

BOUNDARY LINES	WERE ESTABLISHED FROM RECOVERED CITY, COUNTY AND/OR PRIVATE SURVEY MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.
LEGAL DESCRIPTION	FROM INFORMATION SUPPLIED BY CLIENT, USUALLY A TITLE POLICY OR TITLE REPORT (SEE SHEET NO. 2).
EASEMENTS	PLOTTABLE EASEMENTS ARE SHOWN FROM AN OWNER SUPPLIED TITLE REPORT. NON-PLOTTABLE (ONES ARE NOTED) ON THE SURVEY AS HAVING "EFFECT OF", BECAUSE OUR SERVICE IS LIMITED TO REPORTING ON EASEMENT LOCATIONS WE STRONGLY RECOMMEND LEGAL COUNSEL BE RETAINED TO REPORT ON TITLE PAPERS IN THEIR ENTIRETY.
TITLE REPORT	CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT NO. 00067917-994-X49-DB DATED MARCH 6, 2017.
	○ INDICATES TITLE REPORT EXCEPTION NO.
BASIS OF BEARINGS	THE BEARING NORTH 89°36'20" WEST OF THE CENTERLINE OF CHAPMAN AVENUE AS SHOWN ON THE MAP OF RECORD, AS RECORDED IN BOOK 205 PAGES 17 AND 18, RECORDS OF ORANGE COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.
AREA	BASED UPON MEASURED BEARINGS AND DISTANCES AS SHOWN HEREON THE AREA IS: 3,709,632 SQ. FT. = 85,1614 ACRES
AERIAL SURVEY	THIS SURVEY WAS PREPARED BY PHOTOGRAMMETRIC PROCESSES, UTILIZING AERIAL PHOTOGRAPHY DATED NOVEMBER 9, 2016. THE OUTLINE OF BUILDINGS AND OTHER ROOFED IMPROVEMENTS, MAY INCLUDE EAVES, CANOPIES AND BALCONIES, SINCE BUILDINGS BELOW THESE ITEMS ARE NOT VISIBLE TO THE CAMERA.
TOPOGRAPHY	BY PHOTOGRAMMETRIC PROCESSES FROM AERIAL PHOTOGRAPHY DATED NOVEMBER 9, 2016, AND COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.
HORIZONTAL CONTROL	STATE PLANE COORDINATES, CALIFORNIA COORDINATE SYSTEM ZONE 5 BASED ON NAD83 (2011) EPOCH 2010.00. POSITIONAL VALUES SHOWN HEREON ARE BASED UPON LOCAL CONTROL POINTS AND DERIVED FROM THE GPS STATIC OBSERVATIONS UTILIZING DATA FROM SOUTHERN CALIFORNIA INTEGRATED GPS NETWORK (SCIGN) CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) "LBC1" (PID: A11875), "LBC2" (PID: A11876) AND "SNIS" (PID: A11927).
VERTICAL CONTROL	VERTICAL VALUES SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) UTILIZING COUNTY OF ORANGE BENCHMARKS LISTED BELOW: BENCHMARK NO: 1M-18-04 DESCRIBED BY OCS 2004- FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "1M-18-04", SET IN THE NORTHWESTERLY CORNER OF A 1 FT BY 4 FT CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHWESTERLY CORNER OF THE INTERSECTION OF KNOTT AVENUE AND LINCOLN AVENUE, 81 FT. NORTHERLY OF THE CENTERLINE OF LINCOLN. MONUMENT IS SET LEVEL WITH THE SIDEWALK. ELEVATION VALUE OF 64.260 FEET, 2005 ADJUSTMENT. BENCHMARK NO: 1H-125-70 DESCRIBED BY OCS 2002- FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "1H-125-70", SET IN THE SOUTHWESTERLY CORNER OF A 5 FT BY 16 FT CONCRETE CATCH BASIN. MONUMENT IS LOCATED ALONG THE EASTERLY SIDE OF VALLEY VIEW STREET, 0.1 MILES NORTHERLY OF THE CENTERLINE OF LINCOLN AVENUE, 52 FT EASTERLY OF THE CENTERLINE OF VALLEY VIEW AND ALONG THE NORTHERLY PROPERTY LINE OF A SHOPPING CENTER. MONUMENT IS SET LEVEL WITH THE SIDEWALK. ELEVATION VALUE OF 53.130 FEET, 2005 ADJUSTMENT.
CONTOUR INTERVAL	1 FOOT.
EFFECT OF	LIEN OF SUPPLEMENTAL AND PROPERTY TAXES. ① WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
EFFECT OF	② EASEMENT FOR ROADS, RAILROADS AND DITCHES PURPOSES RECORDED IN JUNE 28, 1886 IN BOOK 165, PAGE 276 OF DEEDS. PLOTTED HEREON.
EFFECT OF	③ RESERVATION FOR ROADS, RAILROADS AND DITCHES RECORDED MAY 19, 1890 IN BOOK 7, PAGE 37 OF DEEDS. DOCUMENT IS ILLEGIBLE.
EFFECT OF	④ EASEMENT FOR DITCH PURPOSES RECORDED JUNE 22, 1897 IN BOOK 34, PAGE 280 OF DEEDS. DOCUMENT IS ILLEGIBLE.
EFFECT OF	⑤ EASEMENT FOR ROADS, RAILROADS AND DITCHES PURPOSES RECORDED JANUARY 7, 1911 IN BOOK 179, PAGE 224 OF DEEDS. PLOTTED HEREON.
EFFECT OF	⑥ COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MARCH 28, 1912 IN BOOK 207, PAGE 249; APRIL 9, 1912 IN BOOK 211, PAGE 221; JULY 29, 1912 IN BOOK 213, PAGE 54; FEBRUARY 4, 1914 IN BOOK 246, PAGE 331; OCTOBER 5, 1912 IN BOOK 221, PAGE 233; OCTOBER 17, 1912 IN BOOK 221, PAGE 332; NOVEMBER 4, 1915 IN BOOK 270, PAGE 271; JUNE 14, 1912 IN BOOK 212, PAGE 98; JANUARY 7, 1913 IN BOOK 223, PAGE 189; JULY 2, 1913 IN BOOK 229, PAGE 345; JULY 5, 1913 IN BOOK 229, PAGE 352; DECEMBER 24, 1913 IN BOOK 246, PAGE 212; JULY 13, 1914 IN BOOK 253, PAGE 266; BOOK 287, PAGE 33; BOOK 288, PAGE 385; MAY 22, 1917 IN BOOK 301, PAGE 321; MODIFICATION RECORDED NOVEMBER 20, 1940 IN BOOK 1048, PAGE 585; ALL OF DEEDS.
EFFECT OF	⑦ EASEMENT FOR PIPE LINES PURPOSES RECORDED MAY 9, 1913 IN BOOK 232, PAGE 144 OF DEEDS. DOCUMENT IS ILLEGIBLE. MODIFIED BY AGREEMENT RECORDED JANUARY 26, 1920 IN BOOK 356, PAGE 6 OF DEEDS.
EFFECT OF	⑧ EASEMENT FOR PIPE LINES PURPOSES RECORDED NOVEMBER 15, 1915 IN BOOK 279, PAGE 129 OF DEEDS. PLOTTED HEREON.
EFFECT OF	⑨ EASEMENT IN FAVOR OF THE CITY OF FULLERTON FOR STREET PURPOSES RECORDED FEBRUARY 28, 1919 IN BOOK 330, PAGE 209 OF DEEDS. PLOTTED HEREON.
EFFECT OF	⑩ EASEMENTS FOR STREET AND ALLEY PURPOSES AND AS SHOWN ON MAP OF TOWNSITE OF FULLERTON RECORDED IN BOOK 22, PAGES 3 THROUGH 5; CENTRAL ADDITION RECORDED IN BOOK 7, PAGES 7 AND 8; W.M. SCHULTZ'S SUBDIVISION RECORDED IN BOOK 8, PAGE 39; VICTORIA SQUARE RECORDED IN BOOK 8, PAGE 41; THE W.A. TATE SUBDIVISION BOOK 8, PAGE 41; S.N. FULLER'S SUBDIVISION RECORDED IN BOOK 8, PAGE 5 AND FORDHAM ADDITION TO FULLERTON RECORDED IN BOOK 8, PAGE 69, ALL OF MISCELLANEOUS MAPS.
EFFECT OF	⑪ EASEMENTS IN FAVOR OF FULLERTON UNION HIGH SCHOOL DISTRICT FOR SEWER LINE AND WATER MAIN PURPOSES, RECORDED JULY 14, 1941 IN BOOK 1117, PAGE 39, O.R. AND RECORDED DECEMBER 5, 1941 IN BOOK 1123, PAGE 128, O.R. PLOTTED HEREON.
EFFECT OF	⑫ EASEMENTS FOR ROAD AND PUBLIC UTILITY PURPOSES RECORDED DECEMBER 30, 1952 IN BOOK 2429, PAGE 584, O.R. PLOTTED HEREON.
EFFECT OF	⑬ EASEMENTS FOR ROAD AND PUBLIC UTILITY PURPOSES RECORDED SEPTEMBER 3, 1953 IN BOOK 2568, PAGE 451, O.R. PLOTTED HEREON.
EFFECT OF	⑭ EASEMENTS FOR SANITARY SEWER PURPOSES RECORDED FEBRUARY 4, 1954 IN BOOK 2663, PAGE 500, O.R. PLOTTED HEREON.
EFFECT OF	⑮ EASEMENTS FOR ROAD AND PUBLIC UTILITY AND RIGHT TO MAINTAIN THE SEWERS AND SEWER LINES LINES IN THE EXISTING LOCATIONS PURPOSES RECORDED MARCH 30, 1954 IN BOOK 2686, PAGE 381, O.R. PLOTTED HEREON.

