

EXHIBIT "A"
LM 5-2025
LEGAL DESCRIPTION
LOT MERGER

LEGAL DESCRIPTION

THE SOUTHERLY 93.50 FEET, MEASURED ALONG THE EASTERLY LINE THEREOF, OF THAT PORTION OF LOT 37 OF J. E. PACKARD'S ORANGE GROVE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25, PAGE 84 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID LOT, DISTANT NORTH 01° 32'38" WEST, 486.64 FEET FROM THE SOUTHEASTERLY CORNER THEREOF;

THENCE NORTH 01°32'38" WEST, 234.01 FEET, ALONG SAID EASTERLY LINE TO THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO STANLEY C. WHEELER AND NELLIE G. WHEELER, RECORDED IN BOOK 5152, PAGE 12 OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE SOUTH 53°03'22" WEST, ALONG THE NORTHERLY LINE OF SAID LOT, 302.10 FEET TO THE NORTHWESTERLY CORNER OF SAID LAND;

THENCE SOUTH 01°32'38" EAST, 58.96 FEET, MORE OR LESS, TO A POINT DISTANT NORTHERLY 486.64 FEET FROM THE SOUTHWEST CORNER OF SAID LAND OF WHEELER;

THENCE NORTH 88°28'06" EAST, PARALLEL WITH THE SOUTHERLY LINE OF LOT 37, 246.25 FEET TO THE **POINT OF BEGINNING**.

TOGETHER WITH THAT PORTION OF LOT 37 OF THE J.E. PACKARD'S ORANGE GROVE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25, PAGE 84 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID LOT, DISTANT NORTH 01°32'38" WEST 486.64 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LOT;

THENCE SOUTH 88°28'06" WEST, PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, 246.25 FEET;

THENCE SOUTH 01°32'38" EAST, 134.00 FEET;

THENCE NORTH 88°28'06" EAST, PARALLEL WITH SAID SOUTHERLY LINE, 246.25 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT;

THENCE NORTH 01°32'38" WEST, ALONG SAID EASTERLY LINE, 134.00 FEET TO THE **POINT OF BEGINNING**.

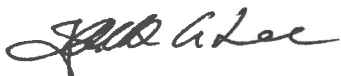
EXISTING APN: 8355-017-012

SAID PARCEL CONTAINS 5,5182.60 S.F. OR 1.27 ACRES, MORE OR LESS

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

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF. AS AN AID TO UNDERSTANDING THIS LEGAL DESCRIPTION.

THIS DOCUMENT CONSISTING OF TWO PAGES (EXHIBIT "A" AND "B") WAS PREPARED BY ME OR UNDER MY SUPERVISION.



JACK C LEE
P.L.S. NO. 8407

MAY 05, 2026
DATE

