

EXHIBIT "A"

LEGAL DESCRIPTION

PRIVATE DRIVEWAY

PARCEL 1

THAT PORTION OF LOT 1 OF TRACT NO. 8252, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 183 PAGES 23 AND 24 OF MAPS, IN THE OFFICE OF THE REGISTRAR-RECORDER / COUNTY CLERK OF SAID COUNTY, ALSO BEING THAT PORTION OF PARCEL 1 OF THE DEED RECORDED ON DECEMBER 27, 2024, AS INSTRUMENT NO. 20240925500 OF OFFICIAL RECORDS IN THE OFFICE OF THE REGISTRAR-RECORDER / COUNTY CLERK OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT 1, ALSO BEING THE NORTHEASTERLY CORNER OF PARCEL 3 OF THE DEED RECORDED ON DECEMBER 27, 2024, AS INSTRUMENT NO. 20240925502 OF OFFICIAL RECORDS IN THE OFFICE OF THE REGISTRAR-RECORDER / COUNTY CLERK OF SAID COUNTY; THENCE NORTHWESTERLY AND WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, THE FOLLOWING FOUR (4) COURSES:

- 1st. NORTH $67^{\circ}12'20''$ WEST 160.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 250.00 FEET,
- 2nd. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $25^{\circ}29'27''$ AN ARC LENGTH OF 111.22 FEET TO THE **TRUE POINT OF BEGINNING**,
- 3rd. CONTINUING ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $01^{\circ}30'33''$ AN ARC LENGTH OF 6.59 FEET,
- 4th. SOUTH $85^{\circ}47'40''$ WEST 33.52 FEET;

EXHIBIT "A"

THENCE LEAVING SAID NORTHERLY LINE, THE FOLLOWING NINE (9) COURSES:

- 1st. SOUTH 00°01'40" WEST 10.96 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 5.33 FEET,
- 2nd. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°58'43" AN ARC LENGTH OF 8.38 FEET,
- 3rd. NORTH 89°59'38" WEST 4.68 FEET,
- 4th. SOUTH 00°00'22" WEST 81.38 FEET,
- 5th. SOUTH 89°59'38" EAST 59.97 FEET,
- 6th. NORTH 00°00'23" EAST 81.38 FEET,
- 7th. NORTH 89°59'38" WEST 4.63 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 5.33 FEET,
- 8th. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'55" AN ARC LENGTH OF 8.38 FEET,
- 9th. NORTH 00°01'17" EAST 13.82 FEET TO THE **TRUE POINT OF BEGINNING**.

EXCEPTING THEREFROM THOSE PORTIONS LYING WITHIN SAID PARCEL 3 AND WITHIN PARCEL 2 OF THE DEED RECORDED ON DECEMBER 27, 2024, AS INSTRUMENT NO. 20240925501 OF OFFICIAL RECORDS IN THE OFFICE OF THE REGISTRAR-RECORDER / COUNTY CLERK OF SAID COUNTY.

CONTAINING 1,295 SQUARE FEET (0.03 ACRE), PLUS OR MINUS.

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

EXHIBIT "A"

