

EXHIBIT "A"

Legal Description of the Property

Parcel 1: APN 5723-005-019

Lot 5 of Wallace Brothers Los Robles and Walnut subdivision of a part of White's subdivision of Lot 5 in Block D of San Pasqual Tract, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 30, page 65 of Miscellaneous Records, in the office of the County Recorder of said County.

Parcel 2: APN 5723-005-020

Lot 6 of Wallace Brothers Los Robles and Walnut subdivision of a part of White's subdivision of Lot 5 in Block D of San Pasqual Tract, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 30, page 65 of Miscellaneous Records, in the office of the County Recorder of said County.

The west 50 feet of Lot 10 of Wallace Brothers Los Robles and Walnut subdivision of a part of White's subdivision of Lot 5 in Block D of San Pasqual Tract, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 30, page 65 of Miscellaneous Records, in the office of the County Recorder of said County.

The south 5 feet of the west 55 feet of Lot 20 of White's subdivision of Lot 5 in Block D of San Pasqual Tract, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 16, page 67 of Miscellaneous Records, in the office of the County Recorder of said County.

Parcel 3: APN 5723-005-021

Lot 7 of Wallace Brothers Los Robles and Walnut subdivision of a part of White's subdivision of Lot 5 in Block D of San Pasqual Tract, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 30, page 65 of Miscellaneous Records, in the office of the County Recorder of said County.

Parcel 4: APN 5723-005-023

Lot 9 of Wallace Brothers Los Robles and Walnut subdivision of a part of White's subdivision of Lot 5 in Block D of San Pasqual Tract, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 30, page 65 of Miscellaneous Records, in the office of the County Recorder of said County.

Parcel 5: APN 5723-005-024

Lot 10 of Wallace Brothers Los Robles and Walnut subdivision, as per map recorded in Book 30, page 65 of Miscellaneous Records, in the office of the County Recorder of said County.
EXCEPT the westerly 50 feet thereof.

Parcel 6: APN 5723-005-033

Lot 14 of White's subdivision of Lot 5 in Block D of San Pasqual Tract, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 16, page 67 of Miscellaneous Records, in the office of the County Recorder of said County.

Parcel 7: APN 5723-005-034

Lots 15 and 16 of White's subdivision of Lot 5 in Block D of San Pasqual Tract, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 16, page 67 of Miscellaneous Records, in the office of the County Recorder of said County.

Parcel 8: APN 5723-005-035

Lot 17 of White's subdivision of Lot 5 in Block D of San Pasqual Tract, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 16, page 67 of Miscellaneous Records, in the office of the County Recorder of said County.

Parcel 9: APN 5723-005-036

Lots 18 and 19 of White's subdivision of Lot 5 in Block D of San Pasqual Tract, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 16, page 67 of Miscellaneous Records, in the office of the County Recorder of said County.

Parcel 10: APN 5723-005-042

Parcel 1 of Parcel Map 16133, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 173, pages 39 and 40 of Parcel Maps, in the office of the County Recorder of said County.

Parcel 11: APN 5723-005-043

Parcel 2 of Parcel Map 16133, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 173, pages 39 and 40 of Parcel Maps, in the office of the County Recorder of said County.

Parcel 12: APN 5723-005-044

Lots 9, 10, and 11 of White's subdivision of Lot 5 in Block D of San Pasqual Tract, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 16, page 67 of Miscellaneous Records, in the office of the County Recorder of said County.

Parcel 13: APN 5723-006-022

Lot 2 in Block 3 of the Replat of Bryant, Peaslee and James subdivision, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 30, page 30 of Miscellaneous Records, in the office of the County Recorder of said County.

Parcel 14: APN 5723-006-023

Lot 3 in Block 3 of the Replat of Bryant, Peaslee and James subdivision of Lot 3 and the north half of Lot 6 in Block D of the San Pasqual Tract, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 30, page 30 of Miscellaneous Records, in the office of the County Recorder of said County.

Parcel 15: APN 5723-006-024

Lot 4 in Block 3 of Bryant, Peaslee and James subdivision, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 16, page 57 in Miscellaneous Records, and Replat of the same recorded in Book 30, page 30 of said Miscellaneous Records.

Parcel 16: APN 5723-006-025

Lot 5 in Block 3 of the Replat of Bryant, Peaslee and James subdivision of Lot 3 and the north half of Lot 6 in Block D of the San Pasqual Tract, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 30, page 30 of Miscellaneous Records, in the office of the County Recorder of said County.
EXCEPT the west 31 feet of said Lot 5.