EASEMENTS IN FAVOR OF THE CITY OF FULLERTON FOR PIPE LINE PURPOSES RECORDED JUNE 9, 1954 IN BOOK 2743, PAGE 419, O.R. PLOTTED HEREON.

27

EASEMENTS IN FAVOR OF THE FULLERTON UNION HIGH SCHOOL AND JUNIOR COLLEGE DISTRICT OF ORANGE COUNTY, CALIFORNIA FOR PEDESTRIAN CROSSING AND UTILITY PIPE LINE PURPOSES RECORDED JULY 30, 1954 IN BOOK 2782, PAGE 321, O.R. PLOTTED HEREON.

28

EASEMENTS IN FAVOR OF THE CITY OF FULLERTON FOR STREET PUBLIC UTILITY PURPOSES RECORDED SEPTEMBER 20, 1955 IN BOOK 3216, PAGE 257, O.R. PLOTTED HEREON.

29

EASEMENTS IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR STREET AND PUBLIC UTILITY PURPOSES RECORDED NOVEMBER 16, 1955 IN BOOK 3284, PAGE 503, O.R. PLOTTED HEREON.

30

EASEMENTS IN FAVOR OF THE CITY OF FULLERTON FOR STREET AND PUBLIC UTILITY PURPOSES RECORDED MAY 9, 1956 IN BOOK 3503, PAGE 494, O.R. PLOTTED HEREON.

31

EASEMENTS IN FAVOR OF THE CITY OF FULLERTON FOR STREET AND PUBLIC UTILITY PURPOSES RECORDED MAY 2, 1956 IN BOOK 3518, PAGE 497, O.R. PLOTTED HEREON.

32

EASEMENTS IN FAVOR OF THE CITY OF FULLERTON FOR ROAD AND PUBLIC UTILITY PURPOSES RECORDED JULY 23, 1956 IN BOOK 3587, PAGE 199, O.R. PLOTTED HEREON.

33

EASEMENTS IN FAVOR OF THE CITY OF FULLERTON FOR ROAD AND PUBLIC UTILITY PURPOSES RECORDED JULY 23, 1956 IN BOOK 3587, PAGE 205, O.R. PLOTTED HEREON.

34

EASEMENTS IN FAVOR OF THE CITY OF FULLERTON FOR ROAD AND PUBLIC UTILITY PURPOSES RECORDED SEPTEMBER 25, 1956 IN BOOK 3655, PAGE 468, O.R. PLOTTED HEREON.

35

EASEMENTS IN FAVOR OF THE CITY OF FULLERTON FOR ROAD AND PUBLIC UTILITY PURPOSES RECORDED SEPTEMBER 25, 1956 IN BOOK 3655, PAGE 464 AND RECORDED SEPTEMBER 25, 1956 IN BOOK 3655, PAGE 468, O.R. PLOTTED HEREON.

36

EASEMENTS IN FAVOR OF THE CITY OF FULLERTON FOR ROAD AND PUBLIC UTILITY PURPOSES RECORDED DECEMBER 24, 1956 IN BOOK 3751, PAGE 308, O.R. PLOTTED HEREON.

37

EASEMENTS IN FAVOR OF THE CITY OF FULLERTON FOR ROAD AND PUBLIC UTILITY PURPOSES RECORDED DECEMBER 6, 1957 IN BOOK 4127, PAGE 293, O.R. PLOTTED HEREON.

38

EASEMENTS IN FAVOR OF THE CITY OF FULLERTON FOR ROAD AND PUBLIC UTILITY PURPOSES RECORDED SEPTEMBER 8, 1961 IN BOOK 5841, PAGE 751, O.R. PLOTTED HEREON.

39

EASEMENTS IN FAVOR OF THE CITY OF FULLERTON FOR ROAD AND PUBLIC UTILITY PURPOSES RECORDED NOVEMBER 4, 1964 IN BOOK 7289, PAGE 35, O.R. PLOTTED HEREON.

40

EASEMENTS IN FAVOR OF THE CITY OF FULLERTON FOR ROAD AND PUBLIC UTILITY PURPOSES RECORDED JUNE 8, 1965 IN BOOK 7548, PAGE 259, O.R. PLOTTED HEREON.

41

EASEMENTS IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR UNDERGROUND LINES RECORDED APRIL 10, 1968 IN BOOK 8568, PAGE 980, O.R. PLOTTED HEREON.

42

EASEMENTS IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES RECORDED AUGUST 3, 1971 IN BOOK 9746, PAGE 152, O.R. PLOTTED HEREON.

43

EASEMENTS IN FAVOR OF THE CITY OF FULLERTON FOR WIDEN LEMON STREET AND CHAPMAN AVENUE RECORDED OCTOBER 22, 1971 IN BOOK 9859, PAGE 128, O.R. PORTION OF THE EASEMENT WAS ABANDONED AND VACATED BY THE CITY OF FULLERTON BY RESOLUTION RECORDED SEPTEMBER 28, 1982 AS INSTRUMENT NO. 82-341626, O.R. PLOTTED HEREON.

44

EASEMENTS IN FAVOR OF THE CITY OF FULLERTON FOR ROAD RECORDED DECEMBER 15, 1971 IN BOOK 9926, PAGE 307, O.R. PLOTTED HEREON.

45

EASEMENTS IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR UNDERGROUND ELECTRICAL SUPPLY AND COMMUNICATION SYSTEM PURPOSES RECORDED DECEMBER 29, 1980 IN BOOK 13892, PAGE 1173, O.R. PLOTTED HEREON.

46

EASEMENTS IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR UNDERGROUND ELECTRICAL SUPPLY AND COMMUNICATION SYSTEM PURPOSES RECORDED DECEMBER 31, 1981 IN BOOK 14345, PAGE 1123, O.R. PLOTTED HEREON.

47

EASEMENTS IN FAVOR OF CITY OF FULLERTON FOR ALLEY AND PUBLIC UTILITY PURPOSES RECORDED FEBRUARY 24, 1982 AS INSTRUMENT NO. 82-064437, O.R. PLOTTED HEREON.

48

EASEMENTS IN FAVOR OF CITY OF FULLERTON FOR ALLEY AND PUBLIC UTILITY PURPOSES RECORDED SEPTEMBER 28, 1982 AS INSTRUMENT NO. 82-341626, O.R. PLOTTED HEREON.

49

EASEMENTS IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR UNDERGROUND LINES AND CONDUIT PURPOSES RECORDED FEBRUARY 7, 1983 AS INSTRUMENT NO. 83-059517, O.R. PLOTTED HEREON.

