

Portion of A.P. No.  
1056-221-03  
San Bernardino County

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Facility No.: E01PD  
Parcel No.: 46-010

Being that portion of Parcel A, located in the City of Chino, County of San Bernardino, State of California, as shown on Exhibit "C" attached to CERTIFICATE APPROVING A LOT LINE ADJUSTMENT LLA 05-14 recorded on March 07, 2006 as Instrument Number 2006-0153735 and a NOTICE OF MERGER recorded on March 07, 2006 as Instrument Number 2006-0153736, both of Official Records, described as Parcel 1 in a deed to Young's Holdings, Inc., recorded August 14, 2007 as Document No. 2007-0474009 of Official Records in the Office of the County Recorder of said County, described as follows:

**COMMENCING** at the Northeast corner of said Parcel A, said corner being on the Westerly right-of-way of Fern Avenue (33.00 feet in half-width); thence South 00°20'31" West along the Easterly line of said Parcel A and along said Westerly right-of-way line, 627.03 feet to the most Easterly Southeast corner of said Parcel A; thence leaving said right-of-way, along the Southerly line of Parcel A, North 89°44'40" West 102.95 feet to the **TRUE POINT OF BEGINNING**; thence leaving said Southerly line the following courses:

North 63°35'29" East 22.06 feet;  
North 80°39'11" West 66.79 feet;  
North 75°28'26" East 37.62 feet;  
North 81°19'11" East 66.27 feet;  
North 43°54'40" East 28.65 feet;  
North 07°44'00" West 39.02 feet;  
South 88°22'51" East 12.10 feet;  
North 12°37'07" East 59.87 feet;  
North 01°08'22" West 131.90 feet;  
North 03°08'38" West 55.36 feet;  
North 10°54'16" West 41.09 feet;  
North 35°41'18" West 15.92 feet;  
North 03°28'14" West 36.01 feet;  
North 35°52'06" East 18.96 feet;  
North 14°40'51" East 39.32 feet;  
North 00°47'42" East 48.66 feet;  
North 05°16'11" West 43.89 feet;

North 48°32'32" West 9.67 feet;  
North 73°38'09" West 45.41 feet;  
North 04°38'23" West 17.18 feet;  
South 83°52'56" West 15.56 feet;  
South 19°34'19" West 5.75 feet;  
North 88°20'17" West 108.28 feet;  
South 45°50'28" West 6.79 feet;  
South 51°33'55" East 27.22 feet;  
South 00°00'00" West 8.83 feet;  
South 90°00'00" East 40.46 feet;  
South 00°00'00" West 10.68 feet;  
South 90°00'00" East 42.96 feet;  
South 00°00'00" West 42.25 feet;  
South 90°00'00" East 3.28 feet;  
South 00°00'00" West 39.07 feet;  
South 90°00'00" West 5.36 feet;  
South 00°18'01" West 347.84 feet;  
North 89°41'59" West 102.66 feet;  
North 00°17'59" East 41.09 feet;  
North 89°41'59" West 880.69 feet;  
South 00°00'00" West 39.28 feet;  
South 90°00'00" West 104.76 feet;  
North 00°00'00" East 17.60 feet;  
North 04°28'49" East 22.94 feet;  
South 90°00'00" West 7.09 feet;  
North 01°19'36" East 306.31 feet;  
South 90°00'00" West 4.70 feet;  
North 00°00'00" East 40.38 feet;  
South 90°00'00" East 3.50 feet;  
North 00°00'00" East 83.96 feet;  
North 85°13'47" East 71.61 feet;  
South 86°06'46" East 37.16 feet;  
South 20°49'56" East 25.37 feet;  
North 74°33'05" East 22.42 feet;  
South 88°45'00" East 86.09 feet;  
North 58°03'56" East 24.36 feet;  
South 88°22'11" East 72.37 feet;  
South 68°55'25" East 29.83 feet;  
North 83°08'47" East 39.55 feet;  
North 84°35'04" East 86.05 feet;  
South 86°08'52" East 45.09 feet;  
North 84°25'43" East 42.61 feet;  
South 69°30'07" East 21.96 feet;  
North 83°20'27" East 63.11 feet;

