

## Exhibit A

**EXHIBIT "A1"**  
**LEGAL DESCRIPTION**  
**FEE INTEREST**

THOSE PORTIONS OF LOTS 175 THROUGH 180, INCLUSIVE, OF TRACT NUMBER 13711, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 276, PAGES 48 THROUGH 50, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID PORTION IS ALSO LYING ENTIRELY WITHIN THE SOUTH HALF OF 96<sup>TH</sup> STREET AS SHOWN ON SAID TRACT NUMBER 13711, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

**BEGINNING (POB)** AT THE INTERSECTION OF THE WEST LINE OF SAID LOT 175 WITH THE SOUTH LINE OF 96<sup>TH</sup> STREET.

**THENCE** ALONG THE SOUTH LINE OF SAID 96<sup>TH</sup> STREET, SOUTH 89°49'12" EAST 49.14 FEET TO A POINT ON THE NORTH LINE OF THAT PORTION OF 96<sup>TH</sup> STREET AS VACATED BY THE CITY OF LOS ANGELES PER RESOLUTION TO VACATE NUMBER 88-01574 AS DESCRIBED IN INSTRUMENT NUMBER 92-2102193, RECORDED NOVEMBER 12, 1992, SAID POINT IS ALSO THE WESTERLY TERMINUS OF THAT CERTAIN CURVE DESCRIBED IN SAID INSTRUMENT HAVING A RADIUS OF 779.96 FEET, CENTRAL ANGLE OF 20°28'38", AND AN ARC LENGTH OF 278.75 FEET.

**THENCE** ALONG THE NORTH LINE OF SAID VACATED PORTION OF 96<sup>TH</sup> STREET, SAID NORTH LINE IS ALSO A CURVE CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 15°56'34", AN ARC LENGTH OF 217.03 FEET TO THE **POINT OF TERMINATION (POT)**, SAID POINT IS ALSO THE INTERSECTION OF THE CENTERLINE OF 96<sup>TH</sup> STREET AS SHOWN ON SAID TRACT NUMBER 13711 WITH THE NORTH LINE OF SAID VACATED PORTION OF 96<sup>TH</sup> STREET, A RADIAL THROUGH SAID POINT BEARS SOUTH 15°45'46" EAST;

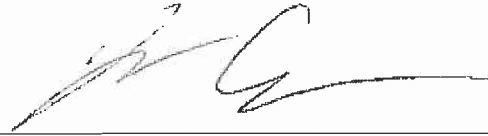
THIS CONVEYANCE IS MADE FOR THE PURPOSE OF AN INTERMODAL TRANSIT FACILITY MEANS OF PRIVATE INGRESS/EGRESS AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE GRANTEE THE ABUTTER'S RIGHT OF ACCESS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY, IN AND TO SAID PRIVATE INGRESS/EGRESS.

CONTAINING 0.128 ACRES OR 5,576 SQUARE FEET, MORE OR LESS.

BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), 2010.00 EPOCH, ZONE 5. THE DISTANCES SHOWN HEREIN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY DIVIDING GRID DISTANCES BY THE COMBINATION FACTOR OF 1.00001967.

SEE PLAT ATTACHED HERETO AS EXHIBIT "A2" AND BY THIS REFERENCE MADE PART HEREOF.

PREPARED UNDER MY SUPERVISION:





