



SUBJECT: RESOLUTION OF NECESSITY

**ACTION: RESCIND APPROVAL OF RESOLUTION OF NECESSITY FOR THE
ACQUISITION OF PARCELS WI-101, WI-102, WI-103 AND WI-201**

RECOMMENDATION

Rescind the Resolution of Necessity authorizing the commencement of an eminent domain action to acquire Assessor Parcels No. 5410-009-016; 5410-010-001, 001, 013, 014, 015, 016, 017, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, and 30 for the planned construction and operation of the Division 10 Bus Facility Expansion Project ("Project").

RATIONALE

The MTA Board adopted the attached Resolution of Necessity authorizing the acquisition of the parcels through eminent domain on September 23, 2004. The Board subsequently approved the revised just compensation amount established for the parcels on December 13, 2004. Prior to filing the eminent domain complaint, staff made a revised offer to the owner of record to acquire the parcels for the amount of the revised just compensation. The owner rejected the revised offer and indicated that his opinion of value was substantially higher than the LACMTA's appraisal. The owner's attorney also indicated that they would challenge the necessity to acquire the parcels.

Based on the owner's opinion of value and his attorney's representation that they would continue to resist attempts to acquire the property, staff concluded that the Project's budget would not support an acquisition price that exceeded the established just compensation amount. Staff has considered several alternatives for providing the space needed to store and operate the one hundred (100) new articulated buses. While expansion of the existing Division 10 bus facility is the most desired alternative, a workable solution has been developed which will meet immediate parking needs.

The property owners were provided notice by letter dated January 3, 2005 that the Board will consider an action to rescind the Resolution of Necessity at its January 27th Board meeting.

FINANCIAL IMPACT

The decision to rescind the Resolution of Necessity will permit funds allocated for the acquisition of the parcels to be used for other projects, subject to Board approval. Staff will return to the Board with a proposal for ensuring that this funding is reprogrammed and dedicated to the next best mobility and air quality benefit for the region.


ALTERNATIVE CONSIDERED

The alternative to rescinding the resolution would be to continue with the eminent domain proceedings and take a chance that a reasonable settlement could be reached with the owner in an affordable price range and that would be reasonably representative of the market value of the property. LACMTA could deposit the amount of just compensation into the court, take possession of the property and proceed with the construction Project pending final award by a jury or judge. This alternative would place the LACMTA at great risk that the award would be favorable to the property owner and far exceed the Project's budget. Staff determined that based on the limited funds available for the project, that it would not be prudent and in LACMTA's best interest to risk paying a higher price for the property.

ATTACHMENT

Resolution of Necessity

Prepared by: **Velma C. Marshall**
Director of Real Estate



Don Ott, Executive Officer
Administration



Roger Snoble
Chief Executive Officer

**RESOLUTION OF THE
LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY
DECLARING CERTAIN REAL PROPERTY NECESSARY FOR PUBLIC PURPOSES
AND AUTHORIZING THE ACQUISITION THEREOF
(MTA Parcels WI-101, WI-102, WI-103 and WI-201)**

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

Section 1.

The Los Angeles County Metropolitan Transportation Authority ("MTA") is a public entity organized and existing pursuant to Chapter 2 of Division 12 of the California Public Utilities Code (commencing with Section 130050).

Section 2.

The property interests described hereinafter are to be taken for public use, namely, for public transportation purposes and all uses necessary, incidental or convenient thereto, in connection with the development, construction, operation and maintenance of the Division 10 Bus Facility Expansion Project ("Project");

Section 3.

The MTA is authorized to acquire the property interests described hereinafter pursuant to the following:

- a. Article I, Section 19 of the Constitution of the State of California;
- b. California Public Utilities Code, Division 10, Part 3 (Sections 30000-33020, inclusive), and Sections 30503 and 30600 in particular;
- c. California Public Utilities Code, Division 12 (Sections 130000-130730, inclusive), and Section 130220.5 in particular; and
- d. California Code of Civil Procedure Sections 1240.010-1273.050, inclusive.

Section 4.

The property to be acquired is located in City of Los Angeles, and is more particularly identified as follows:

- a. The fee simple title in and to Parcels WI-101, WI-102, WI-103 and WI-201 (Los Angeles County Assessor Parcel Numbers 5410-009-016; 5410-010-001, 002, 012, 013, 014, 015, 016, 017, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030), containing approximately 384,952 square feet, including building structures and improvements pertaining to realty.

