

PSOMAS

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EXHIBIT 'A1'
LEGAL DESCRIPTION

Caltrans Parcel No. 103161-10

Excess Lands

APN 096-522-02 & 04

In the City of Westminster, County of Orange, State of California, being a portion of
Parcels 1 and 2 as described in the Grant Deed recorded December 30, 1978, in Book
12015, Page 1203 of Official Records of the County of Orange:

Excepting therefrom the following described parcel:

Caltrans Parcel No. 103161-7

Beginning at the centerline intersection of Goldenwest Street and Bolsa Avenue, said
intersection also being the southwest corner of Section 11, Township 5 South,
Range 11 West, Rancho Las Bolsa, as shown on Sheet 24 of Record of Survey
No. 2015-1144, filed in Book 311, Pages 1 through 30 of Records of Survey, records of
the County of Orange; thence South 89°32'39" East 358.84 feet along the centerline of
said Bolsa Avenue; thence leaving said centerline North 00°27'21" East 56.00 feet to the
southerly line of Parcel 1 as described in the Grant Deed recorded December 30, 1978, in
Book 12015, Page 1203 of Official Records of the County of Orange and the **True Point
of Beginning**; thence leaving said southerly line of said Parcel 1 North 05°33'45" West
7.59 feet; thence North 05°53'26" West 49.62 feet to the easterly line of said Parcel 1;
thence along said easterly line South 44°02'42" East 18.38 feet to the southeasterly
corner of the land described in Director's Deed recorded March 25, 1970, in Book 9246,
Page 905, of Official Records of said County; thence continuing along said easterly line
South 44°43'05" East 62.06 feet to the southeasterly corner of said Parcel 1; thence along
the southerly line of said Parcel 1 North 89°32'39" West
50.62 feet to the **True Point of Beginning**.

PSOMAS

1 Also excepting therefrom the following described parcel:

2
3 **Caltrans Parcel No. 103161-8**

4 **Beginning** at the centerline intersection of Goldenwest Street and Bolsa Avenue, said
5 intersection also being the southwest corner of Section 11, Township 5 South,
6 Range 11 West, Rancho Las Bolsas, as shown on Sheet 24 of Record of Survey
7 No. 2015-1144, filed in Book 311, Pages 1 through 30 of Records of Survey, records of
8 County of Orange; thence South 89°32'39" East 97.45 feet along the centerline of said
9 Bolsa Avenue; thence leaving said centerline North 0°27'21" East 41.60 feet to the
10 southerly line of Parcel 2 as described in the Grant Deed recorded December 30, 1978 in
11 Book 12015, Page 1203 of Official Records of said County, and the **True Point of**
12 **Beginning**; thence leaving said southerly line of said Parcel 2 North 00°27'30" West
13 10.31 feet; thence North 43°52'11" West 6.83 feet; thence North 89°01'33" East
14 23.40 feet; thence South 86°12'52" East 94.53 feet to said southerly line; thence along
15 said southerly line South 85°14'48" West 113.30 feet to the **True Point of Beginning**.

16
17 The above-described parcel exception is made for the purpose of a freeway and the
18 GRANTOR hereby releases and relinquishes to the GRANTEE any and all abutter's
19 rights including access rights, appurtenant to GRANTOR's remaining property, in and to
20 the freeway.

21
22 Containing 44,540 square feet (1.022 acres, more or less).

23
24 The distances shown herein are grid distances. Ground distances may be obtained by
25 dividing grid distances by the combination factor of 0.99997837.

26
27 See Exhibit 'A2' attached hereto and made apart hereof.

