



# AGENDA REPORT

SAN CLEMENTE CITY COUNCIL MEETING  
Meeting Date: May 15, 2018

Agenda Item 6-G

**Approvals:**

City Manager [Signature]

Dept. Head [Signature]

Attorney [Signature]

Finance [Signature]

**Department:** Public Works  
**Prepared By:** Tom Bonigut, Public Works Director/City Engineer

**Subject:** *GRANT A TRAIL EASEMENT TO THE COUNTY OF ORANGE FOR PORTIONS OF THE PRIMA DESHECHA REGIONAL RIDING AND HIKING TRAIL.*

**Fiscal Impact:** None. The trail will be maintained by the County of Orange and the City will not assume any new maintenance responsibilities associated with the proposed grant of trail easement.

**Summary:** This action requests City Council approval to grant an easement for portions of the Prima Deshecha Regional Riding and Hiking Trail that crosses over City parcels.

**Discussion:** Per a development agreement between Talega Associates, LLC and the County of Orange, Talega Associates, LLC was required to construct and transfer upon completion a Riding and Hiking Trail to the County. In 2001 the County accepted, for recordation purposes only, irrevocable offers to dedicate easements for the trail.

With respect to the Prima Deshecha Riding and Hiking Trail, the County and Talega Maintenance Corporation have finalized details under which the County will continue maintenance of the trail. Before it does, the County needs an easement from the City for the portions of the Prima Deshecha trail that cross over several City parcels. These are identified as segments 202, 205, 205.1 and 301 on the map in Exhibit B of the attached trail easement deed. These segments are located on portions of the City-owned open space parcels on the east side of Avenida La Pata from Calle Saluda to Avenida Vista Hermosa. The City will not assume any maintenance responsibility for these trail segments. The easement just grants the County the right to operate and maintain the trail for riding and hiking purposes.

**Recommended Action:** STAFF RECOMMENDS THAT the City Council approve and authorize the Mayor to execute a grant of trail easements related to the Prima Dechecha Regional Trail to the County of Orange.

**Attachment:** Proposed trail easement deed.

**Notification:** Talega Maintenance Corporation.

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**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**

OC Parks  
13042 Old Myford Road  
Irvine, CA 92602-2304  
Attention: OC Parks Real Estate

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES  
PER GOVERNMENT CODE SECTION 27383 AND IS  
EXEMPT FROM PAYMENT OF DOCUMENTARY TRANSFER  
TAX PER REVENUE AND TAXATION CODE SECTION 11922.

(Space above this line for Recorder's use only)

**Location:** Unincorporated area of Orange County and City of San Clemente  
**Project:** Prima Deshecha Regional Riding and Hiking Trail Easement  
**Project/Parcel Nos.:** TR79C-202, 205, 205.1, and 301

**TRAIL EASEMENT DEED**

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged,

**CITY OF SAN CLEMENTE,**  
a municipal corporation,  
hereinafter referred to as "**Grantor**,"

does hereby grant to

**COUNTY OF ORANGE,**  
a political subdivision of the State of California,  
hereinafter referred to as "**County**"

Grantor and County may sometimes hereinafter be individually referred to as "**Party**" or jointly as "**Parties**."

**RECITALS**

- A. Per that Talega Associates, LLC Development Agreement by and between the County of Orange and Talega Associates, LLC recorded on October 5, 1999, as Instrument No. 199990706758 of Official Records of Orange County, California ("**Official Records**"), Talega Associates, LLC and other named parties were required to construct and transfer a Riding and Hiking Trail and Class I (paved off-road) Bikeway to the County upon completion.
- B. On June 19, 2001, the County accepted, for recordation purposes only, four irrevocable offers to dedicate non-exclusive easements for the Cristianitos and Prima Deshecha Regional Riding and Hiking Trails, which were recorded on July 13, 2001 as Instrument No. 20010475189 (Parcel 101); on August 27, 2001 as Instrument No. 200100594263 (Parcel 102); on July 13, 2001 as Instrument No. 20010475191 (Parcel 103); and on July

16, 2001 as Instrument No. 20010476487 (Parcel 104), all of Official Records, as depicted on **Exhibit A** attached hereto and by this reference incorporated herein ("**Original Trail**").

- C. The alignment of the Original Trail has been realigned due to planning restrictions. The new alignment of the Original Trail is identified in County records as Parcels 107, 108, 109, 109.1, 109.2, 109.3, 109.4, 201, 202, 203, 203.1, 204, 204.1, 205, 205.1, 301, 302, 302.1, 302.2, 303, 303.1, and 303.2 ("**Realigned Trail**"). The Realigned Trail is depicted on **Exhibit B** attached hereto and by this reference incorporated herein.
- D. In accordance to the Regional Riding and Hiking Trail Component of Chapter VII. Recreation Element of the County of Orange General Plan dated April 20, 2004, the name of the Realigned Trail is *Prima Deshecha Regional Riding and Hiking Trail*.
- E. Grantor desires to grant County an easement for the continued operation and maintenance of that portion of the Realigned Trail across Grantor's property (Parcels 202, 205, 205.1, and 301).
- F. County is amenable to accept said trail easement for Parcels 202, 205, 205.1, and 301 to secure the continuation and connectivity of the Realigned Trail.

#### GRANT OF EASEMENT

**NOW, THEREFORE**, in consideration of the above, and for good and valuable consideration which is hereby acknowledged, Grantor does hereby grant to County, its successors and assigns, a non-exclusive easement for riding and hiking trail purposes across that portion of the Grantor's property described in **Exhibit C** and depicted on **Exhibit D**, which exhibits are attached hereto and by this reference incorporated herein ("**Trail Easement**"). This Trail Easement shall run with the land and shall be binding upon and inure to the benefit of the Parties and their respective assigns, heirs, and voluntary and involuntary successors in interest.

Grantor and County agree that any construction, improvement, and/or maintenance of the trail's tread (the area traversed by trail users) and fencing within the Trail Easement shall be maintained by the County in good repair and in safe condition at no cost to Grantor.

Grantor and County agree that any construction, improvement, and/or maintenance of the trail's appurtenant structures such as landscaping, irrigation, decomposed granite outside the trail's tread, and drainage system, which includes but is not limited to any v-ditches, and/or manholes shall be maintained by Grantor, or owner of said appurtenant structures, in good repair and in safe condition at no cost to County. Any underground or overhead facilities and related structures shall remain the responsibility of owner of those facilities.

County shall have reasonable access to the Trail Easement for the purposes of exercising the rights herein granted by a practical route or routes in, upon, over, and across Grantor's property.

**IN WITNESS WHEREOF**, Parties have caused this Trail Easement Deed to be executed by their respective duly authorized officers as of the date below. This Trail Easement Deed shall not be effective for any purposes unless and until the Acceptance below has been duly executed by County.

**GRANTOR**

**CITY OF SAN CLEMENTE**, a municipal corporation

By: \_\_\_\_\_

Its: \_\_\_\_\_

Dated: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
CITY CLERK of the City of  
San Clemente, California

**APPROVED AS TO FORM:**  
**BEST BEST & KRIEGER**

By: \_\_\_\_\_  
City Attorney

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Orange

On \_\_\_\_\_, 2018 before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

\_\_\_\_\_  
Signature of Notary Public

COUNTY

**COUNTY OF ORANGE**, a political subdivision  
of the State of California

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Stacy Blackwood, Director, OC Parks  
Pursuant to Orange County Board of  
Supervisors Minute Order dated  
\_\_\_\_\_

APPROVED AS TO FORM:  
Office of the County Counsel  
Orange County, California

By: \_\_\_\_\_  
Deputy

Date: \_\_\_\_\_

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Orange

On \_\_\_\_\_, 2018 before me, Guadalupe Y. Velasquez, a Notary Public, personally appeared Stacy Blackwood, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

\_\_\_\_\_  
Signature of Notary Public

**CERTIFICATE OF ACCEPTANCE**

This is to certify that the perpetual non-exclusive easement for the Prima Deshecha Regional Riding and Hiking Trails purposes offered by the within Trail Easement Deed to the COUNTY OF ORANGE, a political subdivision of the State of California, by CITY OF SAN CLEMENTE, a municipal corporation, is hereby accepted by the undersigned officer or agent on behalf of the Board of Supervisors of Orange County, California, pursuant to authority conferred by minute order dated \_\_\_\_\_, 2018 of the said Board of Supervisors, and the COUNTY OF ORANGE consents to recordation thereof by its duly authorized officer.

**COUNTY OF ORANGE**, a political subdivision  
of the State of California

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Stacy Blackwood, Director, OC Parks  
Pursuant to Orange County Board of  
Supervisors Minute Order dated  
\_\_\_\_\_

APPROVED AS TO FORM:  
Office of the County Counsel  
Orange County, California


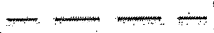


By: \_\_\_\_\_  
Deputy

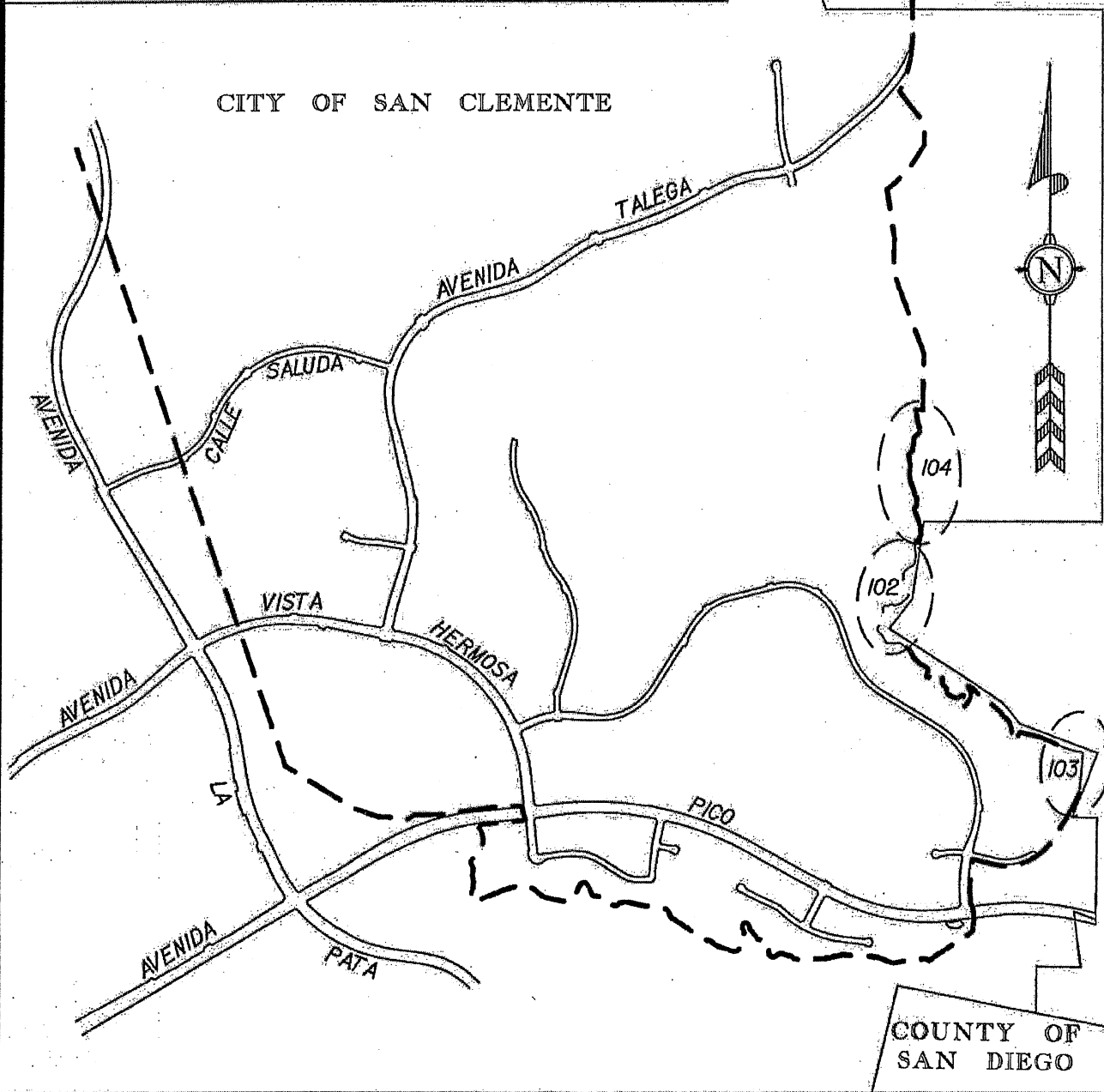
Date: \_\_\_\_\_



**Exhibit A**

**Depiction of the Original Trail**

ORIGINAL I.O.D.		
	TR79C-101	O.R. 200100475189
	TR79C-102	O.R. 200100594263
	TR79C-103	O.R. 200100475191
	TR79C-104	O.R. 200100476487



**OC PUBLIC WORKS  
OC SURVEY**  
RIGHT-OF-WAY SERVICES

**PROJECT: CRISTIANITOS AND PRIMA DESHECHA REG. TRAIL**

ROW ID NO. 2006-011

SCALE: 1" = 1600'

**EXHIBIT MAP**

SHEET 1 OF 1

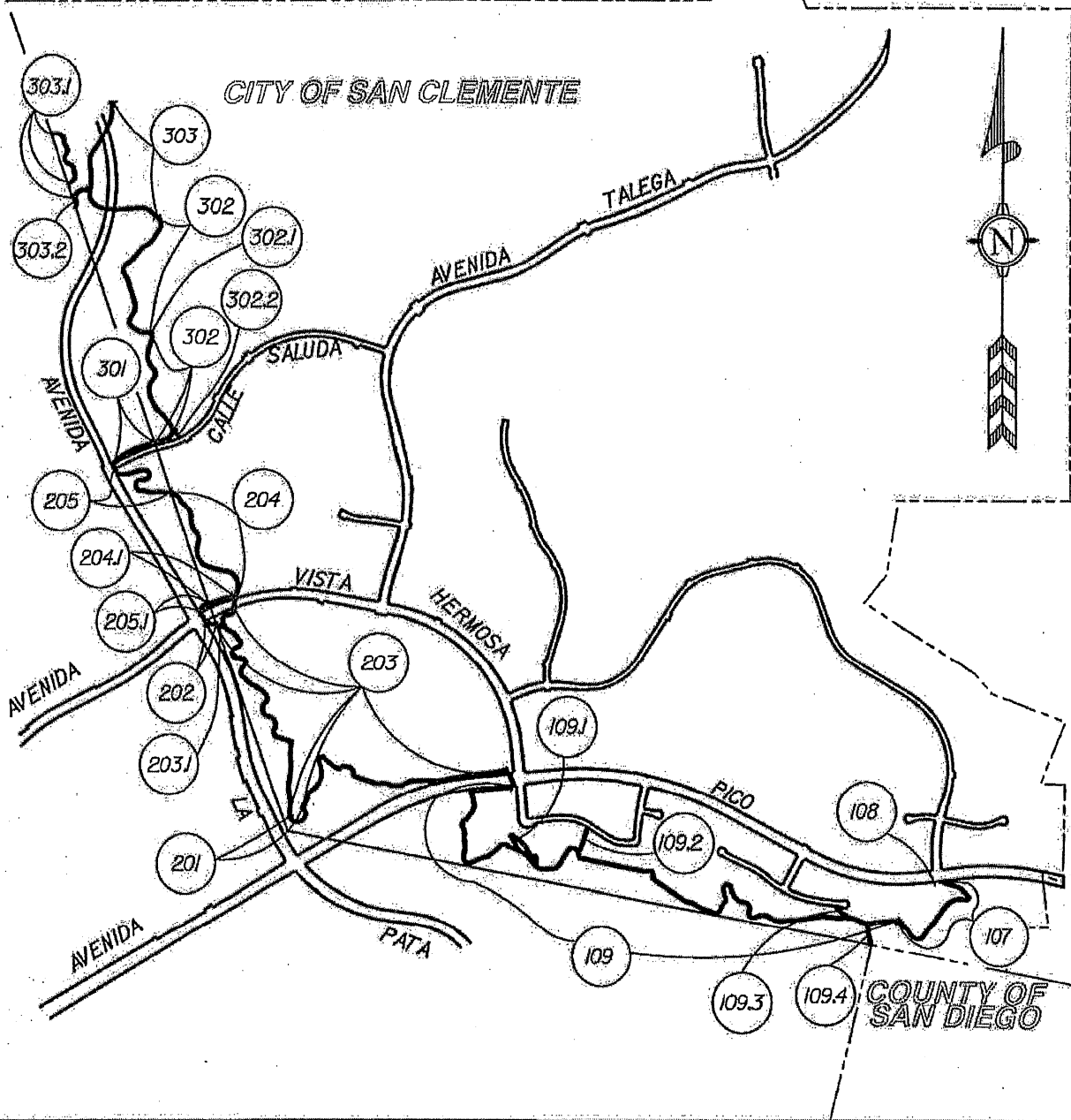
PREPARED BY:  
MAL P.

**Exhibit B**

Depiction of the Realigned Trail

PROPOSED REALIGN TRAIL

COUNTY OF ORANGE



OC PUBLIC WORKS  
 OC SURVEY  
 RIGHT-OF-WAY SERVICES

ROW ID NO. 2016-011

SCALE: 1" = 1600'

EXHIBIT MAP

3-5-18

PROJECT: PRIMA DESHECHA REGIONAL RIDING & HIKING TRAIL

PREPARED BY:  
 MAL

**Exhibit C**

**Legal Description of the Trail Easement**

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**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**PRIMA DESHECHA REGIONAL  
RIDING AND HIKING TRAIL EASEMENT  
FACILITY NO. TR79C**

**Parcel 202  
Parcels 205, 205.1  
Parcel 301**

**PARCEL 202**

That portion of a 16.00 foot wide strip of land situated in the City of San Clemente, County of Orange, State of California, lying within Parcel 1 of Lot Line Adjustment LL 98-83 recorded November 2, 1998 as Instrument No. 19980743412 of Official Records in the Office of the County Recorder of said Orange County, said strip lying 8.00 feet on each side of the following described centerline:

**COMMENCING** at the southwesterly terminus of that certain course shown as "North 35°32'41" East 1577.05 feet" in the general northerly boundary line of Tract No. 16252 filed in Book 845, Pages 1 through 11 of Miscellaneous Maps in said Office of the County Recorder of Orange County; thence along said general northerly boundary line North 35°32'41" East 559.71 feet; thence leaving said general northerly boundary line South 04°40'47" East 67.20 feet to the beginning of a tangent curve concave northwesterly and having a radius of 350.00 feet; thence along said curve southerly 195.29 feet through a central angle of 31°58'12"; thence tangent from said curve South 27°17'25" West 246.47 feet; thence South 36°36'06" West 119.94 feet to the beginning of a tangent curve concave southeasterly and having a radius of 190.00 feet; thence along said curve southerly 141.14 feet through a central angle of 42°33'43"; thence tangent from said curve South 05°57'37" East 148.10 feet to the beginning of a tangent curve concave westerly and having a radius of 463.00 feet; thence along said curve southerly 59.50 feet through a central angle of 07°21'48"; thence tangent from said curve South 01°24'11" West 53.79 feet; thence South 10°29'10" West 73.09 feet to a point hereinafter referred to as POINT A; thence South 04°34'26" West 44.07 feet to the beginning of a tangent curve concave easterly and having a radius of 55.00 feet; thence along said curve southerly 16.70 feet through a central angle of 17°24'07" to a point of compound curvature with a curve concave northeasterly and having a radius of 163.00 feet; a radial line of said curves from said point bears North 77°10'19" East; thence along said curve southerly and southeasterly 118.70 feet through a central angle of 41°43'21" to a point of compound curvature with a curve concave northeasterly and having a radius of 260.00 feet, a radial line of said curves from said point bears North 35°26'58" East; thence along said curve easterly 132.11 feet through a central angle of 29°06'45" to a point of compound curvature with a curve concave northerly and having a radius of 1138.00 feet, a radial line of said curves from said point bears North 06°20'13" East; thence along said curve easterly 230.19 feet through a central angle of 11°35'22" to a point of reverse curvature with a curve concave southerly and having a radius of 2464.00 feet, a radial line of said curve from said point bears South 05°15'09" East; thence along

Exhibit "A"

