EXHIBIT "A"

THOSE PARTICULAR PARCELS OF LAND IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

LOT 295 OF NEWPORT HEIGHTS, AS SHOWN ON MAP RECORDED IN BOOK 4, PAGE 83 OF MISCELLANEOUS MAPS TOGETHER WITH ALL OF TRACT NO. 1556, AS SHOWN ON MAP FILED IN BOOK 46, PAGE 21 OF MISCELLANEOUS MAPS AND TRACT NO. 3457, AS SHOWN ON MAP FILED IN BOOK 122, PAGE 33 OF MISCELLANEOUS MAPS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 295, SAID POINT ALSO BEING THE INTERSECTION OF THE NORTHEASTERLY LINE OF TWENTY-SECOND STREET, 60 FEET WIDE AND THE SOUTHEASTERLY LINE OF SANTA ANA AVENUE, 60 FEET WIDE AS SHOWN ON SAID MAP, THENCE ALONG THE EXISTING UNINCORPORATED BOUNDARY OF THE COUNTY OF ORANGE THE FOLLOWING FOUR COURSES:

1. NORTH 40°00'00" EAST 961.20 FEET TO THE MOST NORTHERLY CORNER OF SAID TRACT NO 3457;

2. THENCE SOUTH 50°00'56" EAST 630.17 FEET TO THE EASTERLY CORNER OF SAID TRACT NO. 3457;

3. THENCE SOUTH 40°00'00" WEST 961.37 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 295, SAID POINT ALSO BEING ON THE NORTHEASTERLY RIGHT-OF-WAY OF TWENTY-SECOND STREET;

4. THENCE NORTH 50°00'00" WEST 630.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.903 ACRES. MORE OR LESS

AS SHOWN ON EXHIBIT B, ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS LEGAL DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION.

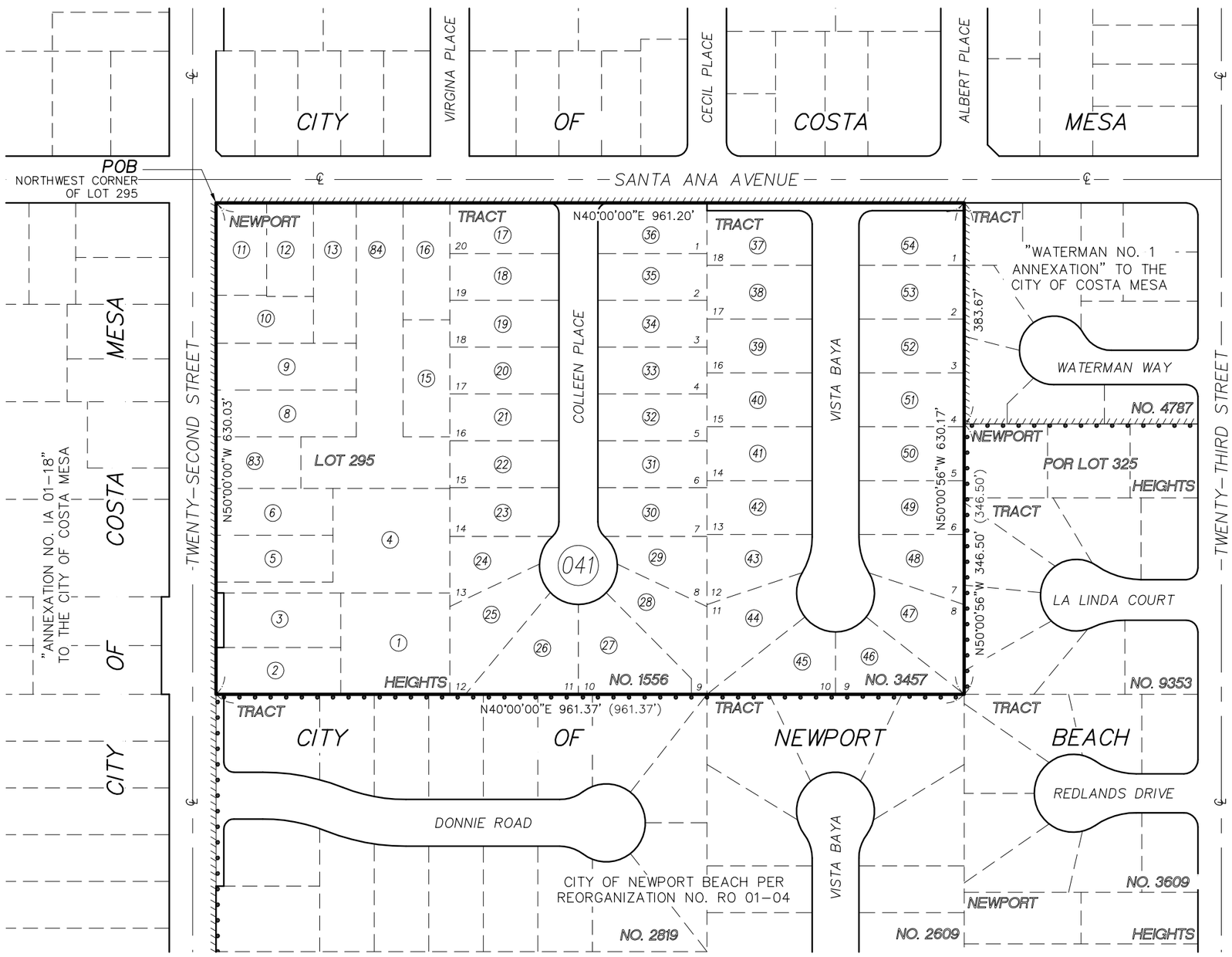
David T. Rosell — 7/10/2014

DAVID T. ROSELL — DATE

P.L.S. 6281

PROFESSIONAL LAND SURVEYOR
DAVID T. ROSELL
No. 6281
STATE OF CALIFORNIA

EXHIBIT "B"



LEGEND

- BOUNDARY OF PROPOSED R-1 (SINGLE FAMILY RESIDENTIAL) AND ANNEXATION AREA.
- EXISTING CITY OF COSTA MESA BOUNDARY.
- EXISTING CITY OF NEWPORT BEACH BOUNDARY.
- EXISTING COMMON BOUNDARIES BETWEEN THE CITIES OF COSTA MESA AND NEWPORT BEACH.
- (041) INDICATES PAGE NUMBER IN ASSESSOR BOOK 426.
- (#) INDICATES ASSESSOR PARCEL NUMBER.
- 1 INDICATES LOT NO. WITHIN IDENTIFIED TRACT NO.
- ( ) RECORD DATA PER ADJOINING ANNEXATION

NOTES:

THIS PARCEL OF LAND CONTAINS 13.903 ACRES MORE OR LESS.

SURVEYOR'S STATEMENT:

THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION.

David T. Rosell — 7/10/2014

DAVID T. ROSELL — DATE

P.L.S. 6281

PROFESSIONAL LAND SURVEYOR
DAVID T. ROSELL
No. 6281
STATE OF CALIFORNIA

0 75 150 300

SCALE IN FEET
GRAPHIC SCALE
1"=150'