

Exhibit A

Legal Description of Premises

Real property in the City of Redondo Beach, County of Los Angeles, State of California,  
described as follows:

Legal Description

*HARBOR PARCEL #25*

That portion of the Rancho San Pedro, in the City of Redondo Beach, County of Los Angeles, State of California described as follows:

Beginning at the southwesterly corner of that parcel of land described in the deed to the Salvation Army, recorded in Book 6072, page 102 Official Maps of said county, said point lying in the northerly line of Beryl Street 60 feet wide as described in the deed to the City of Redondo Beach, recorded in Book 3142, Page 56 of Deeds, records of said county; thence South 74°53'09" West 165.72 feet along last said northerly line to a point lying North 74°53'09" East 17.50 feet along said northerly line of Beryl Street from last said line's intersection with the east line of Harbor Drive, 70 feet wide, as last said street presently exists; thence North 66°02'05" West 27.17 feet to a point in the east line of last said street, said point lying on a curve concave westerly and which has a radius of 2869.68 feet, last said point being 17.50 feet northerly, measured along last said line, from the northerly line of Beryl Street; a radial bears North 62°51'51" East to last said point; thence northerly along said easterly line 133.52 feet through a central angle of 2°39'57"; thence tangent to last said curve North 29°48'06" West 214.76 feet to the southerly line of property conveyed to the Southern California Edison Company; thence North 67°04'04" East 325.98 feet along said Edison Company property to an angle point therein; thence South 25°53'47" East 169.34 feet along said Edison Company property to the northwesterly line of said land deeded to the Salvation Army; thence southwesterly and southerly along last said line to the following courses and distances; South 37°13'35" West 45.60 feet; South 16°40'30" West 64.38 feet; South 10°15'01" East 151.30 feet to the point of beginning.

Contains 2.31 acres

Subject to the following easements and exceptions:

DESCRIPTION APPROVED

By *[Signature]*

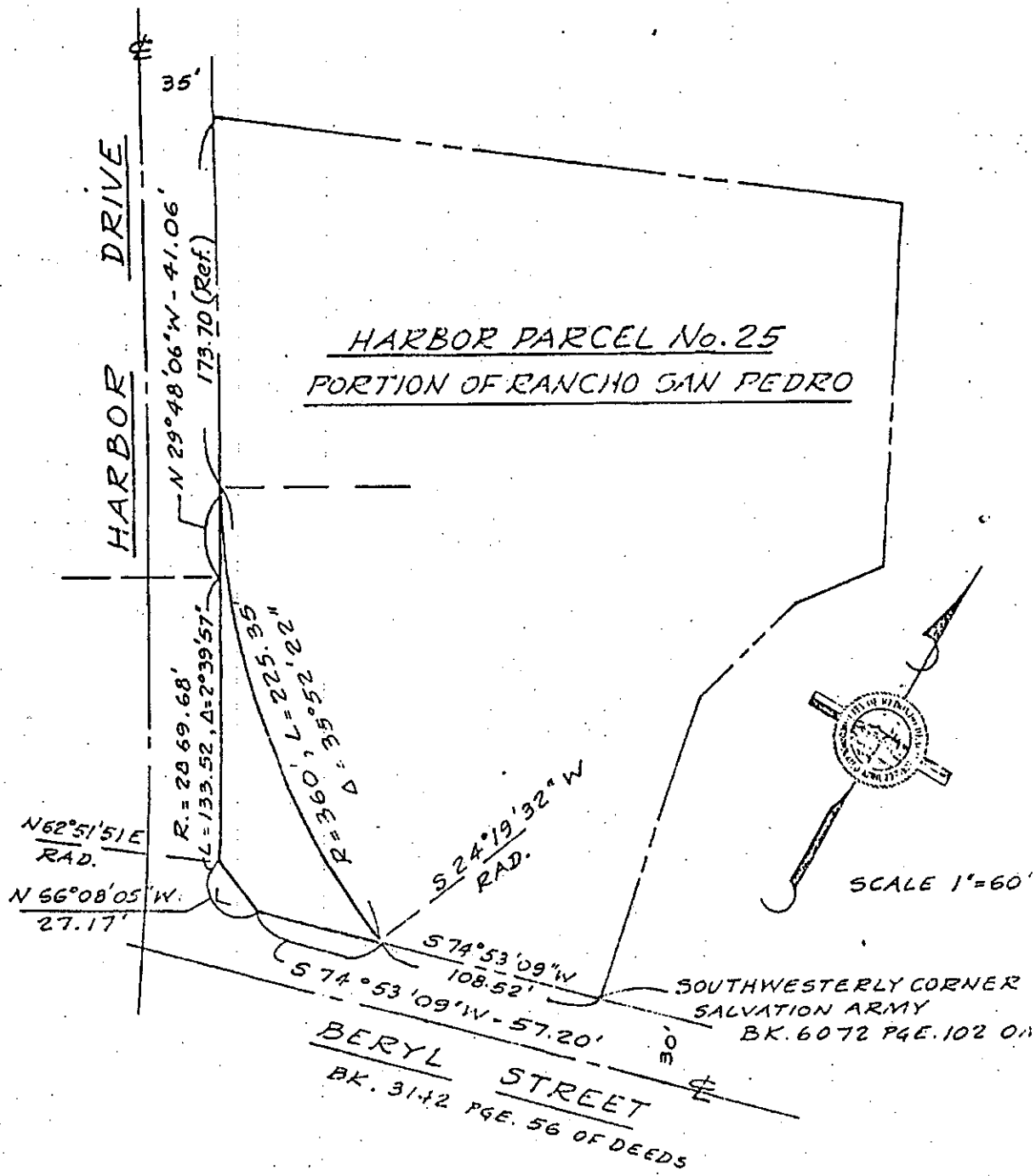
(a) An easement for street purposes

upon and across that portion of Rancho San Pedro in the City of Redondo Beach, County of Los Angeles, State of California, described as follows:

Beginning at a point in the Northerly line of Beryl Street, 60 feet wide as described in the deed to the City of Redondo Beach, recorded in Book 3142, page 56 of deeds, records of said County, said point being distant South  $74^{\circ}53'09''$  West 108.52 feet measured along said Northerly line of Beryl Street from the Southwesterly corner of that parcel of land described in the deed to the Salvation Army, recorded in Book 6072, page 102, Official Maps of said County, thence South  $74^{\circ}53'09''$  West 57.20 feet, thence North  $66^{\circ}08'05''$  West 27.17 feet to a point in the Easterly line of Harbor Drive, 70 feet wide, as last said street presently exists, said point lying on a curve concave Westerly which has a radius of 2869.68 feet on a radial that bears North  $62^{\circ}51'51''$  East, thence Northerly along said Easterly line of Harbor Drive, 133.52 feet measured along the arc of said curve through a central angle of  $2^{\circ}39'57''$ , thence tangent to last said curve North  $29^{\circ}48'06''$  West 41.06 feet to a point of cusp in the Easterly line of said Harbor Drive, said point lying on a curve concave Northeasterly which has a radius of 360.00 feet tangent to the Easterly line of said Harbor Drive, thence Southerly 225.35 feet measured along the arc of said curve through a central angle of  $35^{\circ}52'22''$  to the point of beginning, which easement is more specifically shown on the plat attached hereto as Exhibit '1' and by this reference incorporated herein.

(b) Those rights and easements granted to Southern California Edison Company by Lessor under that certain Lease dated December 28, 1964.

(c) Covenants, conditions, restrictions, reservations, rights and rights of way of record.



EASEMENT FOR STREET PURPOSES

CITY OF REDONDO BEACH

EC. OCT. 22,

Exhibit 1