

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel A

A strip of land 12.00 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 westerly terminus of that certain curve in the northerly line of said Parcel 2, shown on said Tract as “ $\Delta=28^{\circ}04'40"$, $R=102.00'$, $L=49.99"$ ”, said curve being concave southerly having a radius of 102.00 feet, a radial line to the beginning of said curve bears North $00^{\circ}12'46"$ East; thence easterly 35.24 feet along said southerly line and curve through a central angle of $19^{\circ}47'53"$, thence leaving said southerly line; North $80^{\circ}41'42"$ East 71.55 feet to a curve concave northerly having a radius of 150.00 feet; thence easterly 61.95 feet along said curve through a central angle of $23^{\circ}39'49"$; thence North $57^{\circ}01'53"$ East 43.80 feet; thence South $75^{\circ}00'00"$ East 43.22 feet to the **True Point of Beginning**; thence continuing, South $75^{\circ}00'00"$ East 79.07 feet to northwesterly line of an easement for Conservation Purposes in favor of the Rivers & Lands Conservancy, a California nonprofit corporation recorded _____, _____ as Instrument No. _____, of Official Records and the terminus of this description.

The sideline of said strip shall prolonged or shortened to originate in said northwesterly line of said easement and the northwesterly line of said Parcel 2.

Containing an area of 951 square feet, more or less.

November 25, 2025
WO No. 1375-94X
Page 1 of 2
H&A Legal No. 11007
By: T. Vo
Checked By: J. Kinnie

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel B

A strip of land 12.00 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 southeasterly terminus of that certain line in the westerly line of an easement for Conservation Purposes in favor of the City of Orange recorded

_____, _____ as Instrument No. _____, of Official Records shown as "N45°56'35"W 126.00"; thence North 45°56'35" West 51.27 feet to **True Point of Beginning**; thence North 71°39'59" West 123.57 feet to easterly line of said easement and the terminus of this description.

The sideline of said strip shall prolonged or shortened to originate in said westerly and easterly line of said easement.

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



Jason R. Kinnie, L.S. No. 7090

Date: 11-25-2025



November 25, 2025
WO No. 1375-94X
Page 2 of 2
H&A Legal No. 11007
By: T. Vo
Checked By: J. Kinnie

EXHIBIT "B"

Sketch to Accompany Legal Description

TRACT NO. 18163

9

7

8

LOT C



NOTE:

(A) INDICATES AN EASEMENT FOR CONSERVATION PURPOSES
IN FAVOR OF RIVERS & LANDS CONSERVANCY, A
CALIFORNIA NONPROFIT CORPORATION RECORDED
_____, AS INSTRUMENT NO.
_____, O.R.

M.M.

T.P.O.B.

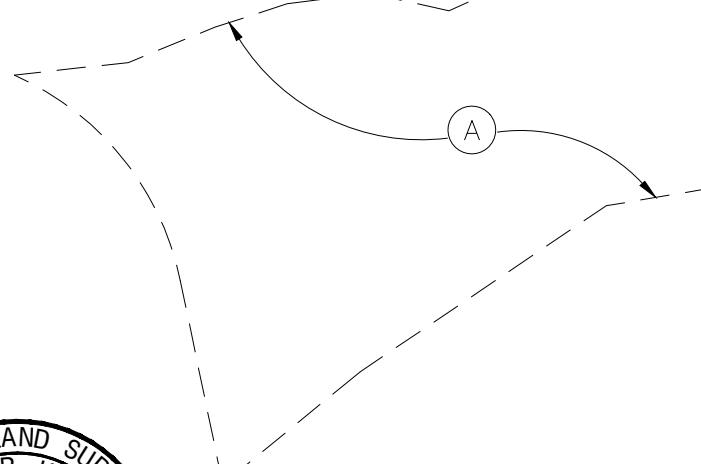
N00°12'46"E
RAD PRC
Δ=19°47'53"
L=35.24'
L=49.99'
R=102.00'
Δ=28°04'40"
P.O.C.
N28°17'26"E
RAD PRC

N20°00'39"E
RAD
Δ=23°39'49"
R=150.00'
L=61.95'

L1
L=30.88'
R=43.00'
Δ=41°08'44"

PARCEL A

951 S.F.



PARCEL 2

PM NO. 2021-187

P.M.B. 415/38-47

PREPARED BY ME OR UNDER MY DIRECTION

12/23/2025

JASON R. KINNIE, PLS 7090

DATED



LINE TABLE		
LINE	BEARING	LENGTH
L1	N80°41'42"E	71.55'
L2	N57°01'53"E	43.80'
L3	N75°00'00"W	43.22'
L4	N75°00'00"W	79.07'



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

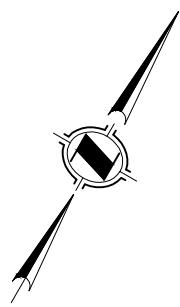
EXHIBIT "B"