PSOMAS



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Prepared under the direction of

Peter Fitzpatrick

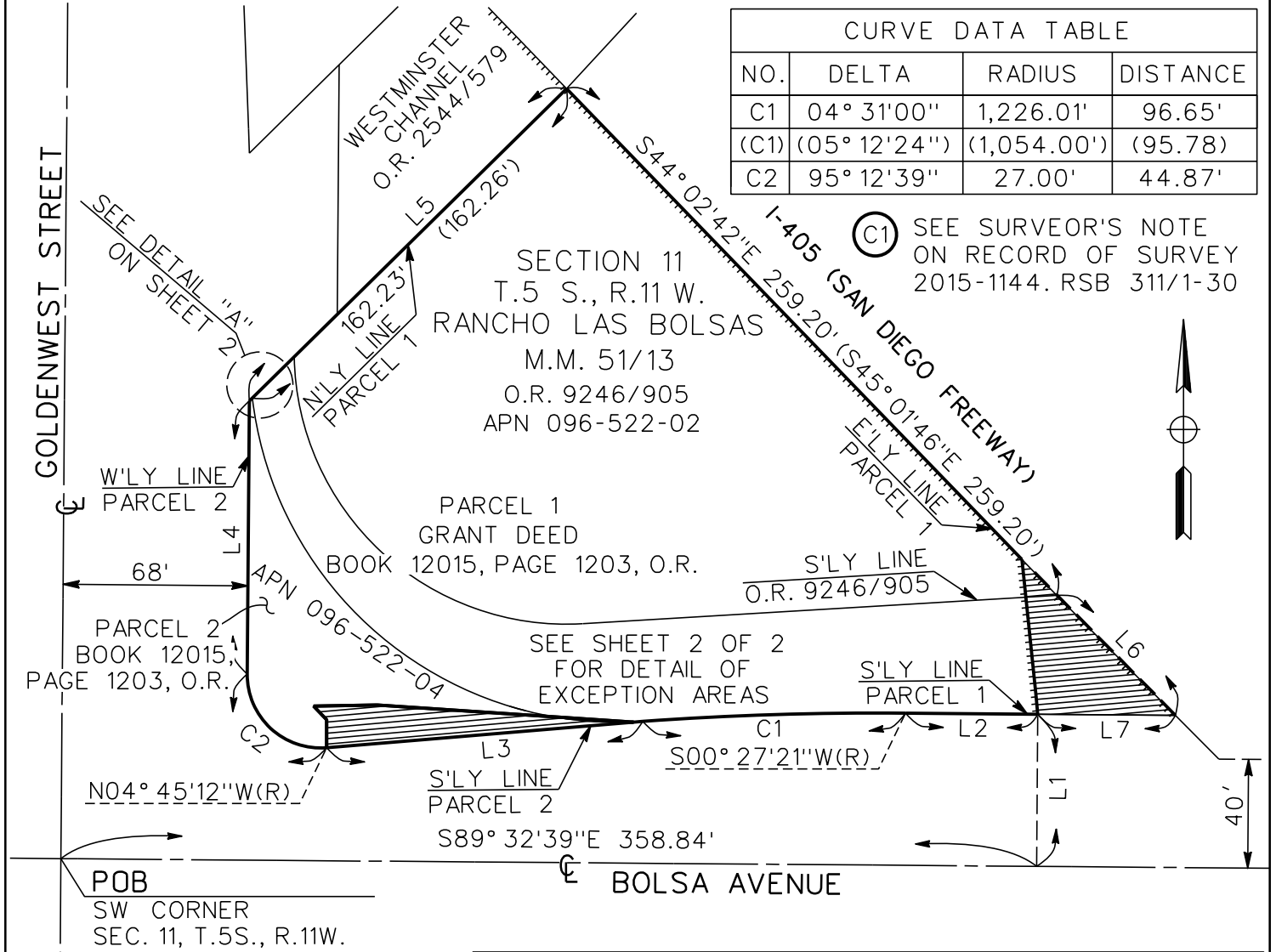
June 20, 2024

Peter J. Fitzpatrick, PLS 6777

Date

EXHIBIT A2

PARCEL #	TITLE	AREA	APN
103161-10	EXCESS LANDS	44,540 SF	096-522-02 & 04



NO.	DELTA	RADIUS	DISTANCE
C1	04° 31'00"	1,226.01'	96.65'
(C1)	(05° 12'24")	(1,054.00')	(95.78)
C2	95° 12'39"	27.00'	44.87'

