

Exhibit "A" Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: (APN: [236-260-34](#))

THAT PORTION OF LOT 1 IN BLOCK 253 OF RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO [MAP THEREOF NO. 725](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 13, 1892, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 1; THENCE SOUTH 59°16' WEST ALONG THE SOUTHEASTERLY LINE THEREOF 425.20 FEET TO THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN DEED TO CHARLES STEED ET UX, RECORDED [DECEMBER 1, 1947 IN BOOK 2563, PAGE 7 OF OFFICIAL RECORDS](#), SAID CORNER BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LAND NORTH 30°45' WEST 62 FEET TO THE MOST EASTERLY CORNER OF THE LAND DESCRIBED IN DEED TO LAWRENCE A. CROW, ET UX, RECORDED FEBRUARY 25, 1952 IN BOOK 4380, PAGE 195 OF OFFICIAL RECORDS; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LAND SOUTH 59°16' WEST 202.46 FEET MORE OR LESS TO A POINT IN THE NORTHEASTERLY LINE OF LAND CONVEYED TO STATE OF CALIFORNIA FOR HIGHWAY PURPOSES BY DEED RECORDED [JULY 27, 1936 IN BOOK 540, PAGE 187 OF OFFICIAL RECORDS](#); THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE BEING ALONG THE ARC OF A 1550 FOOT RADIAL CURVE CONCAVE SOUTHWESTERLY 62 FEET MORE OR LESS TO A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 1; THENCE NORTH 59°16' EAST ALONG SAID SOUTHEASTERLY LINE 190.60 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

PARCEL 2: (APN: [236-260-35](#))

THAT PORTION OF LOT 1 IN BLOCK 253 OF RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO [MAP THEREOF NO. 725](#), MADE BY J.N. GRAHAM, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 13, 1892, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT; THENCE SOUTH 59°16' WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT, 425.20 FEET TO THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN DEED TO CHARLES STEED AND ELIZABETH STEED, HUSBAND AND WIFE, RECORDED [DECEMBER 1, 1847 IN BOOK 2563, PAGE 7 OF OFFICIAL RECORDS](#); THENCE NORTH 30°45' WEST ALONG THE SOUTHWESTERLY LINE OF STEED LAND 62 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 30°45' WEST ALONG SAID SOUTHWESTERLY LINE 60 FEET; THENCE SOUTH 59°16' WEST 202.55 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF SAID LOT; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT A DISTANCE OF 60 FEET TO INTERSECTION WITH LINE BEARING SOUTH 59°16' WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 59°16' EAST 202.46 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL 3: (APN: [236-260-36](#))

THAT PORTION OF LOT 1, BLOCK 253 OF RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO [MAP THEREOF NO. 725](#), BY J.M. GRAHAM, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 13, 1892, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT; THENCE SOUTH 59°16' WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 425.20 FEET TO THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN DEED TO CHARLES STEED AND ELIZABETH STEED, HUSBAND AND WIFE, RECORDED

**EXHIBIT A
(Continued)**

DESCRIBED IN DEED TO CHARLES STEED AND ELIZABETH STEED, HUSBAND AND WIFE, RECORDED DECEMBER 1, 1947 IN [BOOK 2563, PAGE 7](#) OF OFFICIAL RECORDS; THENCE NORTH 30°45' WEST ALONG SAID SOUTHWESTERLY LINE OF STEED LAND 122.0 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 30°45' WEST ALONG SAID SOUTHWESTERLY LINE 60.0 FEET; THENCE SOUTH 59°16' WEST 202.55 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF SAID LOT; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT, A DISTANCE OF 60 FEET TO THE INTERSECTION WITH A LINE BEARING SOUTH 59°16' WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 59°16' EAST 202.45 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL 4: ([APN: 236-260-37](#))

THAT PORTION OF LOT 1, BLOCK 253 OF RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO [MAP THEREOF NO. 725](#) BY J.M. GRAHAM, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AUGUST 13, 1892, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT; THENCE SOUTH 59°16' WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT, 425.20 FEET TO THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN DEED TO CHARLES STEED AND ELIZABETH STEED, HUSBAND AND WIFE AND RECORDED DECEMBER 1, 1947, IN [BOOK 2563, PAGE 7](#) OF OFFICIAL RECORDS; THENCE NORTH 30°45' WEST ALONG SAID SOUTHWESTERLY LINE OF STEED LAND 182 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 30°45' WEST ALONG SAID SOUTHWESTERLY LINE 75.00 FEET; THENCE SOUTH 59°16' WEST 202.55 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF SAID LOT; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT A DISTANCE OF 75.0 FEET TO AN INTERSECTION WITH A LINE BEARING SOUTH 59°16' WEST FROM A TRUE POINT OF BEGINNING; THENCE NORTH 59°16' EAST 202.46 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL 5:

A NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS FOR ALLEY PURPOSES OVER THE SOUTHWESTERLY 10 FEET OF LAND DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 1 IN BOCK 253 OF RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO [MAP THEREOF NO. 725](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 13, 1892, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT; THENCE ALONG THE SOUTHEASTERLY LINE THEREOF, SOUTH 59° 16' WEST, 312.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT, NORTH 30° 45' WEST 367 FEET; THENCE PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT, SOUTH 59° 16' WEST 112.70 FEET; THENCE PARALLEL WITH SAID NORTHEASTERLY LINE OF LOT 1, SOUTH 30° 45' EAST, 400 FEET TO THE CENTER LINE OF THE STREET ADJOINING SAID LOT ON THE SOUTHEAST AS SHOWN ON SAID [MAP NO. 725](#); THENCE ALONG SAID CENTER LINE, NORTH 59° 16' EAST 112.70 FEET TO AN INTERSECTION WITH A LINE BEARING SOUTH 30° 45' EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 30° 45' WEST, 33 FEET TO THE TRUE POINT OF BEGINNING.

[APN: 236-260-34, 35, 36 & 37](#)