

EXHIBIT A

EXHIBIT A – LEGAL DESCRIPTION PERMANENT STREET EASEMENT

A PORTION OF PARCEL 2 OF PARCEL MAP 12549

RANCHO CALIFORNIA ROAD

THE NORTHERLY 6.00 FEET OF PARCEL 2 OF PARCEL MAP 12549, IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PER MAP FILED IN BOOK 74 OF PARCEL MAPS, PAGES 84 THROUGH 89, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THE HEREINABOVE DESCRIBED PARCEL OF LAND CONTAINS 1,016 SQUARE FEET (0.023 ACRES), MORE OR LESS.

 11-8-2023

JIMMY J. ELMORE

P.L.S. 8483

HUNSAKER & ASSOCIATES SAN DIEGO, INC.

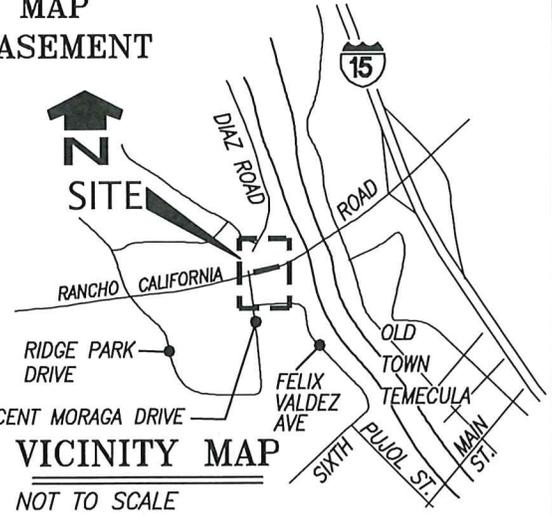


EXHIBIT B

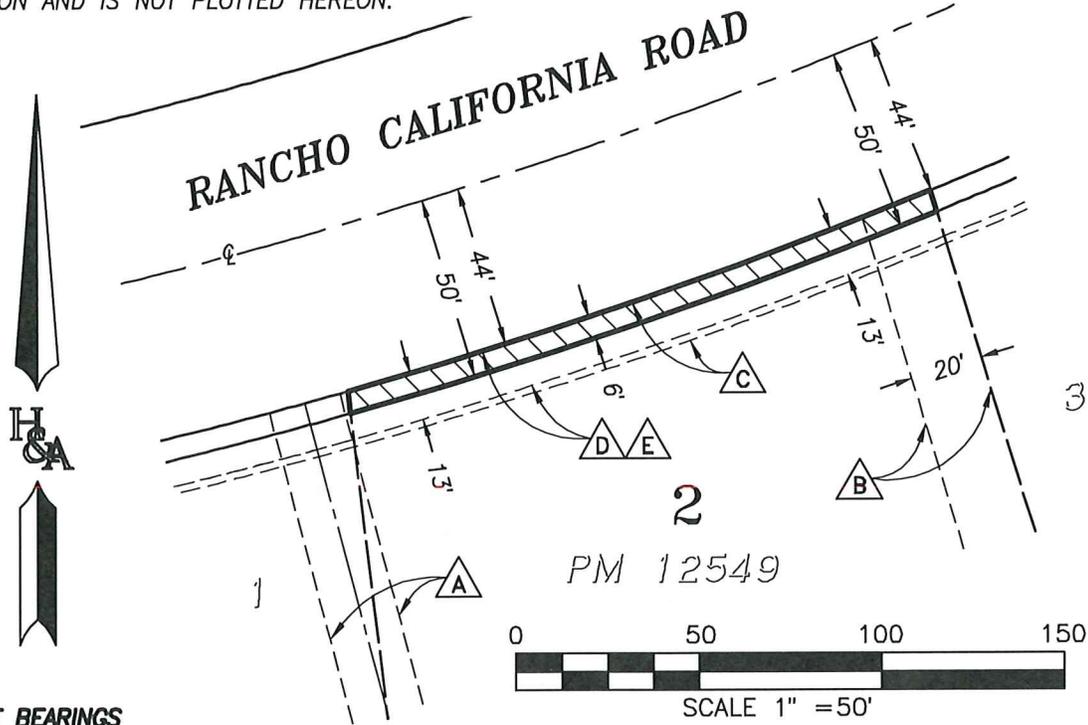
EXHIBIT B - MAP PERMANENT STREET EASEMENT

