

**RESOLUTION OF THE
LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY
DECLARING CERTAIN REAL PROPERTY NECESSARY FOR PUBLIC PURPOSES
AND AUTHORIZING THE ACQUISITION THEREOF FOR
THE ROSECRANS/MARQUARDT GRADE SEPARATION PROJECT PARCELS
RM-31 AND RM-32**

THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

Section 1.

THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY ("Metro") is a public entity organized and existing pursuant to Chapter 2 of Division 12 of the California Public Utilities Code (commencing with Section 130050).

Section 2.

The property interest described hereinafter is to be taken for public use, namely, for the Rosecrans/Marquardt Project ("Project") and for public transportation purposes and all uses necessary, incidental or convenient thereto, and for all public purposes pursuant to the authority conferred upon the Board to acquire property by eminent domain by California Public Utilities Code Sections 30000-33027, inclusive, and particularly Section 30503 and 30600, Sections 130000-132650, inclusive, and particularly Sections 130051.13, 130220.5, and 132610, Code of Civil Procedure Sections 1230.010-1273.050, inclusive, and particularly Sections 1240.510 and 1240.610, and Article I, Section 19 of the California Constitution.

Section 3.

The property interests consist of the acquisition of Permanent Roadway, Permanent Footing and Temporary Construction Easements as described more specifically in the Legal Descriptions (Exhibit A, A-1, A-2, A-3 and A-4) and depicted on the Plat Maps (Exhibit B, B-1, B-2, B-3 and B-4) and Improvements Pertaining to Realty (described in Exhibit C), attached hereto (hereinafter the "Property"), incorporated herein by this reference.

Section 4.

(c) The acquisition of the above-described Property is necessary for the development, construction, operation, and maintenance of the Project;

(d) As per Section 21080.13 of CQA, all railroad grade separation projects are exempt under CEQA. The Notice of Exemption was given February 29, 2016 from the Governor's Office of Planning & Research. The Draft Environmental Assessment report was issued by the Federal Railroad Administration (FRA) in April 2018, pursuant to 42 USC § 4332, 49 USC § 303 and 64 FR 28545.

Accordingly, Metro has fulfilled the necessary prerequisites to acquire the Property by eminent domain.

Section 5.

The Board hereby declares that it has found and determined each of the following:

- (f) The public interest and necessity require the proposed Project;
- (g) The proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (h) The Property sought to be acquired, which has been described herein, is necessary for the proposed Project;
- (i) The offer required by Section 7267.2 of the Government Code has been made to the Owner; and
- (j) The California Environmental Quality does not apply to railroad grade separation projects which eliminate an existing grade crossing, and therefore no environmental document is required for this Project.

Section 6.

Pursuant to Sections 1240.510 and 1240.610 of the Code of Civil Procedure, to the extent that the Property is already devoted to a public use, the use to which the Property is to be put is a more necessary public use than the use to which the Property is already devoted, or, in the alternative, is a compatible public use which will not unreasonably interfere with or impair the continuance of the public use to which the Property is already devoted.

Section 7.

The notice of intention to adopt this resolution was given by first class mail to each person whose Property is to be acquired by eminent domain in accordance with Section 1245.235 of the Code of Civil Procedure and a hearing was conducted by the Board on the matters contained herein.

Section 8.

Legal Counsel is hereby authorized and directed to take all steps necessary to commence legal proceedings, in a court of competent jurisdiction, to acquire the Property described above by eminent domain. Counsel is also authorized and directed to seek and obtain an Order for Prejudgment Possession of the Property in accordance with the provisions of the eminent domain law and is directed that the total sum of probable just compensation be deposited with the State Treasurer or the Clerk of the Superior Court. Counsel may enter into stipulated Orders for Prejudgment Possession and/or Possession

and Use Agreements, where such agreements constitute the functional equivalent of an Order for Prejudgment Possession. Counsel is further authorized to correct any errors or to make or agree to any non-material changes to the legal description of the real property that are deemed necessary for the conduct of the condemnation action or other proceedings or transactions required to acquire the Property.

Counsel is further authorized to compromise and settle, subject to approval by the Board when required, such eminent domain proceedings, if such settlement can be reached, and in that event, to take all necessary action to complete the acquisition, including stipulations as to judgment and other matters, and causing all payments to be made. Counsel is further authorized to associate with, at its election, a private law firm for the preparation and prosecution of said proceedings.

I, MICHELE JACKSON, Secretary of the Los Angeles County Metropolitan Transportation Authority, do hereby certify that the foregoing Resolution was duly and regularly adopted by a vote of two-thirds of all the members of the Board of the Metropolitan Transportation Authority at a meeting held on the 24th day of October, 2019.

