

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**MINER STREET**

All that land in the City of Los Angeles, County of Los Angeles, State of California within the Rancho Los Palos Verdes, Inner Bay of San Pedro and Pacific Ocean as shown on the Map recorded in Book 2, pages 543 through 545 inclusive, of Patents, together with those portions within the Rancho San Pedro as shown on the Map recorded in Book 1, pages 119 through 121 inclusive, of Patents, both in the office of the County Recorder of said County more particularly described as follows:

**PARCEL "A"**

A strip of land 121.50 feet wide lying 57.7 feet Westerly and 63.8 feet Easterly of the following described course:

**Commencing** at a found hex bolt 4.17 feet north of the intersection of Palos Verdes Street and 17<sup>th</sup> Street, per City Engineer Field Book 12608, Page 19, filed in the office of the City Engineer of said City, from whence the centerline of Palos Verdes Street bears North 00°23'40" East, to a found SMHM per City Engineer Field Book 015-201, Page 135, filed in the office of the City Engineer of said City, at the intersection of Palos Verdes Street and 7<sup>th</sup> Street with all bearings hereon referenced thereto;

**Thence** leaving said centerline South 45°32'45" East, 1364.79 feet to the **Point of Beginning**;

**Thence** South 17°25'28" East, 1277.79 feet to the beginning of a tangent curve concave northeasterly and having a radius of 762.00 feet;

**Thence** southeasterly along said curve through a central angle of 28°58'51", an arc distance of 385.43 feet;

**Thence** southeasterly and tangent from last mentioned curve, South 46°24'19" East, 292.53 feet to the beginning of a tangent curve concave southwesterly and having a radius of 762.00 feet;

**Thence** southeasterly along said curve through a central angle of 28°58'51", an arc distance of 385.43 feet;

**Thence** southeasterly and tangent from last mentioned curve, South 17°25'28" East, 377.53 feet to the beginning of a tangent curve concave westerly and having a radius of 1000.00 feet;

**Thence** southerly along said curve through a central angle of 11°06'47", an arc distance of 193.96 feet;

**Thence** southeasterly and tangent from last mentioned curve, South 6°18'41" East, 50.96 feet to the beginning of a tangent curve concave easterly and having a radius of 1000.00 feet;

**Thence** southerly along said curve through a central angle of 11°06'47", an arc distance of 193.96 feet;

**Thence** South  $17^{\circ}25'28''$  East, 212.00 feet;

**Thence** South  $19^{\circ}22'00''$  East, 265.00 feet to the **Point of Termination**.

The sidelines of said 121.50 foot wide strip of land shall be extended or trimmed northerly to terminate at the southeasterly side of 22<sup>nd</sup> Street and shall be extended or trimmed southerly at a line perpendicular to said last mentioned course of South  $19^{\circ}22'00''$  East.

Containing 10.05 acres, more or less.

Exhibit attached and by this reference made a part hereof.

### **PARCEL "B"**

**Beginning** at the **Point of Termination** of the before mentioned Parcel "A";

**Thence** northeasterly along the southerly line of the above described Parcel "A", North  $70^{\circ}38'00''$  East 63.80 feet to the beginning of a non-tangent curve, concave northerly, having a radius of 127.00 feet to which a radial line bears North  $70^{\circ}38'00''$  East;

**Thence** southerly, westerly, and northerly 513.16 feet along said curve through a central angle of  $231^{\circ}30'44''$  to a point of reverse curvature at a curve concave westerly having a radius of 207.00 feet, a radial line to said point bears South  $57^{\circ}51'15''$  East;

**Thence** northerly 97.81 feet along said curve through a central angle of  $27^{\circ}04'27''$  to a point of compound curvature at a curve concave westerly having a radius of 287.00 feet, a radial line to said point bears South  $84^{\circ}55'43''$  East;

**Thence** northerly 112.68 feet along said curve through a central angle of  $22^{\circ}29'45''$  to a point of tangency, a radial line to said point bears North  $72^{\circ}34'32''$  East to the westerly line of the above described Parcel "A";

**Thence** southerly along said westerly line, South  $17^{\circ}25'28''$  East, 18.84 feet;

**Thence** continuing southerly along said westerly line, South  $19^{\circ}22'00''$  East, 265.98 feet to the aforementioned southerly line of Parcel "A";

**Thence** leaving said westerly line, along said southerly line North  $70^{\circ}38'00''$  East 63.20 feet to the **Point of Beginning**.

