

'EXHIBIT A'
LEGAL DESCRIPTION
STREET VACATION

BEING KEYS PLACE OF RANCHO MAR VISTA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS DEDICATED ON MAP THEREOF NO. 2051, OF OFFICIAL RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY TERMINUS OF THE WESTERLY SIDELINE OF BUENA VISTA DRIVE AS DEDICATED ON SAID MAP NO. 2051, WHICH BEARS NORTH 40°04'00" EAST 211.18 FEET, AND THE BEGINNING OF A 60.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY IN THE NORTHERLY SIDELINE OF KEYS PLACE AS DEDICATED ON SAID MAP NO. 2051;

THENCE ALONG THE NORTHERLY AND SOUTHERLY SIDELINES OF SAID KEYS PLACE AND SAID CURVE 70.98 FEET THROUGH A CENTRAL ANGLE OF 62°47'00";

THENCE NORTH 77°09'00" WEST 46.81 FEET TO THE BEGINNING OF A 280.00 FOOT RADIUS CURVE CONCAVE NORTHERLY;

THENCE ALONG SAID CURVE 45.26 FEET THROUGH A CENTRAL ANGLE OF 09°23'00";

THENCE NORTH 67°46'00" WEST 149.63 FEET TO THE BEGINNING OF A 280.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY;

THENCE ALONG SAID CURVE 75.58 FEET THROUGH A CENTRAL ANGLE OF 15°28'00";

THENCE NORTH 52°18'00" WEST 113.02 FEET TO THE BEGINNING OF A 280.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY;

THENCE ALONG SAID CURVE 110.16 FEET THROUGH A CENTRAL ANGLE OF 22°32'30";

THENCE NORTH 29°45'30" WEST 11.15 FEET TO THE BEGINNING OF A NON-TANGENT 35.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 64°36'30" WEST;

THENCE ALONG SAID CURVE 179.19 FEET THROUGH A CENTRAL ANGLE OF 290°18'00";

THENCE SOUTH 29°45'30" EAST 11.15 FEET TO THE BEGINNING OF A 320.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY;

THENCE ALONG SAID CURVE 125.90 FEET THROUGH A CENTRAL ANGLE OF 22°32'30";

THENCE SOUTH 52°18'00" EAST 113.02 FEET TO THE BEGINNING OF A 320.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY;

THENCE ALONG SAID CURVE 86.38 FEET THROUGH A CENTRAL ANGLE OF 15°28'00";

THENCE NORTH 67°46'00" WEST 149.63 FEET TO THE BEGINNING OF A 320.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY;

THENCE ALONG SAID CURVE 52.41 FEET THROUGH A CENTRAL ANGLE OF 09°23'00";

THENCE NORTH 77°09'00" WEST 46.81 FEET TO THE BEGINNING OF A 15.17 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY;

THENCE ALONG SAID CURVE 26.58 FEET THROUGH A CENTRAL ANGLE OF 100°24'00" TO THE INTERSECTION WITH SAID WESTERLY SIDELINE OF BUENA VISTA DRIVE AND THE CUSP OF A

OF A 170.00 FOOT CURVE CONCAVE EASTERLY, A RADIAL LINE TO SAID CUSP BEARS
N66°45'00"W;

THENCE ALONG SAID WESTERLY SIDELINE AND SAID CURVE 49.13 FEET THROUGH A CENTRAL
ANGLE OF 16°33'30";

THENCE NORTH 40°04'00" WEST 49.52 FEET TO THE **POINT OF BEGINNING**;

Excepting and reserving a perpetual easement unto **COX COMMUNICATIONS CALIFORNIA, LLC., A DELAWARE LIMITED LIABILITY COMPANY** its successors and assigns, as it may require from time to time, to construct, place, operate, repair, maintain, replace, and remove aerial and/or underground Telecommunications equipment consisting of one or more lines of cables, wires, conduits, pedestals, guys, anchors, and all necessary fixtures and appurtenances.

Excepting and reserving a perpetual easement unto **SPECTRUM PACIFIC WEST LLC**, its successors and assigns, as it may require from time to time, to construct, place, operate, repair, maintain, replace, and remove aerial and/or underground Telecommunications equipment consisting of one or more lines of cables, wires, conduits, pedestals, guys, anchors, and all necessary fixtures and appurtenances.

THE HEREINABOVE DESCRIBED PARCEL CONTAINS 0.64 ACRES / 27,816 SQ. FT., MORE OR LESS.



LORNE L. DaPRON P.L.S.

10/15/2024
DATE

