

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**FOR ABANDONMENT OF PUBLIC RIGHT-OF-WAY**  
**AND THE RESERVATION OF EASEMENTS WITHIN**

**PORTION OF HEWINS AND VINO STREETS:**

A portion of the public right-of-way, being the west portion of Hewins Street as shown on that certain map entitled "VILLA TICINO WEST, UNIT NO. 4" filed for record on September 4, 2024, in Book 44 of Maps and Plats, Page 126, San Joaquin County Records, and the east portion of Vino Street as shown on that certain map entitled "VILLA TICINO WEST, UNIT NO. 8" filed for record on January 27, 2025, in Book 44 of Maps and Plats, Page 146, San Joaquin County Records, lying in the City of Manteca, County of San Joaquin, State of California, in the east one-half (E 1/2) of Section 36, Township 1 South, Range 6 East, Mount Diablo Base and Meridian, being more particularly described as follows:

BEGINNING at the southeast (SE) corner of Lot 537 of first said map, also being a point on the west right-of-way line of Spumante Lane; thence along an arc of a non-tangent curve concave to the northeast from a radial line bearing South 86°03'52" West, having a radius of 70.00 feet, a central angle of 47°41'27" and an arc length of 58.27 feet to a point on the north line of Lot 535 of first said map, also being a point on the south right-of-way line of the west portion of said Hewins Street; thence along said south right-of-way line and the south right-of-way line of the east portion of Vino Street, North 89°50'23" West, 273.87 feet to a point on the north line of Lot 555 of second said map; thence along an arc of a non-tangent curve concave to the northwest from a radial line bearing South 33°23'49" East, having a radius of 60.00 feet, a central angle of 56°26'34" and an arc length of 59.11 feet to the southwest (SW) corner of Lot 552 of second said map, also being a point of the east right-of-way line of Frizzante Lane, also being a point on the north right-of-way line of the east portion of Vino Street; thence along said north right-of-way line and the north right-of-way line of the west portion of Hewins Street, South 89°50'23" East, 220.52 feet to the POINT OF BEGINNING.

Containing 0.27 acre, more or less.

RESERVING THEREFROM the 50.00-foot wide Public Utility Easement as described in that certain Grant of Easement recorded December 12, 2018, in Document No. 2018-137710, San Joaquin County Records and shown on first and second said maps.

ALSO RESERVING THEREFROM a 30.00-foot wide Pedestrian Access and Landscape Easement (P.A.L.E.), lying over and across the north 30.00 feet of above said street abandonment area.

ALSO RESERVING THEREFROM a 20.00-foot wide Emergency Vehicle Access Easement (EVA), lying over and across the south 20.00 feet of above said street abandonment area.

Subject to all other existing restrictions, reservations, easements of record.

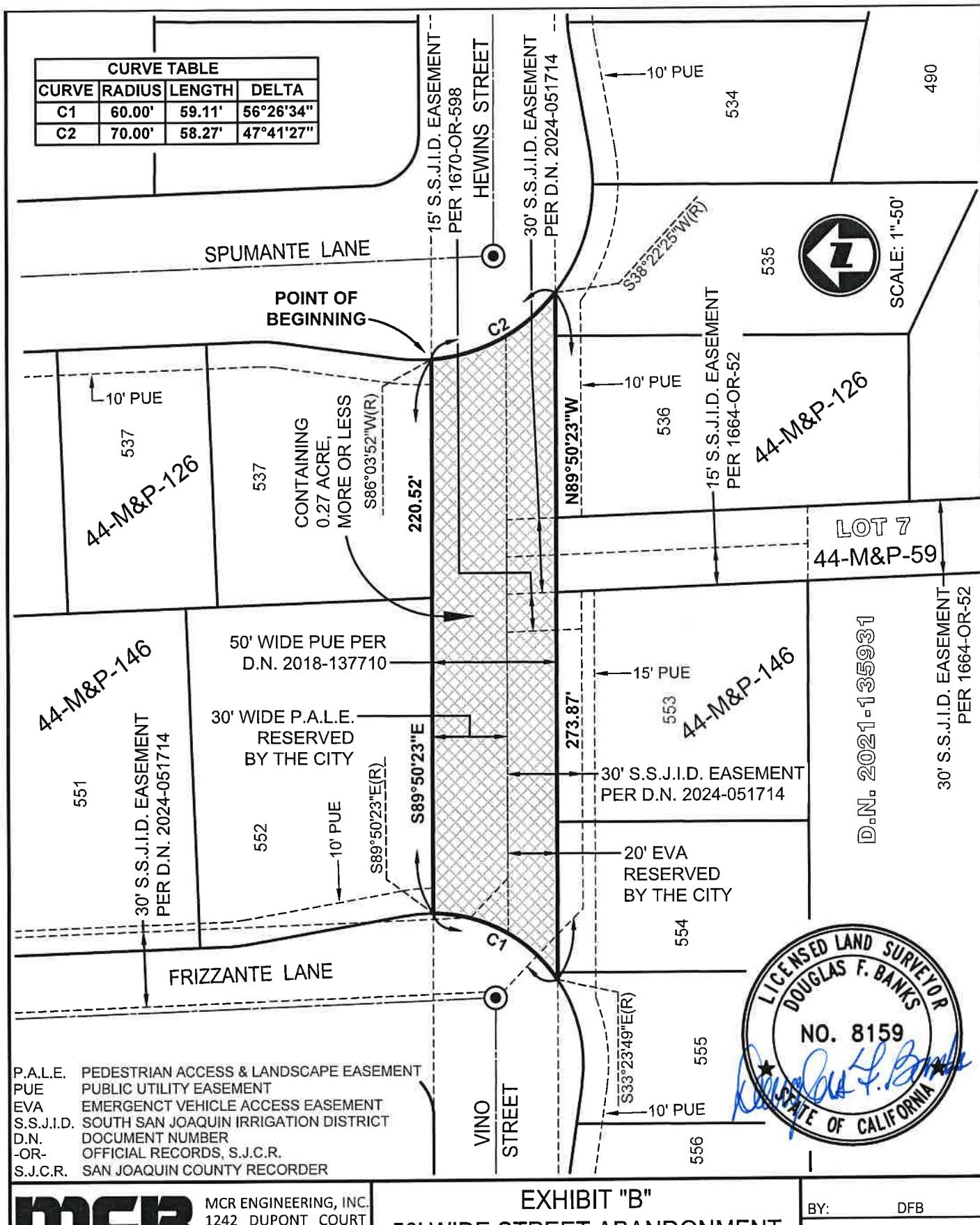
A plat (Exhibit "B") showing the above described area is attached hereto and made a part thereof.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**FOR ABANDONMENT OF PUBLIC RIGHT-OF-WAY**  
**AND THE RESERVATION OF EASEMENTS WITHIN**

