

Exhibit A
LEGAL DESCRIPTION

File no: 0886-0009

February 01, 2023

Parcel A:

That portion of the Designated Remainder in the City of Salinas, County of Monterey, State of California as shown on the Parcel Map filed in Volume 23 of Parcel Maps at Page 56 in the Office of the County Recorder of the said County, lying westerly of the westerly line of Parcels 1 and 2 as described in the Grant Deed recorded April 20, 1998 as Instrument Number 9823453 of Official Records in said Office of the County Recorder, and lying northerly of the northerly line of East Boronda Road as shown on said Parcel Map, being the northerly line of that certain 10 foot wide strip of land described in Exhibit B of the Grant Deed recorded in Reel 2815, at page 1232, of said Official Records; and lying southerly, easterly and southerly of the following described line:

BEGINNING at a $\frac{3}{4}$ " iron pipe with yellow plastic plug inscribed "LS 6246", marking the most southerly corner of a Storm Drainage Pond Easement as shown on said Parcel Map, thence along the easterly line of said Storm Drainage Pond Easement North $16^{\circ} 59' 59"$ East, 7.03 feet to a line that is parallel with and offset 69.30 feet northeasterly of, as measured at right angles to, said northerly line of East Boronda Road;

Thence along said parallel line South $77^{\circ} 48' 23"$ East, 771.41 feet [South $79^{\circ} 29' 27"$ East per said Parcel Map];

Thence leaving said parallel line South $85^{\circ} 13' 21"$ East, 32.90 feet;

Thence South $77^{\circ} 43' 47"$ East, 96.86 feet;

Thence South $85^{\circ} 08' 41"$ East, 82.39 feet;

Thence North $68^{\circ} 16' 32"$ East, 39.73 feet;

Thence North $32^{\circ} 09' 57"$ East, 92.92 feet to a line that is parallel with and offset 47.00 feet westerly of, as measured at right angles to, the westerly line of said Parcel 2;

Thence along said parallel line North $12^{\circ} 10' 56"$ East, 146.55 feet;

Thence leaving said parallel line North $14^{\circ} 05' 14"$ East, 180.51 feet to a line that is parallel with and offset 41.00 feet westerly of, as measured at right angles to the westerly line of said Parcel 1;

Thence along said parallel line North $12^{\circ} 10' 56"$ East, 578.59 feet to the westerly prolongation of the northerly line of said Parcel 1;

Thence leaving said parallel line and along said westerly prolongation South 77° 49' 04" East, 41.00 feet to the northwesterly corner of said Parcel 1.

Containing 2.87 acres, more or less.

Parcel B:

That portion of the Designated Remainder in the City of Salinas, County of Monterey, State of California as shown on the Parcel Map filed in Volume 23 of Parcel Maps at Page 56 in the Office of the County Recorder of said County, lying easterly of the easterly line of Parcel 2 as described in the Grant Deed recorded April 20, 1998 as Instrument Number 9823453 of Official Records in said Office of the County Recorder, and lying northerly of the northerly line of East Boronda Road as shown on said Parcel Map, being the northerly line of that certain 10 foot wide strip of land described in Exhibit B of the Grant Deed recorded in Reel 2815, at page 1232, of said Official Records; and lying westerly of the easterly line of said Designated Remainder, and southwesterly and southerly of the following described line:

COMMENCING at the northeast corner of said Parcel 2 as described in the Grant Deed recorded April 20, 1998 as Instrument Number 9823453 of Official Records in said Office of the County Recorder, said corner also being on the south line of Parcel 1 described in said Grant Deed, thence along the easterly line of said Parcel 2 South 12° 10' 56" West, 16.82 feet to the **TRUE POINT OF BEGINNING**, thence leaving said easterly line South 01° 07' 04" East, 151.13 feet;

Thence South 15° 15' 02" East, 49.11 feet;

Thence South 38° 12' 45" East, 35.50 feet;

Thence South 61° 08' 34" East, 141.64 feet to a line that is parallel with and offset 69.30 feet northerly of, as measured at right angles to the northerly line of said East Boronda Road;

Thence, along said parallel line South 77° 48' 23" East, [South 79° 29' 27" East per said Parcel Map], 1776.02 feet to the easterly line of said Designated Remainder.

