

EXHIBIT "B"

THAT PORTION OF RANCHO SAN JOSE, IN THE CITY OF LA VERNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 2, PAGE 292 AND 293 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF ARROW HIGHWAY AND CARRION ROAD AS SHOWN BY MAP RECORDED IN BOOK 113, PAGE 66 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE CENTERLINE OF ARROW HIGHWAY THE FOLLOWING 2 COURSES:

1. NORTH 82°22'27" WEST A DISTANCE OF 1036.32 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 5829.65 FEET;
2. THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°04'25" AN ARC DISTANCE OF 210.99 FEET TO A POINT IN THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF PUDDINGSTONE CHANNEL AS SHOWN BY MAP RECORDED IN BOOK 122, PAGE 44 OF RECORDS OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG SAID NORTHEASTERLY LINE AND THE NORTHWESTERLY PROLONGATION THEREOF THE FOLLOWING 3 COURSES:

1. THENCE SOUTH 24°07'52" EAST A DISTANCE OF 1102.95 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 611.17 FEET;
2. THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°51'32" AN ARC DISTANCE OF 382.50 FEET;
3. THENCE SOUTH 11°43'38" WEST A DISTANCE OF 229.92 FEET TO A POINT IN THE WESTERLY LINE OF THE LAND DESCRIBED IN DEED RECORDED MARCH 6, 2001 AS INSTRUMENT NO. 764925 O.R.;

THENCE SOUTH 73°23'52" EAST ALONG SAID WESTERLY LINE OF THE AFORESAID DEED A DISTANCE OF 139.90 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE SOUTH 19°31'25" EAST ALONG THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN THE AFORESAID DEED AND THE SOUTHEASTERLY PROLONGATION THEREOF A DISTANCE OF 510.45 FEET TO A POINT IN THE CENTERLINE OF PUDDINGSTONE DRIVE; THENCE SOUTH 73°26'22" EAST ALONG THE AFORESAID CENTERLINE A DISTANCE OF 721.94 FEET TO THE CENTERLINE INTERSECTION OF WHEELER AVENUE AND PUDDINGSTONE DRIVE; THENCE ALONG THE CENTERLINE OF WHEELER AVENUE THE FOLLOWING 4 COURSES:

1. NORTH 6°36'10" EAST A DISTANCE OF 207.85 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 900.00 FEET;

2. THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°18'44" AN ARC DISTANCE OF 617.51 FEET;
3. THENCE NORTH 55°54'54" EAST A DISTANCE OF 413.70 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 1200.00 FEET;
4. THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°25'00" AN ARC DISTANCE OF 92.50 FEET TO A POINT IN THE SOUTHEASTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 2 OF TRACT 45601, RECORDED IN BOOK 1209, PAGES 9 THROUGH 14 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

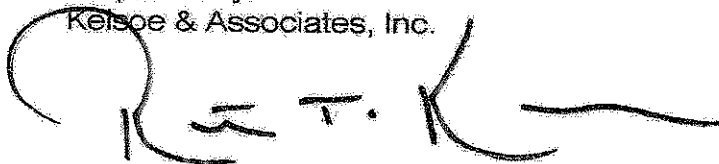
THENCE NORTH 68°58'59" WEST ALONG THE AFORESAID SOUTHERLY LINE A DISTANCE OF 277.37 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 2. THENCE NORTH 23°50'01" EAST ALONG THE WESTERLY LINE OF LOTS 1 AND 2 OF SAID TRACT 45601 A DISTANCE OF 506.87 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 2; THENCE SOUTH 72°52'59" EAST ALONG THE NORTHERLY LINE OF SAID LOT 2 A DISTANCE OF 351.21 FEET TO A POINT IN THE SOUTHWESTERLY PROLONGATION OF THE EAST LINE OF THE LAND DESCRIBED IN DEED RECORDED JUNE 25, 1998 AS INSTRUMENT NO. 1737714 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 22°25'09" EAST ALONG THE EAST LINE OF THE LAND DESCRIBED IN THE AFORESAID DEED AND THE SOUTHWESTERLY AND NORTHEASTERLY PROLONGATION THEREOF A DISTANCE OF 547.98 FEET TO A POINT IN THE CENTERLINE OF ARROW HIGHWAY. THE AFORESAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 5639.33 FEET. A RADIAL LINE THROUGH THE AFORESAID POINT BEARS NORTH 12°10'24" EAST; THENCE ALONG THE CENTERLINE OF ARROW HIGHWAY THE FOLLOWING 2 COURSES:

1. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°32'51" AN ARC DISTANCE OF 447.58 FEET;
2. THENCE NORTH 82°22'27" WEST A DISTANCE OF 1099.75 FEET TO THE POINT OF BEGINNING.

Containing 3,461,449 square feet (79.46 ac.), more or less.

ALL AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Prepared by:
Kelsoe & Associates, Inc.



