

RESOLUTION NO. 2021-050

A RESOLUTION OF THE ORANGE COUNTY TRANSPORTATION AUTHORITY FINDING AND DETERMINING THAT THE PUBLIC INTEREST AND NECESSITY REQUIRE THE ACQUISITION BY EMINENT DOMAIN OF INTERESTS IN CERTAIN REAL PROPERTY FOR PUBLIC USE AND AUTHORIZING AND DIRECTING CONDEMNATION OF PORTIONS OF ASSESSOR PARCEL NOS. 430-012-03 and 430-031-02.

WHEREAS, the Orange County Transportation Authority (the "Authority") is undertaking the State Route 55 ("SR-55") Improvement Project between Interstate 405 and Interstate 5, a right-of-way for freeway purposes and all public uses appurtenant thereto (the "Project"); and

WHEREAS, the Project is intended to enhance road safety, increase freeway capacity, and improve traffic and interchange operations by adding travel and high occupancy vehicle (HOV) lanes in each direction; and

WHEREAS, the Project requires the acquisition of property interests from public and private parties; and

WHEREAS, the Project will be a transportation improvement project serving the public interest; and

WHEREAS, subsection (a) of the California Public Utilities Code section 130220.5 authorizes the Authority to exercise the power of eminent domain to acquire these property interests for public use by condemnation; and

WHEREAS, portions of the real property located at 2400 Pullman Street, in the City of Santa Ana, California ("Subject Property"), are required for the Project. The specific portions of the Subject Property required for the Project are: a partial fee acquisition as described and depicted in Exhibit "A" attached hereto (Parcel 103720-1); five (5) highway easements as collectively described and depicted in Exhibit "B" attached hereto (Parcel Nos. 103720-2, 103720-3, 103720-4, 103720-5 and 103720-6); a maintenance access easement as described and depicted in Exhibit "C" attached hereto (Parcel 103720-7); a permanent subsurface utility easement as described and depicted in Exhibit "D" attached hereto (Parcel 103720-8); a permanent subsurface utility easement as described and depicted in Exhibit "E" attached hereto (Parcel 103720-9); a sewer easement as described and depicted in Exhibit "F" attached hereto (Parcel 103720-10); a temporary construction and access easement as described and depicted in Exhibit "G" attached hereto (Parcel 103720-11); a temporary construction easement as described and depicted in Exhibit "H" attached hereto (Parcel 103720-12); a temporary construction

easement as described and depicted in Exhibit "I" attached hereto (103720-13); and a temporary construction easement as described and depicted in Exhibit "J" attached hereto (Parcel 103720-14) (collectively, the "Property Interests"); and

WHEREAS, if such access currently exists, reasonable vehicular and pedestrian access to and from the Subject Property will be maintained at all times; and

WHEREAS, the Authority communicated an offer of compensation to the owner or owners of record for the acquisition of the Property Interests; and

WHEREAS, in accordance with section 1245.235 of the California Code of Civil Procedure, on June 25, 2021, the Authority mailed a Notice of Hearing on the Intent of the Authority to Adopt a Resolution of Necessity for acquisition by eminent domain of the Property Interests. The Notice of Hearing was mailed to the listed address of all persons whose names appear on the last equalized county assessment roll as having an interest in the Subject Property; and

WHEREAS, the Authority provided written notice to the City of Santa Ana as required by subsection (c) of California Public Utilities Code section 130220.5; and

WHEREAS, the Project, including all amendments thereto, together with the staff reports, environmental documents and all other evidence presented to the Authority's Board of Directors at the times the Project and the amendments thereto were adopted, are incorporated herein by this reference and made a part hereof as though fully set forth herein; and

WHEREAS, pursuant to section 1245.235 of the California Code of Civil Procedure, the Authority scheduled a hearing for July 26, 2021, at 9:00 a.m. and gave to each person whose property is to be acquired by eminent domain and whose name and address appears on the last equalized county assessment roll a reasonable opportunity to be heard; and

WHEREAS, said hearing has been held by the Authority's Board of Directors; and

WHEREAS, the Authority may adopt a Resolution of Necessity pursuant to section 1240.040 of the California Code of Civil Procedure.

NOW, THEREFORE, BE IT RESOLVED, by at least a two-thirds vote of the Authority's Board of Directors under Code of Civil Procedure sections 1240.030 and 1245.230, the Authority does hereby find and determine as follows:

Section 1. Incorporation of Findings and Recitals. The above findings and recitals are true and correct and are incorporated herein in full by this reference.

Section 2. Compliance with California Code of Civil Procedure. There has been compliance by the Authority with the requirements of section 1245.235 of the California Code of Civil Procedure regarding notice and hearing.

Section 3. Public Use. The public use for which the Property Interests are to be acquired is for the construction and future maintenance of the Project, a public transportation improvement, as more fully described hereinabove. Subsection (a) of California Public Utilities Code section 130220.5 authorizes the Authority to acquire by eminent domain property and interests in property necessary for such purpose and for all uses incidental or convenient thereto.

Section 4. Necessity.

(a) The proposed Project is necessary to enhance road safety, increase freeway capacity, and improve traffic and interchange operations by adding travel and high occupancy vehicle (HOV) lanes in each direction; and

(b) The public interest and necessity require the acquisition by eminent domain proceedings of the Property Interests.

Section 5. Description of Property Interests. The Property Interests sought to be acquired are more particularly described and depicted in Exhibits "A" through "J" attached hereto and incorporated herein by reference.

Section 6. Findings. The Authority hereby finds, determines, and declares each of the following:

(a) The public interest and necessity require the proposed Project;

(b) The proposed Project is planned or located in the manner that will be most compatible with the greatest public good and least private injury;

(c) The Property Interests sought to be acquired are necessary for the proposed Project; and

(d) The offer required by section 7267.2 of the California Government Code has been made to the owner or owners of record.

Section 7. Existing Public Use(s). Pursuant to sections 1240.510 and 1240.610 of the Code of Civil Procedure, to the extent that any of the Property Interests are already devoted to a public use, the use proposed by this Project is a more necessary public use than the use to which the Property Interests, or any portion thereof, are already devoted, or, in the alternative, is a compatible public use which will not unreasonably interfere with or impair the continuance of the public use to which the Property Interests, or any portion thereof, are already devoted.

Section 8. Acquisition of Substitute Property. To the extent portions of the real property to be acquired for the Project are currently devoted to or held for some public use, the Authority intends to acquire substitute property pursuant to California Code of Civil Procedure sections 1240.320 and 1240.330. The requirements of said Code sections have been satisfied and the acquisition of said substitute property is necessary for the Project. The substitute property may be conveyed by the Authority to the owner(s) of the necessary property.

Section 9. Authority to Exercise Eminent Domain. The Authority is hereby authorized and empowered to acquire the Property Interests, including the improvements thereon, if any, by eminent domain for the proposed Project.

Section 10. Further Activities. The Authority's legal counsel ("Counsel") is hereby authorized and empowered to acquire the Property Interests in the name of and on behalf of the Authority by eminent domain, and is authorized to institute and prosecute such legal proceedings as may be required in connection therewith. Counsel is further authorized to take such steps as may be permitted and required by law, and to make such security deposits as may be required by law and/or order of court, to permit the Authority to take possession of the Property Interests at the earliest possible time.

Section 11. Effective Date. This Resolution of Necessity shall take effect upon adoption.

PASSED, APPROVED, and ADOPTED on this _____ day of _____, 2021.

ANDREW DO, CHAIRMAN
ORANGE COUNTY
TRANSPORTATION AUTHORITY

APPROVED AS TO FORM:

JAMES M. DONICH
GENERAL COUNSEL

ATTEST:

I, Andrea West, Interim Clerk of the Board of Directors of the Orange County Transportation Authority, do hereby certify that the foregoing Resolution No. 2021-050, by the following votes:

AYES:

NOES:

ABSENT:

ANDREA WEST
INTERIM CLERK OF THE BOARD

EXHIBIT "A"

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 103720-1: FEE

For freeway purposes, that portion of Parcel 1, in the City of Santa Ana, County of Orange, State of California, as shown on a map filed in Book 109, Pages 48 and 49 of Parcel Maps, in the office of the County Recorder of said County, lying westerly, northwesterly and northeasterly of the following described line:

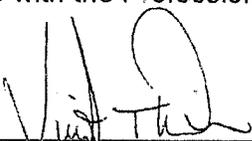
COMMENCING at the southeasterly terminus of that certain course shown as having a bearing of North 67°35'58" West and a length of 235.00 feet on the northeasterly line of said Parcel 1; thence along said certain course, North 67°35'37" West, 208.90 feet to the **POINT OF BEGINNING**, said point being South 67°35'37" East, 26.10 feet, as measured along said northeasterly line, from the most northerly corner of said Parcel 1; thence leaving said certain course, South 40°38'58" West, 14.12 feet; thence South 49°21'02" East, 2.50 feet; thence South 40°38'58" West, 5.00 feet; thence North 49°21'02" West, 2.50 feet; thence South 40°38'58" West, 155.66 feet; thence South 49°21'02" East, 2.50 feet; thence South 40°38'58" West, 5.00 feet; thence North 49°21'02" West, 2.50 feet; thence South 40°38'58" West, 155.72; thence South 49°21'02" East, 2.50 feet; thence South 40°38'58" West, 5.00 feet; thence North 49°21'02" West, 2.50 feet; thence South 40°38'58" West, 155.72; thence South 49°21'02" East, 2.50 feet; thence South 40°38'58" West, 5.00 feet; thence North 49°21'02" West, 2.50 feet; thence South 40°38'58" West, 95.95; thence South 49°21'02" East, 10.00 feet; thence South 40°38'58" West, 15.84 feet to a point on the northerly and northwesterly line of Pullman Street, 60.00 feet wide, as shown on said Parcel Map, said point also being on a non-tangent curve, concave southerly and having a radius of 429.99 feet, a radial line to said point bears North 29°33'00" West; thence southwesterly 148.60 feet along said curve and said northerly line through a central angle of 19°48'02"; thence continuing along the northwesterly line of said Pullman Street the following two courses:

- 1) South 40°38'58" West, 199.40 feet; thence
- 2) South 39°06'18" West, 593.70 feet to the southwesterly line of said Parcel 1.

Lands abutting the freeway shall have no right or easement of access thereto.

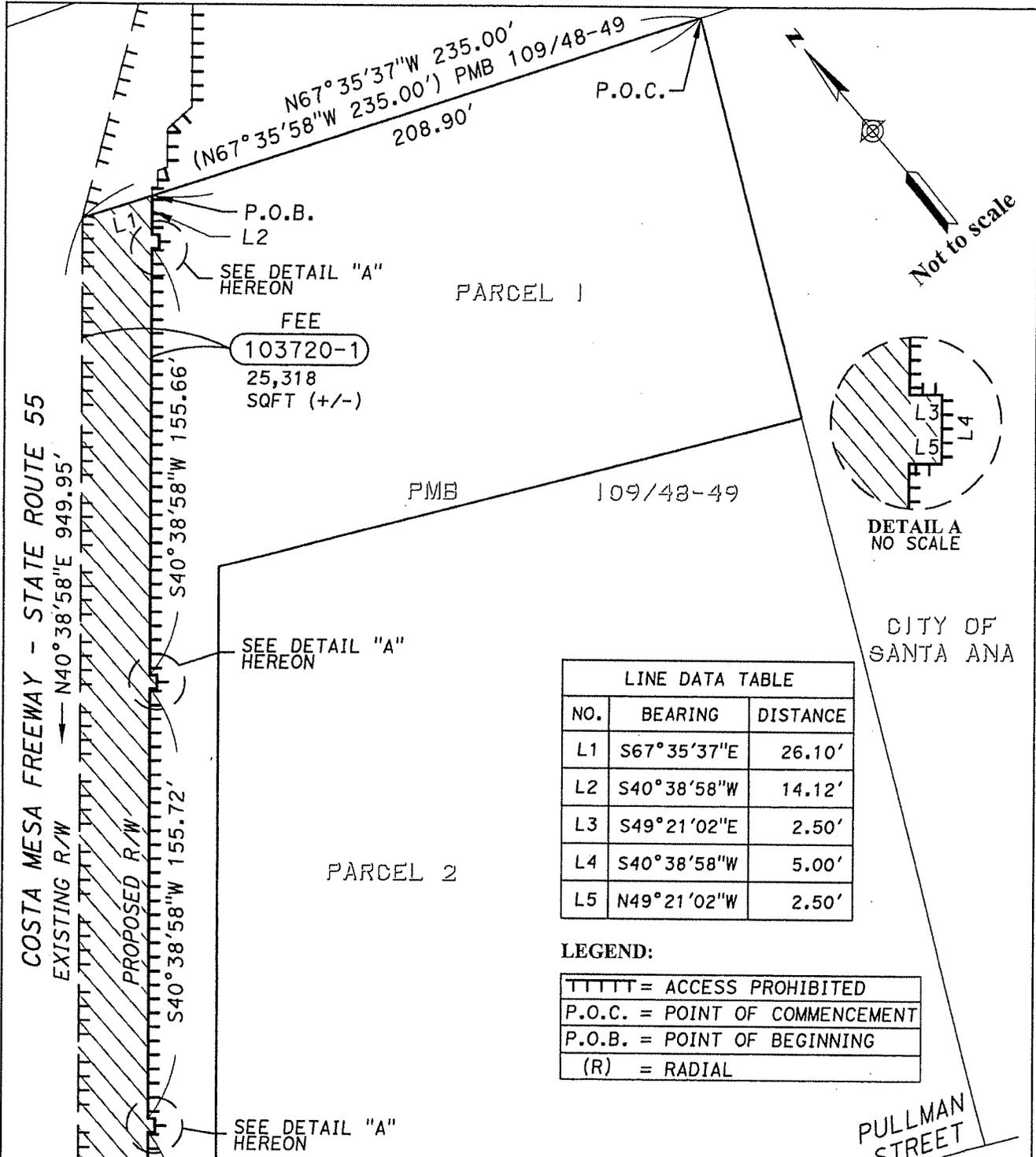
The bearings shown herein are based on the California Coordinate System of 1983, Zone VI, North American Datum of 1983 (1991.35 epoch). The distances shown herein are grid distances. Ground distances may be obtained by dividing grid distances by the combination factor of 0.99997834.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.