50

EASEMENTS IN FAVOR OF THE CITY OF FULLERTON FOR ROAD AND PUBLIC UTILITY PURPOSES RECORDED MAY 22, 1984 AS INSTRUMENT NO. 84-212087, O.R. PLOTTED HEREON.

51

HISTORICAL LANDMARKS RESOLUTION NO. 13 RECORDED SEPTEMBER 24, 1993 AS INSTRUMENT NO. 93-0648781, O.R.

52

EASEMENT IN FAVOR OF THE CITY OF FULLERTON FOR PUBLIC ROAD AND UTILITY PURPOSES RECORDED MARCH 27, 2003 AS INSTRUMENT NO. 2003000331399, O.R. PLOTTED HEREON.

53

EASEMENT IN FAVOR OF FULLERTON JOINT UNION HIGH SCHOOL DISTRICT AND NORTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT FOR ACCESS, INGRESS AND EGRESS PURPOSES RECORDED MARCH 29, 2007 AS INSTRUMENT NO. 2007000200114, O.R. AND RECORDED MARCH 26, 2008 AS INSTRUMENT NO. 2008000139600, O.R. PLOTTED HEREON.

54

FACT THE LAND IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY RECORDED APRIL 27, 2007 AS INSTRUMENT NO. 2007000273612 AND RECORDED AUGUST 2, 2007 AS INSTRUMENT NO. 2007000483209, O.R.

55

[illegible]

1. BEFORE USING THIS MAP FOR DESIGN OR CONSTRUCTION PURPOSES, ALL EASEMENTS OF RECORD AND SETBACK LINES DEFINED IN COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD AFFECTING THIS PROPERTY SHOULD BE PLOTTED ON THIS MAP FROM A CURRENT TITLE REPORT. IF NO CURRENT TITLE REPORT WAS OBTAINED, THE GRANTEE IS URGED TO FURNISH A CURRENT TITLE REPORT SO THAT THESE EASEMENT AND SETBACK LINES OF RECORD CAN BE PLOTTED ON THIS MAP.
2. THIS MAP SHOULD BE EXPANDED TO MEET ALTA REQUIREMENTS IF FINANCING IS TO BE OBTAINED FOR THE PROJECT, REQUIRING AN EXTENDED COVERAGE POLICY OF TITLE INSURANCE.
3. THIS SURVEY DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON.
4. IF UNDERGROUND PUBLIC UTILITIES AND OTHER SUBSTRUCTURES, ZONES, SET BACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM A GENERAL REQUEST AT THE LOCAL AGENCY'S PUBLIC COUNTER AND/OR OTHER SOURCES NOT ASSOCIATED WITH THIS COMPLETED SURVEY. THE GRANTEE'S RESPONSIBILITY OF COMPLETENESS OF SAID INFORMATION AND ANY USERS OF SAID INFORMATION IS URGED TO CONTACT THE UTILITY OR LOCAL AGENCY DIRECTLY.



LEGAL DESCRIPTION

PARCEL 1:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 10 WEST, IN THE RANCHO SAN JUAN CAJON DE SANTA ANA, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 7 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE S. N. FULLER'S SUBDIVISION, AS SHOWN ON A MAP RECORDED IN BOOK 8, PAGE 5 OF MISCELLANEOUS MAPS, SAID POINT OF BEGINNING BEING THE SOUTHEAST CORNER OF THE CENTRAL ADDITION, AS SHOWN ON A MAP RECORDED IN BOOK 7, PAGES 7 AND 8 OF MISCELLANEOUS MAPS, THENCE NORTHERLY ALONG THE EAST LINE OF SAID CENTRAL ADDITION 1570.14 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY OF THE PACIFIC ELECTRIC RAILWAY, AS DESCRIBED IN DEED RECORDED MAY 22, 1917 IN BOOK 301, PAGE 321 OF DEEDS, RECORDS OF SAID ORANGE COUNTY; THENCE SOUTHEASTERLY AND SOUTHERLY, FOLLOWING ALONG THE SOUTHWESTERLY AND WESTERLY RIGHT OF WAY LINE OF SAID PACIFIC ELECTRIC RAILWAY, AND SAID LINE PRODUCED, TO AN INTERSECTION WITH THE CENTERLINE OF CHAPMAN AVENUE IN THE CITY OF FULLERTON; THENCE WEST ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID CENTRAL ADDITION; THENCE NORTH ALONG SAID PROLONGATION TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE PORTIONS DESCRIBED IN PARCELS B AND C OF THE DEED TO NORTH ORANGE COUNTY JUNIOR COLLEGE DISTRICT OF ORANGE AND LOS ANGELES COUNTIES RECORDED JULY 30, 1975 IN BOOK 11470, PAGE 1263 OF OFFICIAL RECORDS, RECORDS OF SAID ORANGE COUNTY.

PARCEL 2:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 10 WEST, IN THE RANCHO SAN JUAN CAJON DE SANTA ANA, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 7 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF LOT 14 OF CENTRAL ADDITION, AS SHOWN ON A MAP RECORDED IN BOOK 7, PAGES 7 AND 8 OF MISCELLANEOUS MAPS, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST BOUNDARY LINE OF THE WEST 30 ACRES OF THE EAST 60 ACRES OF THE SOUTHWEST QUARTER OF SAID SECTION 27, WHICH POINT IS DISTANT SOUTHERLY, MEASURED ALONG SAID EAST BOUNDARY LINE 565.35 FEET FROM THE NORTHEAST CORNER OF SAID WEST 30 ACRES OF THE EAST 60 ACRES OF THE SOUTHWEST QUARTER OF SECTION 27; THENCE WESTERLY PARALLEL WITH THE NORTH BOUNDARY LINE OF SAID SOUTHWEST QUARTER OF SECTION 27 A DISTANCE OF 741.87 FEET TO A POINT IN THE WEST BOUNDARY LINE OF SAID LOT 14; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 14 A DISTANCE OF 276.19 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 14 AND ALONG THE NORTHERLY LINE OF THE LAND DESCRIBED AS PARCEL 2 IN THE DEED TO FULLERTON UNION HIGH SCHOOL DISTRICT OF ORANGE COUNTY RECORDED NOVEMBER 20, 1940 IN BOOK 1066, PAGE 584 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY A DISTANCE OF 745.05 FEET TO A POINT IN THE EAST LINE OF THE WEST 30 ACRES OF THE EAST 60 ACRES OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE NORTH ALONG SAID EAST LINE 276.19 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THE EASTERLY 343.00 FEET OF THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 10 WEST, IN THE RANCHO SAN JUAN CAJON DE SANTA ANA, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 7 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 13 OF CENTRAL ADDITION, AS SHOWN ON A MAP RECORDED IN BOOK 7, PAGES 7 AND 8 OF MISCELLANEOUS MAPS; THENCE EASTERLY, PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27 A DISTANCE OF 502.05 FEET TO A POINT IN THE EAST LINE OF THE WEST 30 ACRES OF THE EAST 60 ACRES OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH 00°44'00" EAST ALONG SAID EAST LINE 871.16 FEET TO A POINT IN THE EASTERLY LINE OF THE RIGHT OF WAY OF THE PACIFIC ELECTRIC RAILWAY, AS CONVEYED BY DEED RECORDED MAY 22, 1917 IN BOOK 301, PAGE 321 OF DEEDS, RECORDS OF SAID ORANGE COUNTY; THENCE NORTHERLY ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID PACIFIC ELECTRIC RAILWAY 909.76 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID LOT 13; THENCE NORTHERLY ALONG SAID EAST LINE OF LOT 13 A DISTANCE OF 154.04 FEET TO THE POINT OF BEGINNING.

EXCEPTING FROM SAID EASTERLY 343.00 FEET THAT PORTION DESCRIBED IN PARCEL A OF THE DEED TO NORTH ORANGE COUNTY JUNIOR COLLEGE DISTRICT OF ORANGE AND LOS ANGELES COUNTIES RECORDED JULY 30, 1975 IN BOOK 11470, PAGE 1263 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY.

ALSO EXCEPTING FROM SAID EASTERLY 343.00 FEET THAT PORTION DESCRIBED IN THE DEED TO FULLERTON JOINT UNION HIGH SCHOOL DISTRICT RECORDED MARCH 26, 2008 AS INSTRUMENT NO. 2008000139600 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY.

