

Exhibit A

Legal Description

That portion of farm lot 98 of the subdivision of the Ranchos Lompoc and Mission Vieja, in the County of Santa Barbara, State of California, according to the map thereof filed in Book 1, Page 45 of Maps and Surveys in the Office of the County Recorder of said County, described as follows:

Commencing at the northerly terminus of the easterly boundary line of "Parcel B" shown on a Record of Survey filed in Book 140, Page 50 of Record of Surveys having a bearing of North $01^{\circ}44'54''$ East a distance of 208.61, thence, coincident with the northerly boundary line of said Parcel B, and the southerly right-of-way of Willow Avenue, South $89^{\circ}59'37''$ East a distance of 56.01 feet to the Northwest corner of the tract of land described in a deed to the City of Lompoc as a corrective deed, recorded September 26, 1975 as Instrument No. 33929 in Book 2588, Page 398 of Official Records, Records of said County, and the **True Point of Beginning**; thence,

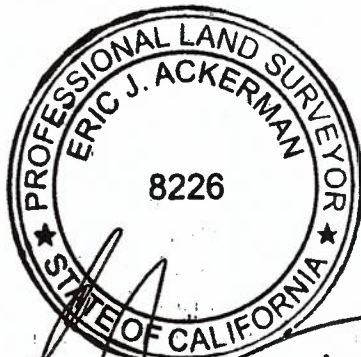
- 1st- along said southerly right-of-way of Willow Avenue, South $89^{\circ}59'37''$ East a distance of 383.37 feet; thence,
- 2nd- South $28^{\circ}10'12''$ East, a distance of 156.53 feet to a set 1" iron pipe with a tag stamped "PLS 8226"; thence,
- 3rd- South $21^{\circ}04'23''$ East, a distance of 73.43 feet to a set 1" iron pipe with a tag stamped "PLS 8226"; thence,
- 4th- South $10^{\circ}42'02''$ West, a distance of 39.09 feet to a set 1" iron pipe with a tag stamped "PLS 8226"; thence,
- 5th- South $44^{\circ}17'16''$ West, a distance of 62.99 feet to a set 1" iron pipe with a tag stamped "PLS 8226"; thence,
- 6th- South $02^{\circ}23'10''$ East a distance of 240.50, feet to the southerly boundary line of said City Parcel conveyed in Instrument No. 33929 (and to the line as monumented and shown on a Record of Survey filed in Book 147, page 38 et seq. of Record of Survey having a bearing of North $63^{\circ}00'05''$ East a distance of 595.65 feet) to a set 1" iron pipe with tag stamped "PLS 8226"; being on said line(s); thence,
- 7th- coincident with the said southerly line as surveyed per said Record of Survey (and the City Parcel), South $62^{\circ}27'59''$ West, a distance of 366.19 feet to an angle points in said City Parcel and a found 1/2" iron pipe with tag stamped "IS 6244" as shown on said Record of Survey; thence,
- 8th- coincident with the said southerly line, North $82^{\circ}30'29''$ West, a distance of 301.25 feet to an angle point shown on said Parcel B of said Record of Survey filed in Book 140, Page 50 of Record of Surveys, and the southerly terminus of a line having a bearing of North $08^{\circ}04'54''$ East, a distance of 150.00 feet, being an angle point of the land

conveyed in a Corporation Grant Deed to the Lompoc Cemetery District recorded February 16, 1967 as instrument No. 5383 in Book 1827, Page 163 of Official Records; thence, coincident with said Cemetery District parcel, and Parcel B of said Record of Survey the following three (3) courses and distances:

- 9th- North 08°04'43" East, a distance of 150.00 feet; thence,
- 10th- North 28°04'43" East, a distance of 325.00 feet; thence,
- 11th- North 01°45'27" East, a distance of 225.19 feet to the **True Point of Beginning**.

Containing an area of 7.64 acres more or less.

Exhibit B, attached herewith is made apart hereof.



Prepared by:

Eric J. Ackerman 1/15/2020
Eric J. Ackerman, PLS No. 8226

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FARM LOT 375
M&S 1/45
APN: 085-310-015

FARM LOT 376
M&S 1/45
APN: 085-310-007

FARM LOT 377
M&S 1/45
APN: 085-310-007

FARM LOT 378
M&S 1/45
APN: 085-310-009

FORMERLY WILLOW AVE.,
ABANDONED PER 2524 O.R. 1275

WILLOW AVE.

SYMBOL LEGEND

- = FOUND 1-1/2" IP WITH NAIL & TAG STAMPED "LS 4001" PER R1
- = FOUND 1/2" I.P. AND TAG STAMPED "LS 6224" PER R2
- △ = SET 1" I.P. WITH TAG" STAMPED "PLS 8226" PER FUTURE RECORD OF SURVEY

CEMETERY
093-140-014
FARM LOT 163
M&S 1/45

PARCEL B - 140 RS 50
1940-430 O.R.

FARM LOT 98
M&S 1/45
APN: 093-140-016

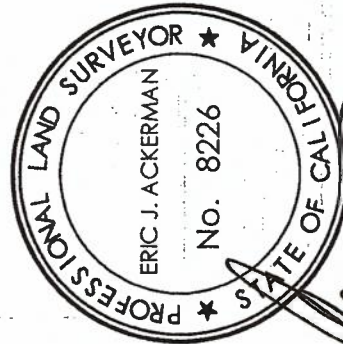
INST. NO. 33929
FARM LOT 98
M&S 1/45
APN: 093-140-015

FARM LOT 98
M&S 1/45
APN: 093-140-016

L1	S 89°59'37" E	M	(S 89°59'55" E R1)	383.37' M
L2	S 28°10'12" E	M	156.53' M	
L3	S 21°04'23" E	M	73.43' M	
L4	S 10°42'02" W	M	39.09' M	
L5	S 44°17'16" W	M	62.99' M	
L6	S 02°23'10" E	M	240.50' M	
L7	S 62°27'59" W	M	(S 62°27'20" W R1)	366.19' M
L8	S 82°30'29" E	M	(S 81°55'10" E R1)	301.25' M (301.00 R1)
L9	N 08°04'43" E	M	(N 08°04'54" E R)	150.00' M&R
L10	N 28°04'43" E	M	(N 28°04'54" E R)	325.00' M&R
L11	N 01°45'27" E	M	(N 01°44'54" E R)	225.19' M (225.10 R)
L12	S 89°59'37" E	M	56.01' M&R	

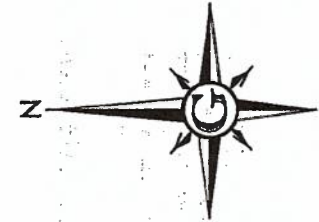


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11/15/2020

Eric J. Ackerman P.L.S. 8226



LEGEND

- APN ASSESSOR'S PARCEL NUMBER
- O.R. OFFICIAL RECORDS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R 140 RS 50
- R1 INST. NO 33929
- R2 147 RS 44

EXHIBIT "B"