

**STAFF REPORT REGARDING THE NECESSITY FOR THE ACQUISITION OF THE PROPERTY REQUIRED FOR THE WHITTIER BOULEVARD/PAINTER AVENUE INTERSECTION IMPROVEMENT PROJECT (“PROJECT”)**

**BACKGROUND**

The Property Interests are required by the Los Angeles County Metropolitan Transportation Authority (“LACMTA”) for the construction and operation of the Project. The parcel accessor parcel number, project parcel number, 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

<b>Assessor's Parcel Number</b>	<b>Project Parcel Number</b>	<b>Parcel Address</b>	<b>Property Owner</b>	<b>Purpose of Acquisition</b>	<b>Property Interest(s) Sought</b>
8141-033-006	81781-1	13127 Whittier Blvd, Whittier, CA	Gregory Voudouris, trustee of the Gregory Voudouris Trust	Construction and operation of the Whittier Boulevard/Painter Avenue Intersection Improvement Project	28-Month Temporary Construction Easement (“TCE”)
8142-033-052	81782-1	13205 Whittier Blvd, Whittier, CA	Gregory Voudouris, a married man as his sole and separate property	Construction and operation of the Whittier Boulevard/Painter Avenue Intersection Improvement Project	28-Month Temporary Construction Easement (“TCE”)
8142-033-068	81783-1, -2	13241 Whittier Blvd, Whittie, CA	NMC Tower, LLC, a California limited liability company, Whittier Gateway, L.P., a California limited partnership, and Pearl Whittier Painter, LLC, a Delaware limited liability company	Construction and operation of the Whittier Boulevard/Painter Avenue Intersection Improvement Project	28-Month Temporary Construction Easement (“TCE”)

<b>Assessor's Parcel Number</b>	<b>Project Parcel Number</b>	<b>Parcel Address</b>	<b>Property Owner</b>	<b>Purpose of Acquisition</b>	<b>Property Interest(s) Sought</b>
8142-033-069	81784-1	13301 Whittier Blvd, Whittier, CA	NMC Tower, LLC, a California limited liability company, as to an undivided 41.6% interest, Whittier Gateway, L.P., a California limited partnership, as to an undivided 50% interest and Pearl Whittier Painter, LLC, a Delaware limited liability company, as to an undivided 8.4% interest, as tenants in common	Construction and operation of the Whittier Boulevard/Painter Avenue Intersection Improvement Project	28-Month Temporary Construction Easement ("TCE")
8142-033-070	81785-1	8421 Painter Avenue, Whittier, CA	Susan K. Kirby, Trustee of the Susan K. Kirby 2005 Living Trust, as to an undivided fifty percent (50%) interest and Darlene J. Evans, Trustee of the Darlene J. Evans Separate Property Trust, dated March 17, 2016, as to an undivided fifty percent (50%) interest	Construction and operation of the Whittier Boulevard/Painter Avenue Intersection Improvement Project	28-Month Temporary Construction Easement ("TCE")

Summary Table 2

Project Parcel	Acquisition Type	Area Size (Sq. Feet)	Duration	Purpose
81781-1	TCE	140	28 Months	Reconstruction of existing curb, ramp and sidewalk
81782-1	TCE	2425	28 Months	Reconstruction of existing driveway and sidewalk
81783-1	TCE	1209	28 months	Reconstruction of existing driveway and curb
81783-2	TCE	1790	28 months	Reconstruction of existing driveway and curb
81784-1	TCE	231	28 months	Installing sidewalk improvements
81785-1	TCE	60	28 months	Installing sidewalk improvements and drainage features

**Property Requirements:**

Purpose of Acquisitions: Construction and operation of the Whittier Boulevard/Painter Avenue Intersection Improvement Project.

**Property Interests Sought:**

The 28- month TCE identified as CPN 81781-1 is located along a portion of the southeastern end of the parcel and wraps around the corner of the intersection of Whittier Blvd and Washington Avenue. The TCE has an area of ±140 square feet and is required to provide access to the contractor for the reconstruction of the existing curb ramp and sidewalk improvements within Caltrans right of way. The exclusive use Construction Period is 1 month. All improvements within the TCE area will be protected in place or replaced in kind.

The 28- month TCE identified as CPN 81782-1 is located at the southern end of the parcel along Whittier Blvd. It has a total area of ±2425 square feet and has an estimated 2 week to 2 month exclusive use Construction Period. The TCE is needed to provide access to the contractor for the reconstruction of the existing driveway and sidewalk improvements within Caltrans right of way. The site improvements within the TCE area are being replaced in kind or protected in place.

