

**STAFF REPORT  
C100**

A 68

04/19/18  
SB50-18-008  
E. Kennedy  
P. Huber

S 37

**CONSIDER EXERCISING THE RIGHT OF FIRST REFUSAL FOR THE ACQUISITION  
OF FEDERAL PUBLIC LANDS OR RIGHT TO ARRANGE FOR THEIR TRANSFER  
TO ANOTHER ENTITY IN THE CITY OF TUSTIN, ORANGE COUNTY**

**AREA, LAND TYPE, AND LOCATION:**

160.6 acres, more or less, of federal public land in the city of Tustin, Orange County.

**INTRODUCTION TO SB 50:**

In October 2017, the Governor of California signed SB 50 (Allen, Chapter 535, Statutes of 2017) into law, which added sections 6223 and 27338 to the Government Code and section 8560 to the Public Resources Code. Section 8560 makes certain federal land conveyances void unless the Commission is provided with a right of first refusal or the right to arrange for the transfer of the land to another entity. The Commission must exercise its right of first refusal at a public meeting. If the Commission was provided with its right of first refusal and right to transfer to another entity but elects not to purchase or arrange for transfer, it must issue a certificate affirming compliance with the law. Section 6223 prohibits the recordation of a conveyance of federal public lands unless it is accompanied by a certificate of compliance. The right of first refusal does not apply to certain conveyances, including but not limited to, those associated with a habitat conservation plan, lands conveyed into or out of trust for a federally recognized Native American tribe, and certain land exchanges.

**BACKGROUND:**

The City of Tustin (City or Applicant) seeks to acquire federal surplus real property at the former Marine Corps Air Station, Tustin (MCAS Tustin). MCAS Tustin was commissioned in 1942 to be a Lighter-than-Air facility to patrol the coastline with crewed blimps. In the 1950s, the base was re-activated as a Marine Corps aviation facility for helicopter operations.

When MCAS Tustin closed in 1999, it consisted of approximately 1,600 acres within Orange County, including approximately 1,520 acres in the city of Tustin and 80 acres in the city of Irvine. The U.S. Department of the Navy, the federal

STAFF REPORT NO. **C100** (CONT'D)

landowner, has agreed to convey to the City portions of MCAS Tustin pursuant to various agreements between the Navy and the City under the Defense Base Closure and Realignment Act of 1990. The City is the federally designated Local Redevelopment Authority for MCAS Tustin. As the Redevelopment Authority, the City was responsible for preparing a reuse and redevelopment plan, the MCAS Tustin Reuse Plan (Reuse Plan). Under this plan, the federal property was to be disposed of through an Economic Development Conveyance, several homeless provider conveyances, school conveyances, National Park Service public benefit conveyances, other public benefit conveyances, and public sales of selected parcels.

Pursuant to the Economic Development Conveyance (EDC) agreement, the Navy committed to convey approximately 1,153 acres of surplus MCAS Tustin property to the City at no cost, and the City committed to develop this property in accordance with the Reuse Plan. In 2002, the Navy executed a Lease in Furtherance of Conveyance (LIFOC) with the City for the portions of the MCAS Tustin that are coterminous with the EDC property, so the City has been in physical possession of the entire EDC Property since that time, save parcels transferred by the City to other parties in accordance with the Reuse Plan. Much of the property committed to conveyance to the City under the EDC agreement has already been transferred, but approximately 136.67 acres remain to be conveyed.

The City also received approval from the National Park Service to receive 33 acres of surplus MCAS Tustin property for city park and recreational purposes through a public benefit conveyance. Of this surplus National Park Service public benefit conveyance property, 23.93 acres remain to be conveyed to the City.

The City seeks a certificate of compliance for 160.6 acres of federal lands (Subject Federal Parcel), comprised of the remaining 136.67 acres to be conveyed under the EDC agreement and the 23.93 acres to be conveyed under the public benefit conveyance agreement, as described in Exhibit A.

**PROPERTY DESCRIPTION:**

***Appraised Value:***

The Subject Federal Parcel is to be transferred at no cost. There are no appraisals for it.

***Existing Improvements:***

The Subject Federal Parcel includes a historic blimp hangar, referred to as the South Hangar. There are other derelict military buildings intended to be demolished.

STAFF REPORT NO. **C100** (CONT'D)

***Natural and Cultural Resources:***

In 2001, the City and the Navy issued a joint Environmental Impact Statement/Environmental Impact Report (EIS/EIR) under the National Environmental Policy Act (NEPA) and the California Environmental Quality Act (CEQA) for the disposal and reuse of MCAS Tustin. The City issued a Supplemental EIS/EIR in 2004 for the extension of Tustin Ranch Road and two subsequent Addendums. Staff has reviewed these environmental documents and the MCAS Tustin Specific Plan.

Before MCAS Tustin was developed in the 1940s, the area was used for agriculture. The property was then developed for airfield use, aircraft maintenance, radar installation testing, and other military operations, housing, and training, and at the time of its closure had approximately 250 structures. Due to the former agricultural use and subsequent development of the property, the former MCAS Tustin site has limited natural resources.

The 2001 EIS/EIR concluded that the MCAS Tustin site did not provide habitat for any species listed as threatened or endangered under the federal Endangered Species Act (ESA) or California ESA, proposed for listing, or listed as a species of special concern by the California Department of Wildlife, with the exception that four loggerhead shrikes, identified as a species of special concern, were observed in March 1993. The 2004 Supplemental EIS/EIR did not find issues associated with biological resources to be significantly different than those analyzed in the 2001 EIS/EIR.

Based on the EIS/EIR, Supplemental EIS/EIR, and Addendums, the Subject Federal Parcel does not have any significant archaeological resources. Mitigation has been incorporated into the project for potential impacts to unanticipated archaeological or cultural artifacts discovered during ground disturbing activities.

The South Hangar (and the North Hangar) are listed on the National Register of Historic Places and are designated as National Historic Civil Engineering Landmarks. They remain some of the largest clear span wooden structures in the world.

***Encumbrances:***

The portion of the Subject Federal Parcel to be conveyed pursuant to the EDC agreement is subject to a Lease in Furtherance of Conveyance, executed May 10, 2002. The lease contains numerous use restrictions.

## STAFF REPORT NO. C100 (CONT'D)

There are pre-existing and newly granted utility easements in accordance with the Reuse Plan. Prior to conveyance, the property will be further encumbered by covenants to restrict use of the property and other environmental restrictions negotiated with various regulatory agencies.

### ***Contamination:***

Since the Subject Federal Parcel was used for helicopter operation and support activities, hazardous materials such as oil, solvents, jet fuel, hydraulic fluid, and materials contaminated with these substances have been stored and disposed of on the site. Previous surveys of the site have identified asbestos-containing materials and lead-based paint. As required by law, the Navy has been remediating the site prior to conveyance.

### **APPLICANT'S INTENDED USE:**

Generally, the intended uses for the Subject Federal Parcel will conform with the Reuse Plan and the MCAS Tustin Specific Plan. Public uses are proposed for the entire portion of the Subject Federal Parcel intended to be transferred under the public benefit conveyance. This land will be part of a city sports park that is under construction and is anticipated to open to the public in 2019. Most of the portion of the Subject Federal Parcel to be conveyed under the EDC agreement is planned for public uses. These include portions of the sports park described above, a City police substation, and City Parks and Recreation Department offices. There will also be a "Hangar Park," a community college campus, and an animal shelter. The exact use of the South Hangar is still being determined. Some of the EDC property is intended for ancillary private uses, including residential, office space, and retail.

### **STAFF ANALYSIS AND RECOMMENDATION:**

#### **Authority:**

Public Resources Code sections 6005 and 8560 and Government Code section 6223.

#### **State's Best Interests Analysis:**

Section 8560 defines "federal public land" broadly as "any land owned by the United States, including the surface estate, the subsurface estate, or any improvements on those estates." While the statute mandates that the Commission consider its right of first refusal for conveyances of federal public lands within the state of California, it does not provide guidance as to when the Commission should decide to acquire the subject federal public lands or to arrange for their transfer to another entity. However, the legislative history suggests that the Legislature intended for SB 50 to address conveyances of federal public lands with high value for environmental conservation or preservation, tourism, scientific study, or

STAFF REPORT NO. **C100** (CONT'D)

recreation. (See Assem. Com. on Natural Resources, report on SB 50 (2017-2018 Reg. Sess.), as amended May 26, 2017, pp. 3-4.; Sen. Com. on Natural Resources and Water, report on SB 50 (2017-2018 Reg. Sess.), Feb. 22, 2017 version, pp. 1-2.; Sen. Jud. Comm., report on SB 50 (2017-2018 Reg. Sess.), as amended March 20, 2017, pp. 3-4.)

The Subject Federal Parcel proposed for conveyance to the City does not possess high value for environmental or natural resource conservation or preservation. Most of MCAS Tustin and the surrounding lands have been developed. The Subject Federal Parcel is in a highly developed area in the center of Orange County. MCAS Tustin is bounded by four freeways, bordered by major roadways, and is approximately 2 miles northeast of an airport. Staff believes, based on MCAS Tustin's past use as a Navy base for aircraft operations and maintenance, radar installation testing, helicopter training, and military housing, the urban setting bordering MCAS Tustin, and the above information, that conveyance of the property will not have negative impacts on the environment or natural resources.

The Reuse Plan ensures that the redevelopment of MCAS Tustin, including the Subject Federal Parcel, will provide recreational opportunities for the community. The blimp hangars at MCAS Tustin are historical resources listed on the National Register of Historic Places. The Reuse Plan calls for preserving the North Hangar and creating a park around it. The City has already acquired most of the MCAS Tustin property and has been leading the development of the former MCAS Tustin according to the Reuse Plan for residential, commercial, educational, research and development, and light industrial purposes. So far, it has developed over 3,200 residential units and 1.1 million square feet of retail space and construction is underway for an 870,000 square foot "creative office campus." Over 90 acres of parks have been created, and an additional 80 acres are planned, which will provide recreational opportunities for the public. Conveyance of the Subject Federal Parcel to the City would allow it to complete the development of these planned parks, college campus, and other public facilities.

For all the above reasons, staff recommends that the Commission find it is not in the State's best interests to acquire the Subject Federal Parcel or to arrange for its transfer to another entity.

**OTHER PERTINENT INFORMATION:**

1. This action is consistent with Strategy 1.1 of the Commission's Strategic Plan to deliver the highest levels of public health and safety in the

STAFF REPORT NO. **C100** (CONT'D)

protection, preservation, and responsible economic use of the lands and resources under the Commission's jurisdiction.

2. The Commission's finding that it is not in the State's best interests to acquire the Subject Federal Parcel or to arrange for its transfer, and authorization to issue a certificate of compliance are not projects as defined by CEQA because they are administrative actions that will not result in direct or indirect physical changes in the environment.

Authority: Public Resources Code section 21065 and California Code of Regulations, title 14, section 15378, subdivision (b)(5).

3. **Finding that the acquisition or transfer to another entity is not in the State's best interests:** Staff recommends that the Commission also find that this activity is exempt from the requirements of CEQA as a statutorily exempt project. The activity is exempt because CEQA does not apply to projects that a public agency rejects or disapproves.

Authority: Public Resources Code section 21080, subdivision (b)(5) and California Code of Regulations, title 14, section 15270, subdivision (a).

4. **Issuance of a certificate of compliance:** Staff recommends that the Commission also find that this activity is exempt from the requirements of CEQA as a statutorily exempt project. The activity is exempt because CEQA does not apply to ministerial projects. After being provided with the right of first refusal or right to transfer to another entity, the Commission has no discretion whether to issue the certificate of compliance—it "shall issue a certificate of compliance."

Authority: Public Resources Code sections 21080, subdivision (b)(1) and California Code of Regulations, title 14, section 15268, subdivision (a).

**EXHIBIT:**

- A. Land Descriptions and Accompanying Sketches

**RECOMMENDED ACTION:**

It is recommended that the Commission:

**CEQA FINDING:**

1. **Finding that the acquisition or transfer to another entity is not in the State's best interests:** Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, title 14, section 15061 as a statutorily exempt project

STAFF REPORT NO. **C100** (CONT'D)

pursuant to Public Resources Code section 21080, subdivision (b)(5) and California Code of Regulations, title 14, section 15270, subdivision (a), projects that a public agency rejects or disapproves.

2. **Issuance of a certificate of compliance:** Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, title 14, section 15061 as a statutorily exempt project pursuant to Public Resources Code section 21080, subdivision (b)(1) and California Code of Regulations, title 14, section 15268, subdivision (a), ministerial projects.

**STATE'S BEST INTERESTS FINDING:**

Find that it is not in the best interests of the State for the Commission to acquire the 160.6 acres of land proposed for conveyance from the Department of the Navy to the City of Tustin, or to arrange for its transfer to another entity.

**AUTHORIZATION:**

Authorize the Executive Officer, or her designee, to issue a certificate of compliance with Public Resources Code section 8650 for the conveyance of 160.6 acres of federal public land from the Department of the Navy to the City of Tustin.

# EXHIBIT A LEGAL DESCRIPTIONS AND ACCOMPANYING SKETCHES

## EXHIBIT "A"

### LEGAL DESCRIPTION

CO-2

In the City of Tustin, County of Orange, State of California, being all of Lots 3, 13, 14, 22, 23, 25, 26 and C of Tract No. 16695 as per map filed in Book 866, Pages 1 through 9, inclusive, of Miscellaneous Maps, in the office of the County Recorder of said County.

**Together with** that portion of Block 47 of Irvine's Subdivision as shown on the map filed in Book 1, Page 88 of Miscellaneous Maps and as shown on a map filed in Book 165, Pages 31 through 39, inclusive of Records of Survey, both in said office of the County Recorder being a portion of the land described as Parcel 1 in the Grant of Easement recorded September 12, 1988, as Instrument No. 88-456310 and a portion of the land described in the Grant of Easement for "San Joaquin Road" to said County by resolution of the Board of Supervisors on July 22 1947, recorded July 22, 1947, in Book 1533, Page 430, both of Official Records of said County described as the first exception to Parcel I-C-2 in the Quitclaim Deed C recorded May 14, 2002, as Instrument No. 20020404593 as follows:

Beginning at the most southerly corner of said Parcel 1; thence South 49°19'54" East 11.00 feet along the southeasterly prolongation of the southwesterly line of said Parcel 1 to the southeasterly line of said 11.00 foot wide strip of land, said southeasterly line having a bearing and distance of "South 40°38'05" East 1947.61 feet" per said Grant of Easement for "San Joaquin Road"; thence along said southeasterly line North 40°38'05" East 1232.22 feet to the **True Point of Beginning**; thence continuing along said southeasterly line North 40°38'05" East 18.47 feet to a point hereinafter to as Point "Z"; thence leaving said southeasterly line North 8°34'09" West 184.33 feet to the northwesterly line of said Parcel 1; thence along said northwesterly line South 43°55'56" West 26.33 feet; thence South 41°15'21" West 86.78 feet; thence South 40°44'08" West 83.58 feet; thence leaving said northwesterly line South 8°31'36" East 69.81 feet; thence North 81°27'34" East 136.64 feet to the **True Point of Beginning**.

*Revised July 31, 2017*

July 17, 2017

WO No. 0449-24

Page 1 of 2

H&A Legal No. 9159

By: J. Kinnie


Checked By: R. Wheeler



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Containing 6.225 acres, more or less.

As shown on Exhibit "B" attached hereto and by this reference made a part hereof.

  
\_\_\_\_\_  
Jason R. Kinnie, L.S. No. 7090  
Date: 07-31-2017

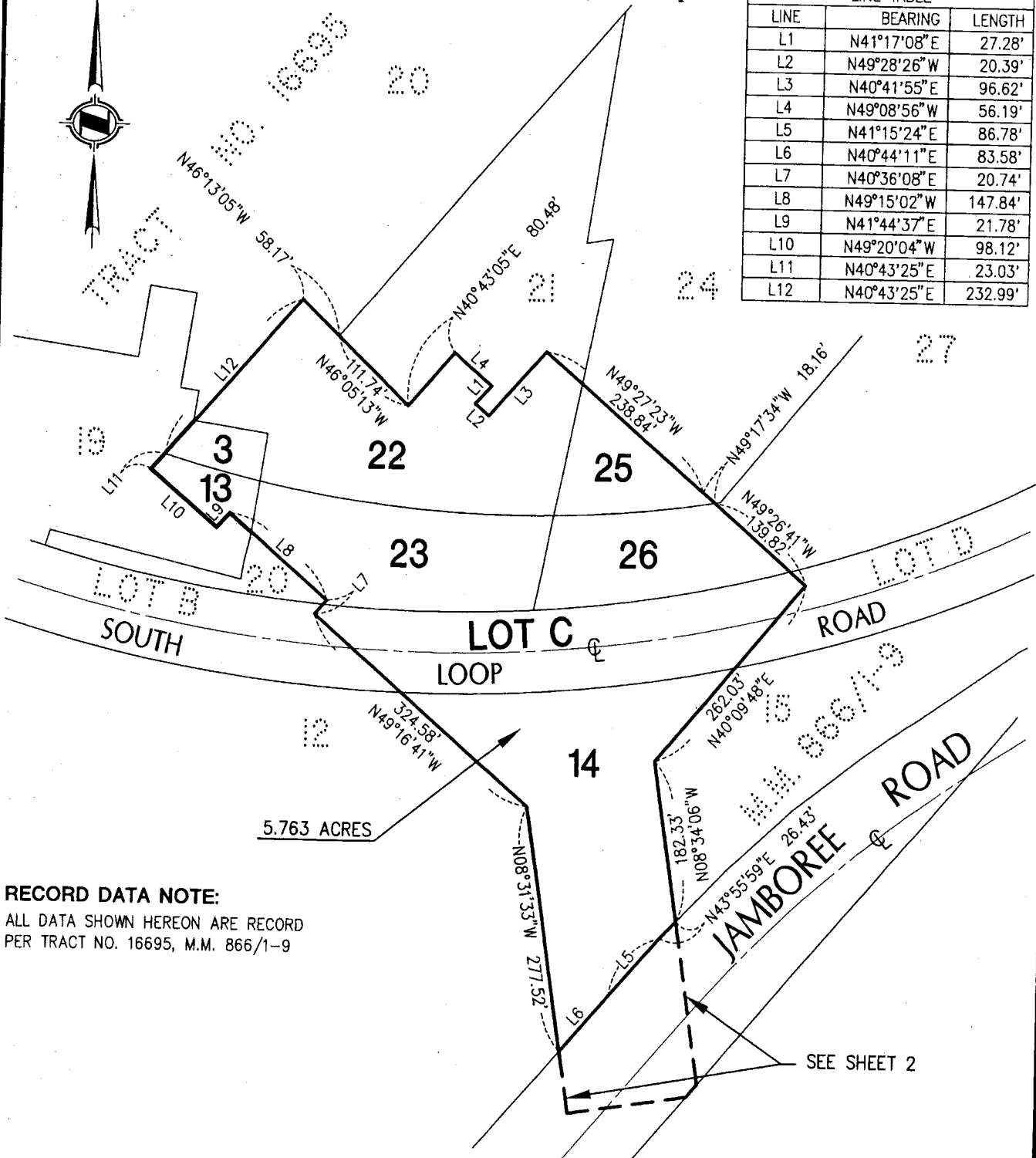


*Revised July 31, 2017*  
July 17, 2017  
WO No. 0449-24  
Page 2 of 2  
H&A Legal No. 9159  
By: J. Kinnie  
Checked By: R. Wheeler

# EXHIBIT "B"

Sketch to Accompany Legal Description

LINE TABLE		
LINE	BEARING	LENGTH
L1	N41°17'08"E	27.28'
L2	N49°28'26"W	20.39'
L3	N40°41'55"E	96.62'
L4	N49°08'56"W	56.19'
L5	N41°15'24"E	86.78'
L6	N40°44'11"E	83.58'
L7	N40°36'08"E	20.74'
L8	N49°15'02"W	147.84'
L9	N41°44'37"E	21.78'
L10	N49°20'04"W	98.12'
L11	N40°43'25"E	23.03'
L12	N40°43'25"E	232.99'



**RECORD DATA NOTE:**  
 ALL DATA SHOWN HEREON ARE RECORD  
 PER TRACT NO. 16695, M.M. 866/1-9

**HUNSAKER & ASSOCIATES**  
 IRVINE, INC.  
 PLANNING ■ ENGINEERING ■ SURVEYING  
 Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759

**EXHIBIT CO-2**  
 CITY OF TUSTIN, COUNTY OF ORANGE, STATE OF CALIFORNIA

DATE: 7-19-2017	REV. DATE: 7-31-17	DWG By: T. VO	CK'd By: J. KINNIE	SCALE: 1" = 160'	W.O. 449-24
FILE: I:\TustinLegacy\LD\9159\SHT01.dwg				H&A LEGAL No. 9159	SHEET 1 OF 2

# EXHIBIT "B"

Sketch to Accompany Legal Description

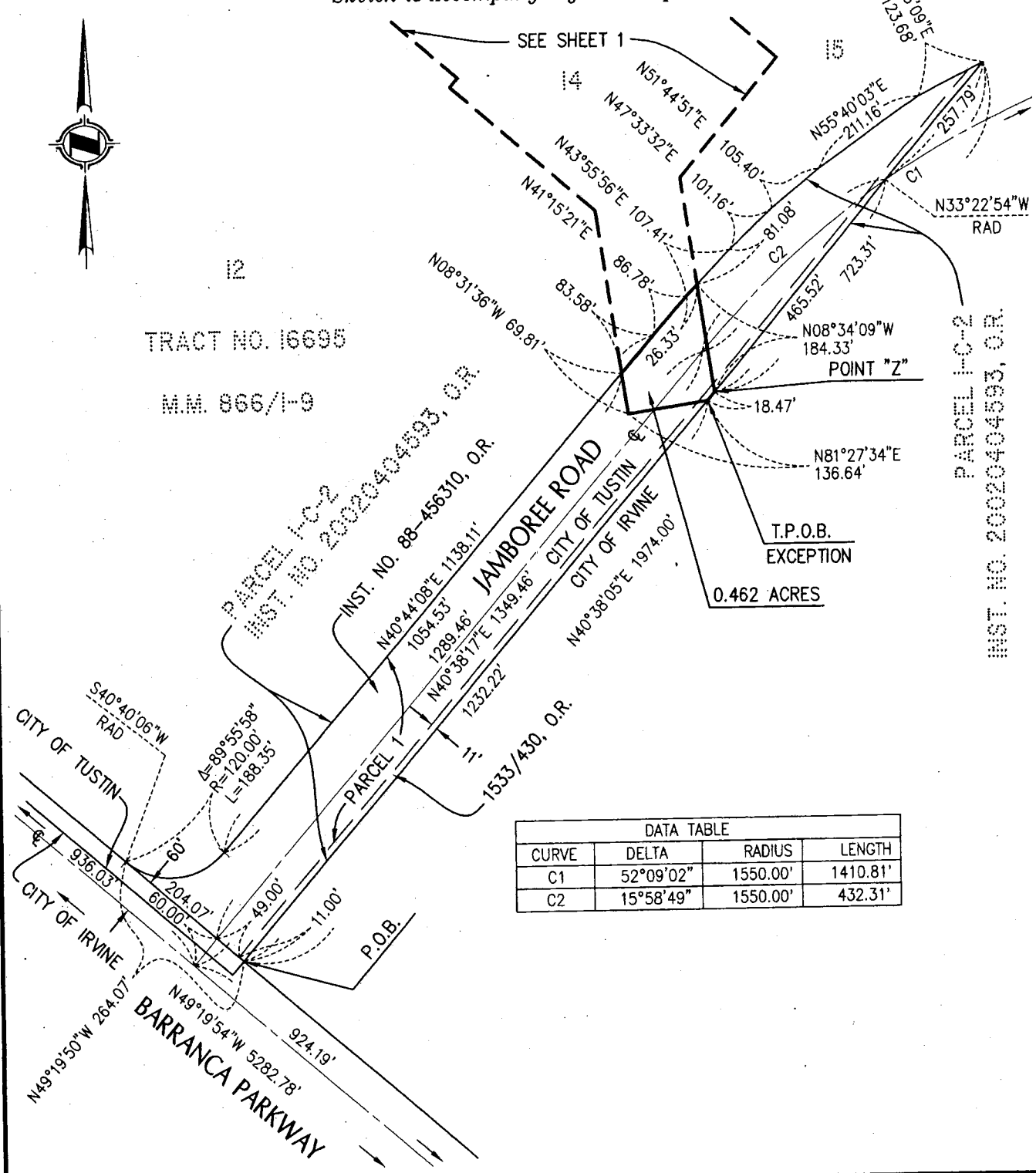


TRACT NO. 16695

M.M. 866/I-9

PARCEL I-C-2  
INST. NO. 20020404593, O.R.

PARCEL I-C-2  
INST. NO. 20020404593, O.R.



0.462 ACRES

DATA TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	52°09'02"	1550.00'	1410.81'
C2	15°58'49"	1550.00'	432.31'

**HUNSAKER & ASSOCIATES**  
IRVINE, INC.  
PLANNING ■ ENGINEERING ■ SURVEYING  
Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759

## EXHIBIT CO-2

CITY OF TUSTIN, COUNTY OF ORANGE, STATE OF CALIFORNIA

DATE: 7-31-2017	REV. DATE: ---	.DWG By: K. VO	CK'd By: J. KINNIE	SCALE: 1" = 240'	W.O. 449-24
FILE: I:\TustinLegacy\LD\9159\SH02.dwg				H&A LEGAL No. 9159	SHEET 2 OF 2


**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**CO-9**

In the City of Tustin, County of Orange, State of California, being Lot H of Tract No. 16695 as per map filed in Book 866, Pages 1 through 9, inclusive, of Miscellaneous Maps, in the office of the County Recorder of said County together with all of Lots 22, SSS, UUU and XXX of Tract No. 17404 as per map filed in Book 907, Pages 6 through 42, inclusive, of said Miscellaneous Maps.

Containing 1.697 acres, more or less.

As shown on Exhibit "B" attached hereto and by this reference made a part hereof.

