

EXHIBIT "A"
LEGAL DESCRIPTION
CVWD ANNEXATION

A PORTION OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 9, THE SOUTHEAST 1/4 OF SECTION 8, THE NORTHWEST 1/4 OF SECTION 16 AND NORTH 1/2 OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 6 WEST, S.B.M., IN THE CITY OF RANCHO CUCAMONGA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF 6TH STREET AND ETIWANDA AVENUE, SAID POINT BEING THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST 1/4 OF SAID SECTION 17;

THENCE, ALONG THE CENTERLINE OF 6TH STREET AND SOUTHERLY LINE OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST 1/4 OF SAID SECTION 17, NORTH 89°48'05" WEST, A DISTANCE OF 2650.44 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST 1/4 OF SAID SECTION 17;

THENCE, ALONG THE SOUTHERLY LINE OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST 1/4 OF SAID SECTION 17, NORTH 89°48'32" WEST, A DISTANCE OF 1325.96 FEET TO THE SOUTHWEST CORNER OF PARCEL 2 OF LOT LINE ADJUSTMENT RECORDED ON OCTOBER 08, 1997 AS DOCUMENT NO. 19970371135, O.R., RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA;

THENCE, ALONG THE WESTERLY LINE OF SAID PARCEL 2 THE FOLLOWING THREE (3) COURSES:

NORTH 00°29'14" EAST, A DISTANCE OF 1993.27 FEET;

NORTH 89°44'58" WEST, A DISTANCE OF 7.06 FEET;

NORTH 00°18'32" EAST, A DISTANCE OF 272.82 FEET ALONG THE PROLONGATION OF THE WESTERLY LINE OF SAID PARCEL 2 TO THE INTERSECTION WITH THE CENTERLINE OF THE SBCTA RAIL CORRIDOR;

THENCE, ALONG THE CENTERLINE OF THE SBCTA RAIL CORRIDOR, NORTH 88°10'39" EAST, A DISTANCE OF 3988.67 FEET TO THE CENTERLINE OF ETIWANDA AVENUE AND THE WESTERLY LINE OF SAID SECTION 9;

THENCE, ALONG THE CENTERLINE OF ETIWANDA AVENUE AND THE WESTERLY LINE OF SAID SECTION 9, NORTH 00°22'00" EAST, A DISTANCE OF 2224.53 FEET TO THE CENTERLINE OF ARROW ROUTE AND THE WEST 1/4 CORNER OF SAID SECTION 9;

THENCE, ALONG THE CENTERLINE OF ARROW ROUTE AND THE NORTHERLY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 9, NORTH 89°23'52" EAST, A DISTANCE OF 2652.40 FEET TO THE CENTERLINE OF HICKORY AVENUE AND THE CENTER 1/4 CORNER OF SAID SECTION 9;

THENCE, ALONG THE CENTERLINE OF HICKORY AVENUE AND THE EASTERLY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 9, SOUTH 00°04'00" WEST, A DISTANCE OF 2217.51 FEET TO THE SOUTHERLY LINE OF THE SBCTA RAIL CORRIDOR;

THENCE, ALONG THE SOUTHERLY LINE OF THE SBCTA RAIL CORRIDOR, SOUTH 88°09'54" WEST, A DISTANCE OF 564.79 FEET TO THE NORTHEAST CORNER OF THE LAND DESCRIBED IN DOCUMENT NO. 2020-0363405 RECORDED SEPTEMBER 25, 2020, O.R., RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA;

THENCE, ALONG THE EASTERLY AND SOUTHERLY LINES OF THE LAND DESCRIBED IN SAID DOCUMENT. NO. 2020-0363405 THE FOLLOWING THREE (3) COURSES:

SOUTH 00°08'28" WEST, A DISTANCE OF 37.93 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1062.15 FEET, THE RADIAL LINE FROM SAID POINT BEARS SOUTH 24°35'10" EAST;

SOUTHWESTERLY AND SOUTHERLY ALONG SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 48°02'52", AN ARC DISTANCE OF 890.71 FEET;;

SOUTH 89°13'06" WEST, A DISTANCE OF 906.77 FEET TO THE SOUTHWEST CORNER OF SAID DOCUMENT NO. 2020-0363405 AND THE EASTERLY LINE OF THE LAND DESCRIBED IN 2866 O.R. 305;

THENCE, ALONG THE EASTERLY LINE OF 2866 O.R. 305, SOUTH 00°22'01" WEST, A DISTANCE OF 403.34 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 16;

THENCE, ALONG THE SOUTHERLY LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF SAID SECTION 16, NORTH 89°33'08" WEST, A DISTANCE OF 627.25 FEET TO A POINT ON THE CENTERLINE OF ETIWANDA AVENUE AND THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST CORNER OF SAID SECTION 16;

THENCE, ALONG THE EASTERLY LINE OF SAID SECTION 17, SOUTH 00°32'46" WEST, A DISTANCE OF 1325.78 FEET TO THE **POINT OF BEGINNING**.

SAID AREA CONTAINING 382.55 AC., MORE OR LESS.



04/07/2023