

RECORDING REQUESTED BY
FIRST AMERICAN TITLE INSURANCE CO.
NATIONAL COMMERCIAL SERVICES

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



153.00

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2019000073116 11:05 am 03/08/19

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0.00 0.00 0.00 0.00 69.00 0.00 0.000.0075.00 3.00

RECORDING REQUESTED BY:

WHEN RECORDED, MAIL TO:

JACKSON TIDUS (APB)
2030 MAIN STREET
12TH FLOOR
IRVINE, CA 92614

NCS-509882-SA1

(Space Above for Recorder's Use)

**SUPPLEMENTAL DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
ADVANCED TECHNOLOGY & EDUCATION PARK
(Annexation Declaration)**

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(Annexation Declaration)**

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ADVANCED TECHNOLOGY & EDUCATION PARK (this “**Supplemental Declaration**”), made as of this 5th day of March, 2019 (the “**Effective Date**”) by SOUTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT, a public agency (“**Declarant**”). Unless otherwise indicated, all capitalized terms used in this Supplemental Declaration are given the same meanings as in the Project Declaration (as defined below in the Preamble below). This Supplemental Declaration shall be interpreted according to the rules established in Article XI of the Project Declaration, which is incorporated in this Supplemental Declaration by this reference.

PREAMBLE:

A. On July 12, 2018, the Declaration of Covenants, Conditions, Restrictions for Advanced Technology & Education Park was recorded in the Official Records of Orange County, California (“**Official Records**”) as Document No. 2018000255183 (together with any Supplemental Declarations or other amendments thereto, the “**Project Declaration**”). The Project Declaration is binding upon all Project Occupants and Permittees of any Premises within the integrated education and commercial project commonly known as the “Advanced Technology and Education Park” or “ATEP” (the “**Project**”) which Declarant is developing on real property located in City of Tustin (the “**City**”), County of Orange, State of California and more particularly defined in the Project Declaration as the “**Land**.”

B. Declarant is the owner of a fee or subleasehold interest in certain real property (“**Annexed Property**”) located in the City as described in *Exhibit “B-1”* attached hereto. The Annexed Property is part of the Land described in Exhibit A of the Project Declaration and therefore, may be annexed to the Project by Declarant in accordance with Section 11.3 thereof. Declarant now desires to add the Annexed Property to the Covered Property already subject to the Project Declaration, and to bring it under the general plan of the Project Declaration.

THEREFORE, DECLARANT DECLARES AS FOLLOWS:

1. **Annexation.** The Annexed Property is hereby annexed to and made a part of the Project and is hereby brought under the general plan as part of the Covered Property subject thereto. This Supplemental Declaration constitutes a Supplemental Declaration within the meaning of Article XI of the Project Declaration as well as an Annexation Declaration as described in Section 11.3 of the Project Declaration. Pursuant to Section 11.3 of the Project Declaration, upon Recordation of this Supplemental Declaration, all provisions of the Project

Declaration will apply to the Annexed Property in the same manner as if the Annexed Property were originally covered by the Project Declaration.

2. **Designation of Project Common Area within the Annexed Property.**

2.1. **Project Common Area.** Declarant hereby designates that portion of the Annexed Property depicted in Exhibit C-1 attached hereto as “**Project Common Area**” within the meaning of Section 1.1.61 of the Project Declaration. The Project Operator shall be responsible for operating and maintaining the Project Common Area annexed herein in accordance with Section 3.1 of the Project Declaration. All costs of operating and maintaining the Project Common Area incurred by Declarant or the Project shall constitute Common Expenses within the meaning of Section 5.2 of the Project Declaration.

2.2. **Reserved Easements.** Declarant acknowledges that the Project Common Area designated herein shall be subject to the non-exclusive easements for use and enjoyment as more particularly described in, and subject to the limitations set forth in, Section 7.1 of Project Declaration. Without limiting the foregoing, Declarant hereby establishes and reserves over the Annexed Property those certain easements described in Section 7.2 and Section 7.3 of the Project Declaration.

2.3. **Changes to Project Common Area.** In connection with future development of the Annexed Property, Declarant reserves the right to (i) designate additional Project Common Area, (ii) remove portions of the Annexed Property from the designation as Project Common Area set forth herein, and/or (iii) designate portions of the Project Common Area established herein as Exclusive Use Areas or otherwise designate the same as Occupant Maintenance Items.

3. **Maintenance Obligations.**

(a) The maintenance obligations, enforcement powers and rights of the Declarant, the Project Operator and the Project Occupants within the Annexed Property are generally described in Article III of the Project Declaration. The Project Operator shall maintain the Common Maintenance Items and Project Infrastructure Improvements located within the Annexed Property in accordance with Section 3.1.1 and Section 3.1. of the Project Declaration; provided that the foregoing shall not be deemed to limit the obligation of any Project Occupant to maintain any designated Occupant Maintenance Item or Occupant Infrastructure Improvements now or hereafter located anywhere within the Project as set forth in Section 3.1.2 and Section 3.1.3 of the Project Declaration.

(b) Without limiting the foregoing, Declarant shall remain responsible for maintenance of any portion of the Annexed Property which does not constitute Property Common Area or is not otherwise subject to a leasehold interest in favor of a Project Occupant or otherwise designated as an Occupant Maintenance Item or Occupant Infrastructure Improvement to be maintained by any Project Occupant (the “**Declarant Retained Property**”). Declarant shall have the authority to delegate maintenance responsibility for the Declarant Retained Property to the Project Operator provided that the cost thereof shall not constitute a

“Common Expense” within the meaning of Section 5.2 of the Project Declaration. The foregoing shall not limit in any manner Declarant’s right to record a subsequent Supplemental Declaration against any portion of the Declarant Retained Property in connection with any ground lease or other conveyance of Declarant’s title therein, which Supplemental Declaration shall allocate maintenance obligations therefor to the Project Occupant of the applicable Premises or Exclusive Use Area appurtenant thereto and designate any other Occupant Maintenance Items located thereon or appurtenant thereto .

4. **Enforcement Powers and Rights** From and after the Effective Date, the Project Operator, acting under the authority assigned thereto by Declarant pursuant to Section 10.1 of the Project Declaration, shall have authority to exercise all enforcement powers with respect to the Annexed Property as set forth in Article X of the Project Declaration.

5. **Amendment and Duration.** This Supplemental Declaration may be amended or repealed only by complying with the requirements of Section XI of the Project Declaration. Unless amended or repealed, this Supplemental Declaration remains in full force and effect as long as the Project Declaration remains in effect.

6. **Miscellaneous.** The provisions of this Supplemental Declaration run with all of the Annexed Property and the Project; are binding on all Persons having or acquiring any interest in the Annexed Property, the Project, or any part thereof; inure to the benefit of and burden every portion of the Annexed Property, the Project and any interest therein; and inure to the benefit of, are binding on, and may be enforced by Declarant, each successor in interest of Declarant, the Project Operator, and their successive owners and assigns.

7. **Exhibits.** All exhibits to this Supplemental Declaration are incorporated herein by this reference.

[Signatures on the following page.]

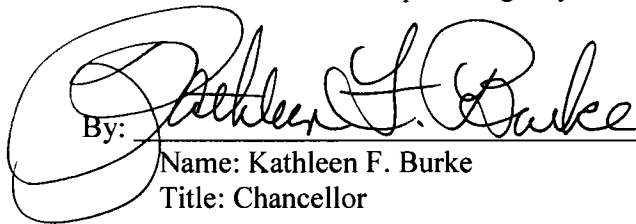
**SIGNATURE PAGE
TO
SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
ADVANCED TECHNOLOGY & EDUCATION PARK
(Project Common Area)**

This Supplemental Declaration has been executed on the date set forth below to be effective as of the date of its Recordation.

