

EXHIBIT "A-1"

Description of Property

16<sup>TH</sup> STREET PROPERTY:

THE PARCEL OF LAND IN THE RANCHO SAN VICENTE Y SANTA MONICA, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, SHOWN AS PARCEL 11, THREE AND TWO HUNDRED SIXTY-TWO THOUSANDTHS (3.262) ACRES, AND MARKED "PEDRO CARL CARILLO" ON THE MAP ATTACHED TO THE CERTIFIED COPY OF THE FINAL DECREE OF PARTITION IN CASE NO. B-25296 OF THE SUPERIOR COURT OF SAID COUNTY, RECORDED IN BOOK 6387, PAGE 1 OF DEEDS, RECORDS OF SAID COUNTY AND THAT PORTION OF THE NORTHERLY HALF OF SIXTEENTH STREET, VACATED, WHICH WOULD PASS WITH THE LEGAL CONVEYANCE OF SAID PARCEL 11.

COLORADO AVENUE PROPERTY:

LOTS 13 AND 14 OF THE STANDARD TRACT, IN THE CITY OF SANTA MONICA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5 PAGE 83 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. ALSO THAT PORTION OF LOT 15 OF SAID STANDARD TRACT AND, THAT PORTION OF THE RANCHO SAN VICENTE Y SANTA MONICA RECORDED IN BOOK 3 PAGE 30 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 14 OF THE STANDARD TRACT, PER MAP RECORDED IN BOOK 5 PAGE 83 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY; THENCE SOUTH 44 45' EAST ALONG THE NORTH EASTERLY LINE OF SAID LOT 14 TO THE MOST EASTERLY CORNER OF SAID LOT 14; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF LOTS 13 AND 14 OF SAID STANDARD TRACT TO THE MOST SOUTHERLY CORNER OF SAID LOT 13; THENCE SOUTH 44 45' EAST ALONG THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID LOT 13 116.66 FEET, MORE OR LESS, TO A POINT IN A LINE DISTANT 30 FEET (MEASURED AT RIGHT ANGLES) NORTHWESTERLY FROM AND PARALLEL TO THE SOUTHEASTERLY LINE OF SAID STANDARD TRACT; THENCE NORTH 37 26' EAST ALONG SAID PARALLEL LINE 50.44 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE NORTHEASTERLY LINE OF SAID STANDARD TRACT; THENCE SOUTH 44 45' EAST ALONG SAID NORTHEASTERLY LINE 30.28 FEET, MORE OR LESS TO A POINT IN THE NORTHWESTERLY RIGHT OF WAY LINE OF SOUTHERN PACIFIC COMPANY, SAID POINT BEING ALSO THE MOST EASTERLY CORNER OF SAID STANDARD TRACT; THENCE NORTH 37 26' EAST 203.28 FEET, MORE OR LESS, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC COMPANY TO THE MOST SOUTHERLY CORNER OF THAT CERTAIN 30 FOOT STRIP OF LAND

CONVEYED TO LOS ANGELES PACIFIC RAILROAD COMPANY BY E.P. CLARK IN BOOK 2805 PAGE 199 OF DEEDS; THENCE NORTH 44 45' WEST 30 FEET TO THE MOST WESTERLY CORNER OF SAID 30 FOOT STRIP OF LAND; THENCE NORTHEASTERLY 235.90 FEET, MORE OR LESS, ALONG THE NORTHWESTERLY LINE OF SAID 30 FOOT STRIP OF LAND TO A POINT IN THE SOUTHEASTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF TENTH STREET, 80 FEET WIDE; THENCE NORTHWESTERLY ALONG SAID PROLONGED LINE 140.4 FEET, MORE OR LESS, TO A POINT N THE SOUTHEASTERLY LINE OF COLORADO AVENUE (FORMERLY RAILROAD AVE) 80 FEET WIDE; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID COLORADO AVENUE 435.10 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

FOURTH STREET PROPERTY:

THAT CERTAIN REAL PROPERTY, TOGETHER WITH ALL IMPROVEMENTS NOW OR HEREAFTER LOCATED THEREON, COMMONLY KNOWN AS 1721 FOURTH STREET, SANTA MONICA, CALIFORNIA.

