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WHEN RECORDED MAIL TO



NAME: THE LOCAL AGENCY FORMATION COMMISSION

MAILING

ADDRESS: 80 S. LAKE AVE. SUITE 870

CITY, STATE,

ZIP CODE: PASADENA, CA 91101

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TITLE

Certificate of Completion

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES

CERTIFICATE OF COMPLETION

Boundary Change of City



I, Adriana Romo, Deputy Executive Officer of the Local Agency Formation Commission for the County of Los Angeles, do hereby certify that I have examined the attached documents with respect to the uninhabited proposal designated as:

ANNEXATION NO. 2015-09 TO THE CITY OF POMONA

and have found said documents to be in compliance with the resolution of approval adopted by the Local Agency Formation Commission for the County of Los Angeles on **November 14, 2018**.

All of the information required by the State law is contained in the attached documents and by this reference incorporated herein.

The affected territory will be taxed for any existing general indebtedness, if any, of the City.

The effective date of this boundary change of city is **January 16, 2019**.

IN WITNESS WHEREOF, I execute this Certificate
this **16th** day of **January 2018**.

A handwritten signature in cursive script, reading "Adriana Romo", is written over a horizontal line.

Adriana Romo, Deputy Executive Officer
Local Agency Formation Commission for the
County of Los Angeles

**RESOLUTION NO. 2019-01PR
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS ORDERING
"ANNEXATION NO. 2015-09 TO THE CITY OF POMONA"**

WHEREAS, the City of Pomona (City) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (Commission), pursuant to, Division 3, Title 5, of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to the City of Pomona, all within the County of Los Angeles (County); and

WHEREAS, the proposed annexation consists of approximately 9.06± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 2015-09 to the City of Pomona"; and

WHEREAS, a description of the boundaries and map of the proposal are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein; and

WHEREAS, the principal reason for the proposed annexation to the City of Pomona is to place a proposed development under one jurisdiction and to create a logical boundary for the City and County; and

WHEREAS, on November 14, 2018, the Commission approved Annexation No. 2015-09 to the City of Pomona; and

WHEREAS, pursuant to Government Code Section 57002, the Commission set the protest hearing for January 9, 2019 at 9:00 a.m., at the Los Angeles County Board of Supervisors

Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, the Executive Officer has given notice of the protest hearing pursuant to Government Code Sections 56150-56160, 56660-56661, 57025, and 57026, wherein the protest hearing notice was published in a newspaper of general circulation in the County of Los Angeles on November 30, 2019, which is at least 21 days prior to the protest hearing, and said hearing notice was also mailed to all required recipients by first-class mail on or before the date of newspaper publication; and

WHEREAS, at the time and place fixed in the notice, the hearing was held, and any and all oral or written protests, objections, and evidence were received and considered; and

WHEREAS, the Commission, acting as the conducting authority, has the ministerial duty of tabulating the value of protests filed and not withdrawn and either terminating these proceeding if a majority protest exists or ordering the annexation directly; and the Commission has received a report and recommendations on adoption of a conforming resolution from its Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that this action is within the scope of its California Environmental Quality Act findings made at the Commission hearing on November 14, 2018.
2. The Commission finds that the number of property owners is 4, and the total assessed value of land within the affected territory is \$4,346,194.
3. The Commission finds that the number of written protests filed in opposition to Annexation No. 2015-09 to the City of Pomona and not withdrawn is 2, which, even if

valid, represents owners of land who own less than 50 percent of the assessed value of land within the affected territory.

3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
4. The affected territory consists of 9.06 ± acres, is uninhabited, and is assigned the following short form designation:

" Annexation No. 2015-09 to the City of Pomona "

5. Annexation No. 2015-09 to the City of Pomona is hereby approved, subject to the following terms and conditions:

- a. The City of Pomona agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
- b. The effective date of the annexation shall be the date of recordation.
- c. Payment of Registrar- Recorder/County Clerk and State Board of Equalization fees.
- d. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the City.
- e. The regular County assessment roll shall be utilized by the City.