50 said curve easterly 203.97 feet through a central angle of 04°44'35" to a point of  
51 compound curvature with a curve concave southwesterly and having a radius of 157.00  
52 feet, a radial line of said curves from said point bears South 00°30'34" East; thence along  
53 said curve easterly 107.15 feet through a central angle of 39°06'18"; thence tangent from  
54 said curve South 51°24'16" East 117.50 feet to the beginning of a tangent curve concave  
55 westerly and having a radius of 90.00 feet; thence along said curve southeasterly and  
56 southerly 134.31 feet through a central angle of 85°30'21" to a point of reverse curvature  
57 with a curve concave southeasterly and having a radius of 3455.00 feet, a radial line of  
58 said curve from said point bears South 55°53'55" East; thence along said curve  
59 southwesterly 161.32 feet through a central angle of 02°40'31" to a point of reverse  
60 curvature with a curve concave northwesterly and having a radius of 152.00 feet, a radial  
61 line of said curve from said point bears North 58°34'26" West; thence along said curve  
62 southwesterly 98.89 feet through a central angle of 37°16'33" to a point of reverse  
63 curvature with a curve concave southeasterly and having a radius of 155.00 feet, a radial  
64 line of said curve from said point bears South 21°17'53" East; thence along said curve  
65 southwesterly 100.83 feet through a central angle of 37°16'17" to a point of reverse  
66 curvature with a curve concave northwesterly and having a radius of 463.00 feet, a radial  
67 line of said curve from said point bears North 58°34'10" West; thence along said curve  
68 southwesterly 210.00 feet through a central angle of 25°59'15" to a point of reverse  
69 curvature with a curve concave southeasterly and having a radius of 90.00 feet, a radial  
70 line of said curve from said point bears South 32°34'55" East; thence along said curve  
71 southwesterly and southerly 144.70 feet through a central angle of 92°07'16" to a point of  
72 reverse curvature with a curve concave southwesterly and having a radius of 400.00 feet,  
73 a radial line of said curve from said point bears South 55°17'49" West; thence along said  
74 curve southeasterly 117.31 feet through a central angle of 16°48'14"; thence tangent from  
75 said curve South 17°53'57" East 222.19 feet to the beginning of a tangent curve concave  
76 westerly and having a radius of 165.00 feet; thence along said curve southerly 142.14  
77 feet through a central angle of 49°21'31"; thence tangent from said curve  
78 South 31°27'34" West 59.53 feet to the beginning of a tangent curve concave easterly  
79 and having a radius of 75.00 feet; thence along said curve southerly and southeasterly  
80 101.92 feet through a central angle of 77°51'34" to a point of compound curvature with a  
81 curve concave northeasterly and having a radius of 266.00 feet, a radial line of said curves  
82 from said point bears North 43°36'00" East; thence along said curve easterly 207.05 feet  
83 through a central angle of 44°35'52" to a point of reverse curvature with a curve concave  
84 southwesterly and having a radius of 58.00 feet, a radial line of said curve from said point  
85 bears South 00°59'52" East, said point hereinafter referred to as POINT C; thence along  
86 said curve southeasterly and southerly 111.90 feet through a central angle of 110°32'29";  
87 thence tangent from said curve South 19°32'37" West 119.58 feet to the beginning of a  
88 tangent curve concave easterly and having a radius of 206.00 feet; thence along said  
89 curve southerly 218.11 feet through a central angle of 60°39'54"; thence tangent from  
90 said curve South 41°07'17" East 42.28 feet to the beginning of a tangent curve concave  
91 westerly and having a radius of 78.00 feet; thence along said curve southerly and  
92 southwesterly 117.59 feet through a central angle of 86°22'46" to a point of reverse  
93 curvature with a curve concave southeasterly and having a radius of 174.00 feet, a radial  
94 line of said curve from said point bears South 44°44'31" East; thence along said curve

**Exhibit "A"**

95 southwesterly and southerly 166.18 feet through a central angle of 54°43'14" to a point of  
96 compound curvature with a curve concave northeasterly and having a radius of 551.00  
97 feet, a radial line of said curves from said point bears North 80°32'15" East; thence along  
98 said curve southerly 166.72 feet through a central angle of 17°20'12" to a point of  
99 compound curvature with a curve concave northeasterly and having a radius of 250.00  
100 feet, a radial line of said curves from said point bears North 63°12'03" East; thence along  
101 said curve southeasterly 105.66 feet through a central angle of 24°12'57" to a point of  
102 reverse curvature with a curve concave southwesterly and having a radius of 630.00 feet,  
103 a radial line of said curve from said point bears South 38°59'06" West; thence along said  
104 curve southeasterly 229.75 feet through a central angle of 20°53'41"; thence tangent from  
105 said curve South 30°07'13" East 33.36 feet to a point hereinafter referred to as POINT D;  
106 thence South 03°37'03" East 17.06 feet to the beginning of a tangent curve concave  
107 northwesterly and having a radius of 90.00 feet; thence along said curve southwesterly  
108 91.46 feet through a central angle of 58°13'33" to a point of compound curvature with a  
109 curve concave northwesterly and having a radius of 138.00 feet, a radial line of said  
110 curves from said point bears North 35°23'30" West; thence along said curve  
111 southwesterly 46.46 feet through a central angle of 19°17'27"; thence tangent from said  
112 curve South 73°53'57" West 264.62 feet to the beginning of a tangent curve concave  
113 southeasterly and having a radius of 1100.00 feet; thence along said curve southwesterly  
114 329.18 feet through a central angle of 17°08'46" to a point of compound curvature with a  
115 curve concave southeasterly and having a radius of 42.00 feet, a radial line of said curves  
116 from said point bears South 33°14'49" East; thence along said curve southwesterly 48.15  
117 feet through a central angle of 65°41'29" to a line parallel with and 8.00 feet northerly of  
118 the northerly right-of-way line of Calle Saluda as described in Parcel 2 of Resolution No.  
119 03-92 of the City Council of the City of San Clemente recorded November 20, 2003 as  
120 Instrument No. 2003001410247 of Official Records in said Office of the County Recorder  
121 of Orange County; thence along said parallel line, non-tangent from said curve  
122 South 63°48'25" West 71.20 feet; thence South 26°11'35" East 121.19 feet to the  
123 beginning of a tangent curve concave northeasterly and having a radius of 20.00 feet;  
124 thence along said curve southeasterly 18.76 feet through a central angle of 53°44'34" to  
125 a point of compound curvature with a curve concave northerly and having a radius of  
126 339.00 feet, a radial line of said curves from said point bears North 10°03'51" East; thence  
127 along said curve easterly 147.39 feet through a central angle of 24°54'37"; thence tangent  
128 from said curve North 75°09'14" East 126.79 feet to the beginning of a tangent curve  
129 concave southerly and having a radius of 113.00 feet; thence along said curve easterly  
130 67.85 feet through a central angle of 34°24'09" to a point of compound curvature with a  
131 curve concave westerly and having a radius of 51.00 feet, a radial line of said curves from  
132 said point bears South 19°33'23" West; thence along said curve southeasterly, southerly  
133 and southwesterly 113.61 feet through a central angle of 127°37'56" to a point of  
134 compound curvature with a curve concave northwesterly and having a radius of 95.00  
135 feet, a radial line of said curves from said point bears North 32°48'41" West; thence along  
136 said curve westerly 67.97 feet through a central angle of 40°59'33" to a point of reverse  
137 curvature with a curve concave easterly and having a radius of 60.00 feet, a radial line of  
138 said curve from said point bears South 08°10'52" West; thence along said curve westerly,  
139 southwesterly, southerly, southeasterly and easterly 202.92 feet through a central angle



**Exhibit "A"**

140 of 193°46'29" to a point of reverse curvature with a curve concave southwesterly and  
141 having a radius of 152.00 feet, a radial line of said curve from said point bears  
142 South 05°35'37" East; thence along said curve easterly 82.94 feet through a central angle  
143 of 31°15'49" to a point of reverse curvature with a curve concave northerly and having a  
144 radius of 111.00 feet, a radial line of said curve from said point bears  
145 North 25°40'12" East; thence along said curve easterly 86.19 feet through a central angle  
146 of 44°29'16" to a point of reverse curvature with a curve concave southerly and having a  
147 radius of 124.00 feet, a radial line of said curve from said point bears  
148 South 18°49'04" East; thence along said curve easterly 82.34 feet through a central angle  
149 of 38°02'52" to a point of reverse curvature with a curve concave northerly and having a  
150 radius of 130.00 feet, a radial line of said curve from said point bears  
151 North 19°13'48" East; thence along said curve easterly 77.59 feet through a central angle  
152 of 34°11'54" to a point of reverse curvature with a curve concave southerly and having a  
153 radius of 66.00 feet, a radial line of said curve from said point bears South 14°58'06" East;  
154 thence along said curve easterly 50.11 feet through a central angle of 43°30'20" to a point  
155 of compound curvature with a curve concave southwesterly and having a radius of 240.00  
156 feet, a radial line of said curves from said point bears South 28°32'14" West; thence along  
157 said curve southeasterly 131.35 feet through a central angle of 31°21'28"; thence tangent  
158 from said curve South 30°06'18" East 22.85 feet; thence South 56°52'44" East 23.53 feet;  
159 thence South 46°29'13" East 92.14 feet to the beginning of a tangent curve concave  
160 southwesterly and having a radius of 100.00 feet; thence along said curve southeasterly  
161 57.56 feet through a central angle of 32°58'36" to a point of compound curvature with a  
162 curve concave westerly and having a radius of 224.82 feet, a radial line of said curves  
163 from said point bears South 76°29'23" West; thence along said curve southerly 59.45 feet  
164 through a central angle of 15°09'00" to a point of reverse curvature with a curve concave  
165 northeasterly and having a radius of 260.00 feet, a radial line of said curve from said point  
166 bears South 88°21'37" East; thence along said curve southerly 187.83 feet through a  
167 central angle of 41°23'28" to a point of reverse curvature with a curve concave westerly  
168 and having a radius of 130.00 feet, a radial line of said curve from said point bears  
169 South 50°14'55" West; thence along said curve southerly 139.50 feet through a central  
170 angle of 61°28'59" to a point of reverse curvature with a curve concave southeasterly and  
171 having a radius of 150.00 feet, a radial line of said curve from said point bears  
172 South 68°16'06" East; thence along said curve southerly 56.35 feet through a central  
173 angle of 21°31'22"; thence tangent from said curve South 00°12'32" West 59.06 feet to  
174 the beginning of a tangent curve concave northeasterly and having a radius of 95.00 feet;  
175 thence along said curve southerly 62.54 feet through a central angle of 37°42'57"; thence  
176 tangent from said curve South 37°30'25" East 62.78 feet to the beginning of a tangent  
177 curve concave northeasterly and having a radius of 108.00 feet; thence along said curve  
178 southeasterly 58.24 feet through a central angle of 30°53'45" to a point of compound  
179 curvature with a curve concave northeasterly and having a radius of 1000.00 feet, a radial  
180 line of said curves from said point bears North 21°35'50" East; thence along said curve  
181 easterly 234.31 feet through a central angle of 13°25'29" to a point of reverse curvature  
182 with a curve concave southwesterly and having a radius of 170.00 feet, a radial line of  
183 said curve from said point bears South 08°10'21" West; thence along said curve  
184 southeasterly and southerly 305.16 feet through a central angle of 102°50'52"; thence

**Exhibit "A"**

185 tangent from said curve South 21°01'13" West 53.97 feet; thence North 83°36'07" West  
186 11.15 feet to a point hereinafter referred to as POINT E, said point being the **TRUE POINT**  
187 **OF BEGINNING**; thence South 55°00'09" West 7.92 feet to the beginning of a tangent  
188 curve concave northwesterly and having a radius of 158.00 feet; thence along said curve  
189 southwesterly 66.57 feet through a central angle of 24°08'28" to a point of reverse  
190 curvature with a curve concave southeasterly and having a radius of 663.00 feet, a radial  
191 line of said curve from said point bears South 10°51'23" East; thence along said curve  
192 westerly 85.96 feet through central angle of 07°25'43"; thence tangent from said curve  
193 South 71°42'54" West 136.89 feet; thence South 68°24'27" West 86.16 feet; thence  
194 South 51°42'35" West 25.67 feet; thence South 23°13'25" West 26.15 feet; thence  
195 South 09°37'14" West 29.41 feet; thence South 31°50'10" East 135.55 feet to a point on  
196 a non-tangent curve concave northeasterly and having a radius of 130.00 feet, a radial  
197 line of said curve from said point bears North 33°32'42" East; thence along said curve  
198 easterly 67.60 feet through a central angle of 29°47'36"; thence tangent from said curve  
199 South 86°14'54" East 56.53 feet; thence South 68°56'48" East 114.32 feet to POINT E1,  
200 said point being on a non-tangent curve concave northeasterly and having a radius of  
201 150.00 feet, a radial line of said curve from said point bears North 48°19'53" East.  
202

203 The sidelines of said strip of land shall be lengthened or shortened so as to terminate  
204 easterly in the southwesterly line of Parcel "B" of Lot Line Adjustment LL 2006-087  
205 recorded August 7, 2006 as Instrument No. 2006000526203 of Official Records, in said  
206 Office of the County Recorder of Orange County.  
207

208 **EXCEPTING THEREFROM** that portion lying northwesterly of the southeasterly right-of-  
209 way line of Avenida Vista Hermosa as described in Parcel 3 of Resolution No. 03-92 of  
210 the City Council of the City of San Clemente recorded November 20, 2003 as Instrument  
211 No. 2003001410247 of Official Records in said Office of the County Recorder of Orange  
212 County.  
213

214 **CONTAINING:** 1,871 Square Feet, more or less.  
215

216  
217 **PARCEL 205**  
218

219 That portion of a 16.00 foot wide strip of land situated in the City of San Clemente, County  
220 of Orange, State of California, lying within Parcel 1 of Lot Line Adjustment LL 98-83  
221 recorded November 2, 1998 as Instrument No. 19980743412 of Official Records in the  
222 Office of the County Recorder of said Orange County, said strip lying 8.00 feet on each  
223 side of the following described centerline:  
224

225 **COMMENCING** at the southwesterly terminus of that certain course shown as  
226 "North 35°32'41" East 1577.05 feet" in the general northerly boundary line of Tract No.  
227 16252 filed in Book 845, Pages 1 through 11 of Miscellaneous Maps in said Office of the  
228 County Recorder of Orange County; thence along said general northerly boundary line  
229 North 35°32'41" East 559.71 feet to the **TRUE POINT OF BEGINNING**; thence leaving

**Exhibit "A"**

230 said general northerly boundary line South 04°40'47" East 67.20 feet to the beginning of  
231 a tangent curve concave northwesterly and having a radius of 350.00 feet; thence along  
232 said curve southerly 195.29 feet through a central angle of 31°58'12"; thence tangent  
233 from said curve South 27°17'25" West 246.47 feet; thence South 36°36'06" West 119.94  
234 feet to the beginning of a tangent curve concave southeasterly and having a radius of  
235 190.00 feet; thence along said curve southerly 141.14 feet through a central angle of  
236 42°33'43"; thence tangent from said curve South 05°57'37" East 148.10 feet to the  
237 beginning of a tangent curve concave westerly and having a radius of 463.00 feet; thence  
238 along said curve southerly 59.50 feet through a central angle of 07°21'48"; thence tangent  
239 from said curve South 01°24'11" West 53.79 feet; thence South 10°29'10" West 73.09  
240 feet to a point hereinafter referred to as POINT A; thence South 04°34'26" West 44.07  
241 feet to the beginning of a tangent curve concave easterly and having a radius of 55.00  
242 feet; thence along said curve southerly 16.70 feet through a central angle of 17°24'07" to  
243 a point of compound curvature with a curve concave northeasterly and having a radius of  
244 163.00 feet; a radial line of said curves from said point bears North 77°10'19" East; thence  
245 along said curve southerly and southeasterly 118.70 feet through a central angle of  
246 41°43'21" to a point of compound curvature with a curve concave northeasterly and  
247 having a radius of 260.00 feet, a radial line of said curves from said point bears  
248 North 35°26'58" East; thence along said curve easterly 132.11 feet through a central  
249 angle of 29°06'45" to a point of compound curvature with a curve concave northerly and  
250 having a radius of 1138.00 feet, a radial line of said curves from said point bears  
251 North 06°20'13" East; thence along said curve easterly 230.19 feet through a central  
252 angle of 11°35'22" to a point of reverse curvature with a curve concave southerly and  
253 having a radius of 2464.00 feet, a radial line of said curve from said point bears  
254 South 05°15'09" East; thence along said curve easterly 203.97 feet through a central  
255 angle of 04°44'35" to a point of compound curvature with a curve concave southwesterly  
256 and having a radius of 157.00 feet, a radial line of said curves from said point bears  
257 South 00°30'34" East; thence along said curve easterly 107.15 feet through a central  
258 angle of 39°06'18"; thence tangent from said curve South 51°24'16" East 117.50 feet to  
259 the beginning of a tangent curve concave westerly and having a radius of 90.00 feet;  
260 thence along said curve southeasterly and southerly 134.31 feet through a central angle  
261 of 85°30'21" to a point of reverse curvature with a curve concave southeasterly and having  
262 a radius of 3455.00 feet, a radial line of said curve from said point bears  
263 South 55°53'55" East; thence along said curve southwesterly 161.32 feet through a  
264 central angle of 02°40'31" to a point of reverse curvature with a curve concave  
265 northwesterly and having a radius of 152.00 feet, a radial line of said curve from said point  
266 bears North 58°34'26" West; thence along said curve southwesterly 98.89 feet through a  
267 central angle of 37°16'33" to a point of reverse curvature with a curve concave  
268 southeasterly and having a radius of 155.00 feet, a radial line of said curve from said point  
269 bears South 21°17'53" East; thence along said curve southwesterly 100.83 feet through  
270 a central angle of 37°16'17" to a point of reverse curvature with a curve concave  
271 northwesterly and having a radius of 463.00 feet, a radial line of said curve from said point  
272 bears North 58°34'10" West; thence along said curve southwesterly 210.00 feet through  
273 a central angle of 25°59'15" to a point of reverse curvature with a curve concave  
274 southeasterly and having a radius of 90.00 feet, a radial line of said curve from said point

**Exhibit "A"**

275 bears South 32°34'55" East; thence along said curve southwesterly and southerly 144.70  
276 feet through a central angle of 92°07'16" to a point of reverse curvature with a curve  
277 concave southwesterly and having a radius of 400.00 feet, a radial line of said curve from  
278 said point bears South 55°17'49" West; thence along said curve southeasterly 117.31 feet  
279 through a central angle of 16°48'14"; thence tangent from said curve  
280 South 17°53'57" East 222.19 feet to the beginning of a tangent curve concave westerly  
281 and having a radius of 165.00 feet; thence along said curve southerly 142.14 feet through  
282 a central angle of 49°21'31"; thence tangent from said curve South 31°27'34" West 59.53  
283 feet to the beginning of a tangent curve concave easterly and having a radius of 75.00  
284 feet; thence along said curve southerly and southeasterly 101.92 feet through a central  
285 angle of 77°51'34" to a point of compound curvature with a curve concave northeasterly  
286 and having a radius of 266.00 feet, a radial line of said curves from said point bears  
287 North 43°36'00" East; thence along said curve easterly 207.05 feet through a central  
288 angle of 44°35'52" to a point of reverse curvature with a curve concave southwesterly and  
289 having a radius of 58.00 feet, a radial line of said curve from said point bears  
290 South 00°59'52" East, said point hereinafter referred to as POINT C; thence along said  
291 curve southeasterly and southerly 111.90 feet through a central angle of 110°32'29";  
292 thence tangent from said curve South 19°32'37" West 119.58 feet to the beginning of a  
293 tangent curve concave easterly and having a radius of 206.00 feet; thence along said  
294 curve southerly 218.11 feet through a central angle of 60°39'54"; thence tangent from  
295 said curve South 41°07'17" East 42.28 feet to the beginning of a tangent curve concave  
296 westerly and having a radius of 78.00 feet; thence along said curve southerly and  
297 southwesterly 117.59 feet through a central angle of 86°22'46" to a point of reverse  
298 curvature with a curve concave southeasterly and having a radius of 174.00 feet, a radial  
299 line of said curve from said point bears South 44°44'31" East; thence along said curve  
300 southwesterly and southerly 166.18 feet through a central angle of 54°43'14" to a point of  
301 compound curvature with a curve concave northeasterly and having a radius of 551.00  
302 feet, a radial line of said curves from said point bears North 80°32'15" East; thence along  
303 said curve southerly 166.72 feet through a central angle of 17°20'12" to a point of  
304 compound curvature with a curve concave northeasterly and having a radius of 250.00  
305 feet, a radial line of said curves from said point bears North 63°12'03" East; thence along  
306 said curve southeasterly 105.66 feet through a central angle of 24°12'57" to a point of  
307 reverse curvature with a curve concave southwesterly and having a radius of 630.00 feet,  
308 a radial line of said curve from said point bears South 38°59'06" West; thence along said  
309 curve southeasterly 229.75 feet through a central angle of 20°53'41"; thence tangent from  
310 said curve South 30°07'13" East 33.36 feet to a point hereinafter referred to as POINT D;  
311 thence South 03°37'03" East 17.06 feet to the beginning of a tangent curve concave  
312 northwesterly and having a radius of 90.00 feet; thence along said curve southwesterly  
313 91.46 feet through a central angle of 58°13'33" to a point of compound curvature with a  
314 curve concave northwesterly and having a radius of 138.00 feet, a radial line of said  
315 curves from said point bears North 35°23'30" West; thence along said curve  
316 southwesterly 46.46 feet through a central angle of 19°17'27"; thence tangent from said  
317 curve South 73°53'57" West 264.62 feet to the beginning of a tangent curve concave  
318 southeasterly and having a radius of 1100.00 feet; thence along said curve southwesterly  
319 329.18 feet through a central angle of 17°08'46" to a point of compound curvature with a

Prima Deshecha Regional  
Riding and Hiking Trail Easement  
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Exhibit "A"

