

EXHIBIT "A"
Facility No.: GA1134
Parcel No.: 157

VARIOUS STRIPS OF LAND LYING WITHIN A PORTION OF LOTS 299, 300, 301, AND 302 OF BLOCK 174 OF IRVINE'S SUBDIVISION, AS PER MAP RECORDED IN BOOK 1, PAGE 88 OF MISCELLANEOUS MAPS, SAID PORTION IS MORE PARTICULARLY DELINEATED AS PARCEL NO. 1 ON EXHIBIT "B" IN A DEED AND LICENSE TO THE COUNTY OF ORANGE, RECORDED ON JANUARY 20, 1961 AS DOCUMENT NO. 10775 IN BOOK 5598, PAGE 163 OF OFFICIAL RECORDS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, STATE OF CALIFORNIA, THE CENTERLINES OF SAID STRIPS ARE DESCRIBED AS FOLLOWS:

STRIP #1 (6.00 FEET WIDE)

COMMENCING AT THE MOST WESTERLY CORNER OF SAID PARCEL NO. 1; THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL NO. 1, NORTH 56°45'11" EAST 939.51 FEET; THENCE LEAVING THE NORTHWESTERLY LINE OF SAID PARCEL NO. 1, SOUTH 33°14'49" EAST 100.65 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE NORTH 56°44'53" EAST 60.86 FEET; THENCE NORTH 53°20'10" EAST 17.86 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 12.50 FEET; THENCE NORTHEASTERLY, EASTERLY, AND SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 95°54'09" AN ARC DISTANCE OF 20.92 FEET; THENCE SOUTH 30°45'41" EAST 31.44 FEET; THENCE SOUTH 32°36'33" EAST 19.31 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1077.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°54'07" AN ARC DISTANCE OF 16.95 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUING SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°23'05" AN ARC DISTANCE OF 157.61 FEET TO A POINT OF ENDING, SAID POINT HEREINAFTER REFERRED TO AS POINT "B".

THE SIDELINES OF STRIP ARE TO BE PROLONGED OR SHORTENED TO TERMINATE SOUTHEASTERLY IN THE NORTHWESTERLY LINE OF STRIP #2 DESCRIBED HEREINBELOW AND TO JOIN AT THE ANGLE POINTS.

STRIP #2 (14.00 FEET WIDE)

COMMENCING AT SAID POINT "B"; THENCE SOUTH 50°26'33" WEST 3.60 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 39°33'27" EAST 18.50 FEET TO A POINT OF ENDING, SAID POINT HEREINAFTER REFERRED TO AS POINT "C".

STRIP #3 (6.00 FEET WIDE)

COMMENCING AT SAID POINT "C"; THENCE NORTH 50°26'33" EAST 1.10 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 43°08'31" EAST 18.84 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTH AND HAVING A RADIUS OF 12.50 FEET; THENCE SOUTHEASTERLY, EASTERLY, AND NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 95°51'32" AN ARC DISTANCE OF 20.91 FEET; THENCE NORTH 40°59'57" EAST 444.12 FEET TO A POINT OF ENDING, SAID POINT HEREINAFTER REFERRED TO AS POINT "D".

THE SIDELINES OF STRIP ARE TO BE PROLONGED OR SHORTENED TO TERMINATE NORTHWESTERLY IN THE SOUTHEASTERLY LINE OF STRIP #2 DESCRIBED HEREINABOVE.

STRIP #4 (13.00 FEET WIDE)

COMMENCING AT SAID POINT "D"; THENCE NORTH 49°00'03" WEST 1.70 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE NORTH 40°59'57" EAST 18.50 FEET TO A POINT OF ENDING, SAID POINT HEREINAFTER REFERRED TO AS POINT "E".

STRIP #5 (6.00 FEET WIDE)

COMMENCING AT SAID POINT "E"; THENCE SOUTH 49°00'03" EAST 1.70 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE NORTH 40°59'57" EAST 196.99 FEET; THENCE NORTH 50°00'40" EAST 174.45 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 12.50 FEET; THENCE NORTHEASTERLY, EASTERLY, AND SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 80°59'13" AN ARC DISTANCE OF 17.67 THENCE SOUTH 49°00'07" EAST 29.69 FEET TO A POINT OF ENDING, SAID POINT HEREINAFTER REFERRED TO AS POINT "F".