The bearings and distances are based on the maps as shown and described on "VILLA TICINO WEST, UNIT NO. 4" filed for record on September 4, 2024, in Book 44 of Maps and Plats, Page 126, and "VILLA TICINO WEST, UNIT NO. 8" filed for record on January 27, 2025, in Book 44 of Maps and Plats, Page 146, San Joaquin County Records, and was used as the basis for this legal description.

Dated: *9.5.2025*





**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**FOR MERGER OF ABANDONED PUBLIC RIGHT-OF-WAY**  
**WITH LOT 535, BOOK 44 OF MAPS & PLATS, PAGE 126**

**NEW LOT 535:**

All of Lot 535 as shown on that certain map entitled "VILLA TICINO WEST, UNIT NO. 4" filed for record on September 4, 2024, in Book 44 of Maps and Plats, Page 126, San Joaquin County Records, and a portion of the public right-of-way, being the west portion of Hewins Street, as shown on last said map, lying in the City of Manteca, County of San Joaquin, State of California, in the east one-half (E 1/2) of Section 36, Township 1 South, Range 6 East, Mount Diablo Base and Meridian, being more particularly described as follows:

All of said Lot 535.

TOGETHER WITH the following portion of said abandoned public right-of-way being more particularly described as follows:

BEGINNING at the northwest (NW) corner of said Lot 535, also being a point on the south right-of-way line of Hewins Street; thence along said south right-of-way line and the north line of said Lot 535, South 89°50'23" East, 17.21 feet; thence leaving the north line of said Lot 535, along the westerly right-of-way line of Spumante Lane northerly along an arc of a non-tangent curve concave to the northeast from a radial line bearing South 38°22'25" West, having a radius of 70.00 feet, a central angle of 09°31'03" and an arc length of 11.62 feet; thence leaving said westerly right-of-way line, South 47°53'28" West, 11.77 feet to the POINT OF BEGINNING.

Containing 8,953 square feet total, more or less.

