

EXHIBIT A

EXHIBIT A – LEGAL DESCRIPTION PERMANENT STREET EASEMENT

A PORTION OF PARCEL 20 OF PARCEL MAP 12549

RANCHO CALIFORNIA ROAD AND VINCENT MORAGA DRIVE

BEING A PORTION OF PARCEL 20 OF PARCEL MAP 12549, IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 74, PAGES 84 THROUGH 89, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 20; THENCE ALONG THE NORTHERLY AND EASTERLY LINES THEREOF NORTH 83°03'16" EAST (NORTH 83°03'53" EAST PER SAID PARCEL MAP 12549), 147.00 FEET; THENCE SOUTH 55°25'54" EAST, 34.44 FEET; THENCE SOUTH 06°55'41" EAST, 217.13 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE LEAVING SAID EASTERLY LINE ALONG THE SOUTHERLY LINE THEREOF SOUTH 83°04'19" WEST, 19.00 FEET TO A LINE LYING 19.00 FEET WESTERLY OF AND PARALLEL WITH SAID EASTERLY LINE; THENCE LEAVING SAID SOUTHERLY LINE ALONG SAID PARALLEL LINE NORTH 06°55'41" WEST, 206.16 FEET; THENCE LEAVING SAID PARALLEL LINE NORTH 51°56'13" WEST, 39.31 FEET TO A LINE LYING 6.00 FEET SOUTHERLY OF AND PARALLEL WITH SAID NORTHERLY LINE; THENCE ALONG SAID PARALLEL LINE SOUTH 83°03'16" WEST, 126.00 FEET TO THE WESTERLY LINE OF SAID PARCEL 20; THENCE LEAVING SAID PARALLEL LINE ALONG SAID WESTERLY LINE NORTH 06°55'41" WEST, 6.00 FEET TO THE **POINT OF BEGINNING**.

THE HEREINABOVE DESCRIBED PARCEL OF LAND CONTAINS 5,572 SQUARE FEET (0.128 ACRES), MORE OR LESS.



JIMMY J. ELMORE

11-3-2023

P.L.S. 8483

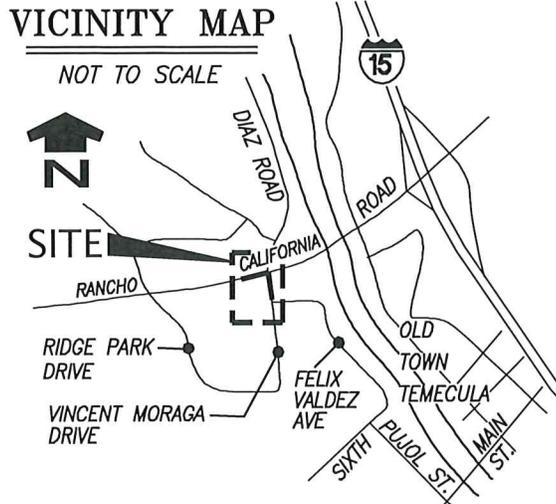
HUNSAKER & ASSOCIATES SAN DIEGO, INC.



EXHIBIT B

EXHIBIT B - MAP PERMANENT STREET EASEMENT

SHEET 1 OF 2



LEGEND



AREA OF RIGHT OF WAY DEDICATION
AREA=5,572 SQ. FT. (0.128 ACRES), MORE OR LESS.



UTILITY EASEMENT RESERVED BY KACOR REALTY, INC., PER INST. NO. 25891
REC. 2/7/1980, O.R.



MAINTENANCE EASEMENT PER INST. NO. 83463 REC. 4/23/1984, O.R.



EASEMENT FOR VEHICULAR INGRESS AND EGRESS TO KACOR DEVELOPMENT
COMPANY PER INST. NO. 192542 REC. 9/21/1983, O.R.



EASEMENT FOR ACCESS PURPOSES TO TWO GUYS PARTNERS PER INST. NO.
213573 REC. 9/23/1985, O.R.



EASEMENT FOR UTILITY PURPOSES TO SOUTHERN CALIFORNIA EDISON
COMPANY PER INST. NO. 34689 REC. 2/13/1986, O.R.