MICHELE JACKSON
METRO Secretary

Date: _____

ATTACHMENTS

- 1 - Legal Descriptions (Exhibit "A", "A-1", "A-2", "A-3", and "A-4")
- 2 - Plat Maps (Exhibit "B", "B-1", "B-2", "B-3", and "B-4")
- 3 – Improvements Pertaining to Realty (Exhibit "C")

EXHIBIT "A"
LEGAL DESCRIPTION
A.P.N. 8069-005-010

PARCEL A (ROADWAY EASEMENT) RM-31

THAT PORTION OF THE LAND DESCRIBED AS PARCEL 2 IN A GRANT DEED, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PER DOCUMENT RECORDED JANUARY 04, 2011, AS INSTRUMENT NO. 20110011871, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF SAID LAND AND THE SOUTHERLY RIGHT-OF-WAY LINE OF ROSECRANS AVENUE, 100 FEET WIDE;

THENCE ALONG SAID EASTERLY LINE SOUTH 00°23'44" EAST, 66.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 802.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 22°52'44" EAST;

THENCE LEAVING SAID EASTERLY LINE AND SOUTHWESTERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°32'00" AN ARC LENGTH OF 91.45 FEET TO THE WESTERLY LINE OF SAID LAND;

THENCE NON-TANGENT TO SAID CURVE AND ALONG SAID WESTERLY LINE NORTH 00°23'44" WEST, 96.12 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE;

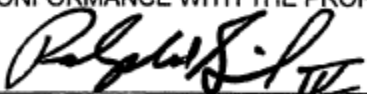
THENCE LEAVING SAID WESTERLY LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 89°37'32" EAST, 86.31 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 7,076 SQUARE FEET OR 0.162 ACRES, MORE OR LESS.

SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY, AND EASEMENTS OF RECORD, IF ANY.

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

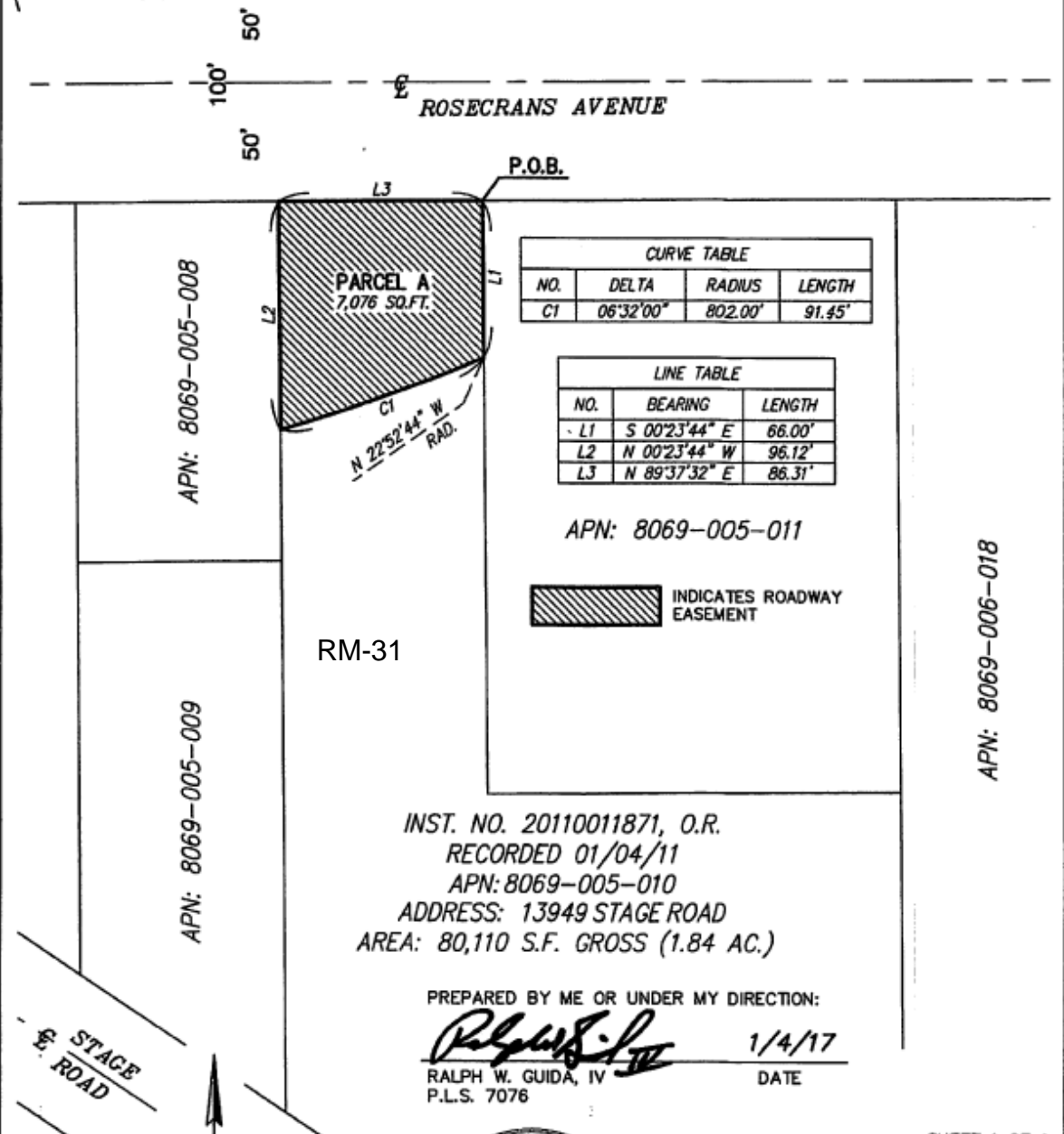
THIS DOCUMENT HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.


