

Exhibit A to 2nd Amendment to Second Amendment to Memorandum of Understanding and Lease Agreement

LEGAL DESCRIPTION:

THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS:

LOT 1-30 OF TRACT NO. 9974 AS PER MAP RECORDED IN BOOK 139 PAGES 1-2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BASIS OF BEARINGS:

THE BEARING NORTH $34^{\circ}07'40''$ EAST, ON THE CENTERLINE OF ALLEY AS SHOWN ON TRACT NO. 9974, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 139, PAGES 1-2, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LAND AREA:

LOTS 1-10 (LOTS INCLUDED IN THIS SURVEY)
CONTAINING AN AREA OF 22,798.62 SQ. FT., OR 0.5234 ACRES, MORE OR LESS.

ASSUMED BENCHMARK:

FD SAT ON CL INTER OF COOMBS AVE AND ALLEY SE/O CULVER BLVD
ASSUMED ELEV. = 100.00 FT.
ELEVATIONS HAVE BEEN MATCHED TO THE PREVIOUS SURVEY DONE BY M&G LAND SURVEYING, DATED 3/20/13.

SURVEYOR'S NOTE:

1. THIS MAP IS NOT A BOUNDARY SURVEY. NO PROPERTY CORNERS HAVE BEEN SET AS PART OF THIS WORK.
2. SURVEY MONUMENTS FOUND IN THE COURSE OF THIS MAPPING HAVE BEEN SET BY OTHERS, AND USED ONLY AS REFERENCE FOR PURPOSES OF TOPOGRAPHIC MAPPING, WITHOUT THE VERIFICATION OF THIS AGREEMENT WITH APPLICABLE LEGAL DESCRIPTIONS AND SENOVIDY OF DEEDS.
3. RELATION OF TOPOGRAPHIC FEATURES (FENCES, WALLS, TREES, POWER POLES, ETC.) TO PROPERTY LINES SHOWN ON THIS MAP IS SUBJECT TO THE ADJUSTMENTS TO ANY BOUNDARY SURVEY THAT IS TO BE DONE ON THE PROPERTY.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, EASEMENTS, IF ANY, ARE NOT SHOWN.

LEGEND:

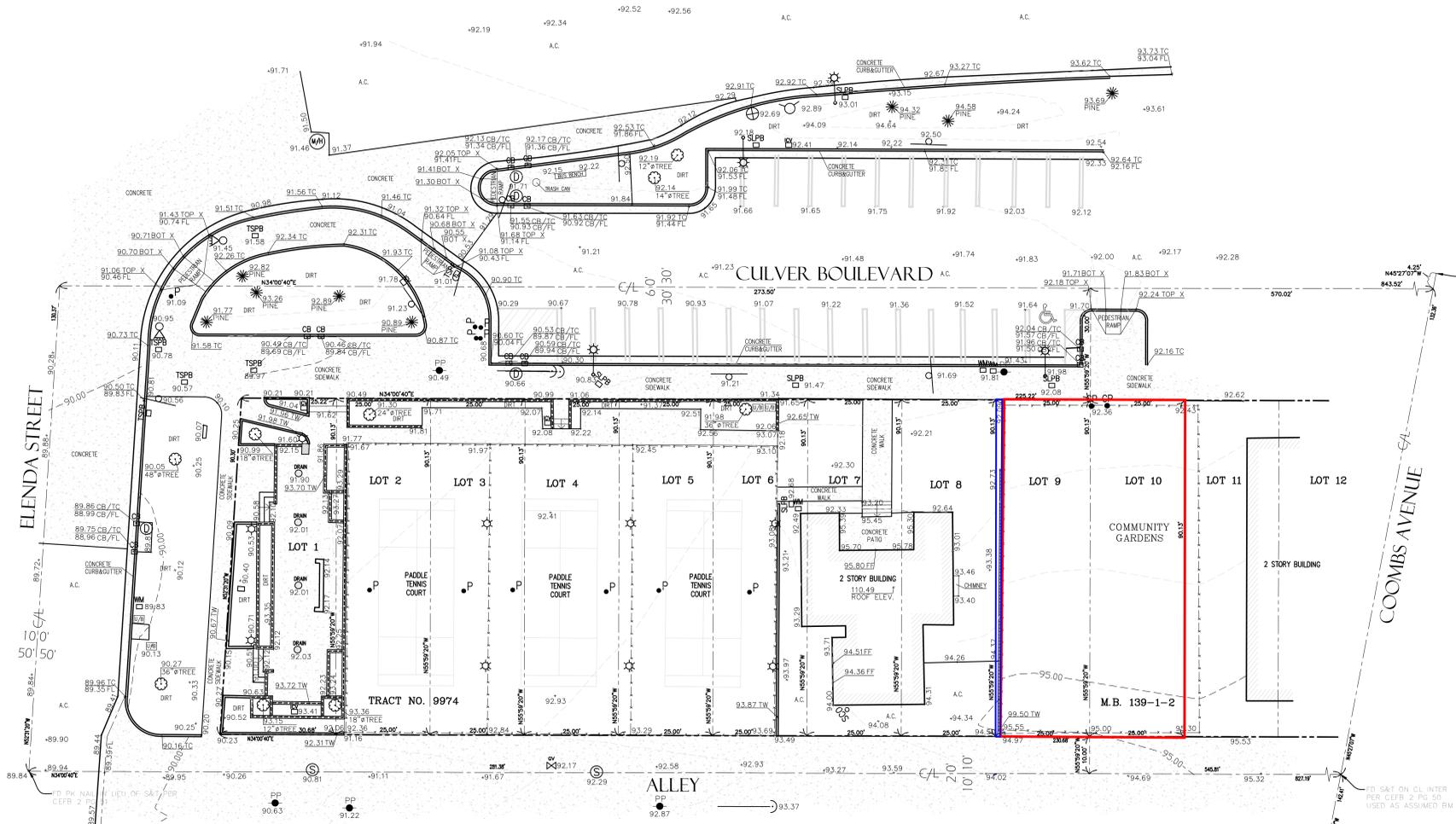
- APN - ASSESSOR'S PARCEL NUMBER
- A.C. - ASPHALT CONCRETE
- BM - BENCHMARK
- BW - BACK OF WALK
- CEFB - CITY ENGINEER'S FIELD BOOK
- C/L - CENTERLINE
- CL.F. - CHAIN LINK FENCE
- EST - ESTABLISH
- FB - FIELD BOOK
- FO - FOUND
- FF - FINISH FLOOR ELEV.
- FL - FLOWLINE ELEV.
- INT - INTERSECTION
- LS - LAND SURVEYOR
- L & T - LEAD & TACK
- MB - MAP BOOK
- OH - OVERHANG
- P.C. - PROPERTY CORNER
- PA - PAGE
- PL - PROPERTY LINE
- PLR - PLANTER
- PROD - PRODUCED (PROLONGED)
- PWB - PUBLIC WORKS FIELD BOOK
- REF - REFERENCE
- REG - REGISTERED CIVIL ENGINEER
- SMH - SEWER MANHOLE
- S & T - SPIKE & TIN
- SPK/W - SPIKE & WASHER
- TC - TOP OF CURB ELEV.
- TR - TRACT MAP
- TW - TOP OF WALL ELEV.
- W.I.F. - WROUGHT IRON FENCE
- OW - OVERHEAD WIRE