The 28-month TCE identified as CPN 81783-1 contains ±1,209 square feet and impacts the parcel’s easterly driveway along Whittier Boulevard. The TCE is needed to provide access to the contractor for the reconstruction of the existing driveway pavement and curb within the property due to improvements to the sidewalk within Caltrans right of way. The TCE has an estimated exclusive use Construction Period of 10 days to 2 months. All improvements within the TCE area will be protected in place or replaced in kind. The 28-month TCE identified as CPN 81783-2 contains ±1,790 square feet and impacts the larger parcel’s Whittier Boulevard westerly driveway. The TCE is needed to provide access to the contractor for the reconstruction of the existing driveway pavement and curb within the property due to improvements to the sidewalk within Caltrans right of way. The TCE has an exclusive use Construction Period of 10 days to 2 months. All improvements within the TCE area will be protected in place or replaced in kind.

The 28-month TCE identified as CPN 81784-1 contains ±231 square feet and impacts the pedestrian walkway on the property. It is needed to provide access to the contractor for sidewalk improvements within Caltrans right of way. The TCE has an exclusive use Construction Period of 4 days to 1 month. All improvements within the TCE area will be protected in place.

The 28-month TCE identified as CPN 81785-1 contains ±60 square feet and is located on the irregularly shaped parcel's Whittier Blvd frontage. It is required to provide access to the contractor for sidewalk improvements and installation of drainage features within the Caltrans right-of-way. The TCE has an exclusive use Construction Period of 4 days to 2 months. Improvements within the TCE area will either be protected in place or replaced in kind.

The TCE's are collectively referred to as the Property Interests.

A written offer was delivered to the Property Owners by letter dated On June 29, 2022 for CPN 81781-1; On July 26, 2022 for CPN 81782-1; On June 29, 2022 for CPN 81783-1, - 2 and CPN 81784-1; On September 6, 2022 for CPN 81785-1. The Property Owners have not accepted the offer 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 LACMTA and Gateway Cities Council of Governments (GCCOG) I-605 Congestion "Hot Spots" Feasibility Report. This report included an Arterial Intersection Congestion Analysis Report which evaluated 215 arterial intersection locations throughout the Gateway Cities subregion. From that list of study intersections, 33 were selected for improvements, of which the intersection of Whittier Boulevard at Painter Avenue was selected for geometric improvements. The intersection currently operates at an unacceptable level of service (LOS) and experiences significant congestion during peak periods.

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 corridor;
3. Support value for money throughout design and construction and cost certainty throughout construction;
4. Support fulfillment of LACMTA's L.A. County Traffic Improvement Plan, as 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 2017, the City of Whittier, acting as the lead agency, determined that the Project was subject to the California Environmental Quality Act (CEQA) and prepared an Initial Study (IS) evaluating the potential environmental impacts of the Project. The City determined that the Project would not have a significant effect on the environment with the implementation of mitigation measures, which supported the adoption of a Mitigated Negative Declaration (MND). The MND and a Mitigation Monitoring and Reporting Program were adopted by City Council Resolution No. 8953 on March 27, 2018, following a public review period as required by CEQA and the CEQA Guidelines.

On August 13, 2019, the City Council authorized the City Manager to sign a memorandum of understanding (MOU) between the City and LACMTA to allow LACMTA to lead the Final Design and Right of Way phases of the Project to expedite Project delivery. On April 28, 2020, the City Council reviewed and approved design changes that eliminated the need for permanent Right of Way from two privately-owned parcels in the project area. On October 11, 2022, the City Council adopted Resolution No. 2022-87, which formalized the reduction or elimination of environmental impacts discussed in the Final MND and revised the Mitigation Monitoring and Reporting Program to reflect the reduced environmental footprint. Once Final Design and Right of Way is complete, the City will function as the lead agency for construction and Project close out.

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 is necessary for the Project.**

The Property Interests are required for construction and operation of the Project. The TCE's are located along Whittier Blvd and Painter Avenue and are necessary due to the reconstruction of existing driveways, curbs, ramps, and sidewalks and to install drainage features. These property interests are further detailed in the Summary Table 2, above. There are no alternatives to this design.

