

EXHIBIT - A

LEGAL DESCRIPTION OF PREMISES

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Parcel 111T

Parcels 23 to 60 inclusive, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, filed in Book 1, pages 53 to 70 inclusive, of Assessor's Maps, in the office of the Recorder of said County, and those portions of Parcels 8 and 22, as shown on said map, within the following described boundaries:

Beginning at the most easterly corner of said Parcel 23; thence South $31^{\circ}37'06''$ East along the southeasterly prolongation of the northeasterly line of said last mentioned parcel to a line parallel with and 84.59 feet southeasterly, measured at right angles, from the southeasterly line of said last mentioned parcel; thence South $58^{\circ}22'54''$ West along said parallel line 187.32 feet to the southwesterly line of said Parcel 22; thence North $31^{\circ}45'28''$ West along said southwesterly line to the most southerly corner of said Parcel 23; thence North $58^{\circ}22'54''$ East along the southeasterly line of said last mentioned parcel a distance of 187.53 feet to the point of beginning.

Excepting therefrom that portion of said Parcel 26 which lies southerly of the following described line:

Beginning at the easterly terminus of that certain course of West 65.37 feet in the northerly boundary of said last mentioned parcel; thence West along said certain course 65.37 feet to the westerly terminus thereof; thence South $58^{\circ}22'54''$ West 75.00 feet to the northeasterly line of said Parcel 24.

Also excepting therefrom that portion thereof which lies within the northerly 4 feet of the westerly 12 feet of the easterly 22 feet of said Parcel 36.

Reserving and excepting unto the County of Los Angeles a right of way for ingress and egress to be used in common with others, together with the right to set same aside for public use, over that portion of above described parcel of land, within a strip of land 32 feet wide, the northwesterly line of which is described as follows:

Beginning at the intersection of the southwesterly line of said Parcel 22 with a line parallel with and 33 feet southeasterly, measured at right angles, from the northwesterly line of said last mentioned parcel; thence North $58^{\circ}22'54''$ East along said parallel line to the southeasterly prolongation of the northeasterly line of said Parcel 23.

Also reserving and excepting unto the County of Los Angeles a right of way for sanitary sewer purposes in and across that portion of above described parcel of land, within a strip of land 15 feet wide, the southerly line of which is described as follows:

Beginning at the intersection of the southeasterly line of the northwesterly 15 feet of said Parcel 22 with a line parallel with and 55 feet southerly, measured at right angles, from the northerly line of said last mentioned parcel; thence East along said last mentioned parallel line 150.00 feet.

The northerly line of above described 15 foot strip of land shall be shortened at the beginning thereof so as to terminate in said southeasterly line.

Also reserving and excepting unto the County of Los Angeles a right of way for access and harbor utility purposes in and across that portion of above described parcel of land, within a strip of land 40 feet wide, the northwesterly line of which is a line parallel with and 25 feet southeasterly, measured at right angles, from the northwesterly line of said Parcel 22.

Also reserving and excepting unto the County of Los Angeles a right of way for sanitary sewer and harbor utility purposes in and across that portion of above described parcel of land, within the following described boundaries:

Beginning at the most easterly corner of said Parcel 23; thence South $31^{\circ}37'06''$ East along the southeasterly prolongation of the northeasterly line of said last mentioned parcel to a line parallel with and 15 feet southerly, measured at right angles, from the northerly line of said Parcel 22; thence West, along said parallel line to a line parallel with and 15 feet, southeasterly, measured at right angles, from the northwesterly line of said last mentioned parcel; thence South $58^{\circ}22'54''$ West along said last mentioned parallel line 175.79 feet to the southwesterly line of said last mentioned parcel; thence North $31^{\circ}45'28''$ West along said southwesterly line to the most southerly corner of said Parcel 23; thence North $58^{\circ}22'54''$ East along said northwesterly line 187.53 feet to the point of beginning.

Also reserving and excepting unto the County of Los Angeles rights of way for fire access and harbor utility purposes in and across that portion of above described parcel of land, which lies within the northwesterly 10 feet of said Parcel 25 and the southeasterly 10 feet of said Parcel 27.

Also reserving and excepting unto the County of Los Angeles a right of way for drainage purposes in and across that portion of above described parcel of land, within a strip of land 7 feet wide, the southerly line of which is described as follows:

Beginning at the westerly terminus of the southerly line of said Parcel 32; thence East along the southerly lines of said Parcels 32, 33 and 34 to the easterly line of the westerly 40 feet of said Parcel 34.

