



CALIFORNIA
DEPARTMENT OF
EDUCATION

TOM TORLAKSON
STATE SUPERINTENDENT OF PUBLIC INSTRUCTION

October 24, 2014

Irvine Unified
5050 Barranca Pkwy.
Irvine, CA 92604

Project Tracking No: 73650-166
Re: High School #5
Irvine Blvd/ Sand Canyon/ Hwy 133
County: Orange
Acres: 3.29
Grade Level: 9 - 12

Dear Superintendent:

Subject: Final Site Approval

The California Department of Education approves the acquisition of and/or use of, for school purposes, the parcel of property described on the attachment. This site meets the California Department of Education's standards for educational adequacy (California Code of Regulations, Title 5, 14001 et seq. and Education Code 17251(c) and (d)). It is the responsibility of the district to complete all of the mitigation measures identified in the documents submitted to the California Department of Education for review.

The property approved for acquisition is an addition to an existing school site. The property approved for acquisition and/or use is 3.29 gross acres of which 3.29 are usable for school purposes. The property approved for acquisition and/or use and the existing school site total 43.59 usable acres. This represents 71.58% of the California Department of Education's recommended master plan site size of 60.9 acres as contained in the California Department of Education's "Guide to School Site Analysis and Development (2000)."

As required by Education Code 17072.12(b) and State Allocation Board Regulation 1859.75(b) for districts requesting state aid in site acquisition, the district has certified to the California Department of Education that there are no district owned sites that are usable for this project.

The applicant has certified that this project is either exempt from, or has completed, the California Environmental Quality Act (CEQA) process.

The district has met the requirements of Education Code 17213.1 regarding the preparation of a Phase I environmental assessment or a Preliminary Endangerment Assessment (PEA), and/or the completion of a Response Action, and the Department of Toxic Substances Control has issued a determination letter dated July 29, 2014 indicating that no action or no further action/investigation is required for this site.

This site approval is valid for a maximum of five (5) years from the date of this approval letter.

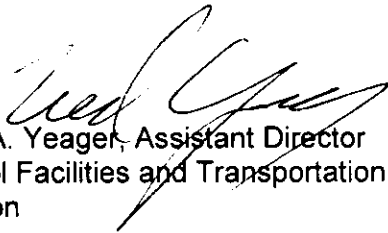
Irvine Unified
October 24, 2014
Page 2

PTN: 73650-166
High School #5
Irvine Blvd/ Sand Canyon/ Hwy 133

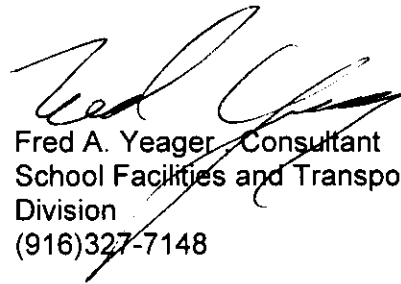
However, if prior to acquisition and/or initiation of the response action, changes take place within this five-year period which would affect or alter the Department of Education's original approval--including but not limited to, changes in surrounding land uses or CEQA determination, the master plan capacity of the site and changes in code and/or regulation--the site may be subject to reevaluation using the current standards in effect at the time of reevaluation.

Please contact the consultant identified below if you have questions regarding this letter.

Sincerely,



Fred A. Yeager, Assistant Director
School Facilities and Transportation Services
Division



Fred A. Yeager, Consultant
School Facilities and Transportation Services
Division
(916)327-7148

DP8117/S5220
cc: OPSC Real Estate

EXHIBIT "A"

LEGAL DESCRIPTION - HIGH SCHOOL SITE

(GRANT DEED)

Additional 0.171
acres on southern portion
of site.

Parcel A:

In the City of Irvine, County of Orange, State of California, being that portion of Lots 274 and 275 of Block 154 of Irvine's Subdivision, as shown on a map filed in Book 1, Page 88 of Miscellaneous Record Maps in the office of the County Recorder of said county, described as follows:

BEGINNING at the southwesterly terminus of that certain course shown as "S01°12'16"W 22.02" in the southeasterly boundary of Parcel A of the Grant Deed recorded May 29, 2014 as Instrument No. 2014000208216, of Official Records in the office of the County Recorder of said county; thence along the boundary of said Parcel A the following twelve (12) courses:

- 1) South 40°40'37" West 91.13 feet to a curve concave northwesterly having a radius of 1085.00 feet,
- 2) southwesterly 28.78 feet along said curve through a central angle of 1°31'11",
- 3) South 42°11'48" West 172.26 feet to a curve concave northwesterly having a radius of 389.00 feet,
- 4) southwesterly 94.38 feet along said curve through a central angle of 13°54'04" to a compound curve concave northwesterly having a radius of 1106.00 feet,
- 5) southwesterly 201.04 feet along said curve through a central angle of 10°24'54",
- 6) South 66°30'46" West 316.01 feet to a curve concave northeasterly having a radius of 796.00 feet,
- 7) northwesterly 1293.07 feet along said curve through a central angle of 93°04'28"
- 8) thence North 20°24'46" West 369.98 feet to a curve concave westerly having a radius of 1244.00 feet,
- 9) northerly 34.21 feet along said curve through a central angle of 1°34'33",

August 11, 2014
WO No. 1855-224X
Page 1 of 4
H&A Legal No. 8308
By: K. Vo
Checked By: R. Wheeler

EXHIBIT "A"

LEGAL DESCRIPTION – HIGH SCHOOL SITE

(GRANT DEED)

- 10) non-tangent from said curve North 10°08'19" East 22.29 feet,
- 11) North 61°31'45" East 522.03 feet to a curve concave northwesterly having a radius of 1143.00 feet,
- 12) northeasterly 402.55 feet along said curve through a central angle of 20°10'45" to a point on the boundary of Parcel II-D as described in the Quitclaim Deed recorded July 12, 2005 as Instrument No. 2005000536290 of Official Records of said county;

Thence along the boundary of said Parcel II-D, South 64°12'47" West 77.70 feet; thence leaving said boundary of Parcel II-D, South 48°09'24" West 105.43 feet to a curve concave northwesterly having a radius of 1000.00 feet; thence southwesterly 191.40 feet along said curve through a central angle of 10°57'59"; thence South 59°07'23" West 134.15 feet; thence North 30°52'37" West 41.00 feet to a curve concave easterly having a radius of 24.50 feet; thence northerly 9.22 feet along said curve through a central angle of 21°33'08"; thence non-tangent from said curve South 59°07'23" West 34.43 feet to a non-tangent curve concave southwesterly having a radius of 24.50 feet, a radial line to the beginning of said curve bears North 37°34'15" East; thence southeasterly 9.22 feet along said curve through a central angle of 21°33'08"; thence South 30°52'37" East 41.00 feet; thence South 59°07'23" West 325.01 feet to a curve concave northwesterly having a radius of 2593.00 feet; thence southwesterly 72.61 feet along said curve through a central angle of 1°36'16"; thence non-tangent from said curve South 30°52'37" East 22.58 feet to a non-tangent curve concave easterly having a radius of 113.00 feet, a radial line to the beginning of said curve bears North 45°18'09" West; thence southerly 98.81 feet along said curve through a central angle of 50°06'05"; thence non-tangent from said curve South 69°35'14" West 21.85 feet; thence South 20°24'46" East 223.99 feet; thence South 24°17'44" East 6.21 feet; thence South 65°21'46" West 56.86 feet to a curve concave northerly having a radius of 24.50 feet; thence westerly 4.02 feet along said curve through a central angle of 9°23'47"; thence non-tangent from said curve South 24°38'14" East 49.66 feet to a non-tangent curve concave southeasterly having a radius of 24.50 feet, a radial line to the beginning of said curve bears North

EXHIBIT "A"

LEGAL DESCRIPTION – HIGH SCHOOL SITE

(GRANT DEED)