- b. Parcels WI-101, WI-102, WI-103 and WI-201 are described more specifically in Exhibit "A", attached hereto, and are generally depicted in the Parcel Plat Maps attached hereto as Exhibit "B", both of which are incorporated herein by this reference.

Section 5.

Environmental clearance for the Project was completed under the California Environmental Quality Act (CEQA) as a part of the Wilshire Bus Rapid Transit Project Final Environmental Impact Report (SCH #2000051058) ("BRT EIR"). There were no significant adverse impacts caused by the acquisition or use of the property interests described herein that were not mitigated to a level of insignificance. A Notice of Determination for the BRT EIR was filed in compliance with Section 21108/21152 of the State of California Public Resources Code on August 21, 2002. There have been no changes to the Division 10 project since the time of the above actions.

Environmental clearance for the project was completed under the National Environmental Protection Act (NEPA) in the form of a Categorical Exclusion for the Expansion of MTA Division 10 Bus Facility (CA-90-Y260). A determination was made by the United States Department of Transportation, Federal Transit Administration on June 21, 2004 that the project qualifies as a categorical exclusion under 23 CFR part 771.117(d)(8).

No significant impacts resulting from the acquisition of parcels or the expansion of the Division 10 facility were identified under either the CEQA or NEPA environmental reviews. Since the date of the certification of the BRT EIR and the date of the NEPA clearance there have been no new impacts or information that would trigger the requirements for a subsequent EIR or an addendum or supplement to the BRT EIR.

Section 6.

The Los Angeles County Metropolitan Transportation Authority hereby declares that it has found and determined each of the following:

- (a) The public interest and necessity require the Project;
- (b) The Project is planned or located in the manner which will be most compatible with the greatest public good and the least private injury;
- (c) The property described in Section 4, above, is necessary for the Project; and
- (d) The offers required by Section 7267.2 of the Government Code have been made to the owners of record.

- (e) That all conditions and statutory requirements necessary to exercise the power of eminent domain to acquire the property interests herein have been complied with by the MTA.

Section 7.

Legal counsel is hereby authorized and directed to take all steps necessary to commence legal proceedings, in a court of competent jurisdiction, to acquire the properties described above, by eminent domain. Counsel is also authorized to seek and obtain an Order of Immediate Possession of said properties in accordance with the provisions of the California Eminent Domain Law and to deposit the total sum of probable just compensation fixed by the Superior Court in its order determining and establishing security for said immediate possession with the Clerk of said Superior Court in connection therewith.

Counsel is further authorized, pursuant to Section 30258 of the Public Utilities Code, to associate with, at its election, a private law firm for the preparation and prosecution of said proceedings.



Metropolitan Transportation Authority

Metro

CERTIFICATION

The undersigned, duly qualified and acting as Board Secretary of the Los Angeles County Metropolitan Transportation Authority, certifies that the following is a true and correct copy of an excerpt from the Minutes of a regular meeting of the Board of Directors of the Los Angeles County Metropolitan Transportation Authority held on September 23, 2004.

32. APPROVED BY A 2/3 VOTE OF THE BOARD:
- A. holding a public hearing on the proposed resolution of necessity; and
 - B. adopting the Resolution of Necessity authorizing commencement of an eminent domain action to acquire Assessor Parcels Nos. 5410-009-016; 5410-010-001, 002, 012, 013, 014, 015, 016, 017, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, and 030 for the planned construction and operation of the Division 10 Bus Facility Expansion Project.


Michele Jackson
MTA Board Secretary

DATED: September 24, 2004

LEGAL DESCRIPTION
FOR FEE PURPOSES

PARCEL WI-101

PARCEL NO. WI-101
APN: 5410-009-16
TITLE REPORT: ORANGE COAST NO.W302193-3

THAT CERTAIN PORTION OF LAND REFERRED TO IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

PARCELS A, B, C OF PARCEL MAP-LA. NO. 3775, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP FILED IN BOOK 94, PAGE 11 AND 12 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE PORTIONS THEREOF BELOW A DEPTH OF FIVE HUNDRED (500) FEET MEASURED VERTICALLY FROM THE CONTOUR OF THE SURFACE THEREOF; PROVIDED THAT GRANTOR, ITS SUCCESSORS, AND ASSIGNS, SHALL NOT HAVE THE RIGHT FOR ANY PURPOSE WHATSOEVER TO ENTER UPON, INTO OR THROUGH THE SURFACE OF THE PROPERTY GRANTED HEREIN OR ANY PART THEREOF LYING BETWEEN SAID SURFACE AND FIVE HUNDRED (500) FEET BELOW SAID SURFACE. AS EXCEPTED BY SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION IN DEED RECORDED APRIL 28, 1978 AS INSTRUMENT NO. 78-447738 OFFICIAL RECORDS.