Signature: 
Vincent T. Davis, PLS

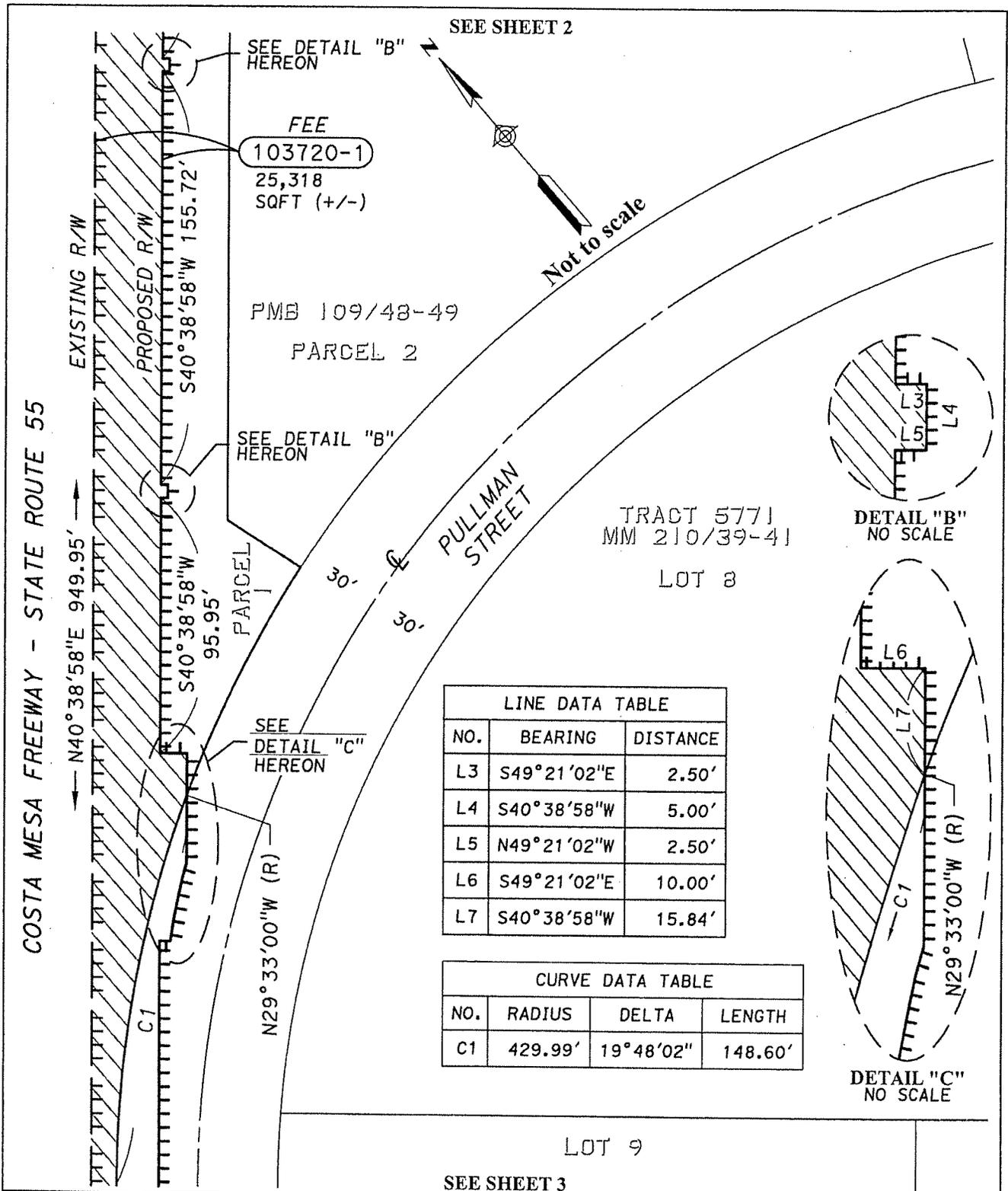
Date: 21 Jun 2021





DATUM: NAD83 EPOCH 1991.35 ORANGE COUNTY SURVEYOR ADJUSTMENT
 COORDINATE SYSTEM: CCS83 ZONE 6, COORDINATES, BEARINGS, DISTANCES
 COMBINED FACTOR: 0.99997834 (GROUND = GRID/COMBINED FACTOR)

EXHIBIT "A1" (Page 1 of 3)	COUNTY: ORA RTE: 55 P.M.: 8.3	NOT TO SCALE DATE: JUN 2021	PARCEL: 103720-1 APN: 430-012-03
	SEE SHEET 2		

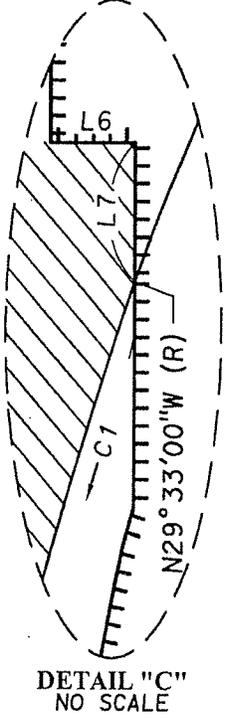
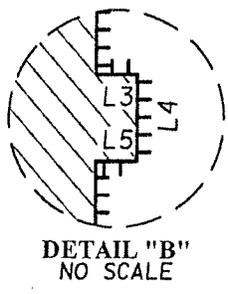


LINE DATA TABLE

NO.	BEARING	DISTANCE
L3	S49°21'02"E	2.50'
L4	S40°38'58"W	5.00'
L5	N49°21'02"W	2.50'
L6	S49°21'02"E	10.00'
L7	S40°38'58"W	15.84'

CURVE DATA TABLE

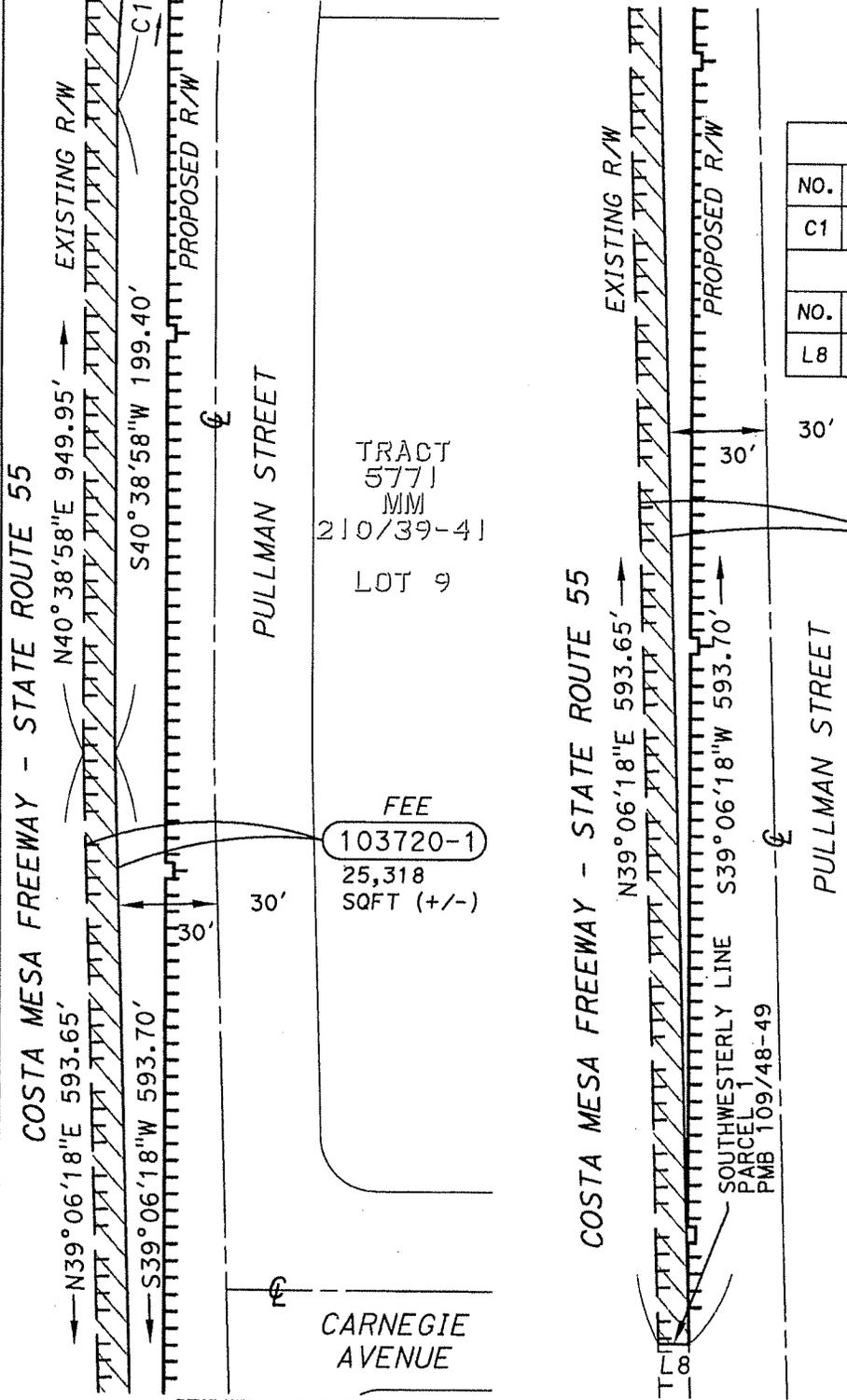
NO.	RADIUS	DELTA	LENGTH
C1	429.99'	19°48'02"	148.60'



<h1 style="margin: 0;">EXHIBIT "A1"</h1> <p style="margin: 0;">(Page 2 of 3)</p>	COUNTY: ORA RTE: 55 P.M.: 8.3	NOT TO SCALE DATE: JUN 2021	<h2 style="margin: 0;">PARCEL: 103720-1</h2> <p style="margin: 0;">APN: 430-012-03</p>
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SEE SHEET 2

SEE BOTTOM LEFT



CARNEGIE AVENUE

CURVE DATA TABLE

NO.	RADIUS	DELTA	LENGTH
C1	429.99'	19°48'02"	148.60'

LINE DATA TABLE

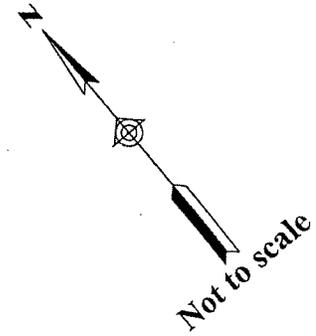
NO.	BEARING	DISTANCE
L8	N49°23'50"W	9.37'

PMB 60/40 PARCEL 1

FEE

103720-1

25,318 SQFT (+/-)



VINCENT T. DAVIS
21 Jun 2021

DATE

SEE UPPER RIGHT

EXHIBIT "A1"

(Page 3 of 3)

COUNTY: ORA
RTE: 55
P.M.: 8.3

NOT TO SCALE
DATE: JUN 2021

PARCEL:
103720-1
APN: 430-012-03

EXHIBIT "B"

**HIGHWAY EASEMENT
ATTACHMENT TO LEGAL DESCRIPTION
Assessor Parcel No.: 430-012-03
Caltrans Parcel No.: 103720-2 thru 103720-6**

This non-exclusive highway easement shall be in, on, over, under, and across that certain real property described in Exhibit "B" attached hereto, subject to the rights and limitations described herein ("Highway Easement"). The Highway Easement shall be used by the Orange County Transportation Authority and its employees, agents, representatives, contractors, successors and assigns (collectively, "OCTA") for purposes of constructing, compacting, maintaining, removing, and replacing, as applicable, compacted material thereto in connection with the construction of the SR 55 Improvement Project.

The owner and occupant(s) of the real property subject to the Highway Easement shall not landscape or construct any improvements within the easement area described in the attached Exhibit "B." OCTA will install compacted material, within that portion of the Highway Easement area affected by OCTA's work. The owner and occupant(s) shall not excavate within the Highway Easement area or disturb any compacted material installed within the Highway Easement area. The owner and occupant(s) of the real property subject to the Highway Easement will have the right to use the surface of the easement area described in the attached Exhibit "B" for access or automobile parking purposes, once the compacted material is in place.

The rights and obligations of OCTA and the owner of the real property subject to the Highway Easement shall run with the land and be binding upon and/or inure to the benefit of OCTA's and the property owner's respective heirs, successors and assigns.

OCTA expressly reserves the right to convey, transfer, or assign the Highway Easement subject to the same rights and limitations described herein.

EXHIBIT "B"
LEGAL DESCRIPTION

Parcel 103720-2: HIGHWAY EASEMENT

An easement for State highway purposes in and to that portion of Parcel 1, in the City of Santa Ana, County of Orange, State of California, as shown on a map filed in Book 109, Pages 48 and 49 of Parcel Maps, in the office of the County Recorder of said County, described as follows:

COMMENCING at the southeasterly terminus of that certain course shown as having a bearing of North 67°35'58" West and a length of 235.00 on the northeasterly line of said Parcel 1; thence along said certain course North 67°35'37" West, 207.32 to a point hereinafter referred to as Point "A"; thence leaving said certain course South 40°38'58" West, 501.71 feet to the **POINT OF BEGINNING**; thence continuing South 40°38'58" West, 95.95 feet; thence North 49°21'02" West, 1.50 feet; thence North 40°38'58" East, 95.95 feet; thence South 49°21'02" East, 1.50 feet to the **POINT OF BEGINNING**.

Parcel 103720-3: HIGHWAY EASEMENT

An easement for State highway purposes in and to that portion of Parcel 1, in the City of Santa Ana, County of Orange, State of California, as shown on a map filed in Book 109, Pages 48 and 49 of Parcel Maps, in the office of the County Recorder of said County, described as follows:

COMMENCING at hereinbefore mentioned Point "A"; thence South 40°38'58" West, 340.99 feet to the **POINT OF BEGINNING**; thence continuing South 40°38'58" West, 155.72 feet; thence North 49°21'02" West, 1.50 feet; thence North 40°38'58" East, 155.72 feet; thence South 49°21'02" East, 1.50 feet to the **POINT OF BEGINNING**.

Parcel 103720-4: HIGHWAY EASEMENT

An easement for State highway purposes in and to that portion of Parcel 1, in the City of Santa Ana, County of Orange, State of California, as shown on a map filed in Book 109, Pages 48 and 49 of Parcel Maps, in the office of the County Recorder of said County, described as follows:

COMMENCING at hereinbefore mentioned Point "A"; thence South 40°38'58" West, 180.27 feet to the **POINT OF BEGINNING**; thence continuing South 40°38'58" West, 155.72 feet; thence North 49°21'02" West, 1.50 feet; thence North 40°38'58" East, 155.72 feet; South 49°21'02" East, 1.50 feet to the **POINT OF BEGINNING**.

Parcel 103720-5: HIGHWAY EASEMENT

An easement for State highway purposes in and to that portion of Parcel 1, in the City of Santa Ana, County of Orange, State of California, as shown on a map filed in Book 109, Pages 48 and 49 of Parcel Maps, in the office of the County Recorder of said County, described as follows:

COMMENCING at hereinbefore mentioned Point "A"; thence South 40°38'58" West, 19.61 feet to the **POINT OF BEGINNING**; thence continuing South 40°38'58" West, 155.66 feet; thence North 49°21'02" West, 1.50 feet; thence North 40°38'58" East, 155.66 feet; South 49°21'02" East, 1.50 feet to the **POINT OF BEGINNING**.

Parcel 103720-6: HIGHWAY EASEMENT

An easement for State highway purposes in and to that portion of Parcel 1, in the City of Santa Ana, County of Orange, State of California, as shown on a map filed in Book 109, Pages 48 and 49 of Parcel Maps, in the office of the County Recorder of said County, described as follows:

BEGINNING at hereinbefore mentioned Point "A"; thence South 40°38'58" West, 14.61 feet; thence North 49°21'02" West, 1.50 feet; thence North 40°38'58" East, 14.12 feet to the northeasterly line of said Parcel 1; thence along said northeasterly line South 67°35'37" East, 1.58 feet to the **POINT OF BEGINNING**.

