

**LEGAL DESCRIPTION FOR STATION PLAZA  
(FLOWER STREET)-SPA 5**

THAT PORTION OF THAT PLAT OF THE CITY LANDS OF CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 2, PAGE 39 OF PATENTS, LYING WITHIN HOPE STREET, 80 FEET WIDE, AND WITHIN SECOND STREET, 60 FEET WIDE, BOTH AS SHOWN ON THE MAP OF MOTT TRACT, RECORDED IN BOOK 14, PAGE 7 OF MISCELLANEOUS RECORDS; AND TOGETHER WITH THOSE PORTIONS OF LOTS 7 THROUGH 10, INCLUSIVE, IN BLOCK R, AS SHOWN ON SAID MOTT TRACT AND LYING WITHIN FLOWER STREET, OF VARIABLE WIDTH, AS SHOWN ON TRACT NO. 21313, FILED IN BOOK 825, PAGES 41 AND 42 OF MAPS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

**BEGINNING** AT THE INTERSECTION OF THE CENTERLINES OF SAID SECOND STREET AND HOPE STREET, AS SAID INTERSECTION IS SHOWN ON SAID TRACT NO. 21313, THENCE ALONG THE NORTHWESTERLY PROLONGATION OF SAID CENTERLINE OF SECOND STREET, N52°15'58"W 25.84 FEET TO THE POINT OF BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 424.00 FEET, A RADIAL LINE TO SAID TO SAID POINT BEARS S24°56'17"E; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°55'28", AN ARC LENGTH OF 29.04 FEET TO THE NORTHWESTERLY BOUNDARY OF SAID HOPE STREET; THENCE ALONG SAID NORTHWESTERLY BOUNDARY, S37°49'36"W 7.68 FEET; THENCE LEAVING SAID NORTHWESTERLY BOUNDARY, N52°15'58"W 4.76 FEET TO THE POINT OF BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 424.00 FEET, A RADIAL LINE TO SAID POINT BEARS S19°47'32"E; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°26'16", AN ARC LENGTH OF 3.24 FEET; THENCE S19°21'16"E 12.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 436.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°50'30", AN ARC LENGTH OF 82.50 FEET; THENCE S81°29'14"E 54.72 FEET; THENCE S36°30'09"W 32.15 FEET; THENCE S081°28'56"E 20.80 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 113.00 FEET, THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°37'22", AN ARC LENGTH OF 80.12 FEET ; THENCE N85°38'25"E 31.61 FEET; THENCE N40°07'55"E 174.99 FEET; THENCE S52°10'24"E 6.94 FEET TO SAID CENTERLINE OF HOPE STREET; THENCE ALONG SAID CENTER LINE N37°49'36"E 28.16 FEET TO THE POINT OF THE BEGINNING.

CONTAINS: 15,611 SQUARE FEET, MORE OR LESS.

**NOTE:**

THIS LEGAL DESCRIPTION WAS NOT PREPARED FOR ANY PURPOSE THAT WOULD BE IN VIOLATION OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT OR LOCAL ORDINANCES OF THE GOVERNING BODY HAVING JURISDICTION.

PREPARED BY:

*Stephanie A. Wagner*  
STEPHANIE A. WAGNER, P.L.S. 5752

April 15, 2020

DATE

