# EXHIBIT A

TR18141

## LEGAL DESCRIPTION

That portion of Lot 1 of Tract No. 18141, in the City of Irvine, County of Orange, State of California, as per map filed in Book 981, pages 27 through 38 inclusive of Miscellaneous Maps in the Office of the County Recorder of said County, more particularly described as follows:

**COMMENCING** at Orange County Horizontal Control Station "1396" having a State Plane Coordinate Value of Northing 6117464.79 and Easting 2203377.13; Thence South 38°22'48" East, 7668.77 feet to Station "0980"; Thence South 30°25'47" West, 861.55 feet to the **TRUE POINT OF BEGINNING** having a State Plane Coordinate Value of Northing 6121790.34 and Easting 2196623.23, to the beginning of a non-tangent curve, concave westerly, and having a radius of 196.07 feet, a radial bearing to said beginning of curve bears North 02°07'27" East. Thence southerly along said curve 231.70 feet through a central angle of 67°42'34" to the beginning of a non-tangent curve, concave northwesterly, and having a radius of 1001.04 feet, a radial line to said beginning of curve bears North 47°18'32" East; Thence southwesterly along said curve 206.07 feet through a central angle of 11°47'42", to the beginning of a non-tangent curve, concave southeasterly, and having a radius of 2499.04 feet, a radial line to said beginning of curve bears North 48°10'15" East; Thence southwesterly along said curve 484.68 feet through a central angle of 11°06'44", to the beginning of a non-tangent curve, concave northwesterly, and having a radius of 246.00 feet, a radial line to said beginning of curve bears North 60°16'19" East; Thence southwesterly along said curve 177.01 feet through a central angle of 41°13'36"; Thence South 83°35'47" West 85.59 feet; Thence North 69°56'11" West 29.02 feet, to the beginning of a non-tangent curve, concave northeasterly, and having a radius of 1137.53 feet, a radial line to said beginning of curve bears South 48°44'04" East; Thence northwesterly along said curve 991.09 feet through a central angle of 49°55'11"; Thence North 20°01'01" West 409.33 feet, to the beginning of a non-tangent curve, concave northwesterly, and having a radius of 983.53 feet, a radial line to said beginning of curve bears South 50°04'30" West; Thence northeasterly along said curve 442.67 feet through a central angle of 25°47'17"; Thence North 35°59'59" East 133.45 feet, to the beginning of a non-tangent curve, concave southeasterly, and having a radius of 5.00 feet, a radial line to said beginning of curve bears South 55°21'13" West; Thence northeasterly along said curve 3.92 feet through a central angle of 44°59'31"; Thence North 80°59'57" East 14.66 feet, to the beginning of a non-tangent curve, concave southerly, and having a radius of 4.99 feet, a radial line to said beginning of curve bears North 79°39'11" West; Thence easterly along said curve 3.92 feet through a central angle of 45°01'07"; Thence South 53°59'59" East 200.59 feet, to the beginning of a non-tangent curve, concave northerly, and having a radius of 735.60 feet, a radial line to said beginning of curve bears North 67°27'06" West; Thence easterly along said curve 384.85 feet through a central angle of 29°58'32"; Thence South 84°00'00" East 133.55 feet, to the beginning of a non-tangent curve, concave northerly, and having a radius of 808.52 feet, a radial line to said beginning of curve bears South 83°41'35" West; Thence easterly along said curve 384.07 feet through a central angle of 27°13'02"; Thence South 22°16'49" East 150.39 feet, to the beginning of a non-tangent curve, concave westerly, and having a radius of 30.00 feet, a radial line to said beginning of curve bears North 03°45'44" East; Thence southerly along said curve 33.09 feet through a central angle of 63°11'51", to the beginning of a non-tangent curve, concave easterly, and having a radius of 78.51 feet, a radial line to said beginning of curve bears North 05°07'14" East; Thence southerly along said curve 125.48 feet through a central angle of 91°34'06", to the beginning of a non-tangent curve, concave southwesterly, and having a radius of 96.00 feet, a radial line to said beginning of curve bears North 39°13'45" West; Thence southeasterly along said curve 42.13 feet through a central angle of 25°08'41"; Thence South 25°31'44" East 191.90 feet, to the **TRUE POINT OF BEGINNING.**

Containing an area of 1,523,404 square feet, or 34.973 acres.

All values are expressed on ground values. To get the grid values, multiply values by the scale factor of 0.9999677

See Exhibit <Next Exhibit> attached hereto, and made a part hereof.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Kevin R. Hills, PLS 6617 Date

