

## Exhibit 1

### **RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:**

Union Pacific Railroad Company  
Attn: Manager – Acquisitions  
1400 Douglas Street, Mail Stop 1690  
Omaha, Nebraska 68179

### **MAIL TAX STATEMENTS TO:**

Union Pacific Railroad Company  
Attn: Property Tax Department  
1400 Douglas Street, Mail Stop 1640  
Omaha, Nebraska 68179

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*(Space Above for Recorder's Use Only)*

APN 8707-018-902

DOCUMENTARY TRANSFER TAX \$0.00

☐ Computed on the full value of the property conveyed

☐ Computed on the full value less liens and  
encumbrances remaining at the time of sale

☒ Not a sale ( Rev. & Tax. Code Section 11927(a))

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Signature of Declarant or Agent Determining Tax

3034-69

### **SPECIAL WARRANTY DEED**

That **CITY OF POMONA**, a municipal corporation of the State of California ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to the undersigned by Grantee herein named, the receipt and sufficiency of which are hereby acknowledged and confessed, HAS GRANTED, SOLD, AND CONVEYED, and by these presents DOES HEREBY CONVEY AND WARRANT unto **UNION PACIFIC RAILROAD COMPANY**, a Delaware corporation ("Grantee"), whose mailing address is 1400 Douglas Street, Mail Stop 1690, Omaha, Nebraska 68179, all of that certain real estate ("Property") lying and being situated in the City of Pomona, Los Angeles County, State of California, more particularly described in **Exhibit A**, attached hereto and made a part hereof.

EXCEPTING from this grant and RESERVING unto Grantor, its successors and assigns, forever, the following:

(a) An EASEMENT ("Overhead Highway Easement") for maintenance, operation, and use of the overhead highway structure referred to as "Humane Way", including vehicular and pedestrian ingress and egress over and across that portion of Humane Way located over, across and upon the Property described in **Exhibit A** ("Overhead Highway Easement Area"). Grantor shall be responsible for the sole cost of repair and maintenance to the Overhead Highway Easement Area.

(b) An EASEMENT ("Bridge Abutment Easement") for bridge abutment structures, including, but not limited to, concrete slope and columns, and pier protection walls ("Bridge Abutments") located on, upon, over, and across the real property described in **Exhibit B**, attached hereto and made a part hereof ("Bridge Abutment Easement Area"), for the purpose of supporting the Humane Way overhead highway structure located over, across and upon the Property described in **Exhibit A**. Grantor shall be responsible for the sole cost of repair and maintenance to the Bridge Abutment Easement Area.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging unto the said Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the Property unto Grantee and its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, when the claim is by, through or under Grantor but not otherwise.

*(Remainder of page intentionally left blank.)*

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**CITY OF POMONA,  
a municipal corporation of the State  
of California**

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

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** )  
 ) **ss.**  
**COUNTY OF LOS ANGELES** )

On \_\_\_\_\_, 2018, before me, \_\_\_\_\_, Notary Public, personally appeared \_\_\_\_\_ of CITY OF POMONA, a municipal corporation of the State of California, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person 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.

Notary Public

(Seal)

## **EXHIBIT A**

### **LEGAL DESCRIPTION OF THE PROPERTY**

**That certain parcel of land, situate in the City of Pomona, County of Los Angeles, State of California, within the Rancho San Jose and being all that portion of that certain 100.00 foot right of way as described in deed recorded in Book 1519; page 304 of Deeds, said land is described in a quitclaim deed recorded December 26, 1973 as Instrument No. 819, in Official Records, Records of said County, more particularly described as follows:**

**Beginning at a point on the southerly line of said 100.00 foot right of way, distant thereon, S. 81° 54' 00" W. 16.00 feet from the northwest corner of Lot 2, of Tract No. 4581, recorded in Book 52, pages 2 and 3 of Maps, Records of said County; thence leaving said southerly line, N. 06° 23' 53" W. 35.02 feet to a line parallel with and distant northerly 35.00 feet, measured at right angles, from said southerly line; thence along said parallel line, N. 81° 54' 00" E. 200.00 feet; thence leaving said parallel line S. 06° 23' 53" E. 35.02 feet to the southerly line of said 100.00 right of way; thence along said southerly line S. 81° 54' 00" W. 200.00 feet to the point of beginning.**

