

EXHIBIT "A"
LEGAL DESCRIPTION

IN THE CITY OF RANCHO PALOS VERDES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

THOSE PORTIONS OF PARCELS II, B, AND C AS DESCRIBED IN THE QUITCLAIM DEED RECORDED DECEMBER 6, 1979 AS INSTRUMENT NUMBER 79-1370945 AND OF THE LAND DESCRIBED IN THE TAX DEED RECORDED OCTOBER 8, 2010 AS INSTRUMENT NUMBER 20101442666, BOTH OF OFFICIAL RECORDS, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY RIGHT-OF-WAY OF HAWTHORNE BOULEVARD (50-FOOT HALF WIDTH), SAID POINT BEING THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN SAID TAX DEED, AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 255 PAGES 75-79 OF RECORDS OF SURVEY, RECORDS OF SAID COUNTY RECORDER;

THENCE SOUTH 11°15'55" EAST 6.67 FEET ALONG THE EASTERLY LINE OF THE LAND DESCRIBED IN SAID TAX DEED TO THE NORTHEASTERLY CORNER OF SAID PARCEL II; THENCE SOUTH 11°15'55" EAST 347.05 FEET ALONG THE EASTERLY LINE OF SAID PARCEL II;

THENCE LEAVING SAID EASTERLY LINE OF PARCEL II, SOUTH 83°23'30" WEST 342.65 FEET;

THENCE SOUTH 43°34'47" WEST 387.84 FEET;
THENCE NORTH 55°06'13" WEST 208.35 FEET;
THENCE SOUTH 42°55'00" WEST 232.01 FEET;
THENCE SOUTH 33°46'58" WEST 86.68 FEET;
THENCE NORTH 88°57'53" WEST 202.30 FEET;
THENCE NORTH 07°05'00" WEST 260.36 FEET;
THENCE SOUTH 80°30'10" WEST 19.46 FEET;
THENCE NORTH 13°07'39" WEST 118.04 FEET;
THENCE NORTH 03°15'42" EAST 103.68 FEET;
THENCE NORTH 47°05'00" WEST 129.39 FEET;
THENCE SOUTH 89°00'45" WEST 212.46 FEET;
THENCE NORTH 00°32'43" EAST 226.69 FEET;
THENCE SOUTH 86°09'23" EAST 40.18 FEET;
THENCE NORTH 01°35'27" WEST 109.95 FEET;
THENCE NORTH 81°55'36" EAST 278.55 FEET;
THENCE SOUTH 88°39'10" EAST 60.40 FEET;

THENCE NORTH 82°59'25" EAST 222.93 FEET TO A POINT IN THE SOUTHWESTERLY RIGHT-OF-WAY OF HAWTHORNE BOULEVARD, BEING A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 550.20 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 54°34'16" WEST, THENCE SOUTHEASTERLY 554.29 FEET ALONG SAID CURVE AND SAID RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 57°43'19" TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTH AND HAVING A RADIUS OF 2480.22 FEET, THENCE NORTHEASTERLY 426.94 FEET ALONG SAID CURVE AND CONTINUING ALONG SAID RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 09°51'46" TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 832,738 SQUARE FEET (19.117 ACRES), MORE OR LESS.

ALL AS SHOWN ON EXHIBIT "B", ATTACHED HERETO AND MADE A PART THEREOF.

THIS DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.



1/18/2018

PATRICK D. EARL, P.L.S. 8773

DATE

THIS DOCUMENT PRELIMINARY UNLESS SIGNED



EXHIBIT "B"
PLAT TO ACCOMPANY LEGAL DESCRIPTION

SHEET 1 OF 5

LEGEND

PLOTABLE EASEMENT

XXX NON-PLOTTED EASEMENT

P.O.B POINT OF BEGINNING

———— BOUNDARY OF LAND DESCRIBED

———— CENTERLINE

———— RIGHT-OF-WAY

- - - - - EASEMENT

———— LOT LINE

PARCEL IDENTIFICATION

PARCEL 1 = PARCEL 1 OF RSB 255/75-79 = PARCEL II OF INST. NO. 79-1370945
PARCEL 3 = PARCEL 3 OF RSB 255/75-79 = PORTION OF PARCEL B OF INST. NO. 79-1370945
PARCEL 4 = PARCEL 4 OF RSB 255/75-79 = PARCEL C OF INST. NO. 79-1370945
PARCEL 5 = PARCEL 5 OF RSB 255/75-79 = LAND DESCRIBED IN INST. NO. 20101442666

