

EXHIBIT "A"
LOT LINE ADJUSTMENT
LLA 24-01
LEGAL DESCRIPTION

OWNERS	EXISTING PARCELS ASSESSOR'S PARCEL NO.	PROPOSED PARCELS REFERENCE NUMBER
WARD HABRA PROPERTIES LLC.	303-091-23	PARCEL 1
WARD HABRA PROPERTIES LLC.	303-091-22	PARCEL 2

PARCEL 1

BEING LOT 3 OF TRACT 3450, IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 133, PAGES 30 AND 31, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THE FOLLOWING DESCRIBED LAND:

BEGINNING AT THE SOUTHERLY CORNER OF LOT 4 OF SAID TRACT;
THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 4 NORTH 60°00'00" WEST 94.19 FEET TO THE SOUTHWESTERLY CORNER THEREOF;
THENCE ALONG THE WESTERLY LINE OF SAID LOT 4 NORTH 00°00'58" WEST 25.60 FEET;
THENCE SOUTH 50°27'34" EAST 108.67 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 4, SAID POINT BEING ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET (A RADIAL LINE OF SAID CURVE THOUGH SAID POINT BEARING N55°13' 54"W);
THENCE SOUTHWESTERLY 4.16 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°46'16" TO THE POINT OF BEGINNING

CONTAINS 6,861 SQUARE FEET MORE OR LESS

PARCEL 2

BEING LOT 4 OF MAP 3450, IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 133, PAGES 30 AND 31, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LAND:

BEGINNING AT THE SOUTHERLY CORNER OF LOT 4 OF SAID TRACT;
THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 4 NORTH 60°00'00" WEST 94.19 FEET TO THE SOUTHWESTERLY CORNER THEREOF;
THENCE ALONG THE WESTERLY LINE OF SAID LOT 4 NORTH 00°00'58" WEST 25.60 FEET;
THENCE SOUTH 50°27'34" EAST 108.67 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 4, SAID POINT BEING ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET (A RADIAL LINE OF SAID CURVE THOUGH SAID POINT BEARING N55°13' 54"W);
THENCE SOUTHWESTERLY 4.16 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°46'16" TO THE POINT OF BEGINNING

CONTAINS 10,010 SQUARE FEET MORE OR LESS

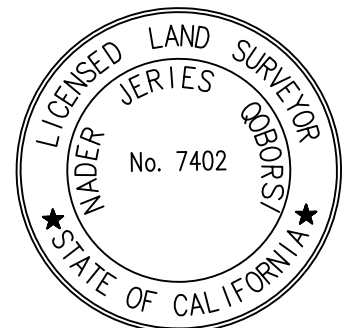
SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO ALL RESERVATIONS, RESTRICTIONS, EASEMENTS, OFFERS OF DEDICATION, RIGHTS, RIGHTS OF WAY, AND OTHER MATTERS OF RECORD, IF ANY.

THIS DESCRIPTION/MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.

