

CITY OF POMONA  
LOT LINE ADJUSTMENT LLA 2-2019

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EXHIBIT 'A'  
(PROPOSED LEGAL DESCRIPTION)

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

ALL OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS "ADJUSTED LOT 3" PER THAT CERTAIN LOT LINE ADJUSTMENT RECORDED AUGUST 10, 1989 AS INSTRUMENT NO. 89-1287479, OF OFFICIAL RECORDS, TOGETHER WITH THAT PORTION OF THE LAND DESCRIBED AS "PARCEL A" PER THAT CERTAIN LOT LINE ADJUSTMENT RECORDED MAY 11TH AS DOCUMENT NO. 93-902146 OF OFFICIAL RECORDS, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID "ADJUSTED LOT 3" OF INSTRUMENT NO. 89-1287479, OF OFFICIAL RECORDS, SAID POINT ALSO BEING ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF CORPORATE CENTER DRIVE, 86.00 FEET IN WIDTH, AS SHOWN ON THE MAP OF TRACT 43359, RECORDED IN BOOK 1054 PAGES 44 TO 47 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, A RADIAL LINE TO SAID POINT BEARS NORTH 61°41'46" WEST; THENCE NORTHEAST ALONG SAID RIGHT OF WAY LINE, HAVING A RADIUS OF 343.00 FEET, THROUGH A CENTRAL ANGLE OF 1°10'06" A DISTANCE OF 6.99' FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 49°09'47" WEST, A DISTANCE OF 351.19 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 42.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°04'34", A DISTANCE OF 34.51 FEET; THENCE SOUTH 83°45'39" WEST, A DISTANCE OF 170.86 FEET, TO A POINT ON THE WESTERLY LINE OF SAID "ADJUSTED LOT 3" AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 975.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 84°40'31" WEST; THENCE SOUTHERLY ALONG SAID WESTERLY LINE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°16'42", A DISTANCE OF 277.01 FEET TO THE NORTHWEST CORNER OF SAID "ADJUSTED LOT 3"; THENCE ALONG THE NORTHERLY LINE OF SAID "ADJUSTED LOT 3", NORTH 83°50'57" EAST, A DISTANCE OF 453.20 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ONE-HALF OF ALL OIL, GAS OR MINERALS UPON, IN OR UNDER SAID LAND, AS RESERVED BY W. K. KELLOGG FOUNDATION, A MICHIGAN CORPORATION, IN DEED RECORDED NOVEMBER 22, 1949 AS INSTRUMENT NO. 903 IN BOOK 31533 PAGE 282, OFFICIAL RECORDS.

BY CORPORATION QUITCLAIM DEED DATED AUGUST 13, 1984, RECORDED AUGUST 15, 1984 AS INSTRUMENT NO. 84-981273, SAID W. K. KELLOGG FOUNDATION, A MICHIGAN CORPORATION, MODIFIED AND RELINQUISHED ALL ITS RIGHTS, TITLE AND INTEREST IN THE SURFACE OF THE PROPERTY AND THE FIRST 500 FEET BELOW THE SURFACE IN THE PROPERTY, ONLY AS TO THE PROPERTY DESCRIBED THEREIN.

ALSO EXCEPT THEREFROM ANY AND ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL STEAM, AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING THAT MAY BE WITHIN OR UNDER THE PROPERTY, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR AND STORING IN AND REMOVING THE SAME FROM THE PROPERTY OR ANY OTHER PROPERTY, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE CONVEYED HEREBY, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE PROPERTY AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT, HOWEVER, THE RIGHT TO ENTER, DRILL, MINE, STORE, EXPLORE AND OPERATE IN OR THROUGH THE SURFACE OF THE UPPER 500 FEET OF THE SUBSURFACE OF THE PROPERTY FOR ANY OF THE FOREGOING.

ANY AND ALL WATER, RIGHTS, OR INTEREST THEREIN, NO MATTER HOW ACQUIRED BY SELLER, AND OWNED OR USED BY SELLER IN CONNECTION WITH OR WITH RESPECT TO THE PROPERTY, TOGETHER WITH THE RIGHT AND POWER TO EXPLORE, DRILL, REDRILL, REMOVE AND STORE THE SAME FROM THE PROPERTY OR TO DIVERT OR OTHERWISE UTILIZE SUCH WATER, RIGHTS OR INTEREST ON ANY OTHER PROPERTY OWNED OR LEASED BY SELLER, WHETHER SUCH WATER RIGHTS SHALL BE RIPARIAN, OVERLYING, APPROPRIATE, PERCOLATING, LITTORAL, RESPECTIVE, ADJUDICATED, STATUTORY OR CONTRACTUAL (SUBJECT TO ANY OTHER RIGHTS OF GRANTOR NOW RECORDED AGAINST TITLE TO THE PROPERTY, BUT WITHOUT ANY RIGHT TO ENTER UPON THE SURFACE OF THE PROPERTY IN THE EXERCISE OF SUCH RIGHTS.