320 curve concave southeasterly and having a radius of 42.00 feet, a radial line of said curves  
321 from said point bears South 33°14'49" East; thence along said curve southwesterly 48.15  
322 feet through a central angle of 65°41'29" to a line parallel with and 8.00 feet northerly of  
323 the northerly right-of-way line of Calle Saluda as described in Parcel 2 of Resolution No.  
324 03-92 of the City Council of the City of San Clemente recorded November 20, 2003 as  
325 Instrument No. 2003001410247 of Official Records in said Office of the County Recorder  
326 of Orange County; thence along said parallel line, non-tangent from said curve  
327 South 63°48'25" West 71.20 feet; thence South 26°11'35" East 121.19 feet to the  
328 beginning of a tangent curve concave northeasterly and having a radius of 20.00 feet;  
329 thence along said curve southeasterly 18.76 feet through a central angle of 53°44'34" to  
330 a point of compound curvature with a curve concave northerly and having a radius of  
331 339.00 feet, a radial line of said curves from said point bears North 10°03'51" East; thence  
332 along said curve easterly 147.39 feet through a central angle of 24°54'37"; thence tangent  
333 from said curve North 75°09'14" East 126.79 feet to the beginning of a tangent curve  
334 concave southerly and having a radius of 113.00 feet; thence along said curve easterly  
335 67.85 feet through a central angle of 34°24'09" to a point of compound curvature with a  
336 curve concave westerly and having a radius of 51.00 feet, a radial line of said curves from  
337 said point bears South 19°33'23" West; thence along said curve southeasterly, southerly  
338 and southwesterly 113.61 feet through a central angle of 127°37'56" to a point of  
339 compound curvature with a curve concave northwesterly and having a radius of 95.00  
340 feet, a radial line of said curves from said point bears North 32°48'41" West; thence along  
341 said curve westerly 67.97 feet through a central angle of 40°59'33" to a point of reverse  
342 curvature with a curve concave easterly and having a radius of 60.00 feet, a radial line of  
343 said curve from said point bears South 08°10'52" West; thence along said curve westerly,  
344 southwesterly, southerly, southeasterly and easterly 202.92 feet through a central angle  
345 of 193°46'29" to a point of reverse curvature with a curve concave southwesterly and  
346 having a radius of 152.00 feet, a radial line of said curve from said point bears  
347 South 05°35'37" East; thence along said curve easterly 82.94 feet through a central angle  
348 of 31°15'49" to a point of reverse curvature with a curve concave northerly and having a  
349 radius of 111.00 feet, a radial line of said curve from said point bears  
350 North 25°40'12" East; thence along said curve easterly 86.19 feet through a central angle  
351 of 44°29'16" to a point of reverse curvature with a curve concave southerly and having a  
352 radius of 124.00 feet, a radial line of said curve from said point bears  
353 South 18°49'04" East; thence along said curve easterly 82.34 feet through a central angle  
354 of 38°02'52" to a point of reverse curvature with a curve concave northerly and having a  
355 radius of 130.00 feet, a radial line of said curve from said point bears  
356 North 19°13'48" East; thence along said curve easterly 77.59 feet through a central angle  
357 of 34°11'54" to a point of reverse curvature with a curve concave southerly and having a  
358 radius of 66.00 feet, a radial line of said curve from said point bears South 14°58'06" East;  
359 thence along said curve easterly 50.11 feet through a central angle of 43°30'20" to a point  
360 of compound curvature with a curve concave southwesterly and having a radius of 240.00  
361 feet, a radial line of said curves from said point bears South 28°32'14" West; thence along  
362 said curve southeasterly 131.35 feet through a central angle of 31°21'28"; thence tangent  
363 from said curve South 30°06'18" East 22.85 feet; thence South 56°52'44" East 23.53 feet;  
364 thence South 46°29'13" East 92.14 feet to the beginning of a tangent curve concave

**Exhibit "A"**

365 southwesterly and having a radius of 100.00 feet; thence along said curve southeasterly  
366 57.56 feet through a central angle of 32°58'36" to a point of compound curvature with a  
367 curve concave westerly and having a radius of 224.82 feet, a radial line of said curves  
368 from said point bears South 76°29'23" West; thence along said curve southerly 59.45 feet  
369 through a central angle of 15°09'00" to a point of reverse curvature with a curve concave  
370 northeasterly and having a radius of 260.00 feet; a radial line of said curve from said point  
371 bears South 88°21'37" East; thence along said curve southerly 187.83 feet through a  
372 central angle of 41°23'28" to a point of reverse curvature with a curve concave westerly  
373 and having a radius of 130.00 feet, a radial line of said curve from said point bears  
374 South 50°14'55" West; thence along said curve southerly 139.50 feet through a central  
375 angle of 61°28'59" to a point of reverse curvature with a curve concave southeasterly and  
376 having a radius of 150.00 feet, a radial line of said curve from said point bears  
377 South 68°16'06" East; thence along said curve southerly 56.35 feet through a central  
378 angle of 21°31'22"; thence tangent from said curve South 00°12'32" West 59.06 feet to  
379 the beginning of a tangent curve concave northeasterly and having a radius of 95.00 feet;  
380 thence along said curve southerly 62.54 feet through a central angle of 37°42'57"; thence  
381 tangent from said curve South 37°30'25" East 62.78 feet to the beginning of a tangent  
382 curve concave northeasterly and having a radius of 108.00 feet; thence along said curve  
383 southeasterly 58.24 feet through a central angle of 30°53'45" to a point of compound  
384 curvature with a curve concave northeasterly and having a radius of 1000.00 feet, a radial  
385 line of said curves from said point bears North 21°35'50" East; thence along said curve  
386 easterly 234.31 feet through a central angle of 13°25'29" to a point of reverse curvature  
387 with a curve concave southwesterly and having a radius of 170.00 feet, a radial line of  
388 said curve from said point bears South 08°10'21" West; thence along said curve  
389 southeasterly and southerly 305.16 feet through a central angle of 102°50'52"; thence  
390 tangent from said curve South 21°01'13" West 53.97 feet; thence North 83°36'07" West  
391 11.15 feet to a point hereinafter referred to as POINT E; thence South 08°34'07" East  
392 27.03 feet; thence South 05°08'20" West 172.58 feet; thence South 41°07'36" West 9.78  
393 feet to the beginning of a tangent curve concave northwesterly and having a radius of  
394 80.00 feet; thence along said curve southwesterly 70.28 feet through a central angle of  
395 50°20'03" to a point of reverse curvature with a curve concave southeasterly and having  
396 a radius of 56.00 feet, a radial line of said curve from said point bears  
397 South 01°27'39" West; thence along said curve southwesterly and southerly 109.04 feet  
398 through a central angle of 111°33'30"; thence tangent from said curve  
399 South 20°05'51" East 21.34 feet to the beginning of a tangent curve concave  
400 northeasterly and having a radius of 150.00 feet; thence along said curve southeasterly  
401 56.47 feet through a central angle of 21°34'16" to a point hereinafter referred to as POINT  
402 E1, a radial line of said curve from said point bears North 48°19'53" East; thence  
403 continuing along said curve southeasterly 62.34 feet through a central angle of 23°48'40"  
404 to a point of reverse curvature with a curve concave southwesterly and having a radius  
405 of 183.00 feet, a radial line of said curve from said point bears South 24°31'14" West;  
406 thence along said curve southeasterly 107.94 feet through a central angle of 33°47'48" to  
407 a point of reverse curvature with a curve concave northeasterly and having a radius of  
408 326.00 feet, a radial line of said curve from said point bears North 58°19'02" East; thence  
409 along said curve southeasterly 44.42 feet through a central angle of 07°48'23" to a point

Exhibit "A"

410 of reverse curvature with a curve concave northwesterly and having a radius of 52.00  
411 feet, a radial line of said curve from said point bears South 50°30'39" West; thence along  
412 said curve southerly and southwesterly 100.56 feet through a central angle of 110°48'13"  
413 to a point of reverse curvature with a curve concave southeasterly and having a radius of  
414 118.00 feet, a radial line of said curve from said point bears South 18°41'08" East; thence  
415 along said curve southwesterly 58.60 feet through a central angle of 28°27'05" to a point  
416 of compound curvature with a curve concave northeasterly and having a radius of 54.00  
417 feet, a radial line of said curves from said point bears South 47°08'13" East; thence along  
418 said curve southerly, southeasterly and easterly 128.31 feet through a central angle of  
419 136°08'17" to a point of reverse curvature with a curve concave southwesterly and having  
420 a radius of 159.00 feet, a radial line of said curve from said point bears  
421 South 03°16'30" East; thence along said curve easterly 80.61 feet through a central angle  
422 of 29°02'58" to a point of compound curvature with a curve concave southwesterly and  
423 having a radius of 51.00 feet, a radial line of said curves from said point bears  
424 South 25°46'28" West; thence along said curve southeasterly and southerly 95.37 feet  
425 through a central angle of 107°08'47"; thence tangent from said curve  
426 South 42°55'15" West 44.48 feet to the beginning of a tangent curve concave easterly  
427 and having a radius of 64.00 feet; thence along said curve southerly and southeasterly  
428 99.22 feet through a central angle of 88°49'32"; thence tangent from said curve  
429 South 45°54'17" East 82.41 feet to the beginning of a tangent curve concave  
430 northeasterly and having a radius of 281.00 feet; thence along said curve southeasterly  
431 89.18 feet through a central angle of 18°10'59" to a point of reverse curvature with a curve  
432 concave southwesterly and having a radius of 540.00 feet, a radial line of said curve from  
433 said point bears South 25°54'44" West; thence along said curve southeasterly 135.53 feet  
434 through a central angle of 14°22'49" to a point of compound curvature with a curve  
435 concave southwesterly and having a radius of 150.00 feet, a radial line of said curves  
436 from said point bears South 40°17'33" West; thence along said curve southeasterly 78.56  
437 feet through a central angle of 30°00'32" to a point of compound curvature with a curve  
438 concave westerly and having a radius of 58.00 feet, a radial line of said curves from said  
439 point bears South 70°18'05" West; thence along said curve southerly 50.19 feet through  
440 a central angle of 49°34'39" to a point of compound curvature with a curve concave  
441 northwesterly and having a radius of 100.00 feet, a radial line of said curves from said  
442 point bears North 60°07'16" West; thence along said curve southwesterly 35.60 feet  
443 through a central angle of 20°23'57" to a point of reverse curvature with a curve concave  
444 southeasterly and having a radius of 72.00 feet, a radial line of said curve from said point  
445 bears South 39°43'19" East; thence along said curve southerly 85.20 feet through a  
446 central angle of 67°48'11"; thence tangent from said curve South 17°31'30" East 20.67  
447 feet to the beginning of a tangent curve concave northeasterly and having a radius of  
448 72.00 feet; thence along said curve southeasterly 70.01 feet through a central angle of  
449 55°42'45"; thence tangent from said curve South 73°14'15" East 34.90 feet to the  
450 beginning of a tangent curve concave southwesterly and having a radius of 85.00 feet;  
451 thence along said curve southeasterly 78.92 feet through a central angle of 53°11'43";  
452 thence non-tangent from said curve South 20°02'32" East 27.44 feet; thence  
453 South 03°22'34" West 27.61 feet; thence South 18°08'50" West 48.35 feet to the  
454 beginning of a tangent curve concave northeasterly and having a radius of 66.00 feet;

Exhibit "A"

455 thence along said curve southerly and southeasterly 116.95 feet through a central angle  
456 of 101°31'13" to a point of reverse curvature with a curve concave southwesterly and  
457 having a radius of 99.00 feet, a radial line of said curve from said point bears  
458 South 06°37'37" West; thence along said curve easterly 22.35 feet through a central  
459 angle of 12°56'02"; thence tangent from said curve South 70°26'21" East 133.09 feet;  
460 thence South 06°50'38" West 59.79 feet; thence South 03°16'22" West 60.79 feet to the  
461 beginning of a tangent curve concave easterly and having a radius of 481.00 feet; thence  
462 along said curve southerly 81.69 feet through a central angle of 09°43'50" to a point of  
463 reverse curvature with a curve concave westerly and having a radius of 659.00 feet, a  
464 radial line of said curve from said point bears South 83°32'32" West; thence along said  
465 curve southerly 216.43 feet through a central angle of 18°49'01" to a point of reverse  
466 curvature with a curve concave easterly and having a radius of 502.00 feet, a radial line  
467 of said curve from said point bears South 77°38'27" East; thence along said curve  
468 southerly 209.62 feet through a central angle of 23°55'30" to a point of reverse curvature  
469 with a curve concave westerly and having a radius of 525.00 feet, a radial line of said  
470 curve from said point bears South 78°26'03" West; thence along said curve southerly  
471 161.70 feet through a central angle of 17°38'48"; thence tangent from said curve  
472 South 06°04'51" West 52.69 feet to the beginning of a tangent curve concave  
473 northeasterly and having a radius of 78.00 feet; thence along said curve southeasterly  
474 89.12 feet through a central angle of 65°27'57" to a point of compound curvature with a  
475 curve concave northerly and having a radius of 106.00 feet, a radial line of said curves  
476 from said point bears North 30°36'54" East; thence along said curve easterly 83.30 feet  
477 through a central angle of 45°01'24" to a point of compound curvature with a curve  
478 concave northwesterly and having a radius of 97.00 feet, a radial line of said curves from  
479 said point bears North 14°24'30" West; thence along said curve northeasterly 113.17 feet  
480 through a central angle of 66°50'41" to a point of compound curvature with a curve  
481 concave southwesterly and having a radius of 59.00 feet, a radial line of said curves from  
482 said point bears North 81°15'11" West; thence along said curve northerly 50.69 feet  
483 through a central angle of 49°13'30" to a point of reverse curvature with a curve concave  
484 easterly and having a radius of 61.00 feet, a radial line of said curve from said point bears  
485 North 49°31'19" East; thence along said curve northwesterly and northerly 79.58 feet  
486 through a central angle of 74°44'37" to a point of reverse curvature with a curve concave  
487 northwesterly and having a radius of 207.00 feet, a radial line of said curve from said point  
488 bears North 55°44'04" West; thence along said curve northerly 98.34 feet through a  
489 central angle of 27°13'15" to a point of reverse curvature with a curve concave  
490 southeasterly and having a radius of 96.00 feet, a radial line of said curve from said point  
491 bears South 82°57'19" East; thence along said curve northeasterly 75.90 feet through a  
492 central angle of 45°18'03"; thence tangent from said curve North 52°20'44" East 57.83  
493 feet to the beginning of a tangent curve concave northwesterly and having a radius of  
494 216.00 feet; thence along said curve northerly 257.89 feet through a central angle of  
495 68°24'29"; thence tangent from said curve North 16°03'45" West 85.14 feet to the  
496 beginning of a tangent curve concave southeasterly and having a radius of 37.00 feet;  
497 thence along said curve northerly, northeasterly and easterly 94.04 feet through a central  
498 angle of 145°37'11"; thence tangent from said curve South 50°26'34" East 138.20 feet to  
499 the beginning of a tangent curve concave northeasterly and having a radius of 190.00



**Exhibit "A"**

500 feet; thence along said curve southeasterly 78.90 feet through a central angle of  
501 23°47'30" to a point of compound curvature with a curve concave northwesterly and  
502 having a radius of 10.00 feet, a radial line of said curve from said point bears  
503 North 15°45'56" East; thence along said curve easterly 9.75 feet through a central angle  
504 of 55°52'14" to a point of reverse curvature with a curve concave southeasterly and having  
505 a radius of 99.00 feet, said curve being 9.00 feet southeasterly of, and concentric with the  
506 southwesterly line of Lot "E" of Tract No. 15763 filed in Book 842, Pages 21 through 27  
507 of Miscellaneous Maps in said Office of the County Recorder of Orange County shown  
508 as having a radius of "108.00 feet", a radial line of said curve from said point bears  
509 South 40°06'18" East; thence along said concentric curve easterly 68.01 feet through a  
510 central angle of 39°21'48" to a point of compound curvature with a curve concentric with  
511 and 9.00 feet southwesterly of that certain curve in said southwesterly line shown as  
512 having a radius of "115.00 feet", a radial line of said curves from said point bears  
513 South 00°44'30" East; thence along said last mentioned compound curve easterly and  
514 southerly 168.54 feet through a central angle of 91°06'09" to a point of reverse curvature  
515 with a curve concave northeasterly and having a radius of 9.00 feet; thence along said  
516 curve southeasterly and easterly 11.27 feet through a central angle of 71°45'38" to a line  
517 parallel with and 8.00 feet southerly of the general northerly line of Lot "M" of Amended  
518 Tract No. 16253 filed in Book 846, Pages 40 through 50 of Miscellaneous Maps in said  
519 Office of the County Recorder of Orange County; thence tangent from said curve, along  
520 said parallel line South 71°23'59" East 240.00 feet to the beginning of a tangent curve  
521 concave northerly and having a radius of 180.00 feet; thence along said curve easterly  
522 86.50 feet through a central angle of 27°32'05" to a point of reverse curvature with a curve  
523 concave southwesterly and having a radius of 149.00 feet, a radial line of said curve from  
524 said point bears South 08°56'04" East; thence along said curve easterly 103.37 feet  
525 through a central angle of 39°44'59" to a point of reverse curvature with a curve concave  
526 northeasterly and having a radius of 62.00 feet, a radial line of said curve from said point  
527 bears North 30°48'55" East; thence along said curve easterly 39.63 feet through a central  
528 angle of 36°37'23" to a point of reverse curvature with a curve concave southerly and  
529 having a radius of 400.00 feet, a radial line of said curve from said point bears  
530 South 05°48'28" East; thence along said curve easterly 60.91 feet through a central angle  
531 of 08°43'30" to a point of reverse curvature with a curve concave northwesterly and having  
532 a radius of 126.00 feet, a radial line of said curve from said point bears  
533 North 02°55'02" East; thence along said curve easterly 77.97 feet through a central angle  
534 of 35°27'14" to a point of reverse curvature with a curve concave southeasterly and having  
535 a radius of 230.00 feet, a radial line of said curve from said point bears  
536 South 32°32'12" East; thence along said curve easterly 130.17 feet through a central  
537 angle of 32°25'34"; thence tangent from said curve North 89°53'22" East 279.85 feet to  
538 the beginning of a tangent curve concave northerly and having a radius of 73.00 feet;  
539 thence along said curve easterly 19.31 feet through a central angle of 15°09'14"; thence  
540 tangent from said curve North 74°44'08" East 37.66 feet; thence North 80°11'01" East  
541 343.02 feet; thence North 83°21'09" East 304.89 feet; thence North 76°16'57" East 90.28  
542 feet; thence South 28°38'34" East 38.18 feet; thence South 63°48'57" East 23.56 feet;  
543 thence South 21°21'19" East 144.44 feet to a point on a non-tangent curve concave  
544 northwesterly and having a radius of 150.00 feet, a radial line of said curve from said point

**Exhibit "A"**

545 bears North 35°16'18" West; thence along said curve westerly 77.94 feet through a  
546 central angle of 29°46'12"; thence tangent from said curve South 84°29'54" West 402.50  
547 feet to the beginning of a tangent curve concave southeasterly and having a radius of  
548 30.00 feet; thence along said curve southwesterly and southerly 61.90 feet through a  
549 central angle of 118°12'54" to a point of reverse curvature with a curve concave westerly  
550 and having a radius of 100.00 feet, a radial line of said curve from said point bears  
551 South 56°17'00" West; thence along said curve southeasterly 37.32 feet through a central  
552 angle of 21°23'00" to a line parallel with and 8.00 feet easterly of the westerly line of  
553 Parcel "A" of Lot Line Adjustment LL 2000-108 recorded December 18, 2000 as  
554 Instrument No. 20000685271 of Official Records in said Office of the County Recorder of  
555 Orange County; thence along said curve southeasterly 37.32 feet through a central angle  
556 of 21°23'00" to said parallel line; thence tangent from said curve, parallel and concentric  
557 with said westerly line through the following courses: South 12°20'00" East 71.62 feet to  
558 the beginning of a tangent curve concave northwesterly and having a radius of 110.00  
559 feet; thence along said curve southerly 95.03 feet through a central angle of 49°30'00";  
560 thence tangent from said curve South 37°10'00" West 120.24 feet; thence leaving said  
561 parallel line South 61°57'43" West 22.26 feet to the beginning of a tangent curve concave  
562 southeasterly and having a radius of 54.00 feet; thence along said curve southwesterly  
563 and southerly 71.21 feet through a central angle of 75°33'16" to a point of compound  
564 curvature with a curve concave northeasterly and having a radius of 125.00 feet, a radial  
565 line of said curves from said point bears North 76°24'27" East; thence along said curve  
566 southerly 32.34 feet through a central angle of 14°49'25" to a point of reverse curvature  
567 with a curve concave southwesterly and having a radius of 128.00 feet, a radial line of  
568 said curve from said point bears South 61°35'02" West; thence along said curve southerly  
569 81.07 feet through a central angle of 36°17'18" to a point of reverse curvature with a curve  
570 concave easterly and having a radius of 207.00 feet, a radial line of said curve from said  
571 point bears South 82°07'40" East; thence along said curve southerly 76.80 feet through  
572 a central angle of 21°15'23" to a point of reverse curvature with a curve concave westerly  
573 and having a radius of 252.00 feet, a radial line of said curve from said point bears  
574 South 76°36'57" West; thence along said curve southerly 130.61 feet through a central  
575 angle of 29°41'48" to a point of reverse curvature with a curve concave easterly and  
576 having a radius of 144.00 feet, a radial line of said curve from said point bears  
577 South 73°41'15" East; thence along said curve southerly 81.49 feet through a central  
578 angle of 32°25'19" to a point of compound curvature with a curve concave northeasterly  
579 and having a radius of 59.00 feet, a radial line of said curves from said point bears  
580 North 73°53'26" East; thence along said curve southeasterly 34.09 feet through a central  
581 angle of 33°06'28" to a point of compound curvature with a curve concave northeasterly  
582 and having a radius of 42.00 feet, a radial line of said curves from said point bears  
583 North 40°46'58" East; thence along said curve easterly 42.26 feet through a central angle  
584 of 57°39'00" to a point of compound curvature with a curve concave northwesterly and  
585 having a radius of 497.00 feet, a radial line of said curves from said point bears  
586 North 16°52'02" West; thence along said curve easterly 59.08 feet through a central angle  
587 of 06°48'38" to a point of reverse curvature with a curve concave southeasterly and having  
588 a radius of 1381.00 feet, a radial line of said curve from said point bears  
589 South 23°40'40" East; thence along said curve easterly 189.27 feet through a central

