

RESOLUTION NO. 25-04

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORWALK
ADOPTING THE ADDENDUM TO THE NORWALK ENTERTAINMENT
DISTRICT – CIVIC CENTER SPECIFIC PLAN AND APPROVING
AMENDMENT NO. 1 TO A GROUND LEASE BY AND BETWEEN THE
CITY OF NORWALK AND PRIMESTOR NORWALK ENTERTAINMENT,
LLC.**

WHEREAS, the City entered into that certain ground lease agreement by and between the City of Norwalk and Primestor Norwalk Entertainment, LLC (“Developer”) dated December 19, 2022 (the “Ground Lease”) to facilitate the development thereof with a mixed use development consistent with the Norwalk Entertainment District – Civic Center Specific Plan (the “Project”) that includes: (i) up to three hundred fifty (350) residential units (the “Residential Project”); (ii) up to one hundred ten thousand (110,000) square feet of commercial uses (the “Commercial Project”), which may include, but not be limited to, food and beverage establishments, retail, health and wellness facilities, and grocery or supermarket uses, and publicly accessible ground-floor open space (the “Project”); and

WHEREAS, the Developer desires to modify the Project to provide (a) up to three hundred and seventy-four (374) residential units, (b) up to ninety-four thousand three hundred and ninety-eight (94,398) square feet of commercial uses, and (c) up to one hundred and nineteen thousand six hundred and forty-three (119,643) square feet of open space/common areas; and

WHEREAS, the Developer desires to utilize State Density Bonus Law, which allows developers to build more housing units than normally permitted by local zoning laws if they include a certain percentage of affordable housing units within their development; and

WHEREAS, in order to utilize the State Density Bonus Law and develop additional affordable housing units, it is necessary to amend the scope of the project defined under the Ground Lease and related exhibits thereto; and

WHEREAS, According to California Environmental Quality Act (“CEQA”) Guidelines, Section 15164(a), an addendum shall be prepared if some changes or additions to a previously adopted EIR are necessary, but none of the conditions enumerated in CEQA Guidelines Sections 15162(a)(1) to (3) calling for the preparation of a subsequent EIR have occurred; and

WHEREAS, although the Amendment No. 1 to the Ground Lease proposes some changes and refinements as compared to the project studied in the EIR, none of the conditions enumerated in CEQA Guidelines Sections 15162(a)(1) to (3) that call for the preparation of subsequent EIR exist; and

WHEREAS, the proposed changes would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects requiring major revisions to the Adopted EIR; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

Section 1. The foregoing recitals are true and correct and are hereby incorporated as substantive findings in this Resolution.

Section 2. The Norwalk Entertainment District – Civic Center Specific Plan’s EIR (State Clearinghouse No. 2022020128) (“Specific Plan”) was certified by the City on October 4, 2022 through adoption of City Council Resolution No. 22-57. The City Council, in the exercise of its independent judgement, as the decision-making body for the City of Norwalk, makes and adopts the following findings that none of the conditions described in Sections 15162 or 15164 of the CEQA Guidelines calling for the preparation of a subsequent EIR have occurred:

- A. No substantial changes are proposed to the project which will require major revisions of the Specific Plan EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
- B. No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the Specific Plan EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- C. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Specific Plan EIR was certified showing any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

- D. None of the conditions described in the CEQA Guidelines Section 15162 calling for the preparation of a new or Subsequent EIR are present; and
- E. Amendment No. 1 to the Ground Lease does not result in new significant environmental impacts, and therefore, no revisions to the certified EIR or Subsequent EIR are required;
- F. Amendment No. 1 to the Ground Lease is consistent with the City's General Plan as follows:
 - a. The City Council hereby finds that the Ground Lease is consistent the overall policies, goals, and objectives of the City's General Plan, adopted specific plans, and the Norwalk Municipal Code based on the facts and findings set forth City Council Resolution No. 22-58, which are incorporated and made a part of herein. In addition, the minor modification of the Project to add 24 residential dwelling units is consistent with the goals and policies of the City's Housing Element by helping to: (1) Attain a housing supply adequate to meet the needs projected for the City; (2) provide a variety of rental and homeownership housing opportunities for all income groups of the City; (3) attain a housing market where all families can find adequate housing within their financial means; and (4) achieve an assisted housing supply that provides a full range of affordable ownership and rental housing opportunities.
 - b. Amendment No. 1 to the Ground Lease would allow for the development of up to 24 additional residential units for a total of 374 and at least fifteen percent (15%) of all new residential units constructed shall comply with the Specific Plan and be restricted to households earning at 80% of Area Median Income and below. The new residential units developed under the proposed Project would assist the City in meeting its regional housing needs and the State's overall housing goals, which is a statewide concern. In additional, the proposed Project requires the development of affordable housing units in addition to market-rate housing that will be available to all families within all income groups and financial means.
- G. The City Council finds that the Addendum to the Specific Plan EIR has been prepared and completed in compliance with CEQA and incorporates it herein as part of the findings.

Section 3. The City Council hereby adopts the Addendum to the Specific Plan EIR in connection with the Norwalk Entertainment District – Civic Center Specific Plan as complete, adequate, and in full compliance with CEQA.

Section 4. The City Council hereby approves Amendment No. 1 to the Ground Lease in substantially the same form as the attached to the staff report accompanying this Resolution. The City Manager or his designee are hereby authorized and directed, for and in the name and on behalf of the City, to execute and deliver Amendment No. 1 to the Ground Lease in substantially said form, with such changes, insertions, and omissions therein as the City Manager or his designee may require or approve consistent with the intent of this

Resolution.

Section 5. The City Council further authorizes the City Manager or his designee to prepare, execute, or record (cause to be recorded) any documents required under the terms of Amendment No. 1 to the Ground Lease and such other ancillary documents, in a form approved by the City Attorney, and take such other actions that are reasonably necessary to consummate Amendment No. 1 to the Ground Lease and effectuate the intent of this Resolution.

Section 6. The Mayor, or presiding officer, is hereby authorized to affix his signature to this Resolution signifying its adoption by the City Council of the City of Norwalk and the City Clerk, or his duly appointed deputy, is directed to attest thereto.

APPROVED AND ADOPTED on this 21st day of January 2025.

**TONY AYALA
MAYOR**

ATTEST:

**THERESA DEVOY, CMC
CITY CLERK**

EXHIBIT A

To Ground Lease

Site Map of the Premises

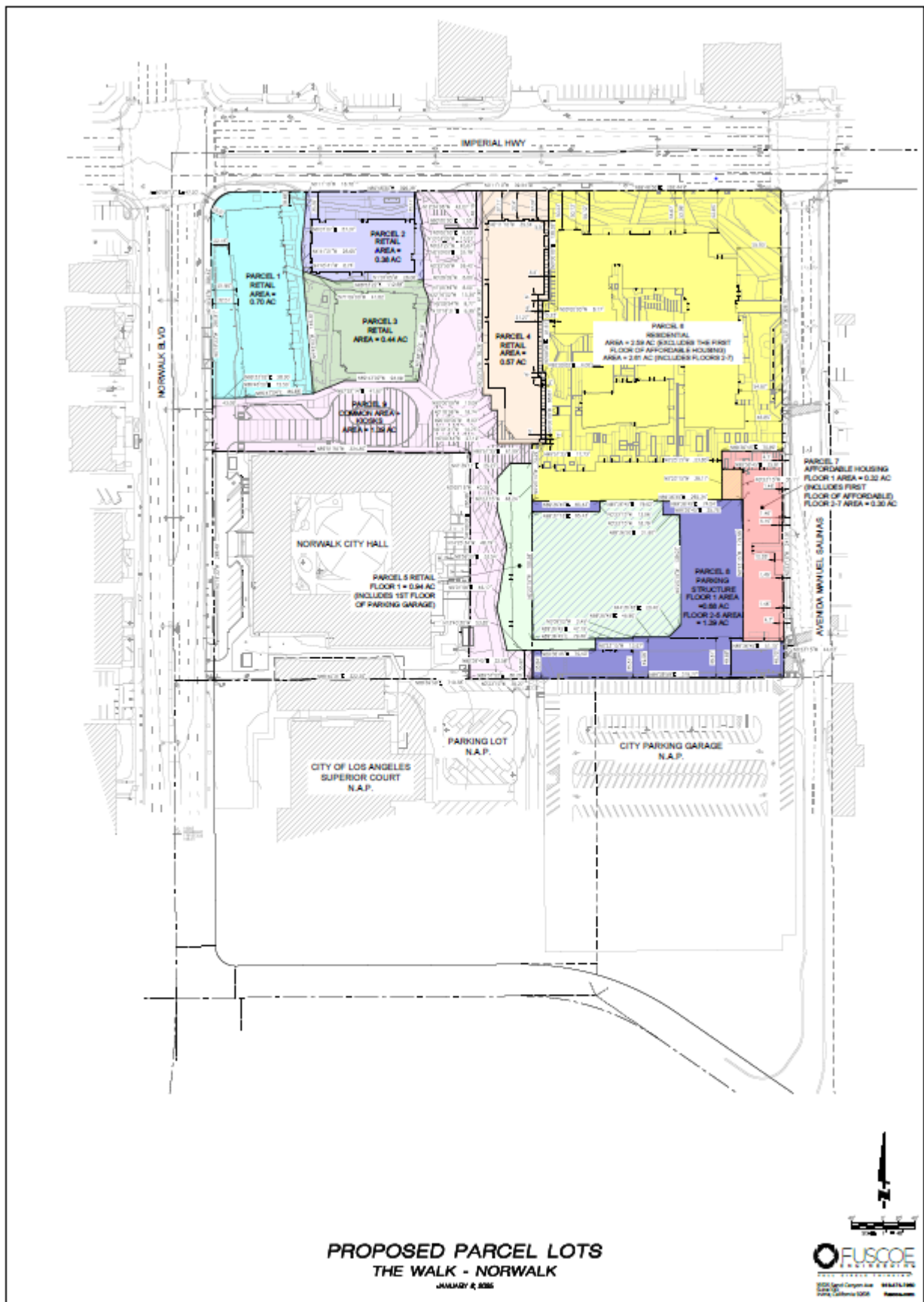


EXHIBIT B

To Ground Lease

Legal Description of the Premises

**PARCEL 1
LEGAL DESCRIPTION**

THAT PORTION OF LOT IV (4), IN SECTION 18, TOWNSHIP 3 SOUTH, RANGE 11 WEST, IN THE RANCHO SANTA GERTRUDES, IN THE CITY OF NORWALK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 AT PAGE 502 OF MISCELLANEOUS RECORDS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

FOR THE PURPOSES OF THIS DESCRIPTION, THE FOLLOWING CONTROL LINE A IS HEREBY ESTABLISHED:

CONTROL LINE A

BEGINNING AT THE CENTERLINE INTERSECTION OF IMPERIAL HIGHWAY AND NORWALK BOULEVARD AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 257, PAGE 95, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG THE CENTERLINE OF SAID IMPERIAL HIGHWAY NORTH 89°48'50" EAST, 169.98 FEET;

THENCE LEAVING SAID CENTERLINE, SOUTH 00°11'10" EAST, 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID IMPERIAL HIGHWAY, ALSO BEING THE NORTHERLY LINE OF THAT QUITCLAIM DEED RECORDED SEPTEMBER 27, 1960, AS INSTRUMENT NUMBER 4123 OF OFFICIAL RECORDS OF SAID COUNTY RECORDER;

THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 89°48'50" EAST, 137.65 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 12°24'06" EAST, 42.07 FEET;

THENCE SOUTH 90°00'00" EAST, 1.55 FEET;

THENCE SOUTH 00°00'00" WEST, 6.50 FEET;

THENCE SOUTH 12°03'25" EAST, 13.03 FEET;

THENCE SOUTH 00°00'00" WEST, 25.78 FEET;

THENCE SOUTH 01°07'05" EAST, 26.06 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT A**;

THENCE SOUTH 01°06'49" EAST, 8.00 FEET;

THENCE SOUTH 22°16'02" EAST, 15.36 FEET;

THENCE SOUTH 05°09'54" EAST, 8.77 FEET;

THENCE SOUTH 10°18'31" WEST, 6.38 FEET;

THENCE SOUTH 07°48'30" WEST, 91.68 FEET;

THENCE NORTH 89°43'02" WEST, 94.09 FEET;

THENCE SOUTH 67°52'14" WEST, 41.67 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT B**;

THENCE SOUTH 86°47'04" WEST, 86.88 FEET;

THENCE SOUTH 86°46'59" WEST, 12.50 FEET;

THENCE SOUTH 89°33'02" WEST, 28.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NORWALK BOULEVARD, ALSO THE WESTERLY LINE OF SAID QUITCLAIM DEED, SAID POINT BEING THE **POINT OF TERMINUS** OF THE ABOVE DESCRIBED **CONTROL LINE A**.

PARCEL 1

BEGINNING AT THE ABOVE DESCRIBED **POINT B**;

THENCE NORTH 04°42'03" WEST, 146.39 FEET;

THENCE NORTH 04°43'41" WEST, 8.74 FEET;

THENCE NORTH 04°41'31" WEST, 26.65 FEET;

THENCE NORTH 06°07'07" EAST, 57.37 FEET;

THENCE NORTH 00°11'10" WEST, 16.78 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF IMPERIAL HIGHWAY;

THENCE ALONG SAID RIGHT-OF-WAY LINES OF IMPERIAL HIGHWAY AND NORWALK BOULEVARD THE FOLLOWING COURSES:

- 1) SOUTH 89°48'50" WEST, 89.79 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET;
- 2) SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 47.20 FEET THROUGH A CENTRAL ANGLE OF 90°08'13";
- 3) SOUTH 00°19'23" EAST, 230.34 FEET TO THE **POINT OF TERMINUS** OF SAID **CONTROL LINE A**;

THENCE ALONG SAID CONTROL LINE A THE FOLLOWING COURSES:

- 1) NORTH 89°33'02" EAST, 28.00 FEET;
- 2) NORTH 86°46'59" EAST, 12.50 FEET;
- 3) NORTH 86°47'04" EAST, 86.88 FEET TO SAID **POINT B**.

THE ABOVE DESCRIBED PARCEL CONTAINS 30,681 SQUARE FEET OR 0.704 ACRES, MORE OR LESS.

**PARCEL 2
LEGAL DESCRIPTION**

THAT PORTION OF LOT IV (4), IN SECTION 18, TOWNSHIP 3 SOUTH, RANGE 11 WEST, IN THE RANCHO SANTA GERTRUDES, IN THE CITY OF NORWALK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 AT PAGE 502 OF MISCELLANEOUS RECORDS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

FOR THE PURPOSES OF THIS DESCRIPTION, THE FOLLOWING CONTROL LINE A IS HEREBY ESTABLISHED:

CONTROL LINE A

BEGINNING AT THE CENTERLINE INTERSECTION OF IMPERIAL HIGHWAY AND NORWALK BOULEVARD AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 257, PAGE 95, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG THE CENTERLINE OF SAID IMPERIAL HIGHWAY NORTH 89°48'50" EAST, 169.98 FEET;

THENCE LEAVING SAID CENTERLINE, SOUTH 00°11'10" EAST, 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID IMPERIAL HIGHWAY, ALSO BEING THE NORTHERLY LINE OF THAT QUITCLAIM DEED RECORDED SEPTEMBER 27, 1960, AS INSTRUMENT NUMBER 4123 OF OFFICIAL RECORDS OF SAID COUNTY RECORDER;

THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 89°48'50" EAST, 137.65 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 12°24'06" EAST, 42.07 FEET;

THENCE SOUTH 90°00'00" EAST, 1.55 FEET;

THENCE SOUTH 00°00'00" WEST, 6.50 FEET;

THENCE SOUTH 12°03'25" EAST, 13.03 FEET;

THENCE SOUTH 00°00'00" WEST, 25.78 FEET;

THENCE SOUTH 01°07'05" EAST, 26.06 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT A**;

THENCE SOUTH 01°06'49" EAST, 8.00 FEET;

THENCE SOUTH 22°16'02" EAST, 15.36 FEET;

THENCE SOUTH 05°09'54" EAST, 8.77 FEET;

THENCE SOUTH 10°18'31" WEST, 6.38 FEET;

THENCE SOUTH 07°48'30" WEST, 91.68 FEET;

THENCE NORTH 89°43'02" WEST, 94.09 FEET;

THENCE SOUTH 67°52'14" WEST, 41.67 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT B**;

THENCE SOUTH 86°47'04" WEST, 86.88 FEET;

THENCE SOUTH 86°46'59" WEST, 12.50 FEET;

THENCE SOUTH 89°33'02" WEST, 28.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NORWALK BOULEVARD, ALSO THE WESTERLY LINE OF SAID QUITCLAIM DEED, SAID POINT BEING THE **POINT OF TERMINUS** OF THE ABOVE DESCRIBED **CONTROL LINE A**.