PARCEL 4A:

LOTS 1 THROUGH 8 INCLUSIVE, OF FORDHAM ADDITION TO FULLERTON, SHOWN ON A MAP RECORDED IN BOOK 8, PAGE 69 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL 4B:

THAT CERTAIN ALLEY, 20.00 FEET WIDE, AND THAT PORTION OF THE NORTHERLY 20.00 FEET OF NUTWOOD PLACE, AS SAID ALLEY AND NUTWOOD PLACE ARE SHOWN ON THE MAP OF FORDHAM ADDITION TO FULLERTON RECORDED IN BOOK 8, PAGE 69 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, SAID PORTION OF NUTWOOD PLACE BEING BOUNDED EASTERLY BY THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF LOT 8 AS SHOWN ON SAID MAP OF FORDHAM ADDITION TO FULLERTON AND BOUNDED WESTERLY BY THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 1 AS SHOWN ON SAID MAP OF FORDHAM ADDITION TO FULLERTON.

PARCEL 5A:

LOTS 1 THROUGH 8 INCLUSIVE, OF W. W. SCHULTZ'S SUBDIVISION, SHOWN ON A MAP RECORDED IN BOOK 8, PAGE 39 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL 5B:

THAT CERTAIN ALLEY, 20.00 FEET WIDE, NUTWOOD PLACE AND GROVE PLACE, AS SAID ALLEY, NUTWOOD PLACE AND GROVE PLACE ARE SHOWN ON THE MAP OF W. W. SCHULTZ'S SUBDIVISION RECORDED IN BOOK 8, PAGE 39 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, SAID NUTWOOD PLACE BEING BOUNDED EASTERLY BY THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF LOT 7 AS SHOWN ON SAID MAP OF W. W. SCHULTZ'S SUBDIVISION AND BOUNDED WESTERLY BY THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 6 AS SHOWN ON SAID MAP OF W. W. SCHULTZ'S SUBDIVISION AND SAID GROVE PLACE BEING BOUNDED EASTERLY BY THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF LOT 8 AS SHOWN ON SAID MAP OF W. W. SCHULTZ'S SUBDIVISION AND BOUNDED WESTERLY BY THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 1 AS SHOWN ON SAID MAP OF W. W. SCHULTZ'S SUBDIVISION.

PARCEL 6A:

THE NORTH ONE-HALF OF LOT 4 AND ALL OF LOTS 5 AND 6 OF THE W. A. TATE SUBDIVISION, AS SHOWN ON A MAP RECORDED IN BOOK 8, PAGE 41 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF THE WEST ONE-HALF OF THE ALLEY, 20.00 FEET WIDE, AS SAID ALLEY IS SHOWN ON SAID MAP, ADJOINING SAID LOTS 4, 5 AND 6 ON THE EAST, AS SAID ALLEY WAS VACATED BY RESOLUTION NO. 3838 OF THE CITY COUNCIL OF THE CITY OF FULLERTON, A CERTIFIED COPY OF WHICH WAS RECORDED JUNE 06, 1963 IN BOOK 6578, PAGE 39 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY, SAID PORTION OF THE ALLEY BEING BOUNDED NORTHERLY BY THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 6 AND BOUNDED SOUTHERLY BY THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID NORTH ONE-HALF OF LOT 4.

PARCEL 6B:

LOT 8 OF THE W. A. TATE SUBDIVISION, AS SHOWN ON A MAP RECORDED IN BOOK 8, PAGE 41 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF THE EAST ONE-HALF OF THE ALLEY, 20.00 FEET WIDE, AS SAID ALLEY IS SHOWN ON SAID MAP, ADJOINING SAID LOTS 4, 5 AND 6 ON THE EAST, AS SAID ALLEY WAS VACATED BY RESOLUTION NO. 3838 OF THE CITY COUNCIL OF THE CITY OF FULLERTON, A CERTIFIED COPY OF WHICH WAS RECORDED JUNE 06, 1963 IN BOOK 6578, PAGE 39 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY, SAID PORTION OF THE ALLEY BEING BOUNDED NORTHERLY BY THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 8 AND BOUNDED SOUTHERLY BY THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 6 AND BOUNDED SOUTHERLY BY THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID NORTH ONE-HALF OF LOT 4.

PARCEL 6C:

THE SOUTH ONE-HALF OF LOT 4 AND ALL OF LOTS 1, 2 AND 3 OF THE W. A. TATE SUBDIVISION, AS SHOWN ON A MAP RECORDED IN BOOK 8, PAGE 41 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF THE WEST ONE-HALF OF THE ALLEY, 20.00 FEET WIDE, AS SAID ALLEY IS SHOWN ON SAID MAP, ADJOINING SAID LOTS 1, 2, 3 AND 4 ON THE EAST, AS SAID ALLEY WAS VACATED BY RESOLUTION NO. 3838 OF THE CITY COUNCIL OF THE CITY OF FULLERTON, A CERTIFIED COPY OF WHICH WAS RECORDED JUNE 06, 1963 IN BOOK 6578, PAGE 39 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY, SAID PORTION OF THE ALLEY BEING BOUNDED NORTHERLY BY THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID SOUTH ONE-HALF OF LOT 4 AND BOUNDED SOUTHERLY BY THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 1, TOGETHER WITH THAT PORTION OF THE NORTH ONE-HALF OF COLLEGE PLACE, 60.00 FEET WIDE, AS SAID COLLEGE PLACE IS SHOWN ON SAID MAP, ADJOINING SAID LOT 1 ON THE SOUTH, AS SAID COLLEGE PLACE WAS VACATED BY SAID RESOLUTION NO. 3838, SAID PORTION OF COLLEGE PLACE BEING BOUNDED WESTERLY BY THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 1 AND BOUNDED EASTERLY BY THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID WEST ONE-HALF OF SAID ALLEY.

PARCEL 6D:

LOT 7 OF THE W. A. TATE SUBDIVISION, AS SHOWN ON A MAP RECORDED IN BOOK 8, PAGE 41 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF THE EAST ONE-HALF OF THE ALLEY, 20.00 FEET WIDE, AS SAID ALLEY IS SHOWN ON SAID MAP, ADJOINING SAID LOT 8 ON THE WEST, AS SAID ALLEY WAS VACATED BY RESOLUTION NO. 3838 OF THE CITY COUNCIL OF THE CITY OF FULLERTON, A CERTIFIED COPY OF WHICH WAS RECORDED JUNE 06, 1963 IN BOOK 6578, PAGE 39 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY, SAID PORTION OF THE ALLEY BEING BOUNDED NORTHERLY BY THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 7 AND BOUNDED SOUTHERLY BY THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 7.

LEGAL DESCRIPTION (CONT.)

PARCEL 6E:

THAT PORTION OF THE SOUTH ONE-HALF OF GROVE PLACE, 60.00 FEET WIDE, AS SAID GROVE PLACE IS SHOWN ON THE MAP OF THE W. A. TATE SUBDIVISION RECORDED IN BOOK 8, PAGE 41 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, SAID SOUTH ONE-HALF OF GROVE PLACE BEING BOUNDED EASTERLY BY THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF LOT 7 AS SHOWN ON SAID MAP OF THE W. A. TATE SUBDIVISION AND BOUNDED WESTERLY BY THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 6 AS SHOWN ON SAID MAP OF THE W. A. TATE SUBDIVISION.

PARCEL 7A:

LOTS 8 AND 9 OF S. N. FULLER'S SUBDIVISION, AS SHOWN ON A MAP RECORDED IN BOOK 8, PAGE 5 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF THE SOUTH ONE-HALF OF THE ALLEY, 20.00 FEET WIDE, AS SAID ALLEY IS SHOWN ON SAID MAP, ADJOINING SAID LOTS 8 AND 9 ON THE NORTH, AS SAID ALLEY WAS VACATED BY RESOLUTION NO. 3838 OF THE CITY COUNCIL OF THE CITY OF FULLERTON, A CERTIFIED COPY OF WHICH WAS RECORDED JUNE 06, 1963 IN BOOK 6578, PAGE 39 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY, SAID PORTION OF THE ALLEY BEING BOUNDED EASTERLY BY THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 9 AND BOUNDED WESTERLY BY THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 8.