JOSHUA D. COSPER, P.L.S.  
P.L.S. 8774, EXP. 12-31-20

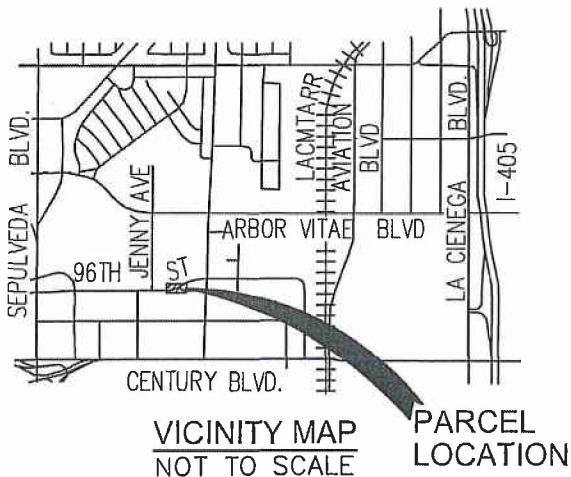
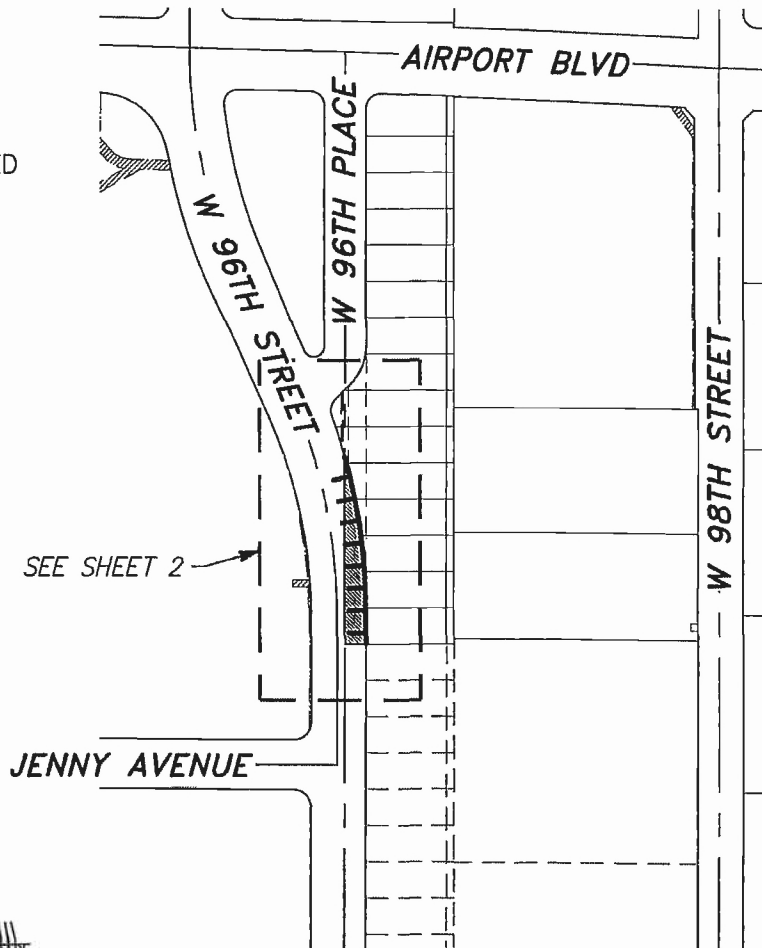
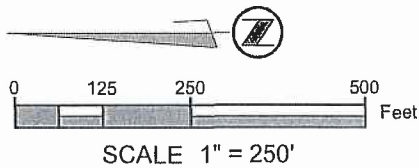
11-18-19  
DATE



SECTION 31,  
T2S, R14W S.B.M.

**LEGEND**

- POC POINT OF COMMENCEMENT
- TPOB POINT OF BEGINNING
- POT POINT OF TERMINATION
-  PARCEL TO BE TRANSFERRED
-  ACCESS RESTRICTED



THE BASIS OF BEARINGS FOR THIS SURVEY IS  
CCS83, ZONE 5 (2010.00)

DISTANCES SHOWN HEREIN ARE GRID  
DISTANCES. GROUND DISTANCES MAYBE  
OBTAINED BY DIVIDING GRID DISTANCES BY  
THE COMBINATION FACTOR OF 1.00001967

