

EXHIBIT A
Legal Description

The land hereinafter referred to is situated in the City of Los Angeles, County of Los Angeles, State of CA, and is described as follows:

Parcel 1:

That portion of Lot 14, Clock 2 of the Town of Garvanza, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 7, Page(s) 85 of Miscellaneous Records, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the Southeasterly line of said Lot 14, distance Southerly thereon 11.39 feet from the Northeast corner of said Lot; thence Westerly and parallel with the Northeasterly line of said Lot, thence a distance of 26.49 feet thence Southerly and parallel with said Southeasterly line to the curved Southwesterly line of said lot, thence Southeasterly along said curved Southwesterly line to the Southerly corner of said lot; thence Northerly along said Southeasterly line to the point of beginning

Parcel 2:

Those portions of Lots 15, 16 and 17 Block 2 of the Town of Garvanza, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 7, Page(s) 85 of Miscellaneous records, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the Southerly line of the Pasadena and Los Angeles Electric Railway (now Pacific Electric Railway) right of way as shown on the map recorded in Book 54, Page(s) 67 and 68 of Miscellaneous Records, in the Office of the County Recorder of said County, 100 feet Westerly of the Westerly line of Avenue 64; thence Southerly and parallel with the Westerly line of Avenue 64 to Marmion Way; thence Westerly along the Northerly line of Marmion Way to the Southeasterly corner of Lot 14 in said Block 2; thence Northerly along the Westerly lines of Lots 16 and 17 to the Northeast corner of Lot 14 thence Southeasterly along the Northeast line of Lot 17 to a point in the Southerly line of Pasadena and Los Angeles Electric Railway (Now Pacific Electric Railway); thence Westerly along said Southerly line to the point of beginning.

Parcel 3:

An easement to pass over a strip of Ground 8 feet wide along the Southerly line of said Pacific Electric right of way to Avenue 64, said strip being a portions of Lots 17 and 18 in Block 2 of said Town of Garvanza.

APN: 5492-035-028