CONTAINS: 81,218 SQUARE FEET

NOTE:

THIS LEGAL DESCRIPTION WAS NOT PREPARED FOR ANY PURPOSE THAT WOULD BE IN VIOLATION OF THE STATE OF CALIFORNIA SUBDIVISION MAPS ACT OR LOCAL ORDINANCES OF THE GOVERNING BODY HAVING JURISDICTION.

PREPARED BY:

Stephanie A. Wagner
STEPHANIE A. WAGNER, P.L.S. 5752

January 17, 2003
DATE:

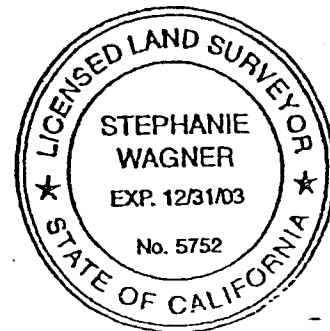


EXHIBIT "A"

LEGAL DESCRIPTION
FOR FEE PURPOSES

PARCEL WI-102

PARCEL NO. WI-102

APN: 5410-010-025; 5410-010-030

TITLE REPORT: ORANGE COAST NO.W302190-3 AND W302192-3

THAT CERTAIN PORTION OF LAND REFERRED TO IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOTS 9, 10, 11,12 AND 13 OF THE ARROYO DE LOS POSOS SUBDIVISION, AS PER MAP RECORDED IN BOOK 66 PAGES 81 AND 82 OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL OIL GAS OR OTHER HYDROCARBON SUBSTANCES IN OR UNDER SAID LAND AS RESERVED IN DEED FROM PACIFIC LAND CO., A CORPORATION.

ALSO

PARCEL C AS SHOWN ON PARCEL MAP L.A. NO. 5732 FILED IN BOOK 194 PAGES 62 TO 64 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF; BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN THE DEED RECORDED APRIL 17, 1987 AS INSTRUMENT NO. 87-592867.

ALSO

LOTS 27, 28, 29 AND 30 OF THE VILLA TRACT, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 5 PAGE 454 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AND ALSO

THOSE PORTIONS OF LOTS 31, 32, 33, and 34 INCLUSIVE OF THE VILLA TRACT, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 5 PAGE 454 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 31; THENCE ALONG THE NORTHERLY LINE OF SAID LOT S71° 24'59" E 138.51 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT; THENCE ALONG THE EASTERLY LINE OF SAID LOTS 31 AND 32,

LEGAL DESCRIPTION CONTINUED

S14°30'21"W 80.09 FEET; THENCE PARALLEL WITH SAID NORTHERLY LINE N71°24'59"W 53.20 FEET; THENCE S15°22'19"W 20.14 FEET TO THE SOUTHERLY LINE OF SAID LOT 32; THENCE ALONG THE SAID SOUTHERLY LINE OF LOT 32, S 71°24'59"E 0.36 FEET TO A POINT; THENCE S18°35'01"W 50.00 FEET TO THE NORTHERLY LINE OF SAID LOT 34; THENCE S13°23'32"E 40.09 FEET TO A POINT IN THE NORTHERLY LINE OF CESAR E. CHAVEZ AVENUE, FORMERLY KNOWN AS MACY STREET, 90 FEET WIDE; THENCE N65°44'44"E ALONG SAID NORTHERLY LINE OF CESAR E. CHAVEZ AVENUE, 78.49 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A 20 FOOT RADIUS; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 29.44 FEET THROUGH A CENTRAL ANGLE OF 84°19'45" TO A POINT IN THE EASTERLY LINE OF GALLARDO STREET, 60 FEET WIDE, SAID POINT ALSO BEING ON THE WESTERLY LINE OF LOT 34; THENCE ALONG SAID EASTERLY LINE OF GALLARDO STREET AND WESTERLY LINE OF LOTS 34 THROUGH 31 OR PORTIONS THEREOF, S18°25'01"W 162.28 FEET TO THE POINT OF BEGINNING.