EXHIBIT "A-2"

Terminated Space

That portion of the Rancho San Vicente Y Santa Monica, in the City of Santa Monica, County of Los Angeles, State of California, as shown as Parcel 11, Three and Two Hundred Sixty-Two Thousandths (3.262) Acres, and marked "Pedro Carl Carrillo" on the map attached to the Certified Copy of the Final Decree of Partition in Case No. B-25296 of the Superior Court of said County, recorded in Book 6387, Page 1 of Deeds, Records of said County and that portion of the northerly half of Sixteenth Street, vacated, which would pass with the legal conveyance of said Parcel 11, lying southeasterly of the following described line:

Beginning at the center line intersection of Olympic Boulevard, 120 feet wide and Seventeenth Street, 80 feet wide as shown on the Record of Survey recorded in Book 138, pages 29 and 30 of Records of Surveys, in said County; thence along the center line of said Seventeenth Street, North 44° 45' 00" West 409.97 feet; thence South 45° 16' 30" West 40.00 feet to the True Point of Beginning; thence continuing South 45° 16' 30" West 360.47 feet to the centerline of vacated Sixteenth Street.

This Legal Description as described is delineated on the accompanying "LEGAL DESCRIPTION MAP" and is made a part hereof for reference purposes.

(Exhibit "A-2" continued)

SHEET 1 OF 1 SHEET

# LEGAL DESCRIPTION MAP

IN THE CITY OF SANTA MONICA,  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

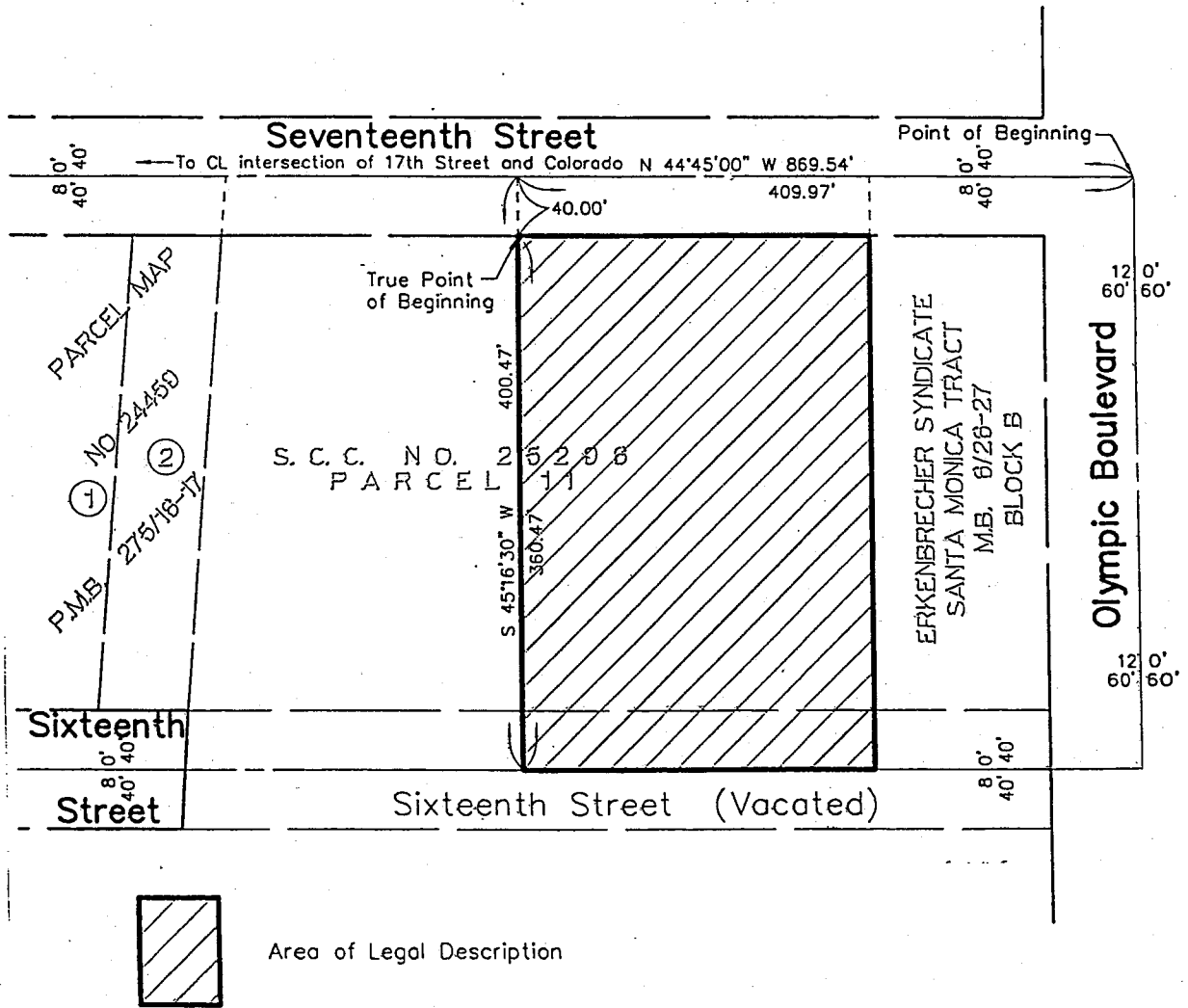
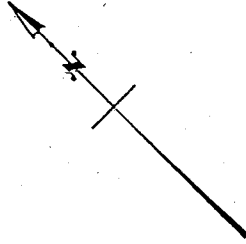