CONTAINING AN AREA OF 281,000 SQUARE FEET OR 6.45 ACRES.

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PARCEL 2:

THAT PORTION OF THE LAND DESCRIBED AS "PARCEL A" PER THAT CERTAIN LOT LINE ADJUSTMENT RECORDED MAY 11TH AS DOCUMENT NO. 93-902146 OF OFFICIAL RECORDS, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID "PARCEL A" OF INSTRUMENT NO. 93-902146, OF OFFICIAL RECORDS, SAID POINT ALSO BEING ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF CORPORATE CENTER DRIVE, 86.00 FEET IN WIDTH, AS SHOWN ON THE MAP OF TRACT 43359, RECORDED IN BOOK 1054 PAGES 44 TO 47 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, A RADIAL LINE TO SAID POINT BEARS

NORTH 61°41'46" WEST; THENCE NORTHEAST ALONG SAID RIGHT OF WAY LINE, HAVING A RADIUS OF 343.00 FEET, THROUGH A CENTRAL ANGLE OF 1°10'06", A DISTANCE OF 6.99 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 49°09'47" WEST, A DISTANCE OF 351.19 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 42.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°04'34", A DISTANCE OF 34.51 FEET; THENCE SOUTH 83°45'39" WEST, A DISTANCE OF 170.86 FEET, TO A POINT ON THE WESTERLY LINE OF SAID "ADJUSTED LOT 3" AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 975.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 84°40'31" WEST; THENCE ALONG SAID WESTERLY LINE, NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°09'03", A DISTANCE OF 53.62 FEET, TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 190.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THOUGH A CENTRAL ANGLE 70°34'00", A DISTANCE OF 234.01 FEET; THENCE NORTH 79°02'34" EAST, A DISTANCE OF 333.04 FEET TO THE NORTHEAST CORNER OF SAID "PARCEL A", SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 4 OF SAID TRACT 43359; THENCE ALONG THE EASTERLY LINE OF SAID "PARCEL A", SOUTH 22°14'15" EAST, A DISTANCE OF 31.13 FEET; THENCE SOUTH 04°46'32" WEST, A DISTANCE OF 260.50 FEET; THENCE SOUTH 85°13'28" EAST, A DISTANCE OF 35.52 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 64.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°38'45", A DISTANCE OF 45.40 FEET; THENCE SOUTH 44°34'43" EAST, A DISTANCE OF 74.16 FEET, TO A POINT ON SAID NORTHWESTERLY RIGHT OF WAY LINE OF CORPORATE CENTER DRIVE; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE, HAVING A RADIUS OF 343.00 FEET, THROUGH A CENTRAL ANGLE OF 32°11'23" A DISTANCE OF 192.70 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

EXCEPT THEREFROM ONE-HALF OF ALL OIL, GAS OR MINERALS UPON, IN OR UNDER SAID LAND, AS RESERVED BY W. K. KELLOGG FOUNDATION, A MICHIGAN CORPORATION, IN DEED RECORDED NOVEMBER 22, 1949 IN BOOK 31533 PAGE 282, OFFICIAL RECORDS, BEING INSTRUMENT NO. 903.

BY CORPORATION QUITCLAIM DEED DATED AUGUST 13, 1984, RECORDED AUGUST 15, 1984 AS INSTRUMENT NO. 84-981273, SAID W. K. KELLOGG FOUNDATION, A MICHIGAN CORPORATION, MODIFIED AND RELINQUISHED ALL ITS RIGHTS, TITLE AND INTEREST IN THE SURFACE OF THE PROPERTY AND THE FIRST 500 FEET BELOW THE SURFACE IN THE PROPERTY, ONLY AS TO THE PROPERTY DESCRIBED THEREIN.

CONTAINING AN AREA OF 146,467 SQUARE FEET OR 3.36 ACRES.

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

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

THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION:

  
JEFFERY L. MAYS

L.S. NO. 6379

