



## **Exhibit A**

### **Crossing Legal Descriptions**

**FILED**

07/22/25

04:59 PM

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### **Exhibit A1 - Coyote Creek Bikeway Trail over UPRR Santa Ana Industrial Lead Track**

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**COYOTE CREEK RIDING AND HIKING TRAIL**

**Facility No. TR05B**

**Parcel No. 301**

A strip of land, 14.00 feet wide, over that of portion the southeast quarter of Section 27, Township 3 South, Range 11 West, in the Rancho Los Coyotes, in the City of La Mirada, County of Los Angeles, State of California, included within the 100-foot strip of land described in the Deed to the Los Angeles and San Diego Railroad, recorded June 17, 1885 in Book 139, Pages 587 of Deeds, in the office of said County Recorder, the southeasterly line of said 14.00 foot wide strip of land, being described as follows:

**Commencing** at the northwesterly terminus of that certain course shown as having a bearing of South 57°11'06" East and a length of 424.60 feet in the northeasterly line of Parcel 2 of Parcel Map No. 14437 filed in Book 152, Pages 89 and 90 of Parcel Maps in the office of said County Recorder, said northeasterly line also being the southwesterly line of the Union Pacific Railroad Company right-of-way, 100.00 feet wide, formerly known as the Southern Pacific Railroad R/W, as shown on said Parcel Map;

thence along said southwesterly line, North 56°05'02" West 160.33 feet to the **True Point of Beginning**;

thence leaving said line, North 27°19'27" East 100.67 feet to the northeasterly line of said Union Pacific Railroad Company right-of-way and the **Point of Terminus**.

The sidelines of said strip of land shall be prolonged or shortened as necessary to terminate southwesterly on the southwesterly line of said Union Pacific Railroad Company right-of-way and northeasterly on the northeasterly Union Pacific Railroad Company right-of-way.

Containing 1,409 square feet or 0.03 acres, more or less.

The Basis of Bearings for this survey is based on the California Coordinate System (CCS83), Zone VI, NAD 83, OCS (2017.50) Epoch Adjustment, as determined locally by a line between continuous global positioning stations CGPS Stations BLSA and CCCS, being North 66°06'41" East as derived from the coordinates published by the California Spatial Reference Center (CSRC) along with data sheets on file in the office of the Orange County Surveyor.

All distances shown are Grid, unless otherwise noted. To obtain ground distances multiply grid distance by a combined factor of 1.00000051.

As shown on the attached EXHIBIT "B" and by this reference made a part hereof.

