

## **APPENDIX 'A'**

## LEGAL DESCRIPTIONS

### PARCEL 1:

THE NORTH 1/3 OF THE EAST ½ OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED APRIL 16, 1857.

EXCEPTING THEREFROM THE NORTH 330 FEET OF THE WEST 330 FEET THEREOF.

ALSO EXCEPTING THEREFROM THE EAST 30 FEET FOR ROAD PURPOSES.

ALSO EXCEPTING THAT PORTION LYING NORTHERLY OF THE SOUTHERLY LINE OF THE PROPERTY CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED SEPTEMBER 16, 1944, IN BOOK 1713, PAGE 83, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM AN UNDIVIDED 3/5 INTEREST IN AND TO THAT CERTAIN WELLSITE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN; THENCE SOUTH 1767.69 FEET TO THE SOUTH LINE OF THE NORTH 1/3 OF THE EAST ½ OF SAID SECTION 1, THENCE NORTH 88°52'00" WEST 1341 FEET ALONG THE SOUTH BOUNDARY OF THE NORTH 1/3 OF THE EAST ½ OF SAID SECTION 1, THENCE NORTH 15 FEET; THENCE WEST 30 FEET; THENCE SOUTH 30 FEET; THENCE EAST 30 FEET, THENCE NORTH 15 FEET TO THE POINT OF BEGINNING; IT BEING UNDERSTOOD THAT A WELL IS SITUATED AT THE CENTER OF THE FOREGOING SITE AND IT IS INTENDED TO ESTABLISH A WELLSITE 30 FEET BY 30 FEET, BY REASON OF THE FOREGOING DESCRIPTION.

### PARCEL 2:

THAT PORTION OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT APPROVED BY THE SURVEYOR GENERAL, SEPTEMBER 18, 1858.

BEGINNING AT THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED AUGUST 28, 1944, IN BOOK 1698, PAGE 488, OFFICIAL RECORDS, SAID SOUTHWEST CORNER BEING ALSO THE SOUTHWEST CORNER OF SAID SOUTHEAST ¼ OF THE SOUTHEAST ¼; THENCE ALONG THE WEST LINE OF SAID STATE OF CALIFORNIA, PARCEL OF LAND, NORTH 0°02'30" WEST 46.83 FEET, THENCE SOUTH 68°22'23" EAST 129.20 FEET TO THE SOUTH LINE OF SAID SECTION 36, DISTANT ALONG SAID SOUTH LINE SOUTH 89°37'22" EAST 120.07 FEET FROM THE POINT OF BEGINNING, THENCE ALONG SAID SOUTH LINE NORTH 89°37'22" EAST 120.07 FEET FROM THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH LINE NORTH 89°37'22" WEST 120.07 FEET TO THE POINT OF BEGINNING.

EXCLUDING THAT PORTION OF THE NORTH 1/3 OF THE EAST ½ OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, LYING NORTHWESTERLY OF A LINE WHICH IS PARALLEL WITH AND 230 FEET

SOUTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE FOLLOWING DESCRIBED SURVEYED REFERENCE LINE.

BEGINNING AT A POINT IN THE EAST LINE OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, SAID POINT BEING SOUTH  $0^{\circ}01'07''$  WEST 540.11 FEET MEASURED ALONG SAID EAST LINE FROM A FOUND 1-1/2 INCH COUNTY SURVEYOR'S MONUMENT SET AT THE EAST  $\frac{1}{4}$  CORNER OF SAID SECTION 36, SAID POINT ALSO BEING NORTH  $0^{\circ}01'07''$  EAST 2135.76 FEET, MEASURED ALONG SAID EAST LINE FROM A FOUND 2-INCH COUNTY SURVEYOR'S MONUMENT SET AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH  $50^{\circ}15'57''$  WEST 706.04 FEET; THENCE SOUTH  $47^{\circ}11'31''$  WEST 2456.89 FEET TO A POINT IN THE NORTH LINE OF SAID SECTION 1, SAID POINT BEING SOUTH  $89^{\circ}38'12''$  EAST 296.07 FEET, MEASURED ALONG SAID NORTH LINE FROM A FOUND 1-1/2 INCH COUNTY SURVEYOR'S MONUMENT SET AT THE NORTH  $\frac{1}{4}$  CORNER OF SAID SECTION 1, SAID POINT ALSO BEING NORTH  $89^{\circ}38'12''$  WEST 2344.79 FEET, MEASURED ALONG SAID NORTH LINE FROM A FOUND 2-INCH COUNTY SURVEYOR'S MONUMENT SET AT THE NORTHEAST CORNER OF SAID SECTION 1, THENCE CONTINUING SOUTH  $47^{\circ}11'31''$  WEST 3973.47 FEET TO A POINT IN THE WEST LINE OF SAID SECTION 1, SAID POINT BEING SOUTH  $0^{\circ}26'00''$  EAST 19.86 FEET, MEASURED ALONG SAID WEST LINE FROM A FOUND CALIFORNIA DIVISION OF HIGHWAYS BRASS CAP MONUMENT IN WELL SET AT THE WEST  $\frac{1}{4}$  CORNER OF SAID SECTION 1, SAID POINT ALSO BEING NORTH  $0^{\circ}26'00''$  WEST 2581.24 FEET, MEASURED ALONG SAID WEST LINE FROM A FOUND 2-INCH COUNTY SURVEYOR'S MONUMENT SET AT THE SOUTHWEST CORNER OF SAID SECTION 1.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN THE NORTHERLY 330 FEET OF THE WESTERLY 330 FEET OF SAID EAST  $\frac{1}{2}$  OF SECTION 1.

