

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**LOT LINE ADJUSTMENT**  
**CASE NO. AA-2021-\_\_\_\_-PMEX**

**PROPOSED PARCEL 1**

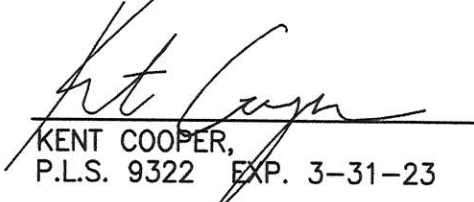
PARCEL 1, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS DESCRIBED IN CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED AUGUST 5, 2021 AS INSTRUMENT NO. 20211203438 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**EXCEPTING THEREFROM** THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

A STRIP OF LAND , 3 FEET WIDE, THE NORTHEASTERLY LINE OF WHICH BEING THAT CERTAIN COURSE IN THE NORTHEASTERLY BOUNDARY OF SAID PARCEL 1 DESCRIBED IN SAID CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT AS BEING SOUTH 47°07'50" EAST, 274.00 FEET.

**CONTAINING** 5.886 ACRES, MORE OR LESS.

THIS DESCRIPTION WAS PREPARED  
BY ME OR UNDER MY DIRECTION:

  
KENT COOPER,  
P.L.S. 9322 EXP. 3-31-23

**EXHIBIT "A"**  
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**PROPOSED PARCEL 2**

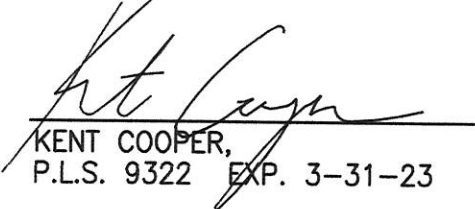
PARCEL 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS DESCRIBED IN CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED AUGUST 5, 2021 AS INSTRUMENT NO. 20211203439 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**TOGETHER WITH** THAT PORTION OF PARCEL 1 AS DESCRIBED IN CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED AUGUST 5, 2021 AS INSTRUMENT NO. 20211203438 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

A STRIP OF LAND , 3 FEET WIDE, THE NORTHEASTERLY LINE OF WHICH BEING THAT CERTAIN COURSE IN THE NORTHEASTERLY BOUNDARY OF SAID PARCEL 1 DESCRIBED IN SAID CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT AS BEING SOUTH 47°07'50" EAST, 274.00 FEET.

**CONTAINING** 1.102 ACRES, MORE OR LESS.

THIS DESCRIPTION WAS PREPARED  
BY ME OR UNDER MY DIRECTION:

  
KENT COOPER,  
P.L.S. 9322 EXP. 3-31-23

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**CONVEYANCE PARCEL**

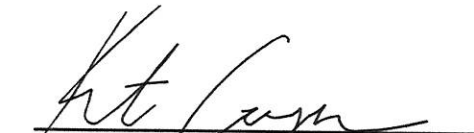
THAT PORTION OF PARCEL 1, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS DESCRIBED IN CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED AUGUST 5, 2021 AS INSTRUMENT NO. 20211203438 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

A STRIP OF LAND , 3 FEET WIDE, THE NORTHEASTERLY LINE OF WHICH BEING THAT CERTAIN COURSE IN THE NORTHEASTERLY BOUNDARY OF SAID PARCEL 1 DESCRIBED IN SAID CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT AS BEING SOUTH 47°07'50" EAST, 274.00 FEET.

**CONTAINING** 0.019 ACRES, MORE OR LESS.

**EXHIBIT "B"** ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS DESCRIPTION WAS PREPARED  
BY ME OR UNDER MY DIRECTION:

  
KENT COOPER,  
P.L.S. 9322 EXP. 3-31-23

SCALE: 1"=120'

SHEET 1 OF 3 SHEETS

# EXHIBIT "B" LOT LINE ADJUSTMENT

IN THE CITY OF LOS ANGELES  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

CASE NO. AA-2021-\_\_\_\_-PMEX

PREPARED UNDER THE SUPERVISION OF:

*Kent Cooper*  
KENT COOPER,  
P.L.S. 9322 EXP. 3-31-23



### PREPARED BY

raSMITH  
8911 RESEARCH DRIVE  
IRVINE, CA 92618  
(949) 872-2378

### ZONING

M2-1 LIGHT INDUSTRIAL

### OWNERS

PARCEL 1  
MERLE NORMAN COSMETICS, INC.  
9130 BELLANCA AVENUE  
LOS ANGELES, CA 90045  
PHONE: (310) 641-3000

PARCEL 2  
BLEDSOE XC, LLC  
3010 OLD RANCH PARKWAY  
SUITE 470  
SEAL BEACH, CA 90740  
PHONE: (562) 546-0200

### LEGEND

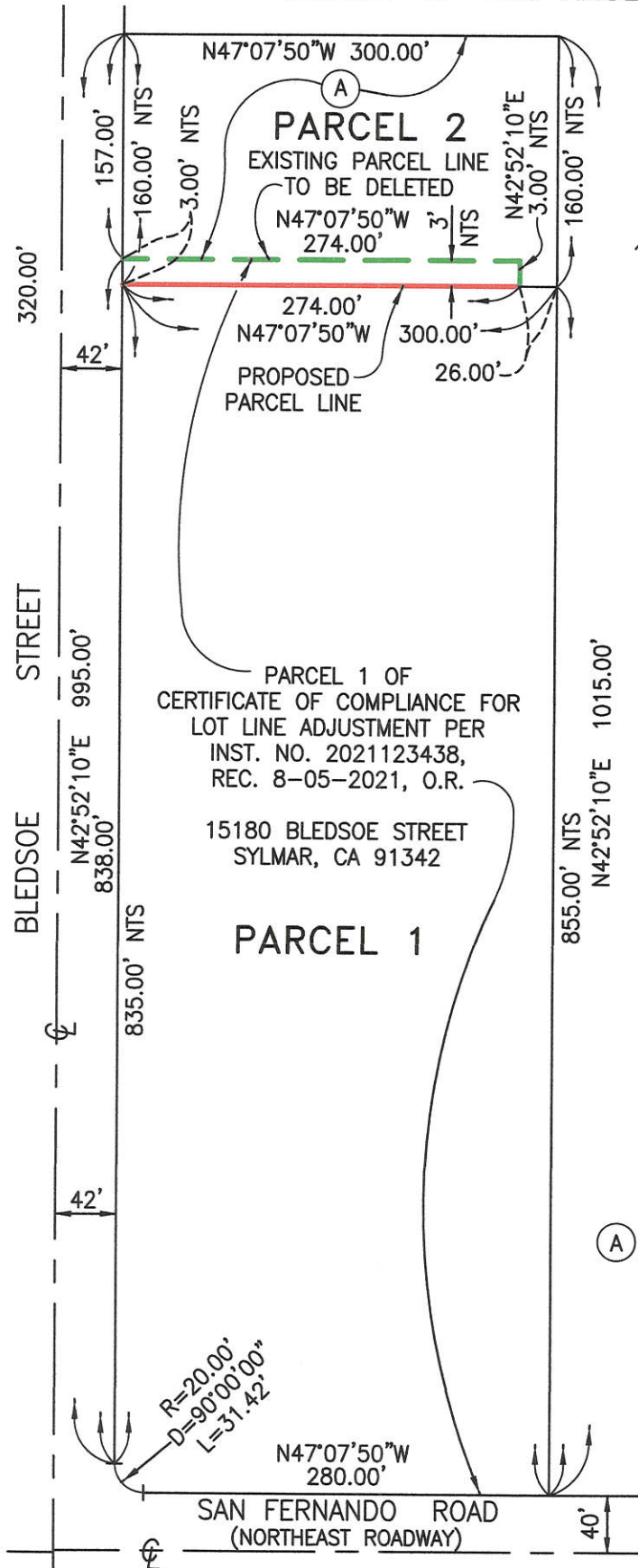
- PROPOSED PARCEL LINE
- EXISTING PARCEL LINE TO BE DELETED
- PARCEL LINE TO REMAIN AND R/W LINE
- STREET CENTERLINE
- NTS NOT TO SCALE

### NOTE

- (A) INDICATES PARCEL 2 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT PER INST. NO. 2021123439, REC. 8-05-2021, O.R. ADDRESS: 15158 BLEDSOE STREET, SYLMAR, CA 91342

### AREAS

EXISTING PARCEL 1:	5.905 AC.
EXISTING PARCEL 2:	1.083 AC.
PROPOSED PARCEL 1:	5.886 AC.
PROPOSED PARCEL 2:	1.102 AC.



