

EXHIBIT "A"

LAFCO FILE 2018-0001

SOUTH LAKEPORT ANNEXATION TO THE CITY OF LAKEPORT

ALL THAT CERTAIN REAL PROPERTY, SITUATE IN THE UNINCORPORATED AREA OF THE COUNTY OF LAKE, STATE OF CALIFORNIA, BEING PORTIONS OF SECTIONS 36, TOWNSHIP 14 NORTH, RANGE 10 WEST AND 31, TOWNSHIP 14 NORTH, RANGE 9 WEST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER FOR SECTIONS 36 AND 31 OF SAID TOWNSHIP AND RANGE AND SECTIONS 1 AND 6 OF TOWNSHIP 13 NORTH, RANGE 10 WEST AND RANGE 9 WEST, MARKED BY A LAKE COUNTY BRASS CAP, AS SHOWN IN BOOK 20 OF PARCEL MAPS AT PAGE 27, LAKE COUNTY RECORDS;

1) THENCE ALONG THE SOUTH LINE OF SAID SECTION 31 SOUTH 89°11'46" EAST 1014.28 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF PARCEL "B" PER SAID PARCEL MAP TO THE POINT OF BEGINNING, 2) THENCE NORTH 26°53'49" WEST 131.95 FEET MORE OR LESS; 3) THENCE NORTH 17°02'25" WEST 200.27 FEET, MORE OR LESS; 4) THENCE NORTH 27°11'36" WEST 780.74 FEET MORE OR LESS; 5) THENCE NORTH 30°31'53" WEST 270.42 FEET MORE OR LESS; 6) THENCE NORTH 27°27'35" WEST 429.08 FEET MORE OR LESS; 7) THENCE NORTH 20°20'36" WEST 224.37 FEET, MORE OR LESS, TO THE CALIFORNIA STATE HIGHWAY RIGHT-OF-WAY, AS SHOWN ON RECORD OF SURVEY IN BOOK 87 OF RECORD OF SURVEYS AT PAGES 39 THROUGH 63 FILED JUNE 15, 2009, LAKE COUNTY RECORDS; 8) THENCE NORTH 00°58'08" WEST 232.95 FEET MORE OR LESS; 9) THENCE NORTH 28°52'32" WEST 64.75 FEET MORE OR LESS; 10) THENCE NORTH 27°02'55" WEST 80.01 FEET, MORE OR LESS, TO THE INTERSECTION OF THE EXISTING CITY LIMITS AND SAID STATE RIGHT-OF-WAY; 11) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 53°41'56" WEST 218.84 FEET MORE OR LESS; 12) THENCE NORTH 31°03'10" WEST 455.54 FEET MORE OR LESS; 13) THENCE NORTH 27°02'55" WEST 2278.22 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF LANDS DELINEATED ON THAT CERTAIN MAP FILED SEPTEMBER 23, 1980 IN BOOK 19 OF PARCEL MAPS AT PAGE 10 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY; 14) THENCE LEAVING SAID STATE RIGHT-OF-WAY AND ALONG THE EXISTING CITY LIMITS, SOUTH 89°11'12" EAST 312.91 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF A PARCEL DESCRIBED BY GRANT DEED FROM THOMAS R. SMITH, TO THOMAS R. SMITH RECORDED ON AUGUST 7, 1992 IN DOCUMENT NUMBER 92-016571, LAKE COUNTY RECORDS; 15) THENCE ALONG THE WEST LINE OF SAID GRANT DEED AND ALSO SAID CITY LIMITS SOUTH 18°52'40" EAST 200.00 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF A PARCEL DESCRIBED BY GRANT DEED FROM DOUGLAS A. MORRIS AND PAMELA J. MORRIS TO DOUGLAS A. MORRIS AND PAMELA J. MORRIS RECORDED OCTOBER 30, 2009 IN DOCUMENT NUMBER 2009018021, LAKE COUNTY RECORDS, 16) THENCE ALONG THE SOUTH LINE OF SAID GRANT DEED SOUTH 88°46'47" EAST 300.00 FEET, MORE OR LESS, TO THE WEST RIGHT-OF-WAY OF SOUTH MAIN STREET; 17) THENCE ALONG SAID RIGHT-OF-WAY AND CITY LIMITS NORTH 18°52'40" EAST 94.58 FEET MORE OR LESS; 18) THENCE NORTH 70°50'00" EAST 60.00 FEET, MORE OR LESS, TO THE EAST RIGHT-OF-WAY OF SOUTH MAIN STREET; 19) THENCE LEAVING SAID CITY LIMITS SOUTH 19°36'46" EAST ALONG THE EAST RIGHT-OF-WAY OF SOUTH MAIN STREET 587.72 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF A PARCEL DESCRIBED BY GRANT DEED FROM AIRPORT AUTO BROKERS L.T.D. TO JOHN D. BROSSARD AND WENDY C. BROSSARD RECORDED JANUARY 24, 2014 IN DOCUMENT NUMBER 2014000939, LAKE COUNTY RECORDS; 20) THENCE ALONG THE NORTH LINE OF SAID GRANT DEED NORTH 70°40'09" EAST 234.00 FEET, MORE OR LESS, TO THE NORTHEAST CORNER THEREOF; 21) THENCE SOUTH 20°21'46" EAST 309.00 FEET, MORE OR LESS, TO THE NORTH LINE OF A PARCEL DESCRIBED BY GRANT DEED FROM JOHN M. HAGAN TO DONALD J. BAKER RECORDED JULY 24, 2015 IN DOCUMENT NUMBER 2015009518, LAKE COUNTY RECORDS; 22) THENCE ALONG THE

