

**EXHIBIT "A"**  
**PARCEL MERGER (LM10 - 2017)**  
APN: 8336-007-018, APN: 8336-008-009  
**LEGAL DESCRIPTION**

LOTS 19 AND 20 AND THOSE PORTIONS OF LOTS 11 AND 12 OF HUTCHINSON'S SUBDIVISION OF LOTS 5, 8 AND 11 OF THE BINGHAM TRACT, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 26 PAGE 66 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT 12 DISTANT SOUTHERLY 1.56 FEET MEASURED ALONG THE WESTERLY LINE FROM THE SOUTHERLY LINE OF THE NORTH 53.50 FEET OF SAID LOT 12; THENCE NORTHERLY ALONG THE WESTERLY LINE OF LOT 12, 20 AND 19 TO THE NORTHWEST CORNER OF SAID LOT 19; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 19 TO THE NORTHEAST CORNER OF SAID LOT 19; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 19 TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 11 TO A POINT THAT IS 112 FEET WESTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT 11; THENCE SOUTHERLY, PARALLEL WITH THE EASTERLY LINE OF SAID LOT 11, TO THE INTERSECTION WITH THE SOUTH LINE OF THE LAND CONVEYED BY JOSEPH M. WOOLERY ET AL., BY DEED RECORDED IN BOOK 1758 PAGE 259 OF DEEDS, AND AS CORRECTED BY DECREE HAD IN CASE NO. 42750, SUPERIOR COURT, A CERTIFIED COPY THEREOF BEING RECORDED IN BOOK 1924 PAGE 177 OF DEEDS, RECORDS OF SAID COUNTY; THENCE EASTERLY ALONG A LINE WHICH, IF EXTENDED, WOULD INTERSECT THE EASTERLY LINE OF SAID LOT 11 AT A POINT DISTANT SOUTHERLY 55.50 FEET FROM THE NORTHEAST CORNER OF SAID LOT 11 AND THE WESTERLY TERMINUS OF SAID LINE BEING A POINT IN THE WESTERLY LINE OF SAID LOT 20 DISTANCE 1.56 FEET MEASURED ALONG SAID WESTERLY LINE FROM A LINE THAT IS SOUTHERLY 55.50 FEET FROM THE NORTH LINE OF SAID LOT 20, A DISTANCE OF 140 FEET EASTERLY FROM SAID WESTERLY LINE OF SAID LOT 20; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOTS 11 AND 12, 60 FEET, MORE OR LESS, TO A POINT IN A LINE CONNECTING WITH A POINT IN THE EASTERLY LINE OF SAID LOT 12, DISTANT SOUTHERLY 53.50 FEET FROM THE NORTHEAST CORNER OF SAID LOT 12; THENCE WESTERLY ALONG SAID LAST MENTIONED LINE TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE WESTERLY 10 FEET THEREOF.

ALL PARCELS BEING HELD TOGETHER AS ONE PARCEL.

(Approximate area  $\pm 0.45$  acres)

SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS, RIGHTS OF WAY AND EASEMENTS, IF ANY.

EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART OF.

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

11/2/17  
  
STEPHEN VENTURA P.E.