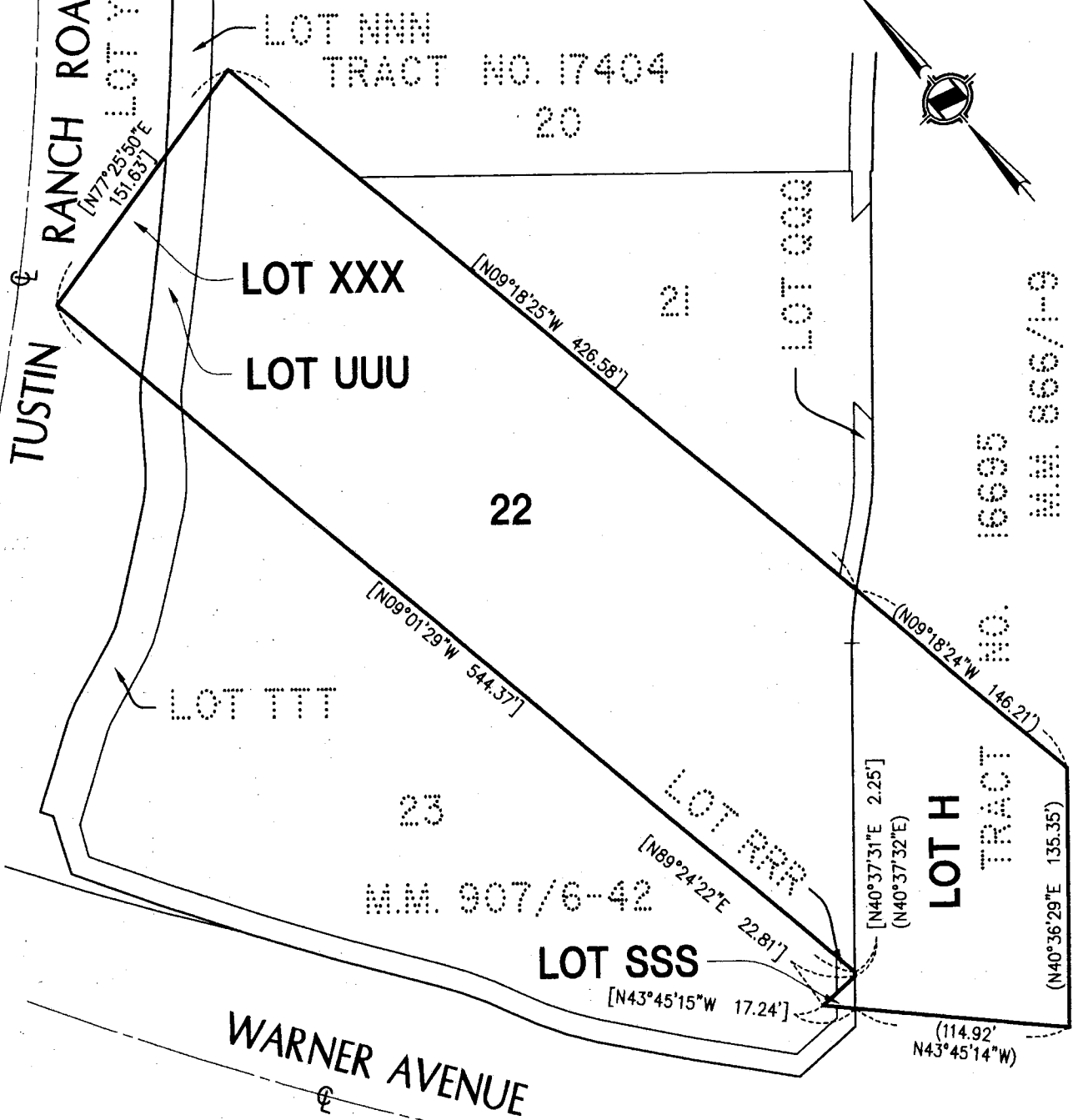
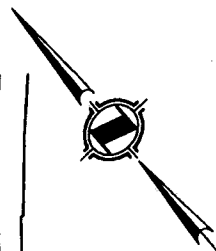
  
\_\_\_\_\_  
Jason R. Kinnie, L.S. No. 7090  
Date: 07-19-2017



*Revised July 19, 2017*  
July 17, 2017  
WO No. 0449-24  
Page 1 of 1  
H&A Legal No. 9160  
By: J. Kinnie  
Checked By: R. Wheeler


# EXHIBIT "B"

Sketch to Accompany Legal Description



**RECORD DATA NOTES:**

- [ ] - INDICATES RECORD DATA PER TRACT NO. 17404, M.M. 907/6-42
- ( ) - INDICATES RECORD DATA PER TRACT NO. 16695, M.M. 866/1-9

 <b>HUNSAKER &amp; ASSOCIATES</b> IRVINE, INC. PLANNING ■ ENGINEERING ■ SURVEYING Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0799		<b>EXHIBIT</b> <b>CO-9</b> CITY OF TUSTIN, COUNTY OF ORANGE, STATE OF CALIFORNIA	
DATE: 7-19-2017	REV. DATE: - - -	DWG By: T. VO	CK'd By: J. KINNIE
SCALE: 1" = 80'		W.O. 449-24	
FILE: I:\TustinLegacy\LD\9160\SH01.dwg		H&A LEGAL No. 9160 SHEET 1 OF 1	

# PSOMAS

## Legal Description

### Exhibit "A"

### Parcel IV-J-2

#### (Portion of Reuse Plan Disposition Site 40; portion of carve-out 5)

1 In the City of Tustin, County of Orange, State of California, being that portion of Lot 78 in  
2 Block 10 of Irvine's Subdivision as shown on the map filed in Book 1, Page 88 of  
3 Miscellaneous Record Maps, and as shown on a map filed in Book 165, Pages 31 through  
4 39 inclusive of Records of Survey, all of the records of said County, described as follows:  
5

6 For the purpose of this description the following Control Lines are hereby established:  
7

#### 8 **Control Line "A"**

9 Beginning at the intersection of the centerline of Red Hill Avenue with the centerline of  
10 Valencia Avenue as shown on said Record of Survey, the centerline of Red Hill Avenue  
11 having a bearing of North 40°37'39" East between Valencia Avenue and Warner Avenue;  
12 thence South 49°20'07" East 106.23 feet to the beginning of a curve concave southwesterly  
13 having a radius of 1400.04 feet; thence southeasterly along said curve 134.49 feet through a  
14 central angle of 5°30'14"; thence South 43°49'53" East 101.77 feet to the beginning of a  
15 curve concave northeasterly having a radius of 1400.04 feet; thence southeasterly along  
16 said curve 103.54 feet through a central angle of 04°14'15" to a point hereinafter to be  
17 referred to as Point "E"; thence continuing southeasterly along said curve 30.86 feet  
18 through a central angle of 01°15'46".  
19  
20

#### 21 **Control Line "C"**

22 Beginning at the hereinabove described Point "E"; thence North 40°40'06" East  
23 739.01 feet to a point that is 445.49 feet southeasterly, measured at right angles, from the  
24 centerline of said Red Hill Avenue between Valencia Avenue and Santa Fe Drive, and

# PSOMAS

## Legal Description

### Exhibit "A"

#### Parcel IV-J-2

#### (Portion of Reuse Plan Disposition Site 40; portion of carve-out 5)

1 604.41 feet southwesterly of the southwesterly line of the Parcel Map filed in Book 64,  
2 Page 39 of records of said county, as established on said Record of Survey  
3  
4 **Parcel IV-J-2**  
5 Beginning at the hereinabove described Point "E"; thence along said Control Line "C"  
6 North 40°40'06" East 53.06 feet; thence leaving said Control Line South 47°53'33" East  
7 55.02 feet to the **True Point of Beginning**; thence North 04°22'13" West 35.33 feet to a  
8 line parallel with and 30.00 feet southeasterly of said Control Line "C"; thence along said  
9 parallel line North 40°40'06" East 237.97 feet; thence leaving said parallel line  
10 North 85°40'05" East 21.21 feet to a line parallel with and 50.00 feet southeasterly of said  
11 Control Line "C"; thence along said parallel line North 40°40'06" East 61.66 feet; thence  
12 leaving said parallel line North 04°19'54" West 21.21 feet to a line parallel with and  
13 30.00 feet southeasterly of said Control Line "C"; thence along said parallel line  
14 North 40°40'06" East 264.58 feet to the beginning of a curve concave southeasterly having  
15 a radius of 90.00 feet; thence leaving said parallel line northerly along said curve 46.48 feet  
16 through a central angle of 29°35'30" to the beginning of a reverse curve having a radius of  
17 48.00 feet, a radial line to said beginning of curve bears South 19°44'24" East; thence  
18 easterly, northeasterly, northerly, northwesterly, westerly, southwesterly, and southerly  
19 along said curve 200.38 feet through a central angle of 239°11'01" to the beginning of a  
20 reverse curve concave northwesterly having a radius of 90.00 feet, a radial line to said  
21 beginning of curve bears South 78°55'25" East; thence southerly along said curve  
22 46.48 feet through a central angle of 29°35'31" to a line parallel with and 30.00 feet  
23 northwesterly of said Control Line "C"; thence along said parallel line

# PSOMAS

## Legal Description

### Exhibit "A"

### Parcel IV-J-2

#### (Portion of Reuse Plan Disposition Site 40; portion of carve-out 5)

1 South 40°40'06" West 591.29 feet; thence leaving said parallel line South 87°33'50" West  
2 36.69 feet to a line bearing South 47°53'33" East and passing through the True Point of  
3 Beginning; thence South 47°53'33" East 111.82 feet to the **True Point of Beginning**.

4  
5 Containing 47,669 square feet or 1.09 acres, more or less.

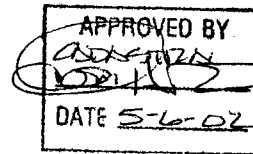
6  
7 As shown on Exhibit "B" attached hereto and by this reference made a part hereof.

8  
9  
10 Prepared under my supervision

11  
12 Walter A. Sheek  
13 Walter A. Sheek P.L.S. 4838

May 10, 2002  
Date

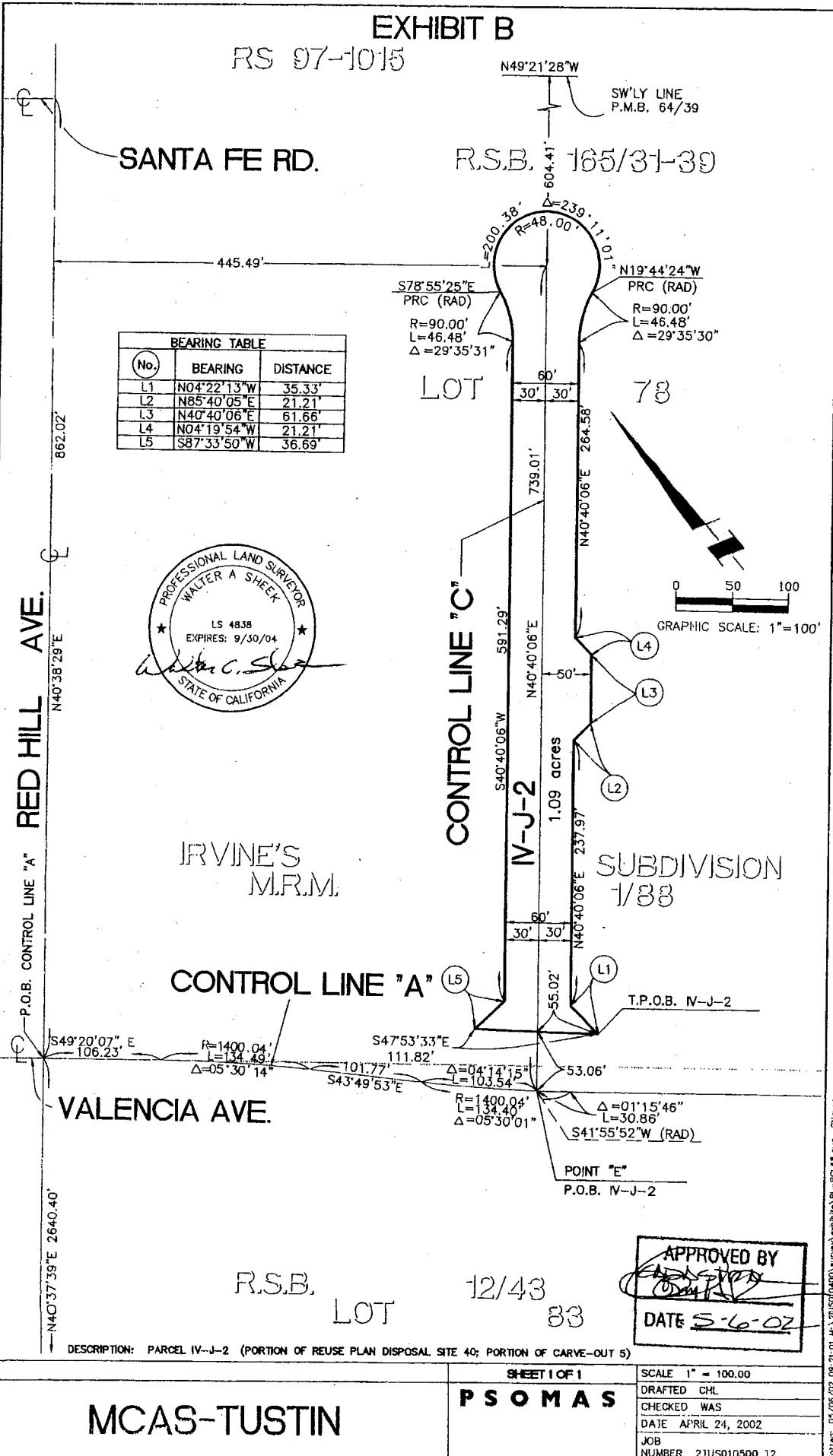
14 Expires 9/30/04  
15





# EXHIBIT B

RS 97-1015



BEARING TABLE		
No.	BEARING	DISTANCE
L1	N04°22'13"W	35.33'
L2	N85°40'05"E	21.21'
L3	N40°40'06"E	61.66'
L4	N04°19'54"W	21.21'
L5	S87°33'50"W	36.69'



IRVINE'S  
M.R.M.

CONTROL LINE "A"

CONTROL LINE "C"

IV-J-2

SUBDIVISION  
1/88

VALENCIA AVE.

RED HILL AVE.

SANTA FE RD.

R.S.B. 165/31-39

R.S.B.

LOT

12/43

83

APPROVED BY  
*[Signature]*  
DATE 5-6-02

DESCRIPTION: PARCEL IV-J-2 (PORTION OF REUSE PLAN DISPOSAL SITE 40; PORTION OF CARVE-OUT 5)

SHEET 1 OF 1

PSOMAS

MCAS-TUSTIN

SCALE 1" = 100.00  
DRAFTED CHL  
CHECKED WAS  
DATE APRIL 24, 2002  
JOB  
NUMBER 21U5010500 12

Notes: 05/06/02 08:21:01 M:\205010400\survey\exhibit B\PL-FCI.06.org Chiyuen

# PSOMAS

## Legal Description

### Exhibit "A"

### Parcel IV-J-3

#### (Portion of Reuse Plan Disposition Site 40; portion of carve-out 5)

1 In the City of Tustin, County of Orange, State of California, being those portions of Lots  
2 68, 76, 77, 78, 83, 84, and 93 of Blocks 10 and 46 of Irvine's Subdivision as shown on the  
3 map filed in Book 1, Page 88 of Miscellaneous Record Maps, and as shown on a map filed  
4 in Book 165, Pages 31 through 39 inclusive of Records of Survey, all of the records of said  
5 County, described as follows:

6  
7 For the purpose of this description the following Control Lines are hereby established:

#### 8 9 Control Line "A"

10 Beginning at the intersection of the centerline of Red Hill Avenue with the centerline of  
11 Valencia Avenue as shown on said Record of Survey, the centerline of Red Hill Avenue  
12 having a bearing of North 40°37'39" East between Valencia Avenue and Warner Avenue;  
13 thence South 49°20'07" East 70.01 feet to a point hereinafter to be referred to as  
14 Point "HH"; thence continuing South 49°20'07" East 36.22 feet to the beginning of a curve  
15 concave southwesterly having a radius of 1400.04 feet; thence southeasterly along said  
16 curve 134.49 feet through a central angle of 5°30'14"; thence South 43°49'53" East  
17 101.77 feet to the beginning of a curve concave northeasterly having a radius of  
18 1400.04 feet; thence southeasterly along said curve 134.40 feet through a central angle of  
19 05°30'01"; thence South 49°19'54" East 586.96 feet to the beginning of a curve concave  
20 northeasterly having a radius of 1400.04 feet; thence southeasterly and easterly along said  
21 curve 733.69 feet through a central angle of 30°01'33"; thence South 79°21'27" East  
22 309.99 feet to a point hereinafter to be referred to as Point "A"; thence continuing South  
23 79°21'27" East 1047.64 feet to the beginning of a curve concave southwesterly having a

# PSOMAS

## Legal Description

### Exhibit "A"

### Parcel IV-J-3

#### (Portion of Reuse Plan Disposition Site 40; portion of carve-out 5)

1 radius of 1400.04 feet; thence easterly and southeasterly along said curve 733.34 feet  
2 through a central angle of 30°00'42" to the terminus of the herein described Control  
3 Line "A".

#### 4 5 **Control Line "B"**

6 Beginning at the hereinabove described point "A"; thence South 15°38'31" West  
7 74.21 feet to the beginning of a curve concave northwesterly having a radius of  
8 1400.04 feet; thence southerly, southwesterly and westerly along said curve 1269.54 feet  
9 through a central angle of 51°57'19"; thence South 67°35'50" West 139.46 feet to the  
10 beginning of a curve concave southeasterly having a radius of 1400.04 feet; thence  
11 westerly and southwesterly along said curve 694.50 feet through a central angle of  
12 28°25'19"; thence South 39°10'31" West 1163.19 feet to the beginning of a curve concave  
13 southeasterly having a radius of 1400.04 feet; thence southwesterly and southerly along  
14 said curve 806.36 feet through a central angle of 32°59'59"; thence South 6°10'32" West  
15 478.01 feet to the beginning of a curve concave northwesterly having a radius of  
16 1400.04 feet; thence southerly and southwesterly along said curve 842.93 feet through a  
17 central angle of 34°29'48"; thence South 40°40'20" West 437.45 feet to the intersection of  
18 the centerline of Barranca Parkway with the centerline of Armstrong Avenue as shown on  
19 said Record of Survey.

#### 20 21 **Control Line "D"**

22 Beginning at the hereinabove described Point "A"; thence North 15°38'31" East  
23 159.80 feet to the beginning of a curve concave westerly having a radius of 600.02 feet;  
24 thence northerly along said curve 116.30 feet through a central angle of 11°06'21"; thence

# PSOMAS

## Legal Description

### Exhibit "A"

#### Parcel IV-J-3

#### (Portion of Reuse Plan Disposition Site 40; portion of carve-out 5)

1 North 4°32'10" East 747.07 feet to the beginning of a curve concave southeasterly having a  
2 radius of 251.01 feet; thence northerly and northeasterly along said curve 157.51 feet  
3 through a central angle of 36°05'52"; thence North 40°38'02" East 667.92 feet to the  
4 terminus of the herein described Control Line.

#### Parcel IV-J-3

5  
6 **Parcel IV-J-3**  
7 Beginning at the hereinabove described Point "HH"; thence South 40°38'29" West  
8 40.00 feet; thence South 85°37'54" West 28.27 feet to a line that is parallel and 50.00 feet  
9 southeasterly of the centerline of Red Hill Avenue as shown on said Record of Survey;  
10 thence along said parallel line South 40°37'39" West 45.05 feet; thence leaving said  
11 parallel line North 85°38'45" East 74.96 feet to a line that is parallel with and 52.00 feet  
12 southwesterly of said Control Line "A"; thence along said parallel and concentric line  
13 South 49°20'07" East 3.18 feet to the beginning of a curve concave southwesterly having a  
14 radius of 1348.04 feet, said curve being concentric with and 52.00 feet southwesterly of  
15 said Control Line "A"; thence southeasterly along said curve 45.04 feet through a central  
16 angle of 1°54'51" to the beginning of a compound curve concave southwesterly having  
17 a radius of 42.00 feet, a radial line to said beginning of curve bears North 42° 34'44" East;  
18 thence leaving said concentric curve southeasterly along said compound curve 11.95 feet  
19 through a central angle of 16°18'19"; thence South 31°06'57" East 31.73 feet to the  
20 beginning of a curve concave northeasterly having a radius of 58.00 feet; thence  
21 southeasterly 12.87 feet along said curve through a central angle of 12°42'56"; thence  
22 South 43°49'53" East 61.09 feet to the beginning of a curve concave northeasterly having a  
23 radius of 58.00 feet; thence southeasterly along said curve 14.33 feet through a central  
24 angle of 14°09'14"; thence South 57°59'07" East 36.66 feet to the beginning of a curve  
25 concave southwesterly having a radius of 42.00 feet; thence southeasterly along said curve

# PSOMAS

## Legal Description

### Exhibit "A"

### Parcel IV-J-3

#### (Portion of Reuse Plan Disposition Site 40; portion of carve-out 5)

1 10.38 feet through a central angle of 14°09'17"; thence South 43°49'50" East 9.46 feet to  
2 the beginning of a curve concave northeasterly having a radius of 1452.04 feet, said curve  
3 being concentric with and 52.00 feet southwesterly of said Control Line "A"; thence  
4 southeasterly along said curve 64.40 feet through a central angle of 2°32'29"; thence  
5 leaving said concentric curve South 02°51'08" East 23.41 feet; thence South 47°19'39" East  
6 56.04 feet; thence North 85°40'06" East 24.04 feet to a line that is parallel with and  
7 52.00 feet southwesterly of said Control Line "A"; thence along said parallel line  
8 South 49°19'56" East 9.99 feet to the beginning of a curve concave northeasterly having a  
9 radius of 3108.59 feet; thence leaving said parallel line southeasterly along said curve  
10 124.83 feet through a central angle of 2°18'03" to a reverse curve concave southwesterly  
11 having a radius of 3092.59 feet, a radial line to said beginning of curve bears  
12 North 38°22'01" East; thence southeasterly along said curve 124.22 feet through a central  
13 angle of 2°18'05" to a line that is parallel and concentric with and 47.00 feet southwesterly  
14 of Control Line "A"; thence along said parallel and concentric line South 49°19'54" East  
15 151.04 feet to the **TRUE POINT OF BEGINNING**; thence continuing along said parallel  
16 and concentric line South 49°19'54" East 162.79 feet to the beginning of a curve concave  
17 northeasterly having a radius of 1447.04 feet, said curve being concentric with and  
18 47.00 feet southwesterly of said Control Line "A"; thence along said concentric curve  
19 southeasterly 35.31 feet through a central angle of 1°23'53"; thence leaving said concentric  
20 curve, South 04°58'49" East 24.35 feet; thence South 54°27'57" East 56.24 feet; thence  
21 North 83°15'15" East 22.96 feet to the beginning of a non-tangent curve concave  
22 northeasterly having a radius of 1447.04 feet, said curve being concentric with and  
23 47.00 feet southwesterly of said Control Line "A", a radial line to said beginning of curve  
24 bears South 35°44'30" West; thence along said concentric curve southeasterly 300.53 feet  
25 through a central angle of 11°53'59"; thence leaving said concentric curve

# PSOMAS

## Legal Description

### Exhibit "A"

### Parcel IV-J-3

#### (Portion of Reuse Plan Disposition Site 40; portion of carve-out 5)

1 South 66°09'29" East 52.51 feet; thence South 21°09'25" East 24.04 feet; thence  
2 South 68°17'15" East 62.36 feet; thence North 64°09'20" East 23.85 feet to the beginning  
3 of a non-tangent curve concave northerly having a radius of 1090.18 feet, a radial line to  
4 said beginning of curve bears South 19°14'54" West; thence easterly along said curve  
5 94.07 feet through a central angle of 4°56'38" to the beginning of a compound curve  
6 concave northerly having a radius of 1464.04 feet, a radial line to said beginning of curve  
7 bears South 14°18'16" West; thence easterly along said curve 17.78 feet through a central  
8 angle of 0°41'45" to the beginning of a reverse curve concave southerly having a radius of  
9 142.00 feet, a radial line to said beginning of curve bears North 13°36'31" East; thence  
10 easterly along said curve 29.51 feet through a central angle of 11°54'29"; thence  
11 South 64°29'00" East 15.88 feet to the beginning of a curve concave northerly having a  
12 radius of 158.00 feet; thence southeasterly and easterly along said curve 41.02 feet through  
13 a central angle of 14°52'27" to a line that is parallel with and 64.00 feet southerly of said  
14 Control Line "A"; thence along said parallel line South 79°21'27" East 218.54 feet; thence  
15 leaving said parallel line South 31°20'58" East 40.12 feet to the beginning of a non-tangent  
16 curve concave westerly having a radius of 1354.04 feet, said curve being concentric with  
17 and 46.00 feet westerly of said Control Line "B", a radial line to said beginning of curve  
18 bears South 73°20'33" East; thence southerly along said concentric curve 48.38 feet  
19 through a central angle of 2°02'49" to the beginning of a compound curve concave  
20 westerly having a radius of 42.00 feet, a radial line to said beginning of curve bears  
21 South 71°17'44" East; thence southerly and southwesterly along said curve 11.87 feet  
22 through a central angle of 16°11'24"; thence South 34°53'40" West 33.43 feet to the  
23 beginning of a curve concave southeasterly having a radius of 58.00 feet; thence  
24 southwesterly and southerly along said curve 13.90 feet through a central angle of  
25 13°44'05" to the beginning of a reverse curve concave westerly having a radius of

**Legal Description**

**Exhibit "A"**

**Parcel IV-J-3**

**(Portion of Reuse Plan Disposition Site 40; portion of carve-out 5)**

1 1342.04 feet, a radial line to said beginning of curve bears South 68°50'25" East; thence  
2 southerly and southwesterly along said curve 57.52 feet through a central angle of 2°27'21"  
3 to the beginning of a reverse curve concave easterly having a radius of 58.00 feet, a radial  
4 line to said beginning of curve bears North 66°23'04" West; thence southwesterly and  
5 southerly along said curve 13.90 feet through a central angle of 13°44'05"; thence  
6 South 09°52'51" West 33.43 feet to the beginning of a curve concave westerly having a  
7 radius of 42.00 feet; thence southerly and southwesterly along said curve 11.87 feet  
8 through a central angle of 16°11'24" to the beginning of a compound curve concave  
9 northwesterly having a radius of 1354.04 feet, said curve being concentric with and  
10 46.00 feet northwesterly of said Control Line "B", a radial line to said beginning of curve  
11 bears South 63°55'45" East; thence southwesterly along said concentric curve 981.37 feet  
12 through a central angle of 41°31'35" to a line parallel with and 46.00 feet northerly of said  
13 Control Line "B"; thence along said parallel line South 67°35'50" West 139.46 feet to the  
14 beginning of a curve concave southeasterly having a radius of 1446.04 feet, said curve  
15 being concentric with and 46.00 feet northwesterly of said Control Line "B"; thence  
16 southwesterly along said curve 717.32 feet through a central angle of 28°25'19" to a line  
17 parallel with and 46.00 feet northwesterly of said Control Line "B"; thence along said  
18 parallel line South 39°10'31" West 163.56 feet; thence leaving said parallel line  
19 South 33°57'12" East 96.14 feet to a line parallel with and 46.00 feet southeasterly of said  
20 Control Line "B"; thence along said parallel line North 39°10'31" East 191.48 feet to the  
21 beginning of a curve concave southeasterly having a radius of 1354.04 feet, said curve  
22 being concentric with and 46.00 feet southeasterly of said Control Line "B"; thence  
23 northeasterly and easterly along said concentric curve 671.68 feet through a central angle  
24 of 28°25'19" to a line parallel with and 46.00 feet southeasterly of said Control Line "B";  
25 thence along said parallel line North 67°35'50" East 139.46 feet to the beginning of a curve