Nader Qoborsi

NADER J. QOBORSI
P.L.S. NO. 7402



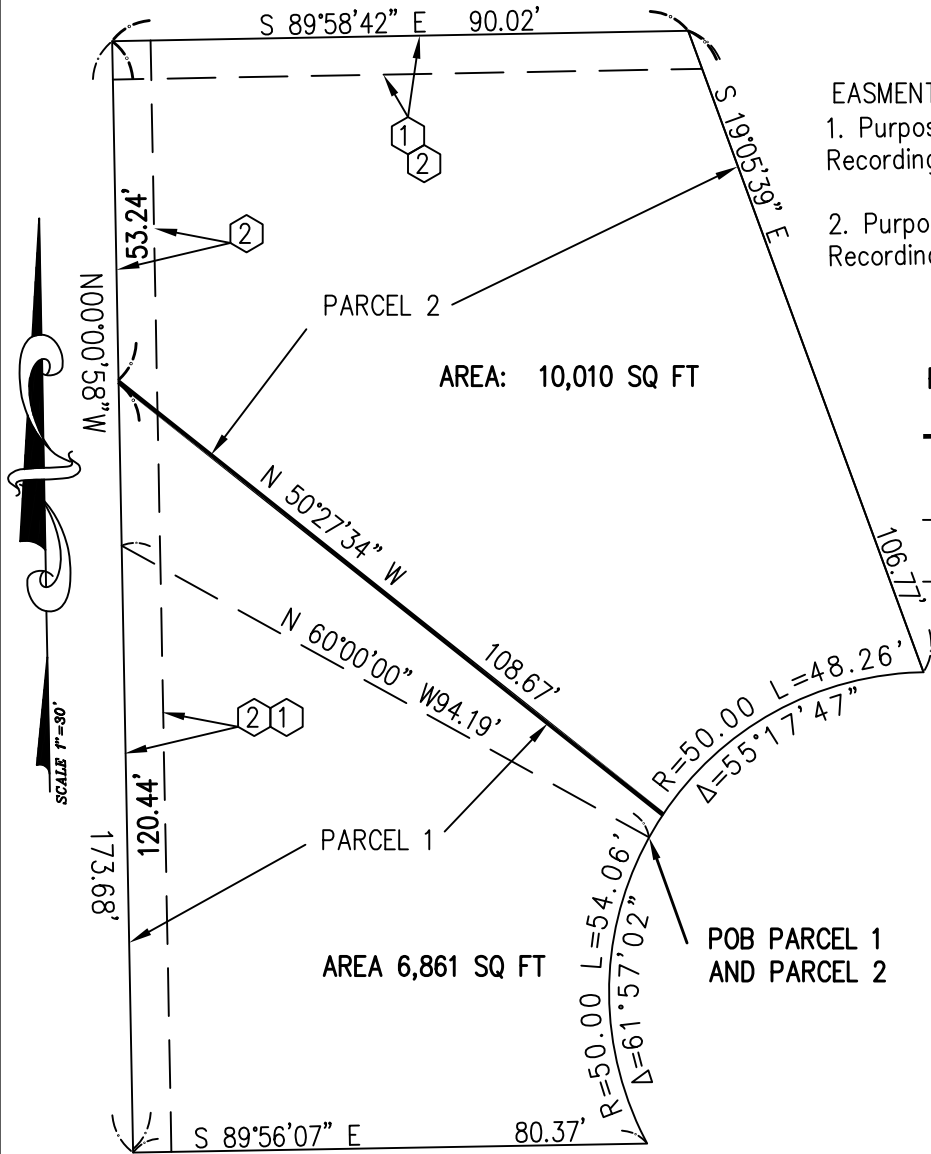
SCALE 1"=20'

ASSESSOR'S PARCEL NUMBERS 303-091-22 & 303-091-23

DATE: NOVEMBER 8, 2023

EXHIBIT "B"
LOT LINE ADJUSTMENT
LLA 24-01
MAP

OWNERS	EXISTING PARCELS ASSESSOR'S PARCEL NO.	PROPOSED PARCELS REFERENCE NUMBER
WARD HABRA PROPERTIES LLC.	303-091-23	PARCEL 1
WARD HABRA PROPERTIES LLC.	303-091-22	PARCEL 2



EASMENTS NOTE:
 1. Purpose: Public utilities
 Recording No: Book 5388, Page 359, of Official Records
 2. Purpose: Public utilities
 Recording No: Book 5418, Page 534, of Official Records

LEGEND

- P.O.B. POINT OF BEGINNING
- NEW BOUNDARY LINE PER THIS LOT LINE ADJUSTMENT
- - - - - LOT LINE TO BE ADJUSTED
- EXISTING LOT LINES TO REMAIN



