

EXHIBIT "A"

PARCEL A

THAT PORTION OF LOT 3 IN SECTION 2, TOWNSHIP 1 NORTH, RANGE 14 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF THE NORTH 100.00 FEET OF THE SOUTH 325.00 FEET OF SAID PORTION OF LOT 3, LYING NORTH OF THE NORTH LINE OF TRACT NO. 3097, IN SAID CITY, COUNTY AND STATE, AS PER MAP RECORDED IN BOOK 32, PAGE 12 OF MAPS, IN THE OFFICE OF SAID COUNTY RECORDER, WITH A PARALLEL LINE THAT IS 5 FEET SOUTHWESTERLY OF, MEASURED AT RIGHT ANGLES TO, THE SOUTHWESTERLY LINE OF SCOTT ROAD, 50 FEET WIDE, AS SHOWN ON TRACT NO. 16236 IN SAID CITY, COUNTY AND STATE, AS PER MAP RECORDED IN BOOK 388, PAGES 19 AND 20 OF MAPS, IN THE OFFICE OF SAID COUNTY RECORDER; THENCE SOUTH 23°35'00" EAST, ALONG SAID PARALLEL LINE, 51.81 FEET; THENCE NORTH 89°23'41" WEST, PARALLEL WITH SAID NORTHERLY LINE OF THE NORTH 100.00 FEET OF THE SOUTH 325.00 FEET OF SAID PORTION OF LOT 3, A DISTANCE OF 174.07 FEET TO THE EASTERLY LINE OF KEELER STREET, 30 FEET WIDE, AS SHOWN ON SAID TRACT NO. 16236; THENCE NORTH 00°30'27" WEST, ALONG SAID EASTERLY LINE, 50.01 FEET TO SAID NORTHERLY LINE; THENCE SOUTH 89°23'41" EAST, ALONG SAID NORTHERLY LINE, 152.58 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND CONTAINS 8,166 SQUARE FEET, MORE OR LESS AND IS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

Ofer Shapira

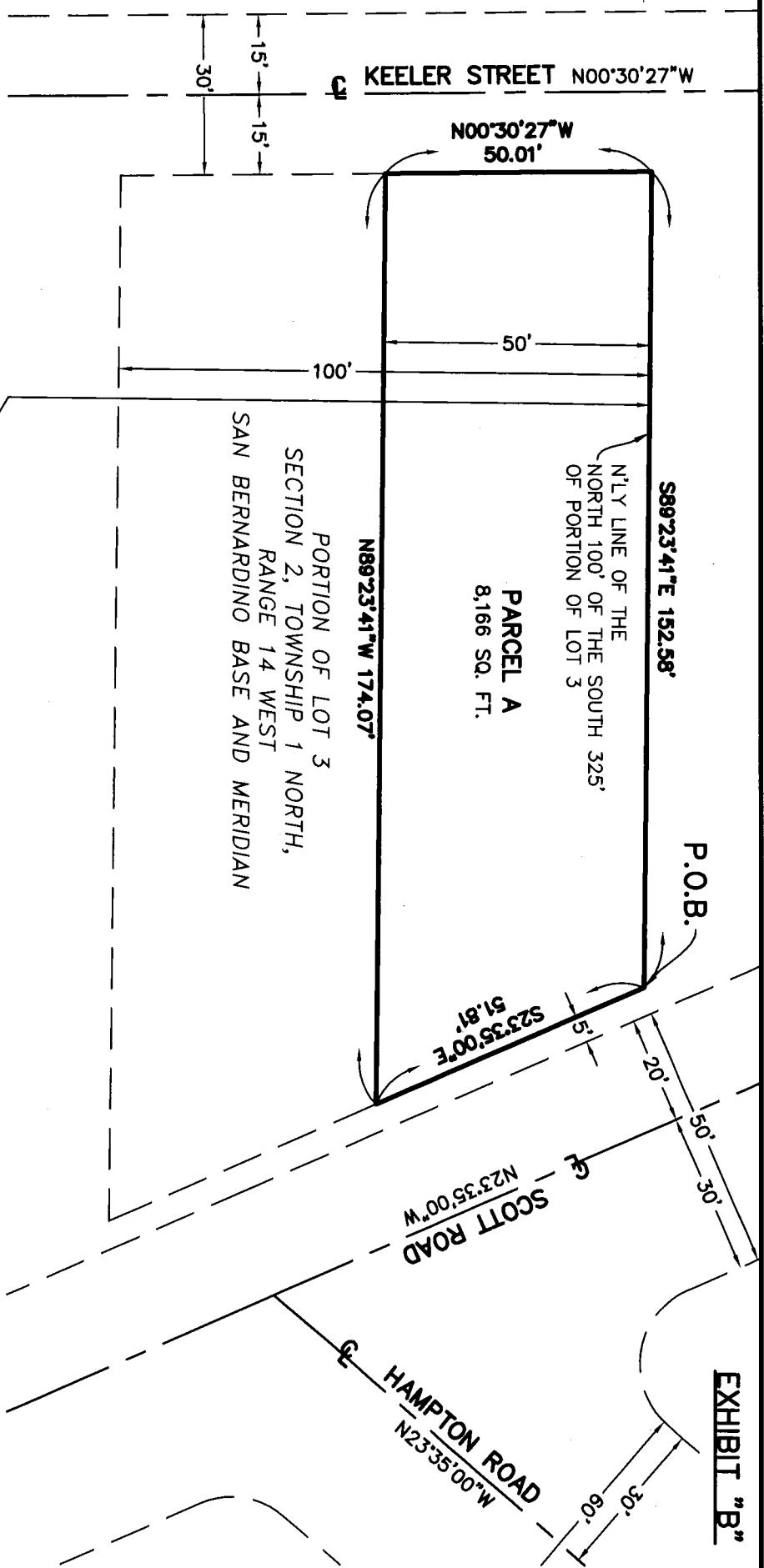
OFER SHAPIRA

LICENSE NO.: L.S. 7123

EXPIRES 12-31-20



EXHIBIT "B"