Parcel 17: APN 5723-006-026

The west 31 feet of Lot 5 in Block 3 of the Replat of Bryant, Peaslee and James subdivision, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 30, page 30 of Miscellaneous Records, in the office of the County Recorder of said County.

Parcel 18: APN 5723-006-027

That portion of Lot 6 in Block D of San Pasqual Tract, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 3, page 315 of Miscellaneous Records, in the office of the County Recorder of said County.

Beginning at a point in the west line of Lot 6, distant north thereon 263 feet from the southwest corner of said Lot; thence north along said west line 65 feet; thence east 200 feet to the west line of Madison Avenue; thence south along said west line of Madison Avenue 65 feet; thence west 200 feet to the point of beginning.

Parcel 19: APN 5723-006-030

The east 100 feet of Lots 25, 26, and 27 of White's subdivision of Lot 5 in Block D of San Pasqual Tract, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 16, page 67 of Miscellaneous Records, in the office of the County Recorder of said County.

Parcel 20: APN 5723-006-035

Lot 30 of White's subdivision of Lot 5 in Block D of San Pasqual Tract, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 16, page 67 of Miscellaneous Records, in the office of the County Recorder of said County.

Parcel 21: APN 5723-006-036

Lot 31 and the south 5 feet of Lot 32 of White's subdivision of Lot 5 in Block D of San Pasqual Tract, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 16, page 67 of Miscellaneous Records, in the office of the County Recorder of said County.

Parcel 22: APN 5723-006-039

That portion of Lot 35 of White's subdivision of Lot 5 in Block D of San Pasqual Tract, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 16, page 67 of Miscellaneous Records, in the office of the County Recorder of said County described as follows:

Beginning at a point in the easterly line of Galena (now Oakland) Avenue 2 feet south from its intersection with the line between Lots 35 and 36 in said subdivision thence south along the easterly line of Galena Avenue, 50 feet; thence east parallel with the line between said Lots 35 and 36, 200 feet to a point in the easterly line of said Lot 35; thence north along said easterly line 50 feet; thence west parallel with said line between said Lots, 200 feet to the point of beginning.

The south 3 feet of Lot 35 and the north 49 feet of White's subdivision Lot 34 of Lot 5 in Block D of San Pasqual Tract, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 16, page 67 of Miscellaneous Records, in the office of the County Recorder of said County.

Parcel 23: APN 5723-006-041

That portion of Lot 1, Block 3, Replat of Bryant, Peaselee and James subdivision of the whole of Lot 3 and the north half of Lot 6 in Block D of San Pasqual Tract, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 30, Page 30 of Miscellaneous Records, in the Office of the County Recorder of said County, bounded northerly and northeasterly by the following described lines:

Commencing at a point in the center line of Oakland Avenue formerly Galena Avenue 50.00 feet wide, as shown on the map of White's subdivision of Lot 5 in Block D of the San Pasqual Tract, recorded in Book 16, Page 67 of Miscellaneous Records in said office, said point being distant along said center line north $00^{\circ} 33' 36''$ west 580.89 feet from the intersection of said center line with the center line of Walnut Street 50.00 feet wide as shown on last said map; thence north $89^{\circ} 26' 24''$ east 25.00 feet to a point in the westerly line of Lot 35 of said White's subdivision of Lot 5, said point being the true point of beginning and also the beginning of a curve that is tangent to said westerly line, concave southeasterly and having a radius of 15.00 feet; thence north easterly along said curve through an angle of $90^{\circ} 03' 45''$ an arc distance of 23.58 feet to a tangent line; thence along said tangent line north $89^{\circ} 30' 09''$ east 192.15 feet to the beginning of a tangent curve concave southerly and having a radius of 4,973.00 feet; thence easterly along said last curve through an angle of $01^{\circ} 30' 00''$ an arc distance of 130.19 feet to a tangent line; thence

along last said tangent line south $88^{\circ} 59' 51''$ east 47.71 feet to a tangent curve concave southwesterly and having a radius of 15.00 feet; thence along last said curve southeasterly through an angle of $88^{\circ} 25' 48''$ an arc distance of 23.15 feet to the point of tangency thereof with the westerly line of the easterly 5.00 feet of Lot 2 of said Block 3, Replat of Bryant, Peaselee and James subdivision of the whole of Lot 3, and the north half of Lot 6 in Block D of San Pasqual Tract.