PARCEL 7B:

LOTS 1, 2, 3, 4, 5, 6, 7 AND 10 OF S. N. FULLER'S SUBDIVISION, AS SHOWN ON A MAP RECORDED IN BOOK 8, PAGE 5 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, TOGETHER WITH THE ALLEY, 20.00 FEET WIDE, AS SAID ALLEY IS SHOWN ON SAID MAP, AS SAID ALLEY WAS VACATED BY RESOLUTION NO. 3838 OF THE CITY COUNCIL OF THE CITY OF FULLERTON, A CERTIFIED COPY OF WHICH WAS RECORDED JUNE 06, 1963 IN BOOK 6578, PAGE 39 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY, SAID ALLEY BEING BOUNDED EASTERLY BY THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 5 AND BOUNDED WESTERLY BY THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 1, TOGETHER WITH THAT PORTION OF THE SOUTH ONE-HALF OF COLLEGE PLACE, 60.00 FEET WIDE, AS SAID COLLEGE PLACE IS SHOWN ON SAID MAP, ADJOINING SAID LOTS 1, 2, 3, 4 AND 5 ON THE NORTH, AS SAID COLLEGE PLACE WAS VACATED BY SAID RESOLUTION NO. 3838, SAID PORTION OF COLLEGE PLACE BEING BOUNDED WESTERLY BY THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 1 AND BOUNDED EASTERLY BY THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 5.

EXCEPTING FROM SAID ALLEY THAT PORTION OF THE SOUTH ONE-HALF ADJOINING LOTS 8 AND 9 OF SAID S. N. FULLER'S SUBDIVISION ON THE NORTH, SAID PORTION OF THE ALLEY BEING BOUNDED EASTERLY BY THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 9 AND BOUNDED WESTERLY BY THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 8.

PARCEL 8:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 10 WEST, IN THE RANCHO SAN JUAN CAJON DE SANTA ANA, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 7 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY AND NORTHERLY LINE OF THE RIGHT-OF-WAY OF THE PACIFIC ELECTRIC RAILWAY, AS CONVEYED BY DEED RECORDED MAY 22, 1917 IN BOOK 301, PAGE 321 OF DEEDS, RECORDS OF SAID ORANGE COUNTY, AND THE EAST LINE OF THE WEST 30 ACRES OF THE EAST 60 ACRES OF THE SOUTHWEST QUARTER OF SAID SECTION 27, SAID RIGHT-OF-WAY LINE BEING A CURVE CONCAVE WESTERLY AND SOUTHWESTERLY AND HAVING A RADIUS OF 966.79 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 82°00'50" EAST; THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE 432.59 FEET THROUGH A CENTRAL ANGLE OF 25°38'04" TO THE WEST LINE OF THE EAST 150.45 FEET OF SAID WEST 30 ACRES; THENCE NORTH 00°10'14" WEST ALONG SAID WEST LINE A DISTANCE OF 180.13 FEET; THENCE NORTH 89°49'46" EAST 150.45 FEET TO THE EAST LINE OF SAID WEST 30 ACRES; THENCE ALONG SAID EAST LINE SOUTH 00°10'14" EAST 581.83 FEET TO THE POINT OF BEGINNING.

PARCEL 9:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 10 WEST, IN THE RANCHO SAN JUAN CAJON DE SANTA ANA, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 7 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE PACIFIC ELECTRIC RAILWAY, AS CONVEYED BY DEED RECORDED MAY 22, 1917 IN BOOK 301, PAGE 321 OF DEEDS, RECORDS OF SAID ORANGE COUNTY, AND A LINE PARALLEL WITH AND WESTERLY 150.45 FEET, MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THE WEST 30 ACRES OF THE SOUTHWEST QUARTER OF SECTION 27; THENCE ALONG SAID PARALLEL LINE SOUTH 00°10'14" EAST 81.58 FEET; THENCE NORTH 89°59'20" EAST 40.83 FEET TO A POINT IN SAID SOUTHWEST LINE OF THE RIGHT OF WAY OF THE PACIFIC ELECTRIC RAILWAY, SAID RIGHT OF WAY BEING A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 926.79 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 66°05'50" EAST; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE 91.37 FEET THROUGH A CENTRAL ANGLE OF 05°38'54" TO THE POINT OF BEGINNING.

PARCEL 10:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 10 WEST, IN THE RANCHO SAN JUAN CAJON DE SANTA ANA, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 7 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 13 OF THE CENTRAL ADDITION, AS SHOWN ON A MAP RECORDED IN BOOK 7, PAGES 7 AND 8 OF MISCELLANEOUS MAPS; THENCE ALONG THE EAST LINE OF SAID CENTRAL ADDITION, SOUTH 00°03'32" EAST 345.58 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°56'28" EAST 5.95 FEET TO A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 304.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 128.50 FEET THROUGH A CENTRAL ANGLE OF 24°13'07"; THENCE, TANGENT NORTH 65°43'21" EAST 26.28 FEET TO A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 343.70 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 145.28 FEET THROUGH A CENTRAL ANGLE OF 24°13'07"; THENCE, TANGENT NORTH 89°56'28" EAST 41.53 FEET; THENCE SOUTH 00°00'40" EAST 68.73 FEET; THENCE SOUTH 89°56'28" WEST 337.63 FEET TO SAID EAST LINE OF THE CENTRAL ADDITION; THENCE ALONG SAID LINE NORTH 00°03'32" WEST 0.70 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 11:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 10 WEST, IN THE RANCHO SAN JUAN CAJON DE SANTA ANA, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 7 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF LOT 13 OF THE CENTRAL ADDITION, AS SHOWN ON A MAP RECORDED IN BOOK 7, PAGES 7 AND 8 OF MISCELLANEOUS MAPS, SAID POINT OF BEGINNING BEING SOUTHERLY 71.36 FEET FROM THE NORTHWEST CORNER OF SAID LOT 13; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 13 A DISTANCE OF 41.20 FEET; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 926.79 FEET (A TANGENT TO SAID CURVE AT SAID LAST MENTIONED POINT HAVING A BEARING OF SOUTH 75°40'30" EAST) 1108.55 FEET TO THE POINT OF BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1245.07 FEET; THENCE SOUTHERLY ALONG LAST MENTIONED CURVE 29.34 FEET TO THE POINT OF BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1881.66 FEET; THENCE SOUTHERLY ALONG LAST MENTIONED CURVE 29.55 FEET TO THE POINT OF BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 3791.49 FEET; THENCE SOUTHERLY ALONG LAST MENTIONED CURVE 29.78 FEET TO THE END OF SAID CURVE; THENCE SOUTH 00°44'00" EAST 718.96 FEET TO A POINT IN A LINE WHICH IS PARALLEL TO AND 30.00 FEET NORTHERLY FROM THE SOUTH LINE OF SAID SECTION 27, SAID LINE BEING ALSO THE NORTHERLY LINE OF A PUBLIC HIGHWAY, IN THE CITY OF FULLERTON, KNOWN AS CHAPMAN AVENUE, SAID LAST MENTIONED POINT BEING EASTERLY 47.61 FEET FROM THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF SAID CHAPMAN AVENUE WITH THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOT 1, BLOCK 6 OF VICTORIA SQUARE, AS SHOWN ON A MAP RECORDED IN BOOK 8, PAGE 41 OF MISCELLANEOUS MAPS; THENCE EASTERLY ALONG THE NORTH LINE OF SAID CHAPMAN AVENUE 30.00 FEET TO THE EAST LINE OF THE WEST 30 ACRES OF THE EAST 60 ACRES OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE NORTH 00°44'00" WEST ALONG THE EAST LINE OF THE WEST 30 ACRES OF THE EAST 60 ACRES OF THE SOUTHWEST QUARTER OF SAID SECTION 27 A DISTANCE OF 898.58 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 966.79 FEET (SAID CURVE BEING PARALLEL TO AND 40.00 FEET NORTHEASTERLY FROM THE CURVE HEREBEFORE DESCRIBED AS HAVING A RADIUS OF 926.79 FEET) 1139.78 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WESTERLY OF THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF THE LAND DESCRIBED IN DEED TO FULLERTON UNION HIGH SCHOOL DISTRICT OF ORANGE COUNTY, CALIFORNIA RECORDED SEPTEMBER 27, 1934 IN BOOK 705, PAGE 195 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN PARCELS 2 AND 3 OF THE DEED TO FULLERTON JOINT UNION HIGH SCHOOL DISTRICT OF ORANGE AND LOS ANGELES COUNTIES RECORDED MARCH 10, 1975 IN BOOK 11354, PAGE 908 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY.

