North 22°36'28" East, 422.47 to the northeast corner of assessor parcel number 187-480-009; thence **(23)** leaving said easterly line and along said assessor parcel, North 66°12'15" West, 436.72 feet to the northwest corner of said assessor parcel; thence **(24)** continuing along said assessor parcel, South 23°47'45" West, 507.25 feet to the southerly line of said Parcel "B"; thence **(25)** along said southerly line, South 76°59'27" East, 453.49 feet to the Point of Beginning.

Area Four

Beginning at the northwest corner of Lot 17 of Subdivision 6468, filed January 8, 1985 in Book 286 of Maps at page 41, being an angle point on the City limit line of Walnut Creek; thence **(26)** from said Point of Beginning along said City limit line and along the westerly line of said Subdivision, South 0°24'36" East, 95.77 feet; thence **(27)** continuing along said line(s), South 5°00'00" East, 141.00 feet; thence **(28)** South 20°30'00" West, 165.00 feet; thence **(29)** South 28°30'00" West, 427.00 feet

to an angle point in Lot 19 of said Subdivision being also an angle point on the exterior boundary line of County Service Area R-7, Zone "A" described in the Contra Costa County Board of Supervisors' Resolution number 84-243; thence **(30)** leaving said City limit line, continuing along said R-7 boundary line, South 8°49'26" East, 512.52 feet; thence **(31)** South 59°32'30" East, 180.69 feet; thence **(32)** South 40°32'48" East, 170.57 feet to a tangent curve concave to the North, having a radius of 80.00 feet; thence **(33)** continuing along said R-7 boundary line, southeasterly along said curve, through a central angle of 66°31'13", an arc distance of 92.88 feet to a point of reverse curvature; thence **(34)** northeasterly along said curve, having a radius of 1340.00 feet, through a central angle of 13°15'30", an arc distance of 310.08 feet; thence **(35)** continuing along said line(s), North 86°11'19" East, 35.72 feet; thence **(36)** South 3°48'41" East, 55.00 feet to the center of Livorna Road; thence **(37)** easterly, continuing along said R-7 boundary and along the center of Livorna Road, 280.00 feet to its intersection with the southeasterly prolongation of the northerly line of Lot 25 of said Subdivision (286 M 41); thence **(38)** continuing along said R-7 boundary and along said prolonged Lot line and said Subdivision (286 M 41), northwesterly and northerly 1893.00 feet to the northeast corner of Lot 1 of said Subdivision (286 M 41) being on the southerly limit line of the City of Walnut Creek; thence **(39)** leaving said R-7 boundary, westerly along said City limit line, being also the northerly line of said Subdivision 733.33 feet to the Point of Beginning.

Area Five

A portion of Lots 52 and 53 of Subdivision 7452 filed December 30, 1997 in Book 397 of Maps at Page 31, being the 1.89 Acre Parcel of land detached from the Town of Danville and annexed to the County of Contra Costa in the "Alamo Springs Boundary Reorganization (LAFC 97-28) recorded December 30, 1997 as document number 97-0253775-00, records of Contra Costa County, described as follows:

Beginning at the most northerly corner of said Lot 52 (397 M 31) being an angle point on the City limit line of the Town of Danville; thence **(40)** from said point of beginning along the exterior lines of said Lot 52 and along said City limit line, South 1°55'31" East, 83.00 feet; thence **(41)** South 79°35'01" West, 151.67; thence **(42)** continuing along Lot 52 and Lot 53, South 1°55'31" East, 327.97 feet; thence **(43)** continuing along Lot 53 and said City limit line, North 46°29'58" West, 381.72 feet to the exterior boundary line of County Service Area R-7, Zone "A" described in the Contra Costa County Board of Supervisors' Resolution number 84-243, also being the former City limit line of the Town of Danville; thence **(44)** along said R-7 line and along said former City limit line, North 41°29'58" East, 233.19 feet to a point on the north line of said Lot 52; thence **(45)** continuing along said R-7 line and said former

City limit line and along said Lot 52, North 89°49'58" East 257.74 feet to the Point of Beginning.

Area Six

A portion of Lot 38 of Subdivision 7452 filed December 30, 1997 in Book 397 of Maps at Page 31, being the 5.57 Acre Parcel of land detached from the Town of Danville and annexed to the County of Contra Costa in the "Alamo Springs Boundary Reorganization" (LAFC 97-28) recorded December 30, 1997 as document number 97-0253775-00, records of Contra Costa County, described as follows:

Commencing at a point on the southwesterly boundary of Subdivision 7452 (397 M 31) which lies North 55°37'10" West, 98.10 feet and North 54°57'58" West, 319.05 feet from the most southerly corner of said Subdivision, said point being an angle point in the current City limit line of the Town of Danville and being a point on the former City limit line prior to said "Alamo Springs Boundary Reorganization"; thence from said point of commencement along said former City limit line also being the exterior line of County Service Area R-7, Zone "A" described in the Contra Costa County Board of Supervisors' Resolution number 84-243, North 48°36'37" East, 172.71 feet to the Point of Beginning, being the most westerly corner of said 5.57 Acre Parcel (97-253775); thence **(46)** from said Point of Beginning, along said R-7 line and along said former City limit line, North 48°36'37" East, 727.96 feet; thence **(47)** continuing along said line(s), North 2°46' 00" East, 634.44 feet to the beginning of a non-tangent curve concave to the south, having a radius of 181.00 feet, a radial to said curve bears North 24°09'23" West, said point being on the northwesterly line of Alamo Springs Drive as shown on said Subdivision (397 M 31); thence **(48)** leaving said R-7 line and said former City limit line, easterly along said curve being the northwesterly line of Alamo Springs Drive and also the current City limit line of the Town of Danville (as shown on said map), through a central angle of 91°36' 13" an arc distance of 289.38 feet to the beginning of a compound curve concave to the west, having a radius of 96.00 feet, a radial to said curve bears North 67°26'50" East; thence **(49)** continuing along said northwesterly line and along said City limit line, southerly along said curve, through a central angle of 34°38'10" an arc distance of 58.03 feet; thence **(50)** South 12°05'00" West, 55.80 feet to the beginning of a curve concave to the northwest, having a radius of 131.00 feet; thence **(51)** southwesterly along said curve, through a central angle of 42°18'13" an arc distance of 96.72 feet; thence **(52)** South 54°23'13" West, 9.85 feet to the beginning of a curve concave to the southeast having a radius of 169.00 feet; thence **(53)** southwesterly along said curve, through a central angle of 43°29'07", an arc distance of 128.26 feet to the beginning of a reverse curve, concave to the west,

having a radius of 4081.00 feet, a radial to said curve bears South 79°05'54" East; thence **(54)** southerly along said curve, through a central angle of 5°26'58", an arc distance of 388.15 feet to the beginning of a compound curve concave to the west, having a radius of 362.00 feet, a radial to said curve bears South 73°38'56" East; thence **(55)** southerly along said curve, through a central angle of 33°20'58" an arc distance of 210.70 feet; thence **(56)** South 49°42'02" West 81.92 feet to the beginning of a curve, concave to the southeast, having a radius of 518.00 feet; thence **(57)** southwesterly along said curve, through a central angle of 8°02'12", an arc distance of 72.66 feet; thence **(58)** South 41°39'50" West, 107.60 feet; thence **(59)** leaving said northwesterly line of Alamo Springs Drive and continuing along said City limit line, South 52°00'00" West, 146.99 feet; thence **(60)** North 61°00'00" West, 200.00 feet; thence **(61)** North 14°00'00" West, 11.67 feet to the point of beginning.

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act (Government Code Section 66410) and may not be used as the basis for an offer for sale of the land described.

Exhibit "B" a map is attached hereto and by this reference made a part hereof.

This description was prepared by me or under my direction.