- f. The affected territory will be taxed for any existing general indebtedness, if any, of the City.
- g. Annexation of the affected territory described in Exhibits "A" and "B" to the City of Pomona.
- h. Detachment of the affected territory from Road District No. 1.
- i. Withdrawal of affected territory from the County Public Library System.
- j. Upon the effective date of the annexation, all right, title, and interest of the County, including but not limited to, the underlying fee title or easement where owned by the County, in any and all sidewalks, trails, landscaped areas, street lights, property acquired and held for future road purposes, open space, signals, storm drains, storm drain catch basins, local sanitary sewer lines, sewer pump stations and force mains, water quality treatment basins and/or structures, and water quality treatment systems serving roadways and bridges shall vest in the City.
- k. Upon the effective date of the annexation, the City shall be the owner of, and responsible for, the operation, maintenance, and repair of all of the following property owned by the County: public roads, adjacent slopes appurtenant to the roads, street lights, traffic signals, mitigation sites that have not been accepted by regulatory agencies but exist or are located in public right-of-way and were constructed or installed as part of a road construction project within the annexed area, storm drains and storm drain catch basins within street right-of-way and appurtenant slopes, medians and adjacent property.

- I. Upon the effective date of the annexation, the City shall do the following: (1) assume ownership and maintenance responsibilities for all drainage devices, storm drains and culverts, storm drain catch basins, appurtenant facilities (except regional Los Angeles County Flood Control District (LACFCD) facilities for which LACFCD has a recorded fee or easement interest and which have been accepted into the LACFCD system), site drainage, and all master plan storm drain facilities that are within the annexation area and are currently owned, operated and maintained by the County ; (2) accept and adopt the County of Los Angeles Master Plan of Drainage (MPD), if any, which is in effect for the annexation area. Los Angeles County Department of Public Works Department (LACDPW) should be contacted to provide any MPD which may be in effect for the annexation area. Deviations from the MPD shall be submitted to the Chief Engineer of LACFCD/Director of LACDPW for review to ensure that such deviations will not result in diversions between watersheds and/or will not result in adverse impacts to LACFCD's flood control facilities; (3) administer flood zoning and Federal Emergency Management Agency floodplain regulations within the annexation area; (4) coordinate development within the annexation area that is adjacent to any existing flood control facilities for which LACFCD has a recorded easement or fee interest, by submitting maps and proposals to the Chief Engineer of LACFCD/Director of LACDPW, for review and comment.
- m. Except to the extent in conflict with "a" through "l", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the


California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.

6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the City of Pomona.
7. The Executive Officer is directed to transmit a copy of this resolution to the City, upon the City's payment of the applicable fees required by Government Code Section 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57200, *et seq.*

PASSED AND ADOPTED this 9th day of January 2019.

MOTION: Close SECOND: Ruzicka (Alt. for Gladbach) APPROVED: 5-0-0
AYES: Close, Mirisch, Ruzicka (Alt. for Gladbach), Smith (Alt. For McCallum), Dear
NOES: None.
ABSTAIN: None.
ABSENT: Barger, Finlay, Hahn, McCallum, Gladbach

**LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES**



**Paul A. Novak, AICP
Executive Officer**

**RESOLUTION NO. 2018-16RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING
"ANNEXATION NO. 2015-09 TO THE CITY OF POMONA AND
AMENDMENTS TO THE CITIES OF POMONA, INDUSTRY, AND WALNUT
SPHERES OF INFLUENCE"**

WHEREAS, the City of Pomona (City) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (Commission), pursuant to, Division 3, Title 5, of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to the City of Pomona, all within the County of Los Angeles (County); and

WHEREAS, the proposed annexation consists of approximately 9.06± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 2015-09 to the City of Pomona"; and

WHEREAS, a description of the boundaries and map of the proposal are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein; and

