



**First American Title Insurance Company
National Commercial Services**

**5 First American Way
Santa Ana, CA 92707**

May 27, 2009

Jim Grayson
Richards Watson Gershon
355 South Grand, 40th Floor
Los Angeles, CA 90071
Phone: (213)626-8484
Fax:

Title Officer: Gary Ward
Phone: (714)250-8369
Fax No.: (714)242-1560
E-Mail: gward@firstam.com

Escrow Officer: Patty Beverly Kathryn Musgrave
Phone:

Owner: Roski community property trust dated November 1, 1987

Property: 17370 Gale Avenue, Los Angeles, CA

Attached please find the following item(s):

Commitment

Thank You for your confidence and support. We at First American Title Insurance Company maintain the fundamental principle:

Customer First!

First American Title Insurance Company
INFORMATION

The Title Insurance Commitment is a legal contract between you and the company. It is issued to show the basis on which we will issue a Title Insurance Policy to you. The Policy will insure you against certain risks to the land title, subject to the limitations shown in the policy.

The Company will give you a sample of the Policy form, if you ask.

The Commitment is based on the land title as of the Commitment Date. Any changes in the land title or the transaction may affect the Commitment and the Policy.

The Commitment is subject to its Requirements, Exceptions and Conditions.

This information is not part of the title insurance commitment.

TABLE OF CONTENTS

	Page
Agreement to Issue Policy	3
Schedule A	
1. Commitment Date	4
2. Policies to be Issued, Amounts and Proposed Insured	4
3. Interest in the Land and Owner	4
4. Description of the Land	4
Schedule B-1 - Requirements	
Schedule B-2 - Exceptions	
Conditions	

YOU SHOULD READ THE COMMITMENT VERY CAREFULLY.
If you have any questions about the Commitment,
please contact the issuing office.

COMMITMENT FOR TITLE INSURANCE

Issued by

First American Title Insurance Company

Agreement to Issue Policy

We agree to issue a policy to you according to the terms of this Commitment.

When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this Commitment is limited by the following:

The Provisions in Schedule A.

The Requirements in Schedule B-1.

The Exceptions in Schedule B-2.

The Conditions.

This Commitment is not valid without Schedule A and Sections 1 and 2 of Schedule B.

First American Title Insurance Company

SCHEDULE A

1. Commitment Date: May 21, 2009 at 7:30 A.M.

2. Policy or Policies to be issued: Amount
 - (A) ALTA Extended Owner Policy - 2006 \$7,450,000.00
Proposed Insured:
Industry Urban-Development Agency

 - (B) To Be Determined \$To Be Determined
Proposed Insured:
To Be Determined

3. (A) The estate or interest in the land described in this Commitment is:
Fee Simple

(B) Title to said estate or interest at the date hereof is vested in:
Edward P. Roski, Jr., as Trustee of the Roski Community Property Trust dated November 1, 1987,
as amended

4. The land referred to in this Commitment is situated in the City of Los Angeles, County of Los Angeles, State of California, and is described as follows:

PARCEL 1:

THAT PORTION OF LOT 12 OF THE ROWLAND TRACT, IN THE CITY OF INDUSTRY, AS PER MAP RECORDED IN BOOK 3 PAGES 93 AND 94 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY TERMINUS OF THAT CERTAIN COURSE IN THE SOUTHERLY BOUNDARY OF GALE AVENUE AS DESCRIBED IN PARCEL 914-A IN THE FINAL DECREE OF CONDEMNATION ENTERED IN THE LOS ANGELES SUPERIOR COURT CASE NO. C106096 A CERTIFIED COPY OF WHICH WAS RECORDED MAY 22, 1975, A5 INSTRUMENT NO. 3851, IN BOOK D-6662 PAGE 229 OFFICIAL RECORDS OF SAID COUNTY, AS HAVING A BEARING LENGTH OF "SOUTH 64°06' 14" EAST 598.93 FEET"; THENCE ALONG SAID SOUTHERLY BOUNDARY AND ALONG SAID COURSE SOUTH 64° 06' 14" EAST 522.11 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY BOUNDARY AS FOLLOWS SOUTH 64° 06' 14" EAST 76.82, SOUTHEASTERLY ALONG A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING AND HAVING A RADIUS OF 270 FEET THROUGH CENTRAL ANGLE OF 44° 42' 46" AN ARC DISTANCE OF 210.70, SOUTHEASTERLY ALONG A REVERSE CONCAVE NORTHEASTERLY THROUGH A CENTRAL, ANGLE OF 28° 05' 37" 161.81 FEET TO A POINT IN THE NORTHERLY BOUNDARY OF THE LAND AS DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED JUNE 23, 1964, AS INSTRUMENT NO. 1521 IN BOOK D-2520 PAGE 13 OFFICIAL RECORDS OF SAID COUNTY, SAID POINT BEING IN A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 40 FEET A RADIAL LINE THAT BEARS AND PASSES THROUGH SAID POINT SOUTH 34° 05' 13" EAST; THENCE ALONG SAID LAST MENTIONED CURVE AND ALONG SAID NORTHERLY BOUNDARY AS FOLLOWS SOUTHWESTERLY ALONG A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 40 FEET THROUGH A CENTRAL ANGLE OF 42° 33' 49" AN ARC DISTANCE OF 29.72 FEET, AND NORTH 81° 31' 24" WEST 311.12 FEET TO A POINT, SAID LAST MENTIONED POINT BEING DISTANT THEREON SOUTH 81° 31' 24" EAST 478.80 FEET FROM THE NORTHWEST CORNER OF SAID DEED TO THE STATE OF CALIFORNIA; THENCE NORTH 8° 28' 36" EAST 284.15 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM, THAT PORTION OF THE ABOVE DESCRIBED LAND INCLUDED WITHIN THE DEED TO THE CITY OF INDUSTRY RECORDED AUGUST 23, 2002 AS INSTRUMENT NO. 02-1985275, OF OFFICIAL RECORDS.

ALSO EXCEPT ALL OILS, MINERALS, HYDROCARBONS AND OTHER SUBSTANCES LYING BELOW A DEPTH OF 500 FEET BENEATH THE SURFACE OF SAID LAND, WITHOUT ANY RIGHT OF SURFACE ENTRY, AS RESERVED TO LOUISA M. VEJAR, ET. AL., IN FINAL JUDGEMENT ENTERED IN CASE NO. C-106096 A CERTIFIED COPY THEREOF RECORDED MAY 22, 1975 AS INSTRUMENT NO. 3851.

PARCEL 2 :

THAT PORTION OF LOT 12 AS SHOWN ON MAP OF ROWLAND, IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 3, PAGES 93 AND 94 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

COMMENCING AT THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED SEPTEMBER 8, 1977, AS INSTRUMENT NO. 77-996036 OF OFFICIAL

RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT BEING IN THE SOUTHERLY LINE OF GALE AVENUE, 60 FEET WIDE, AS DESCRIBED IN PARCEL B CONVEYED TO THE CITY OF INDUSTRY FOR STREET AND HIGHWAY PURPOSES, PER INSTRUMENT NO. 82-501310 RECORDED MAY 14, 1982, OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE SOUTHERLY LINE OF SAID GALE AVENUE, SOUTH 64° 06' 14" EAST, 76.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 270.00 FEET, THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31° 41' 17", AN ARC DISTANCE OF 149.33 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING THE SOUTHERLY LINE OF GALE AVENUE, AS DESCRIBED IN SAID INSTRUMENT NO. 82-501310, SOUTH 51° 36' 14" EAST 91.65 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 39.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90° 00' 00", AN ARC DISTANCE OF 61.26 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 38° 23' 46" WEST, 22.70 FEET TO A POINT IN A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 330.00 FEET AND A RADIAL LINE TO SAID POINT THAT BEARS SOUTH 56° 07' 63" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14° 29' 29", AN ARC DISTANCE OF 83.46 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 270.00 FEET AND A RADIAL LINE TO SAID POINT THAT BEARS NORTH 70° 36' 32" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13° 01' 29", AN ARC DISTANCE OF 61.38 FEET TO THE POINT OF BEGINNING.

EXCEPT, ALL OILS, MINERALS, HYDROCARBONS AND OTHER SUBSTANCES LYING BELOW A DEPTH OF 500 FEET BENEATH THE SURFACE OF THE SUBJECT PROPERTY, WITHOUT ANY RIGHT OF SURFACE ENTRY, AS PROVIDED IN FINAL ORDER OF CONDEMNATION RECORDED MAY 22, 1975 AS INSTRUMENT NO. 3851, OF OFFICIAL RECORD.

APN: 8264-001-133

SCHEDULE B

SECTION ONE REQUIREMENTS

The following requirements must be met:

1. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
4. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
5. Releases(s) or Reconveyance(s) of Item(s): None
6. You must give us the following information:
 - A. Any off record leases, surveys, etc.
 - B. Statement(s) of Identity, all parties.

An ALTA/ACSM survey of recent date which complies with the current minimum standard detail requirements for ALTA/ACSM land title surveys.

7. Should any of the following entities be involved in this transaction, the Company will require:
 - A. WITH RESPECT TO A CORPORATION:
 1. A certificate of good standing of recent date issued by the Secretary of State of the corporation's state of domicile.
 2. A certificate copy of a resolution of the Board of Directors authorizing the contemplated transaction and designating which corporate officers shall have the power to execute on behalf of the corporation.
 3. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.
 - B. WITH RESPECT TO A CALIFORNIA LIMITED PARTNERSHIP:
 1. That a certified copy of the certificate of limited partnership (form LP-1) and any amendments thereto (form LP-2) be recorded in the public records;
 2. A full copy of the partnership agreement and any amendments;
 3. Satisfactory evidence of the consent of a majority in interest of the limited partners to the

contemplated transaction;

4. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

C. WITH RESPECT TO A FOREIGN LIMITED PARTNERSHIP:

1. That a certified copy of the application for registration, foreign limited partnership (form LP-5) and any amendments thereto (form LP-6) be recorded in the public records;
2. A full copy of the partnership agreement and any amendment;
3. Satisfactory evidence of the consent of a majority in interest of the limited partners to the contemplated transaction;
4. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

D. WITH RESPECT TO A GENERAL PARTNERSHIP:

1. That a certified copy of a statement of partnership authority pursuant to Section 16303 of the California Corporation Code (form GP-1), executed by at least two partners, and a certified copy of any amendments to such statement (form GP-7), be recorded in the public records;
2. A full copy of the partnership agreement and any amendments;
3. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

E. WITH RESPECT TO A LIMITED LIABILITY COMPANY:

1. A copy of its operating agreement and any amendments thereto;
2. If it is a California limited liability company, that a certified copy of its articles of organization (LLC-1) and any certificate of correction (LLC-11), certificate of amendment (LLC-2), or restatement of articles of organization (LLC-10) be recorded in the public records;
3. If it is a foreign limited liability company, a certified copy of its application for registration (LLC-5) be recorded in the public records;
4. With respect to any deed, deed of trust, lease, subordination agreement or other document or instrument executed by such limited liability company and presented for recordation by the Company or upon which the Company is asked to rely, that such document or instrument be executed in accordance with one of the following, as appropriate:
 - (i) If the limited liability company properly operates through officers appointed or elected pursuant to the terms of a written operating agreement, such documents must be executed by at least two duly elected or appointed officers, as follows: the chairman of the board, the president or any vice president, and any secretary, assistant secretary, the chief financial officer or any assistant treasurer;
 - (ii) If the limited liability company properly operates through a manager or managers identified in the articles of organization and/or duly elected pursuant to the terms of a written operating agreement, such document must be executed by at least two such managers or by one manager if the limited liability company properly operates with the existence of only one manager.
5. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

F. WITH RESPECT TO A TRUST:

1. A certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.
2. Copies of those excerpts from the original trust documents and amendments thereto which designate the trustee and confer upon the trustee the power to act in the pending transaction.
3. Other requirements which the Company may impose following its review of the material require herein and other information which the Company may require.

G. WITH RESPECT TO INDIVIDUALS:

1. A statement of information.

SCHEDULE B

SECTION TWO

EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction. The printed exceptions and exclusions from the coverage of the policy or policies are set forth in Exhibit A attached. Copies of the policy forms should be read. They are available from the office which issued this Commitment.

1. General and special taxes and assessments for the fiscal year 2009-2010, a lien not yet due or payable.
2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
3. Water rights, claims or title to water, whether or not shown by the public records.
4. The right of way over and through that portion of the herein described land along which ran a ditch reserved by John Reed July 1971 and known as Reed Ditch, as granted by Thomas Rowland to John Reed, recorded in Book 17 Page 445 of Deeds.
5. Abutter's rights of ingress and egress to or from the freeway adjacent to said land have been relinquished in the document recorded April 10, 1958 as Instrument No. 1700 in Book D68, Page 534; May 19, 1960 as Instrument No. 3781 in Book D852, Page 76; June 23, 1964 as Instrument No. 1521 in Book D2520, Page 13; January 25, 1968 as Instrument No. 2412; March 29, 1968 as Instrument No. 2905, all of Official Records.
6. A waiver of any claims for damages by reason of the location, construction, landscaping or maintenance of a contiguous freeway, highway, roadway or transit facility as contained in the document recorded April 10, 1958 as Instrument No. 1700 in Book D68, Page 534 and June 23, 1964 as Instrument No. 1521 in Book D2520, Page 13, both of Official Records.
7. The fact that the land lies within the boundaries of the City of Industry Redevelopment Project Area, as disclosed by the document recorded September 17, 1971 as Instrument No. 3729 and November 18, 1971 as Instrument No. 3571, both of Official Records.
8. An easement for public utilities and incidental purposes, recorded February 21, 1978 as Instrument No. 78-189474 of Official Records.
In Favor of: Southern California Edison Company
Affects: As described therein

9. An easement for landscape and public utility and incidental purposes, recorded May 14, 1982 as Instrument No. 82-501310 of Official Records.
In Favor of: The City of Industry, a Municipal Corporation
Affects: As described therein
10. Rights of parties in possession.
11. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/ACSM survey.

INFORMATIONAL NOTES

1. Taxes for proration purposes only for the fiscal year 2008-2009.
First Installment: \$18,393.76, PAID
Second Installment: \$18,393.76, PAID
Tax Rate Area: 08267
APN: 8264-001-133
2. According to the latest available equalized assessment roll in the office of the county tax assessor, there is located on the land a(n) Commercial Structure known as 17370 Gale Avenue, Los Angeles, California.
3. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

None
4. This preliminary report/commitment was prepared based upon an application for a policy of title insurance that identified land by street address or assessor's parcel number only. It is the responsibility of the applicant to determine whether the land referred to herein is in fact the land that is to be described in the policy or policies to be issued.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American Title Insurance Company expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

*******To obtain wire instructions for deposit of funds to your escrow file please contact your Escrow Officer.*******

CONDITIONS

1. DEFINITIONS

(a)"Mortgage" means mortgage, deed of trust or other security instrument.

(b)"Public Records" means title records that give constructive notice of matters affecting the title according to the state law where the land is located.

2. LATER DEFECTS

The Exceptions in Schedule B - Section Two may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attached between the Commitment Date and the date on which all of the Requirements (a) and (c) of Schedule B - Section One are met. We shall have no liability to you because of this amendment.

3. EXISTING DEFECTS

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

4. LIMITATION OF OUR LIABILITY

Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

comply with the Requirements shown in Schedule B - Section One

or

eliminate with our written consent any Exceptions shown in Schedule B - Section Two.

We shall not be liable for more than the Policy Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

5. CLAIMS MUST BE BASED ON THIS COMMITMENT

Any claim, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this commitment and is subject to its terms.

