

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Those portions of the Public Highway easements granted to the County of San Diego recorded in the Office of the County Recorder of San Diego County, California on October 6, 1966 as Doc. No. 161677, September 26, 1977 as Doc. No. 77-393431, March 31, 1981 as Doc No. 81-064469, and November 18, 2009 as Doc No. 2009-0643351, all of Official Records, lying within a portion of Parcel A of Certificate Of Merger CC-22-0102 recorded May 27, 2025 as Doc No. 2025-0138976 of Official Records, in the Unincorporated Area of the County of San Diego, State of California, as described in Grant Deed For Merger Of Parcels, to 5780 Quarry RD LLC, a Delaware Limited Liability Company, recorded May 15, 2025, as Doc No. 2025-0128492, of Official Records, said Parcel A being shown on Record of Survey No. 24694, filed February 9, 2023, as Doc No. 2023-7000054 of Official Records, in the Office of the County Recorder of San Diego County, being more particularly described as follows:

**Parcel "A"**

**Commencing** at the Northwesterly corner of land described said Grant Deed;

Thence along the Northerly line of said Deed South  $51^{\circ}57'57''$  East, a distance of 68.70 feet to the **True Point of Beginning "A"**;

Thence South  $05^{\circ}38'27''$  East, a distance of 99.92 feet to the beginning of a tangent 374.50-foot radius curve, concave Easterly;

Thence Southerly along said curve, through a central angle of  $13^{\circ}08'49''$ , an arc-distance of 85.93 feet;

Thence South  $18^{\circ}47'16''$  East, a distance of 73.93 feet to a tangent 160.50-foot radius curve, concave Westerly;

Thence Southerly along said curve, through a central angle of  $21^{\circ}31'04''$ , an arc-distance of 60.28 feet to said Point designated as **Point "B"**;

Thence continuing along said curve, through a central angle of  $04^{\circ}17'43''$ , an arc-distance of 12.03 feet to said Point designated as **Point "C"**;

Thence continuing along said curve, through a central angle of  $07^{\circ}05'05''$ , an arc-distance of 19.85 feet;

Thence South  $14^{\circ}06'36''$  West, a distance of 127.73 feet to a tangent 973.50-foot radius curve, concave Easterly;

Thence Southerly along said curve, through a central angle of  $05^{\circ}36'47''$ , an arc-distance of 95.37 feet;

Thence South 08°29'49" West, a distance of 222.92 feet to a tangent 173.50-foot radius curve, concave Easterly;

Thence Southerly along said curve, through a central angle of 12°05'58", an arc-distance of 36.64 feet;

Thence South 03°36'09" East, a distance of 23.80 feet to the Easterly Right-of-Way of Quarry Road dedicated per said Doc No. 77-393431, said Point designated as **Point "A"**;

Thence following said Easterly Right-of-Way the following 7 courses:

Thence North 09°40'06" East, a distance of 245.32 feet;

Thence North 09°39'41" East, a distance of 160.00 feet;

Thence North 18°40'23" East, a distance of 99.77 feet to a tangent 160.00-foot radius curve, concave Westerly;

Thence Northerly along said curve, through a central angle of 07°37'42", an arc-distance of 21.30 feet to said Point designated as **Point "D"**;

Thence continuing along said curve, through a central angle of 04°17'43", an arc-distance of 11.99 feet to said Point designated as **Point "E"**;

Thence continuing along said curve, through a central angle of 28°04'30", an arc-distance of 78.40 feet;

Thence North 21°19'32" West, a distance of 62.90 feet to a tangent 360.00-foot radius curve, concave Easterly;

Thence Northerly along said curve, through a central angle of 18°14'23", an arc-distance of 114.60 feet;

Thence North 03°05'09" West, a distance of 52.77 feet to the Northerly line of said Deed;

Thence North 51°57'57" West, a distance of 25.74 feet to the **True Point of Beginning "A"**.

#### **Parcel "B"**

**Commencing** at the hereinabove designated **Point "A"**;

Thence continuing along the Easterly Right-of-Way of Quarry Road dedicated per said Doc No. 77-393431, South 09°40'06" West, a distance of 187.94 feet to the **True Point of Beginning "B"**, said point also being the beginning of a 146.50-foot radius curve, concave Northwest, a radial line to said curve bears South 48°28'25" East;

Thence Southwesterly along said curve, through a central angle of  $12^{\circ}15'18''$ , an arc-distance of 31.33 feet; to a reverse 19.50-foot radius curve, concave Southeasterly;

Thence Southwesterly along said curve, through a central angle of  $46^{\circ}34'17''$ , an arc-distance of 15.85 feet to a line parallel with and offset 39.00 feet Easterly, measured at right angles from the centerline of Road Survey No. 471 as described in said Doc No. 161617;

Thence along said parallel line, South  $18^{\circ}36'26''$  East, a distance of 27.35 to said Point designated as **Point "F"**;

Thence continuing along said parallel line, South  $18^{\circ}36'26''$  East, a distance of 13.19 feet to said Point designated as **Point "G"**;

Thence continuing along said parallel line, South  $18^{\circ}36'26''$  East, a distance of 83.51 feet to the Southerly line of said Deed;

Thence North  $72^{\circ}12'26''$  East, a distance of 22.00 feet to the Easterly Right-of-Way of Sweetwater Road dedicated per said Doc No. 81-064469;

