

EXHIBIT "A"
LEGAL DESCRIPTION
LM 10-2019

THAT PORTION OF LOTS 6, 7 AND 8 OF TRACT 985, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18, PAGE 135 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CITY ENGINEERS CENTERLINE OF GAREY AVENUE, 70 FEET WIDE, AS SAID AVENUE IS SHOWN ON SAID MAP, WITH THE CITY ENGINEER'S CENTERLINE OF KINGSLEY AVENUE, 70 FEET WIDE, SHOWN AS AN UNNAMED STREET ON THE MAP OF BIXBY BISHOPS SUBDIVISION, RECORDED IN BOOK 14, PAGE 51 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE NORTHERLY ALONG SAID CENTERLINE OF GAREY AVENUE, 297.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 500.00 FEET, SAID CURVE ALSO BEING TANGENT AT ITS NORTHERLY TERMINUS WITH THE CITY ENGINEER'S CENTERLINE OF GAREY AVENUE, 70 FEET WIDE, AS SAID AVENUE IS SHOWN ON THE MAP OF CASA GRANDE TRACT, RECORDED IN BOOK 15, PAGE 104 OF MAPS, RECORDS OFFICE OF SAID COUNTY;

THENCE EASTERLY AT RIGHT ANGLES TO SAID FIRST MENTIONED CENTERLINE OF GAREY AVENUE, 45.00 FEET TO A POINT BEING IN A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 455.00 FEET, AND BEING CONCENTRIC WITH SAID CURVE HAVING A RADIUS OF 500.00 FEET, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE NORTHERLY ALONG SAID CURVE TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 15.00 FEET AND BEING TANGENT AT ITS EASTERLY TERMINUS TO A LINE THAT IS PARALLEL WITH AND DISTANT SOUTHERLY 10.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE NORTHERLY LINE OF SAID LOT 8;

THENCE NORTHERLY AND EASTERLY ALONG SAID CURVE TO SAID PARALLEL LINE;

THENCE EASTERLY ALONG SAID PARALLEL LINE TO THE EASTERLY LINE OF SAID LOT 8;

THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOTS TO THE SOUTHEAST CORNER SAID LOT 6;

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 6 TO A LINE PARALLEL WITH SAID FIRST MENTIONED CENTER LINE OF GAREY AVENUE, AND WHICH PASSES THROUGH THE POINT OF BEGINNING;

THENCE NORTHERLY ALONG SAID PARALLEL LINE TO THE **TRUE POINT OF BEGINNING.**

TOGETHER WITH LOT 9 OF TRACT 985, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18, PAGE 135 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE SOUTH 21.46 FEET OF SAID LOT 9.

ALL PARCELS BEING HELD TOGETHER AS ONE PARCEL.

DESCRIPTION CONTAINS 0.489 ACRES, MORE OR LESS.

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

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

ON POINT LAND SURVEYING, INC.

PREPARED BY:

ANTHONY D. SMITH, PLS 8133

DATE: 2/13/2020