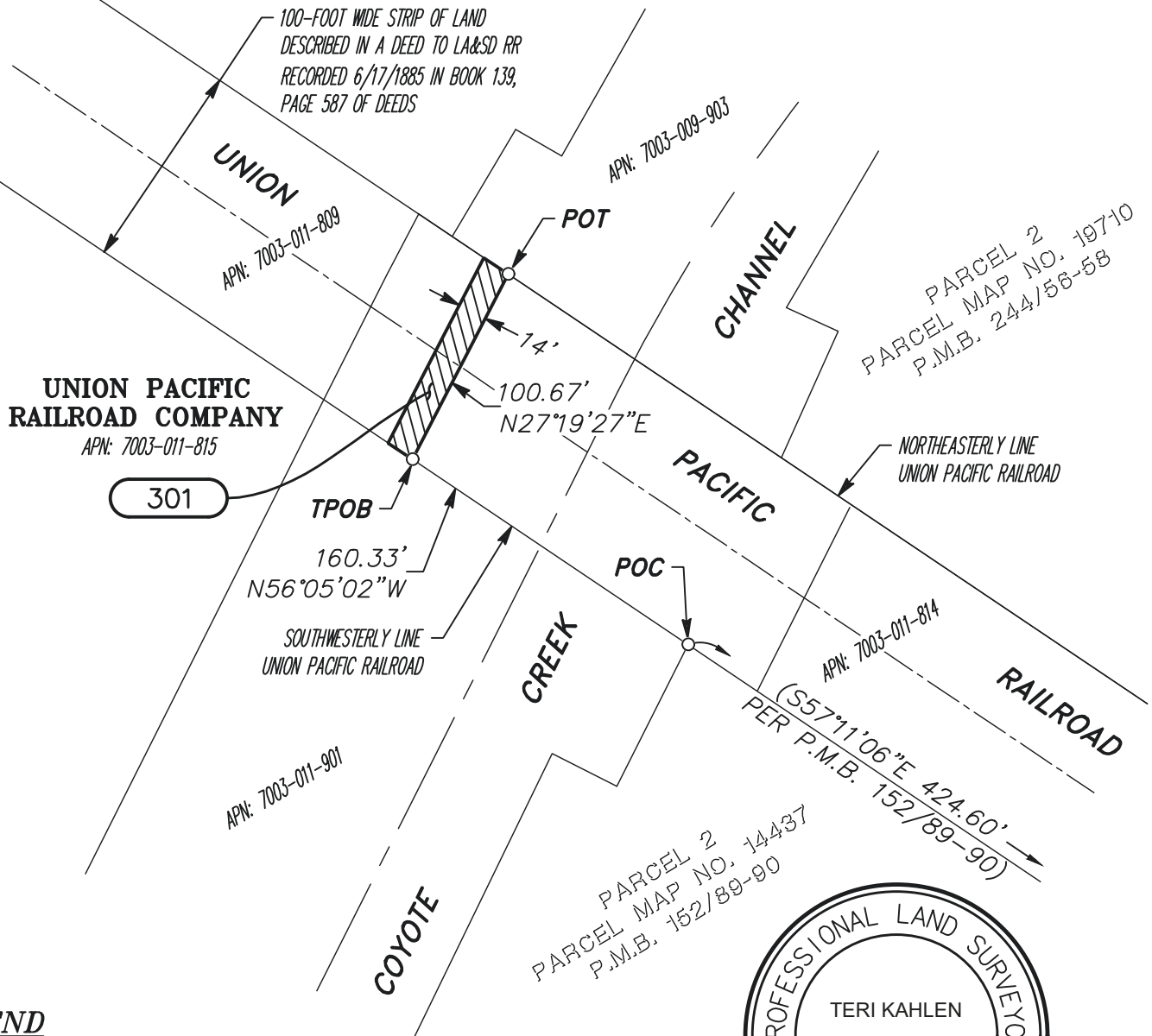
This real property description has been prepared at Mark Thomas, by me, or under my direction, in conformance with the Professional Land Surveyors Act.

Teri Kahlen 01/03/2024  
Teri Kahlen, PLS 8746 Date



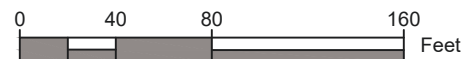
CITY OF LA MIRADA  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PORTION OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 11 WEST, RANCHO LOS COYOTES



**LEGEND**

- TPOB TRUE POINT OF BEGINNING  
POC POINT OF COMMENCEMENT  
POT POINT OF TERMINUS  
P.M.B. PARCEL MAP BOOK  
o DIMENSION POINT  
AERIAL EASEMENT  
AREA APPROXIMATELY 1409 SF



SCALE 1" = 80'

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, NAD 83, OCS (2017.50) EPOCH ADJUSTMENT, AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING STATIONS CGPS STATIONS BLSA AND CCCS, BEING NORTH 66°06'41" EAST AS DERIVED FROM THE COORDINATES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) ALONG WITH DATA SHEETS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR. ALL DISTANCES SHOWN ARE GRID. TO OBTAIN GROUND DISTANCES MULTIPLY GRID DISTANCES BY A COMBINED FACTOR OF 1.00000051.



