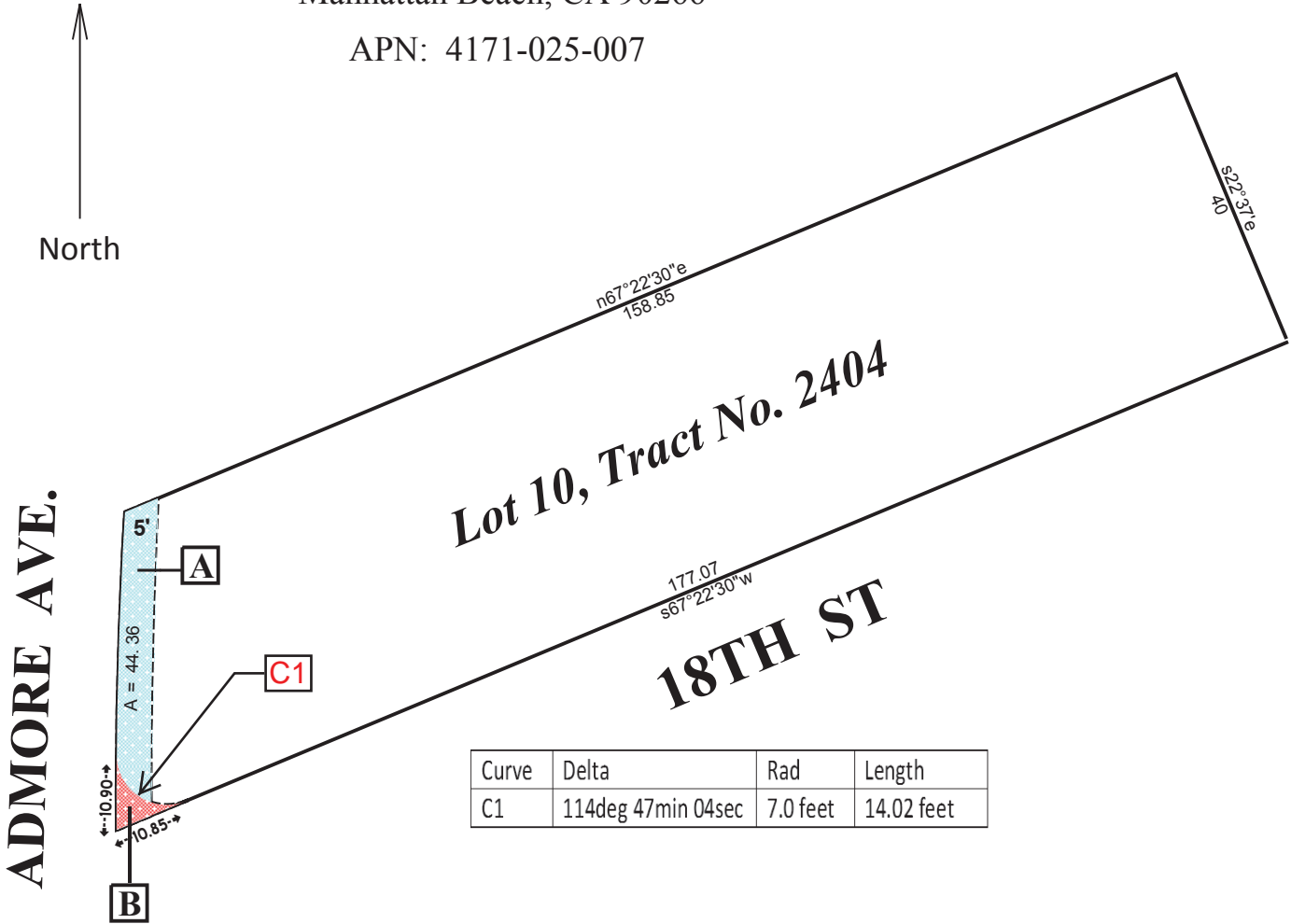


Exhibit A

Summary Vacation of 5' Street Easement at:
 1800 North Admore Avenue
 Manhattan Beach, CA 90266

APN: 4171-025-007



Curve	Delta	Rad	Length
C1	114deg 47min 04sec	7.0 feet	14.02 feet

Easement Notes:

A Vacated easement consists of the westerly 5-feet of Lot 10 in Tract No. 2404, in the City of Manhattan Beach, in the County of Los Angeles, State of California, as per map recorded in Book 26, Page 87 of Maps in the office of the Los Angeles County Recorder, exclusive of the street easement (B) provided for by Grant Deed dated 1/27/1971 and recorded on 2/17/1971 as Instrument No. 2771

B Easement B:
 That portion of Lot 10 in Tract No. 2404, in the City of Manhattan Beach, in the County of Los Angeles, State of California, as per map recorded in Book 26, Page 87 of Maps, in the office of the County Recorder of said County described as follows:

Beginning at the southwesterly corner of said Lot 10, said corner being the intersection of the northwesterly line of 18th Street (40 feet wide) and the easterly line of Ardmore Avenue, formerly East Railroad Drive (40 feet wide), as said street and avenue are shown on the map of said Tract 2404; thence North 67° 22' 30" East 10.85 feet along said northwesterly line of 18th Street; thence southwesterly, westerly and northerly on a tangent curve concave to the northeast having a radius of 7.00 feet through a central angle of 114° 47' 04" an arc distance of 14.02 feet to a point of tangency with said easterly line of Ardmore Avenue; thence southerly along said easterly line on a curve concave to the east having a radius of 725.90 feet through a central angle of 0° 51' 38" an arc distance of 10.90 feet to the point of beginning.