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

DATE: 11/24/25	REV. DATE 12/23/25	.DWG By: T. VO	CK'd By: J. KINNIE	SCALE: 1" = 50'	W.O. 1375-94X
FILE: I:\Mabury22\LD\11007 ACCESS\SHT01.dwg				H&A LEGAL No. 11007	SHEET 1 OF 2

EXHIBIT "B"

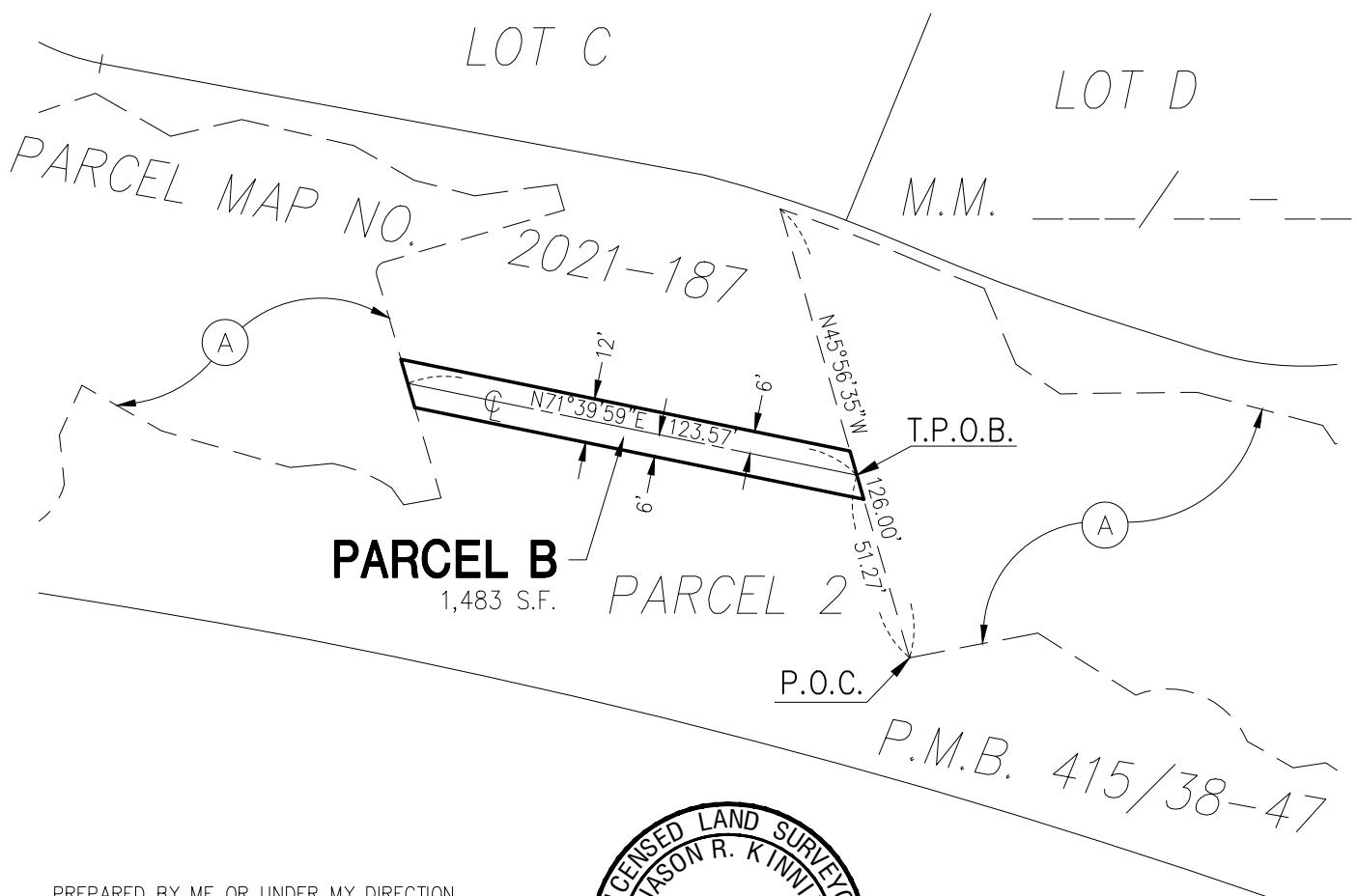
Sketch to Accompany Legal Description



NOTE:

(A) INDICATES AN EASEMENT FOR CONSERVATION PURPOSES
IN FAVOR OF RIVERS & LANDS CONSERVANCY, A
CALIFORNIA NONPROFIT CORPORATION RECORDED
_____, _____ AS INSTRUMENT NO.
_____, O.R.

TRACT NO. 18163



PREPARED BY ME OR UNDER MY DIRECTION

11/25/2025

JASON R. KINNIE, PLS 7090

DATED



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: 11/25/25	REV. DATE: _____	.DWG By: T. VO	CK'd By: J. KINNIE	SCALE: 1" = 50'	W.O. 1375-94X
FILE: I:\Mabury22\LD\11007 ACCESS\SHT02.dwg	H&A LEGAL No. 11007				

SHEET 2 OF 2