Exhibit "A"

590 angle of 07°51'09"; thence non-tangent from said curve North 50°06'12" East 180.24 feet  
591 to the beginning of a tangent curve concave southerly and having a radius of 56.00 feet;  
592 thence along said curve easterly 61.33 feet through a central angle of 62°44'53"; thence  
593 tangent from said curve South 67°08'55" East 161.73 feet to a point hereinafter referred  
594 to as POINT F; thence continuing South 67°08'55" East 20.43 feet to the beginning of a  
595 tangent curve concave southwesterly and having a radius of 295.00 feet; thence along  
596 said curve southeasterly 153.44 feet through a central angle of 29°48'05"; thence tangent  
597 from said curve South 37°20'50" East 74.58 feet to the beginning of a tangent curve  
598 concave northeasterly and having a radius of 134.00 feet; thence along said curve  
599 southeasterly 13.63 feet through a central angle of 05°49'42" to a point hereinafter  
600 referred to as POINT F1, a radial line of said curve from said point bears  
601 North 46°49'28" East; thence continuing along said curve southeasterly and easterly  
602 113.36 feet through a central angle of 48°28'16"; thence tangent from said curve  
603 North 88°21'12" East 95.27 feet to the beginning of a tangent curve concave  
604 northwesterly and having a radius of 110.00 feet; thence along said curve northeasterly  
605 109.97 feet through a central angle of 57°16'53"; thence tangent from said curve  
606 North 31°04'19" East 169.21 feet to the beginning of a tangent curve concave  
607 southeasterly and having a radius of 92.00 feet; thence along said curve northeasterly  
608 36.45 feet through a central angle of 22°42'04" to a point of compound curvature with a  
609 curve concave southerly and having a radius of 64.00 feet, a radial line of said curves  
610 from said point bears South 36°13'37" East; thence along said curve easterly 60.88 feet  
611 through a central angle of 54°30'05" to a point hereinafter referred to as POINT G, a radial  
612 line of said curve from said point bears South 18°16'28" West; thence continuing along  
613 said curve southeasterly 66.10 feet through a central angle of 59°10'43" to a point of  
614 reverse curvature with a curve concave northeasterly and having a radius of 140.00 feet,  
615 the southeasterly terminus of said curve shall be a point of compound curvature with a  
616 curve concentric with and 8.00 feet southwesterly of that certain curve in the  
617 southwesterly line of Parcel 2 of Partnership Grant Deed recorded December 23, 1992  
618 as Instrument No. 92-880675 of Official Records in said Office of the County Recorder of  
619 Orange County described as having a radius of "35.00 feet"; thence along said curve  
620 southeasterly 58.76 feet through a central angle of 24°02'49" to said concentric curve;  
621 thence along said concentric curve southeasterly and easterly 31.90 feet through a  
622 central angle of 42°30'29" to a line parallel with and 8.00 feet southerly of the southerly  
623 line of said Parcel 2; thence along said parallel line South 79°06'07" East 309.39 feet;  
624 thence South 78°43'27" East 413.52 feet to the beginning of a tangent curve concave  
625 northerly and having a radius of 296.00 feet; thence along said curve easterly 93.27 feet  
626 through a central angle of 18°03'12" to a point of reverse curvature with a curve concave  
627 southwesterly and having a radius of 30.00 feet, a radial line of said curve from said point  
628 bears South 06°46'39" East; thence along said curve easterly and southeasterly 47.38  
629 feet through a central angle of 90°29'15"; thence tangent from said curve  
630 South 06°17'24" East 39.16 feet to the beginning of a tangent curve concave  
631 northeasterly and having a radius of 50.00 feet; thence along said curve southeasterly  
632 43.08 feet through a central angle of 49°22'07"; thence tangent from said curve  
633 South 55°39'31" East 376.46 feet to the beginning of a tangent curve concave  
634 northeasterly and having a radius of 300.00 feet; thence along said curve southeasterly

**Exhibit "A"**

635 108.67 feet through a central angle of 20°45'18" to a point of reverse curvature with a  
636 curve concave southwesterly and having a radius of 200.00 feet, a radial line of said curve  
637 from said point bears South 13°35'11" West; thence along said curve southeasterly 85.01  
638 feet through a central angle of 24°21'17" to a point of reverse curvature with a curve  
639 concave northeasterly and having a radius of 151.00 feet, a radial line of said curve from  
640 said point bears North 37°56'28" East; thence along said curve southeasterly 45.10 feet  
641 through a central angle of 17°06'48"; thence tangent from said curve  
642 South 69°10'20" East 169.59 feet to the beginning of a tangent curve concave  
643 northwesterly and having a radius of 57.00 feet; thence along said curve easterly and  
644 northeasterly 89.77 feet through a central angle of 90°13'59" to a point of reverse  
645 curvature with a curve concave southeasterly and having a radius of 216.00 feet, a radial  
646 line of said curve from said point bears South 69°24'19" East; thence along said curve  
647 northeasterly 97.21 feet through a central angle of 25°47'07" to a point of reverse  
648 curvature with a curve concave northwesterly and having a radius of 56.32 feet, a radial  
649 line of said curve from said point bears North 43°37'12" West; thence along said curve  
650 northeasterly and northerly 65.98 feet through a central angle of 67°07'30" to a point of  
651 reverse curvature with a curve concave northeasterly and having a radius of 394.00 feet,  
652 a radial line of said curve from said point bears North 69°15'18" East; thence along said  
653 curve northerly 102.92 feet through a central angle of 14°57'59" to a point of compound  
654 curvature with a curve concave southerly and having a radius of 44.00 feet, a radial line  
655 of said curves from said point bears North 84°13'17" East; thence along said curve  
656 northeasterly, easterly and southeasterly 133.87 feet through a central angle of  
657 174°19'01" to a point of reverse curvature with a curve concave northeasterly and having  
658 a radius of 273.00 feet, a radial line of said curve from said point bears  
659 North 78°32'18" East; thence along said curve southerly 95.79 feet through a central  
660 angle of 20°06'11" to a point of compound curvature with a curve concave northeasterly  
661 and having a radius of 169.00 feet, a radial line of said curves from said point bears  
662 North 58°26'07" East; thence along said curve southeasterly 151.61 feet through a central  
663 angle of 51°24'06" to a point of reverse curvature with a curve concave southwesterly and  
664 having a radius of 73.00 feet, a radial line of said curve from said point bears  
665 South 07°02'01" West; thence along said curve southeasterly and southerly 130.65 feet  
666 through a central angle of 102°32'48" to a point of reverse curvature with a curve concave  
667 easterly and having a radius of 73.00 feet, a radial line of said curve from said point bears  
668 South 70°25'11" East; thence along said curve southerly 53.29 feet through a central  
669 angle of 41°49'28" to a point of compound curvature with a curve concave northeasterly  
670 and having a radius of 47.00 feet, a radial line of said curves from said point bears  
671 North 67°45'21" East; thence along said curve southeasterly and easterly 81.30 feet  
672 through a central angle of 99°06'40" to a point of reverse curvature with a curve concave  
673 southerly and having a radius of 156.00 feet, a radial line of said curve from said point  
674 bears South 31°21'19" East; thence along said curve easterly 178.09 feet through a  
675 central angle of 65°24'28" to a point of reverse curvature with a curve concave  
676 northeasterly and having a radius of 225.00 feet, a radial line of said curve from said point  
677 bears North 34°03'09" East; thence along said curve easterly 145.30 feet through a  
678 central angle of 36°59'59"; thence tangent from said curve North 87°03'10" East 138.00  
679 feet to the beginning of a tangent curve concave northerly and having a radius of 1589.00

**Exhibit "A"**

680 feet; thence along said curve easterly 233.58 feet through a central angle of 08°25'21" to  
681 a point of reverse curvature with a curve concave southerly and having a radius of 595.00  
682 feet, a radial line of said curve from said point bears South 11°22'11" East; thence along  
683 said curve easterly 227.29 feet through a central angle of 21°53'14" to a point of reverse  
684 curvature with a curve concave northerly and having a radius of 233.00 feet; a radial line  
685 of said curve from said point bears North 10°31'03" East; thence along said curve easterly  
686 47.14 feet through a central angle of 11°35'35"; thence tangent from said curve  
687 North 88°55'28" East 92.84 feet to the beginning of a tangent curve concave southerly  
688 and having a radius of 367.00 feet; thence along said curve easterly 60.49 feet through a  
689 central angle of 09°26'37" to a point hereinafter referred to as POINT H, a radial line of  
690 said curve from said point bears North 08°22'05" East; thence continuing along said curve  
691 easterly 74.68 feet through a central angle of 11°39'32"; thence tangent from said curve  
692 South 69°58'23" East 124.69 feet to the beginning of a tangent curve concave northerly  
693 and having a radius of 90.00 feet; thence along said curve easterly 21.68 feet through a  
694 central angle of 13°48'13" to a point hereinafter referred to as POINT I, a radial line of  
695 said curve from said point bears North 06°13'24" East; thence continuing along said curve  
696 easterly 21.68 feet through a central angle of 13°48'14"; thence tangent from said curve  
697 North 82°25'10" East 181.08 feet to the beginning of a tangent curve concave southerly  
698 and having a radius of 459.00 feet; thence along said curve easterly 35.12 feet through a  
699 central angle of 04°23'00"; thence tangent from said curve North 86°48'10" East 133.50  
700 feet to a point on a non-tangent curve concave southwesterly and having a radius of  
701 270.00 feet, a radial line of said curve from said point bears South 39°00'50" West; thence  
702 along said curve southeasterly 53.91 feet through a central angle of 11°26'24" to a point  
703 of compound curvature with a curve concave southwesterly and having a radius of  
704 2418.00 feet, a radial line of said curves from said point bears South 50°27'14" West;  
705 thence along said curve southeasterly 175.85 feet through a central angle of 04°10'01" to  
706 a point of reverse curvature with a curve concave northerly and having a radius of 92.00  
707 feet, a radial line of said curve from said point bears North 54°37'15" East; thence along  
708 said curve southeasterly, easterly and northeasterly 183.38 feet through a central angle  
709 of 114°12'09" to a point of reverse curvature with a curve concave southeasterly and  
710 having a radius of 671.00 feet, a radial line of said curve from said point bears  
711 South 59°34'54" East; thence along said curve northeasterly 108.53 feet through a central  
712 angle of 09°16'03" to a point of reverse curvature with a curve concave northwesterly and  
713 having a radius of 970.00 feet, a radial line of said curve from said point bears  
714 North 50°18'51" West; thence along said curve northeasterly 106.02 feet through a  
715 central angle of 06°15'44" to a point of reverse curvature with a curve concave  
716 southeasterly and having a radius of 1500.00 feet, a radial line of said curve from said  
717 point bears South 56°34'35" East; thence along said curve northeasterly 231.66 feet  
718 through a central angle of 08°50'56" to a point of compound curvature with a curve  
719 concave southeasterly and having a radius of 200.00 feet, a radial line of said curves from  
720 said point bears South 47°43'39" East; thence along said curve easterly 183.77 feet  
721 through a central angle of 52°38'47"; thence tangent from said curve  
722 South 85°04'52" East 57.93 feet to the beginning of a tangent curve concave northerly  
723 and having a radius of 68.00 feet; thence along said curve easterly 27.83 feet through a  
724 central angle of 23°26'56" to a point of compound curvature with a curve concave

Prima Deshecha Regional  
Riding and Hiking Trail Easement  
Facility No. TR79C

**Exhibit "A"**

725 northwesterly and having a radius of 11.00 feet, a radial line of said curves from said point  
726 bears North 18°31'48" West; thence along said curve northeasterly, northerly and  
727 northwesterly 21.90 feet through a central angle of 114°03'00"; thence tangent from said  
728 curve North 42°34'48" West 101.10 feet to the beginning of a tangent curve concave  
729 southwesterly and having a radius of 181.00 feet; thence along said curve northwesterly  
730 96.52 feet through a central angle of 30°33'17"; thence tangent from said curve  
731 North 73°08'05" West 132.74 feet to the beginning of a tangent curve concave  
732 northeasterly and having a radius of 73.00 feet; thence along said curve northwesterly  
733 34.90 feet through a central angle of 27°23'22"; thence tangent from said curve  
734 North 45°44'43" West 11.29 feet to the southerly right-of-way line of Avenida Pico as  
735 described in Parcel 101 of that certain Easement Deed to the County of Orange recorded  
736 November 9, 1992 as Instrument No. 92-762633 of Official Records in said Office of the  
737 County Recorder of Orange County.

738

739 **EXCEPTING THEREFROM** that portion lying northwesterly of the southeasterly right-of-  
740 way line of Calle Saluda as described in Parcel 2 of Resolution No. 03-92 of the City  
741 Council of the City of San Clemente recorded November 20, 2003 as Instrument No.  
742 2003001410247 of Official Records in said Office of the County Recorder of Orange  
743 County.

744

745 **CONTAINING:** 18,352 Square Feet, more or less.

746

747

748 **PARCEL 205.1**

749

750 That portion of a 16.00 foot wide strip of land situated in the City of San Clemente, County  
751 of Orange, State of California, lying within Parcel 1 of Lot Line Adjustment LL 98-83  
752 recorded November 2, 1998 as Instrument No. 19980743412 of Official Records in the  
753 Office of the County Recorder of said Orange County, said strip lying 8.00 feet on each  
754 side of the following described centerline:

755

756 **BEGINNING** at POINT E described hereinbefore in Parcel 205; thence  
757 South 55°00'09" West 7.92 feet to the beginning of a tangent curve concave  
758 northwesterly and having a radius of 158.00 feet; thence along said curve southwesterly  
759 66.57 feet through a central angle of 24°08'28" to a point of reverse curvature with a curve  
760 concave southeasterly and having a radius of 663.00 feet, a radial line of said curve from  
761 said point bears South 10°51'23" East; thence along said curve westerly 85.96 feet  
762 through central angle of 07°25'43"; thence tangent from said curve South 71°42'54" West  
763 136.89 feet; thence South 68°24'27" West 86.16 feet; thence South 51°42'35" West  
764 25.67 feet; thence South 23°13'25" West 26.15 feet; thence South 09°37'14" West 29.41  
765 feet; thence South 31°50'10" East 135.55 feet to a point on a non-tangent curve concave  
766 northeasterly and having a radius of 130.00 feet, a radial line of said curve from said point  
767 bears North 33°32'42" East; thence along said curve easterly 67.60 feet through a central  
768 angle of 29°47'36"; thence tangent from said curve South 86°14'54" East 56.53 feet;  
769 thence South 68°56'48" East 114.32 feet to POINT E1 described hereinbefore in Parcel

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770 205, said point being on a non-tangent curve concave northeasterly and having a radius  
771 of 150.00 feet, a radial line of said curve from said point bears North 48°19'53" East.

772

773 The sidelines of said strip of land shall be lengthened or shortened so as to terminate  
774 northeasterly in the southwesterly line of Lot "A" of Tract No. 16148 filed in Book 855,  
775 Pages 1 through 7 of Miscellaneous Maps, in said Office of the County Recorder of  
776 Orange County.

777

778 **EXCEPTING THEREFROM** that portion lying southeasterly of the northwesterly right-of-  
779 way line of Avenida Vista Hermosa as described in Parcel 3 of Resolution No. 03-92 of  
780 the City Council of the City of San Clemente recorded November 20, 2003 as Instrument  
781 No. 2003001410247 of Official Records in said Office of the County Recorder of Orange  
782 County.

783

784 **CONTAINING:** 2,448 Square Feet, more or less.

785

786

787 **PARCEL 301**

788

789 That portion of a 16.00 foot wide strip of land situated in the City of San Clemente, County  
790 of Orange, State of California, lying within Parcel 1 of Lot Line Adjustment LL 98-83  
791 recorded November 2, 1998 as Instrument No. 19980743412 of Official Records in the  
792 Office of the County Recorder of said Orange County, said strip lying 8.00 feet on each  
793 side of the following described centerline:

794

795 **COMMENCING** at the southwesterly terminus of that certain course shown as  
796 "North 35°32'41" East 1577.05 feet" in the general northerly boundary line of Tract No.  
797 16252 filed in Book 845, Pages 1 through 11 of Miscellaneous Maps in said Office of the  
798 County Recorder of Orange County; thence along said general northerly boundary line  
799 North 35°32'41" East 559.71 feet to the **TRUE POINT OF BEGINNING**; thence leaving  
800 said general northerly boundary line South 04°40'47" East 67.20 feet to the beginning of  
801 a tangent curve concave northwesterly and having a radius of 350.00 feet; thence along  
802 said curve southerly 195.29 feet through a central angle of 31°58'12"; thence tangent  
803 from said curve South 27°17'25" West 246.47 feet; thence South 36°36'06" West 119.94  
804 feet to the beginning of a tangent curve concave southeasterly and having a radius of  
805 190.00 feet; thence along said curve southerly 141.14 feet through a central angle of  
806 42°33'43"; thence tangent from said curve South 05°57'37" East 148.10 feet to the  
807 beginning of a tangent curve concave westerly and having a radius of 463.00 feet; thence  
808 along said curve southerly 59.50 feet through a central angle of 07°21'48"; thence tangent  
809 from said curve South 01°24'11" West 53.79 feet; thence South 10°29'10" West 73.09  
810 feet to a point hereinafter referred to as POINT A; thence South 04°34'26" West 44.07  
811 feet to the beginning of a tangent curve concave easterly and having a radius of 55.00  
812 feet; thence along said curve southerly 16.70 feet through a central angle of 17°24'07" to  
813 a point of compound curvature with a curve concave northeasterly and having a radius of  
814 163.00 feet; a radial line of said curves from said point bears North 77°10'19" East; thence

**Exhibit "A"**

815 along said curve southerly and southeasterly 118.70 feet through a central angle of  
816 41°43'21" to a point of compound curvature with a curve concave northeasterly and  
817 having a radius of 260.00 feet, a radial line of said curves from said point bears  
818 North 35°26'58" East; thence along said curve easterly 132.11 feet through a central  
819 angle of 29°06'45" to a point of compound curvature with a curve concave northerly and  
820 having a radius of 1138.00 feet, a radial line of said curves from said point bears  
821 North 06°20'13" East; thence along said curve easterly 230.19 feet through a central  
822 angle of 11°35'22" to a point of reverse curvature with a curve concave southerly and  
823 having a radius of 2464.00 feet, a radial line of said curve from said point bears  
824 South 05°15'09" East; thence along said curve easterly 203.97 feet through a central  
825 angle of 04°44'35" to a point of compound curvature with a curve concave southwesterly  
826 and having a radius of 157.00 feet, a radial line of said curves from said point bears  
827 South 00°30'34" East; thence along said curve easterly 107.15 feet through a central  
828 angle of 39°06'18"; thence tangent from said curve South 51°24'16" East 117.50 feet to  
829 the beginning of a tangent curve concave westerly and having a radius of 90.00 feet;  
830 thence along said curve southeasterly and southerly 134.31 feet through a central angle  
831 of 85°30'21" to a point of reverse curvature with a curve concave southeasterly and having  
832 a radius of 3455.00 feet, a radial line of said curve from said point bears  
833 South 55°53'55" East; thence along said curve southwesterly 161.32 feet through a  
834 central angle of 02°40'31" to a point of reverse curvature with a curve concave  
835 northwesterly and having a radius of 152.00 feet, a radial line of said curve from said point  
836 bears North 58°34'26" West; thence along said curve southwesterly 98.89 feet through a  
837 central angle of 37°16'33" to a point of reverse curvature with a curve concave  
838 southeasterly and having a radius of 155.00 feet, a radial line of said curve from said point  
839 bears South 21°17'53" East; thence along said curve southwesterly 100.83 feet through  
840 a central angle of 37°16'17" to a point of reverse curvature with a curve concave  
841 northwesterly and having a radius of 463.00 feet, a radial line of said curve from said point  
842 bears North 58°34'10" West; thence along said curve southwesterly 210.00 feet through  
843 a central angle of 25°59'15" to a point of reverse curvature with a curve concave  
844 southeasterly and having a radius of 90.00 feet, a radial line of said curve from said point  
845 bears South 32°34'55" East; thence along said curve southwesterly and southerly 144.70  
846 feet through a central angle of 92°07'16" to a point of reverse curvature with a curve  
847 concave southwesterly and having a radius of 400.00 feet, a radial line of said curve from  
848 said point bears South 55°17'49" West; thence along said curve southeasterly 117.31 feet  
849 through a central angle of 16°48'14"; thence tangent from said curve  
850 South 17°53'57" East 222.19 feet to the beginning of a tangent curve concave westerly  
851 and having a radius of 165.00 feet; thence along said curve southerly 142.14 feet through  
852 a central angle of 49°21'31"; thence tangent from said curve South 31°27'34" West 59.53  
853 feet to the beginning of a tangent curve concave easterly and having a radius of 75.00  
854 feet; thence along said curve southerly and southeasterly 101.92 feet through a central  
855 angle of 77°51'34" to a point of compound curvature with a curve concave northeasterly  
856 and having a radius of 266.00 feet, a radial line of said curves from said point bears  
857 North 43°36'00" East; thence along said curve easterly 207.05 feet through a central  
858 angle of 44°35'52" to a point of reverse curvature with a curve concave southwesterly and  
859 having a radius of 58.00 feet, a radial line of said curve from said point bears