The term for each TCE shall have a duration up to twenty-eight (28) months during which time, except for the exclusive use period as set forth below, the TCE will be non-exclusive. The TCE's are scheduled to commence upon the Project Right of Way Certification or as soon thereafter as agreed by the underlying fee owner or ordered by the Court, but in all events will automatically expire no later than June 19, 2026. Each TCE term shall provide for the exclusive use of the TCE area by the easement holder, and its contractors, agents

and assigns, for the duration of the construction period (“Construction Period”), which is to run as follows:

CPN 81781-1: Construction Period estimated 3-5 contiguous days, but in no event longer than 1 contiguous month

CPN 81782-1: Construction Period estimated 2 contiguous weeks but in no event longer than 2 contiguous months

CPN 81783-1 : Construction Period estimated 10 to 12 contiguous days but in no event longer than 2 contiguous months

CPN 81783-2: Construction Period estimated 10 to 12 contiguous days but in no event longer than 2 contiguous months

CPN 81784-1: Construction Period estimated 4 to 6 contiguous days but in no event longer than 1 contiguous month

CPN 81785-1 Construction Period estimated 4 to 6 contiguous days but in no event longer than 2 contiguous months

Except for the foregoing Construction Periods described above, the remainder of the 28-month TCE term for each TCE shall be non-exclusive, allowing fee owner’s use of the TCE area to the extent it does not interfere with any Project construction activities.

The non-exclusive Construction Period for each TCE shall commence 30 Days following written notice to the underlying property owner.

Therefore, 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 are 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:

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 the City of Whittier in March 2018 (ED) and Caltrans in June 2018 (PA). A Mitigated Negative Declaration (MND) was prepared pursuant to the California Environmental Quality Act (CEQA). Accordingly, LACMTA has fulfilled the necessary statutory prerequisites to acquire the Property by eminent domain. Accordingly, LACMTA has fulfilled the necessary statutory prerequisites to acquire the Property 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)
- 2 - Plat Map (Exhibits B-1, B-2, B-3, B-4, B-5)

**LEGAL DESCRIPTION**  
**EXHIBITS A-1, A-2, A-3, A-4, A-5**

EXHIBIT "A"  
LEGAL DESCRIPTION  
TEMPORARY CONSTRUCTION EASEMENT  
(APN 8141-033-006)

PARCEL 81781-1

THAT PORTION OF LOT 32 OF TRACT NO. 8168, IN THE CITY OF WHITTIER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 96, PAGES 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN THE PARCEL OF LAND DESCRIBED IN QUITCLAIM DEED RECORDED APRIL 20, 1990 AS DOCUMENT NO. 90-741834, IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE MOST SOUTHERLY CORNER OF SAID LAND DESCRIBED IN QUITCLAIM DEED, SAID CORNER BEING COINCIDENT WITH THE NORTHEAST LINE OF WHITTIER BOULEVARD, LYING PARALLEL WITH AND DISTANT 40 FEET NORTHEASTERLY FROM THE CENTERLINE OF SAID WHITTIER BOULEVARD, THENCE NORTHWESTERLY ALONG SAID NORTHEAST LINE OF WHITTIER BOULEVARD, NORTH 56°00'48" WEST, A DISTANCE OF 20.16 FEET;

THENCE LEAVING SAID NORTHEAST LINE, NORTH 33°59'05" EAST, 4.97 FEET;  
THENCE SOUTH 56°00'21" EAST, 15.29 FEET;  
THENCE NORTH 56°19'00" EAST, 9.43 FEET;  
THENCE NORTH 00°39'34" EAST, 8.82 FEET;  
THENCE SOUTH 89°38'23" EAST, 0.38 FEET TO THE EAST LINE OF SAID LOT 32, SAID EAST LINE BEING COINCIDENT WITH THE WESTERLY LINE OF WASHINGTON AVENUE, LYING PARALLEL WITH AND DISTANT 28.5 FEET WESTERLY FROM THE CENTERLINE OF SAID WASHINGTON AVENUE;

THENCE ALONG SAID EAST LINE OF LOT 32, SOUTH 00°07'35" WEST, A DISTANCE OF 7.66 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 16.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH AN ANGLE OF 55°53'05", AN ARC DISTANCE OF 15.61 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 140 SQUARE FEET, MORE OR LESS.

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

THIS DESCRIPTION AND THE ACCOMPANYING EXHIBITS WERE PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.