PARCEL 2

BEGINNING AT THE ABOVE DESCRIBED **POINT B**;

THENCE NORTH 04°42'03" WEST, 146.39 FEET;

THENCE NORTH 04°43'41" WEST, 8.74 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 04°41'31" WEST, 26.65 FEET;

THENCE NORTH 06°07'07" EAST, 57.37 FEET;

THENCE NORTH 00°11'10" WEST, 16.78 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF IMPERIAL HIGHWAY;

THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 89°48'50" EAST, 137.65 FEET TO THE TRUE POINT OF BEGINNING OF **CONTROL LINE A**;

THENCE ALONG SAID **CONTROL LINE A**, THE FOLLOWING COURSES:

- 1) SOUTH 12°24'06" EAST, 42.07 FEET;
- 2) SOUTH 90°00'00" EAST, 1.55 FEET;
- 3) SOUTH 00°00'00" WEST, 6.50 FEET;
- 4) SOUTH 12°03'25" EAST, 13.03 FEET;
- 5) SOUTH 00°00'00" WEST, 25.78 FEET;
- 6) SOUTH 01°07'05" EAST, 26.06 FEET TO SAID **POINT A** OF **CONTROL LINE A**;

THENCE LEAVING SAID **CONTROL LINE A**, SOUTH 88°53'22" WEST, 112.68 FEET;

THENCE NORTH 71°09'00" WEST, 41.82 FEET TO THE **TRUE POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 16,581 SQUARE FEET OR 0.381 ACRES, MORE OR LESS.

**PARCEL 3
LEGAL DESCRIPTION**

THAT PORTION OF LOT IV (4), IN SECTION 18, TOWNSHIP 3 SOUTH, RANGE 11 WEST, IN THE RANCHO SANTA GERTRUDES, IN THE CITY OF NORWALK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 AT PAGE 502 OF MISCELLANEOUS RECORDS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED AS FOLLOWS:

FOR THE PURPOSES OF THIS DESCRIPTION, THE FOLLOWING CONTROL LINE A IS HEREBY ESTABLISHED:

CONTROL LINE A

BEGINNING AT THE CENTERLINE INTERSECTION OF IMPERIAL HIGHWAY AND NORWALK BOULEVARD AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 257, PAGE 95, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG THE CENTERLINE OF SAID IMPERIAL HIGHWAY NORTH 89°48'50" EAST, 169.98 FEET;

THENCE LEAVING SAID CENTERLINE, SOUTH 00°11'10" EAST, 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID IMPERIAL HIGHWAY, ALSO BEING THE NORTHERLY LINE OF THAT QUITCLAIM DEED RECORDED SEPTEMBER 27, 1960, AS INSTRUMENT NUMBER 4123 OF OFFICIAL RECORDS OF SAID COUNTY RECORDER;

THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 89°48'50" EAST, 137.65 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 12°24'06" EAST, 42.07 FEET;

THENCE SOUTH 90°00'00" EAST, 1.55 FEET;

THENCE SOUTH 00°00'00" WEST, 6.50 FEET;

THENCE SOUTH 12°03'25" EAST, 13.03 FEET;

THENCE SOUTH 00°00'00" WEST, 25.78 FEET;

THENCE SOUTH 01°07'05" EAST, 26.06 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT A**;

THENCE SOUTH 01°06'49" EAST, 8.00 FEET;

THENCE SOUTH 22°16'02" EAST, 15.36 FEET;

THENCE SOUTH 05°09'54" EAST, 8.77 FEET;

THENCE SOUTH 10°18'31" WEST, 6.38 FEET;

THENCE SOUTH 07°48'30" WEST, 91.68 FEET;

THENCE NORTH 89°43'02" WEST, 94.09 FEET;

THENCE SOUTH 67°52'14" WEST, 41.67 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT B**;

THENCE SOUTH 86°47'04" WEST, 86.88 FEET;

THENCE SOUTH 86°46'59" WEST, 12.50 FEET;

THENCE SOUTH 89°33'02" WEST, 28.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NORWALK BOULEVARD, ALSO THE WESTERLY LINE OF SAID QUITCLAIM DEED, SAID POINT BEING THE **POINT OF TERMINUS** OF THE ABOVE DESCRIBED **CONTROL LINE A**.

PARCEL 3

BOUNDED EASTERLY AND SOUTHERLY BY THE ABOVE DESCRIBED **CONTROL LINE A**.

BOUNDED WESTERLY BY THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE ABOVE DESCRIBED **POINT B**;

THENCE NORTH 04°42'03" WEST, 146.39 FEET;

THENCE NORTH 04°43'41" WEST, 8.74 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT C**;

THENCE NORTH 04°41'31" WEST, 26.65 FEET;

THENCE NORTH 06°07'07" EAST, 57.37 FEET;

THENCE NORTH 00°11'10" WEST, 16.78 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF IMPERIAL HIGHWAY.

BOUNDED NORTHERLY BY THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE ABOVE DESCRIBED **POINT A**;

THENCE SOUTH 88°53'22" WEST, 112.68 FEET;

THENCE NORTH 71°09'00" WEST, 41.82 FEET TO THE ABOVE DESCRIBED **POINT C**.

THE ABOVE DESCRIBED PARCEL CONTAINS 19,109 SQUARE FEET OR 0.439 ACRES, MORE OR LESS.

**PARCEL 4
LEGAL DESCRIPTION**

THAT PORTION OF LOT IV (4), IN SECTION 18, TOWNSHIP 3 SOUTH, RANGE 11 WEST, IN THE RANCHO SANTA GERTRUDES, IN THE CITY OF NORWALK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 AT PAGE 502 OF MISCELLANEOUS RECORDS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

FOR THE PURPOSES OF THIS DESCRIPTION, THE FOLLOWING CONTROL LINE IS HEREBY ESTABLISHED:

CONTROL LINE B

BEGINNING AT THE CENTERLINE INTERSECTION OF IMPERIAL HIGHWAY AND NORWALK BOULEVARD AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 257, PAGE 95, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG THE CENTERLINE OF SAID IMPERIAL HIGHWAY NORTH 89°48'50" EAST, 391.48 FEET;

THENCE LEAVING SAID CENTERLINE, SOUTH 00°11'10" EAST, 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID IMPERIAL HIGHWAY, ALSO BEING THE NORTHERLY LINE OF THAT QUITCLAIM DEED RECORDED SEPTEMBER 27, 1960, AS INSTRUMENT NUMBER 4123 OF OFFICIAL RECORDS OF SAID COUNTY RECORDER, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 00°11'10" EAST, 39.54 FEET;

THENCE SOUTH 00°23'27" EAST, 45.07 FEET;

THENCE SOUTH 00°22'55" EAST, 26.40 FEET;

THENCE SOUTH 00°28'02" EAST, 8.00 FEET;

THENCE SOUTH 00°22'38" EAST, 61.92 FEET;

THENCE SOUTH 00°23'15" EAST, 76.78 FEET;

THENCE NORTH 90°00'00" EAST, 10.09 FEET;

THENCE SOUTH 00°18'06" EAST, 18.74 FEET;

THENCE NORTH 90°00'00" EAST, 8.03 FEET;

