

EXHIBIT "A"

LEGAL DESCRIPTION PRIOR TO LOT LINE ADJUSTMENT

PARCEL 1:

THOSE PORTIONS OF LOTS 38 AND 39 OF EAST LAGUNA, IN THE CITY OF COMMERCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON A MAP MARKED "EXHIBIT A" AND ATTACHED TO DECREE OF PARTITION IN LOS ANGELES SUPERIOR COURT CASE NO. B-81961, A CERTIFIED COPY OF WHICH DECREE IS RECORDED IN BOOK 122 PAGE 162, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID LOT 39, DISTANT SOUTH $62^{\circ}11'33''$ EAST THEREON 377.82 FEET FROM THE EASTERLY LINE OF PARCEL 1 OF LAND DESCRIBED IN THE DEED RECORDED AS INSTRUMENT NO. 534 ON AUGUST 11, 1949 IN BOOK 30748 PAGE 343, OFFICIAL RECORDS; THENCE NORTH $27^{\circ}48'27''$ EAST 319.20 FEET TO A POINT IN THE SOUTHERLY LINE OF PARCEL 2 OF SAID DEED, SAID POINT BEING IN A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,970.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS NORTH $7^{\circ}02'11''$ EAST; THENCE WESTERLY ALONG SAID CURVE 226.53 FEET TO END OF SAID CURVE; THENCE TANGENT TO SAID CURVE NORTH $89^{\circ}33'07''$ WEST 175.31 FEET TO A POINT IN THE EASTERLY LINE OF SAID PARCEL 1, SAID POINT BEING IN A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,950.00 FEET A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS NORTH $54^{\circ}01'11''$ WEST; THENCE SOUTHERLY ALONG SAID CURVE 146.80 FEET TO THE SOUTH LINE OF SAID LOT 39; THENCE SOUTH $62^{\circ}11'33''$ EAST 377.82 FEET TO THE POINT OF BEGINNING.

CONTAINS 87,084 SQ FEET OR 2.00 ACRES, MORE OR LESS.

PARCEL 2:

THAT PORTION OF LOT 40 OF EAST LAGUNA, IN THE CITY OF COMMERCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON A MAP THEREOF MARKED EXHIBIT "A" AND ATTACHED TO DECREE OF PARTITION IN ACTION B-81961, IN SUPERIOR COURT OF SAID LOS ANGELES COUNTY, A CERTIFIED COPY OF WHICH DECREE IS RECORDED IN BOOK 122 PAGE 162, ET. SEQ. OF OFFICIAL RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF PARCEL 38 IN THE DEED TO LOS ANGELES JUNCTION RAILWAY COMPANY, RECORDED AS DOCUMENT 3721 ON APRIL 4, 1972 IN BOOK D5416 AT PAGE 193 OF SAID OFFICIAL RECORDS, WHICH NORTHWESTERLY CORNER IS ALSO THE SOUTHWESTERLY CORNER OF THAT CERTAIN PROPERTY DESCRIBED IN THE DEED TO PRUDENTIAL OVERALL SUPPLY RECORDED AS DOCUMENT 3650 ON

EXHIBIT "A" CONTINUED

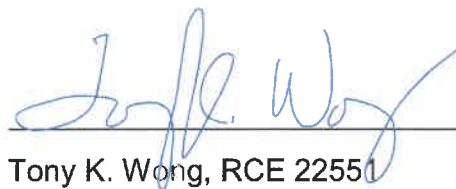
AUGUST 11, 1975 IN BOOK D6758 AT PAGE 208 OF SAID OFFICIAL RECORDS; THENCE FROM SAID POINT OF BEGINNING SOUTH 62°00'00" EAST 377.82 FEET ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 38 (AND ALONG THE SOUTHWESTERLY LINE OF SAID PRUDENTIAL PROPERTY) TO THE SOUTHEASTERLY CORNER OF SAID ABOVE-MENTIONED PRUDENTIAL OVERALL PROPERTY; THENCE AT RIGHT ANGLES SOUTH 28°00'00" WEST 33.00 FEET TO A SOUTHWESTERLY LINE OF SAID PARCEL 38 WHICH LAST MENTIONED SOUTHWESTERLY LINE IS PARALLEL WITH AND DISTANT SOUTHWESTERLY 33.00 FEET AT RIGHT ANGLES FROM THE HEREIN ABOVE DESCRIBED LINE HAVING A LENGTH OF 377.82 FEET; THENCE NORTH 62°00'00" WEST 379.77 FEET ALONG SAID PARALLEL LINE TO THE SOUTHEASTERLY CURVED LINE OF GARFIELD AVENUE 100 FEET IN WIDTH AS DESCRIBED IN THE ROAD DEED TO THE COUNTY OF LOS ANGELES RECORDED AS DOCUMENT NO. 3708 ON FEBRUARY 17, 1955 IN BOOK 46946 AT PAGE 390 OF SAID OFFICIAL RECORDS, WHICH IS A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1950.00 FEET, A RADIAL TO THE BEGINNING OF SAID CURVE BEARS NORTH 59°06'01" WEST; THENCE NORTHEASTERLY ALONG SAID CURVED SOUTHEASTERLY STREET LINE AN ARC DISTANCE OF 33.06 FEET TO THE POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED JULY 8, 1982 AS INSTRUMENT NO. 82-690278 OF OFFICIAL RECORDS.

