

## STIPULATED NOTICE AND ORDER

This Stipulated Notice and Order (“Stipulated N&O”) dated as of June 16, 2022, is made and entered into by and between Orange County Health Care Agency, Environmental Health, acting as the Solid Waste Local Enforcement Agency for County of Orange (the “LEA”), and Milan REI X, LLC (“Milan”), a California limited liability company.

### RECITALS

- A. Milan is the owner and operator of that certain real property commonly known as 6145 E. Santiago Canyon Road in the City of Orange, County of Orange, State of California, comprising of Assessor’s Parcel Nos. (“APN”) 093-280-05, 093-280-07, 093-280-27, 093-280-29, 093-280-30, 093-280-31, 370-011-08, 370-011-18, 370-011-21, 370-011-22, 370-041-12, 370-041-25, 370-141-19, 370-213-01, 370-225-01, and 370-225-02 (the “Property”), as shown on Attachment “A.” All portions of APNs 093-280-05, 093-280-07, 093-280-27, 093-280-29, 093-280-31, 370-041-12, 370-041-25, and 370-011-22 and only certain portions of APNs 093-280-30, 370-011-08, 370-011-18, and 370-141-19 as specifically shown in Attachment “B” and described in Attachment “C,” attached hereto, are subject to the terms of this Stipulated N&O (the “Site”). Certain other portions of APNs 093-280-30, 370-011-08, 370-011-18, 370-141-19, and the entirety of APNs 370-011-021, 370-213-01, 370-225-01, and 370-225-02 as specifically shown as outside the boundaries of the Site, on Attachment “D,” attached hereto, shall not be subject to this Stipulated N&O.
- B. The LEA is authorized to locally enforce state solid waste laws under Division 30 of the California Public Resources Code (“PRC”), sections 43209 and 45000 et seq., and Title 14 of the California Code of Regulations (“14 CCR”), sections 18304 et seq. The LEA has authority to issue enforcement orders and enter into this Stipulated N&O pursuant to PRC, sections 43200 and 45000 et seq., and 14 CCR, section 18304 et seq.
- C. The LEA alleges Milan has accepted certain inert debris solid waste that include inert debris Type A, as defined in 14 CCR, section 17388, at the Site since 2011 (hereinafter referred to as “inert debris solid waste”).
- D. Milan alleges that it has not disposed of any solid waste onto land, including that it has only temporarily stockpiled inert debris in order for such debris to be used as fill and compacting as part of an Inert Debris Engineered Fill Operation (“IDEFO”) and has not disposed of or placed such debris for final deposition onto land in accordance with 14 CCR, section 17388(e).
- E. The LEA alleges the Site operated an IDEFO from 2011 to 2013 under SWIS No. 30-AB-0460 pursuant to an Enforcement Agency Notification (“EAN”) and valid accompanying operational plan issued by the LEA under 14 CCR section 17388.3. The LEA alleges the IDEFO was closed and archived with the California Department of Resources Recycling and Recovery (“CalRecycle”) in 2013. The LEA alleges that Milan has not complied with 14 CCR, section 17388.3, subdivision (f) by failing to file a detailed description of the IDEFO, SWIS No. 30-AB-0460, with the Orange County Clerk-Recorder Office and the LEA.

- F. Milan alleges that the IDEFO was not closed and that it did not receive notice that the IDEFO was closed or archived by the LEA.
- G. The LEA alleges that in January 2020, the LEA received a complaint regarding storage of solid waste at the Site. The LEA conducted inspections of the Site and after meeting with then Site operator Rio Santiago, LLC and Milan's consultant, Associates Environmental ("AE"), the LEA determined that the Site was an inert debris Type A disposal facility subject to a Registration Permit under the applicable regulations in Title 14 of the California Code of Regulations.
- H. The LEA alleges in March 2020, the LEA received an application for a Registration Permit for the Site submitted by AE pursuant to 14 CCR, section 17388.4. The LEA alleges that in April 2020, the LEA rejected the application due to, among other things, a deficiency in the Siting Element Conformance Finding.
- I. The LEA alleges that on or about May 5, 2020, AE submitted a revised application for the Registration Permit to the LEA that was accompanied with a letter by AE that included a comment regarding the Siting Element Conformance Finding deficiency, stating that the Site has been in contact with the City of Orange and CalRecycle and they are in the process of adding the Site to the City's Non-Disposal Facility Site Element. The application listed the "Facility Size" as "116.8 acres" and the "Operation Area" as "30 acres." On or about May 5, 2020, Milan's consultant, AE, also submitted to CalRecycle a Type A Disposal Facility Plan and a Closure Plan/Post-Closure Maintenance Plan (collectively, the "Plans"), which contained a map (Figure 2) that identified the boundaries of certain areas that correspond to the boundaries of the Site as depicted on Attachment "B."
- J. The LEA alleges a Registration Permit was issued for the Site on June 22, 2020, under SWIS No. 30-AB-0472 to operate as disposal site for inert debris Type A. The Registration Permit issued by the LEA stated: "The facility for which this permit has been issued may only be operated in accordance with the description provided in the attached application, which is hereby incorporated by reference."
- K. The LEA alleges that in July 2020, the LEA learned from CalRecycle that the Site was not identified in the appropriate planning document, namely the Countywide Siting Element, as required pursuant to 14 CCR, section 18104.1, subdivision (e)(2).
- L. The LEA alleges that the LEA subsequently issued a letter to Milan that informed of this deficiency and demanded that Milan cease and desist its operation until such time the Site is listed on the Countywide Siting Element. The letter also offered Milan the option to voluntarily surrender the Site's Registration Permit within five (5) business days in lieu of LEA commencing formal procedures to revoke the Registration Permit. The LEA did not receive any communications from Milan to that effect within the allotted five (5) business days, and subsequently issued a Cease and Desist Notice and Order ("CDO") on August 3, 2020, followed by a Notice of Intent to Revoke Registration Permit ("NIR") on August 11, 2020. Both actions informed Milan that it had the right to an administrative hearing if it did not agree with the LEA's actions.

- M. Milan alleges that Milan requested an administrative hearing pursuant to PRC, section 44310, contesting both the CDO and NIR. An administrative hearing was set for October 8 and 9, 2020.
- N. Milan alleges that on September 14, 2020, Milan sent a letter to the LEA, informing that Milan is voluntarily returning the Registration Permit.
- O. The LEA alleges that on September 16, 2020, the LEA responded to Milan's letter by informing Milan that the solid waste laws that govern the LEA and its enforcement authorities do not authorize a permittee to voluntarily return a permit issued by the LEA and that Milan's voluntary return of the Registration Permit had no legal effect. The LEA letter also informed Milan that Milan's remedy was to withdraw its request for a hearing as to the NIR, which would render the NIR effective as of the date the request for withdrawal is granted by the assigned Hearing Officer.
- P. The LEA alleges that an administrative hearing was held on October 8 and 9, 2020. The administrative hearing officer issued a written decision on November 4, 2020, finding that Milan's request for a hearing on the NIR had been withdrawn and that the Registration Permit was revoked effective October 8, 2020. The administrative hearing officer also found that the CDO was validly issued.
- Q. The LEA alleges that Milan did not appeal the administrative hearing officer's decision with respect to the NIR, and the NIR is final pursuant to 14 CCR, section 18304.2. Accordingly, the Registration Permit for the Site issued in June 2020 under SWIS No. 30-AB-0472 is currently revoked, effective October 8, 2020. The LEA alleges the Site is currently listed in the CalRecycle Solid Waste Information System's database as an active, unpermitted solid waste landfill. The LEA alleges that Milan is required to comply with solid waste laws and certain California Code of Regulations, Title 27, pertaining to closure, post-closure maintenance, and land use restrictions, as applicable.
- R. Milan alleges that on November 16, 2020, Milan appealed the Administrative Hearing Officer's Written Decision with respect to the CDO to CalRecycle. On February 26, 2021, the CalRecycle hearing officer overturned the CDO (Decision and Order, CalRecycle Hearing Officer Jensen).
- S. The LEA alleges Milan submitted an EAN and accompanying operation plan for a new IDEFO at the Site in August 2020. The LEA alleges the LEA informed Milan that 14 CCR, section 17388.3, subdivision (c) required the LEA to review the information contained in Milan's proposed operation plan to determine whether it is "complete and correct," as the terms, "complete" and "correct," are defined in 14 CCR, section 18101. The LEA alleges that after reviewing the operation plan submitted by Milan, the LEA informed Milan that it did not find the proposed operation plan as "complete and correct." The LEA alleges that therefore the operation plan is not valid and Milan is not legally permitted to operate an IDEFO at the Site.
- T. Milan alleges it has stopped accepting inert debris at the Site since October 2020. The LEA alleges that it is not aware of Milan accepting solid waste at the Site since October 2020.

- U. The LEA alleges Milan continues to store stockpiles of the inert debris solid waste, as referenced in Recital C, above. The LEA alleges Milan is in violation of solid waste laws and Title 14 regulations by storing these stockpiles at the Site without a Registration Permit from the LEA. The LEA alleges that Milan is required to comply with solid waste laws and Title 14 and 27 regulations pertaining to closure, post-closure maintenance and land use restrictions, as applicable, regarding use of the Site to continue storing these stockpiles at the Site.
- V. Milan alleges that it intends to develop, and/or sell to another party to develop, the Site into a mix of residential, recreational, and open space areas. Milan alleges to operate, or allow another party to conduct, an IDEFO at the Site regarding the development of the residential, recreational, and open space areas. Milan alleges it will use the stockpiles of solid waste inert debris as referenced in Recital C, above, for the IDEFO at the Site. Milan alleges it will crush the stockpiles of solid waste inert debris, referenced in Recital C, above, for purposes of use in the IDEFO.
- W. The LEA alleges that Milan is required to comply with solid waste laws and Title 27 regulations pertaining to closure, post-closure maintenance and land use restrictions, as applicable, to use and/or develop the Site to that effect stated in Recital V. The LEA alleges that use of the stockpiles of inert debris solid waste, as referenced in Recital C, above, for an IDEFO at the Site, is in violation of Title 14 regulations. The LEA alleges processing the stockpiles of inert debris solid waste, as referenced in Recital C above, at the Site is in violation of Title 14 regulations.
- X. Since early May 2021, the LEA and Milan, as well as representatives from the City of Orange, have been meeting and cooperatively engaged in discussions regarding their differences, specifically in regards to Milan's plans to develop, and/or sell to another entity or person to develop, certain parcels of the Site into a mix of residential, recreational, and open space areas, as well as using and processing the stockpiles of inert debris solid waste present at the Site for purposes related to the development of the Site's parcels and the development of a lot located across Santiago Canyon Road, in the City of Orange, County of Orange, State of California (APN 379-451-24).

**NOW, THEREFORE**, for and in consideration of the above recitals and the mutual covenants contained herein, the LEA and Milan hereby agree as follows:

1. The LEA and Milan acknowledge that the Recitals above are for the purpose of this Stipulated N&O only and that neither the LEA nor Milan admit or accept the truth of the matters stated therein and that they are recited merely for this Stipulated N&O only.
2. Milan acknowledges that it is not aware of any current or past operations or activities that involve or have involved the disposal and/or handling of solid waste capable of generating methane gas upon decomposition at any areas of APNs 093-280-30, 370-011-08, 370-011-18, 370-141-19, 370-011-021, 370-213-01, 370-225-01, or 370-225-02 shown in Attachment "D," as outside the boundaries of the Site. The LEA, in reliance on this acknowledgment on the part of Milan, agrees that certain limited portions of APNs 093-280-30, 370-011-08, 370-011-18, and 370-141-19, and the entirety of APNs 370-011-21,

370-213-01, 370-225-01, and 370-225-02 specifically shown in Attachment "D," as outside the boundaries of the Site, will not be subject to this Stipulated N&O. Milan agrees that to the extent Milan will operate an IDEFO on the portions of APNs shown in Attachment "D", Milan will submit to the LEA the appropriate EAN and the accompanying operational plan as required by 14 CCR, section 17388.3.

3. Analytical Testing and Report Submittal

- 3.1 Milan shall conduct an investigation of the Site's soil that specifically includes analytical testing of the soil below the current grade level. Milan may not conduct any operations (i.e., excavation, IDEFO, grading, etc.) at the Site that involve the soil below or above the current grade level prior to (i) completing the investigation and (ii) receiving a notification per Subsection 3.8 and approval of a remediation plan per Subsection 3.9, as applicable. For purposes of this Stipulated N&O, Milan shall mean and refer to "Milan, its directors, officers, employees, agents, contractors, subcontractors, consultants, and/or affiliates."
- 3.2 The scope of this investigation shall include, at a minimum, analytical testing for the presence and/or concentration of any (i) solid waste and/or (ii) the following contaminants: Total Petroleum Hydrocarbons (EPA Method 8015), polycyclic aromatic hydrocarbons (EPA Method 8310), volatile organic and semi-volatile organic compounds (EPA Method 8260/8270 full scan analysis), heavy metals (EPA Method 6010B and 7471A), pesticides (organochlorine and organophosphorus, EPA Method 8081A or 8080A and 8141A), herbicides (EPA Method 8151A), PCBs (EPA 8082 or 8080A), asbestos (EPA Method 600/R93-116 or CARB 435), pH, and methane gas.
- 3.3 Prior to initiating the investigation, Milan shall submit a workplan to the LEA within 60 calendar days after the Effective Date of this Stipulated N&O. Milan may conduct the investigation only after the LEA has approved the workplan. The workplan shall be prepared by a licensed Civil Engineer, Certified Engineering Geologist, or similar professional licensed by the State of California and it shall include all of the following:
- 3.3.1 The scope of the investigation.
- 3.3.2 The scope of the analytical testing, including (i) testing for the presence of any solid waste and (ii) testing for the substances that are specified in Subsection 3.2 and in accordance with their corresponding methods listed in Subsection 3.2.
- 3.3.3 The scope of the final assessment report regarding the results and findings of the investigation.
- 3.3.4 Take into consideration the past use of the Site and any past reports regarding the Site's soil composition and testing.