  
\_\_\_\_\_  
Maria Hall, PLS 9300

7/7/2021



EXHIBIT "A"  
LEGAL DESCRIPTION  
TEMPORARY CONSTRUCTION EASEMENT  
(APN 8142-033-052)

PARCEL 81782-1

THOSE PORTIONS OF LOTS 2 AND 3 OF THE MAP OF CORYELL'S SUBDIVISION, IN THE CITY OF WHITTIER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 37, PAGE 82 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE INTERSECTION OF THE NORTHEAST LINE OF WHITTIER BOULEVARD, LYING PARALLEL WITH AND DISTANT 40 FEET NORTHEASTERLY FROM THE CENTERLINE OF SAID WHITTIER BOULEVARD, WITH THE EAST LINE OF WASHINGTON AVENUE, LYING PARALLEL WITH AND DISTANT 28.5 FEET EASTERLY FROM THE CENTERLINE OF SAID WASHINGTON AVENUE, THENCE ALONG SAID EAST LINE, NORTH 00°07'35" EAST, A DISTANCE OF 21.11 FEET;  
THENCE LEAVING SAID EAST LINE, NORTH 89°48'09" EAST, 5.00 FEET;  
THENCE SOUTH 00°07'38" WEST, 17.03 FEET;  
THENCE SOUTH 25°41'38" EAST, 9.27 FEET;  
THENCE SOUTH 55°50'40" EAST, 29.30 FEET;  
THENCE SOUTH 56°50'42" EAST, 11.06 FEET;  
THENCE NORTH 33°59'12" EAST, 3.40 FEET;  
THENCE SOUTH 56°00'48" EAST, 122.14 FEET;  
THENCE NORTH 33°59'21" EAST, 25.00 FEET;  
THENCE SOUTH 56°00'48" EAST, 26.22 FEET;  
THENCE SOUTH 0°13'15" EAST, 22.01 FEET;  
THENCE SOUTH 77°50'14" EAST, 14.44 FEET;  
THENCE SOUTH 33°59'12" WEST, 12.17 FEET;  
THENCE SOUTH 56°00'48" EAST, 74.87 FEET MORE OR LESS TO THE EAST LINE OF SAID LOT 3;  
THENCE SOUTHERLY ALONG SAID EAST LINE SOUTH 00°08'46" WEST, 6.02 FEET TO SAID NORTHEAST LINE OF WHITTIER BOULEVARD;  
THENCE NORTHWESTERLY ALONG SAID NORTHEAST LINE, NORTH 56°00'48" WEST, 302.57 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 2425 SQUARE FEET, MORE OR LESS.

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

THIS DESCRIPTION AND THE ACCOMPANYING EXHIBITS WERE PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.

*Maria Hall*

11/8/2022

Maria Hall, PLS 9300



EXHIBIT "A"  
LEGAL DESCRIPTION  
TEMPORARY CONSTRUCTION EASEMENT  
(APN 8142-033-068)

THOSE PORTIONS OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 09-003, IN THE CITY OF WHITTIER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER DOCUMENT RECORDED JUNE 1, 2009 AS INSTRUMENT NO. 20090811856, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL 81783-1**

**BEGINNING** AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF SAID PARCEL 1 WITH THE NORTHEAST LINE OF WHITTIER BOULEVARD, SAID NORTHEAST LINE BEING PARALLEL WITH AND DISTANT 43 FEET FROM THE CENTERLINE OF SAID WHITTIER BOULEVARD, THENCE NORTHWESTERLY ALONG SAID NORTHEAST LINE, NORTH 56°00'48" WEST, A DISTANCE OF 58.80 FEET; THENCE LEAVING SAID NORTHEAST LINE, NORTH 33°59'12" EAST, 20.55 FEET; THENCE SOUTH 56°02'59" EAST, 58.80 FEET; THENCE SOUTH 33°58'48" WEST, 20.59 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1209 SQUARE FEET, MORE OR LESS.

**PARCEL 81783-2**

**COMMENCING** AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF SAID PARCEL 1 WITH THE NORTHEAST LINE OF WHITTIER BOULEVARD, SAID NORTHEAST LINE BEING PARALLEL WITH AND DISTANT 43 FEET FROM THE CENTERLINE OF SAID WHITTIER BOULEVARD, THENCE NORTHWESTERLY ALONG SAID NORTHEAST LINE, NORTH 56°00'48" WEST, A DISTANCE OF 153.77 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTHEAST LINE, NORTH 56°00'48" WEST, 47.07 FEET; THENCE LEAVING SAID NORTHEAST LINE, NORTH 33°58'56" EAST, 38.03 FEET; THENCE SOUTH 56°00'48" EAST, 47.08 FEET; THENCE SOUTH SOUTH 33°59'12" WEST, 38.03 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 1790 SQUARE FEET, MORE OR LESS.

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

THIS DESCRIPTION AND THE ACCOMPANYING EXHIBITS WERE PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.