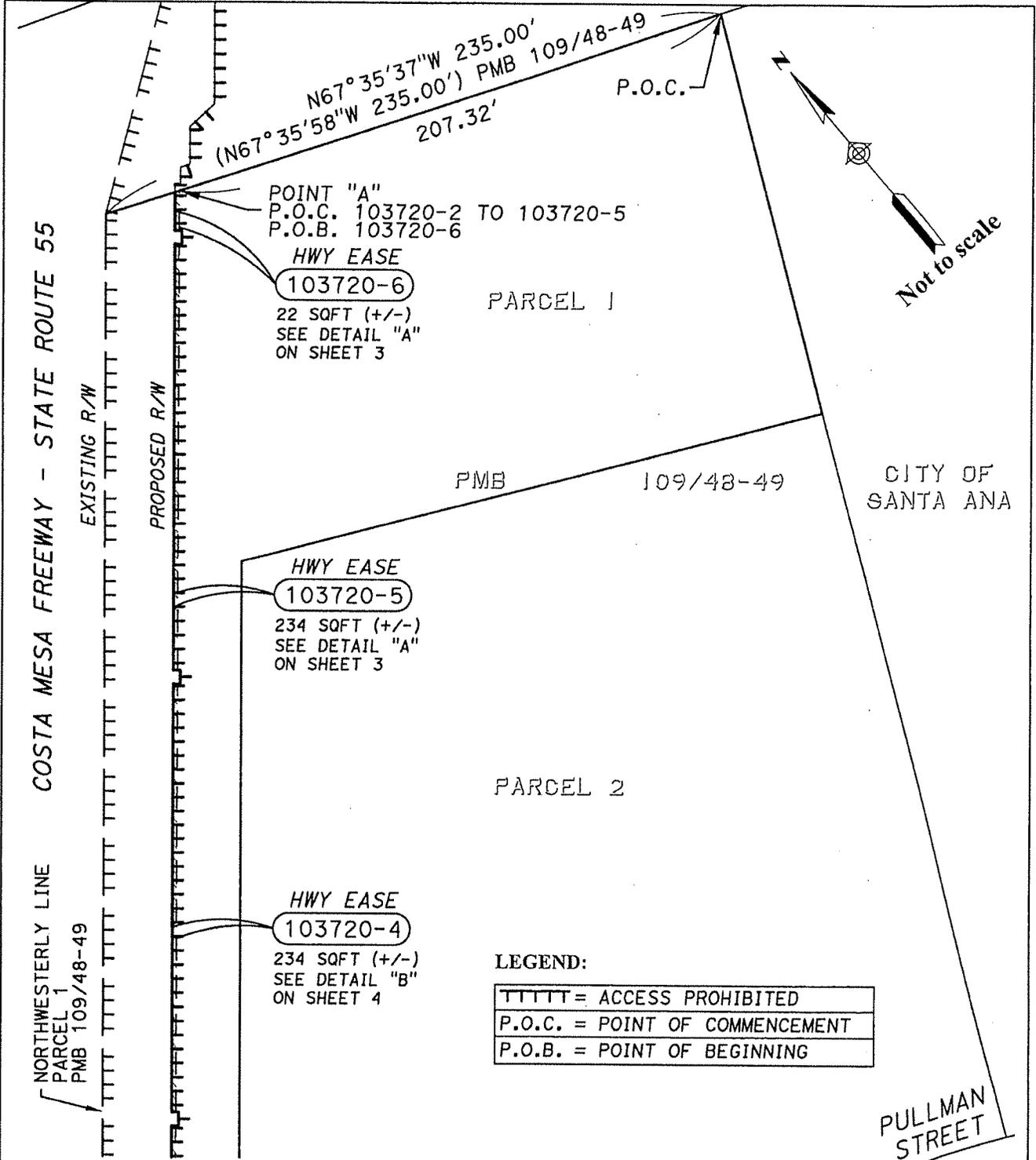
The bearings shown herein are based on the California Coordinate System of 1983, Zone VI, North American Datum of 1983 (1991.35 epoch). The distances shown herein are grid distances. Ground distances may be obtained by dividing grid distances by the combination factor of 0.99997834.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.

Signature: 
Vincent T. Davis, PLS



Date: 21 Jun 2021



DATUM: NAD83 EPOCH 1991.35 ORANGE COUNTY SURVEYOR ADJUSTMENT
 COORDINATE SYSTEM: CCS83 ZONE 6, COORDINATES, BEARINGS, DISTANCES
 COMBINED FACTOR: 0.99997834 (GROUND = GRID/COMBINED FACTOR)

SEE SHEET 2

EXHIBIT "B1" (Page 1 of 4)	COUNTY: ORA	NOT TO SCALE	PARCELS: 103720-2 TO 103720-6 APN: 430-012-03
	RTE: 55 P.M.: 8.3	DATE: APR 2021	

SEE SHEET 1

PMB 109/48-49

PARCEL 2

COSTA MESA FREEWAY - STATE ROUTE 55

EXISTING R/W

PROPOSED R/W

PARCEL 1

HWY EASE
103720-3
234 SQFT (+/-)
SEE DETAIL "B"
ON SHEET 4

PULLMAN STREET

TRACT 5771
MM 210/39-41

LOT 8

HWY EASE
103720-2
144 SQFT (+/-)
SEE DETAIL "B"
ON SHEET 4

NORTHWESTERLY LINE
PARCEL 1
PMB 109/48-49

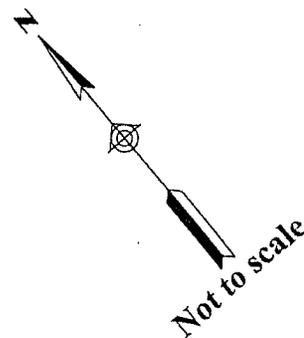


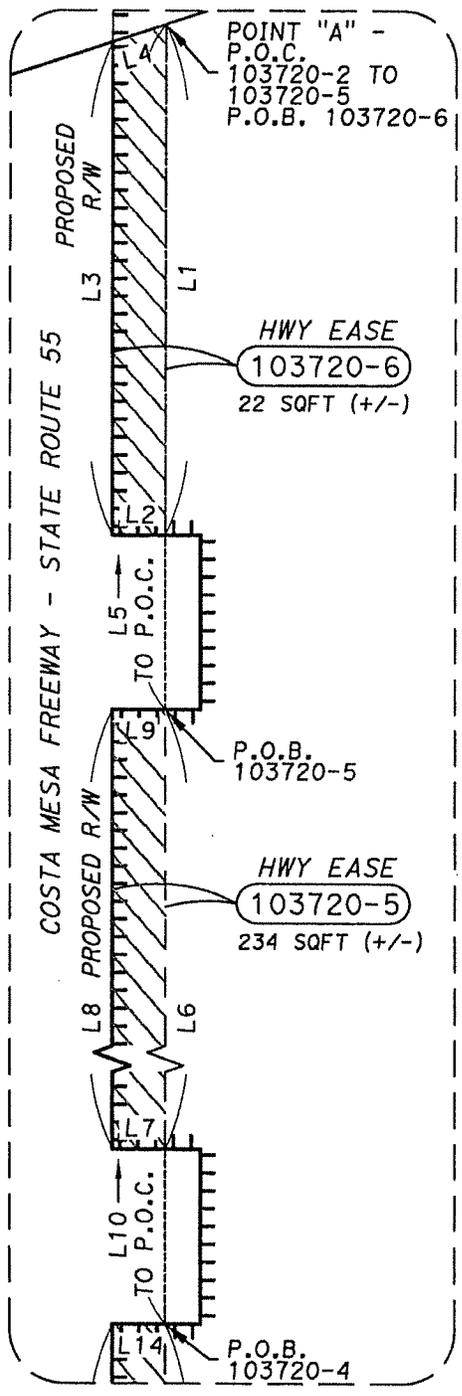
EXHIBIT "B1"

(Page 2 of 4)

COUNTY: ORA
RTE: 55
P.M.: 8.3

NOT TO SCALE
DATE: JUN2021

PARCELS:
103720-2 TO
103720-6
APN: 430-012-03



DETAIL "A"
NO SCALE

LINE DATA TABLE		
NO.	BEARING	DISTANCE
L1	S40°38'58"W	14.61'
L2	N49°21'02"W	1.50'
L3	N40°38'58"E	14.12'
L4	S67°35'37"E	1.58'
L5	N40°38'58"E	19.61'
L6	S40°38'58"W	155.66'
L7	N49°21'02"W	1.50'
L8	N40°38'58"E	155.66'
L9	S49°21'02"E	1.50'
L10	N40°38'58"E	180.27'
L14	S49°21'02"E	1.50'

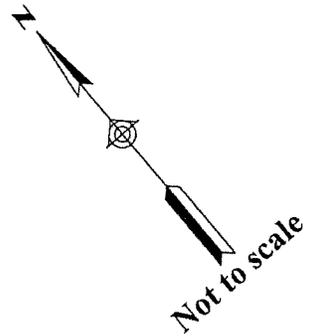


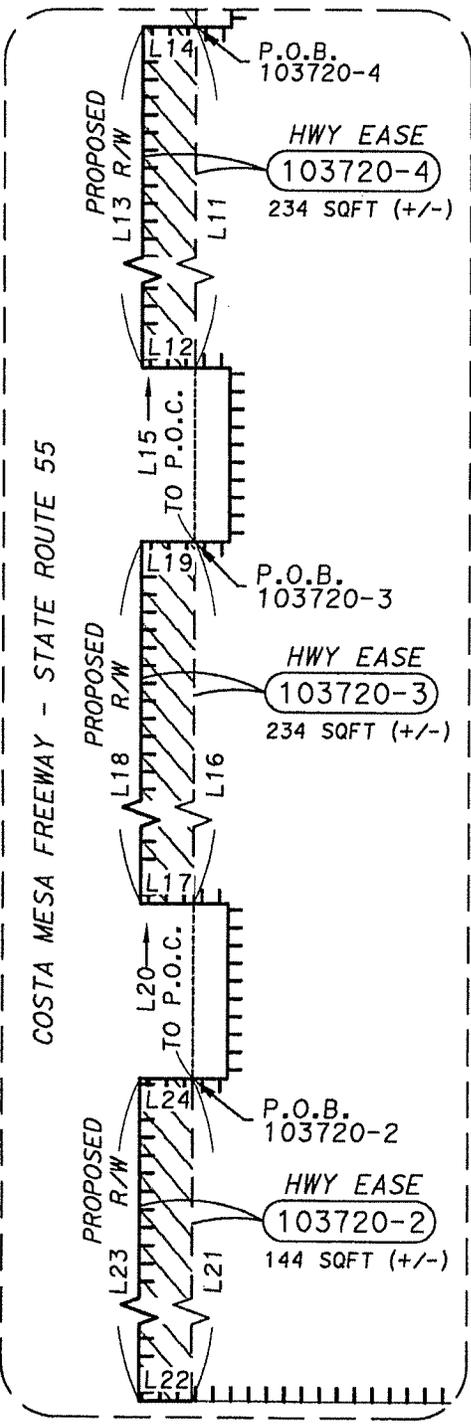
EXHIBIT "B1"

(Page 3 of 4)

COUNTY: ORA
RTE: 55
P.M.: 8.3

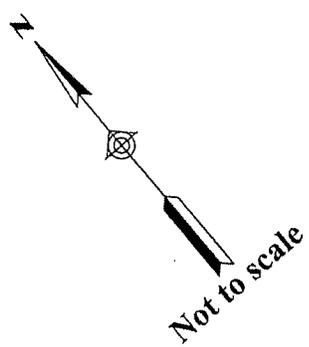
NOT TO SCALE
DATE: JUN2021

PARCELS:
103720-2 TO
103720-6
APN: 430-012-03



DETAIL "B"
NO SCALE

LINE DATA TABLE		
NO.	BEARING	DISTANCE
L11	S40°38'58"W	155.72'
L12	N49°21'02"W	1.50'
L13	N40°38'58"E	155.72'
L14	S49°21'02"E	1.50'
L15	N40°38'58"E	340.99'
L16	S40°38'58"W	155.72'
L17	N49°21'02"W	1.50'
L18	N40°38'58"E	155.72'
L19	S49°21'02"E	1.50'
L20	N40°38'58"E	501.71'
L21	S40°38'58"W	95.95'
L22	N49°21'02"W	1.50'
L23	N40°38'58"E	95.95'
L24	S49°21'02"E	1.50'



Vincent T. Davis
 VINCENT T. DAVIS
 21 June 2021
 DATE

EXHIBIT "B1" (Page 4 of 4)	COUNTY: ORA	NOT TO SCALE	PARCELS: 103720-2 TO 103720-6 APN: 430-012-03
	RTE: 55 P.M.: 8.3	DATE: JUN2021	

EXHIBIT "C"

**MAINTENANCE ACCESS EASEMENT
ATTACHMENT TO LEGAL DESCRIPTION**

Assessor Parcel No.: 430-012-03

Caltrans Parcel No.: 103720-7

This non-exclusive maintenance access easement shall be in, on, over, under, and across that certain real property described in Exhibit "C" attached hereto, subject to the rights and limitations described herein ("Maintenance Easement"). The Maintenance Easement shall be used by the Orange County Transportation Authority and its employees, agents, representatives, contractors, successors and assigns (collectively, "OCTA") for the purposes of providing access to, and the inspection, maintenance, or replacement of, electrical and communication systems and appurtenances thereto constructed on the adjoining State right of way in connection with the SR 55 Freeway.

The owner(s) and occupant(s) of the real property subject to the Maintenance Easement shall not construct any permanent improvements within the easement area described in Exhibit "C", that would impede OCTA's rights as defined herein. The owner(s) and occupant(s) of the real property subject to the Maintenance Easement will have the right to use the surface of the easement area described in Exhibit "C" for access purposes.

The rights and obligations of OCTA and the owner(s) of the real property subject to the Maintenance Easement shall run with the land and be binding upon and/or inure to the benefit of OCTA's and the property owner's respective heirs, successors and assigns.

OCTA expressly reserves the right to convey, transfer, or assign the Maintenance Easement subject to the same rights and limitations described herein.

EXHIBIT "C"
LEGAL DESCRIPTION

Parcel 103720-7: MAINTENANCE/ACCESS EASEMENT

An easement for maintenance and access in and to that portion of Parcel 1, in the City of Santa Ana, County of Orange, State of California, as shown on a map filed in Book 109, Pages 48 and 49 of Parcel Maps, in the office of the County Recorder of said County, described as follows:

BEGINNING at a point on the southerly line of said parcel 1, said point being on a curve concave southerly and having a radius of 429.99 feet, a radial line to said point bears North 20°40'03" West and is westerly a distance of 29.34 feet, measured along said southerly line through a central angle of 03°54'33" from the general easterly corner of said parcel 1, said point also being on the northerly line of pullman street, 60 feet wide, as shown on said parcel map; thence continuing westerly, 66.66 feet along said curve and said northerly line through a central angle of 08°52'57"; thence leaving said northerly line, North 40°38'58" East, 15.84 feet; thence North 49°21'02" West, 8.50 feet; thence North 40°38'58" East, 56.25 feet; thence South 19°26'06" East, 23.21 feet; thence North 72°24'53" East, 12.76 feet to the beginning of a curve, concave southwesterly and having a radius of 1.60 feet; thence southeasterly 3.29 feet along said curve through a central angle of 117°39'05"; thence South 10°03'58" West, 12.33 feet to the **POINT OF BEGINNING.**

The bearings shown herein are based on the California Coordinate System of 1983, Zone VI, North American Datum of 1983 (1991.35 epoch). The distances shown herein are grid distances. Ground distances may be obtained by dividing grid distances by the combination factor of 0.99997834.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.

Signature: 
Vincent T. Davis, PLS

Date: 21 Jun 2021



COSTA MESA FREEWAY - STATE ROUTE 55

EXISTING R/W

PROPOSED R/W

PARCEL 1

PARCEL 2

PMB 109/48-49

MAINT/ACCESS
103720-7
 EASEMENT
 1,365 SQFT (+/-)

N40°38'58"E
 56.25'

N29°33'00"W (R)

N20°40'03"W (R)

P.O.B.