EXCEPT FROM SAID LAND THAT PORTION INCLUDED WITHIN THE LINES OF THE LAND DESCRIBED IN THE DEED TO THE PACIFIC ELECTRIC LAND COMPANY, A CORPORATION, RECORDED ON SEPTEMBER 12, 1907 AS INSTRUMENT NO. 4 IN BOOK 3109 PAGE 69 OF DEEDS

ALSO EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND; BUT WITH NO RIGHT OF SURFACE ENTRY THERETO, AS PROVIDED IN THE DEED RECORDED OCTOBER 1, 1957 AS INSTRUMENT NO. 1994 IN BOOK 55739 PAGE 133, OFFICIAL RECORDS.

CONTAINS: 233,203 SQUARE FEET.

NOTE:

THIS LEGAL DESCRIPTION WAS NOT PREPARED FOR ANY PURPOSE THAT WOULD BE IN VIOLATION OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT OR LOCAL ORDINANCES OF THE GOVERNING BODY HAVING JURISDICTION.

PREPARED BY:

Stephanie A. Wagner
STEPHANIE A. WAGNER, P.L.S. 5752

January 3, 2003
DATE:



**LEGAL DESCRIPTION
FOR FEE PURPOSES**

PARCEL WI-103

PARCEL NO. WI-103

APN: 5410-010-026,027,028 AND 029; 5410-010-001 AND 002

TITLE REPORT: ORANGE COAST NO.W302191-3 AND W302186-3

THAT CERTAIN PORTION OF LAND REFERRED TO IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

ALL OF PARCEL "A", AS SHOWN ON PARCEL MAP L.A. NO. 5732 FILED IN BOOK 194 PAGES 62 TO 64 INCLUSIVE OF PARCEL MAPS, ON THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO CONTAINING A PORTION OF THE LAND DESCRIBED AS FOLLOWS:

BEGINNING AT MOST NORTHERLY CORNER OF SAID PARCEL "A", SAID POINT BEING ON THE SOUTHERLY LINE OF MISSION ROAD, 100 FEET WIDE, AS ESTABLISHED BY DEED RECORDED IN BOOK 4478, PAGE 1 OF DEEDS, IN THE OFFICE OF SAID COUNTY RECORDER; THENCE ALONG SAID SOUTHERLY LINE N67°54'35"E 327.16 FEET; THENCE LEAVING SOUTHERLY LINE OF MISSION ROAD S22°05'25"E 80.93 FEET; THENCE S67°54'35"W 77.19 FEET TO THE NORTHWESTERLY LINE OF LOT 2 OF TRACT NO. 3296, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 36, PAGES 30 AND 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID NORTHWESTERLY LINE S28°06'25"W 49.59 FEET; THENCE N62°30'00"W 10.00 FEET TO A POINT IN THE NORTHERLY LINE OF LOT 17 OF ARROYO DE LOS POSOS SUBDIVISION IN SAID CITY COUNTY AND STATE, AS PER MAP RECORDED IN BOOK 66, PAGES 81 AND 82 OF MISCELLANEOUS MAPS, SAID POINT ALSO BEING IN THE NORTH LINE OF A PUBLIC ALLEY, 20 FEET WIDE, AS VACATED BY COUNCIL OF THE CITY OF LOS ANGELES UNDER ORDINANCE NO.3968; THENCE ALONG NORTHERLY LINE OF SAID LOT 17 S67°54'35"W 205.48 FEET TO THE MOST EASTERLY CORNER OF LOT 4 OF SAID ARROYO DE LOS POSOS SUBDIVISION; THENCE ALONG NORTHEASTERLY LINE OF SAID LOT 4, N22°05'25"W 105.00 FEET TO THE SOUTHERLY LINE OF SAID HEREIN ABOVE MENTIONED MISSION ROAD AND POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION THEREOF LYING BELOW A DEPTH OF 500 FEET, MEASURED VERTICALLY, FROM THE CONTOUR OF THE SURFACE OF SAID PROPERTY; THENCE HOWEVER, OR ITS SUCCESSORS AND ASSIGNS, SHALL NOT HAVE THE RIGHT FOR ANY PURPOSE WHATSOEVER TO ENTER UPON, INTO OR THROUGH THE SURFACE OF SAID PROPERTY OR ANY PART THEREOF LYING BETWEEN SAID SURFACE AND 500 FEET BELOW SAID SURFACE, AS SHOWN IN DEED RECORDED APRIL 17, 1987 AS INSTRUMENT NO. 87-592867.