 7/7/2021

Maria Hall, PLS 9300



EXHIBIT A-4

EXHIBIT "A"  
LEGAL DESCRIPTION  
TEMPORARY CONSTRUCTION EASEMENT  
(APN 8142-033-069)

PARCEL 81784-1

THAT PORTION OF PARCEL 2 OF LOT LINE ADJUSTMENT NO. 09-003, IN THE CITY OF WHITTIER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER DOCUMENT RECORDED JUNE 1, 2009 AS INSTRUMENT NO. 20090811856, 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 NORTHWEST LINE OF SAID PARCEL 2 WITH THE NORTHEAST LINE OF WHITTIER BOULEVARD, SAID NORTHEAST LINE BEING PARALLEL WITH AND DISTANT 43 FEET FROM THE CENTERLINE OF SAID WHITTIER BOULEVARD, THENCE NORTHEASTERLY ALONG SAID NORTHWEST LINE OF PARCEL 2, NORTH 33°58'48" EAST, A DISTANCE OF 20.59 FEET;

THENCE LEAVING SAID NORTHWEST LINE, SOUTH 56°02'59" EAST, 11.20 FEET;  
THENCE SOUTH 33°57'01" WEST, 20.59 FEET TO SAID NORTHEAST LINE OF WHITTIER BOULEVARD;  
THENCE ALONG SAID NORTHEAST LINE, NORTH 56°00'48" WEST, 11.21 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 231 SQUARE FEET, MORE OR LESS.

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

THIS DESCRIPTION AND THE ACCOMPANYING EXHIBITS WERE PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.

  
7/7/2021

Maria Hall, PLS 9300



EXHIBIT "A"  
LEGAL DESCRIPTION  
TEMPORARY CONSTRUCTION EASEMENT  
(APN 8142-033-070)

PARCEL 81785-1

THE SOUTHWESTERLY 3.00 FEET OF PARCEL 3 OF LOT LINE ADJUSTMENT NO. 09-003, IN THE CITY OF WHITTIER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER DOCUMENT RECORDED JUNE 1, 2009 AS INSTRUMENT NO. 20090811856, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CONTAINING 60 SQUARE FEET, MORE OR LESS.

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

THIS DESCRIPTION AND THE ACCOMPANYING EXHIBITS WERE PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.