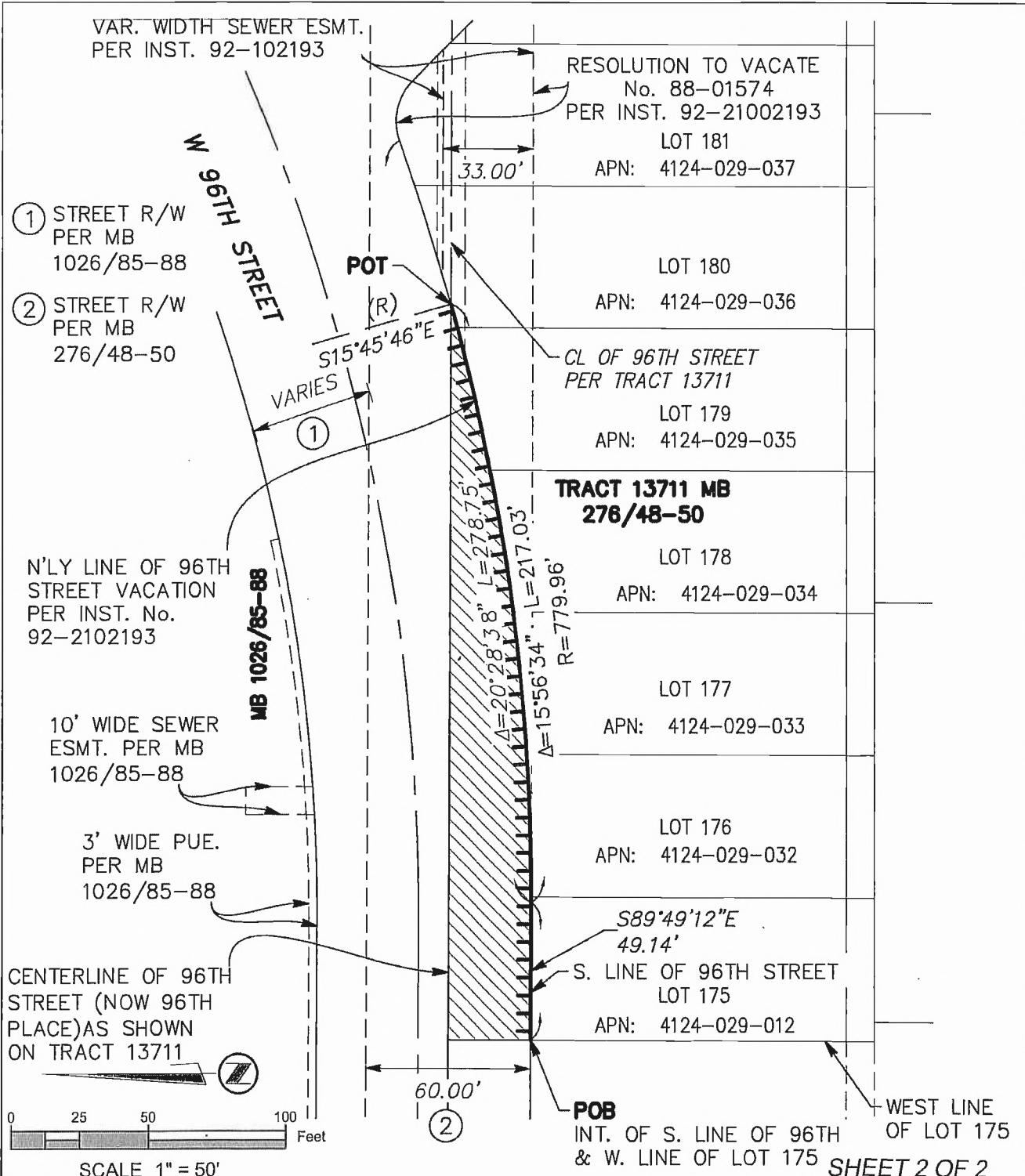
SHEET 1 OF 2



**MARK THOMAS**

Scale: 1" = 250'  
Date Sept., 2019  
Drawn By BJC  
Checked By JDC

*Exhibit A2*  
*R/W Acquisition & Access Denial*  
*APN 4124-029-012, -032 to -037*  
*Plat to Accompany Legal Description*  
*In the City of Los Angeles*  
*Los Angeles County, California*