Containing 3.45 acres, more or less.

Parcel C:

That portion of the Designated Remainder in the City of Salinas, County of Monterey, State of California as shown on the Parcel Map filed in Volume 23 of Parcel Maps at Page 56 in the Office of the County Recorder of said County described as Parcel 2 in the Grant Deed recorded April 20, 1998 as Instrument Number 9823453 of Official Records in said Office of the County Recorder.

Containing 0.33 acres, more or less.

Parcels A, B and C contain 6.65 acres, more or less.

The above-described parcel of land is graphically shown on **Exhibit "A-1"**, being 5 sheets, attached hereto and made a part hereof.

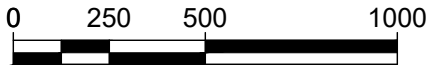
End of Description



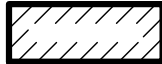
Clayton L. Bradshaw, P.L.S. 8298
(License expiration date: 12/31/2023)
Date Signed: February 1, 2023



GRAPHIC SCALE



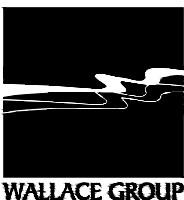
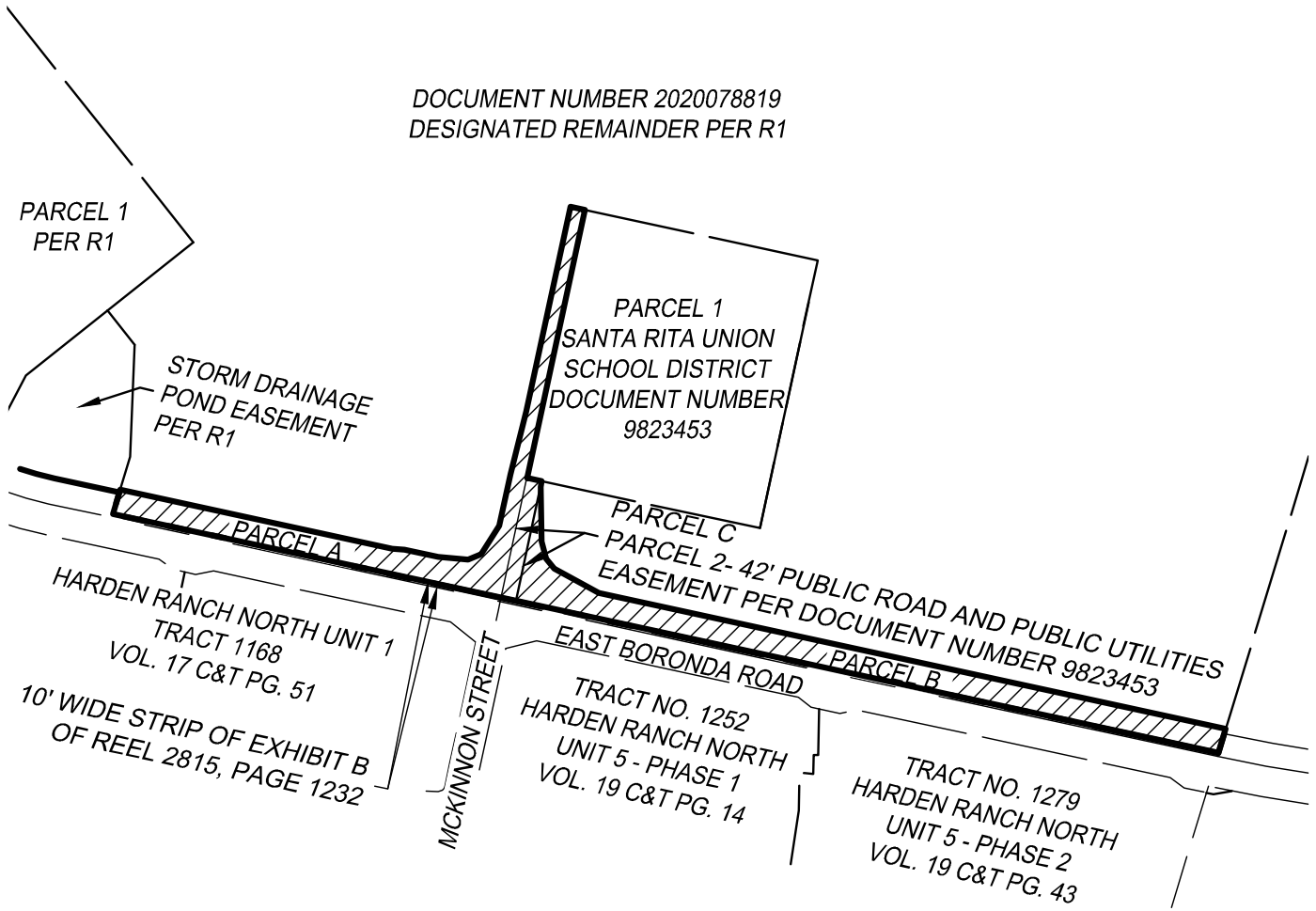
(IN FEET)
1 IN = 500 FT