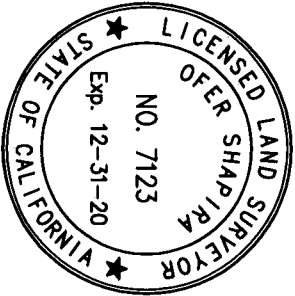
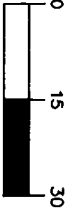
PARCEL A
8,166 SQ. FT.

PORTION OF LOT 3
SECTION 2, TOWNSHIP 1 NORTH,
RANGE 14 WEST
SAN BERNARDINO BASE AND MERIDIAN

NLY LINE
TRACT NO. 3097
M.B. 32, PG. 12



SCALE: 1" = 30'



Ofer Shapira
OFFER SHAPIRA
DATE 7-30-20

Surveying & Drafting Services, Inc.
901 Seward Street, Los Angeles, CA 90038
Tel: (323) 366-2882 Fax: (323) 857-1079 Email: malbox@surveyingdrafting.com
www.surveyingdrafting.com

SKETCH ACCOMPANYING LEGAL DESCRIPTION
2225 SCOTT ROAD
BURBANK, CALIFORNIA 91504

DATE OF SURVEY: 4-11-18
DRAWN BY: VL
JOB: ROMIN-SCOTT
CHECKED BY: O.S.

EXHIBIT "A"

PARCEL B

THAT PORTION OF LOT 3 IN SECTION 2, TOWNSHIP 1 NORTH, RANGE 14 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE OF THE NORTH 100.00 FEET OF THE SOUTH 325.00 FEET OF SAID PORTION OF LOT 3, LYING NORTH OF THE NORTH LINE OF TRACT NO. 3097, IN SAID CITY, COUNTY AND STATE, AS PER MAP RECORDED IN BOOK 32, PAGE 12 OF MAPS, IN THE OFFICE OF SAID COUNTY RECORDER, WITH A PARALLEL LINE THAT IS 5 FEET SOUTHWESTERLY OF, MEASURED AT RIGHT ANGLES TO, THE SOUTHWESTERLY LINE OF SCOTT ROAD, 50 FEET WIDE, AS SHOWN ON TRACT NO. 16236 IN SAID CITY, COUNTY AND STATE, AS PER MAP RECORDED IN BOOK 388, PAGES 19 AND 20 OF MAPS, IN THE OFFICE OF SAID COUNTY RECORDER; THENCE SOUTH 23°35'00" EAST, ALONG SAID PARALLEL LINE, 51.81 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 23°35'00" EAST, ALONG SAID PARALLEL LINE, 51.81 FEET TO THE SOUTHERLY LINE OF THE NORTH 100.00 FEET OF THE SOUTH 325.00 FEET OF SAID PORTION OF LOT 3; THENCE NORTH 89°23'41" WEST, ALONG SAID SOUTHERLY LINE, 195.55 FEET TO THE EASTERLY LINE OF KEELER STREET, 30 FEET WIDE, AS SHOWN ON SAID TRACT NO. 16236; THENCE NORTH 00°30'27" WEST, ALONG SAID EASTERLY LINE, 50.01 FEET; THENCE SOUTH 89°23'41" EAST, PARALLEL WITH SAID NORTHERLY LINE OF THE NORTH 100.00 FEET OF THE SOUTH 325.00 FEET OF SAID PORTION OF LOT 3, A DISTANCE OF 174.07 FEET TO THE **TRUE POINT OF BEGINNING**.

THE ABOVE DESCRIBED LAND CONTAINS 9,241 SQUARE FEET, MORE OR LESS AND IS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

Ofer Shapira

OFER SHAPIRA
LICENSE NO.: L.S. 7123
EXPIRES 12-31-20



EXHIBIT "B"

KEELER STREET N00°30'27"W

15' 15' 30'

N00°30'27"W
50.01'

50'

100'

325'

N'LY LINE OF THE
NORTH 100' OF THE SOUTH 325'
OF PORTION OF LOT 3

PORTION OF LOT 3
SECTION 2, TOWNSHIP 1 NORTH,
RANGE 14 WEST
SAN BERNARDINO BASE AND MERIDIAN

PARCEL B
9,241 SQ. FT.

S89°23'41"E 174.07'

N89°23'41"W 195.55'

S'LY LINE OF THE
NORTH 100' OF THE SOUTH 325'
OF PORTION OF LOT 3

N'LY LINE
TRACT NO. 3097
M.B. 32, PG. 12

P.O.C.

T.P.O.B.

S23°35'00"E
51.81'

S23°35'00"E
51.81'

N23°35'00"W
SCOTT ROAD

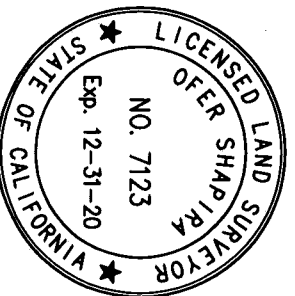
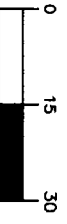
N23°35'00"W
HAMPTON ROAD

20' 50.0' 30'

30' 60'



SCALE: 1" = 30'



Ofer Shapira
OFFER SHAPIRA
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