RALPH W. GUIDA, IV, P.L.S. 7076

1/4/17
DATE



PLAT TO ACCOMPANY
LEGAL DESCRIPTION



| CURVE TABLE | | | |
|-------------|-----------|---------|--------|
| NO. | DELTA | RADIUS | LENGTH |
| C1 | 06°32'00" | 802.00' | 91.45' |

| LINE TABLE | | |
|------------|---------------|--------|
| NO. | BEARING | LENGTH |
| L1 | S 00°23'44" E | 66.00' |
| L2 | N 00°23'44" W | 96.12' |
| L3 | N 89°37'32" E | 86.31' |

APN: 8069-005-011

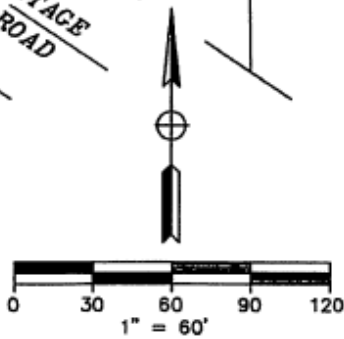
INDICATES ROADWAY EASEMENT

INST. NO. 20110011871, O.R.
 RECORDED 01/04/11
 APN: 8069-005-010
 ADDRESS: 13949 STAGE ROAD
 AREA: 80,110 S.F. GROSS (1.84 AC.)

PREPARED BY ME OR UNDER MY DIRECTION:

 RALPH W. GUIDA, IV
 P.L.S. 7076

1/4/17
 DATE



SHEET 1 OF 1

EXHIBIT "B"
 ROADWAY
 EASEMENT

APN: 8069-005-010

EXHIBIT "A-1"
LEGAL DESCRIPTION
A.P.N. 8069-005-010

PARCEL A (TEMPORARY CONSTRUCTION EASEMENT) RM-31

THAT PORTION OF THE LAND DESCRIBED AS PARCEL 2 IN A GRANT DEED, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PER DOCUMENT RECORDED JANUARY 04, 2011, AS INSTRUMENT NO. 20110011871, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF SAID LAND AND THE SOUTHERLY RIGHT-OF-WAY LINE OF ROSECRANS AVENUE, 100 FEET WIDE;

THENCE ALONG SAID EASTERLY LINE SOUTH 00°23'44" EAST, 66.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 802.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 22°52'44" EAST, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID EASTERLY LINE AND SOUTHWESTERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°32'00" AN ARC LENGTH OF 91.45 FEET TO THE WESTERLY LINE OF SAID LAND;

THENCE NON-TANGENT TO SAID CURVE AND ALONG SAID WESTERLY LINE SOUTH 00°23'44" EAST, 10.40 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 812.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 16°08'38" EAST;

THENCE LEAVING SAID WESTERLY LINE AND EASTERLY AND NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°28'36" AN ARC LENGTH OF 91.32 FEET TO SAID EASTERLY LINE;

THENCE NON-TANGENT TO SAID CURVE AND ALONG SAID EASTERLY LINE NORTH 00°23'44" WEST, 10.81 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 914 SQUARE FEET OR 0.021 ACRES, MORE OR LESS.

SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY, AND EASEMENTS OF RECORD, IF ANY.

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

THIS DOCUMENT HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.