SHEET 2 OF 2



Scale: 1" = 50'  
 Date Sept., 2019  
 Drawn By BJC  
 Checked By JDC

*Exhibit A2*  
 R/W Acquisition & Access Denial  
 APN 4124-029-012, -032 to -037  
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Exhibit B

**EXHIBIT "B1"**  
**LEGAL DESCRIPTION**  
**ABUTTER'S RIGHT OF ACCESS**

FOR THE PURPOSE OF AN INTERMODAL TRANSIT FACILITY MEANS OF PRIVATE INGRESS/EGRESS, THE RELEASE AND RELINQUISHMENT OF THE ABUTTER'S RIGHT OF ACCESS, APPURTENANT TO THE PORTION OF REAL PROPERTY LOCATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS DESCRIBED IN THE GRANT DEED TO THE MIRKIN PARTNERSHIP, RECORDED MARCH 9, 1988 AS INSTRUMENT NUMBER 88-322643, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY IN AND TO SAID INTERMODAL TRANSIT FACILITY MEANS OF PRIVATE INGRESS/EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED LINE:

**COMMENCING (POC)** AT THE INTERSECTION OF THE WEST LINE OF LOT 175 OF TRACT NUMBER 13711, AS PER MAP RECORDED IN BOOK 276, PAGES 48 THROUGH 50, INCLUSIVE, OF MAPS, WITH THE SOUTH LINE OF 96<sup>TH</sup> STREET, BOTH SHOWN ON SAID TRACT NUMBER 13711.

**THENCE** ALONG THE SOUTH LINE OF SAID 96<sup>TH</sup> STREET, SOUTH 89°49'12" EAST 49.14 FEET TO A POINT ON THE NORTH LINE OF THAT PORTION OF 96<sup>TH</sup> STREET AS VACATED BY THE CITY OF LOS ANGELES PER RESOLUTION TO VACATE NUMBER 88-01574 AS DESCRIBED IN INSTRUMENT NUMBER 92-2102193, RECORDED NOVEMBER 12, 1992, SAID POINT IS ALSO THE WESTERLY TERMINUS OF THAT CERTAIN CURVE DESCRIBED IN SAID INSTRUMENT HAVING A RADIUS OF 779.96 FEET, CENTRAL ANGLE OF 20°28'38", AND AN ARC LENGTH OF 278.75 FEET.

**THENCE** ALONG THE NORTH LINE OF SAID VACATED PORTION OF 96<sup>TH</sup> STREET, SAID NORTH LINE IS ALSO A CURVE CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 15°56'34", AN ARC LENGTH OF 217.03 FEET TO THE **TRUE POINT OF BEGINNING (TPOB)**, SAID POINT IS ALSO THE INTERSECTION OF THE CENTERLINE OF 96<sup>TH</sup> STREET AS SHOWN ON SAID TRACT NUMBER 13711 WITH THE NORTH LINE OF SAID VACATED PORTION OF 96<sup>TH</sup> STREET.

**THENCE** CONTINUING ALONG SAID NORTH LINE OF THE VACATED PORTION OF 96<sup>TH</sup> STREET, THROUGH A CENTRAL ANGLE OF 4°32'01", AN ARC LENGTH OF 61.72 FEET TO THE **POINT OF TERMINATION (POT)**, SAID POINT IS ALSO THE EASTERLY TERMINUS OF SAID CERTAIN CURVE HAVING A RADIUS OF 779.96 FEET, CENTRAL ANGLE OF 20°28'38", AND AN ARC LENGTH OF 278.75 FEET, A RADIAL THROUGH SAID POINT BEARS SOUTH 20°17'46" EAST;

BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), 2010.00 EPOCH, ZONE 5. THE DISTANCES SHOWN HEREIN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY DIVIDING GRID DISTANCES BY THE COMBINATION FACTOR OF 1.00001967.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B2" AND BY THIS REFERENCE MADE PART HEREOF.