thence North 00°15'22" East 11.81 feet to the North line of said Parcel A, said line being on the Southerly right-of-way of Bickmore Avenue (33.00 feet in half-width); thence North 89°44'38" West along said North line and said Southerly right-of-way line a distance of 741.16 feet to the Northwest corner of said parcel; thence South 00°19'04" West along the Westerly line of said parcel a distance of 1287.08 feet to the Southwest corner of said parcel; thence South 89°44'42" East along the South line of said parcel a distance of 533.11 feet to the most Southerly Southeast corner of said parcel; thence North 00°15'20" East along the East line of said parcel a distance of 660.04 feet to a corner in said Easterly parcel line; thence South 89°44'40" East along the South line of said parcel a distance of 651.41 feet to the **TRUE POINT OF BEGINNING**.

Containing 15.222 acres, more or less.

See **EXHIBIT B** attached and by reference made a part.

APPROVED

  
ARTHUR R. ANDREW III    P.L.S. 7042

Date: 06/03/15

SEE PAGE 3

SEE PAGE 2

CL BICKMORE AVE.

APN 1056-221-03

PARCEL OF A  
NOTICE OF MERGER  
RECORDED 03/07/2006  
2006 - 0153736

(N.A.P.)  
O.R.

2006  
O.R.

DOC. NO.

PARCEL LLA 03 / 05-14  
RECORDED 07 /  
2006-0153735

46-010

(N.A.P.)

DOC.

GRANT DEED  
PARCEL 1  
DOC. NO. 2007-0474009 O.R.

46-010

PARCEL B  
LLA 05-13

RECORDED 12/08/2005  
DOC. NO. 2005-0933181 O.R.

FERN AVE.

CL

SEE PAGE 4



OC PUBLIC WORKS  
OC SURVEY  
RIGHT-OF-WAY ENGINEERING

Facility No./  
Parcel No.  
E01PD  
46-010

EXHIBIT B

PAGE 1 OF 9

SEE PAGE 7

SEE PAGE 6

BICKMORE

AVE.

N89°44'38"W

N89°44'38"W

(N.A.P.)

APN 1056-221-03

GRANT DEED

PARCEL 1

DOC. NO. 2007-0474009 O.R.

4

PAGE

SEE

NOTICE OF A MERGER  
PARCEL OF 03 / 0153736  
2006 O.R.  
PARCEL OF 03 / 0153736  
2006 O.R.

N89°41'59"W

880.69'

N00°17'59"E  
41.09'

102.66'  
N89°41'59"W

46-010

651.41'

S89°44'40"E

754.36'

PARCEL B  
LLA 05-13

RECORDED 12/08/2005

DOC. NO. 2005-0933181 O.R.

SEE PAGE 5

S00°18'01"W

347.84'

46-010

S00°20'31"W

S00°20'31"W

627.03'

33'

AVE.

FERN

33'



SEE PAGE 9 FOR COURSE DATA.



OC PUBLIC WORKS  
OC SURVEY  
RIGHT-OF-WAY ENGINEERING

Facility No./  
Parcel No.  
E01PD  
46-010

EXHIBIT B

PAGE 2 OF 9

SEE PAGE 7

SEE PAGE 8

BICKMORE

AVE.

N89°44'38"W

N89°44'38"W 33

741.16'

L43

L42

L41

L40

(N.A.P.)

GRANT DEED  
PARCEL 1

DOC. NO. 2007-0474009 O.R.

APN 1056-221-03

1287.08'

306.31'

N01°19'36"E

L39

L38

L37

L36

L35

N89°41'59"W

880.69'

46-010

DOC.

