

REVISED
ATTACHMENT A

**STAFF REPORT REGARDING THE NECESSITY FOR THE ACQUISITION OF THE
PROPERTY INTERESTS REQUIRED FOR THE I-605/ VALLEY BOULEVARD
INTERCHANGE IMPROVEMENT PROJECT (“PROJECT”) PROJECT PARCELS I-
605-1, I-605-4-1, I-605-4-2, I-605-5-1, I-605-5-2, I-605-8-1, AND I-605-8-2**

BACKGROUND

The Property Interests referenced below are required by the Los Angeles County Metropolitan Transportation Authority (“LACMTA”) for the construction and operation of the Project. The parcel addresses, record property owners, purpose of the acquisitions, and nature of the property interests sought to be acquired for the Project are summarized as follows:

Summary Table 1

| Assessor's Parcel Number | Project Parcel Number | Parcel Address | Property Owner | Purpose of Acquisition | Property Interest(s) Sought |
|---------------------------------|------------------------------|---|---|---|--|
| 8110-023-024 8110-023-025 | I-605-1 | 12900 Valley Boulevard, Unincorporated Area of the County of Los Angeles, CA | MARIA J. MONTEZ, Trustee of the 12950 Valley Phoenix Trust dated June 28, 2019 | Construction of pavement transitions from the back of the new sidewalk and driveways to the existing parking lot. | 26-months Temporary Construction Easement (TCE), 776 sq ft |
| 8563-012-028 8563-012-029 | I-605-4-1 I-605-4-2 | 13009 Temple Avenue, Unincorporated Area of the County of Los Angeles, CA | 921 East 61st Street, Inc., a California Corporation | Roadway widening, sidewalk construction, entrance pathway, driveway construction, and reconstruction of landscaped drainage swale. | 1) Partial Fee Interest (Fee), 444 sq ft 2) 26-month TCE, 1,556 sq ft |
| 8564-007-008 | I-605-5-1 I-605-5-2 | 13001 Temple Avenue, City of Industry, CA 91746 | AMIC LLC, a California Limited Liability Company | Roadway widening, curb returns, sidewalk construction, streetlight relocation two power poles, and the two parking lot lights, and to install the new rolling gate and fence. | 1) Fee, 4,098 sq ft 2) 26-month TCE, 1,957 sq ft |
| 8564-011-015 | I-605-8-1 I-605-8-2 | 13000 Temple Avenue, City of Industry, CA 91746 | Mabek Co., a Limited Partnership | Roadway widening, sidewalk and fence construction, streetlight, power pole, and parking lot light relocations. | 1) Fee, 1,551 sq ft 2) 26-month TCE, 6,079 sq ft |

Property Requirements:

Purpose of Acquisitions: Construction and operation of the I-605/ Valley Boulevard Interchange Improvement Project.

Property Interests Sought:

Project parcel **I-605-1**: The proposed TCE of 776± square feet extending along the frontage and location of the existing sidewalk for the duration of 26 months as described and depicted in Exhibits “A-1”, “B-1”, and “C-1”.

Project Parcel **I-605-4-1** is a proposed Fee acquisition that is 444± square feet in size as described and depicted in Exhibits “A-2” and “B-2” and Project Parcel **I-605-4-2** is a proposed TCE of 1,556± square feet for 26 months as described and depicted in Exhibits “A-3”, “B-3” and “C-3”.

~~Project Parcels **I-605-5-1** is a proposed Fee acquisition of 4,098± square feet as described and depicted in Exhibits “A-4” and “B-4”; and the Project parcel **I-605-5-2** is a proposed TCE of 1,957± square feet for 26 months, as described and depicted in Exhibits “A-5”, “B-5” and “C-5”.~~

~~Project Parcels **I-605-8-1** is a proposed fee acquisition of 1,551± square feet as described and depicted in Exhibits “A-6” and “B-6”, and **I-605-8-2** is a TCE of 6,079± square feet for 26 months, as described and depicted in Exhibits “A-7”, “B-7”, and “C-7”.~~

The Fee and TCE acquisitions described above are collectively referred to as the “Property Interests”.

Written offers of Just Compensation to purchase the Property Interests were delivered to the Owners of Record (“Owner”) on January 29, 2024 for the Property Interests located at 12900 Valley Boulevard, La Puente, CA 91746 (APN’s 8110-023-024 & 025), on February 1, 2024 for the Property Interests located at 13009 Valley Boulevard, LA Puente, CA (APN 8563-012-028 & 029), ~~on January 30, 2024 for the Property Interests located at 13001 Temple Avenue, City of Industry, CA (APN 8564-007-008), and on December 28, 2023 for the Property Interests located at 13000 Temple Avenue, City of Industry, CA (APN 8564-011-015).~~ The Property Owners have not accepted the offers of Just Compensation.

A. The public interest and necessity require the Project.

The need for the Project is generated by the findings and recommendations resulting from the approved I-605/Valley Boulevard Interchange Improvements Project Report and supporting Final Environmental Document, and in accordance with Measure R.

The public interest and necessity require the Project because the Project will:

1. Improve operational safety;
2. Benefit the surrounding community by decreasing travel time, improving air quality, and enhancing access to the I-605 corridor;

3. Support value for money throughout design and construction and cost certainty throughout construction;
4. Support fulfillment of LACMTA's Vision 2028 Strategic Plan Goals and Multimodal Highway Investment Objectives, and the LA County Traffic Improvement Plan authorized under Measure R.

It is recommended that based on the above evidence, the Board find and determine that the public interest and necessity require the Project.

B. The Project is planned or located in the manner that will be most compatible with the greatest public good and least private injury.

In March 2013, Metro completed a feasibility study of the corridors to identify congestion "Hot Spots" and develop preliminary improvement concepts. The Project was one of the "Hot Spot" Projects advanced for implementation to improve mobility along the I-605 Corridor. The core goals of the Project are to improve mobility and safety and alleviate operational deficiencies, consistent with the goals and recommendations of the SR-91/I-605/I-405 Hot Spots Program. The Project will reconfigure the freeway on-and-off ramps to reduce congestion and improve freeway and local interchange operations and safety.

On October 25, 2018, the Metro Board authorized the Preparation of the Project Approval and Environmental Document (PA&ED) and Plans, Specifications and Estimates (PS&E) for the I-605/Valley Boulevard Interchange Improvements Project (File #2018-0511, Agenda No. 5).

The Project is included in the Board approved Measure R Multimodal Highway Subregional Program ("Program"). The Project was environmentally cleared by Caltrans in April 2021. The Property Interests are required for construction and operation of the Project.

The Project will cause private injury, however, no other alternative locations for the Project provide greater public good with less private injury. Therefore, the Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.

It is recommended that, based upon the foregoing, the Board find and determine that the Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.

C. The Property Interests are necessary for the Project.

The Property Interests are required for construction and operation of the Project.

The Project is designed to enhance safety for all users by reducing the number of times pedestrians cross higher speed on- and off-ramp lanes, reduce congestion by adding an on-ramp HOV lane, and improve freeway and local interchange operations by

consolidating on- and off-ramps. The Project scope includes the following: reconfiguring the freeway on- and off-ramps; reconstructing, repaving, and widening local streets (Valley Boulevard and Temple Avenue); upgrading signals/devices (traffic, railroad, and pedestrian crossing indicator); constructing retaining walls and sound wall; installing new streetlights to improve visibility for safety and security; new signage to direct pedestrians and motorists; and implementing Americans with Disabilities Act (ADA) infrastructure upgrades (curb ramps, sidewalks, and pedestrian pathways); and railroad safety upgrades to improve traffic flow and operations, and reduce the potential for vehicular, train (freight cargo and passenger) and pedestrian conflicts. The fee and TCE interests being acquired from each of the parcels are necessary for the construction and use of the foregoing.

In addition, construction of new, wider sidewalks is required which results in construction of pavement transitions from the back of the sidewalks and driveways to the existing parking lots with Valley or Temple frontage as identified in the Summary Table 1 listed above.

While alternatives to this design were considered, none provided less private injury with greater public good. No other alternatives provide greater operational safety, decrease travel time, improve air quality, and provide access to the corridor. This public good will also support the fulfillment of Metro's LA County traffic Improvement Plan under Measure R. The Property Interests are necessary for the construction and operation of the project.

Staff recommends that the Board find that the acquisition of the Property Interests is necessary for the Project.

D. Offers were made in compliance with Government Code Section 7267.2.

California Code of Civil Procedure Section 1245.230 requires that a Resolution of Necessity contain a declaration that the governing body has found and determined that either the offer required by Section 7267.2 of the California Government Code has been made to the Owner, or the offer has not been made because the Owner cannot be located with reasonable diligence.

California Government Code Section 7267.2 requires that an offer be made to the Owner in an amount which the agency believes to be just compensation. The amount must not be less than the agency's approved appraisal of the fair market value of the property. In addition, the agency is required to provide the Owner with a written statement of, and summary of the basis for, the amount it established as just compensation.

Staff has taken the following actions as required by California law for the acquisition of the Property Interests:

1. Obtained an independent appraisal to determine the fair market value of the Property Interests, which included consideration existing use of the Property, highest and best use of the Property, and impact to the remainder;

2. Reviewed and approved the appraisal, and established the amount it believes to be just compensation;
3. Determined the Owner(s) of the Property by examining the county assessor's record and a preliminary title report;
4. Made a written offer to the Owner(s) for the full amount of just compensation - which was not less than the approved appraised value; and
5. Provided the Owner(s) with a written statement of, and summary of the basis for, the amount established as just compensation with respect to the foregoing offer.

It is recommended that based on the above Evidence, the Board find and determine that the offer required by Section 7267.2 of the California Government Code has been made to the Owner.

E. LACMTA has fulfilled the necessary statutory prerequisites.

LACMTA is authorized to acquire property by eminent domain for the purposes contemplated by the Project under Public Utilities Code §§ 30503, 30600, 130051.13, and 130220.5; Code of Civil Procedure §§ 1230.010-1273.050; and Article I, § 19 of the California Constitution.

F. LACMTA has complied with the California Environmental Quality Act.

The Project Approval and Environmental Document (PAED) Phase of the project was approved by Caltrans in April 2021. A Negative Declaration/Finding of No Significant Impact (ND/FONSI) was prepared pursuant to the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA), respectively.

Accordingly, LACMTA has fulfilled the necessary statutory prerequisites to acquire the Property Interests by eminent domain.

CONCLUSION

Staff recommends that the Board approve the Resolutions of Necessity.

