

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

That certain parcel of land in the City of Temecula, County of Riverside, State of California, being a portion of the Remainder Parcel of Parcel Map 28627-1, as shown on map filed in Book 200, Pages 100 through 102, inclusive, of Parcel Maps, in the Office of the County Recorder of said Riverside County, Together with a portion of Parcel "A" of that certain Grant Deed, recorded November 14, 2000, as Document No. 2000-453434 of Official Records of said Riverside County, lying within Section 13, Township 8 South, Range 3 West, San Bernardino Base and Meridian, being more particularly described as follows:

COMMENCING at the Southwest corner of said Parcel "A";

Thence along the southerly line of said Parcel "A", North 82°42'10" East, 46.49 feet, to the Northeasterly corner of that certain Water and Access Easement described in Grant of Easement, recorded February 19, 2016, as Document No. 2016-0066087 of Official Records of said Riverside County, and to the **TRUE POINT OF BEGINNING**;

Thence along the Easterly line of said Water and Access Easement the following two (2) courses:

- 1) South 07°14'03" East, 21.62 feet, to the beginning of a tangent curve concave Easterly, having a radius of 45.00 feet;
- 2) Thence Southerly, along said curve 12.16 feet through a central angle of 15°29'05", to the Southeasterly corner of said Water and Access Easement;

Thence leaving said Easterly line, South 20°00'05" East, 20.00 feet, to the most Northerly corner of that certain Sewer, Water and Access Easement described in Grant of Easement, recorded February 19, 2016, as Document No. 2016-0066086 of Official Records of said Riverside County;

Thence along the Northeasterly line of said Sewer, Water and Access Easement and its Southeasterly prolongation, South 72°17'50" East, 152.68 feet, to the Westerly line of that certain Grant of Deed, recorded January 30, 2025, as Document No. 2025-0029794 of Official Records of said Riverside County;

Thence along said Westerly line, North 01°00'47" West, 272.60 feet;

Thence along the Northwesterly prolongation of the Northerly line of said Grant Deed, North 35°37'39" West, 51.84 feet, to the beginning of a non-tangent curve concave Southerly, having a radius of 743.94 feet, a radial line to said curve bears North 00°43'35" East, and to a point on a line that is parallel with and 56.00 feet Southerly, as measured at right-angles, from the centerline of State Route 79 South as shown on said Parcel Map 28627-1;

Thence Westerly, along said parallel line and along said non-tangent curve, 104.18 feet through a central angle of 08°01'25";

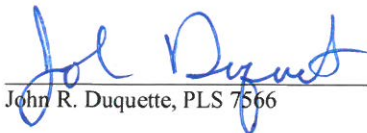
Thence continuing along said parallel line, South 82°42'10" West, 45.55 feet, to the Easterly line of that certain Water and Access Easement described in Grant of Easement, recorded February 19, 2016, as Document No. 2016-0066088 of Official Records of said Riverside County;

Thence leaving said parallel line along the Easterly line of last-mentioned Water and Access Easement, South 07°14'03" East, 206.20 feet, to the **TRUE POINT OF BEGINNING**.

CONTAINING: 1.07 Acres, more or less.

EXHIBIT "B" attached hereto and by this reference made a part hereof.

This description was prepared by me or under my direction.


John R. Duquette, PLS 7566

3/17/26
Date



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