NOTES

EASEMENTS LISTED HEREON PER FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT #OSA-2913952, DATED DECEMBER 28, 2017 AT 7:30AM

NON-EASEMENT ENCUMBRANCES (TAXES, LEASES, LAND RESTRICTIONS, ETC.) AS OUTLINED IN THE EXCEPTIONS AND EXCLUSIONS SECTION OF SAID PRELIMINARY TITLE REPORT ARE NOT SHOWN OR INCLUDED IN THIS DOCUMENT

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE RECORD OF SURVEY RECORDED IN BOOK 255 PAGES 75-79 OF RECORDS OF SURVEY, RECORDS OF LOS ANGELES COUNTY RECORDER



PATRICK D. EARL, PLS 8773 (CA)
THIS DOCUMENT PRELIMINARY UNLESS SIGNED

1/18/2018

DATE



EXHIBIT "B"
PLAT TO ACCOMPANY LEGAL DESCRIPTION

EXISTING EASEMENTS

- 101 EASEMENTS FOR PUBLIC ROAD AND HIGHWAY PURPOSES AND INCIDENTAL PURPOSES IN FAVOR OF THE COUNTY OF LOS ANGELES. RECORDED AUGUST 27, 1926 IN BOOK 6059, PAGE 178; OCTOBER 30, 1930 IN 102 BOOK 10318, PAGE 319 AND JANUARY 22, 1932 IN BOOK 11403, PAGE 86, ALL OF OFFICIAL RECORDS. 103
- 104 AN EASEMENT FOR PIPE LINE PURPOSES AND INCIDENTAL PURPOSES IN FAVOR OF PALOS VERDES WATER COMPANY, A CORPORATION, RECORDED AUGUST 25, 1934 IN BOOK 12886, PAGE 274 OF OFFICIAL RECORDS. VARIOUS EASEMENTS THROUGHOUT CITY, NOT PLOTTED.
- 106 AN EASEMENT FOR LINES, POLES, WIRES AND CABLES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED AUGUST 4, 1968 AS INSTRUMENT NO. 3269 OF OFFICIAL RECORDS.
- 107 AN EASEMENT FOR ROADS OR STREET AND INCIDENTAL PURPOSES IN FAVOR OF THE COUNTY OF LOS ANGELES, RECORDED NOVEMBER 4, 1964 AS INSTRUMENT NO. 5377 OF OFFICIAL RECORDS.
- 108 AN EASEMENT FOR ACCESS EASEMENT AND INCIDENTAL PURPOSES IN FAVOR OF THE UNITED STATES OF AMERICA, RECORDED MARCH 6, 1979 AS INSTRUMENT NO. 79-250254 OF OFFICIAL RECORDS.
- 109 EASEMENTS FOR PUBLIC ROAD AND HIGHWAY PURPOSES, STORM DRAINS, SLOPES, AND INCIDENTAL PURPOSES IN FAVOR OF THE COUNTY OF LOS ANGELES, RECORDED SEPTEMBER 19, 1963 AS INSTRUMENT NO. 5516 OF OFFICIAL RECORDS.
- 110 AN EASEMENT TO CONSTRUCT, USE, MAINTAIN, OPERATE, ALTER, ADD TO, REPAIR, REPLACE, RECONSTRUCT, INSPECT AND REMOVE AT ANY TIME AND FROM TIME TO TIME UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS (HEREINAFTER REFERRED TO AS "SYSTEMS"), CONSISTING OF WIRES, UNDERGROUND CONDUITS, CABLES, VAULTS, MANHOLES, HANDHOLES, AND INCLUDING ABOVE-GROUND ENCLOSURES, MARKERS AND CONCRETE PADS AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED APRIL 8, 1980 AS INSTRUMENT NO. 80-353760 OF OFFICIAL RECORDS.
- 111 AN EASEMENT TO CONSTRUCT, USE, MAINTAIN, OPERATE, ALTER, ADD TO, REPAIR, REPLACE, RECONSTRUCT, INSPECT AND REMOVE AT ANY TIME AND FROM TIME TO TIME UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS (HEREINAFTER REFERRED TO AS "SYSTEMS"), CONSISTING OF WIRES, UNDERGROUND CONDUITS, CABLES, VAULTS, MANHOLES, HANDHOLES, AND INCLUDING APPURTENANT FIXTURE AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED FEBRUARY 14, 1984 AS INSTRUMENT NO. 84-191644 OF OFFICIAL RECORDS.
- 112 AN EASEMENT TO CONSTRUCT, USE, MAINTAIN, OPERATE, ALTER, ADD TO, REPAIR, REPLACE, RECONSTRUCT, INSPECT AND REMOVE AT ANY TIME AND FROM TIME TO TIME UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS (HEREINAFTER REFERRED TO AS "SYSTEMS"), CONSISTING OF WIRES, UNDERGROUND CONDUITS, CABLES, VAULTS, MANHOLES, HANDHOLES, AND INCLUDING ABOVE GROUND ENCLOSURES, MARKERS AND CONCRETE PADS AND OTHER APPURTENANT FIXTURE AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHER CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED AUGUST 25, 1988 AS INSTRUMENT NO. 88-1353571 OF OFFICIAL RECORDS.
- 114 AN EASEMENT FOR PUBLIC ROADWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 6, 1979 AS INSTRUMENT NO. 79-1370945 OF OFFICIAL RECORDS.
- 115 AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES IN FAVOR OF COUNTY SANITATION DISTRICT NO. 5 OF LOS ANGELES, RECORDED JANUARY 28, 2009 AS INSTRUMENT NO. 20090111840 OF OFFICIAL RECORDS.

