

EXHIBIT 'A'

LEGAL DESCRIPTION

BEING A PORTION OF PARCEL 1 OF PARCEL MAP No. 83393, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 416, PAGES 9 THROUGH 13 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 1, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF WARDLOW ROAD, HAVING A NORTHERLY HALF-WIDTH OF 40.00 FEET;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 1, N00°04'01"E, A DISTANCE OF 203.59 FEET;

THENCE LEAVING SAID WESTERLY LINE, S89°56'37"E, A DISTANCE OF 40.70 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 190.00 FEET, A RADIAL LINE TO SAID POINT BEARS S35°04'50"E;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°31'58", AN ARC LENGTH OF 117.83 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 64.00 FEET, A RADIAL LINE TO SAID POINT BEARS S70°36'48"E;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°11'08", AN ARC LENGTH OF 21.43 FEET;

THENCE N00°12'04"E, A DISTANCE OF 52.92 FEET TO THE NORTHERLY LINE OF PARCEL 1;

THENCE ALONG SAID NORTHERLY LINE, S89°57'08"E, A DISTANCE OF 324.61 FEET;

THENCE LEAVING SAID NORTHERLY LINE, S76°00'58"E, A DISTANCE OF 62.58 FEET;

THENCE S13°24'41"W, A DISTANCE OF 45.75 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF PARCEL 2 OF SAID PARCEL MAP;

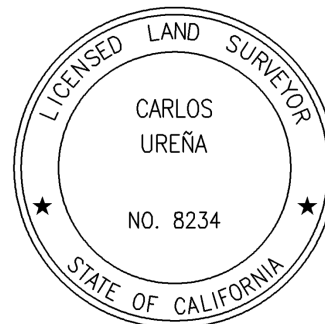
THENCE ALONG SAID PROLONGATION AND SAID WESTERLY LINE, S00°02'52"W, A DISTANCE OF 310.42 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF WARDLOW ROAD;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N89°57'08"W, A DISTANCE OF 324.61 FEET TO **THE POINT OF BEGINNING**.

SAID PARCEL CONSISTS OF 3.784 ACRES, MORE OR LESS.

SHOWN ON EXHIBIT "B" ATTACHED
HERETO AND MADE A PART HEREOF.


CARLOS URENA P.L.S. 8234 9/14/2022



SCALE: 1" = 60'



Parcel Map Check Report

Client:

Prepared by:

Carlos Urena/dy

PBLA Engineering

Santa Ana, CA

Date: 9/14/2022 12:54:23 PM

Parcel Name: Site 1 - Standard : 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:15,409.2455'

East:48,968.8030'

Segment# 1: Line

Course: S76°00'58"E

Length: 62.58'

North: 15,394.1231'

East: 49,029.5283'

Segment# 2: Line

Course: S13°24'41"W

Length: 45.75'

North: 15,349.6207'

East: 49,018.9170'

Segment# 3: Line

Course: S0°02'52"W

Length: 310.42'

North: 15,039.2008'

East: 49,018.6582'

Segment# 4: Line

Course: N89°57'08"W

Length: 489.25'

North: 15,039.6088'

East: 48,529.4083'

Segment# 5: Line

Course: N0°04'01"E

Length: 203.59'

North: 15,243.1987'

East: 48,529.6462'

Segment# 6: Line

Course: S89°56'37"E

Length: 40.70'

North: 15,243.1586'

East: 48,570.3462'

Segment# 7: Curve

Length: 117.83'
Delta: 35°31'58"
Chord: 115.95'
Course In: N35°04'50"W
RP North: 15,398.6441'
End North: 15,335.5752'

Radius: 190.00'
Tangent: 60.88'
Course: N37°09'11"E
Course Out: S70°36'48"E
East: 48,461.1480'
East: 48,640.3749'

Segment# 8: Curve

Length: 21.43'
Delta: 19°11'08"
Chord: 21.33'
Course In: N70°36'48"W
RP North: 15,356.8195'
End North: 15,356.5948'

Radius: 64.00'
Tangent: 10.82'
Course: N9°47'38"E
Course Out: S89°47'56"E
East: 48,580.0037'
East: 48,644.0034'

Segment# 9: Line

Course: N0°12'04"E
North: 15,409.5045'

Length: 52.91'
East: 48,644.1891'

Segment# 10: Line

Course: S89°57'08"E
North: 15,409.2338'

Length: 324.61'
East: 48,968.7990'

Perimeter: 1,669.08'
Error Closure: 0.0124
Error North : -0.01168

Area: 164,812.53Sq.Ft.
Course: S18°58'16"W
East: -0.00402

Precision 1: 134,602.42