ATTACHMENTS

- 1 – Legal Description (Exhibits A-1, A-2, A-3, A-4, A-5, A-6, A-7)
- 2 – Plat Map (Exhibits B-1, B-2, B-3, B-4, B-5, B-6, B-7)
- 3 – TCE Terms (Exhibits C-1, C-3, C-5, C-7)

SUMMARY OF ATTACHED EXHIBITS

| Project Parcel Number | Property Interest(s) Sought | Legal Description Exhibit | Plat Map Exhibit | TCE Terms Exhibit |
|-----------------------------------|-------------------------------|---------------------------|-----------------------|-------------------|
| I-605-1 | TCE | A-1 | B-1 | C-1 |
| I-605-4-1 I-605-4-2 | Partial Fee TCE | A-2 A-3 | B-2 B-3 | C-3 |
| I-605-5-1 I-605-5-2 | Partial Fee TCE | A-4 A-5 | B-4 B-5 | C-5 |
| I-605-8-1 I-605-8-2 | Partial Fee TCE | A-6 A-7 | B-6 B-7 | C-7 |

LEGAL DESCRIPTION

Project Parcel I-605-1

Temporary Construction Easement

THOSE PORTIONS OF PARCELS 1 AND 2, IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS DESCRIBED IN THE GRANT DEED RECORDED JULY 10, 2019 AS INSTRUMENT NO. 20190664328, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF VALLEY BOULEVARD AND TEMPLE AVENUE (FORMERLY COVINA BOULEVARD), AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 171, PAGES 62 THROUGH 68, OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG THE CENTERLINE OF SAID VALLEY BOULEVARD NORTH 52°57'06" WEST, 183.12 FEET;

THENCE LEAVING SAID CENTERLINE SOUTH 37°02'54" WEST, 50.00 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL 2, THE NORTHEASTERLY LINES OF SAID PARCELS 1 AND 2 ALSO BEING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID VALLEY BOULEVARD, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID NORTHEASTERLY LINE OF PARCEL 2 AND ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 2 SOUTH 37°02'57" WEST, 5.99 FEET;

THENCE LEAVING SAID SOUTHEASTERLY LINE NORTH 53°43'30" WEST, 114.67 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL 1;

THENCE ALONG SAID NORTHWESTERLY LINE NORTH 37°02'57" EAST, 7.54 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL 1;

THENCE LEAVING SAID NORTHWESTERLY LINE AND ALONG SAID NORTHEASTERLY LINES OF PARCELS 1 AND 2 SOUTH 52°57'06" EAST, 114.66 FEET TO THE **TRUE POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS A GRID AREA 776 SQUARE FEET OR 0.018 ACRES, MORE OR LESS.

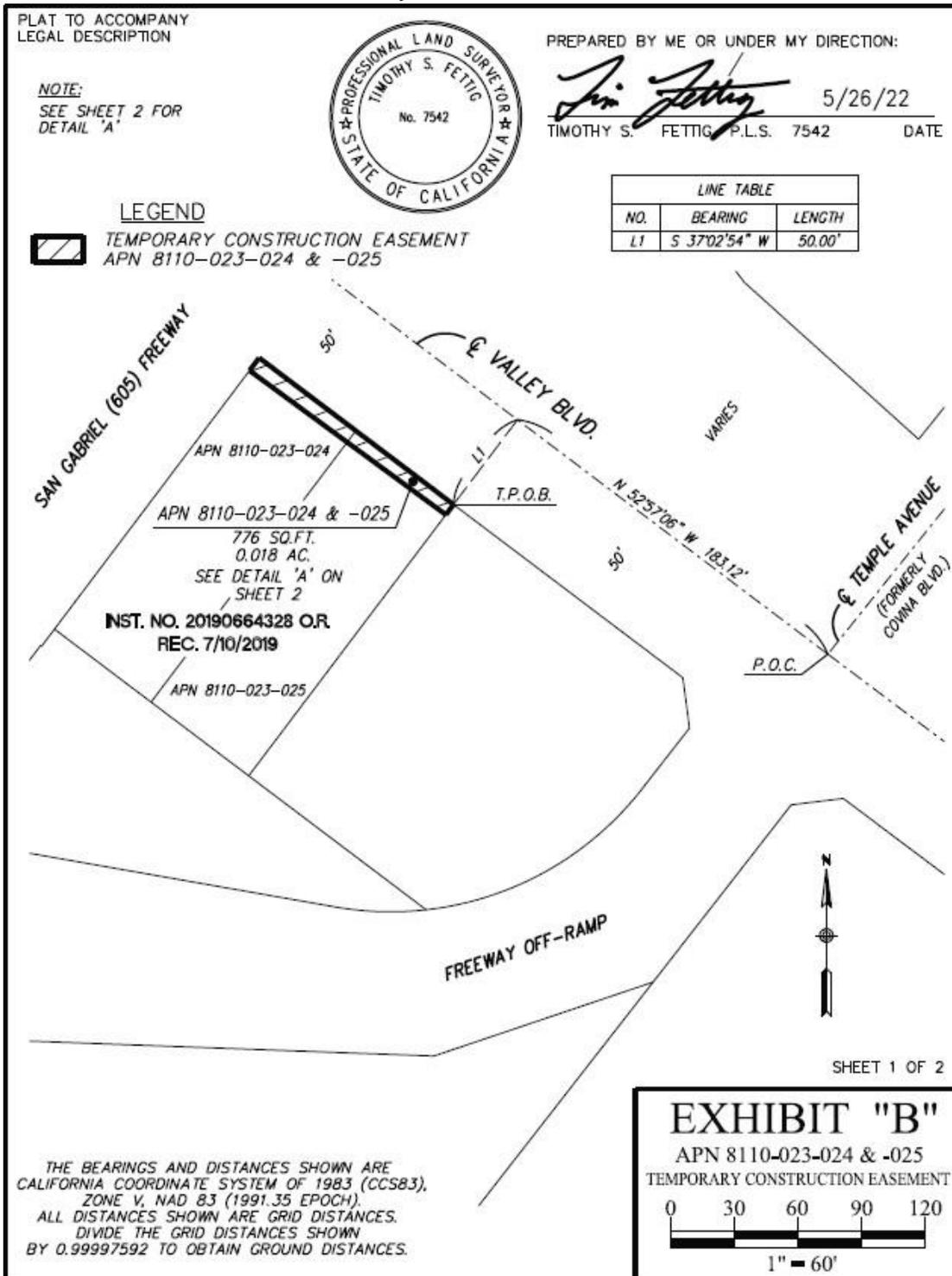
THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE V, NAD 83 (1991.35 EPOCH OCS ADJUSTMENT), ALL DISTANCES SHOWN ARE GRID, TO OBTAIN GROUND DISTANCES DIVIDE BY 0.99997592.

ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT "B-1", ATTACHED HERETO AND MADE A PART HEREOF.

Affects APN 8110-023-024 and APN 8110-023-025

PLAT MAP

Project Parcel I-605-1



Affects APN 8110-023-024, 8110-023-025

Project Parcel I-605-1
12900 Valley Boulevard
APN's 8110-023-024, -025

TERMS OF THE TEMPORARY CONSTRUCTION EASEMENT (TCE)

The term of the TCE (the "Term") shall last twenty-six (26) months, commencing upon the Project Right of Way Certification and terminate upon the earlier to occur of (i) completion of the Project, as indicated by written notice given by Grantee (LACMTA) to Grantor (Owner) or (ii) January 11, 2027.

The actual physical construction activities within the TCE Area will occur intermittently for a period of approximately eight (8) consecutive weeks between the hours of 10:00 PM to 5:00AM ("Construction Period") upon the commencement of construction with 30 days prior notice provided to the owner of the underlying property.

No construction work shall occur in the TCE area except during the Construction Period.

During the Construction Period, the TCE will be exclusive; however, construction will occur at only one driveway at a time, and in regard to construction occurring on the southeasterly driveway opposite the main gate, at least one half of said driveway will remain open and available for access purposes at all times. Trees, planters and metal posts to remain in place.

Easement holder shall have the right to assign the TCE to successors and/or assigns, including, without limitation, other governmental agencies, without the prior written approval of Grantor.

LEGAL DESCRIPTION
Project Parcel I-605-4-1

Partial Fee

THOSE PORTIONS OF LOTS 1 AND 2 OF TRACT NO. 8227, IN THE UNINCORPORATED AREA KNOWN AS LA PUENTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP RECORDED IN BOOK 92, PAGE 100, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF VALLEY BOULEVARD AND TEMPLE AVENUE (FORMERLY COVINA BOULEVARD), AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 171, PAGES 62 THROUGH 68, OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG THE CENTERLINE OF SAID TEMPLE AVENUE NORTH $38^{\circ}45'21''$ EAST, 205.26 FEET TO THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF PARCEL NO. 20-3RE, AS DESCRIBED IN THE ROAD DEED RECORDED SEPTEMBER 6, 2018, AS INSTRUMENT NO. 20180904522, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE LEAVING SAID CENTERLINE AND ALONG SAID NORTHWESTERLY PROLONGATION SOUTH $50^{\circ}29'46''$ EAST, 40.00 FEET TO THE INTERSECTION OF SAID SOUTHWESTERLY LINE AND THE SOUTHEASTERLY LINE OF PARCEL NO. 20-3RE.1, AS DESCRIBED IN SAID ROAD DEED, SAID SOUTHEASTERLY LINE ALSO BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID TEMPLE AVENUE, 40.00 FOOT HALF-STREET WIDTH, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID NORTHWESTERLY PROLONGATION AND SAID SOUTHEASTERLY LINE AND ALONG SAID SOUTHWESTERLY LINE SOUTH $50^{\circ}29'46''$ EAST, 4.82 FEET TO A LINE THAT IS PARALLEL WITH AND 4.82 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES, OF SAID SOUTHEASTERLY LINE;

THENCE LEAVING SAID SOUTHWESTERLY LINE AND ALONG SAID PARALLEL LINE SOUTH $38^{\circ}45'21''$ WEST, 95.40 FEET TO THE EASTERLY LINE OF SAID PARCEL NO. 20-3RE.1;

THENCE LEAVING SAID PARALLEL LINE AND ALONG SAID EASTERLY LINE NORTH $03^{\circ}42'45''$ EAST, 8.40 FEET TO SAID SOUTHEASTERLY LINE;

THENCE LEAVING SAID EASTERLY LINE AND ALONG SAID SOUTHEASTERLY LINE NORTH $38^{\circ}45'21''$ EAST, 88.59 FEET TO THE **TRUE POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS A GRID AREA 444 SQUARE FEET OR 0.010 ACRES, MORE OR LESS.

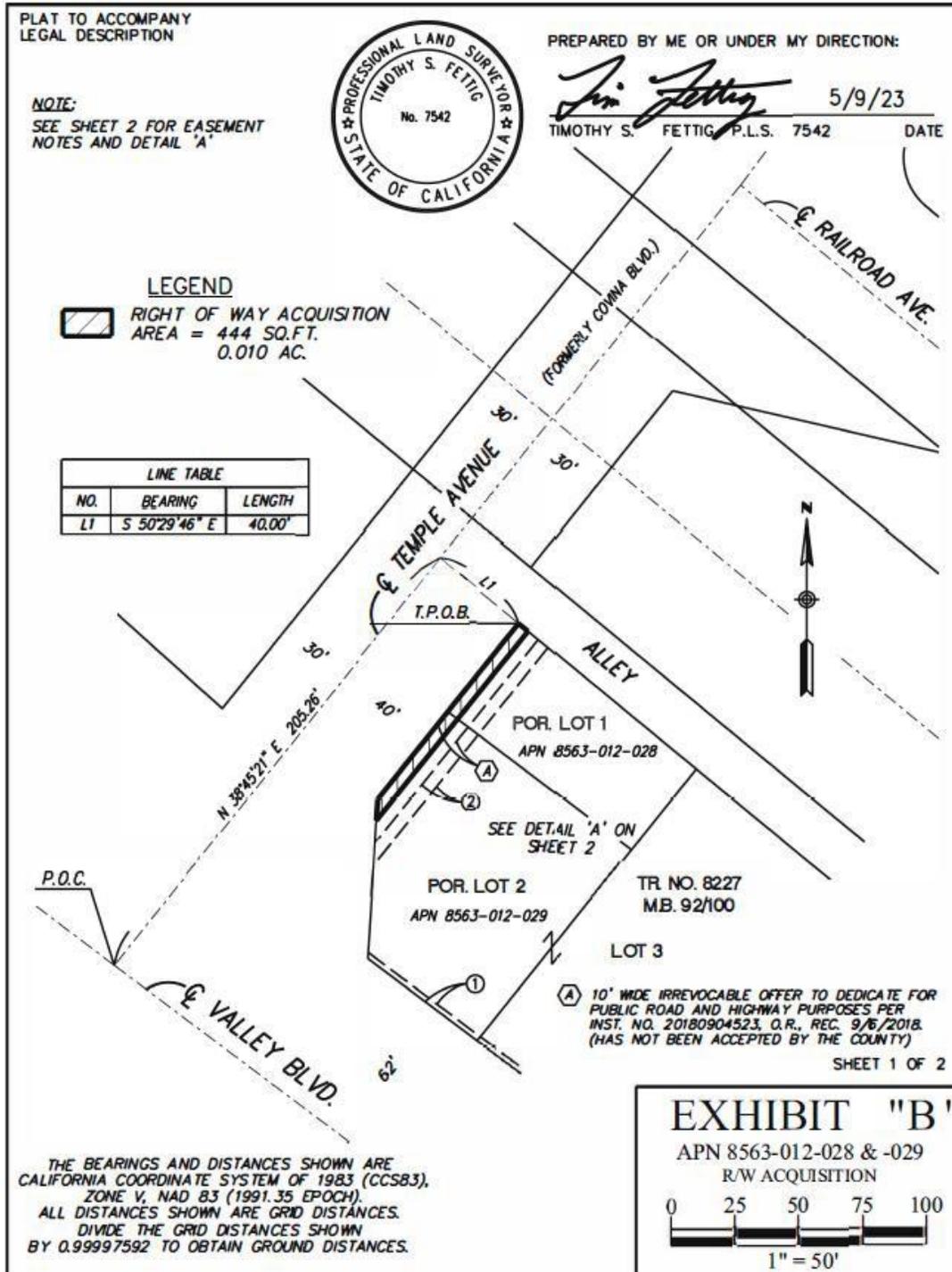
THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE V, NAD 83 (1991.35 EPOCH OCS ADJUSTMENT), ALL DISTANCES SHOWN ARE GRID, TO OBTAIN GROUND DISTANCES DIVIDE BY 0.99997592.

ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT "B-2", ATTACHED HERETO AND MADE A PART HEREOF.

Affects APN 8563-012-028 & -029

PLAT MAP
Project Parcel I-605-4-1 (Sheet 1 of 2)

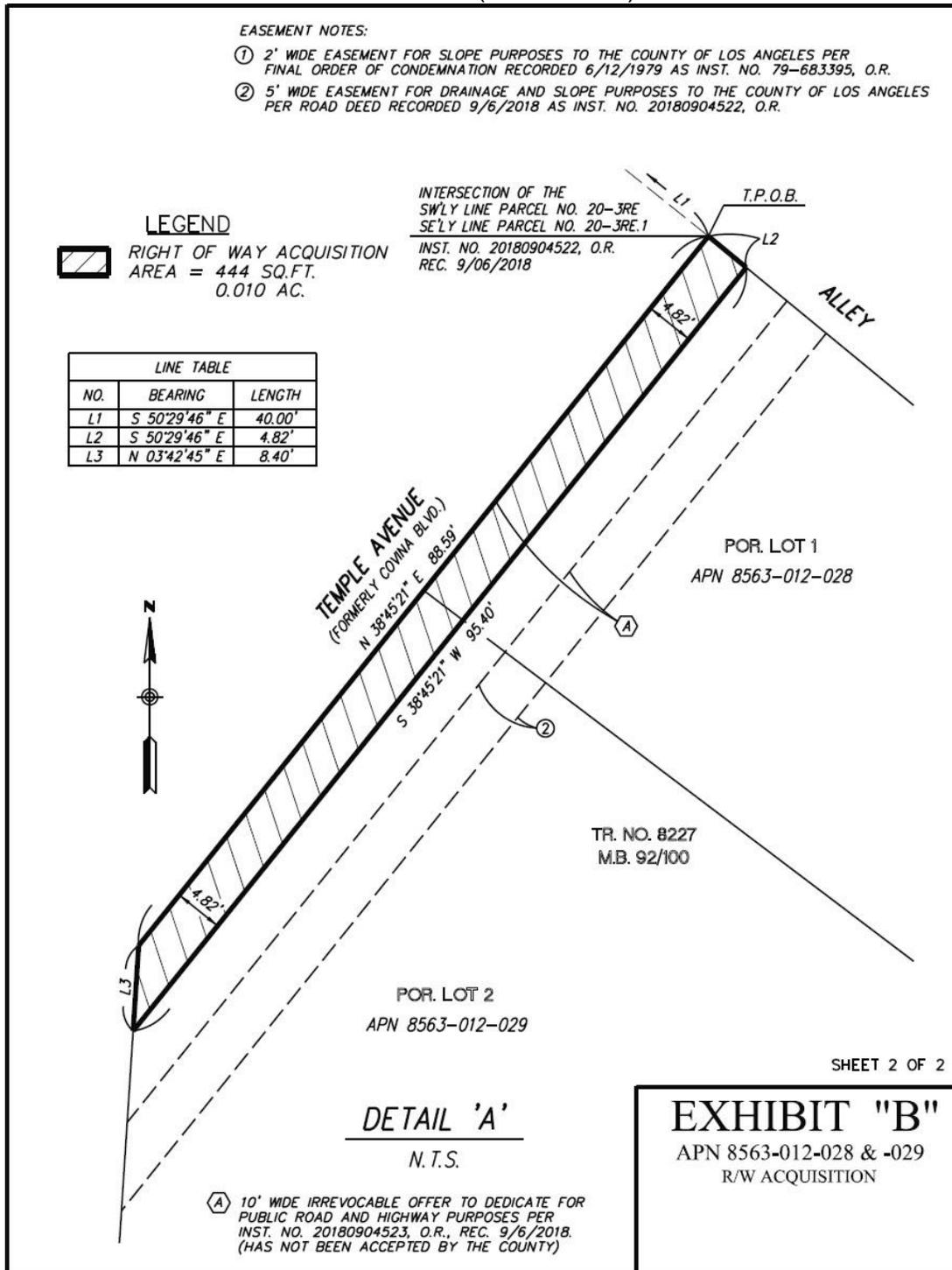
Partial Fee



Affects APN 8563-012-028 & -029

PLAT MAP
Project Parcel I-605-4-1

Partial Fee (Sheet 2 of 2)



Affects APN 8563-012-028 & -029

LEGAL DESCRIPTION

Project Parcel I-605-4-2

Temporary Construction Easement (Sheet 1 of 2)

THOSE PORTIONS OF LOTS 1 AND 2 OF TRACT NO. 8227, IN THE UNINCORPORATED AREA KNOWN AS LA PUENTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP RECORDED IN BOOK 92, PAGE 100, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF VALLEY BOULEVARD AND TEMPLE AVENUE (FORMERLY COVINA BOULEVARD), AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 171, PAGES 62 THROUGH 68, OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG THE CENTERLINE OF SAID TEMPLE AVENUE NORTH 38°45'21" EAST, 205.26 FEET TO THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF PARCEL NO. 20-3RE, AS DESCRIBED IN THE ROAD DEED RECORDED SEPTEMBER 6, 2018, AS INSTRUMENT NO. 20180904522, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE LEAVING SAID CENTERLINE AND ALONG SAID NORTHWESTERLY PROLONGATION SOUTH 50°29'46" EAST, 40.00 FEET TO THE INTERSECTION OF SAID SOUTHWESTERLY LINE AND THE SOUTHEASTERLY LINE OF PARCEL NO. 20-3RE.1, AS DESCRIBED IN SAID ROAD DEED, SAID SOUTHEASTERLY LINE BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID TEMPLE AVENUE, 40.00 FOOT HALF-STREET WIDTH;

THENCE LEAVING SAID NORTHWESTERLY PROLONGATION AND SAID SOUTHEASTERLY LINE AND ALONG SAID SOUTHWESTERLY LINE SOUTH 50°29'46" EAST, 4.82 FEET TO A LINE THAT IS PARALLEL WITH AND 4.82 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES, OF SAID SOUTHEASTERLY LINE, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID SOUTHWESTERLY LINE AND ALONG SAID PARALLEL LINE SOUTH 38°45'21" WEST, 95.40 FEET TO THE EASTERLY LINE OF SAID PARCEL NO. 20-3RE.1;

THENCE LEAVING SAID PARALLEL LINE AND ALONG SAID EASTERLY LINE SOUTH 03°42'45" WEST, 54.66 FEET TO THE NORTHEASTERLY LINE OF PARCEL NO. 40-1, AS DESCRIBED IN THE FINAL ORDER OF CONDEMNATION RECORDED JUNE 12, 1979, AS INSTRUMENT NO. 79-683395, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID NORTHEASTERLY LINE BEING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID VALLEY BOULEVARD, 62.00 FOOT HALF-STREET WIDTH;

THENCE LEAVING SAID EASTERLY LINE AND ALONG SAID NORTHEASTERLY LINE SOUTH 53°07'00" EAST, 0.81 FEET;

THENCE LEAVING SAID NORTHEASTERLY LINE NORTH 38°24'14" EAST, 9.24 FEET;

LEGAL DESCRIPTION

Project Parcel I-605-4-2

Temporary Construction Easement (Sheet 2 of 2)

THENCE NORTH 50°29'26" WEST, 3.01 FEET;

THENCE NORTH 05°00'38" WEST, 22.74 FEET;

THENCE NORTH 39°26'11" EAST, 114.24 FEET TO SAID SOUTHWESTERLY LINE;

THENCE ALONG SAID SOUTHWESTERLY LINE NORTH 50°29'46" WEST, 14.76 FEET TO THE **TRUE POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS A GRID AREA 1,556 SQUARE FEET OR 0.036 ACRES, MORE OR LESS.

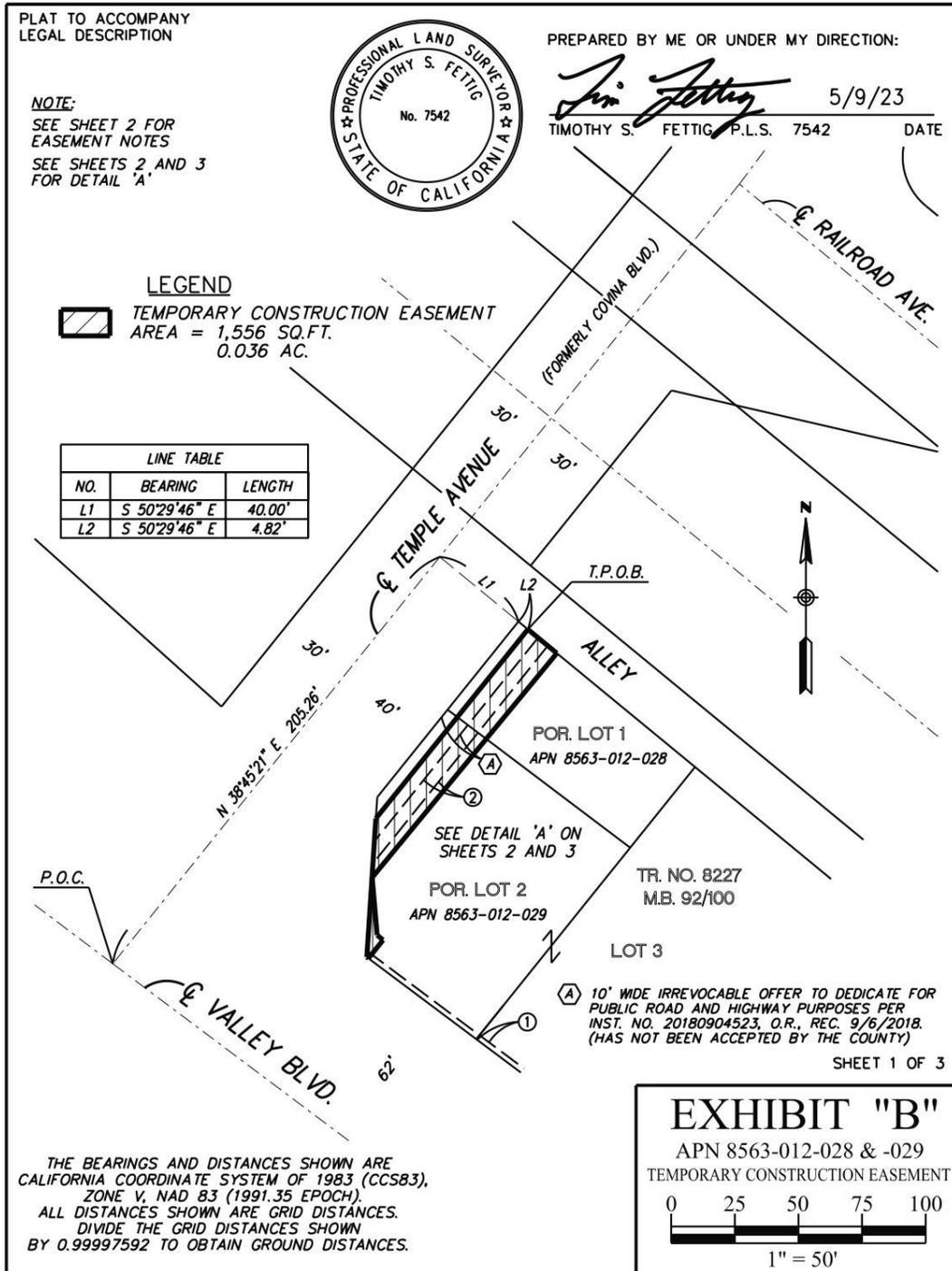
THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE V, NAD 83 (1991.35 EPOCH OCS ADJUSTMENT), ALL DISTANCES SHOWN ARE GRID, TO OBTAIN GROUND DISTANCES DIVIDE BY 0.99997592.

ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT "B-3", ATTACHED HERETO AND MADE A PART HEREOF.

Affects APN 8563-012-028 & -029

PLAT MAP
Project Parcel I-605-4-2

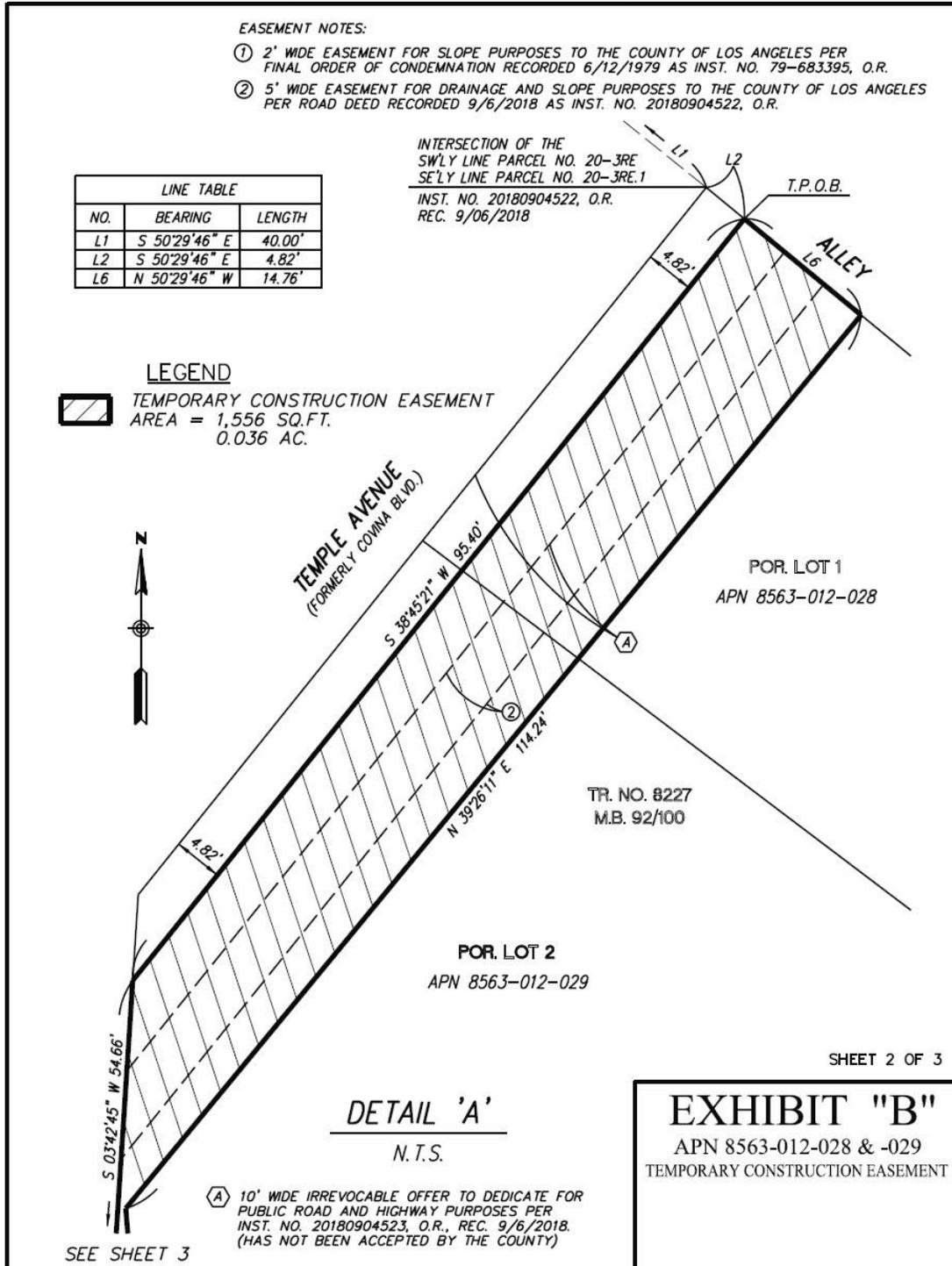
Temporary Construction Easement (Sheet 1 of 3)



Affects APN 8563-012-028 & -029

PLAT MAP
Project Parcel I-605-4-2

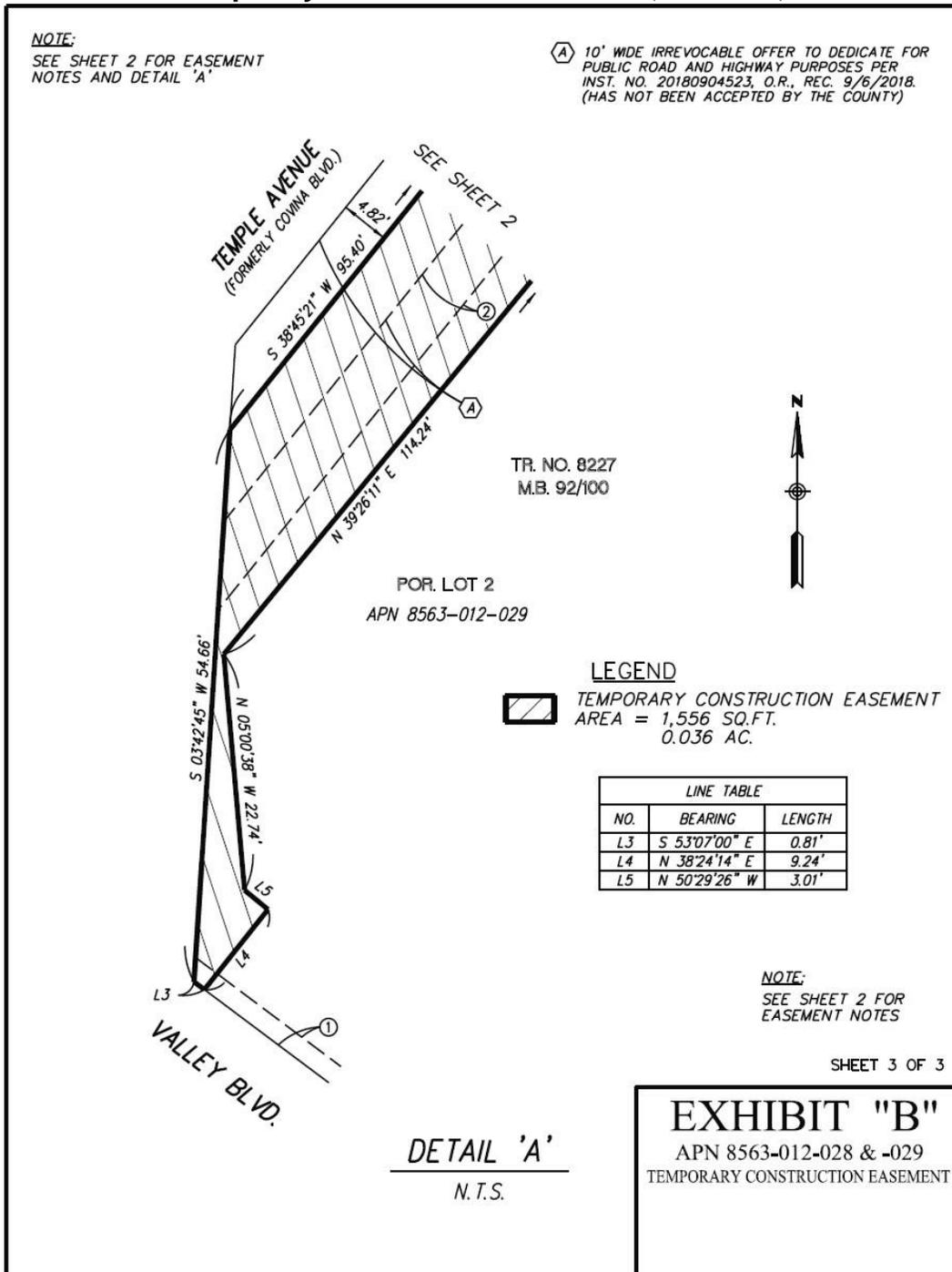
Temporary Construction Easement (Sheet 2 of 3)



Affects APN 8563-012-028 & -029

PLAT MAP
Project Parcel I-605-4-2

Temporary Construction Easement (Sheet 3 of 3)



Affects APN 8563-012-028 & -029

Project Parcel Numbers I-605-4-1 & 4-2

13009 Valley Boulevard

APN's 8563-012-028, -029

TERMS OF THE TEMPORARY CONSTRUCTION EASEMENT (TCE)

The term of the TCE (the "Term") shall last twenty-six (26) months, commencing upon the Project Right of Way Certification and terminate upon the earlier to occur of (i) completion of the Project, as indicated by written notice given by Grantee to Grantor or (ii) January 11, 2027.

The actual physical construction activities within the TCE Area will occur intermittently for a period of approximately eight (8) consecutive weeks between the hours of 10:00PM to 5:00AM ("Construction Period") upon the commencement of construction with 30 days prior notice provided to the owner of the underlying property.

No construction work shall occur in the TCE area except during the Construction Period.

During the Construction Period, the TCE will be exclusive; however, access via the Temple Avenue driveway may be available to the extent that actual construction work is not occurring on said driveway at that time. Vehicular and pedestrian access during the Construction Period will be available at all times via the Valley Boulevard driveway.