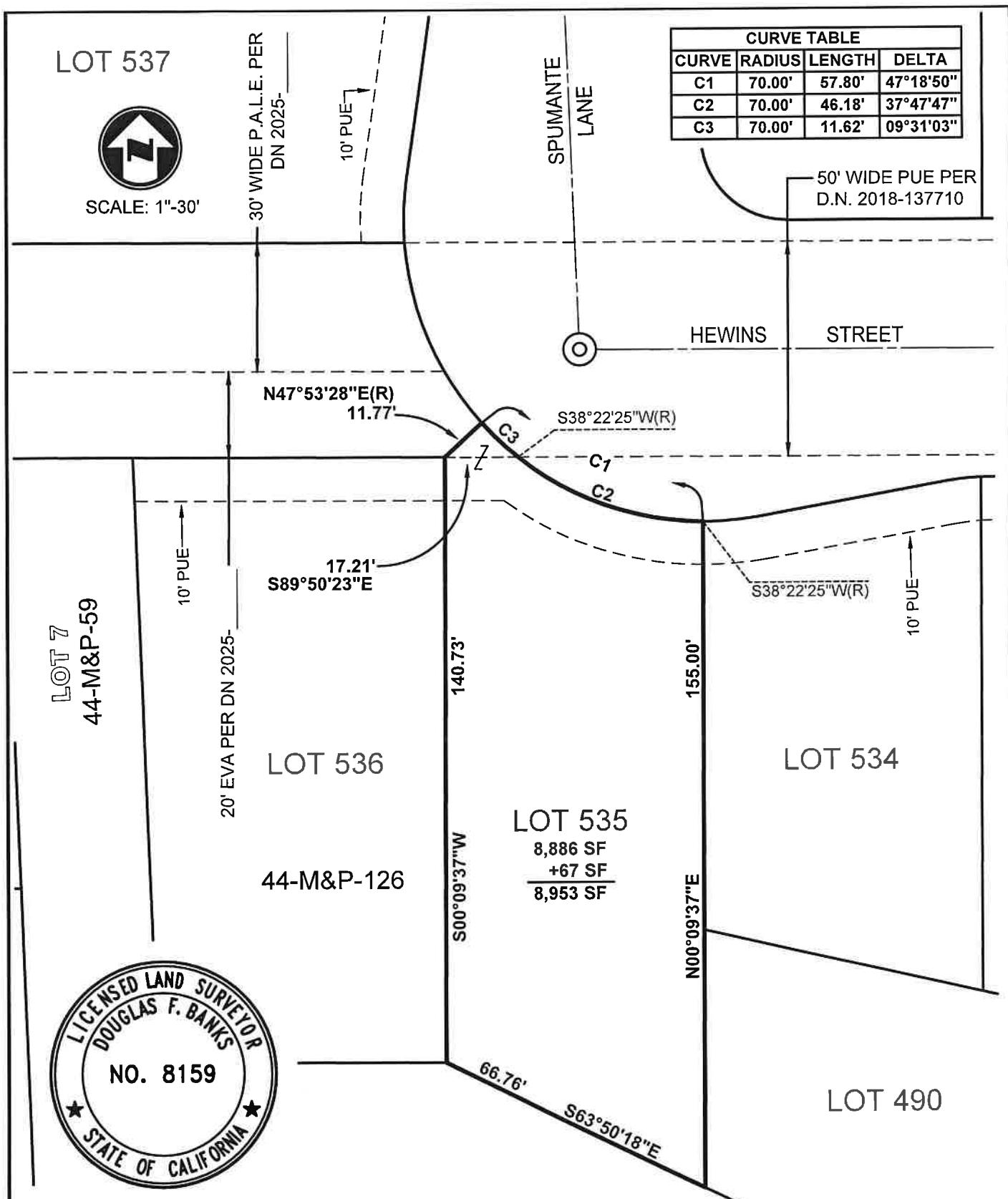
The portion of the abandoned right-of-way is to be merged with said Lot 535 as one single parcel of land.

Subject to all other existing restrictions, reservations, easements of record.

A plat (Exhibit "B") showing the above described area is attached hereto and made a part thereof.

The bearings and distances are based on the maps as shown and described on "VILLA TICINO WEST, UNIT NO. 4" filed for record on September 4, 2024, in Book 44 of Maps and Plats, Page 126, and "VILLA TICINO WEST, UNIT NO. 8" filed for record on January 27, 2025, in Book 44 of Maps and Plats, Page 146, San Joaquin County Records, and was used as the basis for this legal description.

Dated:



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**FOR MERGER OF ABANDONED PUBLIC RIGHT-OF-WAY**  
**WITH LOT 536, BOOK 44 OF MAPS & PLATS, PAGE 126**

**NEW LOT 536:**

All of Lot 536 as shown on that certain map entitled "VILLA TICINO WEST, UNIT NO. 4" filed for record on September 4, 2024, in Book 44 of Maps and Plats, Page 126, San Joaquin County Records, and a portion of the public right-of-way, being the west portion of Hewins Street, as shown on last said map, lying in the City of Manteca, County of San Joaquin, State of California, in the east one-half (E 1/2) of Section 36, Township 1 South, Range 6 East, Mount Diablo Base and Meridian, being more particularly described as follows:

All of said Lot 536.

TOGETHER WITH the following portion of said abandoned public right-of-way being more particularly described as follows:

BEGINNING at the northwest (NW) corner of said Lot 536, also being a point on the south right-of-way line of Hewins Street; thence along the northerly prolongation of the west line of said Lot 536, North 02°09'22" West, 50.04 feet to the north right-of-way line of said Hewins Street, also being a point on the south line of Lot 537 of last said map; thence along the south line of said Lot 537, South 89°50'23" East, 65.09 feet to the southeast (SE) corner of said Lot 537, also being a point on the westerly right-of-way line of Spumante Lane; thence along the westerly right-of-way line of Spumante Lane, southerly along an arc of a non-tangent curve concave to the northeast from a radial line bearing South 86°03'52" West, having a radius of 70.00 feet, a central angle of 38°10'24" and an arc length of 46.64 feet; thence leaving said westerly right-of-way line, South 47°53'28" West, 11.77 feet to the northeast (NE) corner of said Lot 536; thence along the north line of said Lot 536, North 89°50'23" West, 72.38 feet to the POINT OF BEGINNING.

Containing 13,358 square feet total, more or less.