Containing 0.96 acres, more or less.

Exhibit attached and by this reference made a part hereof.

PARCEL "A & B" Combined Area:  
Containing 11.01 acres), more or less.

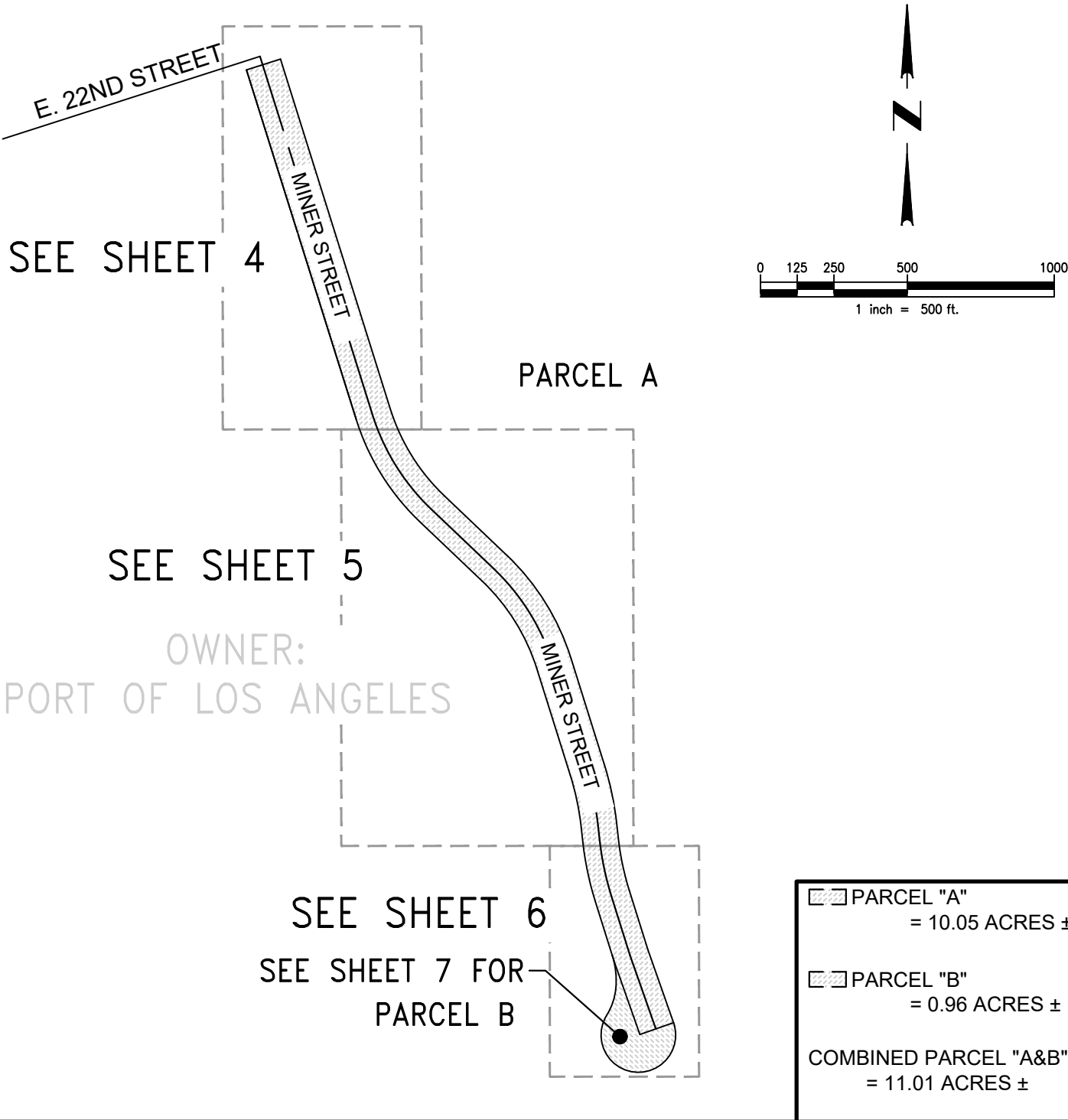


Prepared by:  
Aaron D. Willis, PLS 8881  
For and on behalf of Jacobs Engineering Group Inc.  
2600 Michelson Drive, Suite 500 Irvine, CA 92612

