

RECORDING REQUESTED
BY AND MAIL TO

*Attn: Matthew Fertal
City of Garden Grove
11391 Acacia Parkway
Garden Grove, CA 92640*

92-476859

**RECORDED IN OFFICIAL RECORDS
OF ORANGE COUNTY CALIFORNIA**

-11 25 AM JUL 16 '92

Lee A Branch RECORDER

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Other	\$
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ORDINANCE NO. 2232

AN ORDINANCE OF THE CITY COUNCIL OF GARDEN GROVE APPROVING AND ADOPTING AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE GARDEN GROVE COMMUNITY PROJECT

WHEREAS, the City Council of the City of Garden Grove (the "City Council") has received from the Garden Grove Agency for Community Development (the "Agency") the proposed Amendment (the "Plan Amendment") to the Garden Grove Community Project (the "Project"), a copy of which is on file at the office of the City Clerk, 11391 Acacia Parkway, Garden Grove, California, together with the Report of the Agency including the reasons for the selection of the territory proposed to be added to the Project by the Plan Amendment (the "Added Project Area"), a description of the physical, social and economic conditions existing in the Added Project Area, the proposed method of financing the redevelopment of the Added Project Area, a plan for the relocation of families and persons who may be temporarily or permanently displaced from housing facilities in the Added Project Area, an analysis of the Preliminary Plan, the report and recommendations of the Planning Commission of the City of Garden Grove, a report as to the conformity of the Plan Amendment with the City's General Plan, a summary of consultations with Added Project Area owners and businesses, an environmental impact report on the Plan Amendment, the report of the county fiscal officer and the Agency's analysis thereof, the report of the Fiscal Review Committee and the Agency's response thereto, and a summary of consultations with taxing agencies; and

WHEREAS, the Planning Commission of the City of Garden Grove has submitted to the City Council its report and recommendations concerning the Plan Amendment and its certification that the Plan Amendment conforms to the General Plan for the City of Garden Grove; and

WHEREAS, the Agency, as the lead agency, and the City, as a responsible agency, have certified the adequacy of the Final Environmental Impact Report, submitted pursuant to Public Resources Code Section 21151 and Health and Safety Code Section 33352;

WHEREAS, the Agency and the City have determined that, for certain significant effects identified by the Environmental Impact Report, mitigation measures and a monitoring program therefor have been required in or incorporated into the Project as amended by the Plan Amendment (the "Amended Project") which avoid or substantially lessen such effects; and

WHEREAS, the Agency and City have determined that, for certain other significant effects identified by the Environmental Impact Report, the changes or alterations necessary to avoid or substantially lessen such effects are within the responsibility and jurisdiction of another public agency and not of the Agency and City. The Agency and City have further determined that such changes or alternations have been adopted by such other agency or can and should be adopted by such other agency; and

WHEREAS, the City Council and the Agency held a joint public hearing on June 30, 1992 on adoption of the Plan Amendment in the Garden Grove Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California; and

WHEREAS, notice of said hearing was duly and regularly published in a newspaper of general circulation in the City of Garden Grove, once a week for three successive weeks prior to the date of said hearing, and a copy of said notices and affidavits of publication are on file with the City Clerk and the Agency; and

WHEREAS, copies of the notice of joint public hearing were mailed by certified mail with return receipt requested to the last known address of each assessee as shown on the last equalized assessment roll of the County of Orange for each parcel of land in the Added Project Area and within the existing Project boundaries (the "Existing Territory"); and

WHEREAS, each assessee in the Added Project Area and the Existing Territory whose property would be subject to acquisition by purchase or condemnation under the provisions of the Plan Amendment was sent a letter to such effect attached to the notice of the joint public hearing, including a map and legal description of the Added Project Area; and

WHEREAS, copies of the notice of joint public hearing were mailed by certified mail with return receipt requested to the governing body of each taxing agency which receives taxes from property in the Added Project Area and the Existing Territory; and

WHEREAS, the City Council has considered the report and recommendation of the Planning Commission, the report of the Agency, the Plan Amendment and its economic feasibility, and the Final Environmental Impact Report, has provided an opportunity for all persons to be heard, and has received and considered all evidence and testimony presented for or against any and all aspects of the Plan Amendment and has made written findings in response to each written objection of an affected property owner and taxing entity filed with the City Clerk before the hour set for such joint public hearing.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES ORDAIN AS FOLLOWS:

Section 1. The purposes and intent of the City Council with respect to the Added Project Area and the Existing Territory as it relates to the Plan Amendment are to accomplish the following:

1. The elimination and prevention of the spread of blight and deterioration and the conservation, rehabilitation and redevelopment of the Added Project Area and the Existing Territory in accord with the General Plan, design guidelines, specific plans, the Plan, the Plan Amendment and state and local laws, regulations, codes and ordinances.
2. The promotion of new and continuing private sector investment within the Added Project Area and the Existing Territory to prevent the loss of, and to facilitate the recapture of commercial sales activity.
3. The achievement of an environment reflecting a high level of concern for architectural, landscape, urban design, and land use principles appropriate for attainment of the objectives of the Plan and the Plan Amendment.
4. The retention and expansion of as many existing businesses in the Added Project Area and the Existing Territory as possible by means of redevelopment and rehabilitation activities and by encouraging and assisting the cooperation of, and providing the opportunity of participation by, owners, businesses and public agencies in the revitalization of the Added Project Area and the Existing Territory.
5. The creation and development of local job opportunities and the preservation of the area's existing employment base.
6. The replanning, redesign and development of underdeveloped areas which are stagnant or improperly utilized.
7. The elimination or amelioration of certain public improvements, public buildings, public facilities and environmental deficiencies, including without limitation, substandard vehicular circulation systems; inadequate water, sewer, flood control and storm drainage systems; insufficient off-street parking; and other similar public improvements, facilities, utilities and deficiencies adversely affecting the Added Project Area and the Existing Territory.

8. The improvement and expansion of the community's supply of housing (both inside or outside of the Project Area), including opportunities for very low-, lower and moderate-income households.
9. The maximization of the locational advantages of freeway accessibility.
10. The development of commercial and industrial uses which generate increased sales, business license, and other fees, taxes and revenues to the Agency and/or the City of Garden Grove.
11. The reduction of the City's annual costs of the provision of local services to and within the Added Project Area and the Existing Territory resulting from blighting conditions.

Section 2. The City Council hereby finds and determines, based on the evidence in the record, including, but not limited to, the Agency's Report to the City Council on the proposed Plan Amendment, and all documents referenced therein, and evidence and testimony received at the joint public hearing on adoption of the Plan Amendment held on June 30, 1992, that:

a) The Added Project Area is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.). This finding is abased on the following conditions which characterize the Added Project Area:

(1) The existence of buildings and structures used or intended to be used for living, commercial, industrial or other purposes which are characterized deterioration, age and obsolescence, mixed character, shifting uses, and faulty exterior spacing; and

(2) The existence of properties which suffer from deterioration and disuse because of inadequate public improvements, facilities and utilities, which cannot be remedied by private or governmental action without redevelopment, particularly deficiencies in the circulation system (including without limitation, freeway on-and off-ramps and overpasses), street and infrastructure systems, storm drainage, water and sewer systems, public utilities; and the existence of parcels that are of irregular form, shape, or size for proper usefulness and development; and

(3) A prevalence of impaired investments and economic maladjustment throughout the Added Project Area, and declining rents and property values throughout the Added Project Area.

Such conditions are causing and will increasingly cause a reduction and lack of proper utilization of the Added Project Area to such an extent that it constitutes a serious physical, social and economic burden on the City which cannot reasonably be expected to be reversed or alleviated by private enterprise acting alone, requiring redevelopment in the interest of the health, safety and general welfare of the people of the City and the State. This finding is based on the fact that governmental action available to the City without redevelopment would be insufficient to cause any significant correction of the blighting conditions, and that the nature and costs of the public improvements and facilities and other actions required to correct the blighting conditions are beyond the capacity of the City and cannot be undertaken or borne by private enterprise acting alone or in concert with available governmental action.

b) The Added Project Area is an urbanized area. This finding is based upon the fact that not less than eighty percent (80%) of the privately owned property in the Added Project Area has been or is developed for urban uses, as demonstrated by the Agency's Report to City Council. In addition, as demonstrated by the Agency's Report to City Council, the Added Project Area is part of an area developed for urban uses.

c) The Plan, as amended by the Plan Amendment, will redevelop the Added Project Area in conformity with the Community Redevelopment Law and in the interests of the public peace, health, safety and welfare. This finding is based upon the fact that the purposes of the Community Redevelopment Law would be attained by the Project, as amended by the Plan Amendment; by the elimination of areas suffering from economic dislocation or disuse; by the replanning, redesign and/or redevelopment of areas which are stagnant or improperly utilized, and which could not be accomplished by private enterprise acting alone without public participation and assistance; by protecting and promoting sound development and redevelopment of blighted areas and the general welfare of the citizens of the City by remedying such injurious conditions through appropriate means; and through the installation of new, or replacement of existing public improvements, facilities and utilities in areas which are currently inadequately served with regard to such improvements, facilities and utilities.

d) The adoption and carrying out of the Plan, as amended by the Plan Amendment, is economically sound and feasible. This finding is based on the fact that under the Plan, as amended by the Plan Amendment, the Agency will be authorized to seek and utilize a variety of potential financing resources, including property and retail sales increment; that the nature and timing of public redevelopment assistance will depend on the amount and availability of such financing

resources, including tax increment, generated by new investment in the Added Project Area and the Existing Territory; that under the Plan, as amended by the Plan Amendment, no public redevelopment activity can be undertaken unless the Agency can demonstrate that it has adequate revenue to finance the activity; and that the financing plan included within the Agency's Report to the City Council demonstrates that sufficient financial resources will be available to carry out the Amended Project.

e) The Plan Amendment conforms to the General Plan of the City of Garden Grove. This finding is based on the finding of the Planning Commission that the Plan Amendment conforms to the General Plan for the City of Garden Grove.

f) The carrying out of the Plan, as amended by the Plan Amendment, will promote the public peace, health, safety and welfare of the City of Garden Grove and will effectuate the purposes and policies of the Community Redevelopment Law. This finding is based on the fact that redevelopment will benefit the Added Project Area and the Existing Territory by correcting conditions of blight and by coordinating public and private actions to stimulate development and improve the economic and physical conditions of the Added Project Area and the Existing Territory, and by increasing employment opportunities within the City.

g) The condemnation of real property, as provided for in the Plan, as amended by the Plan Amendment, is necessary to the execution of the Plan, as amended by the Plan Amendment, and adequate provisions have been made for the payment for property to be acquired as provided by law. This finding is based upon the need to ensure that the provisions of the Plan, as amended by the Plan Amendment, will be carried out and to prevent the recurrence of blight, and the fact that no property will be acquired until adequate funds are available to pay full compensation therefor.

h) The Agency has a feasible method and plan for the relocation of families and persons who might be displaced, temporarily or permanently from housing facilities in the Added Project Area and the Existing Territory. The Agency also has a feasible method and plan for its relocation of businesses. This finding is based upon the fact that the Plan, as amended by the Plan Amendment, provides for relocation assistance according to law and the fact that such assistance, including relocation payments, constitutes a feasible method for relocation.

i) There are, or are being provided, within the Added Project Area and the Existing Territory or within other areas not generally less desirable with regard to public utilities and public and commercial facilities and at rents or

prices within the financial means of the families and persons who might be displaced from the Added Project Area and the Existing Territory, decent, safe and sanitary dwellings equal in number to the number of and available to such displaced families and persons and reasonably accessible to their places of employment. This finding is based upon the fact that no person or family will be required to move from any dwelling unit until suitable replacement housing is available for occupancy, and that such housing must meet the standards established in State law and regulations.

j) All noncontiguous areas of the Added Project Area are either blighted or necessary for effective redevelopment and are not included for the purpose of obtaining the allocation of taxes from the area pursuant to Section 33670 of the Health and Safety Code without other substantial justification for their inclusion.

k) Inclusion of any lands, buildings, or improvements which are not detrimental to the public health, safety or welfare is necessary for the effective redevelopment of the entire area of which they are a part, and any such area is not included solely for the purpose of obtaining the allocation of tax increment revenues from such area pursuant to Section 33670 of the Community Redevelopment Law without other substantial justification for its inclusion. This finding is based upon the fact that all properties within Added Project Area boundaries were included because they were underutilized because of blighting influences, or were affected by the existence of blighting influences, or were necessary either to accomplish the objectives and benefits of the Plan Amendment or because of the need to impose uniform requirements on the Added Project Area as a whole. Such properties will share in the benefits of the Project.

l) The elimination of blight and the redevelopment of the Added Project Area and the Existing Territory could not reasonably be expected to be accomplished by private enterprise acting alone without the aid and assistance of the Agency. This finding is based upon the existence of blighting influences, including the lack of adequate public improvements and facilities, and the inability of individual owners and developers to economically remove these blighting influences without substantial public assistance.

m) The effect of tax increment financing will not cause a significant financial burden or detriment to any taxing agency deriving revenues from the Added Project Area and the Existing Territory. This finding is based upon the fact that all affected taxing agencies were consulted with or had the opportunity to be consulted regarding the fiscal effects of the Plan Amendment, and the fact that with regard to certain taxing agencies, the Agency has or will enter into fiscal detriment

mitigation agreements under which it will make payments to or on behalf of such agencies to alleviate identified financial burden or detriment.

Section 3. The City Council is satisfied that permanent housing facilities will be available within three years from the time residential occupants of the Added Project Area, if any, are displaced, and that pending the development of such facilities, there will be available to any such displaced residential occupants temporary housing facilities at rents comparable to those in the City of Garden Grove at the time of their displacement. No persons or families of low and moderate income shall be displaced from residences unless and until there is a suitable housing unit available and ready for occupancy by such displaced persons or families at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary and otherwise standard dwellings.

Section 4. Written objections to the Plan Amendment filed with the City Clerk before the hour set for hearing and all written and oral objections presented to the City Council at the hearing having been considered and, in the case of written objections received from Added Project Area and the Existing Territory property owners and affected taxing agencies, having been responded to in writing, are hereby overruled.

Section 5. That certain Final Environmental Impact Report for the Redevelopment Plan Amendment, a copy of which is on file in the office of the Agency and in the office of the City Clerk, having been duly reviewed and considered, is hereby incorporated into this Ordinance by reference and made a part hereof. All activities undertaken by the Agency and/or the City of Garden Grove pursuant to or in implementation of the Plan, as amended by the Plan Amendment, shall be undertaken in accordance with the mitigation measures and monitoring program set forth in said Final Environmental Impact Report, and the Agency shall undertake such additional environmental review or assessment as necessary at the time of the proposed implementation of such activities.

Section 6. That certain Amended Redevelopment Plan for the Garden Grove Community Project, the map contained therein, and such other reports as are incorporated therein by reference, a copy of which is on file in the office of the Agency and the office of the City Clerk, having been duly reviewed and considered, is hereby incorporated in this Ordinance by reference and made a part hereof, and as so incorporated is hereby designated, approved, and adopted as the official redevelopment plan for the Project, as amended by the Plan Amendment (the "Amended Plan").

Section 7. In order to implement and facilitate the effectuation of the Amended Plan hereby approved, this City Council hereby: (a) pledges its cooperation in helping to carry out the Amended Plan, (b) requests the various officials, departments, boards, and agencies of the City having administrative responsibilities in the Added Project Area and the Existing Territory likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with redevelopment of the Added Project Area and the Existing Territory, (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Amended Plan, and (d) declares its intention to undertake and complete any proceeding, including the expenditure of moneys, necessary to be carried out by the City under the provisions of the Amended Plan.

Section 8. The City Clerk is hereby directed to send a certified copy of this Ordinance to the Agency, whereupon the Agency is vested with the responsibility for carrying out the Amended Plan.

Section 9. The City Clerk is hereby directed to record with the County Recorder of Orange County a description of the land within the Added Project Area and a statement that proceedings for the redevelopment of the Added Project Area, including the Existing Territory, have been instituted under the Community Redevelopment Law.

Section 10. The Building Department of the City of Garden Grove is hereby directed for a period of two (2) years after the effective date of this Ordinance to advise all applicants for building permits within the Added Project Area that the site for which a building permit is sought for the construction of buildings or for other improvements is within a redevelopment project area.

Section 11. The City Clerk is hereby directed to transmit a copy of the description and statement recorded by the City Clerk pursuant to Section 9 of this Ordinance, a copy of this Ordinance, and a map or plat indicating the boundaries of the Added Project Area and the Project Area as revised by the Amended Plan, to the Auditor-Controller and Assessor of the County of Orange, to the governing body of each of the taxing agencies which receives taxes from property in the Added Project Area and the Existing Territory, and to the State Board of Equalization, within thirty (30) days following the adoption of the Plan Amendment.

Section 12. The City Clerk is hereby authorized and directed to certify to the passage of this Ordinance and to cause the same to be published in a newspaper of general circulation which is published and circulated in the City of Garden Grove.

Section 13. If any part of this Ordinance or the Plan Amendment which it approves is held to be invalid for any reason, such decision shall not affect the validity of the remaining portion of this Ordinance or of the Plan Amendment, Amended Plan or Plan, and this Council hereby declares that it would have passed the remainder of the Ordinance or approved the remainder of the Plan Amendment if such invalid portion thereof had been deleted.

Section 14. This Ordinance shall be in full force and effect thirty (30) days after passage.

The foregoing ordinance was passed by the City Council of the City of Garden Grove on the 14th day of July, 1992.

/s/ WALT E. DONOVAN
MAYOR

ATTEST:

/s/ CAROLYN MORRIS, CMC
CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS:
CITY OF GARDEN GROVE)

I, CAROLYN MORRIS, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance was introduced and presented on July 7th, 1992 with the following vote:

AYES: COUNCILMEMBERS: (3) KESSLER, LEYES, DONOVAN
NOES: COUNCILMEMBERS: (1) DINSEN
ABSENT: COUNCILMEMBERS: (1) WILLIAMS

and was passed on July 14, 1992 by the following vote:

AYES: COUNCILMEMBERS: (3) KESSLER, LEYES, DONOVAN
NOES: COUNCILMEMBERS: (0) NONE
ABSENT: COUNCILMEMBERS: (2) DINSEN, WILLIAMS

/s/ CAROLYN MORRIS, CMC
CITY CLERK

I declare under penalty of perjury that the foregoing instrument is a full, true and correct copy of the original on file in this office.

ATTEST: July 16, 1992
CAROLYN MORRIS, City Clerk
of the City of Garden Grove
BY: Lucretia Smith
DEPUTY CITY CLERK

When recorded please
return to:

City Clerk
City of Garden Grove
P.O. Box 3070
Garden Grove, CA 92642

AFFIDAVIT AND STATEMENT

This is to certify that this document covers
governmental business within the meaning
of Section 6108 of the Government Code.

STATE OF CALIFORNIA) ss
COUNTY OF ORANGE)

BY: *[Signature]*

Carolyn Morris, being first duly sworn, deposes and says:

That she is now and at all times herein mentioned the duly appointed and qualified Clerk of the City of Garden Grove, a municipal corporation; Clerk of the City Council of said City; and Secretary of the Garden Grove Agency for Community Development.

That by proceedings instituted under the California Community Redevelopment Law the City Council of the City of Garden Grove did on July 14, 1992, by final adoption of its Ordinance No. 2232, approve and adopt the amendment to the Redevelopment Plan for the Garden Grove Community Project as described in the boundary description attached hereto as Exhibit "A" and incorporated herein. Proceeding for the adoption of the amendment to the Redevelopment Plan for the Project were instituted under the California Community Redevelopment Law.

Witness my hand this 15th day of July, 1992.

Carolyn Morris
City Clerk, Clerk of the City Council
and Secretary of the Garden Grove
Agency for Community Development, City
of Garden Grove, County of Orange,
California

Subscribed and sworn to before me this 15th day
of July, 1992

[Signature]
Notary Public in and for the County of
Orange, State of California

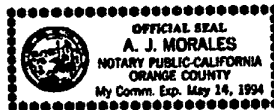


Exhibit "A"

LEGAL DESCRIPTION

CITY OF GARDEN GROVE
COMMUNITY REDEVELOPMENT PROJECT AREA

THE BOUNDARIES OF THE REDEVELOPMENT AREAS ARE ILLUSTRATED ON A MAP ATTACHED HERETO. THE LEGAL DESCRIPTIONS FOR THE BOUNDARIES OF SAID AREAS ARE DESCRIBED AS FOLLOWS:

THOSE CERTAIN AREAS WITHIN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

AREA A:

BEGINNING AT A POINT AT THE INTERSECTION OF THE CENTERLINE OF GILBERT STREET, BEING 80.00 FEET IN WIDTH MEASURED AT RIGHT ANGLES, AND A LINE PARALLEL WITH AND 30.00 FEET SOUTH OF THE CENTERLINE OF KATELLA AVENUE AS SHOWN ON TRACT NO. 3264 RECORDED IN BOOK 101, PAGES 36 THROUGH 38 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY, SAID PARALLEL LINE BEING THE CITY BOUNDARY LINE FOR THE CITY OF GARDEN GROVE ; THENCE N89°41'17"E, 454.99 FEET ALONG SAID PARALLEL LINE TO ITS INTERSECTION WITH THE CENTERLINE OF FRALEY STREET AS SHOWN ON SAID TRACT; THENCE S00°18'43"E, 197.50 FEET ALONG SAID CENTERLINE AND ITS SOUTHERLY PROLONGATION TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF A 20.00 FOOT WIDE ALLEY MEASURED AT RIGHT ANGLES AS SHOWN ON SAID TRACT; THENCE S89°41'17"W, 454.92 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ITS WESTERLY PROLONGATION TO A POINT ON THE CENTERLINE OF SAID GILBERT STREET; THENCE S00°15'53"E, 29.17 FEET ALONG SAID CENTERLINE TO A POINT ON THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF TRACT NO. 2623 RECORDED IN BOOK 79, PAGES 5 AND 6 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE S89°55'52"W, 1323.40 FEET ALONG SAID PROLONGATION AND NORTHERLY LINE TO THE NORTHWESTERLY CORNER OF SAID TRACT; THENCE N00°06'32"W, 228.27 FEET ALONG THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID TRACT TO A POINT ON SAID CITY BOUNDARY LINE, BEING 30.00 FEET SOUTH OF THE CENTERLINE OF SAID KATELLA AVENUE; THENCE EAST 1322.52 FEET TO THE INTERSECTION WITH THE CENTERLINE OF SAID GILBERT STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING.

PROJECT AREA CONTAINS 8.97 ACRES.

AREA B:

BEGINNING AT A POINT AT THE INTERSECTION OF THE CENTERLINE OF PALMWOOD DRIVE, BEING 70.00 FEET IN WIDTH MEASURED AT RIGHT ANGLES AND A LINE PARALLEL WITH AND 30.00 SOUTH OF THE CENTERLINE OF KATELLA AVENUE AS SHOWN ON TRACT NO. 2735 RECORDED IN BOOK 114, PAGES 26 AND 27 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY, SAID PARALLEL LINE BEING THE CITY BOUNDARY FOR THE CITY OF GARDEN GROVE;

THENCE N89°39'29"E, 1019.63 FEET ALONG SAID PARALLEL LINE TO A POINT ON THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF A RECORD OF SURVEY RECORDED IN BOOK 67, PAGE 43 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE S00°50'23"E, 500.81 FEET ALONG SAID PROLONGATION AND WESTERLY LINE TO THE MOST NORTHEASTERLY CORNER OF TRACT NO. 1055 AS RECORDED IN BOOK 111, PAGES 44 THROUGH 46 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE S89°38'40"W, 305.77 FEET ALONG THE NORTHERLY LINE OF SAID TRACT TO THE MOST SOUTHEASTERLY CORNER OF TRACT NO. 2735 AS RECORDED IN BOOK 114, PAGES 26 AND 27 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE N00°20'31"W, 274.22 FEET ALONG THE MOST EASTERLY LINE OF SAID TRACT TO ITS MOST NORTHEASTERLY CORNER; THENCE S89°39'29"W, 264.24 FEET ALONG THE NORTHERLY LINE OF SAID TRACT TO A POINT ON THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF LOT 2 OF SAID TRACT; THENCE N00°20'31"W, 30.00 FEET ALONG SAID PROLONGATION TO THE MOST SOUTHEASTERLY CORNER OF SAID LOT; THENCE S89°39'29"W, 307.61 FEET ALONG THE SOUTHERLY LINE OF LOTS 1 AND 2 OF SAID TRACT TO THE MOST SOUTHWESTERLY CORNER OF SAID LOT 1, SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY LINE OF A 20.00 FOOT WIDE ALLEY MEASURED AT RIGHT ANGLES AS SHOWN ON SAID TRACT; THENCE N00°44'20"W, 6.65 FEET ALONG THE WESTERLY LINE OF SAID LOT 1 TO THE MOST SOUTHEASTERLY CORNER OF LOT NO. 93 OF SAID TRACT NO. 1055; THENCE S89°39'29"W, 145.00 FEET ALONG THE SOUTHERLY LINE OF SAID LOT NO. 93 AND ITS WESTERLY PROLONGATION TO A POINT ON THE CENTERLINE OF SAID PALMWOOD DRIVE; THENCE N00°44'20"W, 190.00 FEET ALONG SAID CENTERLINE TO ITS INTERSECTION WITH SAID CITY BOUNDARY LINE, SAID POINT BEING THE POINT OF BEGINNING.

PROJECT AREA CONTAINS 6.89 ACRES.

AREA C:

BEGINNING AT A POINT AT THE INTERSECTION OF THE CENTERLINE OF DINO CIRCLE, BEING 60.00 FEET IN WIDTH MEASURED AT RIGHT ANGLES, AND A LINE PARALLEL WITH AND 30.00 FEET SOUTH OF THE CENTERLINE OF KATELLA AVENUE AS SHOWN ON PARCEL MAP NO. 79-511 RECORDED IN BOOK 138, PAGES 33 AND 34 OF PARCEL MAPS, RECORDS OF SAID COUNTY, SAID PARALLEL LINE BEING THE CITY BOUNDARY LINE FOR THE CITY OF GARDEN GROVE; THENCE N89°39'43"E, 924.52 FEET ALONG SAID PARALLEL LINE TO AN ANGLE POINT; THENCE S00°56'27"E, 931.70 FEET CONTINUING ALONG SAID CITY BOUNDARY LINE TO A POINT ON THE EASTERLY PROLONGATION OF A LINE PARALLEL WITH AND 28.00 FEET NORTH OF THE SOUTHERLY LINE OF SAID PARCEL MAP, SAID CITY BOUNDARY LINE BEING PARALLEL WITH AND 30.00 FEET EAST OF THE CENTERLINE OF EUCLID STREET, BEING 100.00 FEET IN WIDTH MEASURED AT RIGHT ANGLES; THENCE S89°41'38"W, 372.02 FEET ALONG SAID PARALLEL LINE; THENCE S00°56'27"E, 28.00 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID PARCEL MAP; THENCE S89°41'38"W, 524.00 FEET ALONG SAID PROLONGATION AND SOUTHERLY LINE TO THE MOST SOUTHWESTERLY CORNER OF SAID PARCEL MAP; THENCE N00°51'07"W, 644.20 FEET ALONG THE WESTERLY LINE OF SAID PARCEL MAP TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF THAT AREA WITHIN THE DISTINCTIVE BORDER AS SHOWN

ON RECORD OF SURVEY RECORDED IN BOOK 80, PAGE 32 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE S89°39'29"W, 175.00 FEET ALONG SAID PROLONGATION AND SOUTHERLY LINE TO THE MOST SOUTHWESTERLY CORNER OF SAID AREA; THENCE N00°50'23"W, 315.00 FEET ALONG THE WESTERLY LINE OF SAID AREA AND ITS NORTHERLY PROLONGATION TO A POINT ON SAID CITY BOUNDARY LINE; THENCE N89°39'43"E, 144.94 FEET ALONG SAID CITY BOUNDARY LINE TO ITS INTERSECTION WITH THE CENTERLINE OF SAID DINO CIRCLE, SAID POINT ALSO BEING THE POINT OF BEGINNING.

PROJECT AREA CONTAIN 20.74 ACRES.

AREA D:

BEGINNING AT A POINT AT THE CENTERLINE INTERSECTION OF CHAPMAN AVENUE, BEING 100.00 FEET IN WIDTH MEASURED AT RIGHT ANGLES AND GILBERT STREET, BEING 80.00 FEET IN WIDTH MEASURED AT RIGHT ANGLES AS SHOWN ON TRACT NO. 3076 RECORDED IN BOOK 104, PAGES 1 THROUGH 3 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE N89°22'20"E, 611.39 FEET ALONG THE CENTERLINE OF SAID CHAPMAN AVENUE TO A POINT ON THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF THE PACIFIC ELECTRIC RAILROAD RIGHT-OF-WAY LINE, BEING 100.00 FEET IN WIDTH MEASURED AT RIGHT ANGLES AS SHOWN ON SAID TRACT; THENCE S53°49'09"E, 62.19 FEET ALONG SAID PROLONGATION TO A POINT ON THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT NO. 4 OF SAID TRACT; THENCE S01°04'07"E, 164.72 FEET ALONG SAID PROLONGATION AND WESTERLY LINE TO THE MOST SOUTHWESTERLY CORNER OF SAID LOT 1, SAID POINT BEING THE MOST NORTHERLY CORNER OF LOT 3 OF SAID TRACT; THENCE S89°22'45"W, 88.00 FEET ALONG THE NORTHERLY LINE OF SAID LOT 3 TO ITS MOST NORTHWESTERLY CORNER; THENCE S01°04'07"E, 140.04 FEET ALONG THE WESTERLY LINE OF SAID LOT AND ITS SOUTHERLY PROLONGATION TO THE MOST NORTHEASTERLY CORNER OF LOT 29 OF SAID TRACT; THENCE S89°22'20"W, 242.61 FEET ALONG THE NORTHERLY LINE OF LOTS 27 THROUGH 29 OF SAID TRACT TO THE MOST SOUTHEASTERLY CORNER OF PARCEL 2 OF PARCEL MAP NO. 8143 RECORDED IN BOOK 3, PAGE 33 OF PARCEL MAPS, RECORDS OF SAID COUNTY; THENCE N01°02'29"W, 160.00 FEET ALONG THE EASTERLY LINE OF SAID PARCEL TO ITS MOST NORTHEASTERLY CORNER; THENCE S89°22'20"W, 155.03 FEET ALONG THE MOST NORTHERLY LINE OF SAID PARCEL TO THE COMMON NORTHERLY CORNER OF PARCELS 1 AND 2 OF SAID PARCEL MAP; THENCE S01°00'52"E, 70.00 FEET ALONG THE EASTERLY LINE OF SAID PARCEL 1 TO ITS MOST SOUTHEASTERLY CORNER; THENCE S89°22'20"W, 175.50 FEET ALONG THE MOST SOUTHERLY LINE OF SAID PARCEL 1 AND ITS WESTERLY PROLONGATION TO A POINT ON THE CENTERLINE OF SAID GILBERT STREET; THENCE N01°00'52"W, 252.01 FEET ALONG SAID CENTERLINE TO ITS INTERSECTION WITH THE CENTERLINE OF SAID CHAPMAN AVENUE, SAID POINT BEING THE POINT OF BEGINNING.

PROJECT AREA CONTAINS 3.95 ACRES.

AREA E:

BEGINNING AT A POINT AT THE CENTERLINE INTERSECTION OF WOODWARD

LANE, BEING 60.00 FEET IN WIDTH MEASURED AT RIGHT ANGLES AND EUCLID STREET BEING 100.00 FEET IN WIDTH MEASURED AT RIGHT ANGLES AS SHOWN ON PARCEL MAP NO. 15003 RECORDED IN BOOK 46, PAGE 12 OF PARCEL MAPS, RECORDS OF SAID COUNTY; THENCE S00°56'10"E, 377.60 FEET ALONG THE CENTERLINE OF SAID EUCLID STREET TO A POINT ON THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF PARCEL MAP NO. 22139 RECORDED IN BOOK 16, PAGE 50 OF PARCEL MAPS, RECORDS OF SAID COUNTY; THENCE N89°17'15"E, 660.96 FEET ALONG SAID PROLONGATION AND NORTHERLY LINE TO THE MOST NORTHEASTERLY CORNER OF SAID PARCEL MAP; THENCE S00°55'35"E, 379.35 FEET ALONG THE EASTERLY LINE OF SAID PARCEL MAP AND ITS SOUTHERLY PROLONGATION TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CHAPMAN AVENUE BEING 100.00 FEET IN WIDTH MEASURED AT RIGHT ANGLES; THENCE S89°17'43"W, 660.88 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE CENTERLINE OF SAID EUCLID STREET; THENCE S89°34'00"W, 286.03 FEET CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY PROLONGATION OF A LINE WHICH IS PARALLEL WITH AND 70.00 FEET WEST OF THE WEST LINE OF LOT 2 OF TRACT NO. 1345 RECORDED IN BOOK 43, PAGE 11 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE N00°56'10"W, 223.00 FEET ALONG SAID PROLONGATION AND PARALLEL LINE TO A POINT ON THE SOUTHERLY LINE OF TRACT NO. 1612 RECORDED IN BOOK 48, PAGE 10 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE N89°34'00"E, 50.00 FEET ALONG SAID SOUTHERLY LINE TO THE MOST SOUTHEASTERLY CORNER OF LOT 7 OF SAID TRACT; THENCE N00°56'10"W, 20.00 FEET; THENCE N89°34'00"E, 41.00 FEET; THENCE N00°56'10"W, 300.97 FEET ALONG THE EASTERLY LINE OF SAID TRACT TO ITS MOST NORTHEASTERLY CORNER; THENCE S89°35'50"W, 50.00 FEET ALONG THE NORTHERLY LINE OF SAID TRACT TO A POINT ON A LINE WHICH IS PARALLEL TO AND 33.00 FEET EAST OF THE EAST LINE OF PARCEL 2 OF SAID PARCEL MAP NO. 15003; THENCE N00°56'10"W, 213.00 FEET ALONG SAID PARALLEL LINE AND ITS NORTHERLY PROLONGATION TO A POINT ON THE CENTERLINE OF SAID WOODWARD LANE; THENCE N89°35'50"E, 245.00 FEET ALONG SAID CENTERLINE TO ITS INTERSECTION WITH THE CENTERLINE OF SAID EUCLID STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING.

PROJECT AREA CONTAINS 9.87 ACRES.