PREPARED UNDER MY SUPERVISION:



JOSHUA D. COSPER, P.L.S.  
P.L.S. 8774, EXP. 12-31-20



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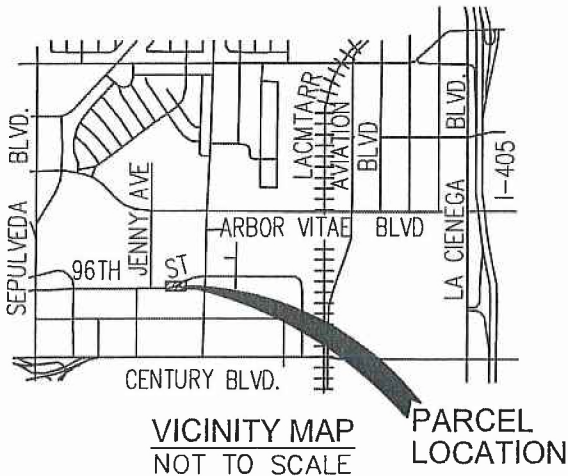
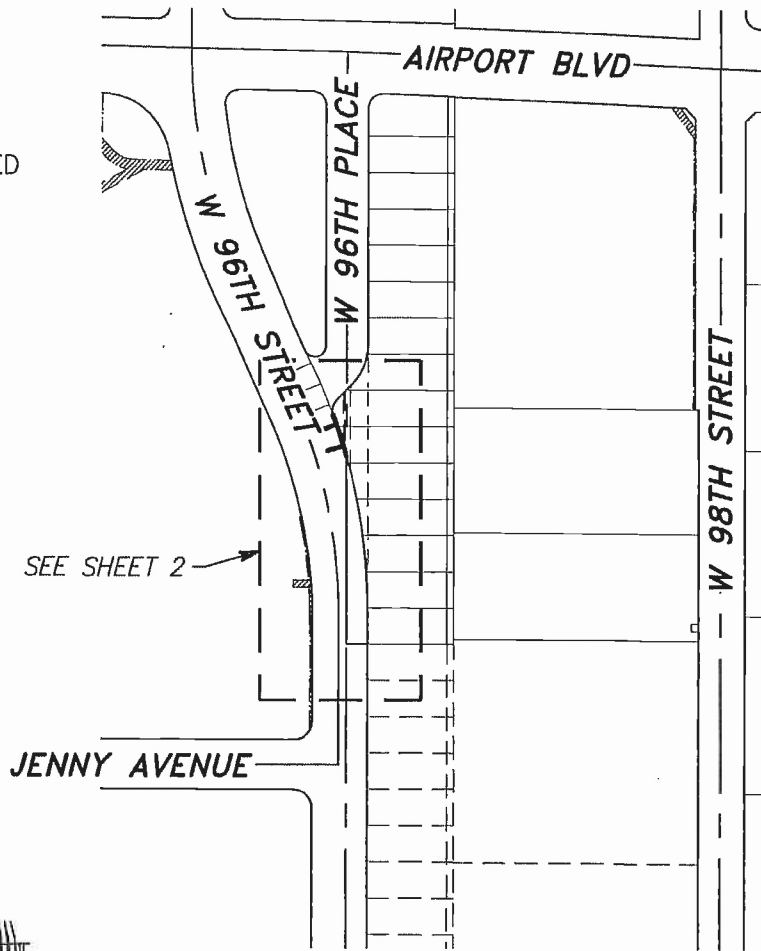
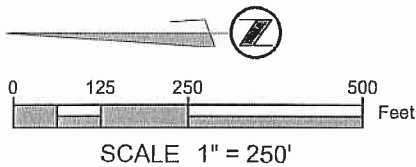




SECTION 31,  
T2S, R14W S.B.M.