EXHIBIT A
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)

1. CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1990
SCHEDULE B

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notice of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
(a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
(b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
(c) resulting in no loss or damage to the insured claimant;
(d) attaching or created subsequent to Date of Policy; or
(e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable "doing business" laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by their policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

2. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY FORM B - 1970
SCHEDULE OF EXCLUSIONS FROM COVERAGE

1. Any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions of area of the land, or the effect of any violation of any such law, ordinance or governmental regulation.
2. Rights of eminent domain or governmental rights of police power unless notice of the exercise of such rights appears in the public records at Date of Policy.
3. Defects, liens, encumbrances, adverse claims, or other matters (a) created, suffered, assumed or agreed to by the insured claimant; (b) not known to the Company and not shown by the public records but known to the insured claimant either at Date of Policy or at the date such claimant acquired an estate or interest insured by this policy and not disclosed in writing by the insured claimant to the Company prior to the date such insured claimant became an insured hereunder; (c) resulting in no loss or damage to the insured claimant; (d) attaching or

created subsequent to Date of Policy; or (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.

**3. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY FORM B - 1970
WITH REGIONAL EXCEPTIONS**

When the American Land Title Association policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 2 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage by reason of the matters shown in parts one and two following:

Part One

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

**4. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1970
WITH A.L.T.A. ENDORSEMENT FORM 1 COVERAGE
SCHEDULE OF EXCLUSIONS FROM COVERAGE**

1. Any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law ordinance or governmental regulation.
2. Rights of eminent domain or governmental rights of police power unless notice of the exercise of such rights appears in the public records at Date of Policy.
3. Defects, liens, encumbrances, adverse claims, or other matters (a) created, suffered, assumed or agreed to by the insured claimant, (b) not known to the Company and not shown by the public records but known to the insured claimant either at Date of Policy or at the date such claimant acquired an estate or interest insured by this policy or acquired the insured mortgage and not disclosed in writing by the insured claimant to the Company prior to the date such insured claimant became an insured hereunder, (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy (except to the extent insurance is afforded herein as to any statutory lien for labor or material or to the extent insurance is afforded herein as to assessments for street improvements under construction or completed at Date of Policy).
4. Unenforceability of the lien of the insured mortgage because of failure of the insured at Date of Policy or of any subsequent owner of the indebtedness to comply with applicable "doing business" laws of the state in which the land is situated.

**5. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1970
WITH REGIONAL EXCEPTIONS**

When the American Land Title Association Lenders Policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy, the exclusions set forth in paragraph 4 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage by reason of the matters shown in parts one and two following:

Part One

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

**6. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1992
WITH A.L.T.A. ENDORSEMENT FORM 1 COVERAGE
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy;
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims, or other matters:
(a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
(b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
(c) resulting in no loss or damage to the insured claimant;
(d) attaching or created subsequent to Date of Policy (except to the extent that this policy insures the priority of the lien of the insured mortgage over any statutory lien for services, labor or material or the extent insurance is afforded herein as to assessments for street improvements under construction or completed at date of policy); or
(e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable "doing business" laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any statutory lien for services, labor or materials (or the claim of priority of any statutory lien for services, labor or materials over the lien of the insured mortgage) arising from an improvement or work related to the land which is contracted for and commenced subsequent to Date of Policy and is not financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance.
7. Any claim, which arises out of the transaction creating the interest of the mortgagee insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
(i) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or
(ii) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine of equitable subordination; or
(iii) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure:
(a) to timely record the instrument of transfer; or
(b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

**7. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1992
WITH REGIONAL EXCEPTIONS**

When the American Land Title Association policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 6 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

8. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY - 1992

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims, or other matters:
(a) created, suffered, assumed or agreed to by the insured claimant;
(b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
(c) resulting in no loss or damage to the insured claimant;
(d) attaching or created subsequent to Date of Policy; or
(e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
4. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
(i) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or
(ii) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure:
(a) to timely record the instrument of transfer; or
(b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

9. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY - 1992 WITH REGIONAL EXCEPTIONS

When the American Land Title Association policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 8 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:
Part One:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

10. AMERICAN LAND TITLE ASSOCIATION RESIDENTIAL TITLE INSURANCE POLICY - 1987 EXCLUSIONS

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
 - * land use
 - * improvements on the land
 - * land division
 - * environmental protection

This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date. This exclusion does not limit the zoning coverage described in items 12 and 13 of Covered Title Risks.

2. The right to take the land by condemning it, unless:
 - * a notice of exercising the right appears in the public records on the Policy Date
 - * the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking.
3. Title Risks:
 - * that are created, allowed, or agreed to by you
 - * that are known to you, but not to us, on the Policy Date - unless they appeared in the public records
 - * that result in no loss to you
 - * that first affect your title after the Policy Date - this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
4. Failure to pay value for your title.
5. Lack of a right:
 - * to any land outside the area specifically described and referred to in Item 3 of Schedule A, or
 - * in streets, alleys, or waterways that touch your landThis exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

11. EAGLE PROTECTION OWNER'S POLICY

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE - 1998 ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE - 1998

Covered Risks 14 (Subdivision Law Violation), 15 (Building Permit), 16 (Zoning) and 18 (Encroachment of boundary walls or fences) are subject to Deductible Amounts and Maximum Dollar Limits of Liability

EXCLUSIONS

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes ordinances, laws and regulations concerning:

a. building	b. zoning
c. land use	d. improvements on the land
e. land division	f. environmental protection

This exclusion does not apply to violations or the enforcement of these matters if notice of the violation or enforcement appears in the Public Records at the Policy Date.

This exclusion does not limit the coverage described in Covered Risk 14, 15, 16, 17 or 24.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not apply to violations of building codes if notice of the violation appears in the Public Records at the Policy Date.
3. The right to take the Land by condemning it, unless:
 - a. a notice of exercising the right appears in the Public Records at the Policy Date; or
 - b. the taking happened before the Policy Date and is binding on You if You bought the Land without Knowing of the taking.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they appear in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.d, 22, 23, 24 or 25.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - a. to any Land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.This exclusion does not limit the coverage described in Covered Risk 11 or 18.

12. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1992 WITH A.L.T.A. ENDORSEMENT FORM 1 COVERAGE WITH EAGLE PROTECTION ADDED

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the Land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the Land; (iii) a separation in ownership or a change in the dimensions or area of the Land or any parcel of which the Land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the Land has been recorded in the Public Records at Date of Policy. This exclusion does not limit the coverage provided under insuring provisions 14, 15, 16 and 24 of this policy.
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at Date of Policy. This exclusion does not limit the coverage provided under insuring provisions 14, 15, 16 and 24 of this policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the Public Records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without Knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
(a) created, suffered, assumed or agreed to by the Insured Claimant;
(b) not known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
(c) resulting in no loss or damage to the Insured Claimant;
(d) attaching or created subsequent to Date of Policy (this paragraph (d) does not limit the coverage provided under insuring provisions 7, 8, 16, 17, 19, 20, 21, 23, 24 and 25); or
(e) resulting in loss or damage which would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of the Insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable doing business laws of the state in which the Land is situated.
5. Invalidity or unenforceability of the lien of the Insured Mortgage, or claim thereof, which arises out of the transaction evidenced by the Insured Mortgage and is based upon:
(a) usury, except as provided under insuring provision 10 of this policy; or
(b) any consumer credit protection or truth in lending law.
6. Taxes or assessments of any taxing or assessment authority which become a lien on the Land subsequent to Date of Policy.
7. Any claim, which arises out of the transaction creating the interest of the mortgagee insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
(a) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or
(b) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine of equitable subordination; or
(c) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure:
(i) to timely record the instrument of transfer; or
(ii) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.
8. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This exclusion does not limit the coverage provided under insuring provision 7.
9. Lack of priority of the lien of the Insured Mortgage as to each and every advance made after Date of Policy, and all interest charged thereon, over liens, encumbrances and other matters affecting title, the existence of which are Known to the Insured at:
(a) The time of the advance; or
(b) The time a modification is made to the terms of the Insured Mortgage which changes the rate of interest charged, if the rate of interest is greater as a result of the modification than **it would have** been before the modification.
This exclusion does not limit the coverage provided under insuring provision 7.

SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Environmental protection liens provided for by the following existing statutes, which liens will have priority over the lien of the Insured Mortgage when they arise: NONE.

13. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1992 WITH EAGLE PROTECTION ADDED WITH REGIONAL EXCEPTIONS

When the American Land Title Association loan policy with EAGLE Protection Added is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 12 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:
Part One:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

Part Two:

1. Environmental protection liens provided for by the following existing statutes, which liens will have priority over the lien of the Insured Mortgage when they arise: NONE

The same (usually appeared) beside you thing with
 In Notary Public in and for the County of Los Angeles
 Wilbur Bullock and R. M. Rogers, whose names are
 subscribed to the annexed instrument, as parties thereto
 to personally know me, to be the persons described in
 and who executed, the said annexed instrument as parties
 thereto and they duly acknowledged to me that
 they executed the same freely and voluntarily and for the
 uses and purposes therein mentioned.



In Witness Whereof, I have hereunto
 set my hand and affixed my official
 Seal, the day and year in this certificate
 first above written.

Henry M. Smith,
 Notary Public

A full true and correct copy of the original Record
 at request of J. A. de Velasco July 25th 1871 at 30
 min past 11 P.M.

J. D. Mall Recorder
 137 E. W. Fifth Deputy

{50' Au. Drains 50'}

17-445

Leona Yerba
 de Rowland
 John Reed

Know all men by these presents, That the Leona Yerba
 de Rowland and Thomas Rowland of the County of Los Angeles State of California for and in
 consideration of the sum of One dollar to us in hand
 paid by John Reed, the receipt whereof is hereby ac-
 knowledged and of other good and sufficient con-
 sideration, from said John Reed to us, have this day
 bargained sold, conveyed, and by these presents do
 bargain sell and convey unto, the said John Reed, his
 heirs and assigns forever, the full free and perfect use
 and right of way over and through our lands respec-
 tively along a certain ditch now in use by said John Reed
 and known as the Reed Ditch, the same being in the
 Santa Anita, in San Jose Township County of Los
 Angeles, said ditch tapping the San Jose Creek, about
 the easterly line of the land of said Leona, running
 thence in a westerly direction through her said land
 to the land of Thomas Rowland, thence westerly
 through the land of said Rowland, to the line of
 said Reed.

In Testimony whereof we have hereunto set
 our hands and seals this the 12th day of July

Witness
W. C. Austin
Licentiaⁱⁿ H. de Newland
Thomas Newland



State of California
County of Los Angeles

On the 12 day of July 1871 personally appeared before me a Justice of the Peace in and for said County Licentia Herta de Newland and Thomas Newland personally known to me to be the individuals described in and who executed the within and foregoing instrument and they and each of them acknowledged that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

Witness my hand this the day and year first above written

W. C. Russell
Justice of the Peace
El Monte Township
County of Los Angeles

A full true and correct copy of the original recorded at request of John Reed July 26 1871 at 9 hrs 30 mins a.m.

J. G. Hall Recorder
By C. W. Gentry Deputy

3rd Rev Stamp 5^{ts}

José Alanz de
Selene et al
A Bullock
et al.

This Indenture made the 25th day of July in the year of our Lord one thousand eight hundred and twenty one between Josefa Alanz de Kelong and Concepcion Alanz of the County of Los Angeles and State of California the parties of the first part and Arthur Bullock and R. M. Peppers of the same County and State the parties of the second part witnesseth that the said parties of the first part for and in consideration of the sum of three thousand (\$3000) lawful Gold Coin of the United States of America to them in hand paid by the said parties of the second part the receipt whereof is hereby acknowledged have granted bargained and sold conveyed and conveyed and by these presents do give grant bargain and sell convey and confirm unto the said parties of the second

1700

BOOK D 68 PAGE 534

FORM R/W-4

Hatcher to Jellick

3-15-57 (Part)
Written by: LL
Checked by: WVH
Compared by: *WVH*

DISTRICT	COUNTY	ROUTE	SECTION
VII	LA	172	C

Brock 491

GRANT DEED (INDIVIDUAL)

FREE 5W

We BERT J. BROCK and AMY BROCK, also known as
AMY C. BROCK, husband and wife,

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CALIF.
FOR TITLE INSURANCE & TRUST CO.
APR 10 1958 AT 8 A.M.
RAY E. LEE, COUNTY RECORDER

GRANT to the STATE OF CALIFORNIA all that real property in the
of Los Angeles County, State of California, described as:

That portion of Lot 10 of Rowland, being a portion of Thomas Rowland Estate of the Rancho La Puente, as shown on map recorded in Book 3, pages 93 and 94 of Maps, in the office of the County Recorder of said County, described as follows:

Beginning at the southwest corner of said lot; thence along the south line of said lot, S. 81° 31' 24" E., 319.57 feet; thence parallel with the west line of said lot, N. 11° 54' 36" E., 230.41 feet to a line parallel with and distant Northerly 230.00 feet, measured at right angles, from said south line; thence along said parallel line, N. 81° 31' 24" W., 277.10 feet to the point of tangency thereof with a curve concave North-easterly and having a radius of 40.00 feet; thence Northwesterly along said curve, through an angle of 93° 26' 00", an arc distance of 65.23 feet to said west line; thence along said west line, S. 11° 54' 36" W., 272.88 feet to the point of beginning.

EXCEPTING therefrom the Southerly 185.00 feet.

ALSO Excepting and Reserving one-half of all mineral rights below a depth of 500 feet without right of entry on the surface thereof, as reserved by Louise M. Vejar, a married woman, who acquired title as Louisa M. Olivares, a single woman, and Leo Vejar, her husband, in deed recorded November 13, 1955 in Book 49523, page 326, of Official Records in said office.

ALSO EXCEPTING therefrom the present interest of the grantor in and to the oil, oil rights, minerals, mineral rights, natural gas, natural gas rights, and other hydrocarbons by whatsoever name known that may be within or under the parcel of land hereinabove described, together with the perpetual right of drilling, mining, exploring and operating therefor and removing the same from said land or any other land, including the right to whistock or directionally drill and mine from lands other than those hereinabove described, oil or gas wells, tunnels and shafts into, through or across the subsurface of the land hereinabove described, and to bottom sudwhipstocked or directionally drilled wells, tunnels and shafts under and beneath or beyond the exterior limits thereof, and to redrill, retunnels, equip, maintain, repair, deepen and operate any such wells or mines, without, however, the right to drill, mine, explore and operate through the surface or the upper 100 feet of the subsurface of the land hereinabove described or otherwise in such manner as to endanger the safety of any highway that may be constructed on said lands.

This conveyance is made for the purposes of a freeway and adjacent frontage road and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights, including access rights, appurtenant to grantor's remaining property, in and to said freeway, provided, however, that such remaining property shall abut upon and have access to said frontage road which will be connected to the freeway only at such points as may be established by public authority.

The grantor understands that the present intention of the grantee is to construct and maintain a public highway on the land herein conveyed in fee and the grantor, for himself, his successors and assigns, hereby waives any claims for any and all damages to grantor's remaining property contiguous to the property herein conveyed by reason of the location, construction, landscaping or maintenance of said highway.

As used herein, the term "grantor" shall include the plural as well as the singular number and the words "himself" and "his" shall include the feminine gender as the case may be.

Dated this 28TH day of FEBRUARY 1958

BOOK **D 68** PAGE **537**

Signed and delivered in the presence of

Cecil B. Rumberg

Bert J. Brock
Amy Brock

ACKNOWLEDGMENT OF GRANTOR

STATE OF CALIFORNIA, _____ COUNTY OF _____
On this _____ day of _____, in the year one thousand nine hundred and _____
before me, _____, a Notary Public in and for said County and State, residing therein, duly commissioned
and sworn, personally appeared _____

known to me to be the person described in and whose name _____
subscribed to the within instrument, and _____ acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My commission expires _____
Notary Public in and for the _____ County of _____, State of California.

