



Ray Lombera & Associates Inc.
Land Surveying.Planning.Land Development

1623 LANDA ST., LOS ANGELES, CA 90026

APN: 5443-013-005

LEGAL DESCRIPTION

NEW PARCEL 2

LOT 19 OF NORTH ELYSIAN HEIGHTS TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11 PAGE 144, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

TOGETHER WITH,

THAT PORTION OF LOT 18 OF SAID TRACT, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 18;

THENCE SOUTH 15° 00' 43" WEST 28.60 FEET;

THENCE SOUTH 25° 57' 53" WEST 13.35 FEET;

THENCE SOUTH 06° 28' 12" WEST 18.09 FEET;

THENCE NORTH 89° 58' 05" WEST 4.12 FEET;

THENCE NORTH 62° 42' 04" WEST 9.17 FEET MORE OR LESS TO THE WESTERLY LINE OF SAID LOT 18;

THENCE NORTHEASTERLY ALONG WESTERLY LINE OF SAID LOT 18, NORTH 27° 17' 52" EAST 60.08 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM,

THAT PORTION OF SAID LOT 19, DESCRIBED AS FOLLOWS:

EXHIBIT "A"

SHEET 1 OF 2



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BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 19;

THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 19
NORTH 70° 12' 00" WEST 11.37;

THENCE LEAVING SAID SOUTHERLY LINE;

NORTH 19° 54' 17" EAST 38.94 FEET;

THENCE SOUTH 70° 05' 43" EAST 8.24 FEET;

THENCE NORTH 20° 13' 48" EAST 9.26 FEET;

THENCE SOUTH 69° 46' 12" EAST 9.32 FEET MORE OR LESS TO THE
EASTERLY LINE OF SAID LOT 19;

THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 19,
SOUTH 27° 17' 52" WEST 48.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,166 SQ. FEET MORE OR LESS

ATTACHED HERETO IS A PLAT LABELED EXHIBIT "B" AND BY THIS
REFERENCE MADE A PART THEREOF.

END OF LEGAL DESCRIPTION.

EXHIBIT "A"

SHEET 2 OF 2