

# EXHIBIT A

SHEET 1 OF 2

LOT MERGER NO. \_\_\_\_\_

LEGAL DESCRIPTION

LOTS 155, 156, 158, 160, 161, AND 162 OF LICENSED SURVEYOR'S MAP, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18, PAGES 21-22, IN THE COUNTY RECORDER OF SAID COUNTY.

AREA IS APPROXIMATELY 14,401 SQUARE FEET.

AFFECTS APN(S): 2845-005-011, -012, -014, -016, -017, AND -018

THIS LOT MERGER WAS PREPARED UNDER MY SUPERVISION.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
JASON JEN YEN, LS 9620

# EXHIBIT B

SCALE 1"=40'

**LEGEND:**

- LOT LINE
- BOUNDARY LINE
- Z - EXISTING LOT LINE TO BE REMOVED
- - - RADIAL LINE

LOT MERGER NO. \_\_\_\_\_  
 PLAT \_\_\_\_\_

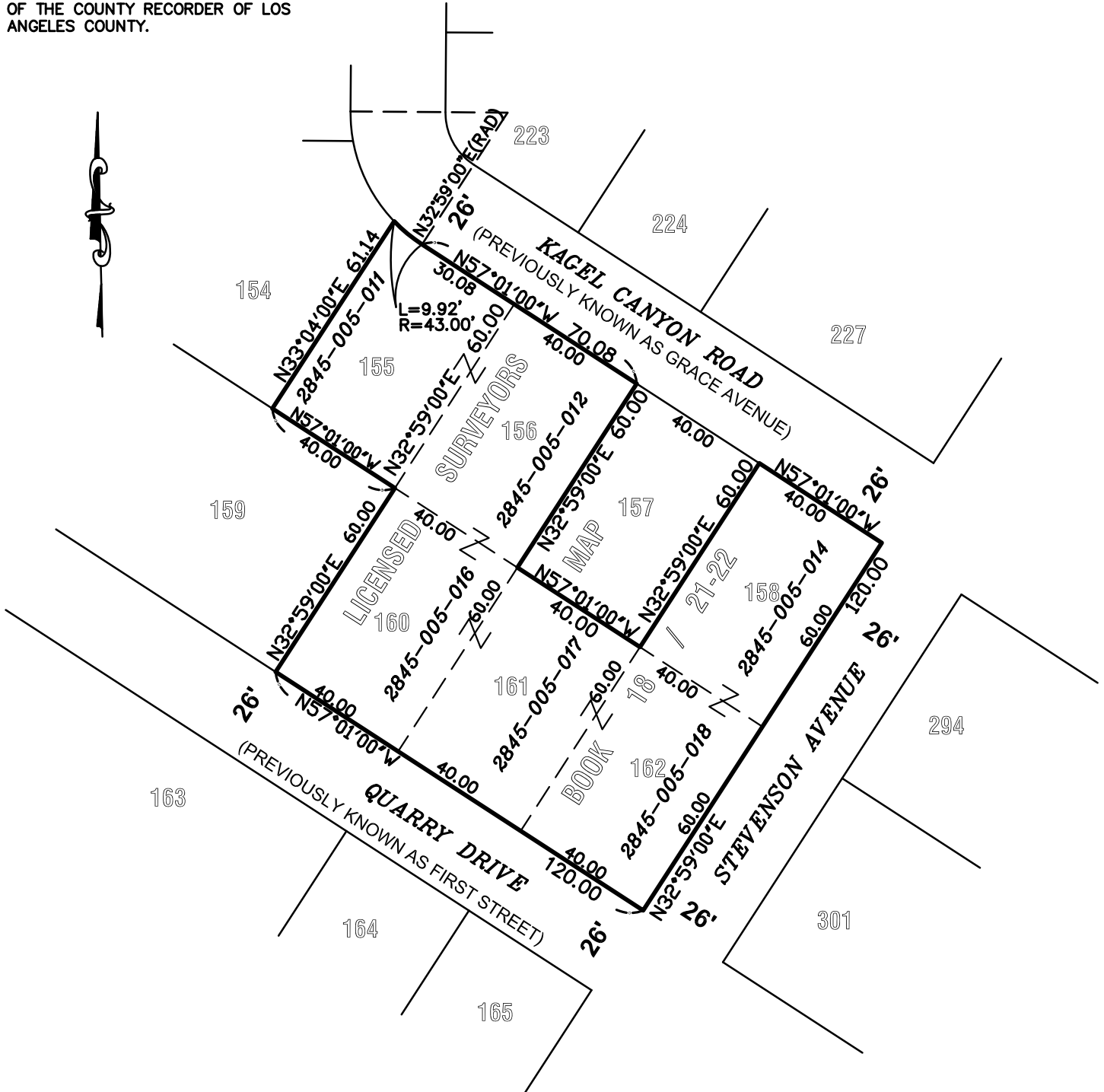
THIS LOT MERGER WAS PREPARED UNDER MY SUPERVISION.

**NOTE:**

\*THIS DRAWING IS BASED ON LICENSED SURVEYOR'S MAP, AS PER MAP RECORDED IN BOOK 8 PAGES 21-22, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

BY: \_\_\_\_\_  
 JASON JEN YEN, LS 9620

DATE \_\_\_\_\_



EGL ASSOCIATES

11819 GOLDRING ROAD, UNIT A, ARCADIA, CA 91006

Ph: 626-263-3588; E-MAIL: MAIL@EGL88.COM

LOT MERGER

TRAVERSES CLOSURE

PARCEL 1

|   |                      |
|---|----------------------|
| Course: S 32-59-00 W                                  | Distance: 120.00     |
| Course: N 57-01-00 W                                  | Distance: 120.00     |
| Course: N 32-59-00 E                                  | Distance: 60.00      |
| Course: N 57-01-00 W                                  | Distance: 40.00      |
| Course: N 33-04-00 E                                  | Distance: 61.14      |
| Arc Length: 9.92                                      | Radius: 43.00        |
| Delta: -13-12-59                                      |                      |
| Course: S 57-01-00 E                                  | Distance: 70.08      |
| Course: S 32-59-00 W                                  | Distance: 60.00      |
| Course: S 57-01-00 E                                  | Distance: 40.00      |
| Course: N 32-59-00 E                                  | Distance: 60.00      |
| Course: S 57-01-00 E                                  | Distance: 40.00      |
| Perimeter: 681.14                                     |                      |
| Area: 14401.10  | 0.33 acres           |
| Mapcheck Closure - (Uses listed courses & COGO Units) |                      |
| Error of Closure: 0.001                               | Course: S 32-12-35 W |
| Precision 1: 669172.83                                |                      |

Recorded at the request of and mail to:

(Name)

(Address)

(City, State, & Zip)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Date of Recording:

**COVENANT AND AGREEMENT  
TO HOLD PROPERTY AS ONE PARCEL**

(Pre-printed text shall not be changed except when done by an authorized Building and Safety employee.)

The undersigned hereby certify that we are the owners of real property located in the City of Los Angeles, State of California that is legally described (as follows) (on the attached exhibit(s) \_\_\_\_\_):

LOT(S): \_\_\_\_\_ BLOCK: \_\_\_\_\_ TRACT: \_\_\_\_\_  
LOT(S): \_\_\_\_\_ BLOCK: \_\_\_\_\_ TRACT: \_\_\_\_\_  
LOT(S): \_\_\_\_\_ BLOCK: \_\_\_\_\_ TRACT: \_\_\_\_\_

As recorded in Book: \_\_\_\_\_, Page: \_\_\_\_\_, Records of Los Angeles County. This property is located at and is known by the following ADDRESS: \_\_\_\_\_. We hereby agree and covenant with the City of Los Angeles that the above legally describe real property shall be held as one parcel and no portion shall be sold separately.

This covenant and agreement is executed for the purpose of creating a single building site and \_\_\_\_\_ as regulated by Section 12.03 (and) \_\_\_\_\_ of the Los Angeles Municipal Code. This covenant and agreement shall run with all of the above described land and shall be binding upon ourselves, and future owners, encumbrances, their successors, heirs or assignees and shall continue in effect until released by the authority of the Superintendent of Building of the City of Los Angeles upon submittal of request, applicable fees and evidence that this Covenant and Agreement is no longer required by law.

|                                    |   |                              |
|------------------------------------|---|------------------------------|
| <b>CARTOGRAPHER'S<br/>USE ONLY</b> | Owner's Name(s) _____<br>(Please type or print)   | _____ (Please type or print) |
|                                    | Owner's Signature(s) _____<br>Two Officers' Signatures<br>Required for Corporations _____ | _____ (sign)<br>_____ (sign) |
|                                    | Name of Corporation _____   |                              |
|                                    | Dated this _____ day of _____   | 20 _____                     |

**SIGNATURES MUST BE NOTARIZED**

(STATE OF CALIFORNIA, COUNTY OF \_\_\_\_\_)

On \_\_\_\_\_ before me, \_\_\_\_\_, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose names(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 the 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 seal.

Signature \_\_\_\_\_ (Seal)

**FOR DEPARTMENT USE ONLY**

MUST BE APPROVED BY the Dept. of Building and Safety prior to recording

Covenant for City Department \_\_\_\_\_  
To be completed for City owned property only.

APPROVED BY: \_\_\_\_\_ Date: \_\_\_\_\_