

Portion of A.P. No.
1056-211-04
San Bernardino County

EXHIBIT "A"

LEGAL DESCRIPTION

Facility No.: E01PD

Parcel No.: 46-013

Being that portion of Parcel B, 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 05-13 recorded on December 08, 2005 as Instrument Number 2005-0933181 of Official Records in the Office of the County Recorder of said County; described as Parcel B in a deed to Carson Chino South LLC, recorded December 29, 2005 as Document No. 2005-0984072 of Official Records in the Office of the County Recorder of said County, described as follows:

Excepting therefrom those portions lying within the following described parcels of land.

Parcel 1

BEGINNING at the Northeast corner of said Parcel B, 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 boundary line of said Parcel B and along said Westerly right-of-way line, 184.16 feet to a point hereinafter referred to as "Point A"; thence leaving said boundary line the following courses:

South 33°24'09" West 2.46 feet;
North 83°30'14" West 9.01 feet;
North 79°32'18" West 6.53 feet;
North 18°32'26" West 10.99 feet;
North 00°07'22" West 35.44 feet;
North 07°48'05" West 19.63 feet;
North 00°42'53" West 17.64 feet;
South 76°43'17" East 13.43 feet;
North 02°25'21" East 49.09 feet;
South 74°56'35" West 12.98 feet;
North 51°53'23" West 27.67 feet;
North 80°15'26" West 66.44 feet;
North 76°19'52" West 43.90 feet;
North 16°30'11" East 13.43 feet;

thence North 60°02'31" East 15.02 feet to the North line of said Parcel B; thence along said line South 89°44'40" East 134.75 feet to the **POINT OF BEGINNING**.

Parcel 2

COMMENCING at "Point A" as described in said Parcel 1, said "Point A" 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 boundary line of said Parcel B and along said Westerly right-of-way line, 21.12 feet to the **TRUE POINT OF BEGINNING**, said point hereinafter referred to as "Point B"; thence leaving said boundary line the following courses:

South 01°46'38" West 73.62 feet;
South 01°58'56" West 84.02 feet;
South 00°51'11" West 85.91 feet;
South 38°04'53" East 6.79 feet;
South 77°58'04" West 12.74 feet;
South 43°27'20" East 7.21 feet;
South 21°18'14" East 6.16 feet;
South 10°40'50" West 40.02 feet;
North 64°31'08" West 6.67 feet;
North 07°00'55" West 37.49 feet;
North 00°31'07" West 92.82 feet;
North 00°58'02" East 91.64 feet;
North 02°14'56" East 47.04 feet;
North 05°04'21" East 37.73 feet;
South 78°13'56" East 11.02 feet;

thence South 60°07'24" East 10.24 feet to the **TRUE POINT OF BEGINNING**.

Parcel 3

COMMENCING at "Point B" as described in said Parcel 2, said "Point B" 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 boundary line of said Parcel B and along said Westerly right-of-way line, a distance of 366.02 feet; thence leaving said right of way line North 89°39'29" West 89.44 feet to the **TRUE POINT OF BEGINNING**; thence along the following courses:

South 62°23'34" West 10.50 feet;
North 88°49'05" West 102.09 feet;
North 00°00'00" East 40.66 feet;

South 90°00'00" West 516.82 feet;
North 00°00'00" East 353.22 feet;
South 90°00'00" East 518.40 feet;
North 00°00'00" East 40.06 feet;
North 89°46'26" East 105.69 feet;
South 00°23'20" West 53.65 feet;
South 07°24'50" East 54.22 feet;
South 83°01'05" East 16.73 feet;
South 03°04'15" West 5.77 feet;
South 63°05'31" West 18.52 feet;
South 00°11'08" West 74.14 feet;
South 85°38'00" East 16.10 feet;
South 01°13'35" East 32.61 feet;
South 81°15'34" West 16.33 feet;
South 00°44'30" West 89.61 feet;
South 84°50'26" East 15.96 feet;
South 08°56'49" East 6.12 feet;
South 83°18'24" West 17.14 feet;
South 00°15'52" West 44.63 feet;
South 82°20'08" West 0.97 feet;

thence South 00°11'50" West 53.72 feet to the **TRUE POINT OF BEGINNING**.