The northerly line of above described 7 foot strip of land shall be prolonged at the beginning thereof so as to terminate in the southwesterly line of said Parcel 32.

Also reserving and excepting unto the County of Los Angeles a right of way for sanitary sewer and harbor utility purposes in and across that portion of above described parcel of land, which lies within the northeasterly 15 feet of said Parcels 23, 24, 25 and 27 to 30 inclusive.

Also reserving and excepting unto the County of Los Angeles a right of way for sanitary sewer purposes in and across that portion of above described parcel of land, within a strip of land 10 feet wide, lying 5 feet on each side of the following described center line:

Beginning at the intersection of the northerly line of the southerly 15 feet of said Parcel 34 with a line parallel with and 10 feet southwesterly, measured at right angles, from the northeasterly line of said Parcel 30; thence North $31^{\circ}37'06''$ West along said parallel line 200.00 feet.

The side lines of last described 10 foot strip of land shall be prolonged or shortened at the beginning thereof so as to terminate in said northerly line.

Also reserving and excepting unto the County of Los Angeles a right of way for sanitary sewer and harbor utility purposes in and across that portion of above described parcel of land, which lies within the southerly 15 feet of said Parcels 34, 35, 36, 38 and 40.

Excepting from last described 15 foot strip of land that portion thereof which lies southwesterly of a line parallel with and 15 feet southwesterly, measured at right angles, from the northeasterly line of said Parcel 30.

Also reserving and excepting unto the County of Los Angeles a right of way for sanitary sewer and harbor utility purposes in and across that portion of above described parcel of land, within the following described boundaries:

Beginning at the southwesterly corner of said Parcel 42; thence North along the westerly line of said last mentioned parcel a distance of 15.00 feet; thence easterly in a direct line to a point in the easterly line of said Parcel 44 distant North thereon 10.00 feet from the southeasterly corner of said last mentioned parcel; thence South along said easterly line 10.00 feet to said southeasterly corner; thence West along the southerly lines of said Parcels 44 and 42 a distance of 200.00 feet to the point of beginning.

Also reserving and excepting unto the County of Los Angeles a right of way for sanitary sewer and harbor utility purposes in and across that portion of above described parcel of land, which lies within the southerly 15 feet of said Parcels 46, 48, 50, 52, 54, 56 and 58.

Also reserving and excepting unto the County of Los Angeles a right of way for fire access and harbor utility purposes in and across that portion of above described parcel of land, which lies within the easterly 10 feet of said Parcel 36 and the westerly 10 feet of said Parcel 38.

Also reserving and excepting unto the County of Los Angeles a right of way for fire access and harbor utility purposes in and across that portion of above described parcel of land, which lies within the easterly 20 feet of the westerly 60 feet of said Parcel 44.

Also reserving and excepting unto the County of Los Angeles a right of way for fire access and harbor utility purposes in and across that portion of above described parcel of land, which lies within the easterly 20 feet of the westerly 60 feet of said Parcel 50.

Also reserving and excepting unto the County of Los Angeles a right of way for fire access and harbor utility purposes in and across that portion of above described parcel of land, which lies within the easterly 10 feet of said Parcel 56 and the westerly 10 feet of said Parcel 58.

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Those portions of Parcels 4 to 9 inclusive, 22 and 26, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, filed in Book 1, pages 53 to 70 inclusive, of Assessor's Maps, in the office of the Recorder of said County, within the following described boundaries:

Beginning at the most easterly corner of Parcel 23, as shown on said map; thence South $31^{\circ}37'06''$ East along the southeasterly prolongation of the northeasterly line of said last mentioned parcel to a line parallel with and 84.59 feet southeasterly, measured at right angles, from the southeasterly line of said last mentioned parcel; thence South $58^{\circ}22'54''$ West along said parallel line 187.32 feet to the southwesterly line of said Parcel 22; thence southeasterly along the southwesterly lines of said Parcels 22, 9 and 5 to a line parallel with and 316.13 feet southerly, measured at right angles, from the most northerly line in the southerly boundary of said Parcel 8; thence East along said last mentioned parallel line 1088.35 feet to the westerly prolongation of that certain course of South $76^{\circ}32'30''$ East 292.45 feet in the southerly boundary of that certain parcel of land described in Exhibit B of assignment to Southern California Gas Company, recorded as Document No. 3693, on November 23, 1959, in Book D672, page 138, of Official Records, in the office of said recorder; thence South $76^{\circ}32'30''$ East along said westerly prolongation and said certain course and its easterly prolongation 401.25 feet to the easterly boundary of said Parcel 5; thence southerly along said easterly boundary to the southwesterly corner of said Parcel 4; thence easterly, northerly and westerly along the southerly, easterly and northerly lines of said last mentioned parcel to the southeasterly corner of Parcel 1, as shown on said map; thence westerly and northerly along the southerly and westerly boundaries of said last mentioned parcel to the southeasterly corner of said Parcel 6; thence North along the easterly line of said last mentioned parcel a distance of 200.00 feet to the northeasterly corner of said last mentioned parcel; thence West along the northerly line of said last mentioned parcel and its westerly prolongation 1565.37 feet to the southeasterly terminus of the northeasterly line of said Parcel 26; thence South $58^{\circ}22'54''$ West 75.00 feet to the southwesterly line of said last mentioned parcel; thence South $31^{\circ}37'06''$ East along said last mentioned southwesterly line to the point of beginning.

Together with a right of way for ingress and egress to be used in common with others over those portions of said Parcels 8 and 22, within a strip of land 32 feet wide, the northwesterly line of which is described as follows:

Beginning at the intersection of the southeasterly prolongation of the northeasterly line of said Parcel 23 with a line parallel with and 33 feet southeasterly, measured at right angles, from the southeasterly line of said last mentioned parcel; thence South $58^{\circ}22'54''$ West along said parallel line to the southwesterly line of said Parcel 22.

Reserving and excepting unto the County of Los Angeles a right of way for access and harbor utility purposes in and across above described parcel of land, within the following described boundaries:

Beginning at the intersection of the southeasterly prolongation of the northeasterly line of said Parcel 23 with a line parallel with and 65 feet southeasterly, measured at right angles, from the southeasterly line of said last mentioned parcel; thence North $58^{\circ}22'54''$ East along said parallel line to the beginning of a curve concave to the south, having a radius of 26 feet, tangent to said parallel line and tangent to a line parallel with and 40 feet southerly, measured at right angles, from the northerly line of said Parcel 8; thence easterly along said curve 14.35 feet to said last mentioned parallel line; thence East along said last mentioned parallel line 1347.72 feet to the beginning of a curve concave to the southwest, having a radius of 24 feet, tangent to said last mentioned parallel line and tangent to a line parallel with and 101 feet westerly, measured at right angles, from the most westerly line in the westerly boundary of said Parcel 1; thence southeasterly along said last mentioned curve 37.70 feet to said last mentioned parallel line; thence South along said last mentioned parallel line 182.00 feet to the beginning of a curve concave to the northeast, having a radius of 10 feet, tangent to said last mentioned parallel line and tangent to a line parallel with and 256 feet southerly, measured at right angles, from the southerly line of said Parcel 6; thence southeasterly along said last mentioned curve 15.71 feet to said last mentioned parallel line; thence East along said last mentioned parallel line 104.81 feet to the southerly prolongation of the most easterly line in said westerly boundary; thence North along said southerly prolongation and said most easterly line to the easterly terminus of the most northerly line in the southerly boundary of said Parcel 1; thence West along said last mentioned most northerly line 13.81 feet to the southerly terminus of said most westerly line; thence North along said most westerly line 30.94 feet to a point, said point being the easterly terminus of a curve concave to the northeast, tangent at the northerly terminus thereof to a line parallel with and 5 feet westerly, measured at right angles, from said most westerly line and having a radius of 5 feet; thence northwesterly along said last mentioned curve 7.85 feet to said last mentioned parallel line; thence North along said last mentioned parallel line to said southerly line; thence West along said southerly line and its westerly prolongation to a line parallel with and 25 feet southeasterly, measured at right angles, from said southeasterly line; thence South $58^{\circ}22'54''$ West along said last mentioned parallel line to said southeasterly prolongation; thence South $31^{\circ}37'06''$ East along said southeasterly prolongation to the point of beginning.