- 3.3.5 Include sampling of all areas of the Site's previous excavations. To the extent the workplan proposes that no sampling of previous excavations is necessary, the workplan shall describe the rationale therefor.
  - 3.3.6 Specify sampling methodology that shall at a minimum include borings and boring logs. The methodology shall not use glass jars to take the samples. The methodology shall specify only discrete sampling; no composite sampling will be allowed.
  - 3.3.7 Include a sufficient number of samples to be a reasonable representative of the Site's areas being tested, taking into consideration the future use of the areas as residential, recreational or open space, as residential and recreational areas will require more dense sampling in comparison to open space areas.
  - 3.3.8 Include installation of test probes to check for detection/presence of methane gas in the soil subsurface.
  - 3.3.9 Collection of soil vapor samples if volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs) are detected in soil samples taken.
- 3.4 After Milan submits the workplan as stated in Section 3.3, the LEA shall review, and within 45 calendar days, approve or reject with comments regarding any deficiencies. In the event of noted deficiencies, Milan shall revise the workplan based on LEA's comments, but no later than 30 calendar days from the date that Milan receives the LEA's comments. The LEA shall not unreasonably withhold approval of a final workplan. Milan shall commence the investigation and analytical testing of the Site's soil in accordance with the approved workplan within 30 calendar days of the LEA's approval.
- 3.5 All fieldwork regarding the investigation shall be conducted in accordance with the approved workplan and under the supervision of a licensed Civil Engineer, Certified Engineering Geologist, or similar professional licensed by the State of California. Milan shall complete the investigation no later than 60 calendar days from the date it is commenced.
- 3.6 Milan shall complete and submit to the LEA, within 45 calendar days of completion of the investigation, a final assessment report that includes the results and findings of the investigation and analytical testing as well as conclusions and recommendations for further action. The report shall be reviewed and signed by a licensed Civil Engineer, Certified Engineering Geologist, or similar professional licensed by the State of California. The report shall be consistent with the scope of the workplan approved by the LEA and shall include supporting documents, including the original sampling results analyzed and reported by a state certified laboratory (as opposed to Milan transferring or populating the results on its own/consultant's spreadsheet/table), to substantiate the report's findings.

- 3.7 The LEA shall review the assessment report within 60 calendar days from date the LEA receives the report and provide its comments and determination to Milan.
- 3.8 If upon review of the assessment report the LEA determines that the results of the Site investigation and analytical testing do not indicate the presence of any: (i) solid waste capable of generating methane gas upon decomposition; (ii) level(s) of methane gas in the Site's soil subject to monitoring and control under 27 CCR, section 20921; and (iii) substances that are sampled per the methods specified in Subsection 3.2 and that are at concentrations that pose a risk to human health or the environment, the LEA shall inform Milan, accordingly. This shall mean Milan will not be required to implement any remediation plan as specified in Section 3.9, below, as to these soil areas.
- 3.9 On the other hand, if upon review of the assessment report, the LEA determines that the results of the investigation and analytical testing reasonably indicate the presence of any: (i) solid waste in the Site's soil capable of generating methane gas upon decomposition; (ii) present level(s) of methane gas in the Site's soil subject to monitoring and control under 27 CCR section 20921; or (iii) substances that are sampled per the methods specified in Subsection 3.2 and that are at concentrations that pose a risk to human health or the environment and require an appropriate remedial action, the LEA shall inform Milan in writing of this determination. This shall mean that within 60 calendar days of the LEA's notification, Milan shall develop a remediation plan for the purpose of protecting against any threat to human health or the environment due to the presence of the above in the Site's soil. The remediation plan shall include the applicable and appropriate closure and post-closure maintenance measures (including the installation of sufficient number of probes at the Site for detection of methane in the soil subsurface and mitigation measures to satisfy 27 CCR, Section 20921), and/or land use restrictions as consistent with 27 CCR, sections 21090 – 21200, including section 21190. The LEA shall review the proposed remediation plan and within 60 calendar days approve or reject with comments regarding any deficiencies. Milan shall revise the plan based on LEA's comments but no later than 45 calendar days from the date that Milan receives the LEA's comments. The LEA shall not unreasonably withhold approval of a final plan. Upon approval by the LEA, Milan shall implement the remediation plan in accordance with the plan's requirements. The LEA shall continue to have jurisdiction and full regulatory authority in accordance with the applicable provisions of Title 27 of the California Code of Regulations to take any enforcement action as appropriate and necessary to enforce compliance with the remediation plan, such as ensuring that any installed gas control and environmental monitoring system(s) are functional and in compliance with the applicable Title 27 standards, and Milan reserves the right to demand an administrative hearing to challenge the LEA's enforcement action and other rights of review of LEA actions permitted under the law, including pursuant to the PRC and Title 14 of the California Code of Regulations.

4. Geotechnical Testing and Report Submittal.

- 4.1 Milan shall conduct geotechnical testing of the Site to determine the exact boundaries of waste units in the Site's soil detected as part of the analytical testing conducted under Section 3, above. Milan may not conduct any operations (i.e., excavation, IDEFO, grading, etc.,) at the Site prior to (i) completing the geotechnical testing and (ii) receiving a notification per Subsection 4.6.
- 4.2 Prior to initiating the geotechnical testing, Milan shall submit a workplan to the LEA, within 45 calendar days after the Effective Date of this Stipulated N&O. Milan may conduct the geotechnical testing only after the LEA has approved the workplan. The workplan shall be prepared by a licensed Civil Engineer, Certified Engineering Geologist, or similar professional licensed by the State of California and shall include all of the following:
  - 4.2.1 Set forth the scope of the geotechnical testing.
  - 4.2.2 Set forth the scope of the final report regarding the results of the geotechnical testing.
  - 4.2.3 Take into consideration the past use of the Site and any past geotechnical reports for the Site.
  - 4.2.4 Include sampling of all areas of the Site's previous excavations. To the extent the workplan proposes that no sampling of previous excavations is necessary, the workplan shall describe the rationale therefor.
  - 4.2.5 Specify sampling methodology that shall at a minimum include borings and boring logs.
  - 4.2.6 Specify depths to be taken no less than 5 feet below the grade level and continue until native subsurface is reached.
  - 4.2.7 Include a sufficient number of samples to be a reasonable representative of the Site's waste units.
- 4.3 After Milan submits the workplan, the LEA shall review, and within 45 calendar days, approve or reject with comments regarding any deficiencies. In the event of any noted deficiencies, Milan shall revise the workplan based on LEA's comments, but no later than 30 calendar days from the date that Milan receives the LEA's comments. The LEA shall not unreasonably withhold approval of a final workplan. Milan shall commence the geotechnical testing in accordance with the approved workplan within 30 calendar days of the LEA's approval.
- 4.4 All fieldwork regarding the geotechnical testing shall be conducted in accordance with the approved workplan and shall be under the supervision of a licensed Civil Engineer, Certified Engineering Geologist, or similar professional licensed by the



State of California. Milan shall complete the geotechnical testing no later than 60 calendar days from the date it is commenced.

- 4.5 Milan shall complete and submit to the LEA, within 45 calendar days of completing the geotechnical testing, a final report that includes the results and findings of the of the geotechnical testing. The report shall be reviewed and signed by a licensed Civil Engineer, Certified Engineering Geologist, or similar professional licensed by the State of California. The report shall be consistent with the scope of the workplan approved by the LEA and shall include supporting documents, including the original results of the samples analyzed and reported by a certified authorized laboratory (as opposed to Milan transferring or populating the results on its own/consultant's spreadsheet/table), to substantiate the report's findings.
- 4.6 The LEA shall review the final report, within 60 calendar days from date the LEA receives the report, and notify Milan of its concurrence or any comments it might have regarding the final report.

5. Stockpiled Solid Waste Testing and Report.

- 5.1 Milan shall conduct the items set forth herein under Subsections 5.2 through 5.6, below, prior to engaging in any operations that involve movement of, disturbance of, and/or use of any of the inert debris solid waste stockpiles currently present on the Site.
- 5.2 Location of Stockpiles on Map. Milan shall submit to the LEA, within 45 calendar days from the Effective Date of this Stipulated N&O, a map that specifies the location of each of the stockpiles currently present on the Site. This map shall include a label, e.g., #1, #2, etc., for each stockpile. The LEA shall review the map and, within 45 calendar days, approve or reject with comments regarding any deficiencies. In the event of noted deficiencies, Milan shall revise the map based on LEA's comments, but no later than 30 calendar days from the date that Milan receives the LEA's comments. The LEA shall not unreasonably withhold approval of a final map.
- 5.3 Estimate of Amount of Materials in Stockpiles. Milan shall submit to the LEA, within 60 calendar days from the Effective Date of this Stipulated N&O, a reasonably accurate estimate of the amount (in cubic feet or yard) of material contained in each of the stockpile labeled under Subsection 5.2. The submission shall be certified by a Civil Engineer, Certified Engineering Geologist, or similar professional licensed by the State of California. The LEA shall review the reported estimates and, within thirty (30) calendar days, approve or reject with comments regarding any deficiencies. In the event of noted deficiencies, Milan shall revise the estimates based on LEA's comments, but no later than 30 calendar days from the date that Milan receives the LEA's comments.
- 5.4 General Origin of the Stockpiles. Milan shall submit to the LEA, within 60 calendar days from the Effective Date of this Stipulated N&O, a report that identifies the

general origin (e.g., imported to the Site by MTS Inc. or Rio Santiago LLC, excavated from the Site's surface and/or subsurface) of each of the stockpile labeled under Subsection 5.2. The LEA shall review the report and, within 45 calendar days, approve or reject with comments regarding any deficiencies. In the event of noted deficiencies, Milan shall revise the report based on LEA's comments, but no later than 30 calendar days from the date that Milan receives the LEA's comments. The LEA shall not unreasonably withhold approval of a final report.

5.5 Analytic Investigation/Testing of Stockpiles' Materials. Milan shall conduct analytical investigation/testing of each of the stockpiles labeled under Subsection 5.2. The scope of the investigation/testing shall include, at a minimum, testing for the presence of the following contaminants: Total Petroleum Hydrocarbons (EPA Method 8015), polycyclic aromatic hydrocarbons (EPA Method 8310), volatile organic and semi-volatile organic compounds (EPA Method 8260/8270 full scan analysis), heavy metals (EPA Method 6010B and 7471A), pesticides (organochlorine and organophosphorus, EPA Method 8081A or 8080A and 8141A), herbicides (EPA Method 8151A), PCBs (EPA Method 8082 or 8080A), asbestos (EPA Method 600/R93-116 or CARB 435), and pH.

5.5.1 Prior to initiating the analytical investigation/testing, Milan shall submit a workplan to the LEA within 45 calendar days after the Effective Date of this Stipulated N&O. Milan may conduct analytical investigation/testing only after the LEA has approved the workplan. The workplan shall be prepared by a licensed Civil Engineer, Certified Engineering Geologist, or similar professional licensed by the State of California and shall include/set forth all of the following:

- (a) The scope of the analytical investigation/testing, including the screening levels for testing for the presence of any contaminants specified in this Subsection, above.
- (b) The scope of the final report regarding the results of the analytical investigation/testing, including testing for the general composition of the stockpiles that will identify the general composition of each of the stockpile labeled under Subsection 5.2.
- (c) Consideration of the past use/operations of the Site.
- (d) Specifying sampling methodology. The methodology shall not use glass jars to take the samples. The methodology shall specify only discrete sampling; no composite sampling will be allowed.
- (e) Inclusion of sufficient number of samples from each stockpile labeled under Subsection 5.2 to be a reasonable representative of each stockpile. The workplan shall describe the rationale for the number of samples.

- (f) Stockpiles greater than 5,000 cubic yards shall be sampled based on volume with 12 samples for first 5,000 cubic yards and one additional sample for each additional one thousand cubic yards of the individual stockpile labeled under Subsection 5.2.
- 5.5.2 After Milan submits the workplan, the LEA shall review and, within 45 calendar days, approve or reject with comments regarding any deficiencies. In the event of noted deficiencies, Milan shall revise the workplan based on LEA's comments, but no later than 30 calendar days from the date that Milan receives the LEA's comments. The LEA shall not unreasonably withhold approval of a final workplan. Milan shall commence the analytical testing in accordance with the approved workplan within 45 calendar days of the LEA's approval.
- 5.5.3 All fieldwork regarding the analytical investigation/testing shall be conducted in accordance with the approved workplan and under the supervision of a licensed Civil Engineer, Certified Engineering Geologist, or similar professional licensed by the State of California. Milan shall complete the analytical investigation/testing no later than 90 calendar days from the date the LEA approves the workplan.
- 5.5.4 Milan shall submit to the LEA, within 45 calendar days of completing the investigation/testing, a report regarding the results and findings of the investigation/testing. The report shall be reviewed and signed by a licensed Civil Engineer, Certified Engineering Geologist, or similar professional licensed by the State of California. The report shall be consistent with the scope of the workplan approved by the LEA, and shall include supporting documents, including the original sampling results analyzed and reported by a state certified laboratory (as opposed to Milan transferring or populating the results on its own/consultant's spreadsheet/table), to substantiate the report's findings and conclusions.
- 5.5.5 The LEA shall review the report within 60 calendar days from the date the LEA receives the report. If upon review of the report the LEA determines that the results of the analytical investigation/testing do not indicate the presence of any contaminants specified in this Subsection 5.5 in the stockpile above the screening levels set forth in the workplan, the LEA shall inform Milan accordingly. This shall mean that the stockpile or part thereof, as applicable, may remain on the Site to be utilized in an IDEFO as consistent with the requirements set forth in Subsection 5.5.7, below. Milan may remove debris from stockpiles, or parts thereof, determined to not have the presence of contaminants in accordance with this Subsection 5.5.5, from the Site to an offsite location in accordance with a workplan submitted to the LEA for review in accordance with applicable regulations. The LEA shall review the workplan within 30 days from the date it receives the workplan and shall not unreasonably withhold approval.

5.5.6 On the other hand, if upon review of the report the LEA determines that the results of the analytical investigation/testing reasonably indicate the presence of any contaminants as specified in this Subsection 5.5, above, in the stockpile or part thereof above the screening levels set forth in the workplan in instances requiring action, the LEA shall notify Milan accordingly. Within 60 calendar days of the LEA's notification, Milan shall develop a workplan that describes the safe removal of the contaminated stockpiles or the contaminated parts thereof above screening levels in instances requiring action, including all reasonably necessary timelines for accomplishing the removal. The LEA shall review the workplan and, within 60 calendar days, approve or reject with comments regarding any deficiencies. In the event of noted deficiencies, Milan shall revise the workplan based on LEA's comments, but no later than 45 calendar days from the date that Milan receives the LEA's comments. The LEA shall not unreasonably withhold approval of a final workplan for the removal of contaminated stockpiles. Upon approval by the LEA, Milan shall implement the final approved workplan in accordance with the plan's requirements and timelines.

5.5.7 Any stockpile or part thereof, applicable, that the LEA determines may remain on the Site in accordance with Subsection 5.5.5, above, shall not be stored on the Site for longer than 9 months from the date the LEA informs Milan of such determination. The LEA may not unreasonably withhold a request to extend the 9 months storage time for a longer time-period, provided the request for extension is directly related to use of the stockpile under consideration for an IDEFO on the Site wherein the IDEFO on the Site is not at a ready operation stage to utilize the stockpile. The stockpiles shall be maintained during storage time on the Site until they are utilized in an IDEFO on Site in accordance, and inspected by the LEA for compliance, with the standards specified in California Code of Regulations, Title 14, and 27, including section 17384 of the Title 14.