THENCE SOUTH 00°01'41" EAST, 14.75 FEET;

THENCE SOUTH 00°00'44" EAST, 27.19 FEET;

THENCE NORTH 89°51'25" EAST, 43.36 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT A**;

THENCE SOUTH 00°23'15" EAST, 25.05 FEET TO A POINT HEREINAFTER REFERRED TO AS

POINT B;

THENCE SOUTH 90°00'00" EAST, 26.72 FEET;

THENCE SOUTH 41°39'11" WEST, 25.27 FEET;

THENCE SOUTH 00°00'16" EAST, 40.25 FEET;

THENCE SOUTH 14°23'34" EAST, 48.19 FEET;

THENCE SOUTH 08°56'20" WEST, 33.54 FEET;

THENCE SOUTH 09°01'56" WEST, 46.17 FEET;

THENCE SOUTH 13°40'20" EAST, 53.85 FEET;

THENCE NORTH 89°36'45" EAST, 32.58 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT C;**

THENCE SOUTH 00°23'15" EAST, 35.27 FEET TO A POINT ON THE SOUTHERLY LINE OF THE GRANT DEED RECORDED MAY 3, 2013, INSTRUMENT NUMBER 20130668029 OF SAID OFFICIAL RECORDS, SAID POINT BEING THE **POINT OF TERMINUS** OF THE ABOVE DESCRIBED **CONTROL LINE B**.

PARCEL 4

BEGINNING AT THE ABOVE DESCRIBED **POINT A;**

THENCE NORTH 89°51'25" EAST, 17.73 FEET;

THENCE NORTH 00°00'00" WEST, 88.87 FEET;

THENCE SOUTH 90°00'00" WEST, 4.00 FEET;

THENCE NORTH 00°00'00" EAST, 91.61 FEET;

THENCE NORTH 90°00'00" EAST, 8.17 FEET;

THENCE NORTH 00°00'00" EAST, 138.02 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF IMPERIAL HIGHWAY;

THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 89°48'50" WEST, 85.09 FEET TO **TRUE POINT OF BEGINNING OF CONTROL LINE B;**

THENCE ALONG SAID **CONTROL LINE B**, THE FOLLOWING COURSES:

- 1) SOUTH 00°11'10" EAST, 39.54 FEET;
- 2) SOUTH 00°23'27" EAST, 45.07 FEET;
- 3) SOUTH 00°22'55" EAST, 26.40 FEET;
- 4) SOUTH 00°28'02" EAST, 8.00 FEET;

- 5) SOUTH 00°22'38" EAST, 61.92 FEET;
- 6) SOUTH 00°23'15" EAST, 76.78 FEET;
- 7) NORTH 90°00'00" EAST, 10.09 FEET;
- 8) SOUTH 00°18'06" EAST, 18.74 FEET;
- 9) NORTH 90°00'00" EAST, 8.03 FEET;
- 10) SOUTH 00°01'41" EAST, 14.75 FEET;
- 11) SOUTH 00°00'44" EAST, 27.19 FEET;
- 12) NORTH 89°51'25" EAST, 43.36 FEET TO THE ABOVE DESCRIBED **POINT A**.

THE ABOVE DESCRIBED PARCEL CONTAINS 24,736 SQUARE FEET OR 0.568 ACRES, MORE OR LESS.

**PARCEL 5
LEGAL DESCRIPTION**

PORTION OF LOT IV (4), IN SECTION 18, TOWNSHIP 3 SOUTH, RANGE 11 WEST, IN THE RANCHO SANTA GERTRUDES, IN THE CITY OF NORWALK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 AT PAGE 502 OF MISCELLANEOUS RECORDS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

FOR THE PURPOSES OF THIS DESCRIPTION, THE FOLLOWING TWO CONTROL LINES (CONTROL LINE B & CONTROL LINE C) ARE HEREBY ESTABLISHED:

CONTROL LINE B

BEGINNING AT THE CENTERLINE INTERSECTION OF IMPERIAL HIGHWAY AND NORWALK BOULEVARD AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 257, PAGE 95, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG THE CENTERLINE OF SAID IMPERIAL HIGHWAY NORTH 89°48'50" EAST, 391.48 FEET;

THENCE LEAVING SAID CENTERLINE, SOUTH 00°11'10" EAST, 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID IMPERIAL HIGHWAY, ALSO BEING THE NORTHERLY LINE OF THAT QUITCLAIM DEED RECORDED SEPTEMBER 27, 1960, AS INSTRUMENT NUMBER 4123 OF OFFICIAL RECORDS OF SAID COUNTY RECORDER, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 00°11'10" EAST, 39.54 FEET;

THENCE SOUTH 00°23'27" EAST, 45.07 FEET;

THENCE SOUTH 00°22'55" EAST, 26.40 FEET;

THENCE SOUTH 00°28'02" EAST, 8.00 FEET;

THENCE SOUTH 00°22'38" EAST, 61.92 FEET;

THENCE SOUTH 00°23'15" EAST, 76.78 FEET;

THENCE NORTH 90°00'00" EAST, 10.09 FEET;

THENCE SOUTH 00°18'06" EAST, 18.74 FEET;

THENCE NORTH 90°00'00" EAST, 8.03 FEET;

THENCE SOUTH 00°01'41" EAST, 14.75 FEET;

THENCE SOUTH 00°00'44" EAST, 27.19 FEET;

THENCE NORTH 89°51'25" EAST, 43.36 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT A**;

THENCE SOUTH 00°23'15" EAST, 25.05 FEET TO A POINT HEREINAFTER REFERRED TO AS

POINT B;

THENCE SOUTH 90°00'00" WEST, 26.72 FEET;

THENCE SOUTH 41°39'11" WEST, 25.27 FEET;

THENCE SOUTH 00°00'16" EAST, 40.25 FEET;

THENCE SOUTH 14°23'34" EAST, 48.19 FEET;

THENCE SOUTH 08°56'20" WEST, 33.54 FEET;

THENCE SOUTH 09°01'56" WEST, 46.17 FEET;

THENCE SOUTH 13°40'20" EAST, 53.85 FEET;

THENCE NORTH 89°36'45" EAST, 32.58 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT C**;

THENCE SOUTH 00°23'15" EAST, 35.27 FEET TO A POINT ON THE SOUTHERLY LINE OF THE GRANT DEED RECORDED MAY 3, 2013, INSTRUMENT NUMBER 20130668029 OF SAID OFFICIAL RECORDS, SAID POINT BEING THE **POINT OF TERMINUS** OF THE ABOVE DESCRIBED **CONTROL LINE B**.

CONTROL LINE C

BEGINNING AT SAID POINT B;

THENCE SOUTH 00°23'15" EAST, 48.24 FEET;

THENCE NORTH 89°36'45" EAST, 239.59 FEET;

THENCE NORTH 00°23'15" WEST, 38.11 FEET;

THENCE NORTH 00°23'15" WEST, 23.85 FEET;

THENCE NORTH 89°36'45" EAST, 76.89 FEET TO A POINT ON THE EASTERLY LINE OF THE GRANT DEED RECORDED MAY 3, 2013, AS INSTRUMENT NUMBER 20130668029 OF SAID OFFICIAL RECORDS, SAID POINT BEING THE **POINT OF TERMINUS** OF THE ABOVE DESCRIBED **CONTROL LINE C**.