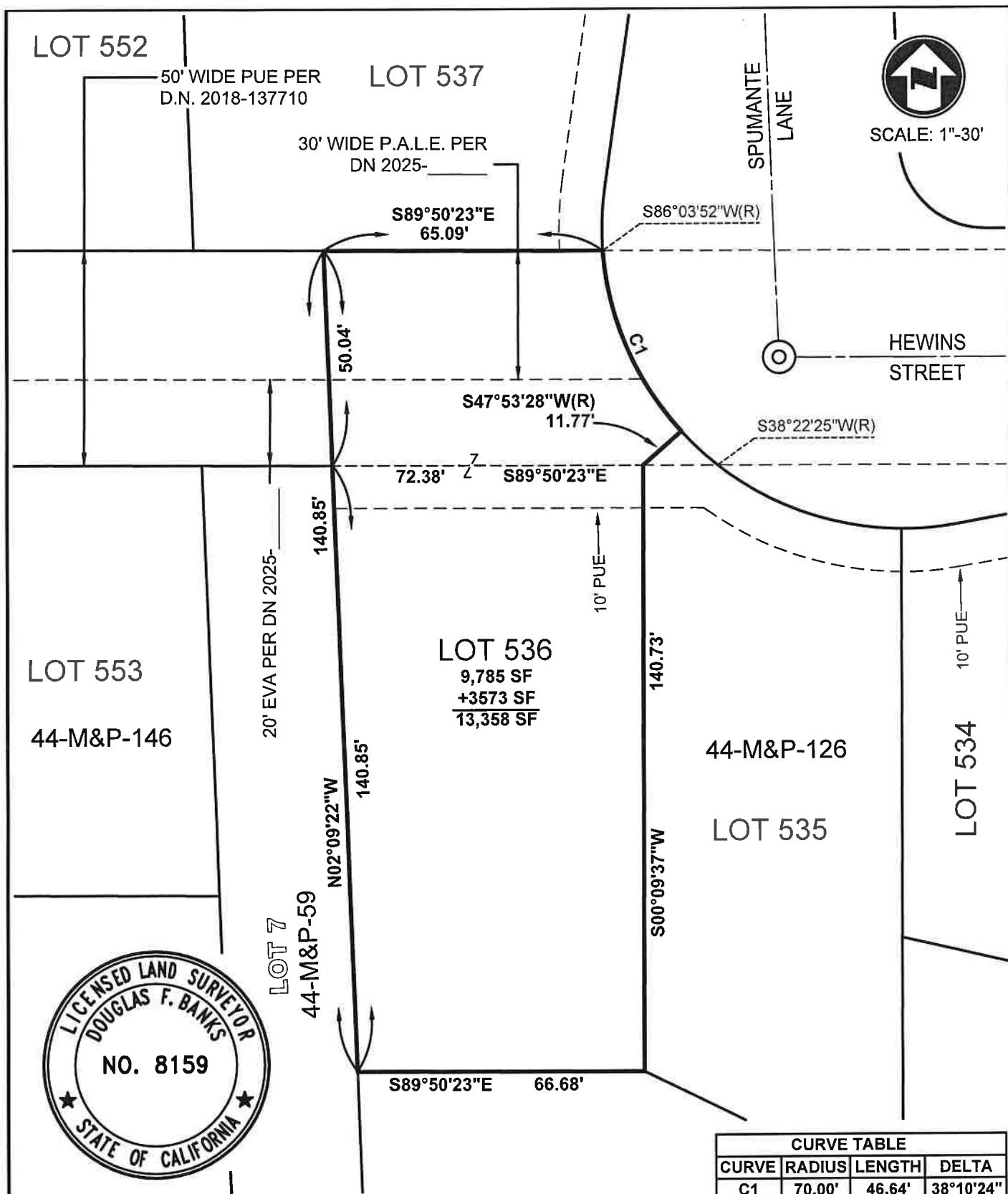
The portion of the abandoned right-of-way is to be merged with said Lot 536 as one single parcel of land.

Subject to all other existing restrictions, reservations, easements of record.

A plat (Exhibit "B") showing the above described area is attached hereto and made a part thereof.

The bearings and distances are based on the maps as shown and described on "VILLA TICINO WEST, UNIT NO. 4" filed for record on September 4, 2024, in Book 44 of Maps and Plats, Page 126, and "VILLA TICINO WEST, UNIT NO. 8" filed for record on January 27, 2025, in Book 44 of Maps and Plats, Page 146, San Joaquin County Records, and was used as the basis for this legal description.

Dated:



**EXHIBIT "A"****LEGAL DESCRIPTION****FOR MERGER OF ABANDONED PUBLIC RIGHT-OF-WAY  
WITH LOT 553, BOOK 44 OF MAPS & PLATS, PAGE 146****NEW LOT 553:**

All of Lot 553 as shown on that certain map entitled "VILLA TICINO WEST, UNIT NO. 8" filed for record on January 27, 2025, in Book 44 of Maps and Plats, Page 146, San Joaquin County Records, and a portion of the public right-of-way, being the east portion of Vino Street as shown of last said map and the west portion of Hewins Street, as shown on that certain map entitled "VILLA TICINO WEST, UNIT NO. 4" filed for record on September 4, 2024, in Book 44 of Maps and Plats, Page 126, San Joaquin County Records, lying in the City of Manteca, County of San Joaquin, State of California, in the east one-half (E 1/2) of Section 36, Township 1 South, Range 6 East, Mount Diablo Base and Meridian, being more particularly described as follows:

All of said Lot 553.

