

**EXHIBIT A
LEGAL DESCRIPTION
SEWER QUITCLAIM**

ALL OF THAT CERTAIN EASEMENT GRANTED BY DOCUMENT RECORDED JULY 8, 1970, AS INSTRUMENT NO. 1866 OF OFFICIAL RECORDS, SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ALL WITHIN PARCEL 22 AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED JANUARY 23, 1959, AS INSTRUMENT NO. 3941 OF OFFICIAL RECORDS, OF SAID COUNTY, BEING A 10.00 FOOT WIDE STRIP OF LAND, THE SOUTHERLY LINE, OF SAID STRIP, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SEPULVEDA BOULEVARD, 100 FEET WIDE, THE CENTER LINE OF SAID BOULEVARD BEING SHOWN IN COUNTY SURVEYOR'S FIELD BOOK 522, PAGES 14, 21 AND 31, ON FILE IN THE OFFICE OF THE ENGINEER OF SAID COUNTY, DISTANT ALONG SAID WESTERLY LINE SOUTH 12°38'35" EAST 86.00 FEET FROM THE SOUTHWESTERLY LINE OF THAT STRIP OF LAND, 50 FEET WIDE, DESCRIBED IN DEED TO CALIFORNIA CENTRAL RAILWAY COMPANY, RECORDED IN BOOK 486, PAGE 12, OF DEEDS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY;

THENCE, SOUTH 77°21'25" WEST TO A LINE PARALLEL WITH AND SOUTHWESTERLY 100 FEET, MEASURED AT THE RIGHT ANGLES, FROM LAST SAID SOUTHWESTERLY LINE;

THENCE, ALONG SAID PARALLEL LINE NORTHWESTERLY TO THE EASTERLY LINE OF THAT 33-FOOT WIDE STRIP OF LAND DESCRIBED IN DEED TO COUNTY OF LOS ANGELES, RECORDED IN BOOK 5626, PAGE 289, OF DEEDS, IN THE OFFICE OF SAID RECORDER.

THE SIDE LINES OF SAID 10-FOOT WIDE STRIP OF LAND ARE TO BE PROLONGED OR SHORTENED SO AS TO TERMINATE NORTHWESTERLY IN THE EASTERLY LINE OF SAID 33-FOOT WIDE STRIP, AND EASTERLY IN THE WESTERLY LINE OF SAID SEPULVEDA BOULEVARD.

CONTAINS AN AREA OF 0.08 ACRES OR 3,334 SQUARE FEET, MORE OR LESS.

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

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHTS, RIGHTS-OF-WAY, AND OTHER MATTERS OF RECORDS, IF ANY.

