

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1

IN THE CITY OF YORBA LINDA, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING THAT PORTION OF THE ANAHEIM UNION WATER COMPANY CANAL AS SHOWN ON PARCEL MAP FILED IN BOOK 122, PAGES 31 AND 32 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT CENTERLINE INTERSECTION OF YORBA LINDA BOULEVARD AND EUREKA AVENUE AS SHOWN ON SAID PARCEL MAP;

THENCE, ALONG THE CENTERLINE OF SAID YORBA LINDA BOULEVARD, NORTH 89°33'30" EAST, 660.00 FEET TO THE EASTERLY LINE OF LOTS 1 AND 2, BLOCK 18, YORBA LINDA TRACT AS PER MAP FILED IN MISCELLANEOUS MAP BOOK 5, PAGES 17 AND 18, RECORDS OF SAID COUNTY, SAID EASTERLY LINE IS ALSO SHOWN ON SAID PARCEL MAP;

THENCE, LEAVING SAID CENTERLINE AND ALONG SAID EASTERLY LINE, NORTH 00°30'20" EAST, 355.34 FEET TO A POINT ON THE NORTHEASTERLY LINE OF PARCEL 2 OF SAID PARCEL MAP, SAID POINT ALSO BEING ON THE SOUTHWESTERLY LINE OF SAID ANAHEIM UNION WATER COMPANY CANAL AS SHOWN ON SAID PARCEL MAP;

THENCE ALONG SAID NORTHEASTERLY LINE OF PARCEL 2 AND ALONG SAID SOUTHWESTERLY LINE OF THE ANAHEIM UNION WATER COMPANY CANAL, SOUTH 60°27'50" EAST, 33.57 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID LINES, THE FOLLOWING SEVEN (7) COURSES:

1. NORTH 29°32'10" EAST, 21.00 FEET;
2. SOUTH 60°27'50" EAST, 150.67 FEET;
3. SOUTH 59°43'32" EAST, 38.16 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 78.00 FEET;
4. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69°42'18" AN ARC LENGTH OF 94.89 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 430.00 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS NORTH 80°01'14" WEST;
5. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'54" AN ARC LENGTH OF 68.16 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 145.00 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS NORTH 70°56'19" WEST;
6. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°22'10" AN ARC LENGTH OF 59.14 FEET;
7. NON-TANGENT TO LAST MENTIONED CURVE, NORTH 69°21'50" WEST, 5.65 FEET TO THE NORTHWEST LINE OF SAID ANAHEIM UNION WATER COMPANY CANAL;

ASSESSOR'S PARCEL NUMBER: 334-403-27 (PORTION)