PARCEL 5

BEGINNING AT THE ABOVE DESCRIBED POINT B;

THENCE ALONG SAID **CONTROL LINE C** AND ITS SOUTHERLY PROLONGATION, SOUTH 00°23'15" EAST, 62.19 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT D**;

THENCE LEAVING SAID SOUTHERLY PROLONGATION, SOUTH 90°00'00" EAST, 1.71 FEET;

THENCE NORTH 89°36'45" EAST, 83.72 FEET;

THENCE NORTH 00°23'15" WEST, 13.96 FEET TO A POINT OF INTERSECTION WITH SAID **CONTROL LINE C**;

THENCE ALONG SAID **CONTROL LINE C**, NORTH 89°36'45" EAST, 79.62 FEET;

THENCE LEAVING SAID **CONTROL LINE C**, SOUTH 00°23'15" EAST, 18.79 FEET;

THENCE NORTH 89°36'50" EAST, 21.60 FEET;

THENCE SOUTH 00°23'15" EAST, 139.07 FEET;

THENCE SOUTH 44°36'45" WEST, 20.40 FEET;

THENCE SOUTH 89°36'45" WEST, 45.90 FEET;

THENCE SOUTH 00°09'02" EAST, 2.45 FEET;

THENCE SOUTH 89°36'45" WEST, 47.19 FEET;

THENCE SOUTH 00°23'15" EAST, 13.67 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT E**;

THENCE SOUTH 89°36'45" WEST, 111.97 FEET;

THENCE NORTH 13°40'20" WEST, 53.85 FEET;

THENCE NORTH 09°01'56" EAST, 46.17 FEET;

THENCE NORTH 08°56'20" EAST, 33.54 FEET;

THENCE NORTH 14°23'34" WEST, 48.19 FEET;

THENCE NORTH 00°00'16" WEST, 40.25 FEET;

THENCE NORTH 41°39'11" EAST, 25.27 FEET;

THENCE NORTH 90°00'00" EAST, 26.72 FEET TO SAID **POINT B**.

EXCEPTING THEREFROM THAT PORTION OF AIRSPACE LYING EASTERLY AND NORTHERLY OF THE FOLLOWING DESCRIBED LINE; VERTICALLY ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 118.49 FEET; AND VERTICALLY BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 107.50 FEET:

BEGINNING AT THE ABOVE DESCRIBED **POINT D**;

THENCE SOUTH 00°23'15" EAST, 0.21 FEET;

THENCE SOUTH 89°36'45" WEST, 0.29 FEET;

THENCE SOUTH 00°23'15" EAST, 160.58 FEET;

THENCE NORTH 89°36'45" EAST, 79.40 FEET TO THE ABOVE DESCRIBED **POINT E**;
THE ABOVE ELEVATIONS ARE BASED ON THE LOS ANGELES COUNTY BENCH MARK NO.

EY5873, HAVING AN ELEVATION OF 107.646 FEET, NORTH AMERICAN VERTICAL DATUM OF 1988, AND QUAD YEAR OF 2013, DESCRIBED AS "L&BR 1FT N/O B/W BCR @ SW COR IMPERIAL HWY & NORWALK BLVD".

THE ABOVE DESCRIBED PARCEL CONTAINS 41,138 SQUARE FEET OR 0.944 ACRES, MORE OR LESS.

**PARCEL 6
LEGAL DESCRIPTION**

THAT PORTION OF LOT IV (4), IN SECTION 18, TOWNSHIP 3 SOUTH, RANGE 11 WEST, IN THE RANCHO SANTA GERTRUDES, IN THE CITY OF NORWALK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 AT PAGE 502 OF MISCELLANEOUS RECORDS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

FOR THE PURPOSES OF THIS DESCRIPTION, THE FOLLOWING TWO CONTROL LINES (CONTROL LINE B & CONTROL LINE C) ARE HEREBY ESTABLISHED:

CONTROL LINE B

BEGINNING AT THE CENTERLINE INTERSECTION OF IMPERIAL HIGHWAY AND NORWALK BOULEVARD AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 257, PAGE 95, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG THE CENTERLINE OF SAID IMPERIAL HIGHWAY NORTH 89°48'50" EAST, 391.48 FEET;

THENCE LEAVING SAID CENTERLINE, SOUTH 00°11'10" EAST, 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID IMPERIAL HIGHWAY, ALSO BEING THE NORTHERLY LINE OF THAT QUITCLAIM DEED RECORDED SEPTEMBER 27, 1960, AS INSTRUMENT NUMBER 4123 OF OFFICIAL RECORDS OF SAID COUNTY RECORDER, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 00°11'10" EAST, 39.54 FEET;

THENCE SOUTH 00°23'27" EAST, 45.07 FEET;

THENCE SOUTH 00°22'55" EAST, 26.40 FEET;

THENCE SOUTH 00°28'02" EAST, 8.00 FEET;

THENCE SOUTH 00°22'38" EAST, 61.92 FEET;

THENCE SOUTH 00°23'15" EAST, 76.78 FEET;

THENCE NORTH 90°00'00" EAST, 10.09 FEET;

THENCE SOUTH 00°18'06" EAST, 18.74 FEET;

THENCE NORTH 90°00'00" EAST, 8.03 FEET;

THENCE SOUTH 00°01'41" EAST, 14.75 FEET;

THENCE SOUTH 00°00'44" EAST, 27.19 FEET;

THENCE NORTH 89°51'25" EAST, 43.36 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT A**;

THENCE SOUTH 00°23'15" EAST, 25.05 FEET TO A POINT HEREINAFTER REFERRED TO AS

POINT B;

THENCE SOUTH 90°00'00" WEST, 26.72 FEET;

THENCE SOUTH 41°39'11" WEST, 25.27 FEET;

THENCE SOUTH 00°00'16" EAST, 40.25 FEET;

THENCE SOUTH 14°23'34" EAST, 48.19 FEET;

THENCE SOUTH 08°56'20" WEST, 33.54 FEET;

THENCE SOUTH 09°01'56" WEST, 46.17 FEET;

THENCE SOUTH 13°40'20" EAST, 53.85 FEET;

THENCE NORTH 89°36'45" EAST, 32.58 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT C;**

THENCE SOUTH 00°23'15" EAST, 35.27 FEET TO A POINT ON THE SOUTHERLY LINE OF THE GRANT DEED RECORDED MAY 3, 2013, INSTRUMENT NUMBER 20130668029 OF SAID OFFICIAL RECORDS, SAID POINT BEING THE **POINT OF TERMINUS** OF THE ABOVE DESCRIBED **CONTROL LINE B**.

CONTROL LINE C

BEGINNING AT SAID POINT B;

THENCE SOUTH 00°23'15" EAST, 48.24 FEET;

THENCE NORTH 89°36'45" EAST, 239.59 FEET;

THENCE NORTH 00°23'15" WEST, 38.11 FEET;

THENCE NORTH 00°23'15" WEST, 23.85 FEET;

THENCE NORTH 89°36'45" EAST, 76.89 FEET TO A POINT ON THE EASTERLY LINE OF THE GRANT DEED RECORDED MAY 3, 2013, AS INSTRUMENT NUMBER 20130668029 OF SAID OFFICIAL RECORDS, SAID POINT BEING THE **POINT OF TERMINUS** OF THE ABOVE DESCRIBED **CONTROL LINE C**.

PARCEL 6

BEGINNING AT THE ABOVE DESCRIBED POINT B;

THENCE ALONG SAID **CONTROL LINE B**, NORTH 00°23'15" WEST, 25.05 FEET TO THE ABOVE DESCRIBED **POINT A;**

THENCE LEAVING SAID **CONTROL LINE B**, NORTH 89°51'25" EAST, 17.73 FEET;

THENCE NORTH 00°00'00" EAST, 88.87 FEET;

THENCE NORTH 90°00'00" WEST, 4.00 FEET;

THENCE NORTH 00°00'00" EAST, 91.61 FEET;

THENCE NORTH 90°00'00" EAST, 8.17 FEET;

THENCE NORTH 00°00'00" EAST, 138.02 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF IMPERIAL HIGHWAY;

THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 89°48'50" EAST, 292.44 FEET TO THE EASTERLY LINE OF SAID QUITCLAIM DEED;

THENCE ALONG THE EASTERLY LINES OF SAID QUITCLAIM AND GRANT DEEDS, SOUTH 00°23'15" EAST, 328.70 FEET TO THE **POINT OF TERMINUS** TO SAID **CONTROL LINE C**;

THENCE ALONG SAID **CONTROL LINE C**, THE FOLLOWING COURSES:

- 1) SOUTH 89°36'45" WEST, 76.89 FEET;
- 2) SOUTH 0°23'15" EAST, 23.85 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT D**;

THENCE LEAVING SAID **CONTROL LINE C**, NORTH 89°36'45" EAST, 25.81 FEET;

THENCE SOUTH 00°17'10" EAST, 38.11 FEET;

THENCE SOUTH 89°36'45" WEST, 25.75 FEET TO AN ANGLE POINT IN SAID **CONTROL LINE C**, SAID POINT HEREIN REFERRED TO AS **POINT E**;

THENCE ALONG SAID **CONTROL LINE C**, THE FOLLOWING COURSES:

- 1) SOUTH 89°36'45" WEST, 239.59 FEET;
- 2) NORTH 00°23'15" WEST, 48.24 FEET TO THE HEREIN ABOVE DESCRIBED **POINT B**.