SYMBOLS:

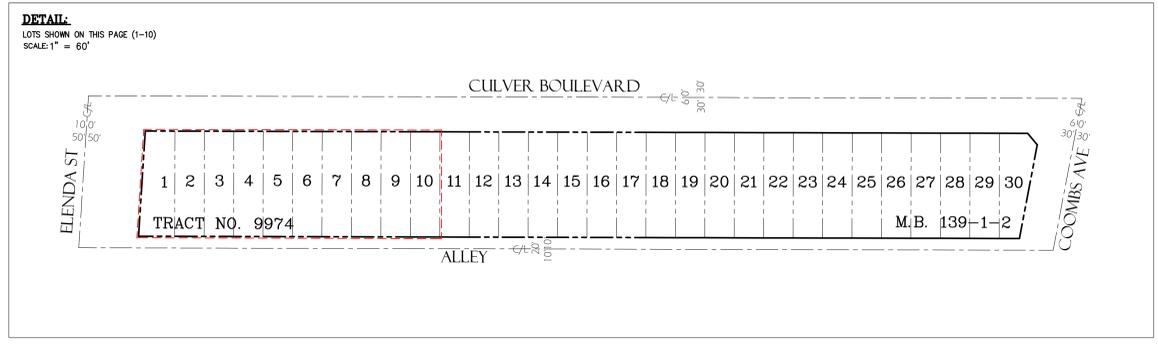
- ☐ - CATCH BASIN
- - COLUMN
- - DRAIN
- - ELECTRIC MANHOLE
- - FIRE CONTROL VALVE
- - FIRE DEPT. CONN. (FDC)
- - FIRE HYDRANT
- - GAS METER
- - GAS VALVE
- - GTE PULL BOX
- - GATE POST
- - IRRIGATION VALVE
- - LIGHT STANDARD/FED. CROSSING LIGHT
- - PALM TREE
- - POST
- - POWER POLE
- - POWER POLE ANCHOR
- - SEWER CL. OUT
- - SEWER MANHOLE
- - SIGN POST
- - STORM DRAIN MANHOLE
- - STREET LIGHT
- - STREET LIGHT BOX
- - TELEPHONE MANHOLE
- - TRAFFIC LIGHT CONTROL BOX
- - TREE
- - WATER MANHOLE
- - WATER METER
- - WATER VALVE
- - MANHOLE
- - UTILITY BOX

- PROPERTY LINE
- CENTERLINE
- RETAINING WALL
- BUILDING LINE
- FENCE LINE
- BLOCK WALL

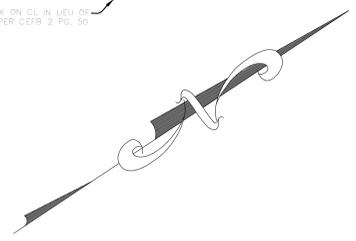
- ☐ AFFORDABLE HOUSING LOTS
- ☐ Portion of Lot 9 containing wall, ramp, and shed, not part of AFFORDABLE HOUSING LOTS



VICINITY MAP
NOT TO SCALE

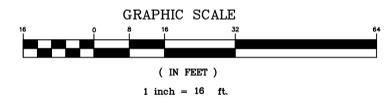


DETAIL:
LOTS SHOWN ON THIS PAGE (1-10)
SCALE: 1" = 60'



REGISTERED PROFESSIONAL ENGINEER
CATHIA A. DE LIMA
No. C-31604
Exp. 12-31-2022
CIVIL
STATE OF CALIFORNIA
10/18/2021
(e-signed)

M&G CIVIL ENGINEERING AND
LAND SURVEYING



TITLE: TOPOGRAPHIC SURVEY 10808 CULVER BLVD., CULVER CITY, CA 90230		
CLIENT: Ms Sabrina Lira	JOB NO.: 20-16269	DATE: 10/16/21
SCALE: 1" = 16' F.G. / ALI	DESIGNED BY: SJ	REVISION: 05 10/18/21
DRAWN BY: SJ	CHECKED BY: CDL	SHEET 2 OF 2 SHEET