2121 ALTON PARKWAY  
SUITE 210  
IRVINE, CA 92606  
(949) 477-9000

RIN: 2022-034

SCALE: 1"=80'

**EXHIBIT B**

SHEET 1 OF 1

PROJECT: COYOTE CREEK RIDING AND HIKING TRAIL TR05B-301

PREPARED BY:  
LORAN WAGENER

## **Exhibit A**

### **Crossing Legal Descriptions**

**Exhibit A2** - Coyote Creek Bikeway Trail under BNSF Lead Track  
7600-6670 San Bernardino Subdivision

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**COYOTE CREEK RIDING AND HIKING TRAIL**  
**Facility No. TR05B**  
**Parcel No. 501 and 501.1**

**PARCEL 501**

That portion of land, in the City of Buena Park, County of Orange, State of California, over Parcel B described in the Deed to the Atchison, Topeka and Santa Fe Railway Company recorded July 22, 1963 in Book 6640, Page 445 of Official Records, in the office of the County Recorder of said County, described as follows:

**Commencing** at the southeast corner of Parcel 2 as shown on a map filed in Book 89, Pages 36 and 37 of Parcel Maps, in the office of said County Recorder;

thence along the easterly line of said Parcel 2, coincident with the westerly boundary of said Parcel B, South 00°48'32" West 4.83 feet to the **True Point of Beginning**;

thence leaving said easterly line South 89°31'22" East 43.67 feet to the easterly line of said Parcel B;

thence along said easterly line, South 00°11'02" West 14.33 feet;

thence leaving said easterly line, North 89°31'22" West 43.83 feet to the westerly line of said Parcel B;

thence along said westerly line, North 00°48'32" East 14.33 feet to the **True Point of Beginning**.

Containing 627 square feet, more or less.

**PARCEL 501.1**

That portion of land, in the City of Buena Park, County of Orange, State of California, over Parcel B described in the Deed to the Atchison, Topeka and Santa Fe Railway Company recorded July 22, 1963 in Book 6640, Page 445 of Official Records, in the office of the County Recorder of said County, lying southerly of the following described line:

**Commencing** at the southeast corner of Parcel 2 as shown on a map filed in Book 89, Pages 36 and 37 of Parcel Maps, in the office of said County Recorder;

thence along the easterly line of said Parcel 2, also being the westerly line of said Parcel B, North 00°48'32" East 50.00 feet to the **True Point of Beginning**;

thence leaving said easterly line, South 89°31'22" East 43.07 feet to the easterly line of said Parcel B and the **Point of Terminus**.

EXCEPT THEREFROM Parcel 501 hereinabove described.

Containing 3028 square feet, more or less.

The Basis of Bearings for this survey is based on the California Coordinate System (CCS83), Zone VI, NAD 83, OCS (2017.50) Epoch Adjustment, as determined locally by a line between continuous global positioning stations CGPS Stations BLSA and CCCS, being North 66°06'41" East as derived from the coordinates published by the California Spatial Reference Center (CSRC) along with data sheets on file in the office of the Orange County Surveyor.

All distances shown are Grid, unless otherwise noted. To obtain ground distances multiply grid distance by a combined factor of 1.00000051.

As shown on the attached EXHIBIT "B" and by this reference made a part hereof.

This real property description has been prepared at Mark Thomas, by me, or under my direction, in conformance with the Professional Land Surveyors Act.