Legal Description

Exhibit "A"

Parcel IV-J-3

(Portion of Reuse Plan Disposition Site 40; portion of carve-out 5)

1 concave northwesterly having a radius 1446.04 feet, said curve being concentric with and  
2 46.00 feet southeasterly of said Control Line "B"; thence northeasterly along said curve  
3 1311.26 feet through a central angle of 51°57'19"; thence North 56°48'08" East 37.46 feet  
4 to a line that is parallel with and 52.00 feet southerly of said Control Line "A"; thence  
5 along said parallel line South 79°21'27" East 50.00 feet to the beginning of a curve concave  
6 southerly having a radius of 42.00 feet; thence leaving said parallel line, easterly and  
7 southeasterly 10.38 feet along said curve through a central angle of 14°09'12"; thence  
8 South 65°12'14" East 36.66 feet to the beginning of a curve concave northerly having a  
9 radius of 58.00 feet; thence southeasterly and easterly 14.33 feet along said curve through a  
10 central angle of 14°09'13" to a line that is parallel with and 64.00 feet southerly of said  
11 Control Line "A"; thence along said parallel line South 79°21'27" East 60.00 feet to the  
12 beginning of a curve concave northerly having a radius of 58.00 feet; thence leaving said  
13 parallel line, easterly 14.33 feet along said curve through a central angle of 14°09'13";  
14 thence North 86°29'20" East 36.66 feet to the beginning of a curve concave southerly  
15 having a radius of 42.00 feet; thence easterly 10.38 feet along said curve through a central  
16 angle of 14°09'13" to a line that is parallel with and 52.00 feet southerly of said Control  
17 Line "A"; thence along said parallel line South 79°21'27" East 165.17 feet to the beginning  
18 of a curve concave northerly having a radius of 3759.60 feet; thence leaving said parallel  
19 line, easterly 150.37 feet along said curve through a central angle of 2°17'30" to the  
20 beginning of a reverse curve concave southerly having a radius of 3743.60 feet, a radial  
21 line to said beginning of curve bears North 08°21'03" East; thence easterly 149.73 feet  
22 along said curve through a central angle of 2°17'30" to a line that is parallel with and  
23 46.00 feet southerly of said Control Line "A"; thence along said parallel line  
24 South 79°21'27" East 286.09 feet to the beginning of a curve concave southwesterly having  
25 a radius of 1354.04 feet, said curve being concentric with and 46.00 feet southerly of said



**Legal Description**

**Exhibit "A"**

**Parcel IV-J-3**

**(Portion of Reuse Plan Disposition Site 40; portion of carve-out 5)**

1 Control Line "A"; thence easterly and southeasterly 547.72 feet along said curve through a  
2 central angle of 23°10'36"; thence leaving said concentric curve North 18°25'28" East  
3 95.20 feet to the beginning of a non-tangent curve concave southerly, having a radius of  
4 1446.04 feet, a radial line to said beginning of curve bears North 32°49'02" East, said  
5 curve being concentric with and 46.00 feet northerly of said Control Line "A"; thence  
6 northwesterly and westerly along said concentric curve 559.65 feet through a central angle  
7 of 22°10'29" to a line parallel with and 46.00 northerly of said Control Line "A"; thence  
8 North 79°21'27" West 286.09 feet along said parallel line to the beginning of a curve  
9 concave northerly having a radius of 3743.60 feet; thence leaving said parallel line westerly  
10 149.73 feet along said curve through a central angle of 2°17'30" to the beginning of a  
11 reverse curve concave southerly having a radius of 3759.60 feet, a radial line to said  
12 beginning of reverse curve bears North 12°56'03" East; thence westerly 150.37 feet along  
13 said curve through a central angle of 2°17'30" to a line that is parallel with and 52.00 feet  
14 northerly of said Control Line "A"; thence along said parallel line North 79°21'27" West  
15 381.34 feet; thence leaving said parallel line North 35°59'46" West 34.19 feet; thence  
16 North 07°15'25" East 173.64 feet to the beginning of a curve concave westerly having a  
17 radius of 630.02 feet, said curve being concentric with and 30.00 feet easterly of said  
18 Control Line "D"; thence parallel and concentric with said Control Line "D" the following  
19 four (4) courses:  
20 1) northerly along said curve 29.92 feet through a central angle of 02°43'15"  
21 2) North 04°32'10" East 746.96 feet to the beginning of a curve concave southeasterly  
22 having a radius of 220.01 feet;  
23 3) northerly along said curve 138.61 feet through a central angle of 36°05'52";

Legal Description

Exhibit "A"

Parcel IV-J-3

(Portion of Reuse Plan Disposition Site 40; portion of carve-out 5)

1 4) North 40°38'02" East 5.77 feet to the southeasterly prolongation of the southwesterly  
2 boundary of the Parcel Map filed in Book 64, Page 39 of Parcel Maps, Records of said  
3 County; thence leaving said parallel and concentric line and along said prolongation  
4 North 49°21'28" West 60.01 feet to a line that is parallel with and 30.00 feet northwesterly  
5 of said Control Line "D"; thence parallel and concentric with said Control Line "D" the  
6 following three (3) courses:  
7 1) South 40°38'02" West 5.78 feet to the beginning of a curve concave southeasterly  
8 having a radius of 280.01 feet;  
9 2) southwesterly and southerly along said concentric curve 176.41 feet through a central  
10 angle of 36°05'52";  
11 3) South 04°32'10" West 124.90 feet;  
12 thence, leaving said parallel line, South 49°32'13" West 21.22 feet to a line that is parallel  
13 with and 45.00 feet southwesterly of said Control Line "A"; thence along said parallel line  
14 South 04°32'10" West 61.66 feet; thence South 40°27'40" East 21.22 feet to a line that is  
15 parallel with and 30.00 feet westerly of said Control Line "A"; thence along said parallel  
16 line South 04°32'10" West 530.50 feet to the beginning of a curve, concave westerly  
17 having a radius of 570.02 feet, said curve being concentric with and 30.00 feet westerly of  
18 said Control Line "A"; thence southerly along said concentric curve 110.49 feet through a  
19 central angle of 11°06'21" to a line that is parallel with and 30.00 feet westerly of said  
20 Control Line "A"; thence along said parallel line South 15°38'31" West 87.52 feet;  
21 thence South 58°08'44" West 33.49 feet to a line parallel with and 52.00 feet northerly of  
22 said Control Line "A"; thence along said parallel line North 79°21'27" West 50.00 feet to  
23 the beginning of a curve concave northerly having a radius of 42.00 feet; thence leaving  
24 said parallel line, westerly and northwesterly along said curve 10.38 feet through a central  
25 angle of 14°09'13"; thence North 65°12'14" West 36.66 feet to the beginning of a curve

Legal Description

Exhibit "A"

Parcel IV-J-3

(Portion of Reuse Plan Disposition Site 40; portion of carve-out 5)

1 concave southerly having a radius of 58.00 feet; thence northwesterly and westerly along  
2 said curve 14.33 feet through a central angle of 14°09'13" to a line that is parallel with and  
3 64.00 feet northerly of said Control Line "A"; thence along said parallel line  
4 North 79°21'27" West 60.00 feet to the beginning of a curve concave southerly having a  
5 radius of 58.00 feet; thence leaving said parallel line, westerly along said curve 14.33 feet  
6 through a central angle of 14°09'13"; thence South 86°29'20" West 36.66 feet to the  
7 beginning of a curve concave northerly having a radius of 42.00 feet; thence westerly along  
8 said curve 10.38 feet through a central angle of 14°09'13" to a line parallel with and  
9 52.00 feet northerly of said Control Line "A"; thence North 79°21'27" West 31.70 feet to  
10 the beginning of a curve concave northerly having a radius of 1348.04 feet, said curve  
11 being concentric with and 52.00 feet northerly of said Control Line "A"; thence westerly  
12 and southwesterly along said concentric curve 86.17 feet through a central angle of  
13 3°39'45"; thence North 75°41'42" West 50.82 feet; thence North 30°41'42" West  
14 24.04 feet; thence North 73°31'26" West 56.10 feet; thence South 64°04'33" West  
15 24.04 feet to the beginning of a non-tangent curve concave northerly having a radius of  
16 1038.68 feet; thence westerly and northwesterly along said curve 99.00 feet through a  
17 central angle of 5°27'40" to the beginning of a compound curve concave northeasterly  
18 having a radius of 1353.04 feet, a radial line to said beginning of curve bears  
19 South 24°32'13" West, said curve being concentric with and 47.00 feet northeasterly of  
20 said Control Line "A"; thence northwesterly along said curve 380.94 feet through a central  
21 angle of 16°07'53" to a line that is parallel with and 47.00 feet northeasterly of said Control  
22 Line "A"; thence along said parallel line North 49°19'54" West 152.92 feet to a point lying  
23 North 46°39'39" East 94.53 feet from the True Point of Beginning; thence leaving said  
24 parallel line South 46°39'39" West 94.53 feet to the **TRUE POINT OF BEGINNING.**  
25

**Legal Description**

**Exhibit "A"**

**Parcel IV-J-3**

**(Portion of Reuse Plan Disposition Site 40; portion of carve-out 5)**

1 Containing 568,554 square feet or 13.05 acres, more or less.

2

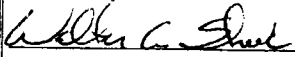
3 As shown on Exhibit "B" attached hereto and by this reference made a part hereof.

4

5

6 Prepared under my supervision

7

8 

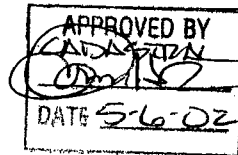
9 Walter A. Sheek P.L.S. 4838

May 6, 2002  
Date

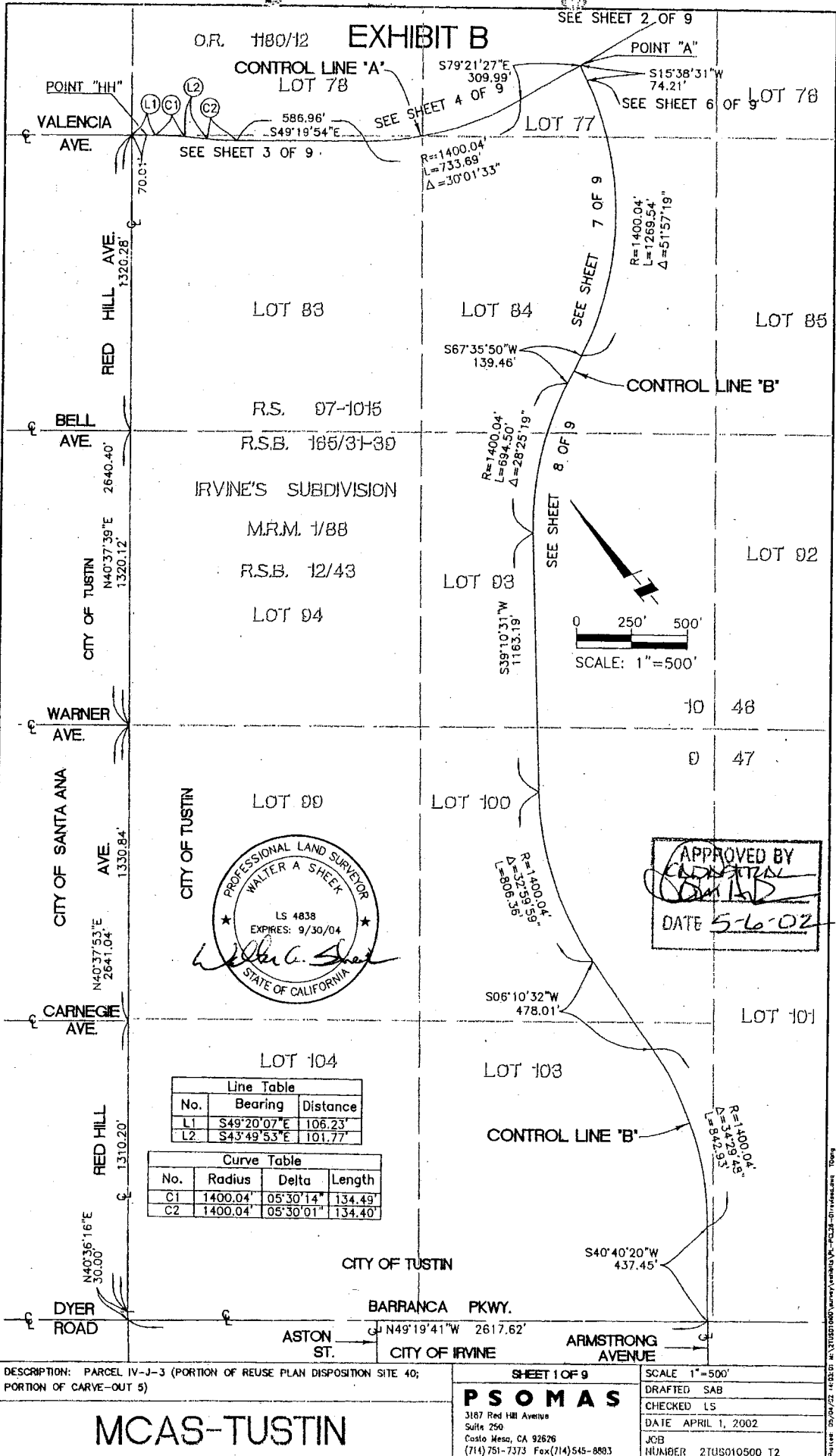
10 Expires 9/30/04

11

12



O.R. 1180/12 **EXHIBIT B**



CONTROL LINE 'A'  
LOT 78  
586.96'  
S49°19'54"E  
SEE SHEET 3 OF 9

SEE SHEET 4 OF 9  
R=1400.04'  
L=733.69'  
Δ=30°01'33"

POINT "A"  
S15°38'31"W  
74.21'  
SEE SHEET 6 OF 9

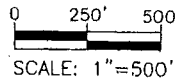
SEE SHEET 7 OF 9  
R=1400.04'  
L=1269.54'  
Δ=51°57'19"

SEE SHEET 8 OF 9  
R=1400.04'  
L=694.50'  
Δ=28°25'19"

SEE SHEET 9 OF 9  
R=1400.04'  
L=694.50'  
Δ=28°25'19"

R=1400.04'  
L=694.50'  
Δ=28°25'19"

R=1400.04'  
L=694.50'  
Δ=28°25'19"



APPROVED BY  
*[Signature]*  
DATE 5-6-02

Line Table		
No.	Bearing	Distance
L1	S49°20'07"E	106.23'
L2	S43°49'53"E	101.77'

Curve Table			
No.	Radius	Delta	Length
C1	1400.04'	05°30'14"	134.49'
C2	1400.04'	05°30'01"	134.40'

DESCRIPTION: PARCEL IV-J-3 (PORTION OF REUSE PLAN DISPOSITION SITE 40; PORTION OF CARVE-OUT 5)

SHEET 1 OF 9

SCALE 1"=500'

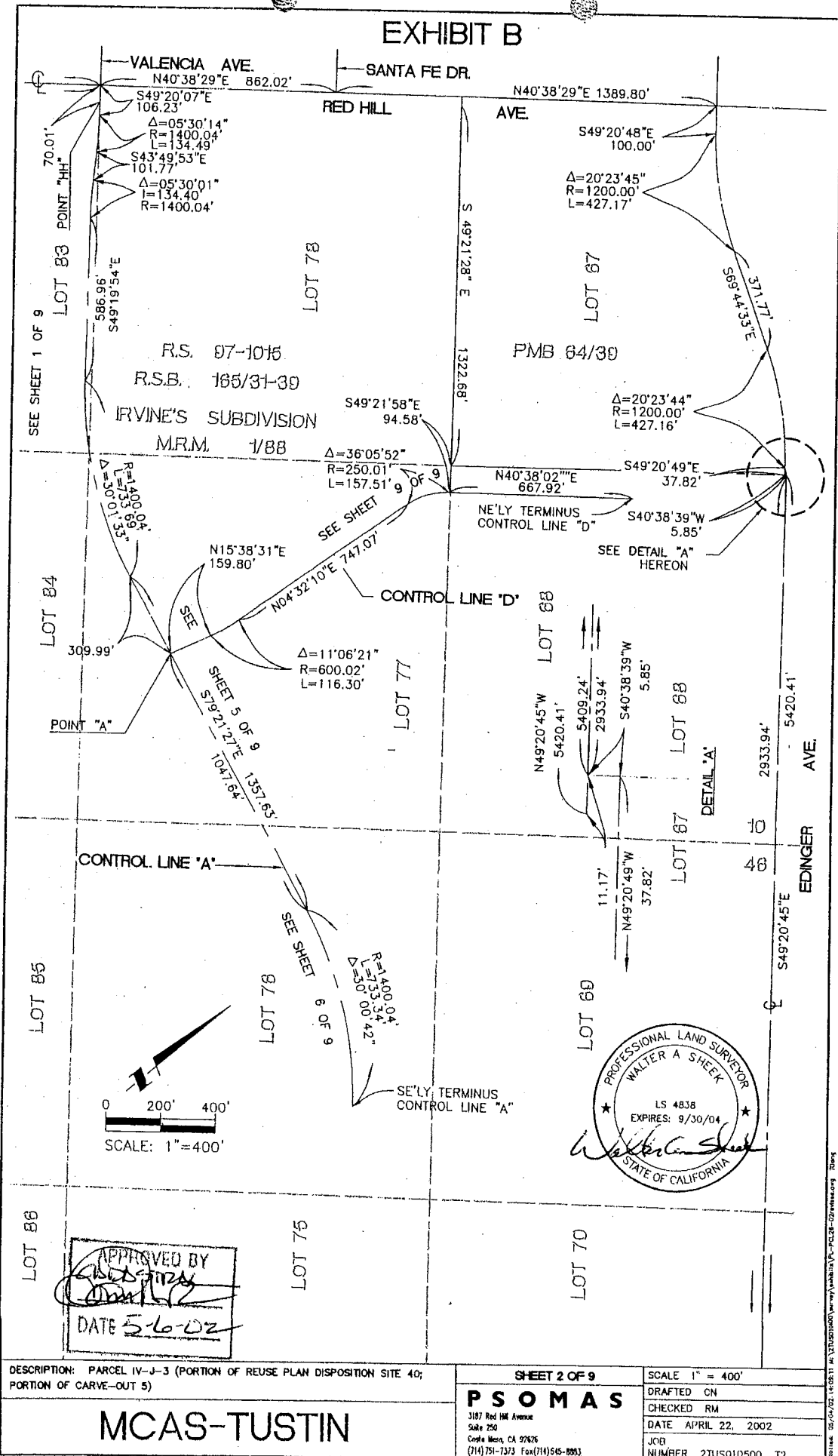
**MCAS-TUSTIN**

**PSOMAS**  
3187 Red Hill Avenue  
Suite 250  
Costo Mesa, CA 92626  
(714) 751-7373 Fax (714) 545-8883

DRAFTED SAB  
CHECKED LS  
DATE APRIL 1, 2002  
JOB JCB  
NUMBER 2TUS010500 T2

09/24/02 10:23:01 M:\31870900\mcsas\tustin\psomas\psomas.dwg

# EXHIBIT B



DESCRIPTION: PARCEL IV-J-3 (PORTION OF REUSE PLAN DISPOSITION SITE 40; PORTION OF CARVE-OUT 5)

**MCAS-TUSTIN**

**SHEET 2 OF 9**  
**PSOMAS**  
 3187 Red Hill Avenue  
 Suite 250  
 Costa Mesa, CA 92626  
 (714) 751-7373 Fax (714) 545-8853

SCALE 1" = 400'  
 DRAFTED CN  
 CHECKED RM  
 DATE APRIL 22, 2002  
 JOB NUMBER 2TUS010500 T2

PLOT# 02/04/02 14:08:11 M:\2002\0500\m\psom\psom\p2c2-02rsmc.dwg R08x

# EXHIBIT B

RS 97-1015

SANTA FE RD.

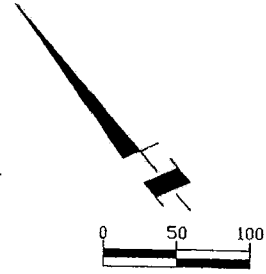
RED HILL AVE.

VALENCIA AVE.

BEARING TABLE		
No.	BEARING	DISTANCE
L1	S49°20'07"E	3.18'
L2	S31°06'57"E	31.73'
L3	S43°49'53"E	61.09'
L4	S57°59'07"E	36.66'
L5	S43°49'50"E	9.46'
L6	S02°51'08"E	23.41'
L7	S47°19'39"E	56.04'
L8	N85°40'06"E	24.04'
L9	S49°19'56"E	9.99'
L10	S40°38'29"W	40.00'
L11	S85°37'54"W	28.27'
L12	S40°37'39"W	45.05'
L13	N85°38'45"E	74.96'

R.S.B. 165/31-30

LOT 78



GRAPHIC SCALE: 1"=100'

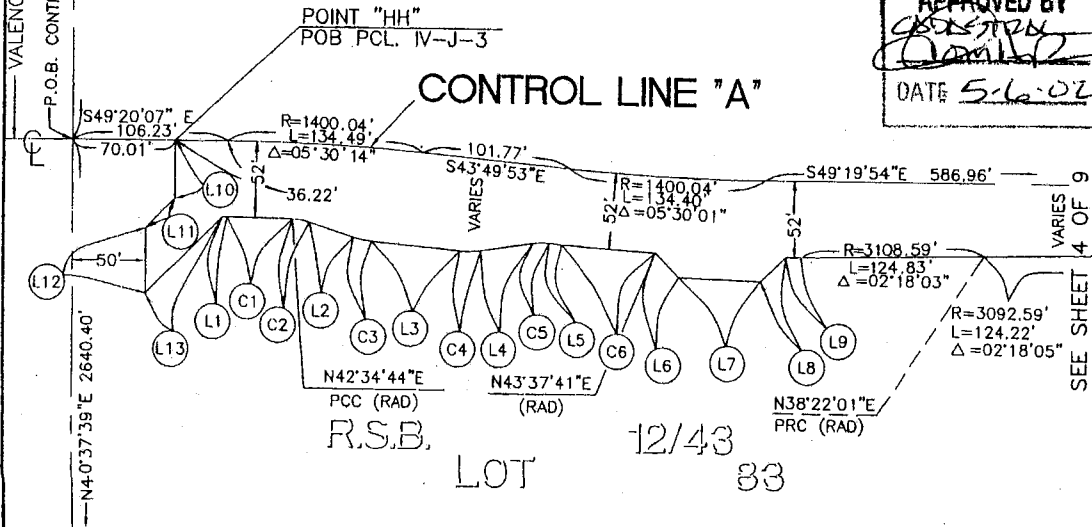
CURVE TABLE			
No.	RADIUS	LENGTH	DELTA
C1	1348.04'	45.04'	01°54'51"
C2	42.00'	11.95'	16°18'19"
C3	58.00'	12.87'	12°42'56"
C4	58.00'	14.33'	14°09'14"
C5	42.00'	10.38'	14°09'17"
C6	1452.04'	64.40'	02°32'29"



IRVINE'S M.R.M.