Dated: March 05, 2019

DECLARANT:

SOUTH ORANGE COUNTY COMMUNITY
COLLEGE DISTRICT, a public agency


By: _____
Name: Kathleen F. Burke
Title: Chancellor

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.

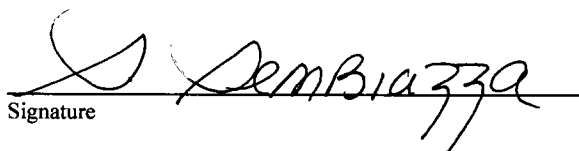
STATE OF CALIFORNIA
COUNTY OF ORANGE

On March 05, 2019, before me, S. SEMBLAZZA NOTARY PUBLIC
(here insert name and title of the officer)

personally appeared KATHLEEN F. BURKE, 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.


Signature _____ (Seal)

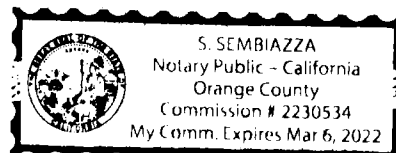


EXHIBIT B-1

LEGAL DESCRIPTION OF ANNEXED PROPERTY

S.O.C.C.C.D. ATEP CAMPUS

(APN 430-283-10, 11, 22, & 23; POR. APN 430-283-9 & 21)

THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF TUSTIN, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING PORTIONS OF PARCEL I-E-1.1 AND PARCEL I-E-2.1 AS DESCRIBED IN LOT LINE ADJUSTMENT NO. 03-01 RECORDED APRIL 15, 2003 AS INSTRUMENT NO. 2003000418455, TOGETHER WITH A PORTION OF PARCEL IV-J-6 AND ALL OF PARCELS IV-J-7 AND IV-J-8 ALL AS DESCRIBED IN SHORT FORM NOTICE OF LEASE IN FURTHERANCE OF CONVEYANCE RECORDED MAY 14, 2002 AS INSTRUMENT NO. 20020404590, ALL OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY TERMINUS OF THAT CERTAIN COURSE DESCRIBED AS "SOUTH 49°22'21" EAST, 131.81 FEET" IN THE GENERAL NORTHERLY LINE OF SAID PARCEL I-E-1.1 BEING ALSO THE SOUTHEASTERLY LINE OF REDHILL AVENUE;

THENCE ALONG SAID GENERAL NORTHERLY LINE OF PARCEL I-E-1.1 THROUGH THE FOLLOWING COURSES:

- 1) SOUTH 49°22'21" EAST, 131.81 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET;
- 2) EASTERLY ALONG SAID CURVE, 13.54 FEET, THROUGH A CENTRAL ANGLE OF 31°01'38";
- 3) SOUTH 80°23'59" EAST, 76.58 FEET;
- 4) SOUTH 86°54'41" EAST, 259.66 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 14.50 FEET;
- 5) EASTERLY AND NORTHEASTERLY ALONG SAID CURVE, 21.89 FEET, THROUGH A CENTRAL ANGLE OF 86°28'53" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 362.00 FEET;
- 6) NORTHEASTERLY ALONG SAID CURVE, 214.11 FEET, THROUGH A CENTRAL ANGLE OF 33°53'18"
- 7) NORTH 40°29'44" EAST, 282.84 FEET TO THE GENERAL NORTHEASTERLY LINE OF SAID PARCEL I-E-1.1;

THENCE LEAVING SAID GENERAL NORTHERLY LINE OF PARCEL I-E-1.1, ALONG THE GENERAL NORTHEASTERLY AND SOUTHEASTERLY LINES OF SAID PARCELS I-E-1.1, IV-J-6, AND IV-J-8 THROUGH THE FOLLOWING COURSES:

- 1) SOUTH 47°19'39" EAST, 44.34 FEET;
- 2) NORTH 85°40'06" EAST, 24.04 FEET;
- 3) SOUTH 49°19'54" EAST, 9.97 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 3,108.59 FEET;
- 4) SOUTHEASTERLY ALONG SAID CURVE, 124.86 FEET, THROUGH A CENTRAL ANGLE OF 02°18'05" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 3,092.59 FEET;

PAGE 1 OF 5

- 5) SOUTHEASTERLY ALONG SAID CURVE, 124.22 FEET, THROUGH A CENTRAL ANGLE OF 02°18'05";
- 6) SOUTH 49°19'54" EAST, 313.83 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,447.04 FEET;
- 7) SOUTHEASTERLY ALONG SAID CURVE, 35.31 FEET, THROUGH A CENTRAL ANGLE OF 01°23'53";
- 8) SOUTH 04°58'49" EAST, 24.35 FEET;
- 9) SOUTH 54°27'57" EAST, 56.24 FEET;
- 10) NORTH 83°15'15" EAST, 22.96 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,447.04 FEET, A RADIAL LINE THROUGH SAID BEGINNING OF CURVE BEARS SOUTH 35°44'30" WEST;
- 11) SOUTHEASTERLY ALONG SAID CURVE, 300.53 FEET, THROUGH A CENTRAL ANGLE OF 11°53'59";
- 12) SOUTH 66°09'29" EAST, 52.51 FEET;
- 13) SOUTH 21°09'25" EAST, 24.04 FEET;
- 14) SOUTH 68°17'15" EAST, 62.36 FEET;
- 15) NORTH 64°09'20" EAST, 23.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,090.18 FEET, A RADIAL LINE THROUGH SAID BEGINNING OF CURVE BEARS SOUTH 19°14'54" WEST;
- 16) EASTERLY ALONG SAID CURVE, 94.07 FEET, THROUGH A CENTRAL ANGLE OF 04°56'38" TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,464.04 FEET;
- 17) EASTERLY ALONG SAID CURVE, 17.78 FEET, THROUGH A CENTRAL ANGLE OF 00°41'45" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 142.00 FEET;
- 18) EASTERLY ALONG SAID CURVE, 29.51 FEET, THROUGH A CENTRAL ANGLE OF 11°54'29";
- 19) SOUTH 64°29'00" EAST, 15.88 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 158.00 FEET;
- 20) EASTERLY ALONG SAID CURVE, 41.02 FEET, THROUGH A CENTRAL ANGLE OF 14°52'27";
- 21) SOUTH 79°21'27" EAST, 218.54 FEET
- 22) THENCE SOUTH 31°20'58" EAST, 40.12 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 1,354.04 FEET, A RADIAL LINE THROUGH SAID BEGINNING OF CURVE BEARS SOUTH 73°20'33" EAST;
- 23) SOUTHERLY ALONG SAID CURVE, 48.37 FEET, THROUGH A CENTRAL ANGLE OF 02°02'49" TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 42.00 FEET;
- 24) SOUTHWESTERLY ALONG SAID CURVE, 11.87 FEET, THROUGH A CENTRAL ANGLE OF 16°11'24";
- 25) THENCE SOUTH 34°53'40" WEST, 33.43 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 58.00 FEET;
- 26) SOUTHWESTERLY ALONG SAID CURVE, 13.90 FEET, THROUGH A CENTRAL ANGLE OF 13°44'05" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 1,342.04 FEET;