**Exhibit "A"**

860 South 00°59'52" East, said point hereinafter referred to as POINT C; thence along said  
861 curve southeasterly and southerly 111.90 feet through a central angle of 110°32'29";  
862 thence tangent from said curve South 19°32'37" West 119.58 feet to the beginning of a  
863 tangent curve concave easterly and having a radius of 206.00 feet; thence along said  
864 curve southerly 218.11 feet through a central angle of 60°39'54"; thence tangent from  
865 said curve South 41°07'17" East 42.28 feet to the beginning of a tangent curve concave  
866 westerly and having a radius of 78.00 feet; thence along said curve southerly and  
867 southwesterly 117.59 feet through a central angle of 86°22'46" to a point of reverse  
868 curvature with a curve concave southeasterly and having a radius of 174.00 feet, a radial  
869 line of said curve from said point bears South 44°44'31" East; thence along said curve  
870 southwesterly and southerly 166.18 feet through a central angle of 54°43'14" to a point of  
871 compound curvature with a curve concave northeasterly and having a radius of 551.00  
872 feet, a radial line of said curves from said point bears North 80°32'15" East; thence along  
873 said curve southerly 166.72 feet through a central angle of 17°20'12" to a point of  
874 compound curvature with a curve concave northeasterly and having a radius of 250.00  
875 feet, a radial line of said curves from said point bears North 63°12'03" East; thence along  
876 said curve southeasterly 105.66 feet through a central angle of 24°12'57" to a point of  
877 reverse curvature with a curve concave southwesterly and having a radius of 630.00 feet,  
878 a radial line of said curve from said point bears South 38°59'06" West; thence along said  
879 curve southeasterly 229.75 feet through a central angle of 20°53'41"; thence tangent from  
880 said curve South 30°07'13" East 33.36 feet to a point hereinafter referred to as POINT D;  
881 thence South 03°37'03" East 17.06 feet to the beginning of a tangent curve concave  
882 northwesterly and having a radius of 90.00 feet; thence along said curve southwesterly  
883 91.46 feet through a central angle of 58°13'33" to a point of compound curvature with a  
884 curve concave northwesterly and having a radius of 138.00 feet, a radial line of said  
885 curves from said point bears North 35°23'30" West; thence along said curve  
886 southwesterly 46.46 feet through a central angle of 19°17'27"; thence tangent from said  
887 curve South 73°53'57" West 264.62 feet to the beginning of a tangent curve concave  
888 southeasterly and having a radius of 1100.00 feet; thence along said curve southwesterly  
889 329.18 feet through a central angle of 17°08'46" to a point of compound curvature with a  
890 curve concave southeasterly and having a radius of 42.00 feet, a radial line of said curves  
891 from said point bears South 33°14'49" East; thence along said curve southwesterly 48.15  
892 feet through a central angle of 65°41'29" to a line parallel with and 8.00 feet northerly of  
893 the northerly right-of-way line of Calle Saluda as described in Parcel 2 of Resolution No.  
894 03-92 of the City Council of the City of San Clemente recorded November 20, 2003 as  
895 Instrument No. 2003001410247 of Official Records in said Office of the County Recorder  
896 of Orange County; thence along said parallel line, non-tangent from said curve  
897 South 63°48'25" West 71.20 feet; thence South 26°11'35" East 121.19 feet to the  
898 beginning of a tangent curve concave northeasterly and having a radius of 20.00 feet;  
899 thence along said curve southeasterly 18.76 feet through a central angle of 53°44'34" to  
900 a point of compound curvature with a curve concave northerly and having a radius of  
901 339.00 feet, a radial line of said curves from said point bears North 10°03'51" East; thence  
902 along said curve easterly 147.39 feet through a central angle of 24°54'37"; thence tangent  
903 from said curve North 75°09'14" East 126.79 feet to the beginning of a tangent curve  
904 concave southerly and having a radius of 113.00 feet; thence along said curve easterly

**Exhibit "A"**

905 67.85 feet through a central angle of 34°24'09" to a point of compound curvature with a  
906 curve concave westerly and having a radius of 51.00 feet, a radial line of said curves from  
907 said point bears South 19°33'23" West; thence along said curve southeasterly, southerly  
908 and southwesterly 113.61 feet through a central angle of 127°37'56" to a point of  
909 compound curvature with a curve concave northwesterly and having a radius of 95.00  
910 feet, a radial line of said curves from said point bears North 32°48'41" West; thence along  
911 said curve westerly 67.97 feet through a central angle of 40°59'33" to a point of reverse  
912 curvature with a curve concave easterly and having a radius of 60.00 feet, a radial line of  
913 said curve from said point bears South 08°10'52" West; thence along said curve westerly,  
914 southwesterly, southerly, southeasterly and easterly 202.92 feet through a central angle  
915 of 193°46'29" to a point of reverse curvature with a curve concave southwesterly and  
916 having a radius of 152.00 feet, a radial line of said curve from said point bears  
917 South 05°35'37" East; thence along said curve easterly 82.94 feet through a central angle  
918 of 31°15'49" to a point of reverse curvature with a curve concave northerly and having a  
919 radius of 111.00 feet, a radial line of said curve from said point bears  
920 North 25°40'12" East; thence along said curve easterly 86.19 feet through a central angle  
921 of 44°29'16" to a point of reverse curvature with a curve concave southerly and having a  
922 radius of 124.00 feet, a radial line of said curve from said point bears  
923 South 18°49'04" East; thence along said curve easterly 82.34 feet through a central angle  
924 of 38°02'52" to a point of reverse curvature with a curve concave northerly and having a  
925 radius of 130.00 feet, a radial line of said curve from said point bears  
926 North 19°13'48" East; thence along said curve easterly 77.59 feet through a central angle  
927 of 34°11'54" to a point of reverse curvature with a curve concave southerly and having a  
928 radius of 66.00 feet, a radial line of said curve from said point bears South 14°58'06" East;  
929 thence along said curve easterly 50.11 feet through a central angle of 43°30'20" to a point  
930 of compound curvature with a curve concave southwesterly and having a radius of 240.00  
931 feet, a radial line of said curves from said point bears South 28°32'14" West; thence along  
932 said curve southeasterly 131.35 feet through a central angle of 31°21'28"; thence tangent  
933 from said curve South 30°06'18" East 22.85 feet; thence South 56°52'44" East 23.53 feet;  
934 thence South 46°29'13" East 92.14 feet to the beginning of a tangent curve concave  
935 southwesterly and having a radius of 100.00 feet; thence along said curve southeasterly  
936 57.56 feet through a central angle of 32°58'36" to a point of compound curvature with a  
937 curve concave westerly and having a radius of 224.82 feet, a radial line of said curves  
938 from said point bears South 76°29'23" West; thence along said curve southerly 59.45 feet  
939 through a central angle of 15°09'00" to a point of reverse curvature with a curve concave  
940 northeasterly and having a radius of 260.00 feet, a radial line of said curve from said point  
941 bears South 88°21'37" East; thence along said curve southerly 187.83 feet through a  
942 central angle of 41°23'28" to a point of reverse curvature with a curve concave westerly  
943 and having a radius of 130.00 feet, a radial line of said curve from said point bears  
944 South 50°14'55" West; thence along said curve southerly 139.50 feet through a central  
945 angle of 61°28'59" to a point of reverse curvature with a curve concave southeasterly and  
946 having a radius of 150.00 feet, a radial line of said curve from said point bears  
947 South 68°16'06" East; thence along said curve southerly 56.35 feet through a central  
948 angle of 21°31'22"; thence tangent from said curve South 00°12'32" West 59.06 feet to  
949 the beginning of a tangent curve concave northeasterly and having a radius of 95.00 feet;

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950 thence along said curve southerly 62.54 feet through a central angle of 37°42'57"; thence  
951 tangent from said curve South 37°30'25" East 62.78 feet to the beginning of a tangent  
952 curve concave northeasterly and having a radius of 108.00 feet; thence along said curve  
953 southeasterly 58.24 feet through a central angle of 30°53'45" to a point of compound  
954 curvature with a curve concave northeasterly and having a radius of 1000.00 feet, a radial  
955 line of said curves from said point bears North 21°35'50" East; thence along said curve  
956 easterly 234.31 feet through a central angle of 13°25'29" to a point of reverse curvature  
957 with a curve concave southwesterly and having a radius of 170.00 feet, a radial line of  
958 said curve from said point bears South 08°10'21" West; thence along said curve  
959 southeasterly and southerly 305.16 feet through a central angle of 102°50'52"; thence  
960 tangent from said curve South 21°01'13" West 53.97 feet; thence North 83°36'07" West  
961 11.15 feet to a point hereinafter referred to as POINT E; thence South 08°34'07" East  
962 27.03 feet; thence South 05°08'20" West 172.58 feet; thence South 41°07'36" West 9.78  
963 feet to the beginning of a tangent curve concave northwesterly and having a radius of  
964 80.00 feet; thence along said curve southwesterly 70.28 feet through a central angle of  
965 50°20'03" to a point of reverse curvature with a curve concave southeasterly and having  
966 a radius of 56.00 feet, a radial line of said curve from said point bears  
967 South 01°27'39" West; thence along said curve southwesterly and southerly 109.04 feet  
968 through a central angle of 111°33'30"; thence tangent from said curve  
969 South 20°05'51" East 21.34 feet to the beginning of a tangent curve concave  
970 northeasterly and having a radius of 150.00 feet; thence along said curve southeasterly  
971 56.47 feet through a central angle of 21°34'16" to a point hereinafter referred to as POINT  
972 E1, a radial line of said curve from said point bears North 48°19'53" East; thence  
973 continuing along said curve southeasterly 62.34 feet through a central angle of 23°48'40"  
974 to a point of reverse curvature with a curve concave southwesterly and having a radius  
975 of 183.00 feet, a radial line of said curve from said point bears South 24°31'14" West;  
976 thence along said curve southeasterly 107.94 feet through a central angle of 33°47'48" to  
977 a point of reverse curvature with a curve concave northeasterly and having a radius of  
978 326.00 feet, a radial line of said curve from said point bears North 58°19'02" East; thence  
979 along said curve southeasterly 44.42 feet through a central angle of 07°48'23" to a point  
980 of reverse curvature with a curve concave northwesterly and having a radius of 52.00  
981 feet, a radial line of said curve from said point bears South 50°30'39" West; thence along  
982 said curve southerly and southwesterly 100.56 feet through a central angle of 110°48'13"  
983 to a point of reverse curvature with a curve concave southeasterly and having a radius of  
984 118.00 feet, a radial line of said curve from said point bears South 18°41'08" East; thence  
985 along said curve southwesterly 58.60 feet through a central angle of 28°27'05" to a point  
986 of compound curvature with a curve concave northeasterly and having a radius of 54.00  
987 feet, a radial line of said curves from said point bears South 47°08'13" East; thence along  
988 said curve southerly, southeasterly and easterly 128.31 feet through a central angle of  
989 136°08'17" to a point of reverse curvature with a curve concave southwesterly and having  
990 a radius of 159.00 feet, a radial line of said curve from said point bears  
991 South 03°16'30" East; thence along said curve easterly 80.61 feet through a central angle  
992 of 29°02'58" to a point of compound curvature with a curve concave southwesterly and  
993 having a radius of 51.00 feet, a radial line of said curves from said point bears  
994 South 25°46'28" West; thence along said curve southeasterly and southerly 95.37 feet

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995 through a central angle of 107°08'47"; thence tangent from said curve  
996 South 42°55'15" West 44.48 feet to the beginning of a tangent curve concave easterly  
997 and having a radius of 64.00 feet; thence along said curve southerly and southeasterly  
998 99.22 feet through a central angle of 88°49'32"; thence tangent from said curve  
999 South 45°54'17" East 82.41 feet to the beginning of a tangent curve concave  
1000 northeasterly and having a radius of 281.00 feet; thence along said curve southeasterly  
1001 89.18 feet through a central angle of 18°10'59" to a point of reverse curvature with a curve  
1002 concave southwesterly and having a radius of 540.00 feet, a radial line of said curve from  
1003 said point bears South 25°54'44" West; thence along said curve southeasterly 135.53 feet  
1004 through a central angle of 14°22'49" to a point of compound curvature with a curve  
1005 concave southwesterly and having a radius of 150.00 feet, a radial line of said curves  
1006 from said point bears South 40°17'33" West; thence along said curve southeasterly 78.56  
1007 feet through a central angle of 30°00'32" to a point of compound curvature with a curve  
1008 concave westerly and having a radius of 58.00 feet, a radial line of said curves from said  
1009 point bears South 70°18'05" West; thence along said curve southerly 50.19 feet through  
1010 a central angle of 49°34'39" to a point of compound curvature with a curve concave  
1011 northwesterly and having a radius of 100.00 feet, a radial line of said curves from said  
1012 point bears North 60°07'16" West; thence along said curve southwesterly 35.60 feet  
1013 through a central angle of 20°23'57" to a point of reverse curvature with a curve concave  
1014 southeasterly and having a radius of 72.00 feet, a radial line of said curve from said point  
1015 bears South 39°43'19" East; thence along said curve southerly 85.20 feet through a  
1016 central angle of 67°48'11"; thence tangent from said curve South 17°31'30" East 20.67  
1017 feet to the beginning of a tangent curve concave northeasterly and having a radius of  
1018 72.00 feet; thence along said curve southeasterly 70.01 feet through a central angle of  
1019 55°42'45"; thence tangent from said curve South 73°14'15" East 34.90 feet to the  
1020 beginning of a tangent curve concave southwesterly and having a radius of 85.00 feet;  
1021 thence along said curve southeasterly 78.92 feet through a central angle of 53°11'43";  
1022 thence non-tangent from said curve South 20°02'32" East 27.44 feet; thence  
1023 South 03°22'34" West 27.61 feet; thence South 18°08'50" West 48.35 feet to the  
1024 beginning of a tangent curve concave northeasterly and having a radius of 66.00 feet;  
1025 thence along said curve southerly and southeasterly 116.95 feet through a central angle  
1026 of 101°31'13" to a point of reverse curvature with a curve concave southwesterly and  
1027 having a radius of 99.00 feet, a radial line of said curve from said point bears  
1028 South 06°37'37" West; thence along said curve easterly 22.35 feet through a central  
1029 angle of 12°56'02"; thence tangent from said curve South 70°26'21" East 133.09 feet;  
1030 thence South 06°50'38" West 59.79 feet; thence South 03°16'22" West 60.79 feet to the  
1031 beginning of a tangent curve concave easterly and having a radius of 481.00 feet; thence  
1032 along said curve southerly 81.69 feet through a central angle of 09°43'50" to a point of  
1033 reverse curvature with a curve concave westerly and having a radius of 659.00 feet, a  
1034 radial line of said curve from said point bears South 83°32'32" West; thence along said  
1035 curve southerly 216.43 feet through a central angle of 18°49'01" to a point of reverse  
1036 curvature with a curve concave easterly and having a radius of 502.00 feet, a radial line  
1037 of said curve from said point bears South 77°38'27" East; thence along said curve  
1038 southerly 209.62 feet through a central angle of 23°55'30" to a point of reverse curvature  
1039 with a curve concave westerly and having a radius of 525.00 feet, a radial line of said

Exhibit "A"

1040 curve from said point bears South 78°26'03" West; thence along said curve southerly  
1041 161.70 feet through a central angle of 17°38'48"; thence tangent from said curve  
1042 South 06°04'51" West 52.69 feet to the beginning of a tangent curve concave  
1043 northeasterly and having a radius of 78.00 feet; thence along said curve southeasterly  
1044 89.12 feet through a central angle of 65°27'57" to a point of compound curvature with a  
1045 curve concave northerly and having a radius of 106.00 feet, a radial line of said curves  
1046 from said point bears North 30°36'54" East; thence along said curve easterly 83.30 feet  
1047 through a central angle of 45°01'24" to a point of compound curvature with a curve  
1048 concave northwesterly and having a radius of 97.00 feet, a radial line of said curves from  
1049 said point bears North 14°24'30" West; thence along said curve northeasterly 113.17 feet  
1050 through a central angle of 66°50'41" to a point of compound curvature with a curve  
1051 concave southwesterly and having a radius of 59.00 feet, a radial line of said curves from  
1052 said point bears North 81°15'11" West; thence along said curve northerly 50.69 feet  
1053 through a central angle of 49°13'30" to a point of reverse curvature with a curve concave  
1054 easterly and having a radius of 61.00 feet, a radial line of said curve from said point bears  
1055 North 49°31'19" East; thence along said curve northwesterly and northerly 79.58 feet  
1056 through a central angle of 74°44'37" to a point of reverse curvature with a curve concave  
1057 northwesterly and having a radius of 207.00 feet, a radial line of said curve from said point  
1058 bears North 55°44'04" West; thence along said curve northerly 98.34 feet through a  
1059 central angle of 27°13'15" to a point of reverse curvature with a curve concave  
1060 southeasterly and having a radius of 96.00 feet, a radial line of said curve from said point  
1061 bears South 82°57'19" East; thence along said curve northeasterly 75.90 feet through a  
1062 central angle of 45°18'03"; thence tangent from said curve North 52°20'44" East 57.83  
1063 feet to the beginning of a tangent curve concave northwesterly and having a radius of  
1064 216.00 feet; thence along said curve northerly 257.89 feet through a central angle of  
1065 68°24'29"; thence tangent from said curve North 16°03'45" West 85.14 feet to the  
1066 beginning of a tangent curve concave southeasterly and having a radius of 37.00 feet;  
1067 thence along said curve northerly, northeasterly and easterly 94.04 feet through a central  
1068 angle of 145°37'11"; thence tangent from said curve South 50°26'34" East 138.20 feet to  
1069 the beginning of a tangent curve concave northeasterly and having a radius of 190.00  
1070 feet; thence along said curve southeasterly 78.90 feet through a central angle of  
1071 23°47'30" to a point of compound curvature with a curve concave northwesterly and  
1072 having a radius of 10.00 feet, a radial line of said curve from said point bears  
1073 North 15°45'56" East; thence along said curve easterly 9.75 feet through a central angle  
1074 of 55°52'14" to a point of reverse curvature with a curve concave southeasterly and having  
1075 a radius of 99.00 feet, said curve being 9.00 feet southeasterly of, and concentric with the  
1076 southwesterly line of Lot "E" of Tract No. 15763 filed in Book 842, Pages 21 through 27  
1077 of Miscellaneous Maps in said Office of the County Recorder of Orange County shown  
1078 as having a radius of "108.00 feet", a radial line of said curve from said point bears  
1079 South 40°06'18" East; thence along said concentric curve easterly 68.01 feet through a  
1080 central angle of 39°21'48" to a point of compound curvature with a curve concentric with  
1081 and 9.00 feet southwesterly of that certain curve in said southwesterly line shown as  
1082 having a radius of "115.00 feet", a radial line of said curves from said point bears  
1083 South 00°44'30" East; thence along said last mentioned compound curve easterly and  
1084 southerly 168.54 feet through a central angle of 91°06'09" to a point of reverse curvature

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1085 with a curve concave northeasterly and having a radius of 9.00 feet; thence along said  
1086 curve southeasterly and easterly 11.27 feet through a central angle of 71°45'38" to a line  
1087 parallel with and 8.00 feet southerly of the general northerly line of Lot "M" of Amended  
1088 Tract No. 16253 filed in Book 846, Pages 40 through 50 of Miscellaneous Maps in said  
1089 Office of the County Recorder of Orange County; thence tangent from said curve, along  
1090 said parallel line South 71°23'59" East 240.00 feet to the beginning of a tangent curve  
1091 concave northerly and having a radius of 180.00 feet; thence along said curve easterly  
1092 86.50 feet through a central angle of 27°32'05" to a point of reverse curvature with a curve  
1093 concave southwesterly and having a radius of 149.00 feet, a radial line of said curve from  
1094 said point bears South 08°56'04" East; thence along said curve easterly 103.37 feet  
1095 through a central angle of 39°44'59" to a point of reverse curvature with a curve concave  
1096 northeasterly and having a radius of 62.00 feet, a radial line of said curve from said point  
1097 bears North 30°48'55" East; thence along said curve easterly 39.63 feet through a central  
1098 angle of 36°37'23" to a point of reverse curvature with a curve concave southerly and  
1099 having a radius of 400.00 feet, a radial line of said curve from said point bears  
1100 South 05°48'28" East; thence along said curve easterly 60.91 feet through a central angle  
1101 of 08°43'30" to a point of reverse curvature with a curve concave northwesterly and having  
1102 a radius of 126.00 feet, a radial line of said curve from said point bears  
1103 North 02°55'02" East; thence along said curve easterly 77.97 feet through a central angle  
1104 of 35°27'14" to a point of reverse curvature with a curve concave southeasterly and having  
1105 a radius of 230.00 feet, a radial line of said curve from said point bears  
1106 South 32°32'12" East; thence along said curve easterly 130.17 feet through a central  
1107 angle of 32°25'34"; thence tangent from said curve North 89°53'22" East 279.85 feet to  
1108 the beginning of a tangent curve concave northerly and having a radius of 73.00 feet;  
1109 thence along said curve easterly 19.31 feet through a central angle of 15°09'14"; thence  
1110 tangent from said curve North 74°44'08" East 37.66 feet; thence North 80°11'01" East  
1111 343.02 feet; thence North 83°21'09" East 304.89 feet; thence North 76°16'57" East 90.28  
1112 feet; thence South 28°38'34" East 38.18 feet; thence South 63°48'57" East 23.56 feet;  
1113 thence South 21°21'19" East 144.44 feet to a point on a non-tangent curve concave  
1114 northwesterly and having a radius of 150.00 feet, a radial line of said curve from said point  
1115 bears North 35°16'18" West; thence along said curve westerly 77.94 feet through a  
1116 central angle of 29°46'12"; thence tangent from said curve South 84°29'54" West 402.50  
1117 feet to the beginning of a tangent curve concave southeasterly and having a radius of  
1118 30.00 feet; thence along said curve southwesterly and southerly 61.90 feet through a  
1119 central angle of 118°12'54" to a point of reverse curvature with a curve concave westerly  
1120 and having a radius of 100.00 feet, a radial line of said curve from said point bears  
1121 South 56°17'00" West; thence along said curve southeasterly 37.32 feet through a central  
1122 angle of 21°23'00" to a line parallel with and 8.00 feet easterly of the westerly line of  
1123 Parcel "A" of Lot Line Adjustment LL 2000-108 recorded December 18, 2000 as  
1124 Instrument No. 20000685271 of Official Records in said Office of the County Recorder of  
1125 Orange County; thence along said curve southeasterly 37.32 feet through a central angle  
1126 of 21°23'00" to said parallel line; thence tangent from said curve, parallel and concentric  
1127 with said westerly line through the following courses: South 12°20'00" East 71.62 feet to  
1128 the beginning of a tangent curve concave northwesterly and having a radius of 110.00  
1129 feet; thence along said curve southerly 95.03 feet through a central angle of 49°30'00";