WHEREAS, the principal reason for the proposed annexation to the City of Pomona is to place a proposed development under one jurisdiction and to create a logical boundary for the City consistent with applicable legal authorities and Board Policy 3.095 City Annexations and Spheres of Influence; and

WHEREAS, the Executive Officer has reviewed the proposal and submitted to the Commission a written report, including his recommendations therein; and

WHEREAS, the Executive Officer has given notice of the public hearing pursuant to Government Code Sections 56150-56160, 56427, 57025, and 57026, wherein the public hearing notice was published in a newspaper of general circulation in the County of Los Angeles on September 10, 2018, which is at least 21 days prior to the public hearing, and said hearing notice was also mailed to all required recipients by first-class mail on or before the date of newspaper publication; and

WHEREAS, on November 14, 2018, after being duly and properly noticed, this proposal came on for hearing, at which time this Commission heard and received all oral and written testimony, objections, and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer; and

WHEREAS, pursuant to Government Code Section 57002, the Commission set the protest hearing for January 9, 2019 at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission, acting in its role as a responsible agency with respect to Annexation No. 2015-09 to the City of Pomona, for the 5.76± acres contained in parcels (APN Nos. 8709 026 004 and 8709 026 062), the Commission considered the Mitigated Negative Declaration prepared and adopted by the City of Pomona, as lead agency, on June 18, 2018, together with any comments received during the public review process; certifies that the Commission has independently reviewed and considered and reached its own

conclusions regarding the environmental effects of the project as shown in the Mitigated Negative Declaration; and adopts the mitigation monitoring program for the project, finding that the mitigation monitoring program is adequately designed to ensure compliance with the mitigation measures during project implementation as applicable to the responsible agency. For the remaining 3.30± acres of the proposal (APN Nos. 8709 027 004, 8709 027 012, 8709 027 005, and 8709 027 271), the Commission finds that annexation of the identified area to the City of Pomona is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), because the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. When it can be seen with certainty that there is no possibility that the activity in question may have significant effect on the environment, the activity is not subject to CEQA.

2. The Commission hereby amends the Spheres of Influence for the cities of Pomona, Industry, and Walnut so as to exclude the affected territory described in Exhibit "A" and "B" from the City of Industry and the City of Walnut, and include the affected territory described in Exhibit "A" and "B" within the City of Pomona and makes the following determinations in accordance with Government Code Section 56425:

- a. Present and Planned Land Uses in the Area

The affected territory consists of industrial and vacant land. A portion of the territory (parcels 8709 026 004 and 8709 026 062) is being developed to include 5 concrete tilt-up structures.

b. Present and Probable Need for Public Facilities and Services in the Area

The affected territory is located within the County of Los Angeles unincorporated area adjacent to the cities of Pomona, Industry and Walnut. General government services, including animal control, fire and emergency medical, flood control, library, mosquito and vector control, park and recreation, planning, police, road maintenance, solid waste, street lighting, water, wastewater, and other services are provided by the County, and other special districts.

The affected territory requires organized governmental services. The affected territory will require governmental facilities and services indefinitely

c. Present Capacity of Public Facilities and Adequacy of Public Services that the Agency Provides or is Authorized to Provide

The City of Pomona currently provides municipal services to over 33,000 parcels of land. The annexation would add 6 more parcels to the service area. The City indicated that it has the ability to provide service to the affected territory once the annexation is complete.

d. Existence of Any Social or Economic Communities of Interest

The proposal will have no adverse effect with respect to the fair treatment of people of all races and incomes, or the location of public facilities or services.

e. Disadvantaged Unincorporated Communities

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory.

3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
4. The affected territory consists of 9.06± acres, is uninhabited, and is assigned the following short form designation: "Annexation No. 2015-09 to the City of Pomona".
5. Annexation No. 2015-09 to the City of Pomona is hereby approved, subject to the following terms and conditions:
 - a. The City of Pomona agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
 - b. The effective date of the annexation shall be the date of recordation.
 - c. Payment of Registrar-Recorder/County Clerk and State Board of Equalization fees.
 - d. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the City.
 - e. The regular County assessment roll shall be utilized by the City.