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NORTH LINE OF SAID GRANT DEED NORTH 70°23'14" EAST 703.60 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF SAID GRANT DEED; 23) THENCE SOUTH 18°06'46" EAST 1117.92 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF A PARCEL DESCRIBED BY A GRANT DEED FROM JAMES R. KEMP TO JAMES R. KEMP RECORDED APRIL 14, 2011 IN DOCUMENT NUMBER 2011005246, LAKE COUNTY RECORDS; 24) THENCE ALONG THE SOUTH LINE OF SAID GRANT DEED SOUTH 76°53'14" WEST 611.80 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF A PARCEL DESCRIBED BY A GRANT DEED FROM MARION D. HEATH AND AVA D. HEATH TO U.C.C. CORPORATION RECORDED MARCH 31, 1976 IN BOOK 827 OF OFFICIAL RECORDS AT PAGE 5, LAKE COUNTY RECORDS; 25) THENCE ALONG THE EAST LINE OF SAID GRANT DEED SOUTH 19°36'46" WEST 205.55 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER THEREOF; 26) THENCE ALONG THE SOUTH LINE THEREOF SOUTH 76°53'14" WEST 280.41 FEET, MORE OR LESS, TO THE EAST RIGHT-OF-WAY LINE OF SOUTH MAIN STREET; 27) THENCE SOUTH 16°24'10" EAST ALONG SAID RIGHT-OF-WAY 30.05 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF A PARCEL DESCRIBED BY GRANT DEED FROM CHIC ALLEN BECK AND JILLANE SUE BECK RECORDED DECEMBER 30, 2003 IN DOCUMENT NUMBER 2003038035, LAKE COUNTY RECORDS; 28) THENCE ALONG THE NORTH LINE OF SAID GRANT DEED NORTH 76°53'14" EAST 1702.80 FEET MORE OR LESS; 29) THENCE SOUTH 23°53'12" WEST 257.40 FEET MORE OR LESS; 30) THENCE SOUTH 02°23'14" WEST 362.34 FEET, MORE OR LESS, TO THE NORTH LINE OF A PARCEL DESCRIBED BY GRANT DEED FROM BEVERLY B. RABIDOUX TO ALLEN E. THOMAS AND DONNA J. THOMAS RECORDED JULY 27, 2007 IN DOCUMENT NUMBER 2007017734, LAKE COUNTY RECORDS; 31) THENCE ALONG THE NORTH LINE OF SAID GRANT DEED SOUTH 76°53'14" WEST 107.16 FEET MORE OR LESS; 32) THENCE SOUTH 02°55'00" WEST 36.58 FEET MORE OR LESS; 33) THENCE SOUTH 34°51'00" WEST 68.00 FEET MORE OR LESS; 34) THENCE SOUTH 33°00'00" EAST 79.86 FEET MORE OR LESS; 35) THENCE SOUTH 78°00'00" EAST 182.16 FEET MORE OR LESS; 36) THENCE SOUTH 25°00'00" EAST 199.32 FEET MORE OR LESS; 37) THENCE SOUTH 39°00'00" EAST 135.30 FEET MORE OR LESS; 38) THENCE SOUTH 30°00'00" WEST 124.08 FEET MORE OR LESS; 39) THENCE SOUTH 51°10'00" EAST 275.88 FEET MORE OR LESS; 40) THENCE SOUTH 11°00'00" EAST 79.86 FEET MORE OR LESS; 41) THENCE SOUTH 38°30'00" WEST 147.84 FEET MORE OR LESS; 42) THENCE SOUTH 23°00'00" EAST 70.62 FEET, MORE OR LESS, TO A POINT THAT BEARS NORTH 50°19'29" EAST 561.56 FEET FROM THE MOST NORTHWESTERLY CORNER OF PARCEL "D" AS SHOWN IN BOOK 9 OF PARCEL MAPS AT PAGE 33, LAKE COUNTY RECORDS; 43) THENCE ALONG THE NORTH LINE OF SAID PARCEL "D" SOUTH 50°19'29" WEST 561.56 FEET, MORE OR LESS, TO THE MOST WESTERLY CORNER OF SAID PARCEL "D"; 44) THENCE ALONG THE WEST LINE OF SAID PARCEL "D" SOUTH 19°54'49" EAST 923.48 FEET, MORE OR LESS, TO THE SOUTHERLY CORNER OF SAID PARCEL "D", SAID POINT BEING COMMON TO THE MOST EASTERLY CORNER OF PARCEL "A"; 45) THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL "A" SOUTH 54°14'25" WEST 263.11 FEET, MORE OR LESS, TO THE MOST SOUTHERLY CORNER OF PARCEL "A", SAID POINT ALSO BEING A POINT ON THE SOUTH LINE OF SAID SECTION 31; 46) THENCE ALONG SAID SECTION LINE NORTH 89°11'46" WEST 609.57 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING**.

