

EXHIBIT "A"

LEGAL DESCRIPTION
STREET VACATION

THOSE CERTAIN PORTIONS OF BART AVENUE, 50 FEET WIDE, AND ALLEY, 20 FEET WIDE, AS SHOWN ON TRACT NO. 12987, IN THE CITY OF HAWTHORNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 259, PAGES 17 AND 18 OF MAPS, SAID PORTIONS ALSO SHOWN ON THAT CERTAIN DOCUMENT ENTITLED, "CERTIFICATE OF COMPLETION" FOR CITY OF HAWTHORNE ANNEXATION NO. 2010-07 RECORDED JUNE 15, 2012, AS INSTRUMENT NO. 20120894916 OF OFFICIAL RECORDS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 141 OF SAID TRACT NO. 12987;

THENCE ALONG THE SOUTHEASTERLY LINE OF BART AVENUE AS SHOWN ON SAID TRACT NO. 12987, SAID SOUTHEASTERLY LINE ALSO BEING THE NORTHWESTERLY LINE OF LOT 148 OF SAID TRACT NO. 12987, SOUTH 29°20'03" WEST, A DISTANCE OF 20.00 FEET;

THENCE ALONG THE SOUTHWESTERLY LINE OF BART AVENUE AND ALLEY AS SHOWN ON SAID TRACT NO. 12987; SAID SOUTHWESTERLY LINE ALSO BEING THE NORTHEASTERLY LINE OF SAID LOT 148, NORTH 60°39'57" WEST, A DISTANCE OF 96.74 FEET TO THE WESTERLY LINE OF THAT CERTAIN EASEMENT BEING A STRIP OF LAND, 10.00 FEET WIDE, AS DESCRIBED IN DIRECTOR'S DEED DE 54076-2 RECORDED OCTOBER 28, 1992, AS INSTRUMENT NO. 92-1984518 OF OFFICIAL RECORDS, SAID WESTERLY LINE BEING THE SOUTHERLY PROLONGATION OF THAT COURSE DESCRIBED AS SOUTH 11°52'55" WEST, 128.72 FEET IN DIRECTOR'S DEED DD 054077-01-01 RECORDED MAY 12, 1989 AS INSTRUMENT NO. 89-768064 OF OFFICIAL RECORDS, SAID WESTERLY LINE ALSO BEING THE EASTERLY LINE OF THE SAN DIEGO FREEWAY AS SHOWN ON SAID CITY OF HAWTHORNE ANNEXATION NO. 2010-07 MAP;

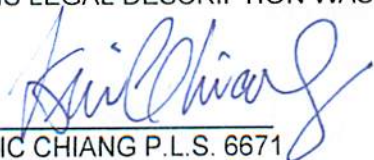
THENCE ALONG SAID LINE NORTH 11°45'54" EAST, A DISTANCE OF 20.98 TO THE NORTHEASTERLY LINE OF SAID ALLEY AND THE SOUTHWESTERLY LINE OF LOT 142;

THENCE ALONG SAID SOUTHWESTERLY LINE SOUTH 60°39'57" EAST, A DISTANCE OF 103.07 FEET TO THE **POINT OF BEGINNING**.

THE AREA OF THE ABOVE-DESCRIBED STREET VACATION CONTAINS 1,998 SQUARE FEET MORE OR LESS.

ALL AS SHOWN ON EXHIBIT "B" ATTACHED HEREON AND BY THIS REFERENCE MADE A PART HEREOF.

THIS LEGAL DESCRIPTION WAS PREPARED BY OR UNDER THE DIRECT SUPERVISION OF


ERIC CHIANG P.L.S. 6671

July 19, 2024
DATE



EXHIBIT "B"

IN THE CITY OF HAWTHORNE
 PLAT TO ACCOMPANY LEGAL DESCRIPTION EXHIBIT "A"