SUBDIVISION 1/88

APPROVED BY  
*[Signature]*  
DATE: 5-6-02



DESCRIPTION: PARCEL IV-J-3 (PORTION OF REUSE PLAN DISPOSITION SITE 40; PORTION OF CARVE-OUT 5)

SHEET 3 OF 9

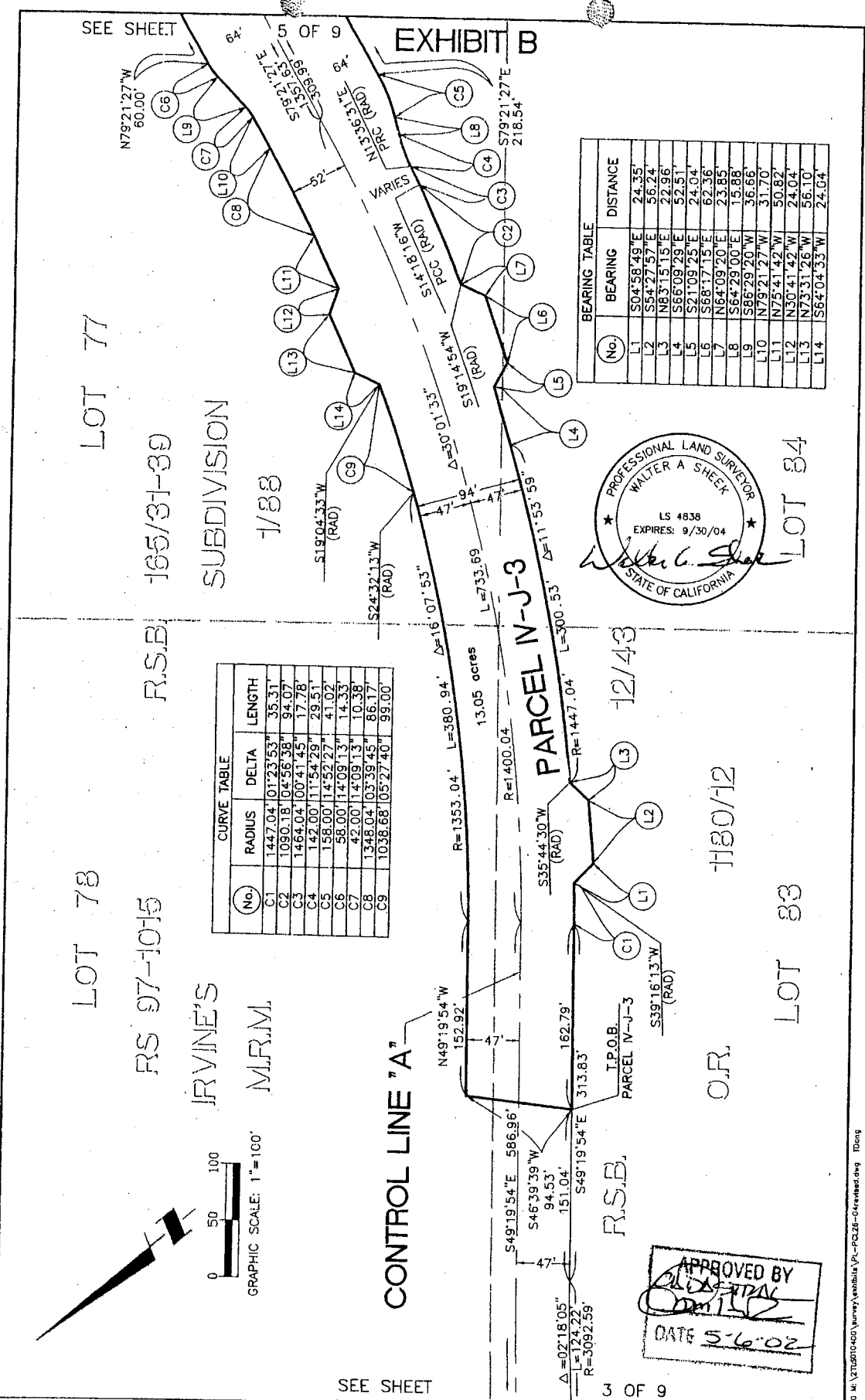
SCALE 1" = 100.00

MCAS-TUSTIN

PSOMAS

DRAFTED CHL  
CHECKED WAS  
DATE APRIL 1, 2002  
JOB NUMBER 2TUS010500 T2

Plotter: 05/04/02 14:10:51 M:\TUS010400\Survey\exhibit\PL-PCL26-03\wbas.dwg TDong



DESCRIPTION: PARCEL IV-J-3 (PORTION OF REUSE PLAN DISPOSITION SITE 40; PORTION OF CARVE-OUT 5)

MCAS-TUSTIN

SHEET 4 OF 9

**PSOMAS**

3187 Red Hill Avenue  
Suite 256  
Costa Mesa, CA 92626  
(714) 751-1313 Fax (714) 565-8883

SCALE 1" = 100'

DRAFTED CHL

CHECKED WAS

DATE APRIL 22, 2002

JOB NUMBER 21US010500 T2

Plotted: 05/04/02 14:13:10 M:\21US01040\Survey\ambish\_VL-POL26-C4.dwg User: T2002



(No)	RADIUS	DELTA	LENGTH
C1	42.00'	14°09'12"	10.38'
C2	58.00'	14°09'13"	14.33'
C3	58.00'	14°09'13"	14.33'
C4	42.00'	14°09'13"	10.38'
C5	42.00'	14°09'13"	10.38'
C6	58.00'	14°09'13"	14.33'
C7	58.00'	14°09'13"	14.33'
C8	42.00'	14°09'13"	10.38'
C9	1354.94'	02°02'48"	48.38'
C10	42.00'	16°11'24"	11.87'
C11	58.00'	13°44'05"	13.90'
C12	1342.04'	02°27'21"	57.52'
C13	58.00'	13°44'05"	13.90'
C14	570.02'	11°06'21"	110.49'
C15	630.02'	2°43'15"	29.92'

APPROVED BY  
*[Signature]*  
DATE 5-6-02

LOT 77  
SUBDIVISION  
1/88

(No)	BEARING	DISTANCE
L1	S31°20'58"E	40.12'
L2	N26°48'08"E	37.46'
L3	S70°21'27"E	50.00'
L4	S65°12'14"E	36.66'
L5	S79°21'27"E	60.00'
L6	N66°29'20"E	36.66'
L7	N35°59'46"W	34.19'
L8	N58°08'44"W	33.49'
L9	N79°21'27"W	50.00'
L10	N65°12'14"W	36.66'
L11	N79°21'27"W	60.00'
L12	S66°29'20"W	36.66'
L13	N79°21'27"W	31.70'
L14	S34°53'40"W	33.43'
L15	S15°38'31"W	87.52'
L16		
L17		

9 OF 9

N04°32'10"E 746.96'  
S04°32'10"W 747.07'  
N07°15'25"E 173.64'  
N15°38'31"E 159.80'  
Δ = 11°06'21" L = 116.30' R = 600.02'

S04°32'10"W 530.50'  
N04°32'10"E 746.96'  
N15°38'31"E 159.80'

CONTROL LINE "D"  
PARCEL IV-J-3  
IRVINE'S  
M.F.R.M.  
R=1348.04'  
L=86.17'  
Δ=03°39'45"  
R=1400.04'  
L=733.69'  
Δ=30°01'33"  
S79°21'27"E 218.54'  
S79°21'27"E 309.99'  
POINT "A"  
S73°20'33"E  
S79°21'27"E 218.54'  
S79°21'27"E 218.54'  
S79°21'27"E 218.54'  
S79°21'27"E 218.54'

DESCRIPTION: PARCEL IV-J-3 (PORTION OF REUSE PLAN DISPOSITION SITE 40; PORTION OF CARVE-OUT 5)

**MCAS-TUSTIN**

CONTROL LINE "A"  
PARCEL IV-J-3  
N79°21'27"W 381.34'  
1047.64'  
13.05 acres

S74°21'29"E 234.01'  
R=1446.04'  
L=1269.54'  
Δ=51°57'19"

S79°21'27"E 218.54'  
S79°21'27"E 218.54'  
S79°21'27"E 218.54'  
S79°21'27"E 218.54'

4 OF 9

SHEET 5 OF 9

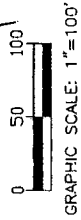
**PSOMAS**  
3187 Red Hill Avenue  
Suite 250  
Costa Mesa, CA 92626  
(714) 751-7373 Fax (714) 545-8883

SCALE 1" = 100'  
DRAFTED CHL  
CHECKED WAS  
DATE APRIL 1, 2002  
JOB NUMBER 2TUS010500 T2



RS 97-1015  
R.S.B.

LOT 76  
LOT 77  
R.S.B. 165/31-39  
12/43



7 OF 9

Plotter: 04/30/02 20:12:08 W:\TUS010500\survey\ambibus\PL-PC26-05.dwg Clearman

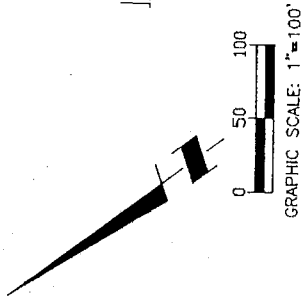
EXHIBIT B

R.S.B. 165/31-39  
SUBDIVISION  
1/88

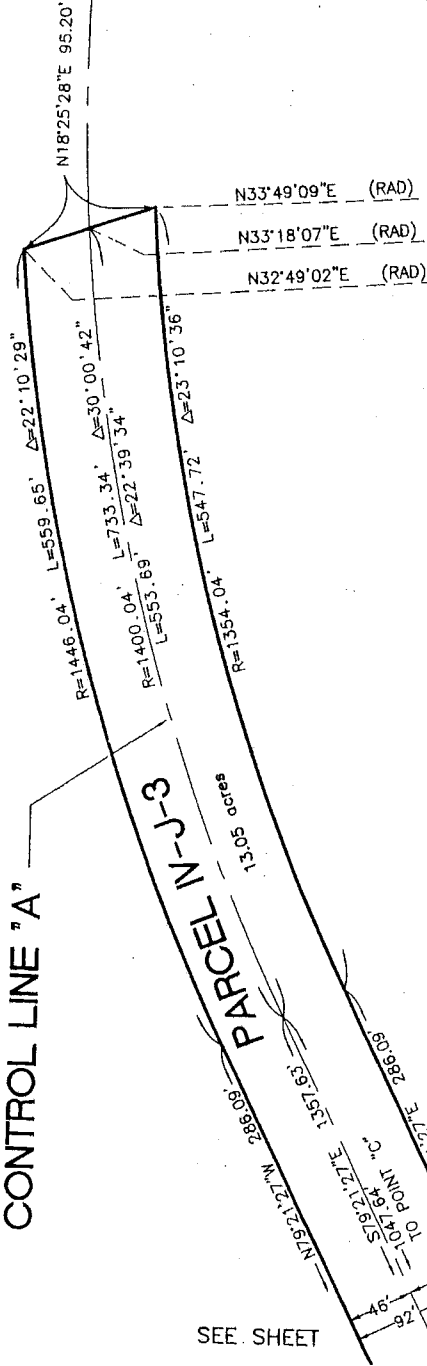
RS 07-1015  
IRVINE'S

M.R.M.

LOT 76



CONTROL LINE "A"



12/43

R.S.B.

APPROVED BY  
*[Signature]*  
DATE 5-6-02

SEE SHEET

5 OF 9

DESCRIPTION: PARCEL IV-J-3 (PORTION OF REUSE PLAN DISPOSITION SITE 40; PORTION OF CARVE-OUT 5)

MCAS-TUSTIN

SHEET 6 OF 9

**PSOMAS**

3187 Red 108 Avenue  
Suite 250  
Costo Mesa, CA 92626  
(714) 751-7373 Fax (714) 545-8883

SCALE 1" = 100'

DRAFTED CHL

CHECKED WAS

DATE APRIL 1, 2002

JOB

NUMBER 2TUS010500 T2

EXHIBIT B

SEE SHEET

5 OF 9

LOT

77

S63°55'45"E  
PCC (RAD)

R.S.B. 165/31-39

SUBDIVISION

1/88

12/43

Curve Table			
No.	Radius	Delta	Length
C1	42.00'	16°11'24"	11.87'

Bearing Table		
No.	Bearing	Distance
L1	S09°52'51"W	33.43'

LOT

RS 97-1015

IRVINE'S

34

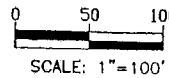
M.R.M.

R.S.B.

PARCEL IV-J-3  
13.05 acres

CONTROL LINE "B"

APPROVED BY  
*[Signature]*  
DATE 5.6.02



SEE SHEET

8 OF 9

DESCRIPTION: PARCEL IV-J-3 (PORTION OF REUSE PLAN DISPOSITION SITE 40; PORTION OF CARVE-OUT 5)

SHEET 7 OF 9

SCALE 1" = 100'

MCAS-TUSTIN

**PSOMAS**

3187 Red Hill Avenue  
Suite 250  
Costa Mesa, CA 92626  
(714) 751-7313 Fax (714) 545-8883

DRAFTED CHL  
CHECKED WAS  
DATE APRIL 1, 2002  
JOB NUMBER 2TUS010500 T2

**EXHIBIT B**

SEE SHEET

7 OF 9

R.S.B. 165/31-39

SUBDIVISION

LOT

RS 97-1015

IRVINE'S

LOT

84

**PARCEL IV-J-3**

R=1446.04' L=717.32' Δ=28°25'19"  
 R=1400.04' L=694.50' Δ=28°25'19"  
 R=1354.04' L=671.68' Δ=28°25'19"

13.05 acres

**CONTROL LINE "B"**

1/88

12/43

93

M.R.M.

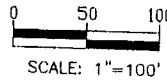
R.S.B.

S39°10'31"W  
163.56'

S39°10'31"W  
177.54'

N39°10'31"E  
191.48'

S 33°57'12" E  
96.14'



SCALE: 1"=100'

APPROVED BY  
  
 DATE 5/6/02



DESCRIPTION: PARCEL IV-J-3 (PORTION OF REUSE PLAN DISPOSITION SITE 40; PORTION OF CARVE-OUT 5)

SHEET 8 OF 9

SCALE 1" = 100'

**MCAS-TUSTIN**

**PSOMAS**

3187 Red Jim Avenue  
 Suite 250  
 Costa Mesa, CA 92626  
 (714) 751-7373 Fax (714) 545-8883

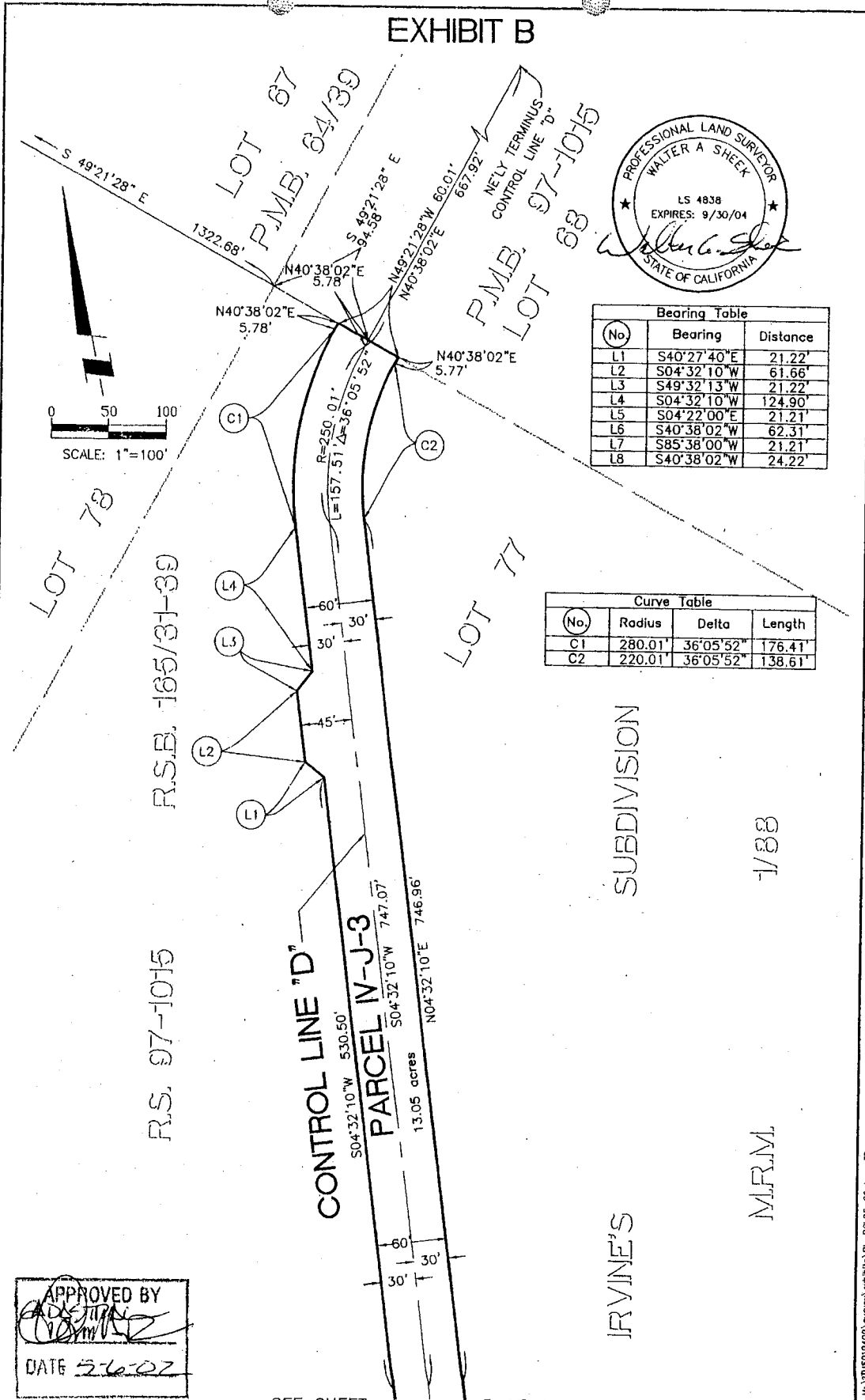
DRAFTED CHL

CHECKED WAS

DATE APRIL 1, 2002

JOB NUMBER 2TUS010500 12

EXHIBIT B



No.	Bearing	Distance
L1	S40°27'40"E	21.22'
L2	S04°32'10"W	61.66'
L3	S49°32'13"W	21.22'
L4	S04°32'10"W	124.90'
L5	S04°22'00"E	21.21'
L6	S40°38'02"W	62.31'
L7	S85°38'00"W	21.21'
L8	S40°38'02"W	24.22'

No.	Radius	Delta	Length
C1	280.01'	36°05'52"	176.41'
C2	220.01'	36°05'52"	138.61'

APPROVED BY  
  
 DATE 5-6-02

SEE SHEET

5 OF 9

DESCRIPTION: PARCEL IV-J-3 (PORTION OF REUSE PLAN DISPOSITION SITE 40; PORTION OF CARVE-OUT 5)

**MCAS-TUSTIN**

SHEET 9 OF 9

**PSOMAS**

3187 Red Hill Avenue  
 Suite 250  
 Costa Mesa, CA 92626  
 (714) 751-7373 Fax (714) 545-8883

SCALE 1" = 100'

DRAFTED CHL

CHECKED WAS

DATE APRIL 1, 2002

JOB NUMBER 21US010500 T2

Legal Description

Exhibit "A"

Parcel IV-J-4

(Portion of Reuse Plan Disposition Site 1; Portion of Carve-Out 5)

1 In the City of Tustin, County of Orange, State of California, being those portions of  
2 Block 10 of Irvine's Subdivision as shown on the map filed in Book 1, Page 88 of  
3 Miscellaneous Record Maps, and as shown on a map filed in Book 165, Pages 31 through  
4 39 inclusive of Records of Surveys, both of the records of said County, described as  
5 follows:

6  
7 For the purpose of this description the following Control lines are hereby established:  
8

9 **Control line "A"**

10  
11 Beginning at the intersection of the centerline of Red Hill Avenue with the centerline of  
12 Valencia Avenue as shown on said Record of Survey, the centerline of Red Hill Avenue  
13 having a bearing of South 40°37'39" West between Valencia Avenue and Warner  
14 Avenue; thence South 49°20'07" East 106.23 to the beginning of a curve concave  
15 southwesterly having a radius of 1400.04 feet; thence southeasterly along said curve  
16 134.49 feet through a central angle of 5°30'14"; thence South 43°49'53" East 101.77  
17 feet to the beginning of a curve concave northeasterly having a radius of  
18 1400.04 feet; thence southeasterly and easterly along said curve 103.54 feet through a  
19 central angle of 4°14'15" to a point hereinafter to be referred to as Point "E"; thence  
20 continuing along said curve an arc distance of 30.86 feet through a central angle of  
21 1°15'46"; thence South 49°19'54" East 586.96 feet to the beginning of a curve concave  
22 northeasterly having a radius of 1400.04 feet; thence southeasterly and easterly  
23 564.01 feet along said curve through a central angle of 23°04'55" to a point hereinafter  
24 referred to as Point "J"; thence continuing easterly 169.68 feet along said curve through

Legal Description

Exhibit "A"

Parcel IV-J-4

(Portion of Reuse Plan Disposition Site 1; Portion of Carve-Out 5)

1 a central angle of 6°56'38"; thence South 79°21'27" East 309.99 feet to a point  
2 hereinafter referred to as Point "A".

3  
4 **Control Line "D"**

5  
6 Beginning at said Point "A"; thence North 15°38'31" East 159.80 feet to the beginning of  
7 a curve concave westerly having a radius of 600.02 feet; thence northerly along said  
8 curve 116.30 feet through a central angle of 11°06'21"; thence North 4°32'10" East  
9 747.07 feet to the beginning of a curve concave southeasterly having a radius of 251.01  
10 feet; thence northerly and northeasterly along said curve 157.51 feet through a central  
11 angle of 36°05'52"; thence North 40°38'02" East 667.92 feet to the beginning of a non-  
12 tangent curve concave southwesterly having a radius of 1850.05 feet, a radial line to said  
13 beginning bears North 38°26'27" East; thence southeasterly along said curve 152.39 feet  
14 through a central angle of 4°43'10" to a point 246.81 feet southeasterly, measured at right  
15 angles, from the southeasterly line of the Parcel Map filed in Book 64, Page 39 of Parcel  
16 Maps, Records of said County, as said line is established on said Record of Survey, and  
17 554.74 feet, measured at right angles, from the centerline of Edinger Avenue as shown on  
18 said Record of Survey.

19  
20 **Control line "C"**

21  
22 Beginning at the hereinbefore described Point "E"; thence North 40°40'06" East  
23 739.01 feet to a point that is 445.49 feet southeasterly, measured at right angles, from the  
24 centerline of said Red Hill Avenue between Valencia Avenue and Santa Fe Drive, and

Legal Description

Exhibit "A"

Parcel IV-J-4

(Portion of Reuse Plan Disposition Site 1; Portion of Carve-Out 5)

1 604.41 feet southwesterly of the southwesterly line of said Parcel Map as established on  
2 said Record of Survey

3  
4  
5

6 **Parcel IV-J-4**

7

8 Beginning at hereinbefore described Point "J"; thence, radial to the above described  
9 curve which Point "B" lies on, North 17°35'11" East 67.14 feet to the  
10 **True Point of Beginning**; thence North 73°31'26" West 47.60 feet; thence  
11 South 64°04'33" West 24.04 feet to the beginning of a non-tangent curve concave  
12 northeasterly having a radius of 1038.68 feet, a radial line to said beginning bears  
13 South 19°04'33" West; thence westerly and northwesterly along said curve 99.00 feet  
14 through a central angle of 5°27'40" to the beginning of a compound curve concave  
15 northeasterly having a radius of 1353.04 feet, said curve also being concentric with and  
16 47.00 feet northeasterly of said Control Line "A"; thence northwesterly along said  
17 concentric curve 210.83 feet through a central angle of 08°55'40" to a point hereinafter to  
18 be referred to as Point "I"; thence continuing northwesterly along said curve 170.11 feet  
19 through a central angle of 07°12'13" to a line parallel with and 47.00 feet northeasterly of  
20 said Control Line "A"; thence along said parallel line North 49°19'54" West 313.79 feet  
21 to the beginning of a curve concave northeasterly having a radius of 3092.59 feet;  
22 thence, leaving said parallel line, northwesterly along said curve 124.26 feet through a  
23 central angle of 2°18'08" to the beginning of a reverse curve concave southwesterly  
24 having a radius of 3108.59 feet, a radial line to said beginning bears



**Legal Description****Exhibit "A"****Parcel IV-J-4****(Portion of Reuse Plan Disposition Site 1; Portion of Carve-Out 5)**

1 North 42°58'14" East; thence northwesterly along said curve 124.83 feet through a  
2 central angle of 2°18'03"; thence North 4°22'13" West 35.33 feet to a line parallel with  
3 and 30.00 feet southeasterly of said Control Line "C"; thence along said parallel line  
4 North 40°40'06" East 237.97 feet; thence leaving said parallel line  
5 North 85°40'05" East 21.21 feet to a line parallel with and 45.00 feet southeasterly of  
6 said Control Line "C"; thence along said parallel line North 40°40'06" East 43.35 feet;  
7 thence leaving said parallel line South 49°10'56" East 742.22 feet to a point lying  
8 North 40°37'08" East 313.67 feet from the hereinbefore described Point "I"; thence  
9 continuing North 49°10'56" East 222.90 feet; thence South 7°11'09" West 236.11 feet to  
10 the **True Point of Beginning**.

11  
12 Excepting therefrom the following parcel:

**Parcel IV-J-5**

13  
14  
15  
16 Beginning at hereinbefore described Point "J"; thence radial to the above described curve  
17 which Point "B" lies on, North 17°35'11" East 67.14 feet to the **True Point of**  
18 **Beginning**; thence North 73°31'26" West 47.60 feet; thence  
19 South 64°04'33" West 24.04 feet to the beginning of a non-tangent curve concave  
20 northeasterly having a radius of 1038.68 feet, a radial line to said beginning bears South  
21 19°04'33" West; thence westerly and northwesterly along said curve 99.00 feet through a  
22 central angle of 5°27'40" to the beginning of a compound curve concave northeasterly  
23 having a radius of 1353.04 feet, said curve also being concentric with and 47.00 feet  
24 northeasterly of said Control Line "A"; thence northwesterly along said concentric curve

Legal Description

Exhibit "A"

Parcel IV-J-4

(Portion of Reuse Plan Disposition Site 1; Portion of Carve-Out 5)

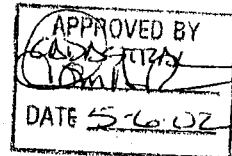
1 210.83 feet through a central angle of 8°55'40"; thence North 40°37'08" East 313.67  
 2 feet to the southeasterly terminus of that certain course hereinabove cited as having a  
 3 bearing of "South 49°10'56" East" and a distance of "742.22 feet"; thence along the  
 4 southeasterly prolongation of said course South 49°10'56" East 222.90 feet to the  
 5 southeasterly terminus thereof; thence South 7°11'09" West 236.11 feet to the  
 6 **True Point of Beginning.**

7  
 8 Containing 243,969 sq. ft. / 5.60 acres, more or less.

9  
 10 As shown on Exhibit "B" attached hereto and by this reference made a part hereof.

