

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

In the City of Laguna Niguel, County of Orange, State of California, being that portion of the land described in the Grant Deed recorded November 16, 2015, Instrument No. 2015000541661 of Official Records, lying southerly of the following described line:

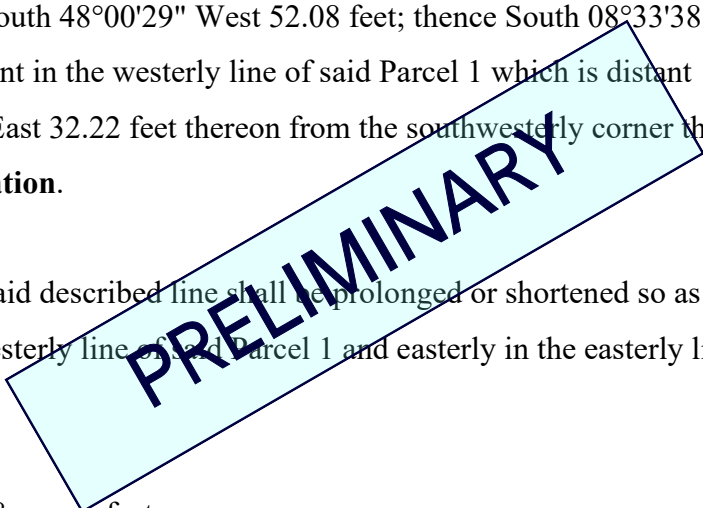
Commencing at the centerline intersection of Camino Capistrano (formerly US Highway 101), having an easterly half-width of 40.00 feet, and Avery Parkway, formerly "Rancho Viejo Road", having a southerly half width of 50.00 feet, as shown on Parcel Map filed in Book 132, Page 27 of Parcel Maps, in the Office of the County Recorder of said County; thence South 87°42'36" East 57.02 feet along the centerline of said Avery Parkway; thence leaving said centerline at right angles South 02°17'24" West 50.00 feet to the westerly terminus of that certain course shown as "South 87°44'03" East 104.79 feet" in the northerly line of said Parcel 1; thence along the northerly and easterly lines of said Parcel 1 the following two courses:

1. South 87°42'36" East 105.41 feet;
2. South 04°18'20" West 89.33 feet to the **True Point of Beginning;**

thence North 86°26'13" West 66.28 feet to a curve concave southerly having a radius of 51.00 feet; thence westerly 13.16 feet along said curve through a central angle of 14°47'19", a radial line to said terminus bears North 11°13'32" West; thence non-tangent from said curve South 48°00'29" West 52.08 feet; thence South 08°33'38" West 24.21 feet to a point in the westerly line of said Parcel 1 which is distant North 02°16'44" East 32.22 feet thereon from the southwest corner thereof, and to the **Point of Termination.**

The sidelines of said described line shall be prolonged or shortened so as to terminate westerly in the westerly line of said Parcel 1 and easterly in the easterly line of said Parcel 1.

Containing 10,148 square feet.



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See Exhibit 'B' attached hereto and made apart hereof.

The bearings shown hereon 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 0.99995281.