PAGE 2 OF 5

- 27) SOUTHERLY ALONG SAID CURVE, 57.52 FEET, THROUGH A CENTRAL ANGLE OF 02°27'21" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 58.00 FEET;
- 28) SOUTHERLY ALONG SAID CURVE, 13.90 FEET, THROUGH A CENTRAL ANGLE OF 13°44'05";
- 29) SOUTH 09°52'51" WEST, 33.43 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 42.00 FEET;
- 30) SOUTHERLY ALONG SAID CURVE, 11.87 FEET, THROUGH A CENTRAL ANGLE OF 16°11'28" TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,354.04 FEET;
- 31) SOUTHWESTERLY ALONG SAID CURVE, 981.34 FEET, THROUGH A CENTRAL ANGLE OF 41°31'31";
- 32) SOUTH 67°35'50" WEST, 139.46 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,446.04 FEET;
- 33) SOUTHWESTERLY ALONG SAID CURVE, 215.66 FEET, THROUGH A CENTRAL ANGLE OF 08°32'42" TO THE NORTHEASTERLY LINE OF VICTORY ROAD IN THAT OFFER OF DEDICATION TO THE CITY OF TUSTIN RECORDED FEBRUARY 28, 2017 AS INSTRUMENT NO. 2017000082670 OF OFFICIAL RECORDS IN SAID OFFICE OF THE COUNTY RECORDER;

THENCE LEAVING SAID SOUTHEASTERLY LINE OF PARCEL IV-J-6, ALONG SAID NORTHEASTERLY LINE OF VICTORY ROAD THROUGH THE FOLLOWING COURSES:

- 1) NORTH 77°47'22" WEST, 36.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,446.00 FEET, A RADIAL LINE THROUGH SAID BEGINNING OF CURVE BEARS NORTH 55°22'08" EAST;
- 2) NORTHWESTERLY ALONG SAID CURVE, 235.69 FEET, THROUGH A CENTRAL ANGLE OF 09°20'20";
- 3) NORTH 00°53'21" WEST, 23.94 FEET;
- 4) NORTH 46°05'07" WEST, 73.00 FEET;
- 5) SOUTH 88°43'07" WEST, 23.51 FEET;
- 6) NORTH 49°21'14" WEST, 78.15 FEET;
- 7) SOUTH 40°38'46" WEST, 0.31 FEET;
- 8) NORTH 49°45'56" WEST, 17.18 FEET;
- 9) NORTH 50°48'31" WEST, 545.11 FEET;
- 10) NORTH 05°04'38" WEST, 24.34 FEET;
- 11) NORTH 49°20'45" WEST, 62.00 FEET;
- 12) SOUTH 40°39'15" WEST, 2.45 FEET;
- 13) SOUTH 84°55'22" WEST, 23.73 FEET;
- 14) NORTH 50°48'31" WEST, 419.94 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,354.00 FEET;
- 15) NORTHWESTERLY ALONG SAID CURVE, 33.94 FEET, THROUGH A CENTRAL ANGLE OF 01°26'10";
- 16) THENCE NORTH 49°22'21" WEST, 196.34 FEET
- 17) NORTH 03°17'29" WEST, 37.48 FEET TO THE GENERAL NORTHWESTERLY LINE OF SAID PARCEL I-E-2.1 BEING ALSO SAID SOUTHEASTERLY LINE OF RED HILL AVENUE;

THENCE LEAVING SAID NORTHEASTERLY LINE OF VICTORY ROAD, ALONG THE GENERAL NORTHWESTERLY LINES OF SAID PARCELS 1-E-2.1 AND 1-E-1.1 NORTH 40°37'39" EAST, 451.48 FEET TO THE **POINT OF BEGINNING**;

TOGETHER WITH THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF TUSTIN, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING PORTIONS OF PARCEL 1-E-1.1 AND PARCEL 1-E-2.1 AS DESCRIBED IN LOT LINE ADJUSTMENT NO. 03-01 RECORDED APRIL 15, 2003 AS INSTRUMENT NO. 2003000418455, OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF THAT CERTAIN TARC PARCEL DESCRIBED IN ATTACHMENT A OF SPECIAL WARRANTY DEED TO THE UNITED STATES OF AMERICA RECORDED APRIL 9, 2015 AS INSTRUMENT NO. 2015000182843 AND RE-RECORDED APRIL 28, 2015 AS INSTRUMENT NO. 2015000216931, BOTH OF OFFICIAL RECORDS, ALSO BEING A POINT ON THE NORTHWESTERLY LINE OF SAID PARCEL 1-E-2.1;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID TARC PARCEL SOUTH 49°20'45" EAST, 718.34 FEET TO THE NORTHWESTERLY LINE OF THAT CERTAIN SOCCCD-COUNTY EXCHANGE PARCEL (FEE) DESCRIBED IN EXHIBIT B-1 OF DEVELOPMENT AGREEMENT AND AMENDED AND RESTATED AGREEMENT RECORDED MAY 23, 2015 AS INSTRUMENT NO. 2013000312295 OF OFFICIAL RECORDS IN SAID OFFICE OF THE COUNTY RECORDER;

THENCE ALONG SAID NORTHWESTERLY LINE OF EXCHANGE PARCEL (FEE) NORTH 40°39'16" EAST, 597.64 FEET TO THE SOUTHWESTERLY LINE OF VICTORY ROAD IN THAT OFFER OF DEDICATION TO THE CITY OF TUSTIN RECORDED FEBRUARY 28, 2017 AS INSTRUMENT NO. 2017000082670 OF OFFICIAL RECORDS IN SAID OFFICE OF THE COUNTY RECORDER;

THENCE ALONG THE SAID SOUTHWESTERLY LINE OF VICTORY ROAD THROUGH THE FOLLOWING COURSES:

- 1) NORTH 49°20'45" WEST, 31.02 FEET;
- 2) NORTH 05°04'38" WEST, 24.35 FEET;
- 3) NORTH 50°48'31" WEST, 416.72 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,446.00 FEET;
- 4) NORTHWESTERLY ALONG SAID CURVE, 36.24 FEET, THROUGH A CENTRAL ANGLE OF 01°26'10";
- 5) NORTH 49°22'21" WEST, 190.34 FEET;
- 6) SOUTH 84°32'48" WEST, 37.48 FEET;
- 7) SOUTH 40°37'39" WEST, 179.11 FEET;
- 8) SOUTH 43°18'58" WEST, 21.32 FEET TO THE NORTHEASTERLY TERMINUS OF THAT CERTAIN COURSE DESCRIBED AS "NORTH 40°37'39" EAST, 720.00 FEET" IN SAID NORTHWESTERLY LINE OF PARCEL 1-E-2.1;

THENCE LEAVING SAID SOUTHWESTERLY LINE OF VICTORY ROAD, ALONG SAID NORTHWESTERLY LINE OF PARCEL 1-E-2.1 SOUTH 40°37'39" WEST, 376.02 FEET TO THE **POINT OF BEGINNING**;

PAGE 4 OF 5

M:\Mapping\1448\01\Legals\SOCCCD ATEP Parcels\1448-01 ATEP Campus.docx

Exhibit B-1

CONTAINING AS A WHOLE: 61.290 ACRES

**AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART
HEREOF.**

DATED THIS 30TH DAY OF MAY 2018.