ALSO EXCEPTING THEREFROM ALL MINERALS AND MINERAL ORES OF EVERY KIND AND CHARACTER OCCURRING 500 FEET BENEATH THE SURFACE THEREOF, NOW KNOWN TO EXIST OR HEREINAFTER DISCOVERED UPON, WITHIN OR UNDERLIEING SAID LAND OR THAT MAY BE PRODUCED THEREFROM, INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, ALL PETROLEUM, OIL, NATURAL GAS AND OTHER HYDROCARBON SUBSTANCES AND PRODUCTS DERIVED THEREFROM, TOGETHER WITH THE EXCLUSIVE AND PERPETUAL RIGHT OF MINERALS AND EGRESS THEREIN, TOGETHER WITH THE RIGHT TO EXPLORE FOR, EXTRACT, MINE AND REMOVE THE SAME, AND TO MAKE SUCH USE OF SAID LAND BENEATH THE SURFACE AS IS NECESSARY OR USEFUL IN CONNECTION THEREWITH, AND OTHER USE THEREOF, WHICH USES MAY INCLUDE LATERAL OR SLANT DRILLING, DIGGING, BORING OR SINKING OF WELLS, SHAFTS OR TUNNELS TO OTHER LANDS NOT SUBJECT TO THOSE RESERVATIONS AND EASEMENTS WITHOUT THE RIGHT TO USE THE SURFACE OF SAID LAND IN THE EXERCISE OF ANY OF SAID RIGHTS AND SHALL NOT DISTURB THE SURFACE OF SAID LAND OR ANY IMPROVEMENTS THEREON OR REMOVE OR IMPAIR THE LATERAL OR SUBJACENT SUPPORT OF SAID LAND OR ANY IMPROVEMENTS THEREON, AND SHALL CONDUCT NO OPERATIONS WITHIN 500 FEET OF THE SURFACE OF SAID LAND, AS RESERVED IN THE DEED FROM PACIFIC ELECTRIC RAILWAY COMPANY, A CALIFORNIA CORPORATION, RECORDED JULY 09, 1963 IN BOOK 6623, PAGE 682 OF OFFICIAL RECORDS, SAID DEED FURTHER PROVIDES: IN THE EXERCISE OF SAID RESERVED MINERAL RIGHTS, GRANTOR MAY POOL SAID LANDS WITH OTHER LANDS, THE RIGHTS OF GRANTOR SHALL INCLUDE, BUT SHALL IN NO WAY BE LIMITED TO, ALL SUBTERRANEAN RIGHTS NECESSARY, INCIDENTAL OR CONVENIENT TO THE FULL EXERCISE OF THE RIGHTS RESERVED BY GRANTOR BELOW 500 FEET OF THE SURFACE OF SAID LAND AND SHALL INCLUDE THE RIGHT TO DRILL AND MAINTAIN WELL HOLES THROUGH THE SAID LAND BELOW 500 FEET FROM THE SURFACE THEREOF FOR THE PURPOSE OF REMOVING OIL, GAS AND OTHER HYDROCARBON SUBSTANCES FROM OTHER LANDS WHETHER SUCH OTHER LANDS BE ADJACENT, CONTIGUOUS OR DISTANT FROM SAID LANDS.

LEGAL DESCRIPTION (CONT.)

PARCEL 12:

THE EAST 30 ACRES OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 10 WEST, IN THE RANCHO SAN JUAN CAJON DE SANTA ANA, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 7 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT NO. 838, AS SHOWN ON A MAP RECORDED IN BOOK 25, PAGES 16 AND 17 OF MISCELLANEOUS MAPS; THENCE ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, NORTH 89°26'00" EAST 495.00 FEET; THENCE ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, SOUTH 00°41'00" EAST 582.30 FEET; THENCE ENTERING THE EAST 30 ACRES OF THE SOUTHWEST QUARTER OF SAID SECTION 27, SOUTH 89°15'07" WEST 293.68 FEET; THENCE SOUTH 73°48'07" WEST 208.89 FEET TO THE WEST LINE OF THE EAST 30 ACRES OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE ALONG SAID WEST LINE OF THE EAST 30 ACRES, NORTH 00°41'15" WEST 639.52 FEET TO THE POINT OF BEGINNING.

PARCEL 13:

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 10 WEST, IN THE RANCHO SAN JUAN CAJON DE SANTA ANA, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 7 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, DISTANT THEREON NORTH 00°41'00" WEST 1144.00 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89°30'35" EAST 495.00 FEET TO THE WEST LINE OF TRACT NO. 1232, AS SHOWN ON A MAP RECORDED IN BOOK 42, PAGES 38 THROUGH 40, INCLUSIVE OF MISCELLANEOUS MAPS; THENCE NORTH 00°41'00" WEST, ALONG SAID WEST LINE, 616.00 FEET TO THE SOUTH LINE OF THE LAND CONVEYED TO ALBERT HETERINK BY DEED RECORDED DECEMBER 31, 1935 IN BOOK 800, PAGE 29 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY; THENCE SOUTH 89°30'35" WEST, ALONG SAID SOUTH LINE, 495.00 FEET TO THE POINT OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE SOUTH 00°41'00" EAST, ALONG SAID WEST LINE, 616.00 FEET TO THE POINT OF BEGINNING.

PARCEL 14:

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 10 WEST, IN THE RANCHO SAN JUAN CAJON DE SANTA ANA, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 7 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, DISTANT THEREON NORTH 00°41'00" WEST 616.00 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00°41'00" WEST 528.00 FEET TO THE SOUTHWEST CORNER OF THE LAND CONVEYED TO FULLERTON JUNIOR COLLEGE DISTRICT OF ORANGE COUNTY, CALIFORNIA BY DEED RECORDED JULY 30, 1948 IN BOOK 1678, PAGE 75 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY; THENCE NORTH 89°30'35" EAST 495.00 FEET TO THE WEST LINE OF TRACT NO. 1232, AS SHOWN ON A MAP RECORDED IN BOOK 42, PAGES 38 THROUGH 40, INCLUSIVE OF MISCELLANEOUS MAPS; THENCE SOUTH 00°41'00" EAST 528.00 FEET, ALONG SAID WEST LINE; THENCE SOUTH 89°30'35" WEST 495.00 FEET TO THE POINT OF BEGINNING.

PARCEL 15:

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 10 WEST, IN THE RANCHO SAN JUAN CAJON DE SANTA ANA, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 7 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SAID SECTION 27; THENCE NORTH 00°41'00" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 616.00 FEET TO THE SOUTHWEST CORNER OF THE LAND CONVEYED TO FULLERTON JUNIOR COLLEGE DISTRICT OF ORANGE COUNTY, CALIFORNIA BY DEED RECORDED SEPTEMBER 03, 1963 IN BOOK 2588, PAGE 451 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY; THENCE NORTH 89°30'35" EAST, ALONG THE SOUTH LINE OF SAID LAND, 495.00 FEET TO THE WEST LINE OF TRACT NO. 1232, AS SHOWN ON A MAP RECORDED IN BOOK 42, PAGES 38 THROUGH 40, INCLUSIVE OF MISCELLANEOUS MAPS; THENCE SOUTH 00°41'00" EAST, ALONG SAID WEST LINE, 616.00 FEET TO THE SOUTH LINE OF SAID SECTION 27; THENCE WEST ALONG SAID SOUTH LINE, 495.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE SOUTH 300.00 FEET OF THE EAST 125.00 FEET OF THE WEST 303.00 FEET THEREOF.