5.6 Stockpiles' Suitability for Use in IDEFO. Milan shall submit to the LEA a letter that is written and signed by a Registered Civil Engineer, Certified Engineering Geologist, or similar professional licensed by the State of California that specifically states which of the stockpiles labeled under Subsection 5.2 are suitable for use in an IDEFO, as defined in 14 CCR, section 17388, subdivision (l), on the Site and/or the lot located across Santiago Canyon Road (APN 379-451-24) and/or in any other operation on the Site and/or the lot located across Santiago Canyon Road (APN 379-451-24). Milan shall submit this letter to the LEA no later than 30 calendar days after the determination by the LEA that the stockpile is free of any contaminants under Subsection 5.5.5, above.

6. Processing the Stockpiled Solid Waste.

6.1 Milan may not conduct any activities at the Site that involve processing, as defined in 14 CCR, section 17381, of the material contained in each of the stockpiles

labeled under Subsection 5.2, prior to (i) submission of the document specified in Subsection 6.2 and (ii) receiving the LEA's approval pursuant to Subsection 6.4.

6.2 Milan shall submit to the LEA a document that identifies the types and number of machinery that will be used to perform processing of the inert debris solid waste contained in each of the stockpile labeled under Subsection 5.2. This document shall specify the location where the machinery will be stationed and the location where the machinery will perform processing of the stockpile materials.

6.3 The total/aggregate volume of inert debris solid waste from the stockpiles labeled under Subsection 5.2 processed may not exceed 1,500 tons per day.

6.3.1 Milan shall utilize a scale to confirm the required tonnage herein. Milan shall submit a weekly report to the LEA on Wednesday of each week that indicates the total/aggregate tonnage for the past week.

6.4 Milan shall submit to the LEA an operation plan within 60 calendar days after the LEA notifies Milan of its determination pursuant to Subsection 5.5.5, above. Milan shall not commence processing of the stockpile materials prior to receiving the LEA's approval of the operation plan. The operation plan shall be prepared by a licensed Civil Engineer, Certified Engineering Geologist, or similar professional licensed by the State of California and shall be consistent with and meet the requirements specified in 14 CCR, sections 17386 and 17383.7, subsection (e) through (k). The LEA shall review the operation plan and, within 30 calendar days, approve or reject with comments regarding any deficiencies. In the event of noted deficiencies, Milan shall revise the operation plan based on LEA's comments, but no later than 30 calendar days from the date that Milan receives the LEA's comments. The LEA shall not unreasonably withhold approval of a final operation plan. Milan shall conduct the processing of the stockpile materials only in accordance with the approved operation plan but in no event Milan may commence the processing of the stockpile materials prior to completion of all activities specified in Section 5, above.

6.5 Milan shall obtain all necessary and appropriate permits and authorization from all governmental and/or regulatory agencies, excluding the LEA, that may have jurisdiction over the activities specified in this Section 6.

## 7. IDEFO on the Site.

7.1 Milan may not operate any Engineered Fill Activity and/or IDEFO at the Site, as each term is defined in 14 CCR, section 17388, subdivision (g) and (l), respectively, prior to receiving the LEA's approval of an operation plan pursuant to Subsection 7.2, below.

7.2 Milan shall submit to the LEA, within 60 calendar days after receiving all approvals from the LEA under Section 5, an operation plan regarding any Fill Operation Activity/IDEFO at the Site. Milan shall not commence any Fill Operation Activity/IDEFO prior to receiving the LEA's approval of the operation plan. The

operation plan shall be prepared by a licensed Civil Engineer, Certified Engineering Geologist, or similar professional licensed by the State of California and shall be consistent with and meet the requirements specified in 14 CCR, section 17388.3. The LEA shall review the operation plan and, within 45 calendar days, approve or reject with comments regarding any deficiencies. In the event of noted deficiencies, Milan shall revise the operation plan based on LEA's comments, but no later than 30 calendar days from the date that Milan receives the LEA's comments. The LEA shall not unreasonably withhold approval of a final operation plan. Milan shall conduct all Fill Operation Activity/IDEFO at the Site in accordance with the approved operation plan.

8. Recording Pursuant to 14 CCR, section 17388.3, subdivision (f).

8.1 Milan shall file a detailed description of the IDEFO operated by MTS Inc. at the Site from 2011 – 2013 in accordance with 14 CCR, section 17388.3, subdivision (f) with the Orange County Clerk-Recorder Office and the LEA. Milan shall complete the filing within 90 calendar days after the Effective Date of this Stipulated N&O.

8.2 Milan shall file a detailed description of all IDEFO activities completed pursuant to Section 7, including the 2011 – 2013 IDEFO at the Site, after the Effective Date of this Stipulated N&O in accordance with 14 CCR, section 17388.3, subdivision (f) with the Orange County Clerk-Recorder Office and the LEA. Milan shall complete the filing within 90 calendar days after the event that is specified in 14 CCR, section 17388.3, subdivision (f) that triggers the filing requirement.

9. Record Keeping.

9.1 Milan shall maintain necessary and sufficient records of all activities specified in Sections 3 through 7, above. Such records shall be sufficiently detailed to reasonably permit the LEA upon review thereof to determine compliance with (i) this Stipulated N&O, generally, and (ii) the various provisions of Sections 3 through 7, specifically.

9.1.1 To the extent Milan operates under a plan that is approved by the LEA pursuant to Sections 3 through 7, Milan shall keep and maintain records of its activities subject to that plan in accordance with the applicable requirements of Title 14 and/or 27 regulations that pertain to record keeping for that plan.

10. Inspection and Compliance.

10.1 The LEA shall conduct, and Milan shall allow, reasonable inspection of the Site to ensure compliance with this Stipulated N&O. The LEA shall conduct the inspections as frequently as reasonably necessary and appropriate to ensure compliance with this Stipulated N&O. The LEA shall issue a report of its inspection as required under PRC, section 43218 and will charge a fee to Milan as permitted under PRC sections 43213 and 43222. The LEA may also charge a fee to Milan for

its review of the documents and plans submitted to the LEA for review and approval as set forth in the various Subsections of this Stipulated N&O.

11. Recording of the Stipulated N&O.

11.1 This Stipulated N&O shall be recorded by Milan in the Official Records of Orange County, State of California, at the Orange County Clerk-Recorder Office no later than 14 calendar days after the Effective Date of this Stipulated N&O. In accordance with Section 21 below, the Stipulated N&O duly recorded shall run with the land and serve as notice to all current and future Site owner(s), in whole or part, that the Site owner(s) will be subject to this Stipulated N&O. In the event of any future revisions of the current Site's APNs, Milan shall record in the Official Records of Orange County, State of California, at the Orange County Clerk-Recorder Office a memorandum of agreement that reflects the Site's new APNs, no later than 14 calendar days after the subdivisions are final.

12. Term.

12.1 This Stipulated N&O shall be in effect as of its Effective Date and shall terminate on June 30, 2024, unless extended by the mutual agreement of the parties at their sole discretion. The LEA shall not unreasonably withhold extension of the term of this Stipulated N&O if Milan has made good faith effort to comply with the terms and conditions of this Stipulated N&O.

12.2 The expiration of this Stipulated N&O shall not bar the LEA from taking any enforcement actions against Milan and/or any other site as the LEA deems necessary and appropriate subject to the terms herein, and Milan reserves the right to demand an administrative hearing to challenge the LEA's enforcement action in that respect and other rights of review of LEA actions permitted under the law, including pursuant to the PRC and Title 14 of the California Code of Regulations.

13. Final Order.

13.1 Subject to Sections 1, 15, and 16, this Stipulated N&O shall constitute full settlement of the allegations set forth in the recitals, above, and shall resolve any enforcement action by the LEA, including imposition of civil penalties, for violations of law or regulations related to the allegations contained in, or could have been alleged based upon, the recitals, above, up to and including the date that coincides with the Effective Date, as set forth in Section 22, below.

14. Dispute Resolution.

14.1 The LEA and Milan shall meet in good faith to resolve any difference that arise in their interpretation and compliance with this Stipulated N&O. Failure to resolve their differences in good faith shall not constitute a waiver of the rights the LEA and Milan have under Sections 15 and 16. The parties' good faith effort to resolve their differences shall not be a condition for the LEA to take any enforcement action pursuant to Section 15 and/or 16.

15. Waiver of Rights.

- 15.1 By executing this Stipulated N&O, the LEA and Milan do not admit any facts or laws, including the allegations set forth in the recitals above.
- 15.2 Except as specified in Subsections 3.9, 12.2, 15.4, 15.5, and Section 16, by executing this Stipulated N&O, Milan waives any rights to demand an administrative hearing regarding the allegations set forth in the allegations contained in the recitals, above.
- 15.3 Except as specified in Subsections 3.9, 12.2, 15.4, 15.5, and Section 16, by executing this Stipulated N&O, the LEA waives and releases, as against Milan, claims for non-compliance with respect to the allegations set forth in the recitals, above.
- 15.4 Milan does not waive any rights to demand an administrative hearing as to any enforcement actions, including notice and order, that the LEA may take against Milan to enforce (i) compliance with the terms of this Stipulated N&O and/or (ii) future violations not addressed in this Stipulated N&O, and other rights of review of LEA actions permitted under the law, including pursuant to the PRC and Title 14 of the California Code of Regulations.
- 15.5 To the extent the LEA takes an enforcement action, including notice and order and/or imposition of civil penalties, to enforce the terms of this Stipulated N&O against Milan, the LEA and Milan agree that they shall resolve their difference/dispute by means specified in Section 14. To the extent the LEA and Milan are not able to resolve their difference/dispute by means specified in Section 14, the LEA reserves the right to take any enforcement action, including the issuance of a notice and/or imposition of civil penalties, against Milan as the LEA deems necessary and appropriate, and Milan reserves the right to have a hearing, including pursuant to PRC, section 44310 and relevant Title 14 regulations, as to such difference/dispute and enforcement action.

16. Additional Enforcement Action.

- 16.1 The execution of this Stipulated N&O does not limit the LEA from taking any other appropriate enforcement actions to enforce compliance with the terms of this Stipulated N&O, and Milan reserves the right to demand an administrative hearing to challenge the LEA's enforcement action in that respect and other rights of review of LEA actions under the law, including pursuant to the PRC and Title 14 of the California Code of Regulations.
- 16.2 The LEA hereby reserves and may take such additional appropriate enforcement actions as necessary to enforce other and/or future violations by Milan not addressed in this Stipulated N&O, and Milan reserves the right to demand an administrative hearing to challenge the LEA's enforcement action in that respect and other rights of review of LEA actions under the law, including pursuant to the PRC and Title 14 of the California Code of Regulations.



17. Extension of Dates Specified in Sections 3 through 7 and Good Faith Performance.
- 17.1 The Parties agree that in the event a party is unable to meet the deadlines set forth under the various subsections of Sections 3 through 7, above, the party who is unable to meet the stated deadline shall inform the other party of the reasons and inform of a reasonable date the party will be able to meet the deadline.
- 17.2 The Parties agree to perform their respective responsibilities under this Stipulated N&O with diligence and in good faith.
18. Subordination.
- 18.1 Nothing in this Stipulated N&O limits the statutory and regulatory authority of the LEA described in California laws and regulations. All terms of this Stipulated N&O are subordinate to such laws and regulations.
19. Entire Agreement.
- 19.1 This Stipulated N&O together with its Attachments constitute the entire agreement between the LEA and Milan concerning the subject matters contained herein and may not be amended, supplemented, or modified except by written agreement of both parties.
20. Amendment.
- 20.1 No alteration or variation of the terms, conditions, and covenants of this Stipulated N&O shall be valid or binding unless made in writing and signed by both the LEA and Milan.
21. Parties Bound; Runs with the Land; Notice of Ownership Change.
- 21.1 This Stipulated N&O shall be binding upon Milan and each of its officers, directors, agents, receivers, trustees, employees, contractors, subcontractors, consultants, successors, and assignees, including, but not limited, to individuals, associates, affiliates, partners, and subsidiary and parent corporations, and any successive owners of the Site, and upon the LEA and any successor agency that may have responsibility for and jurisdiction over the subject matter of this Stipulated N&O. The covenants contained herein shall constitute covenants running with the land; shall be binding upon, and shall inure to the benefit of the current and future owners, purchasers, lessees, and possessors of any right, title, or interest in any portion of the Site during the term of this Stipulated N&O.
- 21.2 While this Stipulated N&O is in effect, any owner of the Site must provide the LEA prior written notice of such owner's intent to convey a fee interest with respect to the Site at least forty-five days prior to the effective date of such conveyance. Notwithstanding this notice requirement, the LEA shall not have the right to approve or disapprove any conveyance of a fee interest with respect to the Site.

22. Effective Date.

22.1 The effective date ("Effective Date") of this Stipulated N&O shall be the date that it is fully executed by both the LEA and Milan, by and through their authorized designee/agent.

23. Authority.

23.1 The undersigned are each authorized to execute this Stipulated N&O on behalf of the party that they represent, and to legally bind that party to all terms, conditions, and covenants of this Stipulated N&O.

24. Counsel.

24.1 Milan acknowledges that in the course of negotiating the terms, conditions, and covenants contained in this Stipulated N&O, Milan has had an opportunity to consult with legal counsel of its own choosing, who participated in the drafting of this stipulation.

25. Notices.

25.1 Any and all notices, requests, demands, and other communications contemplated, called for, permitted, or required to be given hereunder shall be in writing. Any written communications shall be deemed to have been duly given upon actual in-person delivery, or upon delivery on the actual day of receipt or no greater than four calendar days after being mailed by US certified or registered mail, return receipt requested, whichever occurs first. The date of mailing shall count as the first day. In the case of electronic mail, all communications shall be deemed to have been duly given upon recipient's acknowledgement of receipt received by sender. All communications shall be addressed to the person and at the address stated herein or such other address as the LEA and Milan hereto may designate by written notice from time to time in the manner aforesaid.

For Milan:

Name: Christopher Nicholson  
Address: Milan REI X, LLC  
701 South Parker Street, Suite 5200  
Orange, California 92868  
Telephone: (714) 687-0000 Ext. 101  
E-mail: chris@milancap.com

For the LEA:

Name: Christine Lane  
Address: 1241 E. Dyer Road, Suite 120  
Santa Ana, CA 92705  
Telephone: (714) 433-6000  
E-mail: CLane@ochca.com

26. Governing Law and Venue.

26.1 This Stipulated N&O has been negotiated and executed in the State of California and shall be governed by and construed under the laws of the State of California. In the event of any legal action to enforce or interpret this Agreement, the sole and exclusive venue shall be a court of competent jurisdiction located in County of Orange, California, and the LEA and Milan hereto agree to and do hereby submit to the jurisdiction of such court, notwithstanding Code of Civil Procedure, section 394. Furthermore, the LEA and Milan specifically agree to waive any and all rights to request that an action be transferred for trial to another venue.

