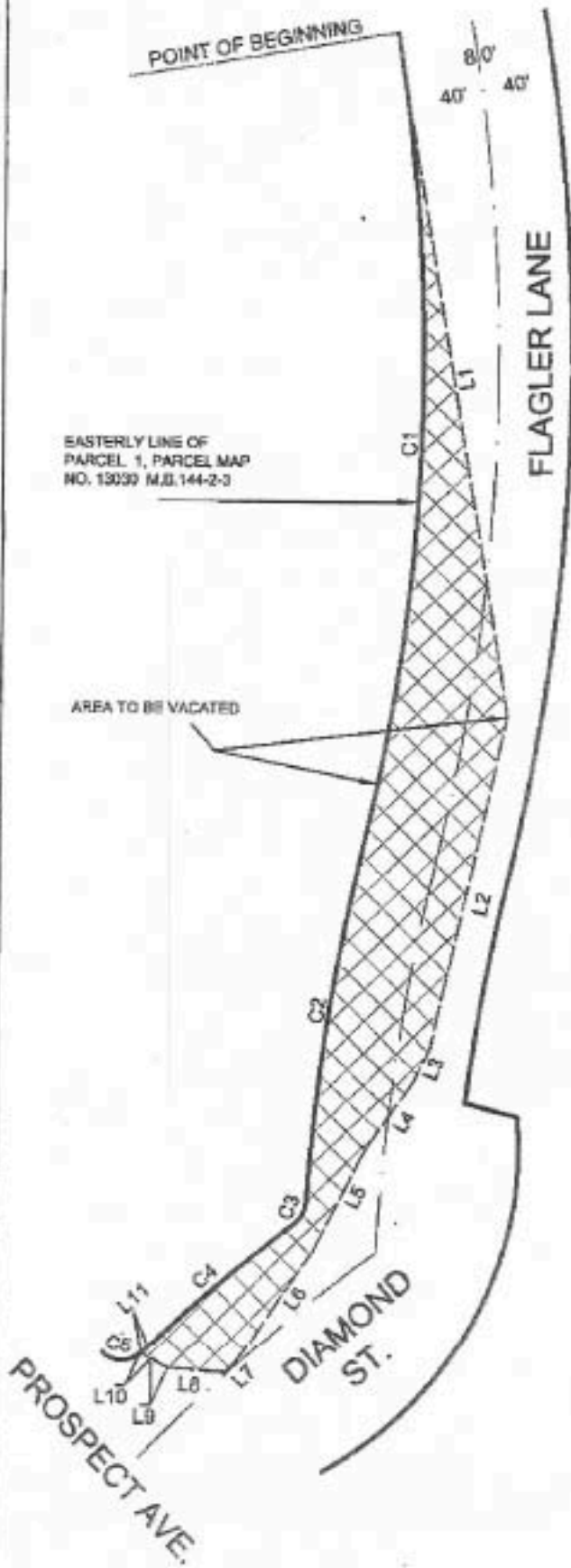


EXHIBIT "A"



COURSE	BEARING	DISTANCE
L1	N 09°25'00" W	379.39'
L2	N 12°13'08" E	185.87'
L3	N 25°00'14" E	19.72'
L4	N 33°30'59" E	47.04'
L5	N 25°58'25" E	63.88'
L6	N 34°28'00" E	72.68'
L7	N 43°48'19" E	8.68'
L8	N 85°18'44" E	31.63'
L9	S 63°20'39" E	10.45'
L10	S 58°11'03" E	6.34'
L11	S 46°42'48" W	5.13'

CURVE	RADIUS	LENGTH	DELTA
C1	1138.53'	448.17'	22°33'14"
C2	1218.53'	201.19'	8°27'36"
C3	15.00'	12.77'	48°47'35"
C4	1040.00'	104.50'	5°45'25"
C5	15.00'	23.50'	89°46'17"

SEE EXHIBIT "B" FOR LEGAL DESCRIPTION

EXHIBIT "B"

A PORTION OF THE CITY RIGHT-OF-WAY KNOWN AS FLAGLER LANE AND DIAMOND STREET LYING NORTHEASTERLY OF NORTH PROSPECT AVENUE AS SHOWN ON PARCEL MAP NO. 13030, IN THE CITY OF REDONDO BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN PARCEL MAP BOOK 144, PAGES 3 AND 4 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF PARCEL 1 OF SAID PARCEL MAP NO. 13030, SAID POINT BEING THE NORTHERLY TERMINUS OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1138.53 FEET; THENCE SOUTHERLY ALONG SAID CURVE A DISTANCE OF 448.17 FEET; THENCE CONTINUING SOUTHERLY ALONG A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1218.53 FEET A DISTANCE OF 201.19 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET A DISTANCE OF 12.77 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY A DISTANCE OF 104.50 FEET; THENCE S 46°42'48" W A DISTANCE OF 5.13 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET AND A LENGTH OF 23.50 FEET, SAID CURVE IS SHOWN ON THE ABOVE MENTIONED PARCEL MAP ; THENCE S 63°23'39"E A DISTANCE OF 10.45 FEET; THENCE S 85°19'44" E A DISTANCE OF 31.63 FEET; THENCE N 43°48'19" E A DISTANCE OF 8.66 FEET; THENCE N 34°29'00" E A DISTANCE OF 72.68 FEET; THENCE N 25°58'25" E A DISTANCE OF 63.88 FEET; THENCE N 33°30'59" E A DISTANCE OF 47.04 FEET; THENCE N 25°00'14" E A DISTANCE OF 19.72 FEET; THENCE N 12°13'06" E A DISTANCE OF 185.87 FEET; THENCE N 09°25'00" W A DISTANCE OF 379.39 FEET TO THE POINT OF BEGINNING.

SAID LAND AREA IS 25,526 S.F.