

PSOMAS

EXHIBIT 'A1'
LEGAL DESCRIPTION

In the City of Mission Viejo, County of Orange, State of California, being that portion of Parcel 2 of Parcel Map filed in Book 36, Page 41 of Parcel Maps, in the Office of the County Recorder of said County, lying southerly of the following described line:

Commencing at the centerline intersection of Marguerite Parkway, having a westerly half width of 50.00 feet, and Avery Parkway, formerly "Rancho Viejo Road", having a southerly half width of 50.00 feet, as shown on said map; thence South 12°18'18" West 79.64 feet along the centerline of said Marguerite Parkway; thence leaving said centerline at right angles North 77°41'42" West 50.00 feet to the northerly terminus of the course shown as "North 12°16'25" East 140.36 feet" in the easterly boundary line of Parcel 2 of Parcel Map filed in Book 8, Page 27, of Parcel Maps; thence South 12°18'18" West 85.38 feet along said easterly boundary line; thence leaving said easterly boundary line at right angles North 77°41'42" West 0.98 feet; thence North 11°25'36" East 11.87 feet to the beginning of a curve concave southwesterly having a radius of 46.00 feet; thence northwesterly 83.98 feet along said curve through a central angle of 104°36'08"; thence South 86°49'28" West 7.90 feet to the beginning of a curve concave northerly having a radius of 5031.00 feet; thence westerly 147.08 feet along said curve through a central angle of 01°40'30" to a point in the southeasterly line of Parcel 2 of said Parcel Map filed in Book 36, Page 41 of Parcel Maps, said point being North 18°16'38" West 71.69 feet from the southeasterly corner of said Parcel 2 and to the **True Point of Beginning**; thence continuing along said curve westerly 85.48 feet through a central angle of 00°58'25" to the southeasterly terminus of the course shown as "North 17°43'03" West 79.38 feet" in the westerly boundary line of said Parcel 2 and the **Point of Termination**.

Containing 4,988 square feet.

See Exhibit 'B1' attached hereto and made apart hereof.