AREA F:

BEGINNING AT A POINT AT THE MOST SOUTHWESTERLY CORNER OF A PARCEL MAP NO. 84-1241 AS RECORDED IN BOOK 20, PAGES 11 AND 12 OF PARCEL MAPS, RECORDS OF SAID COUNTY, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD COMPANY AND ALSO AT AN ANGLE POINT IN THE CITY BOUNDARY LINE FOR THE CITY OF GARDEN GROVE AS SHOWN ON SAID PARCEL MAP; THENCE N89°23'00"E, 1735.75 FEET ALONG THE MOST SOUTHERLY LINE OF SAID PARCEL MAP AND ITS EASTERLY PROLONGATION TO A POINT ON THE MOST WESTERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD, BEING 132.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AS SHOWN ON TRACT NO. 10601 AS RECORDED IN BOOK 475, PAGES 48 THROUGH 50 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY, SAID SOUTHERLY LINE AND EASTERLY PROLONGATION BEING SAID CITY BOUNDARY LINE; THENCE S00°42'50"E, 370.11 FEET CONTINUING ALONG SAID CITY

BOUNDARY LINE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ITS SOUTHERLY PROLONGATION TO AN ANGLE POINT IN SAID CITY BOUNDARY LINE, SAID POINT BEING 30.00 FEET SOUTH, MEASURED AT RIGHT ANGLES, OF THE CENTERLINE OF GARDEN GROVE BOULEVARD AS SHOWN ON SAID TRACT MAP; THENCE N89°50'30"E, 1425.00 FEET ALONG A LINE PARALLEL WITH AND 30.00 FEET SOUTH OF THE CENTERLINE OF SAID GARDEN GROVE BOULEVARD TO ITS INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE CENTERLINE OF FERN STREET BEING 60.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AS SHOWN ON A PARCEL MAP RECORDED IN BOOK 33, PAGE 13 OF PARCEL MAPS, RECORDS OF SAID COUNTY, SAID PARALLEL LINE BEING SAID CITY BOUNDARY LINE; THENCE N00°14'36"W, 80.00 FEET ALONG SAID PROLONGATION AND CENTERLINE TO A POINT ON THE WESTERLY PROLONGATION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GARDEN GROVE BOULEVARD BEING 100.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AS SHOWN ON SAID PARCEL MAP; THENCE N89°50'40"E, 939.59 FEET ALONG SAID PROLONGATION AND NORTHERLY LINE TO THE MOST SOUTHWESTERLY CORNER OF PARCEL D OF SAID PARCEL MAP; THENCE N00°18'11"W, 135.00 FEET ALONG THE MOST WESTERLY LINE OF SAID PARCEL TO ITS MOST NORTHWESTERLY CORNER; THENCE N89°50'40"E, 365.00 FEET ALONG THE MOST NORTHERLY LINE OF SAID PARCEL AND ITS EASTERLY PROLONGATION TO A POINT ON A LINE PARALLEL WITH AND 20.00 FEET WEST, MEASURED AT RIGHT ANGLES, OF THE CENTERLINE OF DALE STREET BEING 70.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AS SHOWN ON SAID PARCEL MAP; THENCE S00°18'11"E, 25.00 FEET ALONG SAID PARALLEL LINE TO A POINT ON THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF AN ALLEY 15.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AS SHOWN ON TRACT NO. 807 AS RECORDED IN BOOK 32, PAGE 5 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE N89°50'30"E, 185.54 FEET ALONG SAID PROLONGATION AND SOUTHERLY LINE TO A POINT ON THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF THE EASTERLY HALF OF LOT NO. 8 OF SAID TRACT; THENCE N00°18'32"W, 67.19 FEET ALONG SAID PROLONGATION AND WESTERLY LINE TO A POINT ON A LINE PARALLEL WITH AND 52.19 FEET NORTH, MEASURED AT RIGHT ANGLES, OF THE MOST SOUTHERLY LINE OF SAID LOT NO. 8; THENCE N89°50'30"E, 165.53 FEET ALONG SAID PARALLEL LINE AND ITS EASTERLY PROLONGATION TO A POINT ON THE CENTERLINE OF LOUISE STREET BEING 60.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AS SHOWN ON SAID TRACT MAP; THENCE S00°19'05"E, 52.19 FEET ALONG SAID CENTERLINE TO A POINT ON THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF AN ALLEY 15.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AS SHOWN ON SAID TRACT MAP; THENCE N89°50'30"E, 165.53 FEET ALONG SAID PROLONGATION AND NORTHERLY LINE TO A POINT ON THE WESTERLY LINE OF THE EASTERLY HALF OF LOT NO. 7 OF SAID TRACT; THENCE N00°19'38"W, 35.00 FEET ALONG SAID WESTERLY LINE TO A POINT ON A LINE PARALLEL WITH AND 35.00 FEET NORTH OF THE MOST SOUTHERLY LINE OF SAID LOT NO. 7; THENCE N89°50'30"E, 165.54 FEET ALONG SAID PARALLEL LINE AND ITS EASTERLY PROLONGATION TO A POINT ON THE CENTERLINE OF ADELLE STREET BEING 60.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AS SHOWN ON SAID TRACT MAP; THENCE N00°20'10"W, 34.00 FEET ALONG SAID CENTERLINE TO A POINT ON THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF THE MOST SOUTHERLY AREA SHOWN WITHIN THE DISTINCTIVE BORDER ON A RECORD OF SURVEY RECORDED IN BOOK 62,, PAGE 29 OF RECORDS OF SURVEY, RECORDS OF SAID COUNTY; THENCE N80°50'14"E, 165.54 FEET

ALONG SAID PROLONGATION TO THE MOST NORTHWESTERLY CORNER OF SAID SOUTHERLY AREA; THENCE S00°19'02"E, 76.50 FEET ALONG THE MOST WESTERLY LINE OF SAID RECORD OF SURVEY TO A POINT ON A LINE PARALLEL WITH AND 7.50 FEET NORTH, MEASURED AT RIGHT ANGLES, OF THE MOST SOUTHERLY LINE OF SAID SOUTHERLY AREA; THENCE N89°50'14"E, 165.55 FEET ALONG SAID PARALLEL LINE AND ITS EASTERLY PROLONGATION TO A POINT ON THE CENTERLINE OF LORNA STREET BEING 60.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AS SHOWN ON SAID RECORD OF SURVEY; THENCE S00°19'42"E, 7.50 FEET TO A POINT ON THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 11 OF SAID TRACT 807; THENCE N89°50'14"E, 165.54 FEET ALONG SAID PROLONGATION AND NORTHERLY LINE TO A POINT ON THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF THE EASTERLY HALF OF LOT NO. 5 OF SAID TRACT NO. 807; THENCE N00°21'43"W, 43.99 FEET ALONG SAID WESTERLY LINE TO A POINT ON A LINE PARALLEL WITH AND 28.99 FEET NORTH OF THE SOUTHERLY LINE OF SAID LOT NO. 5; THENCE N89°50'30"E, 165.53 FEET ALONG SAID PARALLEL LINE AND ITS EASTERLY PROLONGATION TO A POINT ON THE CENTERLINE OF JOSEPHINE STREET BEING 60.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AS SHOWN ON SAID TRACT; THENCE N00°22'15"W, 100.00 FEET ALONG SAID CENTERLINE; THENCE N89°37'45"E, 30.00 FEET PERPENDICULAR TO SAID CENTERLINE TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID JOSEPHINE STREET; THENCE N00°22'15"W, 36.00 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF AN ALLEY 20.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AS SHOWN ON TRACT NO. 1614 AS RECORDED IN BOOK 63, PAGES 41 AND 42 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE N89°53'15"E, 592.11 FEET ALONG SAID PROLONGATION AND NORTHERLY LINE TO AN ANGLE POINT, SAID POINT BEING ON THE MOST SOUTHERLY LINE OF LOT NO. 11 OF SAID TRACT; THENCE N63°12'17"E, 22.27 FEET TO AN ANGLE POINT; THENCE N89°53'15"E, 20.00 FEET TO THE MOST SOUTHEASTERLY CORNER OF SAID LOT NO. 11, SAID POINT BEING 20.00 FEET NORTH, MEASURED AT RIGHT ANGLES, OF THE CENTERLINE OF SAID ALLEY AS SHOWN ON SAID TRACT; THENCE S00°24'30"E, 290.00 FEET ALONG THE SOUTHERLY PROLONGATION OF THE MOST EASTERLY LINE OF SAID LOT TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GARDEN GROVE BOULEVARD; THENCE N89°50'30"E, 602.30 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MAGNOLIA STREET; THENCE N00°26'35"W, 130.00 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT NO. 16 OF TRACT NO. 472 AS RECORDED IN BOOK 17, PAGE 44 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE N89°53'15"E, 190.00 FEET ALONG SAID PROLONGATION AND SOUTHERLY LINE TO THE MOST NORTHWESTERLY CORNER OF LOT NO. 19 OF SAID TRACT; THENCE N00°26'30"W, 10.00 FEET ALONG THE NORTHERLY PROLONGATION OF THE MOST WESTERLY LINE OF SAID LOT NO. 19 TO A POINT ON A LINE PARALLEL WITH AND 10.00 FEET NORTH, MEASURED AT RIGHT ANGLES, OF THE MOST SOUTHERLY LINE OF SAID LOT NO. 16 AND LOT NO. 23 OF SAID TRACT; THENCE N89°53'15"E, 200.00 FEET ALONG SAID PARALLEL LINE TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HAZEL STREET BEING 50.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES; THENCE S00°26'30"E, 10.00 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY PROLONGATION OF THE MOST SOUTHERLY LINE OF

LOT NOS. 54 AND 61 OF SAID TRACT; THENCE N89°53'15"E, 375.00 FEET ALONG SAID PROLONGATION, SOUTHERLY LINE AND ITS EASTERLY PROLONGATION TO A POINT ON THE CENTERLINE OF LUCILLE AVENUE BEING 50.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AS SHOWN ON SAID TRACT MAP; THENCE N89°53'15"E, 180.52 FEET ALONG THE WESTERLY PROLONGATION AND SOUTHERLY LINE OF LOT NO. 92 OF SAID TRACT TO A POINT ON THE MOST EASTERLY LINE OF SAID TRACT; THENCE N00°27'15"W, 150.00 FEET ALONG SAID EASTERLY LINE TO THE MOST SOUTHWESTERLY CORNER OF THAT MOST NORTHERLY PARCEL OWNED BY J.F. FURR AS SHOWN ON A RECORD OF SURVEY RECORDED IN BOOK 33, PAGE 25 OF RECORDS OF SURVEY, RECORDS OF SAID COUNTY; THENCE N89°53'15"E, 163.19 FEET ALONG A PORTION OF THE SOUTHERLY LINE OF SAID PARCEL AND ITS EASTERLY PROLONGATION TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 50.00 FEET, RADIAL BEARING THROUGH SAID POINT BEARS N75°35'51"E, SAID CURVE BEING THE CENTERLINE OF SHACKLEFORD LANE BEING 50.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AS SHOWN ON SAID RECORD OF SURVEY; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°54'24" AN ARC DISTANCE OF 12.14 FEET TO A TANGENT LINE; THENCE S00°29'45"E, 87.79 FEET CONTINUING ALONG SAID CENTERLINE TO A POINT ON THE WESTERLY PROLONGATION OF THE MOST SOUTHERLY LINE OF THAT MOST SOUTHERLY PARCEL OWNED BY J.F. FURR AS SHOWN ON SAID RECORD OF SURVEY; THENCE N89°53'15"E, 175.00 FEET ALONG SAID PROLONGATION AND SOUTHERLY LINE TO THE MOST SOUTHEASTERLY CORNER OF SAID PARCEL; THENCE S00°29'45"E, 230.00 FEET ALONG THE MOST EASTERLY LINE OF SAID RECORD OF SURVEY AND ITS SOUTHERLY PROLONGATION TO A POINT ON SAID CENTERLINE OF GARDEN GROVE BOULEVARD; THENCE N89°53'15"E, 1349.30 FEET ALONG SAID CENTERLINE TO ITS INTERSECTION WITH THE CENTERLINE OF OLD GILBERT STREET AS SHOWN ON PARCEL MAP NO. 83-502 AS RECORDED IN BOOK 182, PAGES 3 AND 4 OF PARCEL MAPS, RECORDS OF SAID COUNTY; THENCE N00°31'15"W, 230.00 FEET ALONG SAID CENTERLINE OF OLD GILBERT STREET TO A POINT ON THE MOST SOUTHWESTERLY CORNER OF SAID PARCEL MAP; THENCE N89°53'15"E, 332.33 FEET ALONG THE MOST SOUTHERLY LINE OF PARCEL NOS. 1 AND 2 OF SAID PARCEL MAP TO THE MOST SOUTHEASTERLY CORNER OF SAID PARCEL NO. 2, SAID POINT BEING ON THE MOST NORTHERLY LINE OF TRACT NO. 1711 AS RECORDED IN BOOK 50, PAGE 8 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE S00°28'55"E, 30.00 FEET ALONG SAID WESTERLY LINE TO THE MOST SOUTHWESTERLY CORNER OF LOT NO. 2 OF SAID TRACT MAP; THENCE N89°53'15"E, 252.21 FEET ALONG THE MOST SOUTHERLY LINE OF SAID LOT AND ITS EASTERLY PROLONGATION TO THE MOST SOUTHEASTERLY CORNER OF LOT NO. 14 OF SAID TRACT MAP; THENCE N89°53'15"E, 80.00 FEET ALONG THE EASTERLY PROLONGATION OF THE MOST SOUTHERLY LINE OF SAID LOT NO. 14 TO A POINT ON THE MOST WESTERLY LINE OF TRACT NO. 1309 AS RECORDED IN BOOK 40, PAGE 27 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE S00°30'55"E, 30.00 FEET ALONG SAID WESTERLY LINE TO THE MOST SOUTHWESTERLY LINE OF LOT NO. 16 OF SAID TRACT MAP; THENCE N89°53'15"E, 160.00 FEET ALONG THE MOST SOUTHERLY LINE OF SAID LOT AND ITS WESTERLY PROLONGATION TO A POINT ON THE CENTERLINE OF VILLAGE ROAD BEING 60.00 FEET IN WIDTH, AS SHOWN ON SAID TRACT MAP; THENCE S00°30'55"E, 10.00 FEET ALONG SAID CENTERLINE OF VILLAGE ROAD TO A POINT ON THE CENTERLINE OF AN ALLEY 20.00 FEET IN WIDTH,

MEASURED AT RIGHT ANGLES, AS SHOWN ON SAID TRACT MAP; THENCE N89°53'15"E, 160.00 FEET ALONG SAID CENTERLINE TO A POINT ON THE MOST EASTERLY LINE OF SAID TRACT BEING DISTANT S00°30'55"E, 10.00 FEET FROM THE MOST SOUTHWESTERLY CORNER OF LOT NO. 3 OF SAID TRACT, SAID POINT BEING ON THE MOST WESTERLY LINE OF A PARCEL MAP RECORDED IN BOOK 95, PAGES 39 AND 40 OF PARCEL MAPS, RECORDS OF SAID COUNTY; THENCE N00°30'55"W, 170.00 FEET ALONG SAID WESTERLY LINE TO A POINT ON THE WESTERLY PROLONGATION OF THE MOST NORTHERLY LINE OF PARCEL NO. 2 OF SAID PARCEL MAP; THENCE N89°53'15"E, 95.84 FEET ALONG SAID PROLONGATION AND NORTHERLY LINE TO THE MOST NORTHEASTERLY CORNER OF SAID PARCEL, SAID POINT BEING THE MOST SOUTHWESTERLY CORNER OF THE MOST SOUTHWESTERLY PARCEL SHOWN ON A RECORD OF SURVEY RECORDED IN BOOK 36, PAGE 27 OF RECORDS OF SURVEY, RECORDS OF SAID COUNTY; THENCE N89°53'15"E, 165.97 FEET ALONG THE MOST SOUTHERLY LINE OF SAID MOST SOUTHWESTERLY PARCEL AND ITS EASTERLY PROLONGATION TO A POINT ON THE CENTERLINE OF BELFAST DRIVE BEING 50.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AS SHOWN ON SAID RECORD OF SURVEY; THENCE N00°26'35"W, 35.00 FEET ALONG SAID CENTERLINE TO A POINT ON THE WESTERLY PROLONGATION OF THE MOST SOUTHERLY LINE OF THE MOST SOUTHEASTERLY PARCEL AS SHOWN ON SAID RECORD OF SURVEY; THENCE N89°53'15"E, 283.34 FEET ALONG SAID PROLONGATION AND SOUTHERLY LINE TO A POINT ON THE SOUTHERLY PROLONGATION OF THE MOST EASTERLY LINE OF SAID RECORD OF SURVEY; THENCE S00°26'35"E, 35.00 FEET ALONG SAID SOUTHERLY PROLONGATION TO A POINT ON A LINE PARALLEL WITH AND 330.00 FEET NORTH, MEASURED AT RIGHT ANGLES, OF THE CENTERLINE OF SAID GARDEN GROVE BOULEVARD; THENCE N89°53'15"E, 196.00 FEET ALONG SAID PARALLEL LINE; THENCE S00°26'35"E, 50.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 280.00 FEET NORTH, MEASURED AT RIGHT ANGLES, OF THE CENTERLINE OF SAID GARDEN GROVE BOULEVARD; THENCE N89°53'15"E, 66.00 FEET ALONG SAID PARALLEL LINE; THENCE N00°26'35"W, 50.00 FEET TO A POINT ON SAID LINE BEING PARALLEL WITH AND 330.00 FEET NORTH OF SAID CENTERLINE; THENCE N89°53'15"E, 858.00 FEET ALONG SAID PARALLEL LINE TO A POINT ON THE CENTERLINE OF BROOKHURST WAY; THENCE N00°11'32"E, 1827.00 FEET ALONG SAID CENTERLINE TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1400.00 FEET, RADIAL BEARING THROUGH SAID POINT BEARS N89°48'28"W, SAID CURVE BEING THE CENTERLINE OF BROOKHURST STREET AS SHOWN ON A PARCEL MAP RECORDED IN BOOK 80, PAGE 47 OF PARCEL MAPS, RECORDS OF SAID COUNTY; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 33°45'20" AN ARC DISTANCE OF 824.80 FEET TO A TANGENT LINE; THENCE S33°33'48"E, 1207.00 FEET CONTINUING ALONG SAID CENTERLINE TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 800.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE CONTINUING ALONG SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 03°08'50" AN ARC DISTANCE OF 43.94 FEET TO A POINT ON A NON-TANGENT LINE, RADIAL BEARING THROUGH SAID POINT BEARS N59°35'02"E, SAID NON-TANGENT LINE BEING THE WESTERLY PROLONGATION OF THE MOST SOUTHERLY LINE OF TRACT NO. 11909 AS RECORDED IN BOOK 553, PAGES 7 THROUGH 10 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE N89°53'02"E, 409.00 FEET ALONG SAID PROLONGATION AND SOUTHERLY LINE TO A POINT ON THE WESTERLY LINE OF THE EAST HALF OF

THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 10 WEST, SAN BERNARDINO BASE AND MERIDIAN; THENCE S00°26'00"E, 281.42 FEET ALONG SAID WESTERLY LINE TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GARDEN GROVE BOULEVARD; THENCE S89°46'15"W, 242.00 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOLLOWING ITS VARIOUS COURSES TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID BROOKHURST STREET; THENCE S00°02'30"E, 215.00 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE NORTHERLY LINE OF AN ALLEY 15.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AS SHOWN ON TRACT NO. 328 AS RECORDED IN BOOK 14, PAGE 43 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE N89°46'00"E, 1278.39 FEET ALONG SAID NORTHERLY LINE AND ITS EASTERLY PROLONGATION TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BOWEN STREET BEING 40.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AS SHOWN ON SAID TRACT; THENCE S00°00'30"W, 170.00 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE EASTERLY PROLONGATION OF THE CENTERLINE OF EMERSON AVENUE AS SHOWN ON SAID TRACT, SAID EMERSON AVENUE BEING 40.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES; THENCE S89°46'00"W, 888.25 FEET ALONG SAID CENTERLINE OF EMERSON AVENUE TO ITS INTERSECTION WITH THE CENTERLINE OF FLOWER STREET AS SHOWN ON SAID TRACT, SAID FLOWER STREET BEING 40.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES; THENCE S00°02'30"E, 2305.00 FEET ALONG SAID CENTERLINE OF FLOWER STREET TO ITS INTERSECTION WITH THE CENTERLINE OF TRASK AVENUE; THENCE S89°34'29"E, 4390.00 FEET ALONG SAID CENTERLINE OF TRASK AVENUE TO A POINT ON THE NORTHERLY PROLONGATION OF THE MOST WESTERLY LINE OF THAT AREA SHOWN AS NOT A PART OF THIS SUBDIVISION AS SHOWN ON TRACT NO. 1626 AS RECORDED IN BOOK 48, PAGES 28 THROUGH 32 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE S00°49'00"W, 200.00 FEET ALONG SAID PROLONGATION AND WESTERLY LINE TO A POINT ON A LINE PARALLEL WITH AND 12.00 FEET NORTH, MEASURED AT RIGHT ANGLES, OF THE NORTHERLY RIGHT-OF-WAY LINE OF THE INTERSTATE 22 FREEWAY AS SHOWN ON STATE HIGHWAY RIGHT-OF-WAY MAP NO. F-1253; THENCE S89°36'09"E, 341.00 FEET ALONG SAID PARALLEL LINE TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF EUCLID STREET BEING 110.00 FEET IN WIDTH AS SHOWN ON SAID STREET HIGHWAY RIGHT-OF-WAY MAP; THENCE S00°07'29"W, 12.00 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT ON SAID NORTHERLY FREEWAY RIGHT-OF-WAY LINE; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE CENTERLINE OF TAFT STREET AS SHOWN ON SAID STATE HIGHWAY RIGHT-OF-WAY MAP THROUGH THE FOLLOWING VARIOUS COURSES:

1. N89°36'09"W, 341.00 FEET;
2. N89°17'58"W, 243.20 FEET;
3. N89°02'21"W, 229.40 FEET;
4. S88°28'47"W, 285.03 FEET;
5. S89°57'25"W, 161.39 FEET;

THENCE N00°02'53"W, 34.12 FEET ALONG SAID CENTERLINE TO A POINT ON THE EASTERLY PROLONGATION OF SAID NORTHERLY FREEWAY RIGHT-OF-WAY LINE; THENCE CONTINUING WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE CENTERLINE OF SAID BROOKHURST STREET AS

SHOWN ON SAID STATE HIGHWAY RIGHT-OF-WAY MAP THROUGH THE FOLLOWING
VARIOUS COURSES:

1. N89°45'32"W, 354.02 FEET;
2. S88°54'19"W, 600.51 FEET;
3. S88°28'56"W, 299.91 FEET;
4. N89°36'31"W, 999.48 FEET;
5. N88°36'17"W, 186.03 FEET;
6. S00°25'15"W, 3.69 FEET;
7. S88°39'57"W, 135.45 FEET;
8. S00°25'15"W, 13.51 FEET;
9. S88°39'57"W, 60.00 FEET;
10. N00°25'15"E, 20.00 FEET;
11. N88°36'17"W, 806.93 FEET;
12. N89°31'50"W, 480.00 FEET;

THENCE N00°01'05"W, 851.00 ALONG SAID CENTERLINE TO ITS INTERSECTION WITH THE CENTERLINE OF RUSSELL AVENUE BEING 60.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES; THENCE S89°53'15"W, 270.00 FEET ALONG SAID CENTERLINE OF RUSSELL AVENUE TO A POINT ON THE SOUTHERLY PROLONGATION OF A LINE PARALLEL WITH AND 1.00 FOOT WEST OF THE MOST EASTERLY LINE OF PARCEL 2 OF A PARCEL MAP RECORDED IN BOOK 15, PAGE 48 OF PARCEL MAPS, RECORDS OF SAID COUNTY; THENCE N00°01'05"W, 160.00 FEET ALONG SAID PROLONGATION TO THE MOST SOUTHEASTERLY CORNER OF SAID PARCEL; THENCE N00°01'05"W, 60.00 FEET ALONG THE EASTERLY LINE OF SAID PARCEL TO AN ANGLE POINT IN SAID LINE; THENCE N89°53'15"E, 1.00 FOOT TO AN ANGLE POINT; THENCE N00°01'05"W, 130.62 FEET ALONG THE MOST EASTERLY LINE OF SAID PARCEL TO ITS MOST NORTHEASTERLY CORNER; THENCE S89°53'15"W, 60.00 FEET ALONG THE MOST NORTHERLY LINE OF SAID PARCEL TO THE MOST SOUTHEASTERLY CORNER OF LOT NO. 4 OF TRACT NO. 5188 AS RECORDED IN BOOK 188, PAGES 43 AND 44 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY, SAID POINT BEING ON THE WESTERLY LINE OF AN ALLEY 20.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AS SHOWN ON SAID TRACT; THENCE N00°01'05"W, 20.00 FEET ALONG SAID WESTERLY ALLEY RIGHT-OF-WAY LINE TO AN ANGLE POINT; THENCE N44°56'05"E, 14.15 FEET CONTINUING ALONG SAID ALLEY RIGHT-OF-WAY LINE; THENCE N00°01'05"W, 89.29 FEET CONTINUING ALONG SAID WESTERLY ALLEY RIGHT-OF-WAY LINE TO AN ANGLE POINT; THENCE N10°42'53"E, 21.48 FEET CONTINUING ALONG SAID ALLEY RIGHT-OF-WAY LINE TO AN ANGLE POINT; THENCE N00°01'05"W, 168.99 FEET CONTINUING ALONG SAID WESTERLY ALLEY RIGHT-OF-WAY LINE AND ITS NORTHERLY PROLONGATION TO A POINT ON THE CENTERLINE OF CENTRAL AVENUE BEING 60.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AS SHOWN ON SAID TRACT MAP; THENCE S89°53'15"W, 174.87 FEET ALONG SAID CENTERLINE TO A POINT ON THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF AN ALLEY 20.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AS SHOWN ON TRACT NO. 4668 AS RECORDED IN BOOK 162, PAGES 42 AND 43 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE N00°01'05"W, 219.98 FEET ALONG SAID PROLONGATION AND EASTERLY LINE TO A POINT ON THE NORTHERLY LINE OF AN ALLEY 20.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AS SHOWN ON SAID TRACT; THENCE S89°53'15"W, 5.13 FEET ALONG SAID NORTHERLY LINE TO A POINT ON THE WESTERLY LINE OF THE

MOST WESTERLY PARCEL SHOWN ON A RECORD OF SURVEY RECORDED IN BOOK 84, PAGE 15 OF RECORDS OF SURVEY, RECORDS OF SAID COUNTY; THENCE N00°01'05"W, 620.00 FEET ALONG SAID WESTERLY LINE AND ITS NORTHERLY PROLONGATION TO A POINT ON A LINE PARALLEL WITH AND 480.00 FEET SOUTH, MEASURED AT RIGHT ANGLES, OF THE CENTERLINE OF SAID GARDEN GROVE BOULEVARD; THENCE S89°53'15"W, 404.25 FEET ALONG SAID PARALLEL LINE; THENCE N00°00'45"W, 80.00 FEET; THENCE S89°53'15"W, 95.95 FEET TO A POINT ON THE EASTERLY LINE OF TRACT NO. 1165 AS RECORDED IN BOOK 43, PAGES 2 THROUGH 5 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE N00°00'45"W, 210.00 FEET ALONG SAID EASTERLY LINE TO A POINT ON A LINE PARALLEL WITH AND 140.00 FEET SOUTH, MEASURED AT RIGHT ANGLES, OF THE MOST NORTHERLY LINE OF LOT NO. 60 OF SAID TRACT; THENCE S89°53'15"W, 155.00 FEET ALONG SAID PARALLEL LINE AND ITS WESTERLY PROLONGATION TO A POINT ON THE CENTERLINE OF BELFAST DRIVE BEING 70.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AS SHOWN ON SAID TRACT; THENCE S00°00'45"E, 139.10 FEET ALONG SAID CENTERLINE TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE CONTINUING ALONG SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 52°17'46" AN ARC DISTANCE OF 182.55 FEET TO A POINT OF COMPOUND CURVATURE CONCAVE NORTHERLY HAVING A RADIUS OF 975.00 FEET, RADIAL BEARING THROUGH SAID POINT BEARS N37°42'59"W; THENCE SOUTHEASTERLY ALONG SAID CURVE CONTINUING ALONG SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 06°11'42" AN ARC DISTANCE OF 105.42 FEET TO A POINT ON A NON-TANGENT LINE, RADIAL BEARING THROUGH SAID POINT BEARS N31°31'17"W, SAID NON-TANGENT LINE BEING THE SOUTHEASTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF LOT NO. 8 OF TRACT NO. 5037 AS RECORDED IN BOOK 195, PAGES 45 AND 46 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE N46°57'46"W, 56.94 FEET ALONG SAID PROLONGATION AND NORTHEASTERLY LINE TO THE MOST NORTHEASTERLY CORNER OF SAID LOT NO. 8, SAID POINT BEING ON THE SOUTHERLY LINE OF AN ALLEY 20.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES; AS SHOWN ON SAID TRACT; THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE MOST NORTHWESTERLY CORNER OF LOT NO. 1 OF SAID TRACT, THROUGH THE FOLLOWING VARIOUS COURSES:

1. S89°53'15"W, 433.46 FEET;
2. S63°23'18"W, 55.92 FEET;
3. S89°53'15"W, 265.97 FEET;
4. N75°16'32"W, 141.70 FEET;
5. S89°53'15"W, 86.91 FEET;

THENCE S32°50'07"W, 43.24 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT NO. 1 AND ITS SOUTHWESTERLY PROLONGATION TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 975.00 FEET, RADIAL BEARING THROUGH SAID POINT BEARS N32°50'07"E, SAID NON-TANGENT CURVE BEING SAID CENTERLINE OF BELFAST DRIVE AS SHOWN ON SAID TRACT; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°55'44" AN ARC DISTANCE OF 83.87 FEET TO A POINT OF COMPOUND CURVATURE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 200.00 FEET, RADIAL BEARING THROUGH SAID POINT BEARS N37°45'51"E; THENCE NORTHWESTERLY ALONG SAID CURVE CONTINUING ALONG SAID CENTERLINE

THROUGH A CENTRAL ANGLE OF 52°14'04" AN ARC DISTANCE OF 182.33 FEET TO A TANGENT LINE; THENCE N00°00'05"W, 126.11 FEET CONTINUING ALONG SAID CENTERLINE TO A POINT ON THE EASTERLY PROLONGATION OF A LINE PARALLEL WITH AND 150.00 FEET SOUTH, MEASURED AT RIGHT ANGLES, OF THE MOST NORTHERLY LINE OF LOT NO. 2 OF TRACT NO. 1539 AS RECORDED IN BOOK 45, PAGES 29 THROUGH 31 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE S89°53'15"W, 155.00 FEET ALONG SAID PROLONGATION AND PARALLEL LINE TO A POINT ON THE MOST WESTERLY LINE OF SAID TRACT; THENCE S00°00'05"E, 459.94 FEET ALONG SAID WESTERLY LINE TO A POINT ON THE CENTERLINE OF LARSON AVENUE BEING 60.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AS SHOWN ON SAID TRACT; THENCE S89°52'35"W, 660.73 FEET ALONG SAID CENTERLINE AND ITS WESTERLY PROLONGATION TO THE MOST SOUTHEASTERLY CORNER OF LOT F OF TRACT NO. 10412 AS RECORDED IN BOOK 439, PAGES 42 AND 43 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY, SAID CENTERLINE AND WESTERLY PROLONGATION BEING THE SOUTHERLY LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 10 WEST, SAN BERNARDINO BASE AND MERIDIAN; THENCE N00°01'43"E, 362.08 FEET ALONG THE MOST EASTERLY LINE OF SAID LOT AND ITS NORTHERLY PROLONGATION TO A POINT ON THE CENTERLINE OF KELLOGG WAY BEING 50.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES; THENCE S89°54'30"W, 100.12 FEET ALONG SAID CENTERLINE TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 315.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°38'00" AN ARC DISTANCE OF 228.89 FEET TO A POINT ON A NON-TANGENT LINE, RADIAL BEARING THROUGH SAID POINT BEARS N41°43'30"W, SAID NON-TANGENT LINE BEING THE SOUTHERLY PROLONGATION OF THE CENTERLINE OF GILBERT STREET BEING 70.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AS SHOWN ON A RECORD OF SURVEY RECORDED IN BOOK 71, PAGE 11 OF RECORDS OF SURVEY, RECORDS OF SAID COUNTY; THENCE N00°07'25"W, 175.34 FEET ALONG SAID PROLONGATION AND CENTERLINE TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF THE MOST NORTHERLY PARCEL AS SHOWN ON SAID RECORD OF SURVEY; THENCE S89°53'15"W, 351.37 FEET ALONG SAID PROLONGATION AND SOUTHERLY LINE TO THE MOST SOUTHWESTERLY CORNER OF SAID PARCEL; THENCE S00°03'30"W, 148.29 FEET ALONG THE WESTERLY LINE OF SAID RECORD OF SURVEY TO THE MOST SOUTHEASTERLY CORNER OF LOT NO. 1 OF TRACT NO. 10571 AS RECORDED IN BOOK 454, PAGES 40 AND 41 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE S89°26'45"W, 330.64 FEET ALONG THE SOUTHERLY LINE OF SAID LOT AND ITS WESTERLY PROLONGATION TO A POINT ON THE CENTERLINE OF CASA LINDA LANE BEING 60.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES; THENCE N00°23'20"W, 43.29 FEET ALONG SAID CENTERLINE TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF PARCEL MAP NO. 85-146 AS RECORDED IN BOOK 206, PAGES 34 AND 35 OF PARCEL MAPS, RECORDS OF SAID COUNTY; THENCE S89°25'18"W, 658.35 FEET ALONG SAID PROLONGATION AND SOUTHERLY LINE TO THE MOST SOUTHWESTERLY CORNER OF SAID PARCEL MAP; THENCE N00°33'56"W, 6.99 FEET ALONG THE EASTERLY LINE OF SAID PARCEL MAP TO THE SOUTHEASTERLY CORNER OF PARCEL NO. 1 OF A PARCEL MAP RECORDED IN BOOK 25, PAGE 33 OF PARCEL MAPS, RECORDS OF SAID COUNTY; THENCE S89°26'25"W, 331.41 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL AND ITS WESTERLY PROLONGATION TO A POINT ON THE

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CENTERLINE OF CANNERY STREET BEING 80.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AS SHOWN ON SAID PARCEL MAP; THENCE S00°19'55"E, 530.06 FEET ALONG SAID CENTERLINE TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 500.00 FEET, RADIAL BEARING THROUGH SAID POINT BEARS N73°24'28"E, SAID NON-TANGENT CURVE BEING THE CENTERLINE OF SAID MAGNOLIA STREET BEING 100.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AS SHOWN ON SAID PARCEL MAP; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 51°34'18" AN ARC DISTANCE OF 450.05 FEET TO A TANGENT LINE; THENCE N68°09'50"W, 253.07 FEET CONTINUING ALONG SAID CENTERLINE TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 500.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE CONTINUING ALONG SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 23°29'09" AN ARC DISTANCE OF 204.95 FEET TO A POINT ON A NON-TANGENT LINE, RADIAL BEARING THROUGH SAID POINT BEARS N45°19'19"E; THENCE S45°19'19"W, 50.00 FEET ALONG SAID RADIAL BEARING TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID MAGNOLIA STREET, SAID POINT BEING THE MOST NORTHEASTERLY CORNER OF TRACT NO. 7665 AS RECORDED IN BOOK 296, PAGES 45 THROUGH 48 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE S89°26'44"W, 592.42 FEET ALONG THE MOST NORTHERLY LINE OF SAID TRACT AND ITS WESTERLY PROLONGATION TO A POINT ON THE CENTERLINE OF YOCKEY AVENUE BEING 60.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AS SHOWN ON SAID TRACT; THENCE N00°27'49"W, 110.00 FEET ALONG SAID CENTERLINE TO A POINT ON A LINE PARALLEL WITH AND 220.00 FEET SOUTH, MEASURED AT RIGHT ANGLES, OF SAID CENTERLINE OF GARDEN GROVE BOULEVARD; THENCE S89°26'35"W, 463.34 FEET ALONG SAID PARALLEL LINE; THENCE N00°01'01"W, 170.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GARDEN GROVE BOULEVARD; THENCE S89°53'15"W, 198.00 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY LINE OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN; THENCE S00°01'01"E, 330.10 FEET ALONG SAID WESTERLY LINE TO A POINT ON THE EASTERLY PROLONGATION OF THE NORTHERLY RIGHT-OF-WAY LINE OF AN ALLEY 20.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AS SHOWN ON TRACT NO. 5186 AS RECORDED IN BOOK 193, PAGES 30 AND 31 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE S89°52'40"W, 396.00 FEET ALONG SAID PROLONGATION AND NORTHERLY LINE TO AN ANGLE POINT IN SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE N00°01'10"E, 10.75 FEET TO AN ANGLE POINT IN SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE S89°52'40"W, 131.93 FEET ALONG THE MOST NORTHERLY LINE OF SAID TRACT TO THE MOST NORTHWESTERLY CORNER OF LOT NO. 1 OF SAID TRACT; THENCE S00°01'10"W, 56.00 FEET ALONG THE MOST WESTERLY LINE OF SAID LOT TO A POINT ON A LINE PARALLEL WITH AND 30.00 FEET NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF EMERSON CIRCLE BEING 60.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AS SHOWN ON SAID TRACT; THENCE S89°52'40"W, 133.69 FEET ALONG SAID PARALLEL LINE AND ITS WESTERLY PROLONGATION TO A POINT ON THE CENTERLINE OF NEWLAND STREET BEING 80.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AS SHOWN ON SAID TRACT; THENCE N00°01'00"W, 95.35 FEET ALONG SAID CENTERLINE TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF AN

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ALLEY 20.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, SAID SOUTHERLY ALLEY RIGHT-OF-WAY LINE BEING PARALLEL WITH AND 10.00 FEET SOUTH, MEASURED AT RIGHT ANGLES, OF THE MOST NORTHERLY LINE OF TRACT NO. 10183 AS RECORDED IN BOOK 433, PAGES 33 AND 34 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE S89°50'30"W, 168.23 FEET ALONG SAID PROLONGATION AND SOUTHERLY LINE TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE N45°09'30"W, 14.14 FEET ALONG THE SOUTHWESTERLY LINE OF SAID ALLEY RIGHT-OF-WAY LINE TO A POINT ON THE MOST NORTHERLY LINE OF SAID TRACT; THENCE S89°50'30"W, 151.80 FEET ALONG SAID NORTHERLY LINE TO THE MOST NORTHWESTERLY CORNER OF SAID TRACT, SAID POINT BEING THE MOST NORTHEASTERLY CORNER OF LOT NO. 6 OF TRACT NO. 1072 AS RECORDED IN BOOK 35, PAGE 5 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE S89°50'30"W, 331.41 FEET ALONG THE NORTHERLY LINE OF SAID LOT AND ITS WESTERLY PROLONGATION TO A POINT ON THE CENTERLINE OF WILSON STREET BEING 60.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AS SHOWN ON SAID TRACT; THENCE N00°02'55"W, 15.00 FEET ALONG SAID CENTERLINE TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT NOS. 5 AND 6 OF TRACT NO. 1027 AS RECORDED IN BOOK 33, PAGE 45 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE S89°50'30"W, 330.00 FEET ALONG SAID PROLONGATION, SOUTHERLY LINE AND ITS WESTERLY PROLONGATION TO A POINT ON THE CENTERLINE OF JEFFERSON STREET BEING 60.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AS SHOWN ON SAID TRACT; THENCE N00°02'55"W, 205.00 FEET ALONG SAID CENTERLINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GARDEN GROVE BOULEVARD; THENCE S89°50'30"W, 331.56 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE CENTERLINE OF MONROE STREET BEING 60.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AS SHOWN ON SAID TRACT; THENCE S00°04'50"E, 215.00 FEET ALONG SAID CENTERLINE TO A POINT ON THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT NO. 4 OF TRACT NO. 1060 AS RECORDED IN BOOK 34, PAGE 49 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE S89°50'30"W, 165.00 FEET ALONG SAID PROLONGATION AND NORTHERLY LINE TO THE MOST NORTHWESTERLY CORNER OF SAID LOT; THENCE S00°04'50"E, 75.00 FEET ALONG THE MOST WESTERLY LINE OF SAID LOT TO ITS MOST SOUTHWESTERLY CORNER, SAID POINT BEING THE SOUTHEASTERLY CORNER OF LOT 10 OF BLOCK 4 OF TRACT NO. 1075 AS RECORDED IN BOOK 35, PAGE 4 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE S89°50'30"W, 1167.88 FEET ALONG THE SOUTHERLY LINE OF LOTS 2 THROUGH 10 OF SAID BLOCK 4 AND ITS WESTERLY PROLONGATION TO A POINT ON THE CENTERLINE OF COAST STREET, PORTIONS OF SAID SOUTHERLY LINE BEING THE CENTERLINE OF AN ALLEY 20.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES; THENCE N00°08'40"W, 2.33 FEET ALONG SAID CENTERLINE OF COAST STREET TO A POINT ON THE EASTERLY PROLONGATION OF THE MOST NORTHERLY LINE OF A PARCEL MAP RECORDED IN BOOK 99, PAGE 14 OF PARCEL MAPS, RECORDS OF SAID COUNTY; THENCE N89°50'30"W, 199.40 FEET ALONG SAID PROLONGATION AND NORTHERLY LINE TO THE MOST NORTHWESTERLY CORNER OF SAID PARCEL MAP; THENCE S00°14'32"E, 327.67 FEET ALONG THE MOST WESTERLY LINE OF SAID PARCEL MAP TO ITS MOST SOUTHWESTERLY CORNER, SAID POINT BEING ON THE SOUTHERLY LINE OF THE NORTH 20 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 11 WEST, SAN BERNARDINO BASE AND

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MERIDIAN AS SHOWN ON A RECORD OF SURVEY RECORDED IN BOOK 28, PAGE 9 OF RECORDS OF SURVEY, RECORDS OF SAID COUNTY; THENCE S89°50'30"W, 1093.29 FEET ALONG SAID SOUTHERLY LINE TO A POINT ON THE WESTERLY LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 2, SAID WESTERLY LINE BEING SAID CITY BOUNDARY LINE; THENCE N00°25'23"E, 695.34 FEET ALONG SAID WESTERLY LINE AND ITS NORTHERLY PROLONGATION TO A POINT ON A LINE PARALLEL WITH AND 40.00 FEET NORTH, MEASURED AT RIGHT ANGLES, OF THE CENTERLINE OF SAID GARDEN GROVE BOULEVARD AS SHOWN ON SAID TRACT NO. 10601, SAID PARALLEL LINE BEING SAID CITY BOUNDARY LINE; THENCE S89°23'00"W, 1316.00 FEET ALONG SAID PARALLEL LINE TO A POINT ON THE SOUTHERLY PROLONGATION OF THE MOST WESTERLY LINE OF SAID TRACT NO. 84-1241; THENCE N00°50'26"W, 300.00 FEET ALONG SAID PROLONGATION TO THE MOST SOUTHWESTERLY CORNER OF SAID TRACT, SAID POINT BEING THE POINT OF BEGINNING.

PROJECT AREA CONTAINS 250 ACRES.