ACKNOWLEDGMENT OF SUBSCRIBING WITNESS

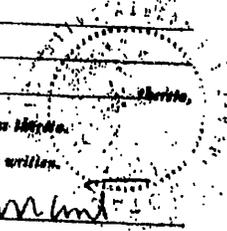
STATE OF CALIFORNIA, _____ COUNTY OF Los Angeles
On this 28th day of February, in the year one thousand nine hundred and fifty-eight
before me, Marion Farrant, a Notary Public in and for said County and State, residing therein, duly commissioned
and sworn, personally appeared Cecil B. Rumberg

known to me to be the person whose name is subscribed to the within instrument as a subscribing witness thereto, who, being by me duly sworn,
deposed and said: that he resides in the _____ County of Los Angeles, State of California;
that he was present and saw Bert J. Brock and Amy Brock

personally known to him to be the person described in, and who executed the said within instrument as part ies thereof,
sign and execute the same; that he, the affiant, then and there, at the request of said person, subscribed his name as a witness thereto.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My commission expires _____
Notary Public in and for the _____ County of Los Angeles, State of California.



#4424777

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
DIVISION OF HIGHWAYS
RIGHT OF WAY AGENT
TELEPHONE ANNEX
LOS ANGELES 54, CALIFORNIA

DIST.	COUNTY	RTE.	SEC.	No.

Station _____ to _____
C. O. Schedule No. _____

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
DIVISION OF HIGHWAYS

GRANT DEED
(INDIVIDUAL)

TO
STATE OF CALIFORNIA

Recorded at request of _____
on _____ 19____
at _____ min. past _____
o'clock _____ m., in Vol. _____
of _____ Page _____

County records.

By _____ Recorder _____
Deputy Recorder _____
(No fee for recordation—Government Code, Sec. 6103)

When recorded return to _____
Filed _____ By _____

EST. 1905. JUNE 11-25 2004 © STATE PRINTING OFFICE

(CERTIFICATE OF ACCEPTANCE, GOVERNMENT CODE, SEC. 27281)

THIS IS TO CERTIFY, That the State of California, grantee herein, acting by and through the Department of Public Works, Division of Highways, hereby accepts for public purposes the real property, or interest therein, conveyed by the within deed and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand, this 10th day of March 19 58

C. M. GILLISS

Director of Public Works

By *Jack Reuben*

JACK REUBEN

Right of Way Agent and Attorney in Fact
Division of Highways

109

RECORDING REQUESTED BY

THIS CERTIFIED COPY IS GIVEN FREE OF CHARGE PURSUANT TO LAW SOLELY UPON THE CONDITION THAT IT IS TO BE USED FOR OFFICIAL BUSINESS AND/OR TO DETERMINE ELIGIBILITY FOR VETERANS BENEFITS.

GEORGE C. HADLEY
R. B. PEGRAM
Suite 1100
3540 Wilshire Boulevard
Los Angeles 5, California
Telephone: DUnkirk 5-0431

Attorneys for Plaintiff

THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED IS A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE AND OF RECORD IN MY OFFICE, SAME HAVING BEEN FILED AND ENTERED JUDGMENT BOOK 3951 PAGE 97 ATTEST MAY 11 1960 HAROLD J. BILLY County Clerk and Clerk of the Superior Court of the State of California, in and for the County of Los Angeles. BY [Signature] DEPUTY

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA
IN AND FOR THE COUNTY OF LOS ANGELES

FREE 12G

THE PEOPLE OF THE STATE OF CALIFORNIA,
acting by and through the Department
of Public Works,

Plaintiff,

- vs -

JENNIE MARIE ERRAMOUSPE, et al.,
Defendants.

No. 70779T

Parcels 3, 5A, 5B

RECORDING
OFFICIAL RECORDS
LOS ANGELES COUNTY, CALIF.
RAY E LEE, RECORDER

1960 MAY 19 PM 1:09

FINAL ORDER OF CONDEMNATION

The plaintiff in the above-entitled proceeding having paid into court for the benefit of defendants Louise O. Vejar, sued and served herein as Louisa M. Olivares, and the County of Los Angeles, a body politic and corporate, the total amount of compensation awarded by the court for the interest of said defendants in and to the parcel of real property described in plaintiff's complaint on file herein as Parcel 3, together with any and all improvements thereon pertaining to the realty, and for all claims and demands of said defendants against plaintiff on account of the taking of said real property and interests in

1 real property for a State highway for freeway purposes; and

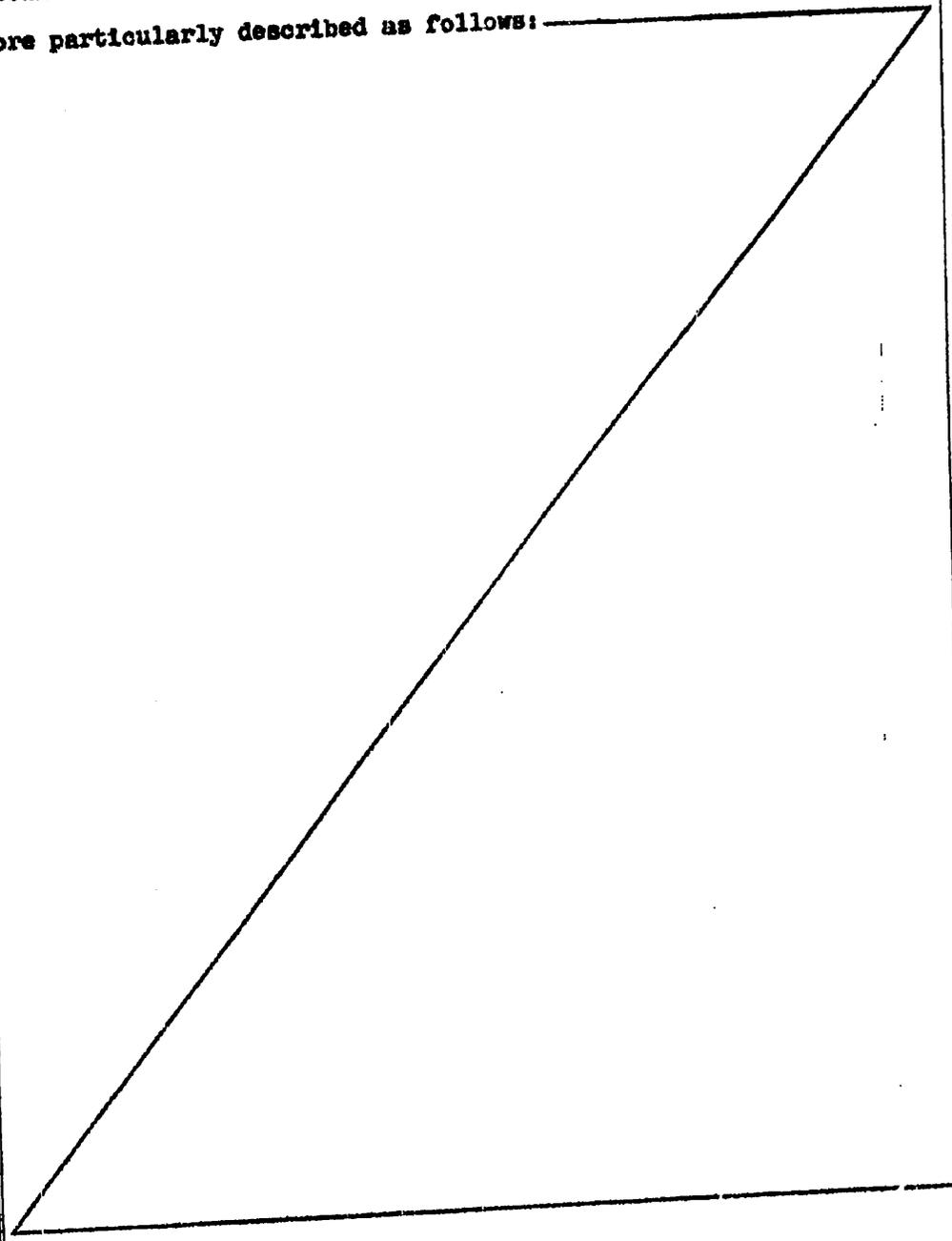
2 The plaintiff in the above-entitled proceeding having paid
3 into court for the benefit of defendants Jo W. Paden and the
4 County of Los Angeles, a body politic and corporate, the total
5 amount of compensation awarded by the court for the interest of
6 said defendants in and to the parcels of real property described
7 in plaintiff's complaint on file herein as Parcels 5A and 5B,
8 together with any and all improvements thereon pertaining to the
9 realty, and for all claims and demands of said defendants
10 against plaintiff on account of the taking of said real property
11 and interests in real property for a State highway for freeway
12 purposes as to Parcel 5A and for an easement for State highway
13 purposes as to Parcel 5B, and the construction of the improvement
14 in the manner proposed by plaintiff; and

15 The plaintiff in the above-entitled proceeding having paid
16 into court for the benefit of defendants Walter A. Graf, Alice L.
17 Graf, John M. Galleano, Frank E. Alderman, Frances L. Alderman,
18 John A. Rowland, Jr., sued herein as J. A. Rowland, Phyllis G.
19 Grimmett, Maud M. Loudon, and the County of Los Angeles, a body
20 politic and corporate, the total amount of compensation awarded
21 by the court for the interest of said defendants in and to the
22 parcel of real property described in plaintiff's complaint on
23 file herein as Parcel 9, together with any and all improvements
24 thereon pertaining to the realty, and for all claims and demands
25 of said defendants against plaintiff on account of the taking of
26 said real property and interests in real property for a State
27 highway for freeway purposes, and the construction of the improve-
28 ment in the manner proposed by plaintiff.

29 NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED
30 that the following described parcels of real property be, and
31 they hereby are condemned in fee simple absolute as to Parcels 3,

1 5A and 9 and as an easement as to Parcel 5B to become the property
2 of plaintiff for the use and purposes set forth in plaintiff's
3 complaint on file herein, to wit, for a State highway for freeway
4 purposes as to Parcels 3, 5A and 9, and for an easement for State
5 highway purposes as to Parcel 5B, the said real property being
6 situate in the County of Los Angeles, State of California, and
7 more particularly described as follows:

8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31



1 PARCEL 3:

2 For freeway purposes, the southerly 185.00 feet of that
3 portion of Lot 10 of Rowland, in the County of Los Angeles,
4 as per map recorded in Book 3, pages 93 and 94 of Maps, in the
5 office of the County Recorder of said County, described as
6 follows:

7 Beginning at the southwesterly corner of said Lot 10;
8 thence along the westerly line of said lot, N. 12° 05' E., 815.35
9 feet to the southwesterly corner of land conveyed to the Board
10 of Trustees of the Rowland School District, by deed recorded in
11 Book 5402, page 208 of Deeds; thence S. 77° 55' E., along the
12 southerly line of said land, 319.90 feet to the southeasterly
13 corner of land so conveyed to said School District; thence
14 S. 12° 05' W., 795.98 feet to a point in the north line of
15 Bonita Vista Lane; thence N. 81° 22' W., along said north line,
16 319.57 feet to the point of beginning.

17 EXCEPTING therefrom all oil, oil rights, minerals, mineral
18 rights, natural gas, natural gas rights, and other hydrocarbons
19 by whatsoever name known that may be below the upper 100 feet
20 of the subsurface of the parcel of land hereinabove described,
21 together with the perpetual right of drilling, mining, exploring
22 and operating therefor and removing the same from said land or
23 any other land, including the right to whipstock or directionally
24 drill and mine from lands other than those hereinabove described,
25 oil or gas wells, tunnels and shafts into, through or across the
26 subsurface of the land hereinabove described, and to bottom such
27 whipstocked or directionally drilled wells, tunnels and shafts
28 under and beneath or beyond the exterior limits thereof, and to
29 redrill, retunnel, equip, maintain, repair, deepen and operate
30 any such wells or mines, without, however, the right to drill,
31 mine, explore and operate through the surface or said upper 100

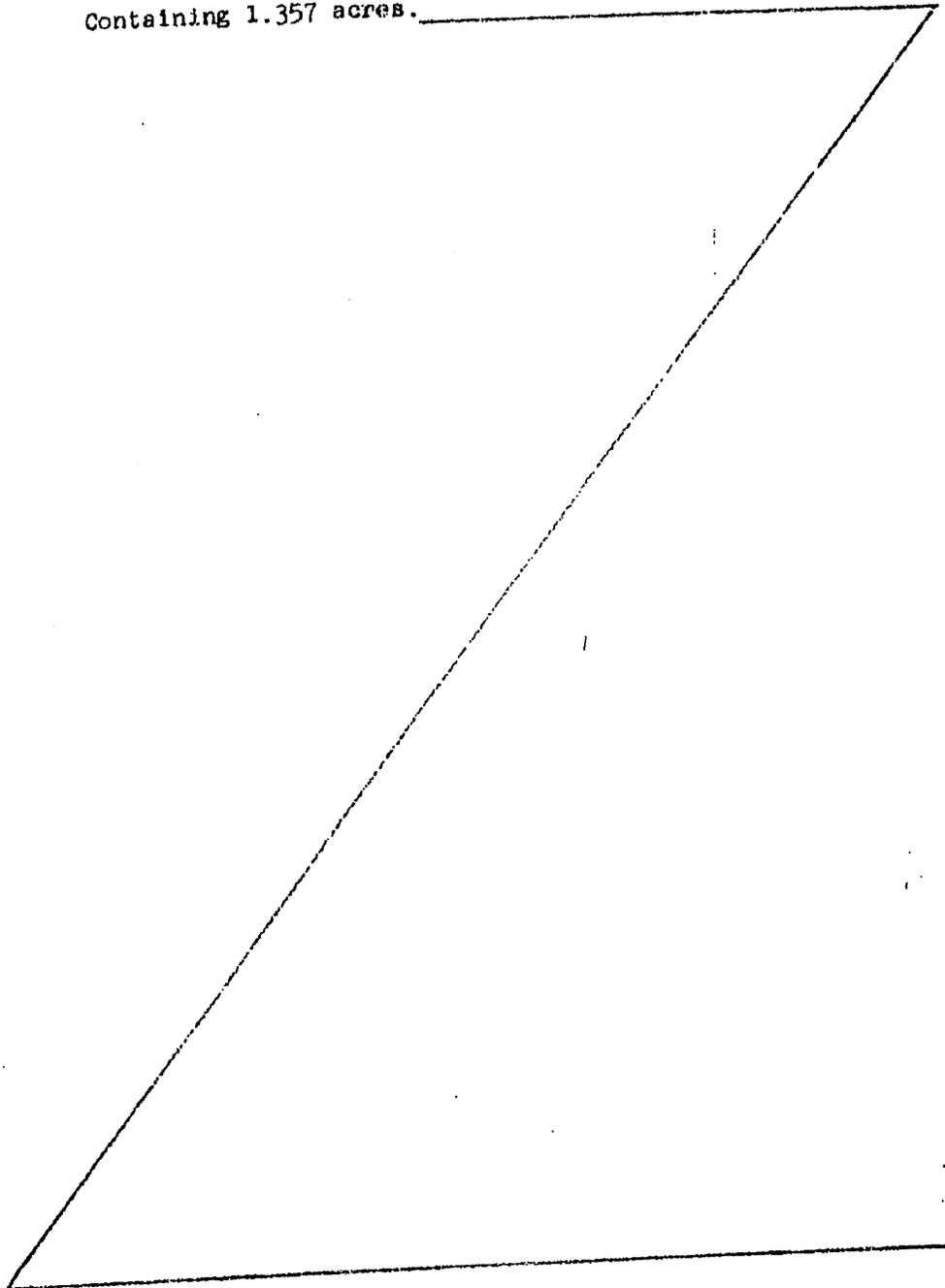
RECORDER'S MEMO. Legibility of writing,
Typing or Printing UNSATISFACTORY
in this document when received.