DATE EXHIBIT PREPARED: 04/08/2026

SHEET 1 OF 2

EXHIBIT "A"
LEGAL DESCRIPTION
CITY OF YORBA LINDA, CALIFORNIA



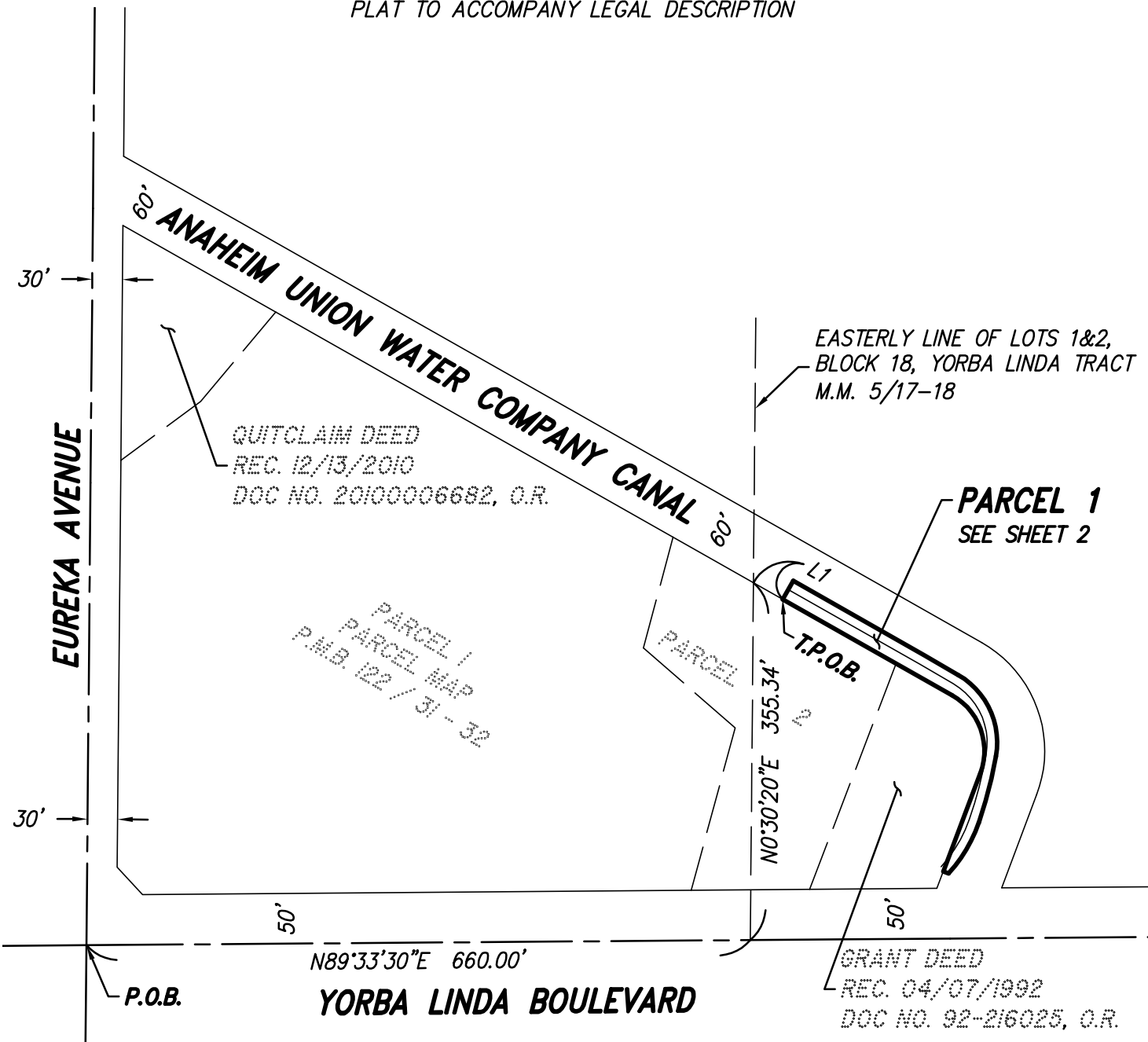
Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning

160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
(714) 685-6860

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EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION



NOTE

SEE SHEET 3 FOR LINE AND CURVE DATA TABLES

LEGEND

- DESCRIPTION AREA
- RIGHT-OF-WAY LINE/ CENTER LINE
- UNDERLYING LOT LINE

ASSESSOR'S PARCEL NUMBER: 334-403-27 (PORTION)
DATE EXHIBIT PREPARED: 04/08/2026

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF YORBA LINDA BOULEVARD AS SHOWN ON PARCEL MAP FILED IN PARCEL MAP BOOK 122, PAGES 31 AND 32, BEING NORTH 89°33'30" EAST.



SCALE: 1"=150'
SHEET 1 OF 3

EXHIBIT "B"
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EXHIBIT "B"