P.O.B. POINT OF BEGINNING

() INDICATES RECORD INFORMATION PER PM 12549

THE LOCATIONS OF THE FOLLOWING EASEMENTS CANNOT BE DETERMINED FROM
RECORD INFORMATION AND ARE NOT PLOTTED HEREON:

EASEMENT FOR TELEPHONE POLES, ANCHORS, AND INCIDENTAL PURPOSES TO
PACIFIC TELEPHONE AND TELEGRAPH COMPANY REC. 9/21/1917 IN BOOK 470 OF
DEEDS, PAGE 14.

EASEMENT FOR CONSTRUCTION AND MAINTENANCE RESERVED BY KACOR
DEVELOPMENT COMPANY PER INST. NO. 192541 REC. 9/21/1983, O.R.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE CALIFORNIA STATE PLANE COORDINATE
SYSTEM (CCS83), ZONE 6, (EPOCH 2010.0000), BASED LOCALLY ON
N.G.S. CORS STATIONS "BILL" AND "P474" DISTANCES DERIVED FROM THE
COORDINATE SYSTEM HEREIN ARE GROUND DISTANCES, AS THE
COORDINATES HAVE BEEN SCALED TO GROUND VALUES. COMBINED SCALE
FACTOR IS 0.9999059859



HUNSAKER
& ASSOCIATES
SAN DIEGO, INC.

9707 Waples Street (858)558-4500
San Diego, CA 92121

[Signature] 11-3-2023
JIMMY J. ELMORE DATE
P.L.S. NO. 8483

EXHIBIT A-1

EXHIBIT A LEGAL DESCRIPTION WATER EASEMENT

BEING A PORTION OF PARCEL 20 OF PARCEL MAP 12549, IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 74, PAGES 84 THROUGH 89, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL 20; THENCE ALONG THE SOUTHERLY LINE THEREOF SOUTH 83°04'19" WEST, 19.01 FEET PARALLEL TO A LINE LYING 19.01 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID PARCEL 20; THENCE LEAVING SAID SOUTHERLY LINE ALONG SAID PARALLEL LINE NORTH 06°55'41" WEST, 44.14 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID PARALLEL LINE SOUTH 83°04'19" WEST, 6.00 FEET; THENCE NORTH 06°55'41" WEST, 12.50 FEET; THENCE NORTH 83°04'19" EAST, 6.00 FEET TO A POINT IN SAID PARALLEL LINE; THENCE ALONG SAID PARALLEL LINE SOUTH 06°55'41" EAST, 12.50 FEET TO THE **TRUE POINT OF BEGINNING**.

THE HEREINABOVE DESCRIBED PARCEL OF LAND CONTAINS 75 SQUARE FEET (0.002 ACRES), MORE OR LESS.

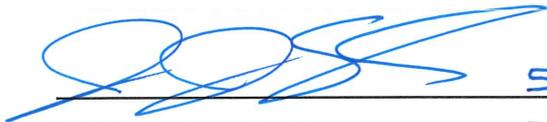

5-23-2024
JIMMY J. ELMORE P.L.S. 8483
HUNSAKER & ASSOCIATES SAN DIEGO, INC.



EXHIBIT B-1

EXHIBIT B

VICINITY MAP

NOT TO SCALE



SITE



LEGEND



AREA OF EASEMENT
= 75 SQ. FT., MORE OR LESS



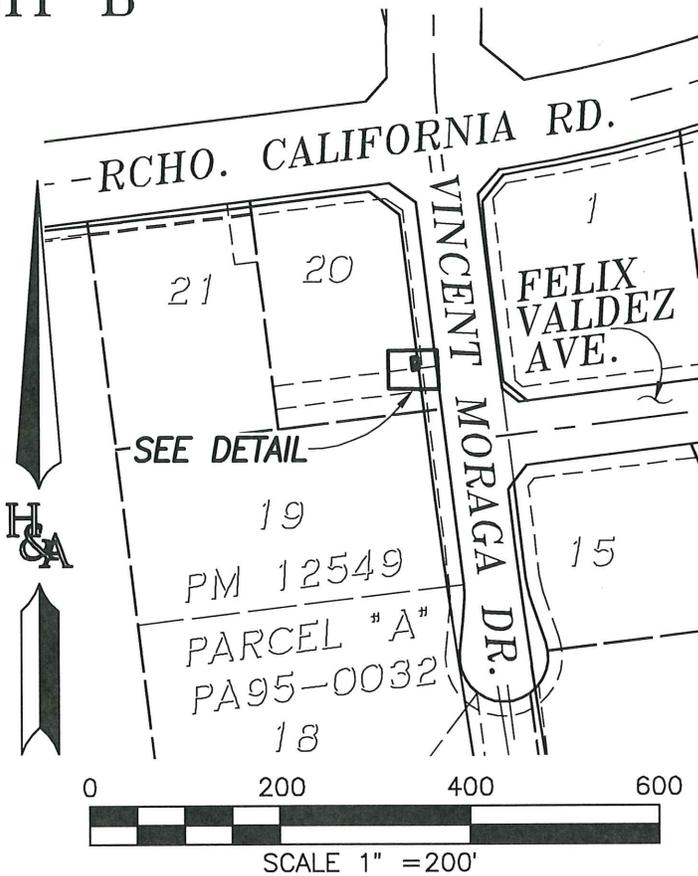
UTILITY EASEMENT RESERVED BY KACOR REALTY, INC., PER INST. NO. 25891 REC. 2/7/1980, O.R.



