

EXHIBIT 'A'

All that portion of Parcel 2 of Parcel Map No. 5260, filed for record in Book 53 of Parcel Maps, at Page 67, Tulare County Records, situate in the Northwest quarter of Section 21, Township 18 South, Range 24 East, Mount Diablo Base and Meridian, according to the Official Government Township Plats thereof, in the City of Visalia, County of Tulare, State of California, described as follows:

COMMENCING at a point which is the North quarter corner of said Section 21; thence along the East line of said Northwest quarter, South $00^{\circ}07'06''$ West, a distance of 42.00 feet to the **TRUE POINT OF BEGINNING**, also being the intersection of the South right-of-way line of Riggin Avenue with the West right-of-way line of Clancy Street, as shown on said Parcel Map No. 5260, also being the northeast corner of said Parcel 2; thence along said West right-of-way line, also being the East line of said Parcel 2, South $00^{\circ}07'06''$ West, a distance of 1221.09 feet to the southeast corner of said Parcel 2; thence along the South line of said Parcel 2, North $89^{\circ}53'07''$ West, a distance of 60.00 feet to the beginning of a non-tangent curve concave to the East having a radius of 960.00 feet and to which a radial line bears North $89^{\circ}52'54''$ West, shown as an intersection with the westerly Irrevocable Offer of Dedication (IOD) line per Parcel Map No. 4452, filed for record in Book 45 of Parcel Maps, at Page 57, in said County; thence leaving said South line, along said westerly IOD line, northerly 129.90 feet along said curve through a central angle of $07^{\circ}45'09''$ to the beginning of a reverse curve concave to the West having a radius of 900.00 feet; thence continuing, northerly 121.78 feet along said curve through a central angle of $07^{\circ}45'09''$; thence continuing, along a line parallel with and 43.00 feet distant West (measured at right angles) from the East line of said Northwest quarter, also being the East line of said IOD, North $00^{\circ}07'06''$ East, a distance of 944.19 feet to a point of intersection with the Southeast corner of an IOD as shown on said Parcel Map No. 5260; thence along the South line of said IOD, North $44^{\circ}52'58''$ West, a distance of 18.38 feet; thence continuing, along a line parallel with and 13.00 feet distant South (measured at right angles) from the North line of Parcel 2 of said Parcel Map No. 5260, also being the South right-of-way line of Riggin Avenue and the North line of said IOD, North $89^{\circ}53'01''$ West, a distance of 603.70 feet to a point of intersection with the West line of said Parcel 2; thence along said West line, North $00^{\circ}07'06''$ East, a distance of 13.00 feet to the Northwest corner of said Parcel 2, also being on the South right-of-way line of Riggin Avenue; thence along the North line of said Parcel 2, said South right-of-way line, and said North IOD line, South $89^{\circ}53'01''$ East, a distance of 659.70 feet to the **TRUE POINT OF BEGINNING**.

Containing 62,764 square feet or 1.44 acres, more or less.

See Exhibit 'B', attached hereto and made a part hereof.

The Basis of Bearings for this description is the north line of said Parcel Map No. 5260. Said line is taken to bear South 89°53'01" East.

July 23, 2025

END OF DESCRIPTION

PREPARED BY INTERWEST CONSULTING GROUP
ELK GROVE, CALIFORNIA