AREA G:

BEGINNING AT A POINT AT THE CENTERLINE INTERSECTION OF CANNERY STREET BEING 100.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AND TRASK AVENUE BEING 80.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AS SHOWN ON STATE HIGHWAY RIGHT-OF-WAY MAP NO. F-1252; THENCE S00°43'15"W, 188.03 FEET ALONG SAID CENTERLINE OF CANNERY STREET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2280.00 FEET, RADIAL BEARING THROUGH SAID POINT BEARS N09°05'23"E, SAID NON-TANGENT CURVE BEING THE SOUTHEASTERLY PROLONGATION OF THE NORTHERLY LINE OF THE INTERSTATE 22 FREEWAY AS SHOWN ON SAID STATE HIGHWAY RIGHT-OF-WAY MAP; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°55'30" AN ARC DISTANCE OF 554.12 FEET TO A POINT ON A NON-TANGENT LINE, RADIAL BEARING THROUGH SAID POINT BEARS N23°00'53"E, SAID NON-TANGENT LINE BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF TRASK AVENUE BEING 80.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AS SHOWN ON SAID TRACT; THENCE S89°28'53"E, 369.24 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT ON A LINE PARALLEL WITH AND 164.00 FEET EAST, MEASURED AT RIGHT ANGLES, OF THE CENTERLINE OF SAID CANNERY STREET; THENCE N00°31'07"E, 107.20 FEET ALONG SAID PARALLEL LINE TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 22 FREEWAY; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 450.00 FEET THROUGH THE FOLLOWING VARIOUS COURSES:

1. N89°16'45"W, 16.00 FEET;
2. S60°49'32"W, 38.85 FEET;
3. N82°48'28"W, 197.57 FEET;
4. N77°13'50"W, 176.03 FEET;
5. N71°50'59"W, 354.51 FEET;

THENCE ALONG SAID CURVE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-

WAY LINE THROUGH A CENTRAL ANGLE OF 23°34'14" AN ARC DISTANCE OF 185.12 FEET TO A TANGENT LINE; THENCE N48°16'45"W, 37.18 FEET CONTINUING ALONG SAID NORTHERLY FREEWAY RIGHT-OF-WAY LINE TO A POINT ON THE MOST SOUTHERLY LINE OF TRACT NO. 1787 AS RECORDED IN BOOK 55, PAGES 9 THROUGH 11 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY, SAID POINT BEING DISTANT THEREOF N89°28'53"W, 20.91 FEET FROM THE MOST SOUTHEASTERLY CORNER OF LOT NO. 163 OF SAID TRACT; THENCE S89°28'53"E, 1106.86 FEET ALONG SAID SOUTHERLY LINE AND ITS EASTERLY PROLONGATION TO A POINT ON SAID CENTERLINE OF CANNERY STREET; THENCE S00°43'15"W, 330.00 FEET ALONG SAID CENTERLINE TO ITS INTERSECTION WITH THE CENTERLINE OF SAID TRASK AVENUE, SAID POINT BEING THE POINT OF BEGINNING.

PROJECT AREA CONTAINS 6.44 ACRES.

AREA H:

BEGINNING AT A POINT AT THE CENTERLINE INTERSECTION OF WESTMINSTER AVENUE, BEING 100.00 FEET IN WIDTH MEASURED AT RIGHT ANGLES, AND BROOKHURST STREET BEING 120.00 FEET IN WIDTH MEASURED AT RIGHT ANGLES AS SHOWN ON TRACT NO. 10123 RECORDED IN BOOK 426, PAGES 44 AND 45 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE S00°20'22"E, 665.42 FEET ALONG THE CENTERLINE OF SAID BROOKHURST STREET TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 1 OF SAID TRACT; THENCE S89°24'29"W, 787.48 FEET ALONG SAID PROLONGATION TO THE MOST SOUTHEASTERLY CORNER OF SAID LOT 1; THENCE N00°36'50"W, 665.11 FEET ALONG THE EASTERLY LINE OF SAID LOT AND ITS NORTHERLY PROLONGATION TO A POINT ON THE CENTERLINE OF SAID WESTMINSTER AVENUE; THENCE N89°23'10"E, 790.67 FEET ALONG SAID CENTERLINE TO ITS INTERSECTION WITH THE CENTERLINE OF SAID BROOKHURST STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING.

PROJECT AREA CONTAINS 12.05 ACRES.

AREA I:

BEGINNING AT A POINT AT THE CENTERLINE INTERSECTION OF STANFORD AVENUE, BEING 50.00 FEET IN WIDTH MEASURED AT RIGHT ANGLES, AND NUTWOOD STREET, BEING 50.00 FEET IN WIDTH MEASURED AT RIGHT ANGLES AS SHOWN ON A RECORD OF SURVEY RECORDED IN BOOK 62, PAGE 11 OF RECORDS OF SURVEY, RECORDS OF SAID COUNTY; THENCE N00°20'00"E, 437.02 FEET ALONG THE CENTERLINE OF SAID NUTWOOD STREET TO A POINT ON THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF THE PACIFIC ELECTRIC RAILROAD RIGHT-OF-WAY LINE, BEING 100.00 FEET IN WIDTH MEASURED AT RIGHT ANGLES; THENCE S53°19'49"E, 1657.07 FEET ALONG SAID PROLONGATION AND SOUTHWESTERLY LINE TO A POINT ON THE CENTERLINE OF NELSON STREET, BEING 60.00 FEET IN WIDTH MEASURED AT RIGHT ANGLES, AS SHOWN ON A PARCEL MAP RECORDED IN BOOK 63, PAGE 35 OF PARCEL MAPS, RECORDS OF SAID COUNTY; THENCE S00°31'15"E, 575.76 FEET ALONG SAID CENTERLINE TO A POINT ON THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF LOTS 1 THROUGH 12 OF TRACT NO. 412 AS RECORDED IN BOOK 16, PAGE 17 OF MISCELLANEOUS MAPS, RECORDS OF SAID

COUNTY; THENCE S89°45'03"W, 663.55 FEET ALONG SAID PROLONGATION AND NORTHERLY LINE TO A POINT ON THE EASTERLY LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 10 WEST, AS SHOWN ON SAID TRACT, SAID EASTERLY LINE ALSO BEING THE CENTERLINE OF JOY STREET AS SHOWN ON A RECORD OF SURVEY RECORDED IN BOOK 48, PAGE 49 OF RECORDS OF SURVEY, RECORDS OF SAID COUNTY; THENCE N00°30'30"W, 445.43 FEET ALONG SAID CENTERLINE TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF ACACIA STREET, BEING 60.00 FEET IN WIDTH MEASURED AT RIGHT ANGLES, AS SHOWN ON SAID RECORD OF SURVEY; THENCE S89°38'22"W, 663.44 FEET ALONG SAID PROLONGATION AND SOUTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE CENTERLINE OF SAID NUTWOOD STREET AS SHOWN ON SAID RECORD OF SURVEY; THENCE N00°29'45"W, 359.25 FEET ALONG SAID CENTERLINE TO A POINT ON THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF AN ALLEY BEING 20.00 FEET IN WIDTH MEASURED AT RIGHT ANGLES, AS SHOWN ON TRACT NO. 5175 AS RECORDED IN BOOK 191, PAGES 37 AND 38, OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE N89°21'10"W, 1143.94 FEET ALONG SAID PROLONGATION AND NORTHERLY LINE TO A POINT ON THE CENTERLINE OF FLOWER STREET, BEING 52.00 FEET IN WIDTH MEASURED AT RIGHT ANGLES, AS SHOWN ON SAID TRACT; THENCE N00°22'00"E, 215.84 FEET ALONG SAID CENTERLINE TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 400.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°34'00" AN ARC DISTANCE OF 24.90 FEET TO A TANGENT LINE; THENCE N03°56'00"E, 90.88 FEET CONTINUING ALONG SAID CENTERLINE TO ITS INTERSECTION WITH THE CENTERLINE OF SAID STANFORD AVENUE; THENCE S89°18'50"E, 1132.54 FEET ALONG THE CENTERLINE OF SAID STANFORD AVENUE TO ITS INTERSECTION WITH THE CENTERLINE OF SAID NUTWOOD STREET, SAID POINT BEING THE POINT OF BEGINNING.

PROJECT AREA CONTAINS 34.63 ACRES.

AREA J:

BEGINNING AT A POINT AT THE CENTERLINE INTERSECTION OF TRASK AVENUE, BEING 80.00 FEET IN WIDTH MEASURED AT RIGHT ANGLES AND ELMWOOD STREET, BEING 50.00 FEET IN WIDTH MEASURED AT RIGHT ANGLES AS SHOWN ON TRACT NO. 1989 AS RECORDED IN BOOK 57, PAGES 16 AND 17 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE S89°42'50"W, 116.20 FEET ALONG THE CENTERLINE OF SAID TRASK AVENUE TO A POINT ON THE SOUTHERLY PROLONGATION OF THE MOST WESTERLY LINE OF SAID TRACT; THENCE N00°26'30"W, 662.44 FEET ALONG SAID PROLONGATION AND WESTERLY LINE TO THE MOST NORTHWESTERLY CORNER OF SAID TRACT, SAID POINT ALSO BEING THE MOST SOUTHEASTERLY CORNER OF LOT NO. 8 OF TRACT NO. 1852 AS RECORDED IN BOOK 52, PAGES 36 AND 37 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE N00°26'30"W, 47.44 FEET ALONG THE MOST EASTERLY LINE OF SAID LOT TO ITS MOST NORTHEASTERLY CORNER; THENCE S89°41'30"W, 37.00 FEET ALONG THE NORTHERLY LINE OF SAID LOT TO THE MOST SOUTHWESTERLY CORNER OF LOT NO. 7 OF SAID TRACT; THENCE N00°26'30"W, 615.00 FEET ALONG THE MOST WESTERLY LINE OF SAID LOT NO. 7 AND ITS NORTHERLY PROLONGATION TO

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A POINT ON THE CENTERLINE OF PALOMA STREET, BEING 60.00 FEET IN WIDTH MEASURED AT RIGHT ANGLES AS SHOWN ON SAID TRACT; THENCE N89°41'30"E, 97.50 FEET ALONG SAID CENTERLINE TO ITS INTERSECTION WITH THE CENTERLINE OF RAMONA DRIVE, BEING 50.00 FEET IN WIDTH MEASURED AT RIGHT ANGLES AS SHOWN ON SAID TRACT; THENCE S00°26'30"E, 130.00 FEET ALONG SAID CENTERLINE OF RAMONA DRIVE TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°15'20" AN ARC DISTANCE OF 81.18 FEET TO A POINT OF REVERSE CURVATURE CONCAVE WESTERLY AND HAVING A RADIUS OF 200.00 FEET, RADIAL BEARING THROUGH SAID POINT BEARS N66°18'10"E; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°15'20" AN ARC DISTANCE OF 81.18 FEET TO A TANGENT LINE; THENCE S00°26'30"E, 229.52 FEET CONTINUING ALONG SAID CENTERLINE OF RAMONA DRIVE TO AN ANGLE POINT; THENCE N89°33'30"E, 30.00 FEET CONTINUING ALONG SAID CENTERLINE TO A POINT ON THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF LOT NO. 9 OF SAID TRACT NO. 1852; THENCE S01°55'30"W, 145.26 FEET ALONG SAID PROLONGATION AND EASTERLY LINE TO THE MOST SOUTHEASTERLY CORNER OF SAID LOT, SAID POINT BEING ON THE MOST SOUTHERLY LINE OF SAID TRACT; THENCE S89°42'10"W, 14.00 FEET ALONG SAID SOUTHERLY TRACT BOUNDARY LINE TO THE MOST NORTHEASTERLY CORNER OF LOT NO. 8 OF SAID TRACT NO. 1989; THENCE S25°26'00"E, 140.80 FEET ALONG THE EASTERLY LINE OF SAID LOT AND ITS SOUTHEASTERLY PROLONGATION TO A POINT ON THE CENTERLINE OF COTTONWOOD AVENUE, BEING 50.00 FEET IN WIDTH MEASURED AT RIGHT ANGLES AS SHOWN ON SAID TRACT; THENCE S89°42'50"W, 46.00 FEET ALONG SAID CENTERLINE TO ITS INTERSECTION WITH THE CENTERLINE OF SAID ELMWOOD STREET; THENCE S00°24'40"E, 535.00 FEET ALONG SAID CENTERLINE TO ITS INTERSECTION WITH THE CENTERLINE OF SAID TRASK AVENUE, SAID POINT BEING THE POINT OF BEGINNING.

PROJECT AREA CONTAINS 3.69 ACRES.

AREA K:

BEGINNING AT A POINT AT THE CENTERLINE INTERSECTION OF NEWHOPE STREET BEING 80.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AND TRASK AVENUE BEING 80.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES; THENCE N00°19'20"W, 331.46 FEET ALONG SAID CENTERLINE OF NEWHOPE STREET TO A POINT ON THE WESTERLY PROLONGATION OF THE MOST SOUTHERLY LINE OF LOTS 50 THROUGH 57 OF TRACT NO. 2835 AS RECORDED IN BOOK 114, PAGES 20 THROUGH 22 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE N89°42'02"E, 662.00 FEET ALONG SAID PROLONGATION AND SOUTHERLY LINE TO AN ANGLE POINT, SAID POINT BEING THE MOST SOUTHEASTERLY LINE OF SAID LOT 50; THENCE N00°17'40"W, 35.51 FEET ALONG THE MOST EASTERLY LINE OF SAID LOT TO THE MOST SOUTHWESTERLY CORNER OF LOT 49 OF SAID TRACT; THENCE N89°41'45"E, 212.02 FEET TO A POINT ON A LINE PARALLEL WITH AND 450.00 FEET WEST, MEASURED AT RIGHT ANGLES, OF THE WESTERLY LINE OF LOTS 34 THROUGH 37 OF SAID TRACT; THENCE S00°15'59"E, 367.17 FEET ALONG SAID PARALLEL LINE TO A POINT ON THE CENTERLINE OF SAID TRASK AVENUE; THENCE N89°42'40"E, 521.00 FEET ALONG SAID CENTERLINE TO A

POINT, SAID POINT BEING DISTANT THEREOF S89°42'40"W, 372.00 FEET FROM THE CENTERLINE INTERSECTION OF SORREL DRIVE AND SAID TRASK AVENUE AS SHOWN ON TRACT NO. 2166 AS RECORDED IN BOOK 65, PAGES 42 AND 43 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE S00°16'21"W, 50.82 FEET PERPENDICULAR TO SAID CENTERLINE OF TRASK AVENUE TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE INTERSTATE 22 FREEWAY AS SHOWN ON STATE HIGHWAY RIGHT-OF-WAY MAP NO. F-1254; THENCE WESTERLY ALONG SAID NORTHERLY FREEWAY RIGHT-OF-WAY LINE TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE PACIFIC ELECTRIC RAILROAD BEING 100.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AS SHOWN ON STATE HIGHWAY RIGHT-OF-WAY MAP NO. F-1253, THROUGH THE FOLLOWING VARIOUS COURSES:

1. S74°50'41"W, 251.22 FEET;
2. S82°54'11"W, 329.88 FEET;
3. S00°15'48"W, 20.00 FEET;
4. S82°54'11"W, 46.32 FEET;
5. N89°21'46"W, 118.07 FEET;
6. N00°15'48"E, 20.00 FEET;
7. N89°21'46"W, 491.28 FEET;
8. S17°05'47"W, 69.51 FEET;
9. N89°36'31"W, 60.00 FEET;

THENCE N52°43'50"W, 135.00 FEET ALONG SAID NORTHEASTERLY RAILROAD RIGHT-OF-WAY LINE AND ITS NORTHWESTERLY PROLONGATION TO A POINT ON SAID CENTERLINE OF NEWHOPE STREET; THENCE S00°14'14"W, 125.27 FEET ALONG SAID CENTERLINE TO A POINT ON THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID RAILROAD RIGHT-OF-WAY LINE AS SHOWN ON SAID STATE HIGHWAY RIGHT-OF-WAY MAP; THENCE N52°43'50"W, 174.88 FEET ALONG SAID PROLONGATION AND SOUTHWESTERLY RAILROAD RIGHT-OF-WAY LINE TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF THE INTERSTATE 22 FREEWAY AS SHOWN ON SAID STATE HIGHWAY RIGHT-OF-WAY MAP; THENCE WESTERLY ALONG SAID NORTHERLY FREEWAY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID TRASK AVENUE THROUGH THE FOLLOWING VARIOUS COURSES:

1. S89°27'32"W, 615.06 FEET;
2. N00°12'02"E, 20.00 FEET;
3. N89°02'06"W, 120.00 FEET;
4. S00°12'02"W, 17.10 FEET;
5. N73°53'17"W, 62.29 FEET;
6. N89°43'39"W, 388.63 FEET;
7. N00°52'30"E, 25.00 FEET;
8. N89°37'52"W, 332.86 FEET;
9. N53°57'36"W, 98.84 FEET;
10. N00°09'51"E, 30.00 FEET;
11. N45°13'05"E, 28.26 FEET;
12. N80°48'25"E, 60.81 FEET;

THENCE N00°16'21"E, 40.00 FEET PERPENDICULAR TO SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT ON SAID CENTERLINE OF TRASK AVENUE; THENCE S89°43'39"E, 1656.00 FEET ALONG SAID CENTERLINE TO ITS

INTERSECTION WITH SAID CENTERLINE OF NEWHOPE STREET, SAID POINT BEING THE POINT OF BEGINNING.

PROJECT AREA CONTAINS 18 ACRES.

AREA L:

BEGINNING AT A POINT AT THE MOST SOUTHEASTERLY CORNER OF TRACT NO. 1273 AS RECORDED IN BOOK 39, PAGE 25 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE CITY BOUNDARY LINE FOR THE CITY OF GARDEN GROVE; THENCE N00°31'35"W, 436.50 FEET ALONG THE EASTERLY LINE OF SAID TRACT TO THE MOST NORTHEASTERLY CORNER OF LOT 4 OF SAID TRACT; THENCE S89°21'45"W, 135.00 FEET ALONG THE NORTHERLY LINE OF SAID LOT 4 TO ITS MOST NORTHWESTERLY CORNER, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF PARSONS STREET, BEING 60.00 FEET IN WIDTH MEASURED AT RIGHT ANGLES AS SHOWN ON SAID TRACT; THENCE S00°31'35"E, 171.00 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 15 OF SAID TRACT; THENCE S89°21'45"W, 195.21 FEET ALONG SAID PROLONGATION AND NORTHERLY LINE TO THE MOST NORTHWESTERLY CORNER OF SAID LOT 15, SAID POINT ALSO BEING ON THE MOST WESTERLY LINE OF SAID TRACT; THENCE S00°31'35"E, 57.00 FEET ALONG SAID WESTERLY LINE TO THE MOST SOUTHWESTERLY CORNER OF SAID LOT 15; THENCE S89°21'45"W, 132.00 FEET ALONG THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 15 TO A POINT ON A LINE PARALLEL WITH AND 132.00 FEET, MEASURED AT RIGHT ANGLES, WEST OF THE WESTERLY LINE OF SAID TRACT; THENCE N00°31'35"W, 502.00 FEET ALONG SAID PARALLEL LINE AND ITS NORTHERLY PROLONGATION TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WESTMINSTER AVENUE, BEING 100.00 FEET IN WIDTH MEASURED AT RIGHT ANGLES; THENCE N89°21'45"E, 769.80 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE NORTHERLY PROLONGATION OF A LINE PARALLEL WITH AND 131.90 FEET, MEASURED AT RIGHT ANGLES, EAST OF THE EASTERLY LINE OF THAT AREA SHOWN WITHIN THE DISTINCTIVE BORDER ON A RECORD OF SURVEY RECORDED IN BOOK 14, PAGE 30 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE S00°35'45"E, 710.50 FEET ALONG SAID PARALLEL LINE TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID TRACT NO. 1273; THENCE S89°21'45"W, 308.50 FEET ALONG SAID PROLONGATION TO THE MOST SOUTHEASTERLY CORNER OF SAID TRACT, SAID POINT BEING THE POINT OF BEGINNING.

PROJECT AREA CONTAINS 3.40 ACRES.

AREA M:

BEGINNING AT A POINT AT THE INTERSECTION OF THE CENTERLINE OF HARBOR BOULEVARD BEING 115.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AND A LINE PARALLEL WITH AND 30.00 FEET NORTH OF THE CENTERLINE OF WESTMINSTER AVENUE AS SHOWN ON PARCEL MAP NO. 84-504 RECORDED IN BOOK 199, PAGES 46 THROUGH 47 OF PARCEL MAPS, RECORDS OF SAID COUNTY, SAID PARALLEL LINE BEING THE CITY BOUNDARY LINE FOR THE CITY OF GARDEN GROVE; THENCE N89°00'00"W, 405.00 FEET ALONG

SAID PARALLEL LINE TO A POINT ON THE SOUTHERLY PROLONGATION OF THE MOST WESTERLY LINE OF SAID PARCEL MAP; THENCE N01°02'40"E, 510.00 FEET ALONG SAID PROLONGATION AND WESTERLY LINE TO THE MOST NORTHWESTERLY CORNER OF SAID PARCEL MAP; THENCE S89°00'00"E, 177.63 FEET ALONG THE MOST NORTHERLY LINE OF SAID PARCEL MAP TO AN ANGLE POINT, SAID POINT BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE PACIFIC ELECTRIC RAILROAD RIGHT-OF-WAY LINE BEING 100.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES; THENCE S52°02'17"E, 221.85 FEET ALONG THE MOST NORTHEASTERLY LINE OF SAID PARCEL MAP TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID HARBOR BOULEVARD; THENCE N01°02'40"E, 125.08 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID RAILROAD; THENCE N52°02'17"W, 2775.00 FEET ALONG SAID NORTHEASTERLY RAILROAD RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE INTERSTATE 22 FREEWAY AS SHOWN ON STATE RIGHT-OF-WAY MAP NO. F-1254; THENCE EASTERLY ALONG SAID SOUTHERLY FREEWAY RIGHT-OF-WAY LINE TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF HARBOR BOULEVARD THROUGH THE FOLLOWING VARIOUS COURSES:

1. S89°56'39"E, 384.31 FEET;
2. N84°01'11"E, 452.06 FEET;
3. N80°11'30"E, 411.40 FEET;
4. N66°42'00"E, 352.38 FEET;
5. S00°20'32"W, 22.28 FEET;
6. N64°18'19"E, 170.37 FEET;
7. N00°20'32"E, 22.26 FEET;
8. N68°24'56"E, 237.27 FEET;
9. S89°43'39"E, 265.00 FEET;

THENCE NORTH 660.00 FEET MORE OR LESS ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOLLOWING ALL OF ITS VARIOUS COURSES TO A POINT BEING DISTANCE THEREOF S00°12'40"E, 20.50 FEET FROM THE MOST NORTHEASTERLY CORNER OF PARCEL NO. 2 PER A PARCEL MAP RECORDED IN BOOK 29, PAGE 5 OF PARCEL MAPS, RECORDS OF SAID COUNTY; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL TO ITS MOST SOUTHERLY CORNER THROUGH THE FOLLOWING VARIOUS COURSES:

1. S07°02'44"W, 118.73 FEET;
2. S41°46'34"W, 134.54 FEET;
3. S64°01'14"W, 102.44 FEET,

SAID SOUTHEASTERLY LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 22 FREEWAY; THENCE N00°12'40"W, 489.98 FEET ALONG THE MOST WESTERLY LINE OF SAID PARCEL NO. 2 AND ITS NORTHERLY PROLONGATION TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BANNER DRIVE BEING 60.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AS SHOWN ON SAID PARCEL MAP; THENCE N89°41'25"E, 297.00 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ITS EASTERLY PROLONGATION TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID HARBOR BOULEVARD; THENCE SOUTH 700.00 FEET MORE OR LESS ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOLLOWING ALL OF ITS VARIOUS COURSES TO A POINT ON SAID SOUTHERLY INTERSTATE 22 FREEWAY RIGHT-OF-WAY LINE; THENCE

N70°25'37"E, 439.93 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 162°19'04" AN ARC DISTANCE OF 283.30 FEET TO A TANGENT LINE; THENCE S52°44'41"W, 67.15 FEET; THENCE S82°41'47"W, 168.33 FEET TO A POINT ON THE NORTHERLY PROLONGATION OF THE MOST EASTERLY LINE OF PARCEL MAP NO. 88-295 AS RECORDED IN BOOK 237, PAGES 12 AND 13 OF PARCEL MAPS, RECORDS OF SAID COUNTY; THENCE S00°20'32"W, 481.41 FEET ALONG SAID PROLONGATION AND EASTERLY LINE TO THE MOST SOUTHEASTERLY CORNER OF SAID PARCEL MAP, SAID POINT BEING THE MOST NORTHEASTERLY CORNER OF A PARCEL MAP RECORDED IN BOOK 26, PAGE 32 OF PARCEL MAPS, RECORDS OF SAID COUNTY; THENCE S00°20'32"W, 173.13 FEET ALONG THE MOST EASTERLY LINE OF SAID PARCEL MAP TO ITS MOST SOUTHEASTERLY CORNER, SAID POINT BEING ON THE NORTHERLY LINE OF THE ORANGE COUNTY FLOOD CONTROL DISTRICT RIGHT-OF-WAY LINE BEING 50.00 FEET IN WIDTH AS SHOWN ON SAID PARCEL MAP; THENCE S89°22'49"E, 55.00 FEET ALONG SAID NORTHERLY ORANGE COUNTY FLOOD CONTROL DISTRICT RIGHT-OF-WAY LINE TO A POINT ON THE NORTHERLY PROLONGATION OF THE MOST EASTERLY LINE OF PARCEL 1 OF A PARCEL MAP RECORDED IN BOOK 84, PAGE 24 OF PARCEL MAPS, RECORDS OF SAID COUNTY; THENCE S01°04'45"E, 581.00 FEET ALONG SAID PROLONGATION TO A POINT ON A LINE PARALLEL WITH AND 60.00 FEET NORTH OF THE NORTH LINE OF SAID PARCEL 1; THENCE S89°14'22"W, 325.00 FEET ALONG SAID PARALLEL LINE TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF HARBOR BOULEVARD; THENCE S01°04'45"E, 60.00 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE MOST NORTHWESTERLY CORNER OF SAID PARCEL 1; THENCE N89°14'22"E, 325.00 FEET ALONG THE MOST NORTHERLY LINE OF SAID PARCEL TO ITS MOST NORTHEASTERLY CORNER; THENCE S01°04'45"E, 72.19 FEET ALONG THE MOST EASTERLY LINE OF SAID PARCEL TO ITS MOST SOUTHEASTERLY CORNER, SAID POINT BEING ON THE MOST NORTHERLY LINE OF TRACT NO. 1710 AS RECORDED IN BOOK 49, PAGE 46 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE S89°14'00"W, 222.55 FEET ALONG SAID NORTHERLY LINE TO THE MOST NORTHEASTERLY CORNER OF LOT 93 OF SAID TRACT; THENCE S00°45'40"E, 518.16 FEET ALONG THE MOST EASTERLY LINE OF SAID LOT AND ITS SOUTHERLY PROLONGATION TO A POINT ON THE CENTERLINE OF QUATRO AVENUE BEING 50.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES; THENCE N89°14'20"E, 5.56 FEET ALONG SAID CENTERLINE TO A POINT ON THE NORTHERLY PROLONGATION OF THE MOST EASTERLY LINE OF LOT NO. 2 OF SAID TRACT; THENCE S00°45'40"E, 145.00 FEET ALONG SAID PROLONGATION AND EASTERLY LINE TO THE MOST SOUTHEASTERLY CORNER OF SAID LOT, SAID POINT BEING ON THE MOST SOUTHERLY LINE OF SAID TRACT; THENCE N89°14'20"E, 443.98 FEET ALONG SAID SOUTHERLY LINE TO THE MOST NORTHEASTERLY CORNER OF A PARCEL RECORDED IN BOOK 128, PAGES 1 THROUGH 3 OF PARCEL MAPS, RECORDS OF SAID COUNTY; THENCE S01°04'45"E, 633.20 FEET ALONG THE MOST WESTERLY LINE OF SAID PARCEL MAP AND ITS SOUTHERLY PROLONGATION TO A POINT ON SAID CITY BOUNDARY LINE FOR THE CITY OF GARDEN GROVE, BEING PARALLEL WITH AND 30.00 FEET NORTH OF THE CENTERLINE OF SAID WESTMINSTER AVENUE AS SHOWN ON SAID PARCEL MAP; THENCE N89°00'00"W, 608.31 FEET ALONG SAID CITY BOUNDARY LINE TO ITS INTERSECTION WITH THE CENTERLINE OF HARBOR BOULEVARD, SAID POINT BEING THE POINT OF BEGINNING.

PROJECT AREA CONTAINS 84 ACRES.

AREA N:

BEGINNING AT A POINT AT THE MOST SOUTHWESTERLY CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34 AS SHOWN ON A RECORD OF SURVEY RECORDED IN BOOK 22, PAGE 42 OF RECORDS OF SURVEY, RECORDS OF SAID COUNTY, SAID POINT BEING ON THE CENTERLINE OF BUARO STREET BEING 60.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES; THENCE N00°11'30"W, 697.38 FEET ALONG SAID CENTERLINE TO A POINT ON THE NORTHERLY LINE OF CHAPMAN AVENUE; THENCE N89°44'57"E, 989.82 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34 AS SHOWN ON SAID RECORD OF SURVEY; THENCE S00°11'43"E, 697.68 FEET ALONG SAID PROLONGATION AND EASTERLY LINE TO A POINT ON THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE S89°46'00"W, 989.86 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.

PROJECT AREA CONTAINS 15.85 ACRES.

AREA O:

BEGINNING AT A POINT AT THE CENTERLINE INTERSECTION OF TWINTREE AVENUE, BEING 60.00 FEET IN WIDTH MEASURED AT RIGHT ANGLES, AND THACKERY DRIVE, BEING 50.00 FEET IN WIDTH MEASURED AT RIGHT ANGLES, AS SHOWN ON TRACT NO. 2148 RECORDED IN BOOK 58, PAGES 46 THROUGH 48 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE N00°13'50"W, 381.18 FEET ALONG THE CENTERLINE OF SAID THACKERY DRIVE TO THE RADIUS POINT OF A 45.00 FOOT CURVE AS SHOWN ON SAID TRACT MAP; THENCE N29°29'53"W, 147.50 FEET ALONG THE SOUTHEASTERLY PROLONGATION AND SOUTHWESTERLY LINE OF LOT NO. 31 OF SAID TRACT TO ITS MOST NORTHWESTERLY CORNER; THENCE N89°42'18"E, 207.10 FEET ALONG THE NORTHERLY LINE OF SAID LOT NO. 31 AND ITS EASTERLY PROLONGATION TO A POINT ON THE NORTHERLY PROLONGATION OF THE CENTERLINE OF A 20.00 FOOT WIDE ALLEY, MEASURED AT RIGHT ANGLES, AS SHOWN ON SAID TRACT MAP; THENCE S00°13'50"E, 510.00 FEET ALONG SAID PROLONGATION AND CENTERLINE TO ITS INTERSECTION WITH THE CENTERLINE OF SAID TWINTREE AVENUE; THENCE S89°43'08"W, 16.00 FEET ALONG SAID CENTERLINE OF TWINTREE AVENUE TO A POINT ON THE NORTHERLY PROLONGATION OF THE CENTERLINE OF A 20.00 FOOT WIDE ALLEY, MEASURED AT RIGHT ANGLES, AS SHOWN ON TRACT NO. 1923 RECORDED IN BOOK 54, PAGES 18 AND 19, OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE S00°13'50"E, 810.00 FEET ALONG SAID PROLONGATION AND CENTERLINE TO ITS INTERSECTION WITH THE CENTERLINE OF LAMPSON AVENUE AS SHOWN ON SAID TRACT MAP; THENCE S00°13'50"E, 40.00 FEET ALONG THE SOUTHERLY PROLONGATION OF SAID CENTERLINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID LAMPSON AVENUE; THENCE N89°43'30"E, 81.00 FEET MORE OR LESS ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE S45°16'30"E, 35.36 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HARBOR BOULEVARD BEING 120.00 FEET IN WIDTH,

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MEASURED AT RIGHT ANGLES; THENCE $S00^{\circ}12'40''E$, 570.19 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 12.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $89^{\circ}57'55''$ AN ARC DISTANCE OF 18.84 FEET TO A POINT ON A TANGENT LINE, SAID TANGENT LINE BEING PARALLEL WITH AND 13.00 FEET NORTH OF THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 10 WEST, SAN BERNARDINO BASE AND MERIDIAN AS SHOWN ON A RECORD OF SURVEY RECORDED IN BOOK 41, PAGE 33 OF RECORDS OF SURVEY, RECORDS OF SAID COUNTY; THENCE $S89^{\circ}45'15''W$, 23.02 FEET ALONG SAID PARALLEL LINE TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF SAID HARBOR BOULEVARD; THENCE $S00^{\circ}12'40''E$, 13.00 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT ON SAID SOUTHERLY LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34; THENCE $S89^{\circ}45'15''W$, 235.09 FEET ALONG SAID SOUTHERLY LINE TO THE MOST SOUTHWESTERLY CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE $N00^{\circ}12'25''W$, 660.04 FEET ALONG THE WESTERLY LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER TO A POINT ON THE CENTERLINE OF SAID LAMPSON AVENUE; THENCE $N89^{\circ}43'30''E$, 9.00 FEET ALONG SAID CENTERLINE TO ITS INTERSECTION WITH THE CENTERLINE OF DARNELL STREET BEING 50.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AS SHOWN ON SAID TRACT NO. 1923; THENCE $N00^{\circ}13'50''W$, 531.80 FEET ALONG SAID CENTERLINE OF DARNELL STREET TO ITS INTERSECTION WITH THE CENTERLINE OF BECK AVENUE BEING 50.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AS SHOWN ON SAID TRACT; THENCE $S89^{\circ}43'30''W$, 48.92 FEET ALONG THE CENTERLINE OF SAID BECK AVENUE TO A POINT ON THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF LOT NO. 22 OF SAID TRACT; THENCE $N00^{\circ}16'30''W$, 128.22 FEET ALONG SAID PROLONGATION AND EASTERLY LINE TO A POINT ON THE MOST NORTHERLY LINE OF SAID TRACT NO. 1923, SAID POINT ALSO BEING ON THE MOST SOUTHERLY LINE OF SAID TRACT NO. 2148; THENCE $N89^{\circ}43'08''E$, 2.12 FEET ALONG SAID SOUTHERLY LINE TO THE MOST SOUTHEASTERLY CORNER OF LOT NO. 15 OF SAID TRACT NO. 2148; THENCE $N00^{\circ}16'52''W$, 150.00 FEET ALONG THE EASTERLY LINE OF SAID LOT AND ITS NORTHERLY PROLONGATION TO A POINT ON THE CENTERLINE OF SAID TWINTREE AVENUE; THENCE $N89^{\circ}43'08''E$, 83.04 FEET ALONG SAID CENTERLINE OF TWINTREE AVENUE TO ITS INTERSECTION WITH THE CENTERLINE OF SAID THACKERY DRIVE, SAID POINT BEING THE POINT OF BEGINNING.

PROJECT AREA CONTAINS 8.87 ACRES.

AREA P:

BEGINNING AT A POINT AT THE MOST NORTHEASTERLY CORNER OF TRACT NO. 2782 AS RECORDED IN BOOK 39, PAGES 24 AND 25 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE $S89^{\circ}45'10''W$, 330.08 FEET ALONG THE MOST NORTHERLY LINE OF SAID TRACT TO ITS MOST NORTHWESTERLY CORNER; THENCE $S00^{\circ}12'34''E$, 258.88 FEET ALONG THE MOST WESTERLY LINE OF SAID TRACT TO ITS MOST SOUTHWESTERLY CORNER; THENCE $N89^{\circ}45'10''E$, 70.00 FEET ALONG THE MOST SOUTHERLY LINE OF SAID TRACT TO THE MOST

NORTHWESTERLY CORNER OF TRACT NO. 2229 AS RECORDED IN BOOK 67, PAGES 23 THROUGH 25 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE S00°12'40"E, 326.84 FEET ALONG THE MOST WESTERLY LINE OF SAID TRACT TO ITS MOST SOUTHWESTERLY CORNER, SAID POINT BEING ON THE MOST NORTHERLY LINE OF TRACT NO. 2012 AS RECORDED IN BOOK 55, PAGES 47 THROUGH 49 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE S89°44'59"W, 152.82 FEET ALONG SAID NORTHERLY LINE TO THE MOST NORTHEASTERLY CORNER OF LOT NO. 215 OF SAID TRACT; THENCE S00°14'50"E, 134.27 FEET ALONG THE MOST EASTERLY LINE OF SAID TRACT AND ITS SOUTHERLY PROLONGATION TO A POINT ON THE CENTERLINE OF TWINTREE LANE BEING 60.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AS SHOWN ON SAID TRACT; THENCE S89°45'10"W, 27.38 FEET ALONG SAID CENTERLINE TO A POINT ON THE NORTHERLY PROLONGATION OF THE MOST EASTERLY LINE OF THAT CERTAIN AREA SHOWN AS NOT A PART OF THIS TRACT ON SAID TRACT; THENCE S00°14'50"E, 188.00 FEET ALONG SAID PROLONGATION AND EASTERLY LINE TO THE MOST SOUTHEASTERLY CORNER OF SAID AREA; THENCE S89°45'10"W, 160.00 FEET ALONG THE MOST SOUTHERLY LINE OF SAID AREA TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HARBOR BOULEVARD; THENCE N00°12'40"W, 1986.48 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE CITY BOUNDARY LINE FOR THE CITY OF GARDEN GROVE, SAID CITY BOUNDARY LINE BEING PARALLEL WITH AND 30.00 FEET NORTH OF THE CENTERLINE OF CHAPMAN AVENUE; THENCE N89°45'10"E, 1095.26 FEET ALONG SAID CITY BOUNDARY LINE TO A POINT ON THE NORTHERLY PROLONGATION OF THE MOST EASTERLY LINE OF SAID TRACT NO. 2229; THENCE S00°12'20"E, 481.55 FEET ALONG SAID PROLONGATION TO THE MOST NORTHEASTERLY CORNER OF SAID TRACT; THENCE S89°45'10"W, 495.09 FEET ALONG THE MOST NORTHERLY LINE OF SAID TRACT TO THE MOST NORTHWESTERLY CORNER OF LOT NO. 1 OF SAID TRACT; THENCE S00°12'28"E, 596.94 FEET ALONG THE MOST WESTERLY LINE OF SAID LOT AND ITS SOUTHERLY PROLONGATION TO SAID MOST NORTHEASTERLY CORNER OF TRACT NO. 2782, SAID POINT BEING THE POINT OF BEGINNING.

PROJECT AREA CONTAINS 25.76 ACRES.