Kurt R. Troxell

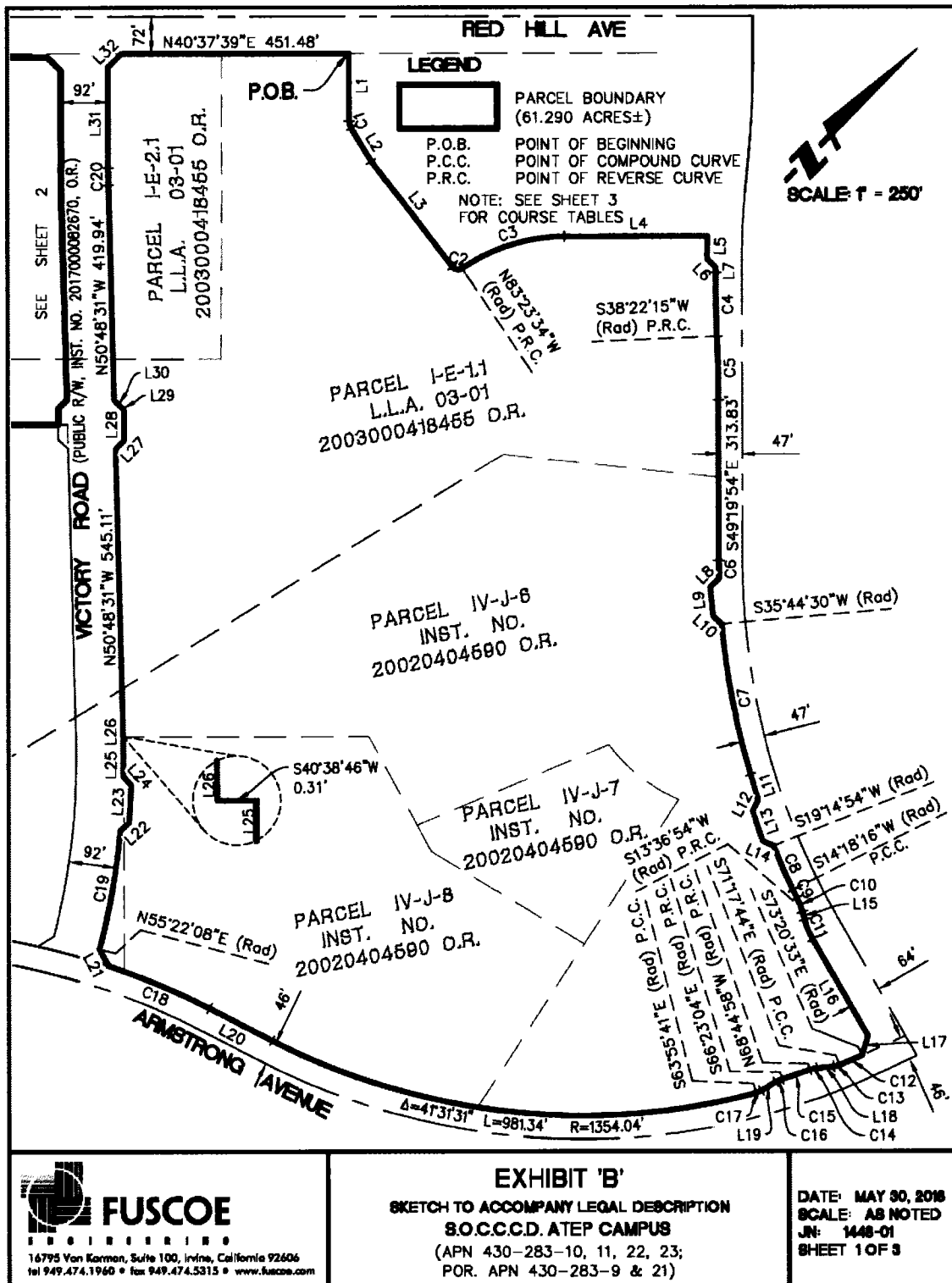
KURT R. TROXELL L.S. 7854
FUSCOE ENGINEERING



PAGE 5 OF 5

M:\Mapping\1448\01\Legals\SOCCCD ATEP Parcels\1448-01 ATEP Campus.docx

Exhibit B-1



M:\MAPPING\1448\01\LEGALS\SOCCCD ATEP PARCELS\1448-01_SOCCCD ATEP.DWG (05-31-18)

Exhibit B-1

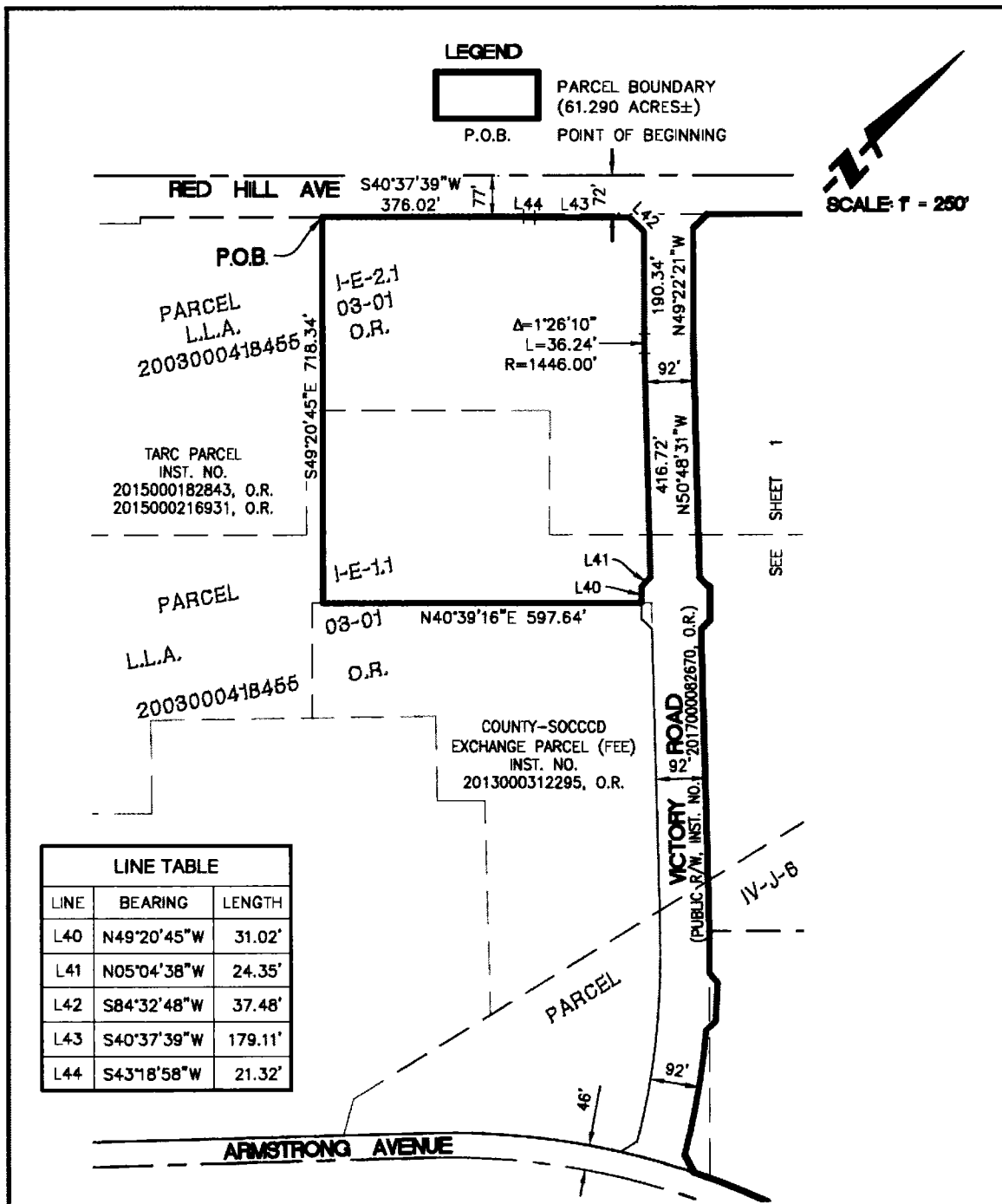


EXHIBIT 'B'
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
S.O.C.C.C.D. ATEP CAMPUS
(APN 430-283-10, 11, 22, 23;
POR. APN 430-283-9 & 21)