  
7/7/2021

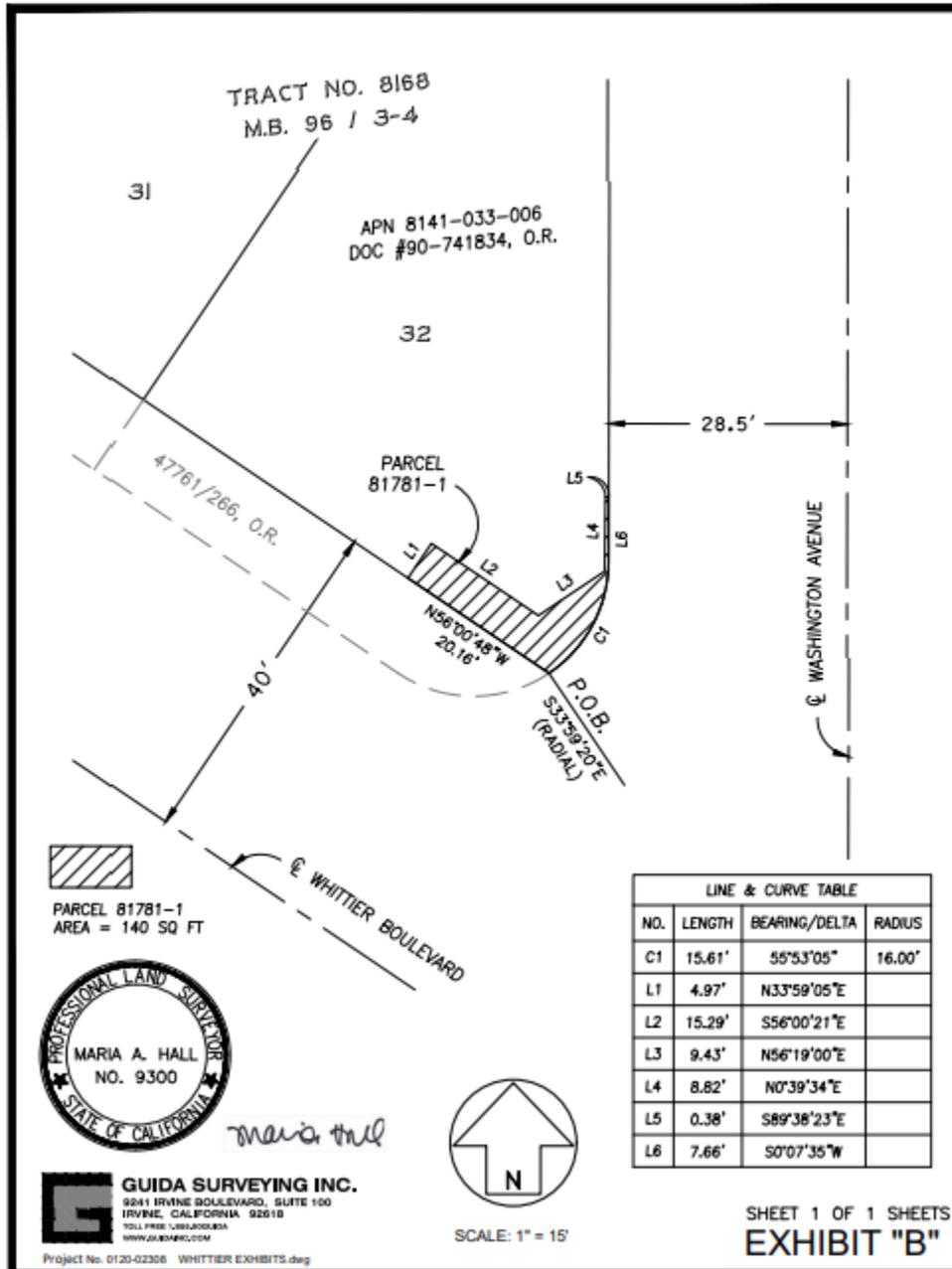
Maria Hall, PLS 9300



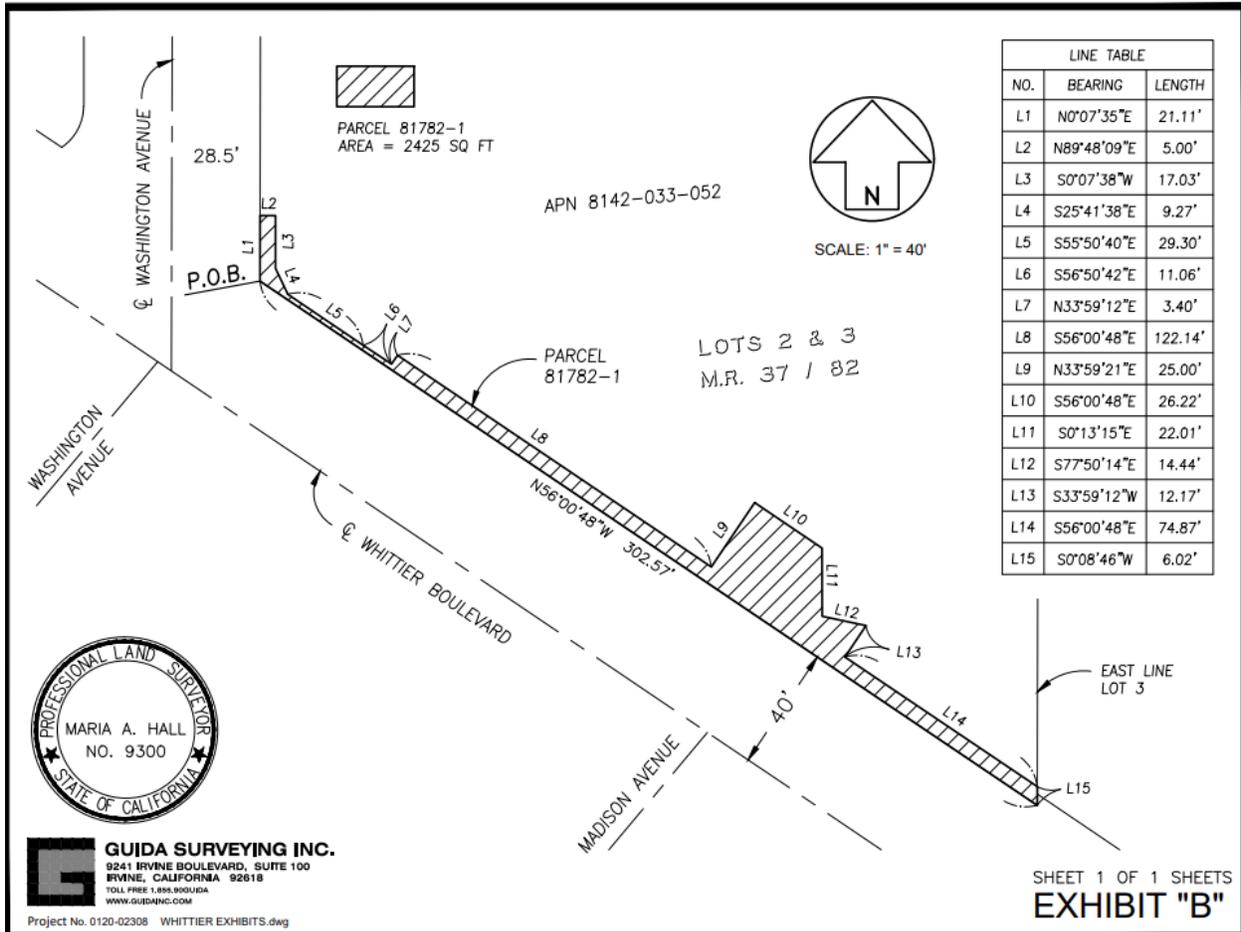