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



07/08/26

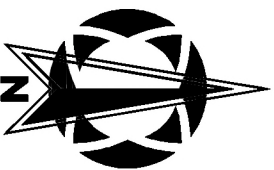
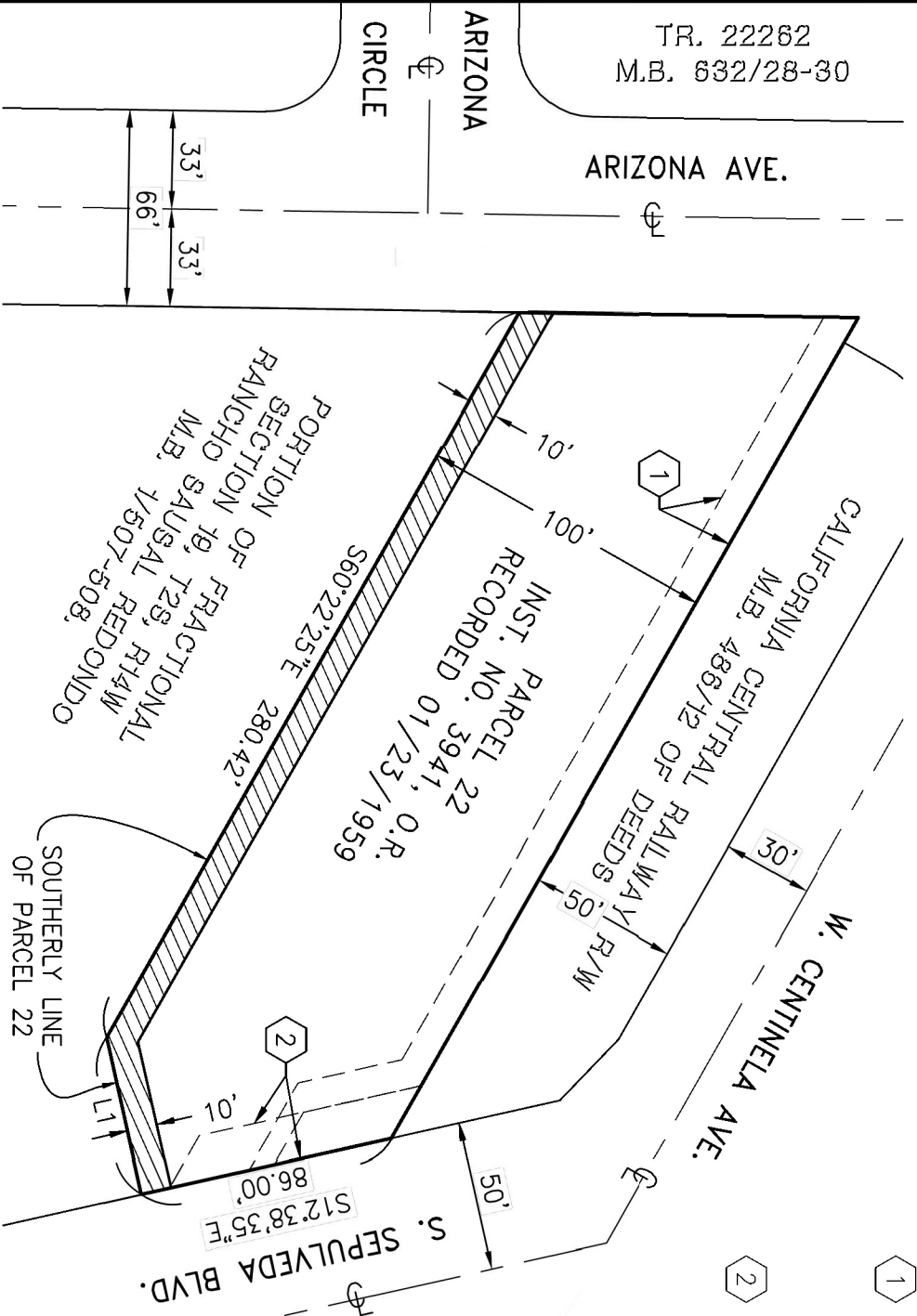
ANTHONY HARO, PLS 7635



EXHIBIT B

EASEMENT NOTES:

- 1 AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 13, 1973 AS INSTRUMENT NO. 3285, O.R.
- 2 AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 2, 1965 AS INSTRUMENT NO. 3436, O.R.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N77°21'25"E	54.06'

LEGEND:

- INST. NO. INSTRUMENT NUMBER
- O.R. OFFICIAL RECORDS
- P.O.B. POINT OF BEGINNING
- RIGHT OF WAY
- CENTERLINES
- EASEMENT LINES
- SUBJECT PROPERTY LINES
- QUITCLAIM AREA (0.08 ACRES)



EXHIBIT B

PLAT TO ACCOMPANY LEGAL DESCRIPTION

of: SEWER QUITCLAIM FOR
6501 S. SEPULVEDA BLVD.
LOS ANGELES, CA 90045

DATE: JULY 8, 2026

JN: 1481-004

DRAWN BY: EW

CHECKED BY: AH

SHEET 1 OF 1