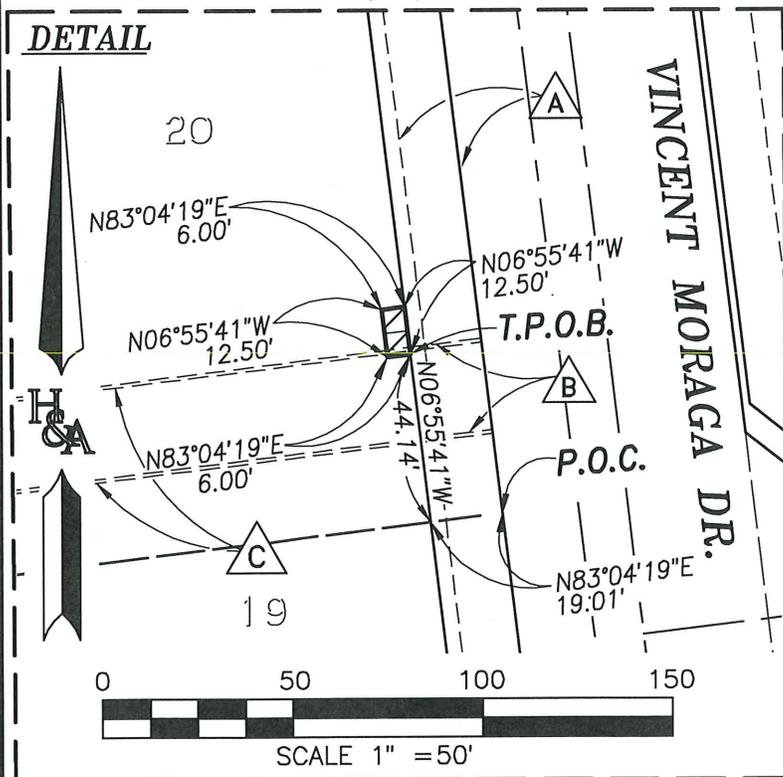
EASEMENT FOR ACCESS PURPOSES TO TWO GUYS PARTNERS PER INST. NO. 213573 REC. 9/23/1985, O.R.



EASEMENT FOR VEHICULAR INGRESS AND EGRESS TO KACOR DEVELOPMENT COMPANY PER INST. NO. 192542 REC. 9/21/1983, O.R.



DETAIL



LEGEND (CONT'D)

P.O.C. POINT OF COMMENCEMENT

T.P.O.B. TRUE POINT OF BEGINNING

BASIS OF BEARING

BEARINGS ARE BASED ON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM (CCS83), ZONE 6, (EPOCH 2010.0000), BASED LOCALLY ON N.G.S. CORS STATIONS "BILL" AND "P474" DISTANCES DERIVED FROM THE COORDINATE SYSTEM HEREIN ARE GROUND DISTANCES, AS THE COORDINATES HAVE BEEN SCALED TO GROUND VALUES. COMBINED SCALE FACTOR IS 0.9999059859



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Jimmy J. Elmore
5-23-2024
DATE