Containing 5.776 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

CL

BICKMORE

AVE.

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

PARCEL A
LLA 05-14
RECORDED 03/07/2006
DOC. NO. 2006-0153735 O.R.



PARCEL 1
(N.A.P.)

SEE PAGES 3-6

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PARCEL B

LLA 05-13
RECORDED 12/08/2005
DOC. NO. 2005-0933181 O.R.

PARCEL 3
(N.A.P.)

GRANT DEED
DOC. NO. 2005-0984072 O.R.

46-013

33'

1320.05'

AVE.

S00°20'31"W

FERN

CL

PARCEL 2
(N.A.P.)

33'



OC PUBLIC WORKS
OC SURVEY
RIGHT-OF-WAY ENGINEERING

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EXHIBIT B

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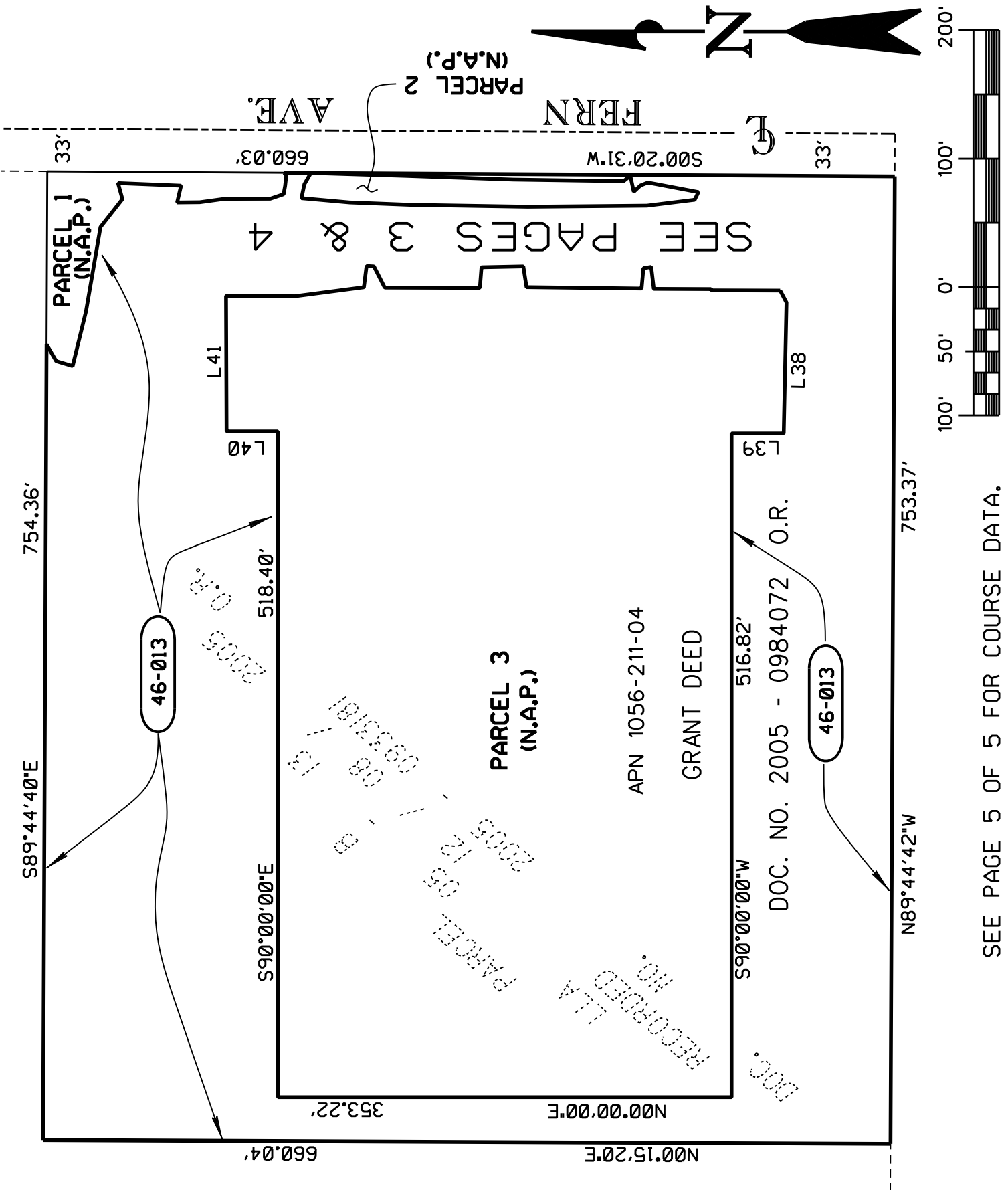