27. Attorney's Fees.

27.1 In any action or proceeding brought to enforce or interpret any provision of this Stipulated N&O, or where any provision hereof is validly asserted as a defense, each Party shall bear its own attorneys' fees and costs.

28. Incorporation of Recitals.

28.1 The recitals set forth above are incorporated into this Stipulated N&O by this reference.

29. Incorporation of Attachments.

29.1 The Attachments set forth below are attached hereto and are incorporated into this Stipulated N&O by this reference.

29.1.1 Attachment "A" – Map of Parcels Comprising the Property

29.1.2 Attachment "B" – Map of Parcels and Portions of Parcels Comprising the Site and Subject to Stipulated N&O

29.1.3 Attachment "C" – Legal Description of Parcels and Portions of Parcels Comprising the Site and Subject to Stipulated N&O

29.1.4 Attachment "D" – Map of Parcels and Portions of Parcels Outside of the Site's Boundaries and Not Subject to Stipulated N&O


30. Counterparts.

30.1 This Stipulated N&O may be executed by the LEA and Milan in counterparts, each of which shall be an original, with the same force and effect as if fully and simultaneously executed as a single, original document.

IN WITNESS WHEREOF, the LEA and Milan have executed this Stipulated N&O on the day and year first above written.


APPROVED AS TO FORM:

Counsel for Milan REI X, LLC

By:   
Pete Duchesneau, Partner  
Manatt, Phelps & Phillips, LLP

Date: June 15, 2022

Milan REI X, LLC,  
a California limited liability company

By:   
Christopher Nicholson  
President of Managing Agent

Date: June 14, 2022

APPROVED AS TO FORM:

COUNTY COUNSEL

By:   
Massoud Shamel,  
Senior Deputy County Counsel

Date: June 15, 2022

COUNTY OF ORANGE,  
a political subdivision of the State of California

By:   
Christine Lane, Director  
Environmental Health Division  
Orange County Health Care Agency

Date: June 16, 2022

ACKNOWLEDGEMENT APPEARS ON THE FOLLOWING PAGES

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 06/14/2022, before me, Amy Khai Mong, Notary Public,  
(insert name and title of the officer)

Notary Public, personally appeared Christopher Nicholson,  
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)



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 June 16, 2022, before me, Christine M. Long, Notary Public,  
(insert name and title of the officer)

Notary Public, personally appeared Christina Lane,  
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.

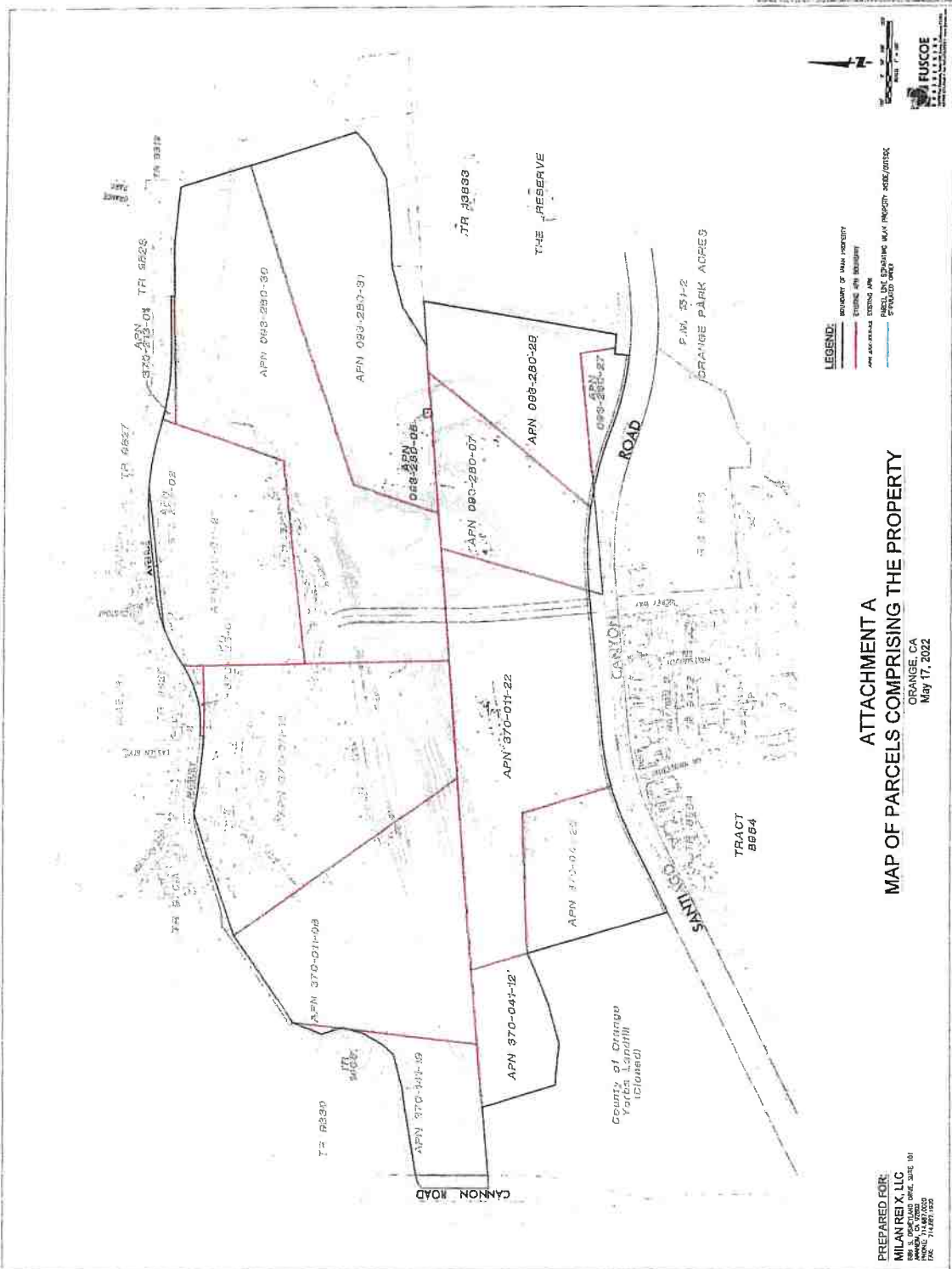
Signature

Christine M. Long

(Seal)

401314058.2





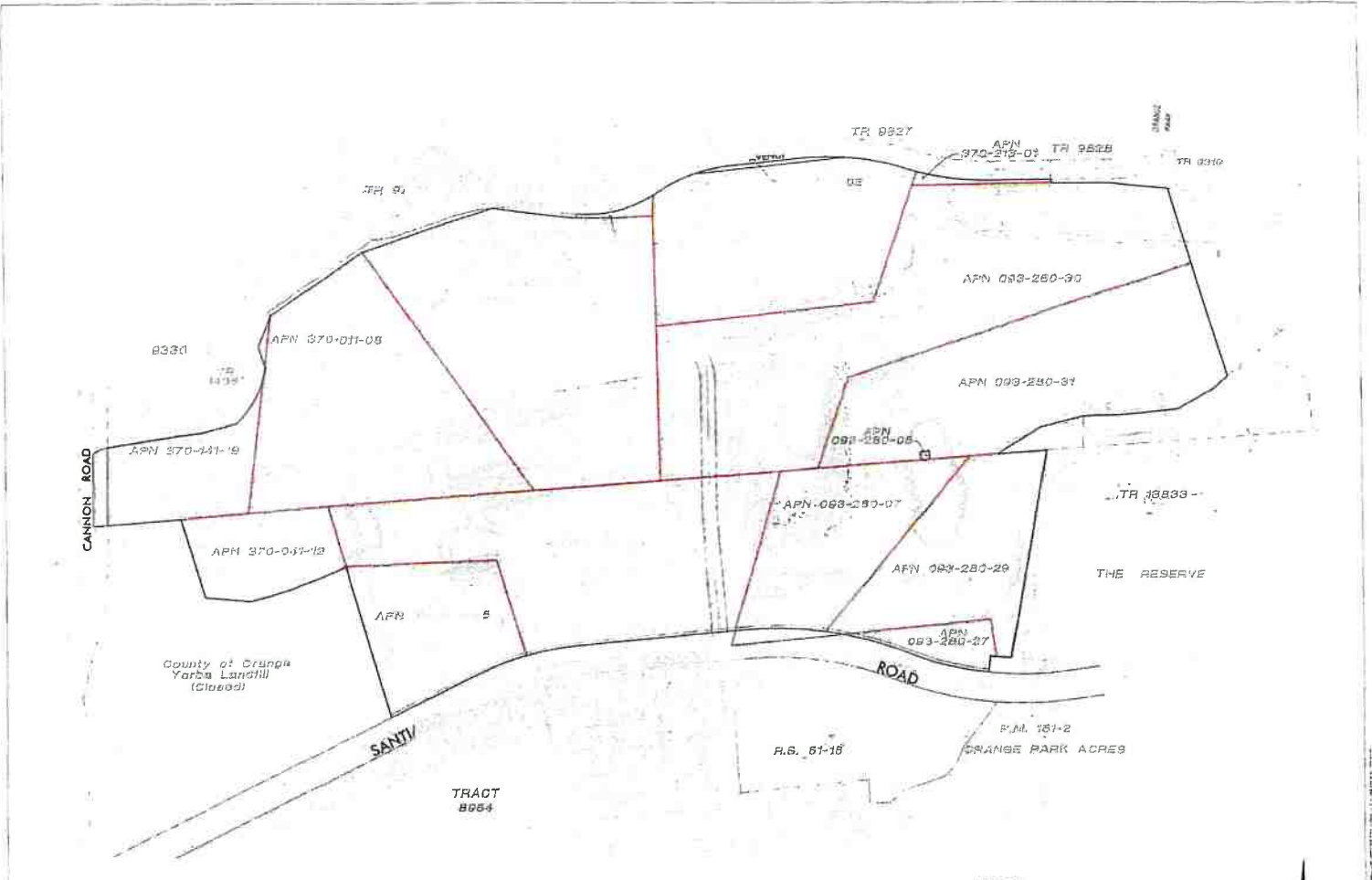
**ATTACHMENT A**  
**MAP OF PARCELS COMPRISING THE PROPERTY**

PREPARED FOR:  
**MILAN REI X, LLC**  
 10000 N. TULSA DRIVE, SUITE 101  
 ORANGE, CA 92668  
 DATE: 11/17/2022  
 FILE: 111807002

ORANGE, CA  
 May 17, 2022

**LEGEND:**  
 - BOUNDARY OF MAIN PROPERTY  
 - EXISTING AIR RIGHTS  
 - AIR RIGHTS  
 - P.A.M. 351-2  
 - ROAD (NOT GUARANTEED MAY BE OPEN - ROAD/PAVING/CONSTRUCTION)





**ATTACHMENT B  
 MAP OF PARCELS AND PORTIONS OF PARCELS COMPRISING  
 THE SITE AND SUBJECT TO STIPULATED N&O**

PREPARED FOR:  
 MILAN REIX, LLC  
 888 S. OSWALD DRIVE, SUITE 101  
 ANAHEIM, CA 92805  
 PHONE: 714.587.0000  
 FAX: 714.587.1500

ORANGE, CA  
 May 18, 2022

- LEGEND:**
- BOUNDARY OF UTAH PROPERTY
  - EXISTING AIRY BOUNDARY
  - EXISTING APN
  - UTAH PROPERTY SUBJECT TO STIPULATED ORDER (S/O)
  - PARCEL LINES GENERATING UTAH PROPERTY INSIDE/OUTSIDE STIPULATED ORDER



**FUSCOE**  
 ENGINEERS  
 1000 S. GARDEN AVENUE, SUITE 100  
 ANAHEIM, CALIFORNIA 92810  
 PHONE: 714.587.1500



**ATTACHMENT "C"**  
**LEGAL DESCRIPTION**  
**OF PARCELS AND PORTIONS OF PARCELS**  
**COMPRISING THE SITE AND SUBJECT TO STIPULATED N&O**

**PARCEL 1 (370-141-19)**

THAT PORTION OF THE LAND ALLOTTED TO PAUL PERALTA DE DOMINQUEZ IN DECREE OF PARTITION OF THE RANCHO SANTIAGO DE SANTA ANA, RECORDS IN BOOK "B" OF JUDGMENTS OF THE 17TH JUDICIAL DISTRICT COURT OF CALIFORNIA, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF THE LAND CONVEYED TO W.A. PHILLIPS AND OTHERS BY DEED RECORDED MARCH 1, 1919, IN BOOK 330, PAGE 2 16 OF DEED; THENCE SOUTH 21°21' WEST 116.00;

THENCE SOUTH 18°09' EAST 79.00 FEET;

THENCE SOUTH 13°47' WEST 80.00 FEET;

THENCE SOUTH 30°26' WEST 87.00 FEET;

THENCE SOUTH 42°41' WEST 51.00 FEET;

THENCE SOUTH 74°19' WEST 126.00 FEET;

THENCE SOUTH 82°10' WEST 80.00 FEET;

THENCE NORTH 78°34' WEST 14800 FEET;

THENCE SOUTH 47°41' WEST 100.00 FEET;

THENCE SOUTH 77°28' WEST 55.70 FEET;

THENCE SOUTH 57°13' WEST 445.80 FEET TO THE MOST SOUTHERLY CORNER OF THE LAND CONVEYED TO HUGH C. WILEY AND WIFE, BY DEED RECORDED DECEMBER 17, 1929 IN BOOK 338, PAGE 120 OF OFFICIAL RECORDS;

THENCE SOUTH 0°56'30' EAST 54.75 FEET TO THE SOUTHERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO W.A. PHILLIPS AND OTHERS, RECORDED DECEMBER 17, 1929 IN BOOK 338, PAGE 102 OF OFFICIAL RECORDS, BEING ON THE NORTHERLY LINE FO THE CARPENTER TRACT;

THENCE NORTH 84°43' EAST ALONG THE NORTHERLY LINE OF THE CARPENTER TRACT TO THE SOUTHEASTERLY CORNER OF THE LAND DESCRIBED IN SAID DEED TO W.A. PHILLIPS AND OTHERS, RECORDED DECEMBER 17, 1929 IN BOOK 338, PAGE 120 OF OFFICIAL RECORDS;

THENCE NORTH 7°13' EAST TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION LYING WESTERLY OF THE CENTERLINE OF THE LAND DESCRIBED IN THE DEED TO THE CITY OF ORANGE, RECORDED OCTOBER 30, 1970 IN BOOK 9448, PAGE 612 OFFICIAL RECORDS, DESCRIBED AS PARCEL 3, IN THE DEED TO SECURITY HOUSING COMPANY, A JOINT VENTURE, RECORDED NOVEMBER 15, 1972 IN BOOK 10426, PAGE 557, OFFICIAL RECORDS.