34°02'01" West; thence northeasterly 4.02 feet along said curve through a central angle of 9°23'47"; thence North 65°21'46" East 38.48 feet to a curve concave southerly having a radius of 24.50 feet; thence easterly 20.27 feet along said curve through a central angle of 47°23'39"; thence non-tangent from said curve South 24°17'44" East 75.75 feet to a curve concave northeasterly having a radius of 825.00 feet; thence southeasterly 841.31 feet along said curve through a central angle of 58°25'42" to a non-tangent curve concave westerly having a radius of 24.50 feet, a radial line to the beginning of said curve bears North 43°02'46" East; thence southerly 23.74 feet along said curve through a central angle of 55°31'26"; thence non-tangent from said curve South 8°34'11" West 12.97 feet to a curve concave westerly having a radius of 24.50 feet; thence southerly 4.02 feet along said curve through a central angle of 9°23'47"; thence non-tangent from said curve South 81°25'49" East 21.66 feet to a non-tangent curve concave easterly having a radius of 24.50 feet, a radial line to the beginning of said curve bears South 89°10'24" West; thence northerly 4.02 feet along said curve through a central angle of 9°23'47"; thence North 8°34'11" East 34.49 feet to a non-tangent curve concave northerly having a radius of 825.00 feet, a radial line to the beginning of said curve bears South 5°04'39" West; thence easterly 29.15 feet along said curve through a central angle of 2°01'28"; thence South 86°56'49" East 126.04 feet to a curve concave northerly having a radius of 1056.00 feet; thence easterly 92.55 feet along said curve through a central angle of 5°01'17"; thence non-tangent from said curve South 10°10'57" East 1.47 feet to a curve concave westerly having a radius of 357.50 feet; thence southerly 41.89 feet along said curve through a central angle of 6°42'47"; thence non-tangent from said curve North 86°31'50" East 18.50 feet to a non-tangent curve concave westerly having a radius of 376.00 feet, a radial line to the beginning of said curve bears North 86°31'50" East; thence southerly 0.46 feet along said curve through a central angle of 0°04'12"; thence non-tangent from said curve North 86°36'02" East 18.50 feet to a non-tangent curve concave westerly having a radius of 394.50 feet, a radial line to the beginning of said curve bears North 86°36'02" East; thence northerly 43.49 feet along said curve through a central angle of 6°19'01" to a non-tangent curve concave northerly having a radius of 1056.00 feet, a radial line to the beginning of said curve bears South 3°59'28" East; thence easterly 461.63 feet along said curve through a central angle of

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By: K. Vo
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EXHIBIT "A"

LEGAL DESCRIPTION - HIGH SCHOOL SITE

(GRANT DEED)

25°02'48"; thence non-tangent from said curve South 23°29'14" East 17.61 feet to a curve concave northeasterly having a radius of 257.50 feet; thence southeasterly 26.07 feet along said curve through a central angle of 5°47'59" to a reverse curve concave southwesterly having a radius of 24.50 feet; thence southeasterly 4.47 feet along said curve through a central angle of 10°26'40" to a non-tangent curve concave northwesterly having a radius of 1104.00 feet, a radial line to the beginning of said curve bears South 28°52'01" East; thence northeasterly 31.89 feet along said curve through a central angle of 1°39'19" to a non-tangent curve concave northeasterly having a radius of 24.50 feet, a radial line to the beginning of said curve bears South 49°17'46" West; thence northwesterly 4.96 feet along said curve through a central angle of 11°35'50" to a compound curve concave northeasterly having a radius of 226.50 feet; thence northwesterly 22.21 feet along said curve through a central angle of 5°37'10"; thence North 23°29'14" West 21.08 feet to a non-tangent curve concave northwesterly having a radius of 1056.00 feet, a radial line to the beginning of said curve bears South 30°43'49" East; thence northeasterly 28.26 feet along said curve through a central angle of 1°31'59" to a compound curve concave northwesterly having a radius of 806.00 feet; thence northeasterly 239.99 feet along said curve through a central angle of 17°03'35"; thence North 40°40'37" East 331.78 feet; thence North 1°12'16" East 31.46 feet to the POINT OF BEGINNING.

Containing an area of 3.971 acres, more or less.

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



Robert L. Wheeler IV, L.S. 8639

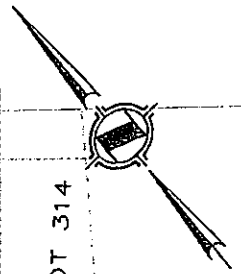
Date: 08/11/14



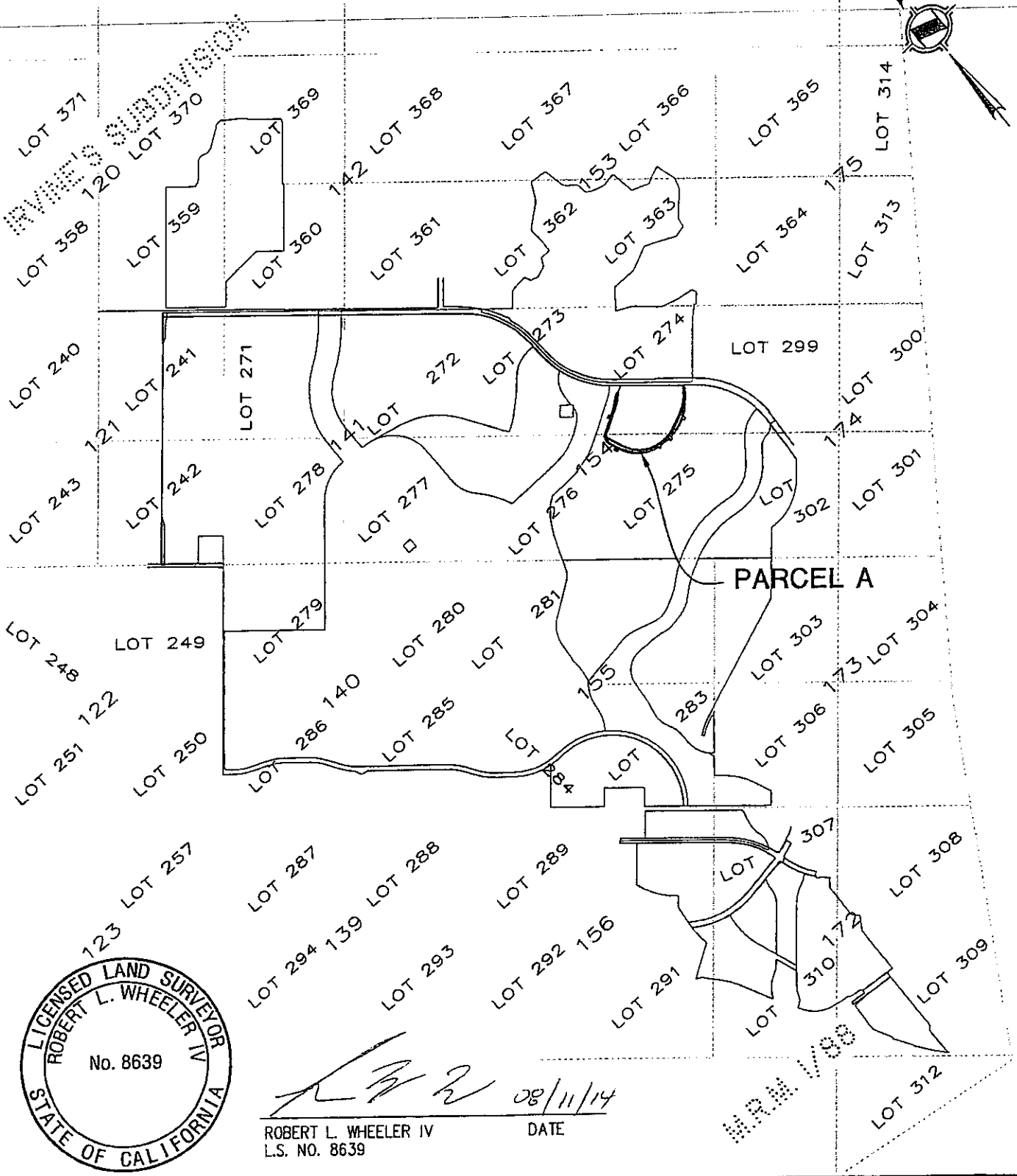
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WO No. 1855-224X
Page 4 of 4
H&A Legal No. 8308
By: K. Vo
Checked By: R. Wheeler

EXHIBIT "B"

Sketch to Accompany Legal Description



HERITAGE FIELDS SUBDIVISION



[Signature]
 ROBERT L. WHEELER IV
 L.S. NO. 8639
 08/11/14
 DATE

HUNSAKER & ASSOCIATES
 IRVINE, INC.
 PLANNING ■ ENGINEERING ■ SURVEYING
 Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759

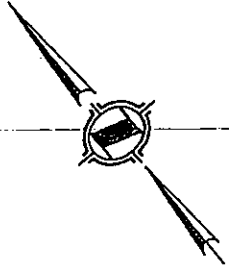
GRANT DEED

IN THE CITY OF IRVINE, COUNTY OF ORANGE, STATE OF CALIFORNIA

DATE: 08/04/14	REV. DATE: NONE	DWG By: K. VO	CK'd By: R. WHEELER	SCALE: 1"=3000'	W.O. 1855-224X
I: \HeritageFields\LD\8308-D5-HS-IUSD\SHT01.dwg				H&A LEGAL No. 8308	SHEET 1 OF 6

EXHIBIT "B"

Sketch to Accompany Legal Description



IRVINE'S SUBDIVISION

LOT 274

IRVINE BOULEVARD

SEE DETAIL "A"
ON SHEET 3

P.O.B.