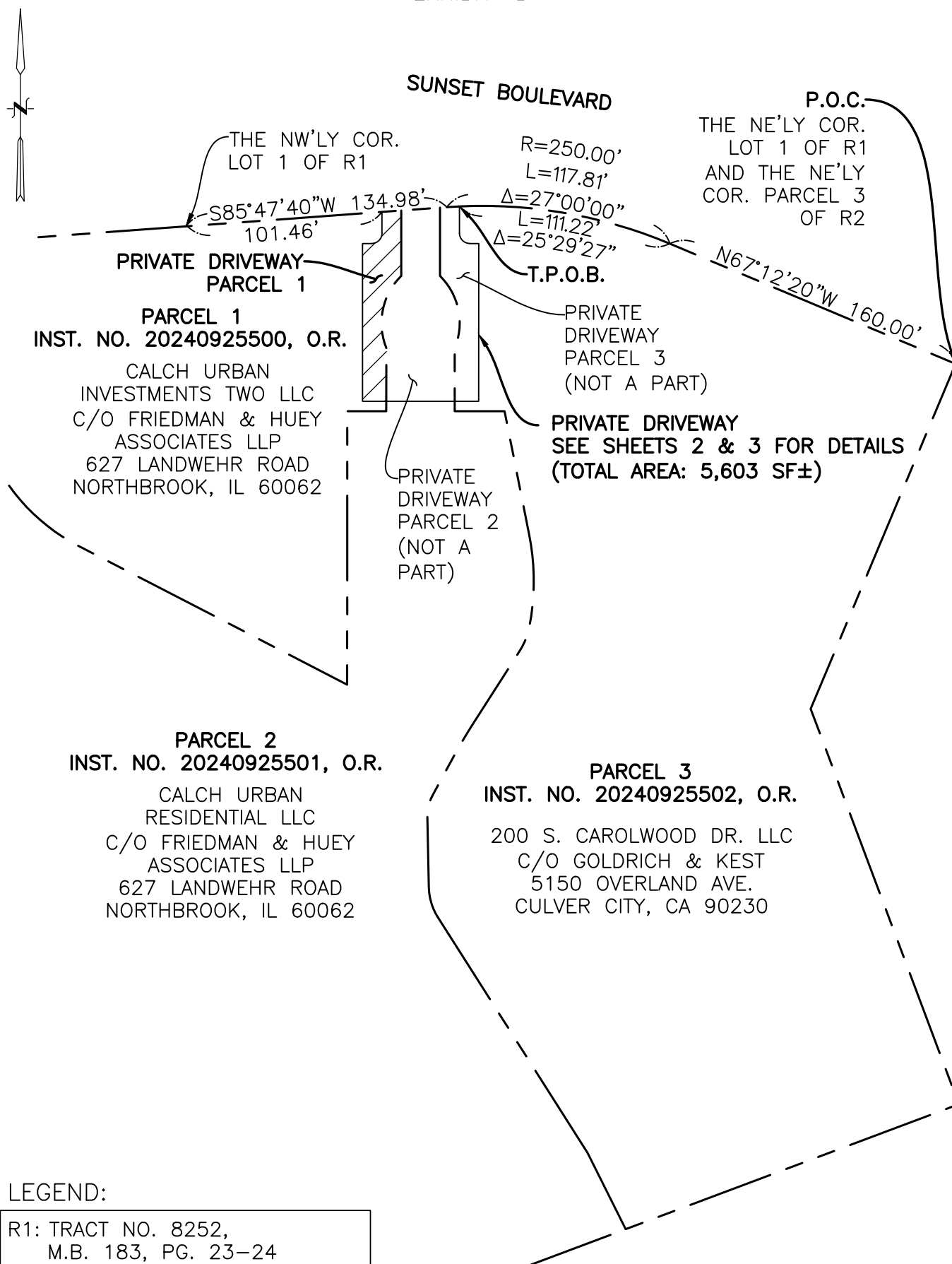
Date: 11-12-2025

Prepared



Michal H. Kaznocha, P.L.S. No. 8330

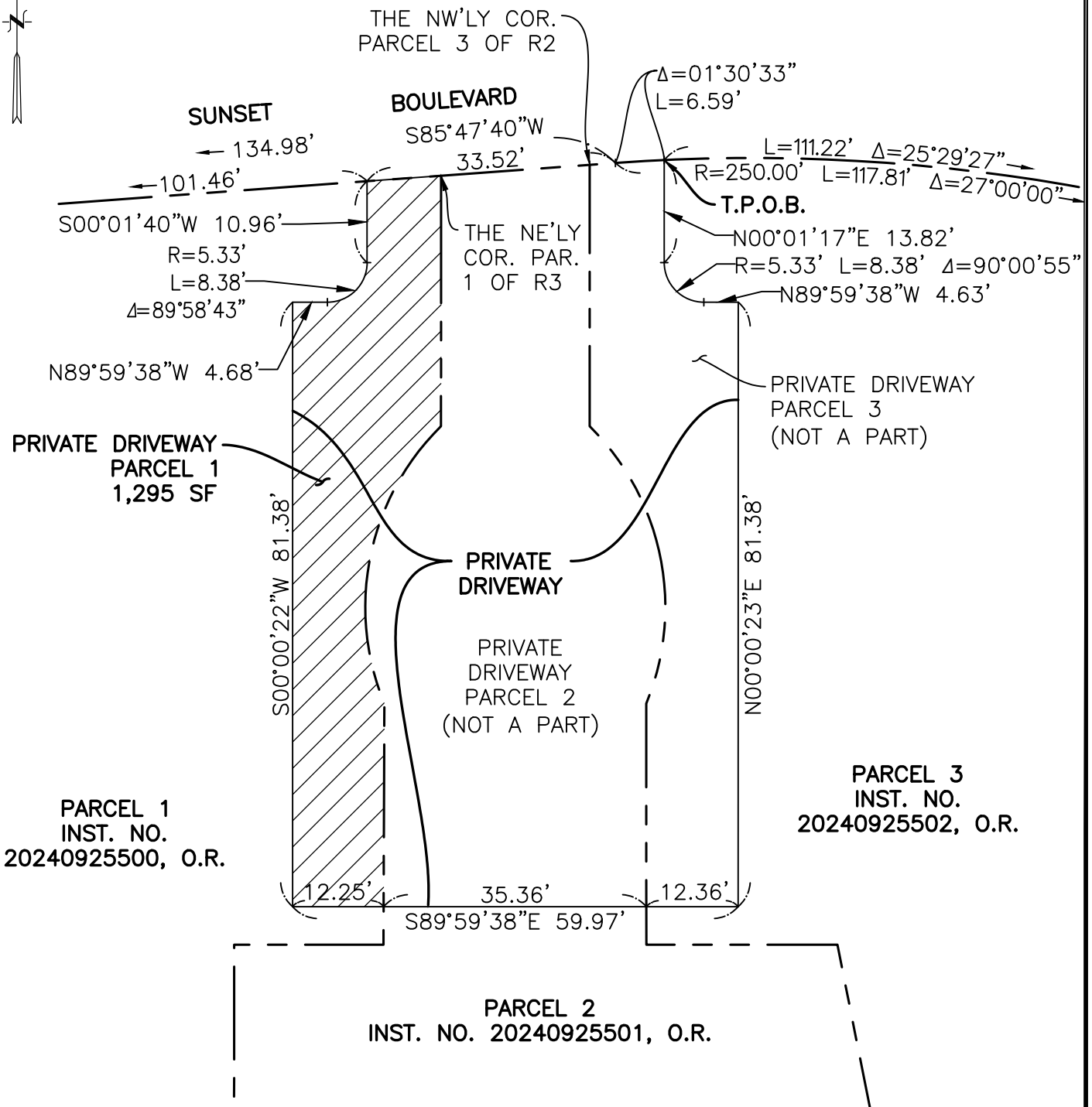




LEGEND:

R1: TRACT NO. 8252,
M.B. 183, PG. 23-24

R2: INST. NO. 20240925502, O.R.



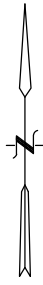
LEGEND:

R2: INST. NO. 20240925502, O.R.
 R3: INST. NO. 20240925500, O.R.

SCALE: 1"=20'

EXHIBIT "B"

SHEET 3 OF 3



SUNSET BOULEVARD

THE NW'LY COR.
PARCEL 3 OF R2

3.47'

R=250.00'
 $\Delta=01^{\circ}30'33''$ L=6.59'

9.99'
S85°47'40"W

33.52'
20.06'

T.P.O.B.

THE
NE'LY
COR.
PAR. 1
OF R3

N44°33'37"W
(RAD)

PRIVATE
DRIVEWAY
PARCEL 1

PARCEL 1
INST. NO.
20240925500, O.R.

S67°37'40"W
(RAD)

R=34.16'

$\Delta=67^{\circ}48'43''$
 $\Delta=40.43'$

PRIVATE
DRIVEWAY
PARCEL 2
(NOT A PART)

N44°33'37"E
(RAD)

PRIVATE DRIVEWAY
PARCEL 3
(NOT A PART)

PARCEL 3
INST. NO. 20240925502,
O.R.

R=34.16'
 $\Delta=67^{\circ}48'43''$
L=40.43'

S67°37'40"E
(RAD)

32.46'
N00°01'28"W

27.34'

5.12'

S00°13'16"W
32.46'

5.12'

PRIVATE
DRIVEWAY

PARCEL 2
INST. NO. 20240925501, O.R.