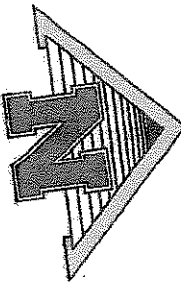
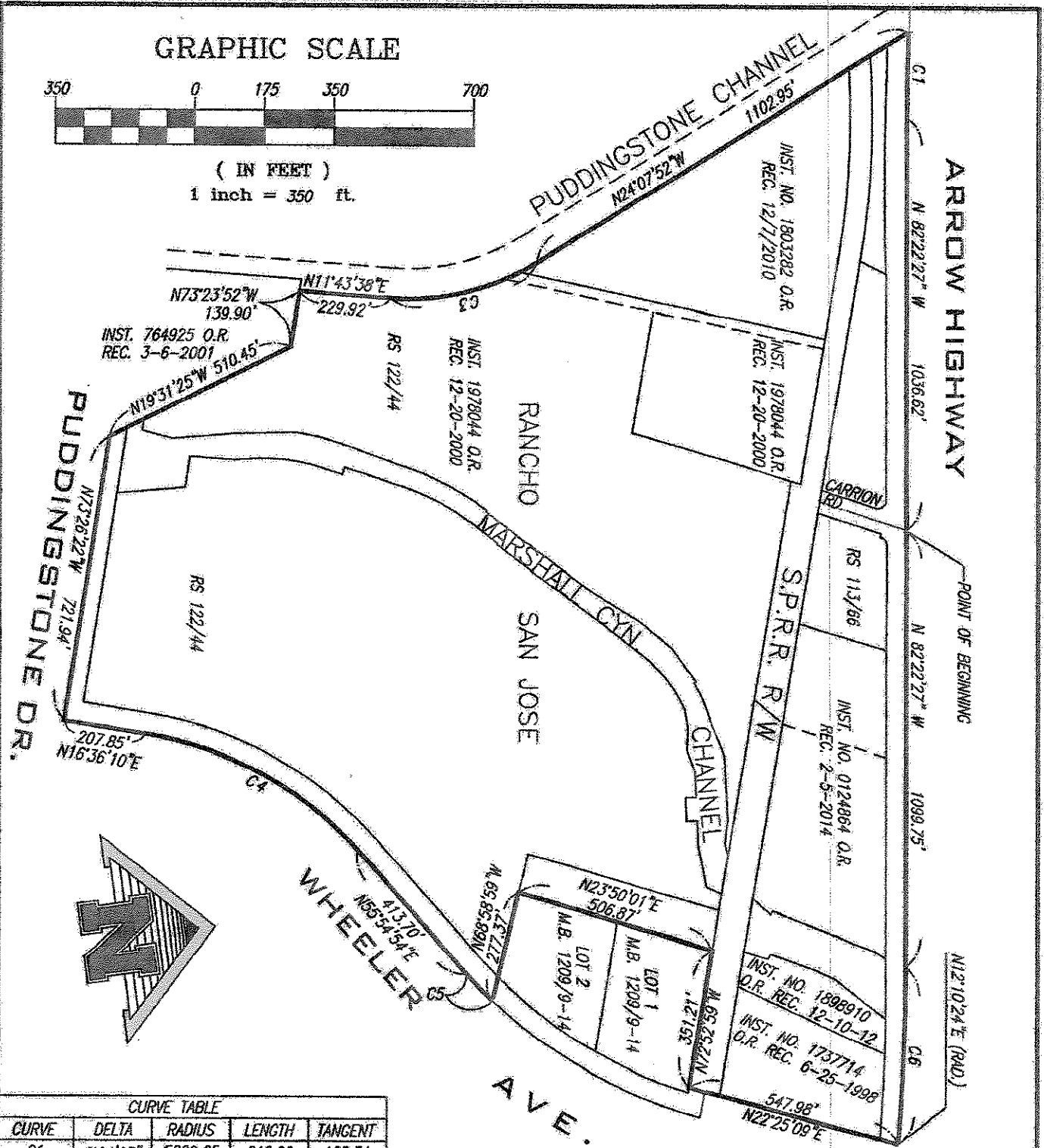
Robert T. Kelsoe, PLS 6957
Exp. Date 9-30-17



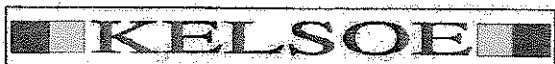
GRAPHIC SCALE



(IN FEET)
1 inch = 350 ft.



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	2°04'25"	5829.65	210.99	105.51
C3	35°51'32"	611.17	382.50	197.75
C4	39°18'44"	900.00	617.51	321.47
C5	4°25'00"	1200.00	92.50'	46.27'
C6	4°32'51"	5639.33	447.58	223.91



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EXHIBIT "B"
TO ACCOMPANY LEGAL DESCRIPTION BY ROBERT T. KELSOE, PLS 6957

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED EXHIBIT "A." IT IS NOT A PART OF THE WRITTEN DESCRIPTION CONTAINED THEREIN.

DATE: 6-28-2017	DRAWN BY: RTK	CHECKED BY:	J.N. 17-2641
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