1 feet of the subsurface of the land hereinabove described or
2 otherwise in such manner as to endanger the safety of any highway
3 that may be constructed on said lands.

4 Lands abutting said freeway shall have no right or ease-
5 ment of access thereto.

6 Containing 1.357 acres.

- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28
- 29
- 30
- 31



1 PARCEL 5-A:

2 For freeway purposes, that portion of Lot 9 of Rowland,
3 in the County of Los Angeles, as per map recorded in Book 3,
4 pages 93 and 94 of Maps, in the office of the County Recorder
5 of said County, being the Southerly 230.00 feet of the westerly
6 5 acres of that certain tract of land described as follows:

7 Beginning at the southeast corner of said Lot 9; thence
8 N. 81° 22' W., along the north line of Bonita Vista Lane, 580.40
9 feet to a point; thence N. 4° 16' E., 995.20 feet to a point in
10 the south line of the right of way of the San Pedro, Los Angeles
11 and Salt Lake Railroad; thence S. 63° 55' E., 202.94 feet to a
12 point; thence Easterly on a curve the radius of which is 5779.60
13 feet, and the chord of which bears S. 66° 10' E., a distance of
14 413.50 feet to a point; thence S. 4° 16' W., along the east
15 line of said Lot 9, 824.00 feet to the point of beginning.

16 EXCEPTING therefrom all oil, oil rights, minerals, mineral
17 rights, natural gas, natural gas rights, and other hydrocarbons
18 by whatsoever name known that may be below the upper 100 feet
19 of the subsurface of the parcel of land hereinabove described,
20 together with the perpetual right of drilling, mining, exploring
21 and operating therefor and removing the same from said land or
22 any other land, including the right to whipstock or directionally
23 drill and mine from lands other than those hereinabove described,
24 oil or gas wells, tunnels and shafts into, through or across the
25 subsurface of the land hereinabove described, and to bottom such
26 whipstocked or directionally drilled wells, tunnels and shafts
27 under and beneath or beyond the exterior limits thereof, and to
28 redrill, retunnel, equip, maintain, repair, deepen and operate
29 any such wells or mines, without, however, the right to drill,
30 mine, explore and operate through the surface or said upper 100
31 feet of the subsurface of the land hereinabove described or

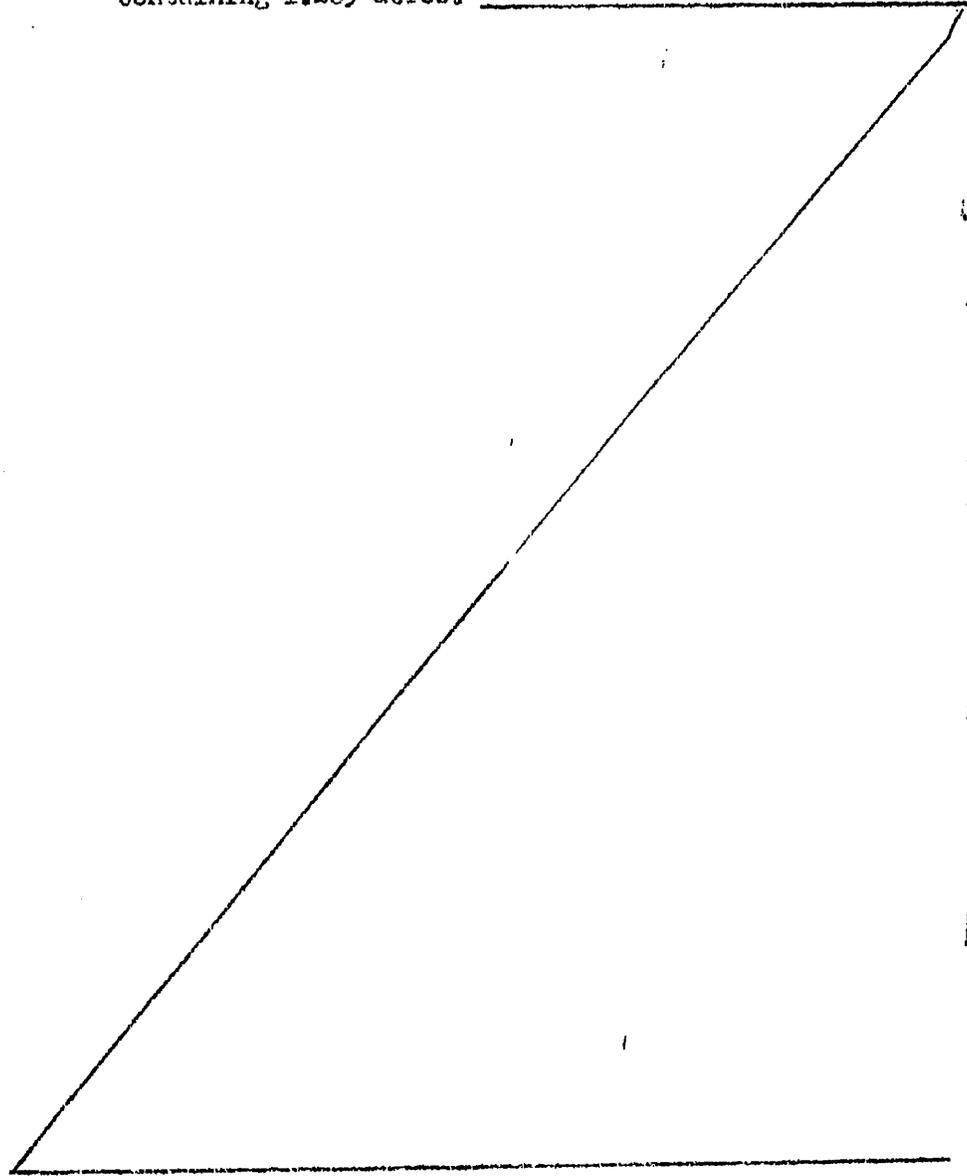
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31

otherwise in such manner as to endanger the safety of any highway that may be constructed on said lands.

Lands abutting said freeway shall have no right or easement of access thereto;

PROVIDED, however, that the remaining property of the owner, shall abut upon and have access to an adjoining frontage road which will be connected to an existing County road only at such point as may be established by public authority.

Containing 1.203 acres.



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31

PARCEL 5-B:

An easement for State highway purposes in and to that portion of Lot 9 of Rowland, in the County of Los Angeles, as per map recorded in Book 3, pages 93 and 94 of Maps, in the office of the County Recorder of said County, being the westerly 5 acres of that certain tract of land described as follows:

Beginning at the southeast corner of said Lot 9; thence N. 81° 22' W., along the north line of Bonita Vista Lane, 580.40 feet to a point; thence N. 4° 16' E., 995.20 feet to a point in the south line of the right of way of the San Pedro, Los Angeles and Salt Lake Railroad; thence S. 63° 55' E., 202.94 feet to a point; thence Easterly on a curve the radius of which is 5779.50 feet, and the chord of which bears S. 66° 10' E., a distance of 413.50 feet to a point; thence S. 4° 16' W., along the east line of said Lot 9, 824.00 feet to the point of beginning.

EXCEPTING that portion thereof lying Northerly of the following described line:

Beginning at a point in the east line of said westerly 5 acres, distant Northerly, along said east line, 153.21 feet from the southeast corner of said westerly 5 acres; thence in a direct line to a point in the west line of said westerly 5 acres, distant Northerly, along said west line 230.67 feet from the southwest corner of said westerly 5 acres.

ALSO EXCEPTING that portion thereof included within the southerly 230.00 feet of said lot.

Containing 2,561 square feet.

1 PARCEL 9:

BOOK D852 PAGE 84

2 For freeway purposes, that portion of Lot 1 of Tract
3 No. 3423, in the County of Los Angeles, as shown on map
4 recorded in Book 37, page 50 of Maps, in the office of the
5 County Recorder of said County, lying Southerly of the
6 following described line:

7 Beginning at a point in the east line of said lot,
8 distant along said east line N. 5° 01' 57" E., 620.11 feet
9 from the southeast corner of said lot; thence S. 86° 00' 50" W.,
10 290.43 feet; thence N. 45° 42' 44" W., 58.43 feet to a curve
11 concave Northerly and having a radius of 8050.00 feet; thence
12 Westerly along said curve, from a tangent which bears
13 S. 89° 09' 07" W., through an angle of 8° 04' 47", an arc
14 distance of 1135.19 feet to the west line of said lot.

15 EXCEPTING therefrom that portion conveyed to Louis
16 Lesser Enterprises, Ltd., by deed recorded in Book 49526,
17 page 272 of Official Records, in said office.

18 ALSO EXCEPTING therefrom all oil, oil rights, minerals,
19 mineral rights, natural gas, natural gas rights, and other
20 hydrocarbons by whatsoever name known that may be below the
21 upper 100 feet of the subsurface of the parcel of land herein-
22 above described, together with the perpetual right of drilling,
23 mining, exploring and operating therefor and removing the same
24 from said land or any other land, including the right to whip-
25 stock or directionally drill and mine from lands other than
26 those hereinabove described, oil or gas wells, tunnels and
27 shafts into, through or across the subsurface of the land
28 hereinabove described, and to bottom such whipstocked or
29 directionally drilled wells, tunnels and shafts under and
30 beneath or beyond the exterior limits thereof, and to redrill
31 retunnel, equip, maintain, repair, deepen and operate any such

1 wells or mines, without, however, the right to drill, mine,
2 explore and operate through the surface or said upper 100
3 feet of the subsurface of the land hereinabove described or
4 otherwise in such manner as to endanger the safety of any
5 highway that may be constructed on said lands.

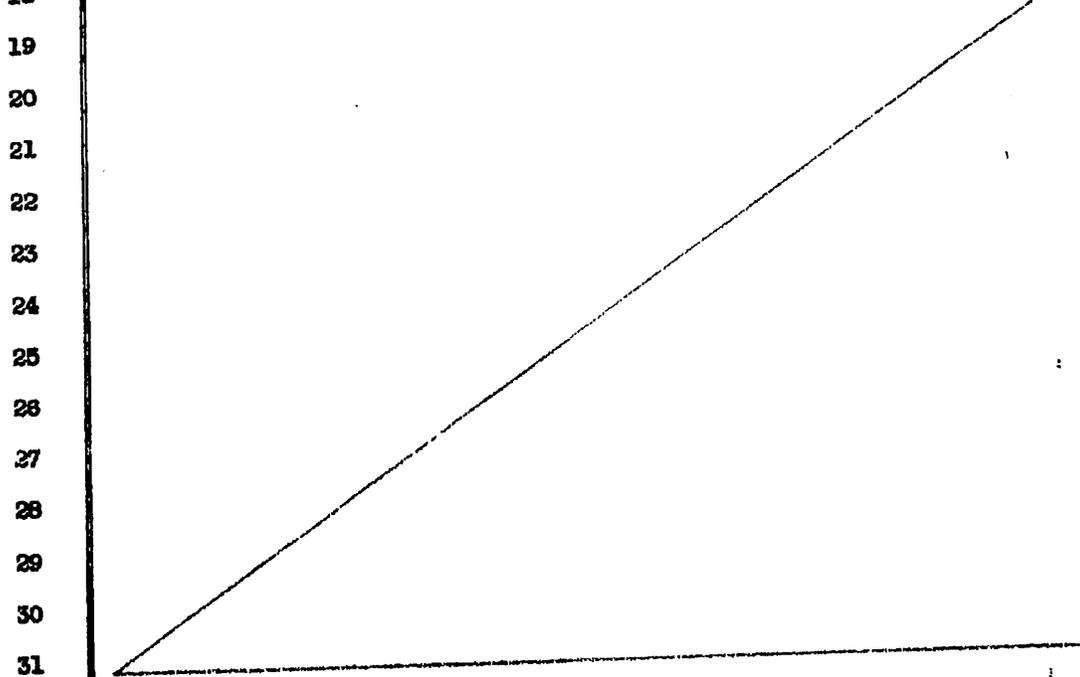
6 Lands abutting said freeway shall have no right or
7 easement of access thereto;

8 PROVIDED, however, that the remaining property of the
9 owner shall abut upon and have access over and across the
10 hereinafter described line to an adjoining frontage road
11 which will be connected to an existing County road only at
12 such points as may be established by public authority.

13 Said hereinafter described line being described as
14 follows:

15 Beginning at the northwest corner of the above
16 described parcel of land, said point being in said west line;
17 thence Northerly, along said west line, 40.06 feet.

18 Containing 10.396 Acres.



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31

1 IT IS FURTHER ORDERED that the total sum paid into court,
2 pursuant to Judgment as to the parcel of real property described
3 in plaintiff's complaint as Parcel 3, to wit, the sum of Thirteen
4 Thousand Five Hundred and 00/100 Dollars (\$13,500.00), shall be
5 distributed as follows:

- 6 1. To defendant County of Los Angeles, a body
7 politic and corporate, the sum of Seventy-Two
8 and 68/100 Dollars (\$72.68);
9 2. To defendant Louise O. Vejar, sued and served
10 as Louisa N. Olivares, the balance of said
11 total sum;

12 and the Clerk and Auditor are hereby directed to cause warrants
13 to be drawn on the County Treasurer and the Treasurer is directed
14 to pay the same.

15 IT IS FURTHER ORDERED that the total sum paid into court,
16 pursuant to Judgment as to the parcels of real property described
17 in plaintiff's complaint as Parcels 5A and 5B, to wit, the sum of
18 Nine Thousand Three Hundred and 00/100 Dollars (\$9,300.00), shall
19 be distributed as follows:

- 20 1. To defendant County of Los Angeles, a body
21 politic and corporate, the sum of Eighty-Four
22 and 15/100 Dollars (\$84.15);
23 2. To defendant Jo R. Paden, the balance of said
24 total sum;

25 and the Clerk and Auditor are hereby directed to cause warrants
26 to be drawn on the County Treasurer and the Treasurer is directed
27 to pay the same.

28 IT IS FURTHER ORDERED that the total sum paid into court,
29 pursuant to Judgment as to the parcel of real property described
30 in plaintiff's complaint as Parcel 9, to wit, the sum of Fifty-
31 Seven Thousand Five Hundred and 00/100 Dollars (\$57,500.00),

1 shall be distributed as follows:

- 2 1. To defendant County of Los Angeles, a body
3 politic and corporate, the sum of Five Hundred
4 and 75/100 Dollars (\$500.75);
5 2. To defendants Walter A. Graf, Alice L. Graf,
6 John M. Galleano, Frank E. Alderman, Frances
7 L. Alderman, John A. Rowland, Jr., sued
8 herein as J. A. Rowland, Phyllis G. Grimmett,
9 and Maud M. Loudon, as their interests may
10 appear, the balance of said total sum;

11 and the Clerk and Auditor are hereby directed to cause warrants
12 to be drawn on the County Treasurer and the Treasurer is directed
13 to pay the same.

14 IT IS FURTHER ORDERED that a copy of this Order and Judgment
15 be filed in the office of the County Recorder for Los Angeles
16 County, State of California, and thereupon the real property and
17 interests in real property hereinabove described as Parcels 3,
18 5A, 5B and 9, together with any and all improvements thereon
19 pertaining to the realty, and the title thereto, shall vest in
20 plaintiff in fee simple absolute as to Parcels 3, 5A and 9, and
21 as an easement as to Parcel 5B, and shall terminate, cancel and
22 extinguish as to Parcels 3, 5A, 5B and 9 all liens, leaseholds and
23 encumbrances of whatsoever kind and nature on said real property.