**ATTACHMENT "C"**  
**LEGAL DESCRIPTION**  
**OF PARCELS AND PORTIONS OF PARCELS**  
**COMPRISING THE SITE AND SUBJECT TO STIPULATED N&O**

ALSO EXCEPT THEREFROM THAT PORTION INCLUDED WITH TRACT NO. 9330, AS PER MAP RECORDED IN BOOK 386, PAGES 30 AND 31 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF ORANGE.

**EXCEPTING THEREFROM** ALL THAT PORTION OF SAID LAND LYING NORTHERLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WESTERLY LINE OF LOT 3 IN BLOCK "A" OF THE "LAND OF OGE AND BOND", AS SHOWN ON A MAP RECORDED IN BOOK 3, PAGE 430 AND 431 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, WHICH SAID POINT OF COMMENCEMENT IS THE SOUTHERLY TERMINUS OF THAT COURSE SHOWN AS "N17°01'15"W 281.68 FEET" ON RECORD OF SURVEY FILED IN BOOK 138, PAGES 15 TO 17 OF RECORD OF SURVEYS IN THE OFFICE OF CITY RECORDER OF SAID COUNTY;

THENCE ALONG SAID WESTERLY LINE NORTH 17°01'21" WEST 247.86 FEET TO THE TRUE POINT OF BEGINNING.

THENCE, LEAVING THE WESTERLY LINE OF SAID LOT, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 58°17'55" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE, 59.34 FEET, THROUGH A CENTRAL ANGLE OF 34°00'02";

THENCE NORTH 65°42'07" EAST, 408.74 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE, SOUTHERLY AND HAVING A RADIUS OF 750.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, 176.51 FEET, THROUGH A CENTRAL ANGLE OF 13°29'04" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,950.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 10°48'49" EAST;

THENCE EASTERLY ALONG SAID CURVE, 357.93 FEET, THROUGH A CENTRAL ANGLE OF 10°31'01" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2,000.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 21°19'50" WEST;

THENCE EASTERLY ALONG SAID CURVE, 424.32 FEET, THROUGH A CENTRAL ANGLE OF 12°09'21";

THENCE NORTH 80°49'31" EAST, 645.86 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE, NORTHERLY AND HAVING A RADIUS OF 700.00 FEET;

THENCE EASTERLY ALONG SAID CURVE, 169.35 FEET, THROUGH A CENTRAL ANGLE OF 13°51'41" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,870.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 23°02'10" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE, 403.03 FEET, THROUGH A CENTRAL ANGLE OF 12°20'55" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 170.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 10°41'15" EAST;

**ATTACHMENT "C"**  
**LEGAL DESCRIPTION**  
**OF PARCELS AND PORTIONS OF PARCELS**  
**COMPRISING THE SITE AND SUBJECT TO STIPULATED N&O**

THENCE EASTERLY ALONG SAID CURVE, 182.13 FEET, THROUGH A CENTRAL ANGLE OF 61°23'07" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 200.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 72°04'22" WEST;

THENCE NORTHERLY ALONG SAID CURVE, 260.36 FEET, THROUGH A CENTRAL ANGLE OF 74°35'16";

THENCE SOUTH 87°29'06" EAST, 636.61 FEET TO THE WESTERLY BOUNDARY OF THE LAND DESCRIBED IN THE FINAL ORDER OF CONDEMNATION RECORDED IN BOOK 12177, PAGE 409, OFFICIAL RECORDS.

**ATTACHMENT "C"**  
**LEGAL DESCRIPTION**  
**OF PARCELS AND PORTIONS OF PARCELS**  
**COMPRISING THE SITE AND SUBJECT TO STIPULATED N&O**

**PARCEL 2 (093-280-27)**

THAT PORTION OF LOT 2 IN BLOCK "A" OF THE LAND OF OGE AND BOND, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGES 430 AND 431 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 4°57'00" WEST, 405.62 FEET (RECORD NORTH 7°07' WEST) FROM A POINT IN THE SOUTH LINE OF SAID LOT 2, NORTH 73°11'20" EAST, 450.58 FEET (RECORD NORTH 71° EAST, 450.582 FEET) FROM THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE NORTH 4°57'00" WEST, 507.61 FEET (RECORD NORTH 7°07' WEST, 507.424 FEET) TO A POINT IN THE CENTERLINE OF THE COUNTY ROAD, WHICH IS DISTANT NORTH 84°23'30" EAST, 642.88 FEET (RECORD NORTH 82°13' EAST, 642.774 FEET) FROM THE WEST LINE OF SAID LOT 2;

THENCE NORTH 84°23'30" EAST, ALONG THE CENTERLINE OF SAID COUNTY ROAD AS THE SAME EXISTED PRIOR TO 1927, 969.25 FEET (RECORD NORTH 82°13' EAST, 969.606 FEET) TO AN ANGLE POINT IN SAID CENTERLINE;

THENCE SOUTH 8°55'40" EAST, ALONG SAID CENTER LINE, 284.11 FEET (RECORD SOUTH 11°10' EAST, 284.064 FEET) TO AN ANGLE POINT IN SAID CENTERLINE;

THENCE SOUTH 81°15'30" WEST, 284.064 FEET TO AN ANGLE POINT IN SAID CENTERLINE;

THENCE SOUTH 81°15'30" WEST, ALONG THE SOUTHWESTERLY EXTENSION OF SAID CENTERLINE, 25.43 FEET;

THENCE SOUTH 37°41'10" WEST, 186.60 FEET;

THENCE SOUTH 24°35'40" WEST, 73.40 FEET;

THENCE SOUTH 42°55' WEST, 50.61 FEET;

THENCE SOUTH 71°10' WEST, 151.19 FEET;

THENCE SOUTH 50°07' WEST, 156.32 FEET;

THENCE NORTH 2°53'10" WEST, 102.11 FEET;

THENCE SOUTH 61°13'50" WEST, 73.87 FEET;

THENCE NORTH 6°40'30" WEST, 62.38 FEET;

THENCE SOUTH 84°03'30" WEST, 422.77 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, THAT PORTION DESCRIBED AS FOLLOWS:

**ATTACHMENT "C"**  
**LEGAL DESCRIPTION**  
**OF PARCELS AND PORTIONS OF PARCELS**  
**COMPRISING THE SITE AND SUBJECT TO STIPULATED N&O**

BEGINNING AT AN ANGLE POINT IN THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO E. F. WHITE AND WIFE BY DEED RECORDED AUGUST 10, 1954 IN BOOK 2789, PAGE 11 OF OFFICIAL RECORDS, SAID POINT BEING THE NORTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "NORTH 48°48' EAST, 92.30 FEET";

THENCE SOUTH 87°22'41" EAST, 67.90 FEET TO A POINT IN THE NORTHERLY LINE OF SAID LAND CONVEYED TO WHITE, SAID POINT BEING LOCATED 88.00 FEET NORTH 50°07' EAST FROM THE SOUTHWESTERLY TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS "NORTH 50°07' EAST, 156.32 FEET";

THENCE SOUTH 50°07' WEST, 88.00 FEET ALONG THE NORTHERLY LINE OF SAID LAND CONVEYED TO WHITE, TO AN ANGLE POINT THEREIN;

THENCE NORTH 2°53'10" WEST, 59.61 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING SOUTHERLY AND SOUTHWESTERLY OF THE NORTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO THE CITY OF ORANGE, A MUNICIPAL CORPORATION, RECORDED AUGUST 22, 1991 AS INSTRUMENT NO. 91-453101 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM, THAT PORTION OF SAID LAND DESCRIBED IN THE DEED TO MUNICIPAL WATER DISTRICT OF ORANGE COUNTY, RECORDED JULY 27, 1998 AS INSTRUMENT NO. 19980483623 OF OFFICIAL RECORDS.

**ATTACHMENT "C"**  
**LEGAL DESCRIPTION**  
**OF PARCELS AND PORTIONS OF PARCELS**  
**COMPRISING THE SITE AND SUBJECT TO STIPULATED N&O**

**PARCEL 3 (370-041-12)**

THAT PORTION OF LOT 3 IN BLOCK "A" OF THE LAND OF OGE AND BOND, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGES 430 AND 431, MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3 AND THENCE FROM SAID POINT OF BEGINNING SOUTH 17°38'30" EAST, ALONG THE WESTERLY LINE OF SAID LOT 3, 281.68 FEET TO A POINT;

THENCE SOUTH 85°07' EAST, 157.75 FEET TO A POINT;

THENCE NORTH 73°53' EAST, 146.71 FEET TO A POINT;

THENCE NORTH 67°16' EAST, 206.30 FEET TO A POINT IN THE EASTERLY LINE OF LAND CONVEYED TO ROY B. WILLIS, BY DEED RECORDED FEBRUARY 4, 1921 IN BOOK 382, PAGE 249, DEEDS, RECORDS OF SAID ORANGE COUNTY;

THENCE NORTH 17°14' WEST, ALONG SAID EASTERLY LINE 215.70 FEET TO A POINT IN THE NORTHERLY LINE OF SAID LOT 3;

THENCE SOUTH 85°00' WEST, ALONG SAID NORTHERLY LINE, 511.81 FEET TO THE POINT OF BEGINNING.

**EXCEPTING THEREFROM** ALL THAT PORTION OF SAID LAND LYING NORTHERLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WESTERLY LINE OF LOT 3 IN BLOCK "A" OF THE "LAND OF OGE AND BOND", AS SHOWN ON A MAP RECORDED IN BOOK 3, PAGE 430 AND 431 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, WHICH SAID POINT OF COMMENCEMENT IS THE SOUTHERLY TERMINUS OF THAT COURSE SHOWN AS "N17°01'15"W 281.68 FEET" ON RECORD OF SURVEY FILED IN BOOK 138, PAGES 15 TO 17 OF RECORD OF SURVEYS IN THE OFFICE OF CITY RECORDER OF SAID COUNTY;

THENCE ALONG SAID WESTERLY LINE NORTH 17°01'21" WEST 247.86 FEET TO THE TRUE POINT OF BEGINNING.

THENCE, LEAVING THE WESTERLY LINE OF SAID LOT, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 58°17'55" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE, 59.34 FEET, THROUGH A CENTRAL ANGLE OF 34°00'02";

THENCE NORTH 65°42'07" EAST, 408.74 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE, SOUTHERLY AND HAVING A RADIUS OF 750.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, 176.51 FEET, THROUGH A CENTRAL ANGLE OF 13°29'04" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,950.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 10°48'49" EAST;

**ATTACHMENT "C"**  
**LEGAL DESCRIPTION**  
**OF PARCELS AND PORTIONS OF PARCELS**  
**COMPRISING THE SITE AND SUBJECT TO STIPULATED N&O**

THENCE EASTERLY ALONG SAID CURVE, 357.93 FEET, THROUGH A CENTRAL ANGLE OF 10°31'01" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2,000.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 21°19'50" WEST;

THENCE EASTERLY ALONG SAID CURVE, 424.32 FEET, THROUGH A CENTRAL ANGLE OF 12°09'21";

THENCE NORTH 80°49'31" EAST, 645.86 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE, NORTHERLY AND HAVING A RADIUS OF 700.00 FEET;

THENCE EASTERLY ALONG SAID CURVE, 169.35 FEET, THROUGH A CENTRAL ANGLE OF 13°51'41" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,870.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 23°02'10" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE, 403.03 FEET, THROUGH A CENTRAL ANGLE OF 12°20'55" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 170.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 10°41'15" EAST;

THENCE EASTERLY ALONG SAID CURVE, 182.13 FEET, THROUGH A CENTRAL ANGLE OF 61°23'07" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 200.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 72°04'22" WEST;

THENCE NORTHERLY ALONG SAID CURVE, 260.36 FEET, THROUGH A CENTRAL ANGLE OF 74°35'16";

THENCE SOUTH 87°29'06" EAST, 636.61 FEET TO THE WESTERLY BOUNDARY OF THE LAND DESCRIBED IN THE FINAL ORDER OF CONDEMNATION RECORDED IN BOOK 12177, PAGE 409, OFFICIAL RECORDS.

**ATTACHMENT "C"**  
**LEGAL DESCRIPTION**  
**OF PARCELS AND PORTIONS OF PARCELS**  
**COMPRISING THE SITE AND SUBJECT TO STIPULATED N&O**

**PARCEL 4 (370-041-25)**

THAT PORTION OF LOT 3 IN BLOCK "A" OF THE LAND OF OGE AND BOND, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGES 430 AND 431, MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF SAID LOT 3 WITH THE CENTERLINE OF THE COUNTY ROAD, AS CONVEYED TO THE COUNTY OF ORANGE BY DEED RECORDED JANUARY 21, 1914 IN BOOK 244, PAGE 258 OF DEEDS, RECORDS OF SAID ORANGE COUNTY;

THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF SAID ROAD, 517.25 FEET;

THENCE NORTHWESTERLY (NORTH 17°54' WEST) 591.4 FEET;

THENCE IN AN EASTERLY DIRECTION TO A POINT ON THE EAST LINE OF SAID LOT 3, SAID POINT BEING SOUTH 17°30' EAST, 236.15 FEET FROM THE NORTHEAST CORNER OF SAID LOT 3;

THENCE SOUTH 17°30' EAST, 376 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WITHIN THE LAND DESCRIBED IN THE DEED TO THE CITY OF ORANGE, A MUNICIPAL CORPORATION, RECORDED AUGUST 21, 1991 AS INSTRUMENT NO. 91-451619 OF OFFICIAL RECORDS.