Signature: _____

Licensed Land Surveyor
Contra Costa County Public Works Department



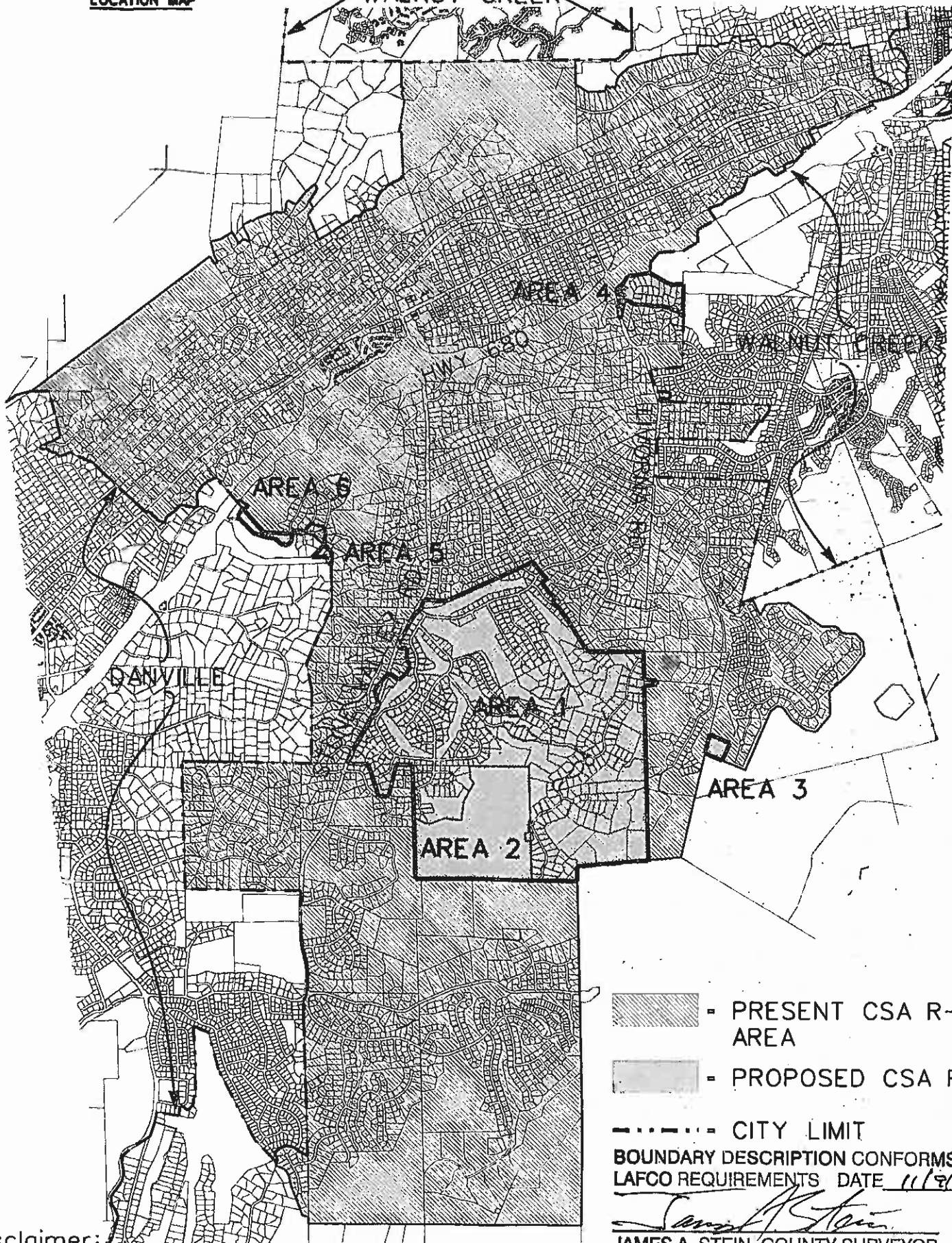
Date: 11-9-2011

BOUNDARY DESCRIPTION CONFORMS TO
LAFCO REQUIREMENTS DATE 11/9/11

James A. Stein
JAMES A. STEIN, COUNTY SURVEYOR
PLS 6571 LICENSE EXP. 09/30/13