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED TO JOIN AT THE ANGLE POINT.

STRIP #6 (13.00 FEET WIDE)

COMMENCING AT SAID POINT "F"; THENCE SOUTH 40°59'53" WEST 1.70 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 49°00'07" EAST 18.50 FEET TO A POINT OF ENDING, SAID POINT HEREINAFTER REFERRED TO AS POINT "G".

STRIP #7 (6.00 FEET WIDE)

COMMENCING AT SAID POINT "G"; THENCE NORTH 40°59'53" EAST 1.70 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 49°00'07" EAST 31.69 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "H"; THENCE SOUTH 25°27'43" EAST 32.84 FEET; THENCE SOUTH 47°57'43" EAST 62.78 FEET TO A POINT OF ENDING, SAID POINT HEREINAFTER REFERRED TO AS POINT "I".

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED TO JOIN AT THE ANGLE POINTS.

STRIP #8 (14.00 FEET WIDE)

COMMENCING AT SAID POINT "I"; THENCE SOUTH 42°02'17" WEST 4.50 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 47°57'43" EAST 14.82 FEET TO A POINT OF ENDING, SAID POINT HEREINAFTER REFERRED TO AS POINT "J".

STRIP #9 (59.00 FEET WIDE)

COMMENCING AT SAID POINT "J"; THENCE NORTH 42°02'17" EAST 11.54 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 47°57'43" EAST 21.50 FEET TO A POINT OF ENDING.

STRIP #10 (6.00 FEET WIDE)

BEGINNING AT SAID POINT "I"; THENCE NORTH 42°02'17" EAST 10.31 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 12.50 FEET; THENCE NORTHEASTERLY, EASTERLY, AND SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 19.63 FEET; THENCE SOUTH 47°57'43" EAST 2.32 FEET TO A POINT OF ENDING IN THE NORTHWESTERLY LINE OF STRIP #9 DESCRIBED HEREINABOVE.

EXCEPTING THEREFROM THOSE PORTIONS INCLUDED WITHIN STRIPS #7 AND #8 DESCRIBED HEREINABOVE.

STRIP #11 (6.00 FEET WIDE)

BEGINNING AT SAID POINT "I"; THENCE SOUTH 42°02'17" WEST 32.00 FEET TO A POINT OF ENDING.

EXCEPTING THEREFROM THOSE PORTIONS INCLUDED WITHIN STRIPS #7 AND #8 DESCRIBED HEREINABOVE.

STRIP #12 (6.00 FEET WIDE)

BEGINNING AT SAID POINT "H"; THENCE SOUTH 72°32'31" EAST 37.17 FEET; THENCE SOUTH 47°57'43" EAST 74.14 FEET TO A POINT OF ENDING IN THE NORTHWESTERLY LINE OF STRIP #9 DESCRIBED HEREINABOVE.

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED TO JOIN AT THE ANGLE POINT.

EXCEPTING THEREFROM THOSE PORTIONS INCLUDED WITHIN STRIPS #7 AND #10 DESCRIBED HEREINABOVE.

STRIP #13 (6.00 FEET WIDE)

BEGINNING AT SAID POINT "A"; THENCE NORTH 54°49'34" WEST 36.19 FEET; THENCE NORTH 33°14'49" WEST 3.00 FEET TO A POINT OF ENDING.

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED TO JOIN AT THE ANGLE POINT.

EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN STRIP #1 DESCRIBED HEREINABOVE.

FOR SKETCH TO ACCOMPANY LEGAL DESCRIPTION, SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.