Nader Qoborsi

NADER J. QOBORSI, PLS 7402

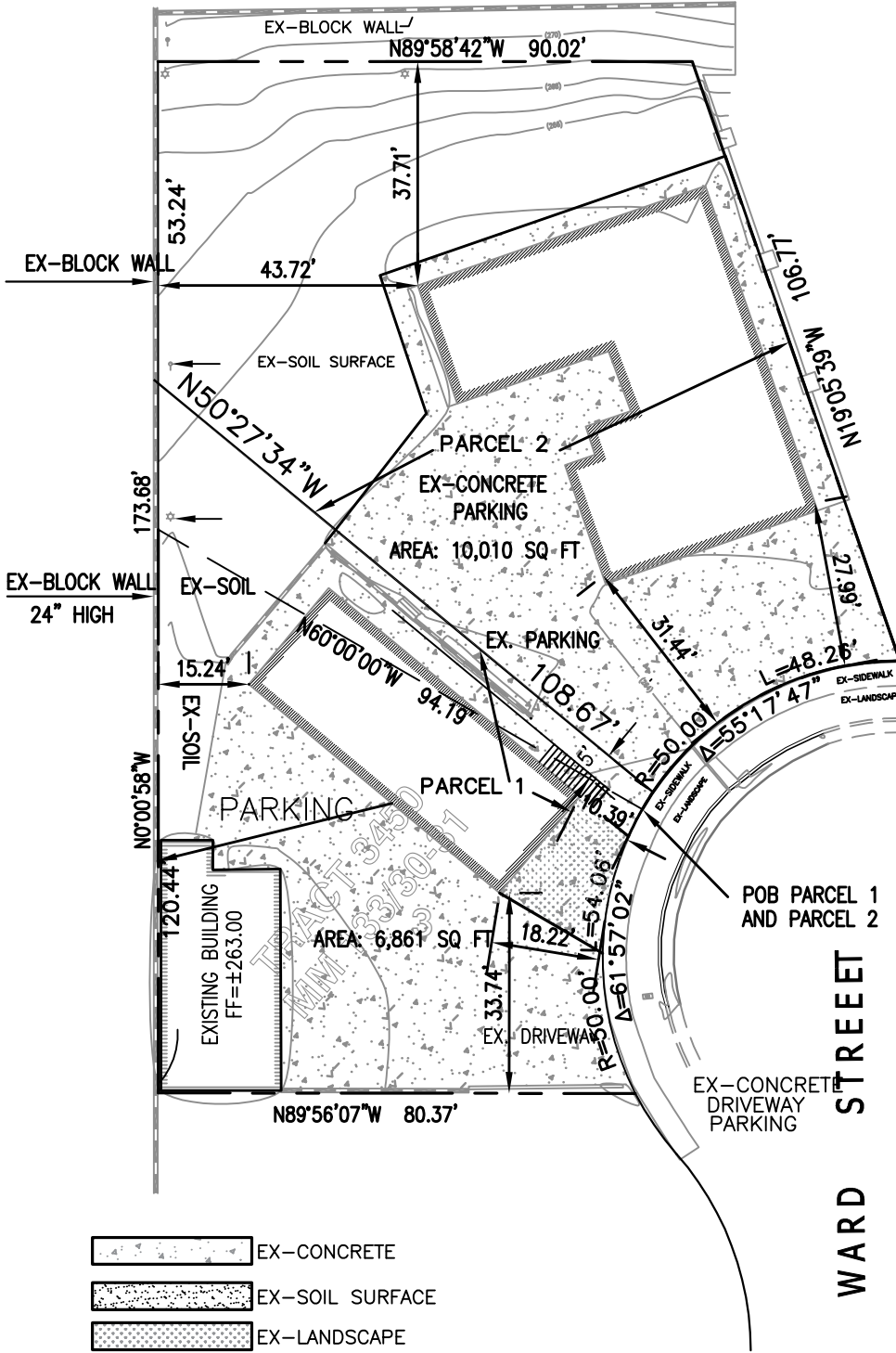
GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.

EXHIBIT "C"
LOT LINE ADJUSTMENT
LLA 24-01
SITE PLAN

OWNERS	EXISTING PARCELS ASSESSOR'S PARCEL NO.	PROPOSED PARCELS REFERENCE NUMBER
WARD HABRA PROPERTIES LLC.	303-091-23	PARCEL 1
WARD HABRA PROPERTIES LLC.	303-091-22	PARCEL 2



PARCEL 303-091-23
 (N) LOT AREA: 6861 SQ. FT.
 2-STORY BUILDING AREA: 2310 SQ.FT.
 2-STORY BUILDING FOOTPRINT: 1155 SQ.FT.
 1-STORY BUILDING AREA: 1320 SQ.FT.
 BUILDINGS FOOTPRINT: 2475 SQ.FT.
LOT COVERAGE: 36%

PARCEL 303-091-22
 (N) LOT AREA: 10010 SQ. FT.
 (E) BUILDING AREA: 2882 SQ.FT.
 (E) BUILDING FOOTPRINT: 2298 SQ.FT.
(E) LOT COVERAGE: 22.9%