PARCEL 16:

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 10 WEST, AS SAID SECTION IS SHOWN ON THE MAP RECORDED IN BOOK 51, PAGE 7 OF MISCELLANEOUS MAPS OF ORANGE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

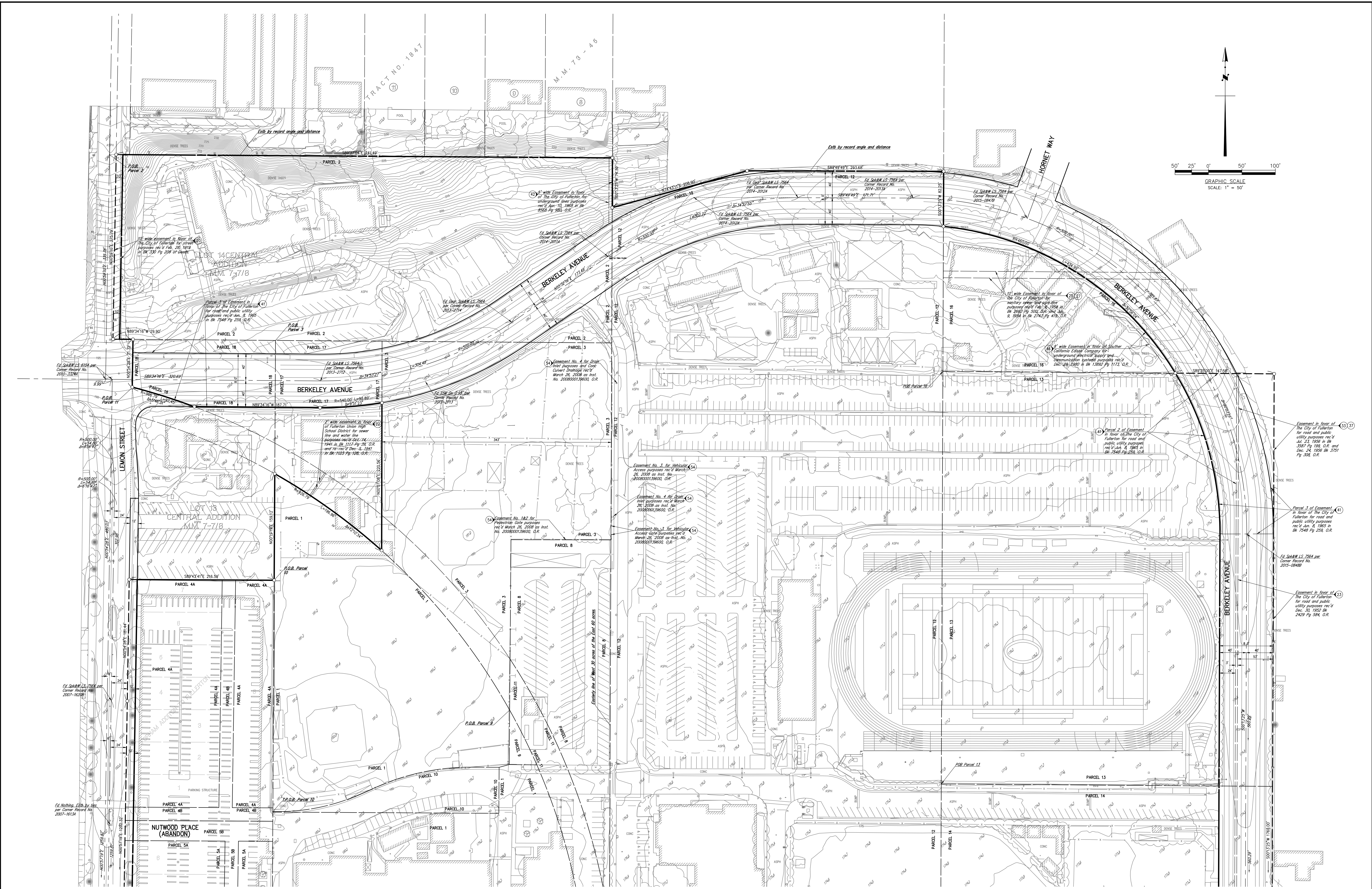
BEGINNING AT THE INTERSECTION OF THE WESTERLY PROLONGATION OF THE NORTHERLY BOUNDARY OF TRACT NO. 1232, AS SAME IS SHOWN ON THE MAP RECORDED IN BOOK 42, PAGES 38 THROUGH 40, INCLUSIVE OF MISCELLANEOUS MAPS OF SAID COUNTY, WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE, ALONG LAST SAID WEST LINE NORTH 00°41'00" WEST 216.94 FEET TO A POINT IN A CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 460.00 FEET, A RADIAL OF SAID CURVE THROUGH SAID POINT BEING NORTH 04°55'52" EAST; THENCE, ALONG THE ARC OF SAID CURVE, SOUTHEASTERLY TO AFORESAID WESTERLY PROLONGATION OF THE NORTH LINE OF LOT NO. 1232; THENCE, WESTERLY ALONG SAID WESTERLY PROLONGATION TO SAID POINT OF BEGINNING.

EXCEPTING ALL OIL, GAS, MINERALS AND HYDROCARBONS ON SUCH PORTION OF SAID LAND AS LIES 500 FEET OR MORE BELOW THE SURFACE OF SAID LAND, HOWEVER, WITHOUT THE RIGHT TO ENTER UPON THE SURFACE FOR THE EXPLORATION, DEVELOPING, EXTRACTING OR REMOVING ANY OIL, GAS, MINERALS OR HYDROCARBONS FOUND THEREIN, AS RESERVED IN THE DEED FROM ALBERT HETERINK, A SINGLE MAN, IN DEED RECORDED JANUARY 26, 1966 IN BOOK 7821, PAGE 43 OF OFFICIAL RECORDS.

PARCEL 17:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 10 WEST, IN THE RANCHO SAN JUAN CAJON DE SANTA ANA, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 7 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 13 OF CENTRAL ADDITION, AS SHOWN ON A MAP RECORDED IN BOOK 7, PAGES 7 AND 8 OF MISCELLANEOUS MAPS; THENCE