Prepared by me or under my supervision:

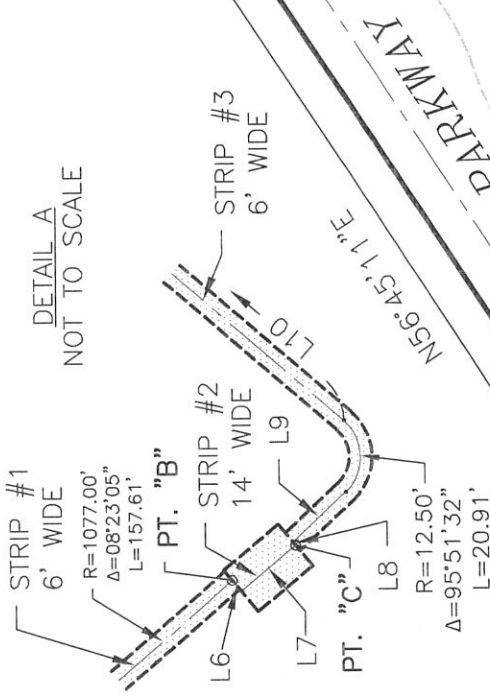
Dated: April 29, 2022

Glenn M. Bakke
Glenn M. Bakke R.C.E. #18619 Exp. 06-30-2023

EXHIBIT "B"

POR. BLOCK 174
IRVINES SUBDIVISION
M.M. 1/88

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S33°14'49"E	100.65'
L2	N56°44'53"E	60.86'
L3	N53°20'10"E	17.86'
L4	S30°45'41"E	31.44'
L5	S32°36'33"E	19.31'
L6	S50°26'33"W	3.60'
L7	S39°33'27"E	18.50'
L8	N50°26'33"E	1.10'
L9	S43°08'31"E	18.84'
L10	N40°59'57"E	444.12'
L32	N54°49'34"W	36.19'
L33	N33°14'49"W	3.00'



IRVINE BOULEVARD

POC
STRIP #1

N49°16'43"W
2474.14'

LEGEND

- DENOTES
- SCE EASEMENT AREA
- POC = POINT OF COMMENCEMENT
- TPOB = TRUE POINT OF BEGINNING



PARCEL NO. 1
OF EXHIBIT "B"
IN A DEED AND LICENSE
REC. 01/20/1961 DOC. #10775
BK. 5598, PG. 163, O.R.



Dated April 29, 2022

Glenn M. Bakke
Glenn M. Bakke R.C.E.# 18619 Exp. 6-30-23

SHEET 1 OF 2

SEE SHEET 2

SEE
DETAIL A

GA1134-157

STRIP #3
6' WIDE

STRIP #13
6' WIDE

ALTON PARKWAY

DETAIL A
NOT TO SCALE

R=12.50'
Δ=95°54'09"
L=20.92'

2172.04'

N

**PARCEL NO. 1
OF EXHIBIT "B"
IN A DEED AND LICENSE
REC. 01/20/1961 DOC. #10775
BK. 5598, PG. 163, O.R.**

ALTON PARKWAY



$\Delta = 80^{\circ}59'13''$
 $R = 12.50'$
 $L = 17.67'$

GA1134-157

SEE SHEET 1

DETAIL B
NOT TO SCALE

SEE
DETAIL B

LEGEND
[Dashed Box] DENOTES
SCE EASEMENT AREA

LINE TABLE		
LINE #	BEARING	LENGTH
L10	N40°59'57"E	444.12'
L11	N49°00'03"W	1.70'
L12	N40°59'57"E	18.50'
L13	S49°00'03"E	1.70'
L14	N40°59'57"E	196.99'
L15	N50°00'40"E	174.45'
L16	S49°00'07"E	29.69'
L17	S40°59'53"W	1.70'
L18	S49°00'07"E	18.50'
L19	N40°59'53"E	1.70'
L20	S49°00'07"E	31.69'
L21	S25°27'43"E	32.84'
L22	S47°57'43"E	62.78'
L23	S42°02'17"W	4.50'
L24	S47°57'43"E	14.82'
L25	N42°02'17"E	11.54'
L26	S47°57'43"E	21.50'
L27	N42°02'17"E	10.31'
L28	S47°57'43"E	2.32'
L29	S42°02'17"W	32.00'
L30	S72°32'31"E	37.17'
L31	S47°57'43"E	74.14'