

EXHIBIT "A"
LEGAL DESCRIPTION

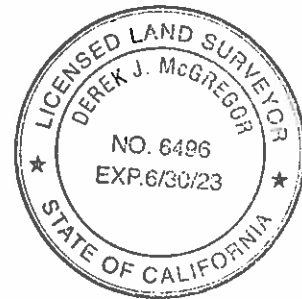
THAT CERTAIN PARCEL OF LAND LYING WITHIN GRANT DEED 17932 RECORDED ON 8/24/61 IN BOOK 5827, PAGES 5-6, SAID PARCEL LYING WITH A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN IN RANCHO LA BOLSA CHICA AND RANCHO LAS BOLSAS IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AND SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 13 OF MISCELLANEOUS MAPS IN THE OFFICE OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND 10.00 FEET WIDE THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS; BEGINNING (POB) AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15, SAID CORNER BEING THE CENTERLINE INTERSECTION OF GOLDENWEST STREET 60.00 FEET WIDE AND McFADDEN AVENUE(FORMERLY SUGAR AVENUE 40.00 FEET WIDE); THENCE SOUTH 89°34'26" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 15 AND THE CENTERLINE OF SAID McFADDEN AVENUE A DISTANCE OF 230.00 FEET; THENCE NORTH 0°39'35" WEST PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, AND SAID CENTERLINE OF GOLDENWEST STREET A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING (TPOB); THENCE SOUTH 89°34'26" WEST A DISTANCE OF 40.00 FEET

MORE PARTICULARLY SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF;

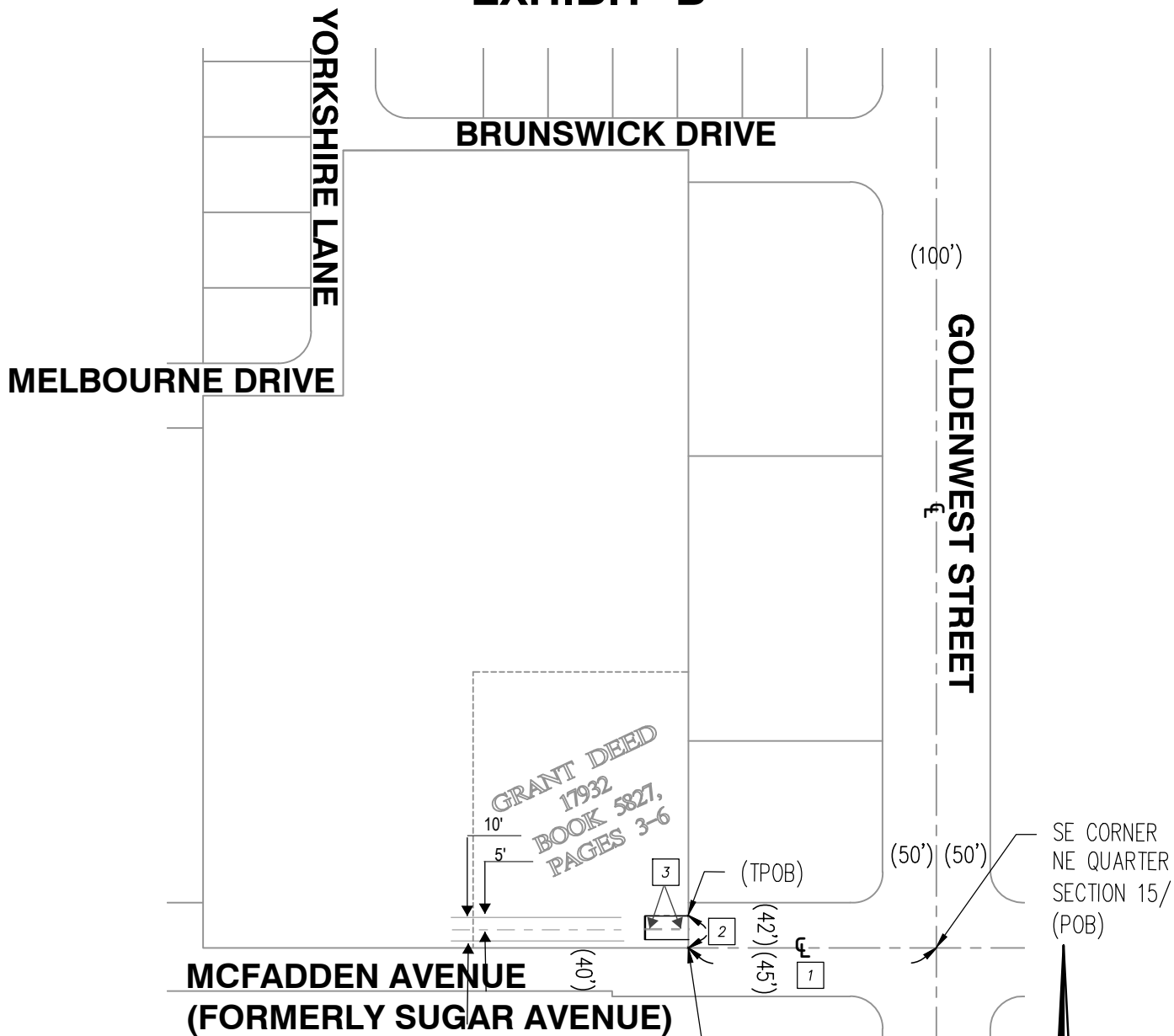
CONTAINING 400 SQUARE FEET, MORE OR LESS.

SUBJECT TO COVENANTS, CODES AND RESTRICTIONS, IF ANY.



 12/2/22
DEREK J. MCGREGOR, PLS #6496 EXP. 6/30/2023

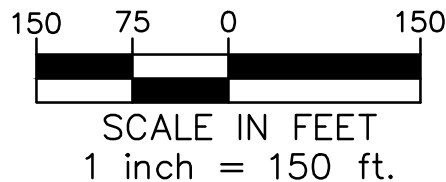
EXHIBIT "B"



SE CORNER OF GRANT DEED 17932
RECORDED 8/24/61 IN BOOK 5827 PAGES 5-6

LINE DATA:

1	S89° 34' 26"W	230.00'
2	N00° 39' 35"W	30.00'
3	S89° 34' 26"W	40.00'



11/21/2022
11/09/2022

EXHIBIT "B"
6900 BRUNSWICK DRIVE
HUNTINGTON BEACH, CALIFORNIA



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DATE: 11.21.22
DRAFTED: DJG
CHECKED: DJM
SHEET: 1 OF 1