SOUTHERLY LINE
 PARCEL 1
 PMB 109/48-49

N16°45'30"W (R)

PULLMAN STREET

TRACT 5771
 MM 210/39-41
 LOT 8

LINE DATA TABLE			CURVE DATA TABLE			
NO.	BEARING	DISTANCE	NO.	RADIUS	DELTA	LENGTH
L1	N40°38'58"E	15.84'	C1	429.99'	3°54'33"	29.34'
L2	N49°21'02"W	8.50'	C2	429.99'	8°52'57"	66.66'
L3	S19°26'06"E	23.21'	C3	1.60'	117°39'05"	3.29'
L4	N72°24'53"E	12.76'				
L5	S10°03'58"W	12.33'				

LEGEND:

TTTTT = ACCESS PROHIBITED
P.O.B. = POINT OF BEGINNING
(R) = RADIAL



Vincent T. Davis
VINCENT T. DAVIS

21 Jun 2021

DATE

DATUM: NAD83 EPOCH 1991.35 ORANGE COUNTY SURVEYOR ADJUSTMENT
 COORDINATE SYSTEM: CCS83 ZONE 6, COORDINATES, BEARINGS, DISTANCES
 COMBINED FACTOR: 0.99997834 (GROUND = GRID/COMBINED FACTOR)

EXHIBIT "C1"

(Page 1 of 1)

COUNTY: ORA
 RTE: 55
 P.M.: 8.3

NOT TO SCALE
 DATE: JUN 2021

PARCEL:

103720-7

APN: 430-012-03

EXHIBIT "D"

**PERMANENT SUBSURFACE UTILITY EASEMENT
ATTACHMENT TO LEGAL DESCRIPTION
Assessor Parcel No.: 430-012-03
Parcel No.: 103720-8**

This permanent subsurface utility easement shall be in, on, over and under the real property described in Exhibit "D" attached hereto, subject to the rights and limitations described herein ("Utility Easement"). The Utility Easement shall be used by the Orange County Transportation Authority and its employees, agents, representatives, contractors, successors, and assigns (collectively, "Easement Holder") to construct, operate, use, maintain, alter, add to, reconstruct, enlarge, repair, renew, replace, inspect, improve, intersect, relocate, and/or remove, at any time and from time to time, electrical underground systems and communication systems, hereinafter referred to as "systems," consisting of wires, underground conduits, cables, vaults, manholes, handholes and other subsurface fixtures and equipment necessary or useful for conveying electric energy to be used for light, heat, power, and for transmitting intelligence by electrical means and/or other purposes, including the right of ingress and egress as herein described, in, under, on, over, along, and across the strip of land described in Exhibit "D" attached hereto ("Easement Area").

Easement Holder shall have free access to said systems placed within the Easement Area and every part thereof at all times over and along the strip of land described in Exhibit "D" for the purpose of exercising the rights herein described.

The owner and occupant of the real property subject to the Utility Easement shall not construct any permanent structures within the Easement Area described in Exhibit "D". The Easement Area will be restored to grade, and Easement Holder will replace any existing pavement material that is removed with functionally equivalent pavement material, within that portion of the Easement Area affected by Easement Holder's work. The owner(s) and occupants(s) of the real property subject to the Utility Easement will have the right to use the surface of the Easement Area for access purposes, and for all uses not inconsistent with the rights described herein, provided, however, that the exercise of such rights does not interfere with or endanger, in the opinion of Easement Holder, the operation or maintenance of the systems installed within the Utility Easement, or Easement Holder's ready access to said systems, or the exercise of any of the rights herein granted to Easement Holder.

No other easement or easements shall be granted on, under, over, or within the Utility Easement area described in Exhibit "D" without the previous written consent of the Easement Holder.

The rights and obligations of the Easement Holder and the owner of the real property subject to the Utility Easement shall run with the land and be binding upon and/or inure to the benefit of Easement Holder's and the property owner's respective heirs, successors and assigns.

Easement Holder expressly reserves the right to convey, transfer or assign the Utility Easement subject to the same rights and limitations described herein.

EXHIBIT "D"
LEGAL DESCRIPTION
SERIAL NO: 72892A
APN: 430-012-03

Parcel 103720-8: UNDERGROUND TRANSMISSION EASEMENT

That portion of Parcel 1, in the City of Santa Ana, County of Orange, State of California, as shown on a map filed in Book 109, Pages 48 and 49 of Parcel Maps, in the office of the County Recorder of said County, described as follows:

BEGINNING at a point on the southerly line of said Parcel 1, said point being on a curve concave southerly and having a radius of 429.99 feet, a radial line to said point bears North 22°32'00" West and is southwesterly a distance of 43.34 feet, measured along said southerly line through a central angle of 05°46'30" from the general easterly corner of said Parcel 1, said point also being on the northerly line of Pullman Street, 60 feet wide, as shown on said Parcel Map; thence continuing along said curve and said northerly line, southwesterly 52.66 feet through a central angle of 07°01'00"; thence leaving said northerly line, North 40°38'58" East, 48.33 feet; thence South 49°21'02" East, 20.82 feet to the **POINT OF BEGINNING**.

The above described parcel contains a grid area of 475 square feet or 0.011 acres, more or less.

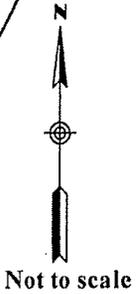
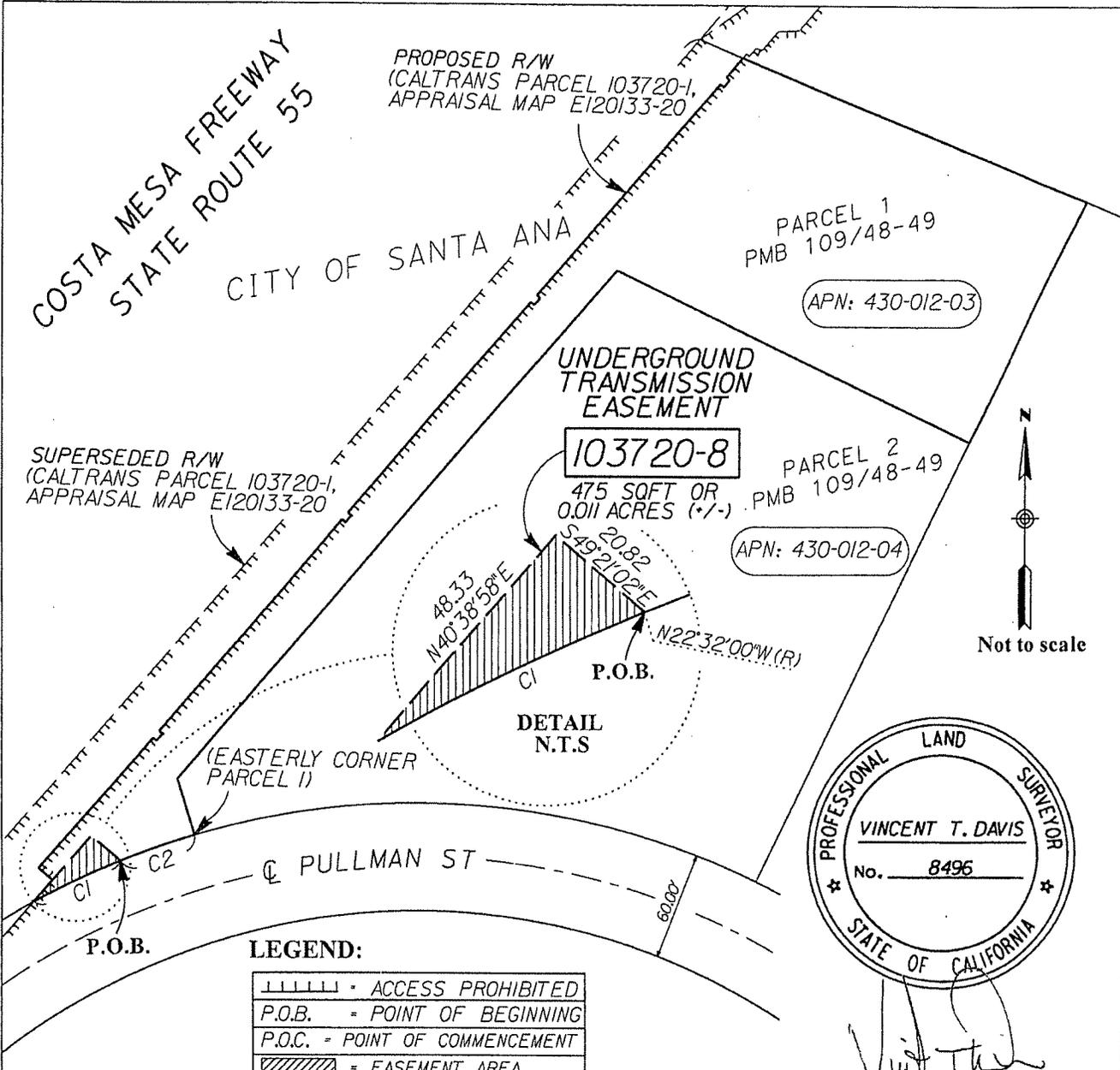
The bearings shown herein are based on the California Coordinate System of 1983, Zone VI, North American Datum of 1983 (1991.35 epoch). The distances shown herein are grid distances. Ground distances may be obtained by dividing grid distances by the combination factor of 0.99997834.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.

Signature: 
Vincent T. Davis, PLS

Date: 26 APR 2021





Vincent T. Davis
VINCENT T. DAVIS

26 Apr 2021
DATE

CURVE TABLE:

NO.	RADIUS	DELTA	TANGENT	LENGTH
C1	R= 429.99'	Δ = 07°01'00"	T= 26.36'	L= 52.66'
C2	R= 429.99'	Δ = 05°46'30"	T= 21.69'	L= 43.34'

DATUM: NAD83 EPOCH 1991.35 ORANGE COUNTY SURVEYOR ADJUSTMENT.
 COORDINATE SYSTEM: CCS83 ZONE 6, COORDINATES, BEARINGS, DISTANCES
 COMBINED FACTOR: 0.99997834 (GROUND = GRID/COMBINED FACTOR)

EXHIBIT "D1" (Page 1 of 1) W.O. 801843918 NOT. 203698698	COUNTY: ORA RTE: 55 P.M.: 8.4	NOT TO SCALE DATE: MAR 2021	PARCEL: 103720-8 SERIAL NO: 72892A

EXHIBIT "E"

**PERMANENT SUBSURFACE UTILITY EASEMENT
ATTACHMENT TO LEGAL DESCRIPTION
Assessor Parcel No.: 430-012-03
Parcel No.: 103720-9**

This permanent subsurface utility easement shall be in, on, over and under the real property described in Exhibit "E" attached hereto, subject to the rights and limitations described herein ("Utility Easement"). The Utility Easement shall be used by the Orange County Transportation Authority and its employees, agents, representatives, contractors, successors, and assigns (collectively, "Easement Holder") to construct, operate, use, maintain, alter, add to, reconstruct, enlarge, repair, renew, replace, inspect, improve, intersect, relocate, and/or remove, at any time and from time to time, electrical underground systems and communication systems, hereinafter referred to as "systems," consisting of wires, underground conduits, cables, vaults, manholes, handholes and other subsurface fixtures and equipment necessary or useful for conveying electric energy to be used for light, heat, power, and for transmitting intelligence by electrical means and/or other purposes, including the right of ingress and egress as herein described, in, under, on, over, along, and across the strip of land described in Exhibit "E" attached hereto ("Easement Area").

Easement Holder shall have free access to said systems placed within the Easement Area and every part thereof at all times over and along the strip of land described in Exhibit "E" for the purpose of exercising the rights herein described.

The owner and occupant of the real property subject to the Utility Easement shall not construct any permanent structures within the Easement Area described in Exhibit "E". The Easement Area will be restored to grade, and Easement Holder will replace any existing pavement material that is removed with functionally equivalent pavement material, within that portion of the Easement Area affected by Easement Holder's work. The owner(s) and occupants(s) of the real property subject to the Utility Easement will have the right to use the surface of the Easement Area for parking and access, and for all uses not inconsistent with the rights described herein, provided, however, that the exercise of such rights does not interfere with or endanger, in the opinion of Easement Holder, the operation or maintenance of the systems installed within the Utility Easement, or Easement Holder's ready access to said systems, or the exercise of any of the rights herein granted to Easement Holder.

No other easement or easements shall be granted on, under, over, or within the Utility Easement area described in Exhibit "E" without the previous written consent of the Easement Holder.

The rights and obligations of the Easement Holder and the owner of the real property subject to the Utility Easement shall run with the land and be binding upon and/or inure to the benefit of Easement Holder's and the property owner's respective heirs, successors and assigns.

Easement Holder expressly reserves the right to convey, transfer or assign the Utility Easement subject to the same rights and limitations described herein.

EXHIBIT "E"
LEGAL DESCRIPTION
SERIAL NO: 72892A
APN: 430-012-03

Parcel 103720-9: UNDERGROUND DISTRIBUTION EASEMENT

That portion of Parcel 1, in the City of Santa Ana, County of Orange, State of California, as shown on a map filed in Book 109, Pages 48 and 49 of Parcel Maps, in the office of the County Recorder of said County, described as follows:

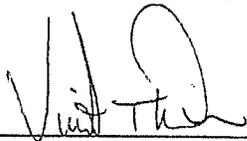
COMMENCING at the northerly terminus of that certain course in the general easterly line of said Parcel 1, having a bearing and distance of North 16°45'45" West, 32.73 feet; thence along said certain course South 16°45'28" East, 32.73 feet to a point on the northerly line of Pullman Street, 60 feet wide, as shown on said Parcel Map, said point also being on a non-tangent curve, concave southerly and having a radius of 429.99 feet, a radial line to said point bears North 16°45'30" West; thence westerly 5.24 feet along said curve and said northerly line through a central angle of 00°41'56" to the **POINT OF BEGINNING**, a radial line to said point bears North 17°27'26" West; thence continuing westerly 6.00 feet along said curve and said northerly line through a central angle of 00°47'58"; thence leaving said northerly line, North 17°56'24" West, 17.93 feet; thence South 72°03'36" West, 1.83 feet; thence North 17°56'24" West, 11.66 feet; thence North 72°03'36" East, 1.83 feet; thence North 17°56'24" West, 4.03 feet to the beginning of a curve, concave easterly and having a radius of 15.50 feet; thence northerly 15.85 feet along said curve through a central angle of 58°34'47"; thence North 40°38'23" East, 479.82 feet to the beginning of a non-tangent curve, concave southerly and having a radius of 60.00 feet, a radial line to said curve bears North 15°52'13" West; thence easterly 9.73 feet along said curve through a central angle of 09°17'19"; thence South 40°38'23" West, 205.96 feet to the beginning of a non-tangent curve, concave southerly and having a radius of 19.25 feet, a radial line to said curve bears North 02°51'24" West; thence easterly 9.73 feet along said curve through a central angle of 28°56'45" to the general southerly line of said Parcel 1, a radial line to said point bears North 26°05'20" East; thence along said southerly line South 40°37'42" West, 6.30 feet to the beginning of a non-tangent curve, concave southerly and having a radius of 13.25 feet, a radial line to said curve bears North 19°14'16" East; thence leaving said southerly line, westerly and southwesterly 15.86 feet along

said curve through a central angle of 68°35'52"; thence South 40°38'23" West, 267.54 feet to the beginning of a curve, concave easterly and having a radius of 9.50 feet; thence southerly 9.71 feet along said curve through a central angle of 58°34'47"; thence South 17°56'24" East, 4.03 feet; thence North 72°03'36" East, 1.83 feet; thence South 17°56'24" East, 11.66 feet; thence South 72°03'36" West, 1.83 feet; thence South 17°56'24" East, 17.94 feet to the **POINT OF BEGINNING.**

The above describe parcel contains a grid area of 3,290 square feet or 0.075 acres, more or less.