Exhibit "A"

1130 thence tangent from said curve South 37°10'00" West 120.24 feet; thence leaving said  
1131 parallel line South 61°57'43" West 22.26 feet to the beginning of a tangent curve concave  
1132 southeasterly and having a radius of 54.00 feet; thence along said curve southwesterly  
1133 and southerly 71.21 feet through a central angle of 75°33'16" to a point of compound  
1134 curvature with a curve concave northeasterly and having a radius of 125.00 feet, a radial  
1135 line of said curves from said point bears North 76°24'27" East; thence along said curve  
1136 southerly 32.34 feet through a central angle of 14°49'25" to a point of reverse curvature  
1137 with a curve concave southwesterly and having a radius of 128.00 feet, a radial line of  
1138 said curve from said point bears South 61°35'02" West; thence along said curve southerly  
1139 81.07 feet through a central angle of 36°17'18" to a point of reverse curvature with a curve  
1140 concave easterly and having a radius of 207.00 feet, a radial line of said curve from said  
1141 point bears South 82°07'40" East; thence along said curve southerly 76.80 feet through  
1142 a central angle of 21°15'23" to a point of reverse curvature with a curve concave westerly  
1143 and having a radius of 252.00 feet, a radial line of said curve from said point bears  
1144 South 76°36'57" West; thence along said curve southerly 130.61 feet through a central  
1145 angle of 29°41'48" to a point of reverse curvature with a curve concave easterly and  
1146 having a radius of 144.00 feet, a radial line of said curve from said point bears  
1147 South 73°41'15" East; thence along said curve southerly 81.49 feet through a central  
1148 angle of 32°25'19" to a point of compound curvature with a curve concave northeasterly  
1149 and having a radius of 59.00 feet, a radial line of said curves from said point bears  
1150 North 73°53'26" East; thence along said curve southeasterly 34.09 feet through a central  
1151 angle of 33°06'28" to a point of compound curvature with a curve concave northeasterly  
1152 and having a radius of 42.00 feet, a radial line of said curves from said point bears  
1153 North 40°46'58" East; thence along said curve easterly 42.26 feet through a central angle  
1154 of 57°39'00" to a point of compound curvature with a curve concave northwesterly and  
1155 having a radius of 497.00 feet, a radial line of said curves from said point bears  
1156 North 16°52'02" West; thence along said curve easterly 59.08 feet through a central angle  
1157 of 06°48'38" to a point of reverse curvature with a curve concave southeasterly and having  
1158 a radius of 1381.00 feet, a radial line of said curve from said point bears  
1159 South 23°40'40" East; thence along said curve easterly 189.27 feet through a central  
1160 angle of 07°51'09"; thence non-tangent from said curve North 50°06'12" East 180.24 feet  
1161 to the beginning of a tangent curve concave southerly and having a radius of 56.00 feet;  
1162 thence along said curve easterly 61.33 feet through a central angle of 62°44'53"; thence  
1163 tangent from said curve South 67°08'55" East 161.73 feet to a point hereinafter referred  
1164 to as POINT F; thence continuing South 67°08'55" East 20.43 feet to the beginning of a  
1165 tangent curve concave southwesterly and having a radius of 295.00 feet; thence along  
1166 said curve southeasterly 153.44 feet through a central angle of 29°48'05"; thence tangent  
1167 from said curve South 37°20'50" East 74.58 feet to the beginning of a tangent curve  
1168 concave northeasterly and having a radius of 134.00 feet; thence along said curve  
1169 southeasterly 13.63 feet through a central angle of 05°49'42" to a point hereinafter  
1170 referred to as POINT F1, a radial line of said curve from said point bears  
1171 North 46°49'28" East; thence continuing along said curve southeasterly and easterly  
1172 113.36 feet through a central angle of 48°28'16"; thence tangent from said curve  
1173 North 88°21'12" East 95.27 feet to the beginning of a tangent curve concave  
1174 northwesterly and having a radius of 110.00 feet; thence along said curve northeasterly

Exhibit "A"

1175 109.97 feet through a central angle of 57°16'53"; thence tangent from said curve  
1176 North 31°04'19" East 169.21 feet to the beginning of a tangent curve concave  
1177 southeasterly and having a radius of 92.00 feet; thence along said curve northeasterly  
1178 36.45 feet through a central angle of 22°42'04" to a point of compound curvature with a  
1179 curve concave southerly and having a radius of 64.00 feet, a radial line of said curves  
1180 from said point bears South 36°13'37" East; thence along said curve easterly 60.88 feet  
1181 through a central angle of 54°30'05" to a point hereinafter referred to as POINT G, a radial  
1182 line of said curve from said point bears South 18°16'28" West; thence continuing along  
1183 said curve southeasterly 66.10 feet through a central angle of 59°10'43" to a point of  
1184 reverse curvature with a curve concave northeasterly and having a radius of 140.00 feet,  
1185 the southeasterly terminus of said curve shall be a point of compound curvature with a  
1186 curve concentric with and 8.00 feet southwesterly of that certain curve in the  
1187 southwesterly line of Parcel 2 of Partnership Grant Deed recorded December 23, 1992  
1188 as Instrument No. 92-880675 of Official Records in said Office of the County Recorder of  
1189 Orange County described as having a radius of "35.00 feet"; thence along said curve  
1190 southeasterly 58.76 feet through a central angle of 24°02'49" to said concentric curve;  
1191 thence along said concentric curve southeasterly and easterly 31.90 feet through a  
1192 central angle of 42°30'29" to a line parallel with and 8.00 feet southerly of the southerly  
1193 line of said Parcel 2; thence along said parallel line South 79°06'07" East 309.39 feet;  
1194 thence South 78°43'27" East 413.52 feet to the beginning of a tangent curve concave  
1195 northerly and having a radius of 296.00 feet; thence along said curve easterly 93.27 feet  
1196 through a central angle of 18°03'12" to a point of reverse curvature with a curve concave  
1197 southwesterly and having a radius of 30.00 feet, a radial line of said curve from said point  
1198 bears South 06°46'39" East; thence along said curve easterly and southeasterly 47.38  
1199 feet through a central angle of 90°29'15"; thence tangent from said curve  
1200 South 06°17'24" East 39.16 feet to the beginning of a tangent curve concave  
1201 northeasterly and having a radius of 50.00 feet; thence along said curve southeasterly  
1202 43.08 feet through a central angle of 49°22'07"; thence tangent from said curve  
1203 South 55°39'31" East 376.46 feet to the beginning of a tangent curve concave  
1204 northeasterly and having a radius of 300.00 feet; thence along said curve southeasterly  
1205 108.67 feet through a central angle of 20°45'18" to a point of reverse curvature with a  
1206 curve concave southwesterly and having a radius of 200.00 feet, a radial line of said curve  
1207 from said point bears South 13°35'11" West; thence along said curve southeasterly 85.01  
1208 feet through a central angle of 24°21'17" to a point of reverse curvature with a curve  
1209 concave northeasterly and having a radius of 151.00 feet, a radial line of said curve from  
1210 said point bears North 37°56'28" East; thence along said curve southeasterly 45.10 feet  
1211 through a central angle of 17°06'48"; thence tangent from said curve  
1212 South 69°10'20" East 169.59 feet to the beginning of a tangent curve concave  
1213 northwesterly and having a radius of 57.00 feet; thence along said curve easterly and  
1214 northeasterly 89.77 feet through a central angle of 90°13'59" to a point of reverse  
1215 curvature with a curve concave southeasterly and having a radius of 216.00 feet, a radial  
1216 line of said curve from said point bears South 69°24'19" East; thence along said curve  
1217 northeasterly 97.21 feet through a central angle of 25°47'07" to a point of reverse  
1218 curvature with a curve concave northwesterly and having a radius of 56.32 feet, a radial  
1219 line of said curve from said point bears North 43°37'12" West; thence along said curve



Exhibit "A"

1220. northeasterly and northerly 65.98 feet through a central angle of 67°07'30" to a point of  
1221. reverse curvature with a curve concave northeasterly and having a radius of 394.00 feet,  
1222. a radial line of said curve from said point bears North 69°15'18" East; thence along said  
1223. curve northerly 102.92 feet through a central angle of 14°57'59" to a point of compound  
1224. curvature with a curve concave southerly and having a radius of 44.00 feet, a radial line  
1225. of said curves from said point bears North 84°13'17" East; thence along said curve  
1226. northeasterly, easterly and southeasterly 133.87 feet through a central angle of  
1227. 174°19'01" to a point of reverse curvature with a curve concave northeasterly and having  
1228. a radius of 273.00 feet, a radial line of said curve from said point bears  
1229. North 78°32'18" East; thence along said curve southerly 95.79 feet through a central  
1230. angle of 20°06'11" to a point of compound curvature with a curve concave northeasterly  
1231. and having a radius of 169.00 feet, a radial line of said curves from said point bears  
1232. North 58°26'07" East; thence along said curve southeasterly 151.61 feet through a central  
1233. angle of 51°24'06" to a point of reverse curvature with a curve concave southwesterly and  
1234. having a radius of 73.00 feet, a radial line of said curve from said point bears  
1235. South 07°02'01" West; thence along said curve southeasterly and southerly 130.65 feet  
1236. through a central angle of 102°32'48" to a point of reverse curvature with a curve concave  
1237. easterly and having a radius of 73.00 feet, a radial line of said curve from said point bears  
1238. South 70°25'11" East; thence along said curve southerly 53.29 feet through a central  
1239. angle of 41°49'28" to a point of compound curvature with a curve concave northeasterly  
1240. and having a radius of 47.00 feet, a radial line of said curves from said point bears  
1241. North 67°45'21" East; thence along said curve southeasterly and easterly 81.30 feet  
1242. through a central angle of 99°06'40" to a point of reverse curvature with a curve concave  
1243. southerly and having a radius of 156.00 feet, a radial line of said curve from said point  
1244. bears South 31°21'19" East; thence along said curve easterly 178.09 feet through a  
1245. central angle of 65°24'28" to a point of reverse curvature with a curve concave  
1246. northeasterly and having a radius of 225.00 feet, a radial line of said curve from said point  
1247. bears North 34°03'09" East; thence along said curve easterly 145.30 feet through a  
1248. central angle of 36°59'59"; thence tangent from said curve North 87°03'10" East 138.00  
1249. feet to the beginning of a tangent curve concave northerly and having a radius of 1589.00  
1250. feet; thence along said curve easterly 233.58 feet through a central angle of 08°25'21" to  
1251. a point of reverse curvature with a curve concave southerly and having a radius of 595.00  
1252. feet, a radial line of said curve from said point bears South 11°22'11" East; thence along  
1253. said curve easterly 227.29 feet through a central angle of 21°53'14" to a point of reverse  
1254. curvature with a curve concave northerly and having a radius of 233.00 feet, a radial line  
1255. of said curve from said point bears North 10°31'03" East; thence along said curve easterly  
1256. 47.14 feet through a central angle of 11°35'35"; thence tangent from said curve  
1257. North 88°55'28" East 92.84 feet to the beginning of a tangent curve concave southerly  
1258. and having a radius of 367.00 feet; thence along said curve easterly 60.49 feet through a  
1259. central angle of 09°26'37" to a point hereinafter referred to as POINT H, a radial line of  
1260. said curve from said point bears North 08°22'05" East; thence continuing along said curve  
1261. easterly 74.68 feet through a central angle of 11°39'32"; thence tangent from said curve  
1262. South 69°58'23" East 124.69 feet to the beginning of a tangent curve concave northerly  
1263. and having a radius of 90.00 feet; thence along said curve easterly 21.68 feet through a  
1264. central angle of 13°48'13" to a point hereinafter referred to as POINT I, a radial line of

Prima Deshecha Regional  
Riding and Hiking Trail Easement  
Facility No. TR79C

Exhibit "A"

1265 said curve from said point bears North 06°13'24" East; thence continuing along said curve  
1266 easterly 21.68 feet through a central angle of 13°48'14"; thence tangent from said curve  
1267 North 82°25'10" East 181.08 feet to the beginning of a tangent curve concave southerly  
1268 and having a radius of 459.00 feet; thence along said curve easterly 35.12 feet through a  
1269 central angle of 04°23'00"; thence tangent from said curve North 86°48'10" East 133.50  
1270 feet to a point on a non-tangent curve concave southwesterly and having a radius of  
1271 270.00 feet, a radial line of said curve from said point bears South 39°00'50" West; thence  
1272 along said curve southeasterly 53.91 feet through a central angle of 11°26'24" to a point  
1273 of compound curvature with a curve concave southwesterly and having a radius of  
1274 2418.00 feet, a radial line of said curves from said point bears South 50°27'14" West;  
1275 thence along said curve southeasterly 175.85 feet through a central angle of 04°10'01" to  
1276 a point of reverse curvature with a curve concave northerly and having a radius of 92.00  
1277 feet, a radial line of said curve from said point bears North 54°37'15" East; thence along  
1278 said curve southeasterly, easterly and northeasterly 183.38 feet through a central angle  
1279 of 114°12'09" to a point of reverse curvature with a curve concave southeasterly and  
1280 having a radius of 671.00 feet, a radial line of said curve from said point bears  
1281 South 59°34'54" East; thence along said curve northeasterly 108.53 feet through a central  
1282 angle of 09°16'03" to a point of reverse curvature with a curve concave northwesterly and  
1283 having a radius of 970.00 feet, a radial line of said curve from said point bears  
1284 North 50°18'51" West; thence along said curve northeasterly 106.02 feet through a  
1285 central angle of 06°15'44" to a point of reverse curvature with a curve concave  
1286 southeasterly and having a radius of 1500.00 feet, a radial line of said curve from said  
1287 point bears South 56°34'35" East; thence along said curve northeasterly 231.66 feet  
1288 through a central angle of 08°50'56" to a point of compound curvature with a curve  
1289 concave southeasterly and having a radius of 200.00 feet, a radial line of said curves from  
1290 said point bears South 47°43'39" East; thence along said curve easterly 183.77 feet  
1291 through a central angle of 52°38'47"; thence tangent from said curve  
1292 South 85°04'52" East 57.93 feet to the beginning of a tangent curve concave northerly  
1293 and having a radius of 68.00 feet; thence along said curve easterly 27.83 feet through a  
1294 central angle of 23°26'56" to a point of compound curvature with a curve concave  
1295 northwesterly and having a radius of 11.00 feet, a radial line of said curves from said point  
1296 bears North 18°31'48" West; thence along said curve northeasterly, northerly and  
1297 northwesterly 21.90 feet through a central angle of 114°03'00"; thence tangent from said  
1298 curve North 42°34'48" West 101.10 feet to the beginning of a tangent curve concave  
1299 southwesterly and having a radius of 181.00 feet; thence along said curve northwesterly  
1300 96.52 feet through a central angle of 30°33'17"; thence tangent from said curve  
1301 North 73°08'05" West 132.74 feet to the beginning of a tangent curve concave  
1302 northeasterly and having a radius of 73.00 feet; thence along said curve northwesterly  
1303 34.90 feet through a central angle of 27°23'22"; thence tangent from said curve  
1304 North 45°44'43" West 11.29 feet to the southerly right-of-way line of Avenida Pico as  
1305 described in Parcel 101 of that certain Easement Deed to the County of Orange recorded  
1306 November 9, 1992 as Instrument No. 92-762633 of Official Records in said Office of the  
1307 County Recorder of Orange County.  
1308

Prima Deshecha Regional  
Riding and Hiking Trail Easement  
Facility No. TR79C

**Exhibit "A"**

1309 **EXCEPTING THEREFROM** that portion lying southeasterly of the northwesterly right-of-  
1310 way line of Calle Saluda as described in Parcel 2 of Resolution No. 03-92 of the City  
1311 Council of the City of San Clemente recorded November 20, 2003 as Instrument No.  
1312 2003001410247 of Official Records in said Office of the County Recorder of Orange  
1313 County.

1314  
1315 **CONTAINING:** 9,090 Square Feet, more or less.  
1316

1317  
1318 **EXHIBIT "B"** attached and by this reference made a part hereof.  
1319

1320  
1321  
1322  
1323 *William G. Cox* 3-07-17  
1324 William G. Cox, L.S. 6673 Date

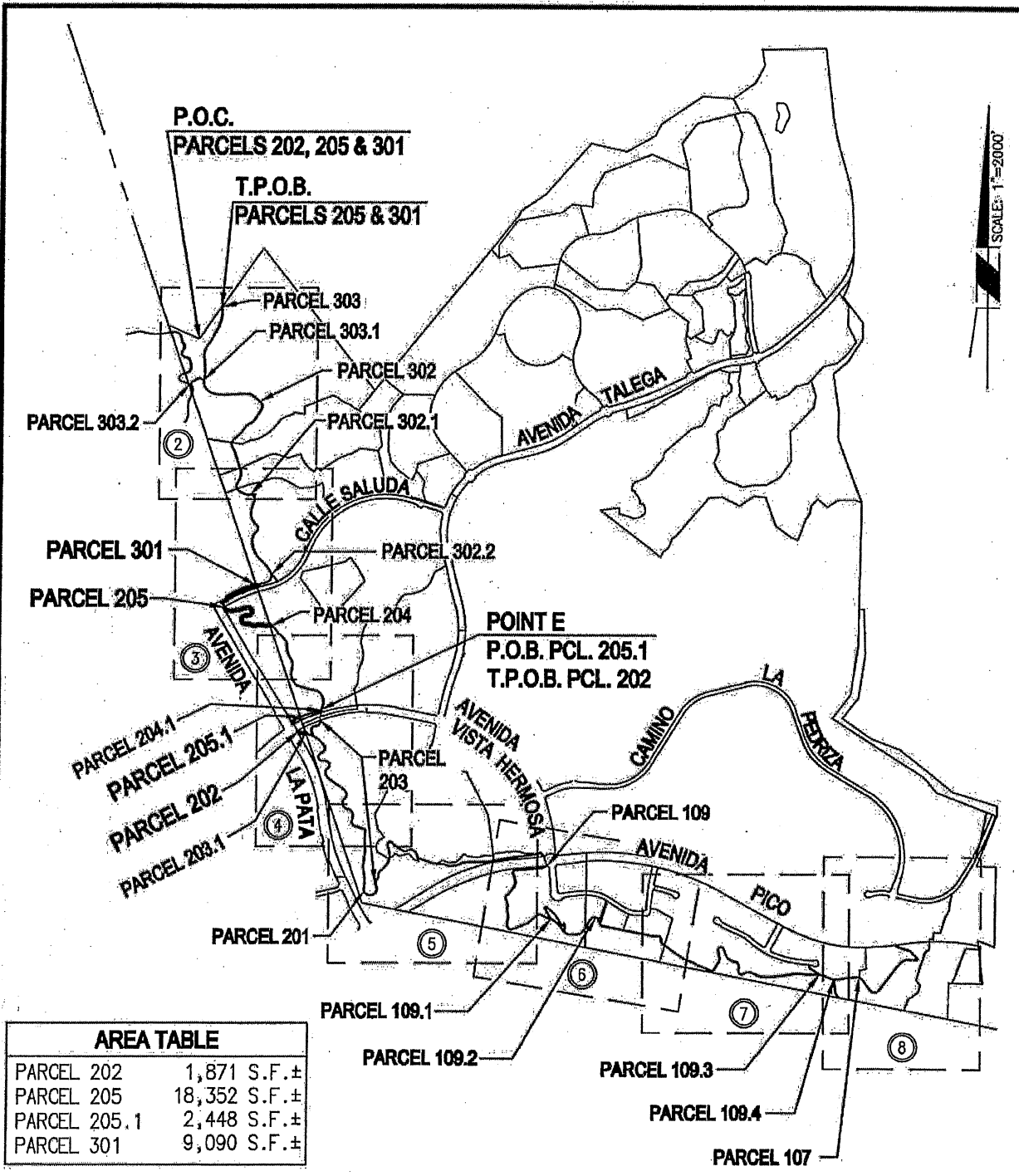
1325 Michael Baker International  
1326 14725 Alton Parkway  
1327 Irvine, California 92618  
1328 JN 147359