TOGETHER WITH the following portion of said abandoned public right-of-way being more particularly described as follows:

BEGINNING at the northwest (NW) corner of said Lot 553, also being a point on the south right-of-way line of Vino Street; thence along the northerly prolongation of the west line of said Lot 553, North 00°09'37" West, 50.00 feet to the north right-of-way line of said Vino Street, also being a point on the south line of Lot 552 of first said map; thence along the south line of said Lot 552 and Lot 537 of second said map, South 89°50'23" East, 119.42 feet to the point of intersection with the northerly prolongation of the west line of Lot 536 of second said map; thence southerly along the northerly prolongation of the west line of said Lot 536, South 02°09'22" East, 50.04 feet to the northwest (NW) corner of said Lot 536; thence along the south right-of-way lines of said Hewins Street and said Vino Street, North 89°50'23" West, 121.45 feet to the POINT OF BEGINNING.

Containing 15,366 square feet total, more or less.

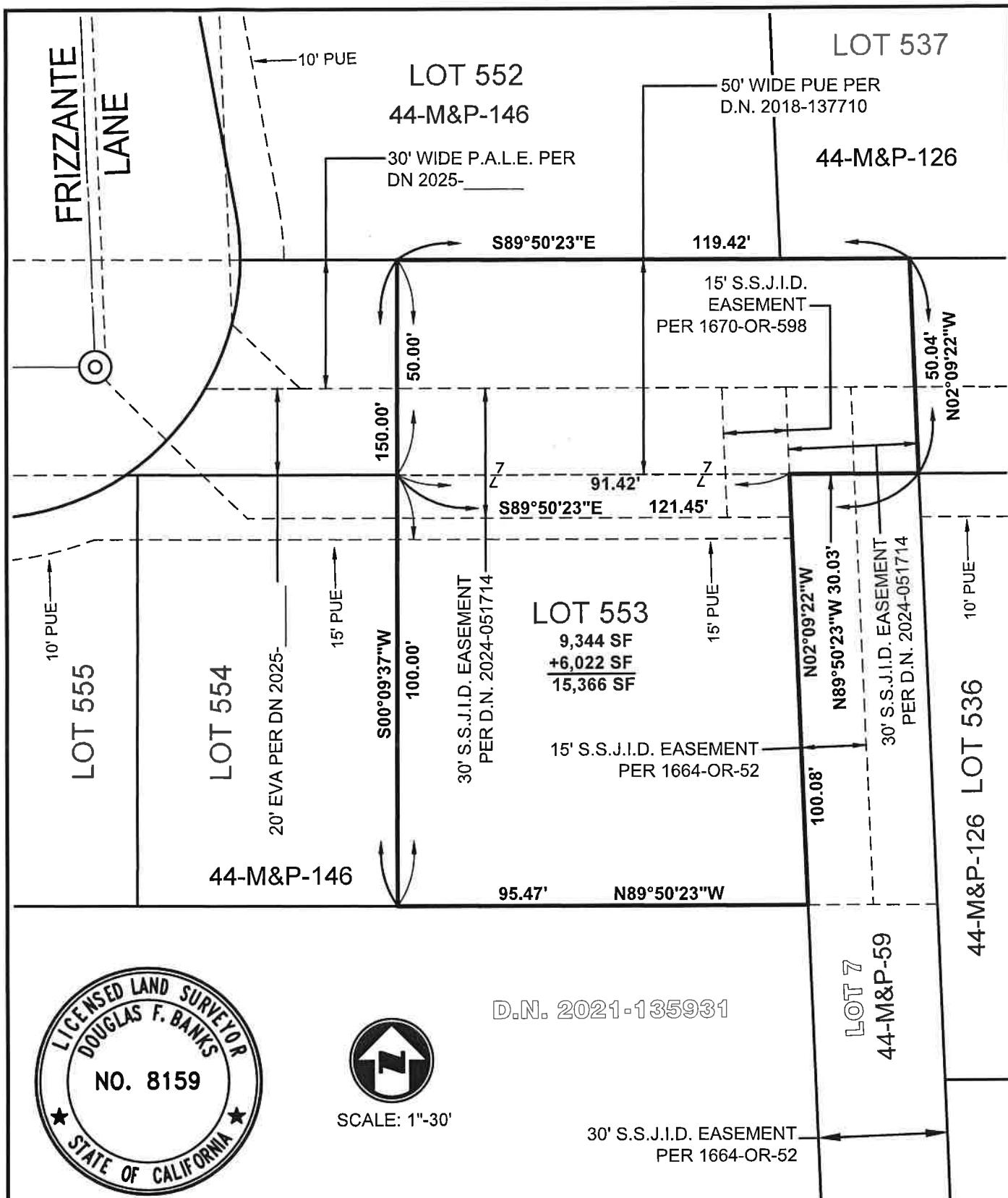
The portion of the abandoned right-of-way is to be merged with said Lot 553 as one single parcel of land.