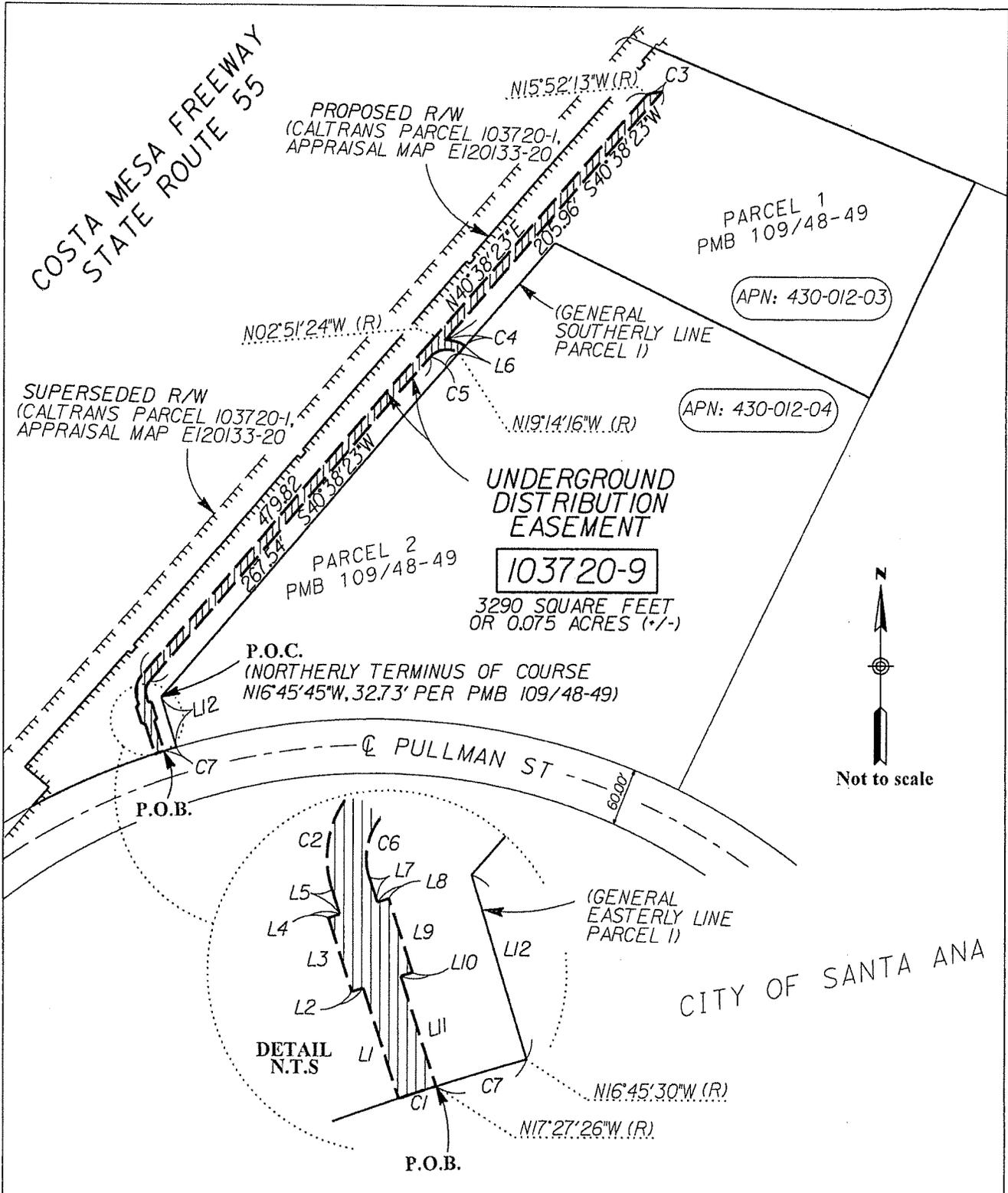
The bearings shown herein are based on the California Coordinate System of 1983, Zone VI, North American Datum of 1983 (1991.35 epoch). The distances shown herein are grid distances. Ground distances may be obtained by dividing grid distances by the combination factor of 0.99997834.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.

Signature: 
Vincent T. Davis, PLS

Date: 26 APR 2021





<p>EXHIBIT "E1"</p> <p>(Page 1 of 2)</p> <p>W.O. 801843918 NOT. 203698698</p>	<p>COUNTY: ORA RTE: 55 P.M.: 8.4</p>	<p>NOT TO SCALE DATE: MAR 2021</p>	<p>PARCEL: 103720-9 SERIAL NO: 72892A</p>
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DATUM: NAD83 EPOCH 1991.35 ORANGE COUNTY SURVEYOR ADJUSTMENT.
COORDINATE SYSTEM: CCS83 ZONE 6, COORDINATES, BEARINGS, DISTANCES
COMBINED FACTOR: 0.99997834 (GROUND = GRID/COMBINED FACTOR)

LEGEND:

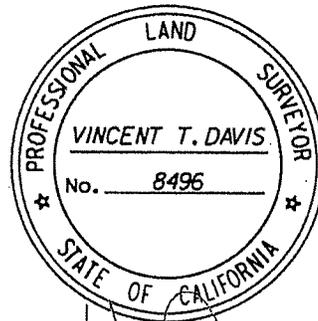
	ACCESS PROHIBITED
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
//////	EASEMENT AREA

CURVE TABLE:

NO.	RADIUS	DELTA	TANGENT	LENGTH
C1	R= 429.99'	$\Delta = 00^{\circ}47'58''$	T= 3.00'	L= 6.00'
C2	R= 15.50'	$\Delta = 58^{\circ}34'47''$	T= 8.69'	L= 15.85'
C3	R= 60.00'	$\Delta = 09^{\circ}17'19''$	T= 4.87'	L= 9.73'
C4	R= 19.25'	$\Delta = 28^{\circ}56'45''$	T= 4.97'	L= 9.73'
C5	R= 13.25'	$\Delta = 68^{\circ}35'52''$	T= 9.04'	L= 15.86'
C6	R= 9.50'	$\Delta = 58^{\circ}34'47''$	T= 5.33'	L= 9.71'
C7	R= 429.99'	$\Delta = 00^{\circ}41'56''$	T= 2.62'	L= 5.24'

LINE DATA:

NO.	BEARING	DISTANCE
L1	N17°56'24"W	17.93'
L2	S72°03'36"W	1.83'
L3	N17°56'24"W	11.66'
L4	N72°03'36"E	1.83'
L5	N17°56'24"W	4.03'
L6	S40°37'42"W	6.30'
L7	S17°56'24"E	4.03'
L8	N72°03'36"E	1.83'
L9	S17°56'24"E	11.66'
L10	S72°03'36"W	1.83'
L11	S17°56'24"E	17.94'
L12	S16°45'28"E	32.73'



Vincent T. Davis
 VINCENT T. DAVIS

26 APR 2021

DATE

EXHIBIT "E1"

(Page 2 of 2)

W.O. 801843918 NOT. 203698698

COUNTY: ORA
 RTE: 55
 P.M.: 8.4

NOT TO SCALE

DATE: MAR 2021

PARCEL:
103720-9

SERIAL NO: 72892A

EXHIBIT "F"

**PERMANENT SEWER EASEMENT
ATTACHMENT TO LEGAL DESCRIPTION**

Assessor Parcel No.: 430-012-03

Caltrans Parcel No.: 103720-10

This permanent sewer easement shall be in, on and under that certain real property described in Exhibit "F" attached hereto, subject to the rights and limitations described herein ("Sewer Easement"). The Sewer Easement shall be used by the Orange County Transportation Authority and its employees, agents, representatives, contractors, successors and assigns (collectively, "OCTA") for purposes of constructing, maintaining, repairing, relocating, and adjusting, as applicable, sewer main facilities and appurtenances thereto in connection with the construction of the SR 55 Improvement Project.

The owner and occupant(s) of the real property subject to the Sewer Easement shall not construct any permanent improvements within the easement area described in Exhibit "F" that would impede OCTA's rights as defined herein. The affected area within the Sewer Easement will be returned to a similar condition that existed prior to commencement of the construction activities. The owner(s) and occupant(s) of the real property subject to the Sewer Easement will have the right to use the surface of the easement area described and depicted in Exhibit "F" for access or automobile parking purposes, or landscaping consisting of ground cover and shrubs only, once the facilities are in place.

The rights and obligations of OCTA and the owner of the real property subject to the Sewer Easement shall run with the land and be binding upon and/or inure to the benefit of OCTA's and the property owner's respective heirs, successors and assigns.

OCTA expressly reserves the right to convey, transfer, or assign the Sewer Easement subject to the same rights and limitations described herein.

EXHIBIT "F"
LEGAL DESCRIPTION

Parcel 103720-10: SEWER EASEMENT

An easement for sewer purposes in and to that portion of Parcel 1, in the City of Santa Ana, County of Orange, State of California, as shown on a map filed in Book 109, Pages 48 and 49 of Parcel Maps, in the office of the County Recorder of said County, described as follows:

COMMENCING at the southeasterly terminus of that certain course shown as having a bearing of North 67°35'58" West and a length of 235.00 feet on the northeasterly line of said Parcel 1; thence along said certain course, North 67°35'37" West, 208.90 feet to a point being South 67°35'37" East, 26.10 feet, as measured along said northeasterly line, from the most northerly corner of said Parcel 1; thence leaving said certain course, South 40°38'58" West, 12.64 feet; thence South 67°35'37" East, 8.73 feet to the **POINT OF BEGINNING**; thence continuing South 67°35'37" East, 27.77 feet; thence South 41°59'24" East, 28.76 feet; thence South 65°14'40" East, 51.32 feet; thence North 64°19'41" East, 19.53 feet; thence South 67°35'37" East, 16.13 feet; thence South 64°19'41" West, 35.95 feet; thence North 65°14'40" West, 59.44 feet; thence North 41°59'24" West, 56.27 feet to the **POINT OF BEGINNING**.

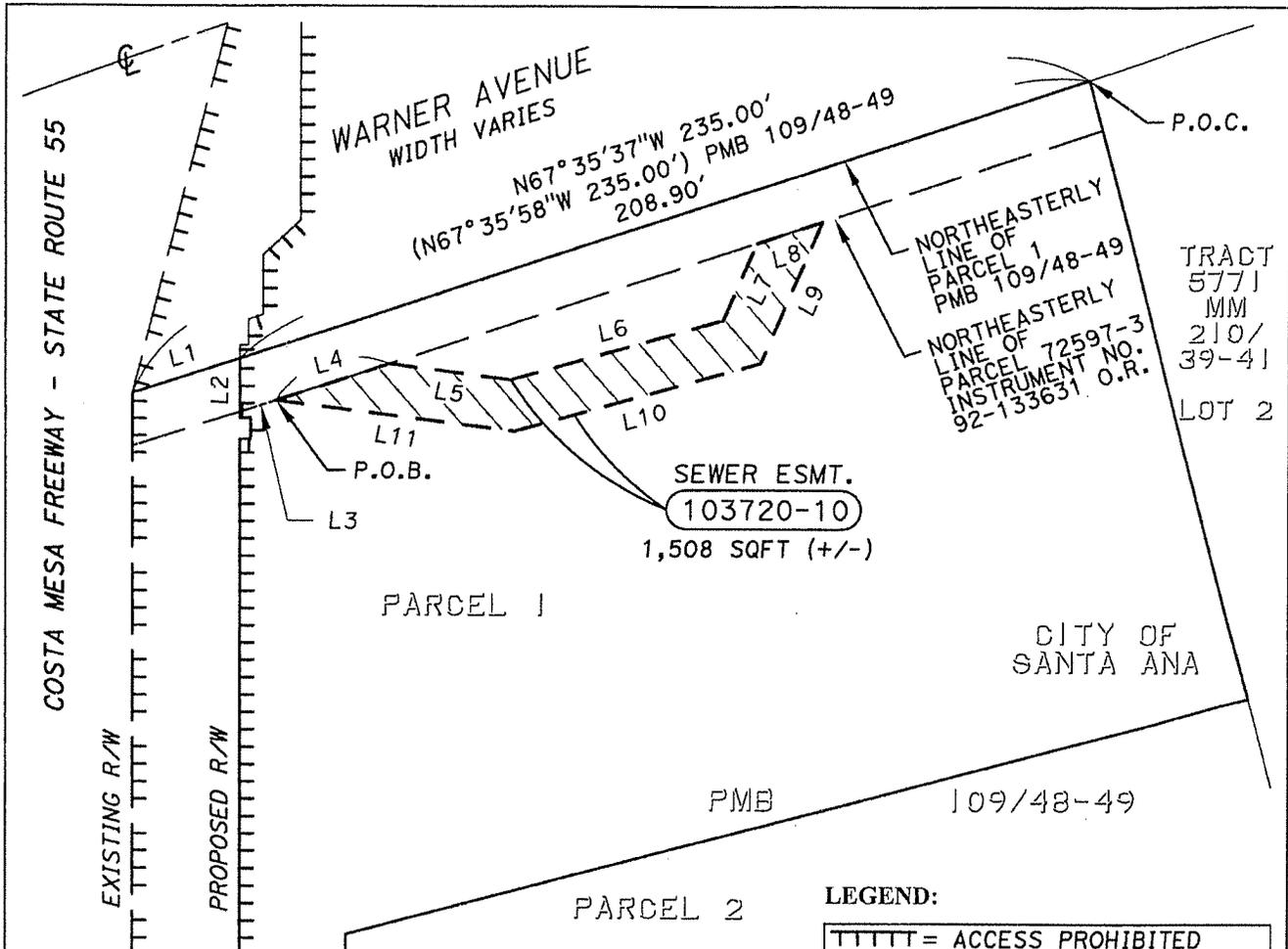
The bearings shown herein are based on the California Coordinate System of 1983, Zone VI, North American Datum of 1983 (1991.35 epoch). The distances shown herein are grid distances. Ground distances may be obtained by dividing grid distances by the combination factor of 0.99997834.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.

Signature: 
Vincent T. Davis, PLS

Date: 21 Jun 2021

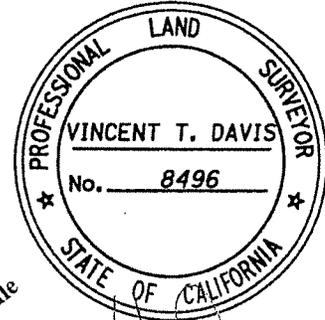




LEGEND:

TTTTT	= ACCESS PROHIBITED
P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING

LINE DATA TABLE			LINE DATA TABLE		
NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L7	N64°19'41"E	19.53'	L1	S67°35'37"E	26.10'
L8	S67°35'37"E	16.13'	L2	S40°38'58"W	12.64'
L9	S64°19'41"W	35.95'	L3	S67°35'37"E	8.73'
L10	N65°14'40"W	59.44'	L4	S67°35'37"E	27.77'
L11	N41°59'24"W	56.27'	L5	S41°59'24"E	28.76'
			L6	S65°14'40"E	51.32'



Vincent T. Davis
VINCENT T. DAVIS
 21 Jun 2021
 DATE

DATUM: NAD83 EPOCH 1991.35 ORANGE COUNTY SURVEYOR ADJUSTMENT
 COORDINATE SYSTEM: CCS83 ZONE 6, COORDINATES, BEARINGS, DISTANCES
 COMBINED FACTOR: 0.99997834 (GROUND = GRID/COMBINED FACTOR)

EXHIBIT "F1" (Page 1 of 1)	COUNTY: ORA	NOT TO SCALE	PARCEL: 103720-10 APN: 430-012-03
	RTE: 55 P.M.: 8.3	DATE: JUN2021	

EXHIBIT "G"

**TEMPORARY CONSTRUCTION AND ACCESS EASEMENT
ATTACHMENT TO LEGAL DESCRIPTION**

Assessor Parcel No.: 430-012-03

Caltrans Parcel No.: 103720-11

This non-exclusive temporary construction and access easement shall be in, on, over, under, and across that certain real property described in Exhibit "G1" and depicted in Exhibit "G2" attached hereto, subject to the rights and limitations set forth herein ("TCE"). The TCE shall be used by the Orange County Transportation Authority and its employees, agents, representatives, contractors, successors and assigns (collectively, "OCTA") in connection with the construction of the SR 55 Improvement Project. The TCE shall be for a period of twenty-four (24) months (subject to the Rights and Limitations of Use and Occupancy set forth below). Specifically, the actual physical construction activities within the TCE area shall be limited to a period of two (2) months within the twenty-four (24) month TCE period (the "Construction Period").