PREPARED BY:

MICHAL H. KAZNOCHA, P.L.S. 8330
CENTERGEO
2828 CALLE QUEBRACHO
THOUSAND OAKS, 91360
(323) 401-7776

LEGEND:

R2: INST. NO. 20240925502, O.R.
R3: INST. NO. 20240925500, O.R.

DATE: 11/12/2025



EXHIBIT "A"

LEGAL DESCRIPTION

PRIVATE DRIVEWAY

PARCEL 2

THAT PORTION OF LOT 1 OF TRACT NO. 8252, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 183 PAGES 23 AND 24 OF MAPS, IN THE OFFICE OF THE REGISTRAR-RECORDER / COUNTY CLERK OF SAID COUNTY, ALSO BEING THAT PORTION OF PARCEL 2 OF THE DEED RECORDED ON DECEMBER 27, 2024, AS INSTRUMENT NO. 20240925501 OF OFFICIAL RECORDS IN THE OFFICE OF THE REGISTRAR-RECORDER / COUNTY CLERK OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT 1, ALSO BEING THE NORTHEASTERLY CORNER OF PARCEL 3 OF THE DEED RECORDED ON DECEMBER 27, 2024, AS INSTRUMENT NO. 20240925502 OF OFFICIAL RECORDS IN THE OFFICE OF THE REGISTRAR-RECORDER / COUNTY CLERK OF SAID COUNTY; THENCE NORTHWESTERLY AND WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, THE FOLLOWING FOUR (4) COURSES:

- 1st. NORTH 67°12'20" WEST 160.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 250.00 FEET,
- 2nd. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°29'27" AN ARC LENGTH OF 111.22 FEET TO THE **TRUE POINT OF BEGINNING**,
- 3rd. CONTINUING ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°30'33" AN ARC LENGTH OF 6.59 FEET,
- 4th. SOUTH 85°47'40" WEST 33.52 FEET;

EXHIBIT "A"

THENCE LEAVING SAID NORTHERLY LINE, THE FOLLOWING NINE (9) COURSES:

- 1st. SOUTH 00°01'40" WEST 10.96 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 5.33 FEET,
- 2nd. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°58'43" AN ARC LENGTH OF 8.38 FEET,
- 3rd. NORTH 89°59'38" WEST 4.68 FEET,
- 4th. SOUTH 00°00'22" WEST 81.38 FEET,
- 5th. SOUTH 89°59'38" EAST 59.97 FEET,
- 6th. NORTH 00°00'23" EAST 81.38 FEET,
- 7th. NORTH 89°59'38" WEST 4.63 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 5.33 FEET,
- 8th. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'55" AN ARC LENGTH OF 8.38 FEET,
- 9th. NORTH 00°01'17" EAST 13.82 FEET TO THE **TRUE POINT OF BEGINNING**.

EXCEPTING THEREFROM THOSE PORTIONS LYING WITHIN SAID PARCEL 3 AND WITHIN PARCEL 1 OF THE DEED RECORDED ON DECEMBER 27, 2024, AS INSTRUMENT NO. 20240925500 OF OFFICIAL RECORDS IN THE OFFICE OF THE REGISTRAR-RECORDER / COUNTY CLERK OF SAID COUNTY.

CONTAINING 2,986 SQUARE FEET (0.07 ACRE), PLUS OR MINUS.

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

EXHIBIT "A"

