

**EXHIBIT "A"**  
**LOT LINE ADJUSTMENT No. LLA2 - 2017)**  
**LEGAL DESCRIPTION**

**PARCEL 1**

THAT PORTION OF LOT 11 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 THE NORTHEAST CORNER OF SAID LOT 11; THENCE WEST ALONG THE NORTHLINE THEREOF, 112 FEET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE THEREOF TO THE INTERSECTION WITH THE SOUTH LINE OF THE LAND CONVEYED BY JOSEPH M. WOOLERY, ET AL., TO MRS. LUELLA CLARK, ET AL., BY DEED DATED APRIL 15, 1903 RECORDED IN BOOK 1758, PAGE 259 OF DEEDS, RECORDS OF SAID COUNTY, AND AS CORRECTED BY DECREE HAD IN CASE NO. 42750, SUPERIOR COURT, A CERTIFIED COPY THEREOF BEING RECORDED IN BOOK 1924 PAGE 177 OF SAID DEEDS; THENC EASTERLY ALONG THE SOUTH LINE OF SAID LAND SO DECREED TO HAVE BEEN CONVEYED TO A POINT ON THE EAST LINE OF SAID LOT, DISTANT SOUTH 56.05 FEET FROM THE NORTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE 55.50 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID LOT LYING WESTERLY OF A LINE THAT IS LOCATED WESTERLY 89.27 FEET FROM THE NORTHEASTERLY CORNER, MEASURED ALONG THE NORTHERLY LINE THEREOF; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOT, TO THE SOUTHERLY LINE THEROF.

(Approximate area  $\pm 0.11$  acres)

**PARCEL 2**

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 LOTS 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 89.27 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

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**LEGAL DESCRIPTION (CONTINUED)**

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 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.

(Approximate area  $\pm 0.48$  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:

 11/7/17  
STEPHEN VENTURA P.E.