24 IT IS FURTHER ORDERED that all general and special City
25 and County taxes including plaintiff's pro rata share for fiscal
26 years 1959-60 and 1960-61 on said Parcels 3, 5A, 5B and 9 are
27 cancelled and the liens therefor are discharged.

28
29
30
31

Dated: MAY 9-1960, 1960

Louis H. Bunke
Judge of the Superior Court

1521

W. of Hatchee Ave.

7-14-59 (Part)
Written by: PMC
Checked by: RGI
Compared by: SA



DISTRICT	COUNTY	ROUTE	SECTION
VII	LA	172	0

Vejar 486

FREE 4 A

Requested by
NEW HIGHWAYS
to
CALIFORNIA
HIGHWAYS
Regional Annex
Los Angeles, California 90054

GRANT DEED (INDIVIDUAL)



59.95

I, LOUISA O. VEJAR, a married woman, who acquired title as LOUISA M. OLIVARES, a single woman and LEO A. VEJAR, her husband



GRANT to the STATE OF CALIFORNIA all that real property in the _____ County
of Los Angeles, State of California, described as:

That portion of Lot 12 of Rowland, as shown on map recorded in Book 3, pages 93 and 94 of Maps, in the office of the County Recorder of said County, described as follows:

Beginning at the southeast corner of said Lot 12; thence along the south line of said Lot 12; thence N. 81° 31' 24" W., 803.68 feet to the southwest corner of said lot; thence along the west line of said lot N. 5° 58' 36" E., 230.22 feet; thence S. 81° 31' 24" E., 789.85 feet to the point of tangency with a curve concave Northwesterly having a radius of 40 feet; thence Northeasterly along said curve through an angle of 86° 34' 00" an arc distance of 60.44 feet to the point of tangency with the east line of said lot; thence along said east line S. 11° 54' 36" W., 268.08 feet to point of beginning.

This conveyance is made for the purposes of a freeway and adjacent frontage road, and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights, including access rights,

1521

appurtenant to grantor's remaining property, in and to said freeway, provided, however, that such remaining property shall abut upon and have access to said frontage road which will be connected to the freeway only at such points as may be established by public authority.

EXCEPTING therefrom all oil, oil rights, minerals, mineral rights, natural gas, natural gas rights, and other hydrocarbons by whatsoever name known that may be within or under the parcel of land hereinabove described, together with the perpetual right of drilling, mining, exploring and operating therefor and removing the same from said land or any other land, including the right to whipstock or directionally drill and mine from lands other than those hereinabove described, oil or gas wells, tunnels and shafts into, through or across the subsurface of the land hereinabove described, and to bottom such whipstocked or directionally drilled wells, tunnels and shafts under and beneath or beyond the exterior limits thereof, and to redrill, retunnel, equip, maintain, repair, deepen and operate any such wells or mines, without, however, the right to drill, mine, explore and operate through the surface or the upper 100 feet of the subsurface of the land hereinabove described or otherwise in such manner as to endanger the safety of any highway that may be constructed on said lands.

The grantor understands that the present intention of the grantee is to construct and maintain a public highway on the lands herein conveyed in fee and the grantor, for himself, his successors and assigns, hereby waives any claims for any and all damages to grantor's remaining property contiguous to the property herein conveyed by reason of the location, construction, landscaping or maintenance of said highway.

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CALIF.
FOR TITLE INSURANCE & TRUST CO.
JUN 23 1964 AT 8 A.M.
RAY E. LEE, County Recorder

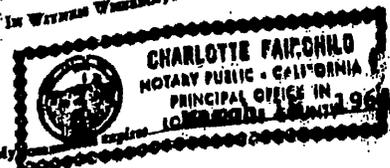
1521

Dated this 17th day of MARCH 1964
Signed and delivered in the presence of
Louisa O. Vejar
Leo A. Vejar

ACKNOWLEDGMENT OF GRANTOR

STATE OF CALIFORNIA, COUNTY OF Los Angeles
On this 17th day of MARCH, in the year one thousand nine hundred and sixty-four
before me, Charlotte Fairchild, a Notary Public in and for said County and State, residing therein, duly commissioned
and sworn, personally appeared LOUISA O. VEJAR AND LEO A. VEJAR

known to me to be the person described in and whose name is set forth
in the within instrument, and acknowledged to me that he executed the same.
In WITNESS WHEREOF, I have hereunto set my hand and office my official seal the day and year in this certificate first above written.



Charlotte Fairchild
Notary Public in and for the County of
LOS ANGELES, State of California.
Charlotte Fairchild

ACKNOWLEDGMENT OF SUBSCRIBING WITNESS

STATE OF CALIFORNIA, COUNTY OF _____
On this _____ day of _____, in the year one thousand nine hundred and _____
before me, _____, a Notary Public in and for said County and State, residing therein, duly commissioned
and sworn, personally appeared _____
known to me to be the person whose name is subscribed to the within instrument as a subscribing witness therein, who, being by me duly sworn,
deposed and said: that he resides in the _____ County of _____, State of California;
that he was present and saw _____

personally known to him to be the person described in, and who executed the said within instrument as set forth
above, and executes the same; that he, the officer, then and there, at the request of said person, subscribed his name as a witness therein.
In WITNESS WHEREOF, I have hereunto set my hand and office my official seal the day and year in this certificate first above written.

My commission expires _____
Notary Public in and for the _____ County of _____, State of California.

Commission Expires _____
[Signature]

1521

1521

BK D 20 PG 16

DIST.	COUNTY	RTE.	SEC.	No.

Station _____ to _____

C. O. Schedule No. _____

STATE OF CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 DIVISION OF HIGHWAYS

GRANT DEED
 (INDIVIDUAL)

TO
 STATE OF CALIFORNIA

Recorded at request of _____

on _____ 19____

at _____ min. past _____

o'clock _____ m., in Vol. _____

of _____ Page _____

County records _____

By _____ Recorder _____

_____ Deputy Recorder _____

(No fee for recording—Government Code, Sec. 6101)

When recorded return to _____

Filed _____ By _____

EST. 1880. U.S. PAT. & TRADE MARK OFFICE

(CERTIFICATE OF ACCEPTANCE, GOVERNMENT CODE, SEC. 27281)

THIS IS TO CERTIFY, That the State of California, grantee herein, acting by and through the Department of Public Works, Division of Highways, hereby accepts for public purposes the real property, or interest therein, conveyed by the within deed and consents to the recording thereof.

IN WITNESS WHEREOF, I have hereunto set my hand, this _____th day of _____ 19____

THE COMMISSIONER
 DEPARTMENT OF PUBLIC WORKS

JOHN ERRECA

Director of Public Works

RECEIVED
 JUN 1 1 33

By *Jack D. Austin*

JACK D. AUSTIN
 Right of Way Agent and Attorney in Fact
 Division of Highways

1521

REL-622

HIGHWAY COMMISSION
RECORDS SECTION
R1122

2412

Posted by C.H.C.

JAN 18 1968

Recording Requested by
DIVISION OF HIGHWAYS
When Recorded Mail to
STATE OF CALIFORNIA
DIVISION OF HIGHWAYS
Box 2304 Terminal Annex
Los Angeles, California 90054

RECORDED IN
OFFICIAL RECORDS
LOS ANGELES COUNTY, CALIF.
RAY E. LEE, RECORDER

JAN 25 1 23 PM 1968

RELINQUISHMENT OF HIGHWAY RIGHT OF WAY IN THE
CITY OF INDUSTRY, ROAD 07-LA-60-17.9-19.7
REQUEST NO. 622

FREE *LR*

WHEREAS, by freeway agreement dated November 24, 1965,
between the City of Industry and the State of California, the City
agreed to accept title to frontage roads upon relinquishment thereof
to said City by the State of California; and

WHEREAS, the State of California has acquired right of
way for and has constructed the above mentioned collateral facilities
in the City of Industry between Inabehn and Puente Road and Jollick
Avenue, road 07-LA-60, in accordance with said agreement; and

WHEREAS, this Commission has found and determined, and
does hereby find and determine, that it is desirable and in the
public interest that said collateral facilities be relinquished to
the City of Industry for use as city streets;

NOW, THEREFORE, IT IS VOTED by the California Highway
Commission that it relinquish, and it does hereby relinquish, to
the City of Industry, effective upon the recordation of a certified
copy hereof with the Recorder of Los Angeles County, all of the

JAN 25 1968

2412

State of California's right, title and interest in and to said collateral facilities in said City, together with the right of way and appurtenances thereof, described as follows:

All those frontage roads shown as Parcels 6 and 7 as delineated and shaded on maps recorded on July 27, 1967 in State Highway Map Book No. 6, pages 8 to 12 inclusive, Records of Los Angeles County.

EXCEPTING and RESERVING to the State of California any and all rights of ingress to and egress from the highway hereby relinquished in and to the adjoining freeway, except at such points as now are or may be established by resolution of this Commission.

THIS IS TO CERTIFY that the foregoing is a full and correct copy of the original resolution duly passed by the California Highway Commission at its meeting regularly called and held on the 18TH day of JANUARY, 1968.

In the City of VENTURA

Dated this 22D day of JANUARY, 1968.

Robert T. Malvin
ROBERT T. MALVIN
ASS STANT SECRETARY OF THE
CALIFORNIA HIGHWAY COMMISSION

EST. 456, 11000-100 6-57 24 027

JAN 25 1968

2412

REL-433

HIGHWAY COMMISSION
RESOLUTION NO.
R1159

2905

Passed by C.H.C.
MAR 21 1960

Recording Requested by
DIVISION OF HIGHWAYS
When Recorded Mail to
STATE OF CALIFORNIA
DIVISION OF HIGHWAYS
Box 2304 Terminal Annex
Los Angeles, California 90064

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CALIF.
54 Min. 9 PM MAR 29 1968
RAY E. LEE, County Recorder

RELINQUISHMENT OF HIGHWAY RIGHT OF WAY
IN THE CITY OF INDUSTRY
ROAD 07-LA-60-18.4-19.2
REQUEST NO. 433

FREE 2-y

WHEREAS, the California Highway Commission on April 21, 1954 adopted a resolution declaring a certain section of State Highway, Road 07-LA-60 (formerly Road VII-LA-172-Idy), to be a freeway; and

WHEREAS, by freeway agreement dated March 24, 1960, between the City of Industry and the State of California, the City agreed to accept control and maintenance of frontage road and to accept title thereto, upon relinquishment thereof to said City by the State of California; and

WHEREAS, the State of California has acquired rights of way for and has constructed said road in the City of Industry between Hatcher Avenue and Lawson Street (extended), Road 07-LA-60, in connection with said freeway; and

WHEREAS, this Commission has found and determined, and does hereby find and determine, that it is desirable and in the public interest that said road be relinquished to the City of Industry, for use as a city street;

MANLY

2905

1700

3-25-57 BOOK D 68 PAGE 534

FORM R/W-4

Hatcher to Jellick

3-15-57 (Part)
Written by: LL
Checked by: WVH
Compared by: *WVH*

DISTRICT	COUNTY	ROUTE	SECTION
VII	LA	172	C

Brock 491

GRANT DEED (INDIVIDUAL)

FREE *WVH*

We BERT J. BROCK and AMY BROCK, also known as
AMY C. BROCK, husband and wife,

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CALIF.
FOR TITLE INSURANCE & TRUST CO.
APR 10 1958 AT 8 A.M.
RAY E. LEE, COUNTY RECORDER

GRANT to the STATE OF CALIFORNIA all that real property in the
of Los Angeles County, State of California, described as:

That portion of Lot 10 of Rowland, being a portion of Thomas Rowland Estate of the Rancho La Puente, as shown on map recorded in Book 3, pages 93 and 94 of Maps, in the office of the County Recorder of said County, described as follows:

Beginning at the southwest corner of said lot; thence along the south line of said lot, S. 81° 31' 24" E., 319.57 feet; thence parallel with the west line of said lot, N. 11° 54' 36" E., 230.41 feet to a line parallel with and distant Northerly 230.00 feet, measured at right angles, from said south line; thence along said parallel line, N. 81° 31' 24" W., 277.10 feet to the point of tangency thereof with a curve concave North-easterly and having a radius of 40.00 feet; thence Northwesterly along said curve, through an angle of 93° 26' 00", an arc distance of 65.23 feet to said west line; thence along said west line, S. 11° 54' 36" W., 272.88 feet to the point of beginning.

EXCEPTING therefrom the Southerly 185.00 feet.

ALSO Excepting and Reserving one-half of all mineral rights below a depth of 500 feet without right of entry on the surface thereof, as reserved by Louise M. Vejar, a married woman, who acquired title as Louisa M. Olivares, a single woman, and Leo Vejar, her husband, in deed recorded November 13, 1955 in Book 49523, page 326, of Official Records in said office.

ALSO EXCEPTING therefrom the present interest of the grantor in and to the oil, oil rights, minerals, mineral rights, natural gas, natural gas rights, and other hydrocarbons by whatsoever name known that may be within or under the parcel of land hereinabove described, together with the perpetual right of drilling, mining, exploring and operating therefor and removing the same from said land or any other land, including the right to whistock or directionally drill and mine from lands other than those hereinabove described, oil or gas wells, tunnels and shafts into, through or across the subsurface of the land hereinabove described, and to bottom sudwhipstocked or directionally drilled wells, tunnels and shafts under and beneath or beyond the exterior limits thereof, and to redrill, retunnels, equip, maintain, repair, deepen and operate any such wells or mines, without, however, the right to drill, mine, explore and operate through the surface or the upper 100 feet of the subsurface of the land hereinabove described or otherwise in such manner as to endanger the safety of any highway that may be constructed on said lands.

This conveyance is made for the purposes of a freeway and adjacent frontage road and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights, including access rights, appurtenant to grantor's remaining property, in and to said freeway, provided, however, that such remaining property shall abut upon and have access to said frontage road which will be connected to the freeway only at such points as may be established by public authority.

The grantor understands that the present intention of the grantee is to construct and maintain a public highway on the land herein conveyed in fee and the grantor, for himself, his successors and assigns, hereby waives any claims for any and all damages to grantor's remaining property contiguous to the property herein conveyed by reason of the location, construction, landscaping or maintenance of said highway.

As used herein, the term "grantor" shall include the plural as well as the singular number and the words "himself" and "his" shall include the feminine gender as the case may be.

Dated this 28TH day of FEBRUARY 1958

BOOK **D 68** PAGE **537**

Signed and delivered in the presence of

Cecil B. Rumberg

Bert J. Brock
Amy Brock

ACKNOWLEDGMENT OF GRANTOR

STATE OF CALIFORNIA, COUNTY OF _____
On this _____ day of _____, in the year one thousand nine hundred and _____
before me, _____, a Notary Public in and for said County and State, residing therein, duly commissioned
and sworn, personally appeared _____

known to me to be the person described in and whose name _____
subscribed to the within instrument, and _____ acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My commission expires _____
Notary Public in and for the _____ County of _____, State of California.

ACKNOWLEDGMENT OF SUBSCRIBING WITNESS

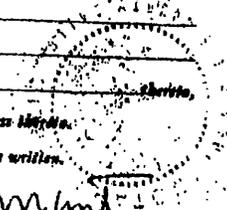
STATE OF CALIFORNIA, COUNTY OF Los Angeles
On this 28th day of February, in the year one thousand nine hundred and fifty-eight
before me, Marion Farrant, Notary Public in and for said County and State, residing therein, duly commissioned
and sworn, personally appeared Cecil B. Rumberg

known to me to be the person whose name is subscribed to the within instrument as a subscribing witness thereto, who, being by me duly sworn,
deposed and said: that he resides in the _____ County of Los Angeles, State of California;
that he was present and saw Bert J. Brock and Amy Brock

personally known to him to be the person described in, and who executed the said within instrument as part les thereof,
sign and execute the same; that he, the affiant, then and there, at the request of said person, subscribed his name as a witness Marion.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My commission expires _____
Notary Public in and for the _____ County of Los Angeles, State of California.



