

EXHIBIT A

LEGAL DESCRIPTION LYTLE CREEK ROAD VACATION

THAT CERTAIN PORTION OF LYTLE CREEK ROAD IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED PER RELINQUISHMENT RECORDED FEBRUARY 5, 1979 IN BOOK 9615 PAGES 1084 AND 1085 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE UNITED STATES GOVERNMENT TOWNSHIP PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24 AS SHOWN ON PARCEL MAP NO. 20327 IN BOOK 258 PAGES 37 THROUGH 40, INCLUSIVE, OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG THE NORTH LINE OF SAID SECTION 24 AS SHOWN PER SAID PARCEL MAP SOUTH 89°21'51" WEST 1475.62 FEET TO THE SOUTHEASTERLY LINE OF PARCEL 4477 RECORDED MARCH 17 1975 IN BOOK 8636 PAGE 3 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG SAID SOUTHEASTERLY LINE OF PARCEL 4477, SOUTH 00°38'03" EAST, 15.97 FEET AND SOUTH 53°47'30" WEST, 24.11 FEET TO A POINT ON A LINE PARALLEL WITH AND 30.00 FEET SOUTH FROM SAID NORTH LINE OF SECTION 24, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG THE SOUTHEASTERLY LINE AS DESCRIBED IN SAID PARCEL 4477 AND AS DESCRIBED IN PARCEL 4423-1 RECORDED SEPTEMBER 10, 1976 IN BOOK 9009 PAGE 656 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY THROUGH THE FOLLOWING COURSES:

SOUTH 53°47'30" WEST 23.64 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,033.11 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 56°54'22" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE, 594.11 FEET, THROUGH A CENTRAL ANGLE OF 32°56'56";

THENCE SOUTH 66°02'34" WEST, 424.13 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2,967.33 FEET;

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THENCE SOUTHWESTERLY ALONG SAID CURVE, 305.10 FEET, THROUGH A CENTRAL ANGLE OF 05°53'28" TO THE WEST LINE OF SAID NORTHWEST QUARTER;

THENCE ALONG SAID WEST LINE NORTH 00°59'55" WEST, 68.30 FEET TO THE NORTHERLY LINE OF SAID LYTLE CREEK ROAD, AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 3,027.34 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 29°13'29" WEST;

THENCE ALONG SAID NORTHERLY LINE AND SAID CURVE NORTHEASTERLY ALONG SAID CURVE, 248.29 FEET, THROUGH A CENTRAL ANGLE OF 04°41'57" TO THE SOUTHEASTERLY RIGHT OF WAY OF INTERSTATE 15 PER HARD COPY RIGHT OF WAY MAP NO. RW000096 AND AS SHOWN ON RECORD OF SURVEY NO. 16-064 IN BOOK 158 PAGES 50 THROUGH 56 INCLUSIVE, OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY OF INTERSTATE 15 THROUGH THE FOLLOWING COURSES:

NORTH 74°26'13" EAST, 357.83 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 349.04 FEET;

THENCE EASTERLY ALONG SAID CURVE, 177.15 FEET, THROUGH A CENTRAL ANGLE OF 29°04'49";

THENCE NORTH 45°21'24" EAST, 277.35 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,000.11 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 44°37'22" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE, 51.26 FEET, THROUGH A CENTRAL ANGLE OF 02°56'12";

THENCE NORTH 45°38'29" EAST, 93.83 FEET TO AN ANGLE POINT THEREIN;

THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE AND ITS NORTHERLY PROLONGATION NORTH 00°38'00" WEST, 41.16 FEET TO SAID PARALLEL LINE LYING 30 FEET SOUTH OF SAID NORTH LINE OF SECTION 24;

THENCE ALONG SAID PARALLEL LINE NORTH 89°21'51" EAST, 108.59 FEET TO THE **TRUE POINT OF BEGINNING**;

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THE ABOVE DESCRIBED PARCEL CONTAINS 57,731 SQUARE FEET OR 1.325 ACRES, MORE OR LESS.