Easement holder shall have the right to assign the TCE to successors and/or assigns, including, without limitation, other governmental agencies, without the prior written approval of Grantor.

remove

EXHIBIT A-4

LEGAL DESCRIPTION

Project Parcel I-605-5-1

Partial Fee (Sheet 1 of 2)

THAT PORTION OF THE LAND, IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS DESCRIBED IN THE GRANT DEED RECORDED APRIL 6, 2015 AS INSTRUMENT NO. 20150370535, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF VALLEY BOULEVARD AND TEMPLE AVENUE (FORMERLY COVINA BOULEVARD), 30.00 FOOT HALF-STREET WIDTH, AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 171, PAGES 62 THROUGH 68, OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG THE CENTERLINE OF SAID TEMPLE AVENUE NORTH 38°45'21" EAST, 363.28 FEET TO THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID LAND;

THENCE LEAVING SAID CENTERLINE AND ALONG SAID SOUTHEASTERLY PROLONGATION NORTH 50°29'46" WEST, 30.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID LAND, SAID CORNER BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID TEMPLE AVENUE, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID SOUTHWESTERLY LINE OF THE LAND NORTH 50°29'46" WEST, 20.55 FEET TO A LINE THAT IS PARALLEL WITH AND 20.55 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, OF SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND THE NORTHEASTERLY PROLONGATION THEREOF;

THENCE LEAVING SAID SOUTHWESTERLY LINE OF THE LAND AND ALONG SAID PARALLEL LINE NORTH 38°45'21" EAST, 82.08 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 991.38 FEET;

THENCE LEAVING SAID PARALLEL LINE AND NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°18'33" AN ARC LENGTH OF 39.95 FEET;

THENCE NORTH 36°26'48" EAST, 53.68 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 65.35 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°45'05" AN ARC LENGTH OF 22.53 FEET;

THENCE NORTH 56°11'53" EAST, 20.96 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 59.76 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°00'00" AN ARC LENGTH OF 12.52 FEET;

remove

EXHIBIT A-4

~~LEGAL DESCRIPTION~~

~~Project Parcel I-605-5-1~~

~~Partial Fee~~ (Sheet 2 of 2)

~~THENCE NORTH 44°11'54" EAST, 8.21 FEET;~~

~~THENCE SOUTH 52°36'25" EAST, 3.84 FEET TO THE SOUTHEASTERLY LINE OF SAID LAND;~~

~~THENCE ALONG SAID SOUTHEASTERLY LINE OF THE LAND SOUTH 36°47'31" WEST,
168.14 FEET;~~

~~THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE OF THE LAND SOUTH 31°06'57"
WEST, 10.71 FEET;~~

~~THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE OF THE LAND SOUTH 38°45'21"
WEST, 60.01 FEET TO THE TRUE POINT OF BEGINNING.~~

~~THE ABOVE DESCRIBED PARCEL CONTAINS A GRID AREA 4,098 SQUARE FEET OR 0.094
ACRES, MORE OR LESS.~~

~~THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE CALIFORNIA
COORDINATE SYSTEM (CCS83), ZONE V, NAD 83 (1991.35 EPOCH OCS ADJUSTMENT), ALL
DISTANCES SHOWN ARE GRID, TO OBTAIN GROUND DISTANCES DIVIDE BY 0.99997592.~~

~~ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT "B-4", ATTACHED HERETO AND
MADE A PART HEREOF.~~

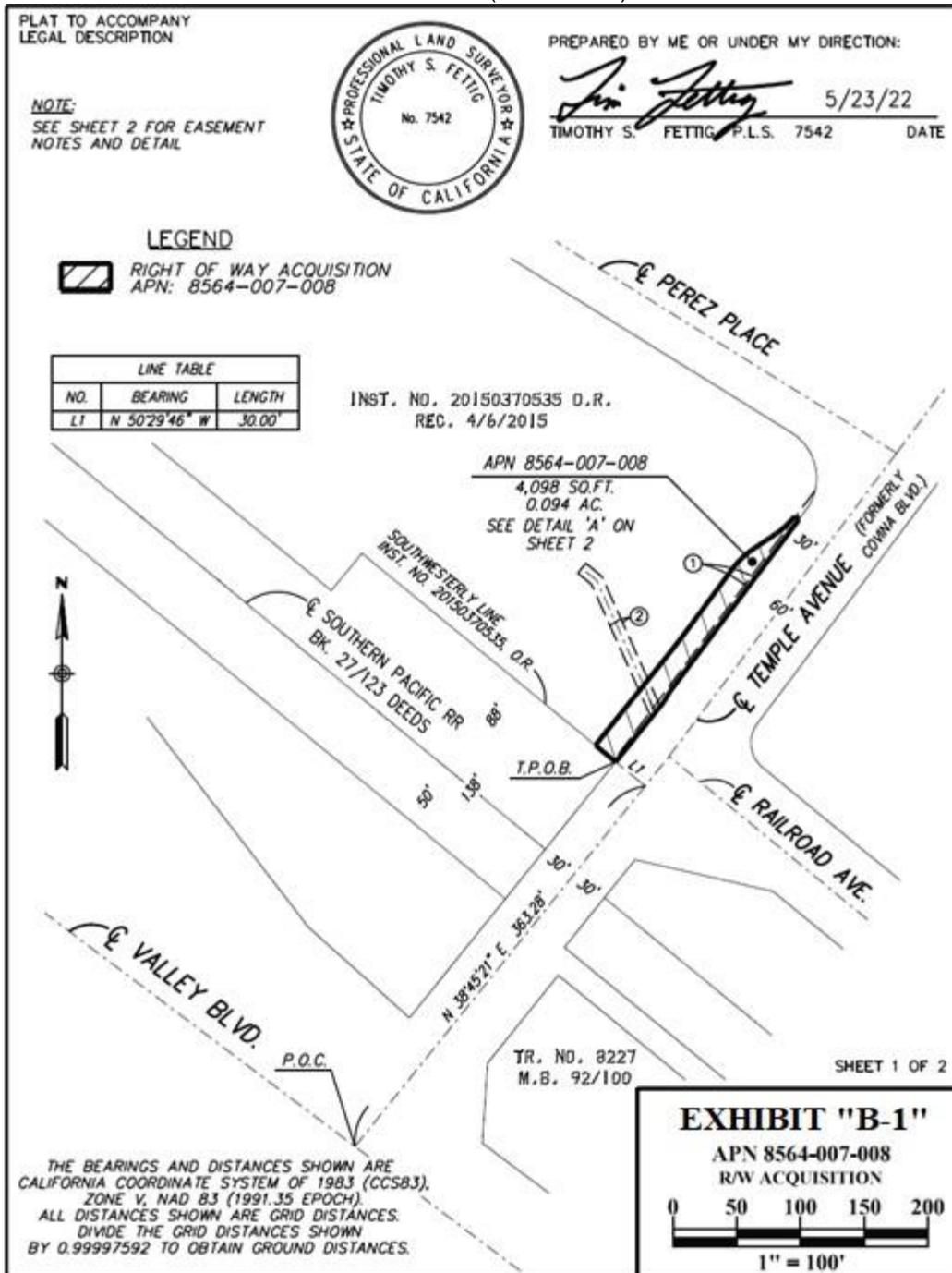
~~Affects APN 8564-007-008~~

remove

EXHIBIT B-4

PLAT MAP
Project Parcel I-605-5-1

Partial Fee (Sheet 1 of 2)



Affects APN 8564-007-008

EXHIBIT B-4

remove

PLAT MAP
Project Parcel I-605-5-1

Partial Fee (Sheet 2 of 2)

PLAT TO ACCOMPANY
LEGAL DESCRIPTION

EASEMENT NOTES:

- ① ESMT. FOR PUBLIC ROAD AND HIGHWAY PURPOSES PER DEED REC. 11/7/1994 AS INST NO. 1994-2016677, O.R.
- ② 10.00' ESMT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITY PURPOSES PER DEED RECORDED 5/27/1957 IN BOOK 54615/298, O.R.
- ③ COVENANT AND ENVIRONMENTAL RESTRICTION ON PROPERTY PER DOCUMENT REC. 9/27/2013 AS INST. NO. 2013-1406949, O.R. - RESTRICTION IS OVER ENTIRE PROPERTY.

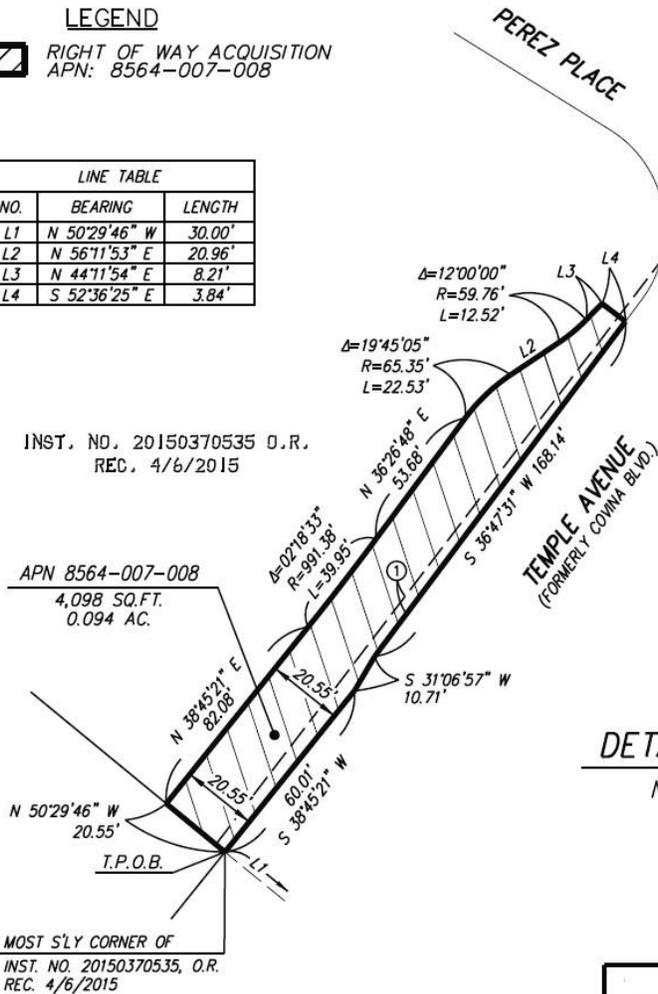
LEGEND

 RIGHT OF WAY ACQUISITION
APN: 8564-007-008

| LINE TABLE | | |
|------------|---------------|--------|
| NO. | BEARING | LENGTH |
| L1 | N 50°29'46" W | 30.00' |
| L2 | N 56°11'53" E | 20.96' |
| L3 | N 44°11'54" E | 8.21' |
| L4 | S 52°36'25" E | 3.84' |

INST. NO. 20150370535 O.R.
REC. 4/6/2015

APN 8564-007-008
4,098 SQ.FT.
0.094 AC.



DETAIL 'A'
N.T.S.