AREA Q:

BEGINNING AT A POINT AT THE CENTERLINE INTERSECTION OF LAUX AVENUE BEING 60.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AND CHOISSER ROAD BEING 60.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AS SHOWN ON TRACT NO. 1698 RECORDED IN BOOK 58, PAGES 32 AND 33 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE S00°12'40"E, 202.76 FEET ALONG SAID CENTERLINE OF CHOISSER ROAD TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT NO. 168 OF SAID TRACT; THENCE S89°47'20"W, 164.00 FEET ALONG SAID PROLONGATION AND SOUTHERLY LINE TO AN ANGLE POINT, SAID ANGLE POINT BEING AT THE MOST NORTHWESTERLY CORNER OF LOT NO. 100 OF SAID TRACT; THENCE N68°51'00"W, 38.65 FEET CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT NO. 168 TO ITS MOST SOUTHWESTERLY CORNER, SAID POINT BEING ON THE NORTHERLY LINE OF LOT NO. 99 OF SAID TRACT; THENCE S89°47'20"W, 90.00 FEET ALONG SAID NORTHERLY LINE AND ITS WESTERLY PROLONGATION TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HARBOR BOULEVARD BEING 120.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES; THENCE

N00°12'40"W, 425.14 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF LAMPSON AVENUE BEING 80.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES; THENCE N89°45'10"E, 287.52 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT ON A LINE PARALLEL WITH AND 107.00 FEET WEST, MEASURED AT RIGHT ANGLES, OF THE WESTERLY LINE OF LOT NO. 1 OF SAID TRACT; THENCE S00°14'50"E, 98.00 FEET ALONG SAID PARALLEL LINE TO A POINT ON THE NORTHERLY LINE OF LOT NO. 22 OF SAID TRACT; THENCE S89°45'10"W, 32.93 FEET ALONG SAID NORTHERLY LINE OF LOT NO. 22 TO ITS MOST NORTHWESTERLY CORNER; THENCE S00°14'50"E, 110.67 FEET ALONG THE WESTERLY LINE OF SAID LOT TO ITS MOST SOUTHWESTERLY CORNER, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 45.00 FEET, RADIAL BEARING THROUGH SAID POINT BEARS N51°49'33"W; THENCE S51°49'33"E, 45.00 FEET ALONG SAID RADIAL BEARING TO THE POINT OF CENTERLINE INTERSECTION OF SAID LAUX AVENUE AND CHOISSER ROAD, SAID POINT BEING THE POINT OF BEGINNING.

PROJECT AREA CONTAINS 2.78 ACRES.

AREA R:

BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE INTERSTATE 22 FREEWAY AND THE EASTERLY LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 10 WEST, SAN BERNARDINO BASE AND MERIDIAN AS SHOWN ON STATE HIGHWAY RIGHT-OF-WAY MAP NO. F-1255; THENCE S00°40'18"W, 849.65 FEET ALONG SAID EASTERLY LINE TO A POINT ON THE CENTERLINE OF GARDEN GROVE BOULEVARD BEING 100.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AS SHOWN ON SAID STATE HIGHWAY RIGHT-OF-WAY MAP; THENCE N89°21'55"W, 780.00 FEET, MORE OR LESS, ALONG SAID CENTERLINE TO A POINT ON A LINE PARALLEL WITH AND 264.00 FEET EAST, MEASURED AT RIGHT ANGLES, OF THE CENTERLINE OF FAIRVIEW STREET AS SHOWN ON SAID STATE HIGHWAY RIGHT-OF-WAY MAP; THENCE S00°18'04"W, 330.00 FEET ALONG SAID PARALLEL LINE TO A POINT ON A LINE PARALLEL WITH AND 330.00 FEET SOUTH OF THE CENTERLINE OF SAID GARDEN GROVE BOULEVARD; THENCE N89°21'55"W, 264.00 FEET ALONG SAID PARALLEL LINE TO A POINT ON THE CENTERLINE OF SAID FAIRVIEW STREET; THENCE N00°18'04"E, 110.00 FEET ALONG SAID CENTERLINE TO A POINT ON THE EASTERLY PROLONGATION OF THE NORTHERLY RIGHT-OF-WAY LINE OF THE FAIRVIEW STREET OFFRAMP AS SHOWN ON SAID STATE HIGHWAY RIGHT-OF-WAY MAP; THENCE N89°21'50"W, 515.32 FEET ALONG SAID PROLONGATION AND NORTHERLY LINE TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE N00°18'17"E, 96.87 FEET TO AN ANGLE POINT; THENCE N62°17'56"E, 73.74 FEET TO AN ANGLE POINT; THENCE N00°38'05"E, 35.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GARDEN GROVE BOULEVARD; THENCE N89°21'55"W, 538.30 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOLLOWING ALL OF ITS VARIOUS COURSES TO A POINT ON THE SOUTHERLY PROLONGATION OF THE WESTERLY RIGHT-OF-WAY LINE OF HASTER STREET BEING 80.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, AS SHOWN ON SAID STATE HIGHWAY RIGHT-OF-WAY MAP; THENCE N00°40'15"E, 530.00 FEET ALONG SAID PROLONGATION AND WESTERLY RIGHT-OF-WAY LINE TO A POINT ON THE

WESTERLY PROLONGATION OF THE MOST SOUTHERLY LINE OF THE HASTER STREET OFFRAMP AS SHOWN ON SAID STATE HIGHWAY RIGHT-OF-WAY MAP; THENCE S89°21'55"E, 970.41 FEET ALONG SAID PROLONGATION AND SOUTHERLY LINE TO A POINT ON THE NORTHWESTERLY LINE OF THE ORANGE COUNTY FLOOD CONTROL DISTRICT RIGHT-OF-WAY LINE, SAID LINE BEING PARALLEL WITH AND 12.00 FEET NORTHWEST, MEASURED AT RIGHT ANGLES, OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 22 FREEWAY AS SHOWN ON SAID STATE HIGHWAY RIGHT-OF-WAY MAP; THENCE S59°20'17"W, 808.52 FEET ALONG SAID NORTHWESTERLY LINE TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GARDEN GROVE BOULEVARD; THENCE S89°21'55"E, 748.00 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOLLOWING ALL OF ITS VARIOUS COURSES; THENCE N00°38'05"E, 52.00 FEET PERPENDICULAR TO SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT ON SAID SOUTHEASTERLY INTERSTATE 22 FREEWAY RIGHT-OF-WAY LINE; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH SAID EASTERLY LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, SAID POINT BEING THE POINT OF BEGINNING, THROUGH THE FOLLOWING VARIOUS COURSES:

1. N49°27'07"E, 490.43 FEET;
2. N54°00'21"E, 301.30 FEET;
3. N56°47'36"E, 270.27 FEET;
4. N59°20'17"E, 171.87 FEET;

PROJECT AREA CONTAINS 23 ACRES.

AREA 8:

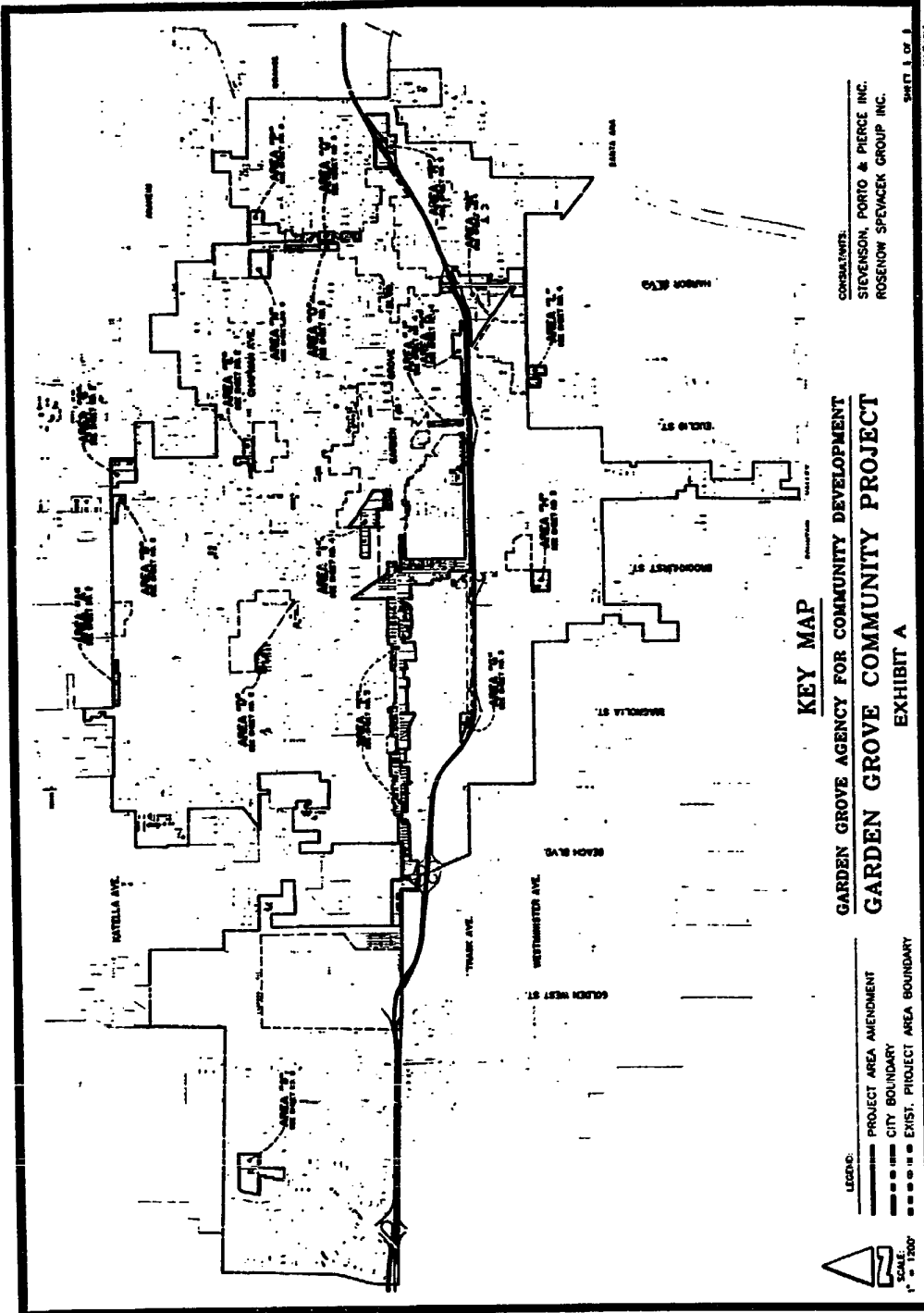
BEGINNING AT A POINT AT THE CENTERLINE INTERSECTION OF CHAPMAN AVENUE, BEING 100.00 FEET IN WIDTH MEASURED AT RIGHT ANGLES, AND VALLEY VIEW STREET, BEING 120.00 FEET IN WIDTH MEASURED AT RIGHT ANGLES, AS SHOWN ON TRACT NO. 6740 AS RECORDED IN BOOK 337, PAGES 15 THROUGH 17 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE S00°15'07"W, 961.46 FEET ALONG THE CENTERLINE OF SAID VALLEY VIEW STREET TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 132 OF SAID TRACT; THENCE N89°45'30"W, 427.48 FEET ALONG SAID PROLONGATION AND SOUTHERLY LINE TO THE SOUTHWESTERLY CORNER OF SAID LOT; THENCE NORTHERLY ALONG THE WESTERLY LINES OF LOTS 129, 131 AND 132 OF SAID TRACT TO THE MOST NORTHWESTERLY CORNER OF SAID LOT 129 THROUGH THE FOLLOWING VARIOUS COURSES:

1. N00°15'07"E, 455.84 FEET;
2. S89°45'30"E, 20.00 FEET;
3. N00°15'07"E, 25.00 FEET;
4. N85°00'00"E, 49.04 FEET;
5. N00°15'07"E, 311.97 FEET;

THENCE S89°45'30"E, 63.65 FEET ALONG THE NORTHERLY LINE OF SAID LOT 129 TO ITS MOST NORTHEASTERLY CORNER, ALSO BEING THE MOST SOUTHEASTERLY CORNER OF LOT 128 OF SAID TRACT; THENCE N00°15'07"E, 163.50 FEET ALONG THE EASTERLY LINE OF SAID LOT 128 AND ITS

NORTHERLY PROLONGATION TO A POINT ON THE CENTERLINE OF SAID CHAPMAN AVENUE; THENCE N89°45'30"W, 718.37 FEET ALONG SAID CENTERLINE TO A POINT ON A NON-TANGENT CURVE HAVING A RADIUS OF 920.00 FEET, SAID CURVE BEING THE SOUTHERLY PROLONGATION OF THE WESTERLY RIGHT-OF-WAY LINE OF A 30.00 FOOT WIDE ALLEY, MEASURED AT RIGHT ANGLES, AS SHOWN ON TRACT NO. 3624 RECORDED IN BOOK 125, PAGES 31 THROUGH 33 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY, RADIAL BEARING THROUGH SAID POINT BEARS N89°45'30"W; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°16'09" AN ARC DISTANCE OF 100.66 FEET TO A TANGENT LINE; THENCE N06°30'39"E, 558.40 FEET CONTINUING ALONG SAID WESTERLY ALLEY RIGHT-OF-WAY LINE TO AN ANGLE POINT; THENCE N49°39'13"E, 191.08 FEET ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID ALLEY TO AN ANGLE POINT; THENCE S89°45'30"E, 801.72 FEET ALONG THE NORTHERLY LINE OF SAID ALLEY AND ITS EASTERLY PROLONGATION TO A POINT ON THE CENTERLINE OF SAID VALLEY VIEW STREET; THENCE N00°14'15"E, 10.82 FEET ALONG SAID CENTERLINE TO A POINT ON THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF THAT AREA SHOWN AS NOT A PART OF THIS SUBDIVISION AS SHOWN ON TRACT NO. 3629 RECORDED IN BOOK 125, PAGES 11 THROUGH 14 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE S89°44'13"E, 481.12 FEET ALONG SAID NORTHERLY LINE TO THE MOST NORTHERLY CORNER OF SAID AREA BEING ON THE WESTERLY LINE OF THE GARDEN GROVE FLOOD CONTROL RIGHT-OF-WAY LINE AS SHOWN ON SAID TRACT; THENCE S00°15'47"W, 790.00 FEET ALONG THE EASTERLY LINE OF SAID AREA AND WESTERLY LINE OF SAID FLOOD CONTROL RIGHT-OF-WAY LINE TO A POINT ON THE CENTERLINE OF SAID CHAPMAN AVENUE; THENCE N89°44'13"W, 480.77 FEET ALONG SAID CENTERLINE TO ITS INTERSECTION WITH THE CENTERLINE OF SAID VALLEY VIEW STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING.

PROJECT AREA CONTAINS 34.43 ACRES.



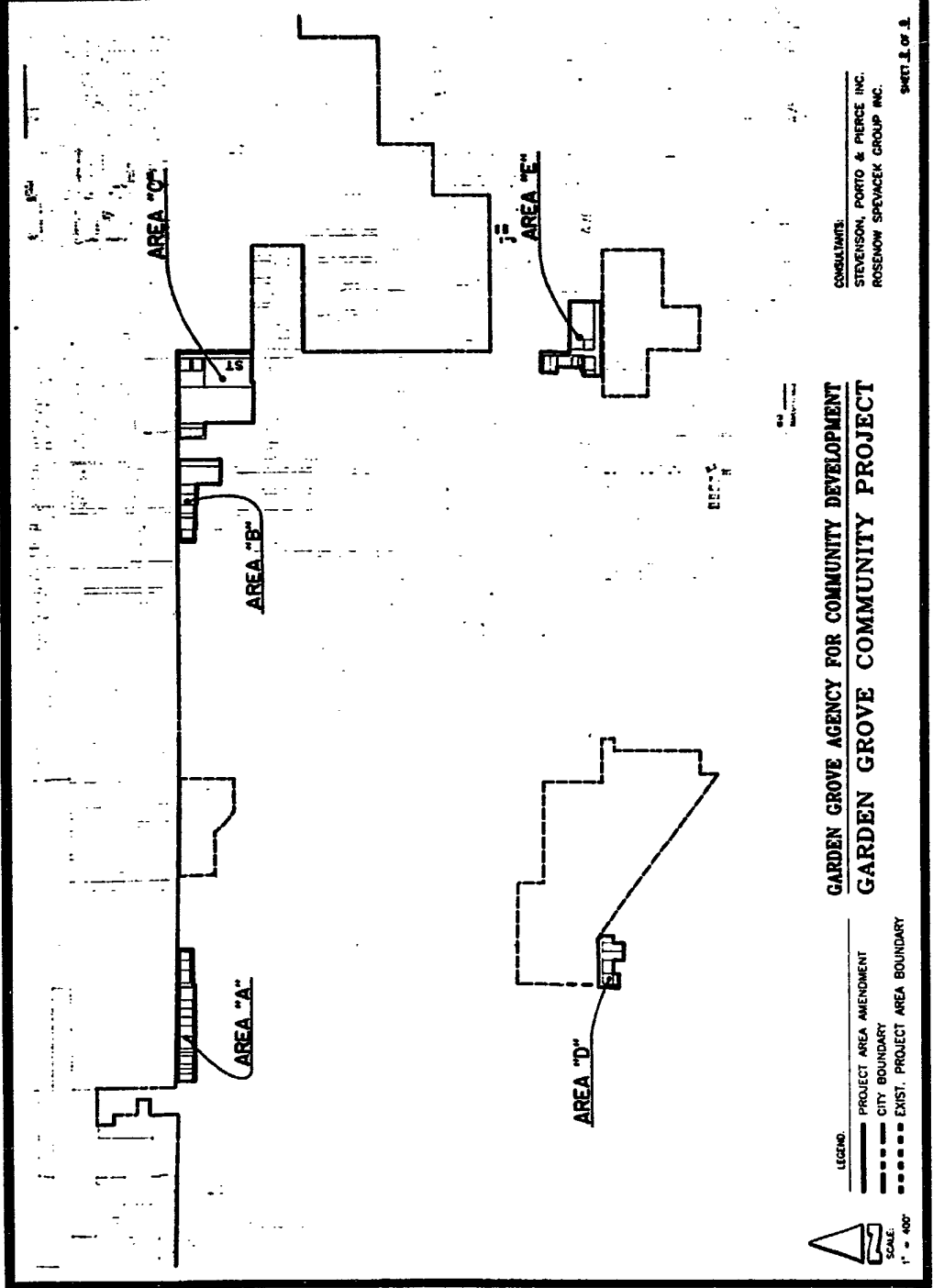
CONSULTANTS:
 STEVENSON, PORTO & PIERCE INC.
 ROSENOW SPEYACK GROUP INC.

KEY MAP
GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT
GARDEN GROVE COMMUNITY PROJECT
EXHIBIT A

LEGEND:
 ——— PROJECT AREA AMENDMENT
 - - - - - CITY BOUNDARY
 ······ EXIST. PROJECT AREA BOUNDARY

SCALE:
 1" = 1200'

SHEET 1 OF 3



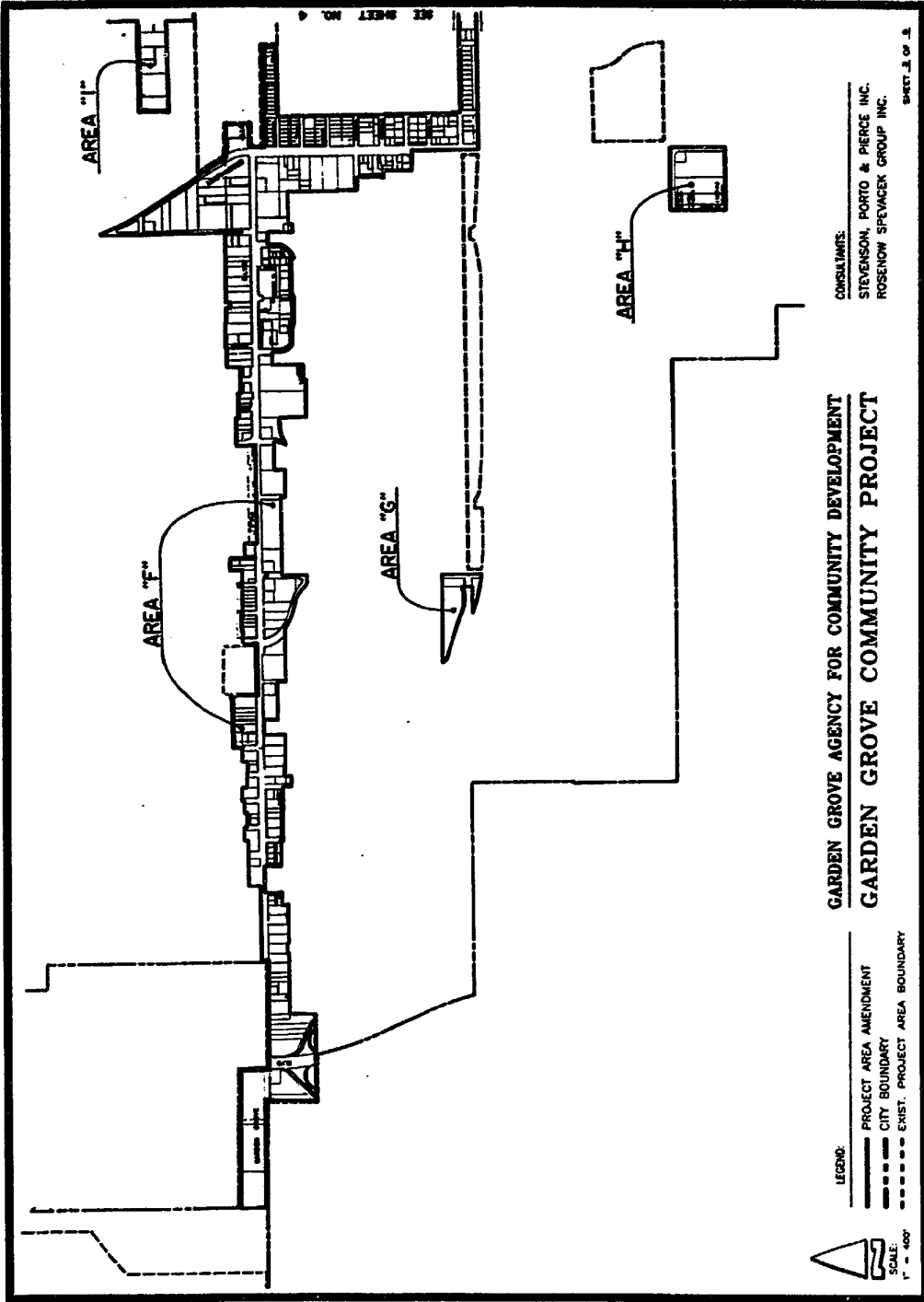
CONSULTANTS:
 STEVENSON, PORTO & PIERCE INC.
 ROSENOW SPRECKEL GROUP INC.

GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT
GARDEN GROVE COMMUNITY PROJECT

LEGEND:
 PROJECT AREA AMENDMENT
 CITY BOUNDARY
 EXIST. PROJECT AREA BOUNDARY

SCALE:
 1" = 400'

SHEET 1 OF 3



AREA "I"

AREA "F"

AREA "G"

AREA "H"

**GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT
GARDEN GROVE COMMUNITY PROJECT**

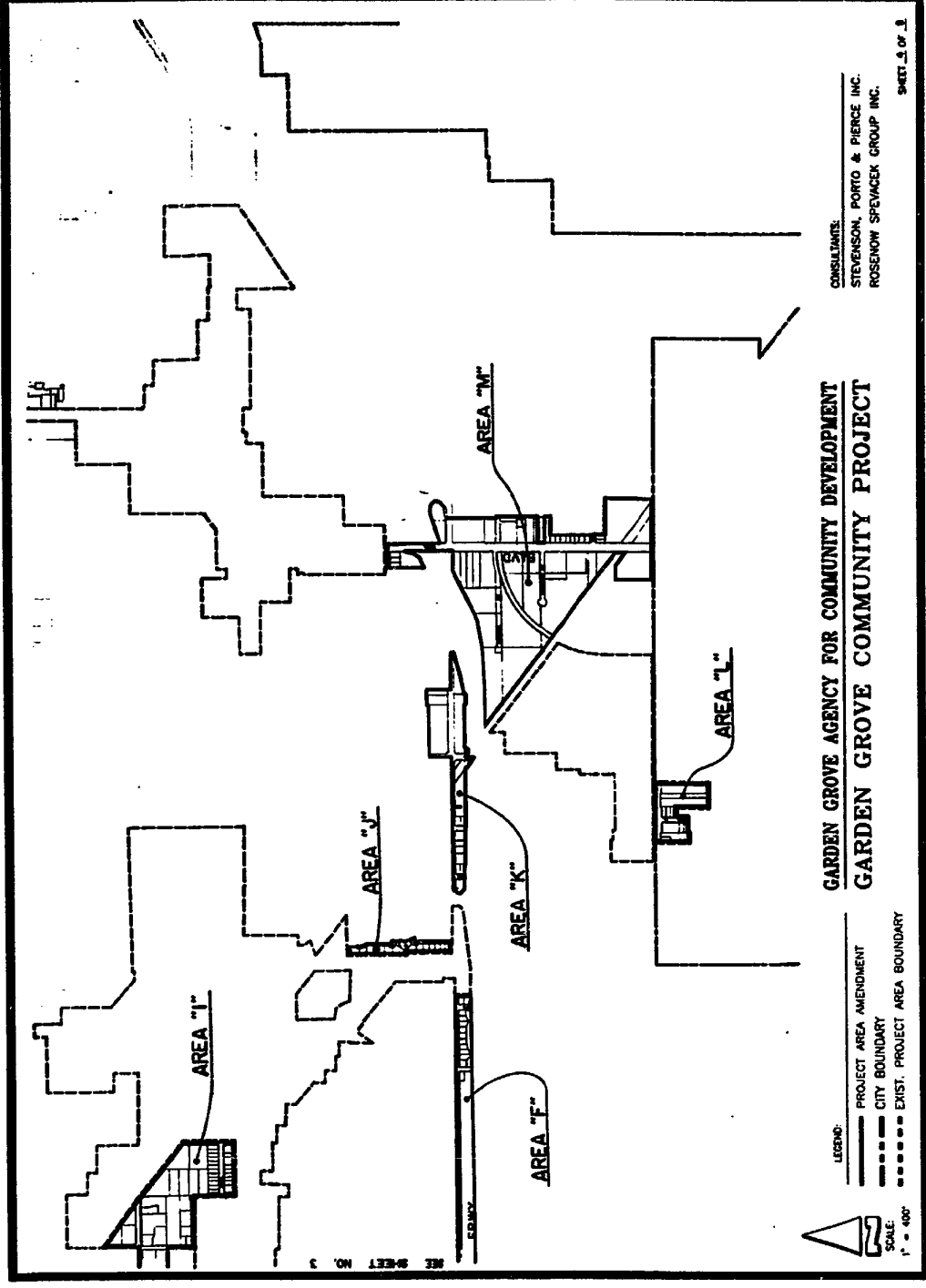
CONSULTANTS:
STEVENSON, PORTO & PIERCE INC.
ROSENOW STEVACKER GROUP INC.

LEGEND:
 ——— PROJECT AREA AMENDMENT
 - - - - - CITY BOUNDARY
 - - - - - EXIST. PROJECT AREA BOUNDARY

SCALE:
1" = 400'

SHEET 3 OF 3

SEE SHEET NO. 4



CONSULTANTS:
 STEVENSON, PORTO & PIERCE INC.
 ROSENOW SPEVACK GROUP INC.

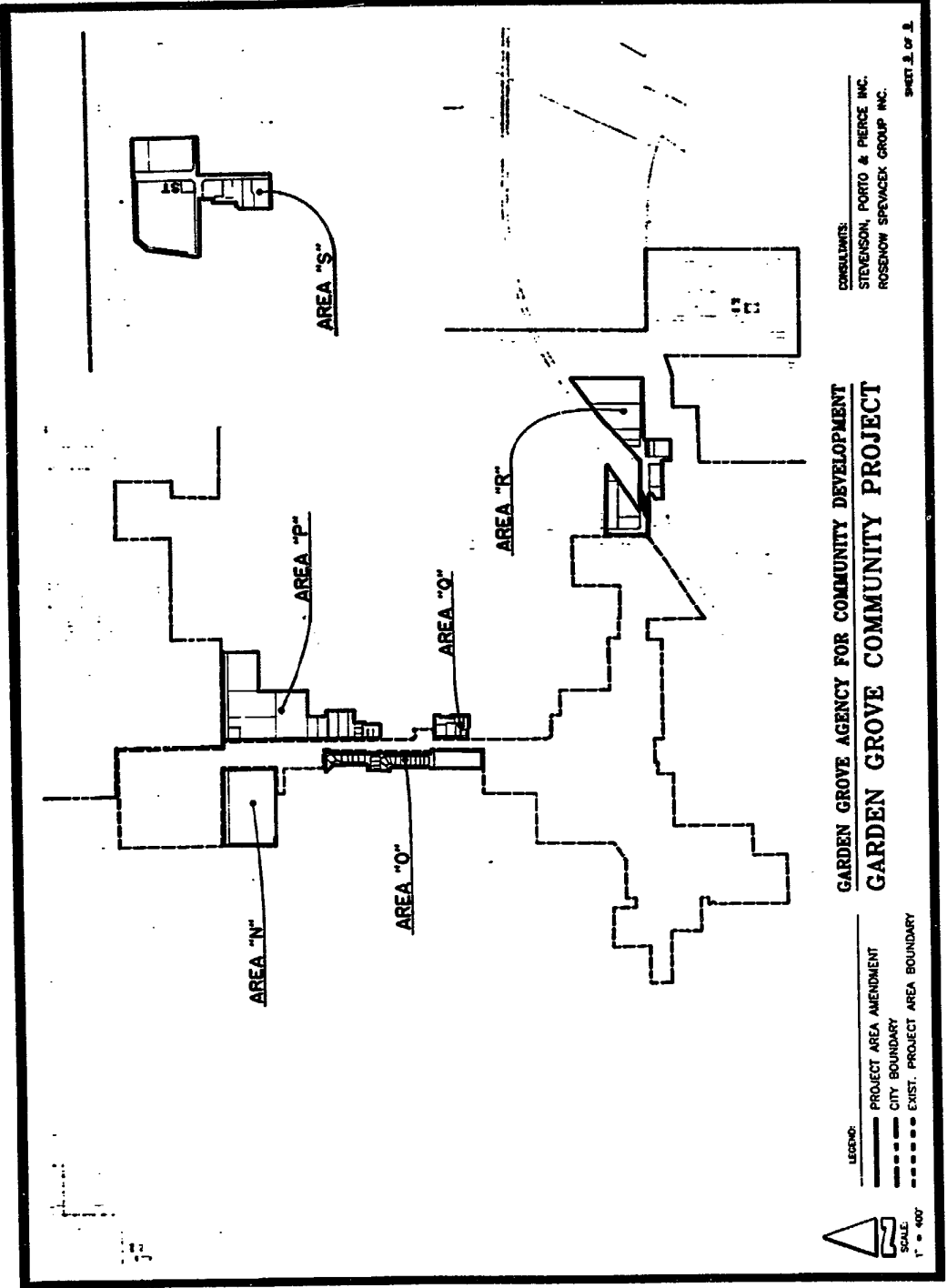
SHEET 5 OF 8

GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT
GARDEN GROVE COMMUNITY PROJECT

LEGEND:
 PROJECT AREA AMENDMENT
 CITY BOUNDARY
 EXIST. PROJECT AREA BOUNDARY

SCALE:
 1" = 400'

SEE SHEET NO. 3



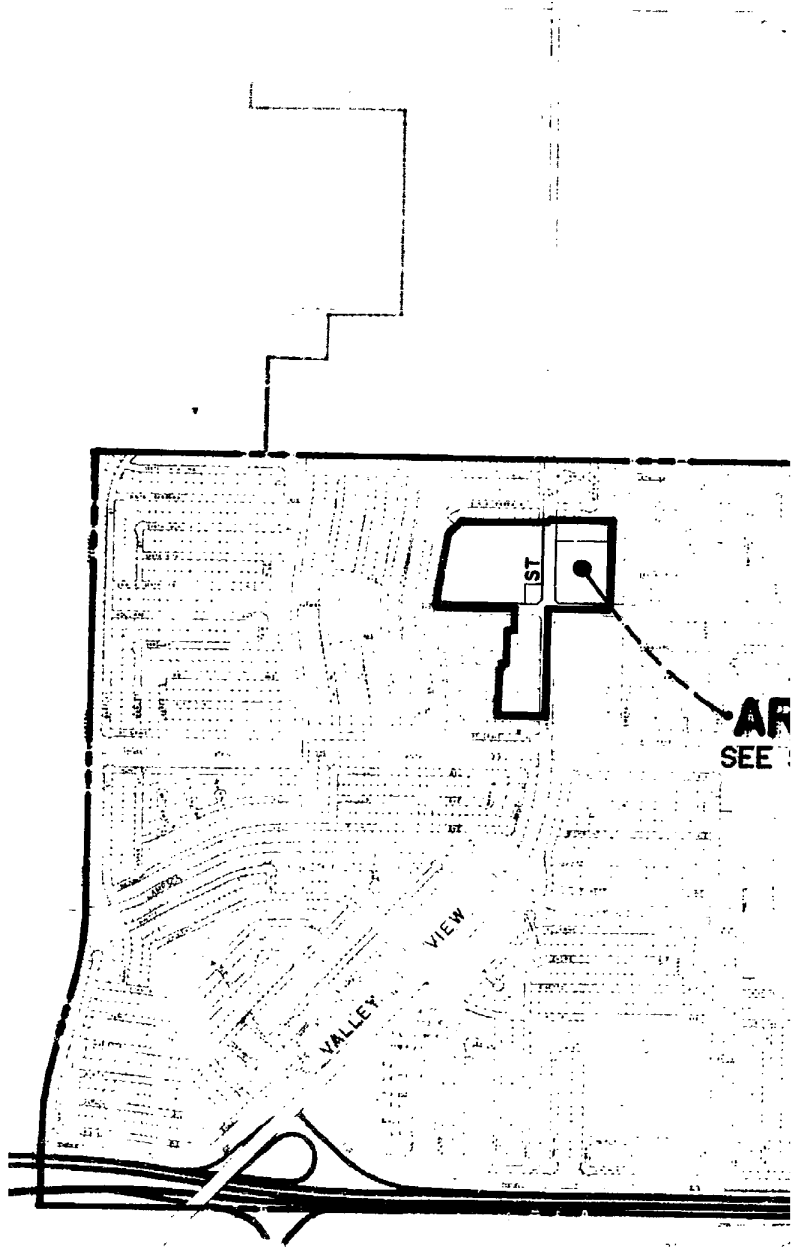
CONSULTANTS
 STEVENSON, PORTO & PIERCE INC.
 ROSENOW SPENCEK GROUP INC.