Prepared under the direction of

PRELIMINARY

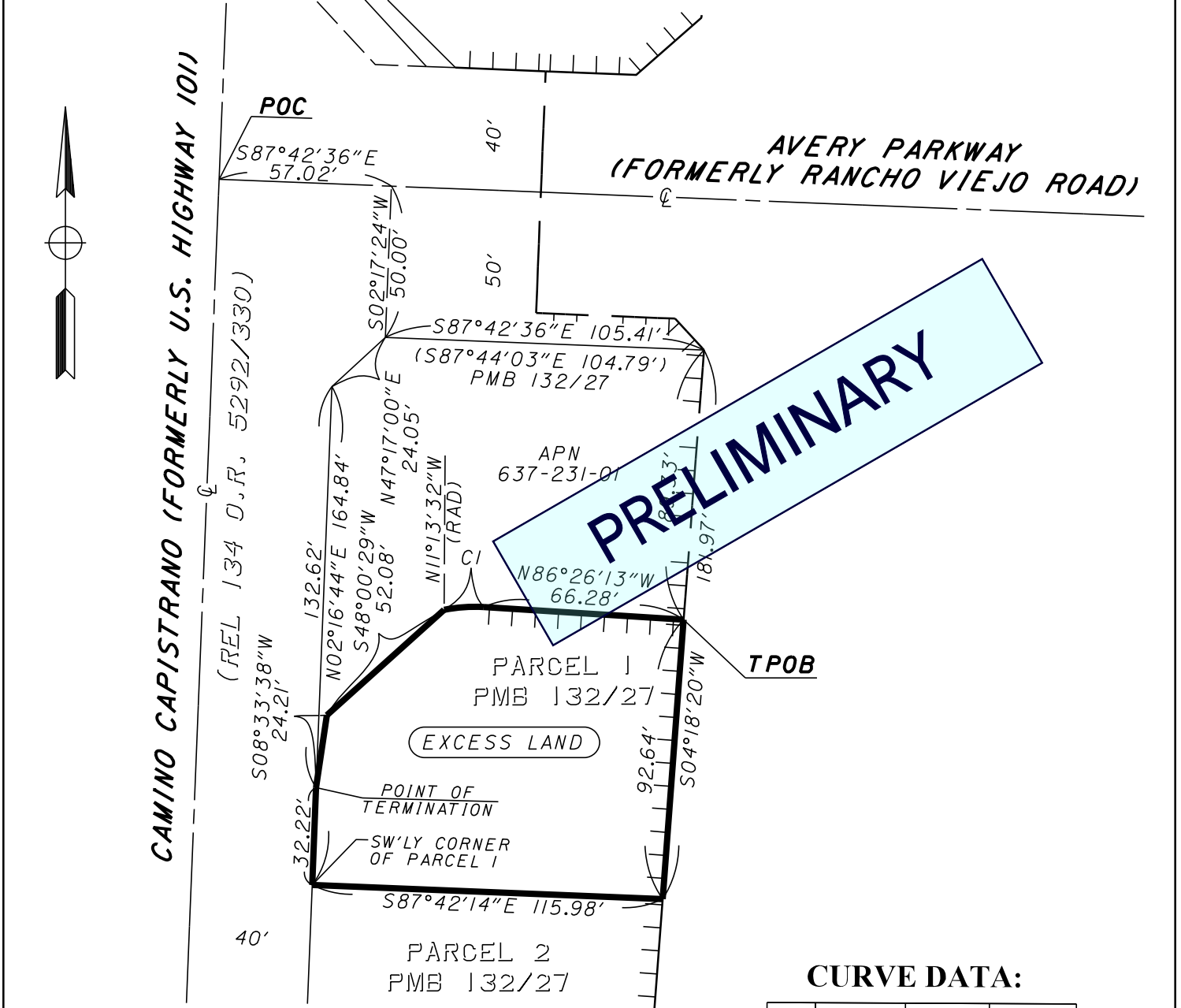


Connie Barrett, PLS 9646

Date

EXHIBIT "B"

PARCEL #	TITLE	AREA	APN
N/A	EXCESS LAND	10,148 SF	637-231-01



PRELIMINARY

CURVE DATA:

NO.	DELTA	RADIUS	LENGTH
CI	$14^{\circ}47'19''$	51.00'	13.16'

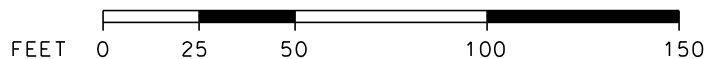
LEGEND

- (RAD) Radial Bearing
- POC Point of Commencement
- TPOB True Point of Beginning
- Access Prohibited

NOTES

The distances shown herein are grid distances. Ground distances may be obtained by dividing grid distances by the combination factor of 0.99995281.

EXCESS LAND



PREPARED BY:

PSOMAS

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 Santa Ana, California 92707
 (714) 751-7373 / (714) 545-8883 (Fax)

DATE: 03-12-26

REV.:

EA: OK0219

FA#:

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
12	ORANGE	5	12.96	1	1