Subject to all other existing restrictions, reservations, easements of record.

A plat (Exhibit "B") showing the above described area is attached hereto and made a part thereof.

The bearings and distances are based on the maps as shown and described on "VILLA TICINO WEST, UNIT NO. 4" filed for record on September 4, 2024, in Book 44 of Maps and Plats, Page 126, and "VILLA TICINO WEST, UNIT NO. 8" filed for record on January 27, 2025, in Book 44 of Maps and Plats, Page 146, San Joaquin County Records, and was used as the basis for this legal description.

Dated:



**EXHIBIT "A"****LEGAL DESCRIPTION****FOR MERGER OF ABANDONED PUBLIC RIGHT-OF-WAY  
WITH LOT 554, BOOK 44 OF MAPS & PLATS, PAGE 146****NEW LOT 554:**

All of Lot 554 as shown on that certain map entitled "VILLA TICINO WEST, UNIT NO. 8" filed for record on January 27, 2025, in Book 44 of Maps and Plats, Page 146, San Joaquin County Records, and a portion of the public right-of-way, being the east portion of Vino Street as shown of last said map, lying in the City of Manteca, County of San Joaquin, State of California, in the east one-half (E 1/2) of Section 36, Township 1 South, Range 6 East, Mount Diablo Base and Meridian, being more particularly described as follows:

All of said Lot 554.

TOGETHER WITH the following portion of said abandoned public right-of-way being more particularly described as follows:

BEGINNING at the northwest (NW) corner of said Lot 554, also being a point on the south right-of-way line of Vino Street; thence along said south right-of-way line, North 89°50'23" West, 2.84 feet to the easterly right-of-way line of Frizzante Lane; thence along said easterly right-of-way line along an arc of a non-tangent curve concave to the northwest from a radial line bearing South 33°23'49" East, having a radius of 60.00 feet, a central angle of 56°26'34" and an arc length of 59.11 feet to the northerly right-of-way line of Vino Street, also being the Southwest (SW) corner of Lot 552 of last said map; thence along the south line of said Lot 552, South 89°50'23" East, 36.01 feet to the intersection with the northerly prolongation of the east line of said Lot 554; thence southerly along said northerly prolongation, South 00°09'37" West, 50.00 feet to the northeast (NE) corner of said Lot 554; thence along the north line of said Lot 554, North 89°50'23" West, 60.00 feet to the POINT OF BEGINNING.

Containing 8,198 square feet total, more or less.

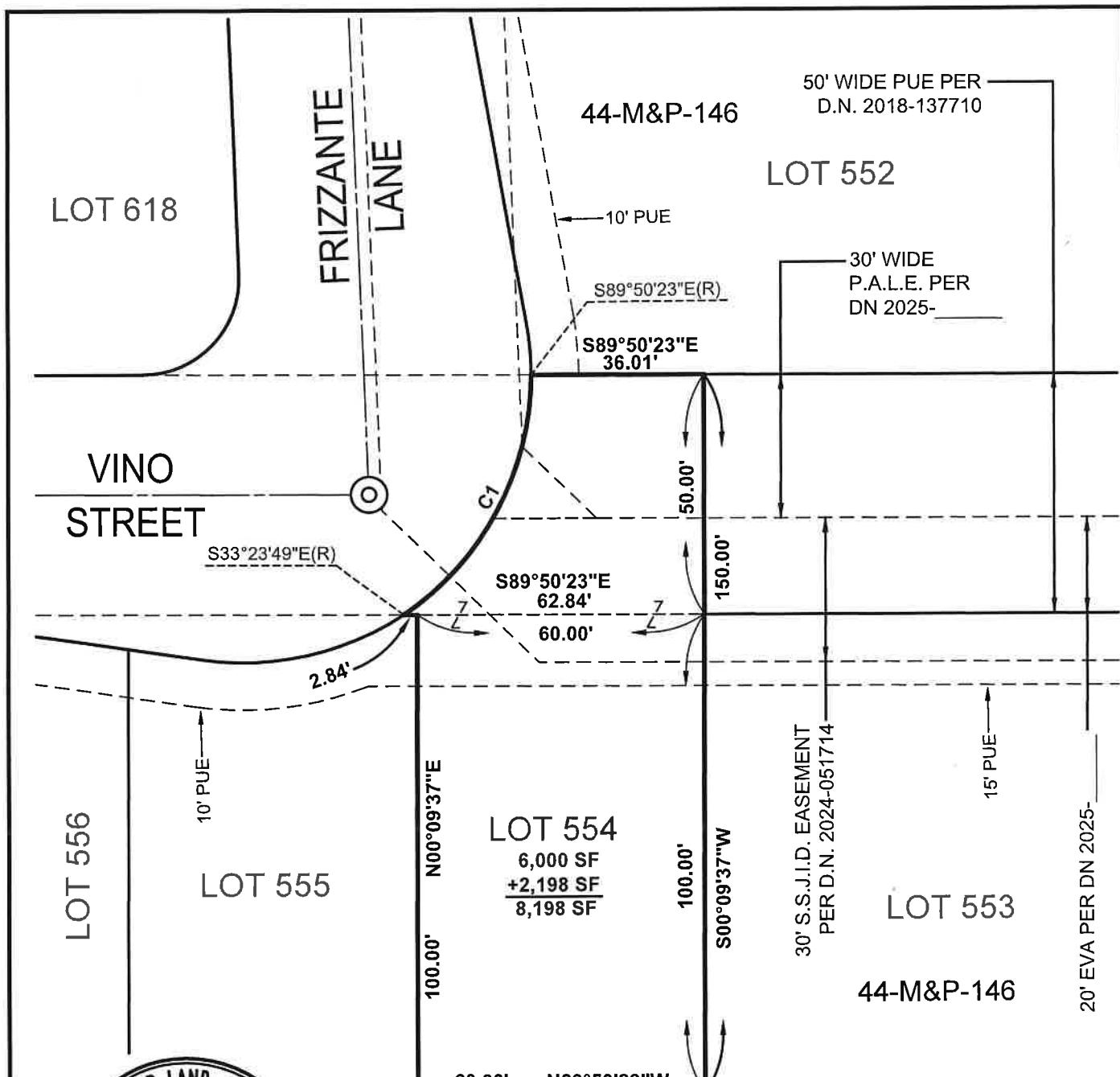
The portion of the abandoned right-of-way is to be merged with said Lot 554 as one single parcel of land.