*Teri Kahlen*

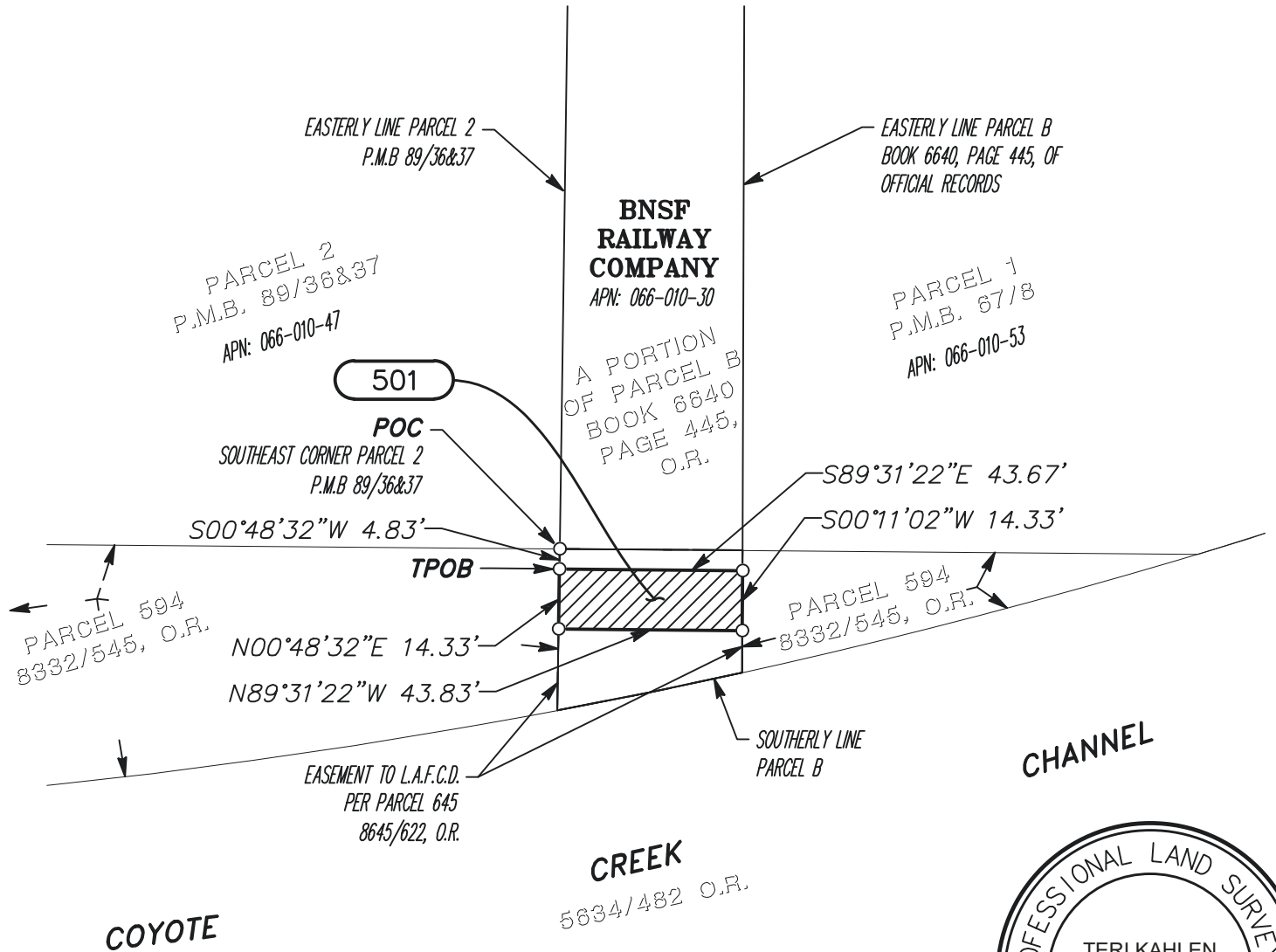
4/10/2025

Teri Kahlen, PLS 8746

Date

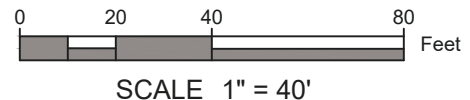


CITY OF BUENA PARK  
COUNTY OF ORANGE, STATE OF CALIFORNIA



**LEGEND**

- TPOB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT  
P.M.B. PARCEL MAP BOOK  
○ DIMENSION POINT  
▨ SUBSURFACE EASEMENT  
AREA APPROXIMATELY 627 SF



THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, NAD 83, OCS (2017.50) EPOCH ADJUSTMENT, AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING STATIONS CGPS STATIONS BLSA AND CCCS, BEING NORTH 66°06'41" EAST AS DERIVED FROM THE COORDINATES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) ALONG WITH DATA SHEETS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR. ALL DISTANCES SHOWN ARE GRID. TO OBTAIN GROUND DISTANCES MULTIPLY GRID DISTANCES BY A COMBINED FACTOR OF 1.00000051.



