

EXHIBIT "A"
LM8-2018
LOT MERGER

(APN 8331-001-023)

LEGAL DESCRIPTION

THAT PORTION OF THE NORTH-HALF OF THE WEST-HALF OF LOT 2, IN BLOCK "F" OF MAP NO. 1 OF A PORTION OF PHILLIPS ADDITION TO POMONA, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 94 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTER LINE OF GAREY AVENUE, CURRENTLY ESTABLISHED 100 FEET WIDE, AS SHOWN ON THE RECORD OF SURVEY MAP FILED IN BOOK 278 PAGE 40 OF RECORDS OF SURVEY IN SAID COUNTY RECORDER'S OFFICE, DISTANT SOUTHERLY THEREON 542 FEET MEASURED ALONG SAID CENTER LINE FROM ITS INTERSECTION WITH THE CENTER LINE OF LEXINGTON AVENUE, 70 FEET WIDE AS SHOWN ON SAID RECORD OF SURVEY MAP; THENCE EASTERLY PARALLEL WITH SAID CENTER LINE OF LEXINGTON AVENUE, 330 FEET; THENCE SOUTHERLY PARALLEL WITH THE CENTER LINE OF GAREY AVENUE, 118 FEET MORE OR LESS TO THE SOUTH LINE OF SAID NORTH-HALF LOT 2; THENCE WESTERLY ALONG SAID SOUTH LINE, 330 FEET TO SAID CENTER LINE OF GAREY AVENUE; THENCE NORTHERLY ALONG SAID CENTER LINE OF GAREY AVENUE 118 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION INCLUDED WITHIN THE LINES OF SAID GAREY AVENUE.

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

EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

THIS LEGAL DESCRIPTION HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION.

DATED THIS 16TH DAY OF AUGUST, 2018



CESAR S. BREGAUDIT, P.L.S. 8382