Excepting from last mentioned reservation that portion thereof within the following described boundaries:

Commencing at the intersection of a line parallel with and 226 feet southerly, measured at right angles, from said southerly line of Parcel 6, with said most easterly line in the westerly boundary of Parcel 1; thence West along said last mentioned parallel line to the beginning of a curve concave to the northeast, having a radius of 4 feet, tangent to said last mentioned parallel line and tangent to a line parallel with and 71 feet westerly, measured at right angles, from said most westerly line in the westerly boundary of Parcel 1, said beginning of said curve being the true point of beginning; thence northwesterly along said last mentioned curve 6.28 feet to said last mentioned parallel line; thence North along said last mentioned parallel line 174.00 feet to the beginning of a curve concave to the southwest, having a radius of 24 feet, tangent to said last mentioned parallel line and tangent to a line parallel with and 24 feet southerly, measured at right

angles, from said last mentioned southerly line; thence northwesterly along said last mentioned curve 37.70 feet to said last mentioned parallel line; thence East along said last mentioned parallel line 36.00 feet to the beginning of a curve concave to the southwest, having a radius of 24 feet, tangent to said last mentioned parallel line and tangent to a line parallel with and 35 feet westerly, measured at right angles, from said most westerly line; thence southeasterly along said last mentioned curve 37.70 feet to said last mentioned parallel line; thence South along said last mentioned parallel line 174.00 feet to the beginning of a curve concave to the northwest, having a radius of 4 feet, tangent to said last mentioned parallel line and tangent to a line parallel with and 226 feet southerly, measured at right angles, from said last mentioned southerly line; thence southwesterly along said last mentioned curve 6.28 feet to said last mentioned parallel line; thence West along said last mentioned parallel line to said true point of beginning.

Also reserving and excepting unto the County of Los Angeles a right of way for ingress and egress to be used in common with others, together with the right to set same aside for public use, over that portion of above described parcel of land, within the following described boundaries:

Beginning at the intersection of the southeasterly prolongation of the northeasterly line of said Parcel 23 with a line parallel with and 65 feet southeasterly, measured at right angles, from the southeasterly line of said last mentioned parcel; thence North $58^{\circ}22'54''$ East along said parallel line to the beginning of a curve concave to the south, having a radius of 26 feet, tangent to said parallel line and tangent to a line parallel with and 40 feet southerly, measured at right angles, from the northerly line of said Parcel 8; thence easterly along said curve 14.35 feet to said last mentioned parallel line; thence East along said last mentioned parallel line 1347.72 feet to the beginning of a curve concave to the southwest, having a radius of 24 feet, tangent to said last mentioned parallel line and tangent to a line parallel with and 101 feet westerly, measured at right angles, from the most westerly line in the westerly boundary of said Parcel 1; thence southeasterly along said last mentioned curve 37.70 feet to said last mentioned parallel line; thence South along said last mentioned parallel line 182.00 feet to the beginning of a curve concave to the northeast, having a radius of 10 feet, tangent to said last mentioned parallel line and tangent to a line parallel with and 256 feet southerly, measured at right angles, from the southerly line of said Parcel 6; thence southeasterly along said last mentioned curve 15.71 feet to said last mentioned parallel line; thence East along said last mentioned parallel line 104.81 feet to the southerly prolongation of the most easterly line in said westerly boundary; thence North along said southerly prolongation and said most easterly line to the easterly terminus of the most northerly line in the southerly boundary of said Parcel 1; thence West along said last mentioned most northerly line 13.81 feet to the southerly terminus of said most westerly line; thence North along said most westerly line 30.94 feet to a point, said point being the easterly terminus of a curve concave to the northeast, tangent at the northerly terminus thereof to a line parallel with and 5 feet westerly, measured at right angles, from said most westerly line and having a radius of 5 feet; thence northwesterly along said last mentioned curve 7.85 feet to said last mentioned parallel line; thence North along said last mentioned parallel line 88.00 feet to a line parallel with and 8 feet southerly, measured at right angles, from said southerly line; thence West along said last mentioned parallel line 1484.13 feet to a line parallel with and 33 feet southeasterly, measured at right angles, from said southeasterly line; thence South $58^{\circ}22'54''$ West along said last mentioned parallel line to said southeasterly prolongation; thence South $31^{\circ}37'06''$ East along said southeasterly prolongation to the point of beginning.