Parcel 24: APN 5723-007-027

Parcel 1 of Parcel Map No. 11964, in the City of Pasadena, County of Los Angeles, State of California, as per Map filed in Book 122, pages 45 and 46 of Parcel Maps, in the office of the County Recorder of said County.

Parcel 25: APN 5723-015-038

Lot 16 of the W.J. Pierce Tract, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 3, page 20 of Maps in the office of the County Recorder of said County.

Parcel 26: APN 5723-015-039, APN 5723-015-040, and APN 5723-015-041

That portion of Lot C of the W.J. Pierce Tract in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 3, page 20 of Maps in the office of the County Recorder of said County, lying southerly of the westerly prolongation of the southerly line of Lot 15 of said Tract.

Parcel 27: APN 5723-015-044

Lot 12 of S.D. Bryant's subdivision of the east portion of Lot 9 in Block D of San Pasqual Tract, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 12, page 39 of Miscellaneous Records, in the office of the County Recorder of said County. EXCEPT that portion of said Lot 12, described as follows: Beginning at the southeast corner of said Lot 12; thence along the easterly line of said Lot 12, north 5.56 feet; thence south $88^{\circ} 29' 20''$ west 3.29 feet; thence south $87^{\circ} 14' 41''$ west 64.79 feet to the westerly line of said Lot 12; thence along said westerly line south 2.36 feet to the southwest corner of said Lot 12; thence along the southerly line of said Lot 12, east 68 feet to the point of beginning.

Parcel 28: APN 5723-015-047

Parcel 1 of Parcel Map No. 16599 in the City of Pasadena, County of Los Angeles, State of California, as per Map files in Book 180, page 62 of Parcel Maps, in the office of the County Recorder of said County.

Parcel 29: APN 5723-015-078

The north 65 feet of the east 62 feet of Lot 11 of S.D. Bryant's subdivision of the east portion of Lot 9 in Block D of San Pasqual Tract, in the City of Pasadena, County of Los Angeles, State of

California, as per map recorded in Book 12 Page 39 of Miscellaneous Records, in the Office of the County Recorder of said County.

The east 62 feet of Lot 11 of S.D. Bryant's subdivision of the east portion of Lot 9 in Block D of San Pasqual Tract, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 12, Page 39 of Miscellaneous Records, in the Office of the County Recorder of said County.

EXCEPT the North 65 feet thereof.

ALSO EXCEPT therefrom a portion thereof described as follows

Beginning at the junction of the northerly line of Herkimer (now Union) Street with the easterly line of Ford Place, said junction being distant 6 feet easterly from the southwest corner of said Lot 11; thence northerly along said easterly line of Ford Place 50 feet. Said easterly line of Ford Place being parallel with the westerly boundary line of said Lot 11; thence in a direct line to a point in the southerly line of said Lot 11 that is distant 25 feet easterly from the point of beginning; thence in a direct line to the point of beginning condemned for widening Ford Place, Case No. 131856, Superior Court.

ALSO EXCEPT the South 2.36 feet of said land as granted to the City of Pasadena by Deed recorded April 8, 1952 in Book 38661, Page 75 of Official Records.

That certain portion of Oakland Avenue (formerly Ford Pace) vacated by Resolution # 1646, a certificate copy of which was recorded on February 6, 1973 as Document No. 2655, in Book D-5753, page 901 of Official Records of said County, a public street 74 feet in width in the City of Pasadena, in the County of Los Angeles, State of California, being a portion of Lot C of the W.J. Pierce Tract as per map recorded in Book 3, page 20 of Maps, in the Office of the County Recorder of said County, and also a portion of Parcel B and described in a Final Judgment in condemnation had in Superior Court Case No. 131856 as recorded in Book 4713, page 8 of Official Records of said County. Said certain portion of Oakland Avenue is bounded on the south by a line which is parallel with and 2 feet northerly, measured at right angles, from a direct line connecting the northeasterly corner of the land described in Book 38293, page 281 of Official Records of said County, and the northwesterly corner of the land described, in Book 38661, page 75 of Official Records of said County, bounded on the north by a line projected westerly and at right angles to the westerly line of Lot 15 of said W.J. Pierce Tract, from the southwest corner of said Lot 15.

Parcel 30: APN 5723-016-014

The east 35 feet of Lot 1 of the W.J. Pierce Tract, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 3, page 20 of Maps in the office of the County Recorder of said County.

Parcel 31: APN 5723-016-015

The east 121 feet of Lot 1 of the W.J. Pierce Tract, in the city of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 3, page 20 of Maps, in the office of the County Recorder of said County.

EXCEPT the East 35 feet thereof.

The south 10 feet of that portion of Lot 8, in Block D of San Pasqual Tract, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 3, page 315 of Miscellaneous Records, in the office of the County Recorder of said County, described as follows:

Beginning at a point in the south line of Walnut Street, distant thereon 149 feet east of its intersection with the east line of Los Robles Avenue, as said street lines are shown on the map of the W.J. Pierce Tract recorded in Book 3, Page 20 of Maps, in the office of the County Recorder of said County; thence east along said south line of Walnut Street 52 feet to the northwest corner of Lot 3 of said W.J. Pierce Tract; thence south along the west lines of Lots 3 and 4 and 5 of said Tract, 190 feet to the northeast corner of said Lot 1 thereof; thence west along the north line of said Lot 1, 52 feet to a point on said line distant 149 feet east from said east line of Los Robles Avenue; thence north 190 feet to the point of beginning.

Parcel 32: APN 5723-016-016

The west 130 feet of Lot 2 of the W.J. Pierce Tract, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 3, page 20 of Maps in the office of the County Recorder of said County.

Parcel 33: APN 5723-016-017

The east 60 feet of Lot 2 of the W.J. Pierce Tract, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 3, page 20 of Maps in the office of the County Recorder of said County.

Parcel 34: APN 5723-016-019

Lot 3 and the north 12.5 feet of Lot 4 of the W.J. Pierce Tract, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 3, page 20 of Maps in the office of the County Recorder of said County.

EXCEPT the westerly 59 feet of Lot 3 and the westerly 59 feet of the north 12.5 feet of said Lot 4.

Parcel 35: APN 5723-016-024

The south 80 feet of Lot 9 of S.D. Bryant's subdivision, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 12, page 39 of Miscellaneous Records, in the office of the County Recorder of said County.

EXCEPT therefrom that portion of said land lying southerly of the following described line:

Beginning at a point on the easterly line of Lot 9, distant thereon 1.06 feet northerly from the southeast corner of said Lot; thence westerly in a direct line to a point in the westerly line of said lot distant thereon, 3.95 feet northerly from the southwest corner of said lot, as conveyed to the City of Pasadena for a widening of Herkimer (now Union) Street by Deed recorded February 20, 1952 as Instrument No. 1340.

Parcel 36: APN 5723-016-029

That portion of Lot 8 in Block D of San Pasqual Tract in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 3, page 315 of Miscellaneous Records, in the Office of the County Recorder of said County, described as follows:

Beginning at the southwest corner of said Lot 8; thence north along the west line of said Lot 62-3/4 feet; thence at right angle east 200 feet; thence at right angle south 62-3/4 feet to the south line of said Lot; thence west along the said south line 200 feet to the point of beginning.

EXCEPT the west 10 feet thereof, included within the limits of Los Robles Avenue, as widened.

Parcel 37: APN 5723-016-030

That portion of Lot 8 in Block D of San Pasqual Tract in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 3, page 315 of Miscellaneous Records, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the west line of said Lot 8; distant north along 62-9/12th feet from its southwest corner; thence north along the west line of said Lot 62-10/12th feet; thence east at right angle, 200 feet; thence south at right angle, 61-10/12th feet to the northeast corner of land conveyed to Annie S.F. Hammond, by Deed recorded in Book 961, page 145 of Deeds; thence west 200 feet to the place of beginning.

EXCEPT the west 10 feet thereof included in Los Robles Avenue, as now located.

Parcel 38: APN 5723-016-031

That part of Lot 8 in Block D of San Pasqual Tract, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 3, page 315 of Miscellaneous Records, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the east line of Los Robles Avenue as shown on the map above referred to 124-7/12th feet north of the southwest corner of said Lot 8, thence north along the east line of said Los Robles Avenue 60-11/12th feet; thence east at right angle 200 feet; thence south at right angle 60-11/12th feet; thence west at right angle 200 feet to the place of beginning.

EXCEPT the west 10 feet thereof now included in of Los Robles Avenue, as now located.

Parcel 39: APN 5723-016-034

The north 65 feet of the east 50 feet of Lot 8 and the north 80 feet of Lot 9 of S.D. Bryant's subdivision of the east portion of Lot 9 in Block D of San Pasqual Tract, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 12, page 39 of Miscellaneous Records, in the office of the County Recorder of said County.

View Enlarged Map View Printing Instructions

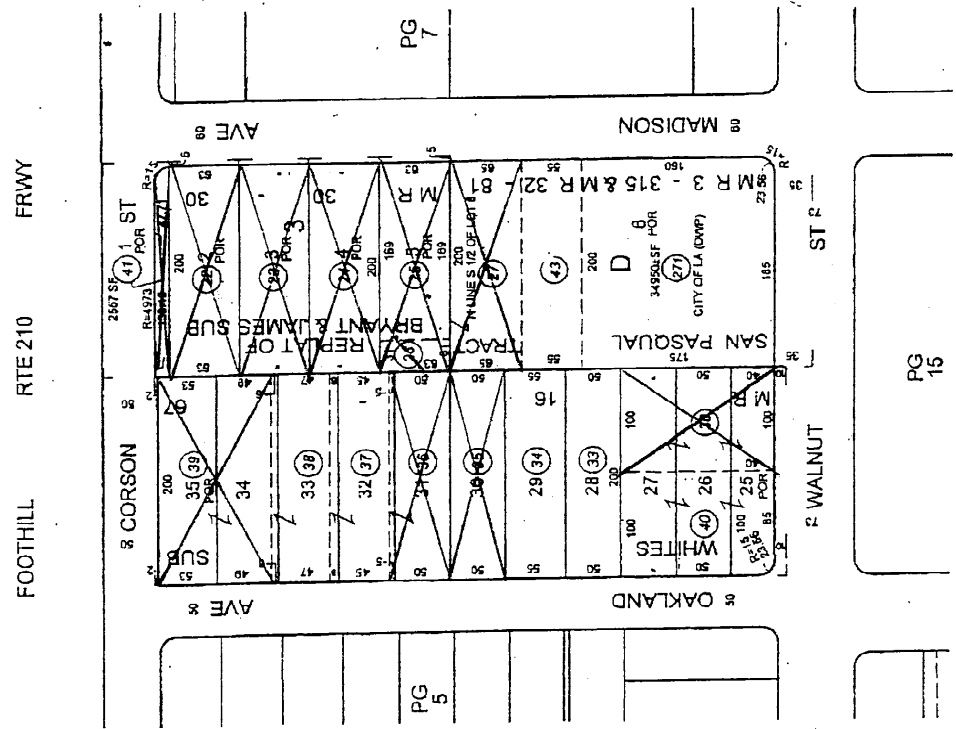
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MAPPING AND GIS SERVICES
SCALE 1" = 100'



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View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

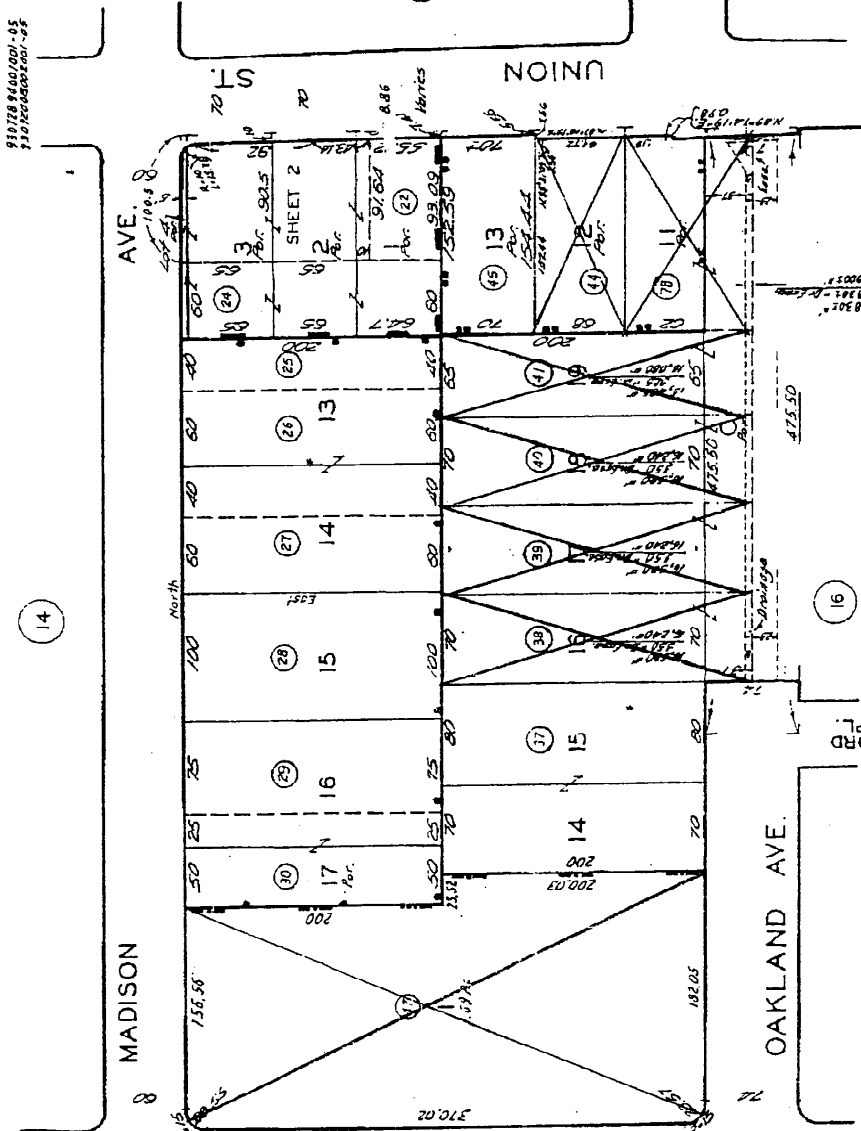
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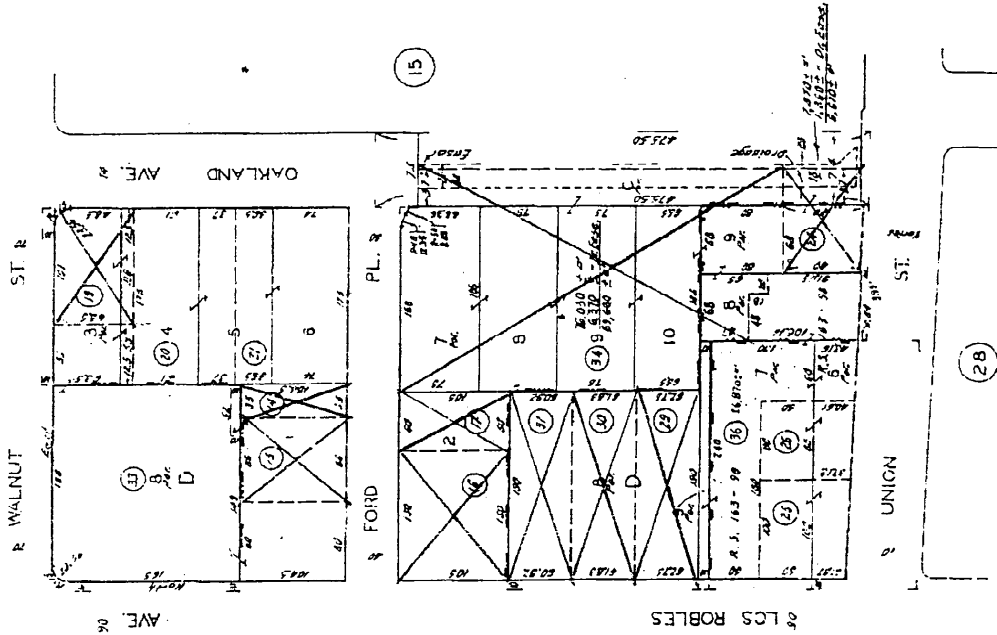
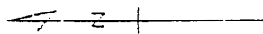
County of Los Angeles, Rick Aterbach, Assessor

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SUBDIVISION OF S.D. BRYANT'S TRACT - M.R. 7-33
S.D. BRYANT'S SUBDIVISION - M.R. 12-39
SAN PASQUAL TRACT - M.R. 3-315 & M.R. 32-81
W.J. PIERCE TRACT - M.R. 3-20

CORNER 7500

FOR PREP. ASSMT SEC. 3731 1127

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.