SHEET

EXHIBIT "A"

MAP TO ACCOMPANY LEGAL DESCRIPTION



JACOBS ENG. PROJECT NO.					D3289300
CLIENT PROJECT NO.					
REVISION DESCRIPTION					
DRAWN	RB	DATE	12/5/2023	SCALE	1"=500'
<b>Jacobs</b> 2600 Michelson Drive, Suite 500 Irvine, CA 92612 (949) 224-7500					
THIS MATERIAL AND ANY ASSOCIATED ELECTRONIC DATA WAS PREPARED BY JACOBS ENGINEERING GROUP FOR THE PROJECT INDICATED. ANY REUSE OR MODIFICATION WITHOUT THE WRITTEN CONSENT OF JACOBS ENGINEERING GROUP SHALL BE AT THE SOLE RISK OF THE USER.					

Exhibit "A" Miner Street City of Los Angeles, County of Los Angeles		
TITLE: Miner Street		
REVISION:	DRAWING NO. POLA Miner Street.dwg	SHEET NO. 4 of 8

# EXHIBIT "A"

## MAP TO ACCOMPANY LEGAL DESCRIPTION

SEE INSET

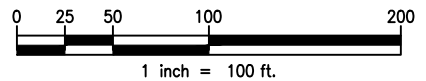
POINT OF BEGINNING

E. 22ND STREET

121.5'

57.7'

63.8'



7th ST.

FD. SMHM  
PER C.E.F.B.  
015-201 PG 135

CENTERLINE OF  
PALOS VERDES STREET

111' 23' 40"E  
111' 23' 40"E  
111' 23' 40"E

POINT OF  
COMMENCEMENT  
FD. HEX BOLT  
PER C.E.F.B.  
12608 PG 19

17th ST.

S45° 32' 45"E  
1364.79'

INSET - N.T.S.

MINER STREET

S17°25'28"E 1277.79'

121.5'

57.7'

63.8'

