

**EXHIBIT "A"**

**VU1-2017**

**LEGAL DESCRIPTION**

A 15.00 FOOT WIDE EASEMENT OVER THOSE PORTIONS OF PARCEL 1, 2 AND 3 OF PARCEL MAP NO 73002 FILED IN BOOK 391, PAGES 57 THROUGH 60 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINES:

**PARCEL 1**

BEGINNING AT A POINT IN THE CENTERLINE OF RESERVOIR STREET AS SHOWN ON SAID PARCEL MAP DISTANT NORTH 1°49'32" WEST THEREON 265.17 FEET FROM THE CENTERLINE OF GRAND AVENUE AS SHOWN ON SAID PARCEL MAP; THENCE NORTH 88°10'37" EAST 50.00 FEET TO THE EAST LINE OF SAID RESERVOIR STREET AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°10'37" EAST 271.75 FEET TO POINT "A"; THENCE CONTINUING NORTH 88°10'37" EAST 65.42 FEET TO POINT "B"; THENCE CONTINUING NORTH 88°10'37" EAST 93.00 FEET TO POINT "C"; THENCE CONTINUING NORTH 88°10'37" EAST 131.72 FEET TO THE WEST LINE OF SOUTHERN PACIFIC RAILROAD COMPANY AS SHOWN ON SAID PARCEL MAP.

**PARCEL II**

BEGINNING AT POINT "A" AS DESCRIBED IN PARCEL 1 ABOVE; THENCE NORTH 1°49'23" WEST 12.50 FEET.

**PARCEL III**

BEGINNING AT POINT "B" AS DESCRIBED IN PARCEL I ABOVE; THENCE NORTH 1°49'23" WEST 72.50 FEET; THENCE NORTH 88°10'37" WEST 16.25 FEET.

**PARCEL IV**

BEGINNING AT POINT "C" AS DESCRIBED IN PARCEL ABOVE; THENCE SOUTH 1°49'23" EAST 17.50 FEET; THENCE NORTH 88°10'37" EAST 16.25 FEET,

THIS LEGAL DESCRIPTION IS BASED ON THE PLOTTING OF INSTRUMENT NUMBER 91-1805825 AS SHOWN ON THE ABOVE REFERENCED PARCEL MAP

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

PREPARED BY:



RICHARD M. SNEDAKER, P.L.S. NO. 7565