LEGAL DESCRIPTION CONTINUED

LEGAL DESCRIPTION CONTINUED PARCEL * WI-103*

CONTAINS: 36,143 SQUARE FEET

NOTE:

THIS LEGAL DESCRIPTION WAS NOT PREPARED FOR ANY PURPOSE THAT WOULD BE IN VIOLATION OF THE STATE OF CALIFORNIA SUBDIVISION MAPS ACT OR LOCAL ORDINANCES OF THE GOVERNING BODY HAVING JURISDICTION.

PREPARED BY:

Stephanie A. Wagner
STEPHANIE A. WAGNER, P.L.S. 5752

January 3, 2003
DATE:



**LEGAL DESCRIPTION
FOR FEE PURPOSES**

PARCEL WI - 201

PARCEL NO. WI-201
APN: 5410-010-017,019-024;
TITLE REPORT: ORANGE COAST NO.W302189-3

THAT CERTAIN PORTION OF LAND REFERED TO IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA FOLLOWING DESCRIBED AS A WHOLE AS FOLLOWS:

LOTS 24, 25 AND 26 OF THE VILLA TRACT, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 5 PAGE 454 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO

LOTS 14 AND 16 OF THE ARROYO DE LOS POSOS SUBDIVISION, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 66 PAGES 81 AND 82 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AND ALSO,

THAT PORTION OF THAT CERTAIN PARCEL OF LAND, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, SHOWN AS CITY OF LOS ANGELES TO FRANK BERNAL, DEEDS 1201 PAGE 17 AT LOS ANGELES COUNTY ON THE MAP OF SAID ARROYO DE LOS POSOS SUBDIVISION MORE PARTICULARY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 16 OF ARROYO DE LOS POSOS SUBDIVISION; THENCE S62°01'31"E 127.44 FEET ALONG THE NORTHERLY OF LOT 16 TO THE MOST EASTERLY CORNER OF SAID LOT; THENCE N34°43'08"E 49.67 FEET TO THE SOUTHEAST CORNER OF LOT 14 OF SAID SUBDIVISION; THENCE N62° 01'31"W 141.43 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14' SAID POINT ALSO BEING OM THE EASTERLY LINE OF GALLARDO STREET, 60 FEET WIDE; THENCE S18°35'01"W 50.00 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

CONTAINS: 34,289 SQUARE FEET

LEGAL DESCRIPTION CONTINUED

LEGAL DESCRIPTION CONTINUED PARCEL "WIL-201"

NOTE:

THIS LEGAL DESCRIPTION WAS NOT PREPARED FOR ANY PURPOSE THAT WOULD BE IN VIOLATION OF THE STATE OF CALIFORNIA SUBDIVISION MAPS ACT OR LOCAL ORDINANCES OF THE GOVERNING BODY HAVING JURISDICTION.

PREPARED BY:

Stephanie A. Wagner
STEPHANIE A. WAGNER, P.L.S. 5752

January 3, 2003
DATE:



OWNERSHIP - ANNEALY ESTATE AND RUTH CARLSON FAMILY TRUST
 DESCRIPTION : PARCELS A, B AND C PER PM LA 3775 B.K.94 PG. 11-12

IS NOT A SURVEY OF THE LAND. THE DATA SHOWN
 THIS MAP HAS BEEN COMPILED FROM PUBLIC SOURCES
 IS SUBJECT TO FIELD VERIFICATION. BEARINGS ARE
 BASED ON THE CENTER LINE OF MISSION ROAD SHOWN AS
 N67°54'35"E PER PARCEL MAP NO. 5752 BK.194 PGS 1/3.

TITLE REPORT : ORANGE COAST TITLE NO. W302193-3

ADDRESS :