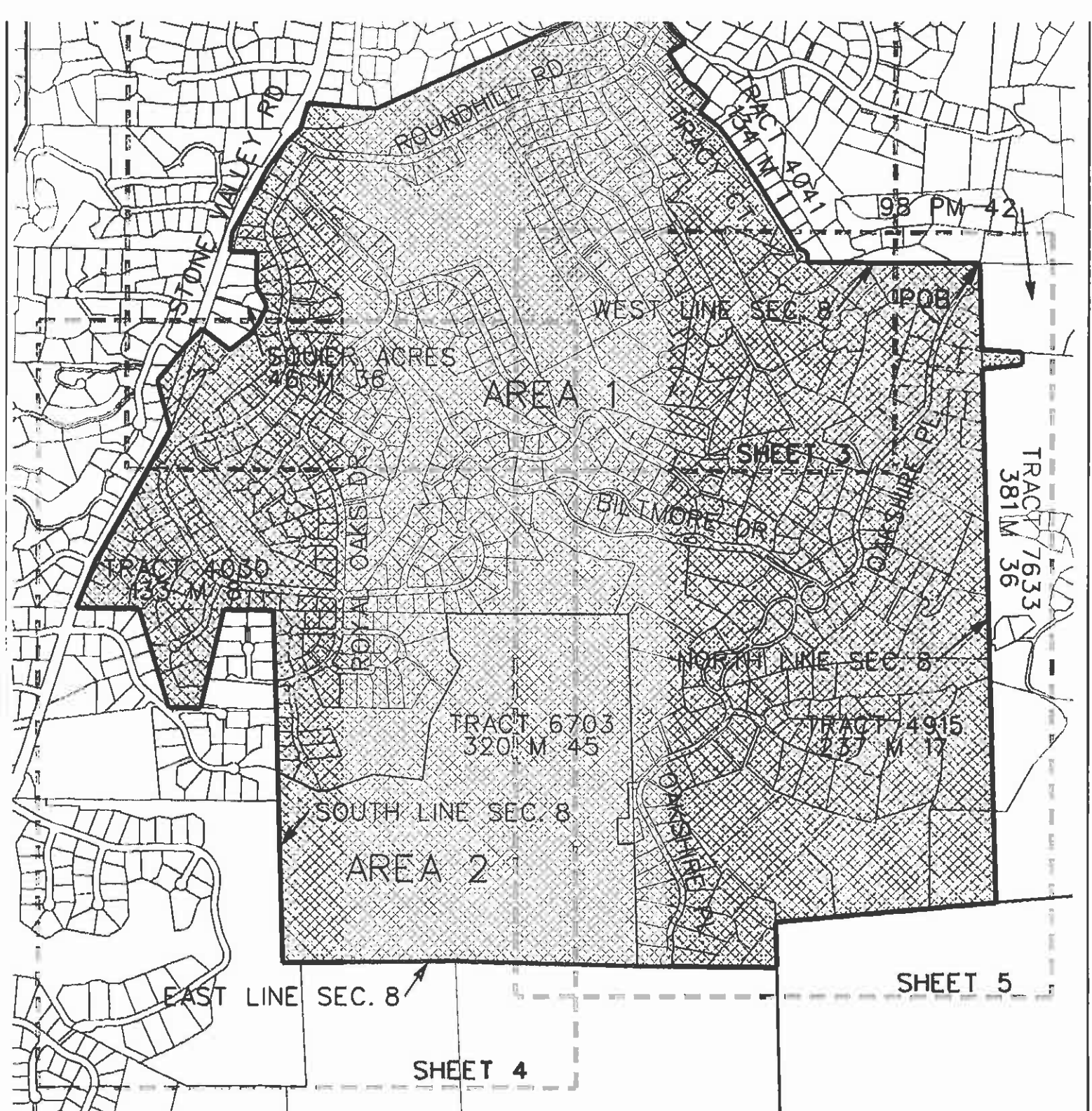
LOCATION MAP

WALNUT CREEK

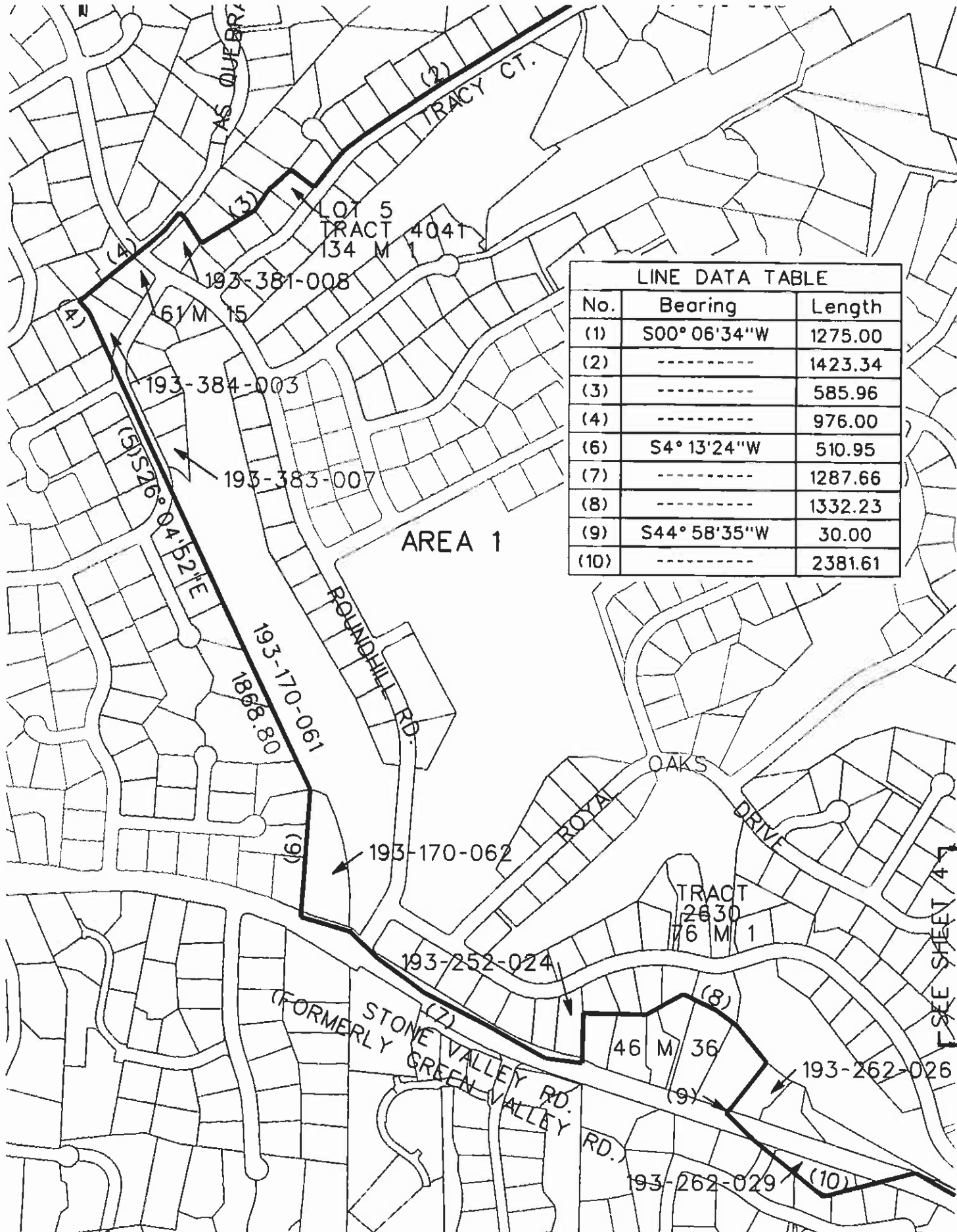


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JAMES A. STEIN, COUNTY SURVEYOR
PLS 6571 LICENSE EXP. 09/30/13



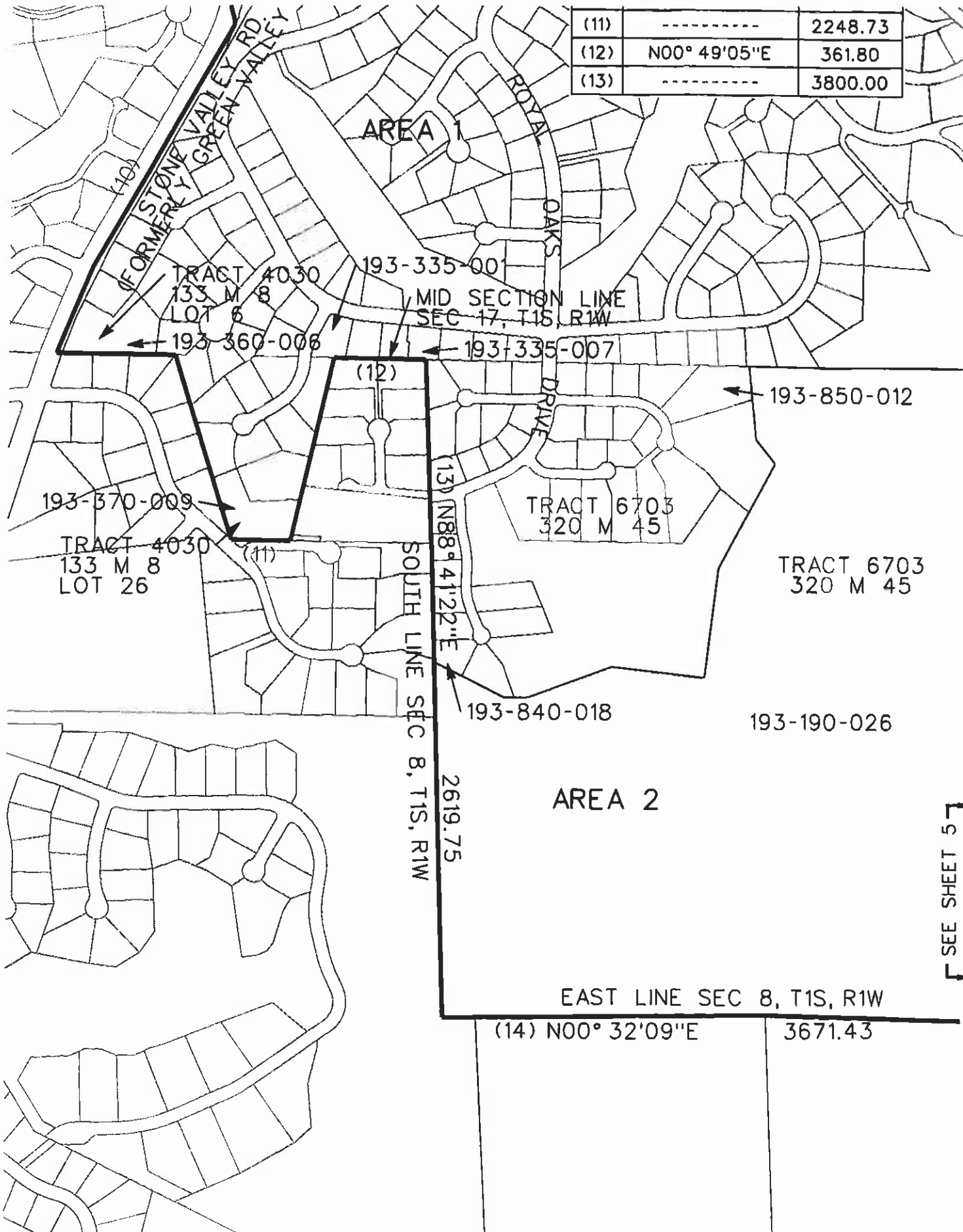
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LINE DATA TABLE		
No.	Bearing	Length
(1)	S00° 06' 34" W	1275.00
(2)	-----	1423.34
(3)	-----	585.96
(4)	-----	976.00
(6)	S4° 13' 24" W	510.95
(7)	-----	1287.66
(8)	-----	1332.23
(9)	S44° 58' 35" W	30.00
(10)	-----	2381.61