2121 ALTON PARKWAY  
SUITE 210  
IRVINE, CA 92606  
(949) 477-9000

RIN: 2022-034

SCALE: 1"=40'

**EXHIBIT B**

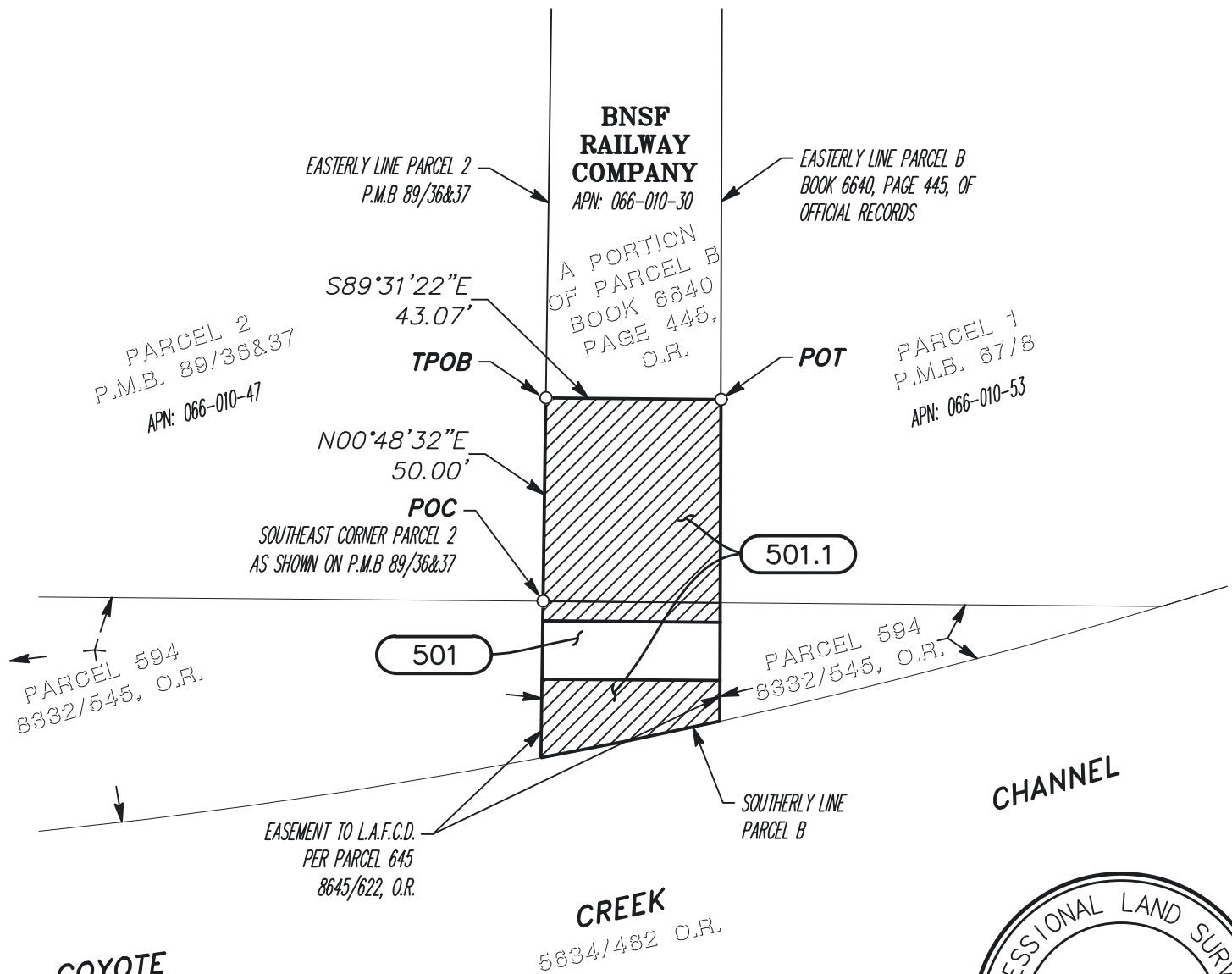
SHEET 1 OF 2

PROJECT: COYOTE CREEK RIDING AND HIKING TRAIL TR05B-501

PREPARED BY:  
HC



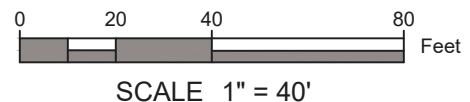
CITY OF BUENA PARK  
COUNTY OF ORANGE, STATE OF CALIFORNIA



**COYOTE**  
**LEGEND**

- TPOB TRUE POINT OF BEGINNING  
POC POINT OF COMMENCEMENT  
POT POINT OF TERMINUS  
P.M.B. PARCEL MAP BOOK  
○ DIMENSION POINT  
▨ TEMPORARY CONSTRUCTION EASEMENT  
AREA APPROXIMATELY 3,028 SF