PSOMAS

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



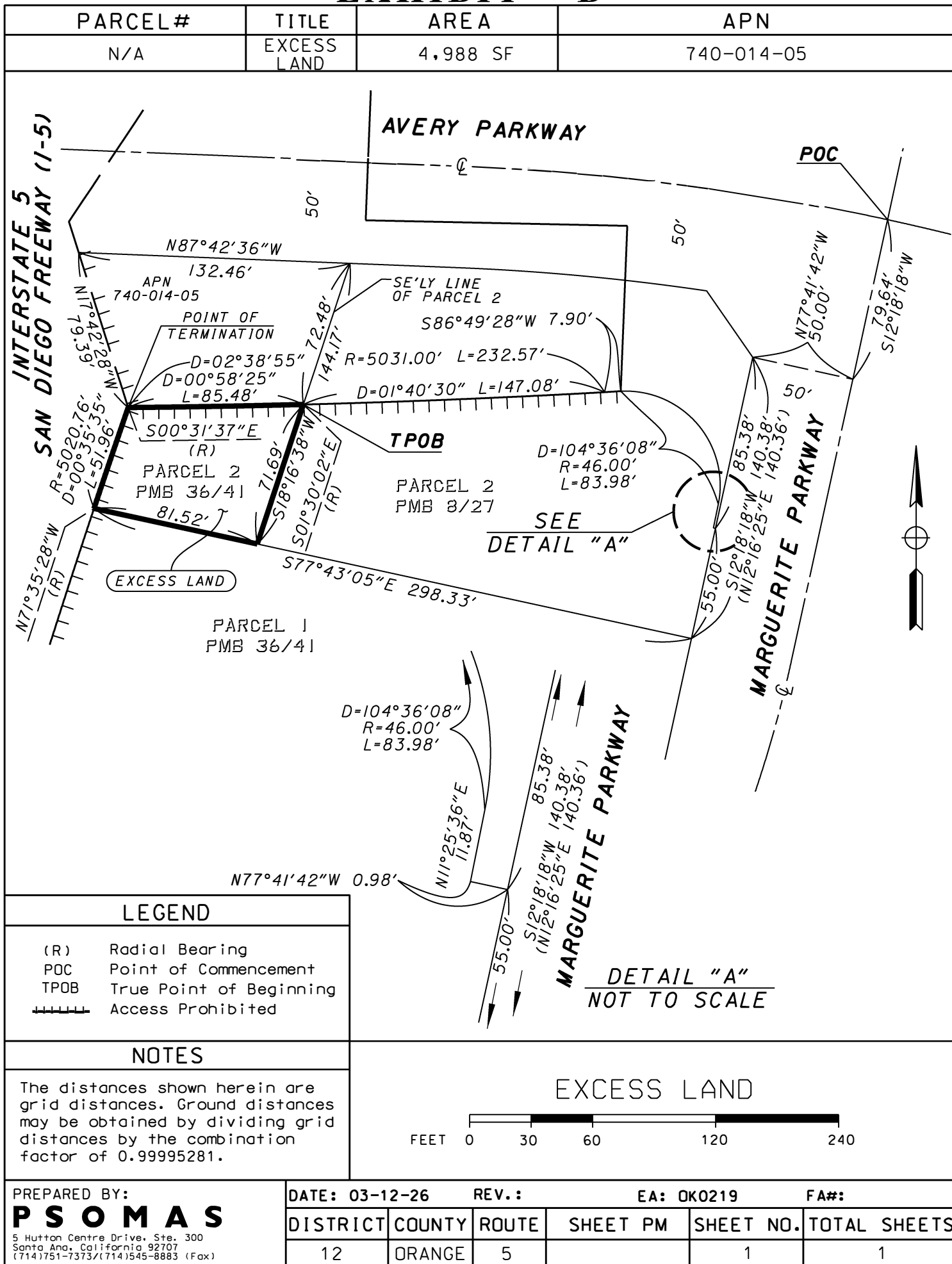
Connie Barrett, PLS 9646

04/28/2026

Date



EXHIBIT "B1"



PSOMAS

EXHIBIT 'A2'

LEGAL DESCRIPTION

In the City of Mission Viejo, County of Orange, State of California, being that portion of Parcel 2 of Parcel Map filed in Book 8, Page 27 of Parcel Maps, in the Office of the County Recorder of said County, lying westerly, southwesterly, and southerly of the following described line:

Commencing at the centerline intersection of Marguerite Parkway, having a westerly half-width of 50.00 feet, and Avery Parkway, formerly "Rancho Viejo Road", having a southerly half-width of 50.00 feet, as shown on said map; thence South 12°18'18" West 79.64 feet along the centerline of said Marguerite Parkway; thence leaving said centerline at right angles North 77°41'42" West 50.00 feet to the northerly terminus of that certain course shown as "North 12°16'25" East 140.36 feet" in the easterly boundary line of said Parcel 2; thence South 12°18'18" West 85.38 feet along said easterly boundary line to the **True Point of Beginning**; thence leaving said easterly boundary line at right angles North 77°41'42" West 0.98 feet; thence North 11°25'36" East 11.87 feet to the beginning of a curve concave southwesterly having a radius of 46.00 feet; thence northwesterly 83.98 feet along said curve through a central angle of 104°36'08"; thence tangent from said curve South 86°49'28" West 7.90 feet to the beginning of a curve concave northerly having a radius of 5031.00 feet; thence westerly 232.57 feet along said curve through a central angle of 02°38'55" to the southeasterly terminus of that certain course shown as "North 17°43'03" West 79.38 feet" in the westerly boundary line of Parcel 2 of Parcel Map filed in Book 36, Page 41, of Parcel Maps, Records of said County, and the **Point of Termination**.

Containing 19,975 square feet.

See Exhibit 'B2' attached hereto and made a part hereof.

PSOMAS

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



Connie Barrett, PLS 9646

04/28/2026

Date



EXHIBIT "B2"

[illegible]