DOC.

651.41'

754.36'

S89°44'40"E

N00°15'20"E

660.04'

SEE PAGE 4

SEE PAGE 2



S00°19'04"W



SEE PAGE 9 FOR COURSE DATA.

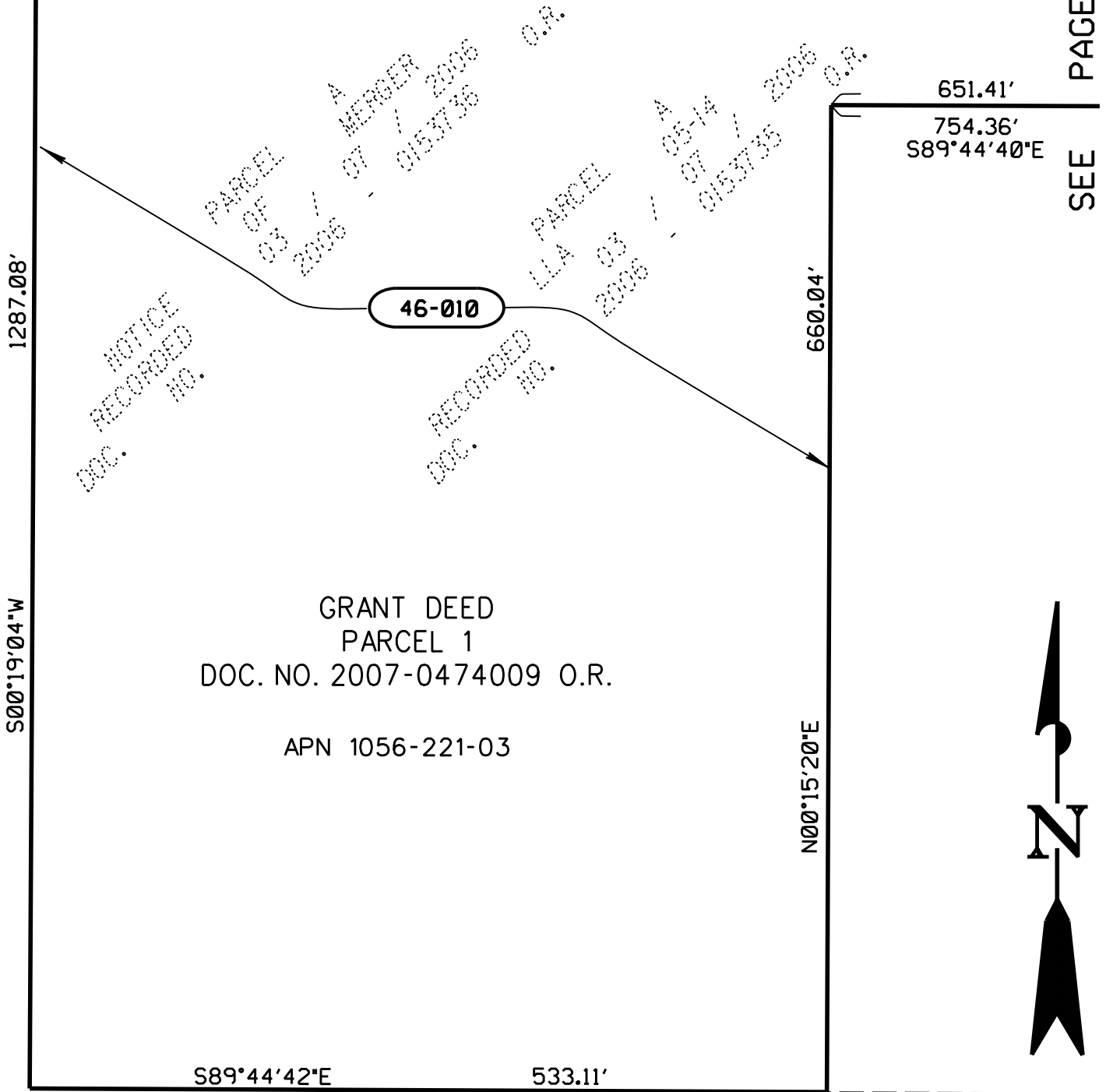


OC PUBLIC WORKS  
OC SURVEY  
RIGHT-OF-WAY ENGINEERING

Facility No./  
Parcel No.  
E01PD  
46-010

EXHIBIT B

PAGE 3 OF 9



SEE PAGE 9 FOR COURSE DATA.



