

# EXHIBIT A VU2-2019 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:

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID LOT 1;

**THENCE** NORTH 20°49'09" WEST ALONG THE WESTERLY LINE OF SAID LOT, 3.41 FEET TO THE **TRUE POINT OF BEGINNING**;

**THENCE** CONTINUING ALONG SAID WESTERLY LINE NORTH 20°49'09" WEST 187.16 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 1746.00 FEET;

**THENCE** NORTHWESTERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 16°25'34" WITH AN ARC LENGTH OF 500.56 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE;

**THENCE** NORTH 44°30'18" EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, 30.24 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 300.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 03°44'20" EAST, SAID POINT BEING ON THE NORTHEASTERLY LINE OF SAID LOT 1;

**THENCE** ALONG SAID CURVE AND SAID NORTHEASTERLY LINE THROUGH A CENTRAL ANGLE OF 14°29'35" WITH AN ARC LENGTH OF 75.89 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 1650.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 18°13'55" EAST;

**THENCE** LEAVING SAID NORTHEASTERLY LINE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°26'27" WITH AN ARC LENGTH OF 473.46 FEET;

**THENCE** SOUTH 20°50'37" EAST, 75.53 FEET;

**THENCE** NORTH 70°35'54" EAST TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 460.00 FEET;

**THENCE** EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°23'27" WITH AN ARC LENGTH OF 163.71 FEET TO THE EASTERLY LINE OF SAID LOT 1 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 705.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 00°59'21" EAST;

**THENCE** SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°47'45" WITH AN ARC LENGTH OF 46.71 FEET;

**THENCE** LEAVING SAID CURVE SOUTH 05°09'13" WEST, 76.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 150.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 05°09'13" EAST;

**THENCE** SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°33'19" WITH AN ARC LENGTH OF 150.00 FEET TO THE END OF A NON-TANGENT CURVE TO WHICH A RADIAL LINE BEARS NORTH 19°24'06" WEST;

**THENCE** SOUTH 70°35'54" WEST, 172.19 FEET TO THE **TRUE POINT OF BEGINNING**

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

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION

*Robert John Dawson*

8-1-19



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