SHEET 2 OF 2

**GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT
 GARDEN GROVE COMMUNITY PROJECT**

LEGEND:
 ——— PROJECT AREA AMENDMENT
 - - - - - CITY BOUNDARY
 - - - - - EXIST. PROJECT AREA BOUNDARY

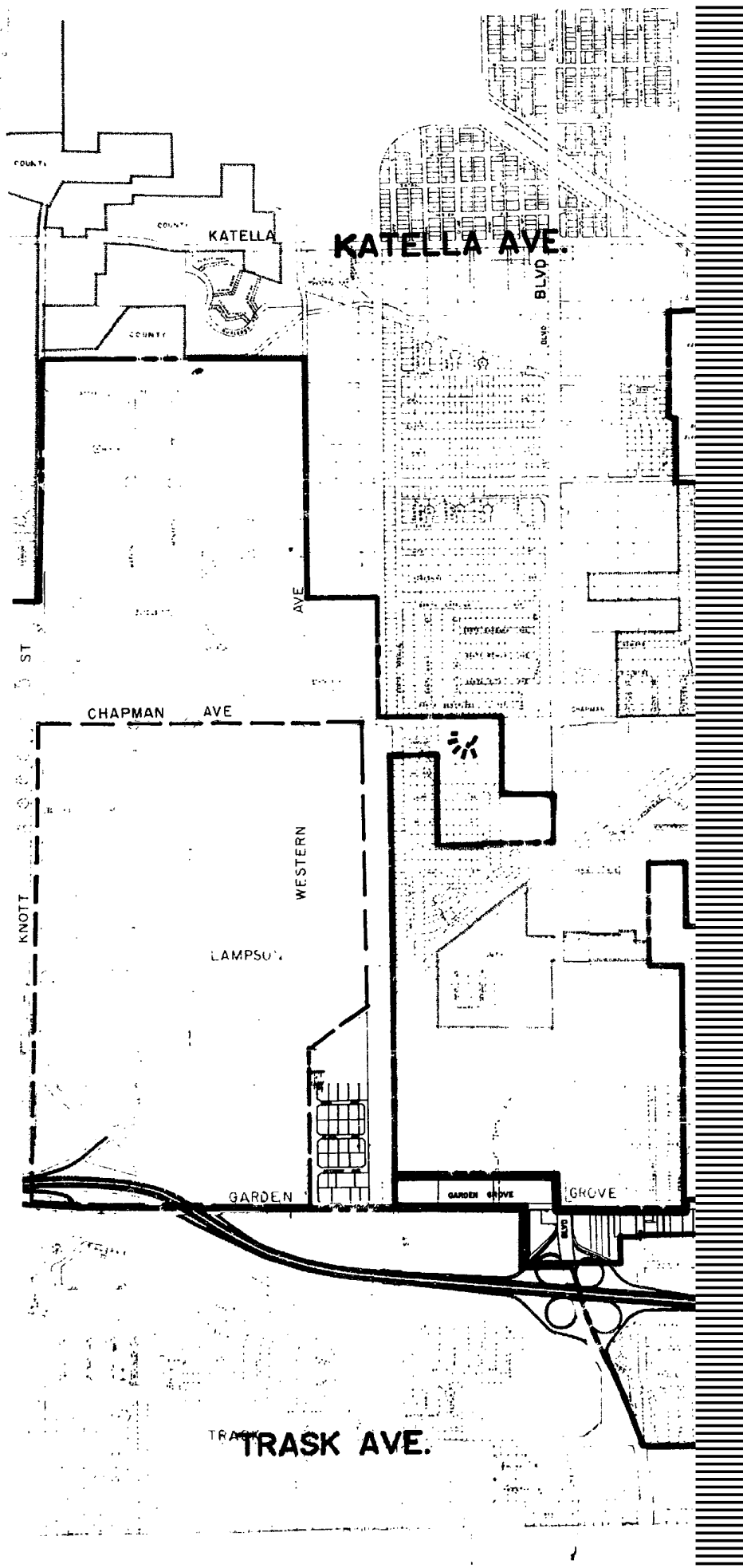
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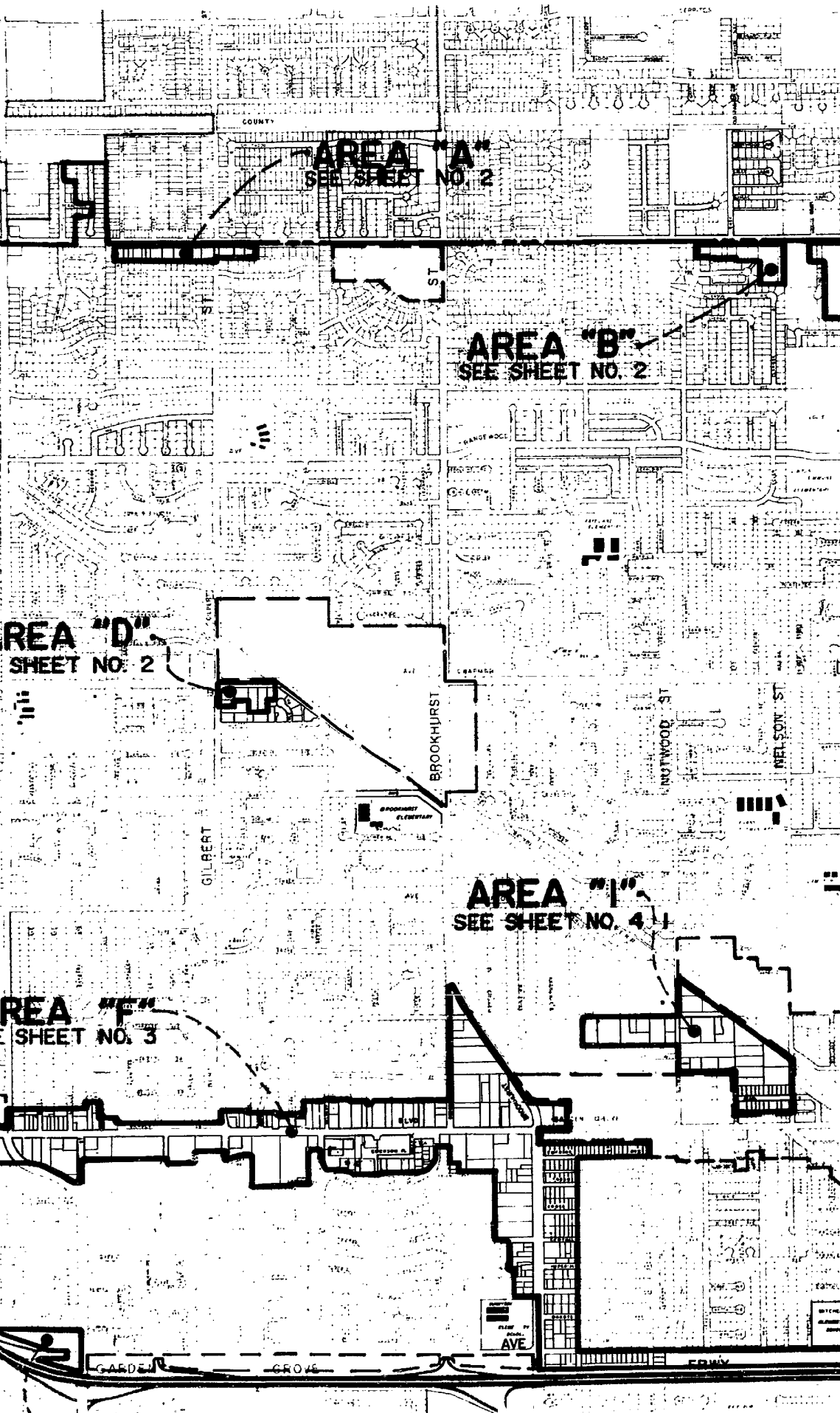


AF
SEE

VALLEY VIEW

1ST





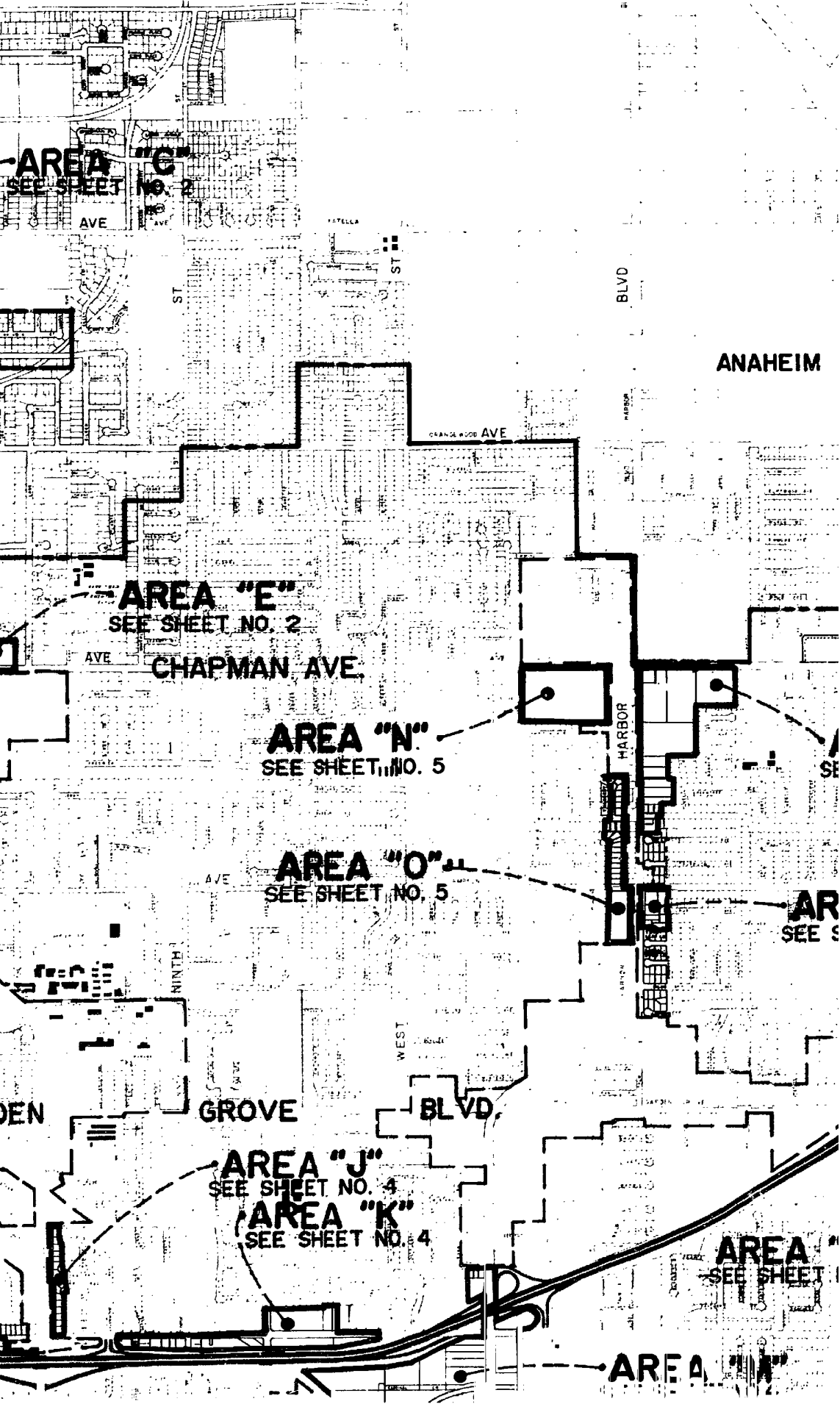
AREA "A"
SEE SHEET NO. 2

AREA "B"
SEE SHEET NO. 2

AREA "D"
SEE SHEET NO. 2

AREA "I"
SEE SHEET NO. 4

AREA "F"
SEE SHEET NO. 3



AREA "C"
SEE SHEET NO. 2

AVE

ST

PATELLA

ST

BLVD

ANAHEIM

GRANDWOOD AVE

AREA "E"
SEE SHEET NO. 2

AVE

CHAPMAN AVE

AREA "N"
SEE SHEET NO. 5

HARBOR

AREA "O"
SEE SHEET NO. 5

AVE

AR
SEE S

GROVE

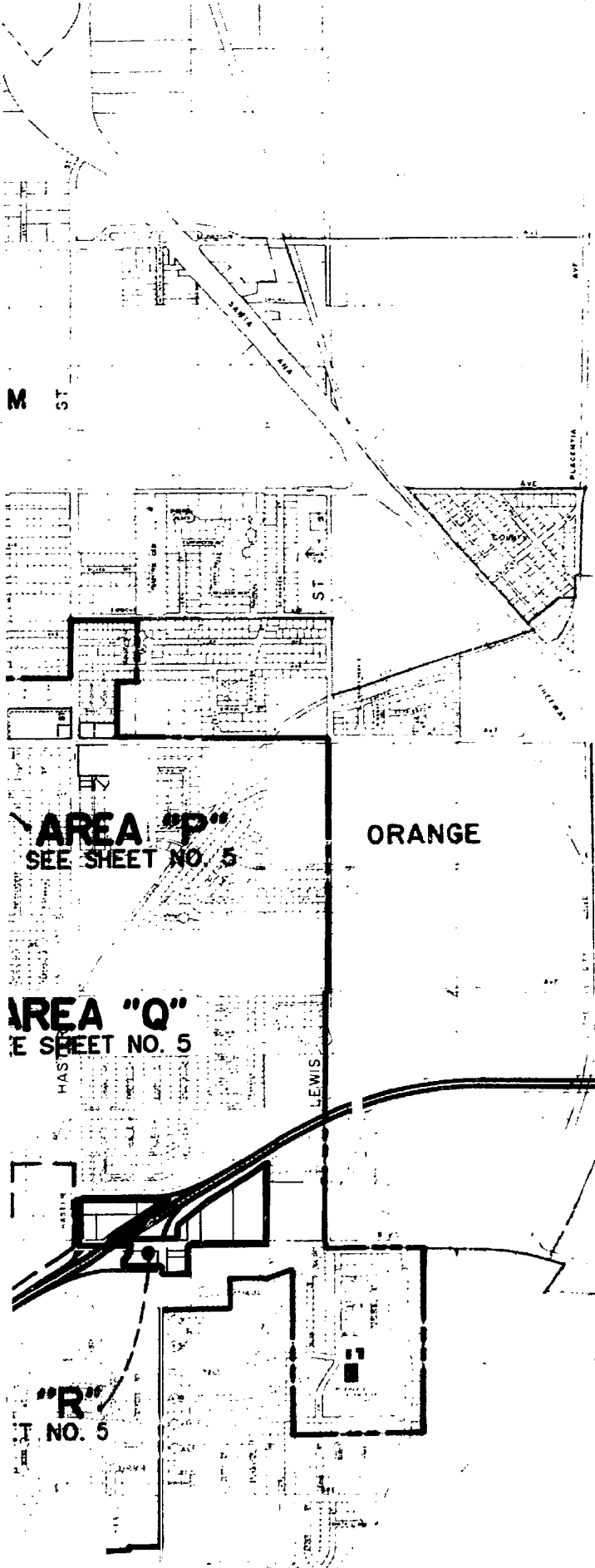
BLVD

AREA "J"
SEE SHEET NO. 4

AREA "K"
SEE SHEET NO. 4

AREA "I"
SEE SHEET NO. 4

AREA "W"
SEE SHEET NO. 4



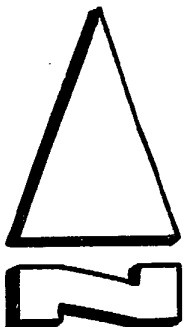
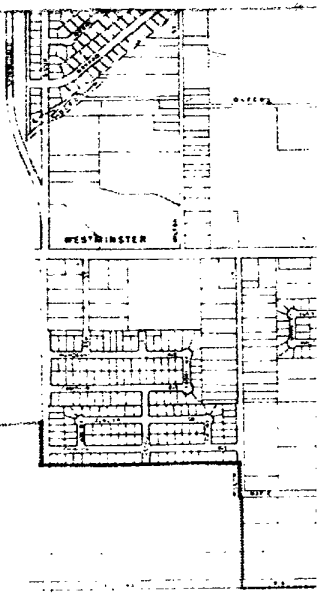
M 5

AREA "P"
SEE SHEET NO. 5

ORANGE




AREA "Q"
SEE SHEET NO. 5

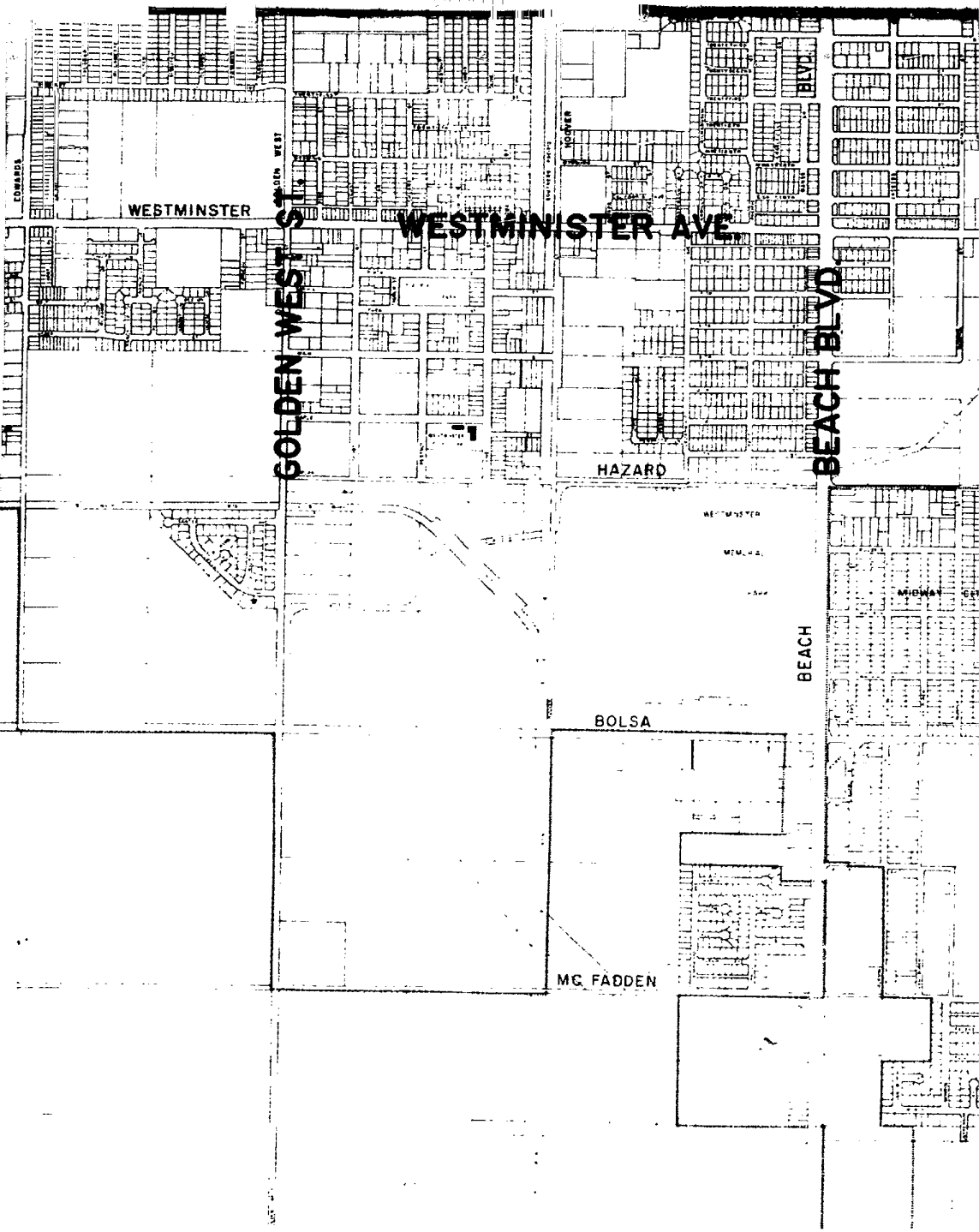
"R"
SEE SHEET NO. 5



SCALE:
1" = 1200'

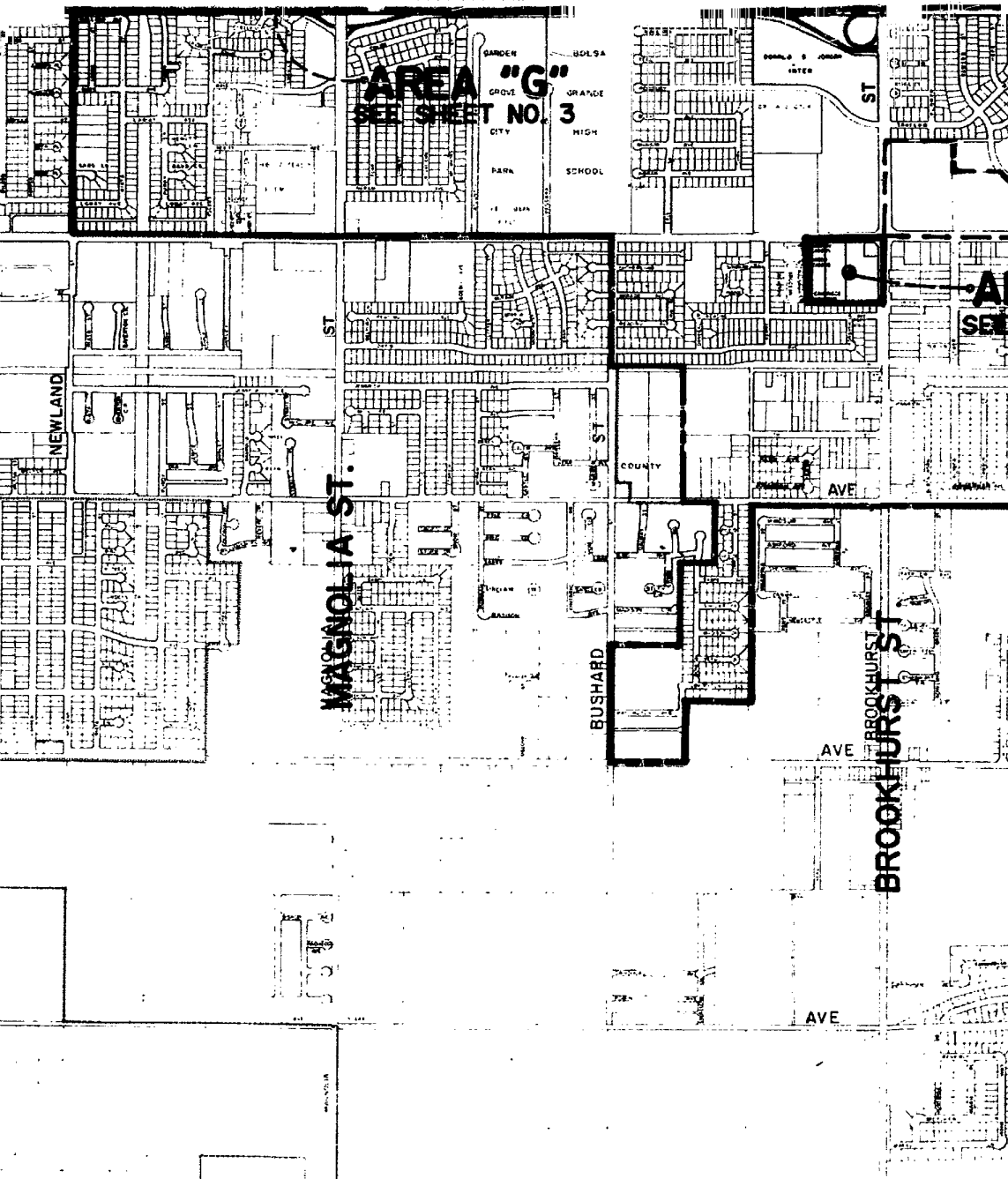
LEGEND:

-  PROJECT
-  CITY BOUNDARY
-  EXIST. PROJECT



GARDEN GR
GARDEN

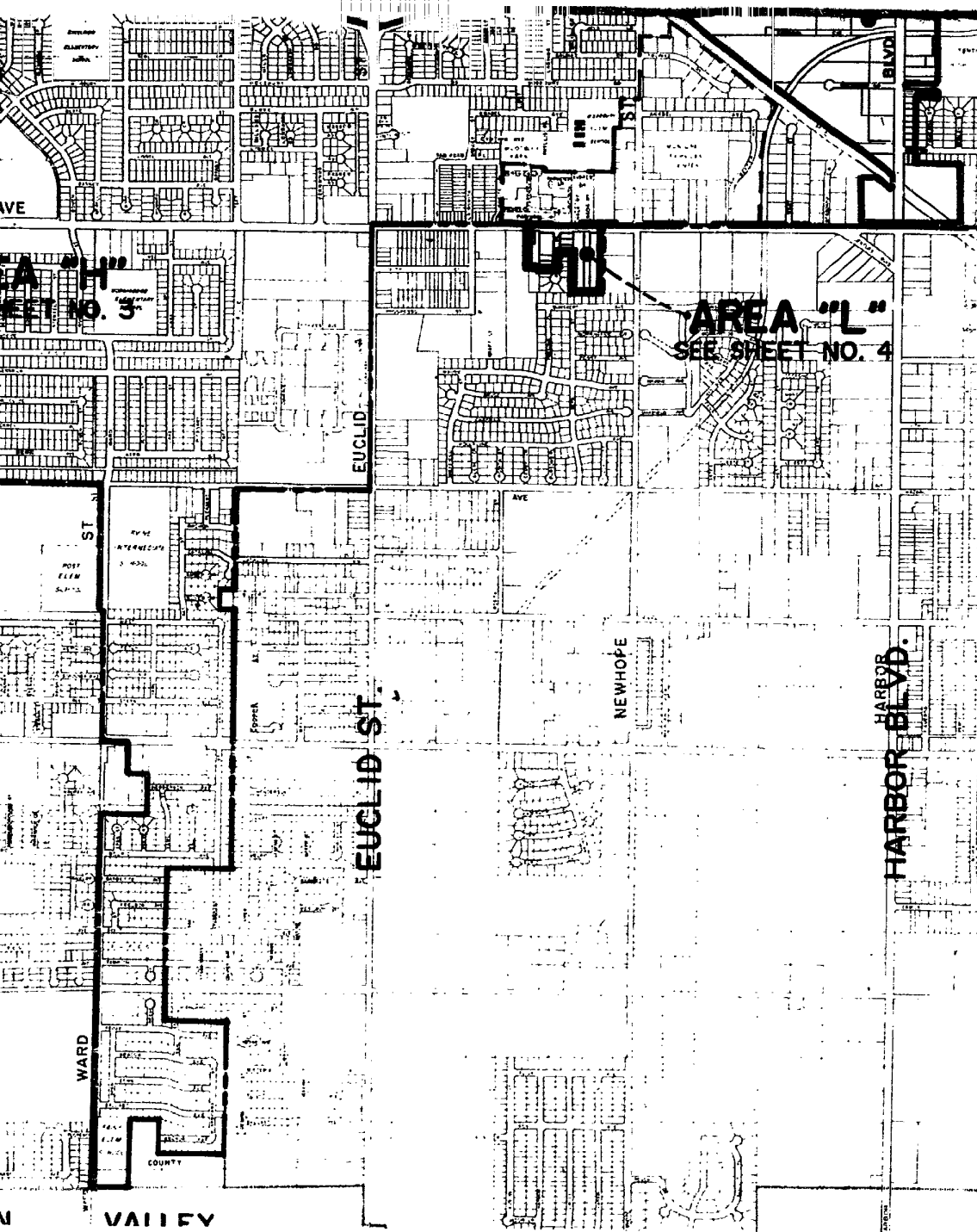
AREA AMENDMENT
BOUNDARY
PROJECT AREA BOUNDARY



KEY MAP

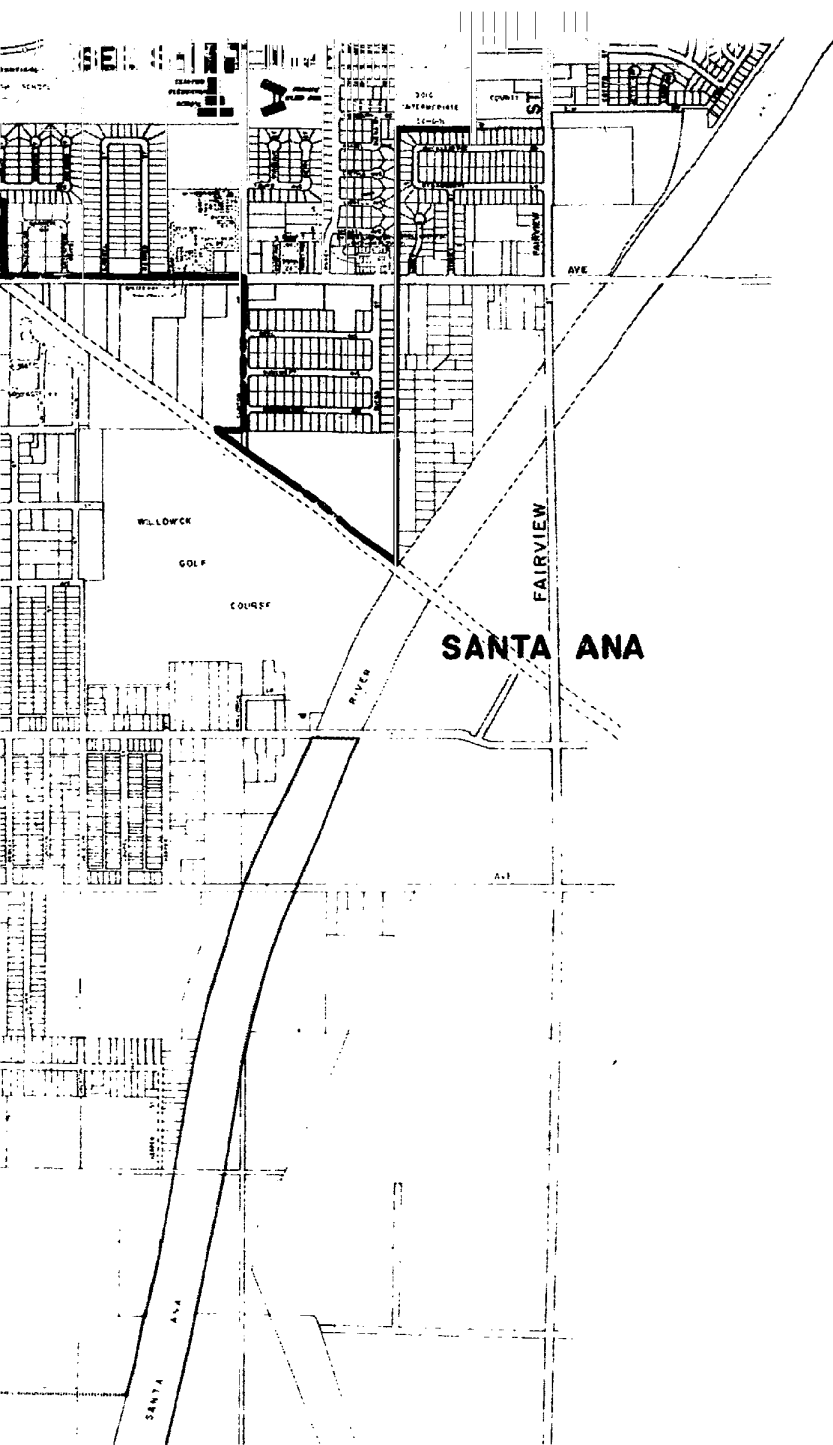
FOUR

VE AGENCY FOR COMMUNITY
GROVE COMMUNITY



DEVELOPMENT
PROJECT

CONSULT
STEVEN
ROSEN



CONSULTANTS:

BRIDGEMAN, PORTO & PIERCE INC.

AND
KIMLEY-HORN AND SPOFFORD GROUP INC.

JUL 14 1992

19558877

COUNTY

CRESTWOOD

BANTA AVE

CANTON

P.O.B.

SOLDEN WEST AVE

LN

CAROLEE LN

N89°41'17"E
454.00'

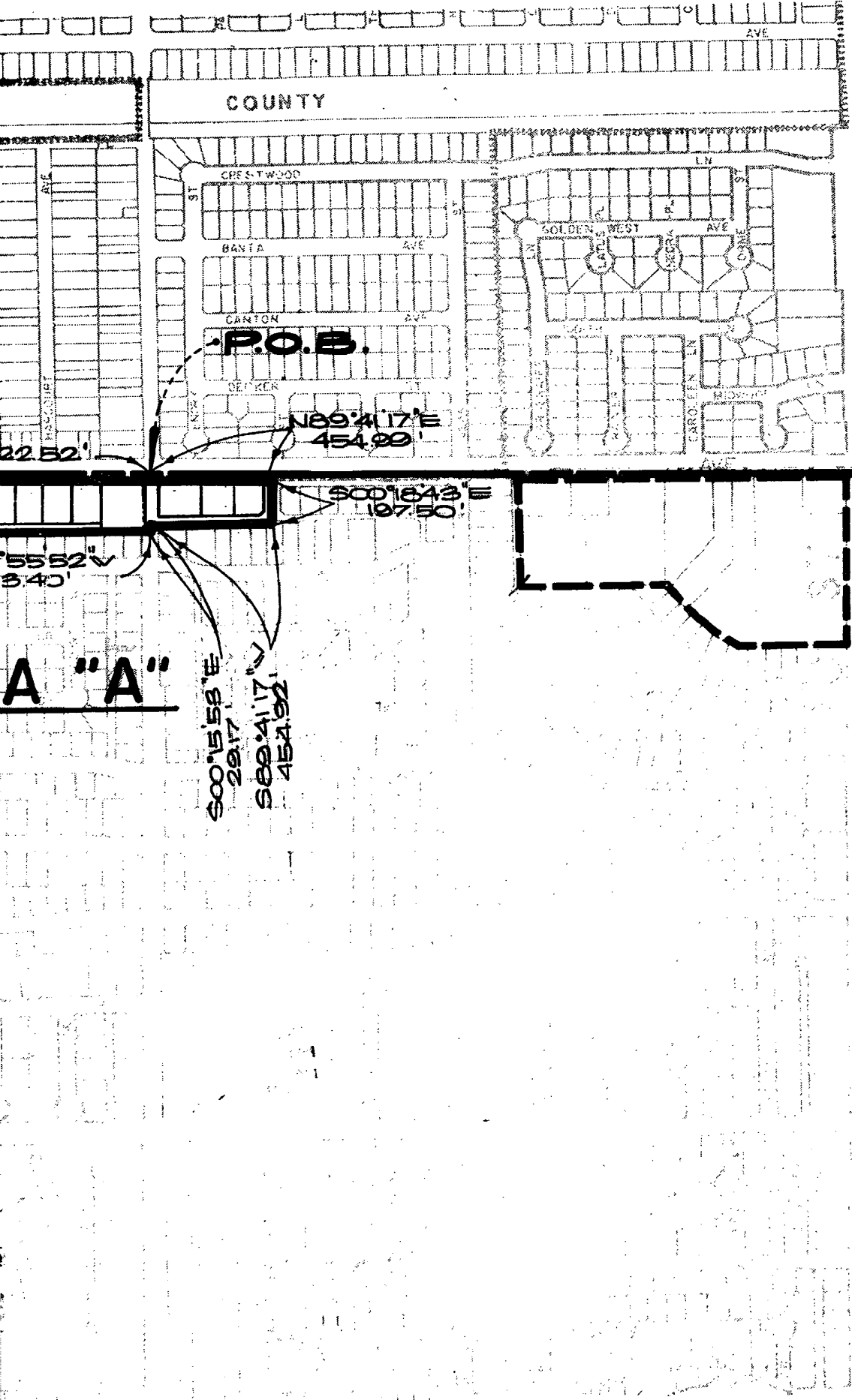
S00°18'43"E
107.50'

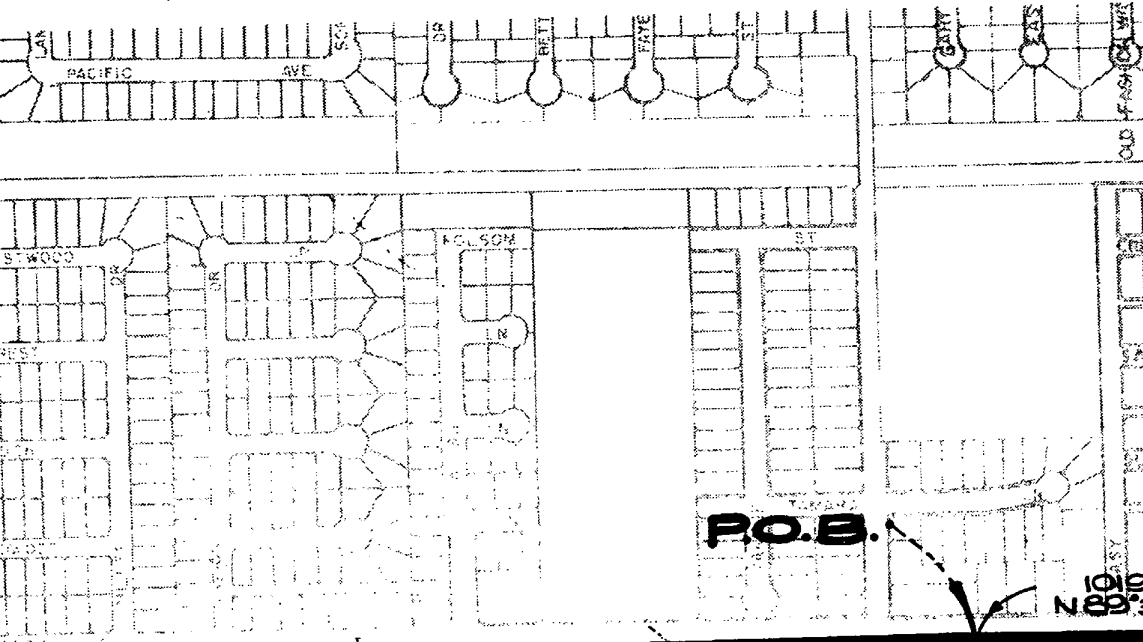
S55°52'V
340'

A "A"

S00°15'58"E
29.17'

S89°41'17"V
454.92'

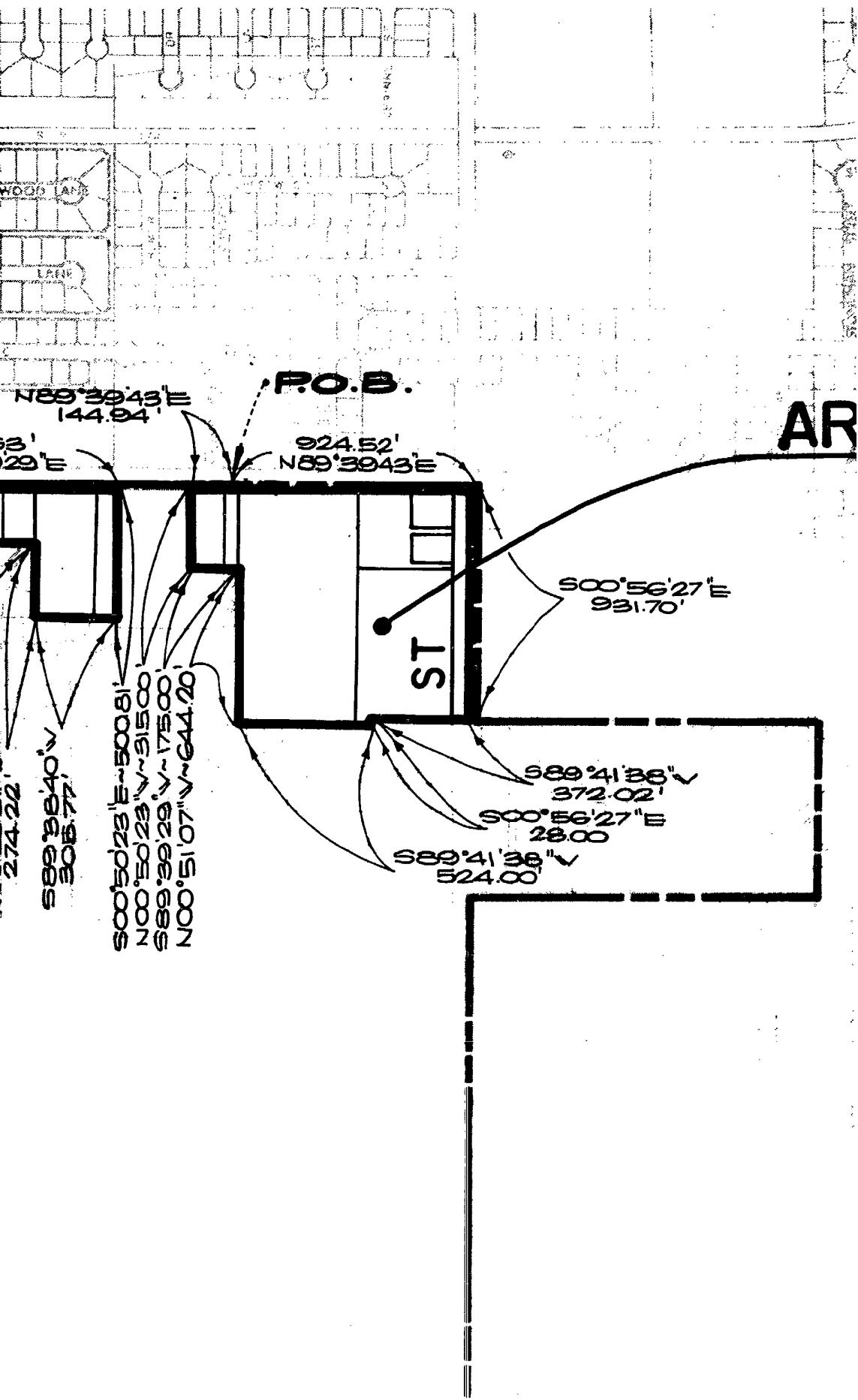




P.O.B.

N00°44'20" V
190.00'
S89°39'29" V
145.00'
N00°44'20" V ~ 665'
S89°39'29" V ~ 30761'
N00°20'31" V ~ 30.00'
S89°39'29" V ~ 264.24'

AREA "B"



N89°39'43"E
144.94'

P.O.B.