APN: 6356-002-12

CONTAINS 12,501 SQ FEET OR 0.29 ACRES, MORE OR LESS.

Prepared by me or under my supervision:



Tony K. Wong, RCE 22551

Expires 12-31-2017

7/05/2017

Date



EXHIBIT "A" CONTINUED

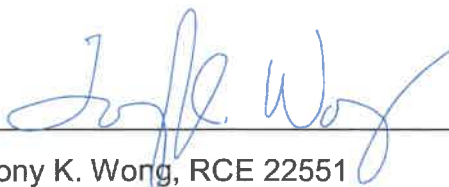
PARCEL 3:

THOSE PORTIONS OF LOTS 34, 38 AND 39 OF EAST LAGUNA, IN THE CITY OF COMMERCE, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON A MAP MARKED "EXHIBIT A" AND ATTACHED TO DECREE OF PARTITION IN LOS ANGELES SUPERIOR COURT CASE NO. B-81961, A CERTIFIED COPY OF WHICH DECREE IS RECORDED IN BOOK 122 PAGE 162, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID LOT 39, DISTANT SOUTH $62^{\circ}11'33''$ EAST THEREON 377.82 FEET FROM THE EASTERLY LINE OF PARCEL NO. 1 OF LAND DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED AS INSTRUMENT NO. 534 ON AUGUST 11, 1949 IN BOOK 30748 PAGE 343, OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH $27^{\circ}48'27''$ EAST 319 FEET TO THE SOUTHERLY LINE OF PARCEL NO. 2 OF SAID DEED TO THE STATE OF CALIFORNIA, SAID POINT BEING ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,970.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS NORTH $7^{\circ}02'11''$ EAST; THENCE EASTERLY ALONG SAID CURVE 158.18 FEET TO THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO SWEDLOW PLASTICS COMPANY, RECORDED ON APRIL 8, 1954 AS INSTRUMENT NO. 1626 IN BOOK 44279 PAGE 71, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE WESTERLY LINE OF SAID LAND SOUTH $27^{\circ}48'27''$ WEST 354.30 FEET TO AN ANGLE POINT THEREIN AND SOUTH $53^{\circ}54'24''$ EAST 104.09 FEET TO THE SOUTHERLY LINE OF SAID LOT 34; THENCE ALONG THE SOUTHERLY LINE OF SAID LOTS 34 AND 39 NORTH $62^{\circ}00'00''$ WEST 253.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 52,576 SQ FEET OR 1.21 ACRES, MORE OR LESS.

Prepared by me or under my supervision:


Tony K. Wong, RCE 22551

7/05/2017

Date

Expires 12-31-2017

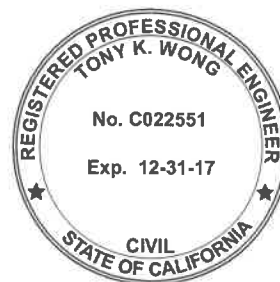


EXHIBIT "B"

LEGAL DESCRIPTION AFTER LOT MERGER

LOT A:

THOSE PORTIONS OF LOTS 34, 38, 39, AND 40 OF EAST LAGUNA, IN THE CITY OF COMMERCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON A MAP MARKED "EXHIBIT A" AND ATTACHED TO DECREE OF PARTITION IN LOS ANGELES SUPERIOR COURT CASE NO. B-81961, A CERTIFIED COPY OF WHICH DECREE IS RECORDED IN BOOK 122 PAGE 162, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID LOT 39 DISTANT SOUTH 62°00'00" EAST THEREON 377.82 FEET FROM THE EASTERLY LINE OF PARCEL 1 OF THE LAND DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED AS INSTRUMENT NO. 534 ON AUGUST 11, 1949 IN BOOK 30748 PAGE 343, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF THAT CERTAIN PROPERTY DESCRIBED IN DEED TO PRUDENTIAL OVERALL SUPPLY RECORDED AS DOCUMENT 3650 ON AUGUST 11, 1975 IN BOOK D6758 AT PAGE 208 OF OFFICIAL RECORDS; THENCE AT RIGHT ANGLES TO SAID SOUTHERLY LINE OF LOT 39 SOUTH 28°00'00" WEST 33.00 FEET TO A LINE PARALLEL WITH AND DISTANT 33.00 FEET FROM SAID SOUTHERLY LINE OF LOT 39; THENCE NORTH 62°00'00" WEST 379.77 FEET ALONG SAID PARALLEL LINE TO THE SOUTHEASTERLY CURVED LINE OF GARFIELD AVENUE, 100.00 FEET IN WIDTH AS DESCRIBED IN THE ROAD DEED TO THE COUNTY OF LOS ANGELES RECORDED AS DOCUMENT NO. 3708 ON FEBRUARY 17, 1955 IN BOOK 46946 AT PAGE 390 OF OFFICIAL RECORDS, WHICH IS A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,950.00 FEET, A RADIAL TO THE BEGINNING OF SAID CURVE BEARS NORTH 59°06'01" WEST; THENCE NORTHEASTERLY ALONG SAID CURVED SOUTHEASTERLY STREET LINE AN ARC DISTANCE OF 179.86 FEET TO A POINT ON THE SOUTHERLY LINE OF PARCEL 2 OF SAID DEED; THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF PARCEL 2 SOUTH 89°27'53" EAST 175.31 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,970.00 FEET; THENCE EASTERLY ALONG LAST SAID CURVE 384.71 FEET TO THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO SWEDLOW PLASTICS COMPANY, RECORDED ON APRIL 8, 1954 AS INSTRUMENT NO. 1626 IN BOOK 44279 PAGE 71, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE WESTERLY LINE OF SAID LAND SOUTH 28°00'00" WEST 354.30 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 53°42'51" EAST 104.09 FEET TO THE SOUTHERLY LINE OF SAID LOT 34; THENCE ALONG THE SOUTHERLY LINE

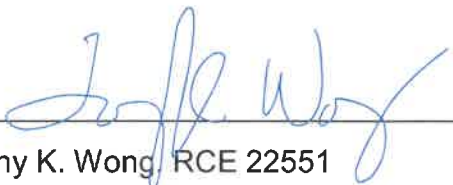
EXHIBIT "B" CONTINUED

OF SAID LOTS 34 AND 39 NORTH 62°00'00" WEST 253.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 152,297 SQ FEET OR 3.50 ACRES, MORE OR LESS.

SEE EXHIBIT "D" ATTACHED HERETO AND MADE A PART THEREOF.

Prepared by me or under my supervision:



Tony K. Wong RCE 22551
Expires 12-31-2017

7/05/2017
Date



Exhibit "C"

OWNERS CERTIFICATE FOR LOT MERGER

We hereby certify that we are all and the only owners of the property as described in EXHIBIT "A" and "B" and shown on EXHIBIT "D" all attached hereto, and we hereby request and consent to the preparation and recordation of a Certificate of Compliance that all of the underlying legal parcels of land be merged into one (1) parcel as shown on these exhibits.

Name of Owner

By: JOHN THOMPSON
(Print Name)

By: [Signature]
(Signature)

Name of Owner

By: DAN CLARK
(Print Name)

By: [Signature]
(Signature)

NOTARY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA _____)
COUNTY OF Orange)ss

On June 23, 2017 before me, Lina M. Dominguez,
personally appeared John Thompson and Dan Clark,

who proved to me on the basis of satisfactory evidence to be the persons(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official:

[Signature]
Signature of Notary Public



(Notary Seal)

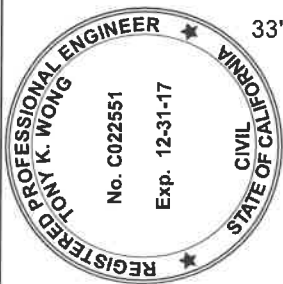
EXHIBIT "D"

PLAT OF PROPERTIES



0 80'

SCALE 1" = 80'