SEE SHEET NO. 4

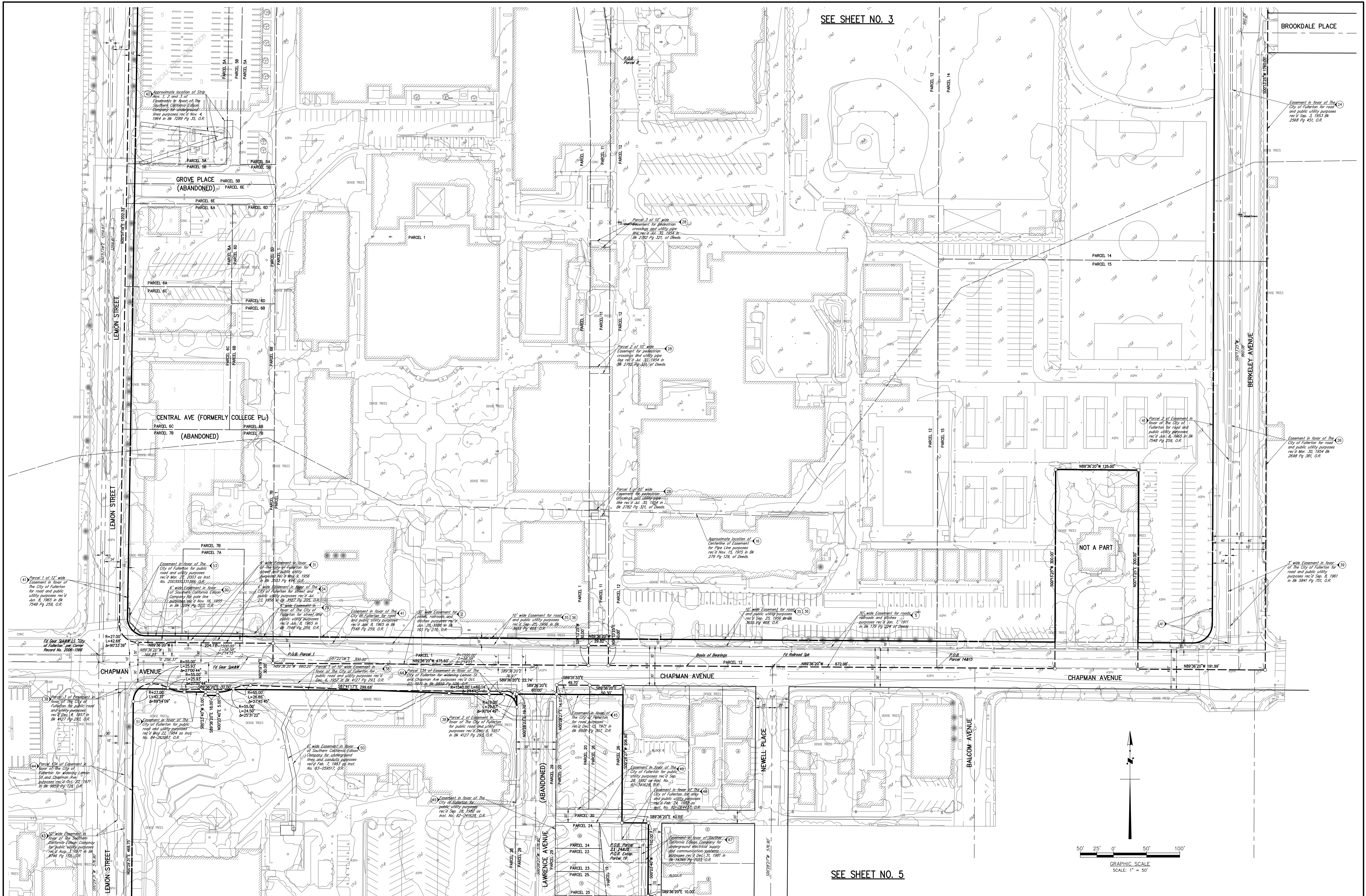
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REMARKS	
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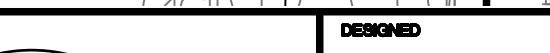
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IN THE CITY OF FULLERTON COUNTY OF ORANGE STATE OF CALIFORNIA	

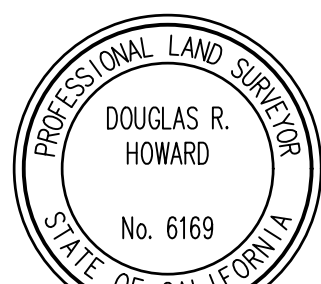
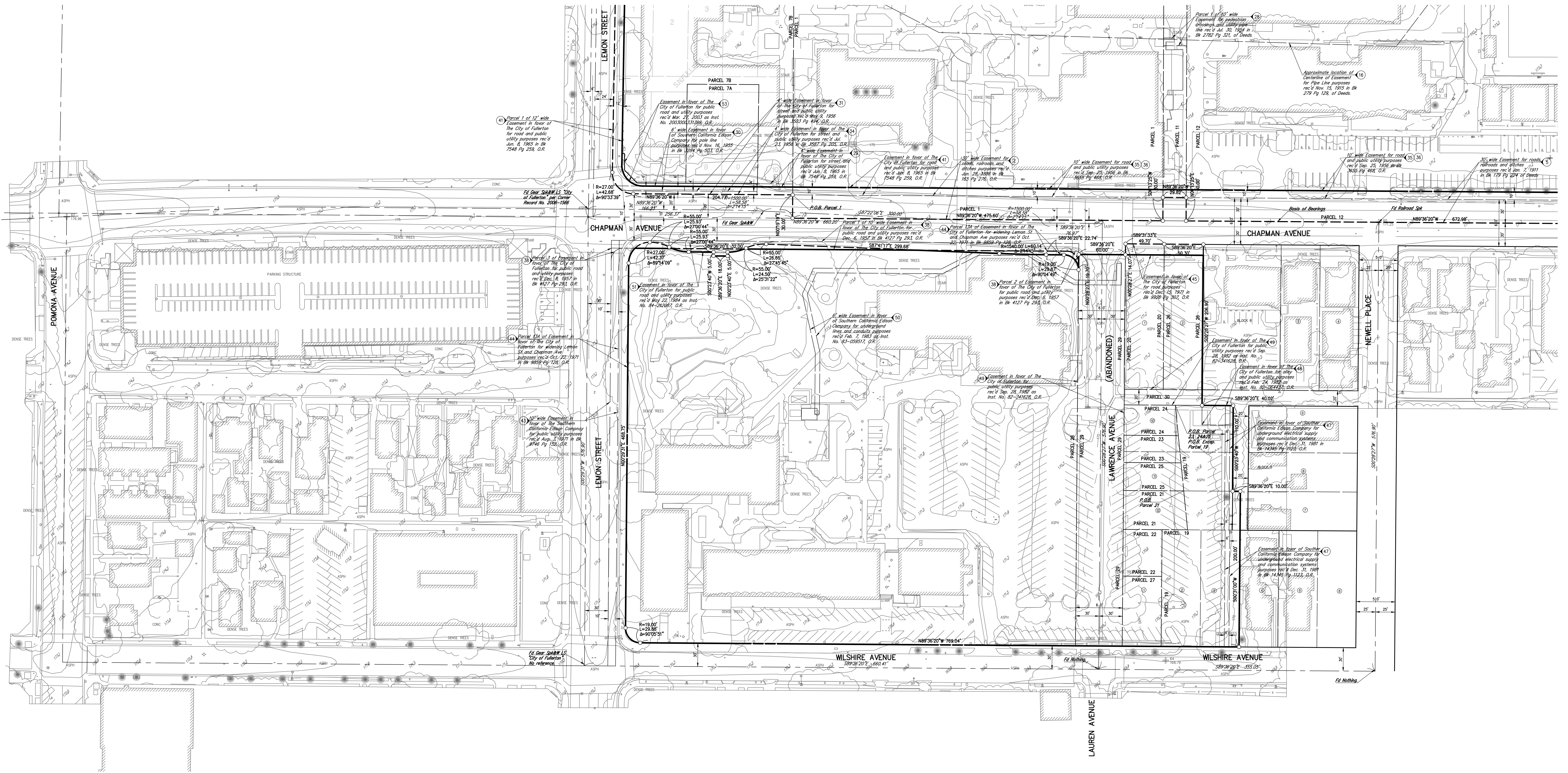
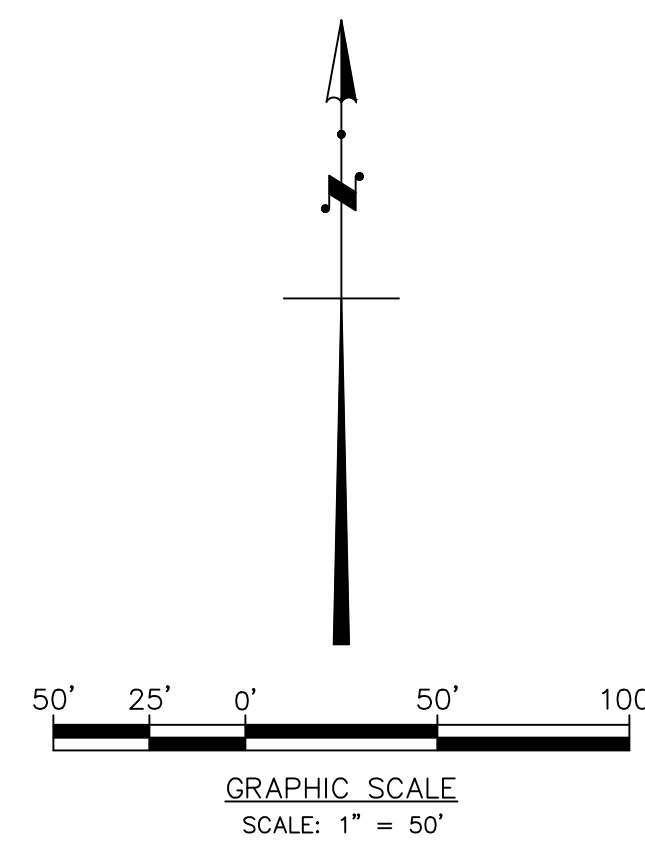
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