

EXHIBIT A LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BURBANK IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 31, 32, 55 AND THE SOUTHERLY 9.95 FEET OF LOT 30 OF TRACT NO. 6847, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 135 PAGES 34](#) AND 35 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID LOTS 30, 31 AND 32, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 32; THENCE EASTERLY 42.00 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 32 TO THE EASTERLY BOUNDARY OF THE LAND DESCRIBED AS PARCEL 7.1 OF FINAL ORDER OF CONDEMNATION, SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF LOS ANGELES, CASE NO. NCC 6105B, A CERTIFIED COPY OF WHICH WAS RECORDED ON OCTOBER 25, 1968 AS [DOCUMENT NO. 4114](#) IN BOOK D-4176 PAGE 165 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID EASTERLY BOUNDARY, NORTH 0° 40' 05" EAST 21.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 310 FEET; THENCE NORTHERLY ALONG SAID CURVE, 38.23 FEET TO ITS INTERSECTION WITH A LINE PARALLEL WITH AND 9.95 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID LOT 30, A RADIAL LINE TO SAID POINT BEARS NORTH 83° 36' 10" EAST; THENCE WESTERLY 39.65 FEET ALONG SAID PARALLEL LINE TO A POINT IN THE WESTERLY LINE OF SAID LOT 30; THENCE SOUTHERLY 59.95 FEET ALONG THE WESTERLY LINES OF SAID LOTS 30, 31 AND 32 TO THE POINT OF BEGINNING.

ALSO, EXCEPTING THEREFROM

(1) THOSE PORTIONS OF LOTS 31, 55 AND THE SOUTHERLY 9.95 FEET OF LOT 30 OF TRACT NO. 6847, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 135 PAGES 34](#) AND 35 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTHERLY OF A LINE DRAWN PARALLEL WITH AND DISTANT 27 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF THAT 25 FOOT WIDE ALLEY SHOWN ON MAP OF TRACT NO. 47420 IN SAID COUNTY AND STATE AS PER MAP RECORDED IN [BOOK 1185 PAGES 60](#) TO 62 INCLUSIVE OF SAID MAPS; AND

(2) THAT PORTION OF LOT 55 OF SAID TRACT NO. 6847 DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF AVON STREET (60.00 FEET WIDE) AS SHOWN ON SAID MAP OF TRACT NO. 6847 WITH THE ABOVE DESCRIBED PARALLEL LINE; THENCE WESTERLY ALONG SAID PARALLEL LINE TO THE POINT OF CUSP OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 48.00 FEET, SAID CURVE BEING ALSO TANGENT AT ITS POINT OF ENDING TO SAID WESTERLY LINE OF AVON STREET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 58° 36' 43" AN ARC DISTANCE OF 49.10 FEET TO THE SOUTHERLY LINE OF SAID LOT 55; THENCE ALONG SAID LINE, SOUTH 89° 23' 46" EAST 7.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT 55, BEING ALSO A POINT IN THE WESTERLY LINE OF AVON STREET; THENCE NORTH 0° 37' 13" EAST 23.00 FEET ALONG SAID AVON STREET TO THE POINT OF BEGINNING.

PARCEL 2:

LOTS 33, 34, 35, 36 AND 37 OF TRACT NO. 6847, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 135 PAGES 34](#) AND 35 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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EXCEPT THEREFROM THAT PORTION THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 33; THENCE ALONG THE WESTERLY LINE OF SAID LOTS 33, 34, 35, 36 AND 37, SOUTH 0° 40' 05" WEST 125 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 37; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT, SOUTH 89° 19' 55" EAST 42.00 FEET TO A LINE PARALLEL WITH SAID WESTERLY LINE; THENCE ALONG SAID PARALLEL LINE NORTH 0° 04' 05" EAST 125 FEET TO ITS INTERSECTION WITH THE NORTHERLY LINE OF SAID LOT 33; THENCE ALONG SAID LINE NORTH 89° 19' 55" WEST 42.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PORTION OF THE WEST HALF OF THAT CERTAIN ALLEY ADJOINING LOTS 34, 35, 36 AND 37 OF TRACT NO. 6847, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 135 PAGES 34](#) AND 35 OF MAPS. IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED NORTHERLY BY THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 34, AND SOUTHERLY BY THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 37, AS VACATED BY THE CITY OF BURBANK, BY RESOLUTION RECORDED IN [BOOK 20863 PAGE 339](#). OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 4:

LOTS 38 TO 51 INCLUSIVE AND LOT 133 OF TRACT NO. 6847, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 135 PAGES 34](#) AND 35 OF MAPS. IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THOSE PORTIONS OF LOTS 38 TO 45 INCLUSIVE, AS DESCRIBED IN FINAL ORDER OF CONDEMNATION, CASE NO. NCC 6105B OF SUPERIOR COURT OF THE STATE OF CALIFORNIA, A CERTIFIED COPY OF WHICH RECORDED SEPTEMBER 23, 1968 AS [INSTRUMENT NO. 1577](#).