**ATTACHMENT "C"**  
**LEGAL DESCRIPTION**  
**OF PARCELS AND PORTIONS OF PARCELS**  
**COMPRISING THE SITE AND SUBJECT TO STIPULATED N&O**  
**PARCEL 5 (POR 093-280-29)**

THAT PORTION OF LOT 2 IN BLOCK "A" OF THE LAND OF OGE AND BOND, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 430 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; AND THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF THE LAND CONVEYED BY W. V. WHISLER AND WIFE, TO MRS. J. R. FLETCHER, BY DEED RECORDED APRIL 13, 1914 IN BOOK 248, PAGE 55 OF DEEDS, TO A BOLT IN THE CENTER OF THE COUNTY ROAD AT THE SOUTHWEST CORNER OF SAID LAND CONVEYED TO SAID MRS. J. R. FLETCHER;

THENCE RUNNING NORTHWESTERLY ALONG THE CENTER LINE OF SAID COUNTY ROAD, 284.10 FEET, MORE OR LESS, TO AN OLD PIPE IN THE ANGLE POINT IN THE CENTER LINE OF SAID COUNTY ROAD;

THENCE RUNNING SOUTH 84° WEST, ALONG THE CENTER LINE OF SAID COUNTY ROAD, 597.94 FEET TO THE SOUTHEAST CORNER OF THAT PORTION OF SAID LOT 2 CONVEYED BY B. D. PARKER, A SINGLE MAN, TO CHRIS SENTI AND WIFE, BY DEED RECORDED NOVEMBER 2, 1923 IN BOOK 495, PAGE 384 OF DEEDS;

THENCE NORTH 39°50'15" EAST, 815.36 FEET, MORE OR LESS, TO A POINT IN THE NORTH LINE OF SAID LOT 2, WHICH POINT IS 266.66 FEET SOUTH 85° WEST FROM THE NORTHEAST CORNER OF SAID LOT 2;

THENCE NORTH 85° EAST, 266.66 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; RUNNING THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF THE LAND CONVEYED BY W. V. WHISLER TO MRS. J. R. FLETCHER, BY DEED RECORDED APRIL 13, 1914 IN BOOK 248, PAGE 55 OF DEEDS, TO A BOLT IN THE CENTER OF THE COUNTY ROAD AT THE SOUTHWEST CORNER OF SAID LAND CONVEYED TO SAID MRS. J. R. FLETCHER; RUNNING THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID COUNTY ROAD 284.10 FEET TO A POINT IN THE CENTERLINE OF SAID COUNTY ROAD;

RUNNING THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE CENTER CENTERLINE OF SAID COUNTY ROAD, 59.94 FEET TO A POINT;

THENCE IN A NORTHEASTERLY DIRECTION ALONG A STRAIGHT LINE TO A POINT IN THE NORTHERLY LINE OF SAID LOT 2, WHICH POINT IS SOUTH 85° WEST, 103.66 FEET FROM THE NORTHEAST CORNER OF SAID LOT 2;

THENCE NORTH 85° EAST, ALONG THE NORTHERLY LINE OF SAID LOT 2, 103.66 FEET TO THE POINT OF BEGINNING.

**ATTACHMENT "C"**  
**LEGAL DESCRIPTION**  
**OF PARCELS AND PORTIONS OF PARCELS**  
**COMPRISING THE SITE AND SUBJECT TO STIPULATED N&O**

**PARCEL 6 (POR 093-280-29)**

THAT PORTION OF LOT 2 IN BLOCK "A" OF THE LAND OF OGE AND BOND, AS SHOWN ON A MAP RECORDED IN BOOK 3, PAGE 430 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF THE LAND CONVEYED BY W. V. WHISLER ET UX TO MRS. J. R. FLETCHER, BY DEED RECORDED APRIL 13, 1914 IN BOOK 248, PAGE 55 OF DEEDS, TO A BOLT IN THE CENTER OF THE COUNTY ROAD AT THE SOUTHWEST CORNER OF SAID LAND CONVEYED TO SAID MRS. J. R. FLETCHER;

THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID COUNTY ROAD 284.10 FEET TO A POINT IN THE CENTERLINE OF SAID COUNTY ROAD;

RUNNING THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE CENTERLINE OF SAID COUNTY ROAD 59.94 FEET TO A POINT;

THENCE IN A NORTHEASTERLY DIRECTION ALONG A STRAIGHT LINE TO A POINT IN THE NORTHERLY LINE OF SAID LOT 2, WHICH POINT IS SOUTH 85° WEST, 103.66 FEET FROM THE NORTHEAST CORNER OF SAID LOT 2;

THENCE NORTH 85° EAST, ALONG THE NORTHERLY LINE OF SAID LOT 2, 103.66 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, THAT PORTION OF SAID LAND DESCRIBED IN THE DEED TO MUNICIPAL WATER DISTRICT OF ORANGE COUNTY, RECORDED JULY 27, 1998 AS INSTRUMENT NO. 19980483623 OF OFFICIAL RECORDS.

**ATTACHMENT "C"**  
**LEGAL DESCRIPTION**  
**OF PARCELS AND PORTIONS OF PARCELS**  
**COMPRISING THE SITE AND SUBJECT TO STIPULATED N&O**

**PARCEL 7B (370-011-18)**

THAT PORTION OF THE SOUTH HALF OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 9 WEST AND THE NORTH HALF OF SECTION 23, TOWNSHIP 4, RANGE 9 WEST, OF THE LAND ALLOTTED TO PAUL PERALTA DE DOMINGUEZ IN THE DECREE OF PARTITION OF THE RANCHO SANTIAGO DE SANTA ANA, RECORDED IN BOOK "B" OF JUDGMENTS OF THE 17TH JUDICIAL DISTRICT OF CALIFORNIA IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, INCLUDED WITHIN THE LAND DESCRIBED IN THE DEED TO A. B. HEINSBERGEN AND NEDITH C. HEINSBERGEN RECORDED APRIL 27, 1935 IN BOOK 748, PAGE 222 OF OFFICIAL RECORDS OF SAID COUNTY, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A 1/2 INCH IRON PIPE AT STATION NO. 15 AS SHOWN ON A MAP FILED IN BOOK 3, PAGE 54 OF RECORD OF SURVEYS IN THE CITY OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE SOUTH 82°50'00" WEST, 952.71 FEET;

THENCE SOUTH 0°10'00" EAST, 129.92 FEET;

THENCE SOUTH 86°54'40" WEST, 165.86 FEET;

THENCE SOUTH 89°48'20" WEST, 117.49 FEET;

THENCE NORTH 85°36'20" WEST, 101.01 FEET;

THENCE NORTH 83°42'50" WEST, 174.68 FEET;

THENCE SOUTH 72°11'10" WEST, 167.87 FEET;

THENCE SOUTH 70°15'19" WEST, 309.10 FEET;

THENCE SOUTH 55°03'20" WEST, 388.74 FEET TO AN AXLE, WHICH BEARS SOUTH 46°11'40" EAST, 549.09 FEET FROM A 1 INCH IRON PIPE AT STATION 9 OF SAID RECORD OF SURVEY.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO HENRY SNYDER BY DEED RECORDED JANUARY 6, 1881 IN BOOK 77, PAGE 22 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA,

THENCE SOUTH 83° WEST, 952.71 FEET ALONG THE NORTH LINE OF SAID SNYDER'S LAND;

THENCE SOUTH 1027.99 FEET TO THE SOUTHERLY LINE OF THE LAND CONVEYED TO A. B. HEINSBERGEN ET UX BY DEED RECORDED APRIL 27, 1935 IN BOOK 748, PAGE 222 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY;

THENCE ALONG SAID SOUTHERLY LINE NORTH 85° EAST, 550.00 FEET TO THE SOUTHEAST CORNER OF SAID HEINSBERGEN LAND,

**ATTACHMENT "C"**  
**LEGAL DESCRIPTION**  
**OF PARCELS AND PORTIONS OF PARCELS**  
**COMPRISING THE SITE AND SUBJECT TO STIPULATED N&O**

THENCE NORTH 19°45' EAST, 1179.42 FEET TO THE POINT OF BEGINNING.

**EXCEPTING THEREFROM** ALL THAT PORTION OF SAID LAND LYING NORTHERLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WESTERLY LINE OF LOT 3 IN BLOCK "A" OF THE "LAND OF OGE AND BOND", AS SHOWN ON A MAP RECORDED IN BOOK 3, PAGE 430 AND 431 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, WHICH SAID POINT OF COMMENCEMENT IS THE SOUTHERLY TERMINUS OF THAT COURSE SHOWN AS "N17°01'15"W 281.68 FEET" ON RECORD OF SURVEY FILED IN BOOK 138, PAGES 15 TO 17 OF RECORD OF SURVEYS IN THE OFFICE OF CITY RECORDER OF SAID COUNTY;

THENCE ALONG SAID WESTERLY LINE NORTH 17°01'21" WEST 247.86 FEET TO THE TRUE POINT OF BEGINNING.

THENCE, LEAVING THE WESTERLY LINE OF SAID LOT, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 58°17'55" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE, 59.34 FEET, THROUGH A CENTRAL ANGLE OF 34°00'02";

THENCE NORTH 65°42'07" EAST, 408.74 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE, SOUTHERLY AND HAVING A RADIUS OF 750.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, 176.51 FEET, THROUGH A CENTRAL ANGLE OF 13°29'04" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,950.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 10°48'49" EAST;

THENCE EASTERLY ALONG SAID CURVE, 357.93 FEET, THROUGH A CENTRAL ANGLE OF 10°31'01" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2,000.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 21°19'50" WEST;

THENCE EASTERLY ALONG SAID CURVE, 424.32 FEET, THROUGH A CENTRAL ANGLE OF 12°09'21";

THENCE NORTH 80°49'31" EAST, 645.86 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE, NORTHERLY AND HAVING A RADIUS OF 700.00 FEET;

THENCE EASTERLY ALONG SAID CURVE, 169.35 FEET, THROUGH A CENTRAL ANGLE OF 13°51'41" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,870.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 23°02'10" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE, 403.03 FEET, THROUGH A CENTRAL ANGLE OF 12°20'55" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 170.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 10°41'15" EAST;

THENCE EASTERLY ALONG SAID CURVE, 182.13 FEET, THROUGH A CENTRAL ANGLE OF 61°23'07" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 200.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 72°04'22" WEST;

**ATTACHMENT "C"**  
**LEGAL DESCRIPTION**  
**OF PARCELS AND PORTIONS OF PARCELS**  
**COMPRISING THE SITE AND SUBJECT TO STIPULATED N&O**

THENCE NORTHERLY ALONG SAID CURVE, 260.36 FEET, THROUGH A CENTRAL ANGLE OF 74°35'16";

THENCE SOUTH 87°29'06" EAST, 636.61 FEET TO THE WESTERLY BOUNDARY OF THE LAND DESCRIBED IN THE FINAL ORDER OF CONDEMNATION RECORDED IN BOOK 12177, PAGE 409, OFFICIAL RECORDS.

**ATTACHMENT "C"**  
**LEGAL DESCRIPTION**  
**OF PARCELS AND PORTIONS OF PARCELS**  
**COMPRISING THE SITE AND SUBJECT TO STIPULATED N&O**

**PARCEL 9 (POR 370-011-22)**

ALL THAT CERTAIN LAND SITUATED IN THE RANCHO SANTIAGO DE SANTA ANA, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2 IN BLOCK A OF THE LAND OF OGE AND BOND, AS SHOWN ON A MAP RECORDED IN BOOK 3, PAGE 430 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA;

THENCE NORTH 85° EAST, ALONG THE NORTHERLY LINE OF SAID LOT 1056.03 FEET TO A STONE MARKED "X";

THENCE SOUTH 15°59' WEST, 625.48 FEET TO A PIPE IN THE CENTERLINE OF THE COUNTY ROAD;

THENCE SOUTH 83°55' WEST, ALONG SAID CENTERLINE, 706.14 FEET TO AN IRON BAR IN THE WEST LINE OF SAID LOT;

THENCE NORTH 16°24' WEST, ALONG SAID WEST LINE 629.14 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WITHIN THE LAND DESCRIBED IN THE DEED TO THE CITY OF ORANGE, A MUNICIPAL CORPORATION, RECORDED AUGUST 21, 1991 AS INSTRUMENT NO. 91-451618 OF OFFICIAL RECORDS.

**ATTACHMENT "C"**  
**LEGAL DESCRIPTION**  
**OF PARCELS AND PORTIONS OF PARCELS**  
**COMPRISING THE SITE AND SUBJECT TO STIPULATED N&O**

**PARCEL 10 (POR 370-011-22)**

ALL THAT CERTAIN LAND SITUATED IN THE RANCHO SANTIAGO DE SANTA ANA, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 3 IN BLOCK A OF THE LAND OF OGE AND BOND, AS SHOWN ON A MAP RECORDED IN BOOK 3, PAGES 430 AND 431 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA;

THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT, 526.7 FEET TO A POINT;

THENCE SOUTHEASTERLY 218.2 FEET TO THE NORTHWESTERLY CORNER OF THE LAND CONVEYED TO J. A. BURNS BY DEED RECORDED JUNE 23, 1923 IN BOOK 476 , PAGE 179 OF DEEDS;

THENCE IN AN EASTERLY DIRECTION TO A POINT ON THE EAST LINE OF SAID LOT 3, 236.15 FEET SOUTHERLY FROM THE NORTHEAST CORNER OF SAID LOT 3;

THENCE NORTH 17°30' WEST, 236.15 FEET TO THE POINT OF BEGINNING.

**ATTACHMENT "C"**  
**LEGAL DESCRIPTION**  
**OF PARCELS AND PORTIONS OF PARCELS**  
**COMPRISING THE SITE AND SUBJECT TO STIPULATED N&O**

**PARCEL 11 (370-011-08)**

THAT PORTION OF THE LAND ALLOTTED TO PAULA PERALTA DE DOMINQUEZ, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS DESCRIBED IN THE FINAL DECREE OF PARTITION OF THE RANCHO SANTIAGO DE SANTA ANA, WHICH WAS ENTERED SEPTEMBER 12, 1868 IN BOOK "B", PAGE 410 OF JUDGMENTS OF THE DISTRICT COURT OF THE 17TH JUDICIAL DISTRICT IN AND FOR LOS ANGELES COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT DISTANT SOUTH 924.00 FEET AND NORTH 84°43' EAST, 3261.06 FEET FROM THE CORNER COMMON TO SECTION 14, 15, 22 AND 23 IN SAID ALLOTMENT, SAID POINT BEING THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN THE DEED TO HENRY SNYDER, RECORDED JANUARY 6, 1881 IN BOOK 77, PAGE 22 OF DEEDS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA;

THENCE NORTH 36°07' WEST, 1000.56 FEET ALONG THE BOUNDARY OF SAID SNYDER LAND TO A STAKE;

THENCE SOUTH 55°15' WEST, 381.74 FEET TO A ROCK;

THENCE SOUTH 7°13' WEST, 691.22 FEET;

THENCE NORTH 84°43' EAST, 995.15 FEET TO THE POINT OF BEGINNING.