LEGEND

-  AREA OF RIGHT OF WAY DEDICATION
AREA=1,016 SQ. FT. (0.023 ACRES), MORE OR LESS.
-  SEWER EASEMENT TO EASTERN MUNICIPAL WATER DISTRICT PER INST. NO. 53382 REC. 4/26/1973, O.R.
-  DRAINAGE EASEMENT OFFERED TO THE COUNTY OF RIVERSIDE AND REJECTED PER PM 12549.
-  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 CONSTRUCTION AND MAINTENANCE RESERVED BY KAISER DEVELOPMENT COMPANY PER INST. NO. 85-87772 REC. 4/26/1985, O.R.



THE LOCATION OF THE 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 CANNOT BE DETERMINED FROM RECORD INFORMATION AND IS NOT PLOTTED HEREON.



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

H&A
HUNSAKER
& ASSOCIATES
SAN DIEGO, INC.
9707 Waples Street (858)558-4500
San Diego, CA 92121


JIMMY J. ELMORE
P.L.S. NO. 8483
11-8-2023
DATE



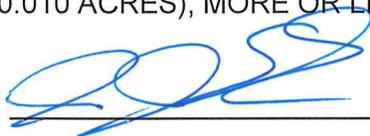
EXHIBIT A-1

EXHIBIT A – LEGAL DESCRIPTION TEMPORARY CONSTRUCTION EASEMENT A PORTION OF PARCEL 2 OF PARCEL MAP 12549

BEING A PORTION OF PARCEL 2 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, INCLUSIVE 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 2; THENCE ALONG THE WESTERLY LINE THEREOF SOUTH 06°56'59" EAST (NORTH 06°56'07" WEST PER SAID PARCEL MAP 12549) 6.07 FEET TO THE **TRUE POINT OF BEGINNING**; SAID POINT BEING THE BEGINNING OF A NON-TANGENT 1505.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, A RADIAL LINE TO SAID POINT BEARS SOUTH 15°27'47" EAST; THENCE LEAVING SAID WESTERLY LINE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°27'59" A DISTANCE OF 169.86 FEET TO THE EASTERLY LINE OF SAID PARCEL 2; THENCE ALONG SAID EASTERLY LINE, SOUTH 17°05'56" EAST, 2.47 FEET; THENCE LEAVING SAID EASTERLY LINE, SOUTH 68°46'28" WEST, 53.07 FEET; THENCE SOUTH 70°33'06" WEST, 38.26 FEET; THENCE SOUTH 73°03'55" WEST, 43.60 FEET; THENCE SOUTH 74°10'06" WEST, 35.35 FEET TO THE WESTERLY LINE OF SAID PARCEL 2; THENCE ALONG SAID WESTERLY LINE, NORTH 06°56'59" WEST, 2.26 FEET TO THE **TRUE POINT OF BEGINNING**.

THE HEREINABOVE DESCRIBED PARCEL OF LAND CONTAINS 427 SQUARE FEET (0.010 ACRES), MORE OR LESS.

 11-9-2023

JIMMY J. ELMORE P.L.S. 8483
HUNSAKER & ASSOCIATES SAN DIEGO, INC.