CONTAINING 136.78 ACRES OF LAND MORE OR LESS

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FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

A.P.N. 005-035-10.

A.P.N. 005-049-08, 11 AND 12.

A.P.N. 005-052-03, 05, 07, 13, 19, 20, 25 AND 27.

A.P.N. 005-053-04, 18, 19, 20, 21 AND 22.

A.P.N. 008-001-01, 02, 03 AND 25.

A.P.N. 008-003-02, 04, 05, 12 AND 13.

A.P.N. 082-092-01, 02, 03, 04, 06, 07, 08, 09, 10, 11, 12, 13 AND 14

A.P.N. 082-093-03, 04, 05, 08, 09, 11, 13, 14, 15 AND 16.



MICHAEL S. CONSER, LS 8383

DATE:

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Project: 18-138d1
 Lot Map Check

Thu Nov 08 12:23:00 2018

Lot name: AREA1

North: 13866.7618	East: 9846.2303
Line Course: N 70-23-14 E	Length: 703.60
North: 14102.9333	East: 10509.0093
Line Course: S 18-06-46 E	Length: 1117.92
North: 13040.4103	East: 10856.5577
Line Course: S 76-53-14 W	Length: 611.80
North: 12901.6121	East: 10260.7101
Line Course: S 19-36-46 E	Length: 205.55
North: 12707.9876	East: 10329.7054
Line Course: S 76-53-14 W	Length: 280.41
North: 12644.3714	East: 10056.6069
Line Course: S 16-24-10 E	Length: 30.05
North: 12615.5444	East: 10065.0927
Line Course: N 76-53-14 E	Length: 1702.80
North: 13001.8561	East: 11723.4929
Line Course: S 23-53-12 W	Length: 257.40
North: 12766.5029	East: 11619.2642
Line Course: S 02-23-14 W	Length: 362.34
North: 12404.4774	East: 11604.1717
Line Course: S 76-53-14 W	Length: 107.16
North: 12380.1661	East: 11499.8059
Line Course: S 02-55-00 W	Length: 36.58
North: 12343.6335	East: 11497.9445
Line Course: S 34-51-00 W	Length: 68.00
North: 12287.8293	East: 11459.0873
Line Course: S 33-00-00 E	Length: 79.86
North: 12220.8530	East: 11502.5822
Line Course: S 78-00-00 E	Length: 182.16
North: 12182.9798	East: 11680.7615
Line Course: S 25-30-00 E	Length: 199.32
North: 12003.0765	East: 11766.5710
Line Course: S 39-00-00 E	Length: 135.30
North: 11897.9287	East: 11851.7181
Line Course: S 30-00-00 W	Length: 124.08
North: 11790.4722	East: 11789.6781
Line Course: S 51-00-00 E	Length: 275.88
North: 11616.8553	East: 12004.0771