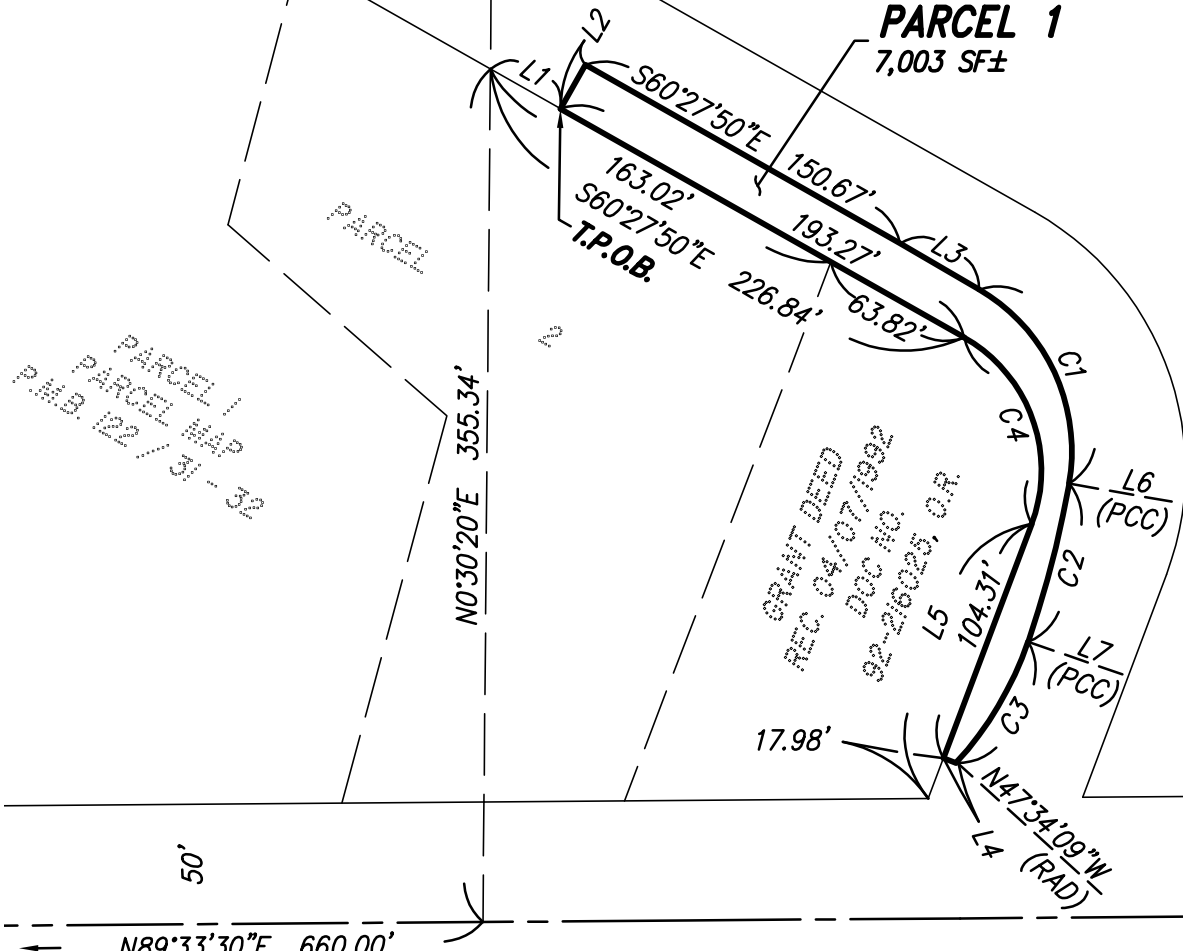
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SEE SHEET 1

ANAHEIM UNION
WATER COMPANY CANAL

EASTERLY LINE OF LOTS 1&2,
BLOCK 18, YORBA LINDA TRACT
M.M. 5/17-18

PARCEL 1
7,003 SF±



SEE SHEET 1

N89°33'30"E 660.00'

YORBA LINDA BOULEVARD

LEGEND

- DESCRIPTION AREA
- RIGHT-OF-WAY LINE / CENTER LINE
- UNDERLYING LOT LINE

NOTE

SEE SHEET 3 FOR LINE AND CURVE DATA TABLES

SCALE: 1"=80'
SHEET 2 OF 3



EXHIBIT "B"
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EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S60°27'50"E	33.57'
L2	N29°32'10"E	21.00'
L3	S59°43'32"E	38.16'
L4	N69°21'50"W	5.65'
L5	N20°38'10"E	122.29'
L6	N80°01'14"W	—
L7	N70°56'19"W	—

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	69°42'18"	78.00'	94.89'
C2	9°04'54"	430.00'	68.16'
C3	23°22'10"	145.00'	59.14'
C4	81°06'00"	63.50'	89.88'

SHEET 3 OF 3

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