

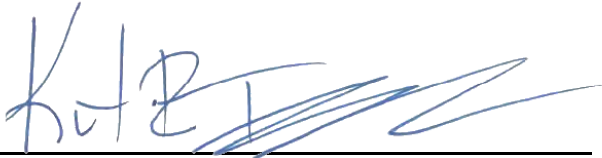
**EXHIBIT A**  
**SANITARY SEWER AND DRAINAGE EASEMENT QUITCLAIM**

THOSE PORTIONS OF LOT 1 AND LOT 3 OF TRACT NO. 13089, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 308, PAGE 21 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING ALL OF THAT CERTAIN 25 FOOT WIDE EASEMENT AS DEDICATED TO THE CITY OF LOS ANGELES FOR SANITARY SEWER PURPOSES AND TOGETHER WITH THAT CERTAIN 40 FOOT WIDE EASEMENT AS DEDICATED TO THE CITY OF LOS ANGELES FOR SANITARY SEWER AND DRAINAGE PURPOSES ON SAID MAP.

THE ABOVE-DESCRIBED PARCEL CONTAINS 8,396 SQUARE FEET, MORE OR LESS.

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

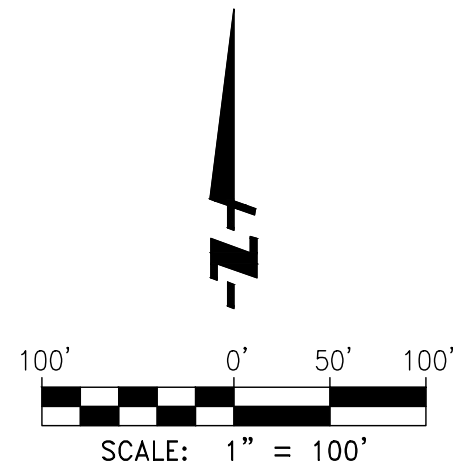
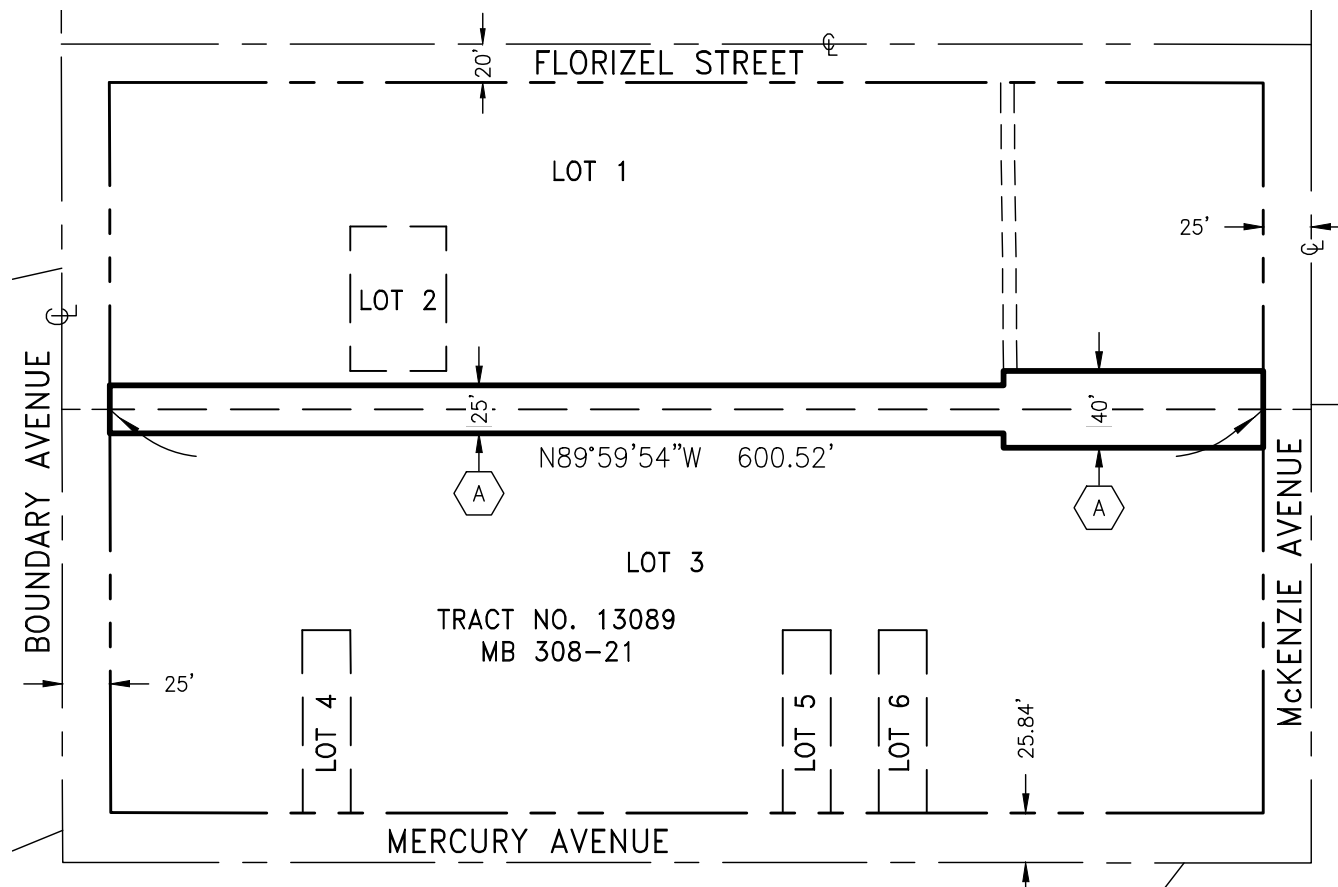
THIS DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.



KURT R. TROXELL, P.L.S. 7854  
DATE PREPARED: 07/22/2026



# EXHIBIT B EASEMENT QUITCLAIM

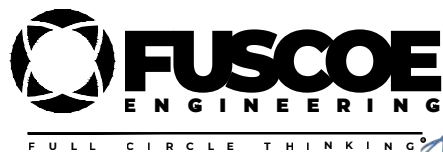


## EASEMENT NOTE:

- (A) 40 FOOT WIDE SANITARY SEWER AND DRAINAGE EASEMENT AND 25 FOOT WIDE SANITARY SEWER EASEMENT PER TRACT NO. 13089 MB 308-21. AREA: 8,396 SQ. FT. ±

## LINE LEGEND:

- EASEMENT QUIT CLAIM LIMITS
- CENTERLINES
- SUBJECT PROPERTY
- EXISTING LOT LINE
- EXISTING EASEMENT LINES



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



07/22/2026

## EXHIBIT B

PLAT TO ACCOMPANY LEGAL DESCRIPTION  
of: EASEMENT QUIT CLAIM  
for: 4466, 4486 FLORIZEL STREET  
LOS ANGELES, CA 90032

DATE: 07/22/2026  
FN: 622-012  
DRAWN BY: PC  
CHECKED BY: KRT

SHEET 1 OF 1