- f. The affected territory will be taxed for any existing general indebtedness, if any, of the City.
- g. Annexation of the affected territory described in Exhibits "A" and "B" to the City of Pomona.
- h. Upon the effective date of the annexation, all right, title, and interest of the County, including but not limited to, the underlying fee title or easement where owned by the County, in any and all sidewalks, trails, landscaped areas, street lights, property acquired and held for future road purposes, open space, signals, storm drains, storm drain catch basins, local sanitary sewer lines, sewer pump stations and force mains, water quality treatment basins and/or structures, and water quality treatment systems serving roadways and bridges shall vest in the City.
- i. Upon the effective date of the annexation, the City shall be the owner of, and responsible for, the operation, maintenance, and repair of all of the following property owned by the County: public roads, adjacent slopes appurtenant to the roads, street lights, traffic signals, mitigation sites that have not been accepted by regulatory agencies but exist or are located in public right-of-way and were constructed or installed as part of a road construction project within the annexed area, storm drains and storm drain catch basins within street right-of-way and appurtenant slopes, medians and adjacent property.
- j. Upon the effective date of the annexation, the City shall do the following: (1) assume ownership and maintenance responsibilities for all drainage devices,

storm drains and culverts, storm drain catch basins, appurtenant facilities (except regional Los Angeles County Flood Control District (LACFCD) facilities for which LACFCD has a recorded fee or easement interest and which have been accepted into the LACFCD system), site drainage, and all master plan storm drain facilities that are within the annexation area and are currently owned, operated and maintained by the County ; (2) accept and adopt the County of Los Angeles Master Plan of Drainage (MPD), if any, which is in effect for the annexation area. Los Angeles County Department of Public Works Department (LACDPW) should be contacted to provide any MPD which may be in effect for the annexation area. Deviations from the MPD shall be submitted to the Chief Engineer of LACFCD/Director of LACDPW for review to ensure that such deviations will not result in diversions between watersheds and/or will not result in adverse impacts to LACFCD's flood control facilities; (3) administer flood zoning and Federal Emergency Management Agency floodplain regulations within the annexation area; (4) coordinate development within the annexation area that is adjacent to any existing flood control facilities for which LACFCD has a recorded easement or fee interest, by submitting maps and proposals to the Chief Engineer of LACFCD/Director of LACDPW, for review and comment.

- k. Except to the extent in conflict with "a" through "j", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.

6. Pursuant to Government Code Section 57002, the Commission hereby sets the protest hearing for January 9, 2019 at 9:00 a.m. or the Commission's next available meeting date consistent with the protest provisions, in Room 381-B of the Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, CA 90012, and directs the Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.
7. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code Section 56882.

PASSED AND ADOPTED this 14th day of November 2018.

MOTION:	Hahn	SECOND: Finlay	APPROVED: 5-2-0
AYES:	Barger, Close, Dear, Finlay, Hahn		
NOES:	McCallum, Gladbach		
ABSTAIN:	None.		
ABSENT:	Mirisch		

**LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES**



Paul A. Novak, AICP
Executive Officer

**JOINT RESOLUTION OF
THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES,
THE CITY COUNCIL OF THE CITY OF POMONA, APPROVING AND ACCEPTING
THE NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUE RESULTING FROM
THE ANNEXATION OF TERRITORY KNOWN AS CITY OF POMONA ANNEXATION
NO. 2015-09, DETACHMENT FROM ROAD DISTRICT NO. 1 AND WITHDRAWAL
FROM THE COUNTY PUBLIC LIBRARY SYSTEM**

WHEREAS, the City of Pomona initiated proceedings with the Local Agency Formation Commission for the County of Los Angeles for the annexation of territory identified as Annexation No. 2015-09 to the City of Pomona; and