AR

924.52'
N89°39'43"E

S00°56'27"E
931.70'

ST

S89°41'36"W
372.02'

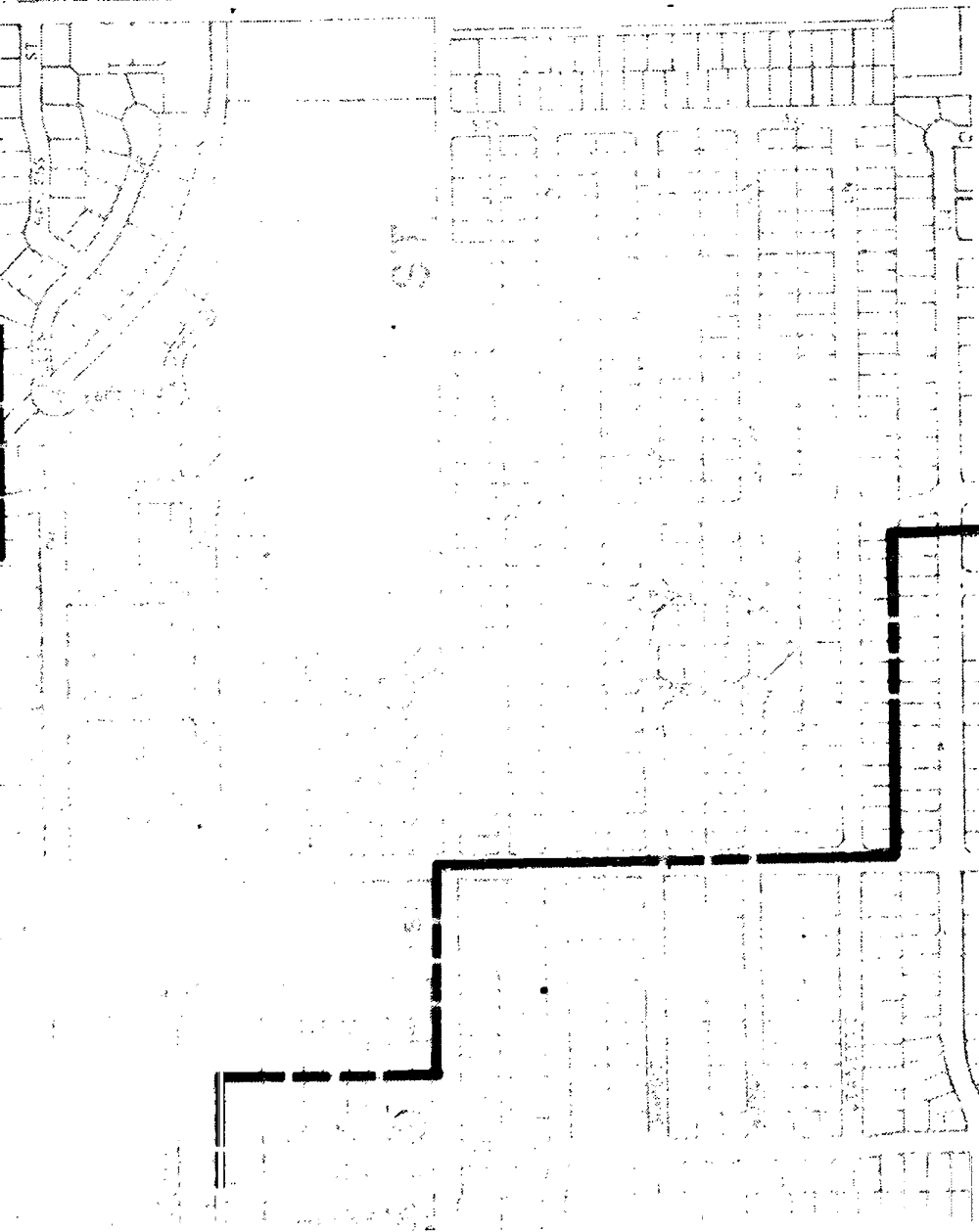
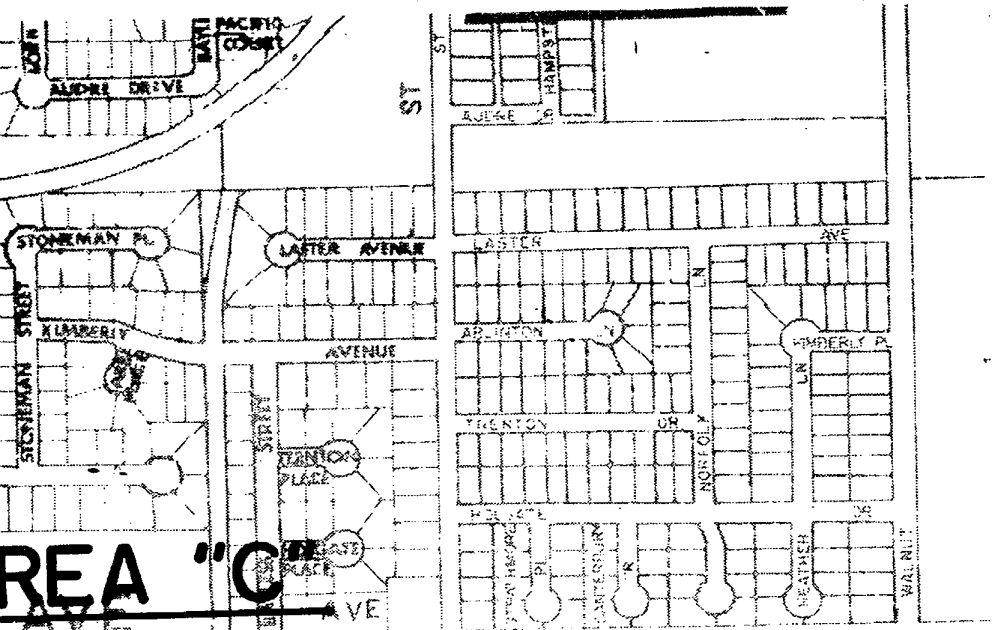
S00°56'27"E
28.00

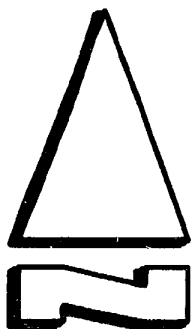
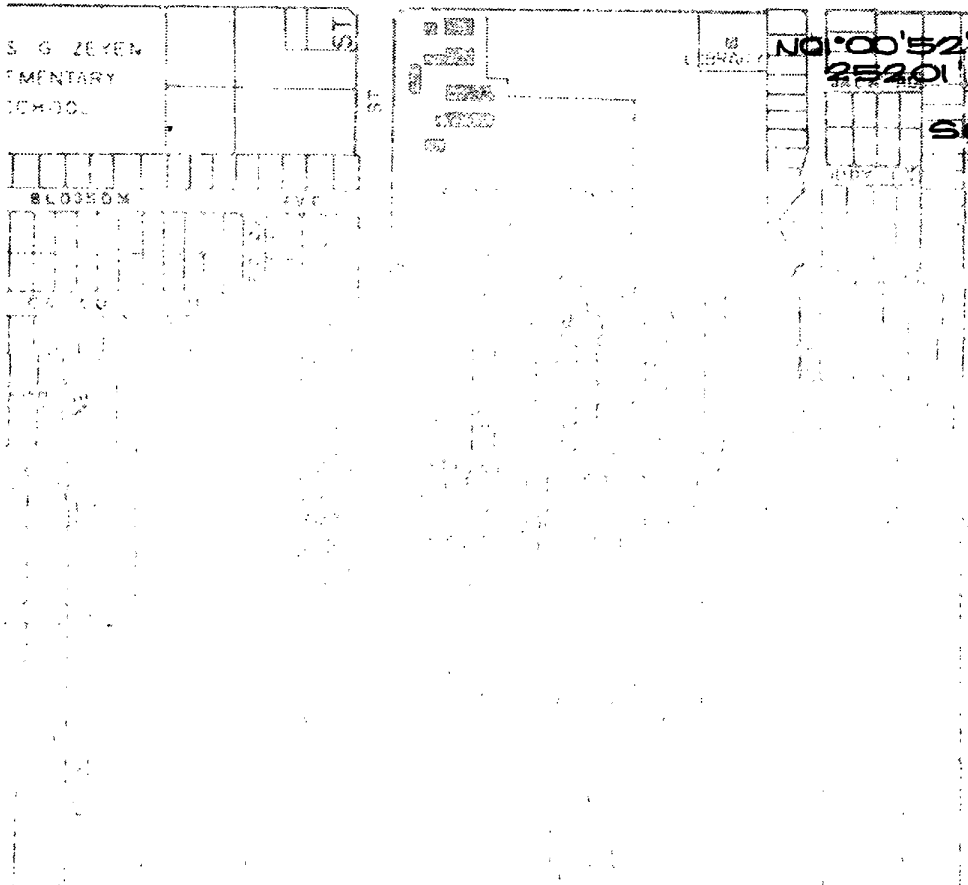
S89°41'36"W
524.00'

S00°50'23"E ~ 500.81'
N00°50'23"W ~ 315.00'
S89°39'29"W ~ 175.00'
N00°51'07"W ~ 644.20'

S89°39'40"W
305.77'

274.22'






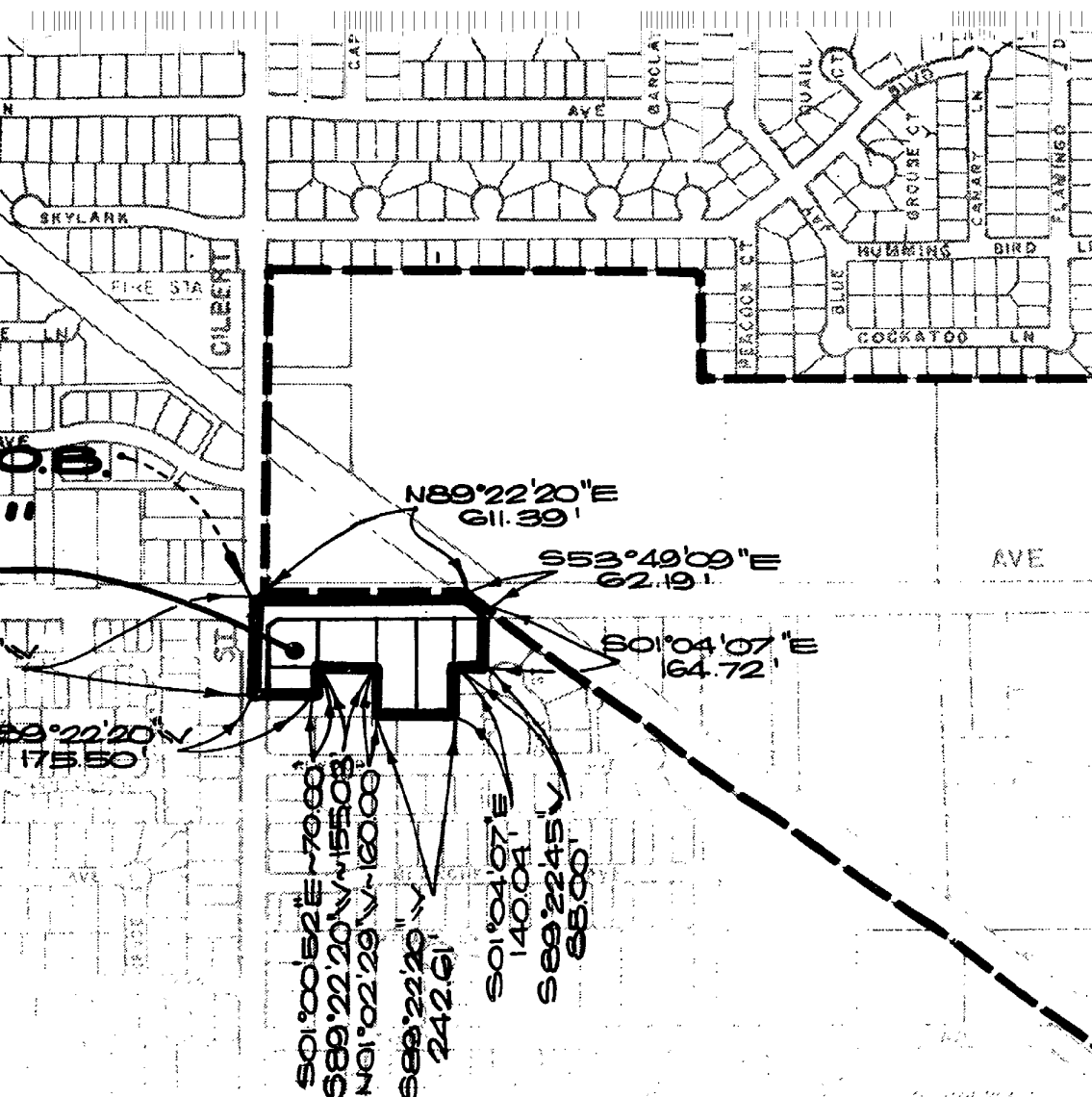


SCALE:

1" = 400'

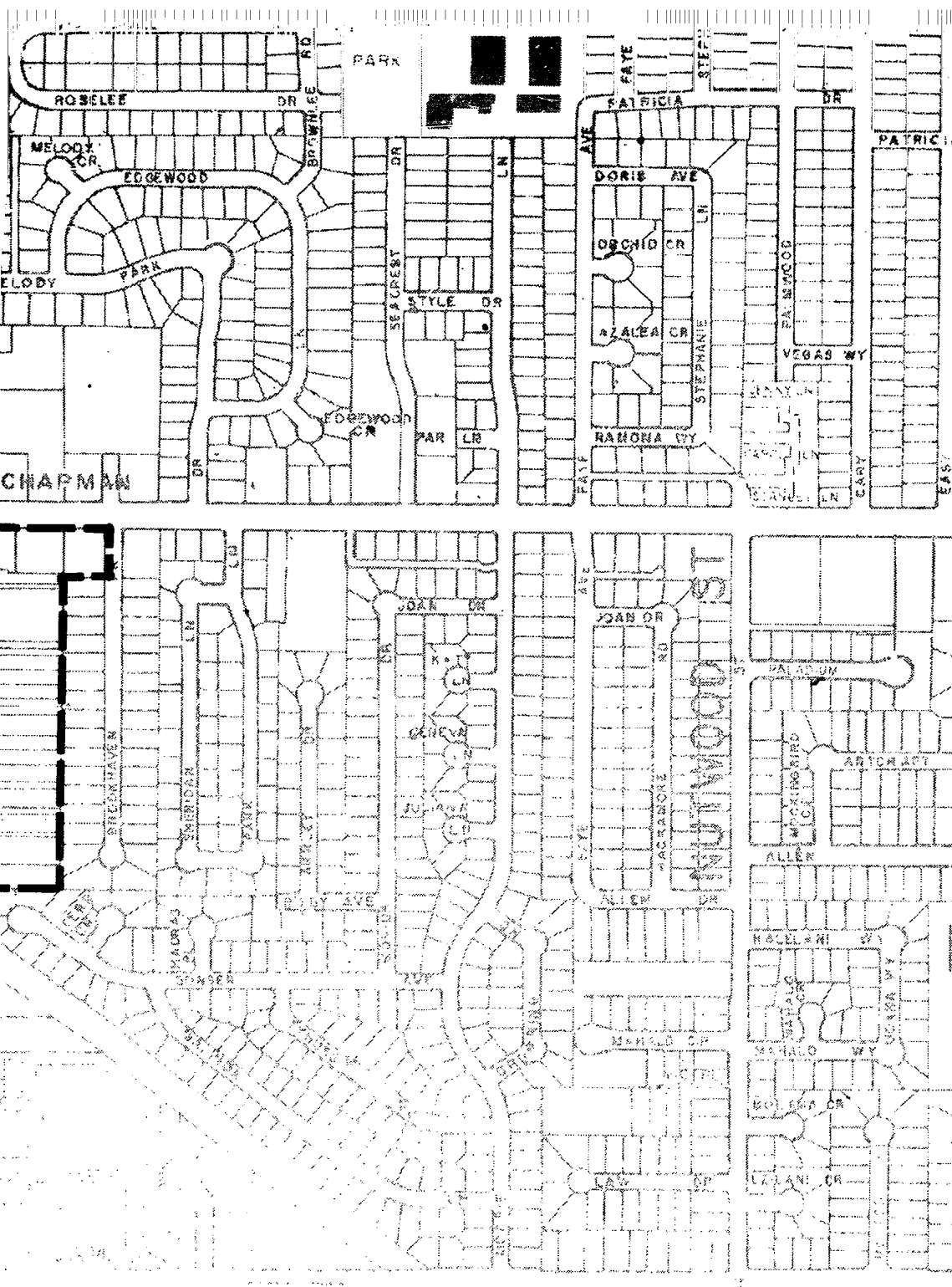
LEGEND:

-  PROJECT AREA
-  CITY BOUNDARY
-  EXIST. PROJECT

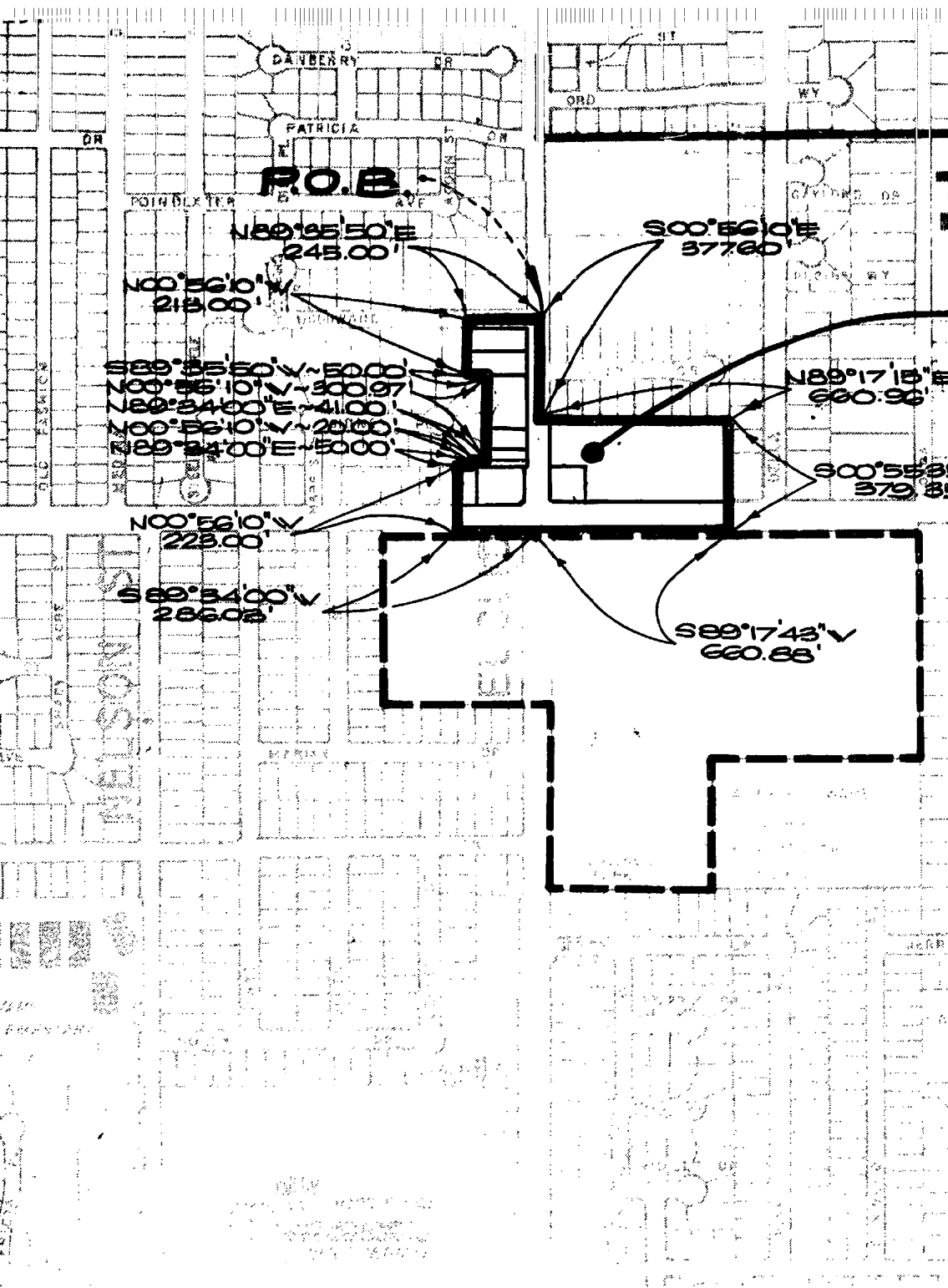


AREA AMENDMENT
 BOUNDARY
 SUBJECT AREA BOUNDARY

GARDEN GR
GARDEN

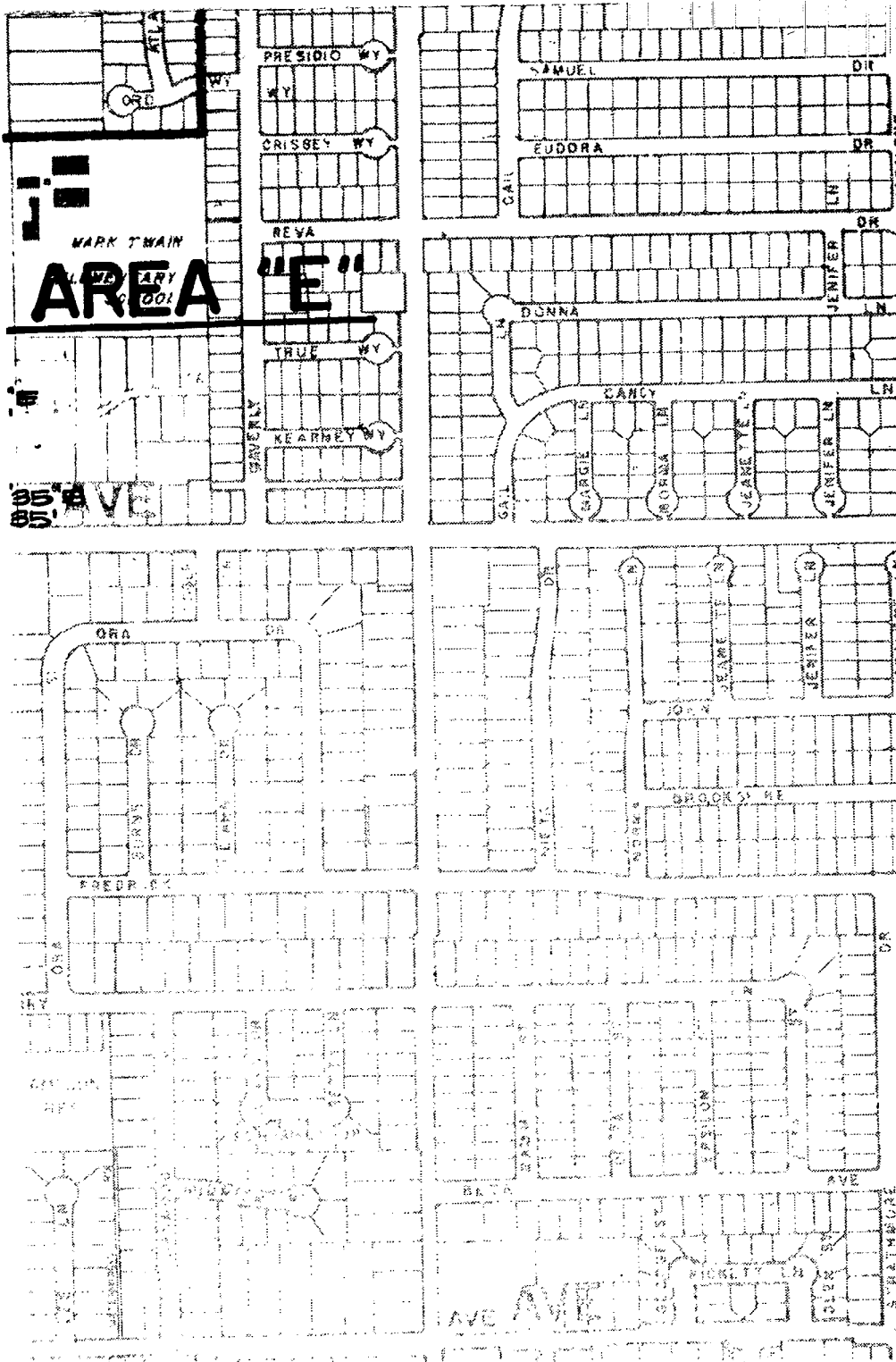


E AGENCY FOR COMMUNITY :
GROVE COMMUNITY



**DEVELOPMENT
PROJECT**

**CONSULTA
STEVENS
ROSENCO**



TANTS:

SON, PORTO & PIERCE INC.

OW SPEVACEK GROUP INC.

JUL 14 19

93470007-7-9

AVENUE

COUNTY

CAMUS LN
SARUMA PL
GARWAY DR

STAMFORD

$N00^{\circ}50'26''$
300.00'

P.O.B

$N89^{\circ}23'00''$ E 1735.75'

GARDEN GROVE

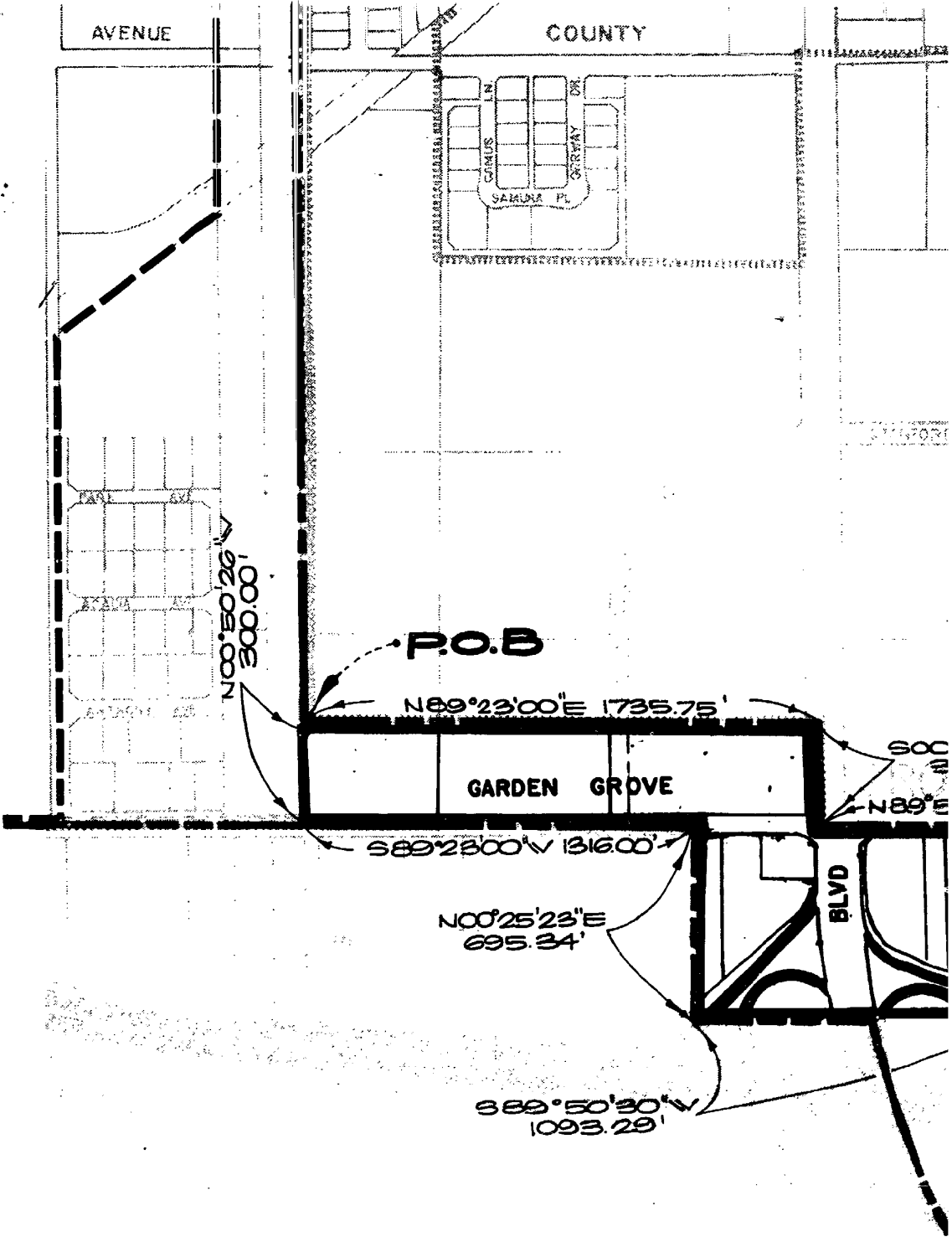
600
 $N89^{\circ}$

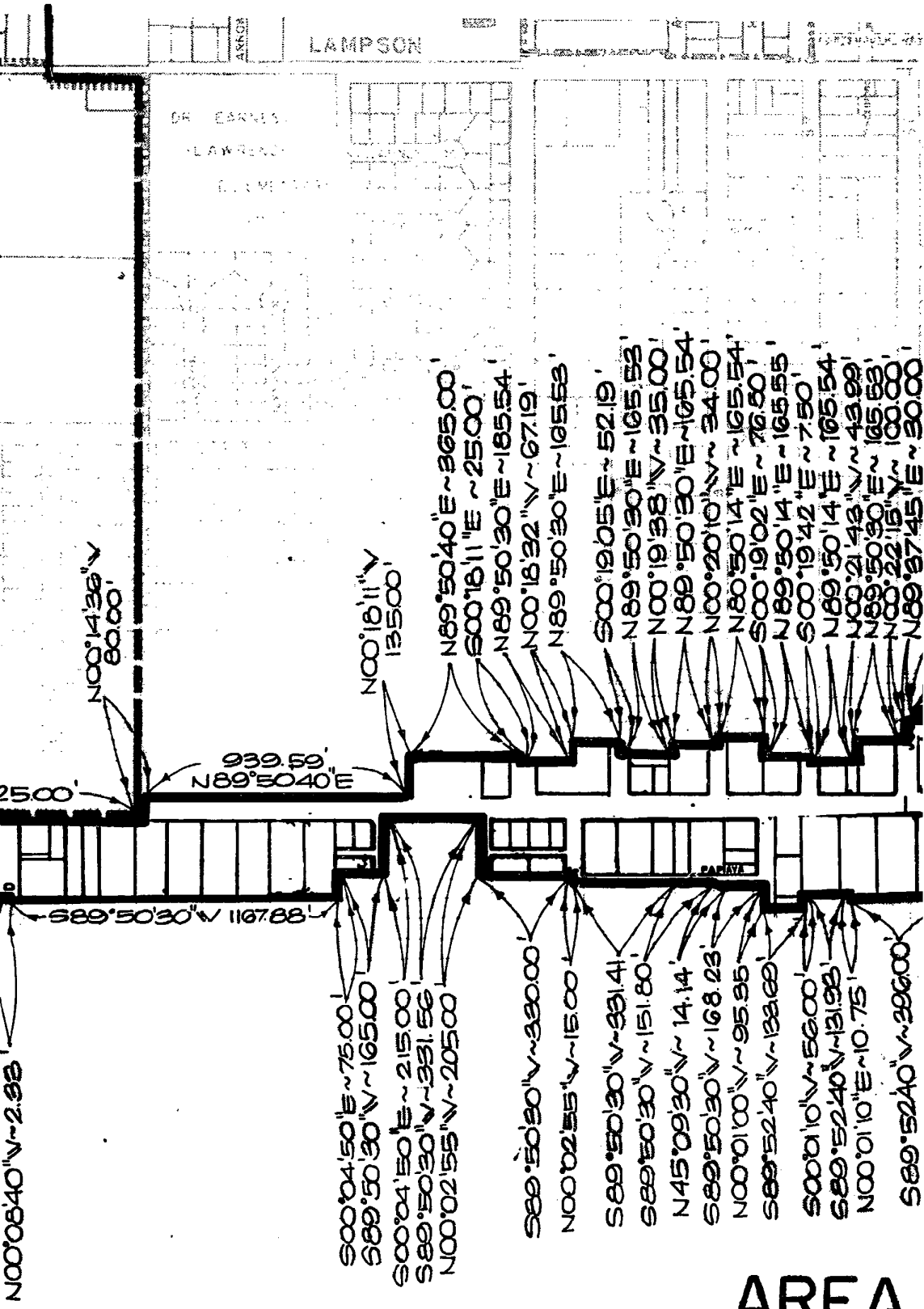
$S89^{\circ}23'00''$ W 1316.00'

$N00^{\circ}25'23''$ E
695.34'

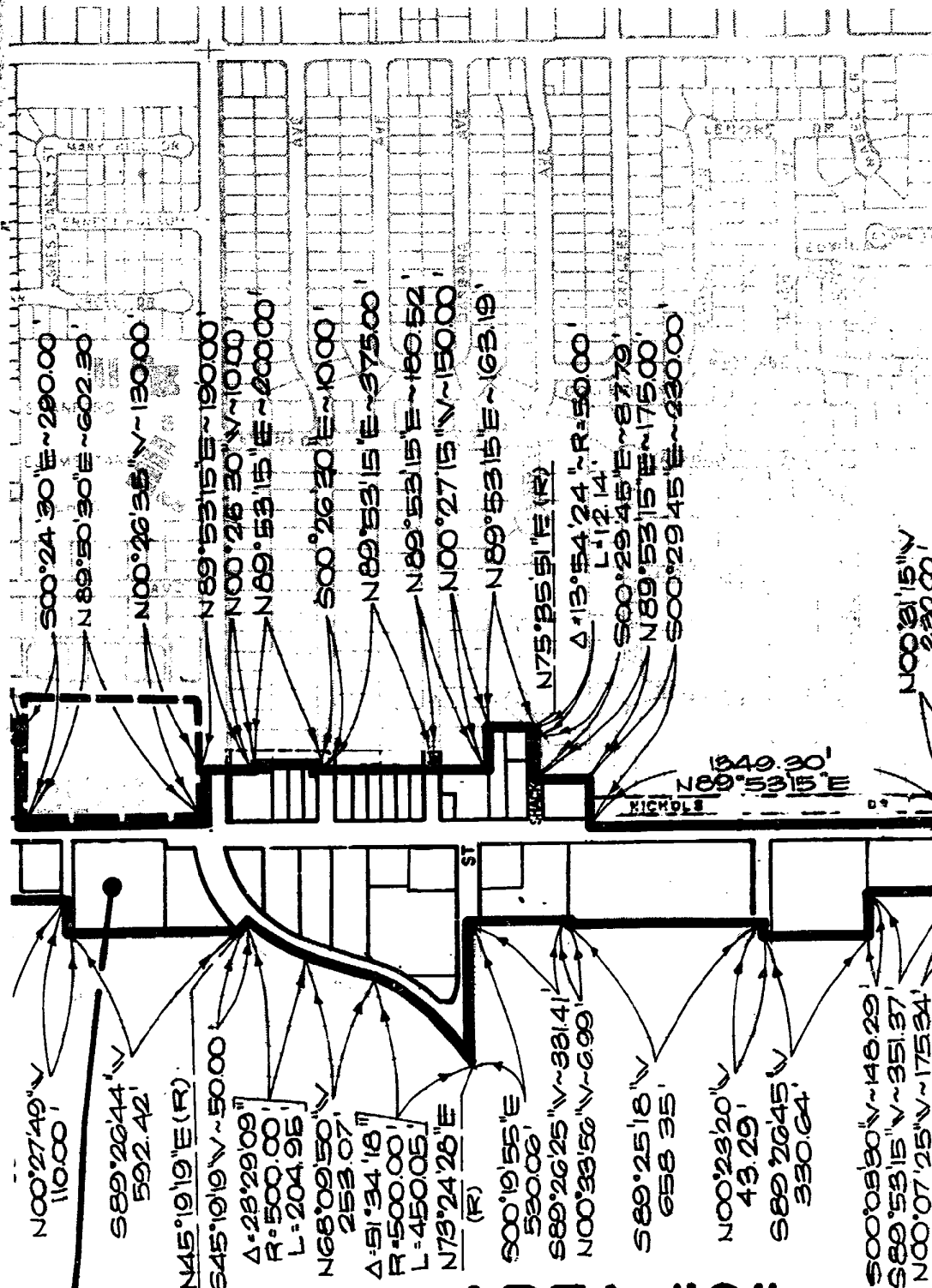
BLVD

$S89^{\circ}50'30''$ W
1093.29'

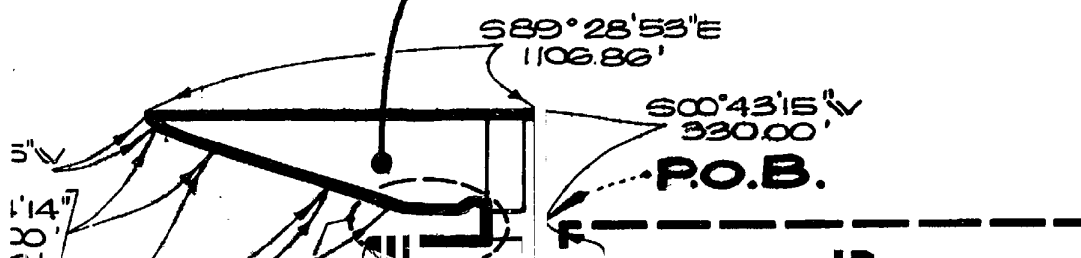


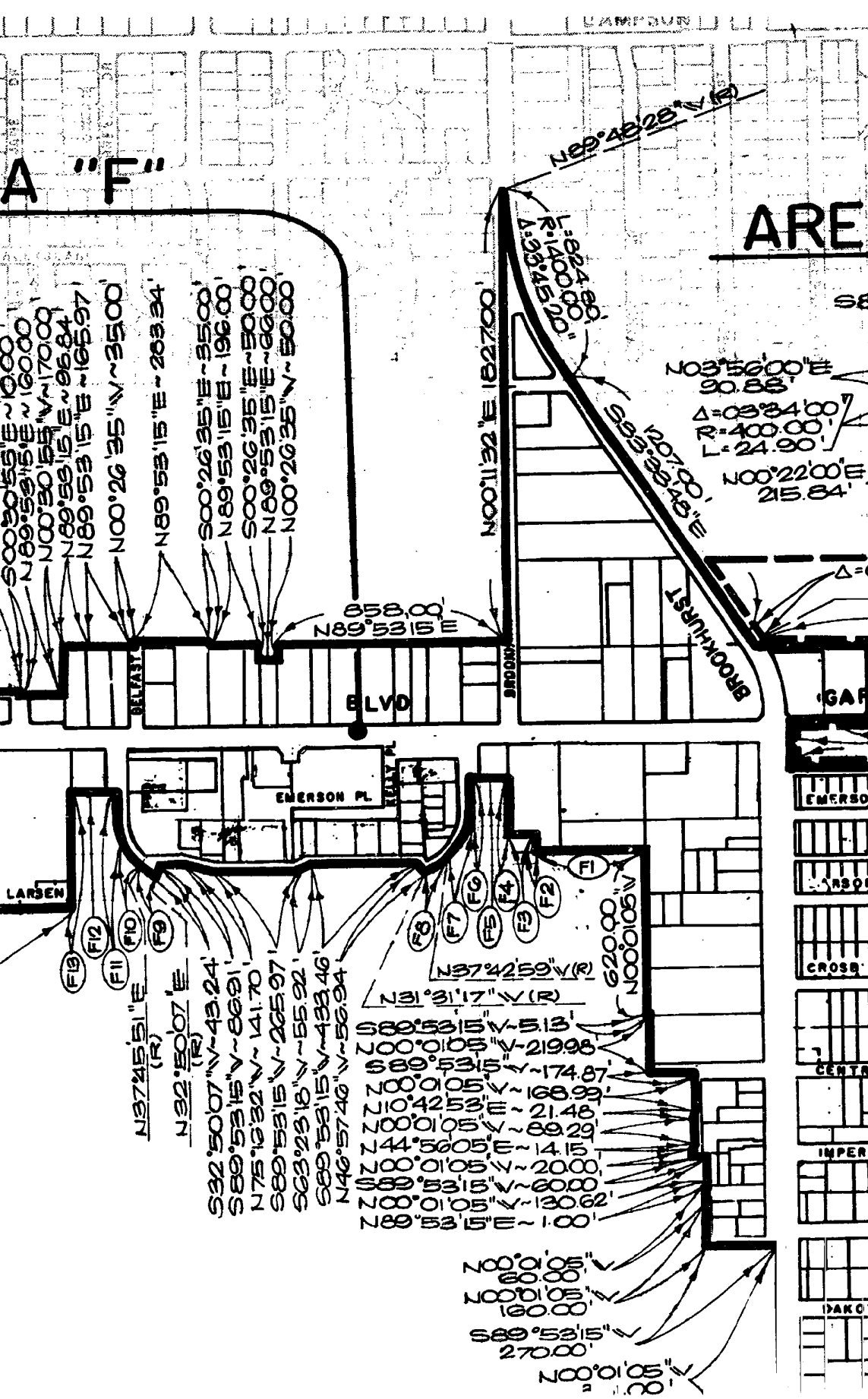


AREA



AREA "G"