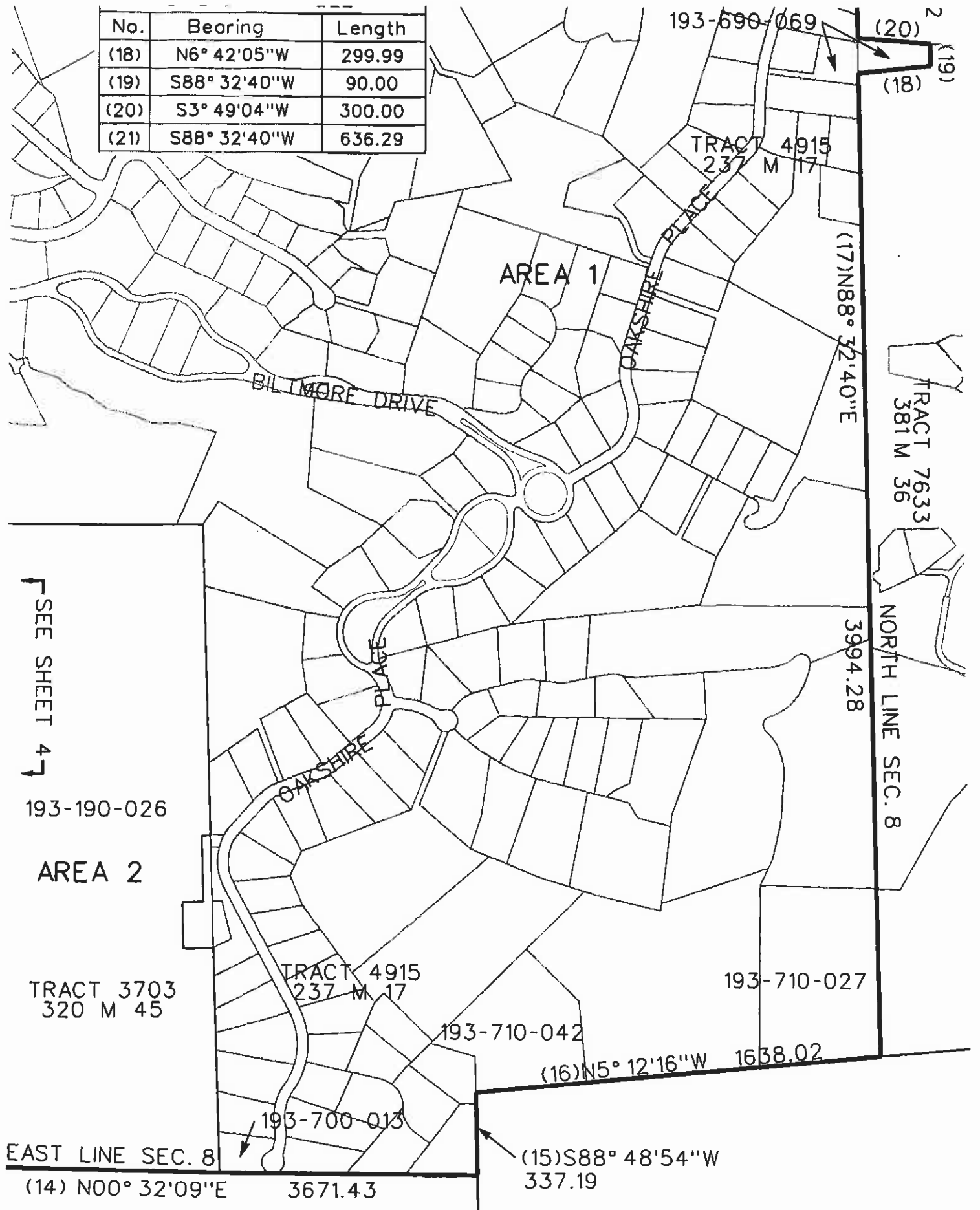
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(11)	-----	2248.73
(12)	N00° 49'05"E	361.80
(13)	-----	3800.00



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No.	Bearing	Length
(18)	N6° 42'05"W	299.99
(19)	S88° 32'40"W	90.00
(20)	S3° 49'04"W	300.00
(21)	S88° 32'40"W	636.29



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187-480-031

(23)N66° 12'15"W

436.72

187-480-026

422.47

PARCEL 'B'
TRACT 6743
313 M 28

AREA 3

187-480-009

507.25

(24)S23° 47'45"W

(22)N22° 36'28"E

PARCEL 'A'

