

EXHIBIT A
POR. APN 5305-011-900
STORM DRAIN EASEMENT QUITCLAIM

THAT PORTION OF LOT 1 OF TRACT NO. 13089, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 308, PAGE 21 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING ALL OF PARCEL NO. 1 AS DESCRIBED IN THAT CERTAIN GRANT OF EASEMENT TO THE CITY OF LOS ANGELES RECORDED IN BOOK 3430, PAGE 183 OF OFFICIAL RECORDS IN SAID OFFICE OF THE COUNTY RECORDER OF SAID COUNTY MORE PARTICULARLY AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 1 AS SHOWN ON SAID TRACT NO 13089;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1 NORTH 89°59'21" WEST 129.80 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID LOT 1 NORTH 89°59'21" WEST 7.00 FEET;

THENCE SOUTH 00°37'25" EAST 149.93 FEET;

THENCE SOUTH 89°59'54" EAST 7.00 FEET;

THENCE NORTH 00°37'25" WEST 150.01 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 1,050 SQUARE FEET, MORE OR LESS.

AS SHOWN ON EXHIBIT B, ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

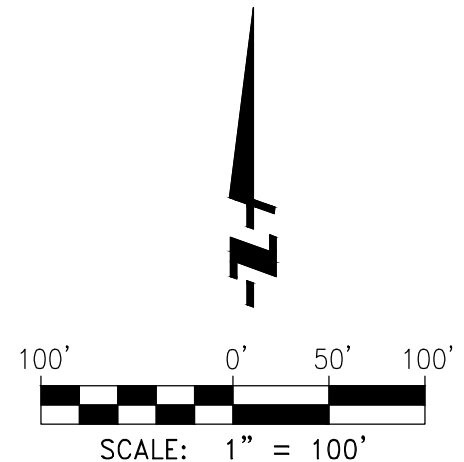
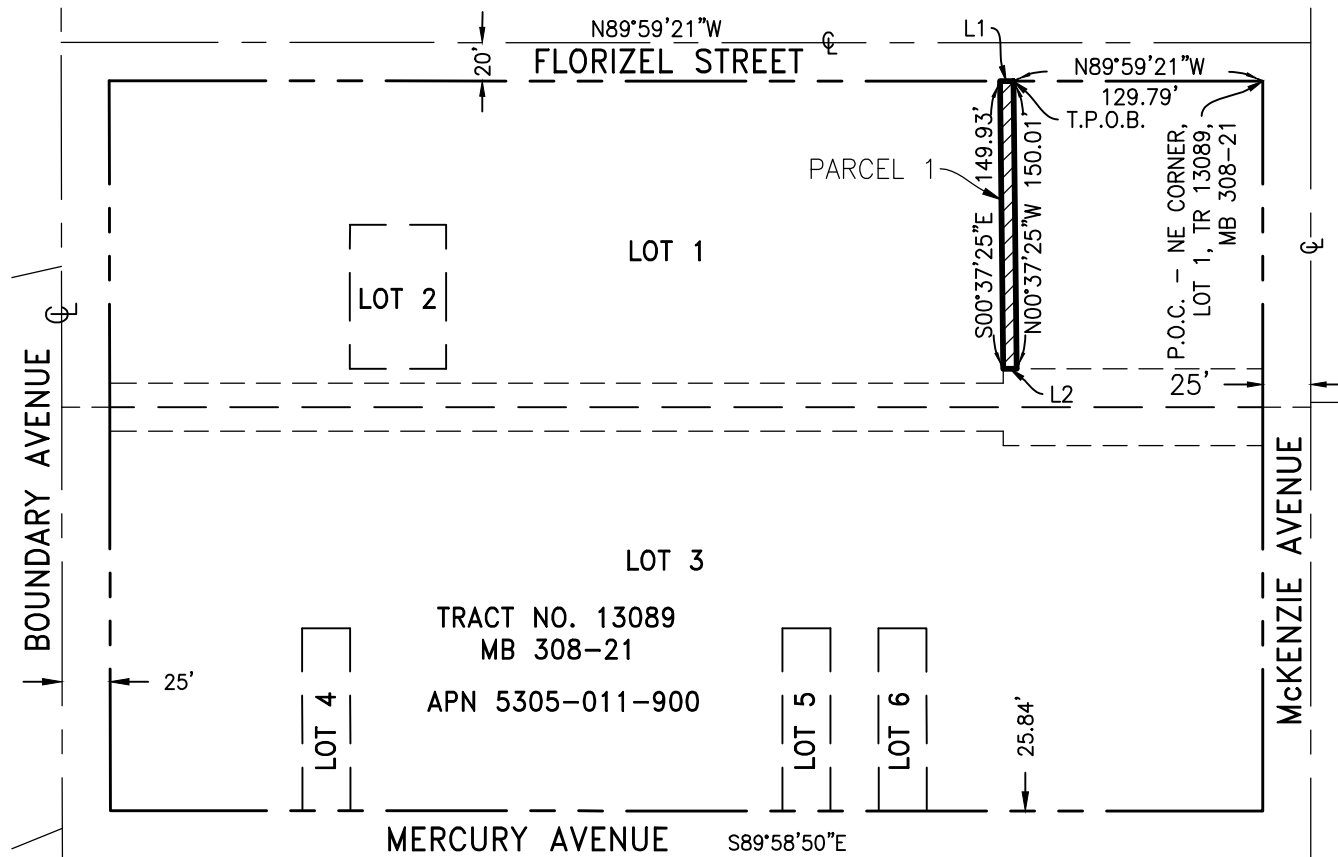
THIS DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.



KURT R. TROXELL, P.L.S. 7854
DATE PREPARED: 10/04/2023



EXHIBIT B DRAINAGE EASEMENT QUITCLAIM

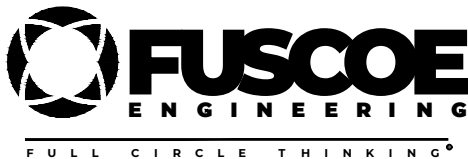


LINE TABLE:

NO.	BEARING	DISTANCE
L1	N89°59'21\"W	7.00'
L2	S89°59'54\"E	7.00'

LINE LEGEND:

	STORM DRAIN EASEMENT QUIT CLAIM LIMITS
	CENTERLINES
	SUBJECT PROPERTY
	EXISTING LOT LINE
	EXISTING EASEMENT LINES



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Suite 100
Irvine, California 92618 fuscoe.com



10/04/2023

EXHIBIT B

PLAT TO ACCOMPANY LEGAL DESCRIPTION
of: DRAINAGE EASEMENT QUIT CLAIM
for: 4466, 4486 FLORIZEL STREET
LOS ANGELES, CA 90032

DATE: 10/04/2023
FN: 622-012
DRAWN BY: EC
CHECKED BY: KRT

SHEET 1 OF 1