

**EXHIBIT A
SANITARY SEWER EASEMENT QUITCLAIM
LEGAL DESCRIPTION**

THAT CERTAIN 10.00 FEET WIDE SANITARY SEWER EASEMENT LYING WITHIN LOTS 1 THROUGH 3 OF TRACT NO. 82619-01, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 1438, PAGES 90 THROUGH 93, OF MAPS, AS DEDICATED TO THE CITY OF LOS ANGELES PER TRACT 16154, RECORDED IN BOOK 540, PAGES 48 THROUGH 50 OF MAPS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THE ABOVE DESCRIBED PARCEL CONTAINS 4,830 SQUARE FEET, MORE OR LESS.

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

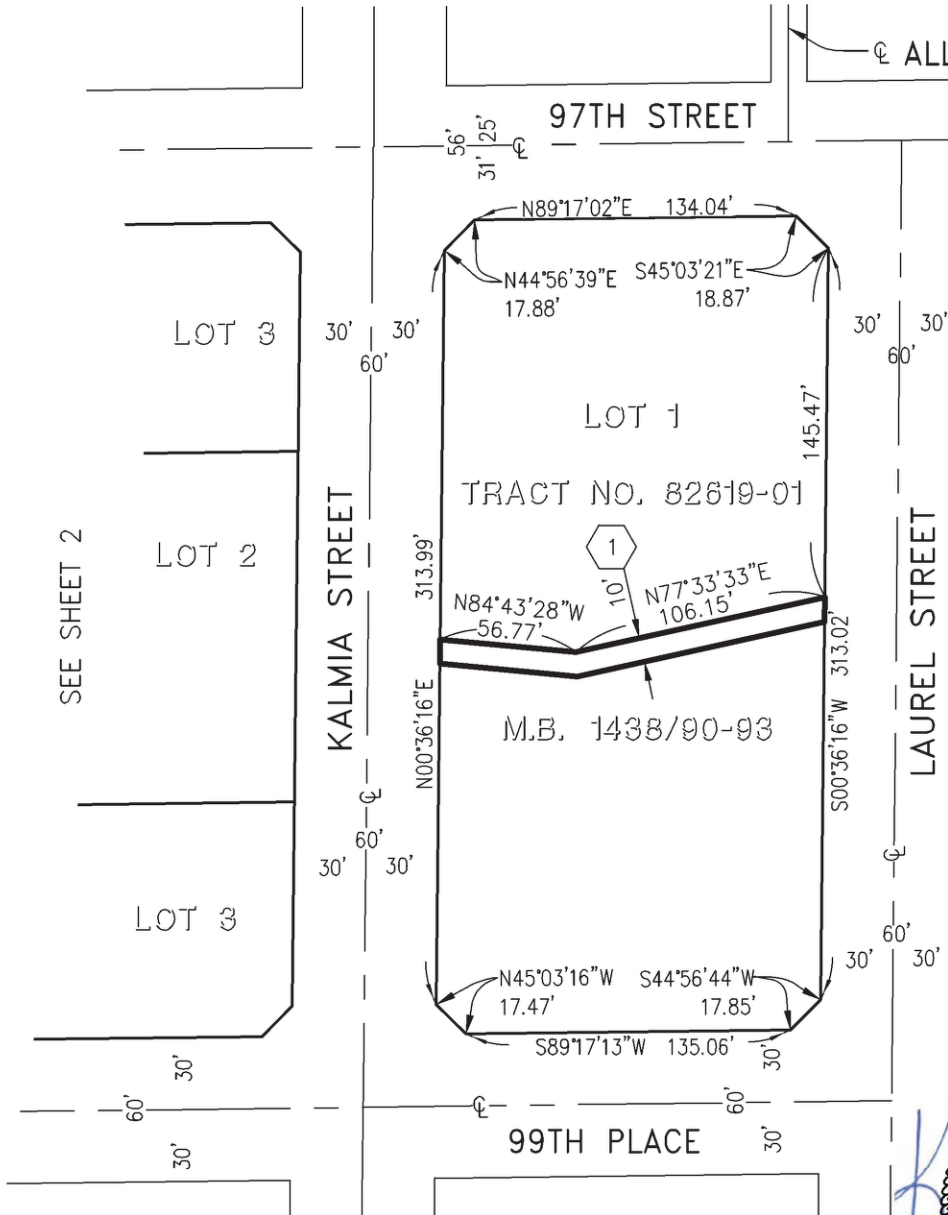
THIS DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.