LOT 273

PARCEL II-D
INST. NO.
2005000536290
O.R.

PARCEL A, INST. NO.
2014000208216, O.R.

PARCEL A
3.971 AC

SEE DETAIL "B"
ON SHEET 4

BLOCK 154

PARCEL A
3.971 AC

N68°00'41"E
RAD

SEE DETAIL "C"
ON SHEET 4

SEE DETAIL "C"
ON SHEET 5

SEE DETAIL "D"
ON SHEET 4

SEE DETAIL "E"
ON SHEET 5

SEE DETAIL "F"
ON SHEET 5

LOT 276

LOT 275

M.R.M. 1/88

SEE SHEET 6 FOR LINE AND CURVE DATA TABLE.

- () INDICATES RECORD DATA AS NOTED
- R1 INDICATES INSTRUMENT NO. 2014000208216, O.R. ✓
- R2 INDICATES INSTRUMENT NO. 2005000536290, O.R.

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GRANT DEED

IN THE CITY OF IRVINE, COUNTY OF ORANGE, STATE OF CALIFORNIA

DATE: 08/04/14	REV. DATE: NONE	.DWG By: K. VO	CK'd By: R. WHEELER	SCALE: 1"=400'	W.O. 1855-224X
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EXHIBIT "B"

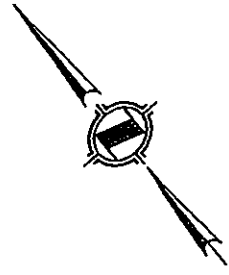
Sketch to Accompany Legal Description

IRVINE BOULEVARD

PARCEL II-D
INST. NO.
2005000536290 O.R.

(10.75' R1)

(N49°19'23"W 791.95' R1) →



748.02' R2

(159.25' R1)

PARCEL A

INST. NO. 2014000208216, O.R.

N48°39'00"W
RAD

(N64°12'47"E
77.70'

L=402.55' R1)

R=1143.00'

PARCEL A
3.971 AC

(578.02' R1)
N48°09'24"E 105.43'

(Δ=20°10'45"

- () INDICATES RECORD DATA AS NOTED
- R1 INDICATES INSTRUMENT NO. 2014000208216, O.R.
- R2 INDICATES INSTRUMENT NO. 2005000536290, O.R.

SEE SHEET 2



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GRANT DEED DETAIL "A"

IN THE CITY OF IRVINE, COUNTY OF ORANGE, STATE OF CALIFORNIA

DATE: 08/04/12	REV. DATE: NONE	.DWG By: K. VO	CK'd By: R. WHEELER	SCALE: 1"=50'	W.O. 1855-224X
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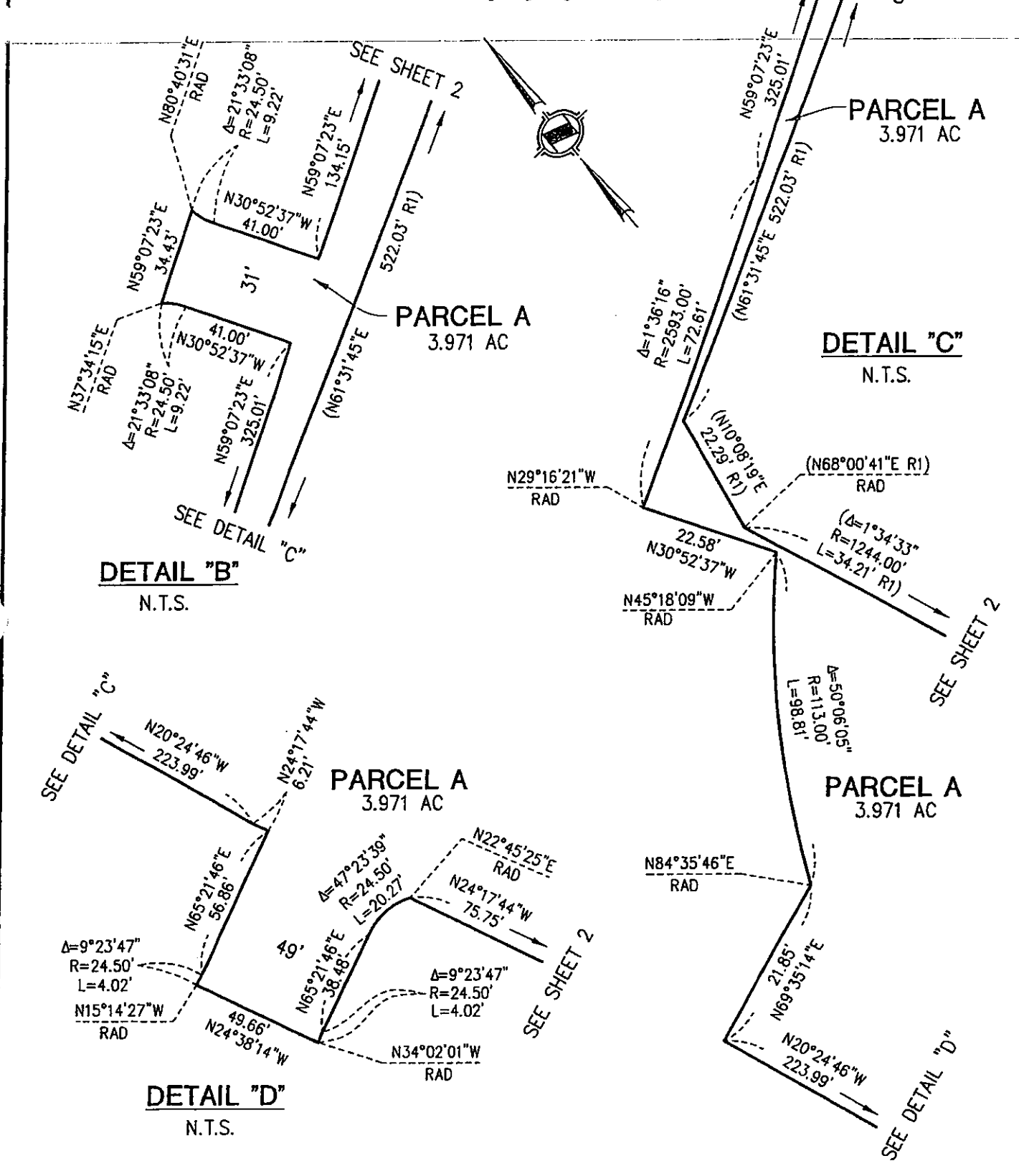
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H&A LEGAL No. 8308

SHEET 3 OF 6

EXHIBIT "B"