AS SHOWN ON PLAT, ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

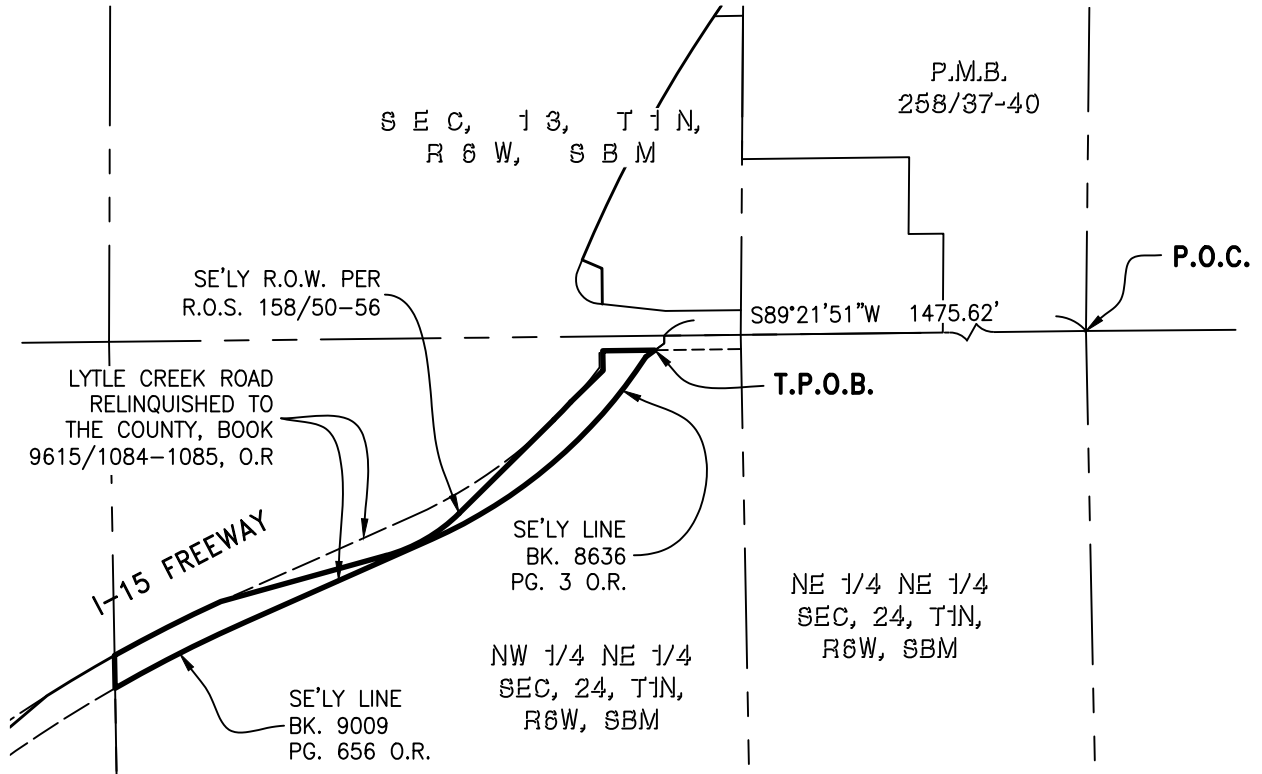
THIS DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.







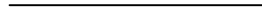
KURT R. TROXELL, P.L.S. 7854
DATE PREPARED: 8/29/2023



EXHIBIT B

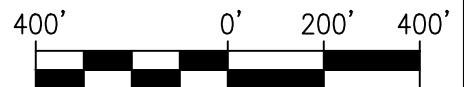


LINE LEGEND:

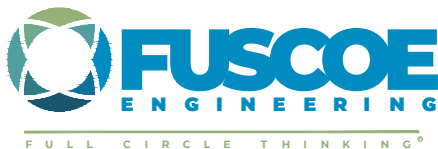
-  TO BE VACATED
-  SECTION LINES
-  CALTRANS R.O.W.
-  EXISTING PARCEL BOUNDARY
-  FORMER LYTLE CREEK ROAD



8/29/2023



SCALE: 1" = 400'