A "F"

ARE

S00°30'55"E ~ 1000'
 N89°53'15"E ~ 16000'
 N00°30'15"E ~ 17000'
 N89°53'15"E ~ 9684'
 N89°53'15"E ~ 165.97'
 N00°26'35"N ~ 3500'
 N89°53'15"E ~ 263.34'
 S00°26'35"E ~ 3500'
 N89°53'15"E ~ 196.00'
 S00°26'35"E ~ 3000'
 N89°53'15"E ~ 6600'
 N00°26'35"N ~ 3000'

058.00'
 N89°53'15"E

N00°11'32"E 162700'

N89°48'28"N 180'

$\Delta = 824.88'$
 $R = 1400.00'$
 $L = 3845.00'$

N03°56'00"E
 90.88'
 $\Delta = 03°34'00''$
 $R = 400.00'$
 $L = 24.90'$
 N00°22'00"E
 215.84'

1207.00'
 S83°38'48"E

EMERSON PL

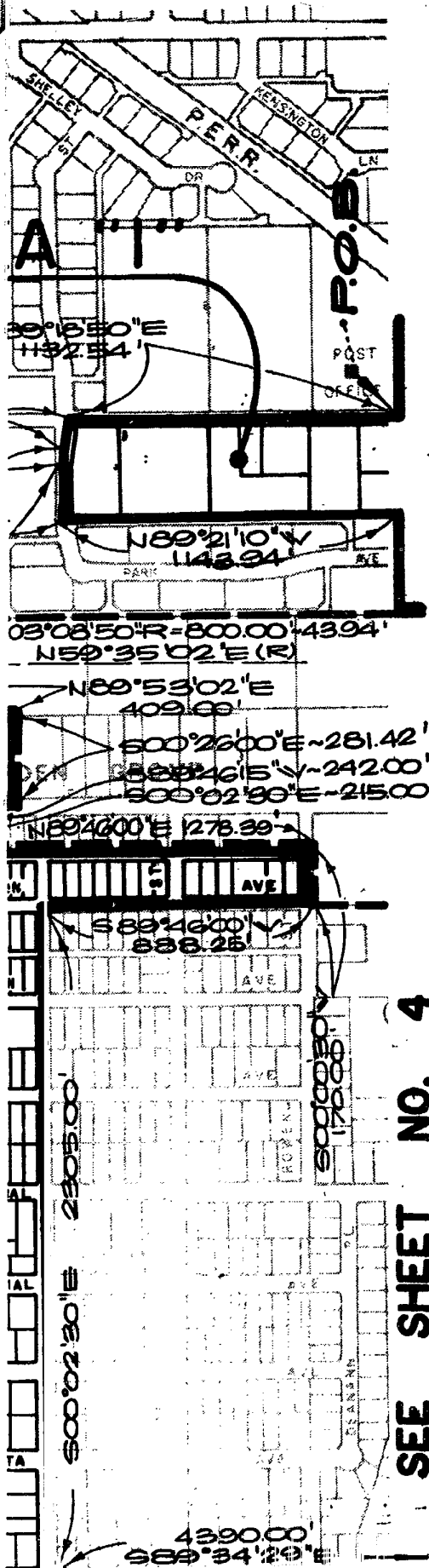
LARSEN

N37°45'51"E (R)
 N32°50'07"E (R)
 S32°50'07"N ~ 43.24'
 S89°53'15"N ~ 6691'
 N75°12'32"N ~ 141.70'
 S89°53'15"N ~ 265.97'
 S63°23'18"N ~ 55.92'
 S89°53'15"N ~ 423.46'
 N46°57'40"N ~ 56.94'

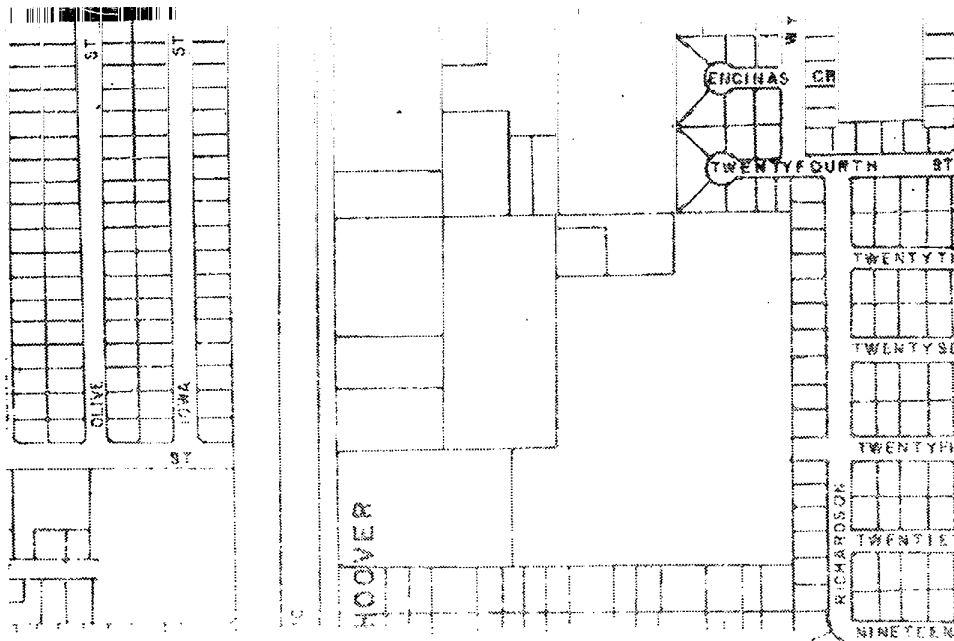
N31°31'17"N (R)
 N89°53'15"N ~ 513'
 N00°01'05"N ~ 21998'
 S89°53'15"N ~ 174.87'
 N00°01'05"N ~ 168.99'
 N70°42'52"E ~ 21.46'
 N00°01'05"N ~ 89.29'
 N44°56'05"E ~ 14.15'
 N00°01'05"N ~ 2000'
 S89°53'15"N ~ 6000'
 N00°01'05"N ~ 13062'
 N89°53'15"E ~ 1.00'

N00°01'05"N
 60.00'
 N00°01'05"N
 160.00'
 S89°53'15"N
 270.00'
 N00°01'05"N
 20.00'

GAR
 EMERSON
 CROSS
 CENTR
 IMPER
 YAKO

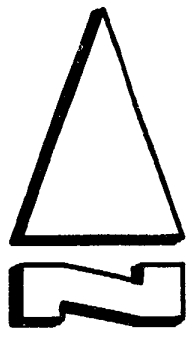


SEE SHEET NO. 4



P.A. BOUNDARY DATA




AREA/NO	DELTA/BRG.	RAD.	LENGTH
F1	S89°53'15"V		404.25'
F2	N00°00'45"V		80.00'
F3	S89°53'15"V		95.95'
F4	N00°00'45"W		210.00'
F5	S89°53'15"W		155.00'
F6	S00°00'45"E		139.10'
F7	S2°17'46"	200.00'	182.55'
F8	S6°11'42"	975.00'	105.42'
F9	S4°55'44"	975.00'	83.87'
F10	S52°14'04"	200.00'	182.33'
F11	N00°00'05"V		126.11'
F12	S89°53'15"V		155.00'
F13	S00°00'05"E		459.94'

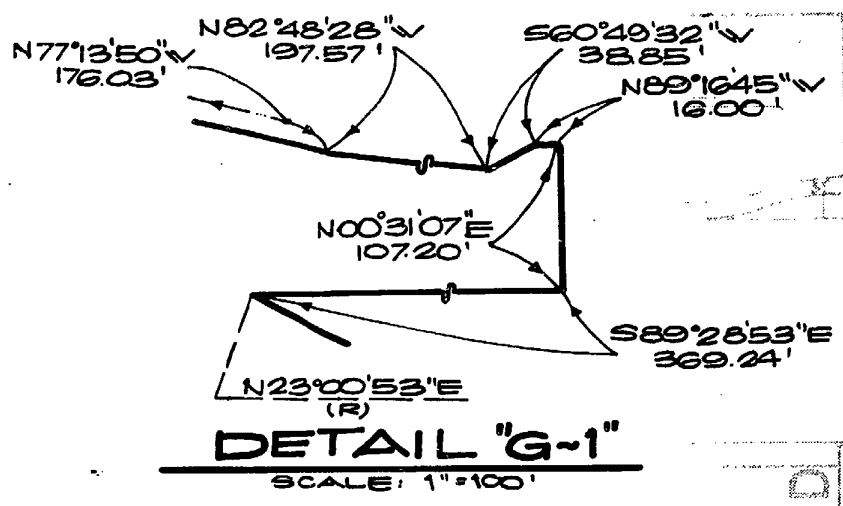
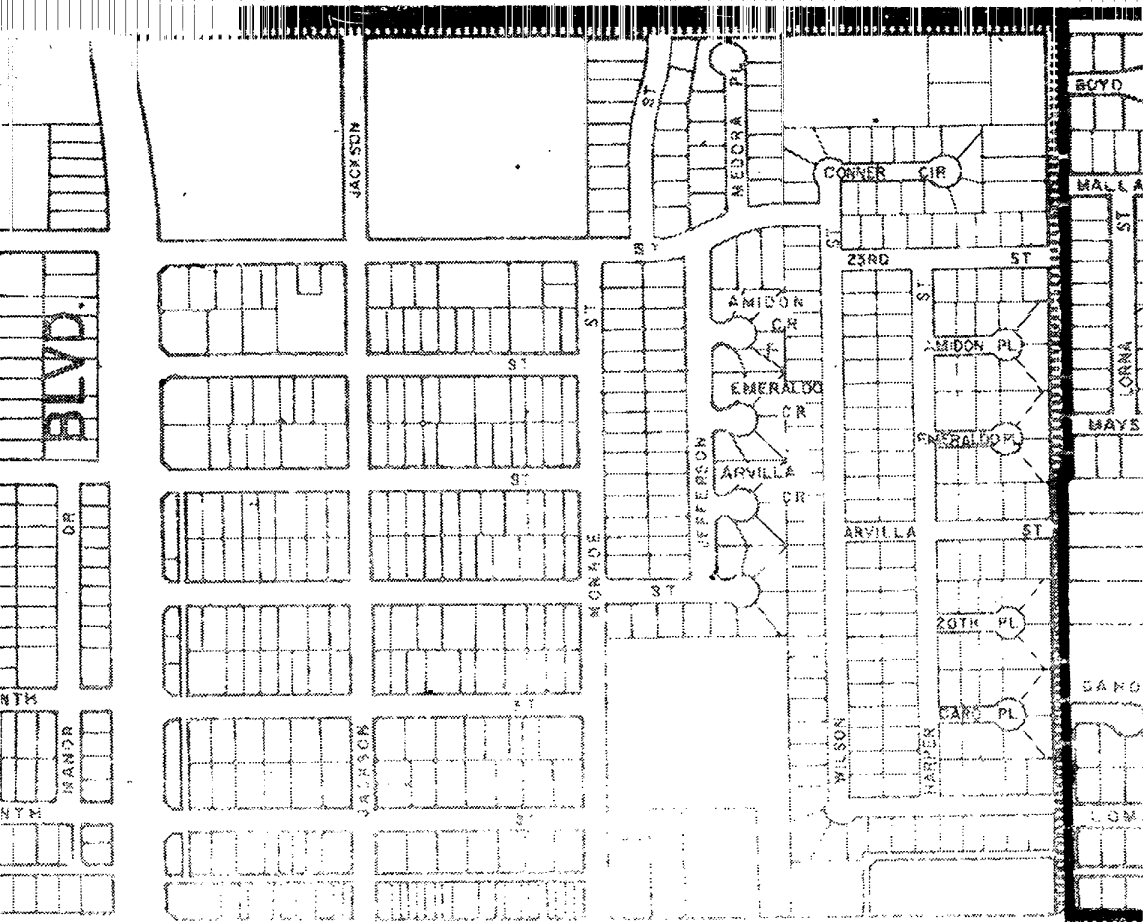


SCALE:

1" = 400'

LEGEND:

-  PROJECT AREA
-  CITY BOUNDARY
-  EXIST. PROJECT

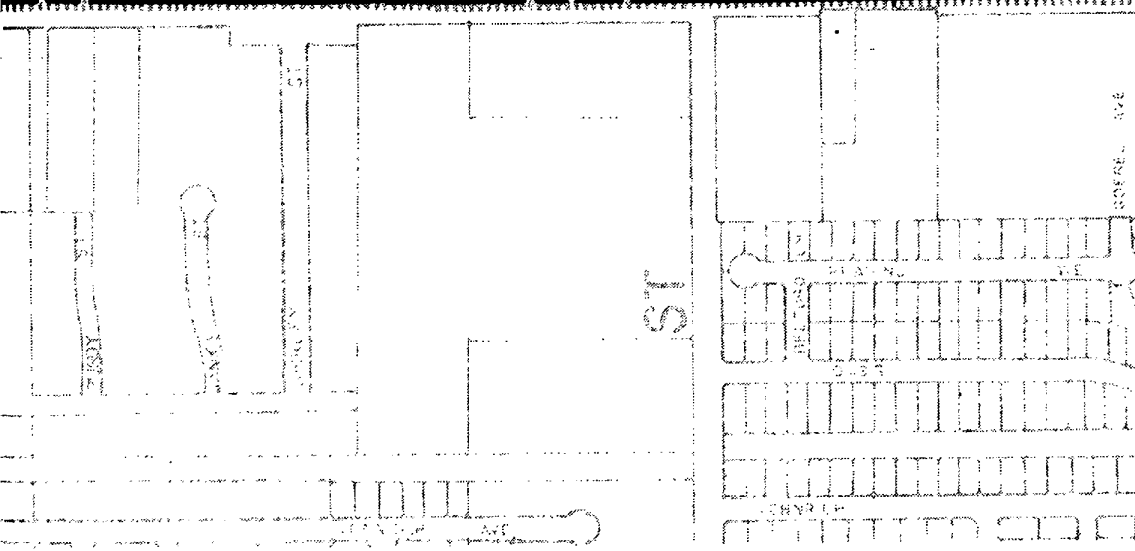
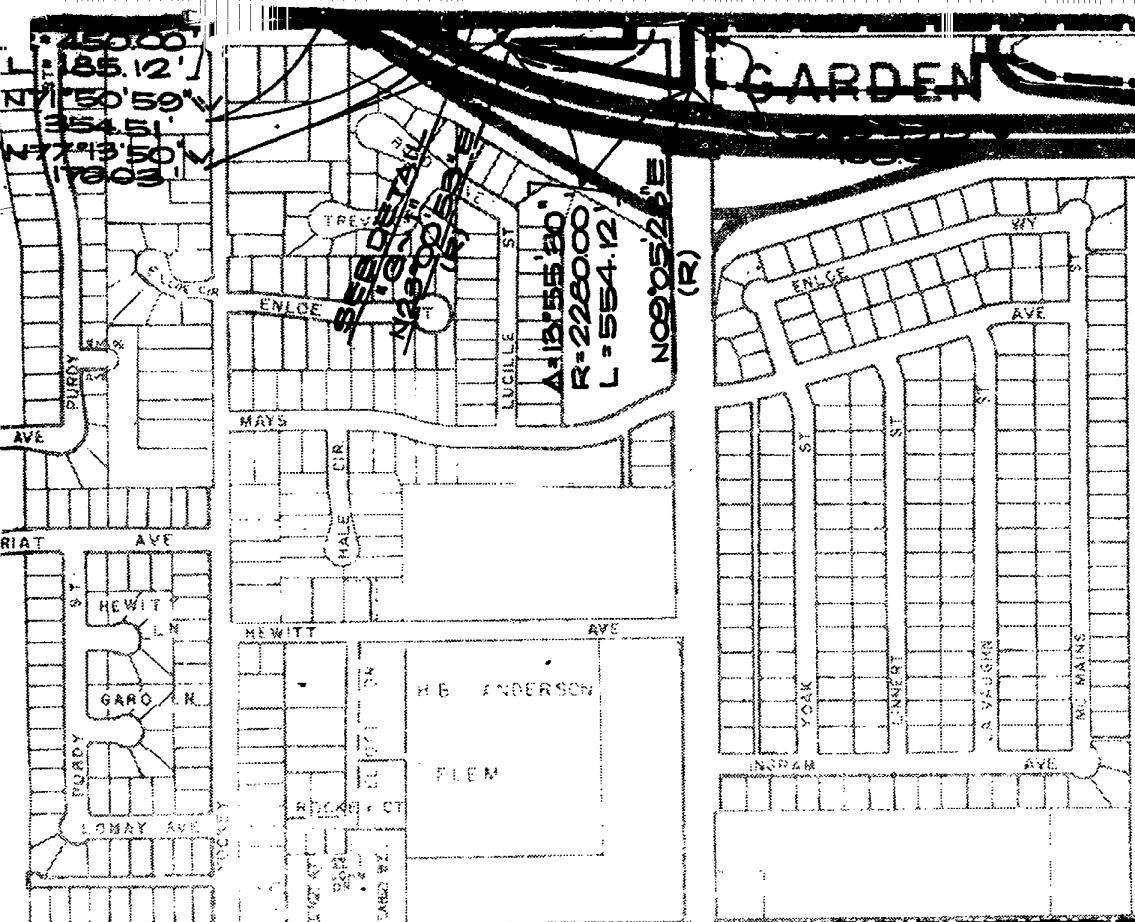


GARDEN GROVE

AMENDMENT

GARDEN G.

AREA, BOUNDARY



AGENCY FOR COMMUNITY DEVELOPMENT
 AND COMMUNITY PR

GROVE

GARDEN

BOLSA

DONALD S
INTER

GROVE

GRANDE

DR A J CUCK

CITY

HIGH

PARK

SCHOOL

AREA "H"

$N89^{\circ}23'10''E$
790.67'

$N00^{\circ}36'50''W$
865.11'

$S89^{\circ}24'2''E$
787.42'

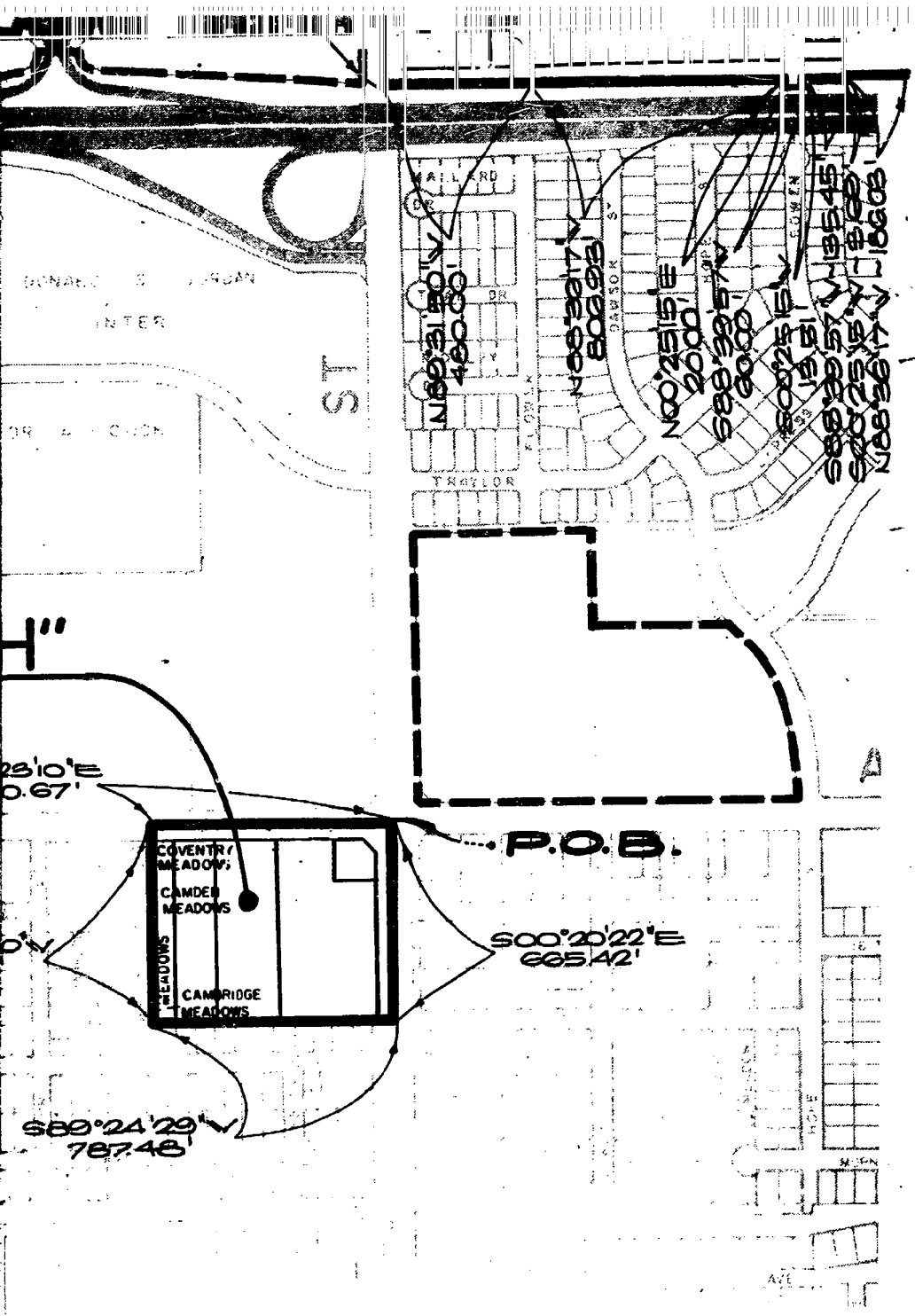
LEADONS PC EQ

OPMENT

JECT

CONSULTANTS:

STEVENSON, PO
ROSENOW SPEV.



NTS:

SON, PORTO & PIERCE INC.

W SPEVACEK GROUP INC.

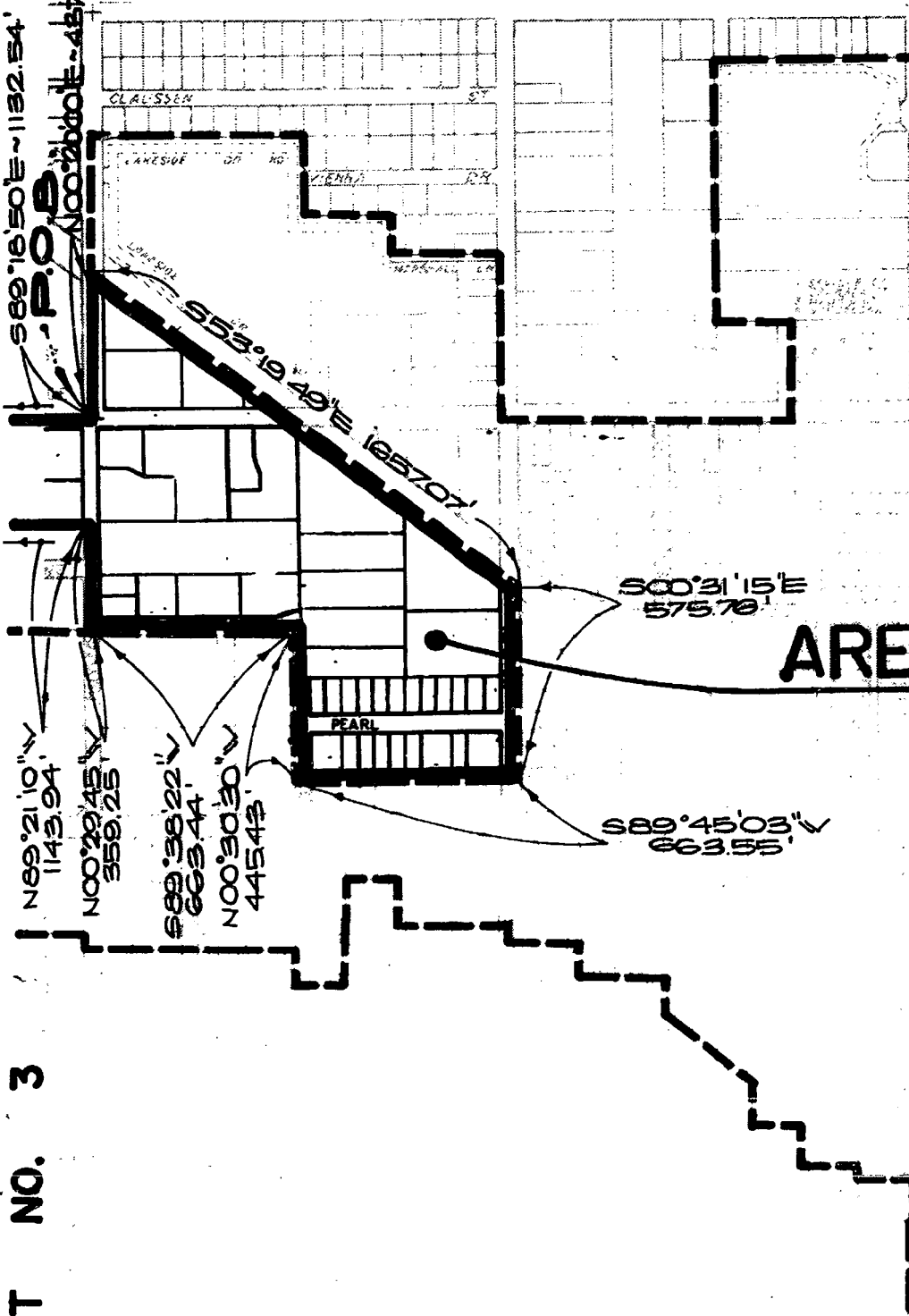
JUL 14 1992

SHEET 3 OF 5

91007

SEE SHEET NO. 3

589°16'50"E ~ 1132.54'
P.O.B.
N00°20'45"W ~ 44702'



ARE

S89°45'03"W
663.55'

S89°34'29"E

S89°36'
600.42'
4390.00'

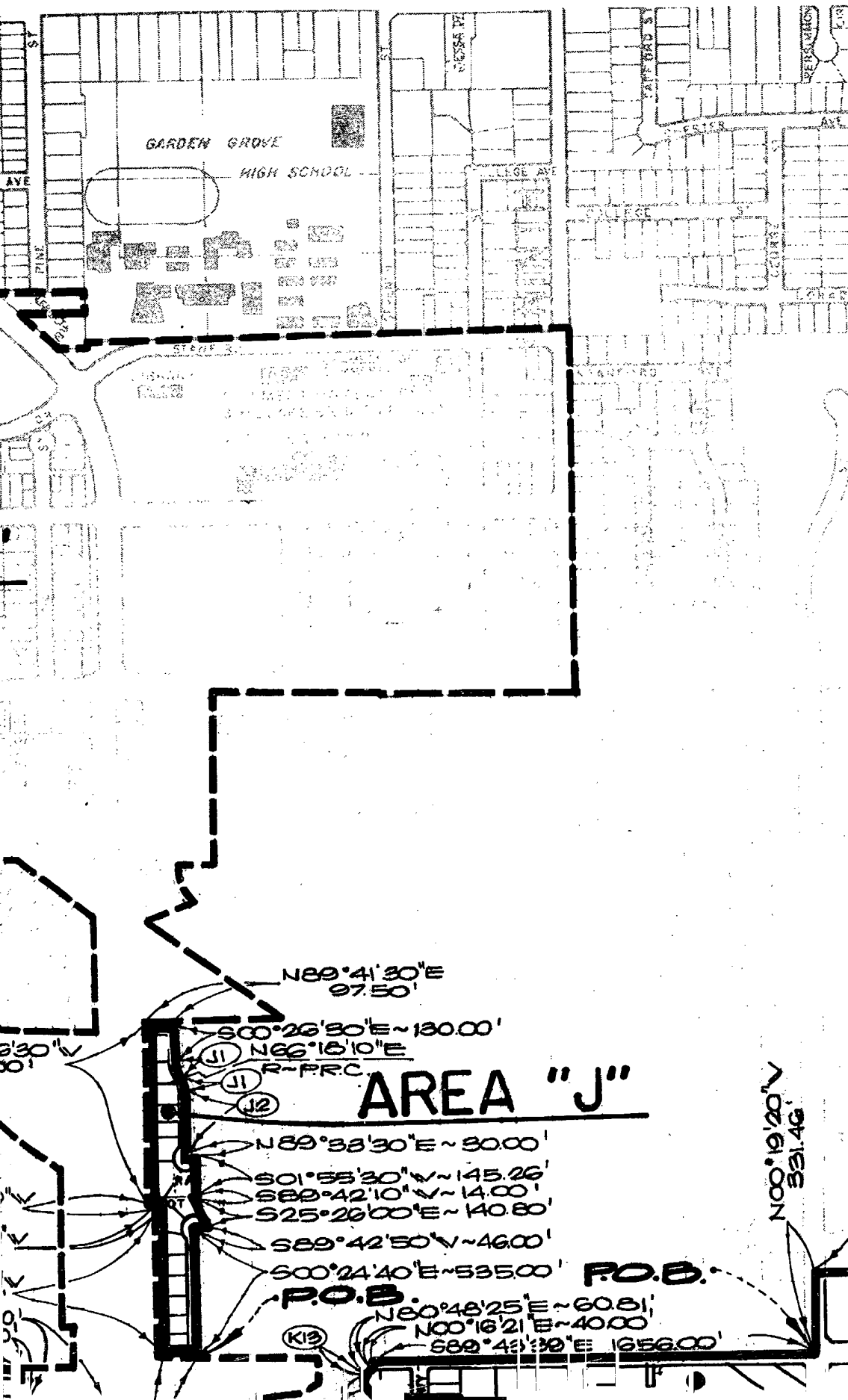
CLAUSSON

LAKESIDE DR RD

VIENNA

MEDICAL LN

PEARL



GARDEN GROVE
HIGH SCHOOL

AREA "J"

N89°41'30"E
97.50'

S00°26'30"E ~ 130.00'

(11) N66°18'10"E

R~PRC

(12)

N89°38'30"E ~ 30.00'

S01°55'30"W ~ 145.26'

S89°42'10"W ~ 14.00'

S25°26'00"E ~ 140.80'

S89°42'50"W ~ 46.00'

S00°24'40"E ~ 535.00'

P.O.B.

P.O.B.

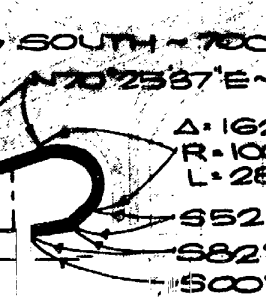
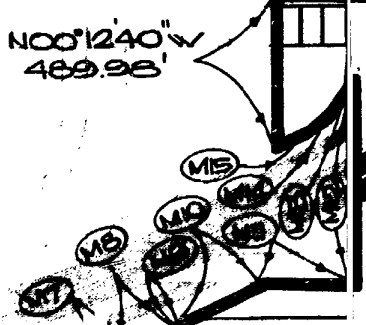
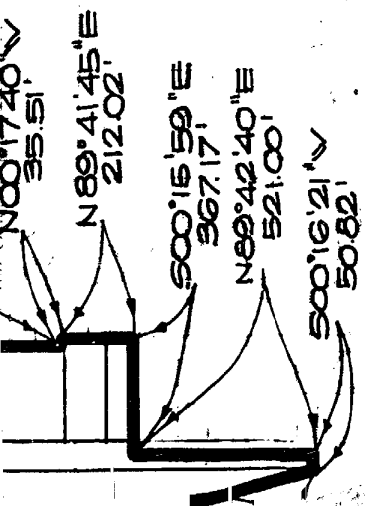
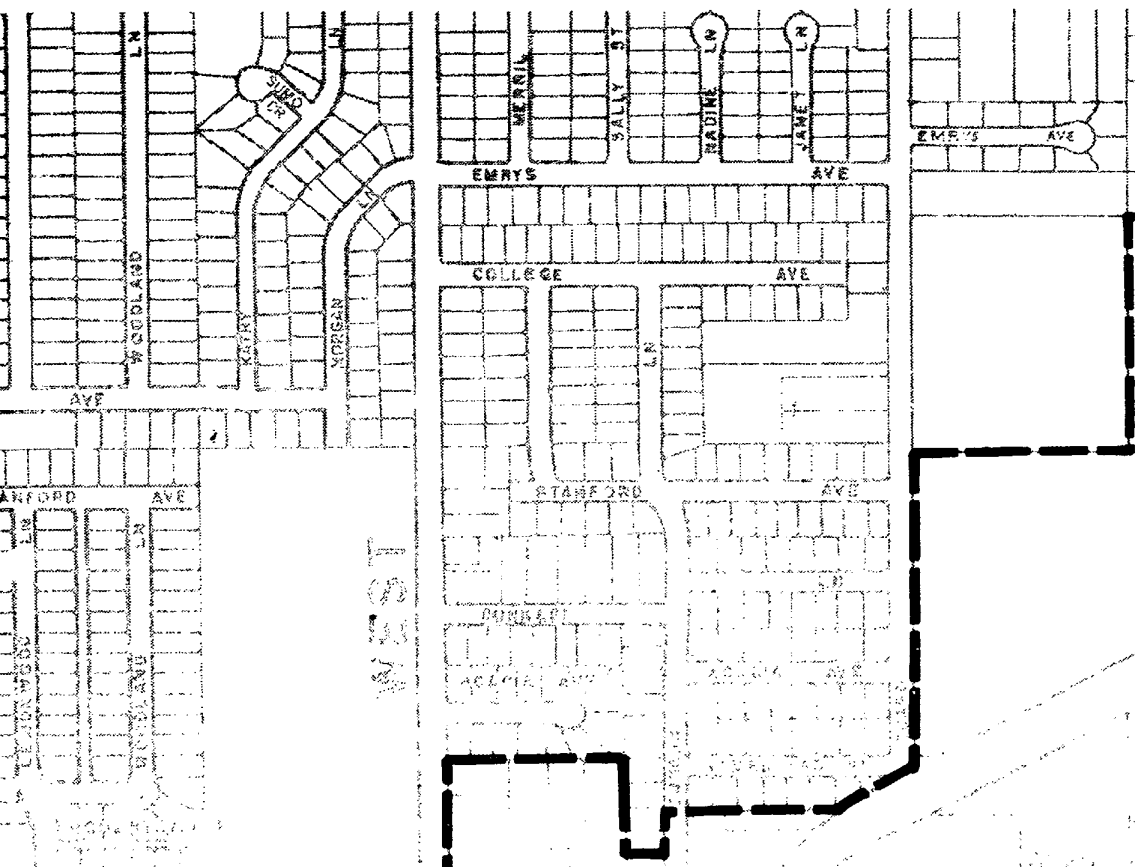
N80°48'25"E ~ 60.81'

N00°16'21"E ~ 40.00'

S89°43'30"E 1656.00'

(K13)

N00°19'20"
331.46'





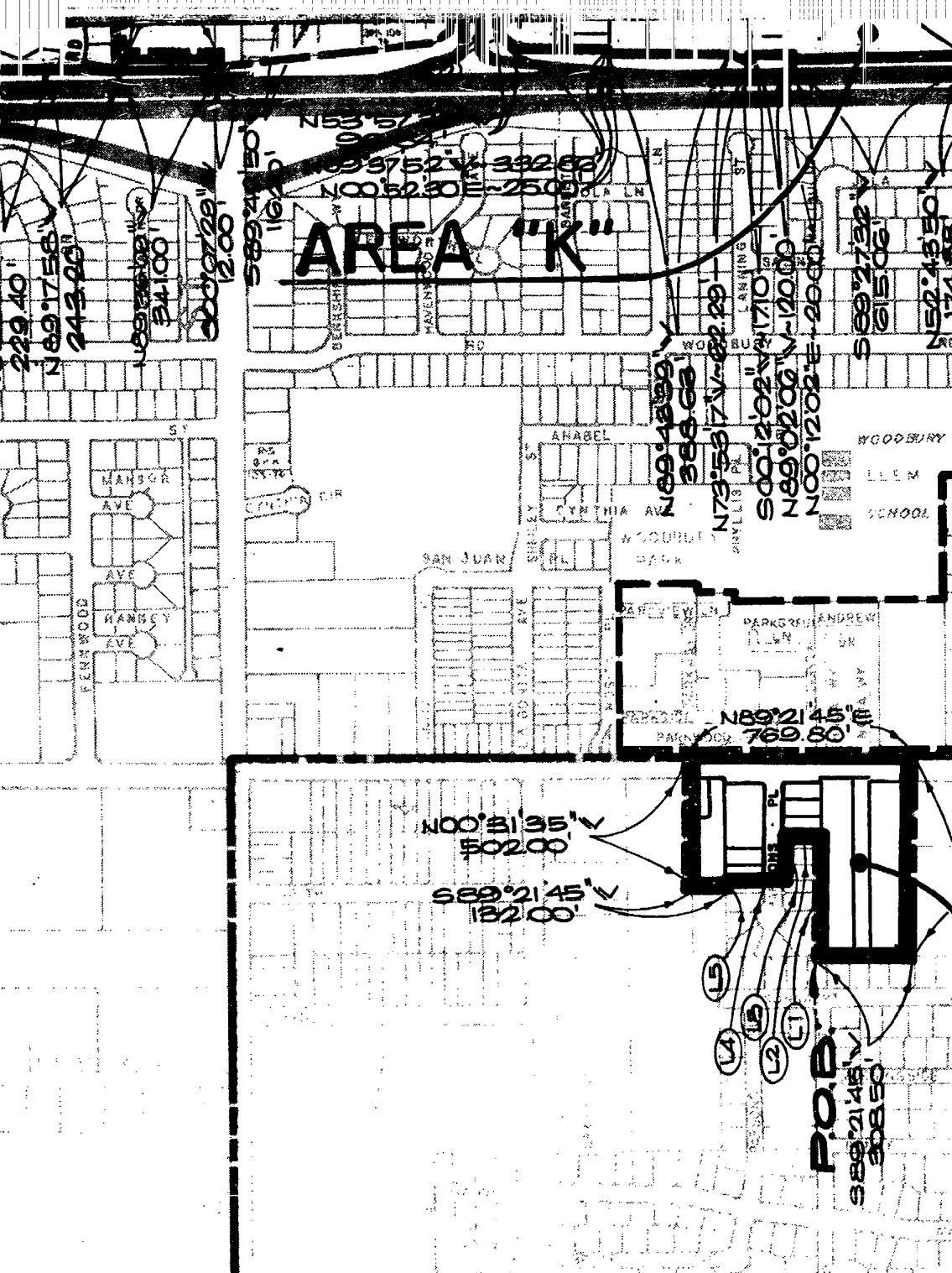
P.A. BOUNDARY DATA

AREA/NO.	DELTA/BRG.	RAD.	LENGTH
J1	23°15'20" W	200.00'	81.18'
J2	S00°26'30"E		229.52'