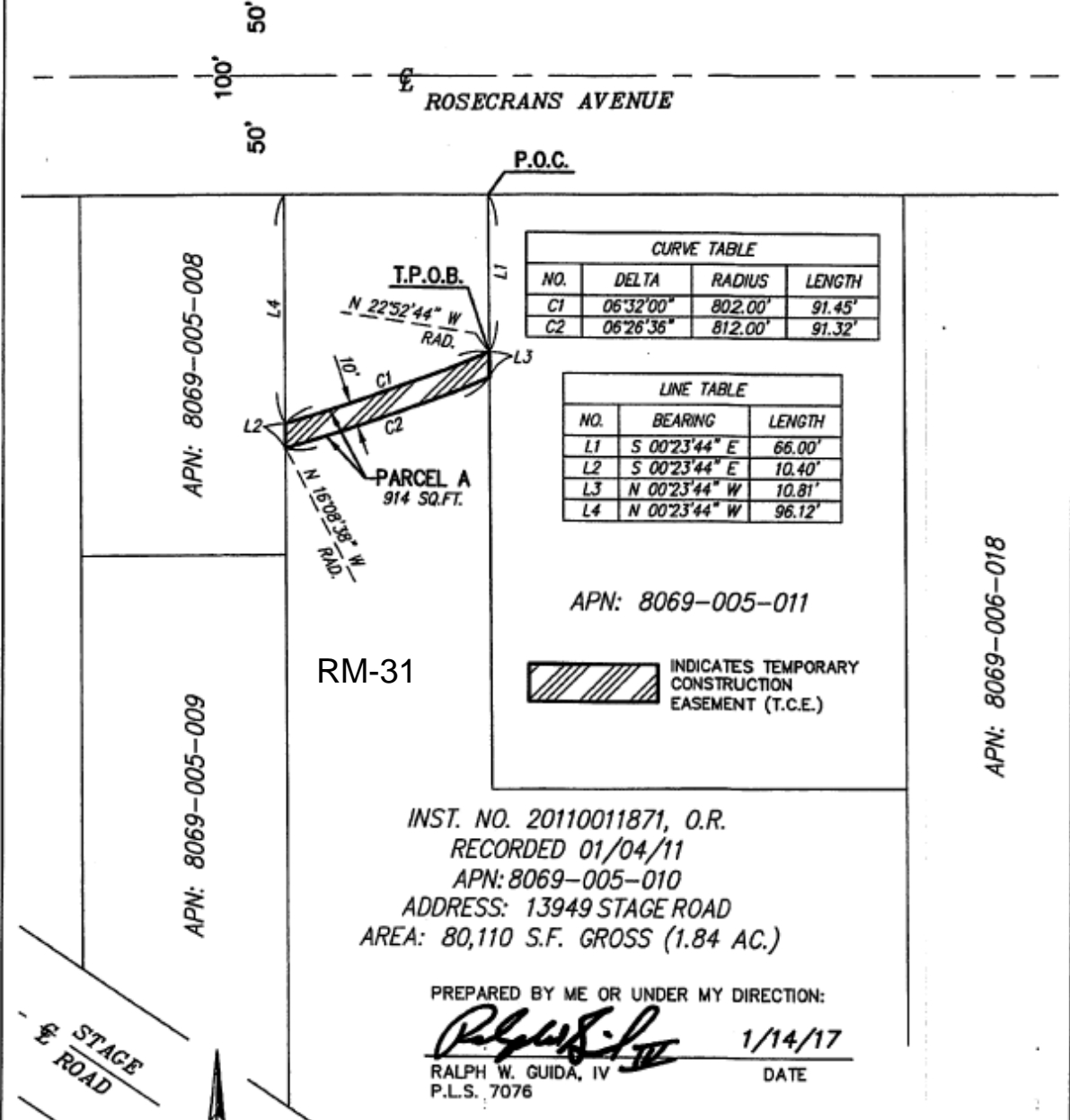
RALPH W. GUIDA, IV, P.C.S. 7076

1/4/17

DATE



PLAT TO ACCOMPANY
LEGAL DESCRIPTION



| CURVE TABLE | | | |
|-------------|-----------|---------|--------|
| NO. | DELTA | RADIUS | LENGTH |
| C1 | 06°32'00" | 802.00' | 91.45' |
| C2 | 06°26'36" | 812.00' | 91.32' |

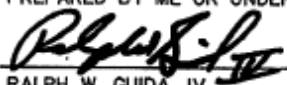
| LINE TABLE | | |
|------------|---------------|--------|
| NO. | BEARING | LENGTH |
| L1 | S 00°23'44" E | 66.00' |
| L2 | S 00°23'44" E | 10.40' |
| L3 | N 00°23'44" W | 10.81' |
| L4 | N 00°23'44" W | 96.12' |

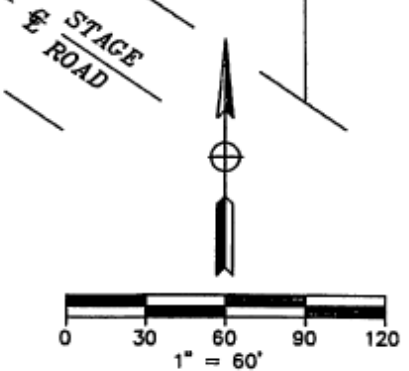
APN: 8069-005-011

 INDICATES TEMPORARY CONSTRUCTION EASEMENT (T.C.E.)

RM-31

INST. NO. 20110011871, O.R.
RECORDED 01/04/11
APN: 8069-005-010
ADDRESS: 13949 STAGE ROAD
AREA: 80,110 S.F. GROSS (1.84 AC.)

PREPARED BY ME OR UNDER MY DIRECTION:
 1/14/17
RALPH W. GUIDA, IV DATE
P.L.S. 7076



SHEET 1 OF 1

EXHIBIT "B-1"
TEMPORARY CONSTRUCTION EASEMENT
APN: 8069-005-010

APN: 8069-006-018

EXHIBIT "A-2"
LEGAL DESCRIPTION
A.P.N. 8069-005-011

PARCEL A (ROADWAY EASEMENT) RM-32

THAT PORTION OF THE LAND DESCRIBED AS PARCEL 1 IN A GRANT DEED, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PER DOCUMENT RECORDED JANUARY 04, 2011, AS INSTRUMENT NO. 20110011871, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID LAND AND THE SOUTHERLY RIGHT-OF-WAY LINE OF ROSECRANS AVENUE, 100 FEET WIDE;

THENCE ALONG SAID WESTERLY LINE SOUTH 00°23'44" EAST, 66.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 802.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 22°52'44" EAST;

THENCE LEAVING SAID WESTERLY LINE AND NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°03'40" AN ARC LENGTH OF 14.85 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 698.00 FEET;

THENCE NORTHEASTERLY AND EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°46'19" AN ARC LENGTH OF 167.78 FEET TO THE EASTERLY LINE OF SAID LAND;

THENCE NON-TANGENT TO SAID CURVE AND ALONG SAID EASTERLY LINE NORTH 00°29'13" WEST, 12.15 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE;

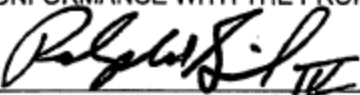
THENCE LEAVING SAID EASTERLY LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 89°37'32" WEST, 174.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 6,100 SQUARE FEET OR 0.140 ACRES, MORE OR LESS.

SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY, AND EASEMENTS OF RECORD, IF ANY.

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

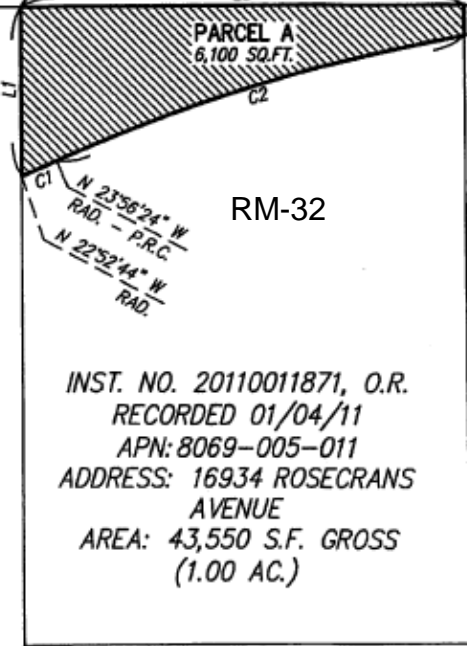
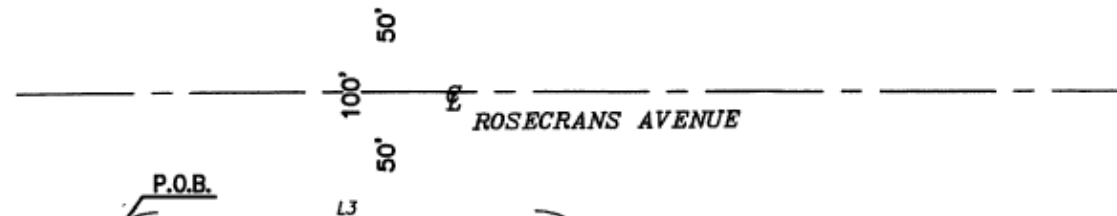
THIS DOCUMENT HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.


RALPH W. GUIDA, IV, P.L.S. 7076

1/4/17
DATE



PLAT TO ACCOMPANY
LEGAL DESCRIPTION



INST. NO. 20110011871, O.R.
RECORDED 01/04/11
APN: 8069-005-011
ADDRESS: 16934 ROSECRANS
AVENUE
AREA: 43,550 S.F. GROSS
(1.00 AC.)

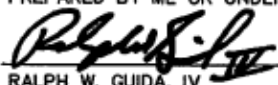
| CURVE TABLE | | | |
|-------------|-----------|---------|---------|
| NO. | DELTA | RADIUS | LENGTH |
| C1 | 01°03'40" | 802.00' | 14.85' |
| C2 | 13°46'19" | 698.00' | 167.78' |

| LINE TABLE | | |
|------------|---------------|---------|
| NO. | BEARING | LENGTH |
| L1 | S 00°23'44" E | 66.00' |
| L2 | N 00°29'13" W | 12.15' |
| L3 | S 89°37'32" W | 174.00' |

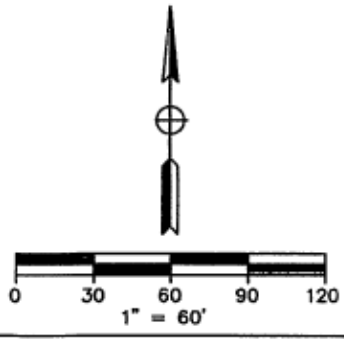
APN: 8069-006-018

 INDICATES ROADWAY EASEMENT

APN: 8069-005-010

PREPARED BY ME OR UNDER MY DIRECTION:

RALPH W. GUIDA, IV
P.L.S. 7076

1/4/17
DATE



SHEET 1 OF 1

EXHIBIT "B-2"
ROADWAY EASEMENT
APN: 8069-005-011

EXHIBIT "A-3"
LEGAL DESCRIPTION
A.P.N. 8069-005-011

PARCEL A (FOOTING EASEMENT) RM-32

THAT PORTION OF THE LAND DESCRIBED AS PARCEL 1 IN A GRANT DEED, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PER DOCUMENT RECORDED JANUARY 04, 2011, AS INSTRUMENT NO. 20110011871, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID LAND AND THE SOUTHERLY RIGHT-OF-WAY LINE OF ROSECRANS AVENUE, 100 FEET WIDE;

THENCE ALONG SAID WESTERLY LINE SOUTH 00°23'44" EAST, 66.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 802.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 22°52'44" EAST;

THENCE LEAVING SAID WESTERLY LINE AND NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°03'40" AN ARC LENGTH OF 14.85 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 698.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°09'15" AN ARC LENGTH OF 50.61 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING NORTHEASTERLY AND EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°14'47" AN ARC LENGTH OF 63.91 FEET;

THENCE ON A RADIAL LINE TO SAID CURVE SOUTH 14°32'22" EAST, 2.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 695.50 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 14°32'22" WEST;

THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°14'47" AN ARC LENGTH OF 63.68 FEET TO A RADIAL LINE TO SAID CURVE THAT BEARS SOUTH 19°47'09" EAST FROM THE TRUE POINT OF BEGINNING;

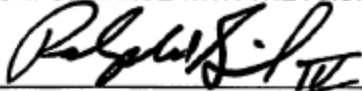
THENCE ALONG SAID LINE NORTH 19°47'09" WEST, 2.50 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 160 SQUARE FEET OR 0.004 ACRES, MORE OR LESS.

SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY, AND EASEMENTS OF RECORD, IF ANY.

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

THIS DOCUMENT HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.



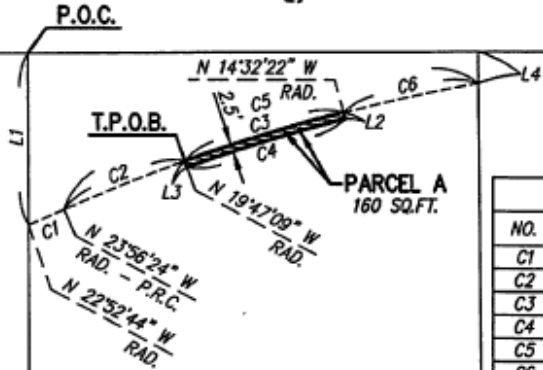
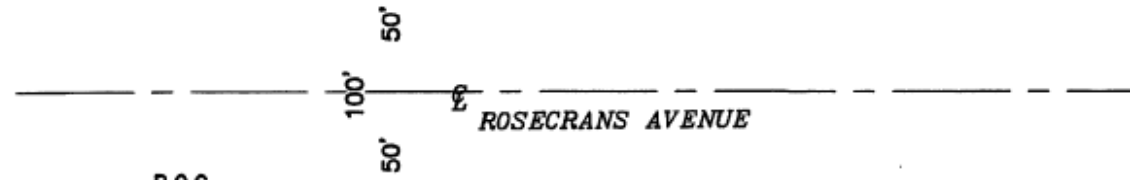
RALPH W. GUIDA, IV, P.L.S. 7076

1/4/17

DATE



PLAT TO ACCOMPANY
LEGAL DESCRIPTION



INST. NO. 20110011871, O.R.
RECORDED 01/04/11
APN: 8069-005-011
ADDRESS: 16934 ROSECRANS
AVENUE
AREA: 43,550 S.F. GROSS
(1.00 AC.)

| CURVE TABLE | | | |
|-------------|-----------|---------|---------|
| NO. | DELTA | RADIUS | LENGTH |
| C1 | 01°03'40" | 802.00' | 14.85' |
| C2 | 04°09'15" | 698.00' | 50.61' |
| C3 | 05°14'47" | 698.00' | 63.91' |
| C4 | 05°14'47" | 695.50' | 63.88' |
| C5 | 13°46'19" | 698.00' | 167.78' |
| C6 | 04°22'17" | 698.00' | 53.26' |

| LINE TABLE | | |
|------------|---------------|------------|
| NO. | BEARING | LENGTH |
| L1 | S 00°23'44" E | 66.00' |
| L2 | S 14°32'22" E | 2.50' RAD. |
| L3 | N 19°47'09" W | 2.50' RAD. |
| L4 | N 00°29'13" W | 12.15' |

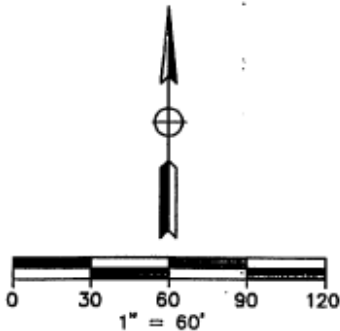
APN: 8069-006-018

 INDICATES FOOTING
EASEMENT

RM-32

PREPARED BY ME OR UNDER MY DIRECTION:

 1/4/17.
RALPH W. GUIDA, IV DATE
P.L.S. 7076



SHEET 1 OF 1

EXHIBIT "B-3"
FOOTING
EASEMENT

APN: 8069-005-011

EXHIBIT "A-4"
LEGAL DESCRIPTION
A.P.N. 8069-005-011

PARCEL A (TEMPORARY CONSTRUCTION EASEMENT) RM-32

THAT PORTION OF THE LAND DESCRIBED AS PARCEL 1 IN A GRANT DEED, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PER DOCUMENT RECORDED JANUARY 04, 2011, AS INSTRUMENT NO. 20110011871, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID LAND AND THE SOUTHERLY RIGHT-OF-WAY LINE OF ROSECRANS AVENUE, 100 FEET WIDE;

THENCE ALONG SAID WESTERLY LINE SOUTH 00°23'44" EAST, 66.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 802.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 22°52'44" EAST, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID WESTERLY LINE AND NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°03'40" AN ARC LENGTH OF 14.85 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 698.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°46'19" AN ARC LENGTH OF 167.78 FEET TO THE EASTERLY LINE OF SAID LAND;