INDICATES AREA OF THE STREET VACATION TO BE ATTACHED TO
 ADJOINING PARCEL A.P.N. 4142-011-034. AREA = 1,998 SQ.FT. +/-

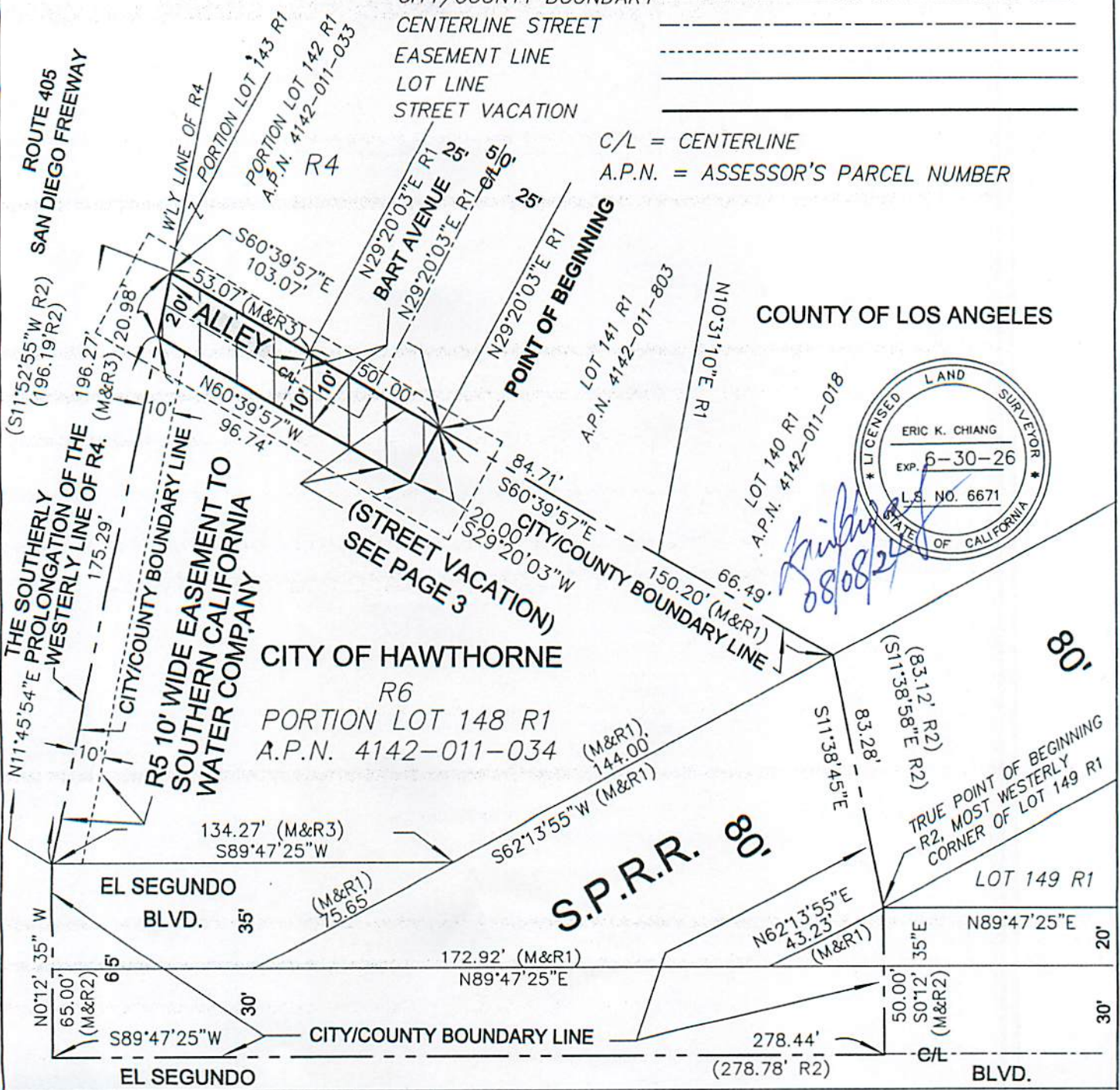
REFERENCES:

- R1 = TRACT NO. 12987, M.B. 259-17-18
- R2 = CITY OF HAWTHORNE ANNEXATION NO. 2010-07, INSTRUMENT NO. 2012 0894916, RECORDED ON JUNE 15, 2012.
- R3 = STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION R/W MAP F1922-1
- R4 = DIRECTOR'S DEED DD 54077-01-01, INSTRUMENT NO. 89-768064 O.R. RECORDED MAY 12, 1989.
- R5 = DIRECTOR'S DEED DE 54076-2, INSTRUMENT NO. 92-1984518 O.R. RECORDED OCTOBER 28, 1992. (EASEMENT)
- R6 = DIRECTOR'S DEED DD 54076-01-01, INSTRUMENT NO. 07 0250117 O.R. AND INSTRUMENT NO. 20200810021 O.R. RECORDED JULY 21, 2020.