LEGAL DESCRIPTION AREA

R1 RECORD PER 23/PM/56

DOCUMENT NUMBER 2020078819
DESIGNATED REMAINDER PER R1



612 CLARION COURT
SAN LUIS OBISPO, CA 93401
T 805 544-4011
F 805 544-4294
www.wallacegroup.us

**EXHIBIT " A-1 " OVERALL
EAST BORONDA ROAD
CITY OF SALINAS, CA
SHEET 1 OF 5 OF EXHIBIT " A-1 "**

JOB No. :	0886-0009
DRAWING :	0886-0009-ESMT-ROW.DWG
DRAWN BY:	MC
DATE :	2023-02-01
SCALE :	1" = 500'

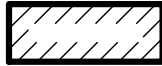
LAYOUT NAME: OVERALL

GRAPHIC SCALE



(IN FEET)

1 IN = 200 FT

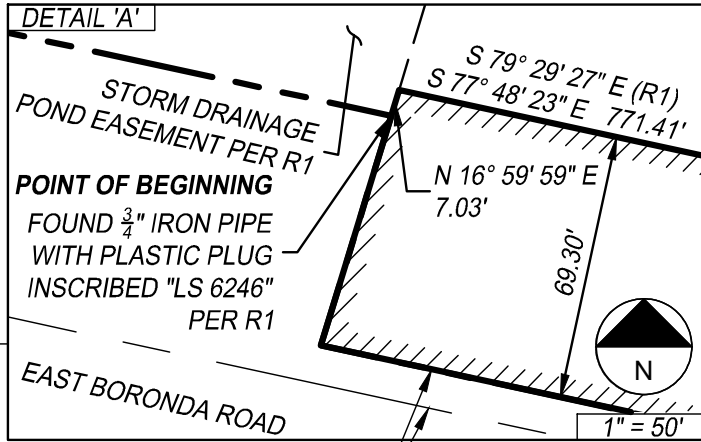


LEGAL DESCRIPTION AREA

R1 RECORD PER 23/PM/56