Sketch to Accompany Legal Description




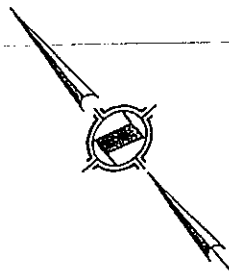
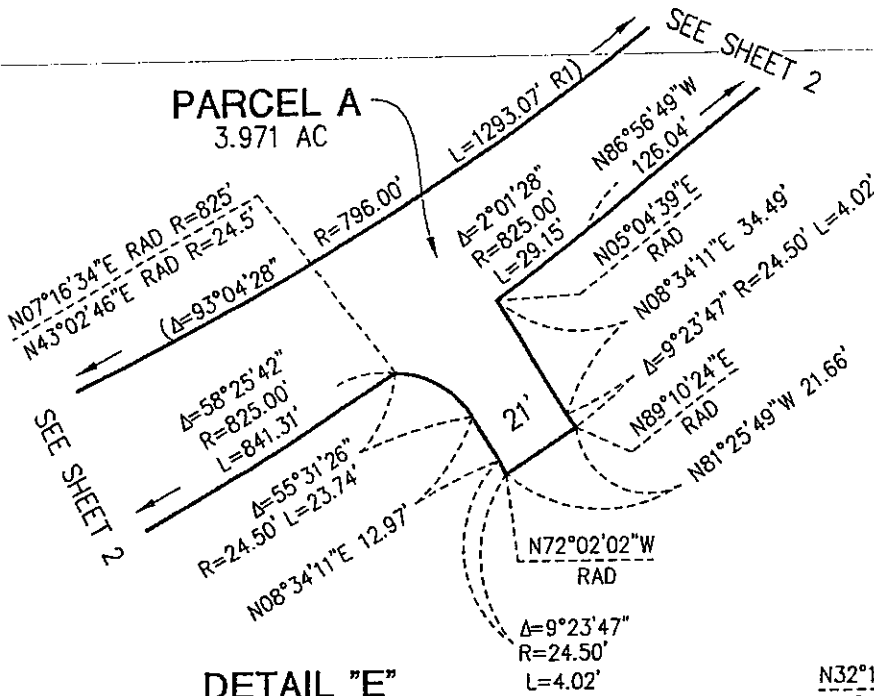
 HUNSAKER & ASSOCIATES IRVINE, INC. PLANNING • ENGINEERING • SURVEYING Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759		GRANT DEED DETAILS "B", "C" & "D" IN THE CITY OF IRVINE, COUNTY OF ORANGE, STATE OF CALIFORNIA			
DATE: 08/04/12	REV. DATE: NONE	.DWG By: K. VO	CK'd By: R. WHEELER	SCALE: N.T.S.	W.O. 1855-224X
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EXHIBIT "B"

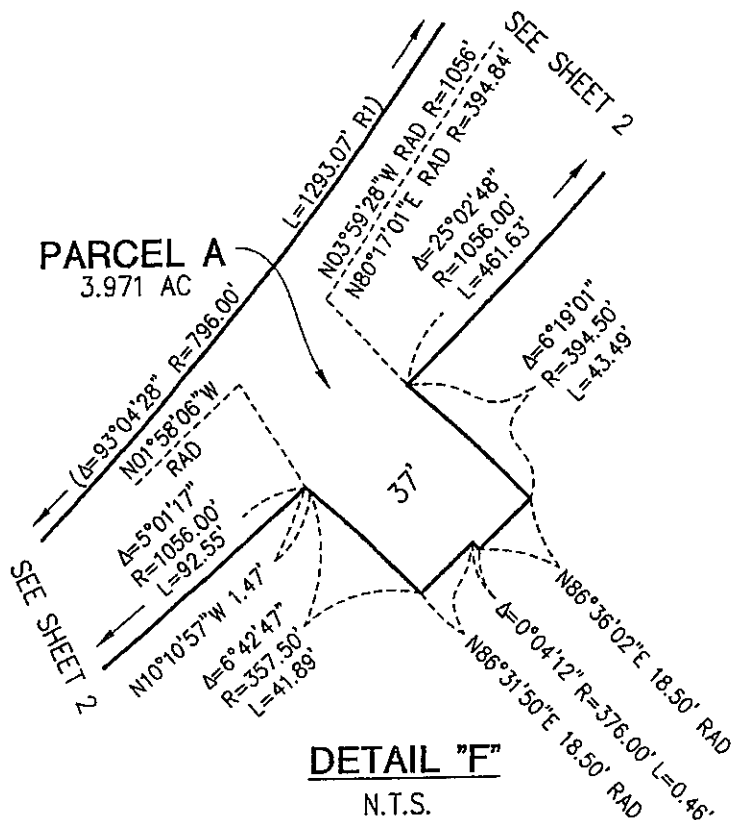
Sketch to Accompany Legal Description



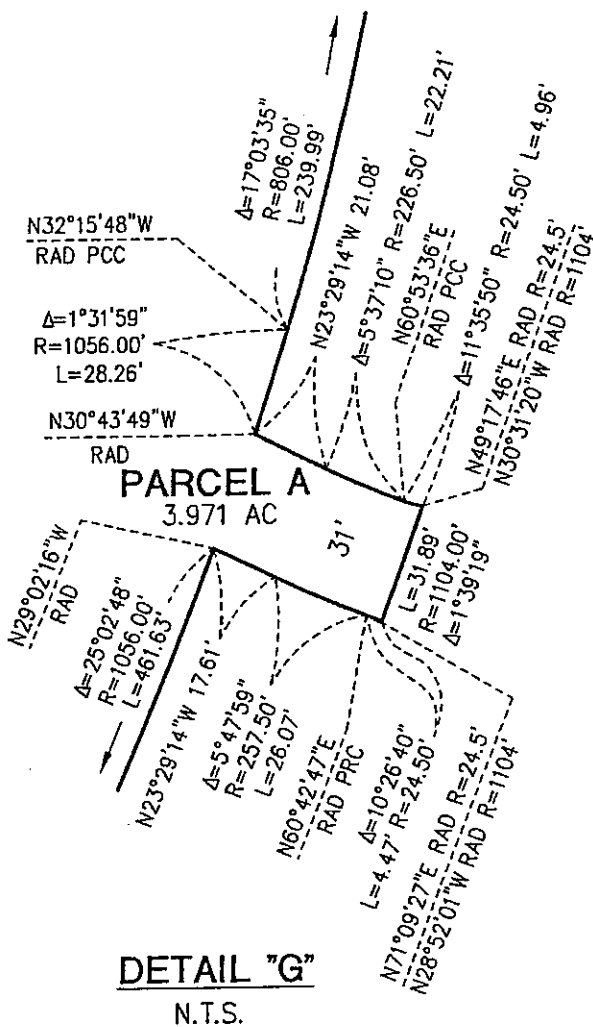
PARCEL A
3.971 AC



PARCEL A
3.971 AC



PARCEL A
3.971 AC



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GRANT DEED DETAILS "E", "F" & "G"

IN THE CITY OF IRVINE, COUNTY OF ORANGE, STATE OF CALIFORNIA

DATE: 08/04/12	REV. DATE: NONE	DWG By: K. VO	CK'd By: R. WHEELER	SCALE: N.T.S.	W.O. 1855-224X
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EXHIBIT "B"

Sketch to Accompany Legal Description

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	(1°31'11"	1085.00'	28.78' R1)
C2	(13°54'04"	389.00'	94.38' R1)
C3	(10°24'54"	1106.00'	201.04' R1)
C4	(1°34'33"	1244.00'	34.21' R1)
C5	(20°10'45"	1143.00'	402.55' R1)
C6	(0°43'27"	2518.00'	31.83' R1)
C7	17°03'35"	806.00'	239.99'
C8	1°31'59"	1056.00'	28.26'
C9	25°02'48"	1056.00'	461.63'
C10	6°19'01"	394.50'	43.49'
C11	6°42'47"	357.50'	41.89'
C12	5°01'17"	1056.00'	92.55'
C13	10°57'59"	1000.00'	191.40'
C13	10°57'59"	1000.00'	191.40'
C14	50°06'05"	113.00'	98.81'

LINE TABLE		
LINE	BEARING	LENGTH
L1	(S40°40'37"W	91.13' R1)
L2	(S42°11'48"W	172.26' R1)
L3	(S66°30'46"W	316.01' R1)
L4	(N20°24'46"W	369.98' R1)
L5	(N10°08'19"E	22.29' R1)
L6	(N61°31'45"E	522.03' R1)
L7	(N64°12'47"E	159.25' R1)
L8	(N49°19'23"W	206.08' R1)
L9	(S01°12'16"W	22.02' R1)
L10	N01°12'16"E	31.46'
L11	N23°29'14"W	21.08'
L12	N23°29'14"W	17.61'
L13	N86°56'49"W	126.04'
L14	N24°17'44"W	75.75'
L15	N20°24'46"W	223.99'
L16	(N64°12'47"E	748.02' R2)
L17	N48°09'24"E	105.43'
L18	N59°07'23"E	134.15'
L19	N59°07'23"E	325.01'
L20	N69°35'14"E	21.85'

() INDICATES RECORD DATA AS NOTED
 R1 INDICATES INSTRUMENT NO. 2014000208216, O.R.
 R2 INDICATES INSTRUMENT NO. 2005000536290, O.R.