OC PUBLIC WORKS  
OC SURVEY  
RIGHT-OF-WAY ENGINEERING

Facility No./  
Parcel No.  
E01PD  
46-010

EXHIBIT B

SEE PAGE 3  
SEE PAGE 4  
SEE PAGE 4

APN 1056-221-03

GRANT DEED  
PARCEL 1  
DOC. NO. 2007-0474009 O.R.

SEE PAGE 6

33'

AVE.

FERN

S00°20'31"W

627.03'

L11

L10

L9

L8

L7

L6

L5

L4

L3

L2

L1

(N.A.P.)

880.69'  
N89°41'59"W

41.09'

N00°17'59"E

N89°41'59"W

102.66'

347.84'

S00°18'01"W

46-010

(N.A.P.)

T.P.O.B.



SEE PAGE 9 FOR COURSE DATA.



OC PUBLIC WORKS  
OC SURVEY  
RIGHT-OF-WAY ENGINEERING

Facility No./  
Parcel No.  
E01PD  
46-010

EXHIBIT B

PAGE 5 OF 9



PAGE 6 OF 9



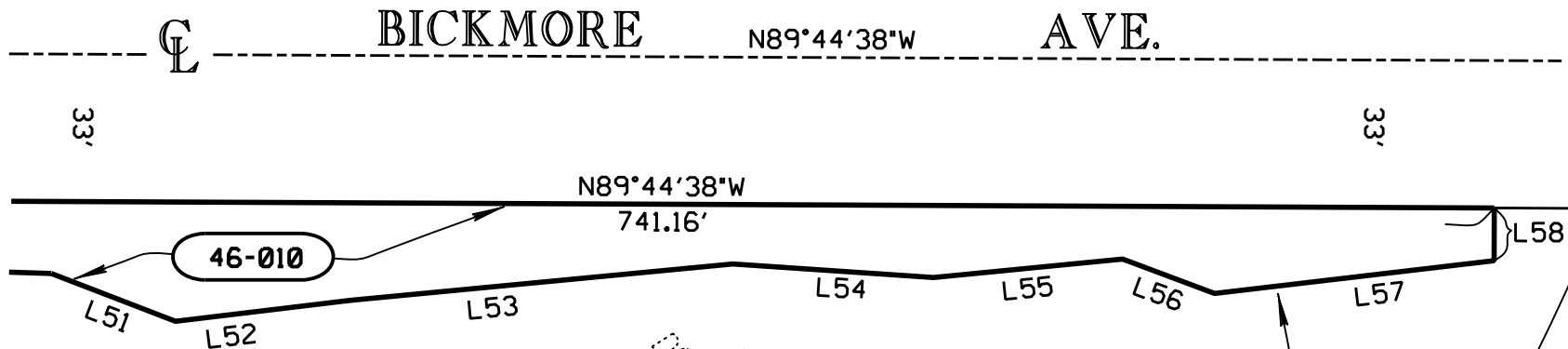
OC PUBLIC WORKS  
OC SURVEY  
RIGHT-OF-WAY ENGINEERING

Facility No./  
Parcel No.  
E01PD  
46-010

EXHIBIT B

PAGE 7 OF 9

SEE PAGE 8



GRANT DEED  
PARCEL 1  
DOC. NO. 2007-0474009 O.R.  
APN 1056-221-03

DOC. RECORDED LLA PARCEL 4  
NO. 03 05 07 14  
2006 0153735 O.R.

