

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel A

A strip of land 20.00 feet wide in the City of Orange, County of Orange, State of California, being that portion of Parcel 2 of Parcel Map No. 2021-187 filed in Book 415, Pages 38 through 47, inclusive, of Parcel Maps, in the Office of the County Recorder of said County, the centerline of said strip being described as follows:

Commencing at the southwesterly terminus of that certain curve in the southerly line of said Parcel 2, said curve being concave southerly having a radius of 1870.00 feet, a radial line to the beginning of said curve bears North 23°02'10" West; thence easterly 196.27 feet along said southerly line and curve through a central angle of 6°00'49" to the **True Point of Beginning** and the beginning of a non-tangent curve concave southwesterly having a radius of 25.00 feet, a radial line to said point bears North 62°45'51" East; thence leaving said southerly line northwesterly 31.98 feet along said curve through a central angle of 73°17'19"; thence South 79°28'32" West 137.50 feet to a curve concave northerly having a radius of 25.00 feet; thence westerly 22.94 feet along said curve through a central angle of 52°33'54"; thence North 47°57'34" West 92.11 feet to a curve concave southwesterly having a radius of 45.00 feet; thence northwesterly 19.37 feet along said curve through a central angle of 24°39'34"; thence North 72°37'08" West 71.03 feet to northerly line of said Parcel and the terminus of this description.

The sideline of said strip shall prolonged or shortened to originate in said southerly line of Parcel 2 and to terminate in said northerly line of Parcel 2.

Containing an area of 7,495 square feet, more or less.

November 17, 2025
WO No. 1375-94X
Page 1 of 2
H&A Legal No. 11004
By: T. Vo
Checked By: J. Kinnie

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As shown on Exhibit "B" attached hereto and by this reference made a part hereof.



Jason R. Kinnie, L.S. No. 7090
Date: 11-17-2025

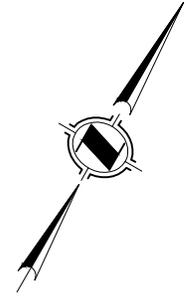


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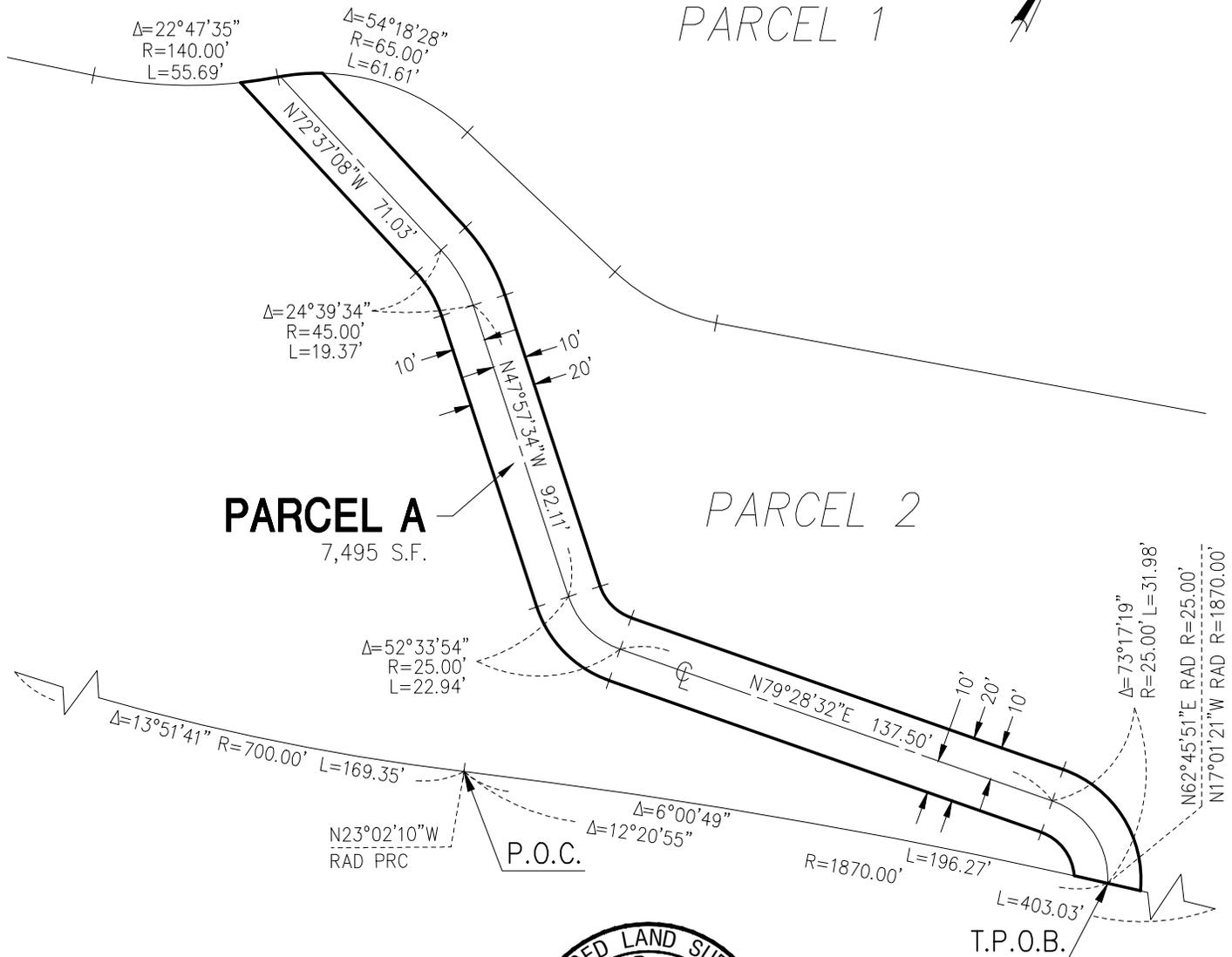
EXHIBIT "B"

Sketch to Accompany Legal Description

PARCEL MAP NO. 2021-187



PARCEL 1



PARCEL A
7,495 S.F.

PARCEL 2

PREPARED BY ME OR UNDER MY DIRECTION

11/17/2025

JASON R. KINNIE, PLS 7090

DATED



P.M.B. 415/38-47



HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ■ ENGINEERING ■ SURVEYING
157 Technology Drive ■ Irvine, CA 92618 ■ (949) 583-1010

EXHIBIT "B"

IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA

DATE: 11/14/25	REV. DATE: - - -	.DWG By: T. VO	CK'd By: J. KINNIE	SCALE: 1" = 50'	W.O. 1375-94X
FILE: I:\Mabury22\LD\11004 ACCESS\SHT01.dwg			H&A LEGAL No. 11004	SHEET 1 OF 1	