1329 H:\pdata\10103608\CADD\Mapping\2016 TRAIL\LEGALS\Trail-3\_CitySC.docm



**Exhibit D**

Depiction of the Trail Easement



SCALE: 1"=2000'

AREA TABLE	
PARCEL 202	1,871 S.F. ±
PARCEL 205	18,352 S.F. ±
PARCEL 205.1	2,448 S.F. ±
PARCEL 301	9,090 S.F. ±

**EXHIBIT "B"**  
 SKETCH TO ACCOMPANY A  
 LEGAL DESCRIPTION FOR

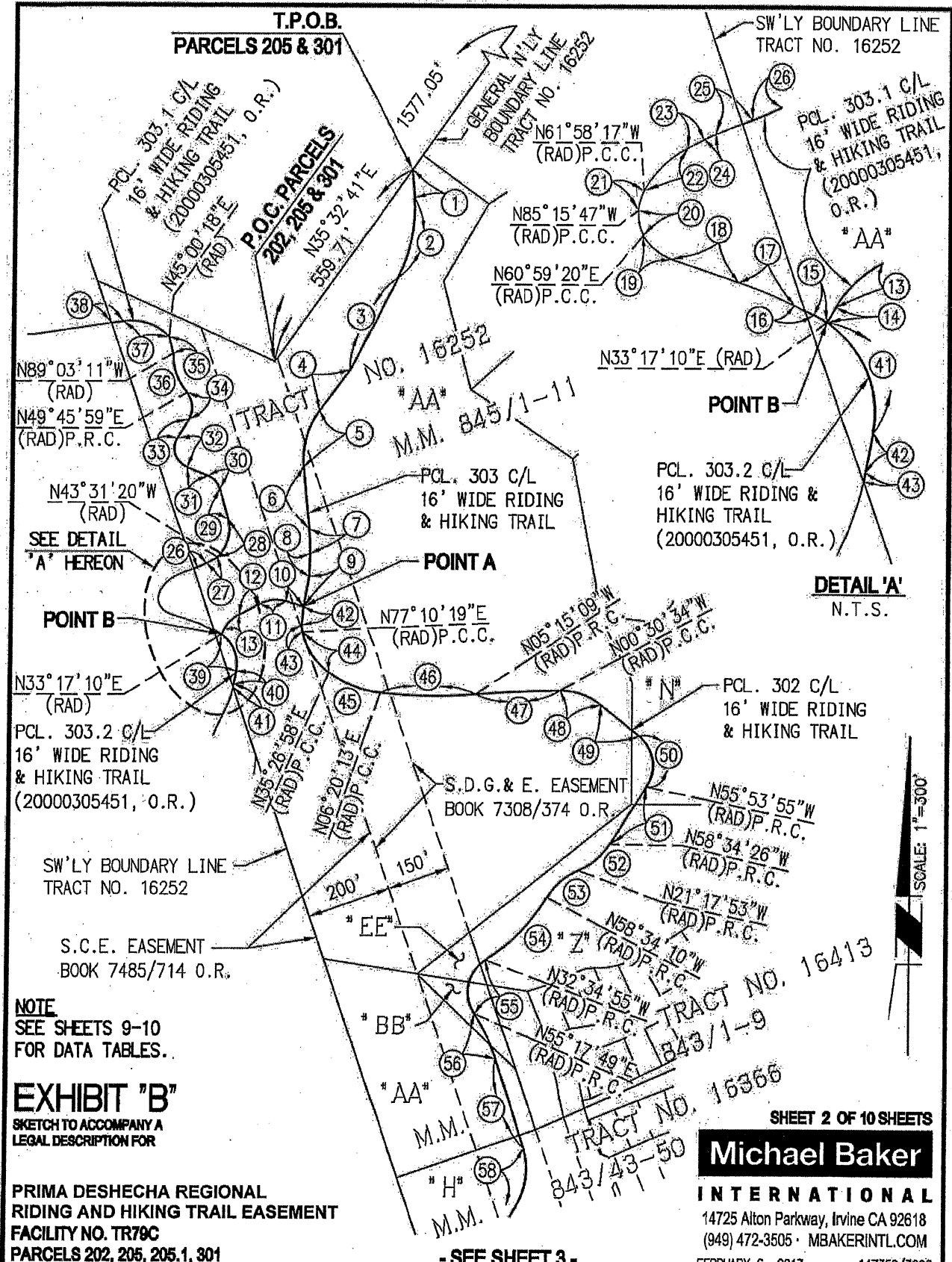
PRIMA DESHECHA REGIONAL  
 RIDING AND HIKING TRAIL EASEMENT  
 FACILITY NO. TR79C  
 PARCELS 202, 205, 205.1, 301

INDEX MAP

② INDICATES SHEET NUMBER

SHEET 1 OF 10 SHEETS

**Michael Baker**  
**INTERNATIONAL**  
 14725 Alton Parkway, Irvine CA 92618  
 (949) 472-3505 · MBAKERINTL.COM  
 FEBRUARY 6, 2017 147359/3608



T.P.O.B.  
**PARCELS 205 & 301**

**P.O.C. PARCELS  
 202, 205 & 301**

SW'LY BOUNDARY LINE  
 TRACT NO. 16252

PCL. 303.1 C/L  
 16' WIDE RIDING  
 & HIKING TRAIL  
 (20000305451, O.R.)  
 "AA"

N89° 03' 11" W  
 (RAD)  
 N49° 45' 59" E  
 (RAD) P.R.C.

N43° 31' 20" W  
 (RAD)  
 SEE DETAIL  
 "A" HEREON

N33° 17' 10" E  
 (RAD)  
 PCL. 303.2 C/L  
 16' WIDE RIDING  
 & HIKING TRAIL  
 (20000305451, O.R.)

SW'LY BOUNDARY LINE  
 TRACT NO. 16252

S.C.E. EASEMENT  
 BOOK 7485/714 O.R.

**NOTE**  
 SEE SHEETS 9-10  
 FOR DATA TABLES.

**EXHIBIT "B"**  
 SKETCH TO ACCOMPANY A  
 LEGAL DESCRIPTION FOR

**PRIMA DESHECHA REGIONAL  
 RIDING AND HIKING TRAIL EASEMENT  
 FACILITY NO. TR79C  
 PARCELS 202, 205, 205.1, 301**

NO. 16252  
 "AA"  
 M.M. 845/1-11

**POINT A**

**POINT B**

N77° 10' 19" E  
 (RAD) P.C.C.

N05° 15' 09" W  
 (RAD) P.R.C.  
 N00° 30' 34" W  
 (RAD) P.C.C.

PCL. 303.2 C/L  
 16' WIDE RIDING &  
 HIKING TRAIL  
 (20000305451, O.R.)

**DETAIL 'A'**  
 N.T.S.

"N"  
 PCL. 302 C/L  
 16' WIDE RIDING  
 & HIKING TRAIL

S.D.G. & E. EASEMENT  
 BOOK 7308/374 O.R.

N55° 53' 55" W  
 (RAD) P.R.C.  
 N58° 34' 26" W  
 (RAD) P.R.C.

SW'LY BOUNDARY LINE  
 TRACT NO. 16252

"EE"

N21° 17' 53" W  
 (RAD) P.R.C.

N58° 34' 10" W  
 (RAD) P.R.C.

N32° 34' 55" W  
 (RAD) P.R.C.

N55° 17' 49" E  
 (RAD) P.R.C.

"BB"

"AA"

M.M. 1

"H"

M.M. 1

TRACT NO. 16413

843/1-9

TRACT NO. 16366

843/43-50

SHEET 2 OF 10 SHEETS

**Michael Baker**

**INTERNATIONAL**  
 14725 Alton Parkway, Irvine CA 92618  
 (949) 472-3505 · MBAKERINTL.COM

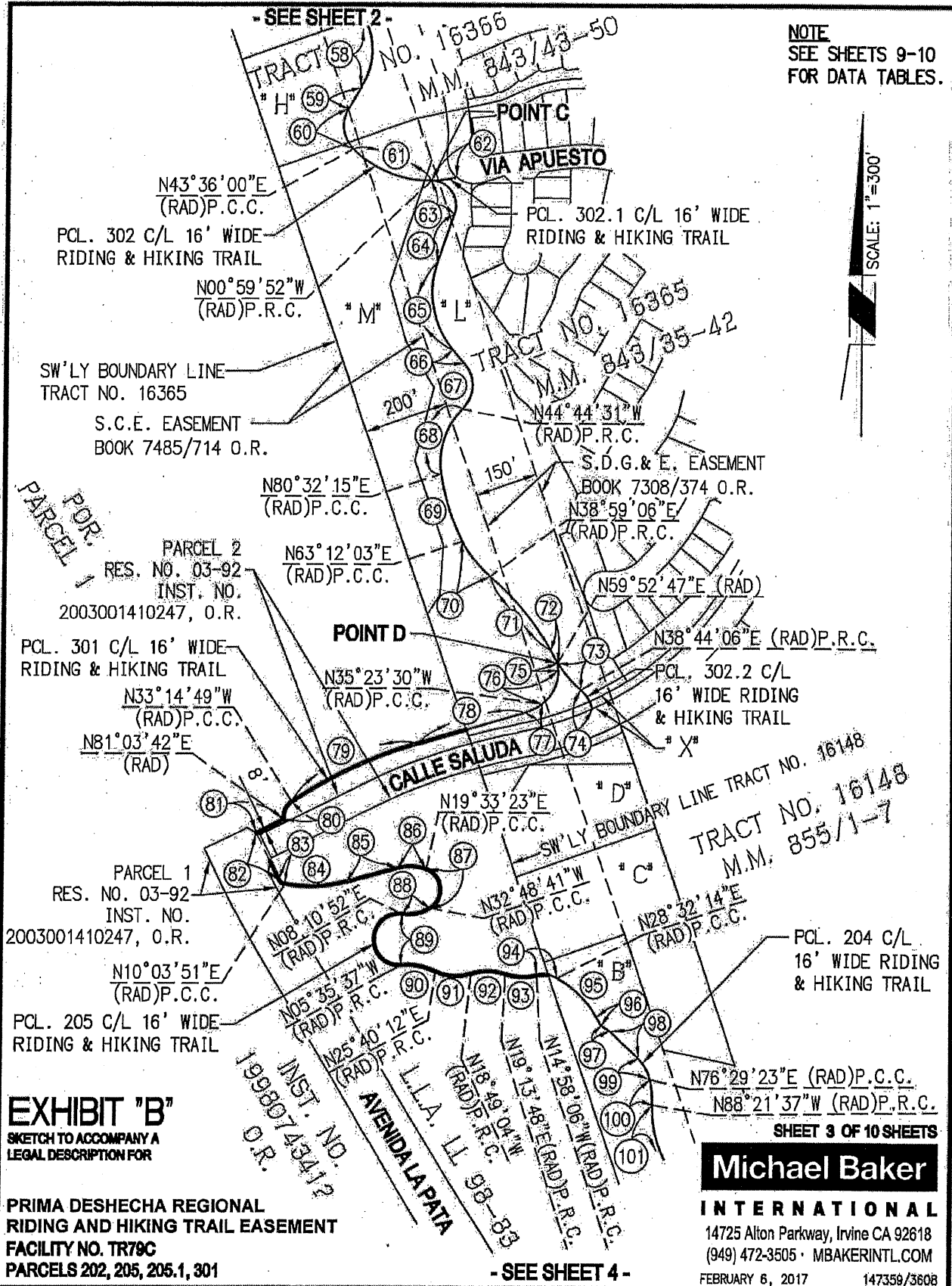
FEBRUARY 6, 2017 147359/3608

- SEE SHEET 3 -



- SEE SHEET 2 -

NOTE  
SEE SHEETS 9-10  
FOR DATA TABLES.



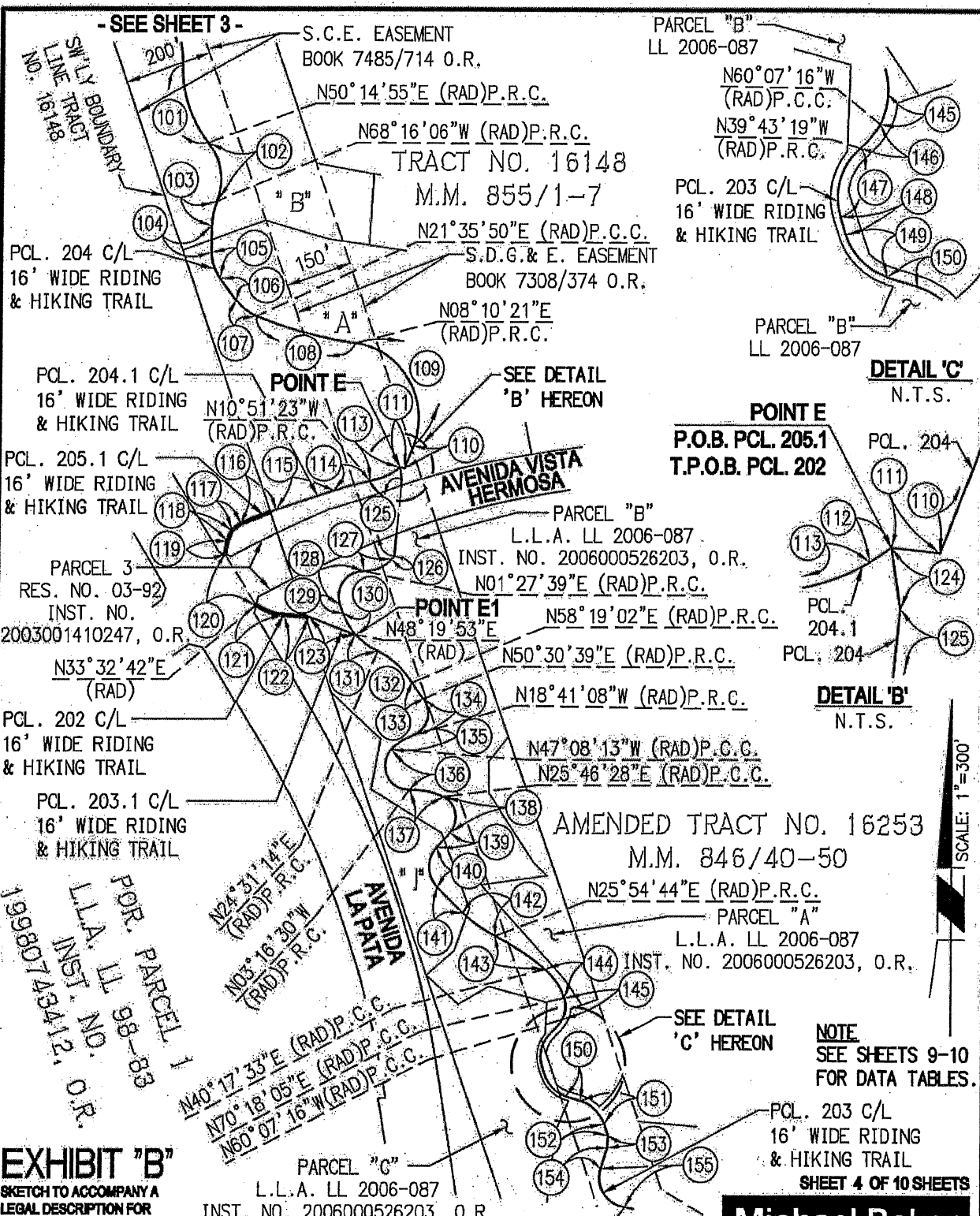
**EXHIBIT "B"**  
SKETCH TO ACCOMPANY A  
LEGAL DESCRIPTION FOR

**PRIMA DESHECHA REGIONAL  
RIDING AND HIKING TRAIL EASEMENT  
FACILITY NO. TR79C  
PARCELS 202, 205, 205.1, 301**

**Michael Baker**

**INTERNATIONAL**  
14725 Alton Parkway, Irvine CA 92618  
(949) 472-3505 · MBAKERINTL.COM  
FEBRUARY 6, 2017 147359/3608

- SEE SHEET 4 -



- SEE SHEET 3 -

PARCEL "B"  
LL 2006-087

PCL. 204 C/L  
16' WIDE RIDING  
& HIKING TRAIL

PCL. 203 C/L  
16' WIDE RIDING  
& HIKING TRAIL

PCL. 204.1 C/L  
16' WIDE RIDING  
& HIKING TRAIL

SEE DETAIL  
'B' HEREON

**DETAIL 'C'**  
N.T.S.

PCL. 205.1 C/L  
16' WIDE RIDING  
& HIKING TRAIL

**POINT E**  
P.O.B. PCL. 205.1  
T.P.O.B. PCL. 202

**DETAIL 'B'**  
N.T.S.

PARCEL 3  
RES. NO. 03-92  
INST. NO.  
2003001410247, O.R.

**POINT E1**

PCL.  
204.1  
PCL. 204

PCL. 202 C/L  
16' WIDE RIDING  
& HIKING TRAIL

PCL. 203.1 C/L  
16' WIDE RIDING  
& HIKING TRAIL

AMENDED TRACT NO. 16253  
M.M. 846/40-50

SCALE: 1"=300'

19980743412, O.R.  
L.L.A. LL 98-88  
POR. PARCEL 1

N24°31'14"E (RAD)P.R.C.  
N03°16'30"W (RAD)P.R.C.

AVENIDA LA PATA

PARCEL "A"  
L.L.A. LL 2006-087  
INST. NO. 2006000526203, O.R.

SEE DETAIL  
'C' HEREON

**NOTE**  
SEE SHEETS 9-10  
FOR DATA TABLES.

**EXHIBIT "B"**  
SKETCH TO ACCOMPANY A  
LEGAL DESCRIPTION FOR

PARCEL "C"  
L.L.A. LL 2006-087  
INST. NO. 2006000526203, O.R.

PCL. 203 C/L  
16' WIDE RIDING  
& HIKING TRAIL

SHEET 4 OF 10 SHEETS

**Michael Baker**

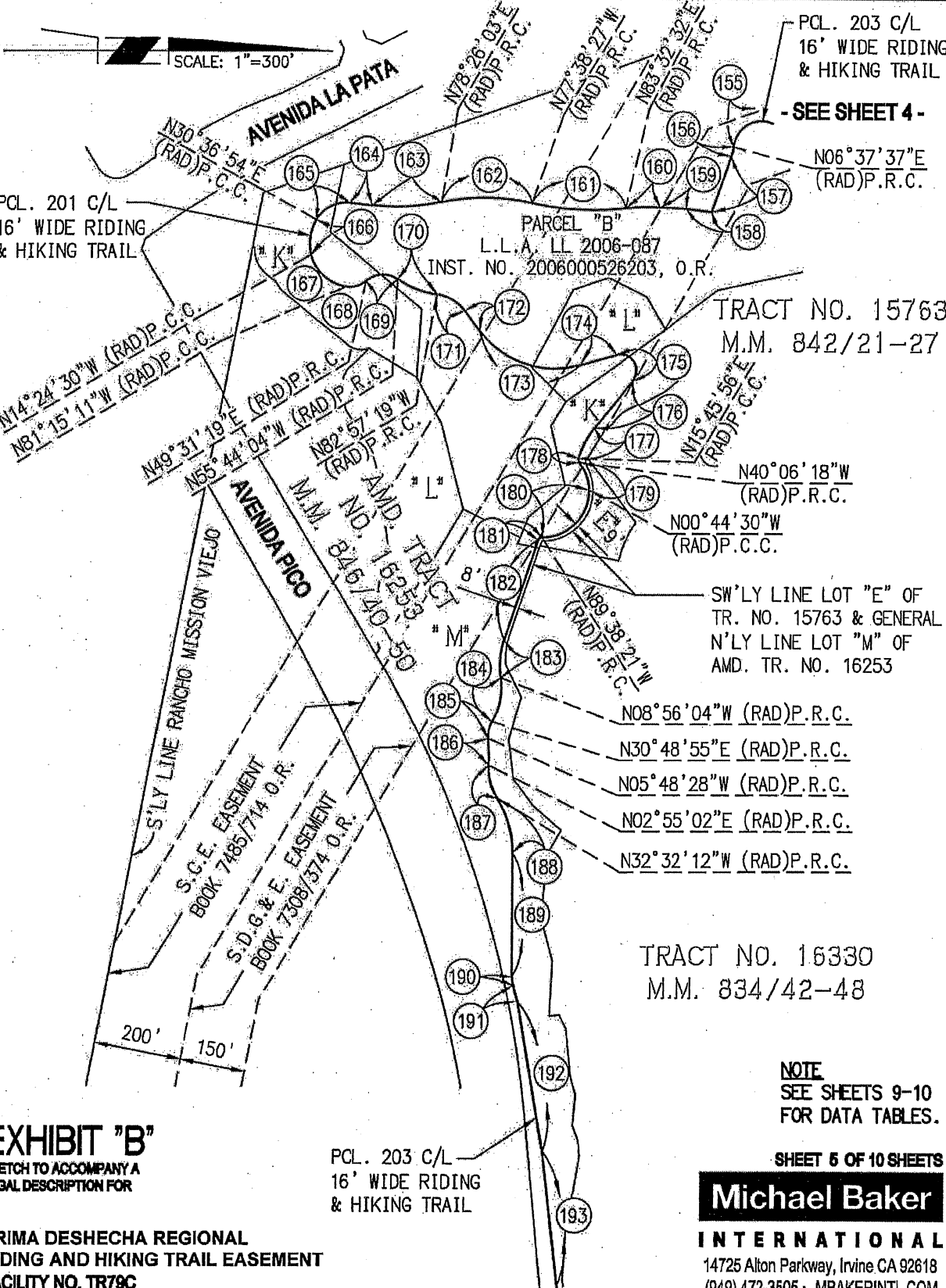
**PRIMA DESHECHA REGIONAL  
RIDING AND HIKING TRAIL EASEMENT**  
FACILITY NO. TR79C  
PARCELS 202, 205, 205.1, 301

N06°37'37"E  
(RAD)P.R.C.

