

## EXHIBIT "A"

### LEGAL DESCRIPTION

THAT PORTION OF THE RANCHO SAN ANTONIO, IN THE CITY OF COMMERCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGE 389 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF WASHINGTON BOULEVARD (50.00 FOOT HALF WIDTH AND YATES AVENUE (30.0 FOOT HALF WIDTH) SAID POINT LOCATED SOUTH 63°38'28" EAST 2.93' FROM THE BEGINNING OF A CURVE ON WASHINGTON BOULEVARD PER COUNTY ENGINEERS FIELD BOOK 2585-192; THENCE ALONG SAID CENTERLINE OF WASHINGTON BOULEVARD SOUTH 63°38'28" EAST, 56.92 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 26°21'32" WEST, 50.00 FEET TO THE SOUTHERLY LINE OF WASHINGTON BOULEVARD AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 71°23'03" WEST, 38.17 FEET TO THE EASTERLY LINE OF YATES AVENUE AND THE BEGINNING OF A NON-TANGENT 27.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY TO WHICH BEGINNING OF CURVE A RADIAL BEARS NORTH 63°34'54" WEST; THENCE NORTHEASTERLY 42.39 FEET ALONG THE ARC OF SAID CURVE THROUGH A DELTA OF 89°57'00" TO THE TRUE POINT OF BEGINNING, THROUGH WHICH A RADIAL BEARS NORTH 26°21'32" EAST;

CONTAINING 207.74 SQ. FT. OF LAND MORE OR LESS.

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

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION



TY E. THOMAS L.S. 9309  
EXPIRATION DATE: 9/30/2020

8-27-2019  
DATE



PREPARED BY:  
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JN:  
289 E W.BLVD  
CHECKED  
TET  
SHEET  
1 OF 2

# WASHINGTON BOULEVARD (100.0' WIDE PUBLIC ROAD)

EXHIBIT "B"

RIGHT OF WAY DEDICATION

S63°38'28"E 1510.12' TO VAN AVENUE

S83°38'28"E  
5.10'

Δ=64°52'14"

R=1500.00' L=1698.31'

TO EC AT GAYHART STREET

CENTERLINE BC PER  
CO.E.F.B. 2585-192

2.93'

P.O.C.

56.92'

S26°21'32"W (R) 50.00'

50'

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS RIGHT  
OF WAY DEDICATION IS THE CENTERLINE OF  
WASHINGTON BOULEVARD SOUTH 63°38'28"  
EAST, AS SHOWN ON PARCEL MAP 12735,  
PMB 161/25-26 RECORDS OF LOS  
ANGELES COUNTY.

## YATES AVENUE (60.0' WIDE PUBLIC ROAD)

N26°25'06"E 1043.54'  
76.95'

N63°38'28"W 250.35' TO NE CORNER DEED 2018063554 O.R.

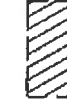
T.P.O.B.

6800 E. WASHINGTON BOULEVARD  
COMMERCE CITY, CA 90040

P.O.C.: POINT OF COMMENCEMENT  
T.P.O.B.: TRUE POINT OF BEGINNING

S71°23'03"W 38.17'  
R=27.00' L=42.39'

AREA



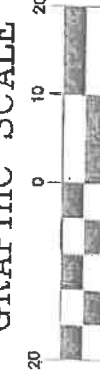
N26°25'06"E 253.02'  
TO SW CORNER  
DEED 2018063554 O.R.

30'

TO GARFIELD AVE.

NORTH

GRAPHIC SCALE



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*Ty E. Thomas*

TY E. THOMAS L.S. 9309

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2 OF 2