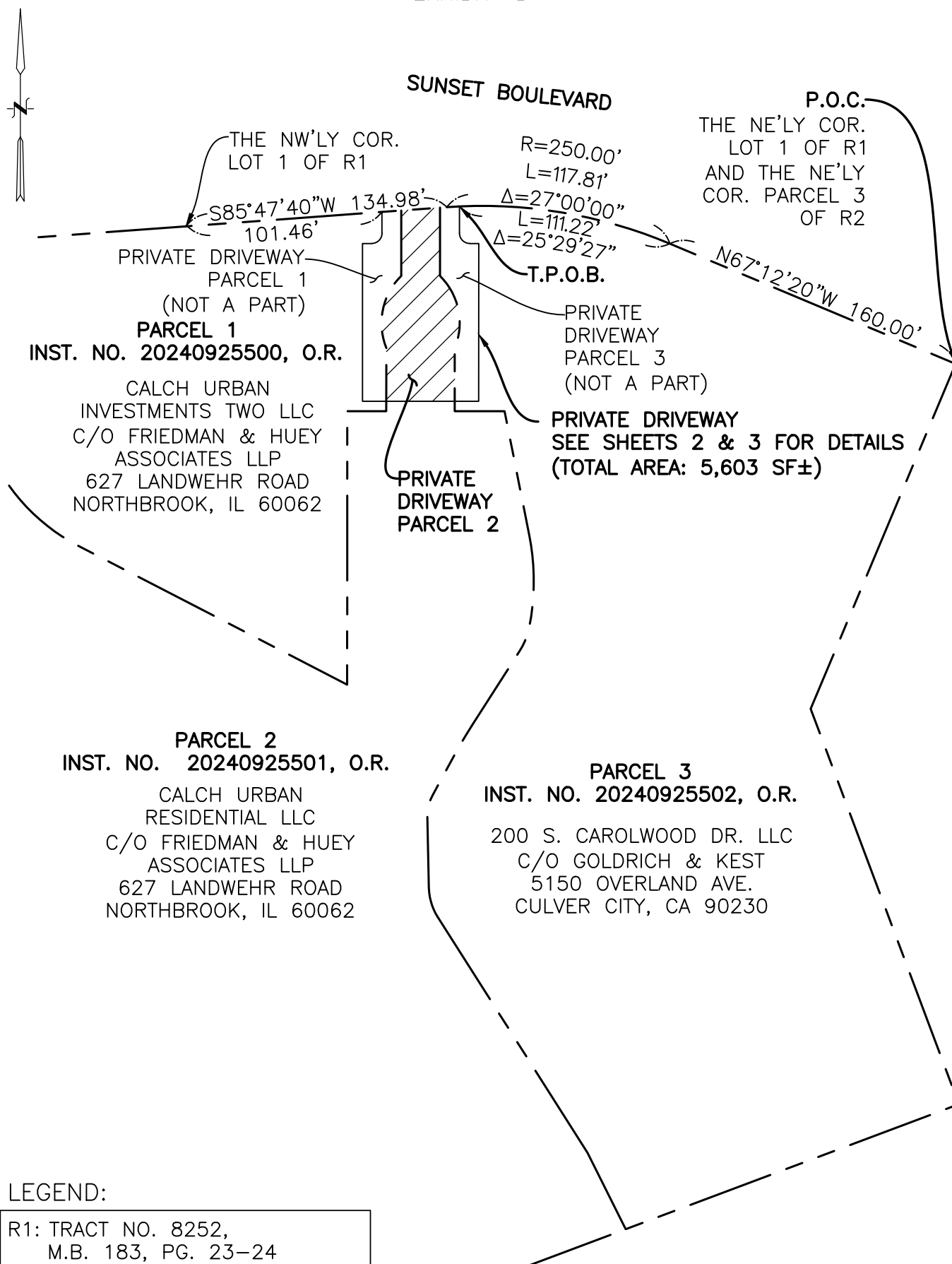
Date: 11-12-2025

Prepared



Michal H. Kaznocha, P.L.S. No. 8330

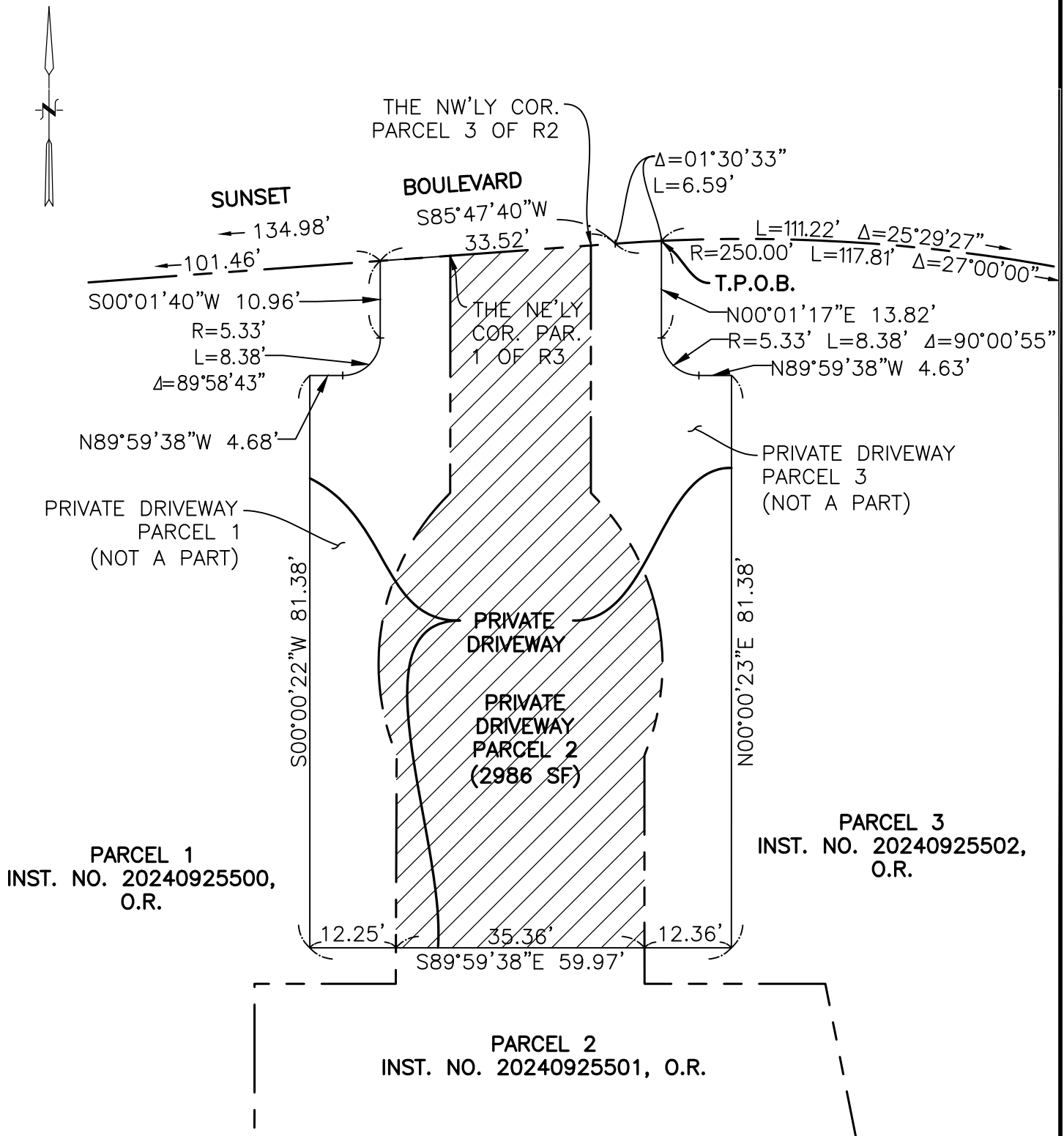




LEGEND:

R1: TRACT NO. 8252,
M.B. 183, PG. 23-24

R2: INST. NO. 20240925502, O.R.



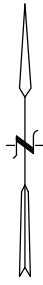
LEGEND:

R2: INST. NO. 20240925502, O.R.
R3: INST. NO. 20240925500, O.R.

SCALE: 1"=20'

EXHIBIT "B"

SHEET 3 OF 3



SUNSET BOULEVARD

THE NW'LY COR.
PARCEL 3 OF R2

3.47'

R=250.00'
 $\Delta=01^{\circ}30'33''$ L=6.59'

T.P.O.B.

9.99'
S85°47'40"W

33.52'
20.06'

33.72'
S00°01'17"W
THE
NE'LY
COR.
PAR. 1
OF R3
N00°01'17"E
35.20'

N44°33'37"W
(RAD)

N44°33'37"E
(RAD)

PRIVATE
DRIVEWAY
PARCEL 1
(NOT A PART)

PRIVATE DRIVEWAY
PARCEL 3
(NOT A PART)

PARCEL 1
INST. NO.
20240925500, O.R.

PRIVATE
DRIVEWAY
PARCEL 2
(2986 SF)

PARCEL 3
INST. NO. 20240925502,
O.R.

S67°37'40"W
(RAD)

S67°37'40"E
(RAD)

R=34.16',
L=40.43', $\Delta=67^{\circ}48'43''$

R=34.16',
L=40.43', $\Delta=67^{\circ}48'43''$

27.34',
S00°13'16"W
32.46'

32.46',
N00°01'28"W
27.34'

5.12'

5.12'

PRIVATE
DRIVEWAY

PARCEL 2
INST. NO. 20240925501, O.R.



PREPARED BY:

MICHAL H. KAZNOCHA, P.L.S. 8330
CENTERGEO
2828 CALLE QUEBRACHO
THOUSAND OAKS, 91360
(323) 401-7776

LEGEND:

R2: INST. NO. 20240925502, O.R.
