

## EXHIBIT A

### LEGAL DESCRIPTION OF PARCEL 42 PREMISES

That certain real property in the City of Marina del Rey, County of Los Angeles, State of California described as follows:

Parcels 718 and 720, as shown on Los Angeles County Assessor's Map No. 88, filed in Book 1, pages 53 through 70, inclusive, of Assessor's Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, State of California.

EXCEPTING therefrom that portion within the following described boundaries:

COMMENCING at the northwesterly corner of said Parcel 718; thence North 60°00'00" East, along the northwesterly line of said Parcel 718, a distance of 578.76 feet to the most northerly corner of said Parcel 718; thence South 54°19'21" West 167.99 feet to the TRUE POINT OF BEGINNING; thence South 60°00'00" West 41.00 feet; thence South 30°00'00" East 34.00 feet; thence North 60°00'00" East 41.00 feet; thence North 30°00'00" West 34.00 feet to the TRUE POINT OF BEGINNING.

ALSO EXCEPTING therefrom that portion within the following described boundaries:

COMMENCING at the most northerly corner of said Parcel 720; thence South 30°00'00" East, along the northeasterly line of said Parcel 720, a distance of 150 feet to the most easterly corner of said Parcel 720; thence South 73°23'09" West 137.91 feet to the TRUE POINT OF BEGINNING; thence South 60°00'00" West 104.00 feet; thence North 30°00'00" West 45.00 feet; thence North 60°00'00" East 104.00 feet; thence South 30°00'00" East 45.00 feet to the TRUE POINT OF BEGINNING.

ALSO EXCEPTING therefrom an undivided one-half interest in all oil, gas, and other hydrocarbons lying at or below a depth of 500 feet from the surface, but without any right of entry upon the surface or the first 500 feet below the surface, as reserved to the defendants in a Final Order of Condemnation, had in Superior Court Case No. S.M.C. 5262, certified copies of which were recorded on December 5, 1958, in Book D297, page 221, of Official Records, in the office of said Registrar-Recorder/County Clerk, and on August 21, 1959, in Book D580, page 230, of said Official Records.

RESERVING therefrom to the County of Los Angeles easements for sanitary sewer, fire access, harbor utility, and storm drain purposes within those portions thereof designated on said map to be reserved by said county for such purposes.