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 I R V I N E , I N C .
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GRANT DEED

IN THE CITY OF IRVINE, COUNTY OF ORANGE, STATE OF CALIFORNIA

DATE: 08/04/12	REV. DATE: NONE	.DWG By: K. VO	CK'd By: R. WHEELER	SCALE: N.T.S.	W.O. 1855-224X
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Map Check

Record: I:\HeritageFields\LD\8308-D5-HS-IUSD\MapCheck\PARCELA.cgc

Date: 08/05/14 2:18:34 PM

Date Created: 08/05/14 12:33:35 AM

By: kenv

Title: PARCEL A

Crs	Bearing	Distance		Northing	Easting
Starting Coordinates				2191479.8245	6117639.3896
1.	S 40°40'37" W	91.13		2191410.7118	6117579.9916
2.	N 49°19'23" W RAD	1085.00	T= 14.39	2192117.9076	6116757.1312
	+01°31'11" L=	28.78			
	S 47°48'12" E RAD	1085.00			
3.	S 42°11'48" W	172.26		2191261.5197	6117445.2435
4.	N 47°48'12" W RAD	389.00	T= 47.42	2191522.8023	6117157.0553
	+13°54'04" L=	94.38			
	S 33°54'08" E RAD	389.00			
5.	N 33°54'08" W RAD	1106.00	T= 100.80	2192117.9056	6116757.1289
	+10°24'54" L=	201.04			
	S 23°29'14" E RAD	1106.00			
6.	S 66°30'46" W	316.01		2190977.5948	6116908.0910
7.	N 23°29'14" W RAD	796.00	T= 839.90	2191707.6453	6116590.8495
	+93°04'28" L=	1293.07			
	S 69°35'14" W RAD	796.00			
8.	N 20°24'46" W	369.98	T= 17.11	2191342.8788	6114549.9109
	S 69°35'14" W RAD	1244.00			
	-01°34'33" L=	34.21			
9.	N 68°00'41" E RAD	1244.00		2191808.6601	6115703.4202
10.	N 10°08'19" E	22.29		2191830.6020	6115707.3439
11.	N 61°31'45" E	522.03		2192079.4597	6116166.2395
12.	N 28°28'15" W RAD	1143.00	T= 203.38	2193084.2251	6115621.3585
	-20°10'45" L=	402.56			
	S 48°39'00" E RAD	1143.00			
13.	S 64°12'47" W	77.70		2192295.2926	6116409.4323
14.	S 48°09'24" W	105.43		2192224.9607	6116330.8899
15.	N 41°50'36" W RAD	1000.00	T= 95.99	2192969.9324	6115663.7938
	+10°57'59" L=	191.40			
	S 30°52'37" E RAD	1000.00			
16.	S 59°07'23" W	134.15		2192042.8157	6116061.8526
17.	N 30°52'37" W	41.00		2192078.0048	6116040.8116
18.	N 59°07'23" E RAD	24.50	T= 4.66	2192090.5781	6116061.8392
	+21°33'08" L=	9.22			
	S 80°40'31" W RAD	24.50			
19.	S 59°07'23" W	34.43		2192068.9390	6116008.1127

Map Check (cont.)

Record: I:\HeritageFields\LD\8308-D5-HS-IUSD\MapCheck\PARCELA.cgc

Date: 08/05/14 2:18:34 PM

Date Created: 08/05/14 12:33:35 AM

By: kenv

Title: PARCEL A

Crs	Bearing	Distance		Northing	Easting
20.	S 37°34'15" W RAD	24.50			
	+21°33'08" L=	9.22	T= 4.66	2192049.5203	6115993.1740
	N 59°07'23" E RAD	24.50		2192062.0936	6116014.2017
21.	S 30°52'37" E	41.00		2192026.9045	6116035.2427
22.	S 59°07'23" W	325.01		2191860.1107	6115756.2959
23.	N 30°52'37" W RAD	2593.00			
	+01°36'16" L=	72.61	T= 36.31	2194085.6086	6114425.5788
	S 29°16'21" E RAD	2593.00		2191823.7242	6115693.4621
24.	S 30°52'37" E	22.58		2191804.3445	6115705.0500
25.	S 45°18'09" E RAD	113.00			
	-50°06'05" L=	98.81	T= 52.81	2191724.8644	6115785.3738
	S 84°35'46" W RAD	113.00		2191714.2225	6115672.8761
26.	S 69°35'14" W	21.85		2191706.6016	6115652.3981
27.	S 20°24'46" E	223.99		2191496.6772	6115730.5216
28.	S 24°17'44" E	6.21		2191491.0172	6115733.0767
29.	S 65°21'46" W	56.86		2191467.3139	6115681.3929
30.	N 24°38'14" W RAD	24.50			
	+09°23'47" L=	4.02	T= 2.01	2191489.5836	6115671.1795
	S 15°14'27" E RAD	24.50		2191465.9453	6115677.6200
31.	S 24°38'14" E	49.66		2191420.8060	6115698.3219
32.	S 34°02'01" E RAD	24.50			
	+09°23'47" L=	4.02	T= 2.01	2191400.5026	6115712.0340
	N 24°38'14" W RAD	24.50		2191422.7723	6115701.8207
33.	N 65°21'46" E	38.48		2191438.8135	6115736.7976
34.	S 24°38'14" E RAD	24.50			
	+47°23'39" L=	20.27	T= 10.75	2191416.5439	6115747.0110
	N 22°45'25" E RAD	24.50		2191439.1366	6115756.4882
35.	S 24°17'44" E	75.75		2191370.0954	6115787.6550
36.	N 65°42'16" E RAD	825.00			
	-58°25'42" L=	841.31	T= 461.34	2191709.5364	6116539.5890
	S 07°16'34" W RAD	825.00		2190891.1799	6116435.1019
37.	S 43°02'46" W RAD	24.50			
	+55°31'26" L=	23.74	T= 12.90	2190873.2752	6116418.3786
	S 81°25'48" E RAD	24.50		2190869.6242	6116442.6050
38.	S 08°34'11" W	12.97		2190856.7990	6116440.6723
39.	N 81°25'49" W RAD	24.50			
	+09°23'47" L=	4.02	T= 2.01	2190860.4499	6116416.4459
	S 72°02'02" E RAD	24.50		2190852.8927	6116439.7512

Map Check (cont.)