EXCEPTING THEREFROM THAT PORTION OF AIRSPACE DESCRIBED AS FOLLOWS;

BEGINNING AT THE ABOVE DESCRIBED **POINT D**;

THENCE NORTH 89°36'45" EAST, 25.81 FEET;

THENCE SOUTH 00°17'10" EAST, 38.11 FEET;

THENCE SOUTH 89°36'45" WEST, 25.75 FEET TO THE ABOVE DESCRIBED **POINT E**;

THENCE ALONG SAID CONTROL LINE C, NORTH 00°23'15" WEST, 38.11 FEET TO SAID **POINT D**.

THE ABOVE DESCRIBED PARCEL SHALL BE VERTICALLY BOUNDED AS FOLLOWS:

- 1) THE LOWER BOUNDS OF SAID PARCEL LIES ON A HORIZONTAL PLANE HAVING AN ELEVATION OF 107.50 FEET;
- 2) THE UPPER BOUNDS OF SAID PARCEL LIES ON A HORIZONTAL PLANE HAVING AN ELEVATION OF 118.49 FEET.

THE ABOVE ELEVATIONS ARE BASED ON THE LOS ANGELES COUNTY BENCH MARK NO. EY5873, HAVING AN ELEVATION OF 107.646 FEET, NORTH AMERICAN VERTICAL DATUM OF 1988, AND QUAD YEAR OF 2013, DESCRIBED AS "L&BR 1FT N/O B/W BCR @ SW COR IMPERIAL HWY & NORWALK BLVD".

THE ABOVE DESCRIBED PARCEL CONTAINS 113,834 SQUARE FEET OR 2.613 ACRES, MORE OR LESS.

**PARCEL 7
LEGAL DESCRIPTION**

THAT PORTION OF LOT IV (4), IN SECTION 18, TOWNSHIP 3 SOUTH, RANGE 11 WEST, IN THE RANCHO SANTA GERTRUDES, IN THE CITY OF NORWALK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 AT PAGE 502 OF MISCELLANEOUS RECORDS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

FOR THE PURPOSES OF THIS DESCRIPTION, THE FOLLOWING TWO CONTROL LINES (CONTROL LINE B & CONTROL LINE C) ARE HEREBY ESTABLISHED:

CONTROL LINE B

BEGINNING AT THE CENTERLINE INTERSECTION OF IMPERIAL HIGHWAY AND NORWALK BOULEVARD AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 257, PAGE 95, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG THE CENTERLINE OF SAID IMPERIAL HIGHWAY NORTH 89°48'50" EAST, 391.48 FEET;

THENCE LEAVING SAID CENTERLINE, SOUTH 00°11'10" EAST, 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID IMPERIAL HIGHWAY, ALSO BEING THE NORTHERLY LINE OF THAT QUITCLAIM DEED RECORDED SEPTEMBER 27, 1960, AS INSTRUMENT NUMBER 4123 OF OFFICIAL RECORDS OF SAID COUNTY RECORDER, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 00°11'10" EAST, 39.54 FEET;

THENCE SOUTH 00°23'27" EAST, 45.07 FEET;

THENCE SOUTH 00°22'55" EAST, 26.40 FEET;

THENCE SOUTH 00°28'02" EAST, 8.00 FEET;

THENCE SOUTH 00°22'38" EAST, 61.92 FEET;

THENCE SOUTH 00°23'15" EAST, 76.78 FEET;

THENCE NORTH 90°00'00" EAST, 10.09 FEET;

THENCE SOUTH 00°18'06" EAST, 18.74 FEET;

THENCE NORTH 90°00'00" EAST, 8.03 FEET;

THENCE SOUTH 00°01'41" EAST, 14.75 FEET;

THENCE SOUTH 00°00'44" EAST, 27.19 FEET;

THENCE NORTH 89°51'25" EAST, 43.36 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT A**;

THENCE SOUTH 00°23'15" EAST, 25.05 FEET TO A POINT HEREINAFTER REFERRED TO AS

POINT B;

THENCE SOUTH 90°00'00" WEST, 26.72 FEET;

THENCE SOUTH 41°39'11" WEST, 25.27 FEET;

THENCE SOUTH 00°00'16" EAST, 40.25 FEET;

THENCE SOUTH 14°23'34" EAST, 48.19 FEET;

THENCE SOUTH 08°56'20" WEST, 33.54 FEET;

THENCE SOUTH 09°01'56" WEST, 46.17 FEET;

THENCE SOUTH 13°40'20" EAST, 53.85 FEET;

THENCE NORTH 89°36'45" EAST, 32.58 FEET;

THENCE SOUTH 00°23'15" EAST, 35.27 FEET TO A POINT ON THE SOUTHERLY LINE OF THE GRANT DEED RECORDED MAY 3, 2013, INSTRUMENT NUMBER 20130668029 OF SAID OFFICIAL RECORDS, SAID POINT BEING THE **POINT OF TERMINUS** OF THE ABOVE DESCRIBED **CONTROL LINE B**.

CONTROL LINE C

BEGINNING AT SAID **POINT B**;

THENCE SOUTH 00°23'15" EAST, 48.24 FEET;

THENCE NORTH 89°36'45" EAST, 239.59 FEET;

THENCE NORTH 00°23'15" WEST, 38.11 FEET;

THENCE NORTH 00°23'15" WEST, 23.85 FEET;

THENCE NORTH 89°36'45" EAST, 76.89 FEET TO A POINT ON THE EASTERLY LINE OF THE GRANT DEED RECORDED MAY 3, 2013, AS INSTRUMENT NUMBER 20130668029 OF SAID OFFICIAL RECORDS, SAID POINT BEING THE **POINT OF TERMINUS** OF THE ABOVE DESCRIBED **CONTROL LINE C**.

PARCEL 7

BEGINNING AT THE SOUTHEASTERLY CORNER OF THE LAND DESCRIBED IN THE GRANT DEED RECORDED MAY 3, 2013, AS INSTRUMENT NUMBER 20130668029 OF OFFICIAL RECORDS IN SAID OFFICE OF THE COUNTY RECORDER;

THENCE ALONG THE EASTERLY LINE OF SAID LAND, NORTH 0°23'15" WEST, 44.03 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID EASTERLY LINE, NORTH 0°23'15" WEST, 241.91 FEET TO SAID **POINT OF TERMINUS** OF **CONTROL LINE C**;

THENCE ALONG SAID **CONTROL LINE C**, THE FOLLOWING COURSES:

- 1) SOUTH 89°36'45" WEST, 76.89 FEET;
- 2) SOUTH 0°23'15" EAST, 23.85 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT C**;
- 3) CONTINUING SOUTH 0°23'15" EAST, 38.11 FEET TO AN ANGLE POINT ON SAID **CONTROL LINE C**;

THENCE LEAVING SAID **CONTROL LINE C**, NORTH 89°36'45" EAST, 25.75 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT D**;

THENCE SOUTH 0°23'15" EAST, 179.96 FEET;

THENCE NORTH 89°36'45" EAST, 51.15 FEET TO THE **TRUE POINT OF BEGINNING**.

EXCEPTING THERE FROM THAT PORTION OF AIRSPACE LYING SOUTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE; VERTICALLY ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 118.49 FEET; AND VERTICALLY BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 107.50 FEET:

BEGINNING AT THE ABOVE DESCRIBED **POINT C**;

THENCE NORTH 89°36'45" EAST, 25.81 FEET;

THENCE SOUTH 0°17'10" EAST, 38.11 FEET TO THE ABOVE DESCRIBED **POINT D**;

THE ABOVE ELEVATIONS ARE BASED ON THE LOS ANGELES COUNTY BENCH MARK NO. EY5873, HAVING AN ELEVATION OF 107.646 FEET, NORTH AMERICAN VERTICAL DATUM OF 1988, AND QUAD YEAR OF 2013, DESCRIBED AS "L&BR 1FT N/O B/W BCR @ SW COR IMPERIAL HWY & NORWALK BLVD".