WHEREAS, pursuant to Section 99 of the Revenue and Taxation Code, for specified jurisdictional changes, the governing bodies of affected agencies shall negotiate and determine the amount of property tax revenue to be exchanged between the affected agencies; and

WHEREAS, the area proposed for annexation is identified as Annexation No. 2015-09 and consists of approximately 9.059 acres of unincorporated territory generally located south of Valley Boulevard, approximately 2700 feet east of Grand Avenue, in Los Angeles County Unincorporated territory adjacent to the Cities of Industry, Pomona and Walnut; and

WHEREAS, the Board of Supervisors of the County of Los Angeles, as governing body of the County, the County Public Library System and County of Los Angeles Road District No. 1, and the City Council of Pomona have determined the amount of property tax revenue to be exchanged between their respective agencies as a result of the annexation of the unincorporated territory identified as Annexation No. 2015-09, detachment of territory County Road District No. 1 and withdrawal from the County Library system, is as set forth below:

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The negotiated exchange of property tax revenues between the County of Los Angeles and the City of Pomona resulting from the Annexation No. 2015-09, is approved and accepted.

2. For the fiscal year commencing in the year after the filing of the statement of boundary change for Annexation No. 2015-09 with the Board of Equalization, pursuant to Government Code sections 54902 and 57204, and every fiscal year thereafter, property tax revenue received by County Road District No. 1, attributable to Annexation No. 2015-09, shall be transferred to the County of Los Angeles, and the County Road District No. 1 share in the annexation area shall be reduced to zero.

3. For the fiscal year commencing in the year after the filing of the statement of boundary change for Annexation No. 2015-09 with the Board of Equalization, pursuant to Government Code sections 54902 and 57204, and every fiscal year thereafter, property tax revenue received by the County Public Library, attributable to



Annexation No. 2015-09, shall be transferred to the County General Fund, and the County Public Library's share in the annexation area shall be reduced to zero.

4. For the fiscal year commencing in the year after the filing of the statement of boundary change for Annexation No. 2015-09 with the Board of Equalization pursuant to Government Code sections 54902 and 57204, and every fiscal year thereafter, a base of Six Thousand, Nine Hundred and Nineteen dollars (\$6,919.00) in property tax revenue shall be transferred from the County of Los Angeles to the City of Pomona.

5. For the fiscal year commencing in the year after the filing of the statement of boundary change for Annexation No. 2015-09 with the Board of Equalization pursuant to Government Code sections 54902 and 57204, and every fiscal year thereafter, the following ratio of annual property tax increment attributable to the respective Tax Rate Area in the Annexation No. 2015-09 territory shall be transferred from the County of Los Angeles to the City of Pomona as shown below and the County's share shall be reduced accordingly:

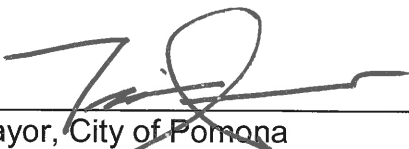
Tax Rate Area	Annual Tax Increment Ratio Transfer to the City
07858	0.164929252

PASSED, APPROVED AND ADOPTED this 18th day of June, 2018 by the following vote:

AYES: Sandoval, Gonzalez, Robledo ABSENT: None
Carrizosa, Ontiveros-Cole,
Escobar, and Torres

NOES: None

ABSTAIN: None



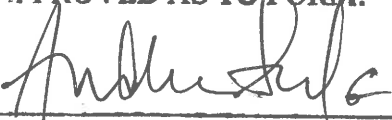
Mayor, City of Pomona

ATTEST:



Interim City Clerk

APPROVED AS TO FORM:



City Attorney

(Signed in Counterpart)



The foregoing resolution was on the 13th day of NOVEMBER, 2018, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts.