OC PUBLIC WORKS
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EXHIBIT B

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SEE PAGE 5 OF 5 FOR COURSE DATA.



APN 1056-211-04

PARCEL 3
(N.A.P.)

SEE PAGE 3

SEE PAGE 2

516.82'
S90°00'00"W
L39

GRANT DEED
T.P.O.B.

L38

L37

L36

DOC. NO. 2005 - 0984072 O.R.

46-013

N89°44'42"W

753.37'

2005 O.R.

PARCEL 05 12 2005 08 0933101

L47
L48
L49

L50

L51

L52

L53

L54

L55

L56

L57

L30

L29

L20

L21

L23

L22

L25

L28

L26

L35

S00°20'31"W

33'

660.03'

33'

FERN AVE.

SEE PAGE 5 OF 5 FOR COURSE DATA.



OC PUBLIC WORKS
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EXHIBIT B

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LINE TABLE

#	BEARING	DISTANCE
L1	S00°20'31"W	184.16'
L2	S33°24'09"W	2.46'
L3	N83°30'14"W	9.01'
L4	N79°32'18"W	6.53'
L5	N18°32'26"W	10.99'
L6	N00°07'22"W	35.44'
L7	N07°48'05"W	19.63'
L8	N00°42'53"W	17.64'
L9	S76°43'17"E	13.43'
L10	N02°25'21"E	49.09'
L11	S74°56'35"W	12.98'
L12	N51°53'23"W	27.67'
L13	N80°15'26"W	66.44'
L14	N76°19'52"W	43.90'
L15	N16°30'11"E	13.43'
L16	N60°02'31"E	15.02'
L17	S89°44'40"E	134.75'
L18	S00°20'31"W	21.12'
L19	S01°46'38"W	73.62'
L20	S01°58'56"W	84.02'
L21	S00°51'11"W	85.91'
L22	S38°04'53"E	6.79'
L23	S77°58'04"W	12.74'
L24	S43°27'20"E	7.21'
L25	S21°18'14"E	6.16'
L26	S10°40'50"W	40.02'
L27	N64°31'08"W	6.67'
L28	N07°00'55"W	37.49'
L29	N00°31'07"W	92.82'
L30	N00°58'02"E	91.64'
L31	N02°14'56"E	47.04'
L32	N05°04'21"E	37.73'
L33	S78°13'56"E	11.02'
L34	S60°07'24"E	10.24'
L35	S00°20'31"W	366.02'
L36	N89°39'29"W	89.44'
L37	S62°23'34"W	10.50'
L38	N88°49'05"W	102.09'
L39	N00°00'00"E	40.66'
L40	N00°00'00"E	40.06'
L41	N89°46'26"E	105.69'

LINE TABLE

#	BEARING	DISTANCE
L42	S00°23'20"W	53.65'
L43	S07°24'50"E	54.22'
L44	S83°01'05"E	16.73'
L45	S03°04'15"W	5.77'
L46	S63°05'31"W	18.52'
L47	S00°11'08"W	74.14'
L48	S85°38'00"E	16.10'
L49	S01°13'35"E	32.61'
L50	S81°15'34"W	16.33'
L51	S00°44'30"W	89.61'
L52	S84°50'26"E	15.96'
L53	S08°56'49"E	6.12'
L54	S83°18'24"W	17.14'
L55	S00°15'52"W	44.63'
L56	S82°20'08"W	0.97'
L57	S00°11'50"W	53.72'



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