

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

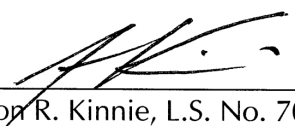
**Parcel A**

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, described as follows:

**Beginning** at the northwesterly terminus of that certain course described as "N51°02'35"W 121.31'" in the northeasterly line of said Parcel 2; thence along said northeasterly line South 51°02'35" East 21.95 feet; thence leaving said northeasterly line South 81°50'32" West 11.25 feet; thence South 34°57'39" West 44.59 feet; thence North 55°02'21" West 30.00 feet; thence North 34°57'39" East 59.84 feet to said northeasterly line, said point being on a non-tangent curve concave northeasterly having a radius of 31.00 feet, a radial line said point bears South 71°32'38" West; thence along said northeasterly line, southeasterly 17.63 feet along said curve through a central angle of 32°35'13" to the **Point of Beginning**.

Containing an area of 1,676 square feet, more or less.

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

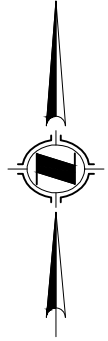
  
\_\_\_\_\_  
Jason R. Kinnie, L.S. No. 7090  
Date: 11-17-2025



November 17, 2025  
WO No. 1375-94X  
Page 1 of 1  
H&A Legal No. 11003  
By: T. Vo  
Checked By: J. Kinnie

# EXHIBIT "B"

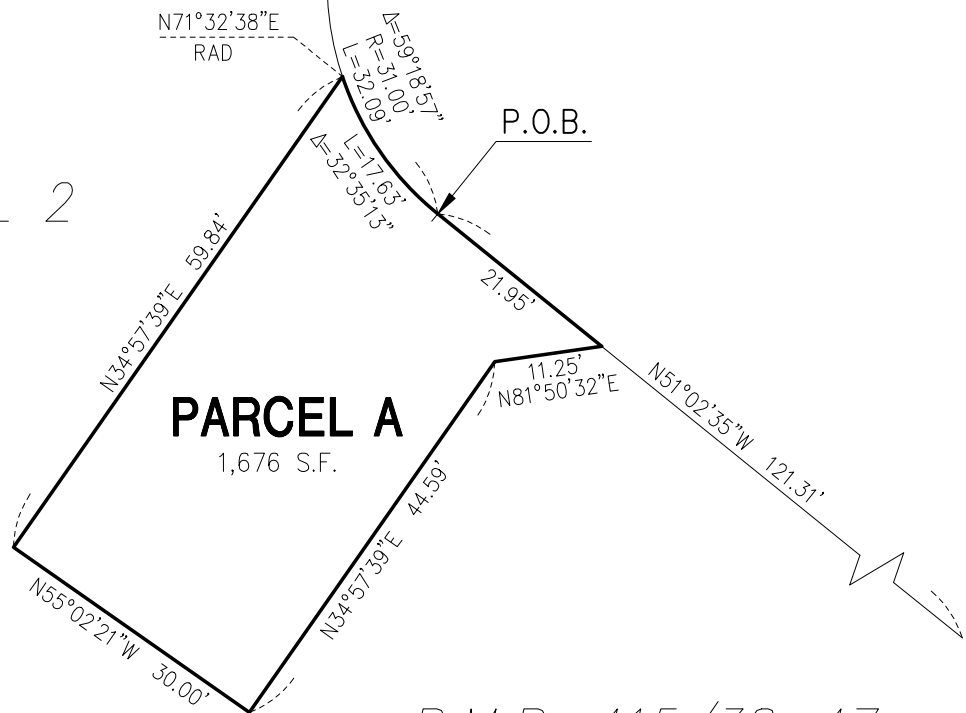
Sketch to Accompany Legal Description



PARCEL MAP NO. 2021-187

PARCEL 2

PARCEL 1



**PARCEL A**  
1,676 S.F.

P.M.B. 415/38-47

PREPARED BY ME OR UNDER MY DIRECTION

11/17/2025

JASON R. KINNIE, PLS 7090

DATED



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

**EXHIBIT "B"**

CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA

DATE: 11/17/25 REV. DATE: - - - .DWG By: T. VO CK'd By: J. KINNINE  
FILE: I:\Mabury22\LD\11003 SD\SH01.dwg

SCALE: 1" = 20'

W.O. 1375-94X

H&A LEGAL No. 11003

SHEET 1 OF 1