POB

453.49

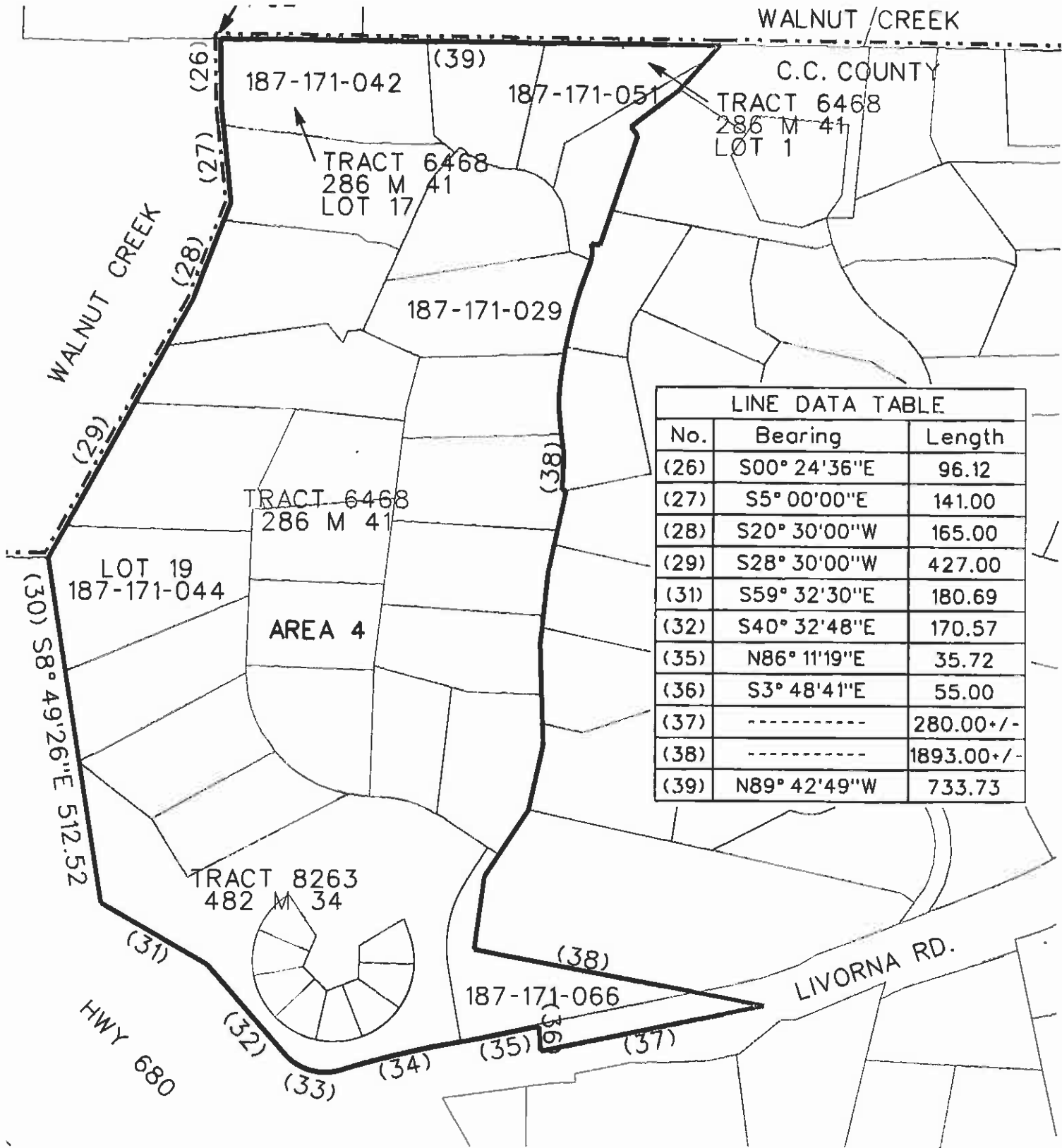
(25)S76° 59'27"E

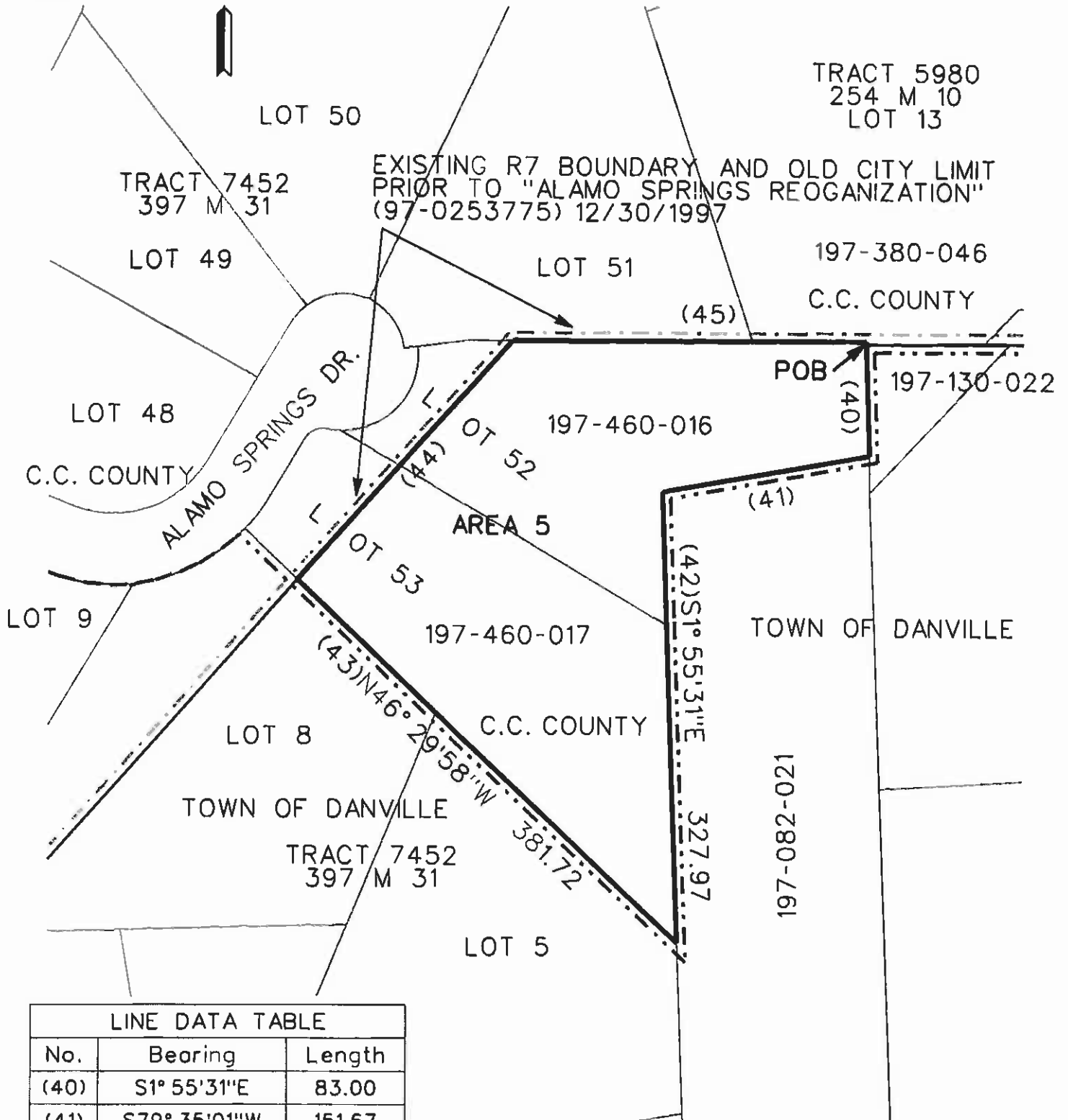
193-180-018

TRACT 7633
381 M 36

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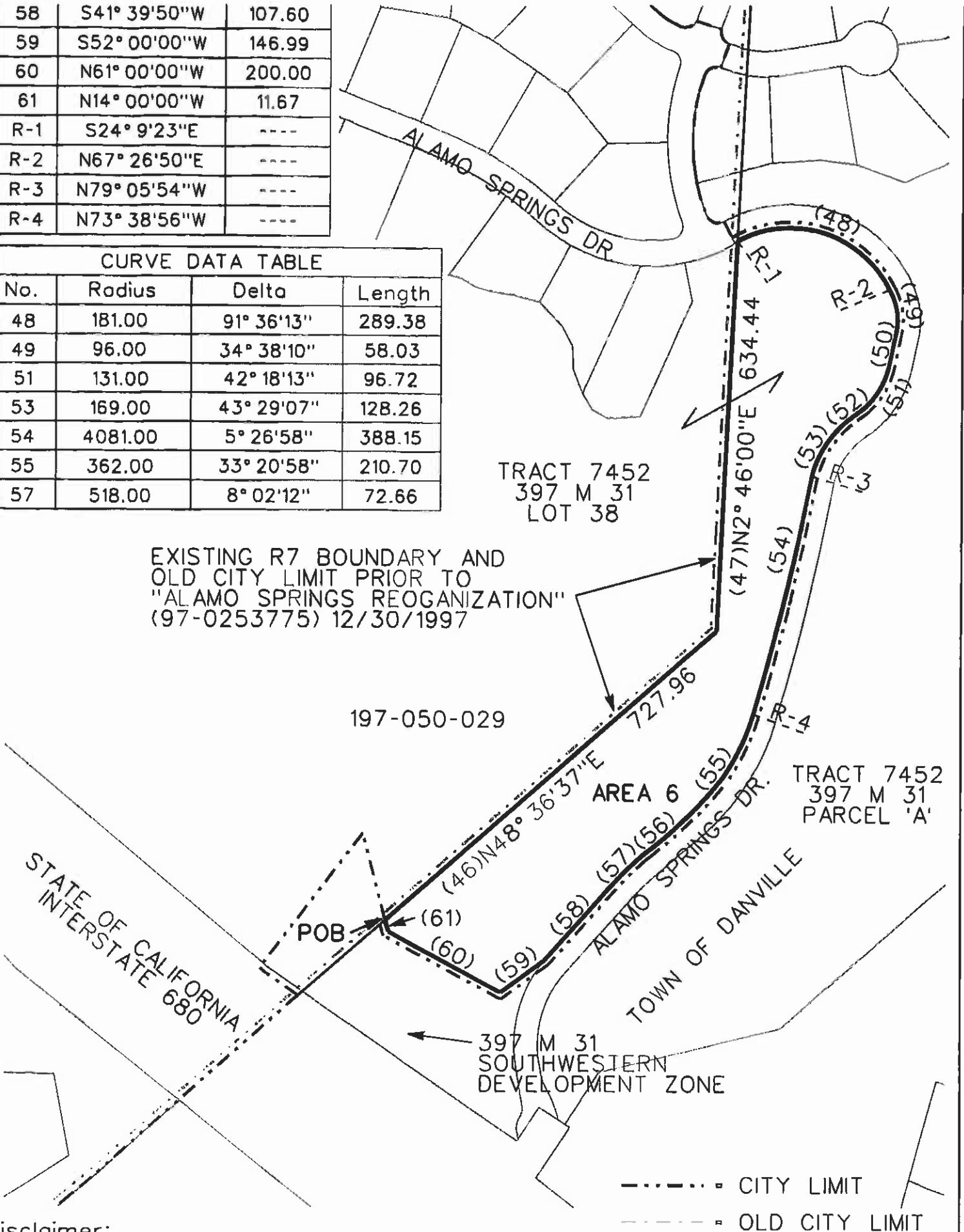


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58	S41° 39'50"W	107.60
59	S52° 00'00"W	146.99
60	N61° 00'00"W	200.00
61	N14° 00'00"W	11.67
R-1	S24° 9'23"E	----
R-2	N67° 26'50"E	----
R-3	N79° 05'54"W	----
R-4	N73° 38'56"W	----

CURVE DATA TABLE			
No.	Radius	Delta	Length
48	181.00	91° 36'13"	289.38
49	96.00	34° 38'10"	58.03
51	131.00	42° 18'13"	96.72
53	169.00	43° 29'07"	128.26
54	4081.00	5° 26'58"	388.15
55	362.00	33° 20'58"	210.70
57	518.00	8° 02'12"	72.66



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