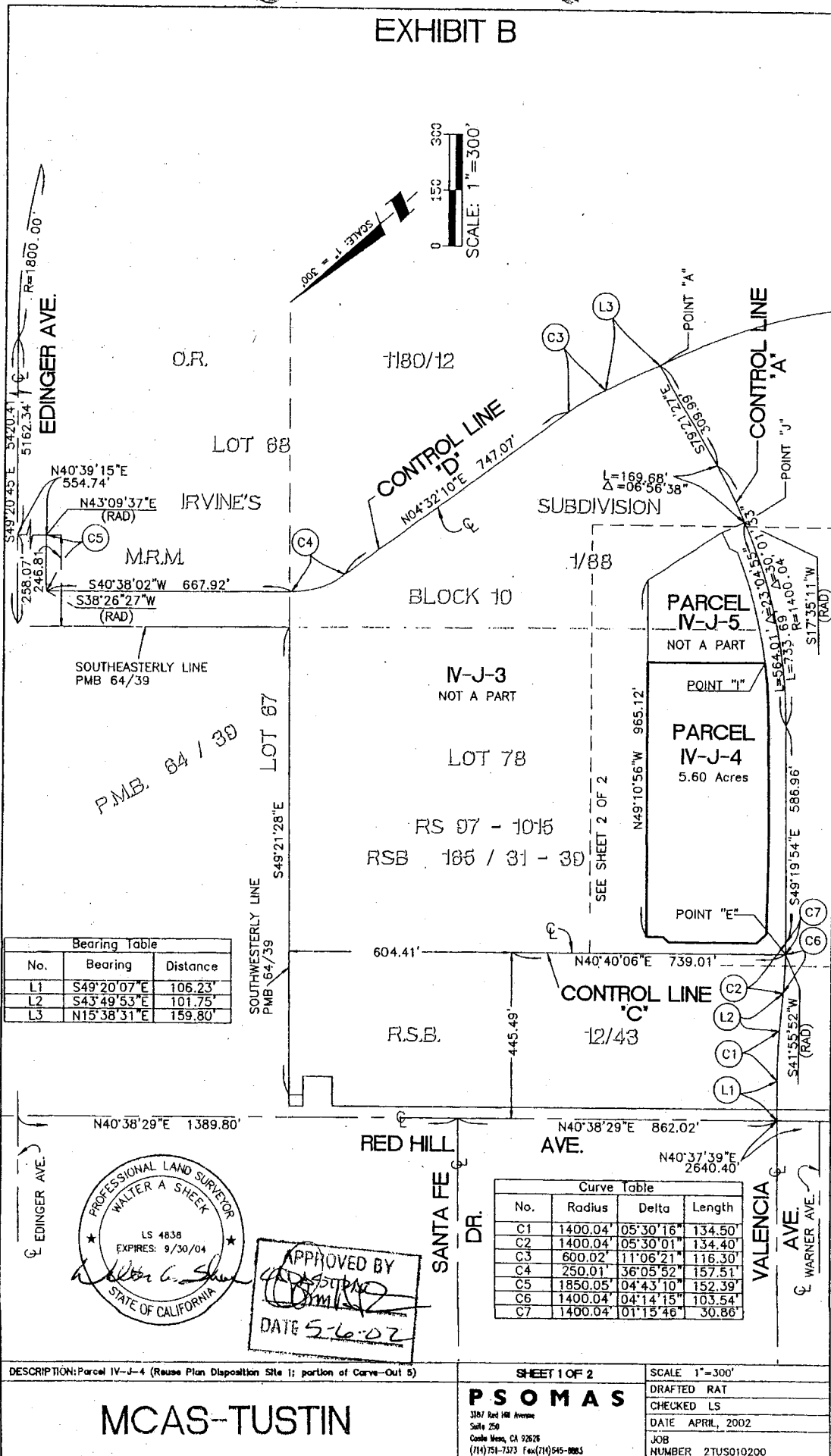
11  
 12 Prepared under my supervision

13  
 14 Walter A. Sheek May 6, 2002  
 15 Walter A. Sheek P.L.S. 4838 Date



16  
 17  
 18  
 19  
 20  
 21  
 22  
 23  
 24

# EXHIBIT B



No.	Bearing	Distance
L1	S49°20'07\"E	106.23'
L2	S43°49'53\"E	101.75'
L3	N15°38'31\"E	159.80'

No.	Radius	Delta	Length
C1	1400.04'	05°30'16\"	134.50'
C2	1400.04'	05°30'01\"	134.40'
C3	600.02'	11°06'21\"	116.30'
C4	250.01'	36°05'52\"	157.51'
C5	1850.05'	04°43'10\"	152.39'
C6	1400.04'	04°14'15\"	103.54'
C7	1400.04'	10°15'46\"	30.86'

PROFESSIONAL LAND SURVEYOR  
 WALTER A. SHEEK  
 LS 4838  
 EXPIRES: 9/30/04  
 STATE OF CALIFORNIA

APPROVED BY  
 DATE 5-6-02

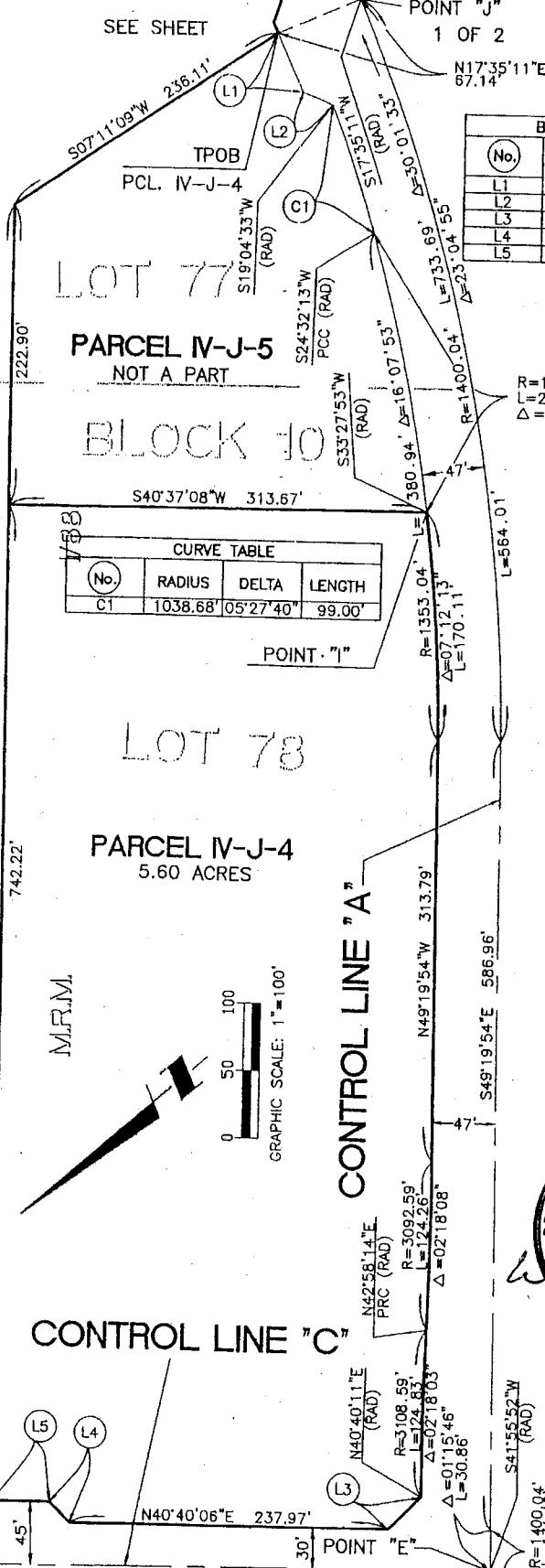
**EXHIBIT B**

SEE SHEET

POINT "J"  
1 OF 2

N17°35'11"E  
67.14'

BEARING TABLE		
No.	BEARING	DISTANCE
L1	N73°31'26"W	47.60'
L2	S64°04'33"W	24.04'
L3	N04°22'13"W	35.33'
L4	N85°40'05"E	21.21'
L5	N40°40'06"E	43.35'



CURVE TABLE			
No.	RADIUS	DELTA	LENGTH
C1	1038.68'	05°27'40"	99.00'



12/43

1180/12

R.S.B. O.R.



APPROVED BY  
*[Signature]*  
DATE 5-6-08

DESCRIPTION: Parcel IV-J-4 (Reuse Plan Disposition Site 1; portion of Curve-Out 5)

SHEET 2 OF 2

SCALE 1"=100'

**MCAS-TUSTIN**

**PSOMAS**  
3187 Red Hill Avenue  
Suite 250  
Corte Mena, CA 92028  
(714) 761-7373 Fax (714) 545-8883

DRAFTED RAT  
CHECKED LS  
DATE APRIL, 2002  
JOB NUMBER 21US010200

DATE: 05/06/08 03:24:41 PM BY: [Signature] PROJECT: [Signature] SHEET: IV-J-4-L-121212-0000

**Legal Description**

**Exhibit "A"**

**Parcel IV-J-5**

**(Reuse Plan Disposition Site 19; portion of Carve-Out 5)**

1 In the City of Tustin and the City of Irvine, County of Orange, State of California, being  
2 those portions of Blocks 10, of Irvine's Subdivision as shown on the map filed in book 1,  
3 page 88 of Miscellaneous Record Maps, and as shown on a map filed in book 165, pages  
4 31 through 39 inclusive of Records of Surveys, both of the records of said County,  
5 described as follows:  
6

7 For the purpose of this description the following Control lines are hereby established:  
8

9 **Control line "A"**

10  
11 Beginning at the intersection of the centerline of Red Hill Avenue with the centerline of  
12 Valencia Avenue as shown on said Record of Survey, the centerline of Red Hill Avenue  
13 having a bearing of South 40°37'39" West between Valencia Avenue and Warner  
14 Avenue ; thence South 49°20'07" East 106.23 to the beginning of a curve concave  
15 southwesterly having a radius of 1400.04 feet; thence southeasterly along said curve  
16 134.49 feet through a central angle of 5°30'14"; thence  
17 South 43°49'53" East 101.77 feet to the beginning of a curve concave northeasterly  
18 having a radius of 1400.04 feet; thence southeasterly along said curve 134.40 feet  
19 through a central angle of 5°30'01"; thence South 49°19'54" East 586.96 feet to the  
20 beginning of a curve concave northeasterly having a radius of 1400.04 feet; thence  
21 southeasterly and easterly along said curve 564.01 feet through a central angle of  
22 23°04'55" to a point hereinafter to be referred to as Point "J".  
23  
24

Legal Description

Exhibit "A"

Parcel IV-J-5

(Reuse Plan Disposition Site 19; portion of Carve-Out 5)

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23

Parcel IV-J-5

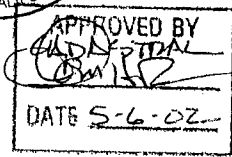
Beginning at hereinbefore described Point "J"; thence radial to said curve North 17°35'11" East 67.14 feet to the **True Point of Beginning**; thence North 73°31'26" West 47.60 feet; thence South 64°04'33" West 24.04 feet to the beginning of a non-tangent curve concave northeasterly having a radius of 1038.68 feet, a radial line to said beginning bears South 19°04'33" West; thence westerly and northwesterly along said curve 99.00 feet through a central angle of 5°27'40" to the beginning of a compound curve concave northeasterly having a radius of 1353.04 feet, said curve also being concentric with and 47.00 feet northeasterly of said Control Line "A"; thence northwesterly along said concentric curve 210.83 feet through a central angle of 8°55'40"; thence North 40°37'08" East 313.67 feet; thence South 49°10'56" East 222.90 feet; thence South 7°11'09" West 236.11 feet to the **True Point of Beginning**.

Containing 83,104 sq. ft / 1.91 acres, more or less.

As shown on Exhibit "B" attached hereto and by this reference made a part hereof.

Prepared under my supervision

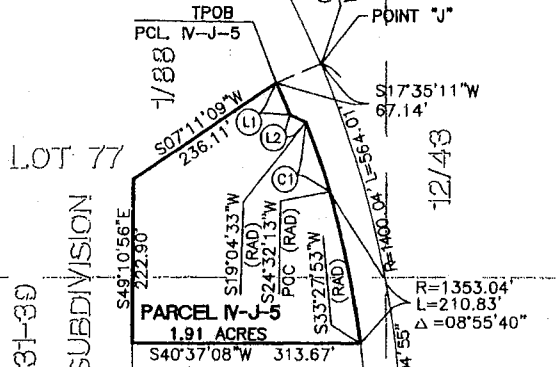
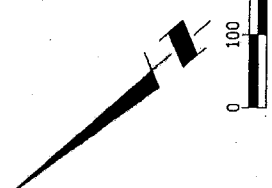
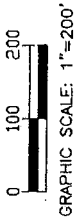
*Walter A. Sheek* *May 2, 2002*  
Walter A. Sheek P.L.S. 4838 Date



# EXHIBIT B

BEARING TABLE		
(No.)	BEARING	DISTANCE
L1	N73°31'26"W	47.60'
L2	S64°04'33"W	24.04'
L3	N04°22'13"W	35.33'
L4	N85°40'05"E	21.21'
L5	N40°40'06"E	43.35'
L6	S49°20'07"E	106.23'
L7	S43°49'53"E	101.77'

CURVE TABLE			
(No.)	RADIUS	DELTA	LENGTH
C1	1038.68'	05°27'40"	99.00'
C2	1400.04'	05°30'14"	134.49'
C3	1400.04'	05°30'01"	134.40'



IRVINE'S  
 BLOCK 10  
 PARCEL IV-J-3  
 NOT A PART  
 M.R.M.  
 R.S.B. 165/31-39  
 RS 97-1015

12/43

H80/H2

R.S.B.  
 O.R.

SANTA FE DR.

RED HILL

N40°38'29"E 862.02'

VALENCIA AVE.

WARNER AVE.

S40°37'39"W

APPROVED BY  
*Walter A. Sheek*  
 DATE 5-6-02



DESCRIPTION: IV-J-5 (REUSE PLAN DISPOSITION SITE 19; PORTION OF CARVE-OUT 5)	SHEET 1 OF 1	SCALE 1"=200'
	<b>PSOMAS</b>	DRAFTED LS
MCAS-TUSTIN	3187 Red Hill Avenue Suite 250 Costa Mesa, CA 92626 (714) 751-7373 Fax (714) 545-8823	CHECKED LS
		DATE APRIL 2002
		JOB NUMBER 2TUS010200

Plotter: 05/02/02 08:16:27 P:\Survey\Drawings\PSOMAS\PSOMAS\PARCEL IV-J-5-3.PLOT.DWG. Sheet 1

Legal Description

Exhibit "A"

Parcel IV-J-6

(Portion of Reuse Plan Disposition Site 1; portion of Carve-Out 5)

1 In the City of Tustin, County of Orange, State of California, being that portion of Block 10  
2 of Irvine's Subdivision as shown on the map filed in book 1, page 88 of Miscellaneous  
3 Record Maps, and as shown on a map filed in Book 165, Pages 31 through 39 inclusive of  
4 Records of Surveys, all of records of said County, described as follows:  
5  
6 For the purpose of this description the following two Control Lines are hereby established:  
7  
8 **Control Line "A"**  
9 Beginning at the intersection of the centerline of Red Hill Avenue with the centerline of  
10 Valencia Avenue as shown on said Record of Survey, the centerline of Red Hill Avenue  
11 having a bearing of North 40°37'39" East between Valencia Avenue and Warner Avenue;  
12 thence South 49°20'07" East 106.23 feet to the beginning of a curve concave southwesterly  
13 having a radius of 1400.04 feet; thence southeasterly along said curve 134.49 feet through a  
14 central angle of 05°30'14"; thence South 43°49'53" East 101.77 feet to the beginning of a  
15 curve concave northeasterly having a radius of 1400.04 feet; thence southeasterly along  
16 said curve 87.02 feet through a central angle of 03°33'41" to a point hereinafter to be  
17 referred to as Point "AA"; thence continuing along said curve 47.38 feet through a central  
18 angle of 01°56'20"; thence South 49°19'54" East 424.17 to a point hereinafter to be  
19 referred to as Point "BB"; thence continuing South 49°19'54" East 162.79 feet to the  
20 beginning of a curve concave northeasterly having a radius of 1400.04 feet; thence  
21 southeasterly and easterly along said curve 733.69 feet through a central angle of  
22 30°01'33"; thence South 79°21'27" East 309.99 feet to its intersection with Control Line  
23 "B".  
24  
25



## Legal Description

### Exhibit "A"

### Parcel IV-J-6

(Portion of Reuse Plan Disposition Site 1; portion of Carve-Out 5)

1 **Control Line "B"**

2 Beginning at its intersection with Control Line "A"; thence South 15°38'31" West  
3 74.21 feet to the beginning of a curve concave northwesterly having a radius of  
4 1400.04 feet; thence southwesterly along said curve 828.03 feet through a central angle of  
5 33°53'13" to a point hereinafter to be referred to as Point "D"; thence continuing  
6 southwesterly along said curve 441.51 feet through a central angle of 18°04'06"; thence  
7 South 67°35'50" West 139.46 feet to the beginning of a curve concave southeasterly  
8 having a radius of 1400.04 feet; thence southwesterly along said curve 694.50 feet through  
9 a central angle of 28°25'19"; thence South 39°10'31" West 894.02 feet to a point  
10 hereinafter to be referred to as Point "C"; thence continuing South 39°10'31" West  
11 269.17 feet to the beginning of a curve concave southeasterly having a radius of  
12 1400.04 feet; thence southwesterly and southerly along said curve 806.36 feet through a  
13 central angle of 32°59'59"; thence South 6°10'32" West 478.01 feet to the beginning of a  
14 curve concave northwesterly having a radius of 1400.04 feet; thence southerly and  
15 southwesterly along said curve 842.94 feet through a central angle of 34°29'48"; thence  
16 South 40°40'20" West 437.45 feet to the intersection of the centerline of Barranca Parkway  
17 with the centerline of Armstrong Avenue as shown on said Record of Survey.

18  
19 **Parcel IV-J-6**

20  
21 Beginning at hereinbefore described Point "BB"; thence leaving said Control Line "A",  
22 South 40°40'06" West 47.00 feet to the **TRUE POINT OF BEGINNING**; said point being  
23 on a line that is parallel with and 47.00 feet southwesterly of said Control Line "A", thence  
24 along said parallel line South 49°19'54" East 162.79 feet to the beginning of a curve

**Legal Description**

**Exhibit "A"**

**Parcel IV-J-6**

**(Portion of Reuse Plan Disposition Site 1; portion of Carve-Out 5)**

1 concave northeasterly having a radius of 1447.04 feet being concentric with and 47.00 feet  
2 southwesterly of said Control Line "A"; thence along said concentric curve southeasterly  
3 35.31 feet through a central angle of 1°23'53"; thence, leaving said concentric curve,  
4 South 04°58'49" East 24.35 feet; thence South 54°27'57" East 56.24 feet; thence  
5 North 83°15'15" East 22.96 feet to the beginning of a non-tangent curve concave  
6 northeasterly having a radius of 1447.04 feet, being concentric with and 47.00 feet  
7 southerly of Control Line "A", a radial line to said beginning bears South 35°44'30" West;  
8 thence along said concentric curve southeasterly 300.53 feet through a central angle of  
9 11°53'59"; thence, leaving said concentric curve South 66°09'29" East 52.51 feet; thence  
10 South 21°09'25" East 24.04 feet; thence South 68°17'15" East 62.36 feet; thence  
11 North 64°09'20" East 23.85 feet to the beginning of a non-tangent curve concave northerly  
12 having a radius of 1090.18 feet, a radial line to said beginning bears  
13 South 19°14'54" West; thence easterly along said curve 94.07 feet through a central angle  
14 of 4°56'38" to the beginning of a compound curve concave northerly having a radius of  
15 1464.04 feet, a radial line to said beginning bears South 14°18'16" West; thence easterly  
16 along said curve 17.78 feet through a central angle of 0°41'45" to the beginning of a reverse  
17 curve concave southerly having a radius of 142.00 feet, a radial line to said beginning bears  
18 North 13°36'31" East; thence easterly along said curve 29.51 feet through a central angle  
19 of 11°54'29"; thence South 64°29'00" East 15.88 feet to the beginning of a curve concave  
20 northerly having a radius of 158.00 feet; thence southeasterly and easterly along said curve  
21 41.02 feet through a central angle of 14°52'27" to a line that is parallel with and 64.00 feet  
22 southerly of said Control Line "A"; thence along said parallel line South 79°21'27" East  
23 218.54 feet; thence, leaving said parallel line, South 31°20'58" East 40.12 feet to the  
24 beginning of a non-tangent curve concave westerly having a radius of 1354.04 feet, being

**Legal Description****Exhibit "A"****Parcel IV-J-6****(Portion of Reuse Plan Disposition Site 1; portion of Carve-Out 5)**

1 concentric with and 46.00 feet westerly of said Control Line "B", a radial line to said  
2 beginning bears South 73°20'33" East; thence southerly along said concentric curve  
3 48.37 feet through a central angle of 2°02'49" to the beginning of a compound curve  
4 concave westerly having a radius of 42.00 feet, a radial line to said beginning bears  
5 South 71°17'44" East; thence southerly and southwesterly along said curve 11.87 feet  
6 through a central angle of 16°11'24"; thence South 34°53'40" West 33.43 feet to the  
7 beginning of a curve concave southeasterly having a radius of 58.00 feet; thence  
8 southwesterly and southerly along said curve 13.90 feet through a central angle of  
9 13°44'05" to the beginning of a reverse curve concave westerly having a radius of  
10 1342.04 feet, a radial line to said beginning bears South 68°50'25" East; thence southerly  
11 and southwesterly along said curve 57.52 feet through a central angle of 2°27'21" to the  
12 beginning of a reverse curve concave easterly having a radius of 58.00 feet, a radial line to  
13 said beginning bears North 66°23'04" West; thence southwesterly and southerly along said  
14 curve 13.90 feet through a central angle of 13°44'05"; thence South 09°52'51" West  
15 33.43 feet to the beginning of a curve concave westerly having a radius of 42.00 feet;  
16 thence southerly and southwesterly along said curve 11.87 feet through a central angle of  
17 16°11'24" to the beginning of a compound curve concave northwesterly having a radius of  
18 1354.04 feet being concentric with and 46.00 feet northwesterly of said Control Line "B", a  
19 radial line to said beginning bears South 63°55'45" East; thence southwesterly along said  
20 concentric curve 981.37 feet through a central angle of 41°31'35" to a line that is parallel  
21 with and 46.00 feet northwesterly of said Control Line "B"; thence along said parallel line  
22 South 67°35'50" West 139.46 feet to the beginning of a curve concave southeasterly  
23 having a radius of 1446.04 feet being concentric with and 46.00 feet northwesterly of said  
24 Control Line "B"; thence along said concentric curve westerly and southwesterly

Legal Description

Exhibit "A"

Parcel IV-J-6

(Portion of Reuse Plan Disposition Site 1; portion of Carve-Out 5)

1 717.32 feet through a central angle of 28°25'19"; thence South 39°10'31" West 163.56 feet;  
2 thence North 33°57'12" West 70.07 feet; thence North 09°21'06" East 1661.58 feet; thence  
3 North 46°39'39" East 427.42 feet to the **TRUE POINT OF BEGINNING**.  
4

5 **Excepting therefrom** that portion described as follows:  
6

7 Beginning at hereinabove described Point "D"; thence leaving said Control Line "B",  
8 North 40°28'20" West 46.00 feet to the **True Point of Beginning**; said point being the  
9 beginning of a non-tangent curve concave northwesterly, having a radius of 1354.04 feet,  
10 said curve also being concentric with and 46.00 feet northwesterly of said Control Line  
11 "B", a radial line to said beginning bears South 40°28'20" East; thence southwesterly along  
12 said concentric curve 427.02 feet through a central angle of 18°04'10" to a line parallel  
13 with and 46.00 feet northwesterly of said Control Line "B"; thence along said parallel line  
14 South 67°35'50" West 139.46 feet to the beginning of a curve concave southeasterly  
15 having a radius of 1446.04 feet, said curve being concentric with and 46.00 feet  
16 northwesterly of said Control Line "B"; thence southwesterly along said concentric curve  
17 184.05 feet through a central angle of 07°17'33"; thence leaving said concentric curve  
18 North 49°21'14" West 459.00 feet; thence North 40°38'46" East 486.27 feet; thence  
19 South 77°38'59" East 197.81 feet; thence North 18°04'28" East 409.85 feet to the  
20 beginning of a non-tangent curve concave northerly having a radius of 341.00 feet a radial  
21 line to said beginning bears South 03°32'49" West; thence easterly and northeasterly along  
22 said curve 176.95 feet through a central angle of 29°43'51"; thence South 15°49'01" East  
23 721.18 feet to the **True Point of Beginning**.  
24  
25

**Legal Description**

**Exhibit "A"**

**Parcel IV-J-6**

**(Portion of Reuse Plan Disposition Site 1; portion of Carve-Out 5)**

1 Containing 1,010,654 square feet or 23.20 acres, more or less.

2

3 As shown on Exhibit "B" attached hereto and by this reference made a part hereof.

4

5

6 Prepared under my supervision:

7

8

9

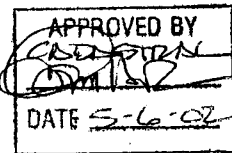
10 Walter A. Sheek

May 5, 2002

11 Walter A. Sheek, P.L.S. 4838

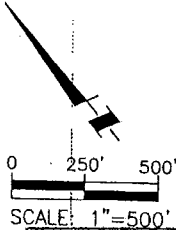
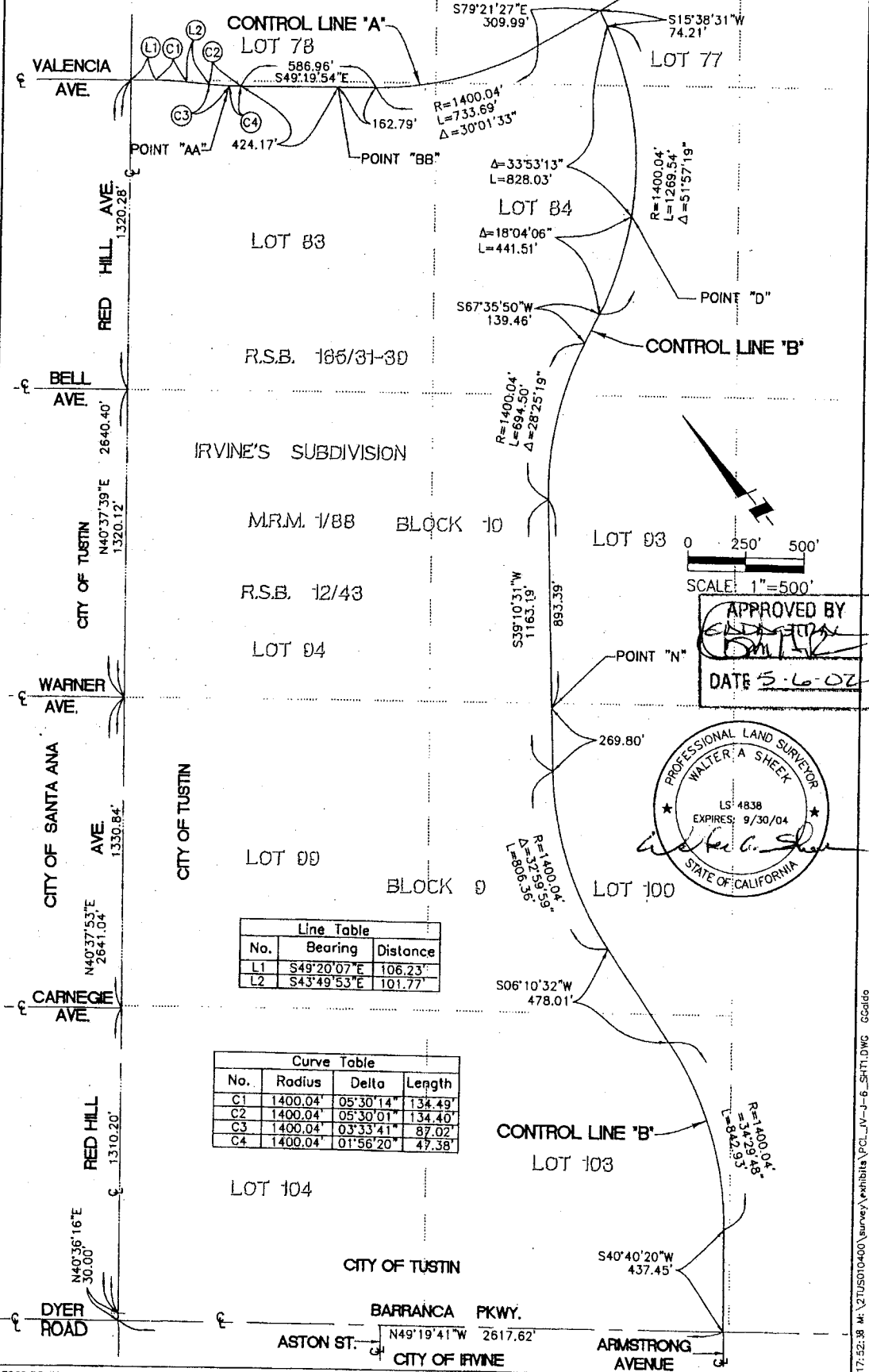
Date

