

Portion of A.P. No.
1056-231-04
San Bernardino County

EXHIBIT "A"

LEGAL DESCRIPTION

Facility No.: E01PD

Parcel No.: 46-014

Being that portion of Parcel C, 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 2008-03 recorded on October 26, 2009 as Document Number 2009-0467361 of Official Records in the Office of the County Recorder of said County, described in a deed to Watson Land Company, recorded November 17, 2011 as Document No. 2011-0491903 of Official Records in the Office of the County Recorder of said County, lying Southerly of the following described line;

COMMENCING at the Southwest corner of said Parcel C, said corner being on the Easterly right-of-way of Fern Avenue (33.00 feet in half-width); thence South 89°44'57" East along the Southerly boundary line of said Parcel C, 650.13 feet to the **POINT OF BEGINNING**; thence leaving said boundary line the following courses:

North 63°11'20" West, 256.83 feet;
North 63°58'00" West 70.50 feet;
North 68°41'20" West 39.00 feet;
North 89°47'20" West 215.50 feet;
South 00°00'00" West 35.50 feet;
South 76°08'36" West 22.50 feet;
North 71°26'38" West 13.50 feet;
South 78°24'14" West 16.50 feet;
South 11°27'20" West 41.00 feet;
South 20°08'20" West 23.50 feet;
South 11°57'22" West 19.00 feet;
South 75°40'25" West 21.00 feet;

thence South 52°27'25" West 18.00 feet to a point on the West line of said Parcel C, said line also being the Easterly right-of-way of Fern Avenue, said point being North 00°20'31" East along said boundary line a distance of 22.00 feet from the Southwest corner of said Parcel C.

Containing 1.610 acres, more or less.

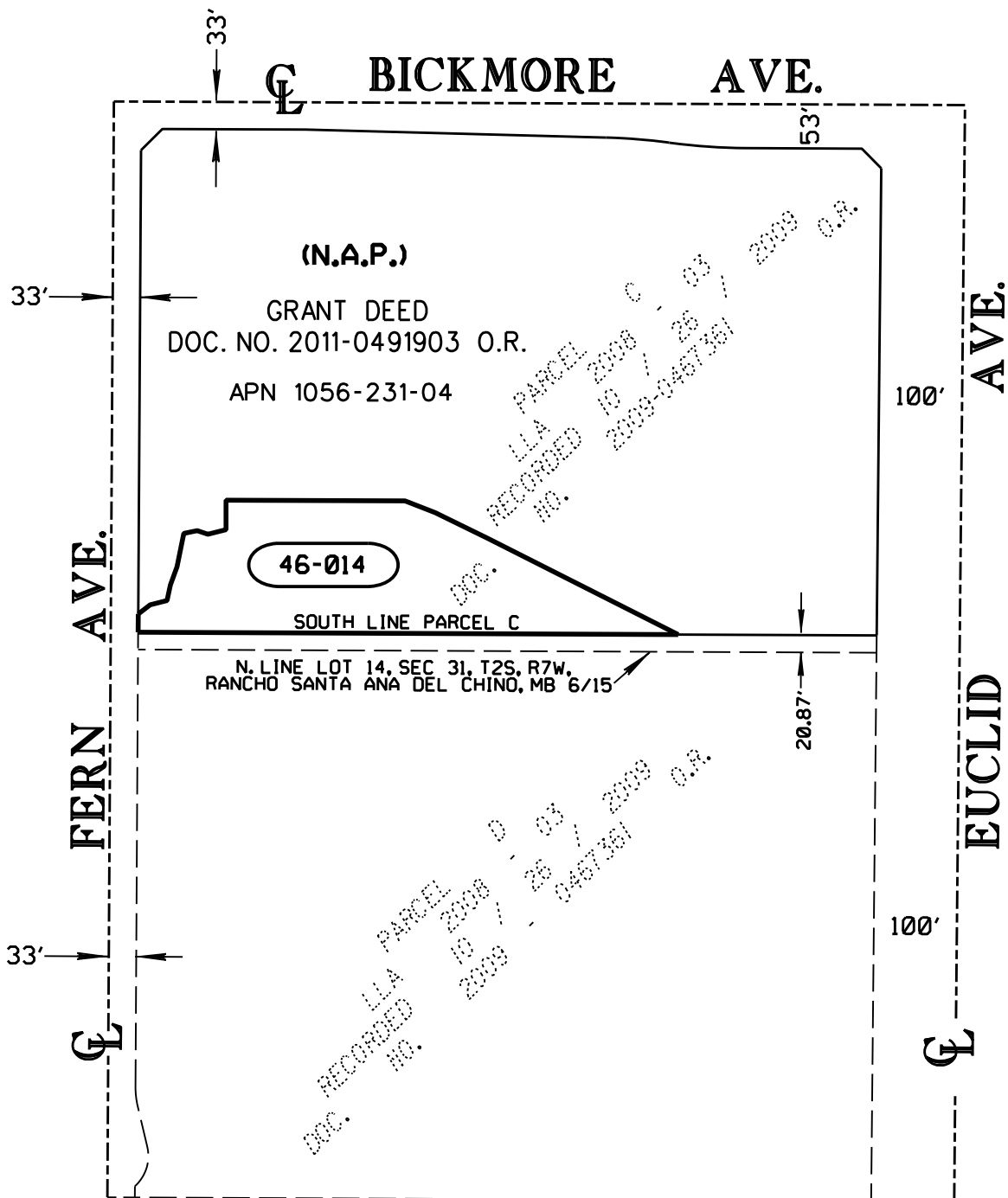
See **EXHIBIT B** attached and by reference made a part.