PARCEL 5:

THOSE PORTIONS OF THE ALLEYS IN TRACT NO. 6847, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP IN [BOOK 135 PAGES 34](#) AND 35 OF MAPS. IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, VACATED BY RESOLUTION NO. 2363 OF SAID CITY OF BURBANK, INCLUDED WITHIN THE FOLLOWING DESCRIBED BOUNDARY LINE:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 38 OF SAID TRACT NO. 6847; THENCE SOUTHERLY ALONG THE EASTERLY LINES OF LOTS 38 TO 45 INCLUSIVE OF SAID TRACT NO. 6847, A DISTANCE OF 228.73 FEET TO THE NORTHERLY LINE OF EMPIRE AVENUE, AS SHOWN ON SAID MAP; THENCE SOUTHEASTERLY ALONG THE PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID LOT 45, A DISTANCE OF 20.48 FEET TO THE SOUTHWESTERLY CORNER OF LOT 46 OF SAID TRACT NO. 6847; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 46, A DISTANCE OF 112.63 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 46; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINES OF LOTS 46, 47, 48, 49 AND 133 OF SAID TRACT NO. 6847. A DISTANCE OF 135.13 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 133; THENCE NORTHERLY ALONG THE PROLONGATION OF THE EASTERLY LINE OF SAID LOT 133, A DISTANCE OF 20.48 FEET TO THE SOUTHEASTERLY CORNER OF LOT 50 OF SAID TRACT NO. 6847; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 50, A DISTANCE OF 135.12 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 50; THENCE NORTHERLY ALONG THE WESTERLY LINES OF LOTS 50 AND 51 OF SAID TRACT NO. 6847, A DISTANCE OF 84.98 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 51; THENCE WESTERLY ALONG THE PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 51, A DISTANCE OF 10 FEET IN THE CENTER LINE OF THE 20 FOOT ALLEY ADJOINING SAID LOT 38, ON THE

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EAST; THENCE NORTHERLY ALONG SAID CENTER LINE, 15.04 FEET, MORE OR LESS, TO THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 38; THENCE WESTERLY ALONG SAID EASTERLY PROLONGATION, 10 FEET TO THE POINT OF BEGINNING.

PARCEL 6:

LOTS 52 AND 53 OF TRACT NO. 6847, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 135 PAGES 34](#) AND 35 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF THE EAST HALF OF THAT CERTAIN ALLEY, 20 FEET WIDE, ADJOINING SAID LOTS 52 AND 53 ON THE WEST; BOUNDED NORTHERLY BY THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 53 AND SOUTHERLY BY THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 52, AS VACATED BY THE CITY OF BURBANK, BY RESOLUTION RECORDED IN [BOOK 20863 PAGE 339](#), OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 7:

LOT 54 OF TRACT NO. 6847, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 135 PAGES 34](#) AND 35 OF MAPS. IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF THE EAST HALF OF THAT CERTAIN VACATED ALLEY, 20 FEET WIDE, ADJOINING SAID LOT 54 ON THE WEST, BOUNDED AS FOLLOWS:

ON THE SOUTH BY THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 54, AND BOUNDED ON THE NORTH BY THE WESTERLY PROLONGATION OF THE SOUTHERLY 15.05 FEET OF SAID LOT 54.

EXCEPT THAT PORTION OF SAID LOT 54, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT; THENCE ALONG THE EASTERLY LINE OF SAID LOT, SOUTH 0° 37' 13" WEST 25.01 FEET TO THE POINT OF CUSP OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 48.00 FEET, SAID CURVE BEING ALSO TANGENT TO A LINE DRAWN PARALLEL WITH AND DISTANT SOUTHERLY 52.00 FEET, MEASURED AT RIGHT ANGLES FROM THAT CERTAIN COURSE IN THE SOUTHERLY LINE OF LOT 1 OF TRACT NO. 47420, IN SAID CITY, COUNTY AND STATE AS PER MAP FILED IN [BOOK 1185 PAGES 60](#) TO 62 INCLUSIVE OF SAID MAPS, SHOWN AS HAVING A BEARING AND LENGTH OF "NORTH 89° 23' 46" WEST 286.26 FEET; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31° 24' 16", AN ARC DISTANCE OF 26.31 FEET TO THE NORTHERLY LINE OF SAID LOT 54; THENCE ALONG SAID NORTHERLY LINE, SOUTH 89° 23' 46" EAST 7.03 FEET TO THE POINT OF BEGINNING.

PARCEL 8:

THAT PORTION OF THE 20 FOOT WIDE ALLEY IN TRACT NO. 6847, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP IN [BOOK 135 PAGES 34](#) AND 35 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, VACATED BY RESOLUTION NO. 21-29,268 OF THE CITY COUNCIL OF THE CITY OF BURBANK, RECORDED DECEMBER 2, 2021 AS [INSTRUMENT NO. 20211786222 OF OFFICIAL RECORDS](#), LYING NORTHERLY OF THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 33 OF SAID TRACT NO. 6847 AND SOUTHERLY OF A LINE PARALLEL WITH AND DISTANT 27.00 FEET SOUTHERLY OF THE SOUTHERLY LINE OF THE 25 FOOT WIDE ALLEY SHOWN ON TRACT NO. 47420, RECORDED IN [BOOK 1185, PAGES 60](#) THROUGH 62 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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PARCEL 9:

NON-EXCLUSIVE EASEMENTS FOR VEHICULAR AND PEDESTRIAN ACCESS, INGRESS AND EGRESS, VEHICULAR PARKING, DRAINAGE AND RUN-OFF OF SURFACE WATER AND ENCROACHMENTS AND OTHER EASEMENTS AS CREATED AND SET FORTH BY "AMENDED AND RESTATED AGREEMENT FOR GRANT OF EASEMENTS AND ESTABLISHMENT OF COVENANTS, CONDITIONS AND RESTRICTIONS" RECORDED DECEMBER 28, 2006 AS [INSTRUMENT NO. 06-2880141](#), [OFFICIAL RECORDS](#), SUBJECT TO TERMS AND PROVISIONS PROVIDED THEREIN.

[APN: 2464-004-006](#), 2464-004-029, 2464-004-030, 2464-004-031