EXHIBIT "A-3"

The Premises

PARCEL A:

THE COLORADO AVENUE PROPERTY (AS DESCRIBED IN EXHIBIT "A-1")

PARCEL B (BEING A PORTION OF THE 16<sup>TH</sup> STREET PROPERTY):

That portion of the Rancho San Vicente Y Santa Monica, in the City of Santa Monica, County of Los Angeles, State of California, as shown as Parcel 11, Three and Two Hundred Sixty-Two Thousandths (3.262) Acres, and marked "Pedro Carl Carrillo" on the map attached to the Certified Copy of the Final Decree of Partition in Case No. B-25296 of the Superior Court of said County, recorded in Book 6387, Page 1 of Deeds, Records of said County and that portion of the northerly half of Sixteenth Street, vacated, which would pass with the legal conveyance of said Parcel 11, lying northwesterly of the following described line:

Beginning at the center line intersection of Olympic Boulevard, 120 feet wide and Seventeenth Street, 80 feet wide as shown on the Record of Survey recorded in Book 138, pages 29 and 30 of Records of Surveys, in said County; thence along the center line of said Seventeenth Street, North 44° 45' 00" West 409.97 feet; thence South 45° 16' 30" West 40.00 feet to the True Point of Beginning; thence continuing South 45° 16' 30" West 360.47 feet to the centerline of vacated Sixteenth Street.