Thence along said Easterly line, North  $18^{\circ}36'26''$  West, a distance of 50.01 feet to a line parallel with and offset 50.00 feet Northerly, measured in right angles from the Southerly line of said Parcel A of Certificate of Merger CC-22-0102;

Thence along said parallel line, South  $72^{\circ}12'26''$  West, a distance of 19.00 feet to the Easterly Right-of-Way of Sweetwater Road per said Doc No. 2009-0643351;

Thence along said Easterly Right-of-Way, North  $18^{\circ}36'26''$  West, a distance of 32.18 feet to said Point designated as **Point "H"**;

Thence continuing along said Easterly Right-of-Way, North  $18^{\circ}36'26''$  West, a distance of 13.19 feet to said Point designated as **Point "I"**;

Thence continuing along said Easterly Right-of-Way, North  $18^{\circ}36'26''$  West, a distance of 4.63 feet to a line parallel with and offset 100.00 feet Northerly, measured at right angles from the Southerly line of said Parcel A of Certificate Merger CC-22-0102;

Thence along said parallel line, North  $72^{\circ}12'26''$  East, a distance of 12.04 feet to the Easterly Right-of-Way of Quarry Road per said Doc No. 81-064469;

Thence along said Easterly line, North  $09^{\circ}40'06''$  East, a distance of 53.30 feet to the **True Point of Beginning "B"**.

**Parcel "A" and "B"** Containing 14,862 square feet (0.341 acres), more or less.

**Parcel "C"**

**Reserving therefrom** an easement and right to San Diego Gas & Electric Company, a corporation to construct, maintain, operate, replace, remove, renew, and enlarge conduits, cables, wires, poles, and other convenient structures, equipment, and fixtures for the transportation and distribution of electric energy, and for incidental purposes, including access to protect these works from all hazards over a portion of said **Parcel A**, being more particularly described as follows:

**Beginning** at the hereinabove designated **Point "B"** on a 160.50-foot curve, a radial line to said curve bears South 87°16'12" East;

Thence Southerly along said curve, through a central angle of 04°17'43", an arc-distance of 12.03 feet to the hereinabove designated **Point "C"**;

Thence South 81°06'10" East, a distance of 19.22 feet to the hereinabove designated **Point "D"**, being a point on the Easterly Right-of-Way of Quarry Road dedicated per said Doc No. 77-393431, said line being the beginning of a non-tangent 160.00-foot curve, concave Westerly, a radial line to said curve bears South 78°57'14" East;

Thence Northerly along said curve, through a central angle of 04°17'43", an arc distance of 11.99 feet to the hereinabove designated **Point "E"**;

Thence North 81°06'10" West, a distance of 20.06 to the **Point of Beginning** and said **Point "B."**

Containing 236 square feet (0.005 acres), more or less.

**Parcel "D"**

**Reserving therefrom** an easement and right to Pacific Bell Telephone Company, a California Corporation doing business as AT&T California, to construct, maintain, operate, replace, remove, renew, and enlarge conduits, cables, wires, poles, and other convenient structures, equipment, and fixtures for the operation of telegraphic and telephone line, and for incidental purposes, including access to protect these works from all hazards over a portion of said **Parcel A**, being more particularly described as follows:

**Beginning** at the hereinabove designated **Point "B"** on a 160.50-foot curve, a radial line to said curve bears South 87°16'12" East;

Thence Southerly along said curve, through a central angle of 04°17'43", an arc-distance of 12.03 feet to the hereinabove designated **Point "C"**;

Thence South 81°06'10" East, a distance of 19.22 feet to the hereinabove designated **Point "D"**, being a point on the Easterly Right-of-Way of Quarry Road dedicated per said Doc No. 77-393431, said line being the beginning of a non-tangent 160.00-foot curve, concave Westerly, a radial line to said curve bears South 78°57'14" East;

Thence Northerly along said curve, through a central angle of  $04^{\circ}17'43''$ , an arc distance of 11.99 feet to the hereinabove designated **Point "E"**;

Thence North  $81^{\circ}06'10''$  West, a distance of 20.06 to the **Point of Beginning** and said **Point "B."**

Containing 236 square feet (0.005 acres), more or less.

**Parcel "E"**

**Reserving therefrom** an easement and right to San Diego Gas & Electric Company, a corporation to construct, maintain, operate, replace, remove, renew, and enlarge conduits, cables, wires, poles, and other convenient structures, equipment, and fixtures for the transportation and distribution of electric energy, and for incidental purposes, including access to protect these works from all hazards over a portion of said **Parcel B**, being more particularly described as follows:

**Beginning** at the hereinabove designated **Point "F"**;

Thence South  $18^{\circ}36'26''$  East, a distance of 13.19 feet to the hereinabove designated **Point "G"**;

Thence South  $84^{\circ}06'01''$  East, a distance of 3.30 feet to the Easterly Right-of-Way of Sweetwater Road per said Doc No. 2009-0643351 and the hereinabove designated **Point "H"**;


Thence along said Easterly Right-of-Way, North  $18^{\circ}36'26''$  West, a distance of 13.19 feet to the hereinabove designated **Point "I"**;

Thence North  $84^{\circ}06'01''$  West, a distance of 3.30 feet to the **Point of Beginning** and said **Point "F"**.

Containing 40 square feet (0.001 acres), more or less.

Attached hereto is a plat labeled as Exhibit 'B' and by this reference made a part hereof.

  
Sean M. Savage, LS 9109

  
Date