DOC. RECORDED NOTICE PARCEL  
NO. 03 07 0153736  
2006 O.R.

(N.A.P.)



SEE PAGE 9 FOR COURSE DATA.

SEE PAGES 2 & 6



OC PUBLIC WORKS  
OC SURVEY  
RIGHT-OF-WAY ENGINEERING

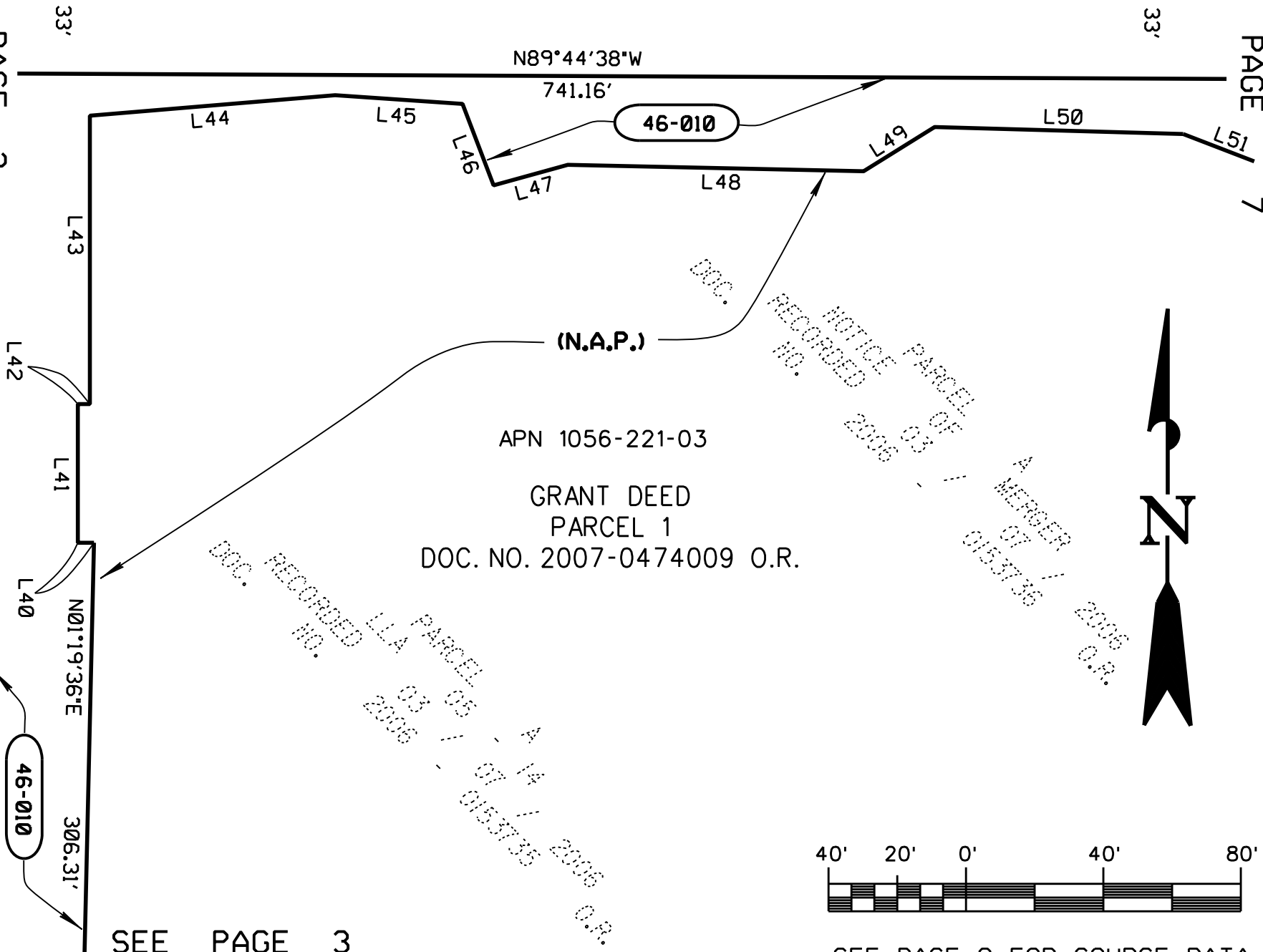
Facility No./  
Parcel No.  
E01PD  
46-010

