

# EXHIBIT "A"

## LEGAL DESCRIPTION FOR RIGHT-OF-WAY VACATION @ 164 MAGNOLIA (ALLEY SIDE)

THAT PORTION OF THE NORTHEASTERLY RECTANGULAR 15 FEET FOR ALLEY PURPOSES IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER INSTRUMENT NUMBER 84-476459, OFFICIAL RECORDS OF SAID COUNTY, TOGETHER WITH THE SOUTHWESTERLY 2.50 FEET OF THE NORTHEASTERLY 17.50 FEET PER EASEMENT DEED 1830, RECORDED IN BOOK 13024 PAGE 251-253, INCLUSIVE, OFFICIAL RECORDS OF SAID COUNTY, BEING THE NORTHWESTERLY 17.50 FEET OF THAT PORTION OF LOT 7, BLOCK "A", OF TRACT NO. 377, AS SHOWN PER MAP RECORDED IN BOOK 16 PAGE 16 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 7, THENCE SOUTH 39°48'45" WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 7 A DISTANCE OF 135.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 39°48'45" WEST ALONG SAID NORTHWESTERLY LINE 165.08 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 7; THENCE SOUTH 50°11'45" EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 7, SAID LINE ALSO BEING THE CENTERLINE OF MAGNOLIA STREET 57.65 FEET; THENCE NORTH 39°48'45" EAST ALONG A LINE PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 7 A DISTANCE OF 165.08 FEET; THENCE NORTH 50°11'45" WEST 57.65 FEET TO THE POINT OF BEGINNING.

RESERVING THEREFROM A PUBLIC UTILITY EASEMENT FOR ALL EXISTING UNDERGROUND AND OVERHEAD PUBLIC UTILITIES TOGETHER WITH RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF MAINTAINING, REPLACING AND UPGRADING SAID EXISTING PUBLIC UTILITIES.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE APART HERE OF.

*David T. Rosell*

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P.L.S. 6281

EXP. 9/30/06