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DATE: 11/12/2025

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PRIVATE DRIVEWAY

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COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT 1, ALSO BEING THE NORTHEASTERLY CORNER OF SAID PARCEL 3; THENCE NORTHWESTERLY AND WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, THE FOLLOWING FOUR (4) COURSES:

- 1st. NORTH 67°12'20" WEST 160.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 250.00 FEET,
- 2nd. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°29'27" AN ARC LENGTH OF 111.22 FEET TO THE **TRUE POINT OF BEGINNING**,
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- 4th. SOUTH 85°47'40" WEST 33.52 FEET;

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EXCEPTING THEREFROM THOSE PORTIONS LYING WITHIN PARCEL 1 OF THE DEED RECORDED ON DECEMBER 27, 2024, AS INSTRUMENT NO. 20240925500 OF OFFICIAL RECORDS IN THE OFFICE OF THE REGISTRAR-RECORDER / COUNTY CLERK OF SAID COUNTY, AND WITHIN PARCEL 2 OF THE DEED RECORDED ON DECEMBER 27, 2024, AS INSTRUMENT NO. 20240925501 OF OFFICIAL RECORDS IN THE OFFICE OF THE REGISTRAR-RECORDER / COUNTY CLERK OF SAID COUNTY.

CONTAINING 1,322 SQUARE FEET (0.03 ACRE), PLUS OR MINUS.