CLOSURES-11-8-18

Line Course: S 11-00-00 E Length: 79.86
 North: 11538.4626 East: 12019.3151
 Line Course: S 38-30-00 W Length: 147.84
 North: 11422.7618 East: 11927.2825
 Line Course: S 23-00-00 E Length: 70.62
 North: 11357.7557 East: 11954.8760
 Line Course: S 50-19-29 W Length: 561.56
 North: 10999.2358 East: 11522.6572
 Line Course: S 19-54-49 E Length: 923.48
 North: 10130.9732 East: 11837.1972
 Line Course: S 54-14-25 W Length: 263.11
 North: 9977.2150 East: 11623.6901
 Line Course: N 89-11-46 W Length: 609.57
 North: 9985.7673 East: 11014.1801
 Line Course: N 26-53-49 W Length: 131.95
 North: 10103.4432 East: 10954.4876
 Line Course: N 17-02-25 W Length: 200.27

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Project: 18-138d1

Thu Nov 08 12:23:00 2018

 Lot Map Check
 North: 10294.9211 East: 10895.7997
 Line Course: N 27-18-36 W Length: 780.74
 North: 10988.6376 East: 10537.5925
 Line Course: N 30-31-53 W Length: 270.42
 North: 11221.5642 East: 10400.2164
 Line Course: N 27-27-35 W Length: 429.08
 North: 11602.3020 East: 10202.3569
 Line Course: N 20-20-36 W Length: 224.37
 North: 11812.6772 East: 10124.3558
 Line Course: N 00-58-08 E Length: 232.95
 North: 12045.5939 East: 10128.2949
 Line Course: N 28-52-32 W Length: 64.75
 North: 12102.2935 East: 10097.0265
 Line Course: N 27-02-55 W Length: 80.01
 North: 12173.5521 East: 10060.6423
 Line Course: N 53-41-56 W Length: 218.76
 North: 12303.0643 East: 9884.3399
 Line Course: N 31-03-10 W Length: 455.60
 North: 12693.3734 East: 9649.3289
 Line Course: N 27-02-55 W Length: 2278.22
 North: 14722.4041 East: 8613.3168
 Line Course: S 89-11-12 E Length: 313.46
 North: 14717.9546 East: 8926.7453
 Line Course: S 18-52-40 E Length: 200.00
 North: 14528.7124 East: 8991.4554

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CLOSURES-11-8-18

Line Course: S 88-46-47 E Length: 300.00
North: 14522.3235 East: 9291.3873
Line Course: N 18-52-40 W Length: 94.58
North: 14611.8161 East: 9260.7859
Line Course: N 70-50-00 E Length: 63.35
North: 14632.6150 East: 9320.6243
Line Course: S 19-36-46 E Length: 587.72
North: 14078.9930 East: 9517.8993
Line Course: N 70-40-09 E Length: 234.00
North: 14156.4522 East: 9738.7071
Line Course: S 20-21-46 E Length: 309.00
North: 13866.7622 East: 9846.2277

Perimeter: 16605.48 Area: 5,958,387.77 sq.ft. 136.78 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0027 Course: N 82-21-32 W
Error North: 0.00035 East: -0.00264

Precision 1: 6,232,069.31

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