EXHIBIT B-1

EXHIBIT B - MAP TEMPORARY CONSTRUCTION EASEMENT

LEGEND

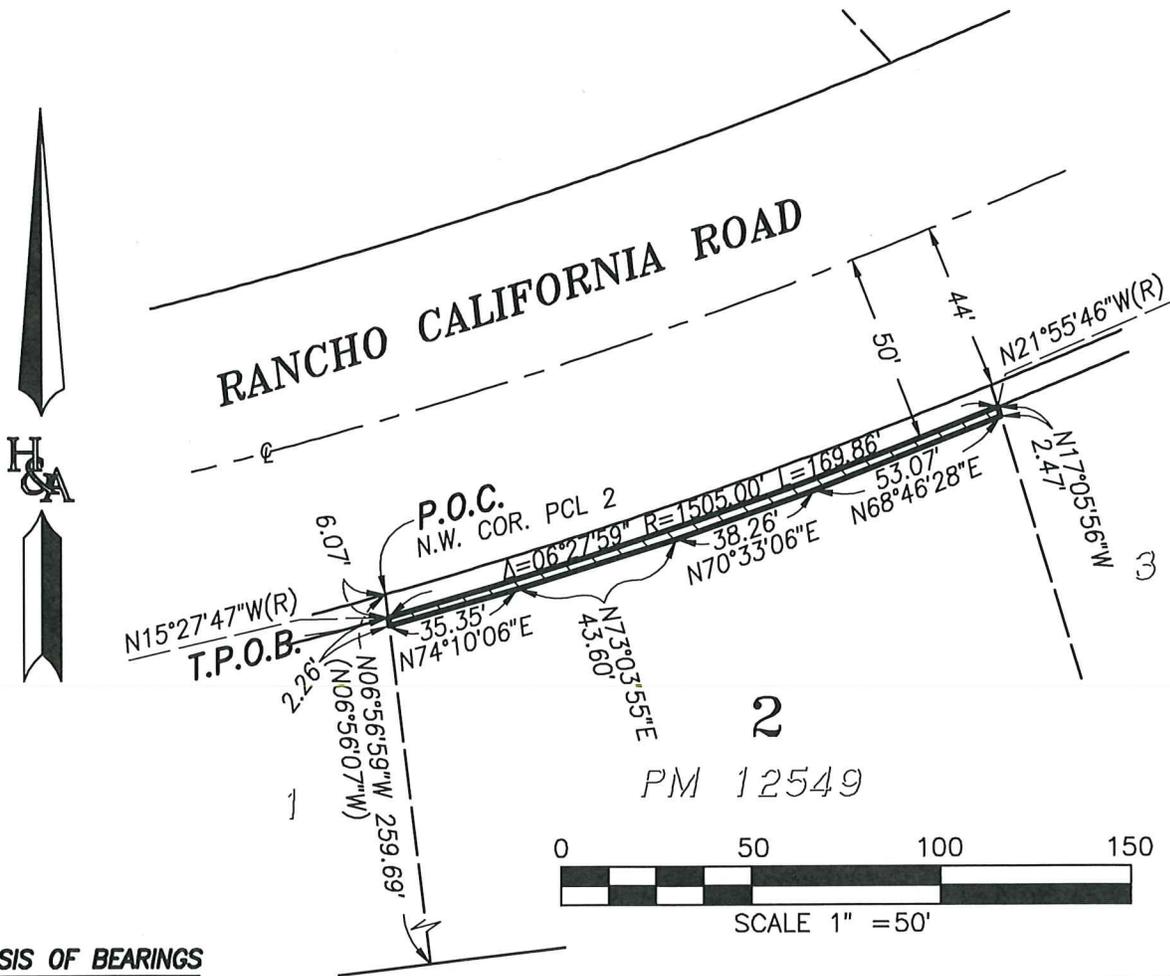
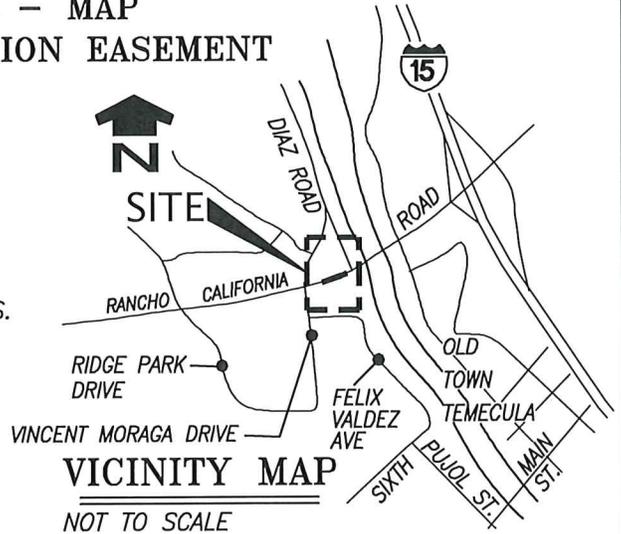


AREA OF TEMPORARY CONSTRUCTION EASEMENT
AREA= 427 SQ. FT. (0.010 ACRES), MORE OR LESS.

P.O.C. POINT OF COMMENCEMENT

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

() INDICATES RECORD INFORMATION PER PM 12549.



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



H & A HUNSAKER & ASSOCIATES
SAN DIEGO, INC.
9707 Waples Street (858)558-4500
San Diego, CA 92121

[Signature] 11-9-2023
JIMMY J. ELMORE
P.L.S. NO. 8483
DATE