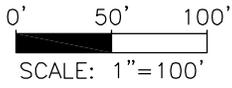
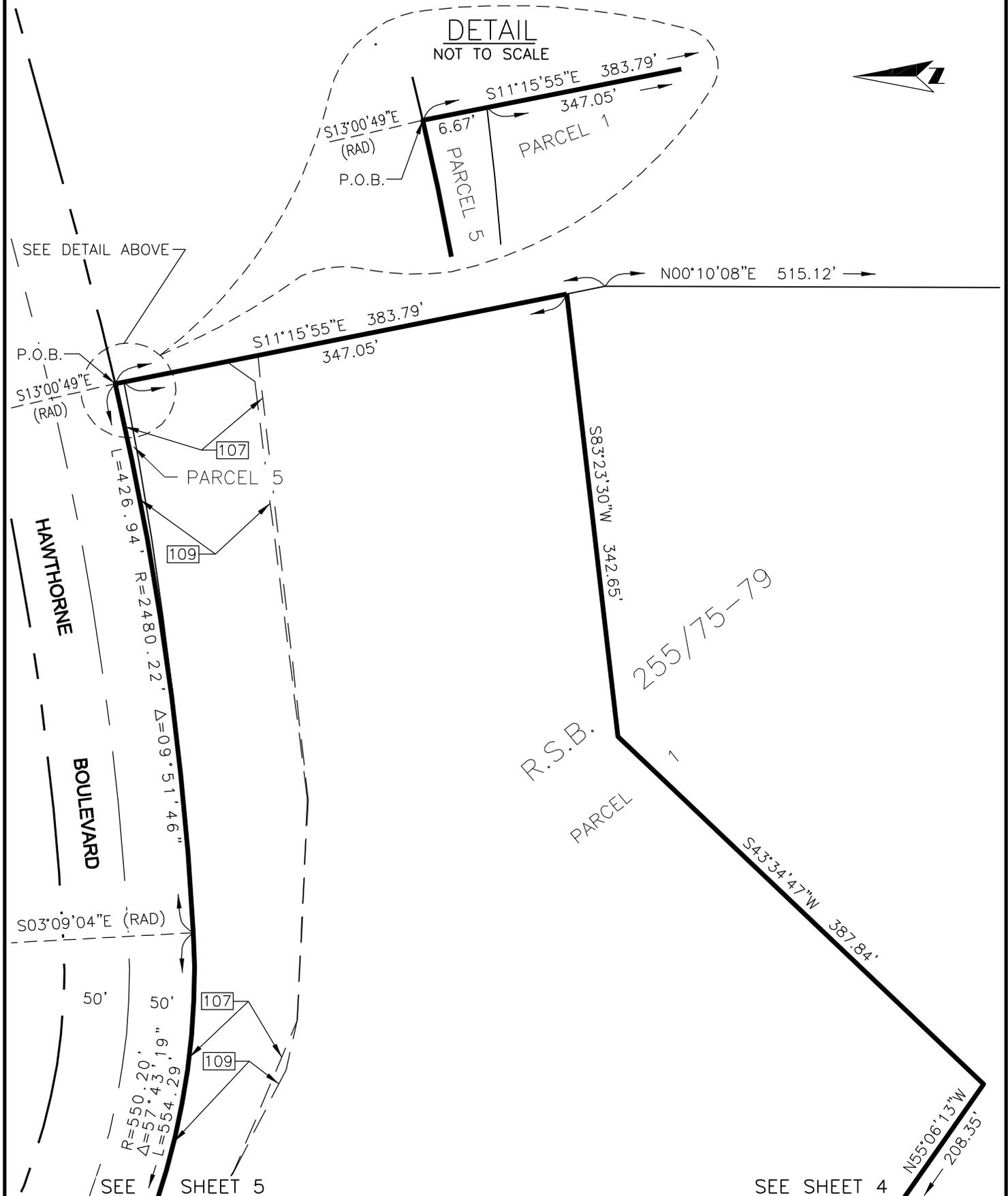


EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION

SHEET 3 OF 5



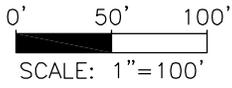
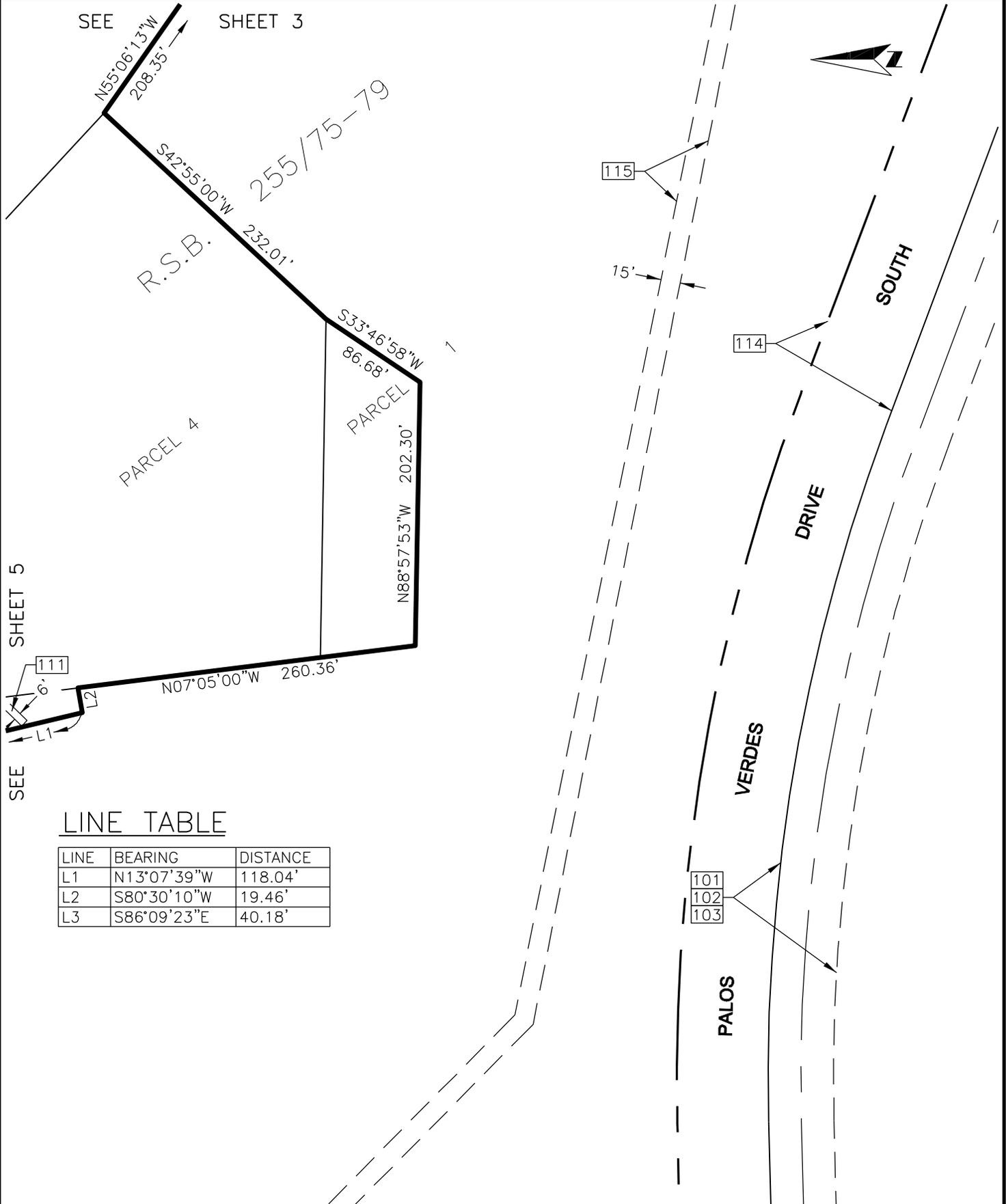


EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION

SHEET 4 OF 5



LINE TABLE

LINE	BEARING	DISTANCE
L1	N13°07'39"W	118.04'
L2	S80°30'10"W	19.46'
L3	S86°09'23"E	40.18'

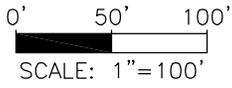
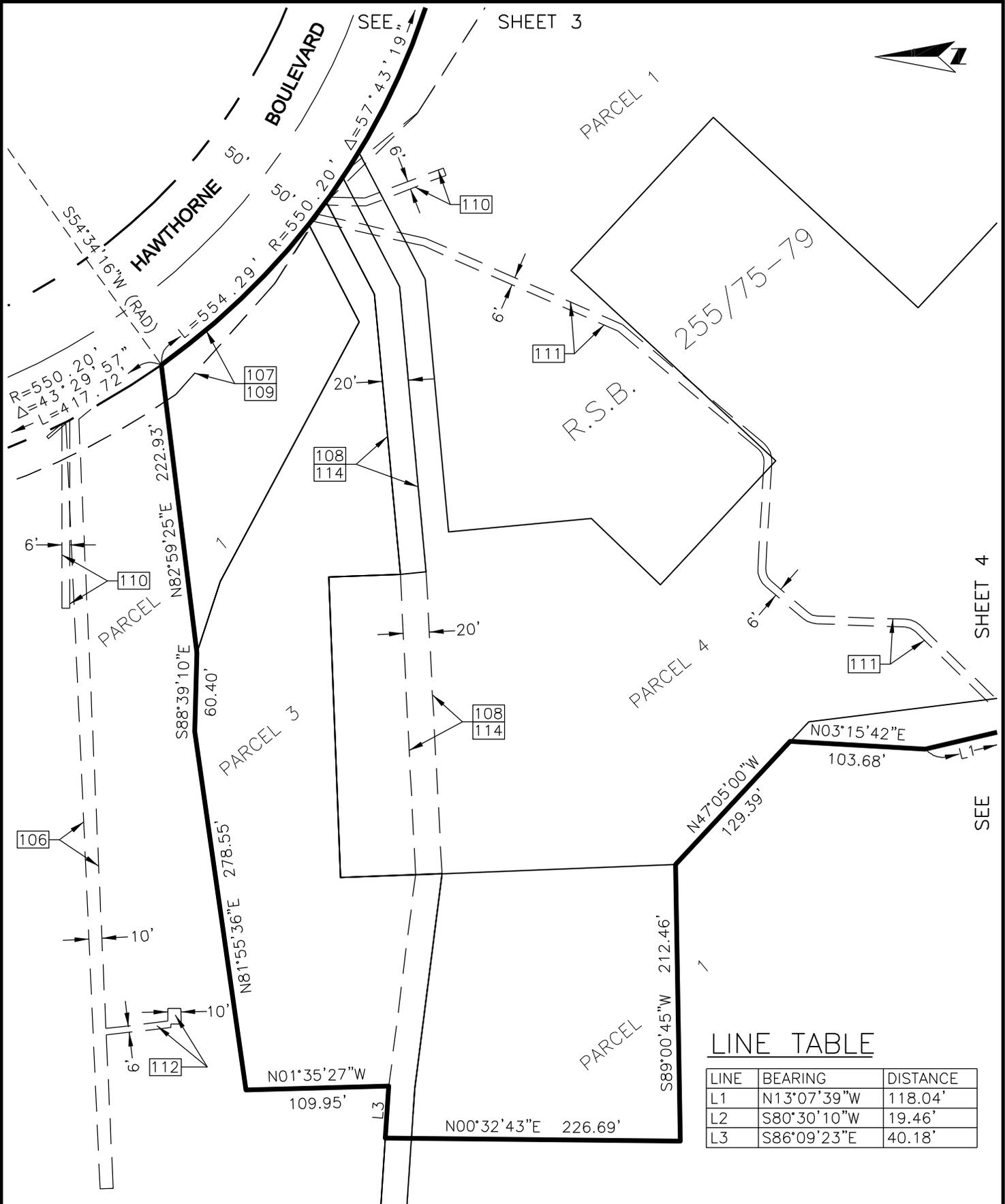


EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION

SHEET 5 OF 5



LINE TABLE

LINE	BEARING	DISTANCE
L1	N13°07'39"W	118.04'
L2	S80°30'10"W	19.46'
L3	S86°09'23"E	40.18'