Rights and Limitations of Use and Occupancy of TCE:

- OCTA shall provide the owner(s) and occupant(s) of the property subject to this TCE a minimum of thirty (30)-days' written notice as to when the Construction Period will commence.
- Reasonable pedestrian and vehicular access to the property shall be maintained.
- Improvements within the TCE area will be removed as needed by OCTA to allow for construction activities. Any and all improvements so removed shall be included in the compensation paid by OCTA for this TCE.
- Prior to the termination of the TCE, OCTA will install functionally equivalent pavement material as necessary to restore the TCE area to a similar condition that existed prior to commencement of the construction activities.

OCTA expressly reserves the right to convey, transfer, or assign the TCE subject to the same rights and limitations described herein.

EXHIBIT "G1"
LEGAL DESCRIPTION

CALTRANS PARCEL NO. 103720-11

TEMPORARY CONSTRUCTION EASEMENT

APN 430-012-03

THAT PORTION OF PARCEL 1, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, PER MAP FILED IN BOOK 109, PAGES 48 AND 49, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE B.C. OF PULLMAN STREET, 60.00 FEET WIDE, SAID POINT BEING THE SOUTHEASTERLY TERMINUS OF THE CURVE DESCRIBED AS "D=81°12'24" R=400.00' L=566.93'" AS SHOWN ON SAID PARCEL MAP, SAID POINT BEING THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 399.99 FEET, A RADIAL LINE TO SAID CURVE BEARS NORTH 31°52'44" EAST;

THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG SAID CENTERLINE OF PULLMAN STREET AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°25'44", AN ARC LENGTH OF 428.84 FEET;

THENCE LEAVING SAID CENTERLINE OF PULLMAN STREET AND ALONG A LINE RADIAL TO SAID CURVE NORTH 29°33'00" WEST, 30.00 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID PULLMAN STREET; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 429.99 FEET; A RADIAL LINE TO SAID CURVE BEARS NORTH 29°33'00" WEST;

THENCE NORTHEASTERLY 63.00 FEET ALONG SAID CURVE AND SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID PARCEL 1, THROUGH A CENTRAL ANGLE OF 08°23'41" TO THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID NORTHWESTERLY RIGHT-OF WAY NORTH 17°56'24" WEST, 41.47 FEET;

THENCE NORTH 40°38'58" EAST, 474.76 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 60.00 FEET, A RADIAL LINE TO SAID CURVE BEARS NORTH 49°21'02" WEST;

THENCE NORTHEASTERLY 49.05 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°50'05";

THENCE SOUTH 40°38'23" WEST, 198.61 FEET;

THENCE SOUTH 64°19'34" EAST, 5.60 FEET TO THE SOUTHEASTERLY LINE OF SAID PARCEL 1;

THENCE ALONG SAID SOUTHEASTERLY LINE, SOUTH 40°37'42" WEST, 25.79 FEET;

THENCE LEAVING SAID SOUTHEASTERLY LINE, NORTH 49°21'37" WEST, 5.42 FEET;

THENCE SOUTH 40°38'23" WEST, 267.61 FEET;

THENCE SOUTH 16°45'28" EAST, 39.22 FEET TO SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID PULLMAN STREET AND THE SOUTHERLY LINE OF SAID PARCEL, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 429.99 FEET, A RADIAL LINE TO SAID CURVE BEARS NORTH 16°45'30" WEST;

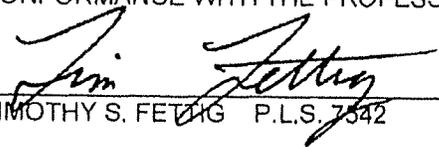
THENCE SOUTHWESTERLY 33.00 FEET ALONG SAID CURVE AND SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND SAID SOUTHERLY LINE OF PARCEL 1 THROUGH A CENTRAL ANGLE OF 04°23'49" TO THE **TRUE POINT OF BEGINNING**;

THE ABOVE DESCRIBED PARCEL CONTAINS A GRID AREA 10,804 SQUARE FEET OR 0.248 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, NAD 83 (1991.35 EPOCH OCS ADJUSTMENT), ALL DISTANCES SHOWN ARE GRID, TO OBTAIN GROUND DISTANCES DIVIDE BY 0.99997834.

ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT "G2", ATTACHED HERETO AND MADE A PART HEREOF.

THIS DOCUMENT HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.


TIMOTHY S. FETTING P.L.S. 7542

6/10/2020
DATE



PLAT TO ACCOMPANY
LEGAL DESCRIPTION

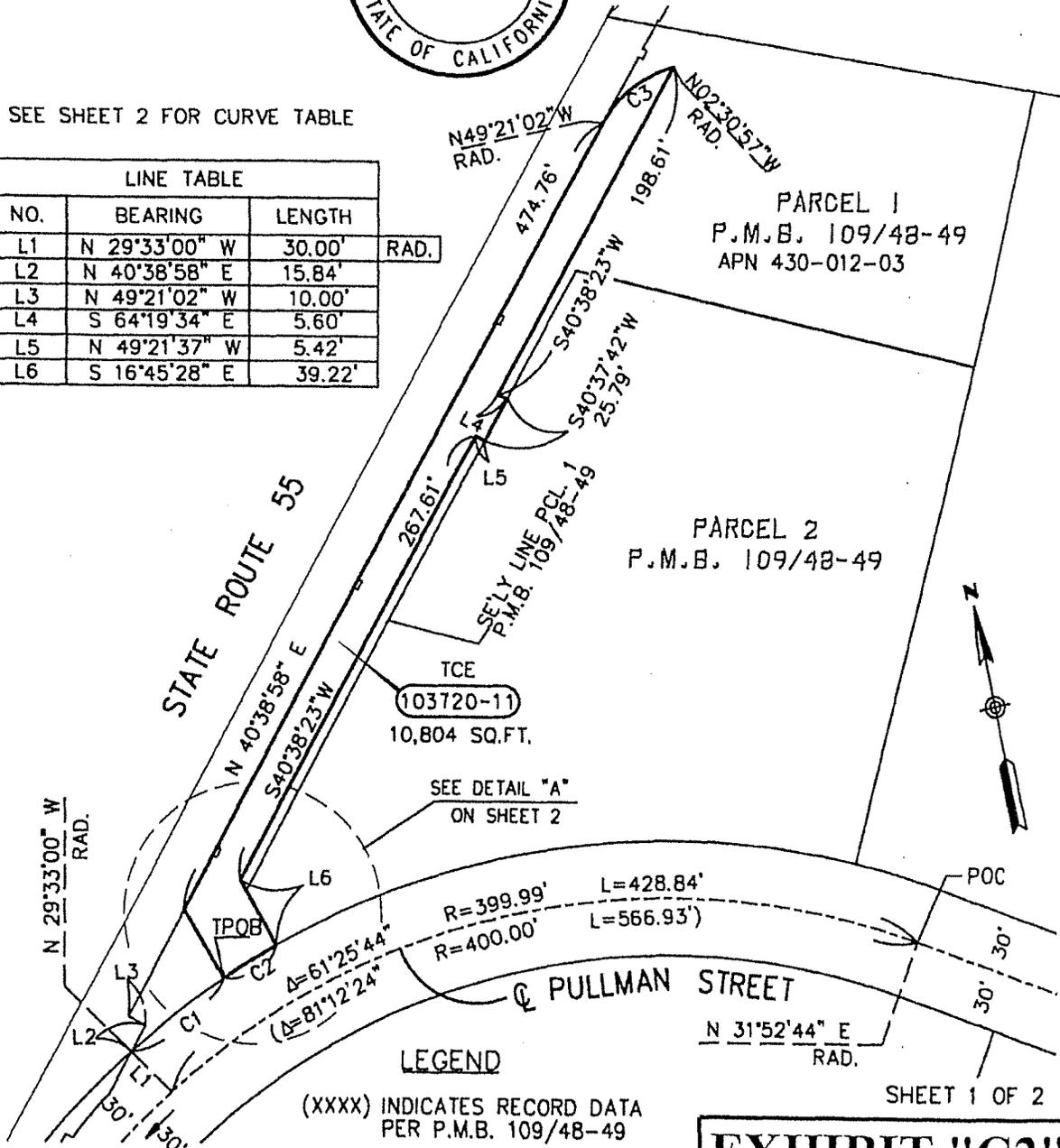


PREPARED BY ME OR UNDER MY DIRECTION:

Tim Feticc 6/10/20
TIMOTHY S. FETTIC P.L.S. 7542 DATE

SEE SHEET 2 FOR CURVE TABLE

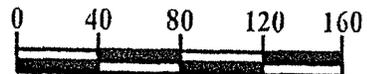
LINE TABLE		
NO.	BEARING	LENGTH
L1	N 29°33'00" W	30.00'
L2	N 40°38'58" E	15.84'
L3	N 49°21'02" W	10.00'
L4	S 64°19'34" E	5.60'
L5	N 49°21'37" W	5.42'
L6	S 16°45'28" E	39.22'



THE BEARINGS AND DISTANCES SHOWN ARE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE VI, NAD 83 (1991.35 EPOCH O.C.S. GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GRID DISTANCES. DIVIDE THE GRID DISTANCES SHOWN BY 0.99997834 TO OBTAIN GROUND DISTANCES.

EXHIBIT "G2"

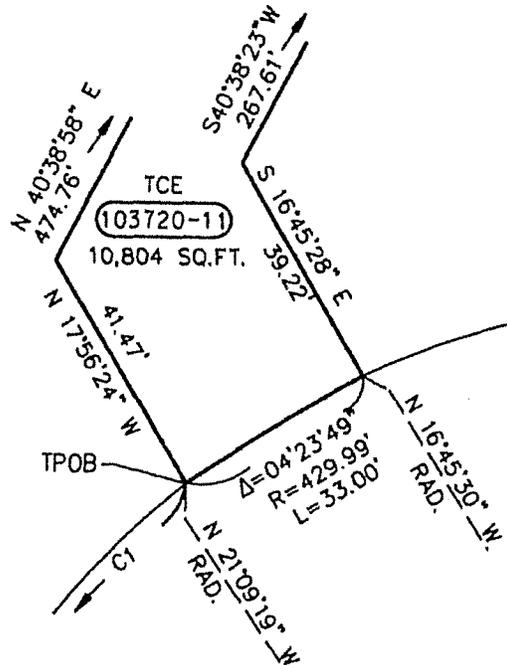
103720-11



1" = 80'

PLAT TO ACCOMPANY
LEGAL DESCRIPTION

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	08°23'41"	429.99'	63.00'
C2	04°23'49"	429.99'	33.00'
C3	46°50'05"	60.00'	49.05'



DETAIL "A"

N.T.S.

SHEET 2 OF 2

EXHIBIT "G2"

103720-11



1" = 80'

EXHIBIT "H"

**TEMPORARY CONSTRUCTION EASEMENT
ATTACHMENT TO LEGAL DESCRIPTION
Assessor Parcel No.: 430-012-03
Caltrans Parcel No.: 103720-12 and 103720-13**

This temporary construction easement shall be in, on, over, under, and across that certain real property described in Exhibits "H1" and "I1" and depicted in Exhibits "H2" and "I2" attached hereto, subject to the rights and limitations set forth herein ("TCE"). The TCE shall be used by the Orange County Transportation Authority and its employees, agents, representatives, contractors, successors and assigns (collectively, "OCTA") in connection with the construction of the SR 55 Improvement Project. The TCE shall be for a period of twenty-four (24) months, a portion of which shall be exclusive (subject to the Rights and Limitations of Use and Occupancy set forth below) and a portion of which shall be non-exclusive. Specifically, the actual physical construction activities within the TCE area shall be limited to a period of twelve (12) consecutive months within the twenty-four (24) month TCE period (the "Construction Period"). During the Construction Period, OCTA's use and occupancy of the TCE will be exclusive, subject to the Rights and Limitations of Use and Occupancy set forth below. OCTA's use and occupancy of the TCE during the remaining twelve (12) months of the TCE period will be non-exclusive.

Rights and Limitations of Use and Occupancy of TCE:

- OCTA shall provide the owner(s) and occupant(s) of the property subject to this TCE a minimum of thirty (30)-days' written notice as to when the Construction Period will commence.
- During the Construction Period, OCTA may place a temporary fence around the TCE area.
- Improvements within the TCE area will be removed as needed by OCTA to allow for construction activities. Any and all improvements so removed shall be included in the compensation paid by OCTA for this TCE.
- Prior to the termination of the Construction Period, OCTA will remove from the TCE area all construction equipment and materials, any temporary improvements, and all construction-related debris. The TCE area will be graded and compacted. Functionally equivalent pavement material will be installed by OCTA to restore the TCE area to a similar condition that existed prior to commencement of the construction activities.

OCTA expressly reserves the right to convey, transfer, or assign the TCE subject to the same rights and limitations described herein.