12 Expires: 9/30/04



O.R. 1180/12

# EXHIBIT B



APPROVED BY  
*[Signature]*  
 DATE 5-6-02

PROFESSIONAL LAND SURVEYOR  
 WALTER A SHEEK  
 LS 4838  
 EXPIRES: 9/30/04  
*[Signature]*  
 STATE OF CALIFORNIA

Line Table		
No.	Bearing	Distance
L1	S49°20'07"E	106.23'
L2	S43°49'53"E	101.77'

Curve Table			
No.	Radius	Delta	Length
C1	1400.04'	05°30'14"	134.49'
C2	1400.04'	05°30'01"	134.40'
C3	1400.04'	03°33'41"	87.02'
C4	1400.04'	01°56'20"	47.38'

DESCRIPTION: Parcel IV-J-6 (Portion of Reuse Plan Disposition Site 1; portion of Curve-Out 5)

SHEET 1 OF 2

SCALE 1"=500'

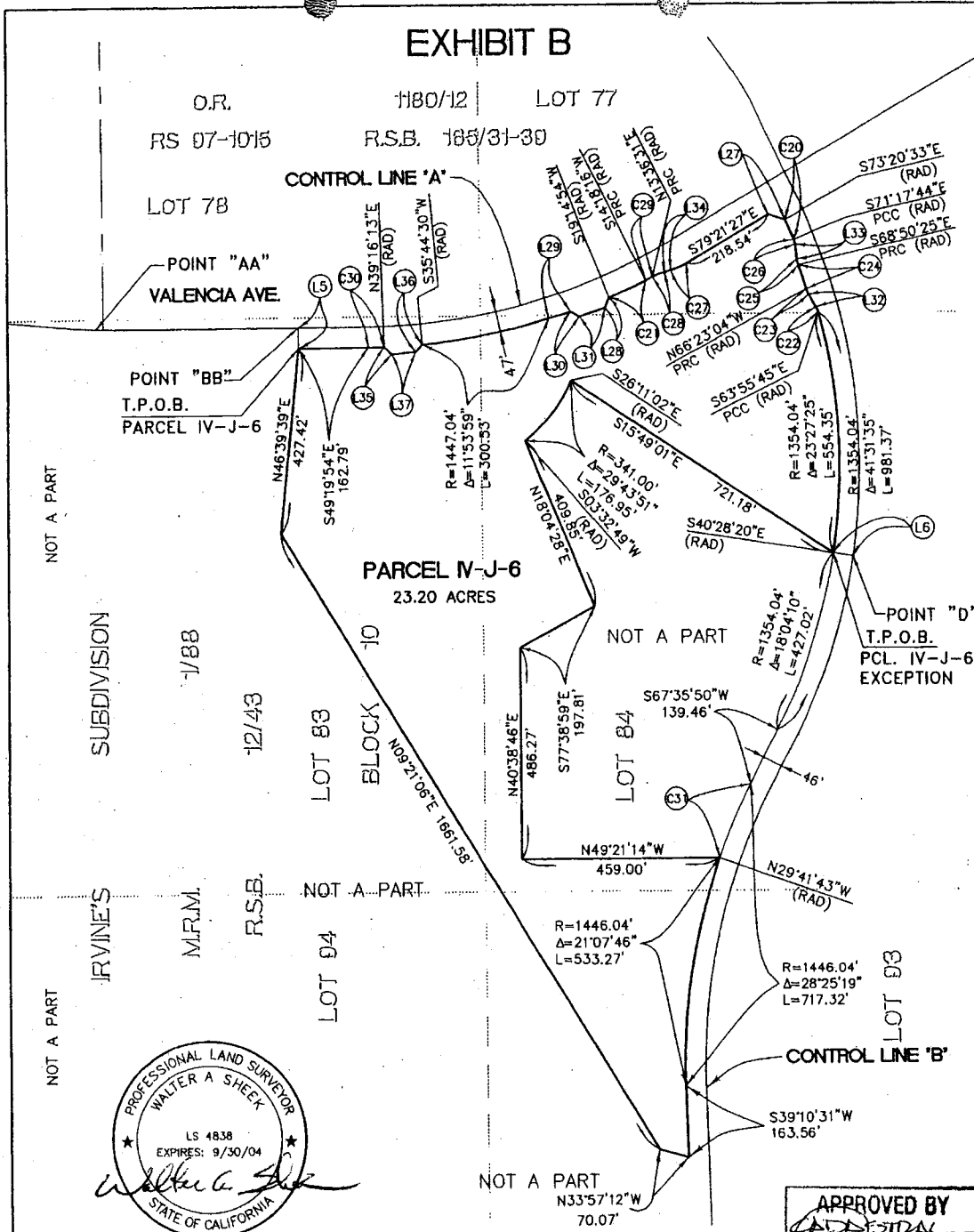
## MCAS-TUSTIN

**PSOMAS**  
 3187 Red Hill Avenue  
 Suite 250  
 Costa Mesa, CA 92626  
 (714) 751-7373 Fax (714) 545-8883

DRAFTED SAB  
 CHECKED LS  
 DATE MAY 2002  
 JOB NUMBER 2TUS010400

Plotted: 05/02/02 17:52:38 M:\2TUS010400\survey\exhibits\exhibits\IV-J-6\_SHT1.DWG CGalido

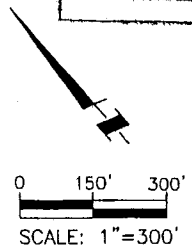
# EXHIBIT B



LINE TABLE		
No.	BEARING	DISTANCE
L5	S40°40'06"W	47.00'
L6	N40°28'20"W	46.00'
L27	S31°20'58"E	40.12'
L28	N64°09'20"E	23.85'
L29	S66°09'29"E	52.51'
L30	S21°09'25"E	24.04'
L31	S68°17'15"E	62.36'
L32	N09°52'51"E	33.43'
L33	S34°53'40"W	33.43'
L34	S64°29'00"E	15.88'
L35	S04°58'49"E	24.35'
L36	N83°15'15"E	22.96'
L37	S54°27'57"E	56.24'

CURVE TABLE			
No.	RADIUS	LENGTH	DELTA
C20	1354.04'	48.37'	02°02'49"
C21	1090.18'	94.07'	04°56'38"
C22	42.00'	11.87'	16°11'24"
C23	58.00'	13.90'	13°44'05"
C24	1342.04'	57.52'	02°27'21"
C25	58.00'	13.90'	13°44'05"
C26	42.00'	11.87'	16°11'24"
C27	158.00'	41.02'	14°52'27"
C28	142.00'	29.51'	11°54'29"
C29	1464.04'	17.78'	00°41'45"
C30	1447.04'	35.31'	01°23'53"
C31	1446.04'	184.05'	07°17'33"

APPROVED BY  
  
 DATE 5-6-02



DESCRIPTION: Parcel IV-J-6 (Portion of Reuse Plan Deposition Site 1; portion of Curve-Out 5)	SHEET 2 OF 2	SCALE 1"=300'
	<b>PSOMAS</b> 3187 Red Hill Avenue Suite 250 Costa Mesa, CA 92626 (714) 751-7373 Fax (714) 545-8883	DRAFTED SAB CHECKED LS DATE MAY 2002 JOB NUMBER 2TUS010400
<b>MCAS-TUSTIN</b>		

Plotted: 05/02/02 1755601 M:\TUS010400\survey\exhibits\PL\_IV-J-6\_SHT2.DWG G:\cadd

## Legal Description

### Exhibit "A"

### Parcel IV-J-7

### (Reuse Plan Disposition Site 19; portion of Carve-Out 5)

1 In the City of Tustin, County of Orange, State of California, being that portion of Block 10  
2 of Irvine's Subdivision as shown on the map filed in Book 1, Page 88 of Miscellaneous  
3 Record Maps, and as shown on a map filed in book 165, pages 31 through 39 inclusive of  
4 Records of Survey, both of the records of said County, described as follows:  
5

6 For the purpose of this description the following Control Line is hereby established:  
7

#### 8 **Control Line "A"**

9 Beginning at the intersection of the centerline of Red Hill Avenue with the centerline of  
10 Valencia Avenue as shown on said Record of Survey, the centerline of Red Hill Avenue  
11 between Valencia Avenue and Warner Avenue having a bearing of South 40°37'39" West;  
12 thence South 49°20'07" East 106.23 feet to the beginning of a curve concave southwesterly  
13 having a radius of 1400.04 feet; thence southeasterly along said curve 134.49 feet through  
14 a central angle of 5°30'14"; thence South 43°49'53" East 101.77 feet to the beginning of a  
15 curve concave northeasterly having a radius of 1400.04 feet; thence southeasterly along  
16 said curve 134.40 feet through a central angle of 5°30'01"; thence South 49°19'54" East  
17 586.96 feet to the beginning of a curve concave northeasterly having a radius of 1400.04  
18 feet; thence westerly, southeasterly and easterly along said curve 733.69 feet through a  
19 central angle of 30°01'33"; thence South 79°21'27" East 309.99 feet to a point hereinafter  
20 referred to as Point "A".  
21

#### 22 **Control Line "B"**

23 Beginning at said Point "A"; thence South 15°38'31" West 74.21 feet to the beginning of a  
24 curve concave northwesterly having a radius of 1400.04 feet; thence southerly and  
25 southwesterly along said curve 828.04 feet through a central angle of 33°53'13" to a point



## Legal Description

### Exhibit "A"

#### Parcel IV-J-7

#### (Reuse Plan Disposition Site 19; portion of Carve-Out 5)

1 hereinafter to be referred to as Point "D"; thence continuing southwesterly and westerly  
2 along said curve 441.51 feet through a central angle of 18°04'06"; thence South 67°35'50"  
3 West 139.46 feet to the beginning of a curve concave southeasterly having a radius of  
4 1400.04 feet; thence westerly and southwesterly along said curve 694.50 feet through a  
5 central angle of 28°25'19"; thence South 39°10'31" West 1163.19 feet to the beginning of  
6 a curve concave southeasterly having a radius of 1400.04 feet; thence southwesterly and  
7 southerly along said curve an arc distance of 806.36 feet through a central angle of  
8 32°59'59"; thence South 6°10'32" West 478.01 feet to the beginning of a curve concave  
9 northwesterly having a radius of 1400.04 feet; thence southerly and southwesterly along  
10 said curve 842.93 feet through a central angle of 34°29'48"; thence South 40°40'20" West  
11 437.45 feet to the intersection of the centerline Barranca Parkway with the centerline of  
12 Armstrong Avenue as shown on said Record of Survey.

#### 13 14 **Parcel IV-J-7**

15 Beginning at the hereinbefore described Point "D", thence leaving said Control Line "B"  
16 North 40°28'16" West 46.00 feet to the **True Point Of Beginning**, said point being the  
17 beginning of a non-tangent curve concave northwesterly, having a radius of 1354.04 feet,  
18 said curve also being concentric with and 46.00 feet northwesterly of said Control Line  
19 "B", a radial line to said beginning bears South 40°28'16" East; thence southwesterly and  
20 westerly along said concentric curve 427.00 feet through a central angle of 18°04'06" to a  
21 line parallel with and 46.00 feet northwesterly of said Control Line "B"; thence along said  
22 parallel line South 67°35'50" West 139.46 feet to the beginning of a curve concave  
23 southeasterly having a radius of 1446.04 feet, said curve being concentric with and  
24

# Legal Description

## Exhibit "A"

### Parcel IV-J-7

#### (Reuse Plan Disposition Site 19; portion of Carve-Out 5)

1 46.00 feet northwesterly of said Control Line "B"; thence southwesterly along said  
2 concentric curve 184.05 feet through a central angle of  $07^{\circ}17'33''$ ; thence leaving said  
3 concentric curve North  $49^{\circ}21'14''$  West 459.00 feet; thence North  $40^{\circ}38'46''$  East  
4 486.27 feet; thence South  $77^{\circ}38'59''$  East 197.81 feet; thence North  $18^{\circ}04'28''$  East  
5 409.85 feet to the beginning of a non-tangent curve concave northerly having a radius of  
6 341.00 feet, a radial line to said beginning bears South  $03^{\circ}32'49''$  West; thence easterly  
7 and northeasterly along said curve 176.95 feet through a central angle of  $29^{\circ}43'52''$ ; thence  
8 South  $15^{\circ}49'01''$  East 721.18 feet to the **True Point Of Beginning**  
9

10 Excepting therefrom the following parcel:

#### 11 **Parcel IV-J-8**

12 Beginning at the true point of beginning of the hereinbefore described Parcel IV-J-7, said  
13 point being the beginning of a non-tangent curve concave northwesterly, having a radius of  
14 1354.04 feet, said curve also being concentric with and 46.00 feet northwesterly of said  
15 Control Line "B", a radial line to said beginning bears South  $40^{\circ}28'16''$  East; thence  
16 southwesterly and westerly along said concentric curve 427.00 feet through a central angle  
17 of  $18^{\circ}04'06''$  to a line parallel with and 46.00 feet northwesterly of said Control Line "B";  
18 thence along said parallel line South  $67^{\circ}35'50''$  West 139.46 feet to the beginning of a  
19 curve concave southeasterly having a radius of 1446.04 feet, said curve being concentric  
20 with and 46.00 feet northwesterly of said Control Line "B"; thence southwesterly along  
21 said concentric curve 184.05 feet through a central angle of  $07^{\circ}17'33''$ ; thence leaving  
22 said concentric curve North  $49^{\circ}21'14''$  West 459.00 feet; thence North  $40^{\circ}38'46''$  East  
23 486.27 feet; thence South  $77^{\circ}38'59''$  East 256.30 feet; thence North  $71^{\circ}36'25''$  East  
24 351.77 feet to a point in the easterly line of the hereinabove described Parcel 3; thence  
25 South  $15^{\circ}49'01''$  East 382.89 feet to the **True Point Of Beginning**.  
26

**Legal Description**

**Exhibit "A"**

**Parcel IV-J-7**

**(Reuse Plan Disposition Site 19; portion of Carve-Out 5)**

1 Containing 103,322 square feet or 2.37 acres more or less

2

3 As shown on Exhibit "B" attached hereto and by this reference made a part hereof.

4

5 Prepared under my supervision

6

7

8

9 Walter A. Sheek May 3 2002  
10 Walter A. Sheek P.L.S. 4838 Date

11

12

13

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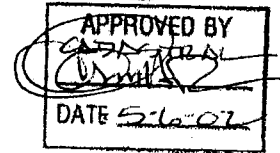
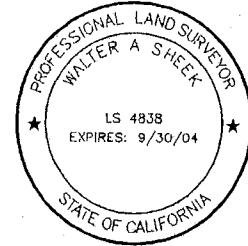
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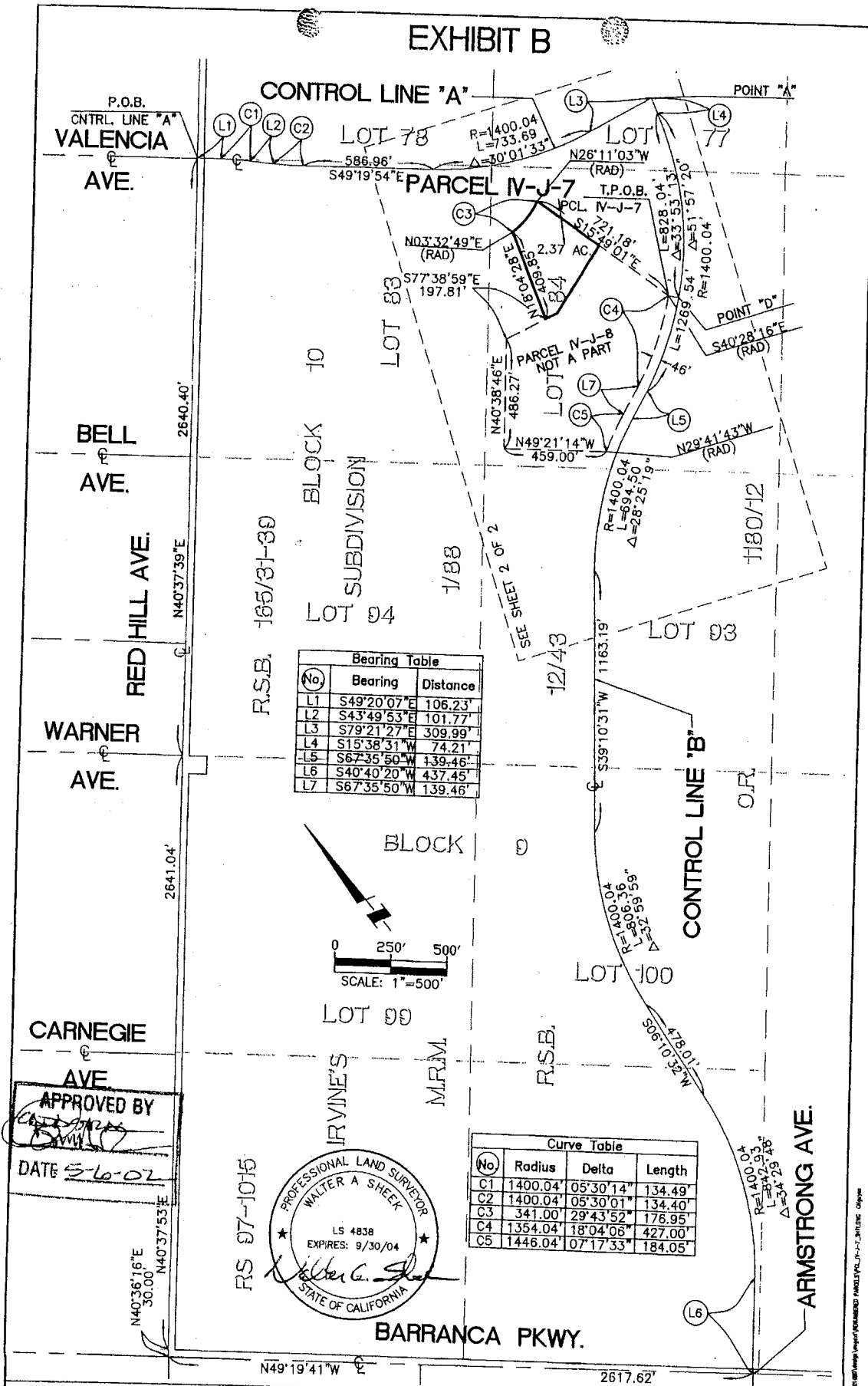
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# EXHIBIT B



No.	Bearing	Distance
L1	S49°20'07"E	106.23'
L2	S43°49'53"E	101.77'
L3	S79°21'27"E	309.99'
L4	S15°38'31"W	74.21'
L5	S67°35'50"W	139.46'
L6	S40°40'20"W	437.45'
L7	S67°35'50"W	139.46'

No.	Radius	Delta	Length
C1	1400.04'	05°30'14"	134.49'
C2	1400.04'	05°30'01"	134.40'
C3	341.00'	29°43'52"	176.95'
C4	1354.04'	18°04'06"	427.00'
C5	1446.04'	07°17'33"	184.05'

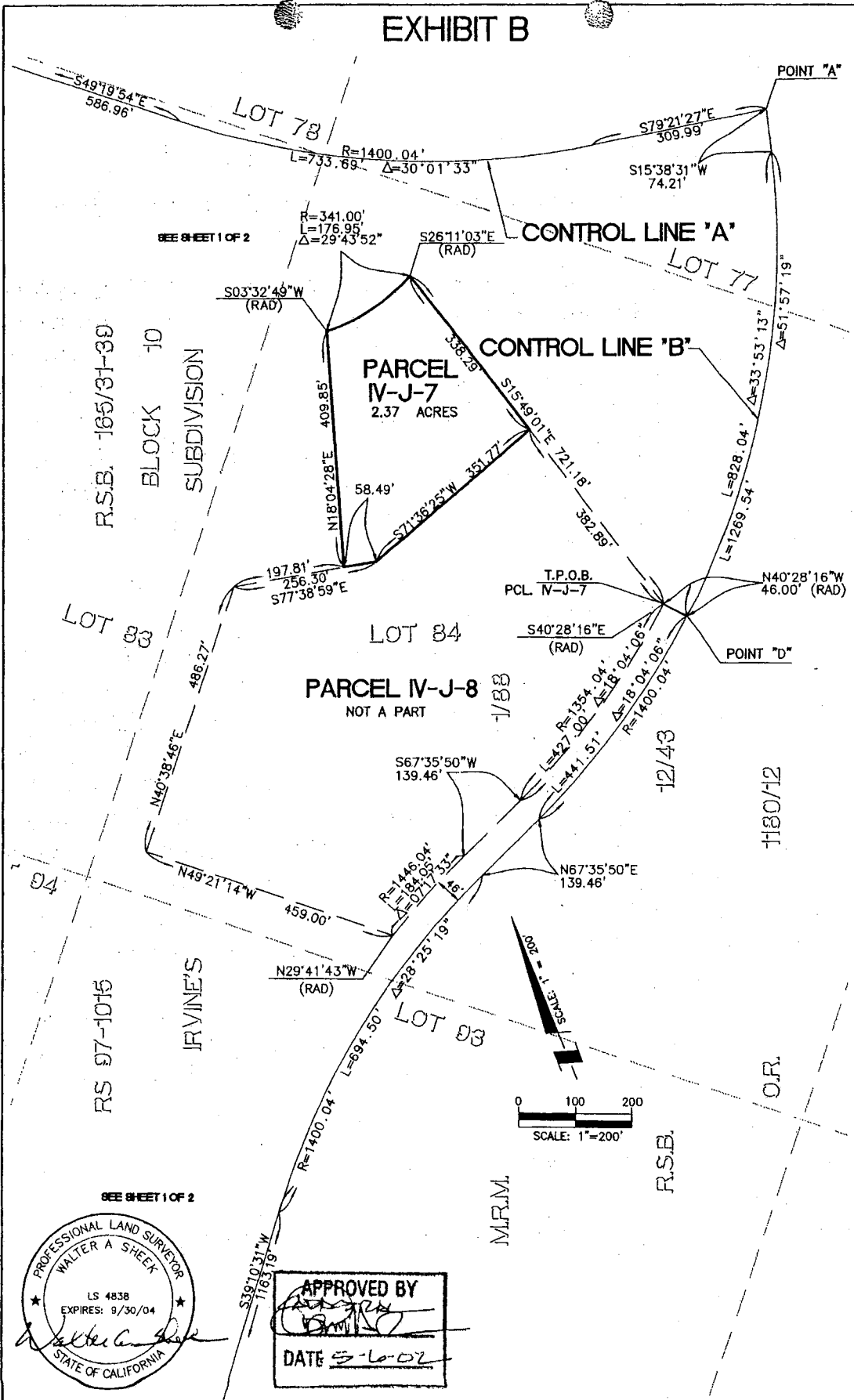


APPROVED BY  
*[Signature]*  
 DATE 5-6-02

<h2>MCAS-TUSTIN</h2>	SHEET 1 OF 2	SCALE 1"=500' DRAFTED RAT CHECKED LS DATE APRIL, 2002
	PSOMAS 387 Red Hill Avenue Suite 250 Costa Mesa, CA 92626 (714) 751-7373 Fax: (714) 545-8883	

Please refer to the following sheets for the complete plan: PARCEL IV-J-7, JNTLINE, CHYR

# EXHIBIT B



R.S.B. 165/31-39  
BLOCK 10  
SUBDIVISION

LOT 83

LOT 84

RS 07-1015

IRVINE'S

LOT 83

M.R.M.

R.S.B.

1180/12

O.R.

SEE SHEET 1 OF 2



**APPROVED BY**  
*[Signature]*  
**DATE 5-6-02**

DESCRIPTION: Parcel IV-J-7 (Reuse Plan Disposition Site 19; portion of Carve-Out 5)	SHEET 2 OF 2	SCALE 1" = 200'
<b>MCAS-TUSTIN</b>	<b>PSOMAS</b>	DRAFTED RAT
	3187 Red Hill Avenue Suite 250 Costa Mesa, CA 92626 (714) 754-7373 Fax (714) 545-8883	CHECKED LS
		DATE APRIL, 2002
		JOB NUMBER 2TUS010200

File No. 02-0010200-01; Parcel IV-J-7 (Reuse Plan Disposition Site 19; portion of Carve-Out 5)

**Legal Description**

**Exhibit "A"**

**Parcel IV-J-8**

**(Reuse Plan Disposition Site 2; portion of Carve-Out 5)**

1 In the City of Tustin, County of Orange, State of California, being that portion of Block 10  
2 of Irvine's Subdivision as shown on the map filed in Book 1, Page 88 of Miscellaneous  
3 Record Maps, and as shown on a map filed in book 165, pages 31 through 39 inclusive of  
4 Records of Survey, both of the records of said County, described as follows:  
5

6 For the purpose of this description the following Control Line is hereby established:  
7

8 **Control Line "A"**

9 Beginning at the intersection of the centerline of Red Hill Avenue with the centerline of  
10 Valencia Avenue as shown on said Record of Survey, the centerline of Red Hill Avenue  
11 having a bearing of South 40°37'39" West between Valencia Avenue and Warner Avenue;  
12 thence South 49°20'07" East 106.23 feet to the beginning of a curve concave southwesterly  
13 having a radius of 1400.04 feet; thence southeasterly along said curve 134.49 feet through  
14 a central angle of 5°30'14"; thence South 43°49'53" East 101.77 feet to the beginning of a  
15 curve concave northeasterly having a radius of  
16 1400.04 feet; thence southeasterly along said curve 134.40 feet through a central angle of  
17 5°30'01"; thence South 49°19'54" East 586.96 feet to the beginning of a curve concave  
18 northeasterly having a radius of 1400.04 feet; thence southeasterly and easterly along said  
19 curve 733.69 feet through a central angle of 30°01'33"; thence South 79°21'27" East  
20 309.99 feet to a point hereinafter referred to as Point "A".  
21

22 **Control Line "B"**

23 Beginning at said Point "A"; thence South 15°38'31" West 74.21 feet to the beginning of a  
24 curve concave northwesterly having a radius of 1400.04 feet; thence southerly and  
25 southwesterly along said curve 828.04 feet through a central angle of 33°53'13" to a point

# PSOMAS

## Legal Description

### Exhibit "A"

#### Parcel IV-J-8

#### (Reuse Plan Disposition Site 2; portion of Carve-Out 5)

1 hereinafter to be referred to as Point "D"; thence continuing southwesterly and westerly  
2 along said curve 441.51 feet through a central angle of 18°04'06"; thence  
3 South 67°35'50" West 139.46 feet to the beginning of a curve concave southeasterly  
4 having a radius of 1400.04 feet; thence westerly and southwesterly along said curve 694.50  
5 feet through a central angle of 28°25'19".