15535 Sand Canyon Ave 949.474.1960
Suite 100
Irvine, California 92618 fuscoe.com

EXHIBIT B

PLAT TO ACCOMPANY LEGAL DESCRIPTION

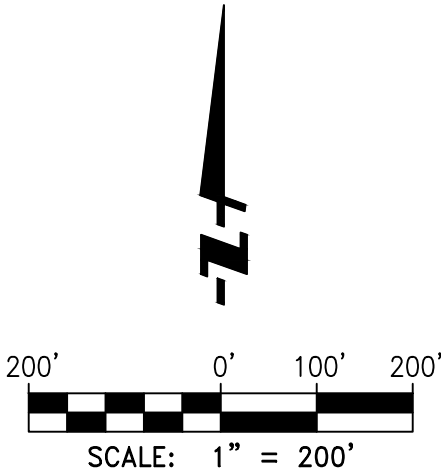
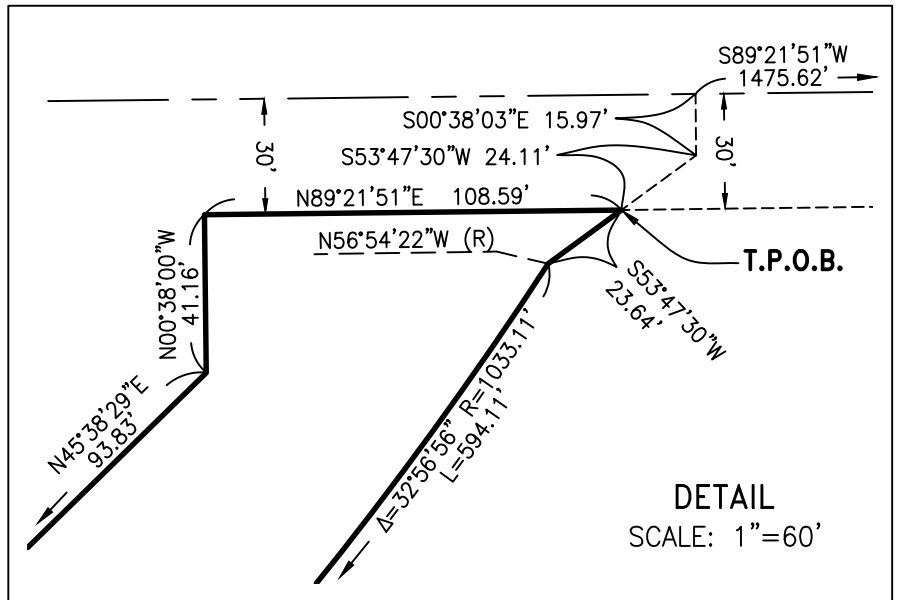
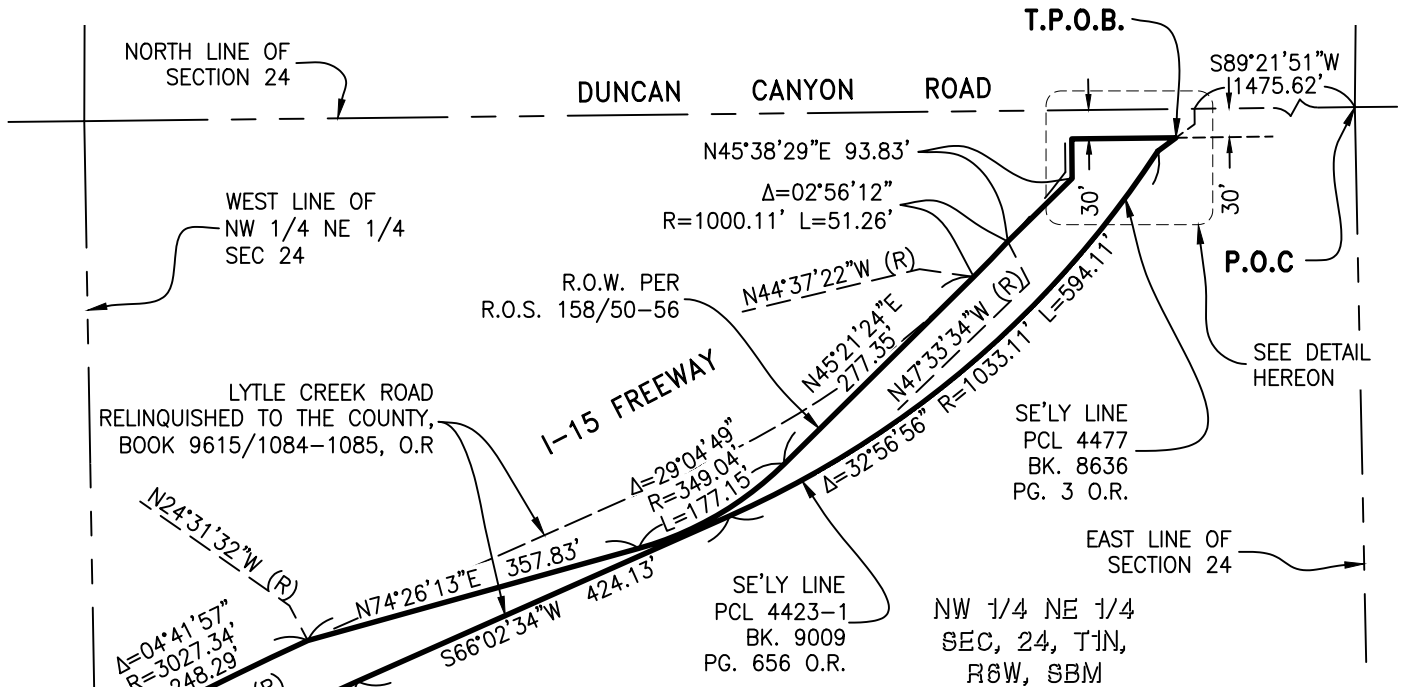
of: LYTLE CREEK ROAD VACATION

DATE: August 29, 2023
JN: 1655-004
DRAWN BY: PC
CHECKED BY: KRT

SHEET 6 OF 7

CITY INDEX NO. 6246

EXHIBIT B



LINE LEGEND:

- TO BE VACATED
- SECTION LINES
- CALTRANS R.O.W.
- FORMER LYTLE CREEK ROAD
- TIE LINES



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