EXHIBIT "H1"
LEGAL DESCRIPTION

CALTRANS PARCEL NO. 103720-12

TEMPORARY CONSTRUCTION EASEMENT

APN 430-012-03

THAT PORTION OF PARCEL 1, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, PER MAP FILED IN BOOK 109, PAGES 48 AND 49, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE B.C. OF PULLMAN STREET, 60.00 FEET WIDE, SAID POINT BEING THE SOUTHEASTERLY TERMINUS OF THE CURVE DESCRIBED AS "D=81°12'24" R=400.00' L=566.93'" AS SHOWN ON SAID PARCEL MAP, SAID POINT BEING THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 399.99 FEET, A RADIAL LINE TO SAID CURVE BEARS NORTH 31°52'44" EAST;

THENCE NORTHWESTERLY ALONG SAID CENTERLINE OF PULLMAN STREET AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°55'41", AN ARC LENGTH OF 41.39 FEET;

THENCE LEAVING SAID CENTERLINE OF PULLMAN STREET AND ALONG A LINE RADIAL TO SAID CURVE NORTH 25°57'03" EAST, 30.00 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID PULLMAN STREET, 60.00 FEET WIDE, SAID POINT BEING AND THE MOST SOUTHEASTERLY CORNER OF PARCEL 2 OF SAID PARCEL MAP;

THENCE ALONG THE SOUTHEASTERLY LINE OF PARCELS 1 AND 2 OF SAID PARCEL MAP, NORTH 25°57'00" EAST 421.95 FEET TO THE MOST WESTERLY CORNER OF SAID PARCEL 1;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1, NORTH 67°35'37" WEST, 208.90 FEET;

THENCE LEAVING SAID NORTHEASTERLY LINE, SOUTH 40°38'58" WEST 12.64 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 67°35'37" EAST, 8.73 FEET;

THENCE SOUTH 41°59'24" EAST, 56.27 FEET;

THENCE SOUTH 65°14'40" EAST, 59.44 FEET;

THENCE NORTH 64°19'41" EAST, 35.95 FEET TO A LINE THAT BEARS SOUTH 67°35'37" EAST FROM THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID LINE, SOUTH 67°35'37" EAST, 24.97 FEET;

THENCE LEAVING SAID LINE, SOUTH 22°24'23" WEST, 36.45 FEET;

THENCE NORTH 63°53'22" WEST, 176.47 FEET TO A LINE THAT BEARS SOUTH 40 38'58" WEST FROM SAID TRUE POINT OF BEGINNING;

THENCE NORTH 40°38'58" EAST, 19.89 FEET ALONG SAID LINE;

THENCE LEAVING SAID LINE SOUTH 49°21'02" EAST, 2.50 FEET;

THENCE NORTH 40°38'58" EAST 5.00 FEET;

THENCE NORTH 49°21'02" WEST 2.50 FEET TO SAID LINE THAT BEARS SOUTH 40 38'58" WEST FROM SAID TRUE POINT OF BEGINNING;

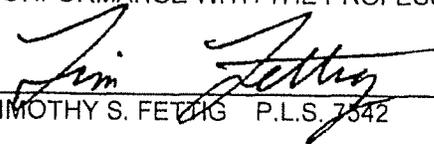
THENCE ALONG SAID LINE NORTH 40°38'58" EAST 1.48 FEET THE TRUE POINT OF BEGINNING;

THE ABOVE DESCRIBED PARCEL CONTAINS A GRID AREA 2,844 SQUARE FEET OR 0.065 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, NAD 83 (1991.35 EPOCH OCS ADJUSTMENT), ALL DISTANCES SHOWN ARE GRID, TO OBTAIN GROUND DISTANCES DIVIDE BY 0.99997834.

ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT "H2", ATTACHED HERETO AND MADE A PART HEREOF.

THIS DOCUMENT HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.


TIMOTHY S. FETTING P.L.S. 7542

6/10/2020
DATE

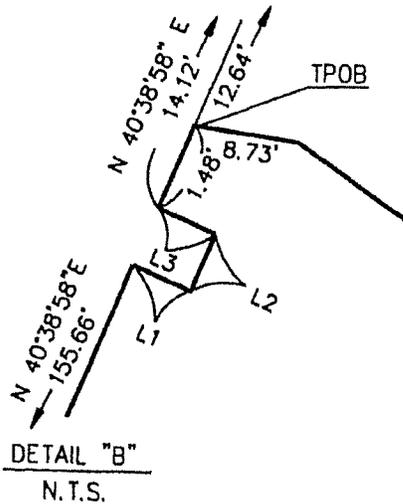
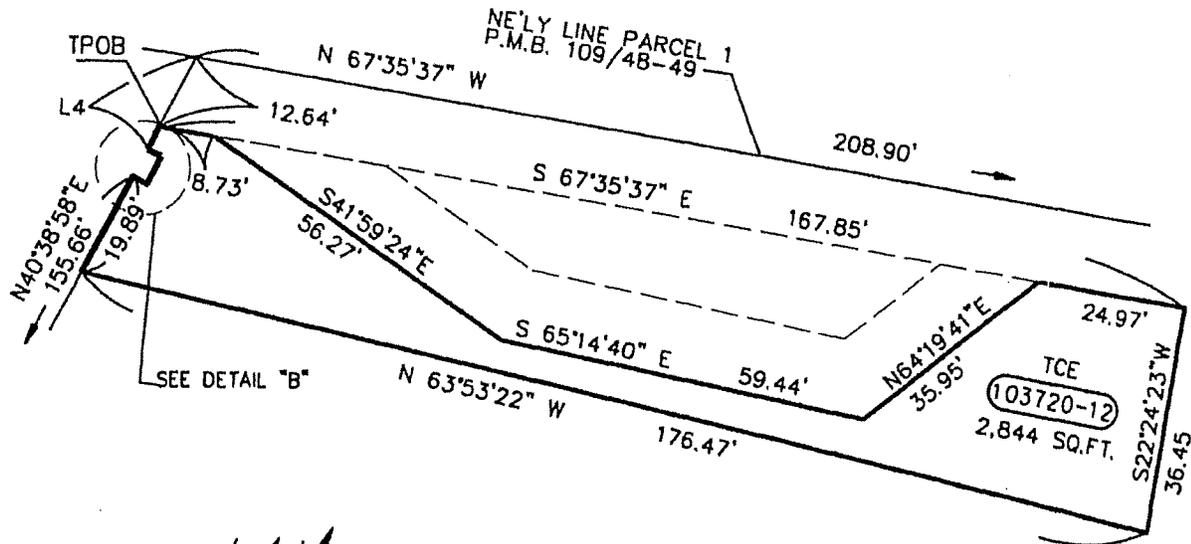


PLAT TO ACCOMPANY
LEGAL DESCRIPTION

DETAIL "A"
N.T.S.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S 49°21'02" E	2.50'
L2	N 40°38'58" E	5.00'
L3	N 49°21'02" W	2.50'
L4	S 40°38'58" W	14.12'

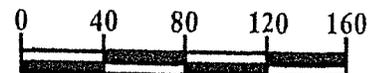
CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	05°55'41"	399.99'	41.39'



SHEET 2 OF 2

EXHIBIT "H2"

103720-12



1" = 80'

EXHIBIT "I"

**TEMPORARY CONSTRUCTION EASEMENT
ATTACHMENT TO LEGAL DESCRIPTION
Assessor Parcel No.: 430-012-03
Caltrans Parcel No.: 103720-12 and 103720-13**

This temporary construction easement shall be in, on, over, under, and across that certain real property described in Exhibits "H1" and "I1" and depicted in Exhibits "H2" and "I2" attached hereto, subject to the rights and limitations set forth herein ("TCE"). The TCE shall be used by the Orange County Transportation Authority and its employees, agents, representatives, contractors, successors and assigns (collectively, "OCTA") in connection with the construction of the SR 55 Improvement Project. The TCE shall be for a period of twenty-four (24) months, a portion of which shall be exclusive (subject to the Rights and Limitations of Use and Occupancy set forth below) and a portion of which shall be non-exclusive. Specifically, the actual physical construction activities within the TCE area shall be limited to a period of twelve (12) consecutive months within the twenty-four (24) month TCE period (the "Construction Period"). During the Construction Period, OCTA's use and occupancy of the TCE will be exclusive, subject to the Rights and Limitations of Use and Occupancy set forth below. OCTA's use and occupancy of the TCE during the remaining twelve (12) months of the TCE period will be non-exclusive.

Rights and Limitations of Use and Occupancy of TCE:

- OCTA shall provide the owner(s) and occupant(s) of the property subject to this TCE a minimum of thirty (30)-days' written notice as to when the Construction Period will commence.
- During the Construction Period, OCTA may place a temporary fence around the TCE area.
- Improvements within the TCE area will be removed as needed by OCTA to allow for construction activities. Any and all improvements so removed shall be included in the compensation paid by OCTA for this TCE.
- Prior to the termination of the Construction Period, OCTA will remove from the TCE area all construction equipment and materials, any temporary improvements, and all construction-related debris. The TCE area will be graded and compacted. Functionally equivalent pavement material will be installed by OCTA to restore the TCE area to a similar condition that existed prior to commencement of the construction activities.

OCTA expressly reserves the right to convey, transfer, or assign the TCE subject to the same rights and limitations described herein.

EXHIBIT "11"
LEGAL DESCRIPTION

CALTRANS PARCEL NO. 103720-13

TEMPORARY CONSTRUCTION EASEMENT

APN 430-012-03

THAT PORTION OF PARCEL 1, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, PER MAP FILED IN BOOK 109, PAGES 48 AND 49, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE B.C. OF PULLMAN STREET, 60.00 FEET WIDE, SAID POINT BEING THE SOUTHEASTERLY TERMINUS OF THE CURVE DESCRIBED AS "D=81°12'24" R=400.00' L=566.93" AS SHOWN ON SAID PARCEL MAP, SAID POINT BEING THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 399.99 FEET, A RADIAL LINE TO SAID CURVE BEARS NORTH 31°52'44" EAST;

THENCE NORTHWESTERLY ALONG SAID CENTERLINE OF PULLMAN STREET AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°55'41", AN ARC LENGTH OF 41.39 FEET;

THENCE LEAVING SAID CENTERLINE OF PULLMAN STREET AND ALONG A LINE RADIAL TO SAID CURVE NORTH 25°57'03" EAST, 30.00 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID PULLMAN STREET, 60.00 FEET WIDE, SAID POINT BEING THE SOUTHERLY CORNER OF PARCEL 2 OF SAID PARCEL MAP;

THENCE ALONG THE SOUTHEASTERLY LINE OF PARCELS 1 AND 2 OF SAID PARCEL MAP, NORTH 25°57'00" EAST 421.95 FEET TO THE MOST WESTERLY CORNER OF SAID PARCEL 1;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1, NORTH 67°35'37" WEST, 208.90 FEET;

THENCE LEAVING SAID NORTHEASTERLY LINE, SOUTH 40°38'58" WEST 12.64 FEET;

THENCE SOUTH 67°35'37" EAST, 36.50 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 41°59'24" EAST, 28.76 FEET;

THENCE SOUTH 65°14'40" EAST, 51.32 FEET;

THENCE NORTH 64°19'41" EAST, 19.53 FEET TO A LINE THAT BEARS SOUTH 67°35'37" EAST FROM THE TRUE POINT OF BEGINNING;

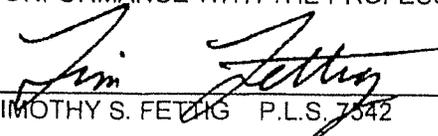
THENCE ALONG SAID LINE, NORTH 67°35'37" WEST, 90.25 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A GRID AREA 947 SQUARE FEET OR 0.022 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, NAD 83 (1991.35 EPOCH OCS ADJUSTMENT), ALL DISTANCES SHOWN ARE GRID, TO OBTAIN GROUND DISTANCES DIVIDE BY 0.99997834.

ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT "I2", ATTACHED HERETO AND MADE A PART HEREOF.

THIS DOCUMENT HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.


TIMOTHY S. FETTING P.L.S. 7542

6/10/2020
DATE



PLAT TO ACCOMPANY
LEGAL DESCRIPTION



PREPARED BY ME OR UNDER MY DIRECTION:

Tim Fetting 6/10/20
TIMOTHY S. FETTIG P.L.S. 7542 DATE

LINE TABLE		
NO.	BEARING	LENGTH
L1	N 29°33'00" W	30.00'
L2	N 40°38'58" E	15.84'
L3	N 49°21'02" W	10.00'
L4	S 67°35'37" E	26.10'
L5	N 25°57'03" E	30.00'
L6	N 40°38'58" E	12.64'

SEE DETAIL "B"
ON SHEET 2

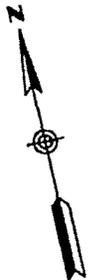
TCE
103720-13
947 SQ.FT.

SEE DETAIL "A"
ON SHEET 2

PARCEL 1
P.M.B. 109/48-49
APN 430-012-03

PARCEL 2
P.M.B. 109/48-49

SEE SHEET 2 FOR CURVE TABLE



STATE ROUTE 55

N 29°33'00" W
RAD.

L3
L2
L1

Δ=61°25'44"
Δ=81°12'24"

R=399.99' L=428.83'
R=400.00' L=566.93'

PULLMAN STREET

N 31°52'44" E
RAD.

421.95' (421.89')
N 25°57'00" E (RAD.)
SE 1/4 LINE PARCELS 1 AND 2
P.M.B. 109/48-49

POC

30'

30'

LEGEND

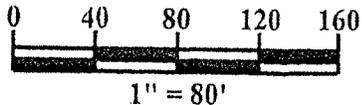
(XXXX) INDICATES RECORD DATA
PER P.M.B. 109/48-49

SHEET 1 OF 2

THE BEARINGS AND DISTANCES SHOWN ARE
CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83),
ZONE VI, NAD 83 (1991.35 EPOCH
O.C.S. GPS ADJUSTMENT).
ALL DISTANCES SHOWN ARE GRID DISTANCES.
DIVIDE THE GRID DISTANCES SHOWN
BY 0.99997834 TO OBTAIN GROUND DISTANCES.

EXHIBIT "I2"

103720-13

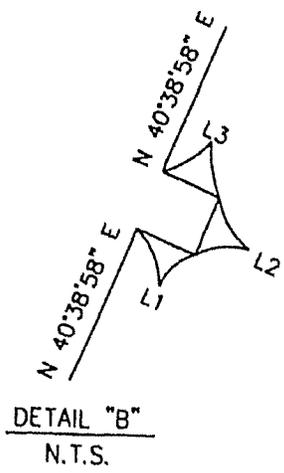
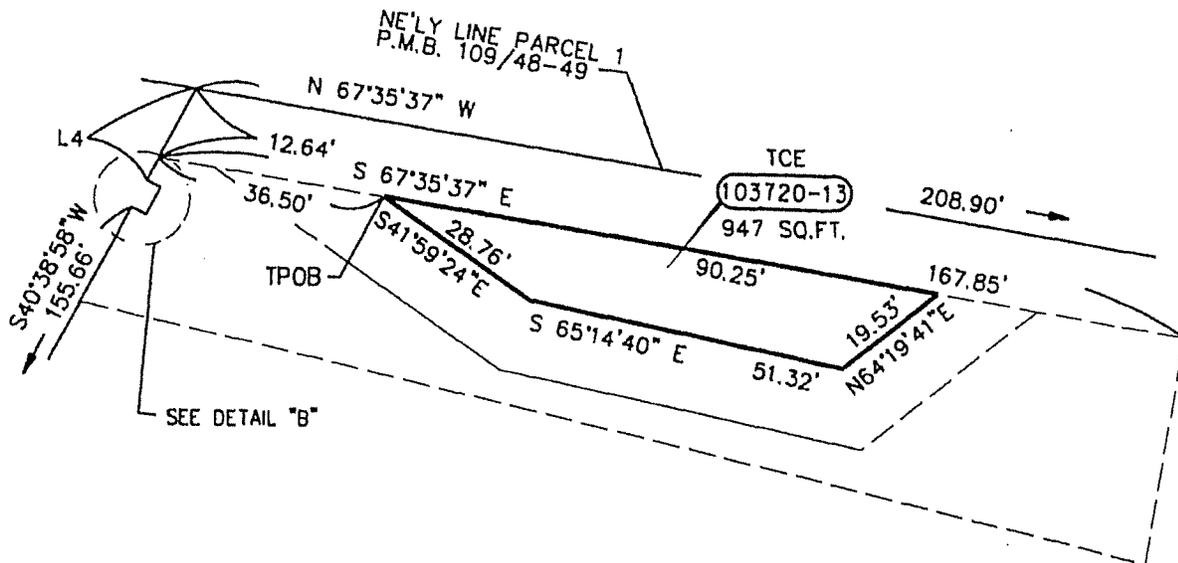


PLAT TO ACCOMPANY
LEGAL DESCRIPTION

DETAIL "A"
N.T.S.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S 49°21'02" E	2.50'
L2	N 40°38'58" E	5.00'
L3	N 49°21'02" W	2.50'
L4	S 40°38'58" W	14.12'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	05°55'41"	399.99'	41.39'



SHEET 2 OF 2

EXHIBIT "I2"

103720-13

0 40 80 120 160

1" = 80'

EXHIBIT "J"

**TEMPORARY CONSTRUCTION EASEMENT
ATTACHMENT TO LEGAL DESCRIPTION**

Assessor Parcel No.: 430-012-03

Caltrans Parcel No.: 103720-14

This temporary construction easement shall be in, on, over, under, and across that certain real property described in Exhibit "J1" and depicted in Exhibit "J2" attached hereto, subject to the rights and limitations set forth herein ("TCE"). The TCE shall be used by the Orange County Transportation Authority and its employees, agents, representatives, contractors, successors and assigns (collectively, "OCTA") in connection with the construction of the SR 55 Improvement Project. The TCE shall be for a period of sixty (60) months, a portion of which shall be exclusive (subject to the Rights and Limitations of Use and Occupancy set forth below) and a portion of which shall be non-exclusive. Specifically, the actual physical construction activities within the TCE area shall be limited to a period of twenty-four (24) consecutive months within the sixty (60) month TCE period (the "Construction Period"). During the Construction Period, OCTA's use and occupancy of the TCE will be exclusive, subject to the Rights and Limitations of Use and Occupancy set forth below. OCTA's use and occupancy of the TCE during the remaining thirty-six (36) months of the TCE period will be non-exclusive.