SHEET 2 OF 2

EXHIBIT "B-1"

APN 8564-007-008
R/W ACQUISITION

Affects APN 8564-007-008

remove

EXHIBIT A-5

LEGAL DESCRIPTION
Project Parcel I-605-5-2

Temporary Construction Easement (Sheet 1 of 2)

remove

THAT PORTION OF THE LAND, IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS DESCRIBED IN THE GRANT DEED RECORDED APRIL 6, 2015 AS INSTRUMENT NO. 20150370535, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF VALLEY BOULEVARD AND TEMPLE AVENUE (FORMERLY COVINA BOULEVARD), 30.00 FOOT HALF-STREET WIDTH, AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 171, PAGES 62 THROUGH 68, OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG THE CENTERLINE OF SAID TEMPLE AVENUE NORTH 38°45'21" EAST, 363.28 FEET TO THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID LAND;

THENCE LEAVING SAID CENTERLINE AND ALONG SAID SOUTHEASTERLY PROLONGATION NORTH 50°29'46" WEST, 30.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID LAND, SAID CORNER BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID TEMPLE AVENUE;

THENCE LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID SOUTHWESTERLY LINE OF THE LAND NORTH 50°29'46" WEST, 20.55 FEET TO A LINE THAT IS PARALLEL WITH AND 20.55 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, OF SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND THE NORTHEASTERLY PROLONGATION THEREOF, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID SOUTHWESTERLY LINE OF THE LAND AND ALONG SAID PARALLEL LINE NORTH 38°45'21" EAST, 82.08 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 991.38 FEET;

THENCE LEAVING SAID PARALLEL LINE AND NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°18'33" AN ARC LENGTH OF 39.95 FEET;

THENCE NORTH 36°26'48" EAST, 53.68 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 65.35 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°45'05" AN ARC LENGTH OF 22.53 FEET;

THENCE NORTH 56°11'53" EAST, 20.96 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 59.76 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°00'00" AN ARC LENGTH OF 12.52 FEET;

~~ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT "B-5", ATTACHED HERETO AND MADE A PART HEREOF.~~

~~Affects APN 8564-007-008~~

EXHIBIT A-5

remove

LEGAL DESCRIPTION
Project Parcel I-605-5-2

Temporary Construction Easement (Sheet 2 of 2)

THENCE NORTH 44°11'54" EAST, 8.21 FEET;

THENCE NORTH 59°57'06" WEST, 10.31 FEET;

THENCE SOUTH 44°11'54" WEST, 5.69 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 49.76 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°00'00" AN ARC LENGTH OF 10.42 FEET;

THENCE SOUTH 56°11'53" WEST, 13.09 FEET;

THENCE SOUTH 39°34'49" WEST, 182.77 FEET;

THENCE SOUTH 37°35'06" WEST, 25.53 FEET TO SAID SOUTHWESTERLY LINE OF THE LAND;

THENCE ALONG SAID SOUTHWESTERLY LINE OF THE LAND SOUTH 50°29'46" EAST, 9.30 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A GRID AREA 1,957 SQUARE FEET OR 0.045 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE V, NAD 83 (1991.35 EPOCH OCS ADJUSTMENT), ALL DISTANCES SHOWN ARE GRID, TO OBTAIN GROUND DISTANCES DIVIDE BY 0.99997592.

~~ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT "B-5", ATTACHED HERETO AND MADE A PART HEREOF.~~

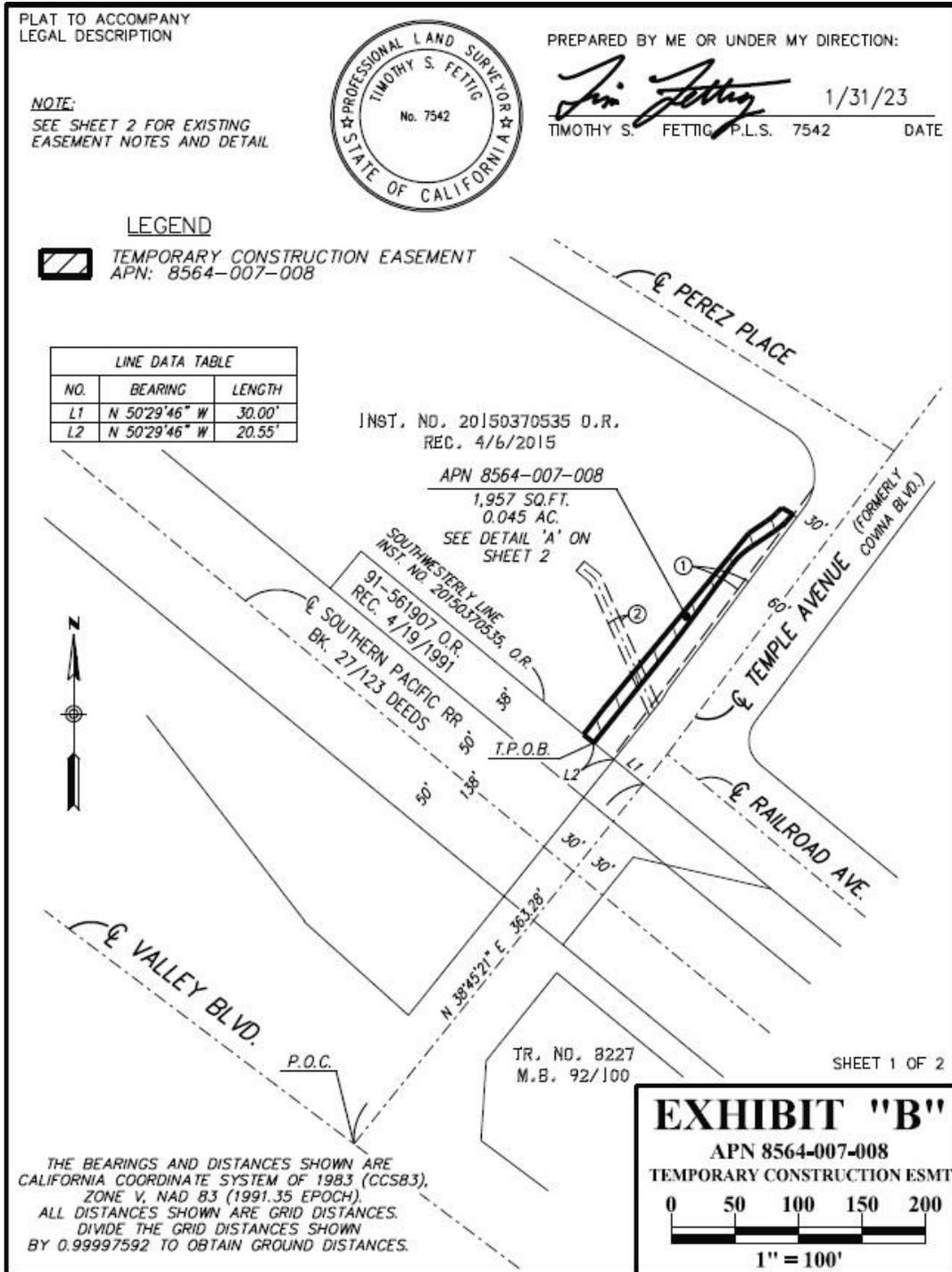
~~Affects APN 8564-007-008~~

remove

EXHIBIT B-5

PLAT MAP
Project Parcel I 605-5-2

Temporary Construction Easement (Sheet 1 of 2)



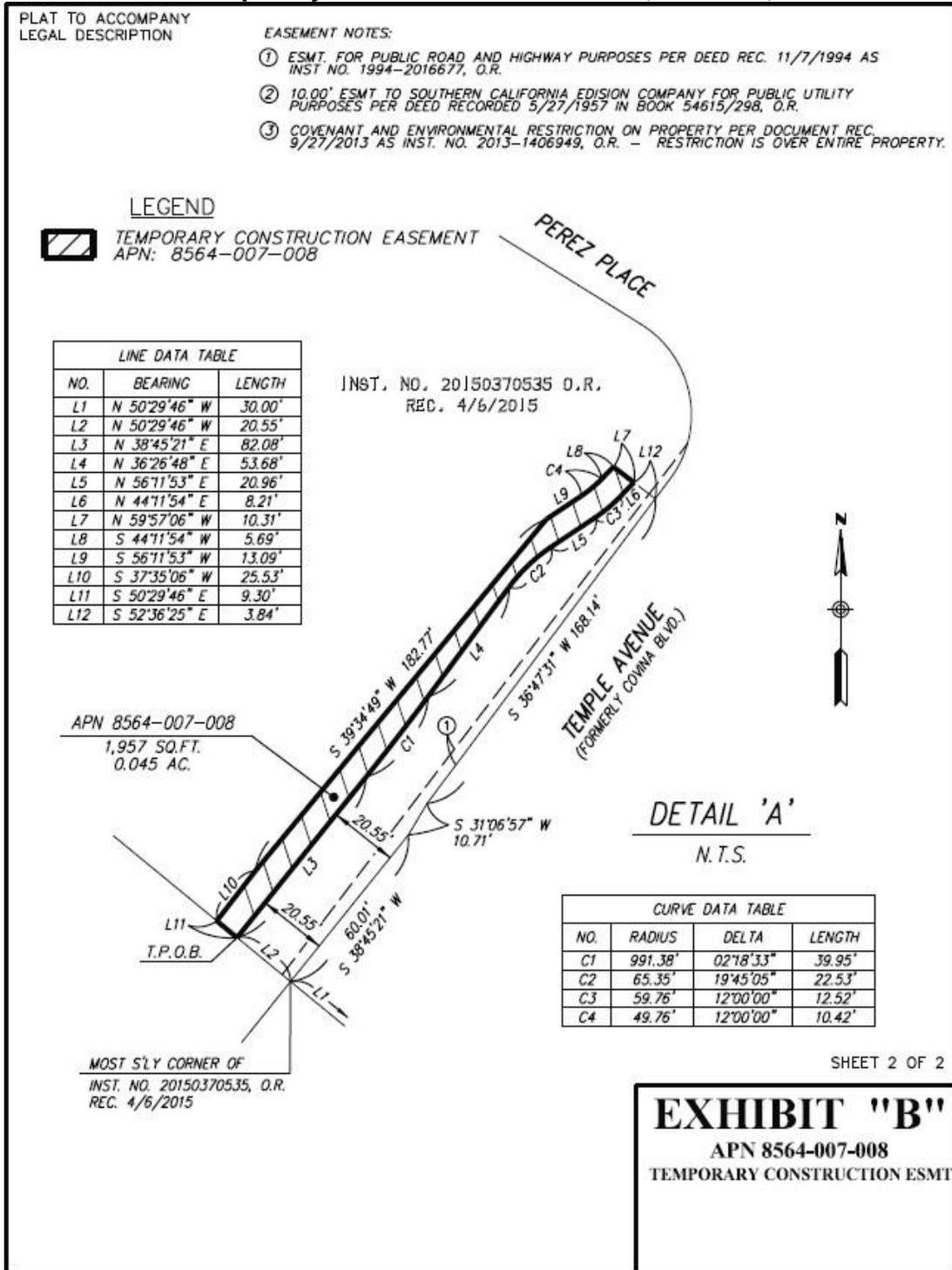
Affects APN 8564-007-008

remove

EXHIBIT B-5

PLAT MAP
Project Parcel I 605-5-2

Temporary Construction Easement (Sheet 2 of 2)



Affects APN 8564-007-008

remove

Project Parcel Numbers I-605-5-1 & 5-2

13001 Temple Avenue

APNS 8564-007-008

~~TERMS OF THE TEMPORARY CONSTRUCTION EASEMENT (TCE)~~

~~The term of the TCE (the "Term") shall last twenty-six (26) months, commencing upon the Project Right of Way Certification and terminate upon the earlier to occur of (i) completion of the Project, as indicated by written notice given by Grantee to Grantor or (ii) January 11, 2027.~~

~~The actual physical construction activities within the TCE Area will occur intermittently for a period of approximately eight (8) consecutive weeks between the hours of 10pm to 5am ("Construction Period") upon the commencement of construction with 30 days prior notice provided to the owner of the underlying property.~~

~~No construction work shall occur in the TCE area except during the Construction Period.~~

~~During the Construction Period, the TCE will be exclusive; however, emergency pedestrian access to the three pathways along Temple Avenue will remain available at all times. Vehicular and pedestrian access during the Construction Period will remain available at all times via the Perez Place driveway.~~

~~Easement holder shall have the right to assign the TCE to successors and/or assigns, including, without limitation, other governmental agencies, without the prior written approval of Grantor.~~

remove

EXHIBIT A-6

LEGAL DESCRIPTION
Project Parcel I-605-8-1

Partial Fee (Sheet 1 of 2)