Subject to all other existing restrictions, reservations, easements of record.

A plat (Exhibit "B") showing the above described area is attached hereto and made a part thereof.

The bearings and distances are based on the maps as shown and described on "VILLA TICINO WEST, UNIT NO. 4" filed for record on September 4, 2024, in Book 44 of Maps and Plats, Page 126, and "VILLA TICINO WEST, UNIT NO. 8" filed for record on January 27, 2025, in Book 44 of Maps and Plats, Page 146, San Joaquin County Records, and was used as the basis for this legal description.

Dated:



SCALE: 1"-30'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	60.00'	59.11'	56°26'34"

**EXHIBIT "A"****LEGAL DESCRIPTION****FOR VARIABLE-WIDTH PRIVATE ACCESS EASEMENT  
OVER AND ACROSS NEW LOT 535****VARIABLE-WIDTH PRIVATE ACCESS EASEMENT:**

A portion of NEW LOT 535 as described and shown on that certain Grant Deed recorded \_\_\_\_\_, 2025, in Document No. 2025-\_\_\_\_\_, San Joaquin County Records, lying in the City of Manteca, County of San Joaquin, State of California, in the east one-half (E 1/2) of Section 36, Township 1 South, Range 6 East, Mount Diablo Base and Meridian, being more particularly described as follows:

BEGINNING at the northwest (NW) corner of Lot 535, also being a point on the south right-of-way line of Hewins Street, as shown on that certain map entitled "VILLA TICINO WEST, UNIT NO. 4" filed for record on September 4, 2024, in Book 44 of Maps and Plats, Page 126, San Joaquin County Records; thence along said south right-of way line and the north line of said Lot 535, South 89°50'23" East, 17.21 feet; thence leaving the north line of said Lot 535, along the westerly right-of-way line of Spumante Lane northerly along an arc of a non-tangent curve concave to the northeast from a radial line bearing South 38°22'25" West, having a radius of 70.00 feet, a central angle of 09°31'03" and an arc length of 11.62 feet; thence leaving said westerly right-of-way line, South 47°53'28" West, 11.77 feet to the POINT OF BEGINNING.

The above described portion of said NEW LOT 535 is a Variable-Width Private Access Easement for the benefit of NEW LOT 536 as described and shown on that certain Grant Deed recorded \_\_\_\_\_, 2025, in Document No. 2025-\_\_\_\_\_, San Joaquin County Records.