Excepting from last mentioned reservation that portion thereof within the following described boundaries:

Commencing at the intersection of a line parallel with and 226 feet southerly, measured at right angles, from said southerly line of Parcel 6, with said most easterly line in the westerly boundary of Parcel 1; thence West along said last mentioned parallel line to the beginning of a curve concave to the northeast, having a radius of 4 feet, tangent to said last mentioned parallel line and tangent to a line parallel with and 71 feet westerly, measured at right angles, from said most westerly line in the westerly boundary of Parcel 1, said beginning of said curve being the true point of beginning; thence northwesterly along said last mentioned curve 6.28 feet to said last mentioned parallel line; thence North along said last mentioned parallel line 174.00 feet to the beginning of a curve concave to the southwest, having a radius of 24 feet, tangent to said last mentioned parallel line and tangent to a line parallel with and 24 feet southerly, measured at right angles, from said last mentioned southerly line; thence northwesterly along said last mentioned curve 37.70 feet to said last mentioned parallel line; thence East along said last mentioned parallel line 36.00 feet to the beginning of a curve concave to the southwest, having a radius of 24 feet, tangent to said last mentioned parallel line and tangent to a line parallel with and 35 feet westerly, measured at right angles, from said most westerly line; thence southeasterly along said last mentioned curve 37.70 feet to said last mentioned parallel line; thence South along said last mentioned parallel line 174.00 feet to the beginning of a curve concave to the northwest, having a radius of 4 feet, tangent to said last mentioned parallel line and tangent to a line parallel with and 226 feet southerly, measured at right angles, from said last mentioned southerly line; thence southwesterly along said last mentioned curve 6.28 feet to said last mentioned parallel line; thence West along said last mentioned parallel line to said true point of beginning.

Also reserving and excepting unto the County of Los Angeles a right of way for sanitary sewer purposes in and across that portion of above described parcel of land, within a strip of land 15 feet wide, the northerly line of which is described as follows:

Beginning at the southeasterly prolongation of the northeasterly line of said Parcel 23 with a line parallel with and 40 feet southerly, measured at right angles, from the northerly line of said Parcel 8; thence East along said parallel line to a line parallel with and 130 feet westerly, measured at right angles, from the most westerly line in the westerly boundary of said Parcel 1.

Also reserving and excepting unto the County of Los Angeles a right of way for sanitary sewer and harbor utility purposes in and across that portion of above described parcel of land, within the following described boundaries:

Beginning at the intersection of the southeasterly prolongation of the northeasterly line of said Parcel 23 with a line parallel with and 15 feet southerly, measured at right angles, from the northerly line of said Parcel 8; thence East along said parallel line to a point distant East thereon 300.00 feet from the westerly line of said last mentioned parcel; thence North $88^{\circ}51'15''$ East 250.05 feet to a point in a line parallel with and 10 feet southerly, measured at right angles, from said northerly line, distant West thereon 350.00 feet from the easterly line of said last mentioned parcel; thence East along said last mentioned parallel line to the most westerly line in the westerly boundary of said Parcel 1; thence North along said most westerly line to the southeasterly corner of said Parcel 6; thence West along the southerly line of said last mentioned

parcel and its westerly prolongation to said southeasterly prolongation; thence South 31°37'06" East along said southeasterly prolongation to the point of beginning.

Also reserving and excepting unto the county of Los Angeles a right of way for harbor utility purposes in and across that portion of above described parcel of land, within a strip of land 25 feet wide, the easterly boundary of which is described as follows:

Beginning at the northwesterly corner of said Parcel 4; thence southerly along the westerly boundary of said last mentioned parcel a distance of 347.40 feet to the southwesterly corner of said last mentioned parcel.

Also reserving and excepting unto the County of Los Angeles a right of way for harbor utility purposes in and across that portion of above described parcel of land, within a strip of land 10 feet wide, the northerly line of which is the most southerly line in the southerly boundary of said Parcel 1, said 10 foot strip of land extends from a curve concentric with and 25 feet westerly, measured radially, from that certain 1750 foot radius curve in the westerly boundary of said Parcel 4, westerly to the southerly prolongation of the most easterly line in the westerly boundary of said Parcel 1.

Also reserving and excepting unto the County of Los Angeles a right of way for sanitary sewer, electrical power lines and harbor utility purposes in and across that portion of above described parcel of land, within a strip of land 30 feet wide, the easterly boundary of which is described as follows:

Beginning at the intersection of that certain course of North 76°32'30" West 289.88 feet in the northerly boundary of above mentioned certain parcel of land described in Exhibit B with the westerly boundary of said Parcel 4; thence southerly along said westerly boundary 50.00 feet.

Reservation as to Parcels 111T and 112T

Subject to the public easement reserved by County in Section 15.19 of the Lease to which this Exhibit A is attached.