THAT PORTION OF THE LAND, IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS DESCRIBED IN THE GRANT DEED RECORDED AUGUST 29, 1972 AS INSTRUMENT NO. 3823, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF TEMPLE AVENUE (FORMERLY COVINA BOULEVARD) AND RAILROAD AVENUE;

THENCE ALONG THE CENTERLINE OF SAID TEMPLE AVENUE NORTH $36^{\circ}47'31''$ EAST, 279.90 FEET;

THENCE LEAVING SAID CENTERLINE SOUTH $53^{\circ}12'29''$ EAST, 40.00 FEET TO THE SOUTHEASTERLY LINE OF PARCEL A AS DESCRIBED IN THE EASEMENT DEED RECORDED AUGUST 20, 1987, AS INSTRUMENT NO. 87-1327511, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID SOUTHEASTERLY LINE BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID TEMPLE AVENUE, 40.00 FOOT HALF-STREET WIDTH, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID SOUTHEASTERLY LINE AND CONTINUING SOUTH $53^{\circ}12'29''$ EAST, 18.40 FEET;

THENCE SOUTH $19^{\circ}12'24''$ WEST, 9.17 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 22.61 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH $19^{\circ}12'24''$ EAST;

THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $72^{\circ}35'30''$ AN ARC LENGTH OF 28.65 FEET;

THENCE SOUTH $36^{\circ}36'54''$ WEST, 186.75 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 37.61 FEET;

THENCE SOUTHWESTERLY AND SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $38^{\circ}22'59''$ AN ARC LENGTH OF 25.20 FEET TO THE EASTERLY LINE OF SAID PARCEL A, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, A RADIAL LINE TO SAID POINT ON CURVE BEARS SOUTH $62^{\circ}27'51''$ WEST;

THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID EASTERLY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $64^{\circ}19'40''$ AN ARC LENGTH OF 28.07 FEET TO SAID SOUTHEASTERLY LINE;

THENCE LEAVING SAID EASTERLY LINE AND ALONG SAID SOUTHEASTERLY LINE NORTH $36^{\circ}47'31''$ EAST, 217.91 FEET TO THE **TRUE POINT OF BEGINNING**;

remove

EXHIBIT A-6

~~LEGAL DESCRIPTION~~

~~Project Parcel I 605-8-1~~

~~**Partial Fee** (Sheet 2 of 2)~~

~~THE ABOVE DESCRIBED PARCEL CONTAINS A GRID AREA 1,551 SQUARE FEET OR 0.036 ACRES, MORE OR LESS.~~

~~THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE V, NAD 83 (1991.35 EPOCH OCS ADJUSTMENT), ALL DISTANCES SHOWN ARE GRID, TO OBTAIN GROUND DISTANCES DIVIDE BY 0.99997592.~~

~~ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT "B-6", ATTACHED HERETO AND MADE A PART HEREOF.~~

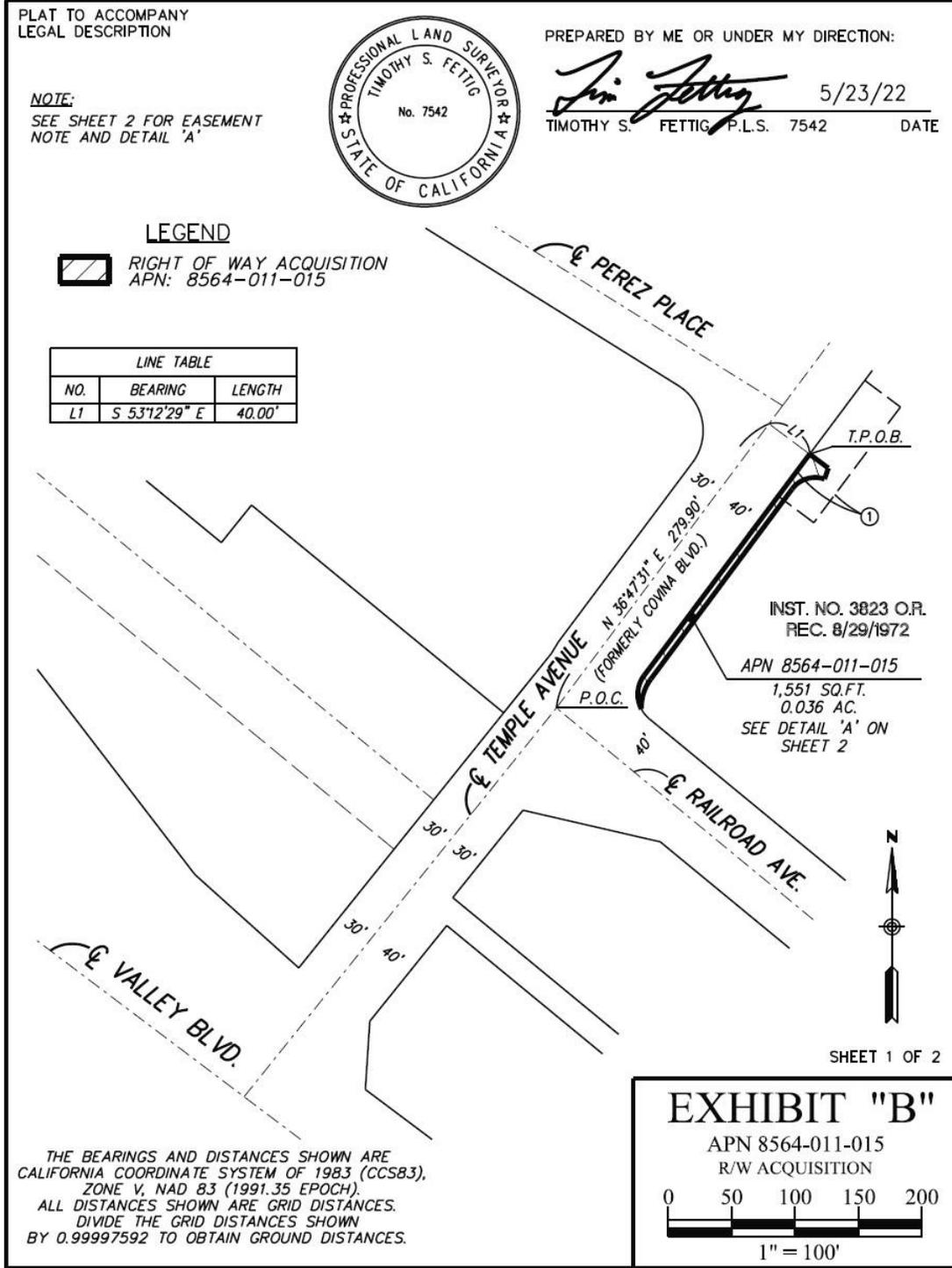
~~Affects APN 8564-011-015~~

remove

EXHIBIT B-6

PLAT MAP
Project Parcel I-605-8-1

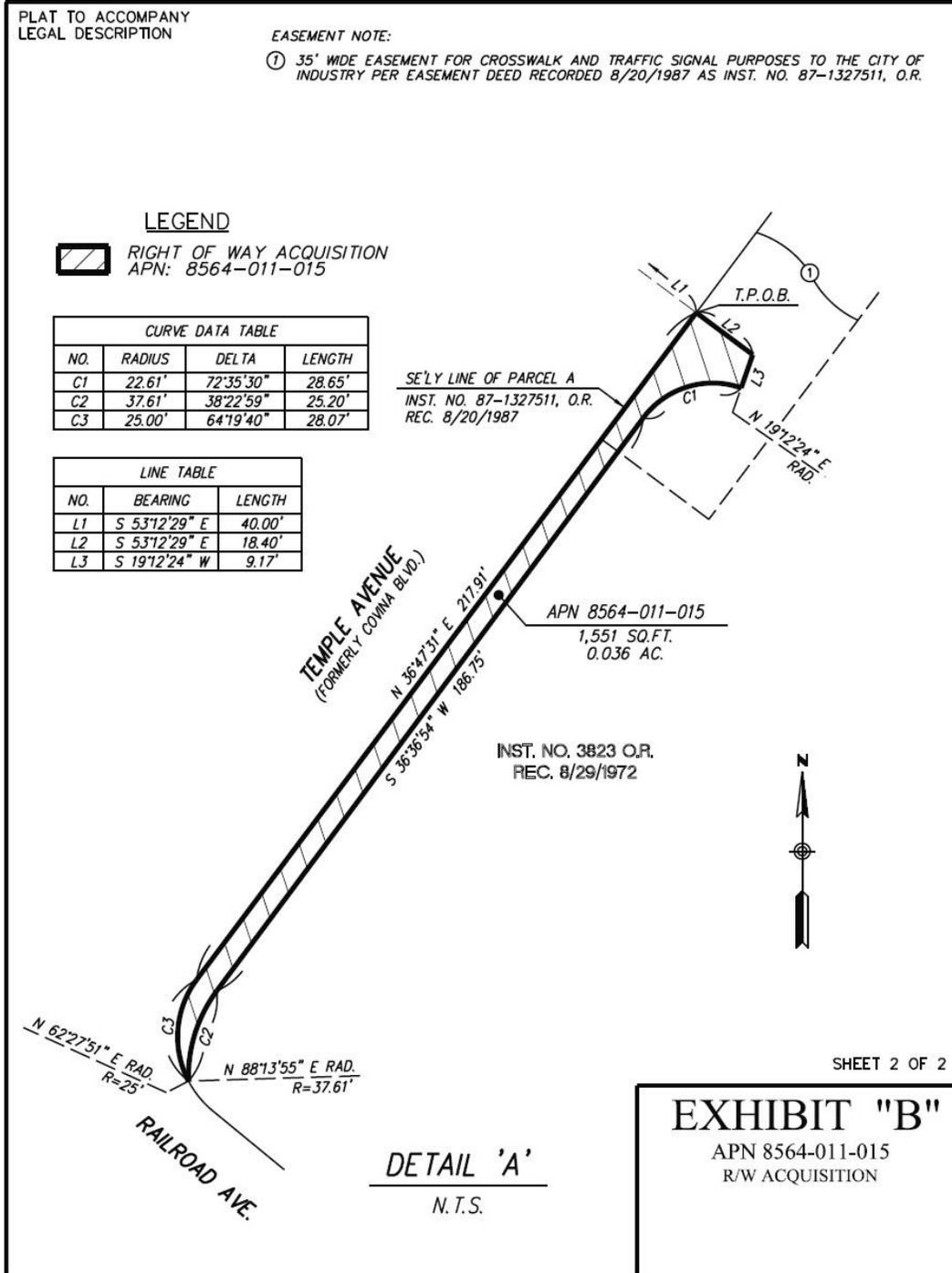
Partial Fee (Sheet 1 of 2)



remove

PLAT MAP
Project Parcel I-605-8-1

Partial Fee (Sheet 2 of 2)



Affects APN 8564-011-015

remove

EXHIBIT A-7

LEGAL DESCRIPTION

Project Parcel I-605-8-2

Temporary Construction Easement (Sheet 1 of 2)

THAT PORTION OF THE LAND, IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS DESCRIBED IN THE GRANT DEED RECORDED AUGUST 29, 1972 AS INSTRUMENT NO. 3823, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF TEMPLE AVENUE (FORMERLY COVINA BOULEVARD) AND RAILROAD AVENUE;

THENCE ALONG THE CENTERLINE OF SAID TEMPLE AVENUE NORTH $36^{\circ}47'31''$ EAST, 279.90 FEET;

