

**EXHIBIT "A"**

LM 11-2023  
LOT MERGER

**LEGAL DESCRIPTION**

THE NORTHERLY 112 FEET OF THE WESTERLY 16 FEET OF LOT 25, THE NORTHERLY 112 FEET OF LOT 26, AND THE NORTHERLY 112 FEET OF THE EASTERLY 10 FEET OF LOT 27 OF THE CORRECTED MAP OF J.E. PACKARD'S VINEYARD TRACT AND J.E. PACKARD'S ADDITION TO THE J.E. PACKARD VINEYARD TRACT, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30, PAGES 89 AND 90 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

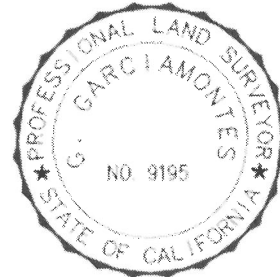
**TOGETHER WITH** THAT PORTION OF THE SOUTH HALF OF ILLINOIS AVENUE (VACATED) LYING BETWEEN THE WEST LINE OF THE EASTERLY 10 FEET OF SAID LOT 27 PROLONGED NORTHERLY AND THE EAST LINE OF THE WESTERLY 16 FEET OF SAID LOT 25 PROLONGED NORTHERLY.

ALL LOTS BEING HELD TOGETHER AS ONE PARCEL.

SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS, RIGHT-OF-WAY AND EASEMENTS OF RECORDS, IF ANY.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART THEREOF.

\*\*\*\*\*END OF DESCRIPTION\*\*\*\*\*



THIS LEGAL DESCRIPTION WAS PREPARED  
BY ME OR UNDER MY DIRECTION.

A handwritten signature in black ink, appearing to read "Gerardo Garciamontes".

GERARDO GARCIAMONTES, PLS 9195 02DEC2025

December 02, 2025