**LEGEND**

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THE BASIS OF BEARINGS FOR THIS SURVEY IS  
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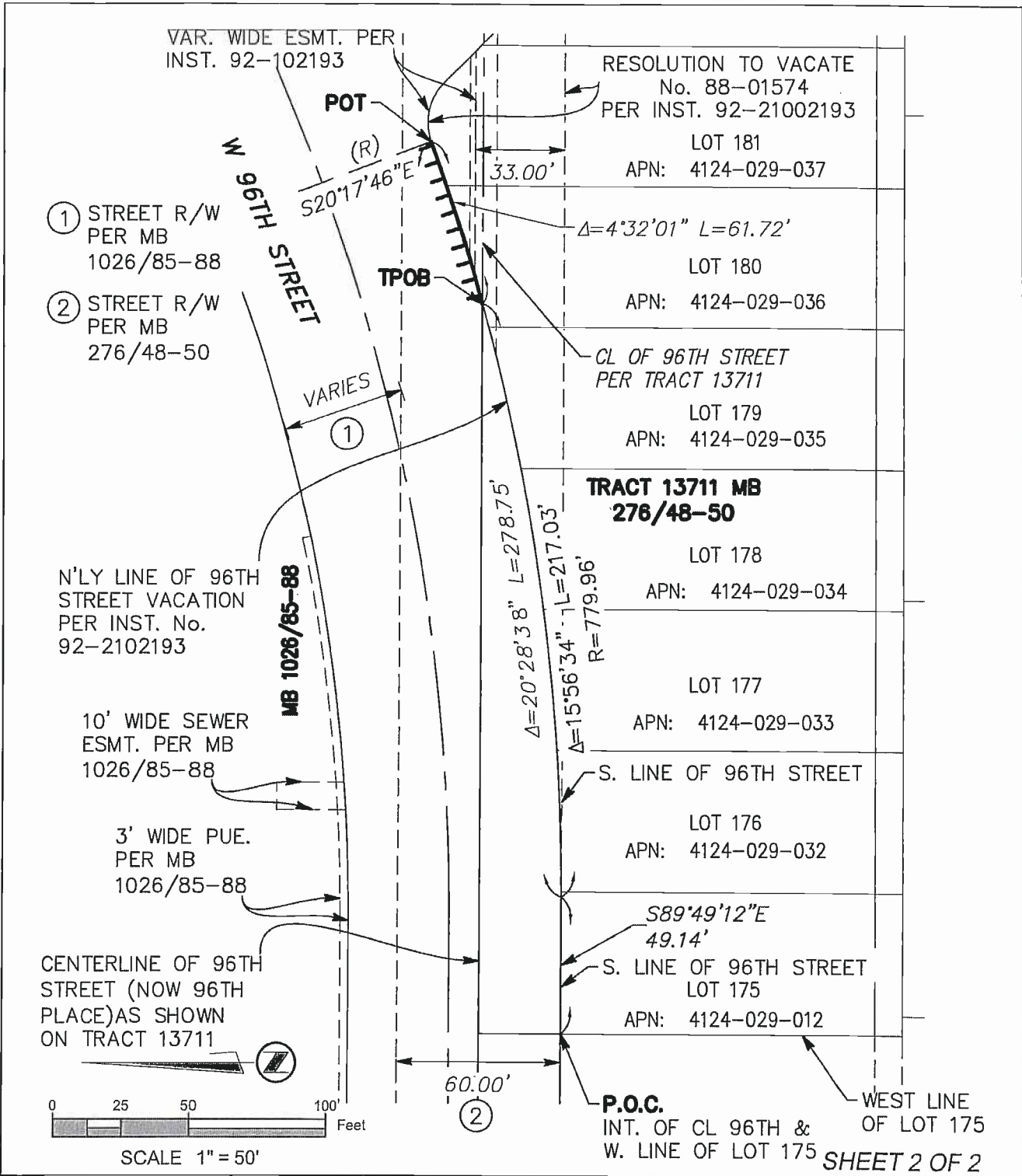
SHEET 1 OF 2



**MARK THOMAS**

Scale: 1" = 250'  
Date Sept., 2019  
Drawn By BJC  
Checked By JDC

*Exhibit B2*  
*Access Denial*  
APN 4124-029-037 & -038  
*Plat to Accompany Legal Description*  
*In the City of Los Angeles*  
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**MARK THOMAS**

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