DATE: MAY 30, 2018
SCALE: AS NOTED
JN: 1448-01
SHEET 2 OF 3

M:\MAPPING\1448\01\LEGALS\SOCCLD ATEP PARCELS\1448-01_SOCCLD ATEP.DWG (05-31-18)

Exhibit B-1

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	31°01'38"	25.00'	13.54'
C2	86°28'53"	14.50'	21.89'
C3	33°53'18"	362.00'	214.11'
C4	2°18'05"	3108.59'	124.86'
C5	2°18'05"	3092.59'	124.22'
C6	1°23'53"	1447.04'	35.31'
C7	11°53'59"	1447.04'	300.53'
C8	4°56'38"	1090.18'	94.07'
C9	0°41'45"	1464.04'	17.78'
C10	11°54'29"	142.00'	29.51'
C11	14°52'27"	158.00'	41.02'
C12	2°02'49"	1354.04'	48.37'
C13	16°11'24"	42.00'	11.87'
C14	13°44'05"	58.00'	13.90'
C15	2°27'21"	1342.04'	57.52'
C16	13°44'05"	58.00'	13.90'
C17	16°11'28"	42.00'	11.87'
C18	8°32'42"	1446.04'	215.66'
C19	9°20'20"	1446.00'	235.69'
C20	1°26'10"	1354.00'	33.94'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S49°22'21"E	131.81'
L2	S80°23'59"E	76.58'
L3	S86°54'41"E	259.66'
L4	N40°29'44"E	282.84'
L5	S47°19'39"E	44.34'
L6	N85°40'06"E	24.04'
L7	S49°19'54"E	9.97'
L8	S04°58'49"E	24.35'
L9	S54°27'57"E	56.24'
L10	N83°15'15"E	22.96'
L11	S66°09'29"E	52.51'
L12	S21°09'25"E	24.04'
L13	S68°17'15"E	62.36'
L14	N64°09'20"E	23.85'
L15	S64°29'00"E	15.88'
L16	S79°21'27"E	218.54'
L17	S31°20'58"E	40.12'
L18	S34°53'40"W	33.43'
L19	S09°52'51"W	33.43'
L20	S67°35'50"W	139.46'
L21	N77°47'22"W	36.94'
L22	N00°53'21"W	23.94'
L23	N46°05'07"W	73.00'
L24	S88°43'07"W	23.51'
L25	N49°21'14"W	78.15'
L26	N49°45'56"W	17.18'
L27	N05°04'38"W	24.34'
L28	N49°20'45"W	62.00'
L29	S40°39'15"W	2.45'
L30	S84°55'22"W	23.73'
L31	N49°22'21"W	196.34'
L32	N03°17'29"W	37.48'



EXHIBIT 'B'
 SKETCH TO ACCOMPANY LEGAL DESCRIPTION
S.O.C.C.C.D. ATEP CAMPUS
 (APN 430-283-10, 11, 22, 23;
 POR. APN 430-283-9 & 21)

DATE: MAY 30, 2018
 SCALE: AS NOTED
 JN: 1448-01
 SHEET 3 OF 3

M:\MAPPING\1448\01\LEGALS\SOCCLD ATEP PARCELS\1448-01_SOCCLD ATEP.DWG (05-31-18)

EXHIBIT B-1

**LEGAL DESCRIPTION OF THE ANNEXED PROPERTY
(Continued)**

But excluding therefrom that portion of the above-described real property depicted and described in Attachment B-1.1 attached hereto.

[See attached.]

EXCLUDED PROPERTY

Parcel IV-K-2

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

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

5
6 For the purpose of this description the following Control Line is hereby established:

7
8 **Control Line "A"**

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

21
22 **Control Line "B"**

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

EXCLUDED PROPERTY

Parcel IV-K-2

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

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

Parcel IV-K-2

6
7
8 Beginning at the hereinbefore described Point "D"; thence leaving said Control Line "B"
9 North 40°28'16" West 46.00 feet to the **True Point of Beginning**, said point being the
10 beginning of a non-tangent curve concave northwesterly, having a radius of 1354.04 feet,
11 said curve also being concentric with and 46.00 feet northwesterly of said Control Line
12 "B", a radial line to said beginning bears South 40°28'16" East; thence southwesterly and
13 westerly along said concentric curve 427.00 feet through a central angle of 18°04'06" to a
14 line parallel with and 46.00 feet northwesterly of said Control Line "B"; thence along said
15 parallel line South 67°35'50" West 139.46 feet to the beginning of a curve concave
16 southeasterly having a radius of 1446.04 feet, said curve being concentric with and
17 46.00 feet northwesterly of said Control Line "B"; thence southwesterly along said
18 concentric curve 184.05 feet through a central angle of 07°17'33"; thence leaving said
19 concentric curve North 49°21'14" West 459.00 feet; thence North 40°38'46" East
20 486.27 feet; thence South 77°38'59" East 256.30 feet; thence North 71°36'25" East
21 351.77 feet; thence South 15°49'01" East 382.89 feet to the **True Point Of Beginning**.

22
23 Containing 436,043 square feet or 10.01 acres, more or less
24
25

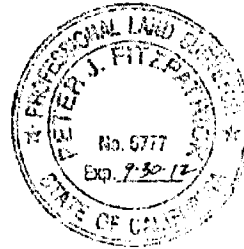
EXCLUDED PROPERTY

Parcel IV-K-2
(Reuse Plan Disposal Site 2; portion of Carve-Out 5)

