

EXHIBIT A VU1-2019 LEGAL DESCRIPTION

A PORTION OF LOT 1 OF TRACT NO. 66138, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1363, PAGE 34 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 20°49'09" WEST ALONG THE WESTERLY LINE OF SAID LOT 1, 51.81 FEET;

THENCE NORTH 69°09'17" EAST, 176.17 FEET;

THENCE NORTH 20°00'09" WEST, 13.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 353.43 FEET, TO WHICH A RADIAL LINE BEARS NORTH 20°00'09" WEST.

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°01'06" WITH AN ARC LENGTH OF 191.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, ALSO BEING THE SOUTHERLY LINE OF RIO RANCHO ROAD (100 FEET WIDE), WITH A RADIUS OF 705.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 45°52'32" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°28'17" WITH AN ARC LENGTH OF 362.63 FEET;

THENCE LEAVING SAID CURVE SOUTH 16°28'54" WEST, 22.40 FEET;

THENCE NORTH 60°18'58" WEST, 201.38 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 350.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 29°48'34" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°00'32" WITH AN ARC LENGTH OF 299.38 FEET TO THE END OF A NON-TANGENT CURVE, TO WHICH A RADIAL LINE BEARS NORTH 19°11'58" WEST;

THENCE SOUTH 70°40'30" WEST, 176.48 FEET TO THE **POINT OF BEGINNING**.

EXCEPTING THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, LYING BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE APART HEREOF.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION



E-1-19



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