KURT R. TROXELL, P.L.S. 7854
DATE PREPARED: 06/26/2025



EXHIBIT B



LINE LEGEND:

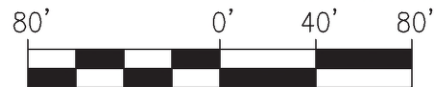
-  SUBJECT PROPERTY LINES
-  CENTERLINES
-  EASEMENT LINES TO BE QUITCLAIMED

EASEMENT NOTE:

- ① CITY OF LOS ANGELES HOLDER OF A 10' WIDE EASEMENT FOR SANITARY SEWER PURPOSES PER TRACT NO. 16154 RECORDED IN BOOK 540 PAGES 48 THROUGH 50



6/26/2025



SCALE: 1" = 80'



15535 Sand Canyon Ave, Suite 100
Irvine, California 92618
949.474.1960 fuscoe.com

EXHIBIT B

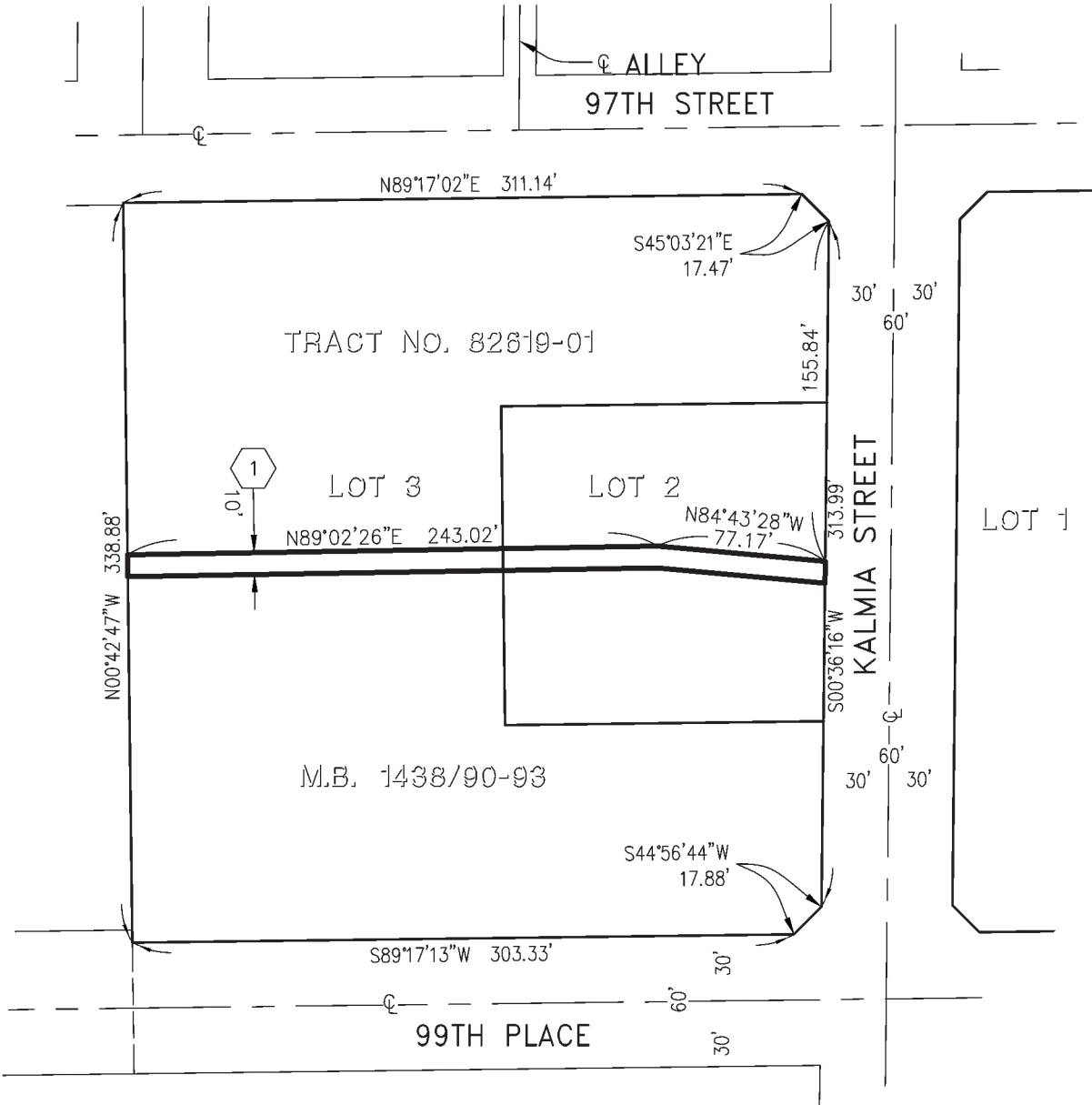
PLAT TO ACCOMPANY LEGAL DESCRIPTION

of: SEWER QUITCLAIM

DATE: June 26, 2025
FN: 233-018 Sewer Quit
DRAWN BY: CS
CHECKED BY: KRT

SHEET 1 OF 2

EXHIBIT B



SEE SHEET 1

NOTE:

SEE SHEET 1 FOR LINE LEGEND AND EASEMENT NOTE.



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