

## LEGAL DESCRIPTION

**The land referred to herein is situated in the State of California, County of Los Angeles, City of Claremont and described as follows:**

Parcel 1:

A Parcel of land in the City of Claremont, County of Los Angeles, State of California, being that portion of Lot 21 of the Northeast Pomona Tract, as per Map recorded February 8, 1884 in [Book 5 Page 461](#) of Miscellaneous Records, in said Office of the County Recorder, described as a whole as follows:

Beginning at the intersection of the Northerly line of the land described in Deed to the State of California, filed on April 22, 1953 as [Document No. 7683-V](#), in the Office of the register of land titles and now on file in said Office of the County Recorder, with a line that is parallel with and distant 50 feet Westerly, measured at right angles, from the center line of Alexander Avenue "Now Indian Hill Boulevard" as said center line is shown on Map of Tract No. 24837 recorded May 7, 1959 in [Book 642 Page 44](#) of Maps, in said Office of the County Recorder;

Thence along said parallel line North 0° 09' 55" East, 150 feet to the true point of beginning for this description;

Thence parallel with said Northerly line, North 85° 18' 08" East, 20.07 feet to a line that is parallel with and distant 30 feet Westerly, measured at right angles, from said center line;

Thence along said last mentioned parallel line, North 00° 09' 55" East, 165.95 feet to a line that is parallel with and distant 30 feet Southerly, measured at right angles, from the center line of San Jose Avenue, as said last mentioned center line is shown on said Map of Tract No. 24837;

Thence along said last mentioned parallel line, South 85° 54' 10" West, 581.78 feet;

Thence South 4° 05' 50" East, 169.03 feet;

Thence South 85° 54' 10" West 20 feet;

Thence South 4° 05' 50" East, 63 feet;

Thence South 85° 54' 10" West, 40 feet;

Thence South 4° 05' 15" East, 89.53 feet to said hereinbefore mentioned Northerly line:

Thence along said Northerly line, North 85° 18' 08" East, 448.27 feet to a point distant thereon South 85° 18' 08" West, 150 feet from the first above mentioned parallel line;

Thence parallel with said centerline of Indian Hill Boulevard, North 0° 09' 55" East, 150 feet to a line that is parallel with said Northerly line and which passes through the true point of beginning;

Thence along said last mentioned parallel line, North 85° 18' 08" East, 150 feet to the true point of beginning.

Parcel 2:

A non-exclusive easement for ingress and egress over the Northerly feet of that portion of Lot 21 of the Northeast Pomona Tract, in the City of Claremont, County of Los Angeles, State of California, as per Map

recorded February 8, 1884 in [Book 5 Page 461](#) of Miscellaneous Records, in the Office of the County Recorder of said County, described as follows:

Beginning at the intersection of the Northerly line of the land described in Deed to the State of California, filed on April 22, 1953 as [Instrument No. 7683-V](#), in the Office of the registrar of land titles and now on file in said Office of the County Recorder, with a line that is parallel with and distant 50 feet Westerly, measured at right angles, from the center line of Alexander Avenue "Now Indian Hill Boulevard" as said center line is shown on Map of Tract No. 24837, Recorded May 7, 1959 in [Book 642 Page 44](#) of Maps, in said Office of the County Recorder;

Thence along said parallel line North 0° 09' 55" East, 150 feet;

Thence parallel with said Northerly line, South 85° 18' 08" West, 150 feet;

Thence parallel with said center line, South 0° 09' 55" West, 150 feet to said Northerly line;

Thence along said Northerly line, North 85° 18' 08" East, 150 feet to the point of beginning.  
APN: 8316-019-010

(End of Legal Description)

[MAP](#)

THE MAP(S) CONNECTED HERewith AND PROVIDED IN CONNECTION WITH THIS TITLE PRODUCT IS/ARE BEING PROVIDED AS A COURTESY AND FOR INFORMATIONAL PURPOSES ONLY; THE MAP(S) SHOULD NOT BE RELIED UPON. FURTHERMORE, THE PARCELS SET OUT ON THE MAP(S) MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. STEWART TITLE ASSUMES NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO THE MAP(S) NOR ANY MATTERS CONCERNING THE CONTENTS OF OR ACCURACY OF THE MAP(S).