## EXHIBIT "B"

### LEGAL DESCRIPTION FOR EASEMENTS

#### **FOR CONCRETE COLUMNS AND PIER PROTECTION WALL (PE-BRS):**

THAT PORTION OF RANCHO SAN JOSE, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 2, PAGES 292 AND 293 OF PATENTS, LYING WITHIN THE LOS ANGELES AND SALT LAKE RAILROAD COMPANY'S RIGHT-OF-WAY, 100.00 FEET WIDE, AS SHOWN ON TRACT NO. 4581, FILED IN BOOK 52, PAGES 2 AND 3 OF MAPS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWESTERLY CORNER OF LOT 2 OF SAID TRACT, SAID CORNER BEING AT THE INTERSECTION OF THE SOUTHERLY BOUNDARY OF SAID RAILROAD RIGHT-OF-WAY WITH THE EASTERLY LINE OF HUMANE WAY, OF 30.00 FEET HALF WIDTH, AS SHOWN ON PARCEL MAP NO. 73327, FILED IN BOOK 388, PAGES 91 THROUGH 95, INCLUSIVE OF PARCEL MAPS; THENCE ALONG SAID SOUTHERLY BOUNDARY, S81°24'09"W 16.00 FEET TO THE SOUTHWESTERLY CORNER OF DEED RECORDED DECEMBER 26, 1973 AS INSTRUMENT NO. 819, IN OFFICIAL RECORDS; THENCE ALONG THE WESTERLY LINE OF SAID DEED, N06°53'44"W 35.02 FEET TO THE NORTHERLY LINE THEREOF; THENCE ALONG SAID NORTHERLY LINE, N81°24'09"E 63.06 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID NORTHERLY LINE, N81°24'09"E 73.98 FEET TO THE SOUTHEASTERLY CORNER OF THAT EASEMENT FOR OVERHEAD HIGHWAY PURPOSES DESCRIBED IN DOCUMENT RECORDED DECEMBER 17, 1973 AS INSTRUMENT NO. 2669, IN OFFICIAL RECORDS; THENCE ALONG THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID EASEMENT, S06°53'44"E 6.00 FEET TO A LINE PARALLEL WITH AND DISTANT 6.00 FEET SOUTHERLY FROM SAID NORTHERLY LINE; THENCE ALONG SAID PARALLEL LINE, S81°24'09"W 73.80 FEET; THENCE N08°35'31"W 6.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINS: 443 SQUARE FEET, MORE OR LESS.

#### **FOR THE BRIDGE ABUTMENT AND CONCRETE SLOPE EASEMENT AREA (PE-BAS):**

THAT PORTION OF RANCHO SAN JOSE, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 2, PAGES 292 AND 293 OF PATENTS, LYING WITHIN THE LOS ANGELES AND SALT LAKE RAILROAD COMPANY'S RIGHT-OF-WAY, 100.00 FEET WIDE, AS SHOWN ON TRACT NO. 4581, FILED IN BOOK 52, PAGES 2 AND 3 OF MAPS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWESTERLY CORNER OF LOT 2 OF SAID TRACT, SAID CORNER BEING AT THE INTERSECTION OF THE SOUTHERLY BOUNDARY OF SAID RAILROAD RIGHT-OF-WAY WITH THE EASTERLY LINE OF HUMANE WAY, OF 30.00 FEET HALF WIDTH, AS SHOWN ON PARCEL MAP NO. 73327, FILED IN BOOK 388, PAGES 91 THROUGH 95, INCLUSIVE OF PARCEL MAPS; THENCE ALONG SAID SOUTHERLY BOUNDARY, N81°24'09"E 44.18 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID SOUTHERLY BOUNDARY, N81°24'09"E 76.86 FEET TO THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF THAT EASEMENT FOR

**EXHIBIT "B"**

**LEGAL DESCRIPTION FOR EASEMENTS**

OVERHEAD HIGHWAY PURPOSES DESCRIBED IN DOCUMENT RECORDED DECEMBER 17, 1973 AS INSTRUMENT NO. 2669, IN OFFICIAL RECORDS; THENCE ALONG SAID SOUTHERLY PROLONGATION, N06°53'44"W 5.88 FEET; THENCE LEAVING SAID SOUTHERLY PROLONGATION, S81°31'58"W 76.96 FEET; THENCE S07°51'53"E 6.06 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINS: 459 SQUARE FEET, MORE OR LESS.