#4424777

TELEPHONICAL ANNEX
LOS ANGELES 54, CALIFORNIA

DIST.	COUNTY	RTE.	SEC.	No.

Station _____ to _____
C. O. Schedule No. _____

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
DIVISION OF HIGHWAYS

GRANT DEED
(INDIVIDUAL)

TO
STATE OF CALIFORNIA

Recorded at request of _____
on _____ 19____
at _____ min. past
o'clock _____ m., in Vol. _____
of _____ Page _____
County records.

By _____ Recorder _____
Deputy Recorder _____
(No fee for recordation—Government Code, Sec. 6103)

When recorded return to _____
Filed _____ By _____

EST. 687. 4885 11-25 20H © STATE PRINTING OFFICE

(CERTIFICATE OF ACCEPTANCE, GOVERNMENT CODE, SEC. 27281)

THIS IS TO CERTIFY, That the State of California, grantee herein, acting by and through the Department of Public Works, Division of Highways, hereby accepts for public purposes the real property, or interest therein, conveyed by the within deed and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand, this 10th day of March 19 58

C. M. GILLISS
Director of Public Works
By Jack Reuben
JACK REUBEN
Right of Way Agent and Attorney in Fact
Division of Highways

109

1521

W. of Hatchee Ave.

7-14-59 (Part)
Written by: PMC
Checked by: RGI
Compared by: *ea*



DISTRICT	COUNTY	ROUTE	SECTION
VII	LA	172	6

Vejar 486

FREE 4 A

Record Requested by
CALIFORNIA HIGHWAYS
W. of Hatchee Ave. to
CALIFORNIA
HIGHWAYS
Regional Annex
Los Angeles, California 90054

GRANT DEED (INDIVIDUAL)



59.95

I, LOUISA O. VEJAR, a married woman, who acquired title as LOUISA M. OLIVARES, a single woman and LEO A. VEJAR, her husband



GRANT to the STATE OF CALIFORNIA all that real property in the _____ County
of Los Angeles, State of California, described as:

That portion of Lot 12 of Rowland, as shown on map recorded in Book 3, pages 93 and 94 of Maps, in the office of the County Recorder of said County, described as follows:

Beginning at the southeast corner of said Lot 12; thence along the south line of said Lot 12; thence N. 81° 31' 24" W., 803.68 feet to the southwest corner of said lot; thence along the west line of said lot N. 5° 58' 36" E., 230.22 feet; thence S. 81° 31' 24" E., 789.85 feet to the point of tangency with a curve concave Northwesterly having a radius of 40 feet; thence Northeasterly along said curve through an angle of 86° 34' 00" an arc distance of 60.44 feet to the point of tangency with the east line of said lot; thence along said east line S. 11° 54' 36" W., 268.08 feet to point of beginning.

This conveyance is made for the purposes of a freeway and adjacent frontage road, and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights, including access rights,

1521

appurtenant to grantor's remaining property, in and to said freeway, provided, however, that such remaining property shall abut upon and have access to said frontage road which will be connected to the freeway only at such points as may be established by public authority.

EXCEPTING therefrom all oil, oil rights, minerals, mineral rights, natural gas, natural gas rights, and other hydrocarbons by whatsoever name known that may be within or under the parcel of land hereinabove described, together with the perpetual right of drilling, mining, exploring and operating therefor and removing the same from said land or any other land, including the right to whipstock or directionally drill and mine from lands other than those hereinabove described, oil or gas wells, tunnels and shafts into, through or across the subsurface of the land hereinabove described, and to bottom such whipstocked or directionally drilled wells, tunnels and shafts under and beneath or beyond the exterior limits thereof, and to redrill, retunnel, equip, maintain, repair, deepen and operate any such wells or mines, without, however, the right to drill, mine, explore and operate through the surface or the upper 100 feet of the subsurface of the land hereinabove described or otherwise in such manner as to endanger the safety of any highway that may be constructed on said lands.

The grantor understands that the present intention of the grantee is to construct and maintain a public highway on the lands herein conveyed in fee and the grantor, for himself, his successors and assigns, hereby waives any claims for any and all damages to grantor's remaining property contiguous to the property herein conveyed by reason of the location, construction, landscaping or maintenance of said highway.

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CALIF.
FOR TITLE INSURANCE & TRUST CO.
JUN 23 1964 AT 8 A.M.
RAY E. LEE, County Recorder

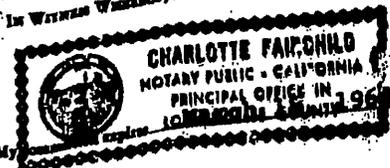
1521

Dated this 17th day of MARCH 1964
Signed and delivered in the presence of
Louise O. Chapin
Leo A. Vejar

ACKNOWLEDGMENT OF GRANTOR

STATE OF CALIFORNIA, COUNTY OF Los Angeles
On this 17th day of MARCH, in the year one thousand nine hundred and sixty-four
before me, Charlotte Fairchild, a Notary Public in and for said County and State, residing therein, duly commissioned
and sworn, personally appeared LOUISA O. CHAPIN AND LEO A. VEJAR

known to me to be the person described in and whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.
In WITNESS WHEREOF, I have hereunto set my hand and official seal this day and year in this certificate first above written.



Charlotte Fairchild
Notary Public in and for the County of LOS ANGELES, State of California.
Charlotte Fairchild

ACKNOWLEDGMENT OF SUBSCRIBING WITNESS

STATE OF CALIFORNIA, COUNTY OF _____
On this _____ day of _____, in the year one thousand nine hundred and _____
before me, _____, a Notary Public in and for said County and State, residing therein, duly commissioned
and sworn, personally appeared _____, known to me to be the person whose name is subscribed to the within instrument as a subscribing witness therein, who, being by me duly sworn,
deposed and said: that he resides in the County of _____, State of California;
that he was present and saw _____

personally known to him to be the person described in, and who executed the within instrument as part
of and executed the same; that he, the affiant, then and there, at the request of the person named in his name as a witness therein,
In WITNESS WHEREOF, I have hereunto set my hand and official seal this day and year in this certificate first above written.

My commission expires _____
Notary Public in and for the County of _____, State of California.

Commission Expires _____
[Signature]

1521

1521

BK D 2520 PG 16

DIST.	COUNTY	FILE	SEC.	No.

Station _____ to _____

C. O. Schedule No. _____

STATE OF CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 DIVISION OF HIGHWAYS

GRANT DEED
 (INDIVIDUAL)

TO
 STATE OF CALIFORNIA

Recorded at request of _____

on _____ 19 _____

at _____ min. past _____

o'clock _____ m., in Vol. _____

of _____ Page _____

County records _____

By _____ Recorder _____

Deputy Recorder _____

(No fee for recording—Government Code, Sec. 6103)

When recorded return to _____

Filed _____ By _____

EST. 1915. 5075 LAM. 508 STATE PRINTING OFFICE

(CERTIFICATE OF ACCEPTANCE, GOVERNMENT CODE, SEC. 27281)

THIS IS TO CERTIFY, That the State of California, *(as set forth herein, acting by and through the Department of Public Works, Division of Highways, hereby accepts for public use the real property, or interest therein, conveyed by the within deed and consents to the recording thereof.*

IN WITNESS WHEREOF, I have hereunto set my hand, this _____ day of _____ 19 64

THE DIRECTOR
 DIVISION OF HIGHWAYS

JOHN ERRECA

Director of Public Works

64 MAR -9 PM 1 13

Jack D. Austin

JACK D. AUSTIN
 Right of Way Agent and Attorney in Fact
 Division of Highways

RECEIVED

1521

3729



CITY OF INDUSTRY

P. O. BOX 3366 • CITY OF INDUSTRY, CALIFORNIA • ADMINISTRATIVE OFFICES • 100 SO. HACIENDA BLVD.

TEL. 333-2211

SEP 17 1971

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CALIF.
1 Min. 2 P.M. SEP 17 1971
Fast
Registrar-recorder

FREE 90

September 7, 1971

"NOTICE OF PROCEEDINGS HAVING BEEN INSTITUTED
UNDER THE CALIFORNIA COMMUNITY REDEVELOPMENT
LAW"

On July 29, 1971, the City Council of the City of Industry
adopted Ordinance No. 316 entitled "AN ORDINANCE OF
THE CITY OF INDUSTRY APPROVING AND ADOPTING
THE REDEVELOPMENT PLAN FOR THE CIVIC-RECREA-
TIONAL-INDUSTRIAL REDEVELOPMENT PROJECT NO. 1."

Said Ordinance instituted proceedings for the redevelopment
of the land included within the following legally described
boundaries pursuant to the Community Redevelopment Law
of the State of California.

John Ferraro
MAYOR of the City of Industry

ATTEST:

Katherine Phillips, Deputy
CITY CLERK of the City of Industry

3729

CITY OF INDUSTRY

ORDINANCE NO. 316

AN ORDINANCE OF THE CITY OF INDUSTRY
APPROVING AND ADOPTING THE REDEVELOP-
MENT PLAN FOR THE CIVIC-RECREATIONAL-
INDUSTRIAL REDEVELOPMENT PROJECT NO. 1

WHEREAS, the Industry Urban-Development Agency, City of Industry, California, hereinafter referred to as the "Agency" has formulated and prepared and approved the proposed Redevelopment Plan for the Civic-Recreational-Industrial Redevelopment Project No. 1 and has recommended that this City Council approve said Redevelopment Plan, and

WHEREAS, the Planning Commission of the City of Industry has submitted its report and recommendation, recommending approval of said proposed Redevelopment Plan, and

WHEREAS, the Agency has adopted rules for owner participation in the Project area, and

WHEREAS, the Agency submitted to the City Council said Redevelopment Plan, and

WHEREAS, after due notice, a full and fair Joint Public Hearing has been held by the Agency and this City Council; and this Council has received and heard all supporting written and oral testimony and all written and oral objections and this City Council is fully advised in the premises; and

WHEREAS, all action required by law has been taken by all appropriate public agencies;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF INDUSTRY DOES ORDAIN AS FOLLOWS:

SECTION 1. The purposes and intent of the City Council with respect to the Project area are to:

1. Eliminate the conditions of blight existing in the Project area;
2. Insure, as far as possible, that the causes of blighting conditions will be either eliminated or protected against;

3729

3. Provide participation for owners and business tenants in the Project area;
4. Encourage and insure the rehabilitation, rebuilding, and development of the Project area;
5. Encourage and foster the economic revitalization of the Project area;
6. Redevelop and rebuild the public facilities in the Project area to provide safer and more efficient public services.

SECTION 2. The Redevelopment Plan for the Civic-Recreational-Industrial Redevelopment Project No. 1 is hereby incorporated herein by reference and made a part hereof as fully as if set out at length herein.

SECTION 3. The Redevelopment Plan for the Civic-Recreational-Industrial Redevelopment Project No. 1 (incorporated by Section 2, above) is approved and adopted hereby and designated the Official Redevelopment Plan for the Civic-Recreational-Industrial Redevelopment Project No. 1.

SECTION 4. The City Council hereby finds and determines that:

1. The project area is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in the Community Redevelopment Law of the State of California;
2. The Redevelopment Plan for the Civic-Recreational-Industrial Redevelopment Project No. 1 will redevelop the Project area in conformity with the Community Redevelopment Law of the State of California and in the interest of the public peace, health, safety and welfare;
3. The adoption and carrying out of the Redevelopment Plan for the Civic-Recreational-Industrial Redevelopment Project No. 1 is economically sound and feasible;
4. The Redevelopment Plan for the Civic-Recreational-Industrial Redevelopment Project No. 1 conforms to the General Plan of the City of Industry;
5. The carrying out of the Redevelopment Plan for the Civic-Recreational-Industrial Redevelopment Project No. 1 will promote the public peace, health, safety and

3729

welfare of the City of Industry and will effectuate the purposes and policies of the Community Redevelopment Law of the State of California;

6. The condemnation of real property, as provided for in the Redevelopment Plan for the Project area, is necessary to the execution of the Redevelopment Plan and adequate provisions have been made for payment for property to be acquired as provided by Law;

7. The Agency has a feasible method and plan for the relocation of families and persons to be displaced from housing facilities in the Project area;

8. There are, or are being provided, in the Project area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and persons displaced for the Project area, decent, safe, and sanitary dwellings equal in number to the number of and available to such displaced families and persons and reasonably accessible to their places of employment;

9. The Redevelopment Plan for the Project area will afford a maximum opportunity consistent with the sound needs of the locality as a whole for the redevelopment of such area by private enterprise.

SECTION 5. The City Council is satisfied permanent housing facilities will be available within three years from the time occupants of the Project area are displaced and that pending the development of such facilities there will be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the City of Industry at the time of their displacement.

SECTION 6. A full and fair hearing having been held as stated in the recitals herein, and this City Council being fully advised in the premises, all written and oral objections to the Redevelopment Plan are hereby overruled.

SECTION 7. In order to implement and facilitate the effectuation of the Redevelopment Plan hereby approved and adopted, certain official action must be taken by the City, and this City Council hereby declares its intention to undertake and complete any proceedings necessary to be carried out by the City under the provisions of the Redevelopment Plan,

3729

including, without limitation, changes in zoning, the location and relocation of public facilities, and other similar public action, and in pursuance thereof, and without limitation, the City Council hereby;

(a) Pledges its cooperation in helping to carry out such Redevelopment Plan;

(b) Directs the various officials, departments, boards and agencies of the City of Industry having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with said Redevelopment Plan; and

(c) Agrees that any agreements, deeds or leases submitted by the Agency to the City Council for its approval or disapproval will be deemed approved if not acted upon within thirty (30) days after submission to the City Council.

SECTION 8. The City Clerk is hereby directed to send a certified copy of this Ordinance to the Agency and the Agency is hereby vested with the responsibility for carrying out the Redevelopment Plan for the Civic-Recreational-Industrial Redevelopment Project No. 1.

SECTION 9. The City Clerk is hereby directed to record with the County Recorder of Los Angeles County a description of the land within the Project area and a statement that proceedings for the redevelopment of the Project area have been instituted under the California Community Redevelopment Law. Additional recordation of documents may be effected pursuant to Section 27295 of the Government Code.

SECTION 10. The City Manager of the City of Industry is hereby directed, for a period of two years after the effective date of this ordinance, to advise all applicants for building permits within the Project area that the site for which a building permit is sought for the construction of buildings or for other improvements is within a redevelopment project area.

SECTION 11. The City Clerk is directed to transmit a copy of the description and statement recorded by the Clerk pursuant to Section 9 of this ordinance, on or before January 1st next, a copy of this ordinance and a map or plat indicating the boundaries of the Project area to the Auditor and Tax Assessor of Los Angeles County, to the governing body of each of the taxing agencies which levies taxes upon any property in the Project area, and to the State Board of Equalization.

SEP 17 1971

3729

Ordinance No. 316

Page 5

SECTION 12. The City Clerk shall certify to the adoption of this Ordinance and shall cause the same to be published once in the Los Angeles Daily Journal.

PASSED, APPROVED and ADOPTED this 29th day of July 1971.

MAYOR of the City of Industry

ATTEST:

CITY CLERK of the City of Industry

SEP 17 1971

3729

I HEREBY CERTIFY that the foregoing Ordinance No. 316 was duly passed and adopted by the City Council of the City of Industry at its meeting held on the 29th day of July, 1971, by the following vote, to wit:

AYES: Mayor John Ferraro
Councilmen Charles Rowland, Darius Johnson,
and Samuel Parriott.