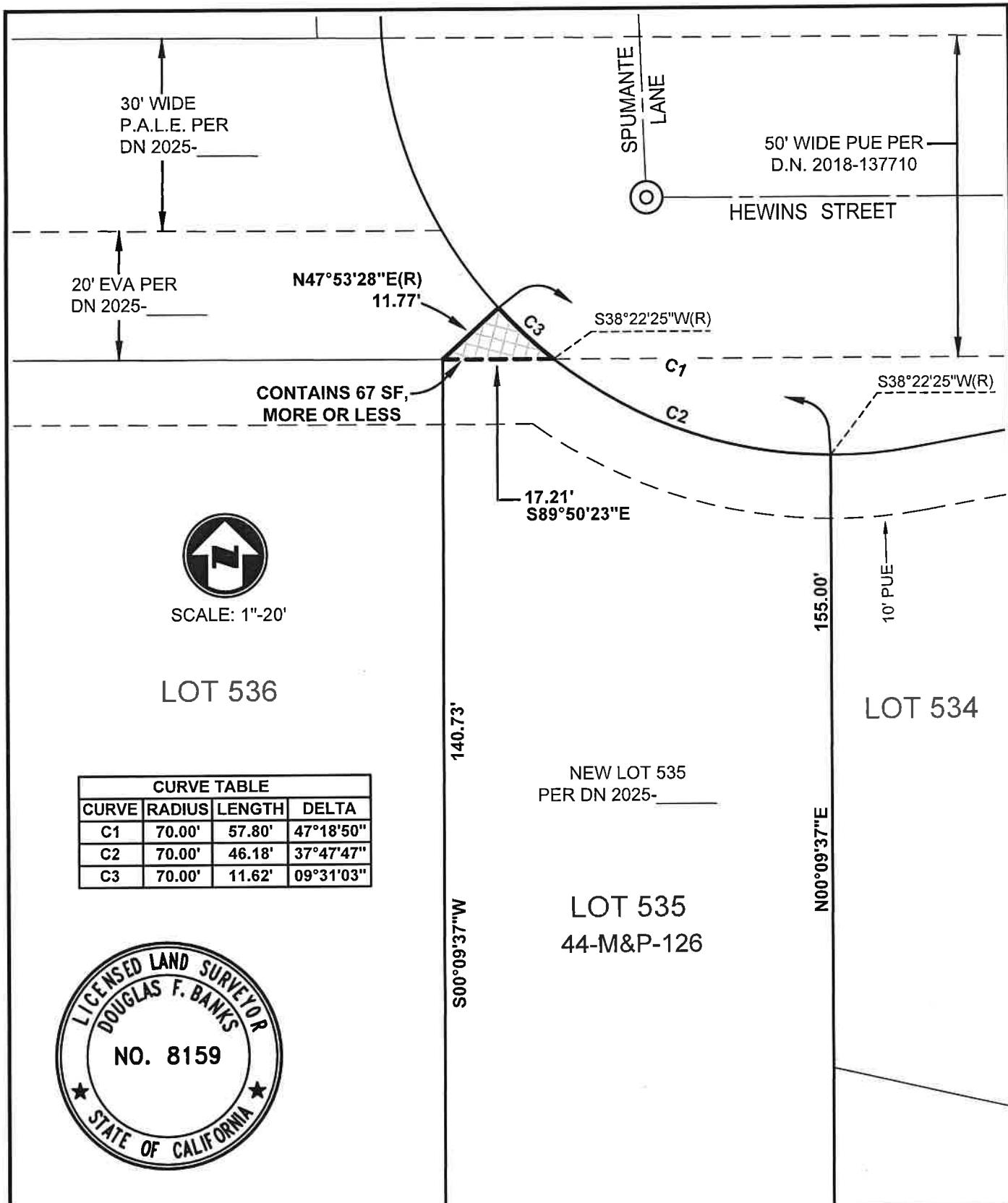
Containing 67 square feet, more or less.

Subject to all other existing restrictions, reservations, easements of record.

A plat (Exhibit "B") showing the above described area is attached hereto and made a part thereof.

The bearings and distances are based on the maps as shown and described on "VILLA TICINO WEST, UNIT NO. 4" filed for record on September 4, 2024, in Book 44 of Maps and Plats, Page 126, and "VILLA TICINO WEST, UNIT NO. 8" filed for record on January 27, 2025, in Book 44 of Maps and Plats, Page 146, San Joaquin County Records, and was used as the basis for this legal description.

Dated:



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**FOR 20' WIDE PRIVATE ACCESS EASEMENT**  
**OVER AND ACROSS NEW LOT 554**

**20' WIDE PRIVATE ACCESS EASEMENT:**

A portion of NEW LOT 554 as described and shown on that certain Grant Deed recorded \_\_\_\_\_, 2025, in Document No. 2025-\_\_\_\_\_, San Joaquin County Records, lying in the City of Manteca, County of San Joaquin, State of California, in the east one-half (E 1/2) of Section 36, Township 1 South, Range 6 East, Mount Diablo Base and Meridian, being more particularly described as follows:

A strip of land 20.00 feet wide, being the south 20.00 feet of the north 50.00 feet of said NEW LOT 554, for the benefit of NEW LOT 553 as described and shown on that certain Grant Deed recorded \_\_\_\_\_, 2025, in Document No. 2025-\_\_\_\_\_, San Joaquin County Records.

Containing 1,040 square feet, more or less.

Subject to all other existing restrictions, reservations, easements of record.

A plat (Exhibit "B") showing the above described area is attached hereto and made a part thereof.

The bearings and distances are based on the maps as shown and described on "VILLA TICINO WEST, UNIT NO. 4" filed for record on September 4, 2024, in Book 44 of Maps and Plats, Page 126, and "VILLA TICINO WEST, UNIT NO. 8" filed for record on January 27, 2025, in Book 44 of Maps and Plats, Page 146, San Joaquin County Records, and was used as the basis for this legal description.

Dated:

