

LEGAL DESCRIPTION:

Ingress and egress easement over a portion of Lot 37, Block 2, Ivanhoe, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17, Pages 65 through 68, inclusive, of Miscellaneous Records, records of said County, more particularly described as follows:

BEGINNING at the southwest corner of Lot 36, Block 2, Ivanhoe as per map recorded in Book 17, Pages 65 through 68, inclusive, of Miscellaneous Records; thence, along the northwest line of said Lot 36, N 25° 32' 27" E, 137.82 feet; thence, N 64° 27' 33" W, 8.49 feet; thence, S 32° 15' 21" W, 26.10 feet; thence, S 28° 12' 30" W, 77.47 feet, thence, S 28° 38' 49" W, 17.63 feet, thence, S 21° 00' 02" W, 14.16 feet, more or less, to a point on a non-tangent curve, concave to the southwest, having a radius of 450.59 feet. Said curve being the northeasterly right of way line of Waverly Avenue, 60 feet wide; thence southeasterly along the said curve 15.24 feet, through a central angle of 01° 56' 17", to the POINT OF BEGINNING.

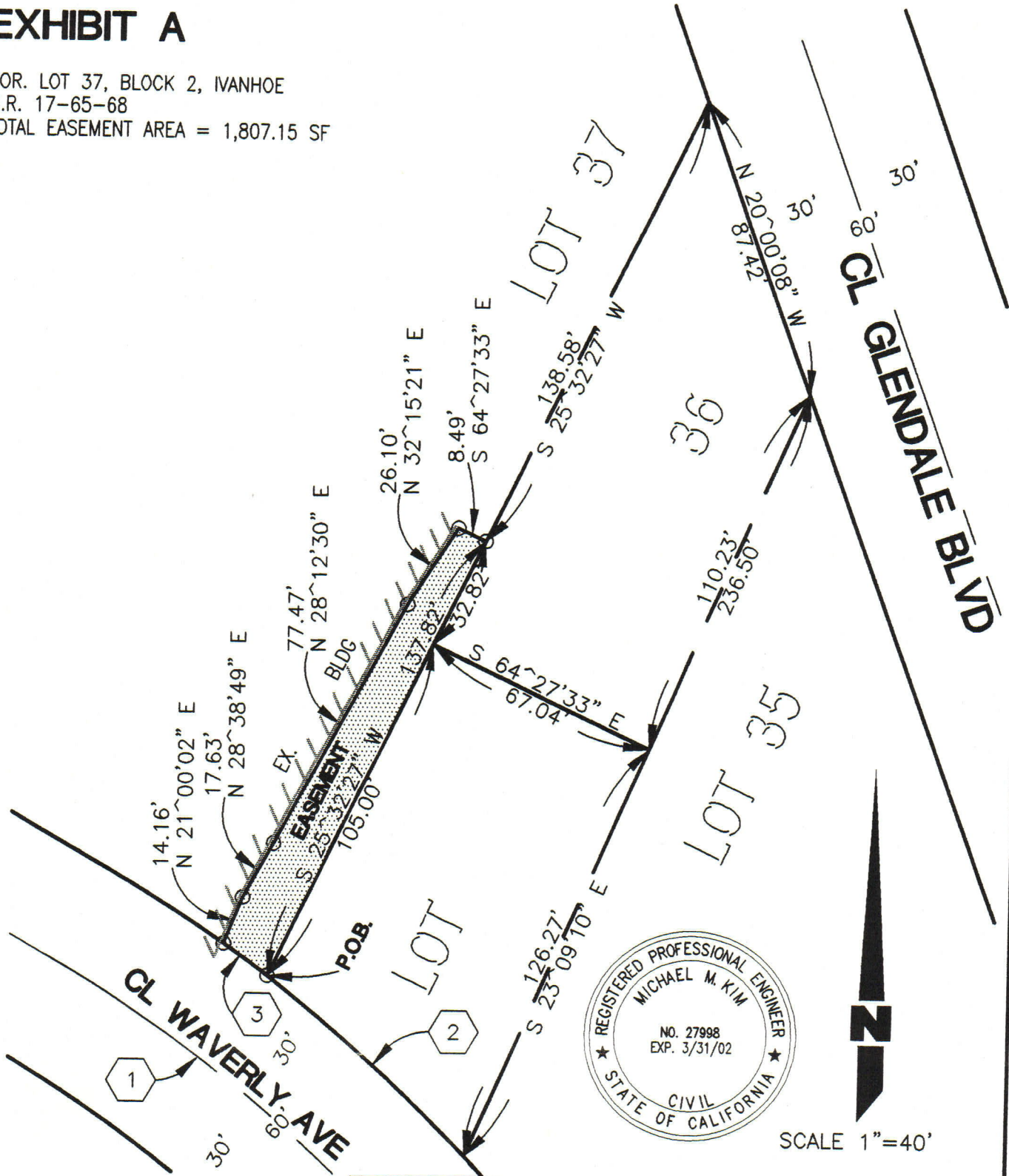


Parcel no: 5434-025-027

2857 N. Glendale Blvd

# EXHIBIT A

POR. LOT 37, BLOCK 2, IVANHOE  
 M.R. 17-65-68  
 TOTAL EASEMENT AREA = 1,807.15 SF



SCALE 1"=40'

## CURVE DATA

	RADIUS	DELTA	TANGENT	LENGTH
1	420.59'	41°46'07"	160.48'	306.61'
2	450.59'	09°35'25"	37.80'	75.42'
3	450.59'	01°56'17"	7.62'	15.24'

### A&E CONSULTANTS

353 VESUVIUS DRIVE  
 BREA, CA 92823  
 TEL. (714) 528-8505

SIGNATURE

DATE

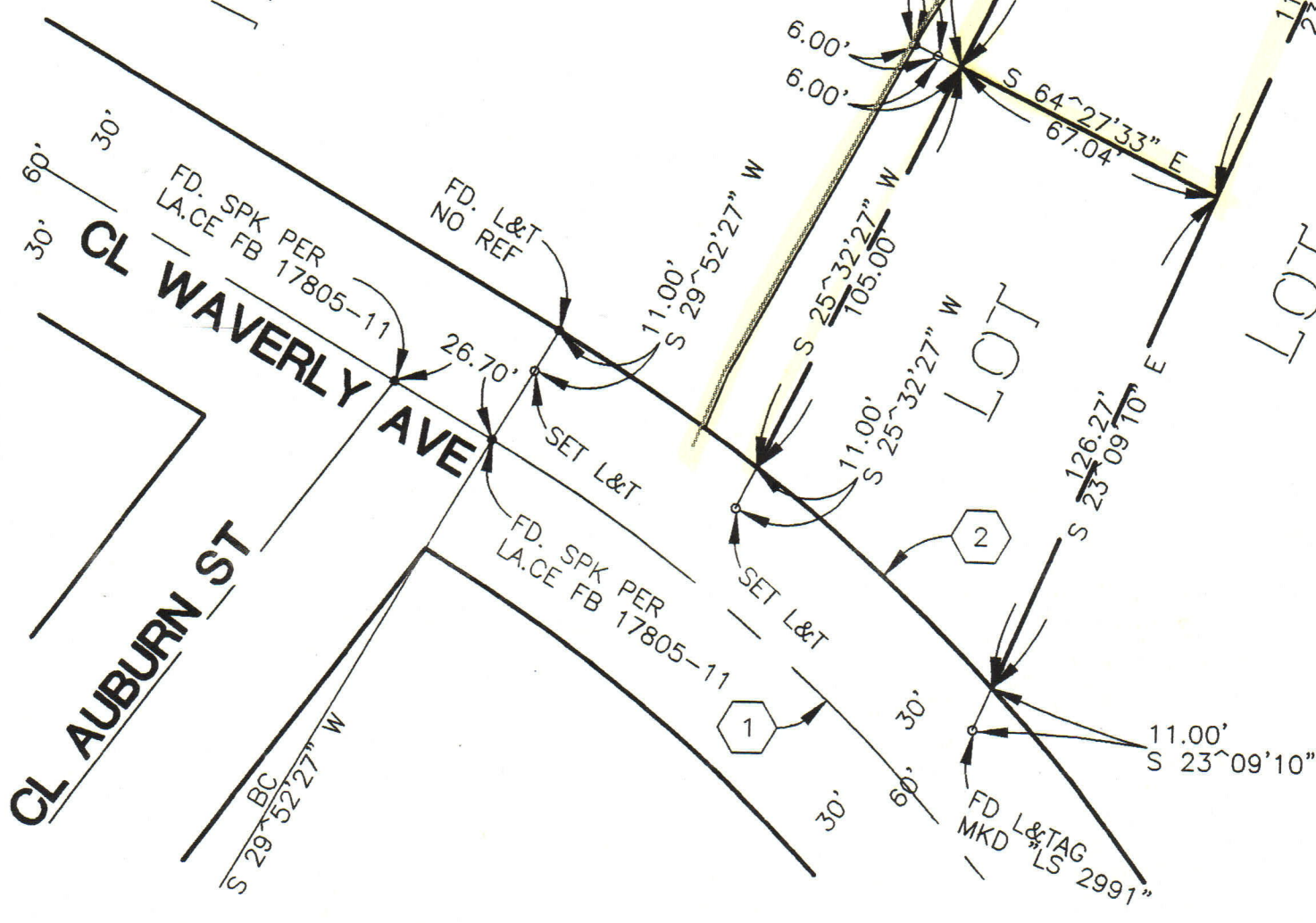
*[Signature]* 10/03/02

IVANHOE, BLOCK 2  
MR 17-65-68

LOT 37

36

LOT 39






# MAP OF SURVEY

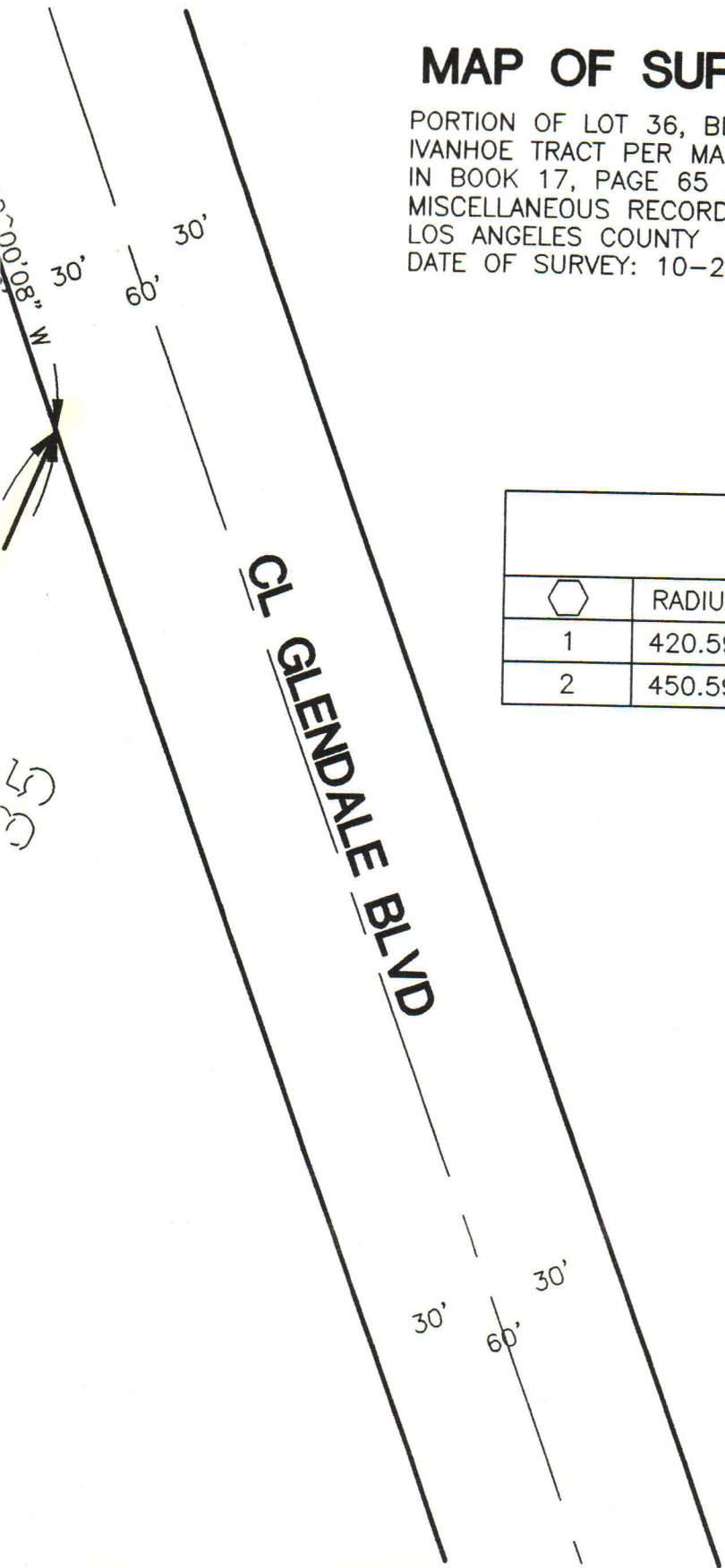
PORTION OF LOT 36, BLOCK 2, OF  
 IVANHOE TRACT PER MAP RECORDED  
 IN BOOK 17, PAGE 65 ET. SEQ. OF  
 MISCELLANEOUS RECORDS, RECORDS OF  
 LOS ANGELES COUNTY  
 DATE OF SURVEY: 10-28-2000



SCALE 1"=40'