CELIA ZAVALA, Executive Officer
Clerk of the Board of Supervisors
of the County of Los Angeles

By 
Deputy

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

BY 
Deputy

(Signed in Counterpart)



LEGAL DESCRIPTION

ANNEXATION No. 2015-09
TO THE CITY OF POMONA,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 9 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 4 WITH THE NEW CENTERLINE OF VALLEY BOULEVARD, FORMERLY POMONA BOULEVARD, AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 78, PAGES 1 THROUGH 5, INCLUSIVE, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID NEW CENTERLINE OF VALLEY BOULEVARD BEING SHOWN AS HAVING A BEARING OF NORTH 61° 34' 00" EAST ON SAID RECORD OF SURVEY;

THENCE, ALONG SAID CENTERLINE OF VALLEY BOULEVARD NORTH 61° 48' 58" EAST, 134.51 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1799.80 FEET;

THENCE, CONTINUING ALONG SAID CENTERLINE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04° 12' 10", AN ARC DISTANCE OF 132.02 FEET TO **THE TRUE POINT OF BEGINNING;**

THENCE, (L1) NORTH 32° 11' 00" WEST, 32.95 FEET TO THE SOUTHEASTERLY LINE OF THE CITY OF WALNUT, ALSO BEING THE NORTHWESTERLY LINE OF COUNTY UNINCORPORATED AND THE BEGINNING OF A NON-TANGENT CURVE (C1) CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1766.59 FEET, A RADIAL LINE OF SAID CURVE

BEARS SOUTH 32° 28' 13" EAST;

THENCE, NORTHEASTERLY ALONG LAST SAID CURVE AND THE SOUTHEASTERLY LINE OF THE CITY OF WALNUT, THROUGH A CENTRAL ANGLE OF 19° 48' 21", AN ARC DISTANCE OF 610.67 FEET;

THENCE, TANGENT TO THE LAST MENTIONED CURVE, (L2) NORTH 37°43'26" EAST ALONG SAID CITY LINE, 458.72 FEET TO THE BEGINNING OF A TANGENT CURVE (C2) CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 966.71 FEET;

THENCE, CONTINUING ALONG SAID LINE OF THE CITY OF WALNUT, NORTHEASTERLY ALONG LAST SAID CURVE, THROUGH A CENTRAL ANGLE OF 22° 17' 51", AN ARC DISTANCE OF 376.21 FEET TO ITS INTERSECTION WITH THE NORTHERLY LINE OF TOWNSHIP 2 SOUTH, RANGE 9 WEST, SAN BERNARDINO BASE AND MERIDIAN;

THENCE, ALONG SAID TOWNSHIP LINE, (L3) NORTH 89° 46' 53" EAST, 129.39 FEET TO THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 76, PAGES 51 THROUGH 56, INCLUSIVE, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID COURSE BEING NORTH 04° 10' 40" WEST;

THENCE, LEAVING SAID TOWNSHIP LINE, ALONG SAID CERTAIN COURSE, (L4) SOUTH 04° 01' 35" EAST, 16.37 FEET;

THENCE, ALONG SAID RECORD OF SURVEY AND THE BOUNDARY OF THE CITY OF POMONA, THE FOLLOWING COURSES:

(L5) SOUTH 27° 57' 35" EAST, 112.20 FEET;

THENCE, (L6) SOUTH 23° 32' 25" WEST, 187.44 FEET;

THENCE, (L7) SOUTH 17° 22' 35" EAST, 126.06 FEET;

THENCE, (L8) SOUTH 23° 03' 25" WEST, 298.93 FEET TO THE BOUNDARY OF THE CITY OF INDUSTRY AS SHOWN ON SAID RECORD OF SURVEY RECORDED IN BOOK 78, PAGES 1 THROUGH 5, INCLUSIVE, SAID LINE BEING ALSO THE NORTHWESTERLY LINE OF THAT