- SEE SHEET 5 -

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- SEE SHEET 4 -

TRACT NO. 16330  
M.M. 834/42-48

NOTE  
SEE SHEETS 9-10  
FOR DATA TABLES.

SHEET 6 OF 10 SHEETS

**Michael Baker**

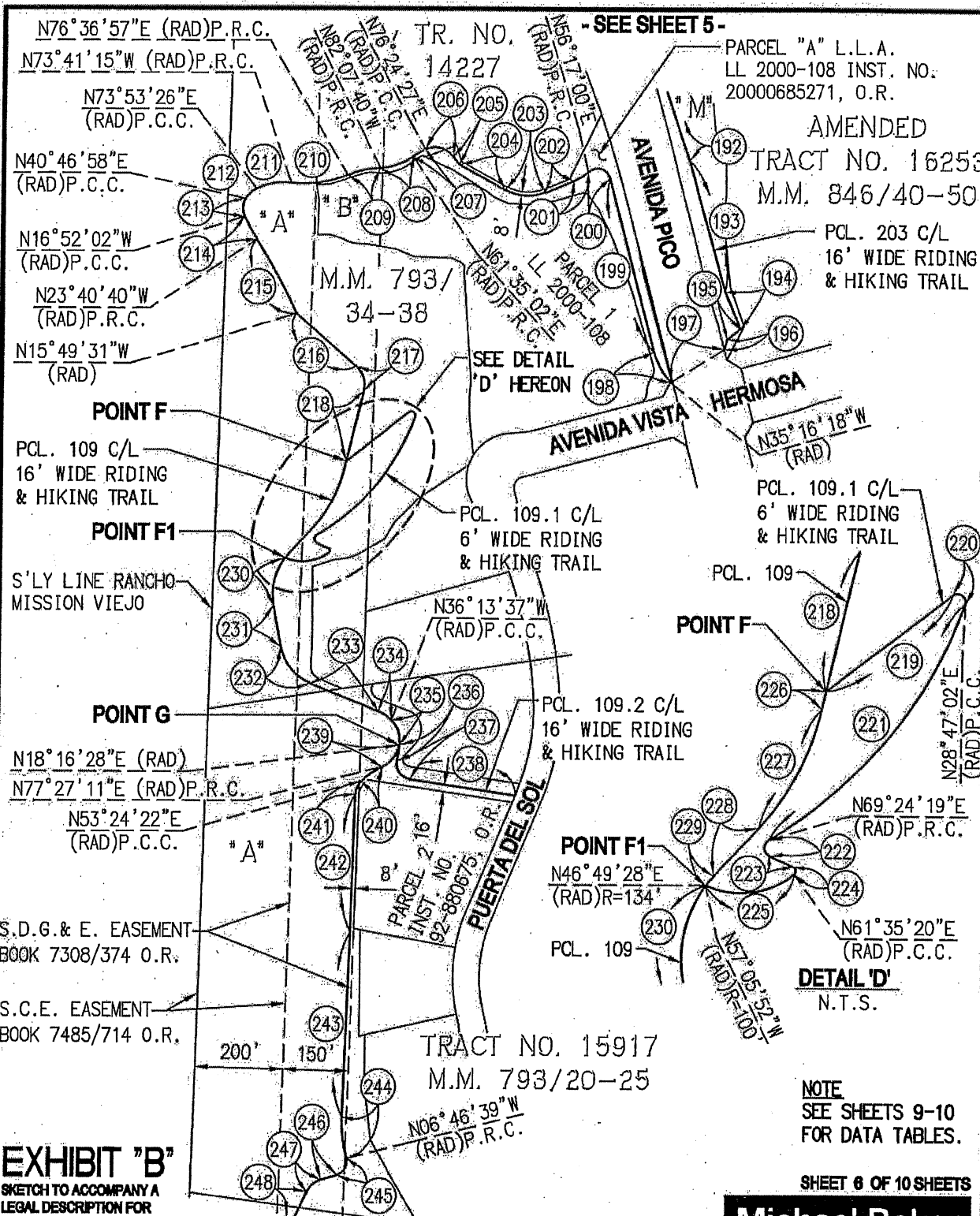
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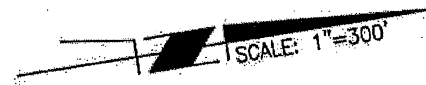
- SEE SHEET 6 -

**EXHIBIT "B"**  
SKETCH TO ACCOMPANY A  
LEGAL DESCRIPTION FOR

PRIMA DESHECHA REGIONAL  
RIDING AND HIKING TRAIL EASEMENT  
FACILITY NO. TR79C  
PARCELS 202, 205, 205.1, 301



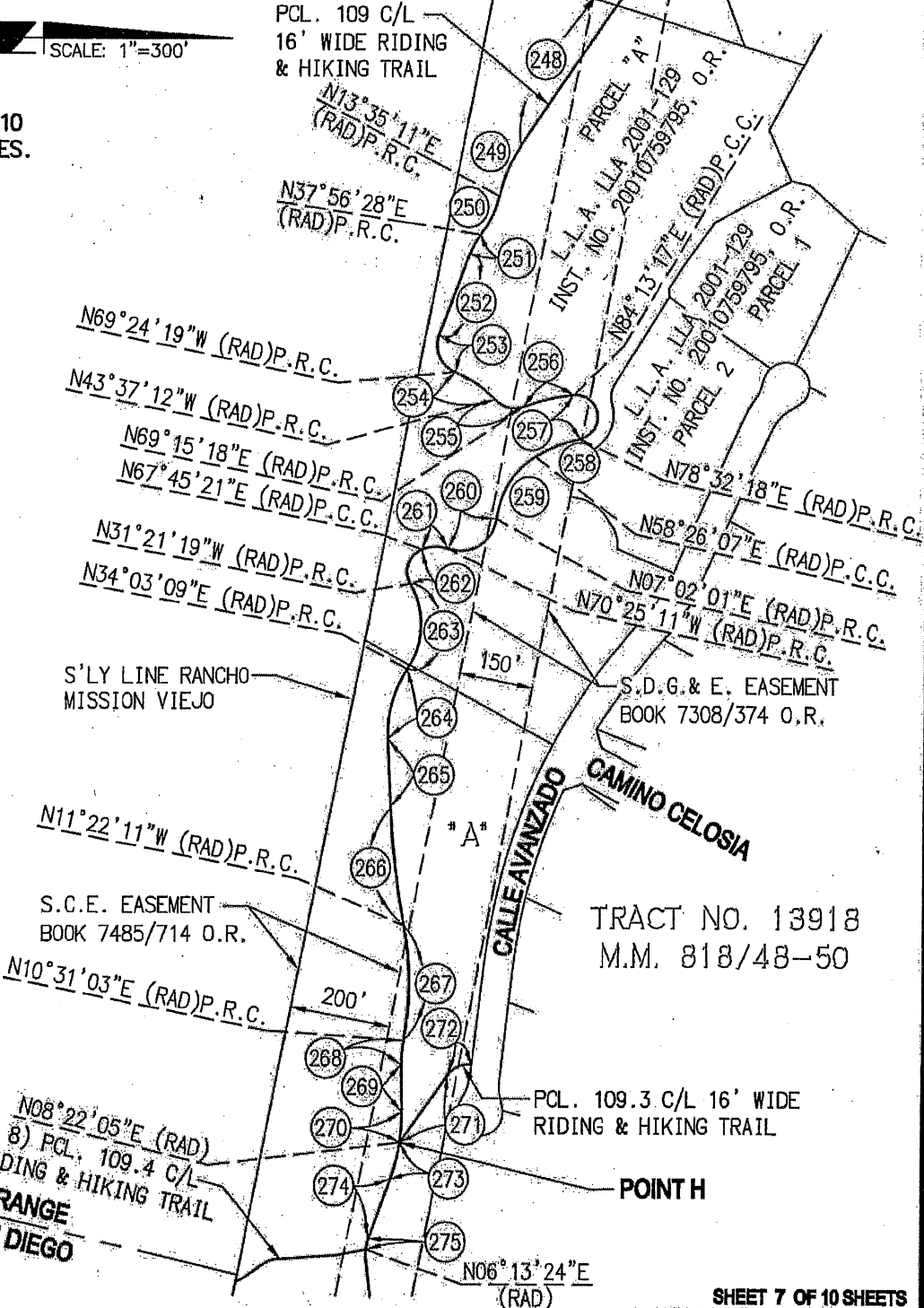
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**NOTE**  
SEE SHEETS 9-10  
FOR DATA TABLES.

- SEE SHEET 6 -



S'LY LINE RANCHO  
MISSION VIEJO

S.D.G. & E. EASEMENT  
BOOK 7308/374 O.R.

S.C.E. EASEMENT  
BOOK 7485/714 O.R.

TRACT NO. 13918  
M.M. 818/48-50

(SEE SHEET 8) PCL. 109.4 C/L  
16' WIDE RIDING & HIKING TRAIL  
COUNTY OF ORANGE  
COUNTY OF SAN DIEGO

PCL. 109.3 C/L 16' WIDE  
RIDING & HIKING TRAIL

POINT H

**EXHIBIT "B"**  
SKETCH TO ACCOMPANY A  
LEGAL DESCRIPTION FOR

- SEE SHEET 8 -

SHEET 7 OF 10 SHEETS

**Michael Baker**

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PRIMA DESHECHA REGIONAL  
RIDING AND HIKING TRAIL EASEMENT  
FACILITY NO. TR79C  
PARCELS 202, 205, 205.1, 301

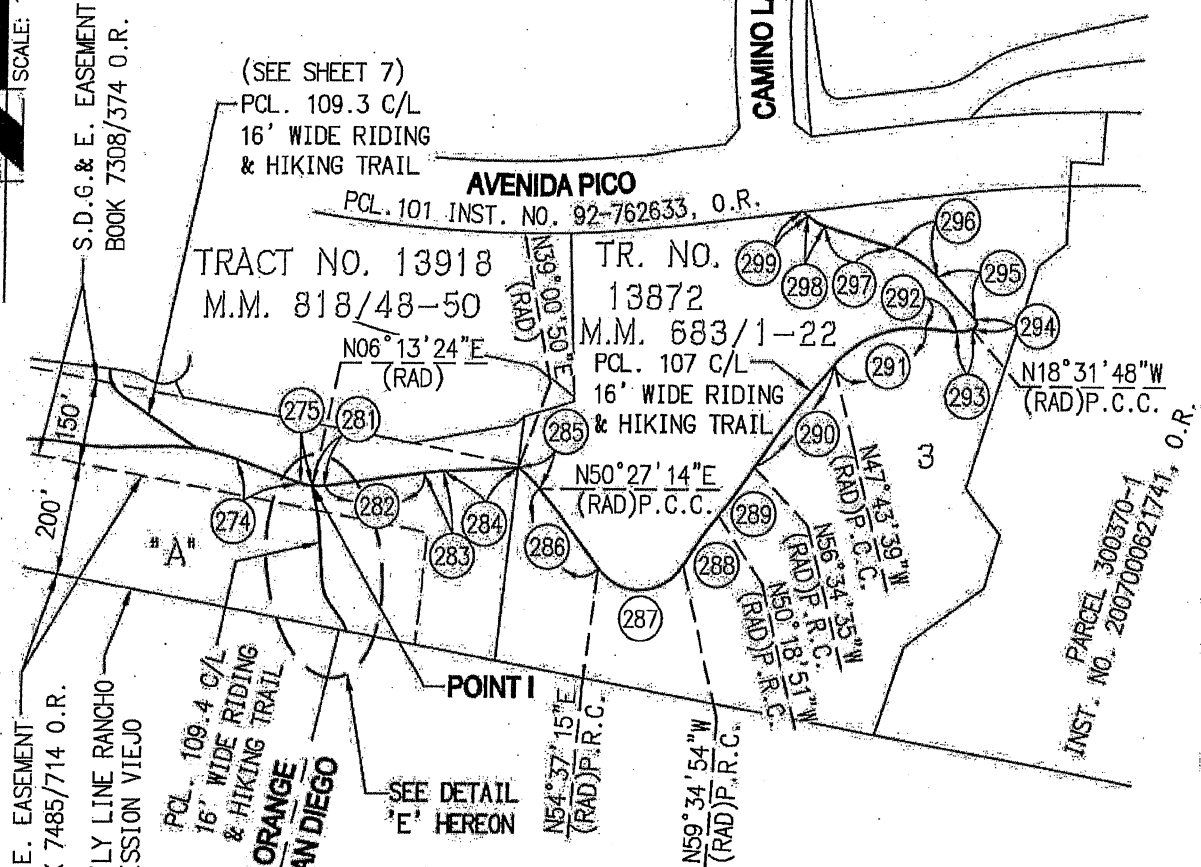
FEBRUARY 6, 2017 147359/3608

SCALE: 1"=300'

**NOTE**  
SEE SHEETS 9-10  
FOR DATA TABLES.

TRACT NO. 13899  
M.M. 837/9-11

- SEE SHEET 7 -



S.C.E. EASEMENT  
BOOK 7485/714 O.R.  
S'LY LINE RANCHO  
MISSION VIEJO

PCL. 109.4 C/L  
16' WIDE RIDING  
& HIKING TRAIL

COUNTY OF ORANGE  
COUNTY OF SAN DIEGO

SEE DETAIL  
'E' HEREON

PCL. 109 C/L  
16' WIDE RIDING  
& HIKING TRAIL

POINT I

"A"

TRACT NO. 13918  
M.M. 818/48-50

PCL. 109.4 C/L  
16' WIDE RIDING  
& HIKING TRAIL

S'LY BOUNDARY LINE  
TRACT NO. 13872

**EXHIBIT "B"**  
SKETCH TO ACCOMPANY A  
LEGAL DESCRIPTION FOR

**DETAIL 'E'**  
N.T.S.

SHEET 8 OF 10 SHEETS

**Michael Baker**

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FEBRUARY 6, 2017 147359/3608

PRIMA DESHECHA REGIONAL  
RIDING AND HIKING TRAIL EASEMENT  
FACILITY NO. TR79C  
PARCELS 202, 205, 205.1, 301



DATA TABLE

(NO.)	BRNG/DELTA	RADIUS	LENGTH
172	N52°20'44"E	---	57.83'
173	68°24'29"	216.00'	257.89'
174	N16°03'45"W	---	85.14'
175	145°37'11"	37.00'	94.04'
176	S50°26'34"E	---	138.20'
177	23°47'30"	190.00'	78.90'
178	55°52'14"	10.00'	9.75'
179	39°21'48"	99.00'	68.01'
180	91°06'09"	106.00'	168.54'
181	71°45'38"	9.00'	11.27'
182	S71°23'59"E	---	240.00'
183	27°32'05"	180.00'	86.50'
184	39°44'59"	149.00'	103.37'
185	36°37'23"	62.00'	39.63'
186	08°43'30"	400.00'	60.91'
187	35°27'14"	126.00'	77.97'
188	32°25'34"	230.00'	130.17'
189	N89°53'22"E	---	279.85'
190	15°09'14"	73.00'	19.31'
191	N74°44'08"E	---	37.66'
192	N80°11'01"E	---	343.02'
193	N83°21'09"E	---	304.89'
194	N76°16'57"E	---	90.28'
195	S28°38'34"E	---	38.18'
196	S63°48'57"E	---	23.56'
197	S21°21'19"E	---	144.44'
198	29°46'12"	150.00'	77.94'
199	S84°29'54"W	---	402.50'
200	118°12'54"	30.00'	61.90'
201	21°23'00"	100.00'	37.32'
202	S12°20'00"E	---	71.62'
203	49°30'00"	110.00'	95.03'
204	S37°10'00"W	---	120.24'
205	S61°57'43"W	---	22.26'
206	75°33'16"	54.00'	71.21'
207	14°49'25"	125.00'	32.34'
208	36°17'18"	128.00'	81.07'
209	21°15'23"	207.00'	76.80'
210	29°41'48"	252.00'	130.61'
211	32°25'19"	144.00'	81.49'
212	33°06'28"	59.00'	34.09'
213	57°39'00"	42.00'	42.26'
214	06°48'38"	497.00'	59.08'
215	07°51'09"	1381.00'	189.27'
216	N50°06'12"E	---	180.24'
217	62°44'53"	56.00'	61.33'
218	S67°08'55"E	---	161.73'
219	N28°18'53"W	---	180.09'
220	147°05'55"	9.00'	23.11'
221	40°37'17"	500.00'	354.49'
222	126°31'55"	10.00'	22.08'
223	N32°52'24"E	---	30.10'
224	118°42'56"	5.00'	10.36'
225	61°18'48"	100.00'	107.01'
226	S67°08'55"E	---	20.43'
227	29°48'05"	295.00'	153.44'
228	S37°20'50"E	---	74.58'

DATA TABLE

(NO.)	BRNG/DELTA	RADIUS	LENGTH
229	05°49'42"	134.00'	13.63'
230	48°28'16"	134.00'	113.36'
231	N88°21'12"E	---	95.27'
232	57°16'53"	110.00'	109.97'
233	N31°04'19"E	---	169.21'
234	22°42'04"	92.00'	36.45'
235	54°30'05"	64.00'	60.88'
236	S71°43'32"E	---	37.05'
237	90°36'27"	35.00'	55.35'
238	N17°40'01"E	---	242.55'
239	59°10'43"	64.00'	66.10'
240	24°02'49"	140.00'	58.76'
241	42°30'29"	43.00'	31.90'
242	S79°06'07"E	---	309.39'
243	S78°43'27"E	---	413.52'
244	18°03'12"	296.00'	93.27'
245	90°29'15"	30.00'	47.38'
246	S06°17'24"E	---	39.16'
247	49°22'07"	50.00'	43.08'
248	S55°39'31"E	---	376.46'
249	20°45'18"	300.00'	108.67'
250	24°21'17"	200.00'	85.01'
251	17°06'48"	151.00'	45.10'
252	S69°10'20"E	---	169.59'
253	90°13'59"	57.00'	89.77'
254	25°47'07"	216.00'	97.21'
255	67°07'30"	56.32'	65.98'
256	14°57'59"	394.00'	102.92'
257	174°19'01"	44.00'	133.87'
258	20°06'11"	273.00'	95.79'
259	51°24'06"	169.00'	151.61'
260	102°32'48"	73.00'	130.65'
261	41°49'28"	73.00'	53.29'
262	99°06'40"	47.00'	81.30'
263	65°24'28"	156.00'	178.09'
264	36°59'59"	225.00'	145.30'
265	N87°03'10"E	---	138.00'
266	08°25'21"	1589.00'	233.58'
267	21°53'14"	595.00'	227.29'
268	11°35'35"	233.00'	47.14'
269	N88°55'28"E	---	92.84'
270	09°26'37"	367.00'	60.49'
271	N55°03'17"W	---	162.16'
272	62°46'40"	50.00'	54.78'
273	11°39'32"	367.00'	74.68'
274	S69°58'23"E	---	124.69'
275	13°48'13"	90.00'	21.68'
276	S11°12'16"E	---	59.11'
277	S03°56'00"E	---	113.61'
278	32°00'38"	67.00'	37.43'
279	S35°56'38"E	---	34.41'
280	18°23'00"	83.00'	26.63'
281	13°48'14"	90.00'	21.68'
282	N82°25'10"E	---	181.08'
283	04°23'00"	459.00'	35.12'
284	N66°48'10"E	---	133.50'
285	11°26'24"	270.00'	53.91'

DATA TABLE

(NO.)	BRNG/DELTA	RADIUS	LENGTH
286	04°10'01"	2418.00'	175.85'
287	114°12'09"	92.00'	183.38'
288	09°16'03"	671.00'	108.53'
289	06°15'44"	970.00'	106.02'
290	08°50'56"	1500.00'	231.66'
291	52°38'47"	200.00'	183.77'
292	S85°04'52"E	---	57.93'
293	23°26'56"	68.00'	27.83'
294	114°03'00"	11.00'	21.90'
295	N42°34'46"W	---	101.10'
296	30°33'17"	181.00'	96.52'
297	N73°08'05"W	---	132.74'
298	27°23'22"	73.00'	34.90'
299	N45°44'43"W	---	11.29'

**EXHIBIT "B"**

SKETCH TO ACCOMPANY A  
LEGAL DESCRIPTION FOR

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RIDING AND HIKING TRAIL EASEMENT  
FACILITY NO. TR79C  
PARCELS 202, 205, 205.1, 301

SHEET 10 OF 10 SHEETS

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FEBRUARY 6, 2017

147359/3608

H:\PDATA\10103608\CADD\MAPPING\2016 TRAIL\3--(202 205 301)CITYSC\TRAIL-3\_09-10.DWG SHARRIS 2/8/17 2:58 pm