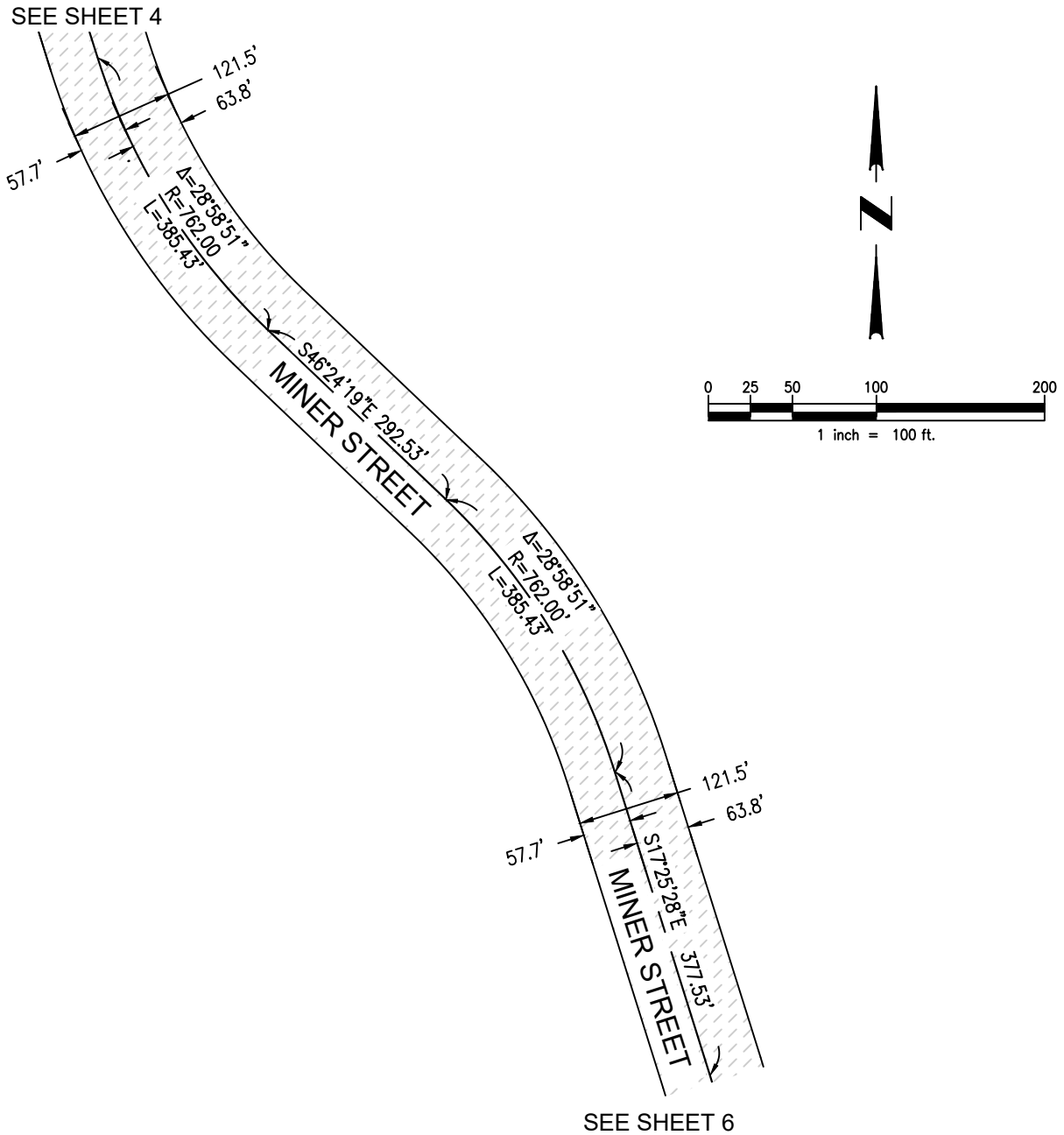
SEE SHEET 5

JACOBS ENG. PROJECT NO.				D3289300
CLIENT PROJECT NO.				
REVISION DESCRIPTION				
DRAWN	RB	DATE	12/5/2023	SCALE 1"=100'
<div>Jacobs</div> <div>2600 Michelson Drive, Suite 500 Irvine, CA 92612 (949) 224-7500</div> <div>THIS MATERIAL AND ANY ASSOCIATED ELECTRONIC DATA WAS PREPARED BY JACOBS ENGINEERING GROUP FOR THE PROJECT INDICATED. ANY REUSE OR MODIFICATION WITHOUT THE WRITTEN CONSENT OF JACOBS ENGINEERING GROUP SHALL BE AT THE SOLE RISK OF THE USER.</div>				

Exhibit "A" Miner Street City of Los Angeles, County of Los Angeles		
TITLE: Miner Street		
REVISION:	DRAWING NO. POLA Miner Street.dwg	SHEET NO. 5 of 8