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

2
3 Prepared under my supervision

4
5
6 *Peter J. Fitzpatrick* *10/28/11*
7
8 Peter J. Fitzpatrick, PLS 6777 Date



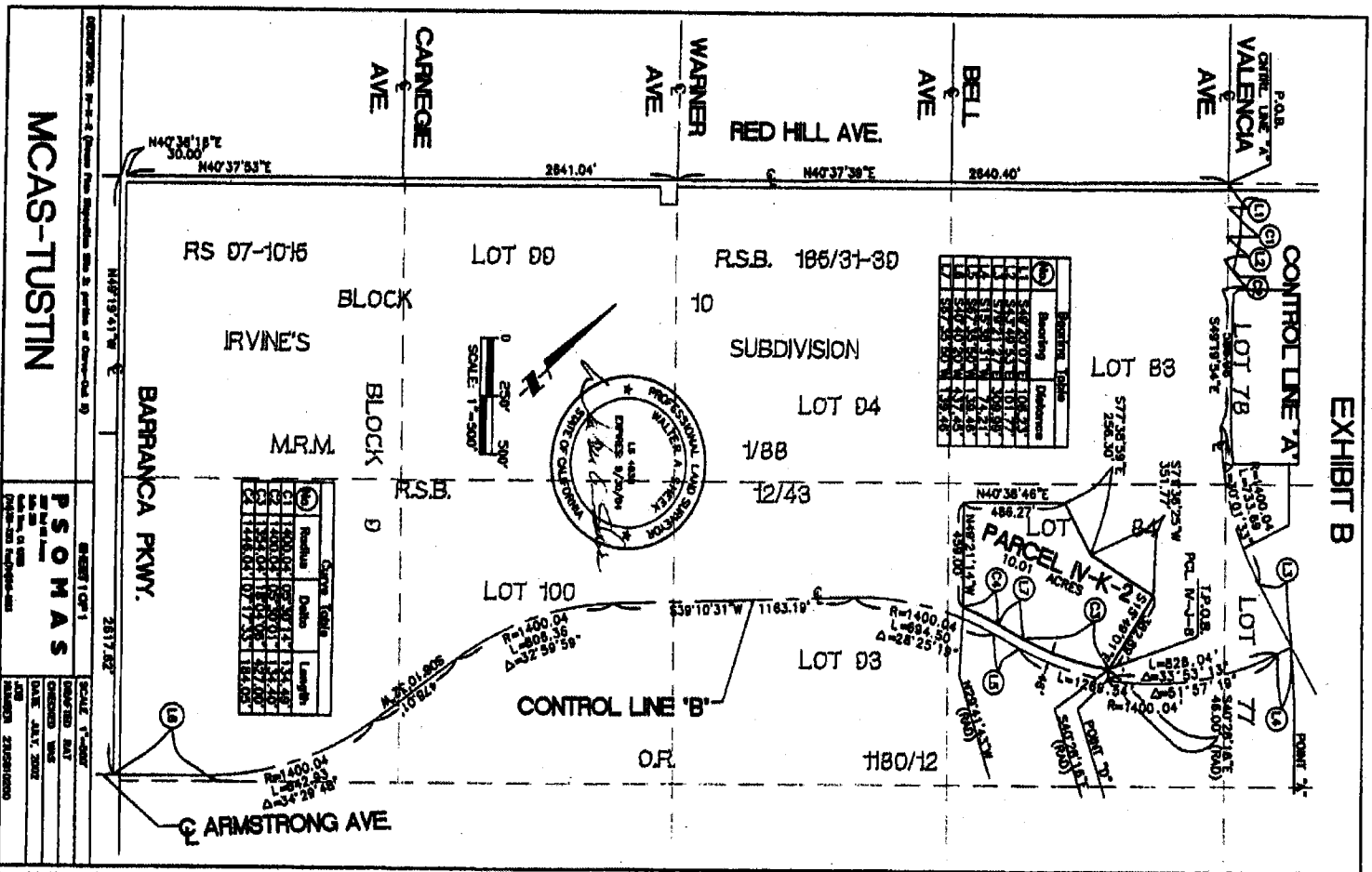
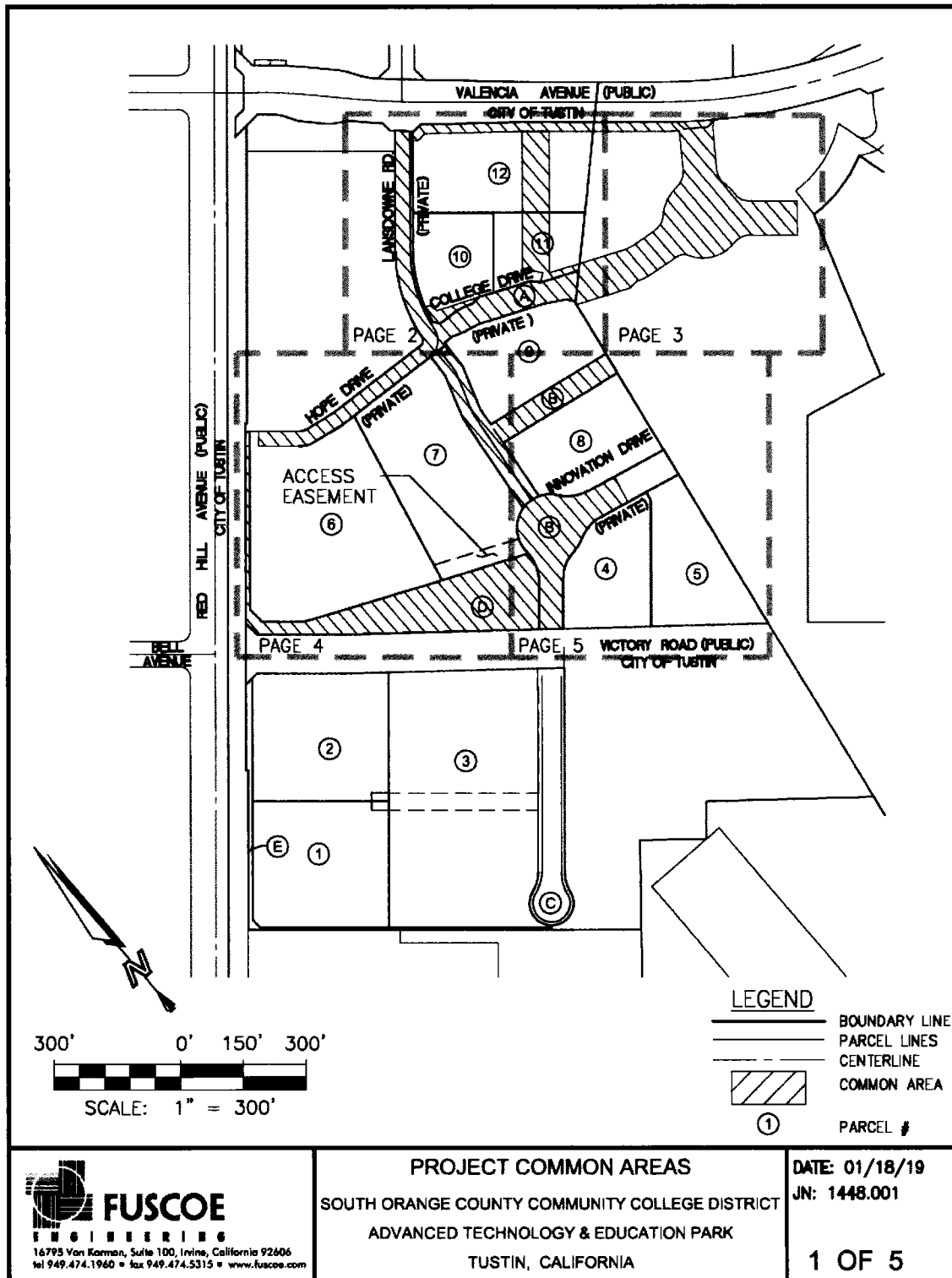