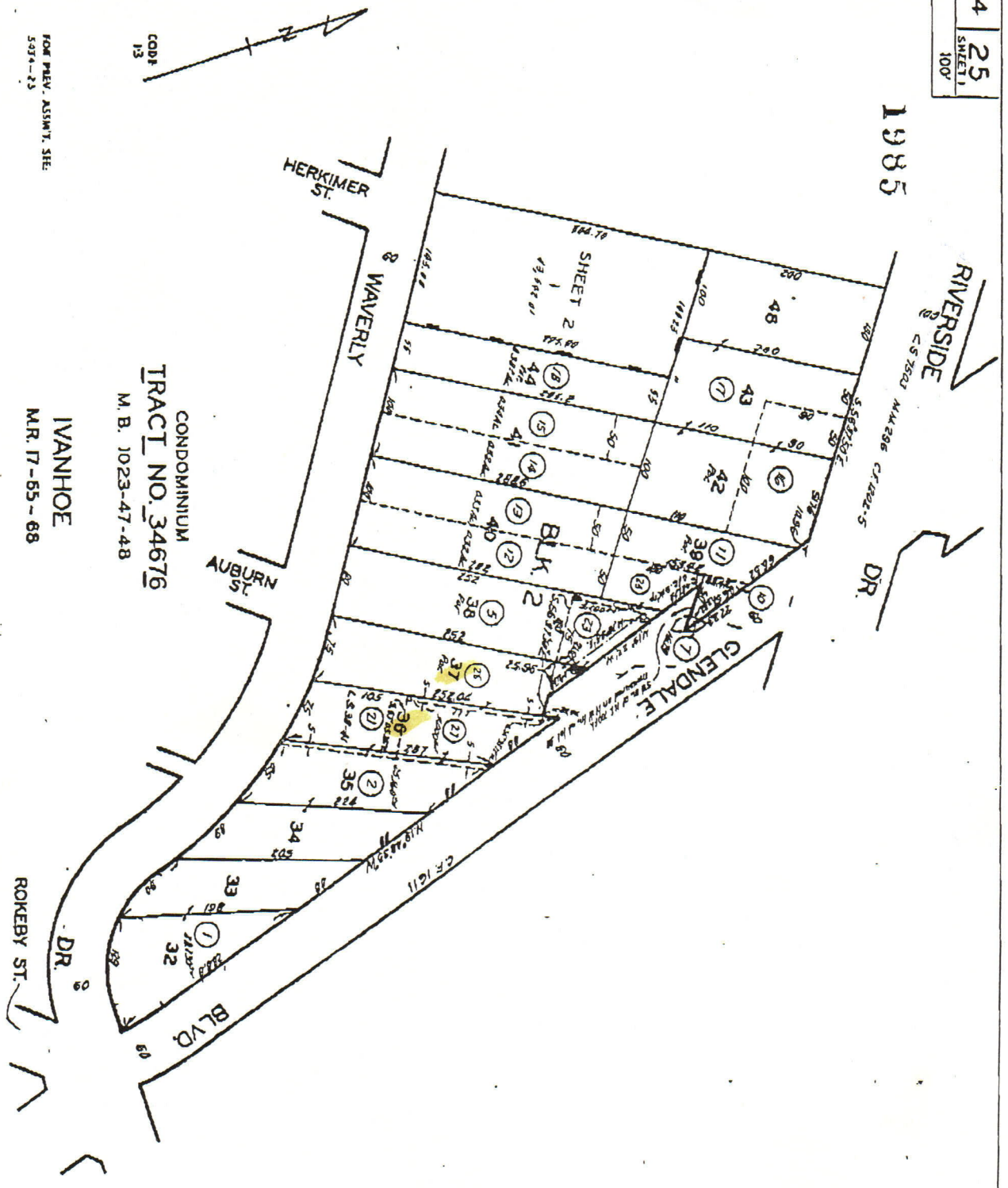
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CL GLENDALE BLVD



**A&E CONSULTANTS**  
 353 VESUVIUS DRIVE  
 BREAA, CA 92823  
 TEL. (714) 528-8505

1985



FOR PREV. ASSM'T. SEE 5374-23

CONDOMINIUM TRACT NO. 34676 M. B. 1023-47-48

IVANHOE M.R. 17-55-68

IMPORTANT: THIS PLAT IS NOT A SURVEY. IT IS MERELY FURNISHED AS A CONVENIENCE TO LOCATE THE LAND IN RELATION TO ADJOINING STREETS AND OTHER LANDS AND NOT TO GUARANTEE ANY DIMENSIONS, DISTANCES, BEARINGS, OR ACREAGE.



ASSESSOR'S MAP COUNTY OF LOS ANGELES, CALIF.

REVISED  
 9-27-59  
 2-3-59  
 1-18-67  
 6-02-73  
 7-20-84  
 1-08-85  
 7-07-91  
 7-25-92  
 3-02-94  
 6-15-95