THENCE LEAVING SAID CENTERLINE SOUTH $53^{\circ}12'29''$ EAST, 40.00 FEET TO THE SOUTHEASTERLY LINE OF PARCEL A AS DESCRIBED IN THE EASEMENT DEED RECORDED AUGUST 20, 1987, AS INSTRUMENT NO. 87-1327511, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID SOUTHEASTERLY LINE BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID TEMPLE AVENUE, 40.00 FOOT HALF-STREET WIDTH;

THENCE LEAVING SAID SOUTHEASTERLY LINE AND CONTINUING SOUTH $53^{\circ}12'29''$ EAST, 18.40 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH $19^{\circ}12'24''$ WEST, 9.17 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 22.61 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH $19^{\circ}12'24''$ EAST;

THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $72^{\circ}35'30''$ AN ARC LENGTH OF 28.65 FEET;

THENCE SOUTH $36^{\circ}36'54''$ WEST, 186.75 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 37.61 FEET;

THENCE SOUTHWESTERLY AND SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $38^{\circ}22'59''$ AN ARC LENGTH OF 25.20 FEET TO THE EASTERLY LINE OF SAID PARCEL A, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, A RADIAL LINE TO SAID POINT ON CURVE BEARS SOUTH $62^{\circ}27'51''$ WEST;

THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $22^{\circ}57'37''$ AN ARC LENGTH OF 10.02 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RAILROAD AVENUE, 40.00 FOOT HALF-STREET WIDTH;

THENCE LEAVING SAID EASTERLY LINE AND ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE SOUTH $50^{\circ}29'46''$ EAST, 7.24 FEET;

remove

EXHIBIT A-7

LEGAL DESCRIPTION

Project Parcel I-605-8-2

Temporary Construction Easement (Sheet 2 of 2)

THENCE LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE NORTH 36°36'54" EAST, 211.23 FEET;

THENCE NORTH 81°42'13" EAST, 16.94 FEET;

THENCE NORTH 36°36'54" EAST, 20.00 FEET TO A LINE THAT BEARS SOUTH 53°12'29" EAST FROM THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID LINE NORTH 53°12'29" WEST, 23.90 FEET TO THE **TRUE POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS A GRID AREA 6,079 SQUARE FEET OR 0.140 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE V, NAD 83 (1991.35 EPOCH OCS ADJUSTMENT), ALL DISTANCES SHOWN ARE GRID, TO OBTAIN GROUND DISTANCES DIVIDE BY 0.99997592.

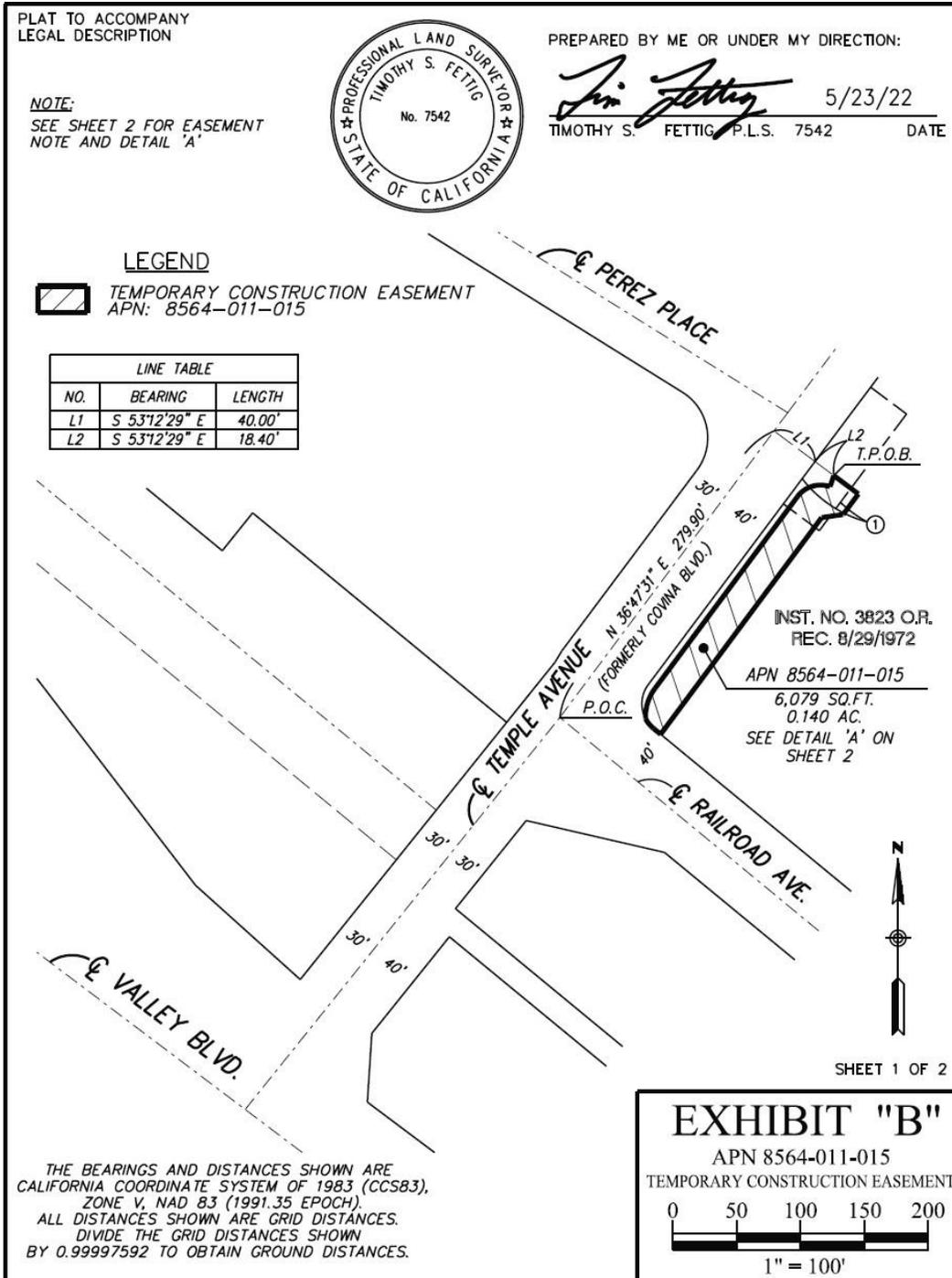
~~ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT "B-7", ATTACHED HERETO AND MADE A PART HEREOF.~~

remove

EXHIBIT B-7

PLAT MAP
Project Parcel I 605-8-2

Temporary Construction Easement (Sheet 1 of 2)



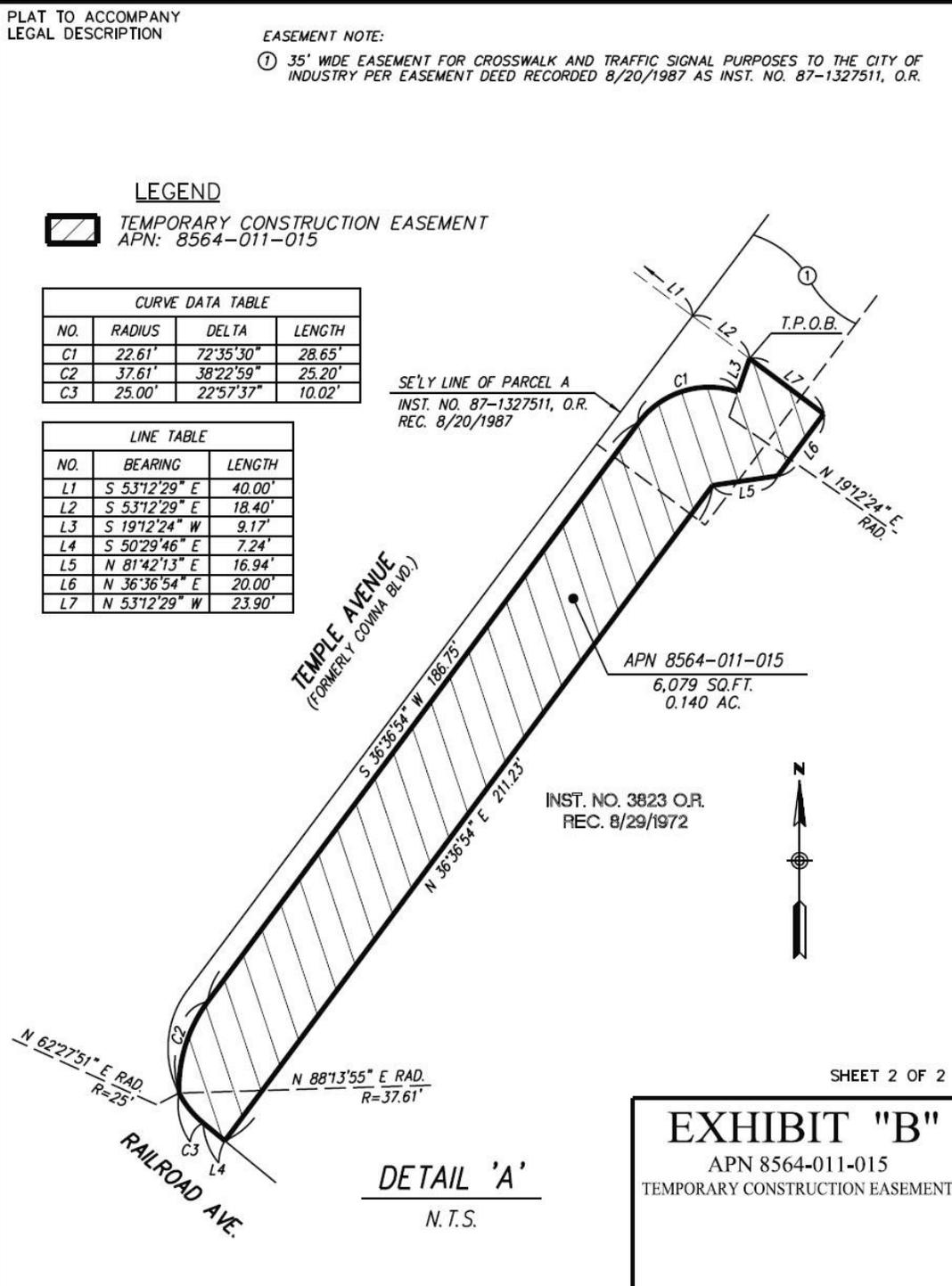
Affects APN 8564-011-015

remove

EXHIBIT B-7

PLAT MAP
Project Parcel I-605-8-2

Temporary Construction Easement (Sheet 2 of 2)



Affects APN 8564-011-015

remove

~~Project Parcel Numbers I-605-8-1 & 8-2~~

~~13000 Temple Avenue~~

~~APNS 8564-011-015~~

~~**TERMS OF THE TEMPORARY CONSTRUCTION EASEMENT (TCE)**~~

~~The term of the TCE (the "Term") shall last twenty-six (26) months, commencing upon the Project Right of Way Certification and terminate upon the earlier to occur of (i) completion of the Project, as indicated by written notice given by Grantee to Grantor or (ii) **January 11, 2027**.~~

~~The actual physical construction activities within the TCE Area will occur intermittently for a period of approximately eight (8) consecutive weeks between the hours of 10pm to 5am ("Construction Period") upon the commencement of construction with 30 days prior notice provided to the owner of the underlying property.~~

~~No construction work shall occur in the TCE area except during the Construction Period.~~

~~During the Construction Period, the TCE will be exclusive. Vehicular and pedestrian access during the Construction Period will remain available at all times via the main driveway off the Temple Av./Perez Pl. intersection. Easement holder shall have the right to assign the TCE to successors and/or assigns, including, without limitation, other governmental agencies, without the prior written approval of Grantor.~~