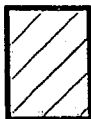
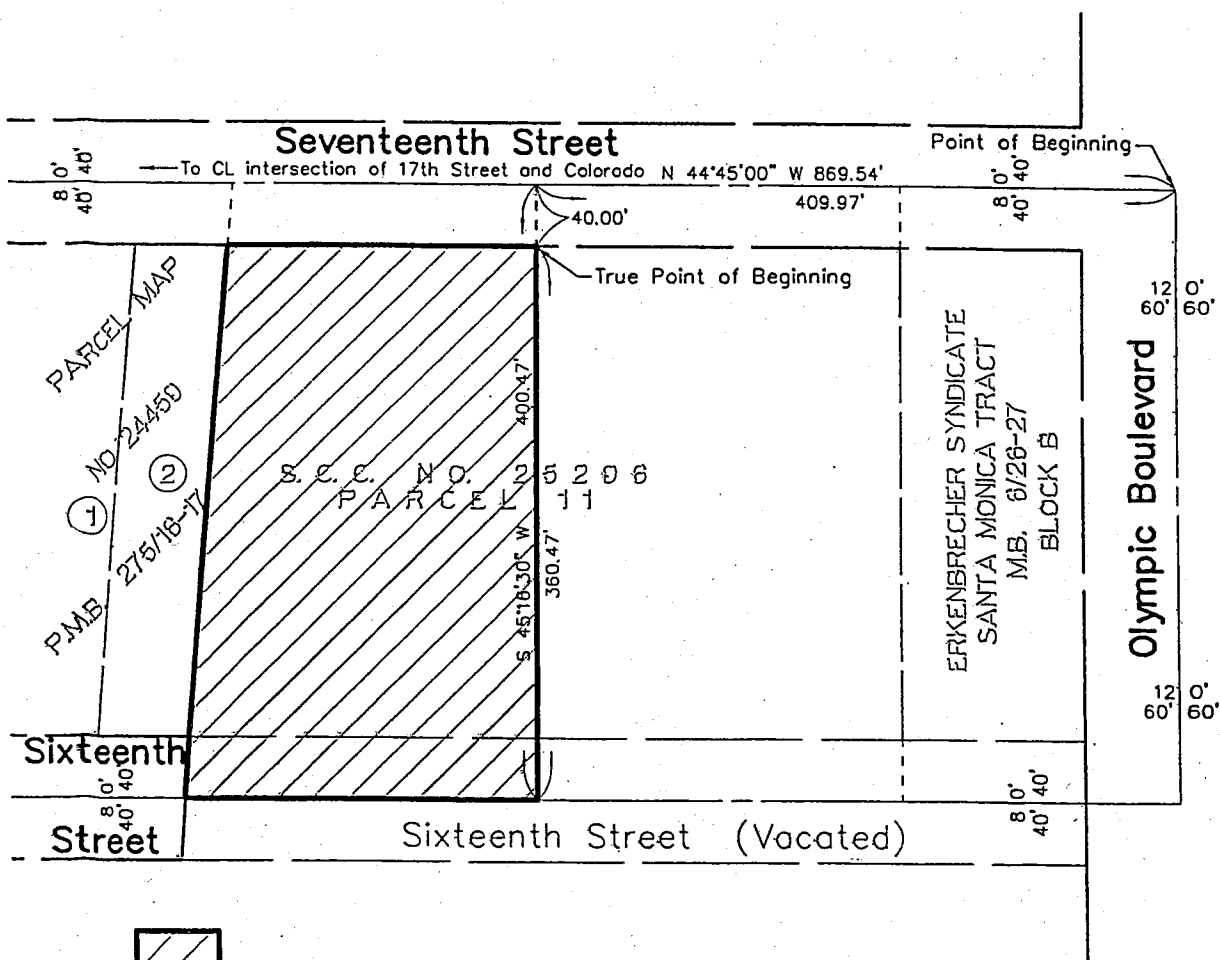
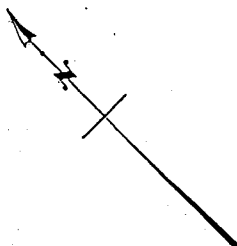
This Legal Description as described is delineated on the accompanying "LEGAL DESCRIPTION MAP" and is made a part hereof for reference purposes.

(Exhibit "A-3" continued)

SHEET 1 OF 1 SHEET

# LEGAL DESCRIPTION MAP

IN THE CITY OF SANTA MONICA,  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



Area of Legal Description