NOES: None

ABSENT: Councilman Filbert Rowland

Katherine Phillips, Deputy
CITY CLERK

SEP 17 1971

3729

The legal description of the boundaries of the area designated in the proposed Redevelopment Plan for the Civic-Recreational-Industrial Redevelopment Project No. 1 are as follows:

"The boundaries of the Project Area are illustrated on the Map. The legal description of the boundaries of the Project Area is as follows:

That certain parcel of land in the City of Industry, County of Los Angeles, State of California, described as follows:

Beginning at the intersection of the southwesterly prolongation of the northwesterly line of Seventh Avenue, 60 feet wide, shown on Map of Tract No. 3049, in the City of Industry, County of Los Angeles, State of California, recorded in book 29, page 41 of Maps in the Office of the Recorder of said County, with the centerline of Clark Avenue 60 feet wide, as shown on said Map; said intersection being a point in the southerly boundary of said City of Industry as same existed on April 10, 1971; thence northeasterly along said northwesterly line of Seventh Avenue and the prolongations thereof, to the northerly line of Salt Lake Avenue, 40 feet wide, shown on Map of Tract No. 1343, recorded in book 20, pages 10 and 11 of said Maps; thence easterly along said northeasterly line of Salt Lake Avenue to the northwesterly line of Seventh Avenue as shown on said last Map; thence northeasterly along said northwesterly line of Seventh Avenue as shown on said Map of Tract No. 1343, and the prolongations thereof, to the centerline of Proctor Avenue 60 feet wide as shown on said Map of Tract No. 1343; thence southeasterly thereon to an intersection with the centerline of said Seventh Avenue; said last intersection being an angle point in said boundary of the City of Industry; thence southeasterly, northeasterly and northwesterly along the various courses and distances comprising said boundary to the northwesterly line of Sunset Avenue, 60 feet wide, shown on Map of Tract No. 606, recorded in book 15, pages 142 and 143 of said Maps; thence northeasterly along said northwesterly line of Sunset Avenue, and the prolongation thereof, to an intersection with the centerline of Nelson Avenue, as shown on said last Map, said intersection being a point in the northerly boundary of said City of Industry, as same existed on April 10, 1971; thence easterly, northerly, westerly and easterly along the various courses and distances comprising said

SEP 17 1971

3729

northerly boundary, to an angle point therein; said last angle point being a point of intersection with the easterly prolongation of the southerly line of Temple Avenue, 82 feet wide, shown on Map of Tract No. 15340, recorded in book 517, pages 19 through 21 of said Maps, with the easterly line of the parcel of land designated as the "Maddalena Ferrero Faure, 7.968 Acres" on Map filed in book 27, page 8, Record of Surveys, in the Office of Said Recorder; thence easterly in a direct line to the southwesterly corner of Lot 3, Tract No. 3163, shown on Map recorded in book 32, pages 74 and 75 of said Maps; said corner being an angle point in said northerly boundary of the City of Industry; thence easterly, southerly along the various courses and distances comprising said boundary, to a point of intersection with the easterly line of Sentous Street, formerly Center Street, 60 feet wide, shown on Map of Tract No. 7364, recorded in book 78, page 68, of said Maps, with the southerly line of the Southern Pacific Railroad right-of-way, 60 feet wide, as shown on said last Map; thence southerly along said easterly line of Sentous Street, and the prolongation thereof, to the southerly line of the San Pedro Los Angeles and Salt Lake Railroad right-of-way, 100 feet wide, as shown on a Map of the Forester and Rowland Tract, recorded in book 17, page 165 of said Maps; thence westerly along said last southerly right-of-way to an intersection with the southerly prolongation of the westerly line of Lot 175 of the Forester and Rowland Tract, shown on Map recorded in book 20, pages 14 and 15 of said Maps; said last intersection being an angle point in the southerly boundary of said City of Industry as same existed April 10, 1971; thence northerly, and westerly along the various courses and distances comprising said southerly boundary, to the point of beginning."

SEP 17 1971

NOV 18 1971

When recorded, return to:
James Warren Beebe, A Law Corporation
611 West 6th Street, Suite 2190
Los Angeles, California 90017

3571



CITY OF INDUSTRY

P.O. BOX 3266 • CITY OF INDUSTRY, CALIFORNIA • ADMINISTRATIVE OFFICES • 100 SO. HACIENDA BLVD.
TEL. 333-4211

FREE 30

November 15, 1971

Mr. James S. Allison, Recorder
County of Los Angeles
227 North Broadway Street
Los Angeles, California 90012

and

Mr. Mark H. Bloodgood
Auditor-Controller
County of Los Angeles
500 West Temple Street
Los Angeles, California 90012

Dear Mr. Bloodgood:

Pursuant to Health & Safety Code Section 33373,
there is hereby recorded with you the description of land
(attached hereto as Exhibit "A") within the project area
of the Civic-Recreational-Industrial Redevelopment Project
No. 1 of the Industry Urban-Development Agency, City of
Industry, California.

Proceedings for the redevelopment of the above
described project area have been instituted under the
Community Redevelopment Law (Health & Safety Code Sections
30000, et seq).

Very truly yours,

Elvira Ward
City Clerk of the City of Industry

By Katherine Phillips
Katherine Phillips
Deputy

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CALIF.
21 Min. Past 3 P.M. NOV. 18, 1971
Registrar-Recorder

NOV 16 1971

3571

NOV 18 1971

III. PROJECT AREA BOUNDARIES

The boundaries of the Project Area are illustrated on the Map. The legal description of the boundaries of the Project Area is as follows:

That certain parcel of land in the City of Industry, County of Los Angeles, State of California, described as follows:

Beginning at the intersection of the southwesterly prolongation of the northwesterly line of Seventh Avenue, 60 feet wide, shown on Map of Tract No. 3049, in the City of Industry, County of Los Angeles, State of California, recorded in book 29, page 41 of Maps in the Office of the Recorder of said County, with the centerline of Clark Avenue 60 feet wide, as shown on said Map; said intersection being a point in the southerly boundary of said City of Industry as same existed on April 10, 1971; thence northeasterly along said northwesterly line of Seventh Avenue and the prolongations thereof, to the northerly line of Salt Lake Avenue, 40 feet wide, shown on Map of Tract No. 1343, recorded in book 20, pages 10 and 11 of said Maps; thence easterly along said northeasterly line of Salt Lake Avenue to the northwesterly line of Seventh Avenue as shown on said last Map; thence northeasterly along said northwesterly line of Seventh Avenue as shown on said Map of Tract No. 1343, and the prolongations thereof, to the centerline of Proctor Avenue 60 feet wide as shown on said Map of Tract No. 1343; thence southeasterly thereon to an intersection with the centerline of said Seventh Avenue; said last intersection being an angle point in said boundary of the City of Industry; thence southeasterly, northeasterly and northwesterly along the various courses and distances comprising said boundary to the northwesterly line of Sunset Avenue, 60 feet wide, shown on Map of Tract No. 606, recorded in book 15, pages 142 and 143 of said Maps; thence northeasterly along said northwesterly line of Sunset Avenue, and the prolongation thereof, to an intersection with the centerline of Nelson Avenue, as shown on said last Map, said intersection being a point in the northerly boundary of said City of Industry, as same existed on April 10, 1971; thence easterly, northerly, westerly and easterly along the various courses and distances comprising said northerly boundary, to an angle

NOV 18 1971

point therein; said last angle point being a point of intersection with the easterly prolongation of the southerly line of Temple Avenue, 82 feet wide, shown on Map of Tract No. 15340, recorded in book 517, pages 19 through 21 of said Maps, with the easterly line of the parcel of land designated as the "Maddalena Ferrero Faure 7.968 Acres" on Map filed in book 27, page 8, Record of Surveys, in the Office of Said Recorder; thence easterly in a direct line to the southwesterly corner of Lot 3, Tract No. 3163, shown on Map recorded in book 32, pages 74 and 75 of said Maps; said corner being an angle point in said northerly boundary of the City of Industry; thence easterly, southerly along the various courses and distances comprising said boundary, to a point of intersection with the easterly line of Sentous Street, formerly Center Street, 60 feet wide, shown on Map of Tract No. 7304, recorded in book 78, page 68, of said Maps, with the southerly line of the Southern Pacific Railroad Right-of-Way, 60 feet wide, as shown on said last Map; thence southerly along said easterly line of Sentous Street, and the prolongation thereof, to the southerly line of the San Pedro Los Angeles and Salt Lake Railroad Right-of-Way, 100 feet wide, as shown on a Map of the Forester and Rowland Tract, recorded in book 17, page 165 of said Maps; thence westerly along said last southerly Right-of-Way to an intersection with the southerly prolongation of the westerly line of Lot 175 of the Forester and Rowland Tract, shown on Map recorded in book 20, pages 14 and 15 of said Maps; said last intersection being an angle point in the southerly boundary of said City of Industry as same existed April 10, 1971; thence northerly, and westerly along the various courses and distances comprising said southerly boundary, to the point of beginning.

NOV 18 1971

8571

RECORDING REQUESTED BY
SOUTHERN CALIFORNIA EDISON COMPANY

78- 189474

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA.
27 MIN. FILED 1/11/78
Recorder's Office

WHEN RECORDED MAIL TO
SOUTHERN CALIFORNIA EDISON COMPANY
P. O. Box 410
1000 PLYM. Ct. 90001
Attention: R/E & Land Dept.
DISTRIBUTION

JAN 10 1978

FEE
\$4
25

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT OF EASEMENT (INDIVIDUAL)

INCIDENTAL TRANSFER TAX: None (no consideration)
EDWARD P. ROSKI, JR.
SIGNED AND SEALED BY ME, CLERK OF THE COUNTY OF LOS ANGELES, CALIFORNIA, THIS 10th DAY OF JANUARY, 1978.
SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX. FIRM NAME

EDWARD P. ROSKI, JR., a married man as his separate property

(hereinafter referred to as "Grantor(s)", hereby grant(s) to SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, its successors and assigns (hereinafter referred to as "Grantee"), an easement and right of way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time underground electrical supply systems and communication systems (hereinafter referred to as "systems"), consisting of wires, underground conduits, cables, vaults, manholes, handholes, and including above-ground enclosures, markers and concrete pads and other appurtenant fixtures and equipment necessary or useful for distributing electrical energy and for transmitting intelligence by electrical means, in, on, over, under, across and along that certain real property in the County of LOS ANGELES, State of California, described as follows:

CITY OF
COVINA
WORK ORDER
6426
2040
IDENTITY
ROAD
MAP SHEET
52-91
APPROVED
S/W & LAND
DEPARTMENT
BY
JSA
DATE
1-17-78

SEE ATTACHED EXHIBIT "A" FOR DESCRIPTION.

Grantor(s) agrees(s) for themselves (themselves), their heirs and assigns, not to erect, place or maintain, nor to permit the erection, placement or maintenance of any building, planter boxes, earth fill or other structures except walls and fences on the above described real property. The Grantor, and its contractors, agents and employees, shall have the right to trim or cut tree tops as may endanger or interfere with said systems and shall have free access to said systems and every part thereof at all times, for the purpose of exercising the rights herein granted; provided, however, that in making any excavation on said property of the Grantor(s), the Grantor shall make the same in such manner as will cause the least injury to the surface of the ground around such excavation and shall replace the earth so removed by it and restore the surface of the ground to as near the same condition as it was prior to such excavation as is practicable.

EXECUTED this 6th day of February, 1978.

Edward P. Roski, Jr.
EDWARD P. ROSKI, JR.

WITNESS

GRANTOR(S)

STATE OF CALIFORNIA
COUNTY OF Los Angeles

On February 6, 1978, before me, a Notary Public in and for said State, personally appeared EDWARD P. ROSKI, JR.,

known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged that he (she) executed the same

WITNESS my hand and official seal

Mardell Gow
Mardell Gow



Grant of Easement
K.O. 6426-2040, W-2059
Page 2

EXHIBIT "A"

Two (2) strips of land lying within a portion of Lot 12 of Rowland, as shown on map recorded in Book 3, Pages 93 and 94 of Maps, in the Office of the Recorder of said county; described as follows:

STRIP NO. 1:

A strip of land 10 feet in width; the southerly line of said strip being described as follows:

Commencing at the intersection of the northerly line of Frontage Road, 46 feet wide as now established, and the southwesterly line of Gale Avenue, 60 feet wide as now established; thence North $81^{\circ} 31' 24''$ west, parallel with said northerly line, a distance of 159.5 feet; thence North $8^{\circ} 28' 36''$ East, at right angles from said northerly line, a distance of 123.5 feet to the TRUE POINT OF BEGINNING; thence South $81^{\circ} 31' 24''$ East, 8 feet to a point being hereinafter referred to as Point "A".

STRIP NO. 2:

A strip of land 6 feet in width; the centerline of said strip being described as follows:

Beginning at the above mentioned Point "A"; thence South $81^{\circ} 31' 24''$ East, 9.5 feet; thence North $65^{\circ} 48' 59''$ East 28 feet, more or less, to a point in said southwesterly line of Gale Avenue.

The sidelines of Strip No. 2 described above, shall be prolonged or shortened so as to terminate at their points of intersection so as to make a continuous exterior boundary of said strip of land, and at the end thereof so as to terminate in said southwesterly line.

78- 189474

***** END OF RECORDED DOCUMENT *****

RECORDING REQUESTED BY
CITY OF INDUSTRY

82- 501310

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS
OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
1 MIN. 10 A.M. MAY 14 1982

NAME National Engineering Co.
STREET ADDRESS 255 N. Hacienda Blvd.
City of Industry, CA 91744
CITY STATE ZIP Attn: T. Pinck

FREE H

Title Order No. _____ Escrow No. _____

This space for Recorder's use

Grant Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 0

unincorporated area City of Industry

Parcel No. N/A

computed on full value of property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Industry Urban-Development Agency, a body corporate and politic

hereby GRANT(S) to the City of Industry, a Municipal Corporation, easements for
street purposes and an easement for landscape and public utility purposes
in, over, under and across

the following described real property in the City of Industry
county of Los Angeles, state of California:

Per Legal Description, Exhibit "A", attached hereto, consisting of seven (7)
pages, and as shown on Map, Exhibit "B", attached hereto, consisting of
two (2) sheets.

Industry Urban-Development Agency

Dated _____
STATE OF CALIFORNIA }
COUNTY OF _____ } SS.

By: Scella Harrison
Scella Harrison, Chairman

On _____ before me, the under-
signed, a Notary Public in and for said County and State, personally
appeared _____

By: Annie Faure
Annie Faure, Secretary

_____, known to me
to be the person whose name _____ subscribed to the within
instrument and acknowledged that _____ executed the same.

Name (Typed or Printed)
Notary Public in and for said County and State

(Space above for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name Street Address City & State

1-101 (2-75)

STATE OF CALIFORNIA) SS.
COUNTY OF LOS ANGELES }

On April 6, 1982
before me, the undersigned, a Notary Public, in and for said
County and State, personally appeared Scelia Harrison and
Annie Faure known to me to be the Chairman and
Secretary respectively of the Industry Urban-Development
Agency that executed the within instrument on behalf of the
Redevelopment Agency therein named, and acknowledged
to me that such Redevelopment Agency executed the
same.

Notary's Signature

Betty Lynn

82- 501310

FOR NOTARY SEAL OR STAMP



CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by
the deed or grant herein, dated April 6, 1982
from Industry Urban-Development Agency
to the CITY OF INDUSTRY, a political corporation and/or govern-
mental agency, is hereby accepted pursuant to authority conferred
by Resolution No. 398 of the City Council of the City of Industry,
adopted August 11, 1966, and the grantee consents to recordation
thereof by its duly authorized officer.