(C1) SEE SURVEOR'S NOTE
ON RECORD OF SURVEY
2015-1144. RSB 311/1-30

NO.	BEARING	RECORD BEARING	DIST	RECORD DIST
L1	N00° 27'21"E	NA	56.00'	NA
L2	N89° 32'39"W	(N89° 32'45"W)	48.67'	NA
L3	S85° 14'48"W	(S85° 14'51"W)	116.65'	(116.65')
L4	N00° 27'27"E	(N00° 27'30"E)	100.38'	(100.38')
L5	N45° 27'27"E	(N45° 27'30"E)	163.70'	(163.74' CALC)
L6	S44° 43'05"E	(S44° 42'09"E)	62.06'	(61.24')
L7	N89° 32'39"W	(N89° 32'45"W)	50.62'	NA

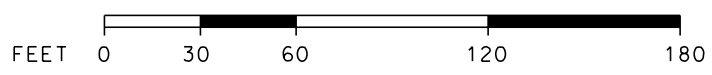
	TPOB True Point of Beginning
	POB Point of Beginning
	Title to State
	Access Prohibited
	Superseded Right of Way
	Easement Line
	Exception Area
()	Record Data per Grant Deed Recorded December 30, 1978 in Book 12015, Page 1203, O.R.

NOTES

The distances shown herein are grid distances. Ground distances may be obtained by dividing grid distances by the combination factor of 0.99997837.

103161-10

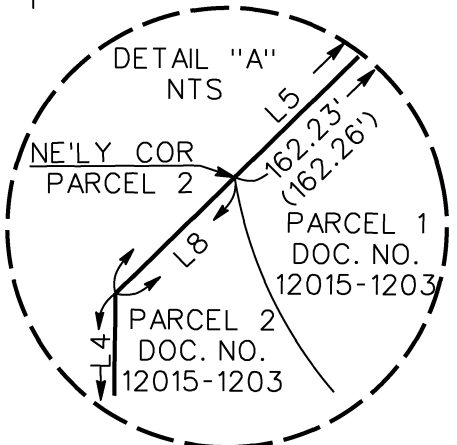
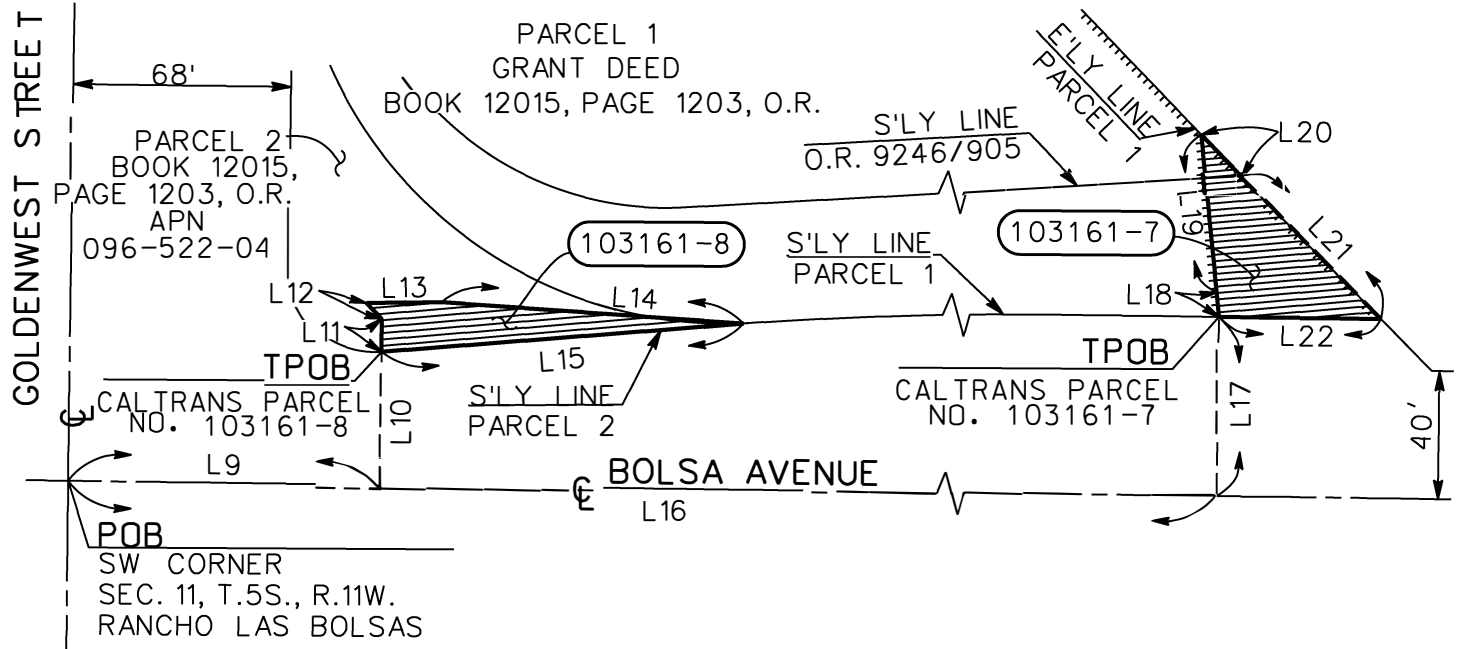
EXCESS LANDS



