

EXHIBIT "A"

EC2-2025

**VEHICLE CHARGING STATION EASEMENT
LEGAL DESCRIPTION**

THAT PORTION OF HOMESTEAD TRACT OF LOOP AND MESERVE TRACT, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52, PAGE 97 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

STRIP #1:

A STRIP OF LAND, 6.00 FEET WIDE, LYING 3.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 18 OF TRACT NO. 21432, AS PER MAP RECORDED IN BOOK 559, PAGES 9 AND 10 OF MAPS, IN THE OFFICE OF SAID COUNTY RECORDER, BEING IN THE NORTHERLY LINE OF ARROW HIGHWAY (FORMERLY CUCAMONGA AVENUE), 50.00 FOOT HALF-WIDTH, AS SHOWN ON SAID TRACT NO. 21432; THENCE ALONG SAID NORTHERLY LINE, SOUTH 89°48'00" WEST 161.00 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE NORTH 00°12'00" WEST 21.43 FEET; THENCE NORTH 55°04'14" EAST 94.91 FEET; THENCE NORTH 89°48'00" EAST 1.50 FEET TO A POINT TO BE HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUING NORTH 89°48'00" EAST 71.00 FEET TO THE **POINT OF TERMINUS**, SAID POINT TO BE HEREINAFTER REFERRED TO AS POINT "B".

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED TO TERMINATE SOUTHERLY IN THE NORTHERLY LINE OF SAID ARROW HIGHWAY, EASTERLY IN THE WESTERLY LINES OF STRIPS #2 AND #3 DESCRIBED HEREINBELOW, AND TO JOIN AT THE ANGLE POINTS.

STRIP #2:

A STRIP OF LAND, 7.00 FEET WIDE, THE WESTERLY LINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

BEGINNING AT SAID POINT "B"; THENCE NORTH 00°15'25" EAST 185.00 FEET TO THE **POINT OF TERMINUS**.

STRIP #3:

A STRIP OF LAND, 7.00 FEET WIDE, THE WESTERLY LINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

BEGINNING AT SAID POINT "B"; THENCE SOUTH 00°15'25" WEST 9.00 FEET TO THE **POINT OF TERMINUS**.

STRIP #4:

A STRIP OF LAND, 6.00 FEET WIDE, LYING 3.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT SAID POINT "A"; THENCE NORTH 00°15'25" EAST 21.00 FEET TO A POINT TO BE HEREINAFTER REFERRED TO AS POINT "C"; THENCE CONTINUING NORTH 00°15'25" EAST 12.00 FEET TO A POINT TO BE HEREINAFTER REFERRED TO AS POINT "D"; THENCE CONTINUING NORTH 00°15'25" EAST 13.00 FEET; THENCE SOUTH 89°44'35" EAST 17.00 FEET TO THE **POINT OF TERMINUS**.

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED TO JOIN AT THE ANGLE POINT.

EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN STRIP #1 DESCRIBED HEREINABOVE.

STRIP #5:

A STRIP OF LAND, 6.00 FEET WIDE, LYING 3.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT SAID POINT "D"; THENCE SOUTH 89°44'35" EAST 12.00 FEET TO THE **POINT OF TERMINUS**.

EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN STRIP #4 DESCRIBED HEREINABOVE.

STRIP #6:

A STRIP OF LAND, 6.00 FEET WIDE, LYING 3.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT SAID POINT "C"; THENCE SOUTH 89°44'35" EAST 13.00 FEET TO THE **POINT OF TERMINUS**.

EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN STRIP #4 DESCRIBED HEREINABOVE.

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

FOR SKETCH TO ACCOMPANY LEGAL DESCRIPTION, SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF AS AN AID TO UNDERSTANDING THE LEGAL DESCRIPTION.

Prepared by me or under my supervision:

Dated: Oct. 18, 2025



Glenn M. Bakke
Glenn M. Bakke R.C.E. #18619 Exp. 06-30-2027