CERTAIN LAND DESCRIBED IN DEED RECORDED AS INSTRUMENT No.1175 ON DECEMBER 11, 1950 IN BOOK 35065, PAGE 441, OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE, ALONG SAID BOUNDARY OF THE CITY OF INDUSTRY AND SAID NORTHWESTERLY LINE, THE FOLLOWING COURSES:

(L9) SOUTH 60° 43' 06" WEST, 491.73 FEET;

THENCE, (L10) SOUTH 17° 09' 35" WEST, 226.82 FEET;

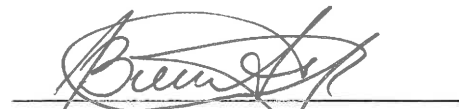
THENCE, (L11) SOUTH 71° 27' 30" WEST, 317.73 FEET TO THE MOST WESTERLY CORNER OF LAST MENTIONED LAND;

THENCE, ALONG THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF LAST MENTIONED LAND, (L12) NORTH 54° 52' 24" WEST, 97.56 FEET TO THE SOUTHEASTERLY SIDELINE OF SAID VALLEY BOULEVARD (66.00 FEET WIDE), AS DECLARED A PUBLIC HIGHWAY AND AS NOTED IN ROAD BOOK 41, PAGE 148, ON FILE IN THE OFFICE OF THE SUPERVISORS OF SAID COUNTY;

THENCE, (L13) NORTH 32° 11' 00" WEST, 58.71 FEET TO **THE TRUE POINT OF BEGINNING.**

CONTAINING 393,727.70 SQUARE FEET (9.039 ACRES) OF LAND, MORE OR LESS,

AND AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART OF HEREOF.