K1	S74°50'41"W		251.22'
K2	S82°54'11"W		329.88'
K3	S00°15'48"W		20.00'
K4	S82°54'11"W		46.32'
K5	N89°21'46"W		118.07'
K6	N00°15'48"E		20.00'
K7	N89°21'46"W		491.28'
K8	S17°05'47"W		69.51'
K9	N89°36'31"W		60.00'
K10	N52°43'50"W		135.00'
K11	S00°14'14"W		125.27'
K12	N00°09'51"E		30.00'
K13	N45°13'05"E		28.26'

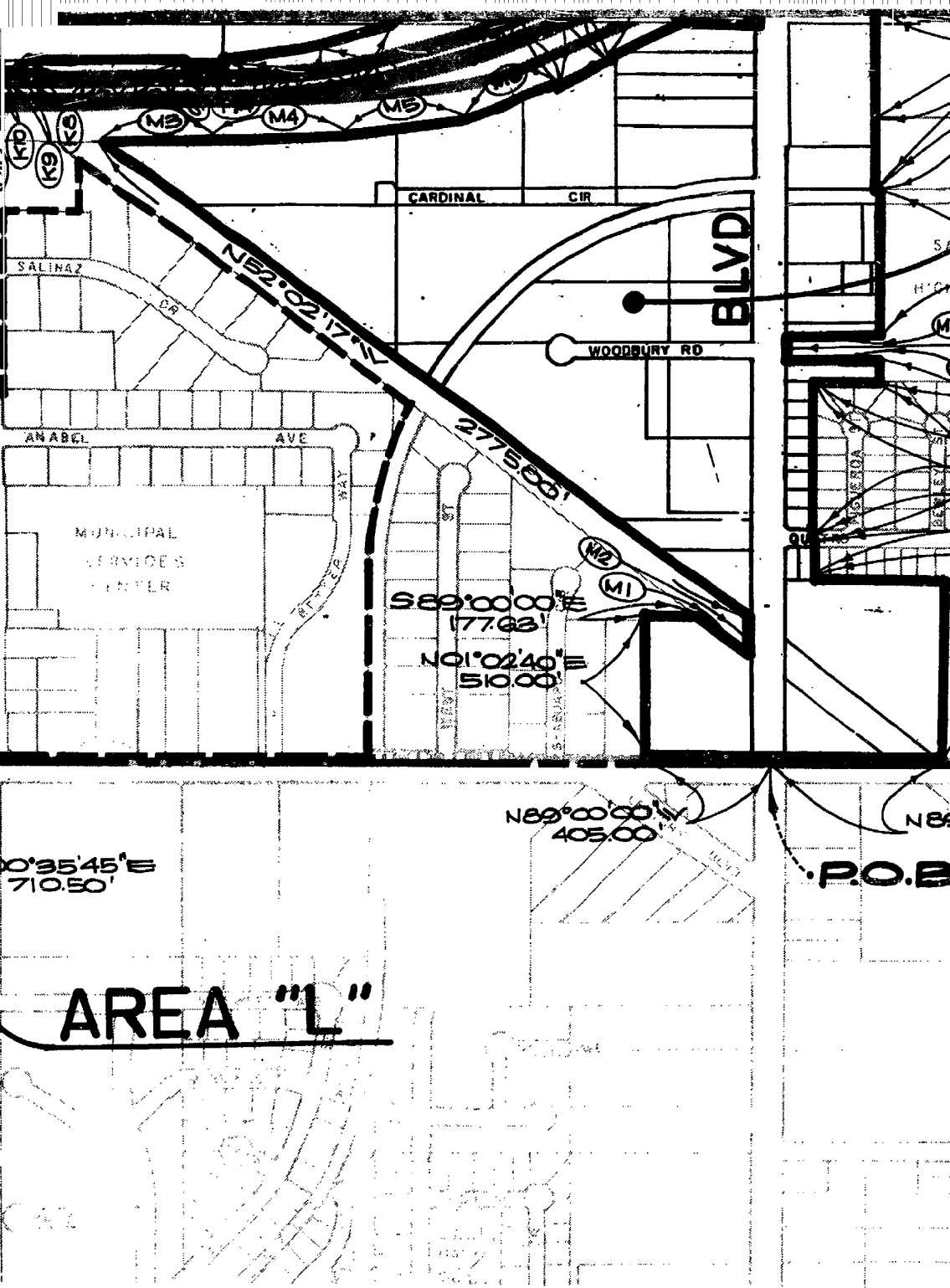
L1	N00°31'35"W		436.50'
L2	S89°21'45"W		135.00'
L3	S00°31'35"E		171.00'
L4	S89°21'45"W		195.21'
L5	S00°31'35"E		57.00'

M1	S52°02'17"E		221.85'
M2	N01°02'40"E		125.08'
M3	S89°56'39"E		384.31'
M4	N84°01'11"E		452.06'
M5	N80°11'30"E		411.40'
M6	N66°42'00"E		352.38'
M7	S00°20'32"W		22.28'
M8	N64°18'19"E		170.37'
M9	N00°20'32"E		22.26'
M10	N68°24'56"E		237.27'
M11	S89°43'39"E		265.00'
M12	NORTH		660.00'
M13	S07°02'44"W		118.73'
M14	S41°46'34"W		134.54'
M15	S64°01'14"W		102.44'
M16	S89°14'22"W		325.00'
M17	S01°04'45"E		60.00'
M18	N89°14'22"E		325.00'

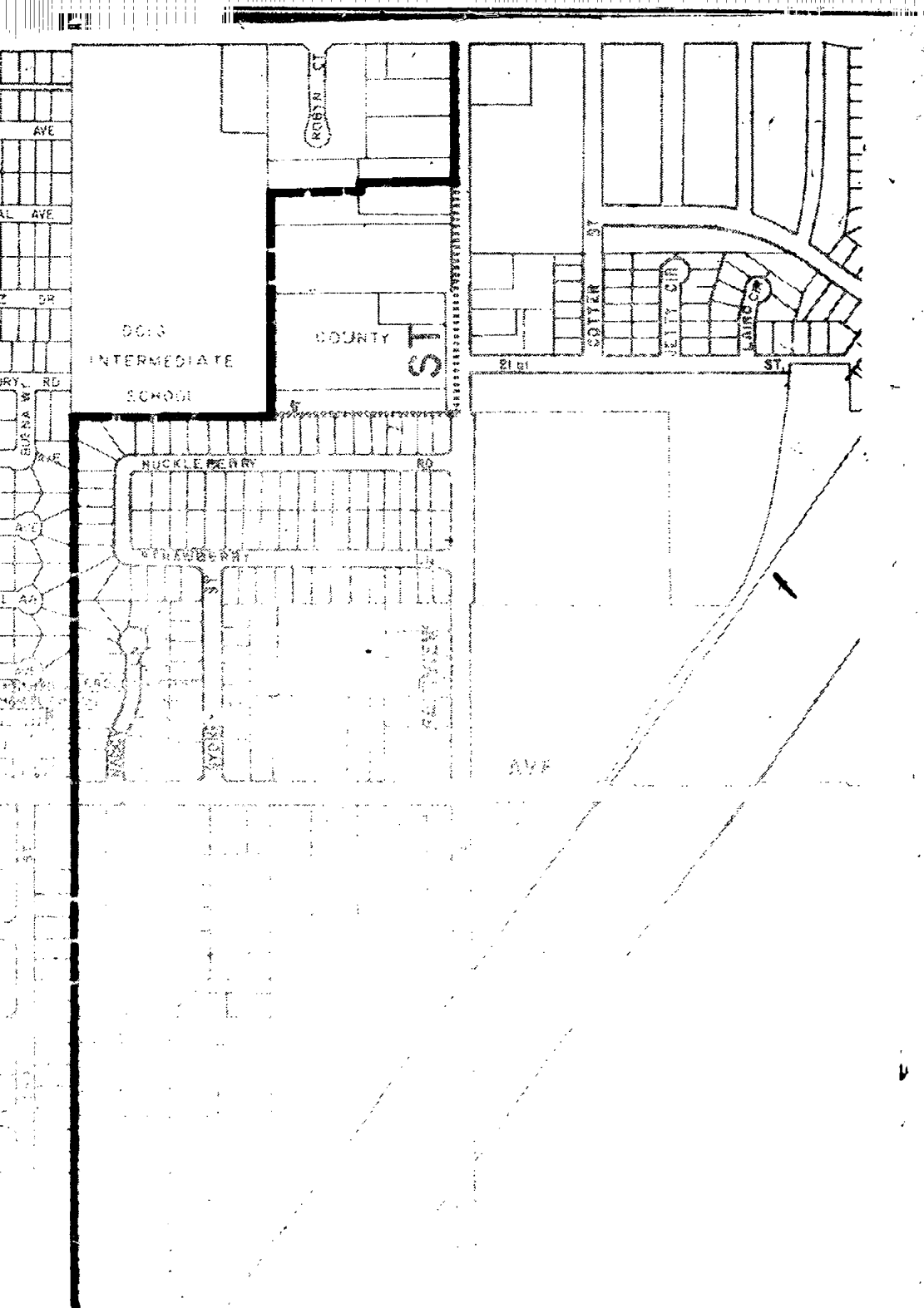


GARDEN GROV
GARDEN

A AMENDMENT
 RY
 CT AREA BOUNDARY



AGENCY FOR COMMUNITY D
ROVE COMMUNITY



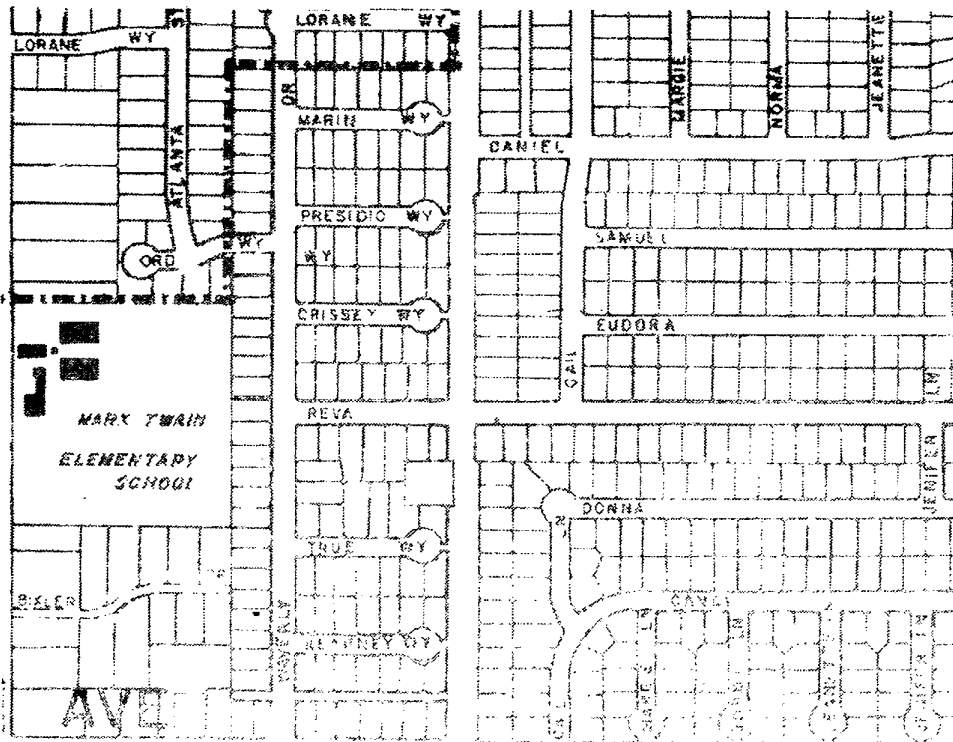
PLANNERS:

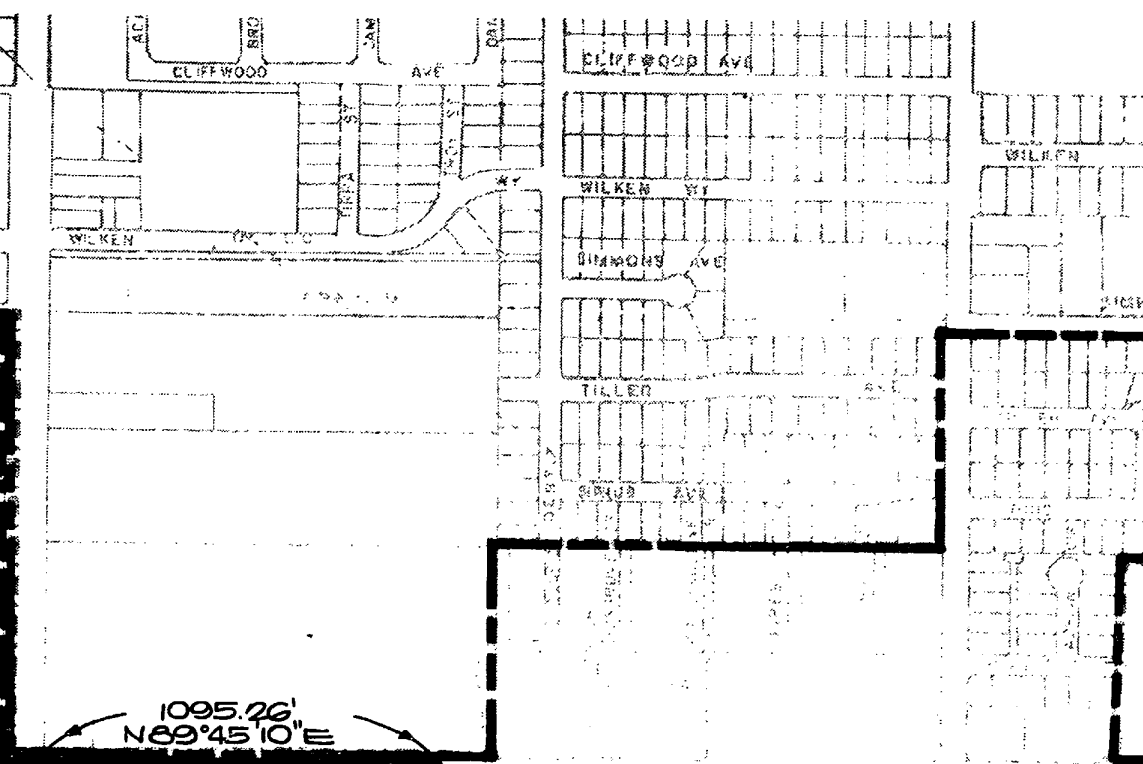
WILSON, PORTO & PIERCE INC.

NOW SPEVACEK GROUP INC.

JUL 14 1992

92
19570807-75





1095.26'
N89°45'10"E

500°12'20"E
481.55'

S89°45'10"W
495.09'

500°12'28"E
596.94'

AREA "P"

P.O.B.

- S89°45'10"W ~ 330.08'
- 500°12'24"E ~ 258.88'
- N89°45'10"E ~ 70.00'
- 500°12'40"E ~ 326.84'

- S89°44'59"W ~ 152.62'
- 500°14'50"E ~ 134.27'
- S89°45'10"W ~ 27.38'
- 500°14'50"E ~ 188.00'
- S89°45'10"W ~ 160.00'

500°13'50"E ~ 40.00'

SEE DETAIL "Q-1"

N89°45'10"E ~ 287.52'

500°14'50"E ~ 98.00'

S89°45'10"W ~ 32.93'

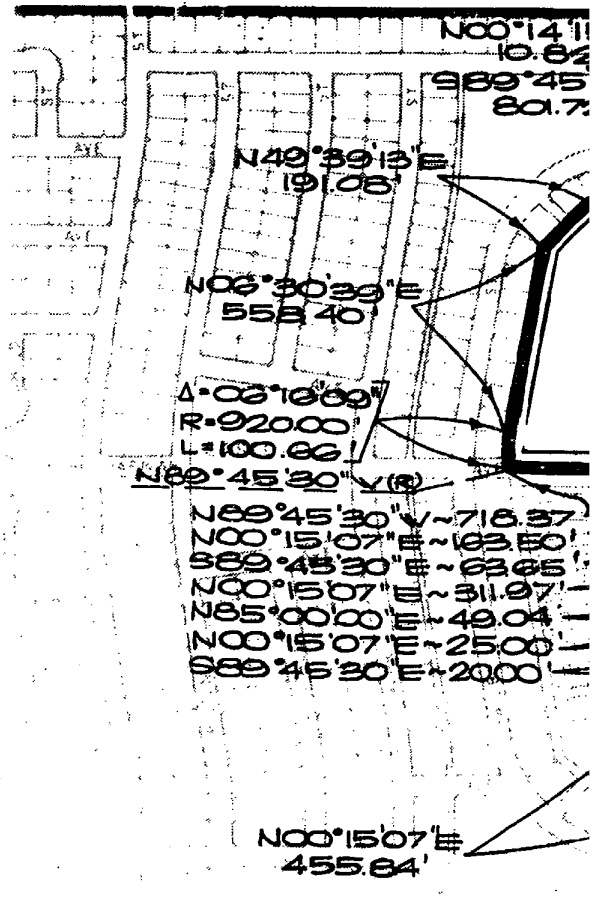
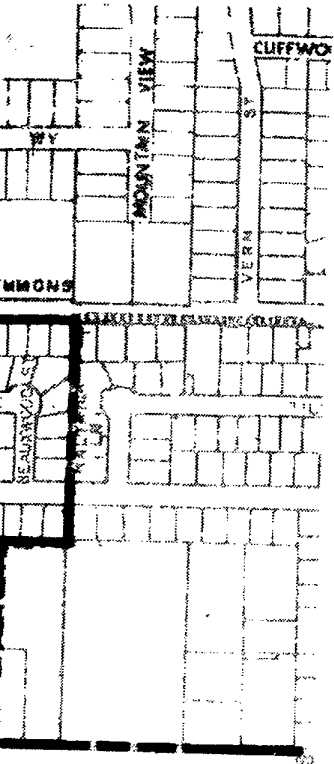
500°14'50"E ~ 110.67'

S51°49'33"E ~ 45.00'

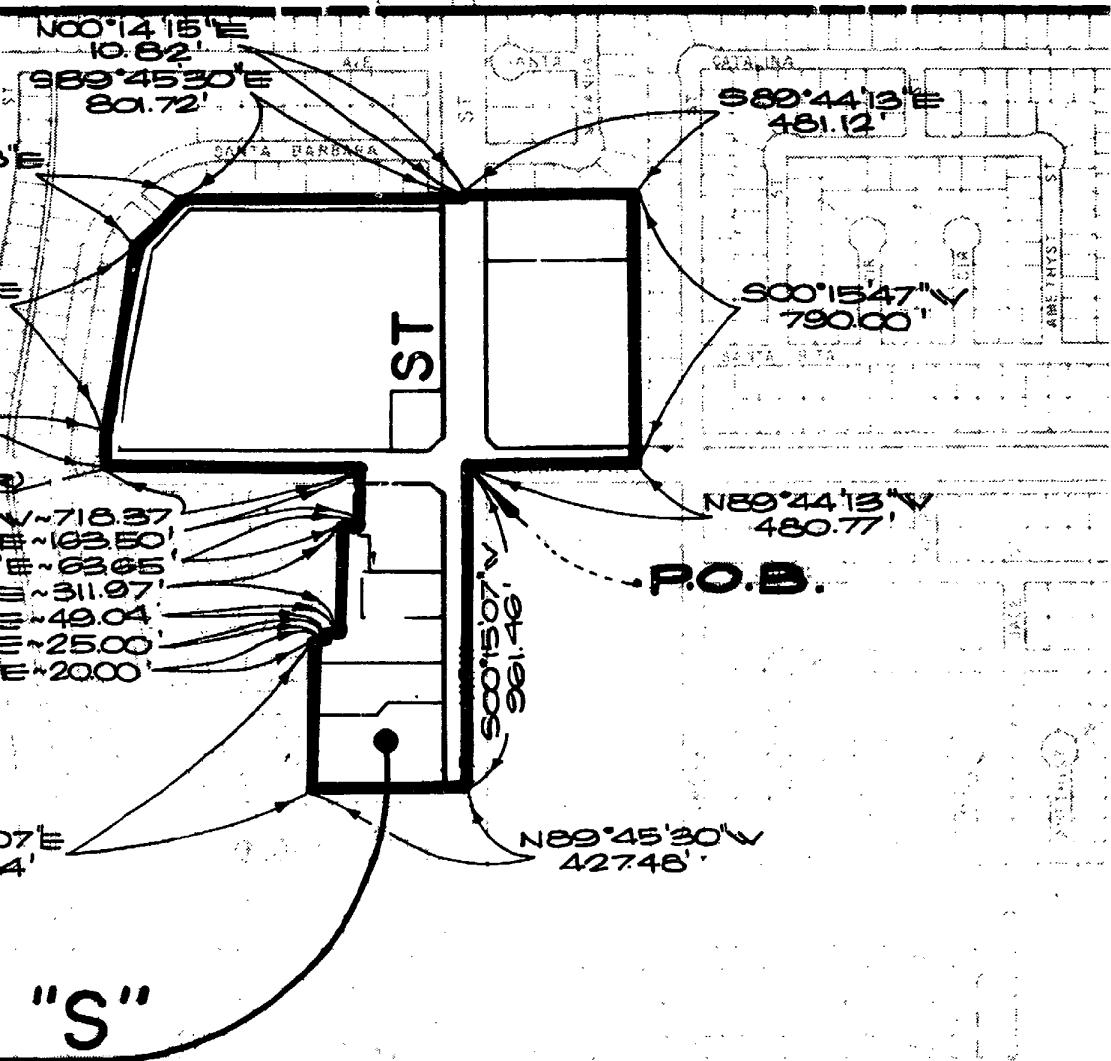
P.O.B. AREA "Q"

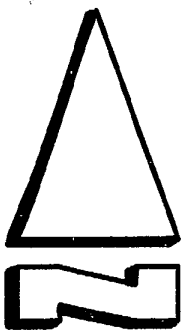
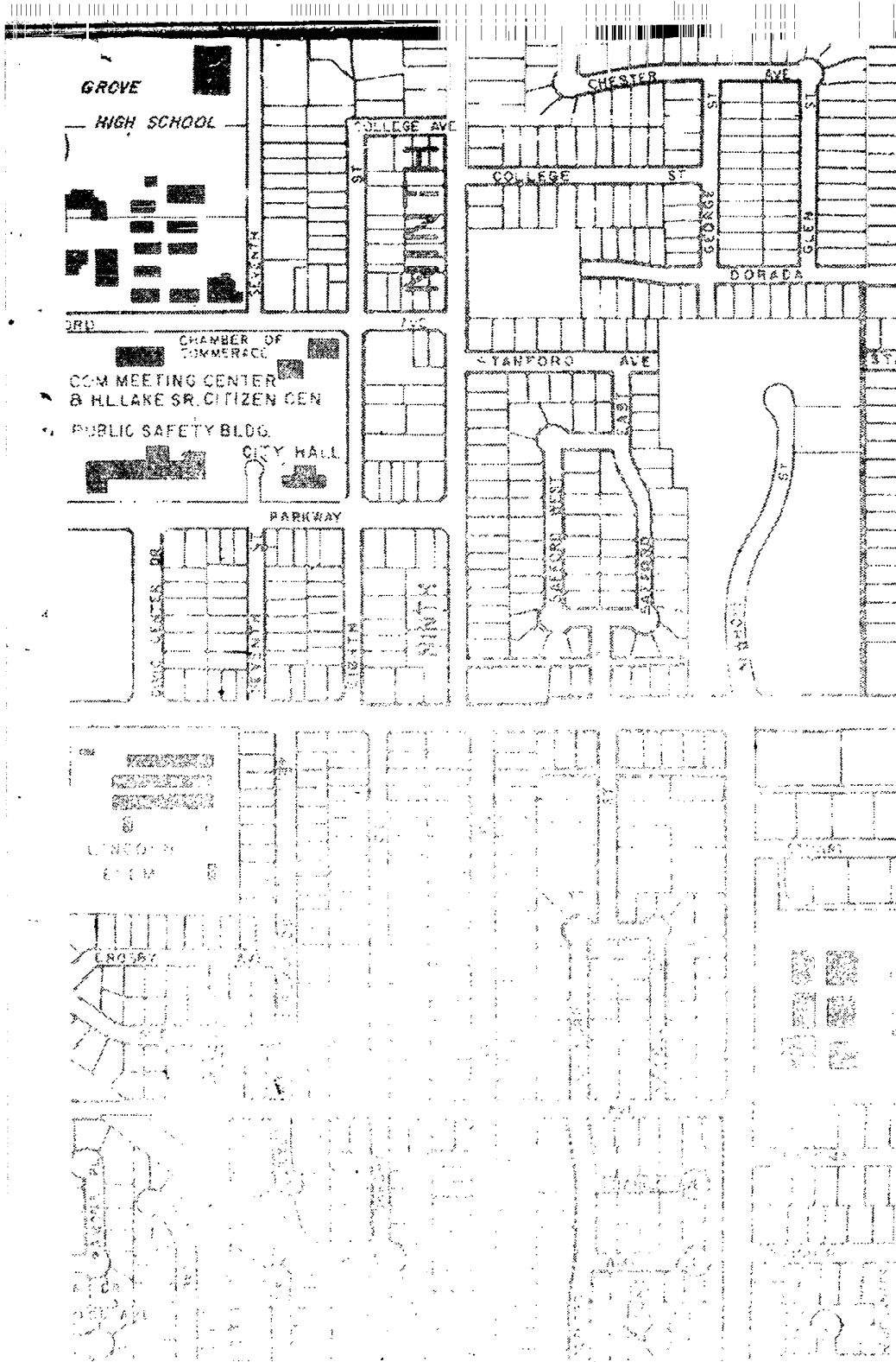
N00°12'40"W 1986.46'

Q1



AREA "S"



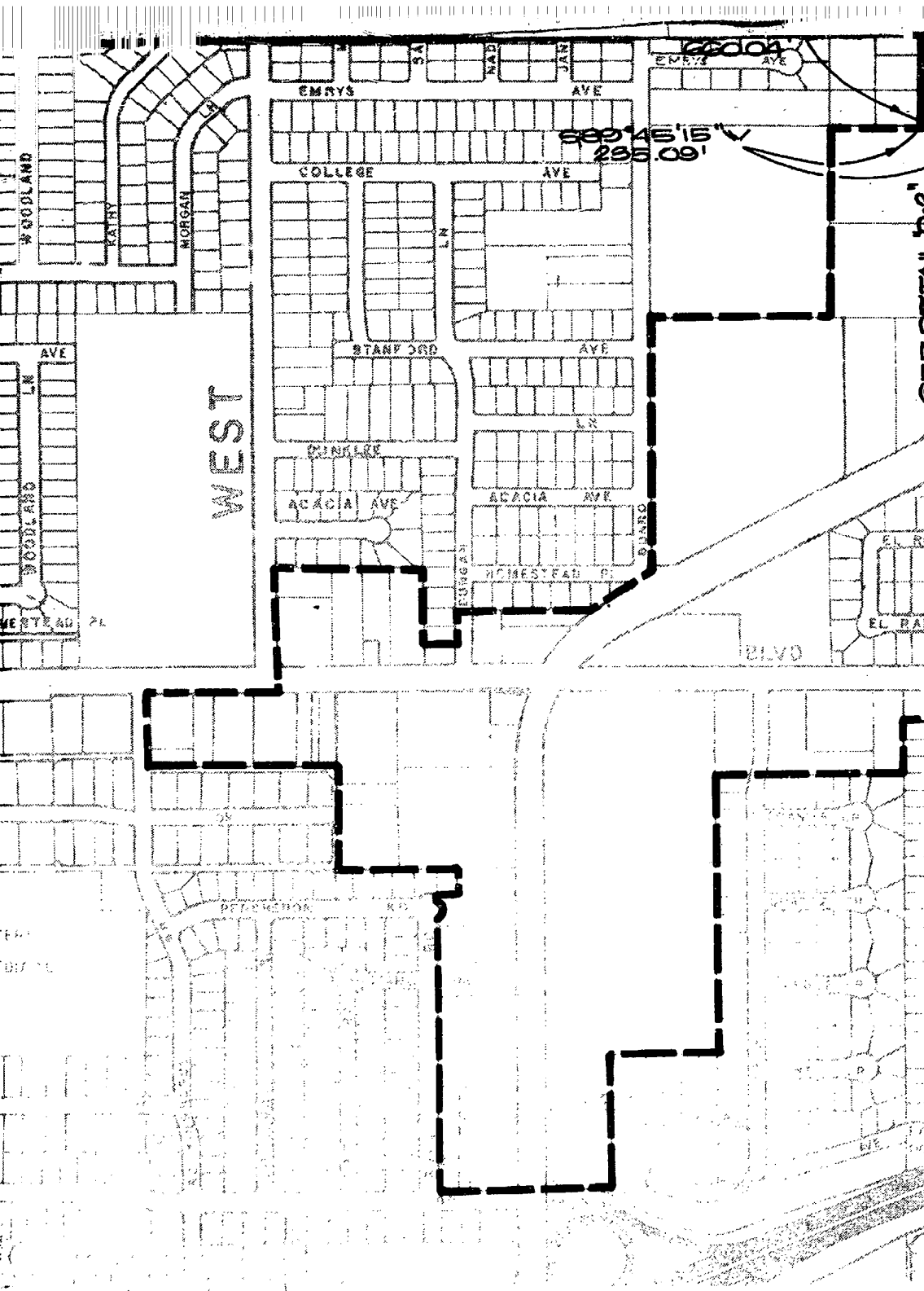


SCALE:

LEGEND:

 PROJECT A

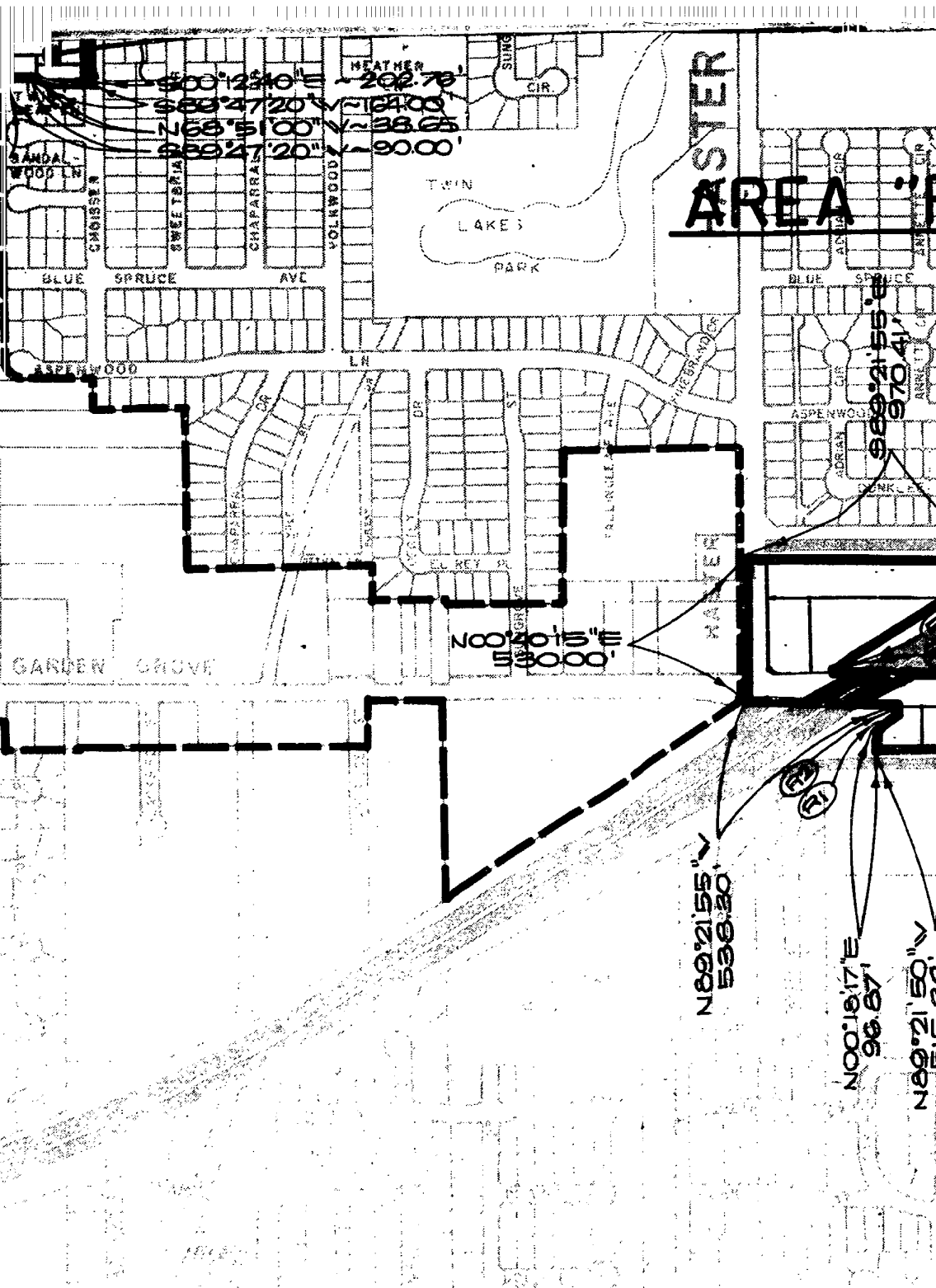
 CITY BOUNDARY



GARDEN GROVE
GARDEN

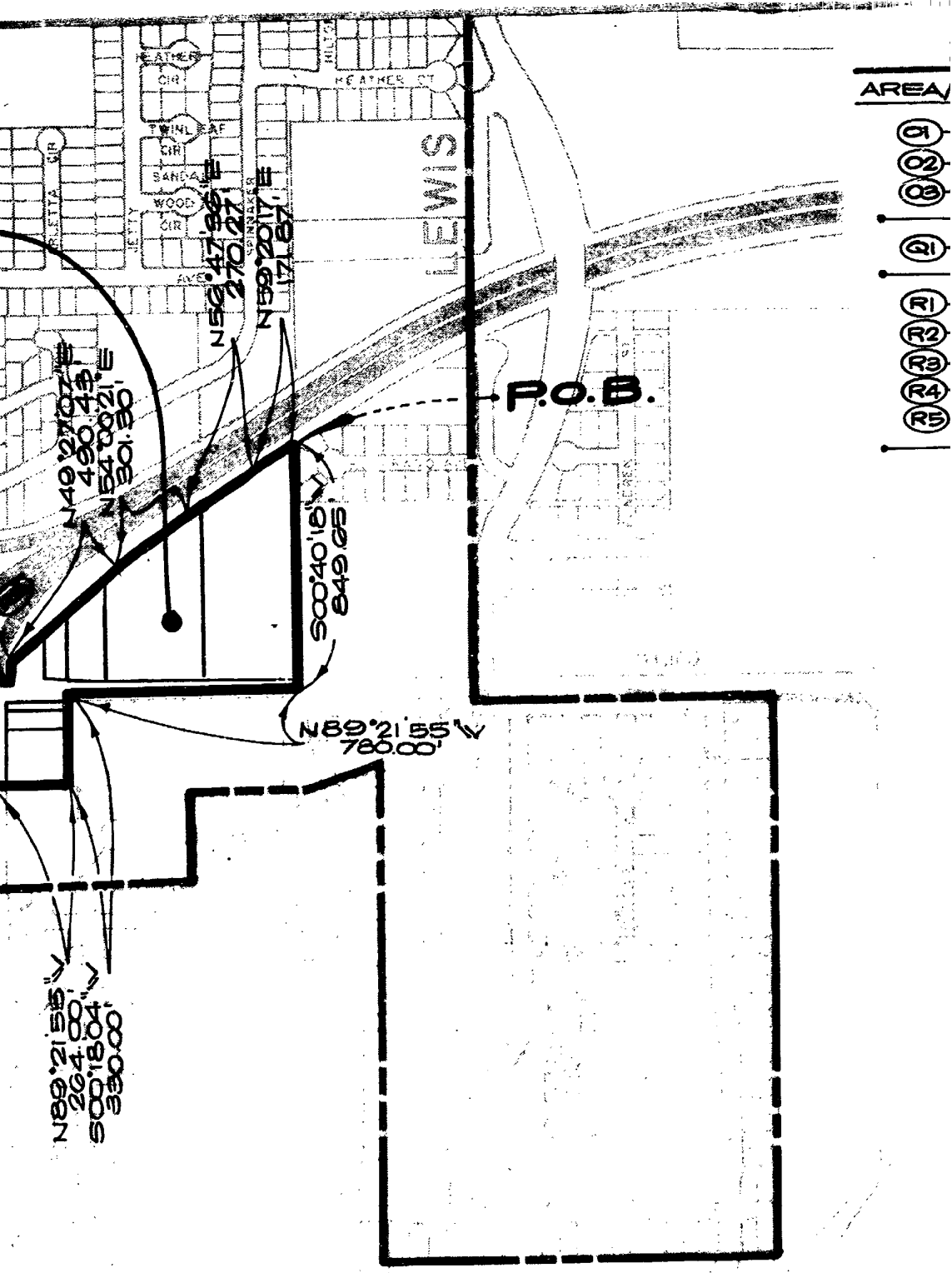
AMENDMENT

Y



ASTER AREA

AGENCY FOR COMMUNITY DEV
 ROVE COMMUNITY P



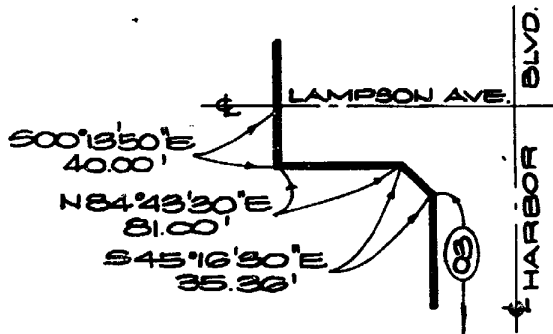
- AREA
- 15
 - 14
 - 13
 - 12
 - 11
 - 10
 - 9
 - 8
 - 7
 - 6
 - 5
 - 4
 - 3
 - 2
 - 1

**DEVELOPMENT
PROJECT**

CONSULTANTS:
 STEVENSON, P
 ROSENOW SPE

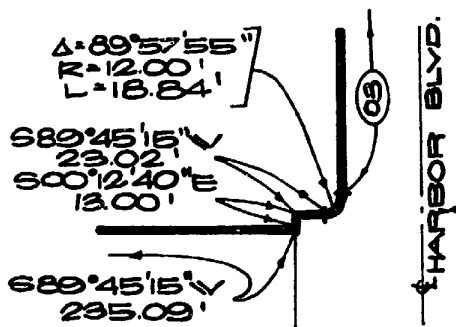
P.A. BOUNDARY DATA

AREA/NO.	DELTA/BRG.	RAD.	LENGTH
Q1	S89°43'08"W		16.00'
Q2	S00°13'50"E		81.00'
Q3	S00°12'40"E		570.19'
Q1	N00°12'40"W		425.14'
R1	N62°17'56"E		73.74'
R2	N00°38'05"E		35.00'
R3	S59°20'17"W		808.52'
R4	S89°21'55"E		748.00'
R5	N00°38'05"E		52.00'



DETAIL "O-1"

SCALE: 1" = 100'



DETAIL "O-2"

SCALE: 1" = 100'

ANTS:

SON, PORTO & PIERCE INC.

DW SPEVACEK GROUP INC.

JUL 14 1992