DATED: May 12, 1982

82- 501310

Myra J. ...
City Clerk
CITY OF INDUSTRY, CALIFORNIA

LEGAL DESCRIPTION
EXHIBIT "A"

PARCEL A - GALE AVENUE

THOSE PORTIONS OF LOTS 1 TO 9 INCLUSIVE IN BLOCK B OF THE TOWN OF ROWLAND, IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 4 PAGE 10 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THAT PORTION OF OLIVE STREET, 60.00 FEET WIDE, SHOWN ON SAID MAP, AS VACATED PER RESOLUTION NO. 48, RECORDED IN BOOK 56151, PAGE 24 OF OFFICIAL RECORDS, IN THE OFFICE OF SAID RECORDER, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT THE MOST EASTERLY CORNER OF THE PROPERTY DESCRIBED AS PARCEL 2 IN DOCUMENT RECORDED JANUARY 17, 1975 IN BOOK D6532, PAGE 478 OF OFFICIAL RECORDS, IN THE OFFICE OF SAID RECORDER; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL 2; THE FOLLOWING COURSES AND CURVES:

NORTH 64°06'14" WEST, 189.74 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 330.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS SOUTH 60°59'36" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°56'34", AN ARC DISTANCE OF 80.30 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 194.00 FEET;

THENCE LEAVING SAID BOUNDARY OF PARCEL 2, NORTHWESTERLY ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 30°21'12", AN ARC

82- 501310

4

DISTANCE OF 102.77 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1506.00 FEET; THENCE NORTHWESTERLY ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF $1^{\circ}14'46''$, AN ARC DISTANCE OF 32.75 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 260.00 FEET; THENCE WESTERLY ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF $23^{\circ}25'25''$ AN ARC DISTANCE OF 106.29 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 39.00 FEET; THENCE SOUTHWESTERLY ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF $106^{\circ}50'03''$ AN ARC DISTANCE OF 72.72 FEET TO A POINT ON THE WESTERLY LINE OF THE PROPERTY DESCRIBED AS PARCEL 1 IN SAID DOCUMENT, DISTANT NORTH $5^{\circ}34'18''$ EAST THEREON, 89.28 FEET FROM THE SOUTHERLY TERMINUS THEREOF; THENCE NORTH $5^{\circ}34'18''$ EAST ALONG SAID WESTERLY LINE, 25.84 FEET TO THE NORTHERLY TERMINUS THEREOF, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF SAID PARCEL 2; THENCE NORTHERLY, NORTHEASTERLY, AND SOUTHEASTERLY ALONG THE BOUNDARIES OF SAID PARCEL 2 AND OF THE PROPERTY DESCRIBED AS PARCEL 2-A IN SAID DOCUMENT, THE FOLLOWING COURSES AND CURVES:

NORTH $5^{\circ}34'18''$ EAST, 15.19 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 19.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $81^{\circ}41'58''$, AN ARC DISTANCE OF 27.09 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 130.00 FEET, SAID CURVE BEING THE EASTERLY LINE OF THE PARCEL DESCRIBED IN SUPREME COURT CASE NO. 926888 RECORDED IN BOOK M-2785, PAGE 465

OF SAID OFFICIAL RECORDS; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°44'49", AN ARC DISTANCE OF 78.84 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 330.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS NORTH 26°03'27" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°52'43", AN ARC DISTANCE OF 281.55 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 270.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°02'24", AN ARC DISTANCE OF 231.10 FEET

TO THE POINT OF BEGINNING.

PARCEL B - GALE AVENUE

THAT PORTION OF OLIVE STREET, 60.00 FEET WIDE, IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS VACATED PER RESOLUTION NO. 48, RECORDED IN BOOK 56151 PAGE 24 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THAT PORTION OF LOTS 1 THROUGH 9, INCLUSIVE, OF BLOCK B AS SHOWN ON MAP OF TOWN OF ROWLAND RECORDED IN BOOK 4 PAGE 10 OF MAPS ON FILE IN THE OFFICE OF SAID COUNTY RECORDER; AND THAT PORTION OF LOTS 12, 13 AND 14 OF ROWLAND AS RECORDED IN BOOK 3 PAGES 93 AND 94 OF MAPS ON FILE IN THE OFFICE OF SAID COUNTY RECORDER, WITHIN A STRIP OF LAND SIXTY (60.00) FEET WIDE, LYING 30.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE CENTER LINE INTERSECTION OF GALE AVENUE 80.00 FEET WIDE, AND AZUSA AVENUE, FORMERLY ANAHEIM PUENTE ROAD, 50.00

FEET WIDE, AS SHOWN ON MAP FILED IN BOOK 80, PAGES 46 TO 49 IN-
CLUSIVE OF RECORD OF SURVEYS IN THE OFFICE OF SAID COUNTY RE-
CORDER; THENCE AT RIGHT ANGLES TO SAID AZUSA AVENUE CENTER LINE,
SOUTH 84°25'42" EAST, 35.00 FEET TO THE BEGINNING OF A TANGENT
CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 300.00 FEET;
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF
69°21'52" AN ARC DISTANCE OF 363.19 FEET TO THE BEGINNING OF A
TANGENT REVERSE CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS
OF 300.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A
CENTRAL ANGLE OF 49°02'24" AN ARC DISTANCE OF 256.77 FEET TO ITS
TANGENCY WITH A LINE THAT IS PARALLEL WITH AND DISTANT SOUTHERLY
30.00 FEET AS MEASURED AT RIGHT ANGLES FROM THE NORTHERLY LINE OF
LOTS 12, 13 AND 14 OF SAID ROWLAND; THENCE ALONG SAID PARALLEL
LINE SOUTH 64°06'14" EAST 1344.68 FEET TO THE BEGINNING OF A
TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 300.00
FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL
ANGLE OF 44°42'46" AN ARC DISTANCE OF 234.12 FEET TO A POINT, SAID
POINT BEING THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE NORTH-
EASTERLY AND HAVING A RADIUS OF 300.00 FEET, SAID POINT ALSO BEING
HEREINAFTER REFERRED TO AS POINT "X"; THENCE SOUTHEASTERLY ALONG
SAID CURVE THROUGH A CENTRAL ANGLE OF 62°07'56" AN ARC DISTANCE OF
325.32 FEET TO THE POINT OF TANGENCY WITH A LINE THAT IS PARALLEL
WITH AND DISTANT SOUTHERLY 16.00 FEET FROM THE NORTHERLY LINE OF
THAT CERTAIN PARCEL OF LAND DEEDED TO THE STATE OF CALIFORNIA IN
BOOK D-462 PAGE 243 OF OFFICIAL RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING WESTERLY OF THE
EASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN SUPERIOR COURT

CASE NO. 926888 RECORDED IN BOOK M-2785 PAGE 564 OF OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT ALL THAT PORTION THEREOF LYING WITHIN THE BOUNDS OF PARCEL A ABOVE DESCRIBED.

PARCEL C - HATCHER AVENUE

THAT PORTION OF LOT 12 IN SAID CITY, COUNTY AND STATE AS SHOWN ON MAP OF ROWLAND RECORDED IN BOOK 3 PAGES 93 AND 94 OF MAPS IN THE OFFICE OF SAID COUNTY RECORDER, WITHIN A STRIP OF LAND SIXTY (60.00) FEET WIDE LYING 30.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT POINT "X" AS DESCRIBED HEREINABOVE IN PARCEL B; THENCE NORTH 70°36'32" EAST 33.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE EASTERLY AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 58°42'56" AN ARC DISTANCE OF 204.96 FEET TO THE POINT OF TANGENCY WITH THE CENTERLINE OF HATCHER AVENUE, FORMERLY WALNUT AVENUE, 50.00 FEET WIDE AS SHOWN ON SAID MAP OF ROWLAND.

EXCEPT THEREFROM, ALL THAT PORTION THEREOF LYING WITHIN THE BOUNDS OF PARCEL B ABOVE DESCRIBED.

ALSO EXCEPT, ALL THAT PORTION THEREOF DESCRIBED IN DOCUMENT RECORDED DECEMBER 23, 1974, IN BOOK D6508, PAGE 702 OF OFFICIAL RECORDS, IN THE OFFICE OF SAID RECORDER.

ALSO EXCEPT, ALL THAT PORTION THEREOF DESCRIBED IN DOCUMENT RECORDED JUNE 30, 1977, AS INSTRUMENT NO. 77-703798 OF SAID OFFICIAL RECORDS.

PARCEL D - HATCHER AVENUE

THAT PORTION OF LOT 12 IN SAID CITY, COUNTY AND STATE, AS SHOWN ON MAP OF ROWLAND RECORDED IN BOOK 3 PAGES 93 AND 94 LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF THE ABOVE DESCRIBED PARCEL B AND NORTHWESTERLY OF THE NORTHWESTERLY LINE OF THE ABOVE DESCRIBED PARCEL C AND BOUNDED ON THE NORTH BY THE FOLLOWING DESCRIBED LINE:

COMMENCING AT POINT "X" AS DESCRIBED IN SAID PARCEL 1; THENCE NORTH 70°36'32" EAST 33.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°25'14" AN ARC DISTANCE OF 29.39 FEET; THENCE RADially TO SAID CURVE NORTH 27°48'42" WEST 30.00 FEET TO A POINT ON SAID NORTHWESTERLY LINE OF SAID PARCEL 2, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 29.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°42'55" AN ARC DISTANCE OF 44.90 FEET TO THE POINT OF TANGENCY WITH SAID NORTHEASTERLY LINE OF SAID PARCEL B.

PARCEL E - HATCHER AVENUE

THAT PORTION OF LOT 12 IN SAID CITY, COUNTY AND STATE, AS SHOWN ON MAP OF ROWLAND RECORDED IN BOOK 3 PAGES 93 AND 94 LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF THE ABOVE DESCRIBED PARCEL B AND SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF THE ABOVE DESCRIBED PARCEL C AND BOUNDED ON THE EAST BY THE FOLLOWING DESCRIBED LINE:

COMMENCING AT POINT "X" AS DESCRIBED IN SAID PARCEL 1; THENCE NORTH 70°36'32" EAST 33.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE

82- 501310

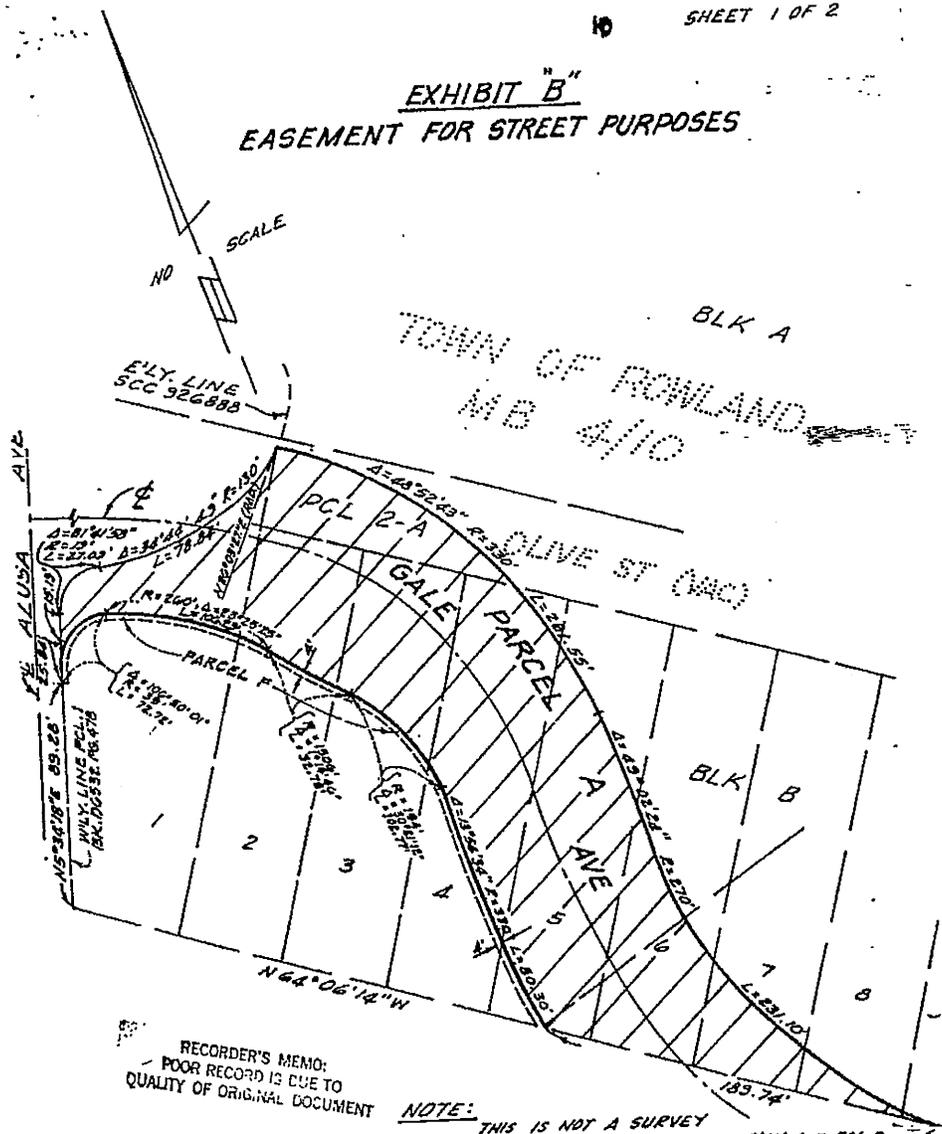
EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7°13'58"
AN ARC DISTANCE OF 25.25 FEET; THENCE RADially TO SAID CURVE
SOUTH 26°37'26" EAST 30.00 FEET TO A POINT ON SAID SOUTHEASTERLY
LINE OF SAID PARCEL 2, SAID POINT ALSO BEING THE TRUE POINT OF
BEGINNING, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE
EASTERLY HAVING A RADIUS OF 29.00 FEET; THENCE SOUTHERLY ALONG
SAID CURVE THROUGH A CENTRAL ANGLE OF 96°26'00" AN ARC DISTANCE
OF 48.81 FEET TO THE POINT OF TANGENCY WITH SAID NORTHEASTERLY
LINE OF SAID PARCEL B.

PARCEL F - EASEMENT FOR LANDSCAPE AND PUBLIC UTILITIES

THAT PORTION OF OLIVE STREET, 60.00 FEET WIDE, IN THE CITY OF
INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS VACATED
PER RESOLUTION NO. 48, RECORDED IN BOOK 56151 PAGE 24 OF OFFICIAL
RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THAT
PORTION OF LOTS 1 THROUGH 9, INCLUSIVE, OF BLOCK B AS SHOWN ON
MAP OF TOWN OF ROWLAND RECORDED IN BOOK 4 PAGE 10 OF MAPS ON FILE
IN THE OFFICE OF SAID COUNTY RECORDER; AND THAT PORTION OF LOTS
12, 13 AND 14 OF ROWLAND AS RECORDED IN BOOK 3 PAGES 93 AND 94
OF MAPS ON FILE IN THE OFFICE OF SAID COUNTY RECORDER, WITHIN
A STRIP OF LAND 4.00 FEET WIDE, THE NORTHERLY AND NORTHEASTERLY
LINE OF WHICH IS THE SOUTHERLY AND SOUTHWESTERLY LINE OF PARCELS
A AND B ABOVE DESCRIBED.

EXCEPT THEREFROM, ALL THAT PORTION OF SAID 4.00 FOOT STRIP LYING
EASTERLY OF THE WESTERLY LINE OF SAID LOT 12.

EXHIBIT "B" EASEMENT FOR STREET PURPOSES



RECORDER'S MEMO:
POOR RECORD IS DUE TO
QUALITY OF ORIGINAL DOCUMENT

NOTE: THIS IS NOT A SURVEY

PREPARED BY:
NATIONAL ENGINEERING CO
CITY OF INDUSTRY, CALIF

82- 501310

E'LY COR PCL 2
BK 06532-PG 478
J N 1039
FEB 23, 1982