THE ABOVE DESCRIBED PARCEL CONTAINS 13,969 SQUARE FEET OR 0.321 ACRES, MORE OR LESS.

**PARCEL 8
LEGAL DESCRIPTION**

THAT PORTION OF LOT IV (4), IN SECTION 18, TOWNSHIP 3 SOUTH, RANGE 11 WEST, IN THE RANCHO SANTA GERTRUDES, IN THE CITY OF NORWALK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 AT PAGE 502 OF MISCELLANEOUS RECORDS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

FOR THE PURPOSES OF THIS DESCRIPTION, THE FOLLOWING TWO CONTROL LINES (CONTROL LINE B & CONTROL LINE C) ARE HEREBY ESTABLISHED:

CONTROL LINE B

BEGINNING AT THE CENTERLINE INTERSECTION OF IMPERIAL HIGHWAY AND NORWALK BOULEVARD AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 257, PAGE 95, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG THE CENTERLINE OF SAID IMPERIAL HIGHWAY NORTH 89°48'50" EAST, 391.48 FEET;

THENCE LEAVING SAID CENTERLINE, SOUTH 00°11'10" EAST, 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID IMPERIAL HIGHWAY, ALSO BEING THE NORTHERLY LINE OF THAT QUITCLAIM DEED RECORDED SEPTEMBER 27, 1960, AS INSTRUMENT NUMBER 4123 OF OFFICIAL RECORDS OF SAID COUNTY RECORDER, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 00°11'10" EAST, 39.54 FEET;

THENCE SOUTH 00°23'27" EAST, 45.07 FEET;

THENCE SOUTH 00°22'55" EAST, 26.40 FEET;

THENCE SOUTH 00°28'02" EAST, 8.00 FEET;

THENCE SOUTH 00°22'38" EAST, 61.92 FEET;

THENCE SOUTH 00°23'15" EAST, 76.78 FEET;

THENCE NORTH 90°00'00" EAST, 10.09 FEET;

THENCE SOUTH 00°18'06" EAST, 18.74 FEET;

THENCE NORTH 90°00'00" EAST, 8.03 FEET;

THENCE SOUTH 00°01'41" EAST, 14.75 FEET;

THENCE SOUTH 00°00'44" EAST, 27.19 FEET;

THENCE NORTH 89°51'25" EAST, 43.36 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT A**;

THENCE SOUTH 00°23'15" EAST, 25.05 FEET TO A POINT HEREINAFTER REFERRED TO AS

POINT B;

THENCE SOUTH 90°00'00" WEST, 26.72 FEET;

THENCE SOUTH 41°39'11" WEST, 25.27 FEET;

THENCE SOUTH 00°00'16" EAST, 40.25 FEET;

THENCE SOUTH 14°23'34" EAST, 48.19 FEET;

THENCE SOUTH 08°56'20" WEST, 33.54 FEET;

THENCE SOUTH 09°01'56" WEST, 46.17 FEET;

THENCE SOUTH 13°40'20" EAST, 53.85 FEET;

THENCE NORTH 89°36'45" EAST, 32.58 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT C**;

THENCE SOUTH 00°23'15" EAST, 35.27 FEET TO A POINT ON THE SOUTHERLY LINE OF THE GRANT DEED RECORDED MAY 3, 2013, INSTRUMENT NUMBER 20130668029 OF SAID OFFICIAL RECORDS, SAID POINT BEING THE **POINT OF TERMINUS** OF THE ABOVE DESCRIBED **CONTROL LINE B**.

CONTROL LINE C

BEGINNING AT SAID POINT B;

THENCE SOUTH 00°23'15" EAST, 48.24 FEET;

THENCE NORTH 89°36'45" EAST, 239.59 FEET;

THENCE NORTH 00°23'15" WEST, 38.11 FEET;

THENCE NORTH 00°23'15" WEST, 23.85 FEET;

THENCE NORTH 89°36'45" EAST, 76.89 FEET TO A POINT ON THE EASTERLY LINE OF THE GRANT DEED RECORDED MAY 3, 2013, AS INSTRUMENT NUMBER 20130668029 OF SAID OFFICIAL RECORDS, SAID POINT BEING THE **POINT OF TERMINUS** OF THE ABOVE DESCRIBED **CONTROL LINE C**.

PARCEL 8

BEGINNING AT THE ABOVE DESCRIBED POINT B;

THENCE ALONG SAID **CONTROL LINE C**, SOUTH 00°23'15" EAST, 48.24 FEET TO AN ANGLE POINT THEREON AND THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID **CONTROL LINE C** AND ITS EASTERLY PROLONGATION, NORTH 89°36'45" EAST, 265.34 FEET;

THENCE LEAVING SAID PROLONGATION, SOUTH 00°23'15" EAST, 179.96 FEET;

THENCE NORTH 89°36'45" EAST, 51.15 FEET TO THE EASTERLY LINE OF SAID GRANT DEED;
THENCE ALONG EASTERLY AND SOUTHERLY LINES OF SAID GRANT DEED, THE
FOLLOWING COURSES:

- 1) SOUTH 00°23'15" EAST, 44.03 FEET;
- 2) SOUTH 89°39'59" WEST, 316.77 FEET TO THE **POINT OF TERMINUS** OF SAID **CONTROL LINE B**;

THENCE ALONG SAID **CONTROL LINE B**, NORTH 00°23'15" WEST, 35.27 FEET TO THE ABOVE
DESCRIBED **POINT C**;

THENCE LEAVING SAID **CONTROL LINE B**, NORTH 89°36'45" EAST, 79.40 FEET;

THENCE NORTH 00°23'15" WEST, 13.67 FEET TO A POINT HEREINAFTER REFERRED TO AS
POINT D;

THENCE SOUTH 89°36'45" WEST, 79.40 FEET;

THENCE NORTH 00°23'15" WEST, 160.58 FEET;

THENCE NORTH 89°36'45" EAST, 0.29 FEET;

THENCE NORTH 00°23'15" WEST, 14.17 FEET TO THE **TRUE POINT OF BEGINNING**.

EXCEPTING THEREFROM THAT PORTION OF AIRSPACE DESCRIBED AS FOLLOWS:

BEGINNING AT THE ABOVE DESCRIBED **POINT D**;

THENCE ALONG THE BOUNDARY OF THE ABOVE DESCRIBED PARCEL, THE FOLLOWING
COURSES:

- 1) SOUTH 89°36'45" WEST, 79.40 FEET;
- 2) NORTH 00°23'15" WEST 160.58 FEET;
- 3) NORTH 89°36'45" EAST, 0.29 FEET;
- 4) NORTH 00°23'15" WEST, 0.21 FEET;

THENCE LEAVING SAID BOUNDARY NORTH 89°36'45" EAST, 85.43 FEET;

THENCE NORTH 00°23'15" WEST, 13.96 FEET TO SAID **CONTROL LINE C**;

THENCE ALONG SAID **CONTROL LINE C**, NORTH 89°36'45" EAST, 79.62 FEET;

THENCE LEAVING SAID **CONTROL LINE C**, SOUTH 00°23'15" EAST, 18.79 FEET;

THENCE NORTH 89°36'50" EAST, 21.60 FEET;

THENCE SOUTH 00°23'15" EAST, 139.07 FEET;

THENCE SOUTH 44°36'45" WEST, 20.40 FEET;

THENCE SOUTH 89°36'45" WEST, 45.90 FEET;

THENCE SOUTH 00°09'02" EAST, 2.45 FEET;

THENCE SOUTH 89°36'45" WEST, 47.19 FEET TO SAID **POINT D**;

THE ABOVE DESCRIBED EXCEPTION PARCEL SHALL BE VERTICALLY BOUNDED AS FOLLOWS:

- 1) THE LOWER BOUNDS OF SAID PARCEL LIES ON A HORIZONTAL PLANE HAVING AN ELEVATION OF 107.50 FEET;
- 2) THE UPPER BOUNDS OF SAID PARCEL LIES ON A HORIZONTAL PLANE HAVING AN ELEVATION OF 118.49 FEET.