SUBJECT TO: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EXCEPTIONS, RIGHTS, AND EASEMENTS OF RECORD.

## EASEMENT NOTES

1.

A SPECIAL TAX AS DISCLOSED BY A "NOTICE OF SPECIAL TAX LIEN" PURSUANT TO GOVERNMENT CODE SECTION 53328.3 AND STREETS AND HIGHWAYS CODE SECTION 3114.5

FOR: COMMUNITIES FACILITIES DISTRICT NO. 4  
(FIRE SUPPRESSION SERVICE)

RECORDED: MARCH 13, 1987  
AS INSTRUMENT NO. 87-082713 OF OFFICIAL RECORDS

SAID TAX MAY BE COLLECTED WITH COUNTY PROPERTY TAXES.

2.

AN ASSESSMENT (1915 ACT) BY THE IMPROVEMENT DISTRICT SHOWN BELOW  
ASSESSMENT

(OR BOND) NO:

0032

SERIES:

105

DISTRICT:

CITY OF ONTARIO

FOR:

SEWERS

BOND ISSUED:

FEBRUARY 14, 1989

SAID ASSESSMENT MAY BE, AND USUALLY IS, COLLECTED WITH THE COUNTY/CITY  
PROPERTY TAXES.

3.

AN ASSESSMENT (1915 ACT) BY THE IMPROVEMENT DISTRICT SHOWN BELOW  
ASSESSMENT

OR (BOND) NO.:

32R

SERIES:

105

DISTRICT:

CITY OF ONTARIO

FOR:

SEWERS

BOND ISSUED:

FEBRUARY 14, 1989

SAID ASSESSMENT MAY BE, AND USUALLY IS, COLLECTED WITH THE COUNTY/CITY  
PROPERTY TAXES.

4.

AN ASSESSMENT (1915 ACT) BY THE IMPROVEMENT DISTRICT SHOWN BELOW  
ASSESSMENT

OR (BOND) NO.:

0033

SERIES:

105

DISTRICT:

CITY OF ONTARIO

FOR:

SEWERS

BOND ISSUED:

FEBRUARY 14, 1989

SAID ASSESSMENT MAY BE, AND USUALLY IS, COLLECTED WITH THE COUNTY/CITY  
PROPERTY TAXES.

5.

AN ASSESSMENT (1915 ACT) BY THE IMPROVEMENT DISTRICT SHOWN BELOW  
ASSESSMENT

OR (BOND) NO.:

33R

SERIES:

105

DISTRICT:

CITY OF ONTARIO

FOR:

SEWERS

BOND ISSUED:

FEBRUARY 14, 1989

SAID ASSESSMENT MAY BE, AND USUALLY IS, COLLECTED WITH THE COUNTY/CITY  
PROPERTY TAXES.

6.

SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY,  
ASSESSED PURSUANT TO THE REVENUE AND TAXATION CODE OF THE STATE OF  
CALIFORNIA.

7.

A WAIVER IN FAVOR OF THE STATE OF CALIFORNIA OF ANY CLAIMS FOR DAMAGES  
TO SAID LAND BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR  
MAINTENANCE OF A HIGHWAY OR FREEWAY CONTIGUOUS THERETO, AS CONTAINED  
IN THE INSTRUMENT RECORDED SEPTEMBER 16, 1944, IN BOOK 1713, PAGE 83,  
OFFICIAL RECORDS.

SAID MATTER AFFECTS: PARCEL 1

8.

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL  
THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO:  
SOUTHERN CALIFORNIA EDISON COMPANY, LTD.

