

EXHIBIT A

ABANDONED SANITARY SEWER EASEMENT
PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 12, TOWNSHIP 6 SOUTH, RANGE 11 WEST SAN BERNARDINO MERIDIAN
CITY OF HUNTINGTON BEACH, ORANGE COUNTY, CALIFORNIA

BEING a 0.548 acre (23,891 square feet) of land part of the southeast quarter of the southeast quarter of Section 13, Township 6 South, Range 11 West, San Bernardino Meridian and being the same 20-foot sewer easement recorded in Book 10278, Page 192 of the Official Records of Orange County, California and a part of a tract of land conveyed to SLF – HB Magnolia, LLC as recorded in Document Number 2016000383950 of the Official Records of Orange County, California and being more particularly described by metes and bounds with all bearings and distances based on the Land Survey performed by Fuscoe Engineering dated 11/11/2024 as follows:

COMMENCING at the southeast corner of section 13,

THENCE, North 00 degrees 17 minutes 07 seconds East, a distance of 1,303.25 feet along the East line of the Southeast 1/4 of said Section 13;

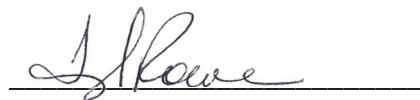
THENCE, North 89 degrees 42 minutes 53 seconds West, a distance of 50.07 feet to the west line of Magnolia Street (called 100-foot wide right-of-way), the northeast corner and the **POINT OF BEGINNING** of the herein described tract;

THENCE, South 00 degrees 05 minutes 45 seconds West, a distance of 20.00 feet along said west right-of-way line to the south line of said Sewer Easement and the southeast corner of the herein described tract;

THENCE, North 89 degrees 29 minutes 04 seconds West, a distance of 1,192.99 feet, along the said south line of the Sewer Easement and across the lands of said West Coast Terminals, LLC to the easterly curve of the Huntington Beach Channel D01, Orange County Flood Control District as recorded in Book 4942, Page 122 of the Official Records of Orange County and the southwesterly corner of the herein described tract;

THENCE, along said easterly and a non-tangent curve, an arc length of 20.28 feet with a radius of 2,317.50, delta angle of 0 degrees 30 minutes 05 seconds, and a chord bearing and distance of North 09 degrees 02 minutes 29 seconds West, 20.28 feet to the north line of said Sewer Easement and northwesterly corner of the herein described tract;

THENCE, South 89 degrees 29 minutes 04 seconds East, a distance of 1,196.21 feet along the north line of said Sewer Easement to the **POINT OF BEGINNING** and containing 0.548 acres (23,891 square feet) more or less.

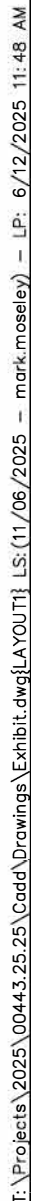


Terry Lee Rowe, PLS, PMP
LS No. LS-9400
Date: 06/12/2025




Keystone Consultants, LLC
2245 Texas Drive, Suite 200
Sugar Land, Texas 77479
Office: 281.716.5855 Mobile: 281.853.5260
Email: trowe@keystoneconsultants.net

EXHIBIT B



P.O.B.	POINT OF BEGINNING
	LOT LINE
	ABANDONED EASEMENT
	SECTION LINE
	FENCE LINE
O.R.O.C.C.	OFFICIAL RECORDS OF ORANGE COUNTY CALIFORNIA

1. THIS EXHIBIT DOES NOT REPRESENT AN
ON THE GROUND SURVEY BUT IS BASED
ON THE LAND SURVEY PERFORMED BY
FUSCOE ENGINEERING, DATED 11/11/2024.

SCALE: 1" = 200'	DRAWN BY: MIM	DATE: 06/04/25	REV: 0	DATE: 06/04/25
 <p>2245 TEXAS DRIVE, SUITE 200 SUGAR LAND TX, 77479 Ph: (281) 240-3370 www.keystoneconsultants.net TEXAS FIRM# 1 01 94563</p>		<p>EASEMENT EXHIBITS ABANDONED SEWER EASEMENT 0.548 ACRES (23,891 SQ.FT.)</p>		<p>SHEET # 2 OF 2</p>