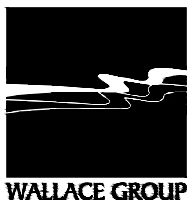
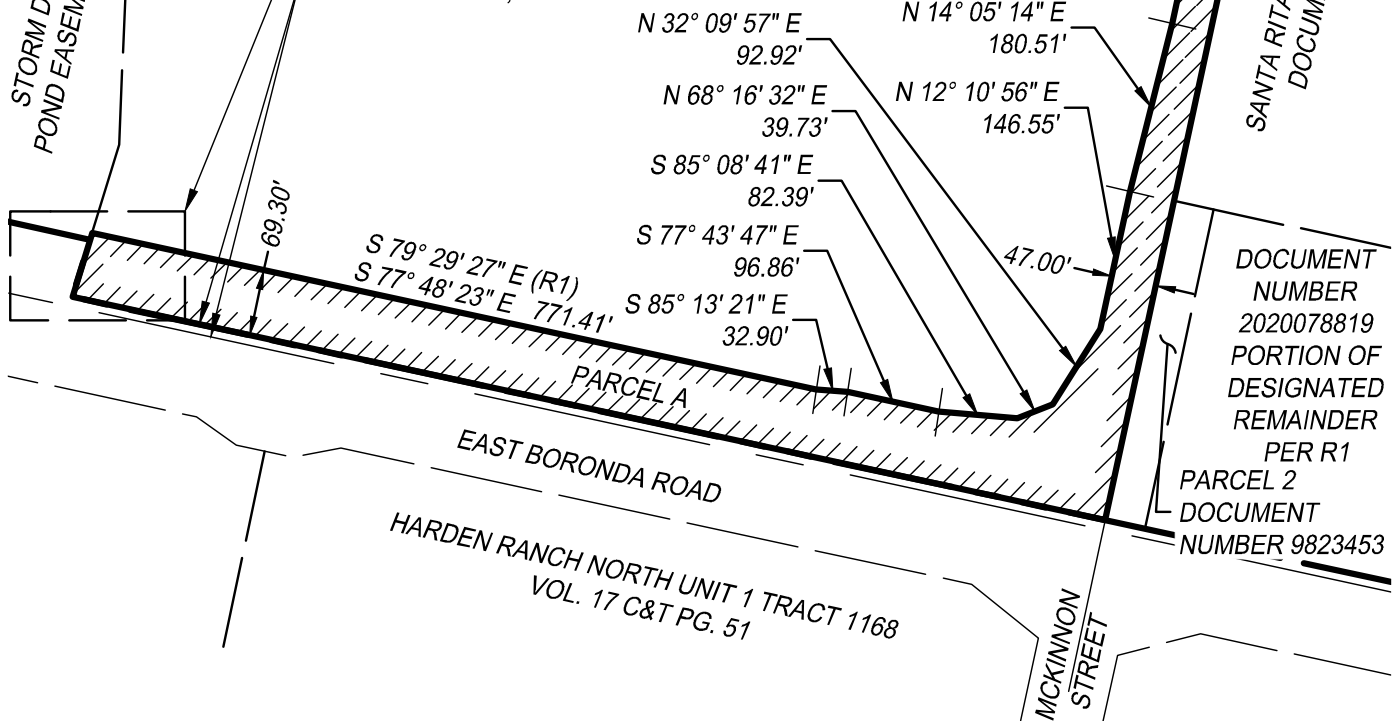
DOCUMENT NUMBER
2020078819
PORTION OF DESIGNATED
REMAINDER PER R1

PARCEL 1
PER R1



STORM DRAINAGE
POND EASEMENT PER R1

10' WIDE STRIP OF EXHIBIT B
OF REEL 2815, PAGE 1232



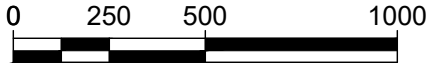
612 CLARION COURT
SAN LUIS OBISPO, CA 93401
T 805 544-4011
F 805 544-4294
www.wallacegroup.us

**EXHIBIT " A-1 " PARCEL A
EAST BORONDA ROAD
CITY OF SALINAS, CA
SHEET 2 OF 5 OF EXHIBIT " A-1 "**

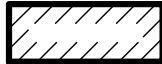
JOB No. : 0323-0032
DRAWING : 0886-0009-ESMT-ROW.DWG
DRAWN BY: MC
DATE : 2023-02-01
SCALE : 1" = 200'