PURPOSE:  
POLES AND CONDUITS

RECORDED:  
DECEMBER 31, 1951  
IN BOOK 2874, PAGE 432 OF OFFICIAL RECORDS

AFFECTS:  
A STRIP OF LAND OF UNDISCLOSED WIDTH, ALL POLES BEING ERECTED AND  
MAINTAINED WITHIN ONE FOOT OF A LINE PARALLEL WITH AND 13 FEET NORTH OF  
THE SOUTH LINE

SAID MATTERS AFFECTS: PARCEL 1

9.  
A WELLSITE AND WELL OPERATING AGREEMENT, DATED JANUARY 9, 1952 EXECUTED  
BY NICOLAS AND ANTONIA PICA AS TO AN UNDIVIDED 3/5 INTEREST AND FRANK AND  
ROSE DI TOMMASO, AS TO AN UNDIVIDED 2/5 INTEREST, RECORDED JANUARY 10,  
1952 IN BOOK 2879, PAGE 115 OF OFFICIAL RECORDS.

SAID MATTER AFFECTS: PARCEL 1

10.  
THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE ANY RIGHTS OF  
INGRESS OR EGRESS TO OR FROM THE FREEWAY ADJACENT TO SAID LAND, SAID  
RIGHTS HAVING BEEN RELINQUISHED BY INSTRUMENT TO THE STATE OF  
CALIFORNIA, RECORDED MARCH 24, 1958, IN BOOK 4467, PAGE 362 OF OFFICIAL  
RECORDS.

SAID MATTER AFFECTS: PARCEL 2

11.  
AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL  
THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO:  
CHINO BASIN MUNICIPAL WATER DISTRICT

PURPOSE:  
PIPE LINES AND RIGHT OF ENTRY

RECORDED:  
SEPTEMBER 18, 1967  
IN BOOK 6891, PAGE 320 OF OFFICIAL RECORDS

AFFECTS:  
THE SOUTH 20 FEET

SAID MATTER AFFECTS: PARCEL 2

12.

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL  
THERE TO AS SET FORTH IN A DOCUMENT

GRANTED TO:

SOUTHERN CALIFORNIA GAS COMPANY

PURPOSE:

PIPE LINES

RECORDED:

MARCH 14, 1968

IN BOOK 6991, PAGE 660 OF OFFICIAL RECORDS

AFFECTS:

THE NORTH 10 FEET

SAID MATTER AFFECTS: PARCEL 1

13.

A RELINQUISHMENT OF HIGHWAY RIGHT OF WAY IN THE COUNTY OF SAN  
BERNARDINO, ROAD 08-SBD-60-7.0-9.6 REQUEST NO. 2155 RELINQUISHED TO THE  
COUNTY OF SAN BERNARDINO FOR USE AS A COUNTY HIGHWAY RECORDED  
DECEMBER 4, 1972, IN BOOK 8073, PAGE 542, OF OFFICIAL RECORDS.

14.

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL  
THERE TO AS SET FORTH IN A DOCUMENT

GRANTED TO:

CITY OF ONTARIO, A MUNICIPAL CORPORATION

PURPOSE:

PUBLIC UTILITIES

RECORDED:

OCTOBER 20, 1987

AS INSTRUMENT NO. 87-375161 OF OFFICIAL RECORDS

AFFECTS:

A 15 FOOT WIDE EASEMENT THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEING A LINE PARALLEL TO AND DISTANT 39.00 FEET, MEASURED AT RIGHT ANGLES,  
FROM THE EAST LINE OF SECTION 1, T2S, R7W, SBB&M, PER MAP OF SAID LAND  
APPROVED BY THE SURVEYOR GENERAL, DATED APRIL 16, 1857 IN SAID COUNTY  
AND STATE.

EXCEPTING THEREFROM THAT PORTION LYING SOUTH OF THE NORTH 1/3 OF THE  
EAST HALF OF SAID SECTION.

ALSO EXCEPTING THEREFROM THAT PORTION LYING NORTH OF THE SOUTH RIGHT-  
OF-WAY OF MISSION BOULEVARD.

15.

ANY INVALIDITY OR DEFECT IN THE TITLE OF THE VESTEES IN THE EVENT THAT THE  
TRUST REFERRED TO IN THE VESTING PORTION OF SCHEDULE A IS INVALID OR FAILS  
TO GRANT SUFFICIENT POWERS TO THE TRUSTEE(S) OR IN THE EVENT THERE IS A

LACK OF COMPLIANCE WITH THE TERMS AND PROVISIONS OF THE TRUST  
INSTRUMENT.