**EXCEPTING THEREFROM** ALL THAT PORTION OF SAID LAND LYING NORTHERLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WESTERLY LINE OF LOT 3 IN BLOCK "A" OF THE "LAND OF OGE AND BOND", AS SHOWN ON A MAP RECORDED IN BOOK 3, PAGE 430 AND 431 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, WHICH SAID POINT OF COMMENCEMENT IS THE SOUTHERLY TERMINUS OF THAT COURSE SHOWN AS "N17°01'15"W 281.68 FEET" ON RECORD OF SURVEY FILED IN BOOK 138, PAGES 15 TO 17 OF RECORD OF SURVEYS IN THE OFFICE OF CITY RECORDER OF SAID COUNTY;

THENCE ALONG SAID WESTERLY LINE NORTH 17°01'21" WEST 247.86 FEET TO THE TRUE POINT OF BEGINNING.

THENCE, LEAVING THE WESTERLY LINE OF SAID LOT, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 58°17'55" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE, 59.34 FEET, THROUGH A CENTRAL ANGLE OF 34°00'02";

THENCE NORTH 65°42'07" EAST, 408.74 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE, SOUTHERLY AND HAVING A RADIUS OF 750.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, 176.51 FEET, THROUGH A CENTRAL ANGLE OF 13°29'04" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,950.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 10°48'49" EAST;

THENCE EASTERLY ALONG SAID CURVE, 357.93 FEET, THROUGH A CENTRAL ANGLE OF 10°31'01" TO THE



**ATTACHMENT "C"**  
**LEGAL DESCRIPTION**  
**OF PARCELS AND PORTIONS OF PARCELS**  
**COMPRISING THE SITE AND SUBJECT TO STIPULATED N&O**

BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2,000.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 21°19'50" WEST;

THENCE EASTERLY ALONG SAID CURVE, 424.32 FEET, THROUGH A CENTRAL ANGLE OF 12°09'21";

THENCE NORTH 80°49'31" EAST, 645.86 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE, NORTHERLY AND HAVING A RADIUS OF 700.00 FEET;

THENCE EASTERLY ALONG SAID CURVE, 169.35 FEET, THROUGH A CENTRAL ANGLE OF 13°51'41" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,870.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 23°02'10" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE, 403.03 FEET, THROUGH A CENTRAL ANGLE OF 12°20'55" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 170.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 10°41'15" EAST;

THENCE EASTERLY ALONG SAID CURVE, 182.13 FEET, THROUGH A CENTRAL ANGLE OF 61°23'07" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 200.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 72°04'22" WEST;

THENCE NORTHERLY ALONG SAID CURVE, 260.36 FEET, THROUGH A CENTRAL ANGLE OF 74°35'16";

THENCE SOUTH 87°29'06" EAST, 636.61 FEET TO THE WESTERLY BOUNDARY OF THE LAND DESCRIBED IN THE FINAL ORDER OF CONDEMNATION RECORDED IN BOOK 12177, PAGE 409, OFFICIAL RECORDS.

**ATTACHMENT "C"**  
**LEGAL DESCRIPTION**  
**OF PARCELS AND PORTIONS OF PARCELS**  
**COMPRISING THE SITE AND SUBJECT TO STIPULATED N&O**

**PARCEL 12 (POR 093-280-30)**

THAT PORTION OF THE LAND ALLOTTED TO PAULA PERALTA DE DOMINQUEZ, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS DESCRIBED IN THE FINAL ORDER OF PARTITION OF THE RANCHO SANTIAGO DE SANTA ANA, WHICH WAS ENTERED SEPTEMBER 12, 1868 IN BOOK "B", PAGE 410 OF JUDGMENTS OF THE DISTRICT COURT OF THE 17TH JUDICIAL DISTRICT IN AND FOR LOS ANGELES COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT OF LAND CONVEYED TO A. B. HEINSBERGERN AND WIFE, BY DEED RECORDED APRIL 27, 1935 IN BOOK 748, PAGE 222 OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE NORTH 19°45'00" EAST, 334.88 FEET ALONG THE EASTERLY LINE OF SAID LAND TO THE SOUTHEAST CORNER OF THE LAND CONVEYED TO SULLY MILLER CONTRACTING COMPANY, BY DEED RECORDED AUGUST 25, 1933 IN BOOK 630, PAGE 178 OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE SOUTH 83°00'00" WEST, 665.41 FEET TO THE SOUTHWEST CORNER OF SAID LAND CONVEYED TO SULLY MILLER CONTRACTING COMPANY;

THENCE SOUTHERLY 268.00 FEET, MORE OR LESS, ALONG THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF SAID LAND TO THE SOUTHERLY LINE OF SAID LAND CONVEYED TO A. B. HEINSBERGEN AND WIFE;

THENCE NORTH 85°00'00" EAST, 550.00 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, IN, UNDER, OR THAT MAY BE PRODUCED FROM A DEPTH BELOW 100 FEET, FROM THE SURFACE OF SAID PROPERTY AND ANY PART THEREOF, AS RESERVED BY A. B. HEINSBERGERN AND WIFE, IN THE DEED TO EARL B. MILLER AND OTHERS, DATED JUNE 9, 1947 AND RECORDED JULY 29, 1947 IN BOOK 1534, PAGE 310 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY.

**ATTACHMENT "C"**  
**LEGAL DESCRIPTION**  
**OF PARCELS AND PORTIONS OF PARCELS**  
**COMPRISING THE SITE AND SUBJECT TO STIPULATED N&O**

**PARCEL 13 (POR 093-280-30)**

THAT PORTION OF THE LAND ALLOTTED TO PAULA PERALTA DE DOMINQUEZ, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS DESCRIBED IN THE FINAL ORDER OF PARTITION OF THE RANCHO SANTIAGO DE SANTA ANA, WHICH WAS ENTERED SEPTEMBER 12, 1868 IN BOOK "B" PAGE 410 OF JUDGMENTS OF THE DISTRICT COURT OF THE 17TH JUDICIAL DISTRICT IN AND FOR LOS ANGELES COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE LAND CONVEYED TO HENRY SNYDER BY DEED RECORDED JANUARY 6, 1881 IN BOOK 77, PAGE 22 OF DEEDS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA;

THENCE SOUTH 83°00'00" WEST, 952.71 FEET ALONG THE NORTH LINE OF SAID SNYDER'S LAND;

THENCE SOUTH 759.99 FEET;

THENCE NORTH 83°00'00" EAST, 665.412 FEET TO THE EAST LINE OF SAID SNYDER'S LAND;

THENCE NORTH 19°45'00" EAST, 844.54 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LAND DISTANT SOUTHERLY 509.00 FEET FROM THE NORTHWEST CORNER THEREOF;

THENCE NORTH 83°00'00" EAST, 760.00 FEET TO THE EAST LINE OF SAID LAND.

**EXCEPTING THEREFROM** ALL THAT PORTION OF SAID LAND LYING NORTHERLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WESTERLY LINE OF LOT 3 IN BLOCK "A" OF THE "LAND OF OGE AND BOND", AS SHOWN ON A MAP RECORDED IN BOOK 3, PAGE 430 AND 431 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, WHICH SAID POINT OF COMMENCEMENT IS THE SOUTHERLY TERMINUS OF THAT COURSE SHOWN AS "N17°01'15"W 281.68 FEET" ON RECORD OF SURVEY FILED IN BOOK 138, PAGES 15 TO 17 OF RECORD OF SURVEYS IN THE OFFICE OF CITY RECORDER OF SAID COUNTY;

THENCE ALONG SAID WESTERLY LINE NORTH 17°01'21" WEST 247.86 FEET TO THE TRUE POINT OF BEGINNING.

THENCE, LEAVING THE WESTERLY LINE OF SAID LOT, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 58°17'55" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE, 59.34 FEET, THROUGH A CENTRAL ANGLE OF 34°00'02";

THENCE NORTH 65°42'07" EAST, 408.74 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE, SOUTHERLY AND HAVING A RADIUS OF 750.00 FEET;

**ATTACHMENT "C"**  
**LEGAL DESCRIPTION**  
**OF PARCELS AND PORTIONS OF PARCELS**  
**COMPRISING THE SITE AND SUBJECT TO STIPULATED N&O**

THENCE NORTHEASTERLY ALONG SAID CURVE, 176.51 FEET, THROUGH A CENTRAL ANGLE OF 13°29'04" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,950.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 10°48'49" EAST;

THENCE EASTERLY ALONG SAID CURVE, 357.93 FEET, THROUGH A CENTRAL ANGLE OF 10°31'01" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2,000.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 21°19'50" WEST;

THENCE EASTERLY ALONG SAID CURVE, 424.32 FEET, THROUGH A CENTRAL ANGLE OF 12°09'21";

THENCE NORTH 80°49'31" EAST, 645.86 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE, NORTHERLY AND HAVING A RADIUS OF 700.00 FEET;

THENCE EASTERLY ALONG SAID CURVE, 169.35 FEET, THROUGH A CENTRAL ANGLE OF 13°51'41" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,870.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 23°02'10" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE, 403.03 FEET, THROUGH A CENTRAL ANGLE OF 12°20'55" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 170.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 10°41'15" EAST;

THENCE EASTERLY ALONG SAID CURVE, 182.13 FEET, THROUGH A CENTRAL ANGLE OF 61°23'07" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 200.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 72°04'22" WEST;

THENCE NORTHERLY ALONG SAID CURVE, 260.36 FEET, THROUGH A CENTRAL ANGLE OF 74°35'16";

THENCE SOUTH 87°29'06" EAST, 636.61 FEET TO THE WESTERLY BOUNDARY OF THE LAND DESCRIBED IN THE FINAL ORDER OF CONDEMNATION RECORDED IN BOOK 12177, PAGE 409, OFFICIAL RECORDS.

**ATTACHMENT "C"**  
**LEGAL DESCRIPTION**  
**OF PARCELS AND PORTIONS OF PARCELS**  
**COMPRISING THE SITE AND SUBJECT TO STIPULATED N&O**  
**PARCEL 14 (093-280-31 & POR 093-280-30)**

THAT PORTION OF THE LAND ALLOTTED TO PAULA PERALTA DE DOMINQUEZ, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS DESCRIBED IN THE FINAL DECREE OF PARTITION OF THE RANCHO SANTIAGO DE SANTA ANA, WHICH WAS ENTERED SEPTEMBER 12, 1868 IN BOOK "B" PAGE 410 OF JUDGMENTS OF THE DISTRICT COURT OF THE 17TH JUDICIAL DISTRICT IN AND FOR LOS ANGELES COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF BLOCK "A" OF THE "LAND OF OGE AND BOND", AS SHOWN ON A MAP RECORDED IN BOOK 3, PAGE 430 AND IN BOOK 3, PAGE 431 BOTH OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, WHICH SAID POINT OF BEGINNING IS SOUTH 85°29' WEST, MEASURED ALONG SAID NORTHERLY LINE OF BLOCK "A", 170.00 FEET FROM THE NORTHEASTERLY CORNER OF LOT 2 IN BLOCK "A" OF SAID LAND OF OGE AND BOND,

THENCE FROM SAID POINT OF BEGINNING NORTH 58°17'10" EAST, 174.12 FEET TO AN IRON PIPE MARKING THE NORTHWESTERLY CORNER OF LAND DESCRIBED IN THE DEED RECORDED OCTOBER 30, 1917 IN BOOK 261, PAGE 314 OF DEEDS;

THENCE NORTH 75°15' EAST, 155.00 FEET TO AN IRON PIPE MARKING THE NORTHEASTERLY CORNER OF SAID LAND;

THENCE NORTH 87°55'00" EAST, 114.75 FEET;

THENCE NORTH 83°43'00" EAST, 208.64 FEET;

THENCE NORTH 61°13'00" EAST, 138.13 FEET;

THENCE NORTH 48°35'00" EAST, 70.01 FEET TO A POINT IN THE WESTERLY BOUNDARY OF THE LAND DESCRIBED IN THE FINAL ORDER OF CONDEMNATION RECORDED IN BOOK 12177, PAGE 409, OFFICIAL RECORDS,

THENCE ALONG THE WESTERLY BOUNDARY THEREOF NORTH 17°10'18" WEST, 680.78 FEET TO A POINT ON THAT CERTAIN COURSE SHOWN AS SOUTH 85°46' EAST, 264.10 FEET ON THE MAP FILED IN BOOK 3, PAGE 54 OF RECORD OF SURVEYS SAID POINT BEING NORTH 84°51'58" WEST, 60.00 FEET FROM "STA 17.A"

THENCE NORTH 84°51'58" WEST, 288.10 FEET TO STATION 17;

THENCE SOUTH 88°24' WEST, 680.18 WEST TO STATION 16;

THENCE SOUTH 18°43'00" WEST, 1030.12 FEET TO A POINT ON THE ABOVE MENTIONED NORTHERLY LINE OF BLOCK "A" OF THE LAND OF OGE AND BOND, SAID POINT BEING SOUTH 85°29' WEST, 627.42 FEET MEASURED ALONG SAID NORTHERLY LINE FROM THE POINT OF BEGINNING;

THENCE NORTH 85°29' EAST, 360.72 FEET ALONG SAID NORTHERLY LINE TO THE SOUTHWESTERLY CORNER OF THE PUMP LOT AS SHOWN ON A MAP FILED IN BOOK 8, PAGE 3 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY;

**ATTACHMENT "C"**  
**LEGAL DESCRIPTION**  
**OF PARCELS AND PORTIONS OF PARCELS**  
**COMPRISING THE SITE AND SUBJECT TO STIPULATED N&O**

THENCE ALONG THE BOUNDARIES OF SAID PUMP LOT THE FOLLOWING COURSES AND DISTANCES, NORTH 4°31' EAST, 30.00 FEET, NORTH 85°29' EAST, 30.00 FEET, SOUTH 4°31' EAST, 30.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID PUMP LOT;

THENCE NORTH 85°29' EAST, 236.70 FEET ALONG THE NORTHERLY LINE OF SAID BLOCK "A" TO THE POINT OF BEGINNING.

**EXCEPTING THEREFROM** ALL THAT PORTION OF SAID LAND LYING NORTHERLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WESTERLY LINE OF LOT 3 IN BLOCK "A" OF THE "LAND OF OGE AND BOND", AS SHOWN ON A MAP RECORDED IN BOOK 3, PAGE 430 AND 431 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, WHICH SAID POINT OF COMMENCEMENT IS THE SOUTHERLY TERMINUS OF THAT COURSE SHOWN AS "N17°01'15"W 281.68 FEET" ON RECORD OF SURVEY FILED IN BOOK 138, PAGES 15 TO 17 OF RECORD OF SURVEYS IN THE OFFICE OF CITY RECORDER OF SAID COUNTY;

THENCE ALONG SAID WESTERLY LINE NORTH 17°01'21" WEST 247.86 FEET TO THE TRUE POINT OF BEGINNING.