6

#### 7 Parcel IV-J-8

8 Beginning at hereinbefore described Point "D"; thence leaving said Control Line "B"  
9 North 40°28'16" West 46.00 feet to the **True Point of Beginning**, said point being the  
10 beginning of a non-tangent curve concave northwesterly, having a radius of 1354.04 feet,  
11 said curve also being concentric with and 46.00 feet northwesterly from said Control Line  
12 "B", a radial line to said beginning bears South 40°28'16" East; thence southwesterly and  
13 westerly along said concentric curve 427.00 feet through a central angle of 18°04'06" to a  
14 line parallel with and 46.00 feet northwesterly of said Control Line "B"; thence along said  
15 parallel line South 67°35'50" West 139.46 feet to the beginning of a curve concave  
16 southeasterly having a radius of 1446.04 feet, said curve being concentric with and 46.00  
17 feet northwesterly of said Control Line "B"; thence southwesterly along said concentric  
18 curve 184.05 feet through a central angle of 07°17'33"; thence leaving said concentric  
19 curve North 49°21'14" West 459.00 feet; thence North 40°38'46" East  
20 486.27 feet; thence South 77°38'59" East 256.30 feet; thence North 71°36'25" East  
21 351.77 feet; thence South 15°49'01" East 382.89 feet to the **True Point of Beginning**.

22

23

24 Containing 436,043 square feet or 10.01 acres, more or less.

25

Legal Description

Exhibit "A"

Parcel IV-J-8

(Reuse Plan Disposition Site 2; portion of Carve-Out 5)

1 As shown on Exhibit "B" attached hereto and by this reference made a part hereof.

2

3 Prepared under my supervision

4

5 Walter A. Sheek May 1, 2002  
6 Walter A. Sheek P.L.S. 4838 Date

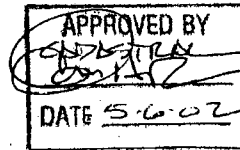
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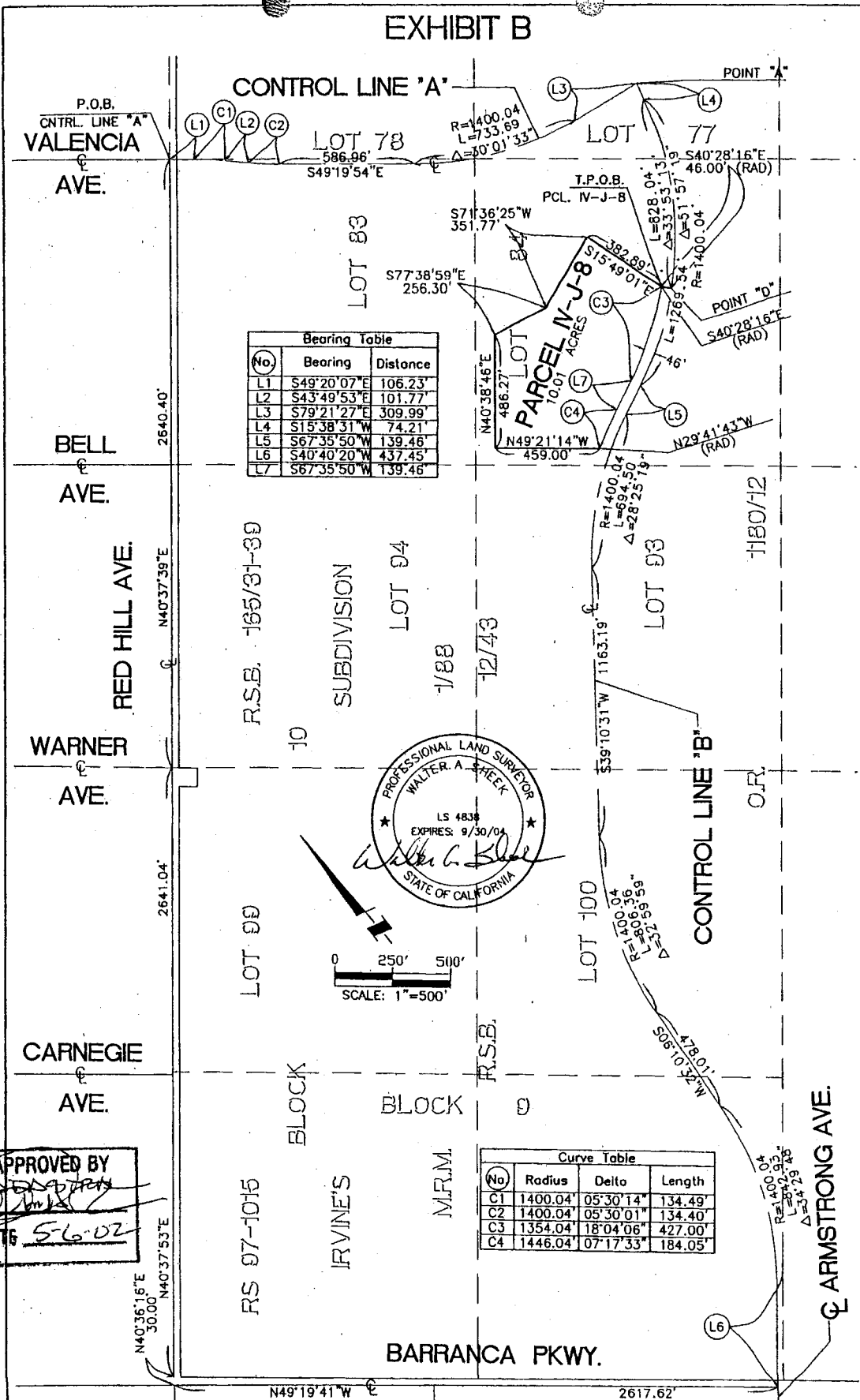
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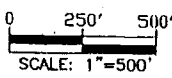


# EXHIBIT B



**Bearing Table**

No.	Bearing	Distance
L1	S49°20'07"E	106.23'
L2	S43°49'53"E	101.77'
L3	S79°21'27"E	309.99'
L4	S15°38'31"W	74.21'
L5	S67°35'50"W	139.46'
L6	S40°40'20"W	437.45'
L7	S67°35'50"W	139.46'



**Curve Table**

No.	Radius	Delta	Length
C1	1400.04'	05°30'14"	134.49'
C2	1400.04'	05°30'01"	134.40'
C3	1354.04'	18°04'06"	427.00'
C4	1446.04'	07°17'33"	184.05'

APPROVED BY  
  
 DATE 5-6-02

DESCRIPTION: IV-J-B (Reuse Plan Disposition Site 2; portion of Curve-Out 5)	SHEET 1 OF 1	SCALE 1"=500'
<b>MCAS-TUSTIN</b>	<b>PSOMAS</b>	DRAFTED RAT
	387 Red Hill Avenue Suite 250 Costa Mesa, CA 92626 (714) 751-7373 Fax (714) 515-8881	CHECKED LS
		DATE APRIL, 2002
		JOB NUMBER 21US010200

Plot Date: 04/28/02 10:18:13 E:\Survey\210010200\Draw\Project\RENUMBERED PARCELS\PLN-J-B-EXHIBIT.B.DWG CG646

Legal Description

Exhibit "A"

Parcel IV-J-9

(Portion of Reuse Plan Disposition Site 16; portion of Carve-Out 5)

1 In the City of Tustin, County of Orange, State of California, being that portion of Blocks 10  
2 and 46 of Irvine's Subdivision as shown on the map filed in Book 1, Page 88 of  
3 Miscellaneous Record Maps, and as shown on a map filed in Book 165, Pages 31 through  
4 39 inclusive of Records of Survey, all of records of said County, described as follows:

5  
6 For the purpose of this description the following Control Lines are hereby established:

7  
8 **Control Line "A"**

9 Beginning at the intersection of the centerline of Red Hill Avenue with the centerline of  
10 Valencia Avenue as shown on said Record of Survey, the centerline of Red Hill Avenue  
11 between Valencia Avenue and Warner Avenue bears North 40°37'39" East for the purpose  
12 of this description; thence South 49°20'07" East 106.23 feet to the beginning of a curve  
13 concave southwesterly having a radius of 1400.04 feet; thence southeasterly along said  
14 curve 134.49 feet through a central angle of 5°30'14"; thence South 43°49'53" East  
15 101.77 feet to the beginning of a curve concave northeasterly having a radius of 1400.04  
16 feet; thence southeasterly along said curve 134.40 feet through a central angle of 5°30'01";  
17 thence South 49°19'54" East 586.96 feet to the beginning of a curve concave northeasterly  
18 having a radius of 1400.04 feet; thence southeasterly and easterly along said curve  
19 733.69 feet through a central angle of 30°01'33"; thence South 79°21'27" East 309.99 feet  
20 to a point hereinafter referred to as point "A".

21  
22 **Control Line "B"**

23 Beginning at the hereinbefore described point "A"; thence South 15°38'31" West  
24 74.21 feet to the beginning of a curve concave northwesterly having a radius of

Legal Description

Exhibit "A"

Parcel IV-J-9

(Portion of Reuse Plan Disposition Site 16; portion of Carve-Out 5)

1 1400.04 feet; thence southerly, southwesterly and westerly along said curve 1269.54 feet  
 2 through a central angle of 51°57'19"; thence South 67°35'50" West 139.46 feet to the  
 3 beginning of a curve concave southeasterly having a radius of 1400.04 feet; thence  
 4 westerly and southwesterly along said curve 330.03 feet through a central angle of  
 5 13°30'23" to a point hereinafter referred to as point "EE", a radial line to said point bears  
 6 North 35°54'33" West; thence continuing southwesterly along said curve 364.47 feet  
 7 through a central angle of 14°54'56"; thence South 39°10'31" West 1163.19 feet.

Parcel IV-J-9

8  
 9 **Parcel IV-J-9**  
 10 Beginning at the hereinbefore described point "EE"; thence along the above-described  
 11 radial line South 35°54'33" East 46.00 feet to the **True Point of Beginning**; thence  
 12 South 49°19'54" East 1922.91 feet; thence North 40°40'06" East 1176.28 feet; thence  
 13 South 49°19'54" East 373.31 feet; thence South 06°04'27" West 364.28 feet; thence  
 14 South 74°02'39" West 763.93 feet; thence South 14°52'08" East 354.62 feet; thence  
 15 South 65°28'17" West 755.15 feet; thence North 25°48'57" West 880.64 feet; thence  
 16 North 74°32'34" West 640.67 feet; thence North 70°09'11" West 269.51 feet; thence  
 17 North 33°57'12" West 467.62 feet to a point on a line parallel with and distant 46.00 feet  
 18 southeasterly of the line described above in Control Line "B" as  
 19 "South 39°10'31" West 1163.19 feet"; thence along said parallel line  
 20 North 39°10'31" East 191.48 feet to the beginning of a curve concave southeasterly having  
 21 a radius of 1354.04 feet, said curve being concentric with and 46.00 feet southeasterly of  
 22 the last above mentioned 1400.04 foot radius curve; thence northeasterly along said  
 23 concentric curve 352.49 feet through a central angle of 14°54'56" to the **True Point of**  
 24 **Beginning.**

Legal Description

Exhibit "A"

Parcel IV-J-9

(Portion of Reuse Plan Disposition Site 16; portion of Carve-Out 5)

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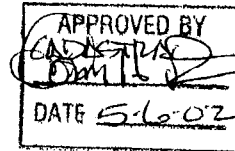
Containing 1,611,973 square feet or 37.01 acres, more or less.

As shown on Exhibit "B" attached hereto and by this reference made a part hereof.

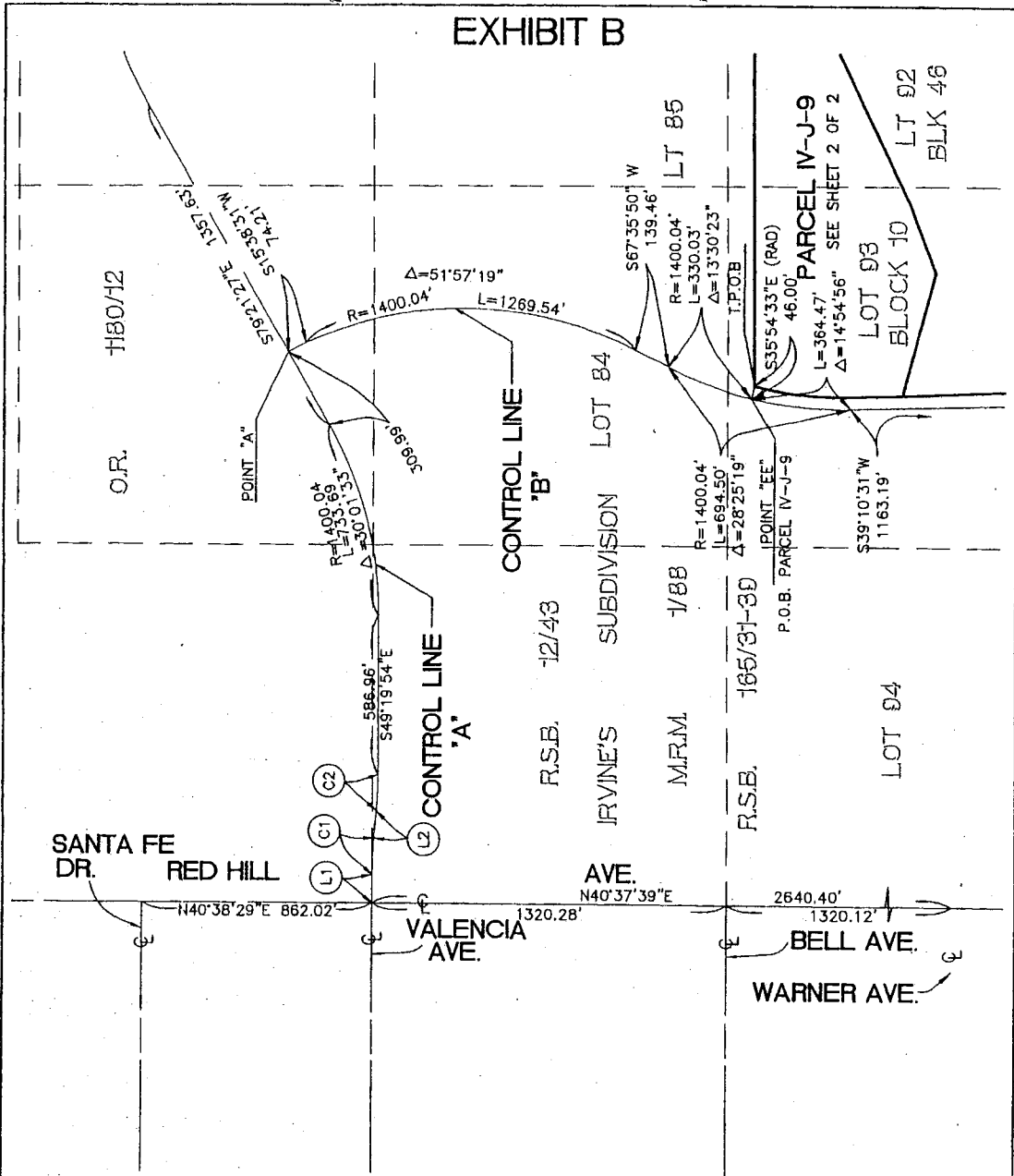
Prepared under my supervision.

Walter A. Sheek      May 16, 2002  
Walter A. Sheek P.L.S. 4838      Date

Expires: 9/30/04



# EXHIBIT B



SANTA FE RED HILL DR.

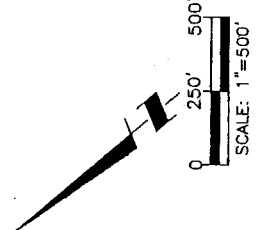
VALENCIA AVE.

BELL AVE.  
WARNER AVE.



Bearing Table	
No.	Bearing
L1	S49°20'07"E
L2	S43°49'53"E

Curve Table			
No.	Radius	Delta	Length
C1	1400.04'	05°30'14"	134.49'
C2	1400.04'	05°30'01"	134.40'



APPROVED BY  
*[Signature]*  
DATE 5-6-02

DESCRIPTION: PARCEL IV-J-9 (Portion of Reuse Plan Disposition Site 16; portion of Curve-Out 5)

SHEET 1 OF 2

SCALE 1" = 500'

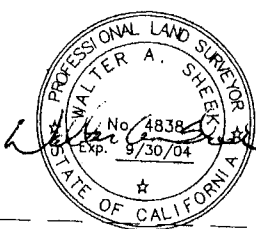
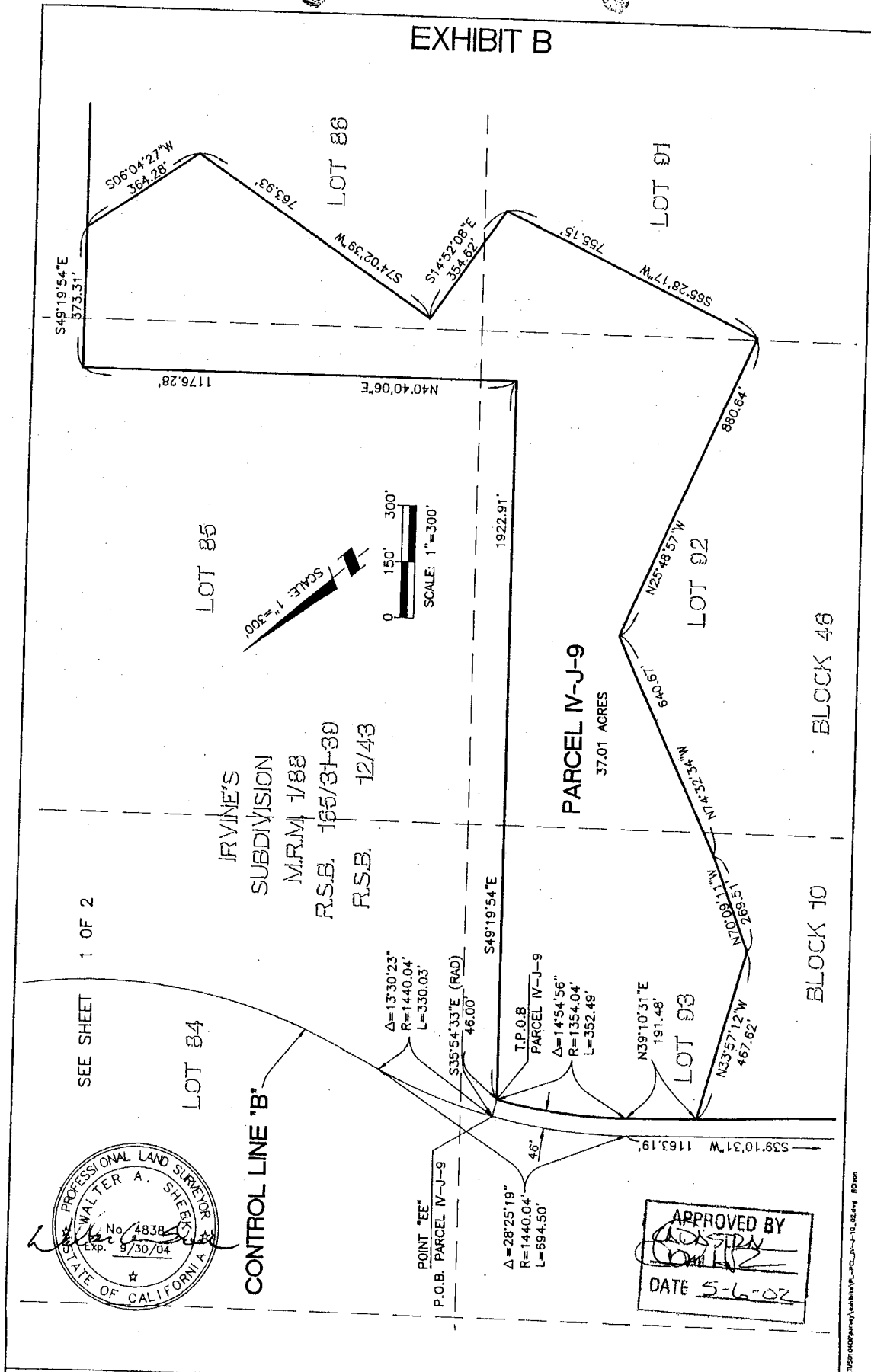
MCAS-TUSTIN

**PSOMAS**  
3187 Red Hill Avenue  
Suite 250  
Costa Mesa, CA 92626  
(714) 751-7373 Fax (714) 545-8883

DRAFTED CHL  
CHECKED WAS  
DATE APRIL 24, 2002  
JOB  
NUMBER 2TUS010500 T2

Plotfile: 05/02/02 10:11:34 M:\3TUS0008\Survey\summit\PC-02\_IV-J-08\_01.dwg Q:sommas

# EXHIBIT B



APPROVED BY  
  
 DATE 5-6-02

DESCRIPTION: PARCEL IV-J-9 (Portion of Reuse Plan Disposition Site 16; portion of Curve-Out 5)	SHEET 2 OF 2	SCALE 1"=300'
	<b>PSOMAS</b> 3187 Red Hill Avenue Suite 250 Costa Mesa, CA 92626 (714) 751-7373 Fax (714) 545-8883	DRAFTED CN CHECKED RM DATE APRIL 24, 2002 JOB NUMBER 2TUS010500 T2

**MCAS-TUSTIN**

PLOTTER: 04/24/02 2:28:55 AM C:\USERS\ADMINISTRATOR\APPDATA\LOCAL\TEMP\PLT\_PLOT\_04-24-02.dwg R10mm

**Legal Description**

**Exhibit "A"**

**Parcel IV-J-10**

**(Portion of Reuse Plan Disposition Site 17;  
Portion of Carve Out 5)**

1 In the City of Tustin, County of Orange, State of California, being those portions of Lots  
2 75, 76, 85 and 86, Block 46 of Irvine's Subdivision as shown on the map filed in Book 1,  
3 Page 88 of Miscellaneous Record Maps, and as shown on a map filed in Book 165, Pages  
4 31 through 39 inclusive of Records of Survey, both of records of said County, described as  
5 follows:

6  
7 For the purpose of this description the following Control Lines are hereby established:

8  
9 **Control Line "A"**

10 Beginning at the intersection of the centerline of Red Hill Avenue with the centerline of  
11 Valencia Avenue as shown on said Record of Survey, the centerline of Red Hill Avenue  
12 having a bearing of North 40°38'29" East between Valencia Avenue and Edinger Avenue;  
13 thence South 49°20'07" East 106.23 feet to the beginning of a curve concave southwesterly  
14 having a radius of 1400.04 feet; thence southeasterly along said curve 134.49 feet through a  
15 central angle of 5°30'14"; thence South 43°49'53" East 101.77 feet to the beginning of a  
16 curve concave northeasterly having a radius of 1400.04 feet; thence southeasterly along  
17 said curve 134.40 feet through a central angle of 5°30'01"; thence South 49°19'54" East  
18 586.96 feet to the beginning of a curve concave northeasterly having a radius of 1400.04  
19 feet; thence southeasterly and easterly along said curve 733.69 feet through a central angle  
20 of 30°01'33"; thence South 79°21'27" East 1357.63 feet to the beginning of a curve  
21 concave southwesterly having a radius of 1400.04 feet; thence southeasterly along said  
22 curve 733.34 feet through a central angle of 30°00'42"; thence South 49°20'45" East  
23 194.66 feet to a point hereinafter referred to as Point "K"; thence continuing  
24 South 49°20'45" East 1305.95 feet to the terminus of the herein described

**Legal Description**

**Exhibit "A"**

**Parcel IV-J-10**

**(Portion of Reuse Plan Disposition Site 17;  
Portion of Carve Out 5)**

1 Control Line "A".  
2  
3 **Control Line "F"**  
4 Beginning at the intersection of the centerline of Von Karman Avenue with the centerline  
5 of Barranca Parkway as shown on said Record of Survey, the centerline of Barranca  
6 Parkway having a bearing of North 49°19'54" West between Von Karman Avenue and  
7 Jamboree Road; thence leaving said intersection North 40°40'06" East 302.71 feet to the  
8 beginning of a curve concave southerly having a radius of 1800.05 feet; thence  
9 northeasterly and easterly 1825.01 feet along said curve through a central angle of  
10 58°05'25"; thence South 81°14'29" East 725.96 feet to the beginning of a curve concave  
11 northwesterly having a radius of 1400.04 feet; thence easterly, northeasterly and northerly  
12 1958.72 feet along said curve through a central angle of 80°09'34"; thence  
13 North 18°35'57" East 1562.86 feet to the beginning of a curve concave southeasterly  
14 having a radius of 2350.07 feet; thence northerly and northeasterly along said curve 904.63  
15 feet through a central angle of 22°03'19"; thence North 40°39'16" East 84.76 feet to a  
16 point on the easterly prolongation of Control Line "A", said point being distant along said  
17 prolongation South 49°20'45" East 70.41 feet from the easterly terminus of said Control  
18 Line "A", said point also being the terminus of the herein described Control Line "F".  
19  
20 **Parcel IV-J-10**  
21 Beginning at the hereinabove referenced Point "K"; thence South 40°39'15" West  
22 49.21 feet to the beginning of a non-tangent curve concave northeasterly having a radius of  
23 3759.90, a radial line to said beginning of curve bears South 42°51'49" West; thence  
24 southeasterly along said curve 144.99 feet through a central angle of 2°12'34" to a line



**Legal Description**

**Exhibit "A"**

**Parcel IV-J-10**

**(Portion of Reuse Plan Disposition Site 17;**

**Portion of Carve Out 5)**

1 parallel with and 52 feet southwesterly of said Control Line "A"; thence along said parallel  
2 line South 49°20'45" East 555.99 feet to the beginning of a curve concave southwesterly  
3 having a radius of 42.00 feet; thence southeasterly along said curve 10.38 feet through a  
4 central angle of 14°09'13"; thence South 35°11'32" East 36.66 feet to the beginning of a  
5 curve concave northeasterly having a radius of 58.00 feet; thence southeasterly along said  
6 curve 14.33 feet through a central angle of 14°09'13" to a line parallel with and 64.00 feet  
7 southwesterly of said Control Line "A"; thence along said parallel line  
8 South 49°20'45" East 544.97 feet; thence leaving said parallel line South 4°20'47" East  
9 43.85 feet to the beginning of a non-tangent curve concave southeasterly having a radius of  
10 2410.07 feet, a radial line to said beginning bears North 49°35'20" West, said curve being  
11 concentric with and 60.00 feet northwesterly of said Control Line "F"; thence  
12 southwesterly along said curve 39.79 feet through a central angle of 0°56'45"; thence  
13 North 49°21'47" West 12.00 feet to the beginning of a non-tangent curve concave  
14 southeasterly having a radius of 2422.07 feet, a radial line to said beginning bears  
15 North 50°31'44" West, said curve being concentric with and 72.00 feet northwesterly of  
16 said Control Line "F"; thence southwesterly along said curve 180.17 feet through a central  
17 angle of 4°15'43"; thence South 53°36'30" East 12.00 feet to the beginning of a non-  
18 tangent curve concave southeasterly having a radius of 2410.07 feet, a radial line to said  
19 beginning bears North 54°47'48" West, said curve being concentric with and 60.00 feet  
20 northwesterly of said Control Line "F"; thence southwesterly and southerly along said  
21 curve 698.43 feet through a central angle of 16°36'15" to a point on a line parallel with and  
22 distant 60.00 feet westerly of said Control Line "F"; thence along said parallel line

Legal Description

Exhibit "A"

Parcel IV-J-10

(Portion of Reuse Plan Disposition Site 17;

Portion of Carve Out 5)

1 South 18°35'57" West 306.63 feet; thence leaving said parallel line North 49°19'54" West  
 2 1255.39 feet to the **TRUE POINT OF BEGINNING**; thence continuing  
 3 North 49°19'54" West 373.31 feet; thence North 40°40'06" East 541.26 feet; thence  
 4 South 06°04'27" West 657.51 feet to the **TRUE POINT OF BEGINNING**.

