

Exhibit A
Legal Description

PARCEL NO. 2013-0191-A

(03.23.2024)

(WAR:TJM:pet)

THAT PORTION of Lot 1 of Block 2 of the Subdivision of Lots "H" and "O" of RANCHO EL CAJON, in the City of Santee, County of San Diego, State of California, according to Map thereof No. 817, filed in the Office of the County Recorder of said County on April 2, 1896, described as follows:

COMMENCING at the Southeasterly corner of that land described in Parcel No. 2012-0128-A in deed to the City of Santee recorded June 12, 2014 as Document No. 2014-0243460 in said County Recorder's Office;

THENCE along the Easterly line of said City's land, North 01°43'14" East, 45.39 feet to a point on the Southerly line of a 30 foot wide easement to Padre Dam Municipal Water District recorded August 12, 2009 as Document No. 2009-0451673 in said County Recorder's Office, said point being the **TRUE POINT OF BEGINNING**:

THENCE along said Southerly line, North 88°08'38" East, 8.73 feet;

THENCE continuing along said Southerly line and its Easterly prolongation, South 89°58'28" East, 734.05 feet to the centerline of Cottonwood Avenue according to said Map 817;

THENCE along said centerline, North 01°43'14" East, 772.65 feet;

THENCE leaving said centerline, North 88°13'13" West, 109.04 feet to a point hereinafter known as "**Point A**";

THENCE South 67°09'31" West, 179.04 feet;

THENCE North 46°43'37" West, 12.68 feet to the beginning of a non-tangent 61.85-foot radius curve, concave northerly, a radial to said curve, at said point, bears South 31°12'54" East;

THENCE Westerly along the arc of said curve, through a central angle of 41°34'02", a distance of 44.87 feet;

THENCE South 44°54'20" West, 105.04 feet; THENCE North 88°44'41" West, 133.44 feet;

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THENCE South 86°18'17" West, 45.48 feet; THENCE North 88°20'43" West, 67.38 feet to a point hereinafter known as "**Point B**";

THENCE North 88°20'43" West, 100.16 feet to a point on the centerline of Park Center Drive, being also a point on the Easterly line of said deed to the City of Santee;

THENCE along said centerline and said Easterly line, South 1°43'14" West, 637.61 feet to the **TRUE POINT OF BEGINNING**.

Contains 11.71 acres, more or less.

RESERVING THEREFROM a right of access to the hereinafter described reserved easements for drainage structures for maintenance purposes from either Park Center Drive or Cottonwood Avenue by the shortest practical route.

ALSO RESERVING THEREFROM, an Easement for City Street Purposes, over, under, through and across the Easterly 30.00 feet thereof, the Westerly 42.00 feet thereof and within a 45.00-foot radius circle centered on Point "C", described in said deed to the City of Santee.

ALSO RESERVING THEREFROM an easement for drainage structures described as follows:

A strip of land 15.00 feet wide, 7.50 feet on each side of the following described centerline:

BEGINNING at "Point A" described above;
THENCE South 1°56'41" West, 24.06 feet to the **POINT OF TERMINUS**.

ALSO RESERVING THEREFROM an easement for drainage structures described as follows:

A strip of land 15.00 feet wide, 7.50 feet on each side of the following described centerline:

BEGINNING at "Point B" described above;
THENCE South 16°20'45" West, 138.51 feet to the **POINT OF TERMINUS**.

The sidelines of the hereinabove described 15.00-foot-wide strips shall be lengthened or shortened, as necessary to terminate Northerly in the northerly boundary of **Parcel No. 2013-0091-A**, hereinabove described, and Southerly in a line perpendicular to the centerline of said strips through their respective **POINT OF TERMINUS**.

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SUBJECT TO AN OFFER OF DEDICATION for PUBLIC STREET, PATHWAY, OR ENTRY ROAD PURPOSES, described in said deed to the City of Santee in Parcel No. 2012-0128-B (subsection 2), recorded in the Office of the San Diego County Recorder on June 12, 2014 as Document No. 2014-0243460.

ALSO TOGETHER WITH all tenements, hereditaments, water and other rights, easements and appurtenances thereunto belonging or appertaining, and all of Grantor's right, title and interest, if any, in and to any alleys, streets, ways, strips or gores or railroad rights-of-way abutting, adjoining or appurtenant to said land and in any means of ingress or egress appurtenant thereto.

Subject to restrictions, reservations, and easements of record.