LAYOUT NAME: ROW ESMT-PARCEL A

GRAPHIC SCALE



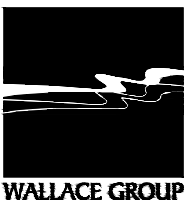
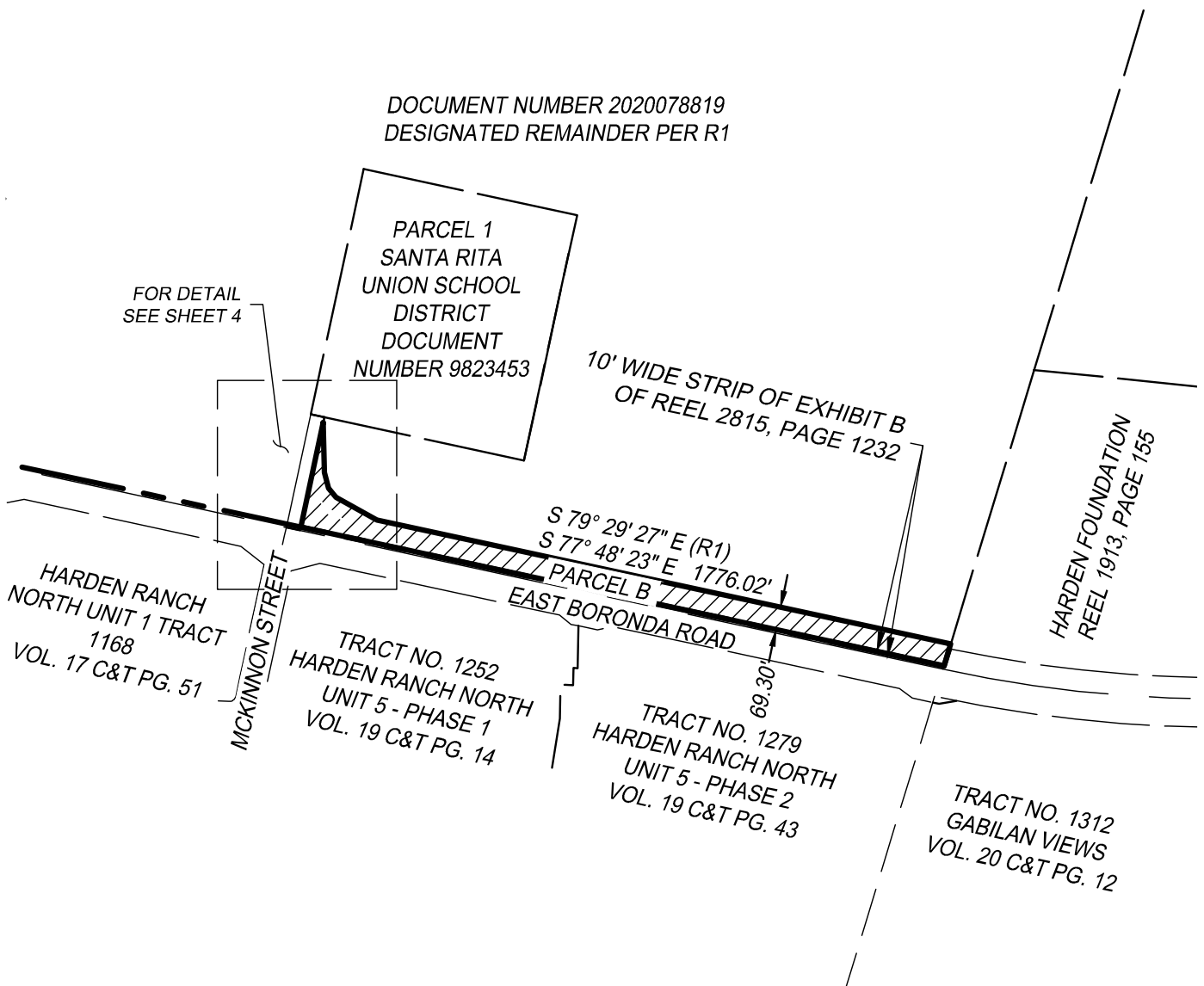
(IN FEET)
1 IN = 500 FT