APPROVED

A handwritten signature in black ink, appearing to read "A R Andrew III", written over a horizontal line.

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

Date: 06/03/15



OC PUBLIC WORKS
OC SURVEY
RIGHT-OF-WAY ENGINEERING

Facility No./
Parcel No.
E01PD
46-014

EXHIBIT B

BICKMORE AVE.

BICKMORE AVE.



33'

53'

LINE TABLE

| # | BEARING | DISTANCE |
|-----|-------------|----------|
| L1 | N63°11'20"W | 256.83' |
| L2 | N63°58'00"W | 70.50' |
| L3 | N68°41'20"W | 39.00' |
| L4 | N89°47'20"W | 215.50' |
| L5 | S00°00'00"W | 35.50' |
| L6 | S76°08'36"W | 22.50' |
| L7 | N71°26'38"W | 13.50' |
| L8 | S78°24'14"W | 16.50' |
| L9 | S11°27'20"W | 41.00' |
| L10 | S20°08'20"W | 23.50' |
| L11 | S11°57'22"W | 19.00' |
| L12 | S75°40'25"W | 21.00' |
| L13 | S52°27'25"W | 18.00' |
| L14 | S00°20'31"W | 22.00' |

(N.A.P.)

GRANT DEED

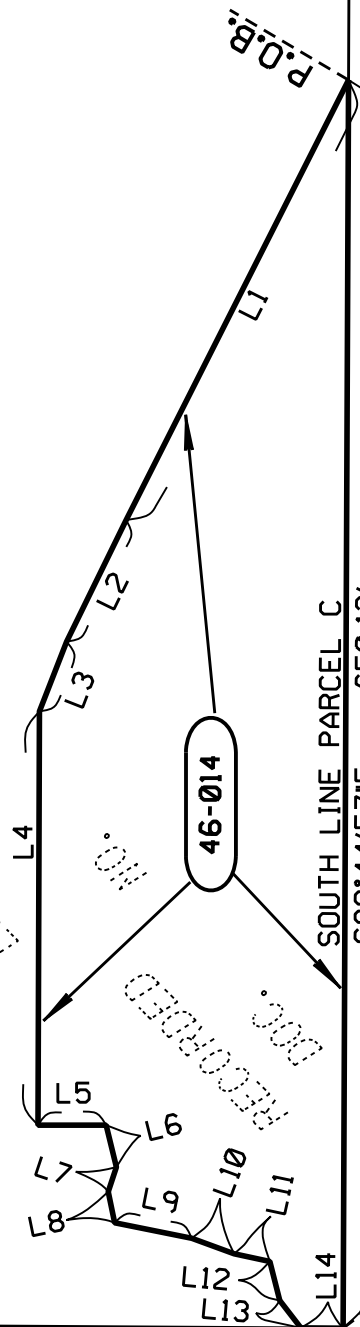
DOC. NO. 2011-0491903 O.R.

APN 1056-231-04

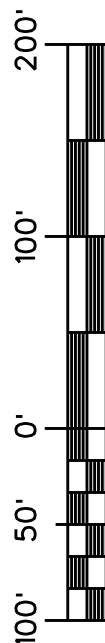


33'

FERN AVE.



N. LINE LOT 14, SEC 31, T2S, R7W,
RANCHO SANTA ANA DEL CHINO, MB 6/15



PARCEL D

SW COR. PARCEL C
P.O.C.



OC PUBLIC WORKS
OC SURVEY
RIGHT-OF-WAY ENGINEERING

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EXHIBIT B

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