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, NAD 83, OCS (2017.50) EPOCH ADJUSTMENT, AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING STATIONS CGPS STATIONS BLSA AND CCCS, BEING NORTH 66°06'41" EAST AS DERIVED FROM THE COORDINATES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) ALONG WITH DATA SHEETS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR. ALL DISTANCES SHOWN ARE GRID. TO OBTAIN GROUND DISTANCES MULTIPLY GRID DISTANCES BY A COMBINED FACTOR OF 1.00000051.



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SUITE 210  
IRVINE, CA 92606  
(949) 477-9000

RIN: 2022-034

SCALE: 1"=40'

**EXHIBIT B**

SHEET 2 OF 2

PROJECT: COYOTE CREEK RIDING AND HIKING TRAIL TR05B-501.1

PREPARED BY:  
HC

## **Exhibit A**

### **Crossing Legal Descriptions**

**Exhibit A3** - Coyote Creek Bikeway Trail over BNSF Line Segment  
7600 San Bernardino Subdivision

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**COYOTE CREEK RIDING AND HIKING TRAIL**

**Facility No. TR05B**

**Parcel No. 700**

A strip of land, 14.00 feet wide, over that portion of Parcel 1, in the City of Buena Park, County of Orange, State of California, per map filed in Book 144, pages 34 and 35 of Parcel Maps in the office of the County Recorder of said County, the northwesterly line of said strip of land being described as follows:

**Commencing** at the northwesterly terminus of that certain course shown as having a bearing of North 55°54'15" West and a length of 979.63 feet in the southwesterly line of said Parcel, said certain course also being the southwesterly line of the BNSF railroad right-of-way, 100.00 feet wide, formerly known as the Atchison, Topeka and Santa Fe Railway R/W, as shown on said Parcel Map;

thence along said certain course, South 54°55'36" East 364.92 feet to the **True Point of Beginning**;

thence leaving said certain course, North 51°37'52" East 104.33 feet to the northeasterly line of the BNSF railroad right-of-way and the **Point of Terminus**.

The sidelines of said strip of land shall be prolonged or shortened as necessary to terminate southwesterly on the southwesterly line of said BNSF railroad right-of-way and northeasterly on the northeasterly line of said BNSF railroad right-of-way.

Containing 1461 square feet or 0.03 acres, more or less.

The Basis of Bearings for this survey is based on the California Coordinate System (CCS83), Zone VI, NAD 83, OCS (2017.50) Epoch Adjustment, as determined locally by a line between continuous global positioning stations CGPS Stations BLSA and CCCS, being North 66°06'41" East as derived from the coordinates published by the California Spatial Reference Center (CSRC) along with data sheets on file in the office of the Orange County Surveyor.