THENCE NON-TANGENT TO SAID CURVE AND ALONG SAID EASTERLY LINE SOUTH 00°29'13" EAST, 67.31 FEET;

THENCE LEAVING SAID EASTERLY LINE NORTH 89°59'46" WEST, 35.16 FEET;

THENCE NORTH 24°27'20" WEST, 49.21 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 688.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 15°00'37" WEST;

THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°55'47" AN ARC LENGTH OF 107.23 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 812.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°21'10" AN ARC LENGTH OF 19.17 FEET TO SAID WESTERLY LINE;

THENCE NON-TANGENT TO SAID CURVE AND ALONG SAID WESTERLY LINE NORTH 00°23'44" WEST, 10.81 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID LAND AND THE SOUTHERLY RIGHT-OF-WAY LINE OF ROSECRANS AVENUE, 100 FEET WIDE;

THENCE ALONG SAID WESTERLY LINE SOUTH 00°23'44" EAST, 66.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 802.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 22°52'44" EAST;

THENCE LEAVING SAID WESTERLY LINE AND NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°03'40" AN ARC LENGTH OF 14.85 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 698.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°09'15" AN ARC LENGTH OF 50.61 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUING NORTHEASTERLY AND EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°14'47" AN ARC LENGTH OF 63.91 FEET;

THENCE ON A RADIAL LINE TO SAID CURVE SOUTH 14°32'22" EAST, 2.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 695.50 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 14°32'22" WEST;

THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°14'47" AN ARC LENGTH OF 63.68 FEET TO A RADIAL LINE TO SAID CURVE THAT BEARS SOUTH 19°47'09" EAST FROM THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

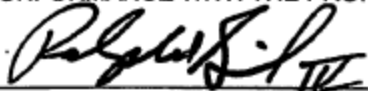
THENCE ALONG SAID LINE NORTH 19°47'09" WEST, 2.50 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

THE ABOVE DESCRIBED PARCEL CONTAINS 4,054 SQUARE FEET OR 0.093 ACRES, MORE OR LESS.

SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY, AND EASEMENTS OF RECORD, IF ANY.

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

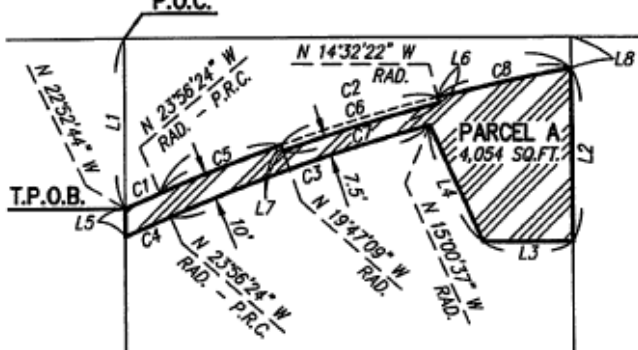
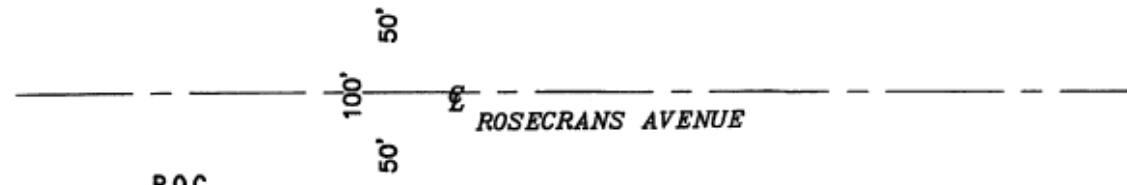
THIS DOCUMENT HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.


RALPH W. GUIDA, IV, P.E.S. 7076

1/4/17
DATE



PLAT TO ACCOMPANY
LEGAL DESCRIPTION



INST. NO. 20110011871, O.R.
 RECORDED 01/04/11
 APN: 8069-005-011
 ADDRESS: 16934 ROSECRANS
 AVENUE
 AREA: 43,550 S.F. GROSS
 (1.00 AC.)


APN: 8069-006-018

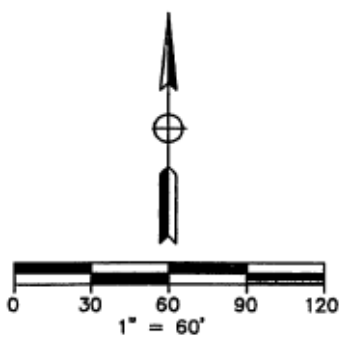
RM-32

 INDICATES TEMPORARY
CONSTRUCTION
EASEMENT (T.C.E.)