EXHIBIT B

PAGE 8 OF 9

SEE PAGE 3

33'



SEE PAGE 3

BICKMORE

N89°44'38\"W

AVE.

SEE PAGE 7



SEE PAGE 9 FOR COURSE DATA.

APN 1056-221-03  
GRANT DEED  
PARCEL 1  
DOC. NO. 2007-0474009 O.R.

46-010

46-010

DOC. NO. 2006-03-05 / 0153735 O.R.  
NOTICE PARCEL 1  
RECORDED 2006-03-05 / 0153735  
A MERGER  
07 / 0153736  
2006 O.R.

### LINE TABLE

#	BEARING	DISTANCE
L1	N89°44'40"W	102.95'
L2	N63°35'29"E	22.06'
L3	N80°39'11"W	66.79'
L4	N75°28'26"E	37.62'
L5	N81°19'11"E	66.27'
L6	N43°54'40"E	28.65'
L7	N07°44'00"W	39.02'
L8	S88°22'51"E	12.10'
L9	N12°37'07"E	59.87'
L10	N01°08'22"W	131.90'
L11	N03°08'38"W	55.36'
L12	N10°54'16"W	41.09'
L13	N35°41'18"W	15.92'
L14	N03°28'14"W	36.01'
L15	N35°52'06"E	18.96'
L16	N14°40'51"E	39.32'
L17	N00°47'42"E	48.66'
L18	N05°16'11"W	43.89'
L19	N48°32'32"W	9.67'
L20	N73°38'09"W	45.41'
L21	N04°38'23"W	17.18'
L22	S83°52'56"W	15.56'
L23	S19°34'19"W	5.75'
L24	N88°20'17"W	108.28'
L25	S45°50'28"W	6.79'
L26	S51°33'55"E	27.22'
L27	S00°00'00"W	8.83'
L28	S90°00'00"E	40.46'
L29	S00°00'00"W	10.68'
L30	S90°00'00"E	42.96'
L31	S00°00'00"W	42.25'
L32	S90°00'00"E	3.28'
L33	S00°00'00"W	39.07'
L34	S90°00'00"W	5.36'
L35	S00°00'00"W	39.28'
L36	S90°00'00"W	104.76'
L37	N00°00'00"E	17.60'
L38	N04°28'49"E	22.94'
L39	S90°00'00"W	7.09'
L40	S90°00'00"W	4.70'
L41	N00°00'00"E	40.38'

### LINE TABLE

#	BEARING	DISTANCE
L42	S90°00'00"E	3.50'
L43	N00°00'00"E	83.96'
L44	N85°13'47"E	71.61'
L45	S86°06'46"E	37.16'
L46	S20°49'56"E	25.37'
L47	N74°33'05"E	22.42'
L48	S88°45'00"E	86.09'
L49	N58°03'56"E	24.36'
L50	S88°22'11"E	72.37'
L51	S68°55'25"E	29.83'
L52	N83°08'47"E	39.55'
L53	N84°35'04"E	86.05'
L54	S86°08'52"E	45.09'
L55	N84°25'43"E	42.61'
L56	S69°30'07"E	21.96'
L57	N83°20'27"E	63.11'
L58	N00°15'22"E	11.81'



OC PUBLIC WORKS  
OC SURVEY  
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EXHIBIT B