## **PLAT MAPS**

**EXHIBITS B-1, B-2, B-3, B-4, B-5**

EXHIBIT B-1



**EXHIBIT B-2**



**EXHIBIT B-3**

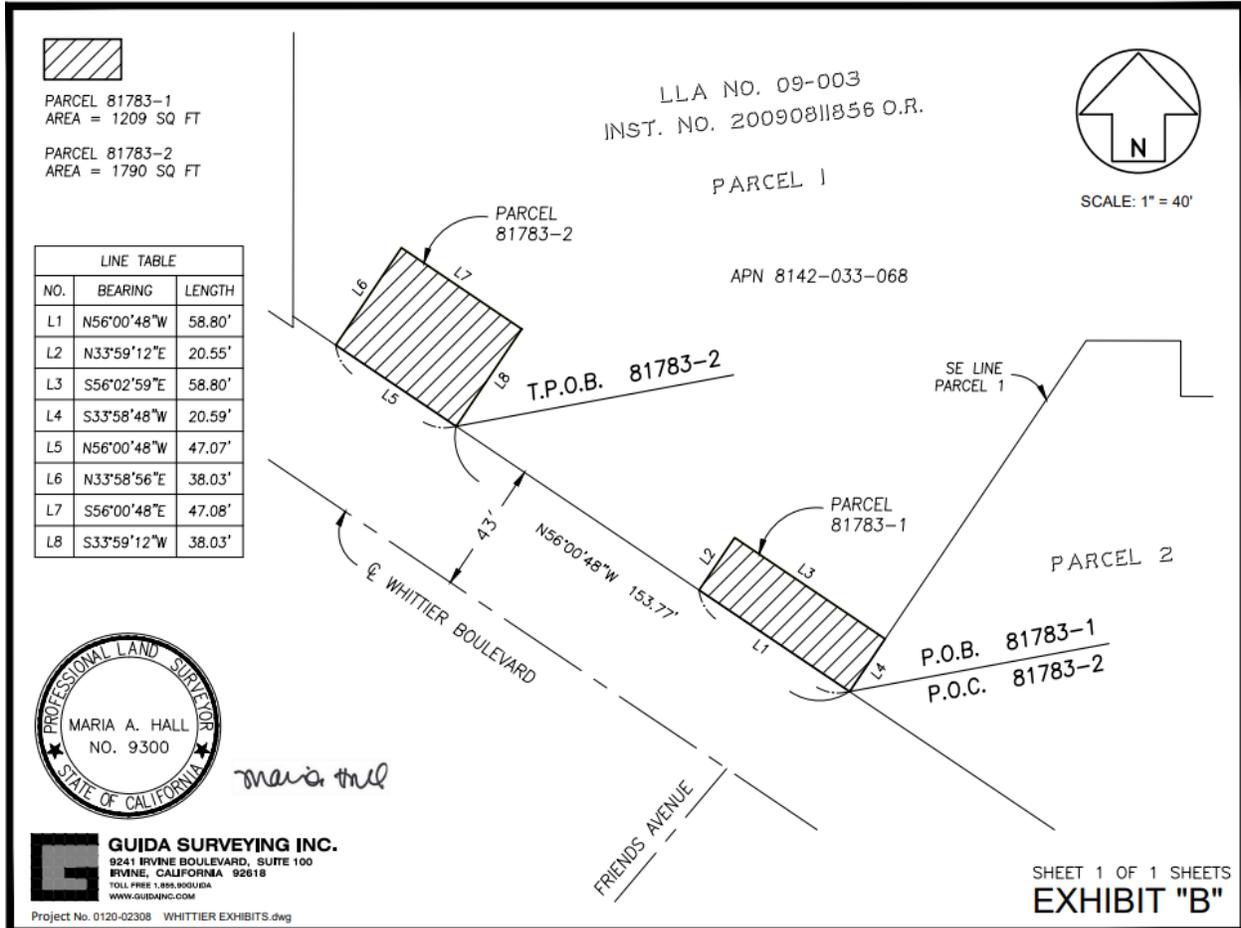


EXHIBIT B-4

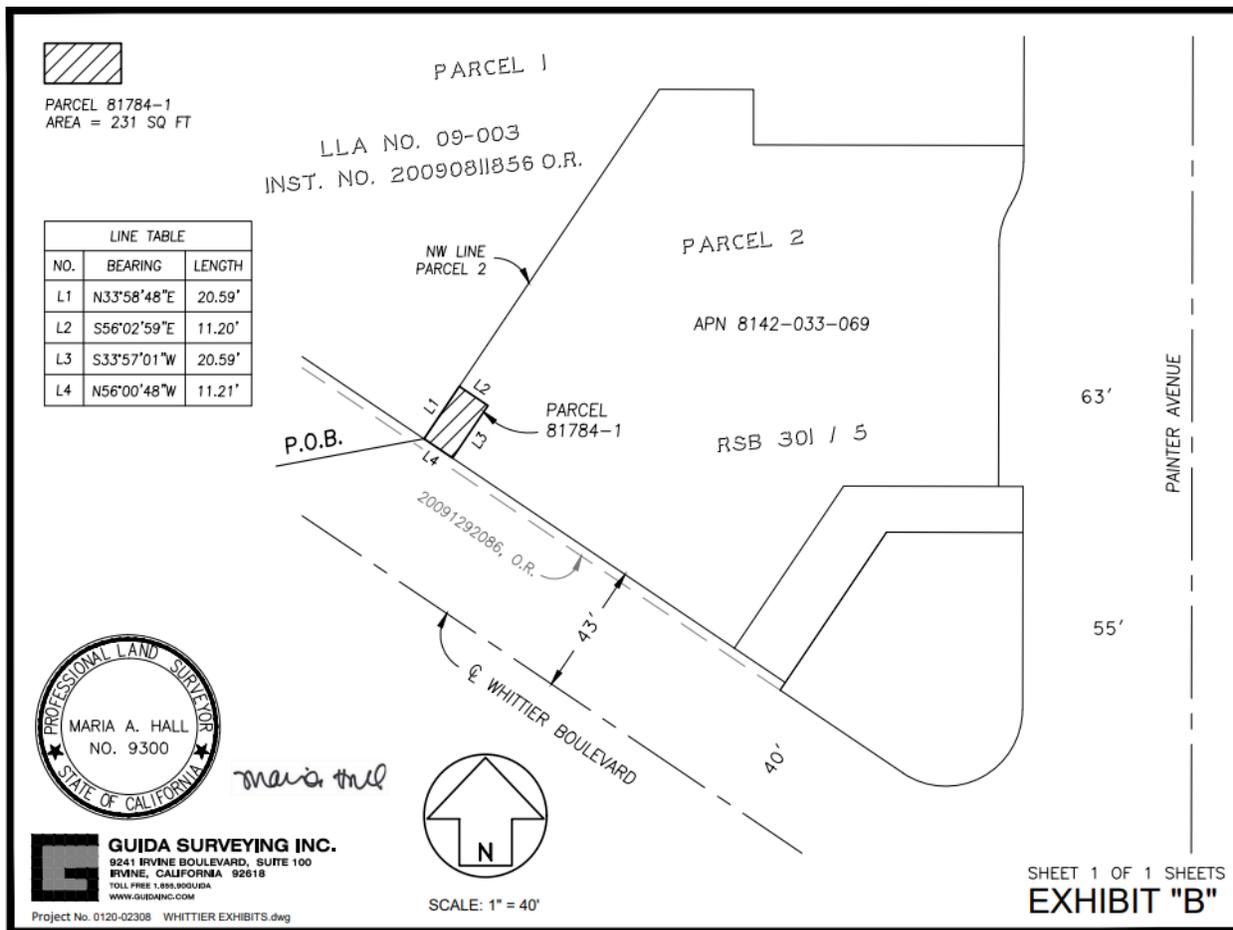


EXHIBIT B-5