APN: 8707-018-902

**NOTE:**

THESE LEGAL DESCRIPTIONS WERE NOT PREPARED FOR ANY PURPOSE THAT WOULD BE IN VIOLATION OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT OR LOCAL ORDINANCES OF THE GOVERNING BODY HAVING JURISDICTION.

PREPARED BY:

Stephanie A. Wagner  
STEPHANIE A. WAGNER, P.L.S. 5752

February 7, 2018  
DATE:





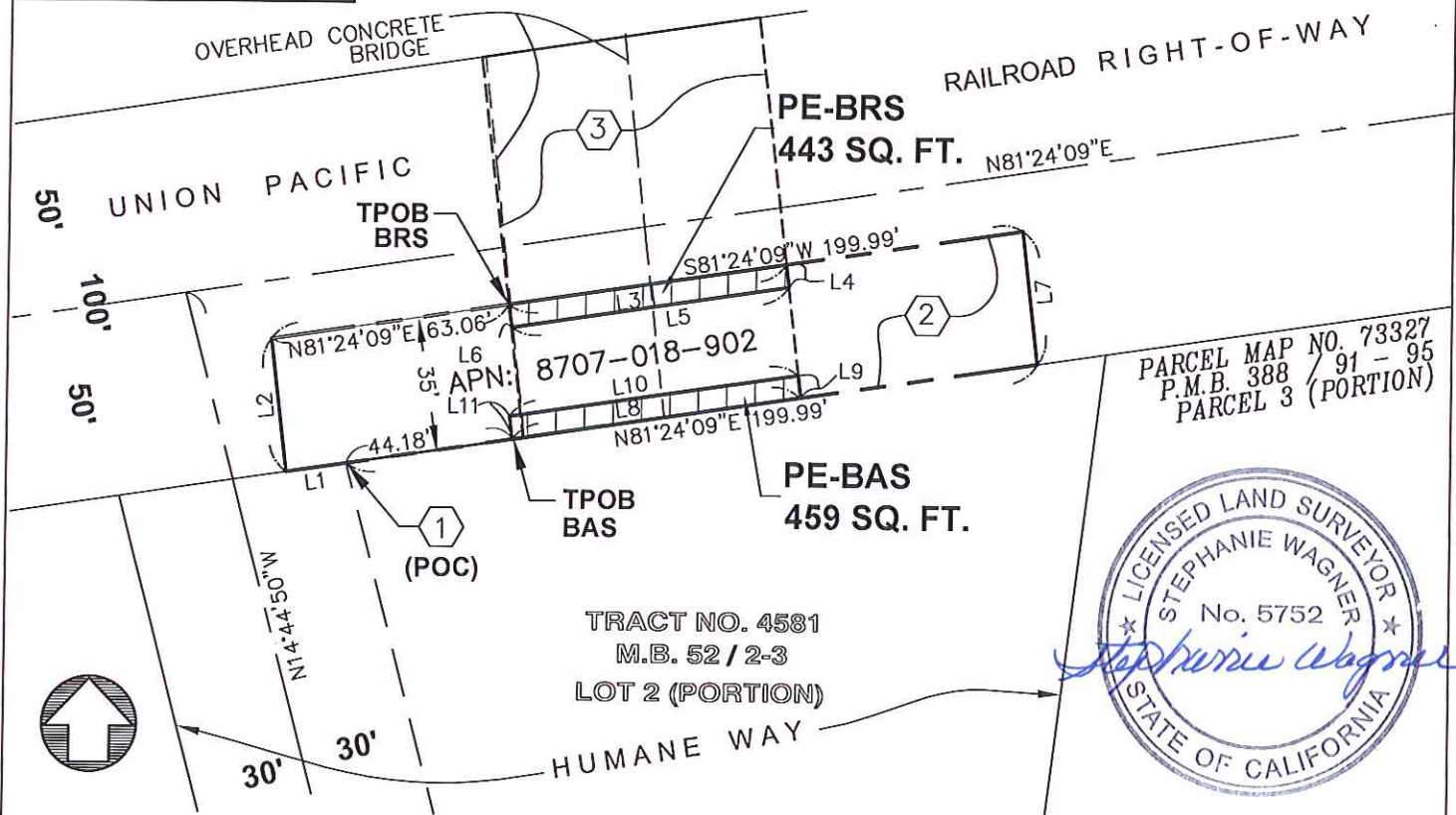
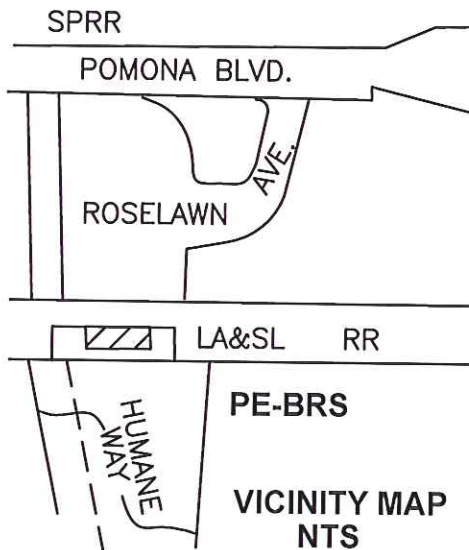
# EXHIBIT "B"