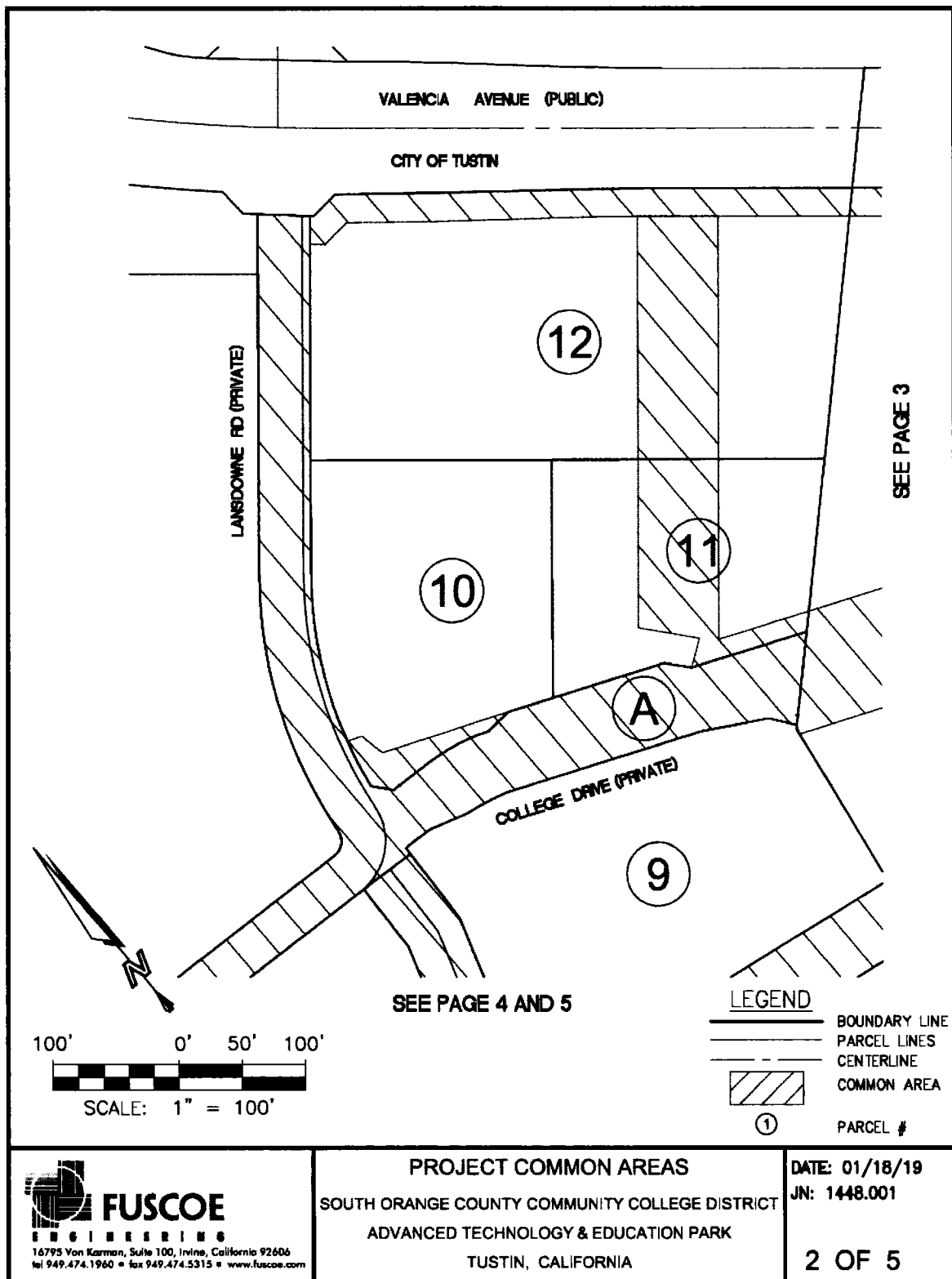
EXHIBIT C-1
PROJECT COMMON AREA

[See attached.]



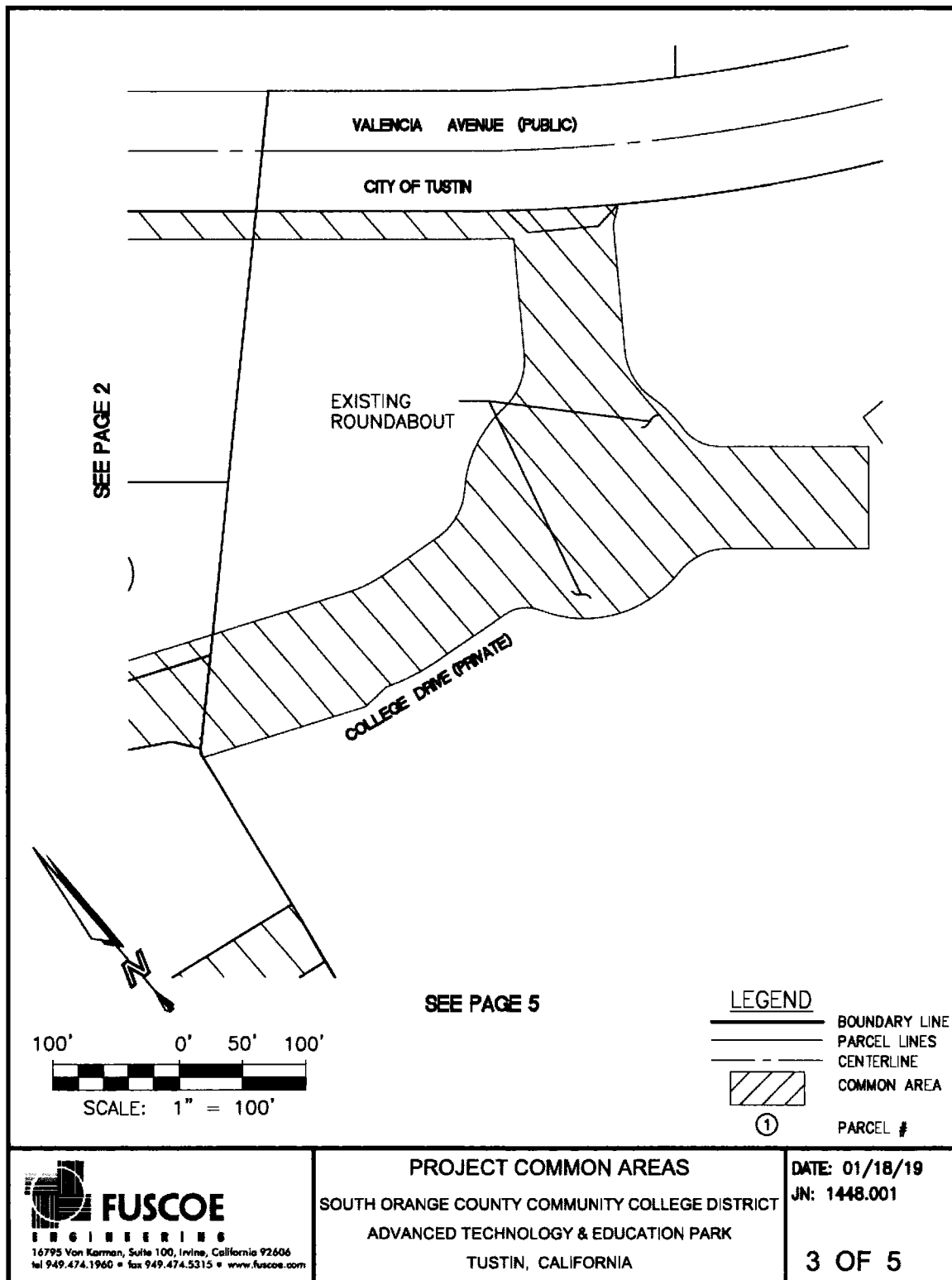
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Exhibit C-1