Record: I:\HeritageFields\LD\8308-D5-HS-IUSD\MapCheck\PARCELA.cgc

Date: 08/05/14 2:18:34 PM

Date Created: 08/05/14 12:33:35 AM

By: kenv

Title: PARCEL A

Crs	Bearing	Distance		Northing	Easting
40.	S 81°25'49" E	21.66		2190849.6651	6116461.1694
41.	N 89°10'24" E RAD	24.50	T= 2.01	2190850.0186	6116485.6668
	+09°23'47" L=	4.02			
	N 81°25'49" W RAD	24.50			
42.	N 08°34'11" E	34.49		2190887.7743	6116466.5798
43.	N 05°04'39" E RAD	825.00	T= 14.58	2191709.5369	6116539.5949
	-02°01'28" L=	29.15			
	S 03°03'11" W RAD	825.00			
44.	S 86°56'49" E	126.04		2190878.9949	6116621.5160
45.	N 03°03'11" E RAD	1056.00	T= 46.30	2191933.4961	6116677.7592
	-05°01'17" L=	92.55			
	S 01°58'06" E RAD	1056.00			
46.	S 10°10'57" E	1.47		2190876.6723	6116714.2897
47.	S 79°49'03" W RAD	357.50	T= 20.97	2190813.4720	6116362.4204
	+06°42'47" L=	41.89			
	N 86°31'50" E RAD	357.50			
48.	N 86°31'50" E	18.50		2190836.2261	6116737.7313
49.	S 86°31'50" W RAD	376.00	T= 0.23	2190813.4720	6116362.4204
	+00°04'12" L=	0.46			
	N 86°36'02" E RAD	376.00			
50.	N 86°36'02" E	18.50		2190836.8646	6116756.2263
51.	S 86°36'02" W RAD	394.50	T= 21.77	2190813.4720	6116362.4204
	-06°19'01" L=	43.49			
	N 80°17'01" E RAD	394.50			
52.	N 03°59'28" W RAD	1056.00	T= 234.56	2191933.4913	6116677.7620
	-25°02'48" L=	461.63			
	S 29°02'16" E RAD	1056.00			
53.	S 23°29'14" E	17.61		2190994.0797	6117197.3482
54.	N 66°30'46" E RAD	257.50	T= 13.04	2191096.7049	6117433.5141
	-05°47'59" L=	26.07			
	S 60°42'47" W RAD	257.50			
55.	S 60°42'47" W RAD	24.50	T= 2.24	2190958.7551	6117187.5591
	+10°26'40" L=	4.47			
	N 71°09'27" E RAD	24.50			
56.	N 28°52'01" W RAD	1104.00	T= 15.95	2191933.4883	6116677.7601
	-01°39'19" L=	31.89			
	S 30°31'20" E RAD	1104.00			
57.	N 49°17'46" E RAD	24.50	T= 2.49	2190998.4448	6117257.0245
	+11°35'50" L=	4.96			
	S 60°53'36" W RAD	24.50			

Map Check (cont.)

Record: I:\HeritageFields\LD\8308-D5-HS-IUSD\MapCheck\PARCELA.cgc
 Date: 08/05/14 2:18:34 PM Date Created: 08/05/14 12:33:35 AM
 By: kenv
 Title: PARCEL A

Crs	Bearing	Distance		Northing	Easting
58.	N 60°53'36" E RAD	226.50			
	+05°37'10" L=	22.21	T= 11.12	2191096.7051	6117433.5151
	S 66°30'46" W RAD	226.50		2191006.4347	6117225.7809
59.	N 23°29'14" W	21.08		2191025.7682	6117217.3795
60.	N 30°43'49" W RAD	1056.00			
	-01°31'59" L=	28.26	T= 14.13	2191933.4872	6116677.7665
	S 32°15'48" E RAD	1056.00		2191040.5298	6117241.4712
61.	N 32°15'48" W RAD	806.00			
	-17°03'35" L=	239.99	T= 120.89	2191722.0863	6116811.2193
	S 49°19'23" E RAD	806.00		2191196.7409	6117422.4870
62.	N 40°40'37" E	331.78		2191448.3618	6117638.7390
63.	N 01°12'16" E	31.46		2191479.8148	6117639.4003
Ending Coordinates				2191479.8245	6117639.3896
ERROR OF CLOSURE				Delta N	Delta E
	N 47°47'36" W	0.014		0.0097	-0.0107
One part in 535349					
Perimeter = 7747.06 ft; Area = 172974.56 sq ft, 3.971 Acres					

Less 0.671
acres on the northern
portion of site.

EXHIBIT "A"

LEGAL DESCRIPTION

(GRANT DEED)

Parcel A:

In the City of Irvine, County of Orange, State of California, being that portion of Parcel A as shown described in a deed recorded May 29, 2014 as Instrument No. 2014000208216 of Official Records of Orange County and also being that portion of Lot 274 of Block 154 of Irvine's Subdivision as shown on a map filed in Book 1, Page 88 of Miscellaneous Record Maps in said recorder, described as follows:

Beginning at the most northerly corner of said parcel; thence along the northwesterly boundary of said parcel South 64°12'47" West 32.72 feet to a line parallel with and distant 100.00 feet southwesterly from the centerline of Irvine Boulevard as shown on said parcel; thence leaving said northwesterly boundary and along said parallel line South 49°19'23" East 804.73 feet to a line parallel with and distant 30.00 feet southwesterly measured at right angles, from the northeasterly boundary of said parcel; thence along said parallel line South 48°13'16" East 28.81 feet; thence North 41°46'44" East 14.00 feet to a line parallel with and distant 16.00 feet southwesterly measured at right angles, from said northeasterly boundary; thence along said parallel line South 48°13'16" East 280.31 feet; thence South 55°08'03" East 48.87 feet to a point on said northeasterly boundary, said point being the beginning of a curve concave northeasterly having a radius of 170.00 feet and a central angle of 11°05'55", a radial line to the beginning of said curve bears South 40°40'37" West; thence along said northeasterly boundary the following six (6) courses:

- 1) a curve concave northeasterly having a radius of 170.00 feet, a radial line to the beginning of said curve bears South 40°40'37" West,
- 2) northwesterly 32.93 feet along said curve through a central angle of 11°05'55",
- 3) North 38°13'28" West 33.10 feet to a curve concave southwesterly having a radius of 134.00 feet,

August 11, 2014
WO No. 1855-224X
Page 1 of 2
H&A Legal No. 8309
By: K. Vo
Checked By: R. Wheeler

EXHIBIT "A"

LEGAL DESCRIPTION

(GRANT DEED)

- 4) northwesterly 25.07 feet along said curve through a central angle of 10°43'16" to a non-tangent curve concave northeasterly having a radius of 2518.00 feet, a radial line to the beginning of said curve bears South 41°03'17" West,
- 5) northwesterly 31.83 feet along said curve through a central angle of 0°43'27",
- 6) North 48°13'16" West 235.76 feet; thence North 49°19'23" West 791.95 feet to the Point of Beginning.

Containing an area of 0.677 acres, more or less.

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



Robert L. Wheeler IV, L.S. No. 8639

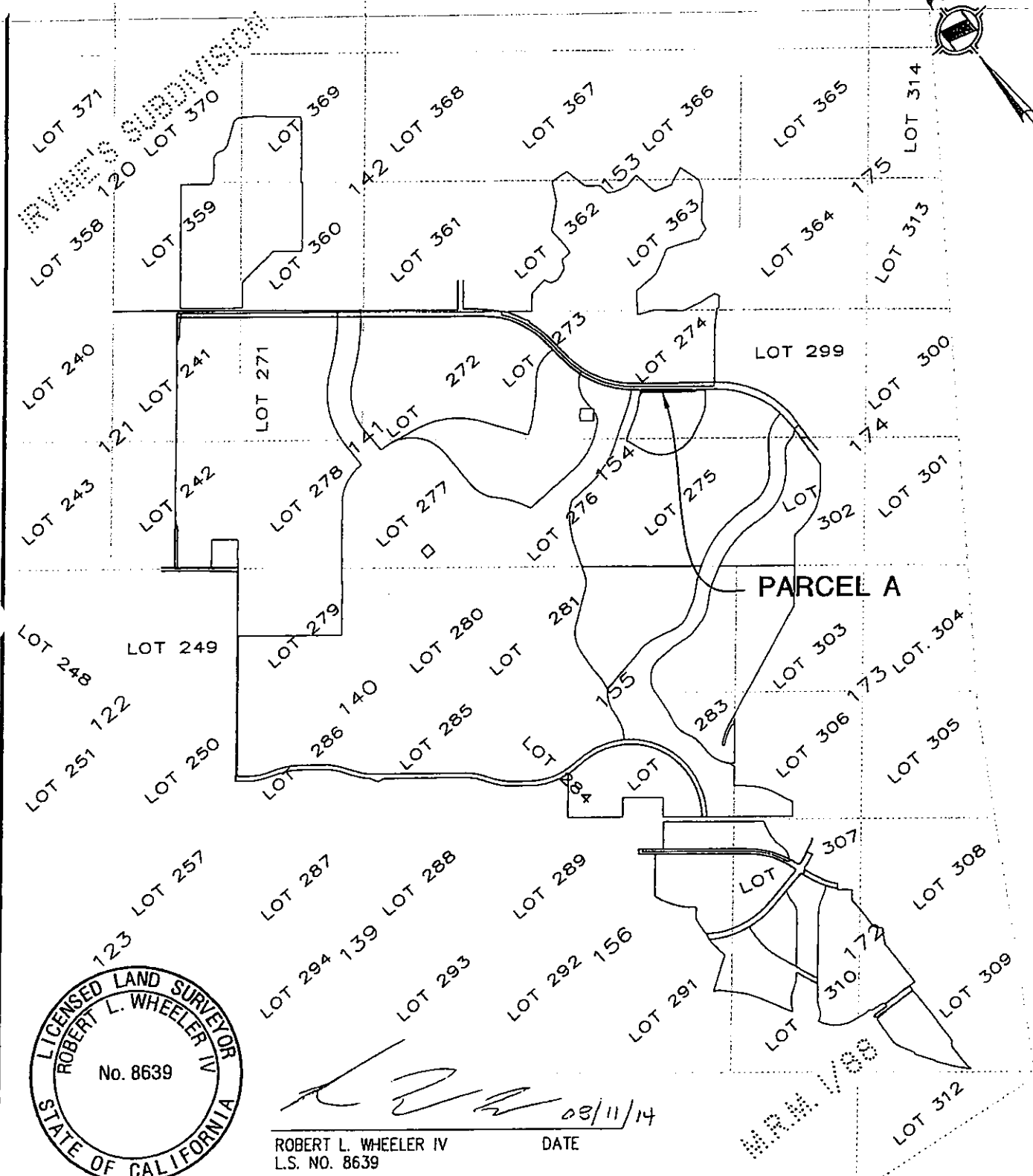
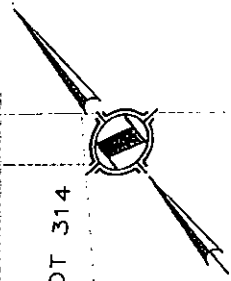
Date: 08/11/14



