

EXHIBIT A
LEGAL DESCRIPTION
James Musick Facility
Facility No.: GA1134
Parcel No.: 103

That portion of Parcel 1, of Parcel Map No. 87-243 in the City of Irvine, County of Orange, State of California, as per map filed in Parcel Map Book 230 Pages 5 through 8 inclusive, in the office of the County Recorder of said County, described as follows:

COMMENCING at the centerline intersection of Alton Parkway (Southerly) and Irvine Boulevard, as shown by said Parcel Map, a radial line to which bears South 86°53'14" West;

thence southeasterly along a curve, concave northeasterly an arc length of 66.23 feet through a central angle of 01° 53' 51" and a radius of 1999.91 feet to a point in the centerline of Alton Parkway, a radial line to which bears South 84° 59' 23" West;

thence northeasterly along said radial line, a distance of 76.00 feet to an angle point in the southwesterly line of Parcel 20 of said Parcel Map.

thence along said southwesterly line North 26° 28' 13" East a distance of 35.17 feet to the beginning of a curve, a radial line to which bears South 22° 49' 23" East;

thence northeasterly along said curve, concave northwesterly an arc length of 150.62 feet through a central angle of 04° 38' 01" and a radius of 1862.41 feet to the most northerly corner of Parcel 20 of said Parcel Map;

thence South 49° 16' 36" East along the northeasterly line of Parcel 20 of said Parcel Map a distance of 27.34 feet to the most northerly corner of Parcel 1 of said Parcel Map. Said northeasterly line is coincident with the southwesterly line of Parcel 1 as described in a Deed and License to the County of Orange recorded January 20, 1961 in Book 5598, Pages 163 through 181, of Official Records, on file with the County Recorder of said County;

thence continuing along said northeasterly line South 49° 16' 36" East a distance of 14.78 feet to the **TRUE POINT OF BEGINNING**;

thence along said northeasterly line of Parcel 1 of said Parcel Map South 49° 16' 36" East a distance of 7.57 feet;

thence South 66° 15' 44" West a distance of 0.99 feet to the northeasterly face of a Concrete Building as it exists on April 20th, 2022;

thence northwesterly along said Building face North 49° 23' 25" West a distance of 7.58 feet;

thence leaving said Building face North 66° 15' 44" East to the northeasterly line of Parcel 1 of said Parcel Map a distance of 1.01 feet to the **TRUE POINT OF BEGINNING**;

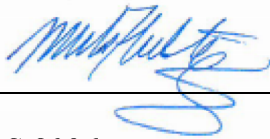
Containing an area of 6.85 Square Feet, more or less.

BASIS OF BEARINGS:

The Basis of Bearings for this description is based on the California Coordinate System (CCS83), Zone VI, Nad 83, OCS (1991.35) Epoch Adjustment, as determined locally by a line between Orange County Surveyor Horizontal Control Stations 6669 and 1492 being North 17° 54' 39" West per records on file in the office of the Orange County Surveyor.

All distances shown are Grid, unless otherwise noted. To obtain ground distances multiply grid by a combined factor of 1.00004566.

See EXHIBIT B attached and by reference made a part hereof.