5  
 6 Containing 101,029 square feet or 2.32 acres, more or less.

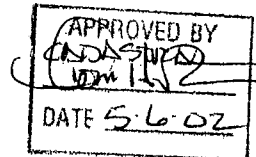
7  
 8 As shown on Exhibit "B" attached hereto and by this reference made a part hereof.

9  
 10  
 11 Prepared under my supervision.

12  
 13  
 14 Walter A. Sheek  
 15 Walter A. Sheek P.L.S. 4838

16 Date May 6, 2002

17 Expires: 09/30/2004



24

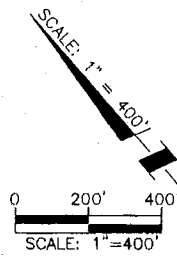
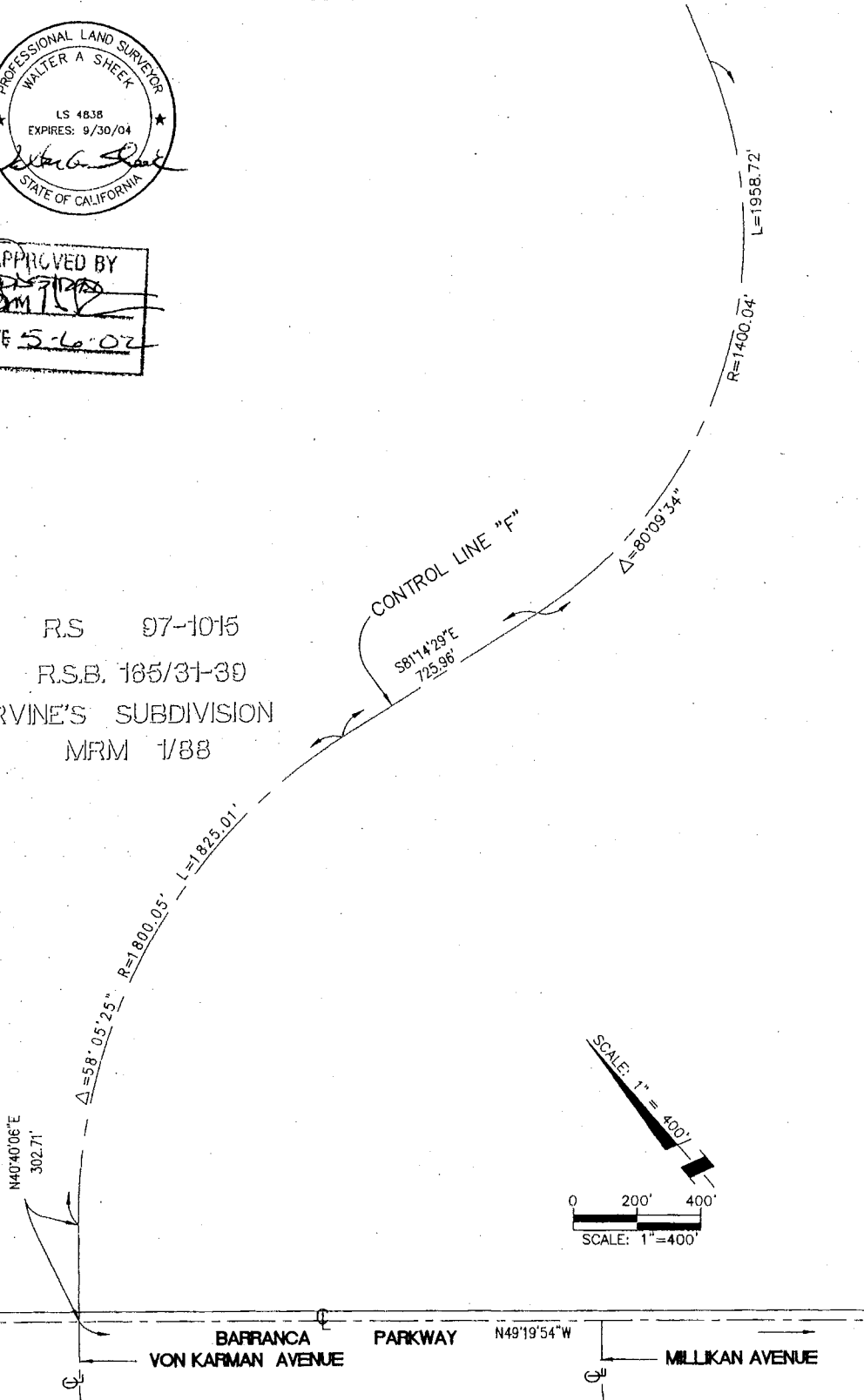
# EXHIBIT B

SEE SHEET 2 OF 3



APPROVED BY  
  
 DATE 5-6-02

R.S. 07-1015  
 R.S.B. 165/31-39  
 IRVINE'S SUBDIVISION  
 MRM 1/88

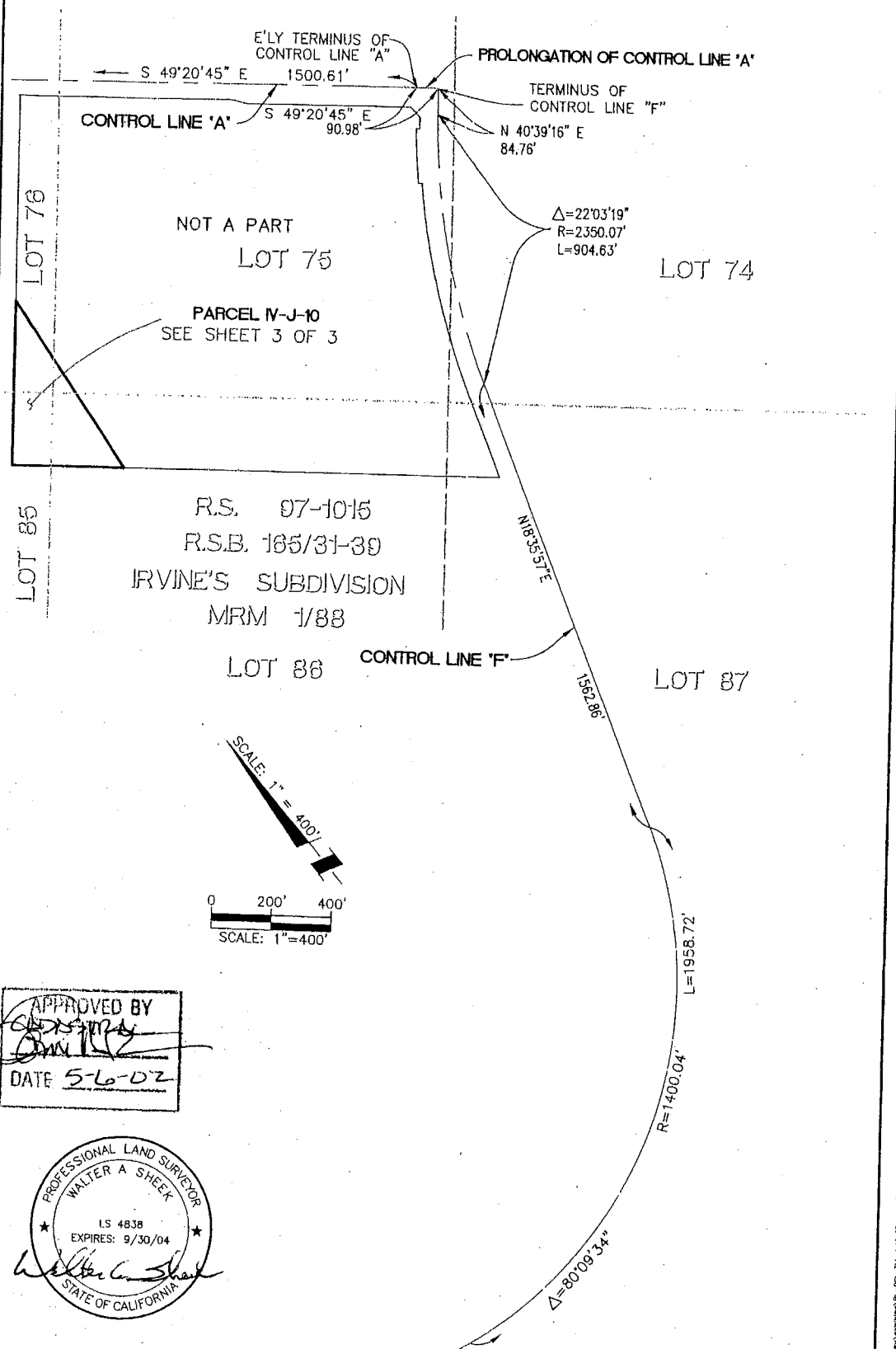


DESCRIPTION: PARCEL IV-J-10 (Portion of Reuse Plan Disposition Site 17; Portion of Curve Out 5)

<h2>MCAS-TUSTIN</h2>	SHEET 1 OF 3	SCALE 1" = 400'
	<b>PSOMAS</b>	DRAFTED CN
	3167 Red Hill Avenue Suite 250 Costa Mesa, CA 92626 (714) 751-7373 Fax: (714) 545-8883	CHECKED WAS
		DATE APRIL, 2002
		JOB NUMBER 2TUS010500 12

Printer: 02/04/02 10:04:38 AM C:\PSOMAS\MCAS-TUSTIN\MCAS-TUSTIN-10-02.dwg TR041

# EXHIBIT B



LOT 78

CONTROL LINE 'A'

NOT A PART  
LOT 75

PARCEL IV-J-10  
SEE SHEET 3 OF 3

PROLONGATION OF CONTROL LINE 'A'

TERMINUS OF  
CONTROL LINE 'F'

$\Delta=22^{\circ}03'19''$   
 $R=2350.07'$   
 $L=904.63'$

LOT 74

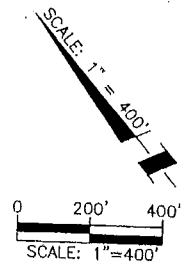
LOT 85

R.S. 07-1015  
R.S.B. 165/31-39  
IRVINE'S SUBDIVISION  
MRM 1/88

LOT 86

CONTROL LINE 'F'

LOT 87



APPROVED BY  
*[Signature]*  
DATE 5-6-02



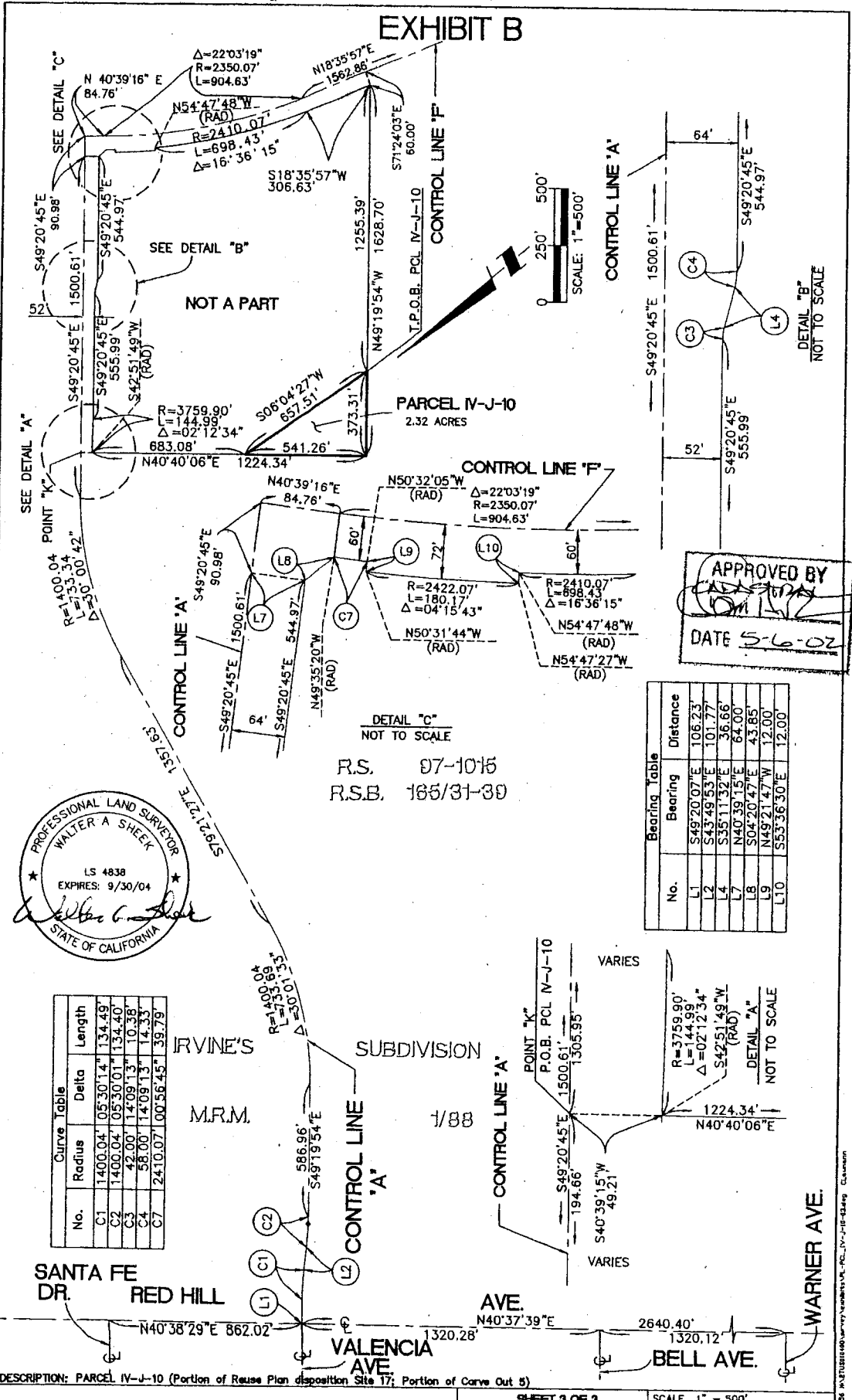
SEE SHEET 1 OF 3

DESCRIPTION: PARCEL IV-J-10 (Portion of reuse Plan Disposition Site 17; Portion of curve Out 5)

<b>MCAS-TUSTIN</b>	<b>SHEET 2 OF 3</b>	SCALE 1" = 400'
	<b>PSOMAS</b>	DRAFTED CN
	3187 Red Hill Avenue Suite 250 Costa Mesa, CA 92626 (714) 751-7373 Fax (714) 546-8983	CHECKED WAS
		DATE APRIL 2002
		JOB NUMBER 2TUS010500 I2

Plotter: 05/04/02 10:24:42 #2TUS010500.dwg - PLOT - 1/4"=40' - 02.dwg Thang

EXHIBIT B



PROFESSIONAL LAND SURVEYOR  
 WALTER A SHEEK  
 LS 4838  
 EXPIRES: 9/30/04  
 STATE OF CALIFORNIA

No.	Radius	Delta	Length
C1	1400.04'	05°30'14"	134.49'
C2	1400.04'	05°30'01"	134.40'
C3	42.00'	14°09'13"	10.36'
C4	58.00'	14°09'13"	14.33'
C7	2410.07'	16°36'45"	39.79'

IRVINE'S SUBDIVISION  
 M.R.M. 1/88

APPROVED BY  
 DATE 5-6-02

No.	Bearing	Distance
L1	S49°20'07"E	106.23'
L2	S43°49'53"E	101.77'
L4	S35°11'32"E	36.66'
L7	N40°39'15"E	64.00'
L8	S04°20'47"E	43.85'
L9	N49°21'47"W	12.00'
L10	S53°36'30"E	12.00'

DESCRIPTION: PARCEL IV-J-10 (Portion of Reuse Plan disposition Site 17; Portion of Curve Out 5)

<h1>MCAS-TUSTIN</h1>	SHEET 3 OF 3 <b>PSOMAS</b> 3187 Red Hill Avenue Suite 250 Costa Mesa, CA 92626 (714) 751-7373 Fax (714) 545-0881	SCALE 1" = 500' DRAFTED CU CHECKED WAS DATE APRIL 2002 JOB NUMBER 2TUS010500 T2
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NOTICE: THIS PLAN IS THE PROPERTY OF PSOMAS AND IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF PSOMAS.

**Legal Description**

**Exhibit "A"**

**Parcel IV-G-3**

**(Portion of Reuse Plan Disposition Site 16; Carve-Out 6)**

1 In the City of Tustin, County of Orange, State of California, being those portions in Blocks  
2 46 and 47 of Irvine's Subdivision as shown on the map filed in Book 1, Page 88 of  
3 Miscellaneous Record Maps, and as shown on a map filed in Book 165, Pages 31 through  
4 39 inclusive of Records of Survey, all of the records of said County, described as follows:  
5

6 For the purpose of this description the following control line is hereby established:  
7

8 **Control line "F"**

9 Beginning at the intersection of the centerline of Von Karman Avenue with the centerline  
10 of Barranca Parkway as shown on said Record of Survey, the centerline of Barranca  
11 Parkway having a bearing of North 49°19' 54" West between the centerline of Armstrong  
12 Avenue and Von Karman Avenue; thence leaving said intersection North 40°40'06" East  
13 302.71 feet to the beginning of a curve concave southerly having a radius of 1800.05 feet;  
14 thence northeasterly and easterly 1825.01 feet along said curve through a central angle of  
15 58°05'25"; thence South 81°14'29" East 725.96 feet to a point hereinafter referred to as  
16 Point "FF", said point being the beginning of a curve concave northwesterly having a  
17 radius 1400.04 feet; thence easterly and northeasterly along said curve 1958.72 feet  
18 through a central angle of 80°09'34.  
19

20 **Parcel IV-G-3**

21 Beginning at the above described Point "FF"; thence North 08°45'31" East 60.00 feet to  
22 the beginning of a non-tangent curve concave northerly having a radius of 1,340.04 feet, a  
23 radial line to said beginning of curve bears South 08°45'31" West; thence easterly 4.86 feet  
24 along said curve through a central angle of 00°12'29" to the **True Point of Beginning**;

Legal Description

Exhibit "A"

Parcel IV-G-3

(Portion of Reuse Plan Disposition Site 16; Carve-Out 6)

1 thence North 31°12'41" West 218.63 feet; thence North 03°23'34" West 642.13 feet; thence  
2 North 49°05'08" West 188.57 feet; thence North 05°58'30" East 264.19 feet; thence  
3 North 63°40'32" East 319.65 feet; thence South 52°56'23" East 180.45 feet; thence  
4 North 68°59'21" East 346.54 feet; thence East 236.00 feet; thence South 24°59'54" East  
5 744.22 feet; thence South 12°00'08" East 129.84 feet; thence South 32°35'37" West  
6 540.43 feet to the beginning of a non-tangent curve concave northwesterly having a radius  
7 of 1,340.04 feet, a radial line to said beginning of curve bears South 25°24'10" East, said  
8 curve being concentric with and 60.00 feet northwesterly of the above described Control  
9 Line "F"; thence southwesterly 78.84 feet along said curve through a central angle of  
10 03°22'15"; thence North 24°10'15" West 12.01 feet to the beginning of a non-tangent curve  
11 concave northerly having a radius of 1,328.04 feet, a radial line to said beginning of curve  
12 bears South 22°00'44" East, said curve being concentric with and 72.00 feet northerly of  
13 the above described Control Line "F"; thence westerly 181.16 feet along said curve through  
14 a central angle of 07°48'57"; thence South 24°10'13" East 12.18 feet to the beginning of a  
15 non-tangent curve concave northerly having a radius of 1,340.04 feet, a radial line to said  
16 beginning of curve bears South 14°17'12" East, said curve being concentric with and  
17 60.00 feet northerly of the above described Control Line "F"; thence westerly 534.12 feet  
18 along said curve through a central angle of 22°50'14" to the **True Point of Beginning.**

19  
20 Containing 1,402,739 square feet or 32.20 acres, more or less.

21  
22 As shown on Exhibit "B" attached hereto and by this reference made a part hereof.

23  
24  
25

**Legal Description**

**Exhibit "A"**

**Parcel IV-G-3**

**(Portion of Reuse Plan Disposition Site 16; Carve-Out 6)**

1  
2  
3  
4  
5  
6  
7

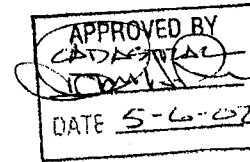
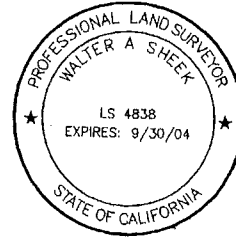
Prepared under my supervision

Walter A. Sheek

Walter A. Sheek P.L.S. 4838

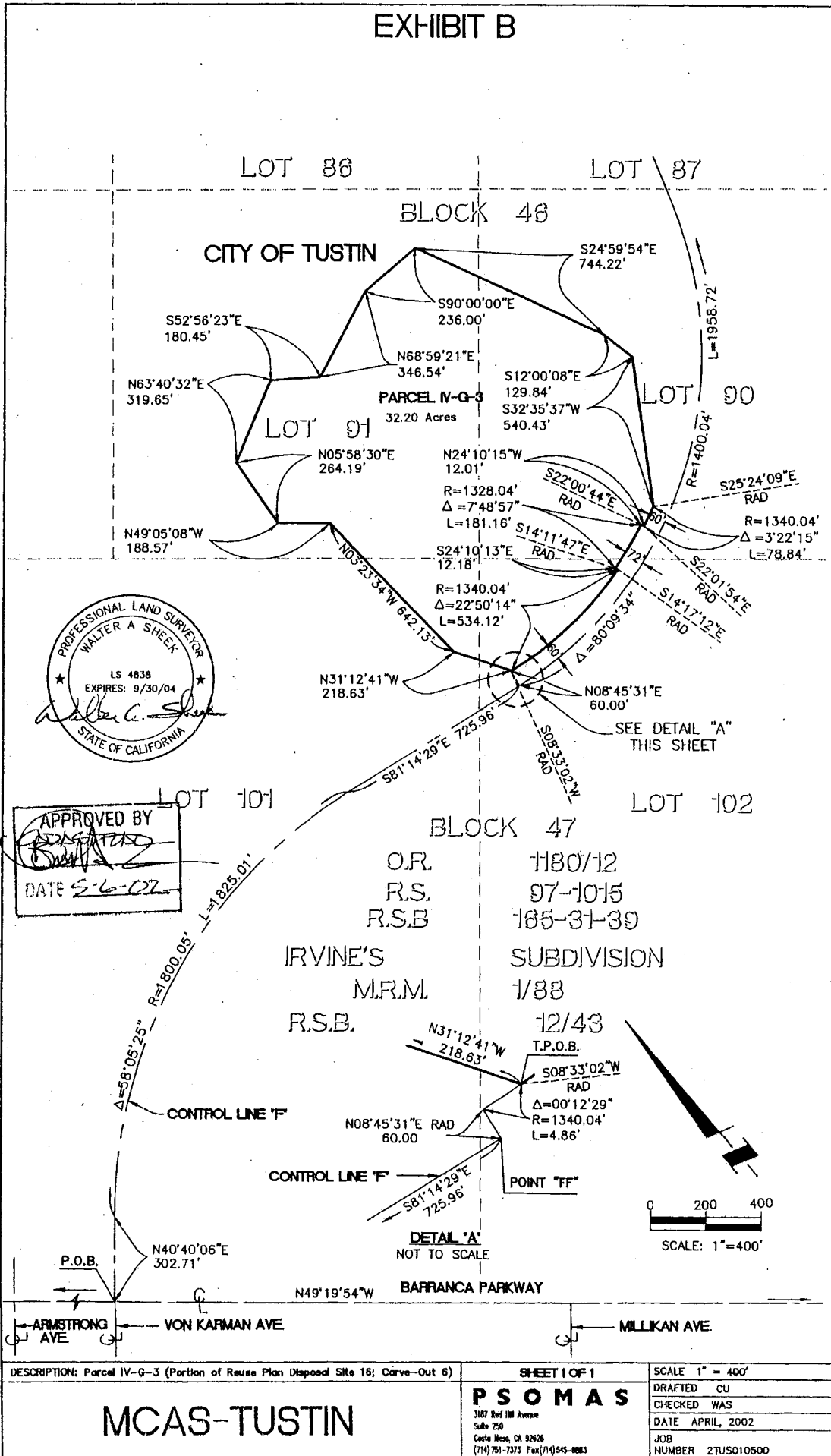
May 1, 2007  
Date

Expires: 9/30/04





# EXHIBIT B



DESCRIPTION: Parcel IV-G-3 (Portion of Reuse Plan Disposal Site 18; Curve-Out 6)

SHEET 1 OF 1

SCALE 1" = 400'

**MCAS-TUSTIN**

**PSOMAS**

3187 Red Hill Avenue  
Suite 250  
Costa Mesa, CA 92626  
(714) 751-7373 Fax: (714) 545-8883

DRAFTED CU  
CHECKED WAS  
DATE APRIL, 2002  
JOB NUMBER 2TUS010500

DATE PLOTTED: 04-23-02 11:58 AM