OWNER:	PORTION OF RANCHO SAN JOSE	BASIS OF BEARINGS:
CITY OF POMONA	M.B. 2-292/293	THE BEARING N81°24'09"E AS FIELD SURVEYED AT THE CENTERLINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY BASED ON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM ZONE 5, NAD '83 (NORTH AMERICAN DATUM 1983) WAS USED AS THE BASIS OF BEARINGS FOR THIS PROJECT.
A.P.N. 8707-018-902		

LINE TABLE		
LINE	BEARING	LENGTH
L1	S81°24'09"W	16.00'
L2	N06°53'44"W	35.02'
L3	N81°24'09"E	73.98'
L4	S06°53'44"E	6.00'
L5	S81°24'09"W	73.80'
L6	N08°35'51"W	6.00'
L7	N06°53'44"W	35.02'
L8	N81°24'09"E	76.86'
L9	N06°53'44"W	5.88'
L10	S81°31'58"W	76.96'
L11	S07°51'53"E	6.06'

## LEGEND:

- BRS- BRIDGE SUPPORT (COLUMN AND WALL AREA)  
 BAS- BRIDGE ABUTMENT SUPPORT  
 PE- PERMANENT EASEMENT  
 POC-POINT OF COMMENCEMENT.  
 TPOB- TRUE POINT OF BEGINNING.
- ① NW'LY CORNER OF LOT 2, TRACT NO. 4581, M.B. 52/2-3.
- ② PROPERTY DESCRIBED IN A QUITCLAIM DEED RECORDED 12/26/73 AS INSTRUMENT NO. 819, O.R.
- ③ EASEMENT FOR OVERHEAD HIGHWAY PURPOSES PER DOCUMENT RECORDED 12/17/73 AS INSTRUMENT NO. 2669, O.R.



PARCEL MAP NO. 73327  
 P.M.B. 388 / 91 - 95  
 PARCEL 3 (PORTION)



AREA	TOTAL	REQUIRED	REMAINDER
SQUARE FEET	6,999	902	6,097

ALAMEDA CORRIDOR - EAST CONSTRUCTION AUTHORITY		TEMPLE DIVERSION AT HUMANE WAY COUNTY OF LOS ANGELES	DATE: 6/02/2017
WAGNER ENGINEERING & SURVEY, INC.	ACCEPTED BY:		SCALE: 1"=50'
CHECKED BY: L.S.:5752	PROJECT MANAGER		REV. No. 1 DATE: 02/06/2018
	DATE		REV. No. DATE:
			ACE PCL NO. PE-BRS