

EXHIBIT 11-A

**DESCRIPTION OF PEBBLE BEACH COMMUNITY SERVICE DISTRICT LANDS  
AFTER  
ADDITION OF 2.20 ACRE PARCEL OF LAND  
FROM  
A PORTION OF PEBBLE BEACH COMPANY LANDS**

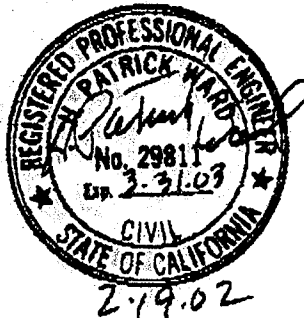
Certain real property located in El Pescadero Rancho in the unincorporated area of Monterey County, State of California and being Parcel 1, as said parcel is shown on that certain map entitled "Parcel Map of A.P. No. 8-031-07 Pebble Beach, California" filed in Volume 7 of Parcel Maps at Page 103, Monterey County Records, and a portion of Parcel Number 10, as said parcel is shown on that certain map entitled, "Tract No. 1003, Poppy Hills Golf Course", filed in Volume 15 of maps, "Cities & Towns", at Page 52, Monterey County Records, last said portion of Parcel 10 is more particularly described as follows:

BEGINNING at the northeasterly corner of above referenced Parcel 10; thence continuing along a portion of the easterly boundary of said Parcel 10

1. Southerly 86.19 feet along the arc of a curve, center bears S 69° 49' 32" W, 500.00 feet, through a central angle of 9° 52' 38"; thence tangentially
2. S 10° 17' 50" E, 101.81 feet; thence leaving said easterly Lot 10 boundary and traversing through a portion of said Lot 10
3. S 71° 24' 19" E, 167.50 feet; thence
4. West 317.50 feet; thence
5. North 257.00 feet to a point on the northerly boundary of said Lot 10; thence continuing along a portion of said Lot 10 northerly boundary
6. S 67° 46' 00" E, 189.56 feet; thence
7. N 78° 49' 17" E, 265.00 feet to the Point of Beginning

Said Parcel 1 and portion of Parcel 10 contains 4.70 acres of land.

H. Patrick Ward



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