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

EXHIBIT "A"

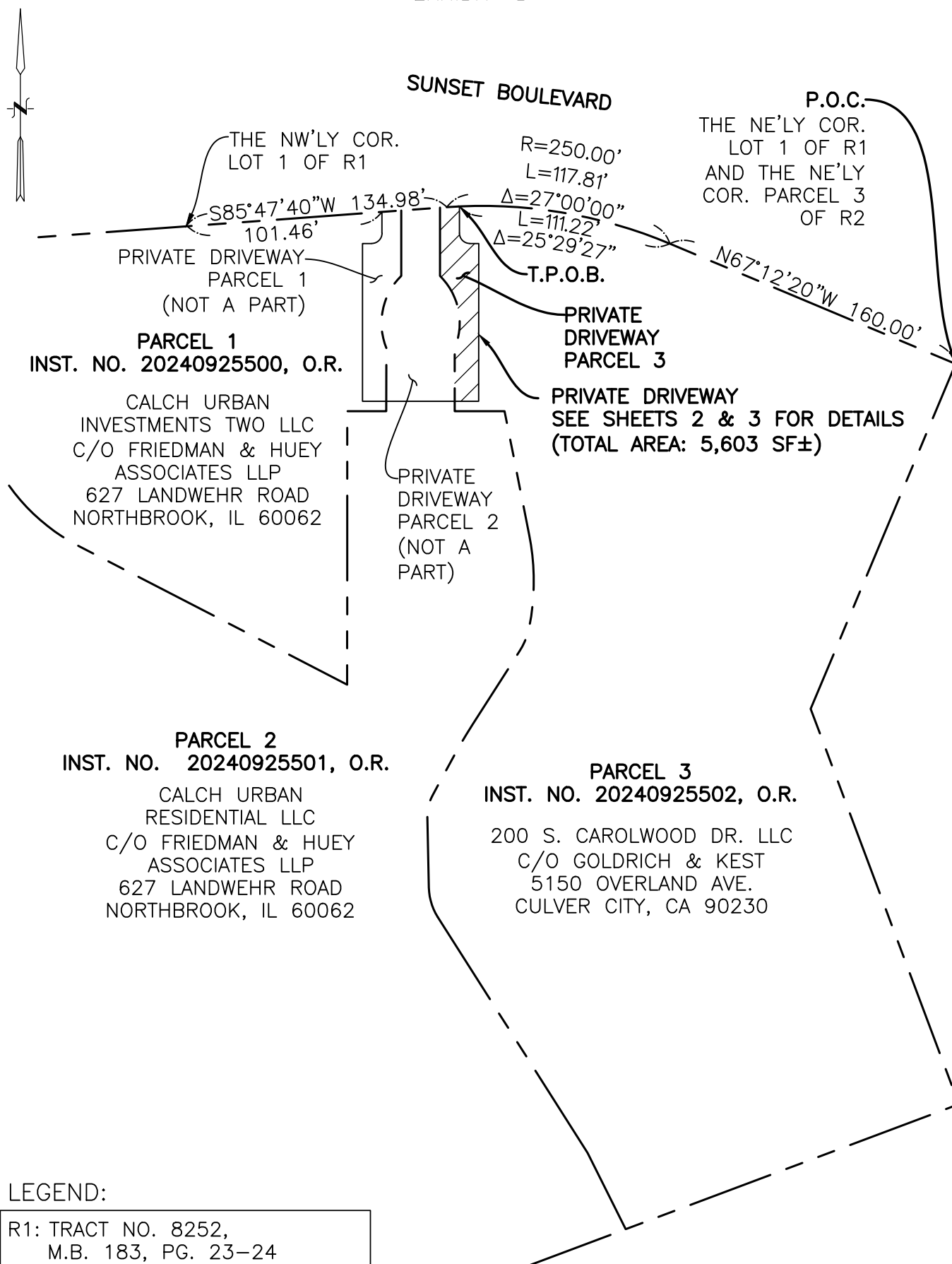
Date: 11-12-2025

Prepared



Michal H. Kaznocha, P.L.S. No. 8330

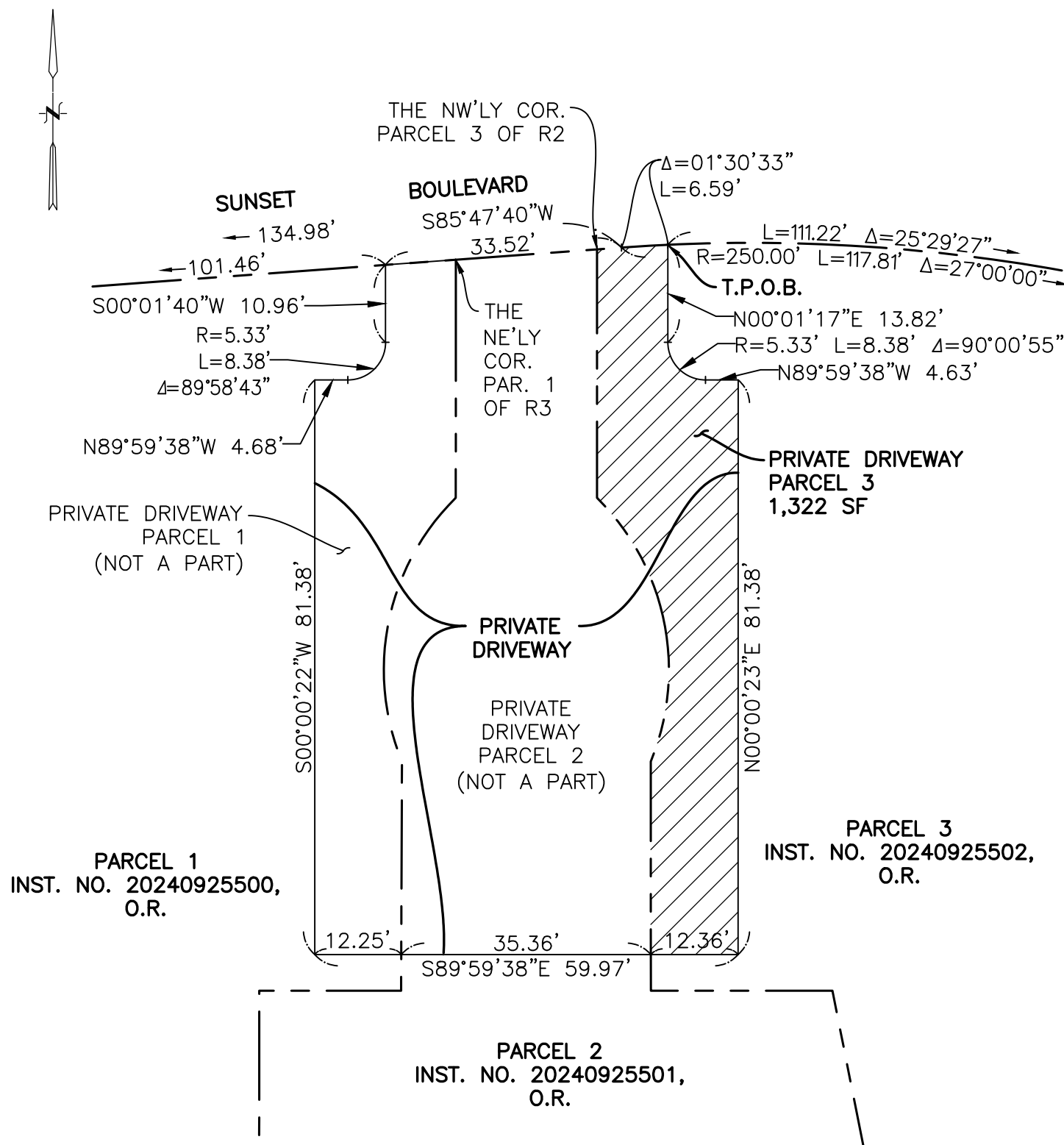




LEGEND:

R1: TRACT NO. 8252,
M.B. 183, PG. 23-24

R2: INST. NO. 20240925502, O.R.



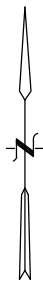
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R3: INST. NO. 20240925500, O.R.

SCALE: 1"=20'

EXHIBIT "B"

SHEET 3 OF 3



SUNSET BOULEVARD

THE NW'LY COR.
PARCEL 3 OF R2

3.47'

R=250.00'
 $\Delta=01^{\circ}30'33''$ L=6.59'

9.99'
S85°47'40"W

33.52'
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T.P.O.B.

THE
NE'LY
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PAR. 1
OF R3

N44°33'37"W
(RAD)

PRIVATE
DRIVEWAY
PARCEL 1
(NOT A PART)

PARCEL 1
INST. NO.
20240925500, O.R.

PRIVATE
DRIVEWAY
PARCEL 2
(NOT A PART)

PRIVATE DRIVEWAY
PARCEL 3

PARCEL 3
INST. NO. 20240925502,
O.R.

S67°37'40"W
(RAD)

R=34.16'
L=40.43'
 $\Delta=67^{\circ}48'43''$

27.34'
S00°13'16"W
32.46'

32.46'
N00°01'28"W
27.34'

S67°37'40"E
(RAD)

PRIVATE
DRIVEWAY

PARCEL 2
INST. NO. 20240925501,
O.R.

PREPARED BY:

MICHAL H. KAZNOCHA, P.L.S. 8330
CENTERGEO
2828 CALLE QUEBRACHO
THOUSAND OAKS, 91360
(323) 401-7776

LEGEND:

R2: INST. NO. 20240925502, O.R.
R3: INST. NO. 20240925500, O.R.

DATE: 11/12/2025