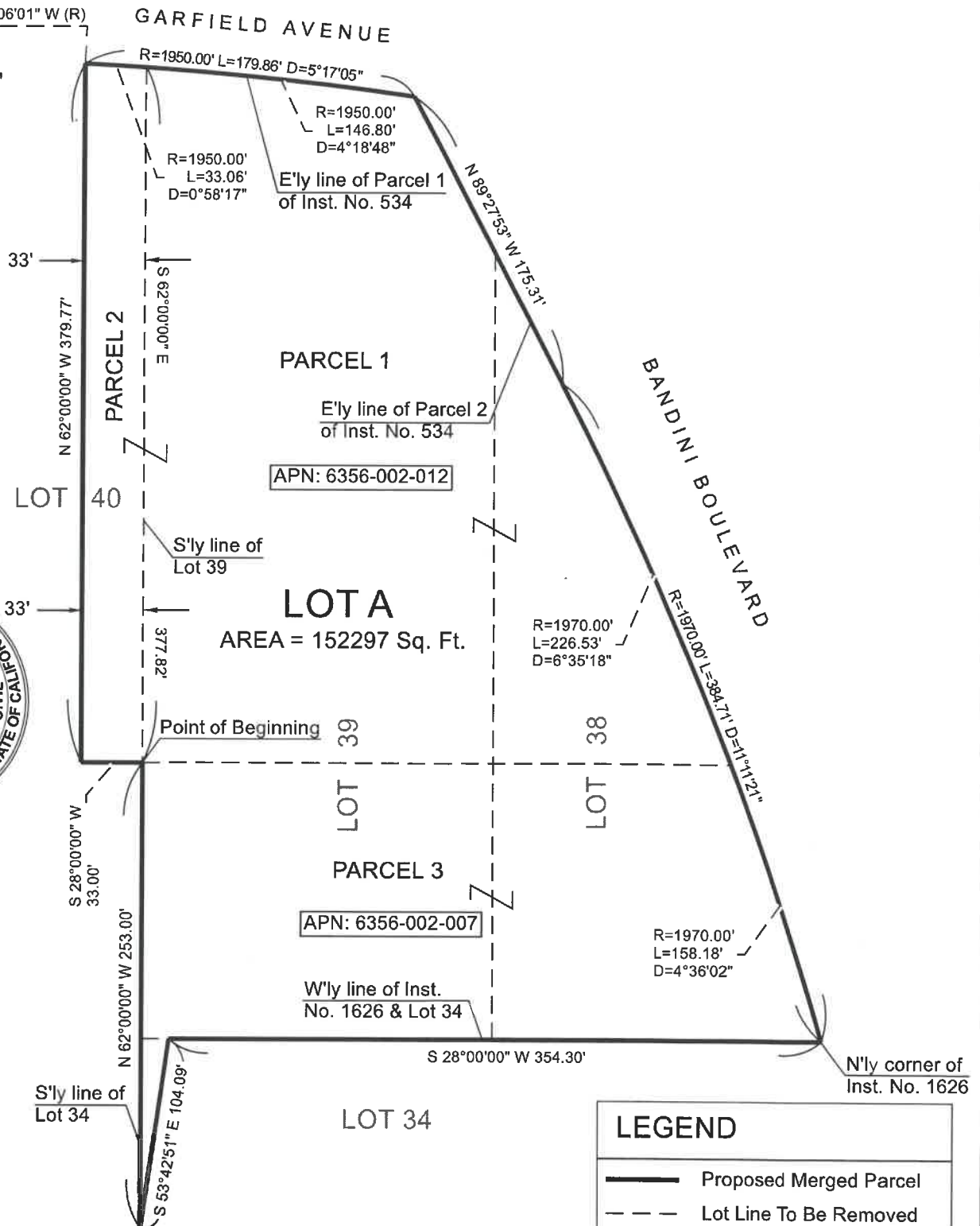
This survey was prepared by me or under my supervision:

7/05/2017

Date

Tony K. Wong, R.C.E. C22551

Expires 12-31-2017



NOTE:

Total Area = 152,297 sq. ft. (3.50 acres)

6920 & 6948 BANDINI BLVD, COMMERCE, CA 90040



The Geomatic Corporation
1849 S. Gaffey Street, #382
San Pedro, CA 90731

GIS
Land Surveying
Cartography

Phone (310) 995-2013

SCALE: 1" = 80'

DRAFTED: S.J.A.S.

CHECKED: P.B.S.

DATE: 7-7-2017

PROJECT No.:
16-12-MAL02