NOTE:
SEE SHEET 2 FOR LINE
AND CURVE TABLES

APN: 8069-005-010

PREPARED BY ME OR UNDER MY DIRECTION:

 RALPH W. GUIDA, IV
 P.L.S. 7076
 1/4/17
 DATE



SHEET 1 OF 2

EXHIBIT "B-4"
**TEMPORARY
 CONSTRUCTION
 EASEMENT**
 APN: 8069-005-011

RM-32

| CURVE TABLE | | | |
|-------------|-----------|---------|---------|
| NO. | DELTA | RADIUS | LENGTH |
| C1 | 01°03'40" | 802.00' | 14.85' |
| C2 | 13°46'19" | 698.00' | 167.78' |
| C3 | 08°55'47" | 688.00' | 107.23' |
| C4 | 01°21'10" | 812.00' | 19.17' |
| C5 | 04°09'15" | 698.00' | 50.61' |
| C6 | 05°14'47" | 698.00' | 63.91' |
| C7 | 05°14'47" | 695.50' | 63.68' |
| C8 | 04°22'17" | 698.00' | 53.26' |

| LINE TABLE | | | |
|------------|---------------|--------|------|
| NO. | BEARING | LENGTH | |
| L1 | S 00°23'44" E | 66.00' | |
| L2 | S 00°29'13" E | 67.31' | |
| L3 | N 89°59'46" W | 35.16' | |
| L4 | N 24°27'20" W | 49.21' | |
| L5 | N 00°23'44" W | 10.81' | |
| L6 | S 14°32'22" E | 2.50' | RAD. |
| L7 | N 19°47'09" W | 2.50' | RAD. |
| L8 | N 00°29'13" W | 12.15' | |

SHEET 2 OF 2

EXHIBIT "B-4"
 TEMPORARY
 CONSTRUCTION
 EASEMENT
 APN: 8069-005-011

EXHIBIT C
NON-MOVEABLE IMPROVEMENT PERTAINING TO REALTY
(FIXTURES & EQUIPMENT)

| Q T Y | DESCRIPTION: IMPROVEMENTS PERTAINING TO THE REALTY |
|----------------------|---|
|----------------------|---|

- 1 (7990)SF CONCRETE SURFACE, 10" SECTION

- 360 LF PERIMETER FENCING, 6'H, PRIVACY SLATS, 3 STRAND BARBED WIRE
 2-GATES, SLIDING, MANUAL, 25FT

- 1 OFFICE BUILDING
 WOOD FRAME, STUCCO, GABLE ROOF, COMP SHINGLE
 ROOF COVER, CONCRETE FOUNDATION
 CLASS D
 AVERAGE QUALITY CONSTRUCTION
 AVERAGE CONDITION
 24'X24'X8FT CEILING
 FINISH DRYWALL INTERIOR
 17LF LAMINATE COUNTER TOP
 17LF OAK BASE CABINETS, NATURAL FINISH
 21LF OAK WALL UPBOARDS, NATURAL FINISH
 130SF WINDOW BLINDS, 1' MTL LEVOLOR
 ADEQUATE LIGHTS
 ADEQUATE ELECTRICAL
 RAIN GUTTER ON BOTH SIDES, 44LF TOTAL
 EVAPORATIVE COOLER

- 1 IMPROVEMENTS ASSOCIATED WITH OFFICE BUILDING
 1-ALARM SYSTEM, VIVINT CONTROL PAD, 3-MOTION
 SENSORS, 1-MOTION SOUND ALARM
 4-SECURITY LIGHT FIXTURES, HIGH INTENSITY, WALL
 MOUNT
 1-SURVEILLANCE SYSTEM, 4-HI DEF COLOR CAMERA,
 ASSUMED RECORDER OR MAY BE PART OF LAPTOP
 COMPUTER. VALUED AS IF COMPLETE SYSTEM
 1-BUILT IN FIRE EXTINGUISHER CABINET,
 WOOD/STUCCO, 4'X6'
 1-ADA RAMP, CONCRETE, 9 X 5FT, FOOT DBL SIDE, 5FT
 LANDING, 2' WELDED STL 24LF 2 RAIL
 (540)SF STAMPED/COLORED CONCRETE PAD

Q
T
Y

**DESCRIPTION:
IMPROVEMENTS PERTAINING TO THE REALTY**

(70)SF SHED ROOF ENTRANCE CANOPY, WOOD FRAME,
SHINGLE ROOF COVER

STORAGE BUILDING

CONCRETE BLOCK, WOOD BEAMS, PLYWOOD ROOF
DECKING, COMPOSITE ROLL SHEET ROOF COVER
CLASS C

LOW COST QUALITY CONSTRUCTION

AVERAGE TO GOOD CONDITION

30'X50'X20'H

UNFINISHED INTERIOR

2-ROLLUP DOORS, 12'X15', MANUAL

3-MANDOORS, STL PANEL

4-HIGHBAY LIGHT FIXTURES, MERCURY VAPOR LIGHTS

ELECTRICAL, SINGLE, AND 3 PHASE

(4) 3 PHASE OUTLETS

(5) 110 OUTLETS

(1) PANEL, 2-50A, 10-20A, 2-80A, 4-40A, 6-15A, 6-30A, 3-100A

BREAKERS, EST 200LF 3/4" RIGID CONDUIT, EST 200LF
1/2" RIGID CONDUIT

1-OFFICE BUILDOUT, PLYWOOD CONSTRUCTION,

UNFINISHED, 1 MANDOOR, 1-WINDOW, 3 WALL,

10'X12'X8'H

- 1 LAND SCAPING, (4000)SF LAWN TURF, W/(7) MATURE
TREES, IRRIGATED

**TOTAL IMPROVEMENTS LOCATED WITHIN TAKE/TCE
AREA**