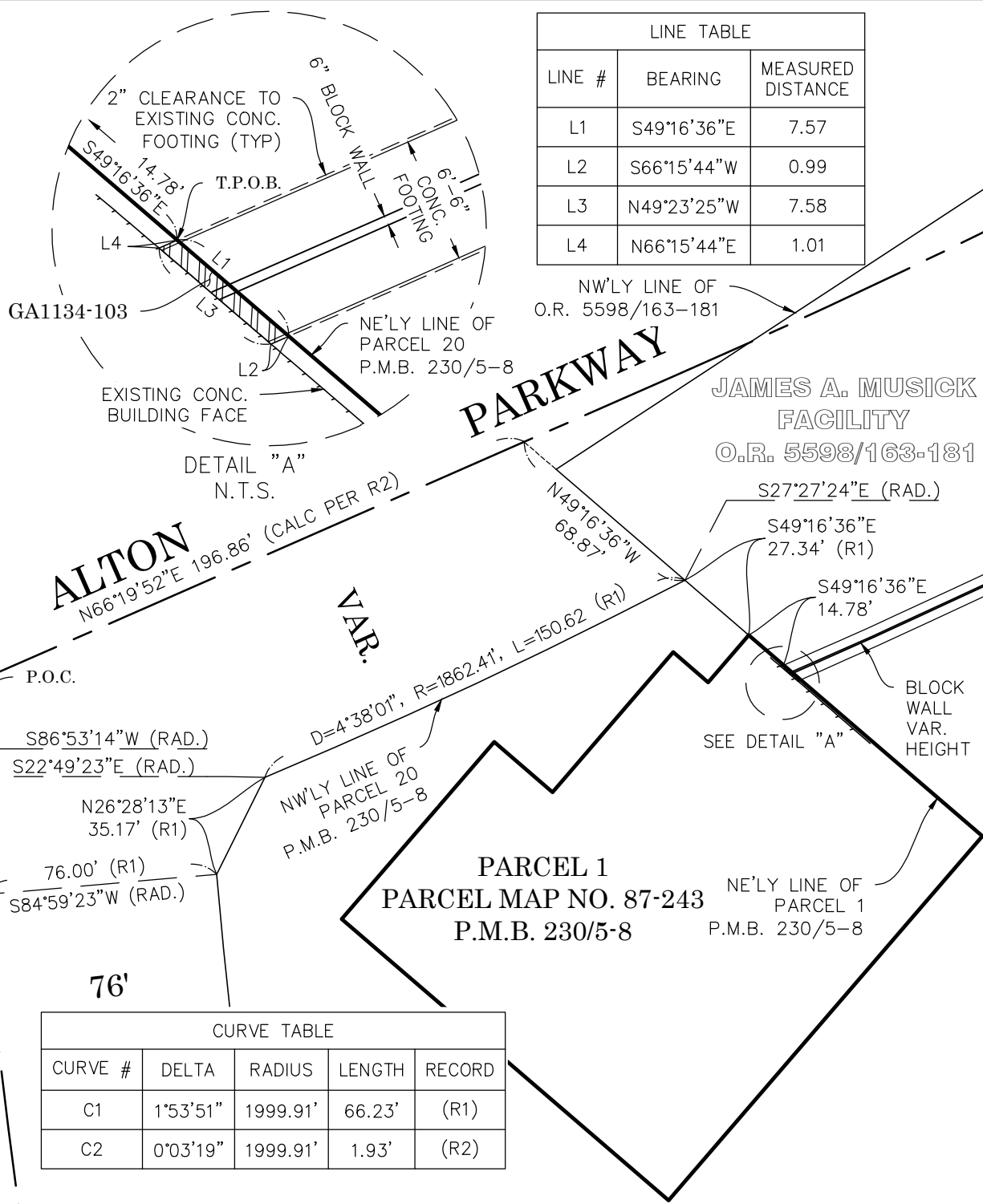
Date: 01/31/22

Michael A. Kubisty, PLS 8036



IRVINE BLVD.

LINE TABLE		
LINE #	BEARING	MEASURED DISTANCE
L1	S49°16'36"E	7.57
L2	S66°15'44"W	0.99
L3	N49°23'25"W	7.58
L4	N66°15'44"E	1.01



CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	RECORD
C1	1°53'51"	1999.91'	66.23'	(R1)
C2	0°03'19"	1999.91'	1.93'	(R2)

REFERENCES

(R1) = PARCEL MAP NO. 87-243, P.M.B. 230/5-8
 (R2) = RECORD OF SURVEY 2010-1137, R.S.B. 249/15-17

PARCEL 20
 PARCEL MAP NO. 87-243
 P.M.B. 230/5-8

SCALE: 1"=50'

EXHIBIT B

COUNTY OF ORANGE
 OC PUBLIC WORKS/OC SURVEY/FIELD SERVICES

JAMES A. MUSICK FACILITY

PLAT TO ACCOMPANY LEGAL DESCRIPTION

DATE: 01/31/2022

DRAWN BY:

A. VU

CHECKED BY:

M. KUBISTY, PLS

W.O. # 2021PW-OT0001

FILE NO. EC29522



PAGE 3 OF 3