Rights and Limitations of Use and Occupancy of TCE:

- OCTA shall provide the owner(s) and occupant(s) of the property subject to this TCE a minimum of thirty (30)-days' written notice as to when the Construction Period will commence.
- During the Construction Period, OCTA may place a temporary fence around the TCE area.
- Access to the TCE area by OCTA shall be from the public right of way.
- Improvements within the TCE area will be removed as needed by OCTA to allow for construction activities. Any and all improvements so removed shall be included in the compensation paid by OCTA for this TCE.
- Prior to the termination of the Construction Period, OCTA will remove from the TCE area all construction equipment and materials, any temporary improvements, and all construction-related debris. The TCE area will be graded and compacted. Functionally equivalent pavement material will be installed by OCTA to restore the TCE area to a similar condition that existed prior to commencement of the construction activities.

OCTA expressly reserves the right to convey, transfer, or assign the TCE subject to the same rights and limitations described herein.

EXHIBIT "J1"
LEGAL DESCRIPTION

CALTRANS PARCEL NO. 103720-14

TEMPORARY CONSTRUCTION EASEMENT

APN 430-012-03

THAT PORTION OF PARCEL 1, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, PER MAP FILED IN BOOK 109, PAGES 48 AND 49, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE B.C. OF PULLMAN STREET, 60.00 FEET WIDE, SAID POINT BEING THE SOUTHEASTERLY TERMINUS OF THE CURVE DESCRIBED AS "D=81°12'24" R=400.00' L=566.93'" AS SHOWN ON SAID PARCEL MAP, SAID POINT BEING THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 399.99 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 31°52'44" EAST;

THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG SAID CENTERLINE OF PULLMAN STREET AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°25'44", AN ARC LENGTH OF 428.84 FEET;

THENCE LEAVING SAID CENTERLINE OF PULLMAN STREET AND ALONG A LINE RADIAL TO SAID CURVE NORTH 29°33'00" WEST, 30.00 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID PULLMAN STREET;

THENCE LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, NORTH 40°38'58" EAST, 15.84 FEET;

THENCE NORTH 49°21'02" WEST, 8.50 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 40°38'58" EAST, 95.95 FEET;

THENCE SOUTH 49°21'02" EAST, 1.00 FEET;

THENCE NORTH 40°38'58" EAST, 5.00 FEET;

THENCE NORTH 49°21'02" WEST, 1.00 FEET;

THENCE NORTH 40°38'58" EAST, 155.72 FEET;

THENCE SOUTH 49°21'02" EAST, 1.00 FEET;

THENCE NORTH 40°38'58" EAST, 5.00 FEET;

THENCE NORTH 49°21'02" WEST, 1.00 FEET;

THENCE NORTH 40°38'58" EAST, 155.72 FEET;

THENCE SOUTH 49°21'02" EAST, 1.00 FEET;

THENCE NORTH 40°38'58" EAST, 5.00 FEET;

THENCE NORTH 49°21'02" WEST, 1.00 FEET;

THENCE NORTH 40°38'58" EAST, 155.66 FEET;

THENCE SOUTH 49°21'02" EAST, 1.00 FEET;

THENCE NORTH 40°38'58" EAST, 5.00 FEET;

THENCE NORTH 49°21'02" WEST, 1.00 FEET

THENCE NORTH 40°38'58" EAST, 14.61 FEET TO THE NORTHEASTERLY LINE OF SAID PARCEL 1;

THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 67°35'37" EAST, 3.69 FEET;

THENCE LEAVING SAID NORTHEASTERLY LINE SOUTH 40°38'58" WEST, 598.81 FEET TO A LINE THAT BEARS SOUTH 49°21'02" EAST FROM THE TRUE POINT OF BEGINNING;

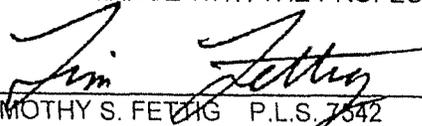
THENCE ALONG SAID LINE NORTH 49°21'02" WEST, 3.50 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A GRID AREA 2,074 SQUARE FEET OR 0.048 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, NAD 83 (1991.35 EPOCH OCS ADJUSTMENT), ALL DISTANCES SHOWN ARE GRID, TO OBTAIN GROUND DISTANCES DIVIDE BY 0.99997834.

ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT "J2", ATTACHED HERETO AND MADE A PART HEREOF.

THIS DOCUMENT HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.


TIMOTHY S. FETTING P.L.S. 7542

6/10/2020
DATE



PLAT TO ACCOMPANY
LEGAL DESCRIPTION



PREPARED BY ME OR UNDER MY DIRECTION:

Tim Fetic 6/10/20
TIMOTHY S. FETIC P.L.S. 7542 DATE

LINE TABLE			
NO.	BEARING	LENGTH	
L1	N 29°33'00" W	30.00'	RAD.
L2	N 40°38'58" E	15.84'	
L3	N 49°21'02" W	10.00'	
L4	S 67°35'37" E	3.69'	

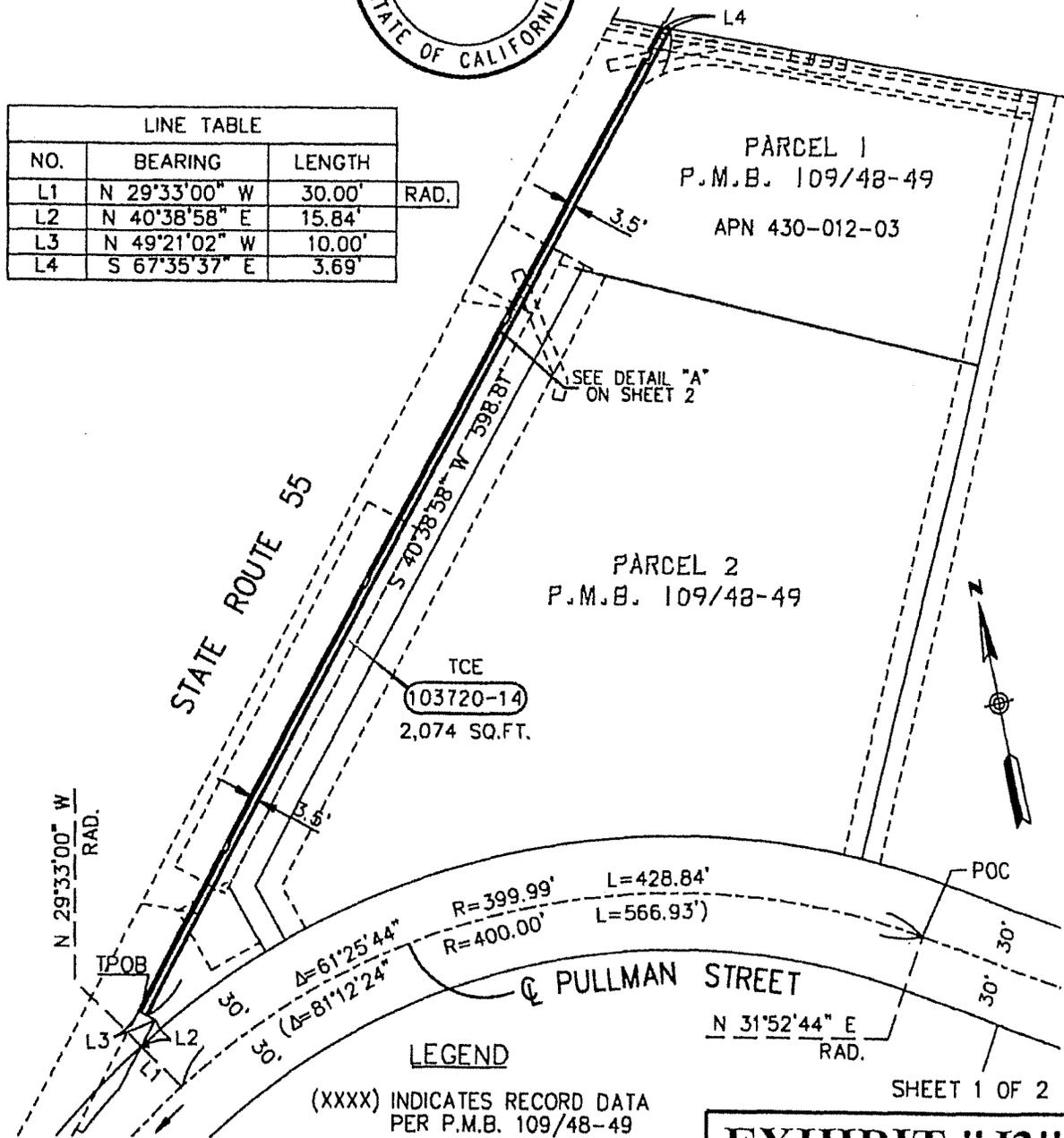
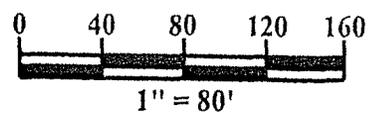


EXHIBIT "J2"

103720-14

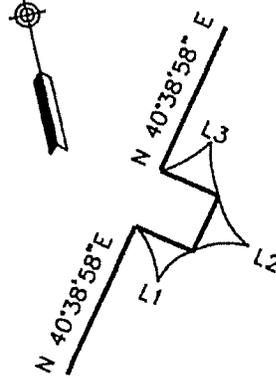


SHEET 1 OF 2

PLAT TO ACCOMPANY
LEGAL DESCRIPTION

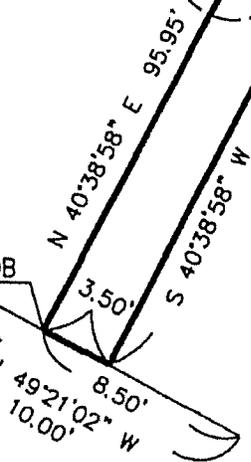
DETAIL "A"
N.T.S.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S 49°21'02" E	1.00'
L2	N 40°38'58" E	5.00'
L3	N 49°21'02" W	1.00'



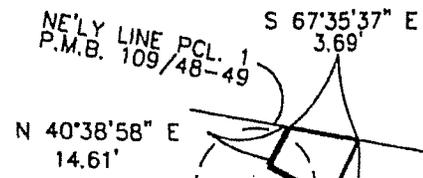
DETAIL "B"

SEE DETAIL "B"



TPOB

SEE DETAIL "B"

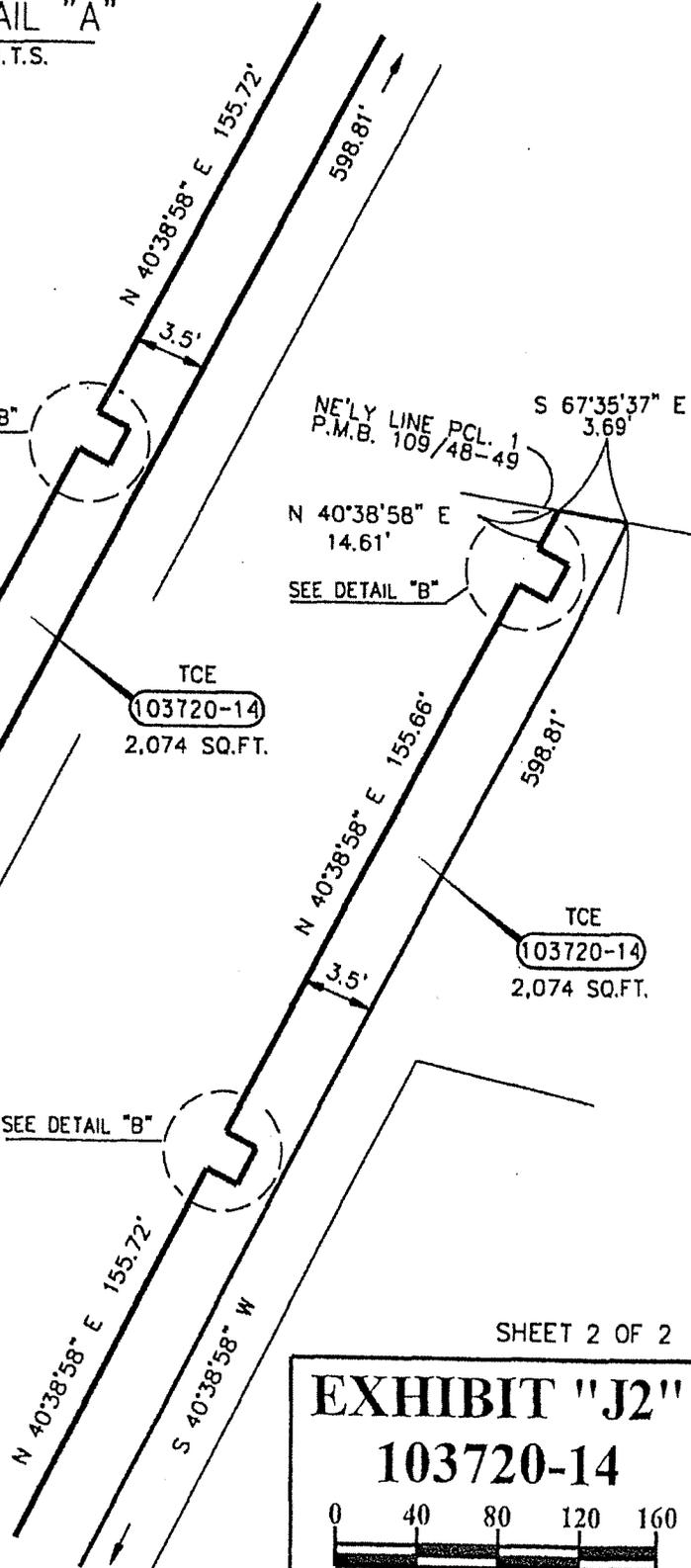


SEE DETAIL "B"

TCE
103720-14
2,074 SQ.FT.

TCE
103720-14
2,074 SQ.FT.

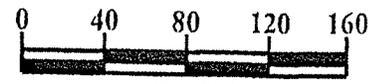
SEE DETAIL "B"



SHEET 2 OF 2

EXHIBIT "J2"

103720-14



1" = 80'