# EXHIBIT "A"

## MAP TO ACCOMPANY LEGAL DESCRIPTION

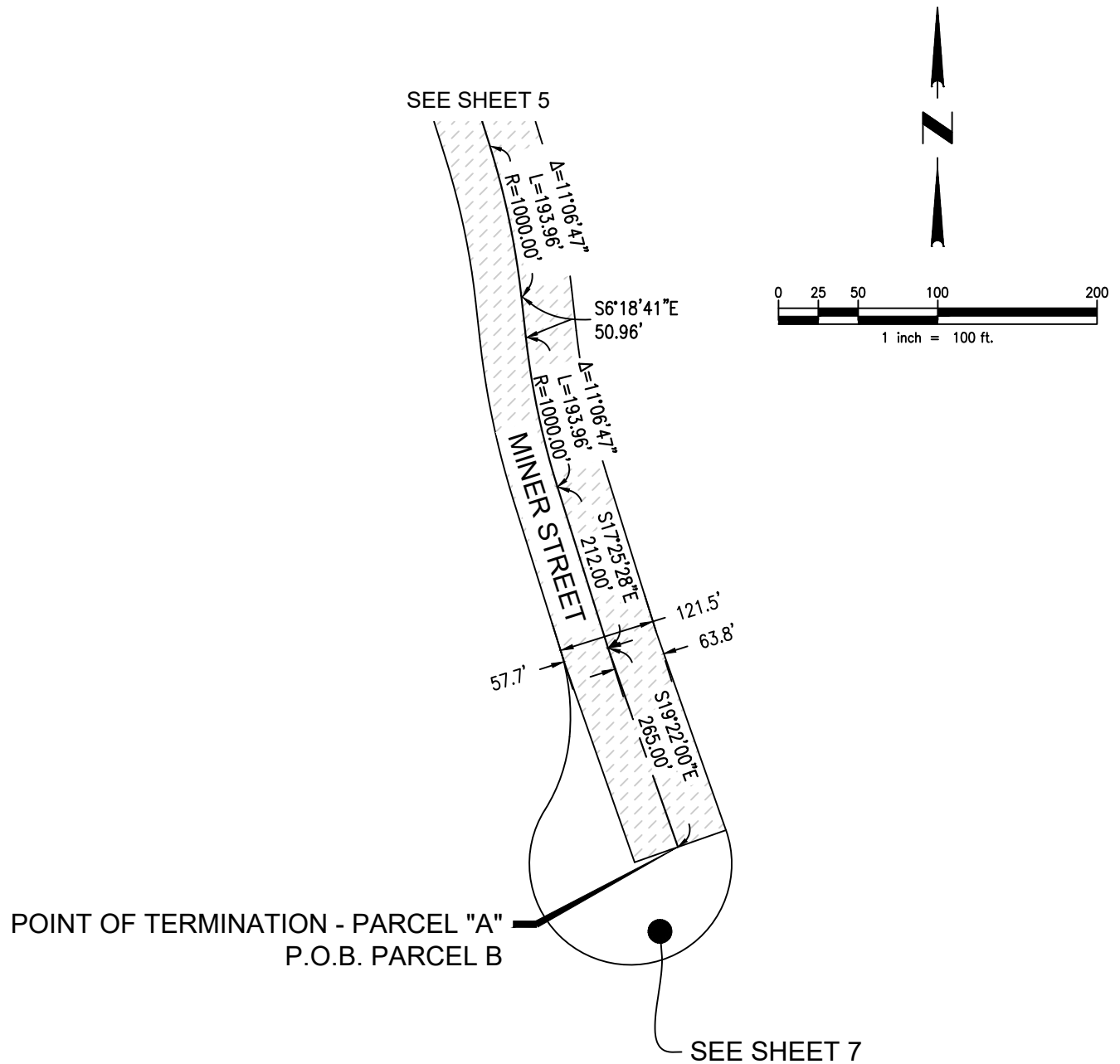


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DRAWN	RB	DATE	12/5/2023	SCALE	1"=100'
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Exhibit "A" Miner Street City of Los Angeles, County of Los Angeles		
TITLE: Miner Street		
REVISION:	DRAWING NO. POLA Miner Street.dwg	SHEET NO. 6 of 8

# EXHIBIT "A"

## MAP TO ACCOMPANY LEGAL DESCRIPTION



JACOBS ENG. PROJECT NO. D3289300				
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REVISION DESCRIPTION				
DRAWN	RB	DATE	12/5/2023	SCALE 1"=100'
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REVISION:	DRAWING NO. POLA Miner Street.dwg	SHEET NO. 7 of 8

WESTERLY LINE, PARCEL "A"

N72° 34' 32" E (R)

R=287.00' L=112.68' Δ=22°29'45"

S84° 55' 43" E (R)

R=207.00' L=97.81' Δ=27°04'27"

S57° 51' 15" E (R)

MINER STREET

S17° 25' 28" E 18.84'

S19° 22' 00" E 265.98'

EASTERLY LINE, PARCEL "A"

N70° 38' 00" E (R) 63.80'

57.70'

5.50'

SOUTHERLY LINE, PARCEL "A"

POINT OF TERMINATION PARCEL A & P.O.B. PARCEL B

R=127.00' L=513.16' Δ=231°30'44"

PARCEL "A"

1 inch = 80 ft.

<p>Exhibit "A"</p> <p>Miner Street</p> <p>City of Los Angeles, County of Los Angeles</p>		
<p>TITLE:</p> <p>Miner Street</p>		
<p>REVISION:</p>	<p>DRAWING NO.</p> <p>POLA Miner Street.dwg</p>	<p>SHEET NO.</p> <p>8 of 8</p>