

EXHIBIT “A”
LEGAL DESCRIPTION

CITY-OWNED LAND ON EDWARDS STREET

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF WESTMINSTER, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND BEING A PORTION OF PARCEL 11 AS DELINEATED AND SHADED ON MAPS RECORDED ON JUNE 23, 1966 IN STATE HIGHWAY MAP BOOK NO. 4 PAGES 12 TO 22 INCLUSIVE, RECORDER OF SAID ORANGE COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHEASTERLY CORNER OF SAID PARCEL 11, THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 11 THE FOLLOWING COURSES, NORTH 51° 19' 17" WEST, 123.95 FEET;

THENCE NORTH 44° 01' 46" WEST, 106.69 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 11 THE FOLLOWING COURSES, NORTH 44° 01' 46" WEST, 6.06 FEET;

THENCE SOUTH 09° 02' 05" EAST, 8.95 FEET;

THENCE NORTH 50° 21' 35" WEST, 100.76 FEET;

THENCE NORTH 23° 45' 46" WEST, 53.30 FEET;

THENCE NORTH 46° 40' 19" WEST, 52.01 FEET TO A LINE PARALLEL WITH AND 40.00 FEET EASTERLY OF THE WESTERLY LINE OF SAID PARCEL 11;

THENCE ALONG SAID PARALLEL LINE NORTH 00° 21' 31" EAST, 149.30 FEET TO A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 23.20 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 158° 21' 18" AND ARC LENGTH OF 64.12 FEET TO A TANGENT LINE, SAID LINE BEEN PARALLEL WITH AND 38.50 FEET SOUTHWESTERLY OF THE EDWARDS STREET CENTERLINE AS SHOWN ON RECORD OF SURVEY NUMBER 2015-1145 FILED IN BOOK 314 PAGES 22 THROUGH 47 INCLUSIVE OF RECORDS OF SURVEY OF SAID COUNTY;

THENCE ALONG SAID TANGENT LINE SOUTH 21° 17' 11" EAST, 110.73 FEET TO A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 961.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12° 17' 17" AN ARC LENGTH OF 206.21 FEET TO THE **POINT OF BEGINNING**, SAID POINT HAVE A RADIAL OF NORTH 81° 00' 08" EAST.

THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS 21,603 SQUARE FEET MORE OR LESS.

ALL AS SHOWN ON EXHIBIT "B" PLOT ATTACHED HEREON AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO ALL MATTERS OF RECORD, IF ANY.

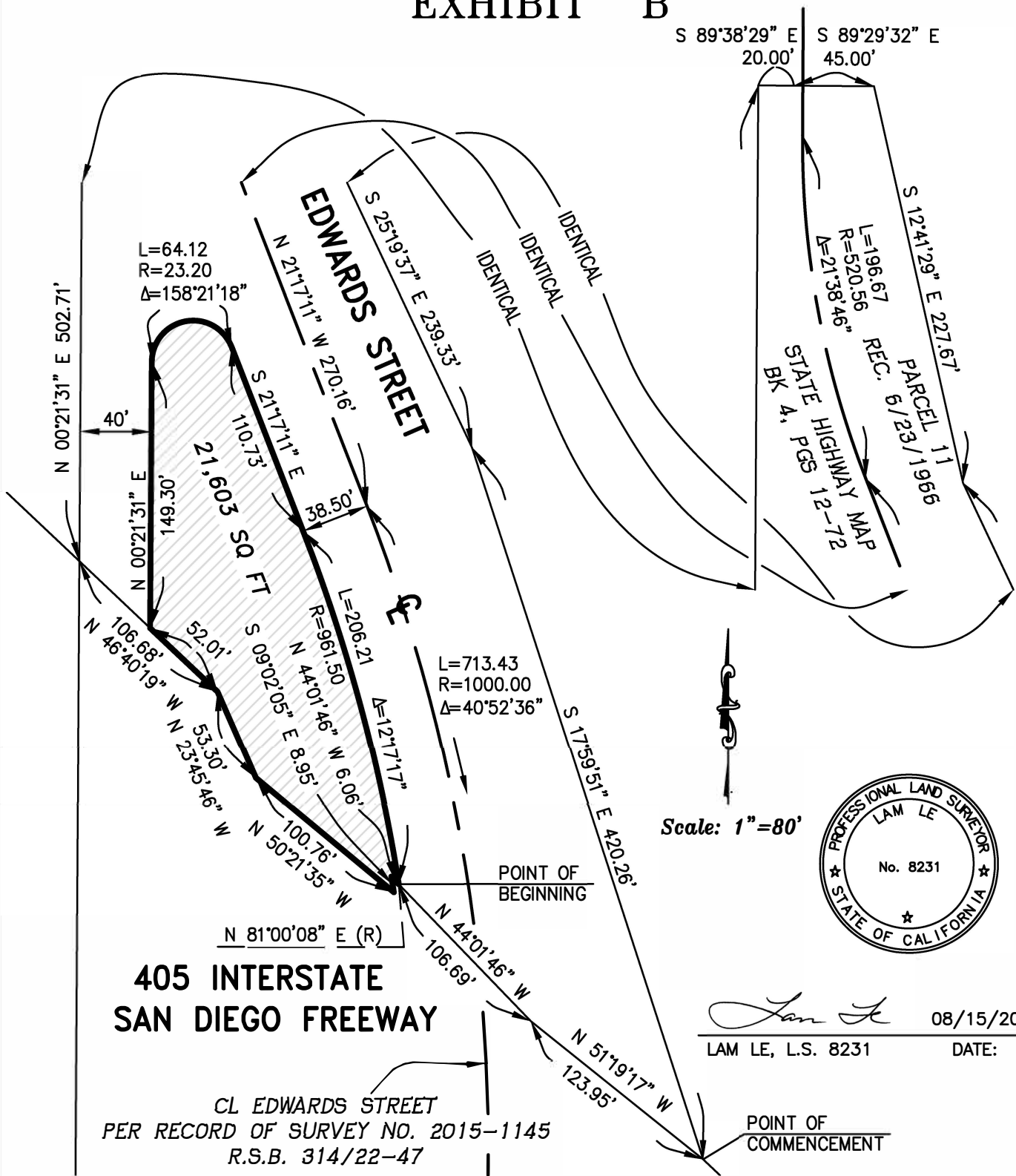
Prepared by:



A handwritten signature in cursive script that reads "Lam Le".

Lam Le L.S. 8231 DATE: 8/15/2024

EXHIBIT "B"



400 EAST RINCON ST., SUITE 202
CORONA, CA 92879
TEL (909) 484-4200 FAX (909) 484-4229

CITY OF WESTMINSTER

CITY-OWNED LAND ON EDWARDS STREET

**PORTION OF PARCEL 11, MAP REC. 6/23/1966, STATE
HIGHWAY MAP BOOK 4, PAGES 12-22
ORANGE COUNTY, CALIFORNIA.**

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OF 1

JOB No.
2024-BRAN-01