VLADISLAV SKREJEV, PLS 8363

CNC Engineering
Job No. MP 99-41
Checked by: _____

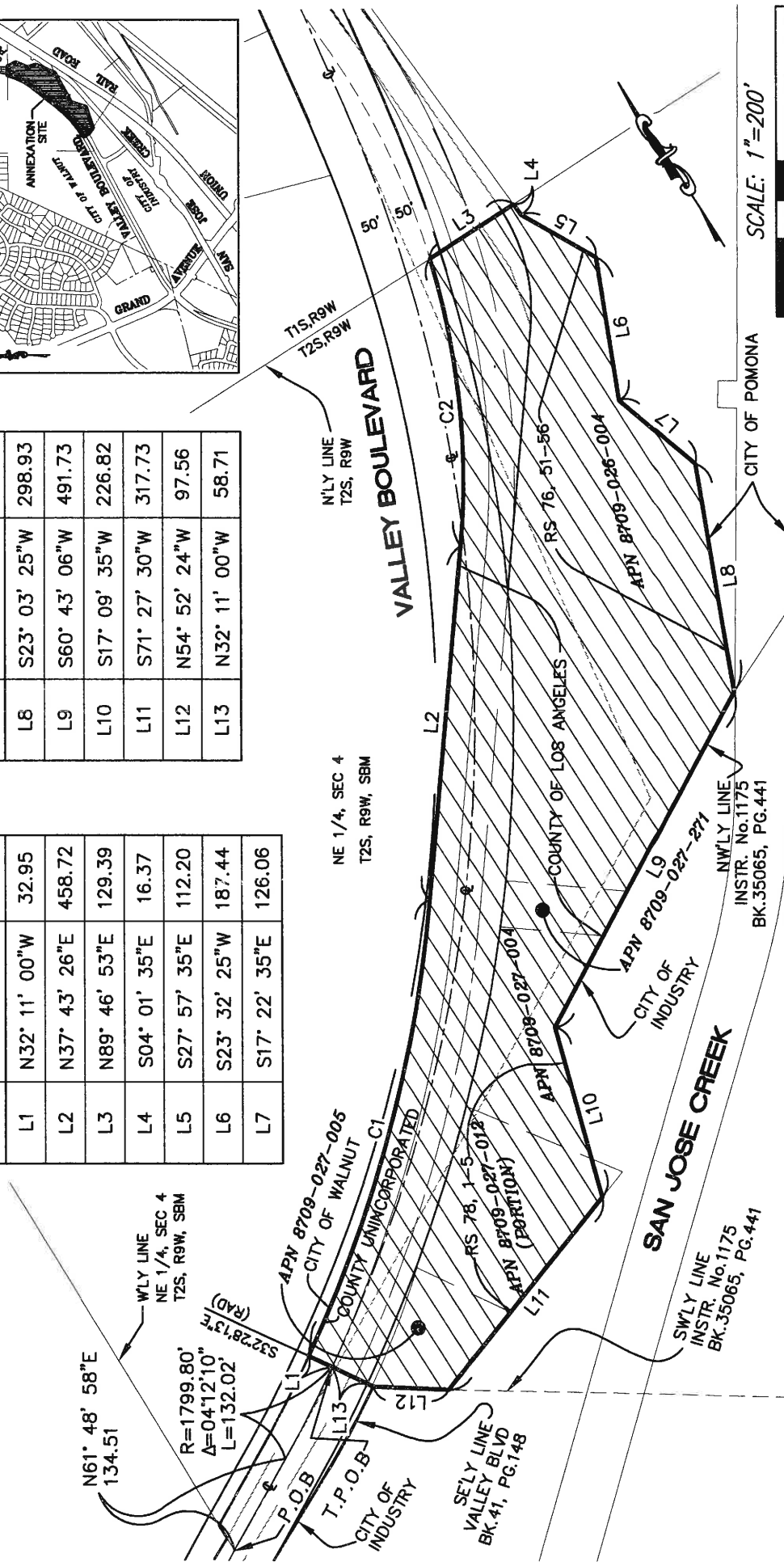
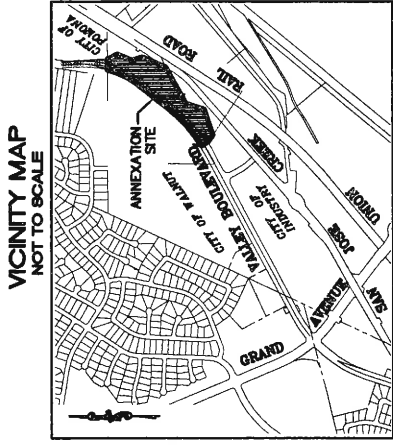
Legal No. 1016
August 11, 2016



EXHIBIT "B"

Line Table		
Line #	Direction	Length
L1	N32° 11' 00"W	32.95
L2	N37° 43' 26"E	458.72
L3	N89° 46' 53"E	129.39
L4	S04° 01' 35"E	16.37
L5	S27° 57' 35"E	112.20
L6	S23° 32' 25"W	187.44
L7	S17° 22' 35"E	126.06

Line Table		
Line #	Direction	Length
L8	S23° 03' 25"W	298.93
L9	S60° 43' 06"W	491.73
L10	S17° 09' 35"W	226.82
L11	S71° 27' 30"W	317.73
L12	N54° 52' 24"W	97.56
L13	N32° 11' 00"W	58.71



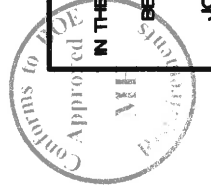
UNION PACIFIC RAILROAD

TOTAL ANNEXED LAND - 9.039 ACRES

LEGEND:
STREET & ---
CITY LINE ---
P.O.B. POINT OF BEGINNING
T.P.O.B. POINT OF BEGINNING

Curve Table			
Curve #	Radius	Delta	Length
C1	1766.59	19°48'21"	610.67
C2	966.71	22°17'51"	376.21

SCALE: 1"=200'



ANNEXATION No. 2015-08
TO THE CITY OF POMONA
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A PORTION OF SEC. 4, T2S, R9W, S8B and M

JOB No. MP 99-41986
AUGUST 11, 2016

LEGAL NO. 1016
SHEET 1 OF 1