JIMMY J. ELMORE
P.L.S. NO. 8483



EXHIBIT A-2

EXHIBIT A – LEGAL DESCRIPTION TEMPORARY CONSTRUCTION EASMENT

A PORTION OF PARCEL 20 OF PARCEL MAP 12549

BEING A PORTION OF PARCEL 20 OF PARCEL MAP 12549, IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 74, PAGES 84 THROUGH 89, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL 20 TO A POINT LYING 6.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID PARCEL 20, SAID POINT BEING THE **TRUE POINT OF BEGINNING**; THENCE ALONG SAID PARALLEL LINE, NORTH 83°03'16" EAST, 126.00 FEET; THENCE SOUTH 51°56'13" EAST, 39.31 FEET; THENCE SOUTH 06°55'41" EAST, 206.16 FEET TO THE SOUTHERLY LINE OF SAID PARCEL 20; THENCE ALONG SAID SOUTHERLY LINE SOUTH 83°04'19" WEST, 27.50 FEET; THENCE LEAVING SAID SOUTHERLY LINE, NORTH 06°55'41" WEST, 68.00 FEET TO A LINE LYING 68.00 FEET NORTHERLY AND PARALLEL WITH SAID SOUTHERLY LINE; THENCE ALONG SAID PARALLEL LINE NORTH 83°04'19" EAST, 24.83 FEET; THENCE LEAVING SAID PARALLEL LINE, NORTH 06°55'41" WEST, 115.84 FEET; THENCE NORTH 51°56'13" WEST, 63.09 FEET; THENCE SOUTH 83°09'10" WEST, 12.30 FEET; THENCE SOUTH 83°13'45" WEST, 30.70 FEET; THENCE SOUTH 82°47'49" WEST, 29.19 FEET; THENCE SOUTH 82°22'45" WEST, 34.31 FEET TO THE WESTERLY LINE OF SAID PARCEL 20; THENCE ALONG SAID WESTERLY LINE NORTH 06°55'41" WEST, 5.92 FEET TO THE **TRUE POINT OF BEGINNING**.

THE HEREINABOVE DESCRIBED PARCEL OF LAND CONTAINS 3,757 SQUARE FEET (0.086 ACRES), MORE OR LESS.



JIMMY J. ELMORE P.L.S. 8483
HUNSAKER & ASSOCIATES SAN DIEGO, INC. 11-9-2023



EXHIBIT B-2

EXHIBIT B - MAP TEMPORARY CONSTRUCTION EASEMENT

SHEET 1 OF 2

VICINITY MAP

NOT TO SCALE



SITE



LEGEND



AREA OF TEMPORARY CONSTRUCTION EASEMENT
AREA = 3,757 SQ. FT. (0.086 ACRES), MORE OR LESS.

P.O.C. POINT OF COMMENCEMENT

T.P.O.B. TRUE POINT OF BEGINNING

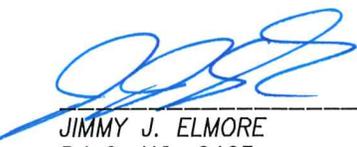
BASIS OF BEARINGS

BEARINGS ARE BASED ON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM (CCS83), ZONE 6, (EPOCH 2010.0000), BASED LOCALLY ON N.G.S. CORS STATIONS "BILL" AND "P474" DISTANCES DERIVED FROM THE COORDINATE SYSTEM HEREIN ARE GROUND DISTANCES, AS THE COORDINATES HAVE BEEN SCALED TO GROUND VALUES. COMBINED SCALE FACTOR IS 0.9999059859



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P.L.S. NO. 8483

11-9-2023

DATE

EXHIBIT B-2

EXHIBIT B - MAP TEMPORARY CONSTRUCTION EASEMENT

SHEET 2 OF 2 SHEETS

DEDICATED PER PARCEL MAP 12549.
RANCHO CALIFORNIA ROAD

P.O.C.
NW COR.
PARCEL 20

T.P.O.B. N83°03'16"E 147.00'
N83°03'16"E 126.00'

N51°56'13"W
39.31'

6.00'
5.92'

N82°22'45"E 34.31'

N82°47'49"E 29.19'

N83°13'45"E 30.70'

N83°09'10"E 12.30'

N51°56'13"W 63.09'

PROPOSED PERMANENT STREET EASEMENT

VINCENT MORAGA DR
DEDICATED PER PARCEL MAP 12549.

20

PM 12549

N06°55'41"W 239.91'

2.67'

N83°04'19"E 24.83'

47'

68'

N06°55'41"W 68.00'

27.50'

N83°04'19"E 172.80'



H & A
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