THENCE, LEAVING THE WESTERLY LINE OF SAID LOT, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 58°17'55" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE, 59.34 FEET, THROUGH A CENTRAL ANGLE OF 34°00'02";

THENCE NORTH 65°42'07" EAST, 408.74 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE, SOUTHERLY AND HAVING A RADIUS OF 750.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, 176.51 FEET, THROUGH A CENTRAL ANGLE OF 13°29'04" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,950.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 10°48'49" EAST;

THENCE EASTERLY ALONG SAID CURVE, 357.93 FEET, THROUGH A CENTRAL ANGLE OF 10°31'01" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2,000.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 21°19'50" WEST;

THENCE EASTERLY ALONG SAID CURVE, 424.32 FEET, THROUGH A CENTRAL ANGLE OF 12°09'21";

THENCE NORTH 80°49'31" EAST, 645.86 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE, NORTHERLY AND HAVING A RADIUS OF 700.00 FEET;

THENCE EASTERLY ALONG SAID CURVE, 169.35 FEET, THROUGH A CENTRAL ANGLE OF 13°51'41" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,870.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 23°02'10" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE, 403.03 FEET, THROUGH A CENTRAL ANGLE OF 12°20'55" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 170.00

**ATTACHMENT "C"**  
**LEGAL DESCRIPTION**  
**OF PARCELS AND PORTIONS OF PARCELS**  
**COMPRISING THE SITE AND SUBJECT TO STIPULATED N&O**

FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 10°41'15" EAST;

THENCE EASTERLY ALONG SAID CURVE, 182.13 FEET, THROUGH A CENTRAL ANGLE OF 61°23'07" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 200.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 72°04'22" WEST;

THENCE NORTHERLY ALONG SAID CURVE, 260.36 FEET, THROUGH A CENTRAL ANGLE OF 74°35'16";

THENCE SOUTH 87°29'06" EAST, 636.61 FEET TO THE WESTERLY BOUNDARY OF THE LAND DESCRIBED IN THE FINAL ORDER OF CONDEMNATION RECORDED IN BOOK 12177, PAGE 409, OFFICIAL RECORDS.

**ATTACHMENT "C"**  
**LEGAL DESCRIPTION**  
**OF PARCELS AND PORTIONS OF PARCELS**  
**COMPRISING THE SITE AND SUBJECT TO STIPULATED N&O**

**PARCEL 15 (POR 093-280-07)**

THAT PORTION OF LOT 2 IN BLOCK "A" OF THE LAND OF OGE AND BOND, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 430 OF MISCELLANEOUS RECORDS OF LOS ANGELES, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT, 266.66 FEET SOUTH 85° WEST, FROM THE NORTHEAST CORNER OF SAID LOT;

THENCE SOUTH 39°50'15" WEST, 815.36 FEET TO A POINT IN THE CENTER OF THE COUNTY ROAD;

THENCE SOUTH 83°55' WEST, ALONG THE CENTERLINE OF SAID COUNTY ROAD, 238.15 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY W. V. WHISLER AND WIFE, TO HIRAM WHISLER, BY DEED RECORDED NOVEMBER 26, 1917 IN BOOK 309, PAGE 236 OF DEEDS;

THENCE NORTH 15°59' EAST, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL OF LAND CONVEYED TO SAID HIRAM WHISLER, 625.48 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 2;

THENCE NORTH 85° EAST, 588.30 FEET TO THE POINT OF BEGINNING.



**ATTACHMENT "C"**  
**LEGAL DESCRIPTION**  
**OF PARCELS AND PORTIONS OF PARCELS**  
**COMPRISING THE SITE AND SUBJECT TO STIPULATED N&O**

**PARCEL 16 (POR 093-280-07)**

THE WEST ONE ACRE OF THAT PORTION OF LOT 2 IN BLOCK "A" OF THE LAND OF OGE AND BOND, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 430 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2;

THENCE SOUTH 17-1/2° EAST, 860 FEET TO THE CENTER OF THE COUNTY ROAD;

THENCE, ALONG THE CENTER OF THE COUNTY ROAD, THE FOLLOWING COURSES AND DISTANCES: SOUTH 81-1/4° WEST, 407 FEET;

THENCE NORTH 9° WEST, 275 FEET; SOUTH 84° WEST, 930 FEET;

THENCE, LEAVING THE COUNTY ROAD, NORTH 15-1/2° EAST, 625 FEET TO A POST ON THE NORTH LINE OF SAID TRACT;

THENCE NORTH 85° EAST, 930 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE MARKED "X" IN THE NORTH LINE OF SAID LOT 2, NORTH 85° EAST, 1056.03 FEET FROM THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 15°59' WEST, 625.48 FEET TO A PIPE IN THE CENTERLINE OF THE COUNTY ROAD.

**ATTACHMENT "C"**  
**LEGAL DESCRIPTION**  
**OF PARCELS AND PORTIONS OF PARCELS**  
**COMPRISING THE SITE AND SUBJECT TO STIPULATED N&O**

**PARCEL 18 (093-280-05)**

THAT CERTAIN WATER WELL SITE, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS PARCEL 1 IN THAT CERTAIN DEED TO SANTIAGO MUTUAL WATER COMPANY, RECORDED JANUARY 13, 1939 IN BOOK 980, PAGE 58 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN A PORTION OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 9 WEST, SAN BERNARDINO BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 2, BLOCK "A", LAND OF OGE AND BOND, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 3, PAGE 430 AND IN BOOK 3, PAGE 431 BOTH OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA;

THENCE SOUTH 85°29' WEST, 406.70 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 85°29'30" WEST, 30.00 FEET TO A POINT;

THENCE NORTH 4°31' WEST, 30.00 FEET TO A POINT;

THENCE NORTH 85°29' EAST, 30.00 FEET TO A POINT;

THENCE SOUTH 4°31' EAST, 30.00 FEET TO THE TRUE POINT OF BEGINNING, AS SHOWN IN RECORD OF SURVEY BOOK 8, PAGE 3, RECORDS OF ORANGE COUNTY, CALIFORNIA.

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

_____	<u>05/05/2022</u>
KURT R. TROXELL P.L.S. 7854	DATE

**ATTACHMENT D**  
**MAP OF PARCELS AND PORTIONS OF PARCELS OUTSIDE OF THE**  
**SITE'S BOUNDARIES AND NOT SUBJECT TO STIPULATED N&O**

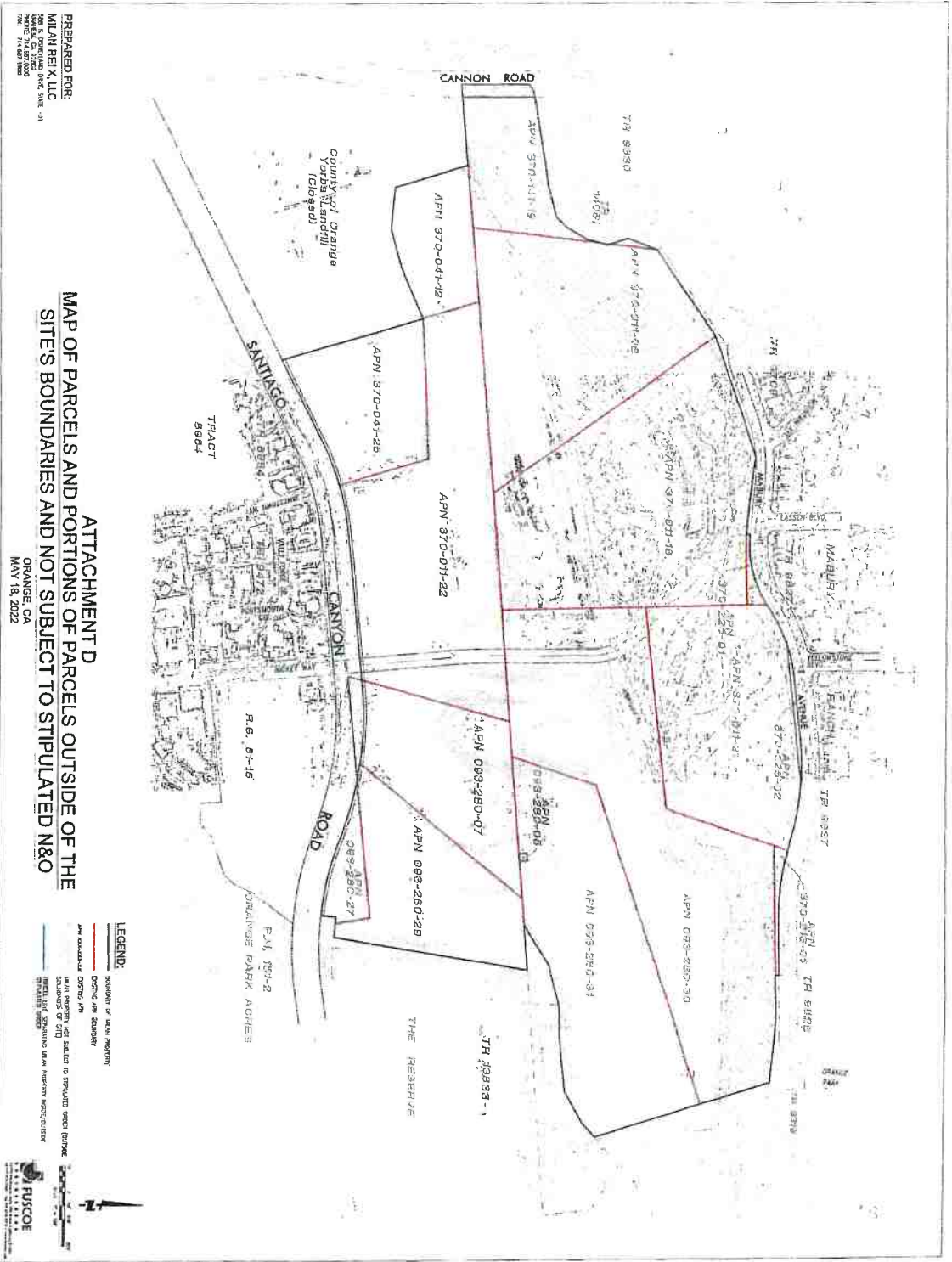
PREPARED FOR:  
**MILANI REIX, LLC**  
 1000 S. DOWLAND STREET, SUITE 101  
 ORANGE, CA 92668  
 TEL: 714.977.0000

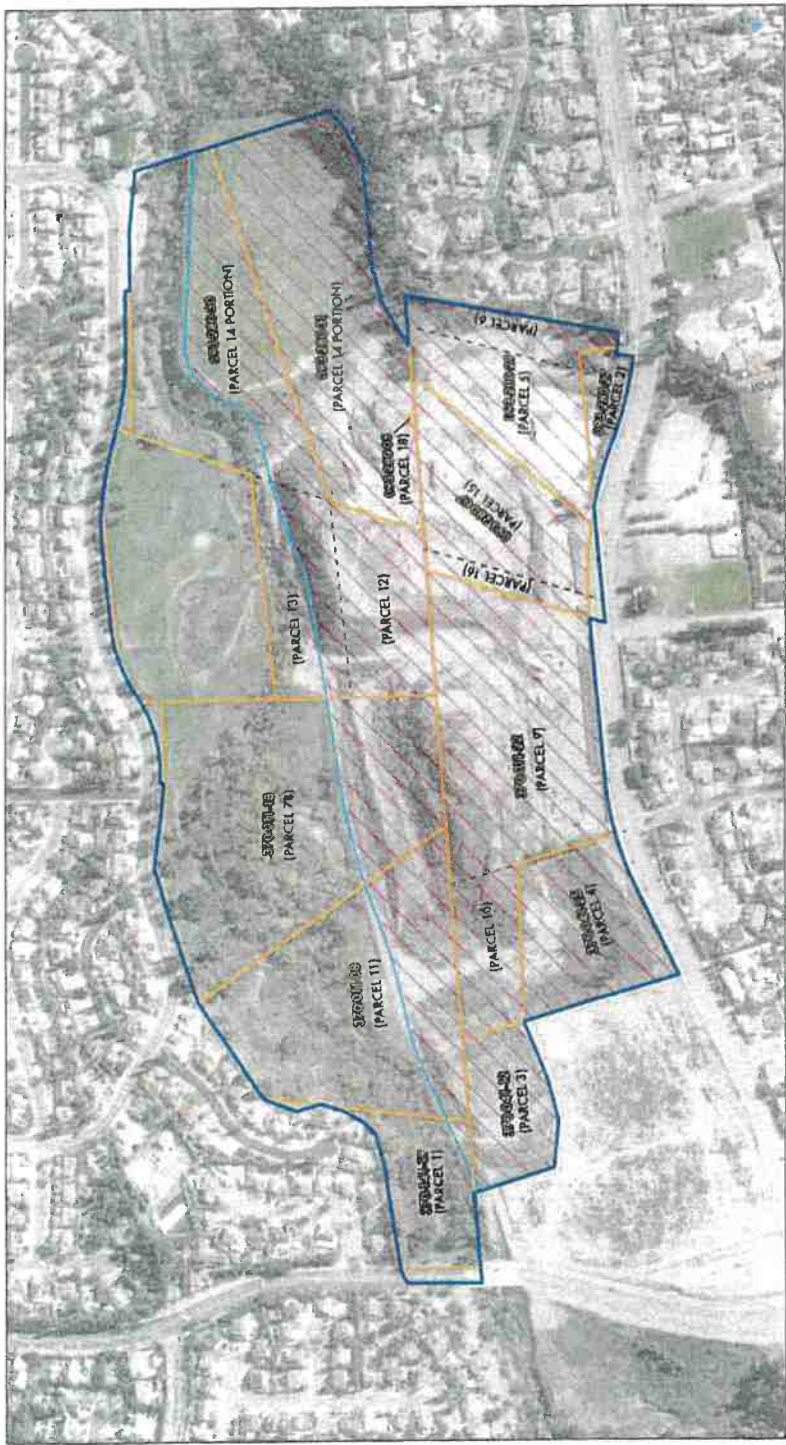
**LEGEND:**

- BOUNDARY BY DEED INSTRUMENT
- BOUNDARY BY COUNTY RECORD
- OPEN SPACE
- COUNTY RECORD
- COUNTY RECORD
- COUNTY RECORD
- COUNTY RECORD
- COUNTY RECORD

NOT ALL PARCELS ARE SUBJECT TO STIPULATED N&O  
 THIS MAP IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A WARRANTY OR REPRESENTATION BY THE PREPARED FOR PARTY

**FUSCO**  
 ENGINEERS & ARCHITECTS  
 1000 S. DOWLAND STREET, SUITE 101  
 ORANGE, CA 92668  
 TEL: 714.977.0000





**Exhibit "g"**  
Orange, CA