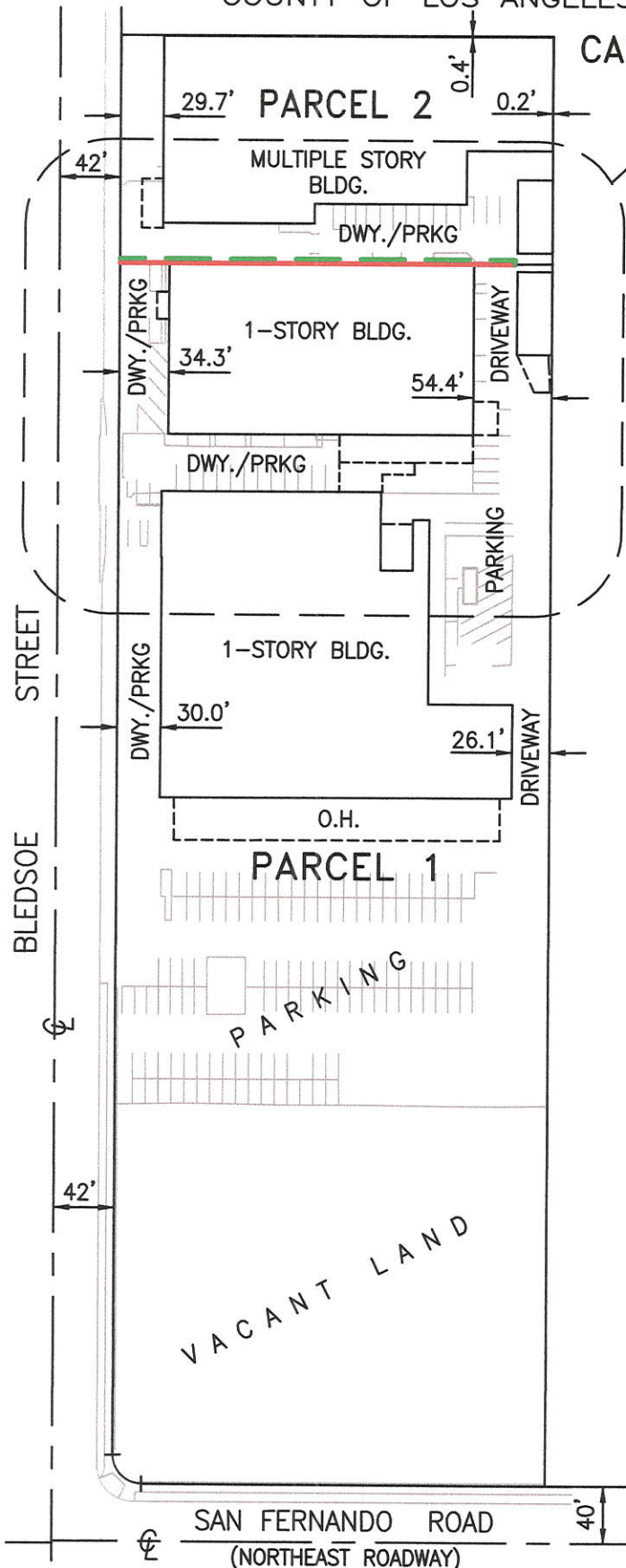
SCALE: 1"=120'

SHEET 2 OF 3 SHEETS

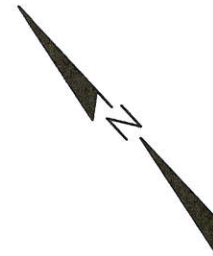
# EXHIBIT "B" LOT LINE ADJUSTMENT

IN THE CITY OF LOS ANGELES  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

CASE NO. AA-2021-\_\_\_\_-PMEX



SEE DETAIL "A",  
SHEET 3



### LEGEND

- PROPOSED PARCEL LINE
- - - EXISTING PARCEL LINE TO BE DELETED
- PARCEL LINE TO REMAIN AND R/W LINE
- STREET CENTERLINE
- O.H. OVERHEAD COVER

### NOTE

ALL BUILDINGS ARE FOR MANUFACTURING.

ALL BUILDINGS AND OTHER IMPROVEMENTS  
SOUTHWEST OF PROPOSED PARCEL LINE  
TO BE DEMOLISHED.

TENTATIVE APPROVAL

NO: Lot Line Adj  
Approved without conditions

BY: Adela Mariano 5/3/22  
Department of Building & Safety  
Grading Division