THE ABOVE ELEVATIONS ARE BASED ON THE LOS ANGELES COUNTY BENCH MARK NO. EY5873, HAVING AN ELEVATION OF 107.646 FEET, NORTH AMERICAN VERTICAL DATUM OF 1988, AND QUAD YEAR OF 2013, DESCRIBED AS "L&BR 1FT N/O B/W BCR @ SW COR IMPERIAL HWY & NORWALK BLVD".

THE ABOVE DESCRIBED PARCEL CONTAINS 29,801 SQUARE FEET OR 0.684 ACRES, MORE OR LESS.

**PARCEL 9
LEGAL DESCRIPTION**

THAT PORTION OF LOT IV (4), IN SECTION 18, TOWNSHIP 3 SOUTH, RANGE 11 WEST, IN THE RANCHO SANTA GERTRUDES, IN THE CITY OF NORWALK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 AT PAGE 502 OF MISCELLANEOUS RECORDS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

FOR THE PURPOSES OF THIS DESCRIPTION, THE FOLLOWING TWO CONTROL LINES (CONTROL LINE A & CONTROL LINE B) ARE HEREBY ESTABLISHED:

CONTROL LINE A

BEGINNING AT THE CENTERLINE INTERSECTION OF IMPERIAL HIGHWAY AND NORWALK BOULEVARD AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 257, PAGE 95, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG THE CENTERLINE OF SAID IMPERIAL HIGHWAY NORTH 89°48'50" EAST, 169.98 FEET;

THENCE LEAVING SAID CENTERLINE, SOUTH 00°11'10" EAST, 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID IMPERIAL HIGHWAY, ALSO BEING THE NORTHERLY LINE OF THAT QUITCLAIM DEED RECORDED SEPTEMBER 27, 1960, AS INSTRUMENT NUMBER 4123 OF OFFICIAL RECORDS OF SAID COUNTY RECORDER;

THENCE NORTH 89°48'50" EAST, 137.65 FEET, ALONG SAID RIGHT-OF-WAY LINE TO A POINT, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 12°24'06" EAST, 42.07 FEET;

THENCE SOUTH 90°00'00" WEST, 1.55 FEET;

THENCE SOUTH 00°00'00" WEST, 6.50 FEET;

THENCE SOUTH 12°03'25" EAST, 13.03 FEET;

THENCE SOUTH 00°00'00" EAST, 25.78 FEET;

THENCE SOUTH 01°07'05" EAST, 26.06 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT A**;

THENCE SOUTH 01°06'49" EAST, 8.00 FEET;

THENCE SOUTH 22°16'02" EAST, 15.36 FEET;

THENCE SOUTH 05°09'54" EAST, 8.77 FEET;

THENCE SOUTH 10°18'31" WEST, 6.38 FEET;

THENCE SOUTH 07°48'30" WEST, 91.68 FEET;

THENCE NORTH 89°43'02" WEST, 94.09 FEET;

THENCE SOUTH 67°52'14" WEST, 41.67 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT B**;

THENCE SOUTH 86°47'04" WEST, 86.88 FEET;

THENCE SOUTH 86°46'59" WEST, 12.50 FEET;

THENCE SOUTH 89°33'02" WEST, 28.00 FEET TO THE EASTERLY RIGHT-OF-WAY NORWALK BOULEVARD, ALSO THE WESTERLY LINE OF SAID QUITCLAIM DEED, SAID POINT BEING THE **POINT OF TERMINUS** OF THE ABOVE DESCRIBED **CONTROL LINE A**.

CONTROL LINE B

BEGINNING AT THE CENTERLINE INTERSECTION OF IMPERIAL HIGHWAY AND NORWALK BOULEVARD AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 257, PAGE 95, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG THE CENTERLINE OF SAID IMPERIAL HIGHWAY NORTH 89°48'50" EAST, 391.48 FEET;

THENCE LEAVING SAID CENTERLINE, SOUTH 00°11'10" EAST, 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID IMPERIAL HIGHWAY, ALSO BEING THE NORTHERLY LINE OF THAT QUITCLAIM DEED RECORDED SEPTEMBER 27, 1960, AS INSTRUMENT NUMBER 4123 OF OFFICIAL RECORDS OF SAID COUNTY RECORDER, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 00°11'10" EAST, 39.54 FEET;

THENCE SOUTH 00°23'27" EAST, 45.07 FEET;

THENCE SOUTH 00°22'55" EAST, 26.40 FEET;

THENCE SOUTH 00°28'02" EAST, 8.00 FEET;

THENCE SOUTH 00°22'38" EAST, 61.92 FEET;

THENCE SOUTH 00°23'15" EAST, 76.78 FEET;

THENCE NORTH 90°00'00" EAST, 10.09 FEET;

THENCE SOUTH 00°18'06" EAST, 18.74 FEET;

THENCE NORTH 90°00'00" EAST, 8.03 FEET;

THENCE SOUTH 00°01'41" EAST, 14.75 FEET;

THENCE SOUTH 00°00'44" EAST, 27.19 FEET;

THENCE NORTH 89°51'25" EAST, 43.36 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT A**;

THENCE SOUTH 00°23'15" EAST, 25.05 FEET TO A POINT HEREINAFTER REFERRED TO AS

POINT B;

THENCE SOUTH 90°00'00" EAST, 26.72 FEET;

THENCE SOUTH 41°39'11" WEST, 25.27 FEET;

THENCE SOUTH 00°00'16" EAST, 40.25 FEET;

THENCE SOUTH 14°23'34" EAST, 48.19 FEET;

THENCE SOUTH 08°56'20" WEST, 33.54 FEET;

THENCE SOUTH 09°01'56" WEST, 46.17 FEET;

THENCE SOUTH 13°40'20" EAST, 53.85 FEET;

THENCE NORTH 89°36'45" EAST, 32.58 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT C;**

THENCE SOUTH 00°23'15" EAST, 35.27 FEET TO A POINT ON THE SOUTHERLY LINE OF THE GRANT DEED RECORDED MAY 3, 2013, INSTRUMENT NUMBER 20130668029 OF SAID OFFICIAL RECORDS, SAID POINT BEING THE **POINT OF TERMINUS** OF THE ABOVE DESCRIBED **CONTROL LINE B**.

PARCEL 9

BOUNDED EASTERLY BY THE ABOVE DESCRIBED **CONTROL LINE B**.

BOUNDED NORTHERLY BY THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID IMPERIAL HIGHWAY.

BOUNDED NORTHWESTERLY BY THE ABOVE DESCRIBED **CONTROL LINE A**.

BOUNDED WESTERLY BY SAID RIGHT-OF-WAY OF NORWALK BOULEVARD.

BOUNDED SOUTHERLY BY THE SOUTHERLY LINE OF SAID GRANT DEED.

BOUNDED SOUTHWESTERLY BY THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE CENTERLINE INTERSECTION OF IMPERIAL HIGHWAY AND NORWALK BOULEVARD AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 257, PAGE 95, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG THE CENTERLINE OF SAID NORWALK BOULEVARD THENCE SOUTH 00°19'23" EAST, 378.10 FEET;

THENCE LEAVING SAID CENTERLINE, NORTH 89°40'37" EAST, 50.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID NORWALK BOULEVARD, ALSO BEING THE WESTERLY LINE OF THAT GRANT DEED RECORDED MAY 3, 2013, AS INSTRUMENT NUMBER 20130668029 OF OFFICIAL RECORDS OF SAID COUNTY RECORDER, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 89°51'55" EAST, 324.85 FEET;

THENCE SOUTH 00°08'05" WEST, 285.86 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID GRANT DEED.

THE ABOVE DESCRIBED PARCEL CONTAINS 60,717 SQUARE FEET OR 1.394 ACRES, MORE OR LESS.