LINE LEGEND/ABBREVIATIONS

- CITY/COUNTY BOUNDARY _____
- CENTERLINE STREET _____
- EASEMENT LINE _____
- LOT LINE _____
- STREET VACATION _____

C/L = CENTERLINE
 A.P.N. = ASSESSOR'S PARCEL NUMBER



COUNTY OF LOS ANGELES



Handwritten signature and date: Eric K. Chiang 08/08/20

PROJECT NO: 190825	SCALE: 1"=50'	DATE: 7/18/24	EXHIBIT "B": PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR STREET VACATION
DRAWN BY: EKC	CHECKED BY:		
APPROVED BY:		PAGE 2 OF 3	

EXHIBIT "B"

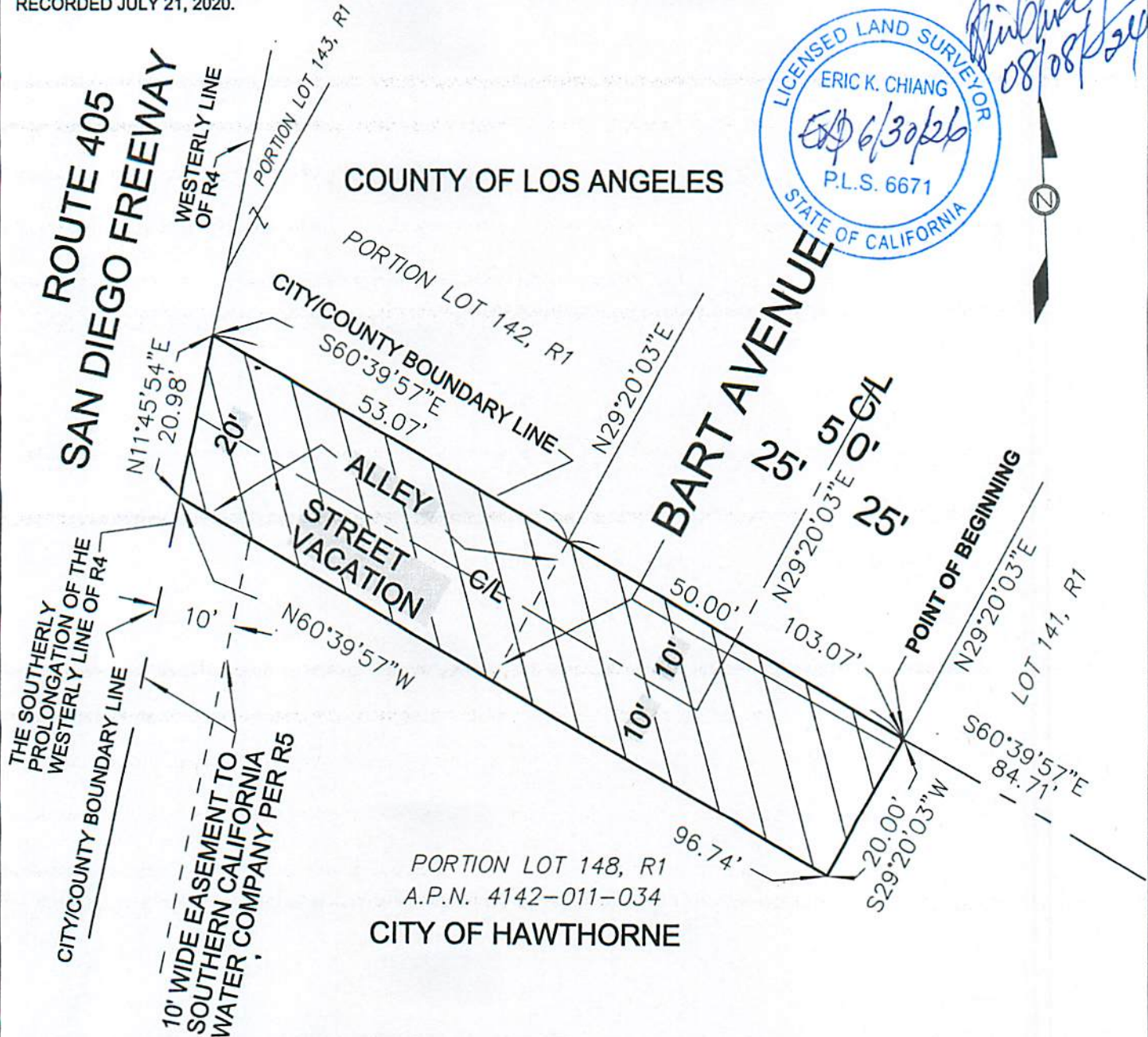
IN THE CITY OF HAWTHORNE

PLAT TO ACCOMPANY LEGAL DESCRIPTION EXHIBIT "A"

 INDICATES AREA OF THE STREET VACATION TO BE ATTACHED TO ADJOINING PARCEL A.P.N. 4142-011-034. AREA = 1,998 SQ.FT. +/-

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Handwritten signature and date: 08/08/24



PROJECT NO: 190825	SCALE: 1"=20'	DATE: 7/18/24	EXHIBIT "B": PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR STREET VACATION
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