LEGAL DESCRIPTION AREA

R1 RECORD PER 23/PM/56

DOCUMENT NUMBER 2020078819
DESIGNATED REMAINDER PER R1



612 CLARION COURT
SAN LUIS OBISPO, CA 93401
T 805 544-4011
F 805 544-4294
www.wallacegroup.us

**EXHIBIT " A-1 " PARCEL B
EAST BORONDA ROAD
CITY OF SALINAS, CA
SHEET 3 OF 5 OF EXHIBIT " A-1 "**

JOB No. :	0323-0032
DRAWING :	0886-0009-ESMT-ROW.DWG
DRAWN BY :	MC
DATE :	2023-02-01
SCALE :	1" = 500'

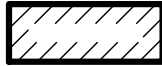
LAYOUT NAME: ROW ESMT-PARCEL B

GRAPHIC SCALE



(IN FEET)

1 IN = 100 FT



LEGAL DESCRIPTION AREA

R1

RECORD PER 23/PM/56

DOCUMENT NUMBER 2020078819
DESIGNATED REMAINDER PER R1

TRUE POINT
OF BEGINNING

POINT OF
COMMENCEMENT

PARCEL 1
SANTA RITA UNION SCHOOL DISTRICT
DOCUMENT NUMBER 9823453

S 12° 10' 56" W
16.82'

PARCEL 2
42' PUBLIC ROAD AND PUBLIC
UTILITIES EASEMENT PER
DOCUMENT NUMBER 9823453

S 01° 07' 04" E
151.13'

DOCUMENT NUMBER 2020078819
DESIGNATED REMAINDER PER R1

S 15° 15' 02" E
49.11'

S 38° 12' 45" E
35.50'

S 61° 08' 34" E 141.64'

S 79° 29' 27" E (R1)
S 77° 48' 23" E 1776.02'

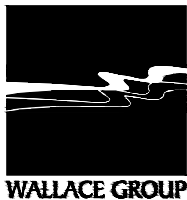
PARCEL B

69.30'

10' WIDE STRIP OF EXHIBIT B
OF REEL 2815, PAGE 1232

EAST BORONDA ROAD

MCKINNON STREET



612 CLARION COURT
SAN LUIS OBISPO, CA 93401
T 805 544-4011
F 805 544-4294
www.wallacegroup.us

EXHIBIT " A-1 " PARCEL B - DETAIL
EAST BORONDA ROAD
CITY OF SALINAS, CA
SHEET 4 OF 5 OF EXHIBIT " A-1 "

JOB No. :	0323-0032
DRAWING :	0886-0009-ESMT-ROW.DWG
DRAWN BY :	MC
DATE :	2023-02-01
SCALE :	1" = 100'

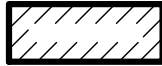
LAYOUT NAME: ROW ESMT-PARCEL B DETAIL

GRAPHIC SCALE



(IN FEET)

1 IN = 100 FT



LEGAL DESCRIPTION AREA

R1

RECORD PER 23/PM/56

DOCUMENT NUMBER 2020078819
DESIGNATED REMAINDER PER R1

PARCEL 1
SANTA RITA UNION SCHOOL DISTRICT
DOCUMENT NUMBER 9823453

42.00'

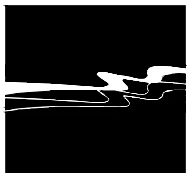
DOCUMENT NUMBER 2020078819
DESIGNATED REMAINDER PER R1

PARCEL 2
42' PUBLIC ROAD AND
PUBLIC UTILITIES EASEMENT
DOCUMENT NUMBER 9823453

10' WIDE STRIP OF EXHIBIT B
OF REEL 2815, PAGE 1232

MCKINNON STREET

EAST BORONDA ROAD



612 CLARION COURT
SAN LUIS OBISPO, CA 93401
T 805 544-4011
F 805 544-4294
www.wallacegroup.us

EXHIBIT " A-1 " PARCEL C
EAST BORONDA ROAD
CITY OF SALINAS, CA
SHEET 5 OF 5 OF EXHIBIT " A-1 "

JOB No. :	0323-0032
DRAWING :	0886-009-ESMT-ROW.DWG
DRAWN BY :	MC
DATE :	2023-02-01
SCALE :	1" = 100'

LAYOUT NAME: ROW ESMT-PARCEL C