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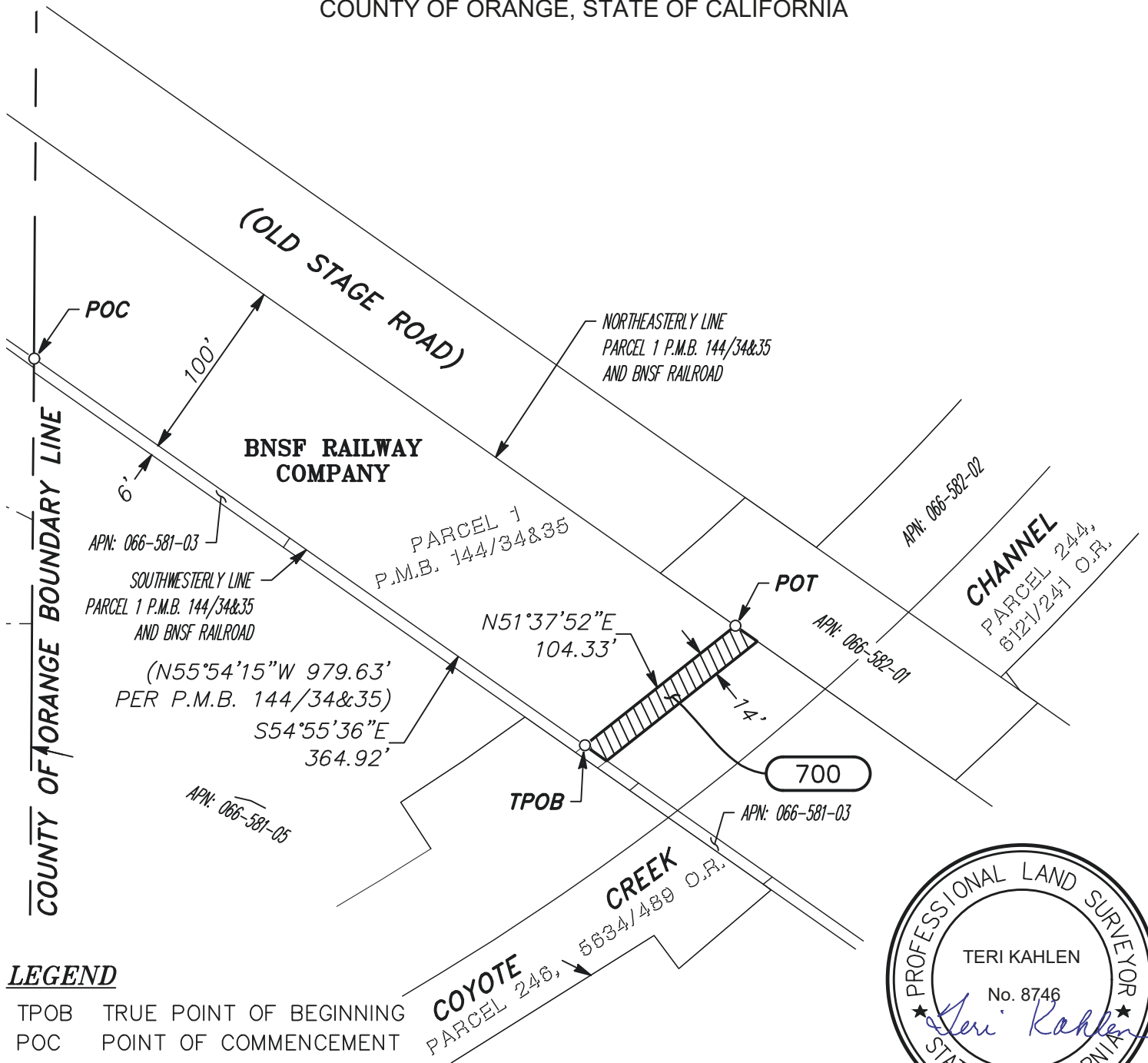
As shown on the attached EXHIBIT "B" and by this reference made a part hereof.

This real property description has been prepared at Mark Thomas, by me, or under my direction, in conformance with the Professional Land Surveyors Act.

<u>Teri Kahlen</u>	01/08/2024
Teri Kahlen, PLS 8746	Date



CITY OF BUENA PARK  
COUNTY OF ORANGE, STATE OF CALIFORNIA



**LEGEND**

- TPOB TRUE POINT OF BEGINNING  
POC POINT OF COMMENCEMENT  
POT POINT OF TERMINUS  
P.M.B. PARCEL MAP BOOK  
o DIMENSION POINT  
AERIAL EASEMENT  
AREA APPROXIMATELY 1461 SF



SCALE 1" = 80'

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, NAD 83, OCS (2017.50) EPOCH ADJUSTMENT, AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING STATIONS CGPS STATIONS BLSA AND CCCS, BEING NORTH 66°06'41" EAST AS DERIVED FROM THE COORDINATES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) ALONG WITH DATA SHEETS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR. ALL DISTANCES SHOWN ARE GRID. TO OBTAIN GROUND DISTANCES MULTIPLY GRID DISTANCES BY A COMBINED FACTOR OF 1.00000051.



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RIN: 2022-034

SCALE: 1"=80'

**EXHIBIT B**

SHEET 1 OF 1

PROJECT: COYOTE CREEK RIDING AND HIKING TRAIL TR05B-700

PREPARED BY:  
LORAN WAGENER