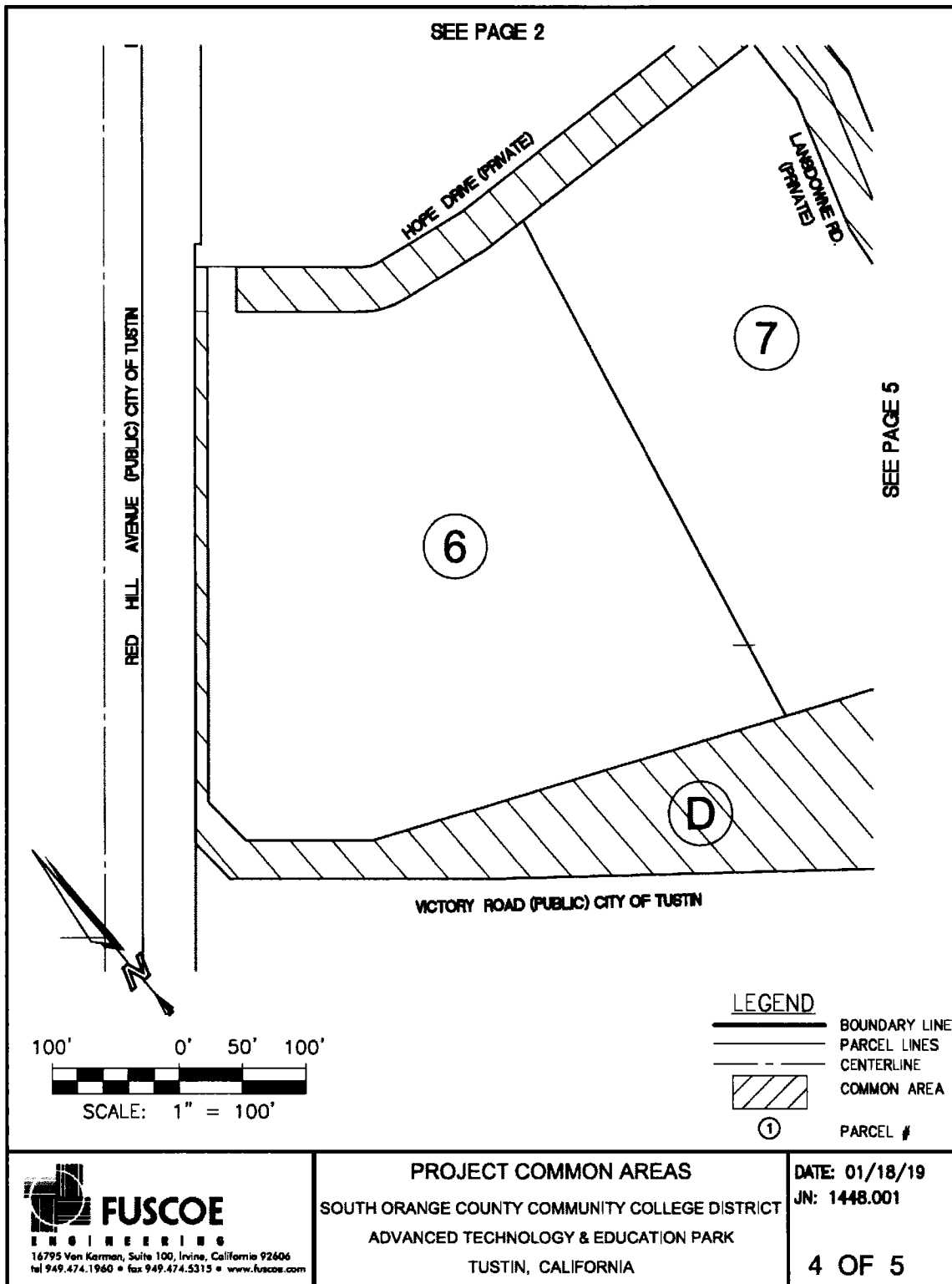
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Exhibit C-1



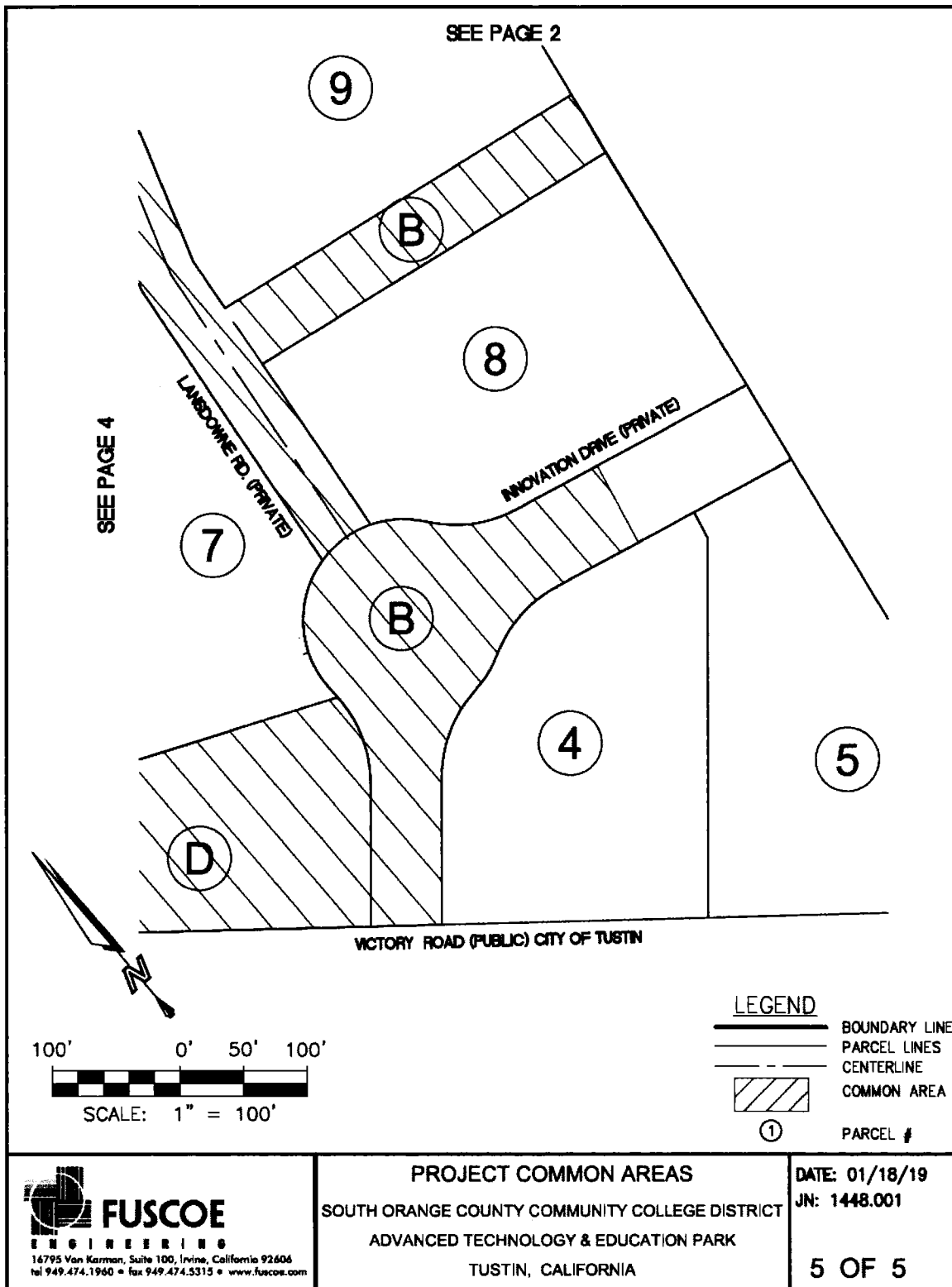
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Exhibit C-1



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Exhibit C-1



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Exhibit C-1