PREPARED BY: PSOMAS <small>5 Hutton Centre Dr. Suite 300 Santa Ana, California 92707 (714) 751-7373 / (714) 545-8883 (Fax)</small>	DATE: 06-19-24 REV.: XX-XX-XX EA: FA#:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>DISTRICT</th> <th>COUNTY</th> <th>ROUTE</th> <th>SHEET PM</th> <th>SHEET NO.</th> <th>TOTAL SHEETS</th> </tr> <tr> <td style="text-align: center;">12</td> <td style="text-align: center;">ORANGE</td> <td style="text-align: center;">405</td> <td style="text-align: center;">17.86</td> <td style="text-align: center;">1</td> <td style="text-align: center;">2</td> </tr> </table>	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS	12	ORANGE	405	17.86	1	2
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS									
12	ORANGE	405	17.86	1	2									

EXHIBIT A2

PARCEL #	TITLE	AREA	APN
103161-10	EXCESS LANDS	44,540 SF	096-522-02 & 04



LINE DATA TABLE		
NO.	BEARING	DISTANCE
L8	N45° 27'27"E	1.47'
(L8)	(N45° 27'30"E)	(1.48')
L9	S89° 32'39"E	97.45'
L10	N00° 27'21"E	41.60'
L11	N00° 27'30"W	10.31'
L12	N43° 52'11"W	6.83'
L13	N89° 01'33"E	23.40'
L14	S86° 12'52"E	94.53'
L15	S85° 14'48"W	113.30'
L16	S89° 32'39"E	358.84'
L17	N00° 27'21"E	56.00'
L18	N05° 33'45"W	7.59'
L19	N05° 53'26"W	49.62'
L20	S44° 02'42"E	18.38'
L21	S44° 43'05"E	62.06'
L22	N89° 32'39"W	50.62'

LEGEND	
TPOB	True Point of Beginning
POB	Point of Beginning
 	Title to State
	Access Prohibited
	Superseded Right of Way
	Easement Line
	Exception Area
()	Record Data per Grant Deed Recorded December 30, 1978 in Book 12015, Page 1203, O.R.

NOTES

The distances shown herein are grid distances. Ground distances may be obtained by dividing grid distances by the combination factor of 0.99997837.

103161-10

EXCESS LANDS

FEET 0 30 60 120 180

PREPARED BY: PSOMAS <small>5 Hutton Centre Dr., Suite 300 Santa Ana, California 92707 (714) 751-7373 / (714) 545-8883 (Fax)</small>	DATE: 06-19-24 REV.: XX-XX-XX EA: FA#:	DISTRICT 12	COUNTY ORANGE	ROUTE 405	SHEET PM 17.86	SHEET NO. 2	TOTAL SHEETS 2
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