August 11, 2014
WO No. 1855-224X
Page 2 of 2
H&A Legal No. 8309
By: K. Vo
Checked By: R. Wheeler

EXHIBIT "B"

Sketch to Accompany Legal Description



ROBERT L. WHEELER IV
L.S. NO. 8639

08/11/14

HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ■ ENGINEERING ■ SURVEYING
Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759

GRANT DEED

IN THE CITY OF IRVINE, COUNTY OF ORANGE, STATE OF CALIFORNIA

DATE: 08/04/14	REV. DATE: NONE	DWG. By: K. VO	CK'd By: R. WHEELER	SCALE: 1"=3000'	W.O. 1855-224X
I:\HeritageFields\LD\8309-D5-HS-HFET\SHT01.dwg				H&A LEGAL No. 8309	SHEET 1 OF 4

EXHIBIT "B"

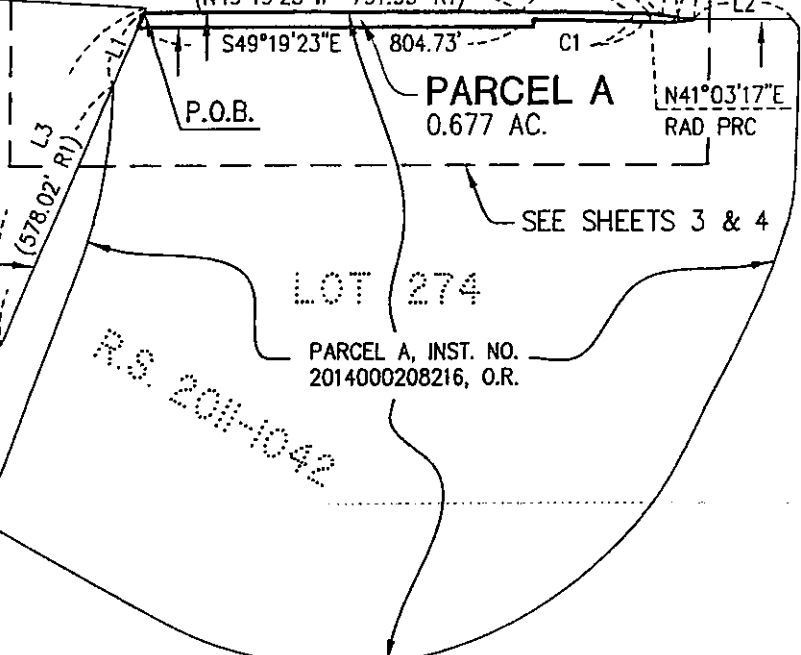
Sketch to Accompany Legal Description

IRVINE'S SUBDIVISION

IRVINE BOULEVARD

LOT 273

PARCEL II-D
INST. NO.
2005000536290
O.R.



PARCEL A
0.677 AC.

SEE SHEETS 3 & 4

LOT 274

PARCEL A, INST. NO.
2014000208216, O.R.

BLOCK 154

LOT 275

R.S.B. 254/21-36

LOT 276

M.R.M. 1/88

LINE TABLE		
LINE	BEARING	LENGTH
L1	(N64°12'47"E	159.25' R1)
L2	(N49°19'23"W	206.08' R1)
L3	(N64°12'47"E	748.02' R2)

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	(0°43'27"	2518.00'	31.83' R1)

- () INDICATES RECORD DATA AS NOTED
- R1 INDICATES INSTRUMENT NO. 2014000208216, O.R.
- R2 INDICATES INSTRUMENT NO. 2005000536290, O.R.
- R3 INDICATES RECORD OF SURVEY NO. 2011-1042, R.S.B. 254/21-36.

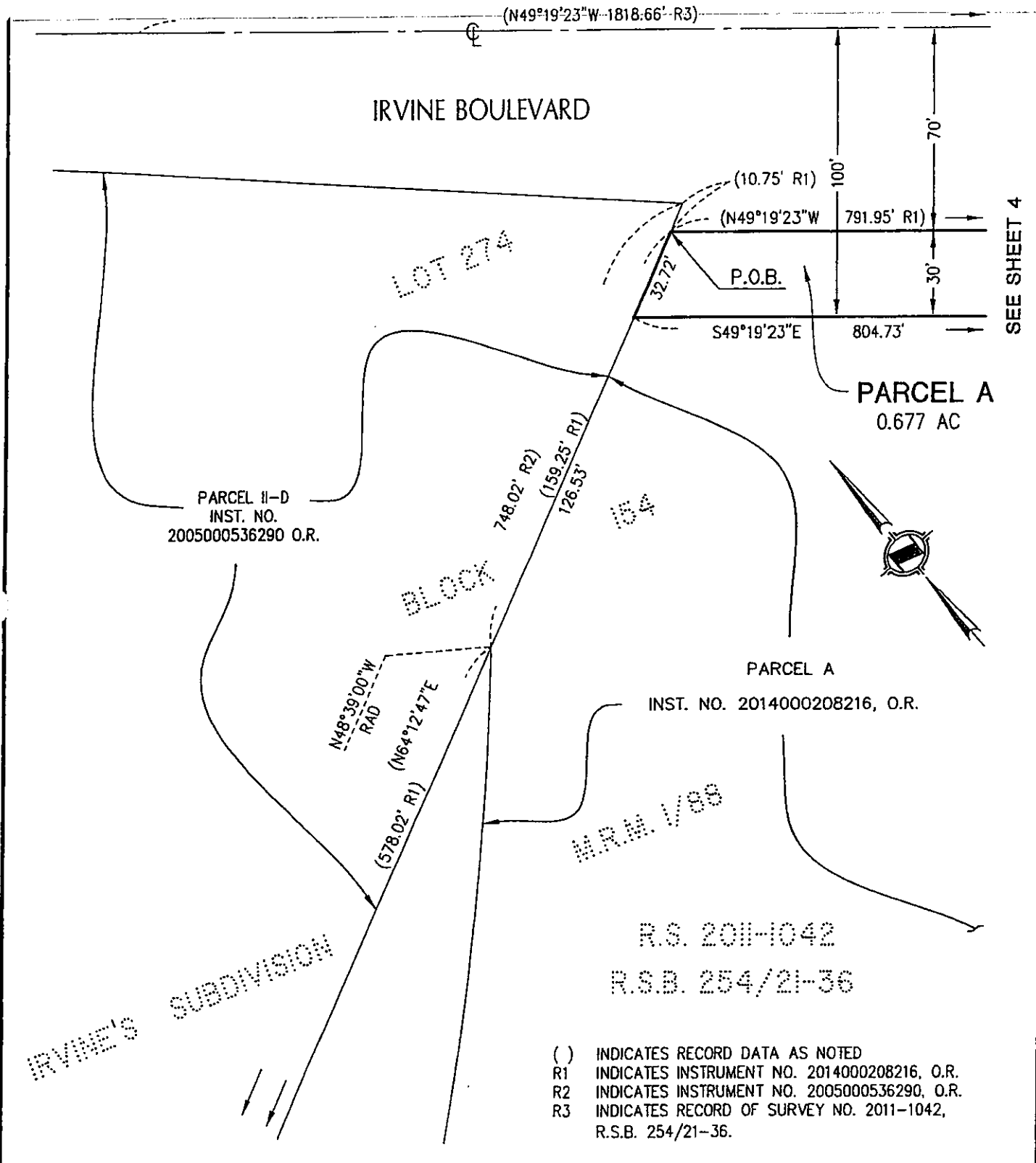
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GRANT DEED
IN THE CITY OF IRVINE, COUNTY OF ORANGE, STATE OF CALIFORNIA

