

EXHIBIT 'A'

A 5 FOOT WIDE EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES OVER THAT PORTION OF LOT 6 OF TRACT NO. 15639, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 466, PAGES 8 AND 9 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THE WESTERLY AND SOUTHERLY LINES OF SAID 5 FOOT STRIP DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 6, SAID POINT LYING NORTH  $60^{\circ}49'55''$  EAST 24.29 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT 6 (SAID LINE ALSO BEING THE SOUTHEASTERLY END OF METZ PLACE, AS SHOWN ON THE MAP OF SAID TRACT); THENCE SOUTH  $11^{\circ}33'46''$  EAST 15.07 FEET; THENCE SOUTH  $20^{\circ}14'17''$  EAST 23.85 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.89 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $28^{\circ}28'06''$  AN ARC DISTANCE OF 12.86 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 87.90 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $16^{\circ}36'49''$  AN ARC DISTANCE OF 25.49 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 79.36 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $35^{\circ}28'40''$  AN ARC DISTANCE OF 49.14 FEET; THENCE, NON-TANGENT TO SAID CURVE, NORTH  $51^{\circ}37'30''$  EAST 25.00 FEET; THENCE NORTH  $34^{\circ}03'11''$  EAST 7.00 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF SAID LOT 6.

THE NORTHERLY LINES OF SAID EASEMENT ARE TO BE SHORTENED SO AS TO TERMINATE NORTHWESTERLY AND NORTHEASTERLY AT THE NORTHERLY LINES OF SAID LOT 6.

SEE ATTACHED EXHIBIT 'B'