DATE: 08/04/14	REV. DATE: NONE	.DWG By: K. VO	CK'd By: R. WHEELER	SCALE: 1"=400'	W.O. 1855-224X
I:\HeritageFields\LD\8309-D5-HS-HFET\SHT02.dwg				H&A LEGAL No. 8309	SHEET 2 OF 4

EXHIBIT "B"

Sketch to Accompany Legal Description



() INDICATES RECORD DATA AS NOTED
 R1 INDICATES INSTRUMENT NO. 2014000208216, O.R.
 R2 INDICATES INSTRUMENT NO. 2005000536290, O.R.
 R3 INDICATES RECORD OF SURVEY NO. 2011-1042,
 R.S.B. 254/21-36.

HUNSAKER & ASSOCIATES
 IRVINE, INC.
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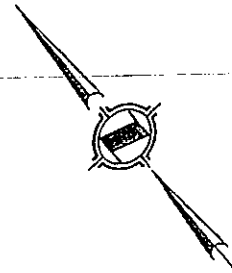
GRANT DEED

IN THE CITY OF IRVINE, COUNTY OF ORANGE, STATE OF CALIFORNIA

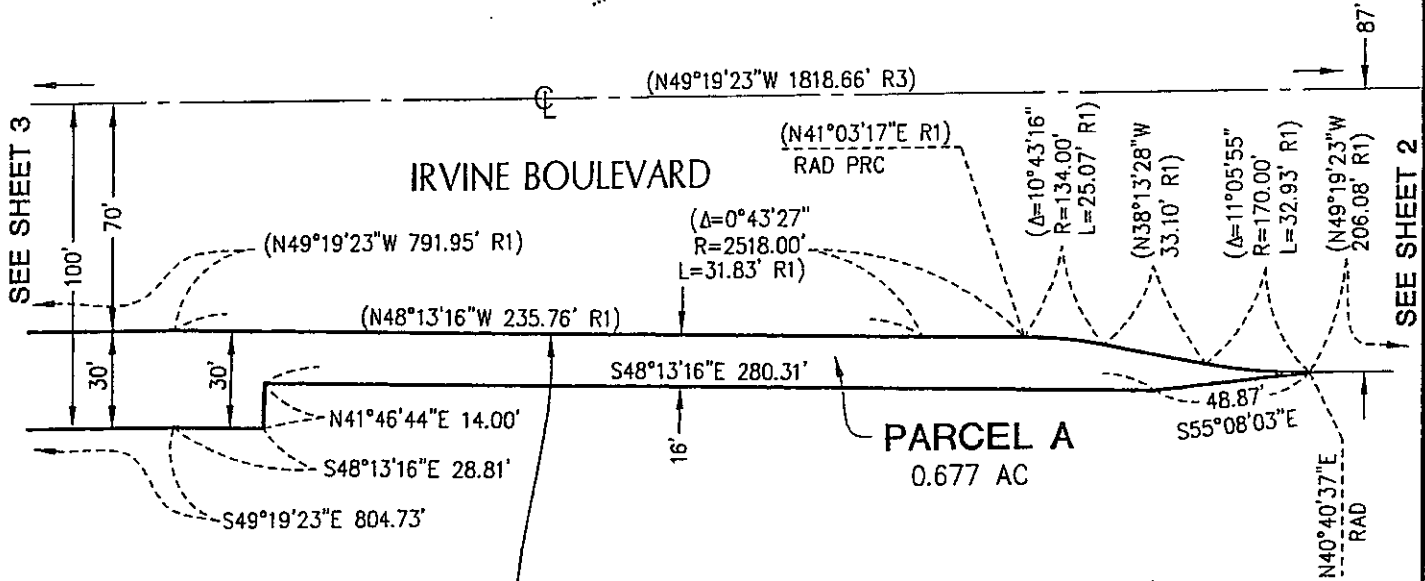
DATE: 08/04/12	REV. DATE: NONE	.DWG By: K. VO	CK'd By: R. WHEELER	SCALE: 1"=50'	W.O. 1855-224X
I:\HeritageFields\LD\8308-D5-HS-IUSD\SHT04.dwg				H&A LEGAL No. 8308	SHEET 3 OF 4

EXHIBIT "B"

Sketch to Accompany Legal Description



LOT 274



SEE SHEET 3

SEE SHEET 2

PARCEL A
0.677 AC

PARCEL A, INST. NO.
2014000208216, O.R.

IRVINE'S SUBDIVISION

BLOCK 154

R.S. 2011-1042 R.S.B. 254/21-36

- () INDICATES RECORD DATA AS NOTED
- R1 INDICATES INSTRUMENT NO. 2014000208216, O.R.
- R3 INDICATES RECORD OF SURVEY NO. 2011-1042, R.S.B. 254/21-36.



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IRVINE, INC.
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Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759

GRANT DEED

IN THE CITY OF IRVINE, COUNTY OF ORANGE, STATE OF CALIFORNIA

DATE: 08/04/14	REV. DATE: NONE	.DWG By: K. VO	CK'd By: R. WHEELER	SCALE: 1"=60'	W.O. 1855-224X
I:\HeritageFields\LD\8309-D5-HS-HFET\SH02.dwg				H&A LEGAL No. 8309	SHEET 4 OF 4

Map Check

Record: I:\HeritageFields\LD\8309-D5-HS-HFET\MapCheck\LEGAL.cgc
 Date: 08/11/14 08:38:05 AM Date Created: 08/05/14 2:08:48 PM
 By: kenv
 Title: LEGAL

Crs	Bearing	Distance		Northing	Easting
Starting Coordinates				2192398.3669	6116622.7799
1.	S 64°12'47" W	32.72		2192384.1329	6116593.3182
2.	S 49°19'23" E	804.73		2191859.6153	6117203.6227
3.	S 48°13'16" E	28.81		2191840.4204	6117225.1070
4.	N 41°46'44" E	14.00		2191850.8605	6117234.4346
5.	S 48°13'16" E	280.31		2191664.1018	6117443.4678
6.	S 55°08'03" E	48.87		2191636.1649	6117483.5653
7.	N 40°40'37" E RAD	170.00	T= 16.52	2191765.0924	6117594.3701
	+11°05'55" L=	32.93			
	S 51°46'32" W RAD	170.00			
8.	N 38°13'28" W	33.10		2191685.9091	6117440.3389
9.	S 51°46'32" W RAD	134.00	T= 12.57	2191602.9974	6117335.0695
	-10°43'16" L=	25.07			
	N 41°03'16" E RAD	134.00			
10.	N 41°03'17" E RAD	2518.00	T= 15.91	2193602.8250	6119076.8483
	+00°43'27" L=	31.83			
	S 41°46'44" W RAD	2518.00			
11.	N 48°13'16" W	235.76		2191882.1751	6117223.4000
12.	N 49°19'23" W	791.95		2192398.3628	6116622.7877
Ending Coordinates				2192398.3669	6116622.7799
ERROR OF CLOSURE				Delta N	Delta E
N 62°22'29" W		0.009		0.0041	-0.0079
One part in 265330					
Perimeter = 2360.09 ft; Area = 29468.66 sq ft, 0.677 Acres					