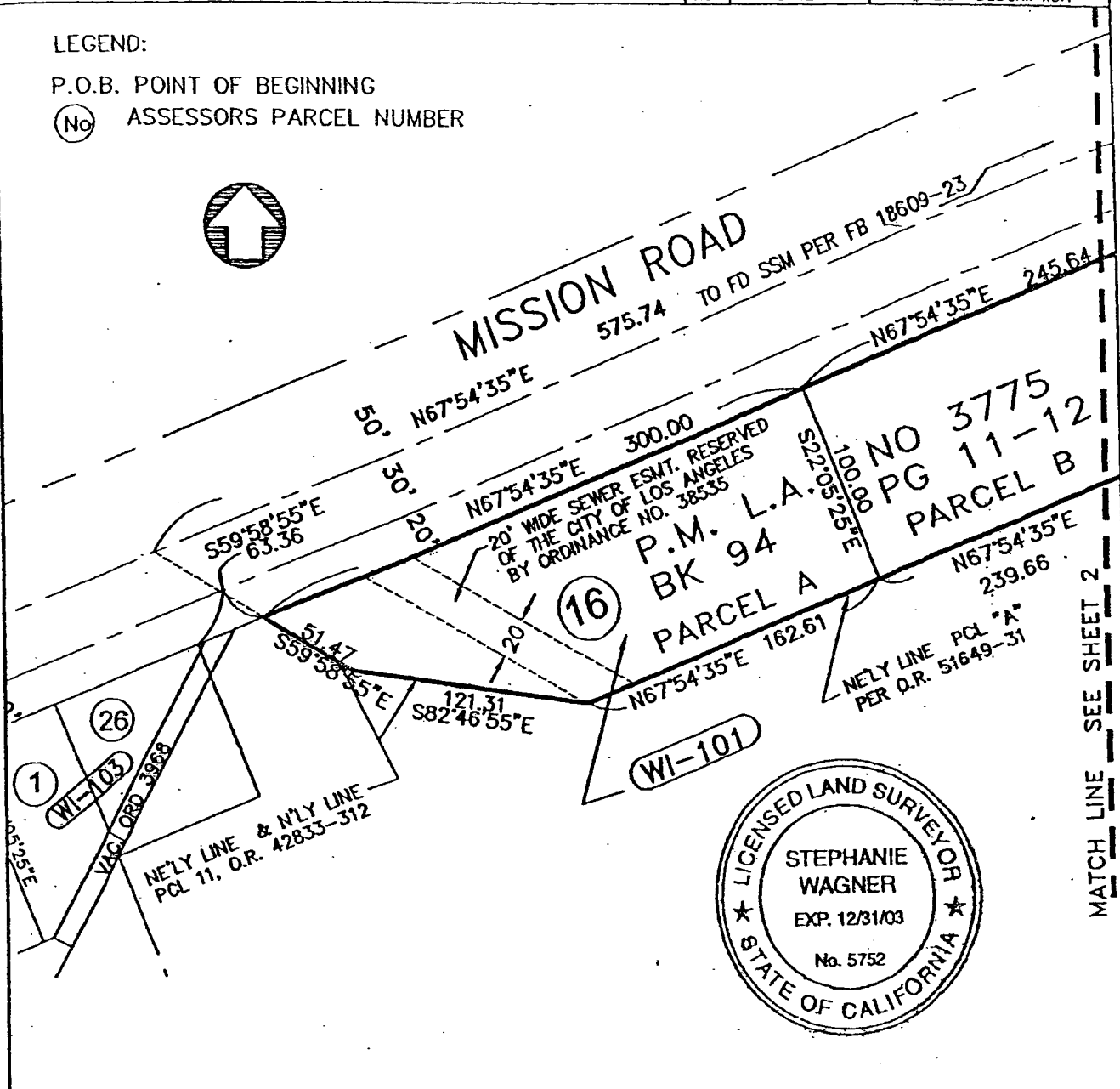
ASSESSORS REF: 5410-009-16

NO.	DATE	REVISION DESCRIPTION


LEGEND:

P.O.B. POINT OF BEGINNING

(No) ASSESSORS PARCEL NUMBER



PARCEL NO.	TOTAL PARCEL	WI-101 FEE			
NET AREA - SQUARE FEET	81,218	81,218			



Los Angeles County
 Metropolitan Transportation Authority
 WILSHIRE BRT

PREPARED BY
 WAGNER
 ENGINEERING &
 SURVEY, INC.

PREPARED BY:
Stephanie A. Wagner
 Stephanie A. Wagner, PLS DATE

16933 PARTHENA STREET SUITE #100
 NORTHridge, CA 91343-4552
 (818)892-6365 (818)892-6611FAX

PARCEL PLAT
 WI-101
 SHEET 1 OF 2

APPROVED BY:
Stephanie A. Wagner 2-14-03
 MTA PROJECT MANGER DATE

CONTRACT NO./ DESIGN UNIT	
SCALE	1" = 80'
DATE	01/02/03
DRAWN BY	DK
CHECKED BY	SAW
REV. DATE	REV. NO.

DESCRIPTION : PARCEL A, B AND C PER PM LA 3775

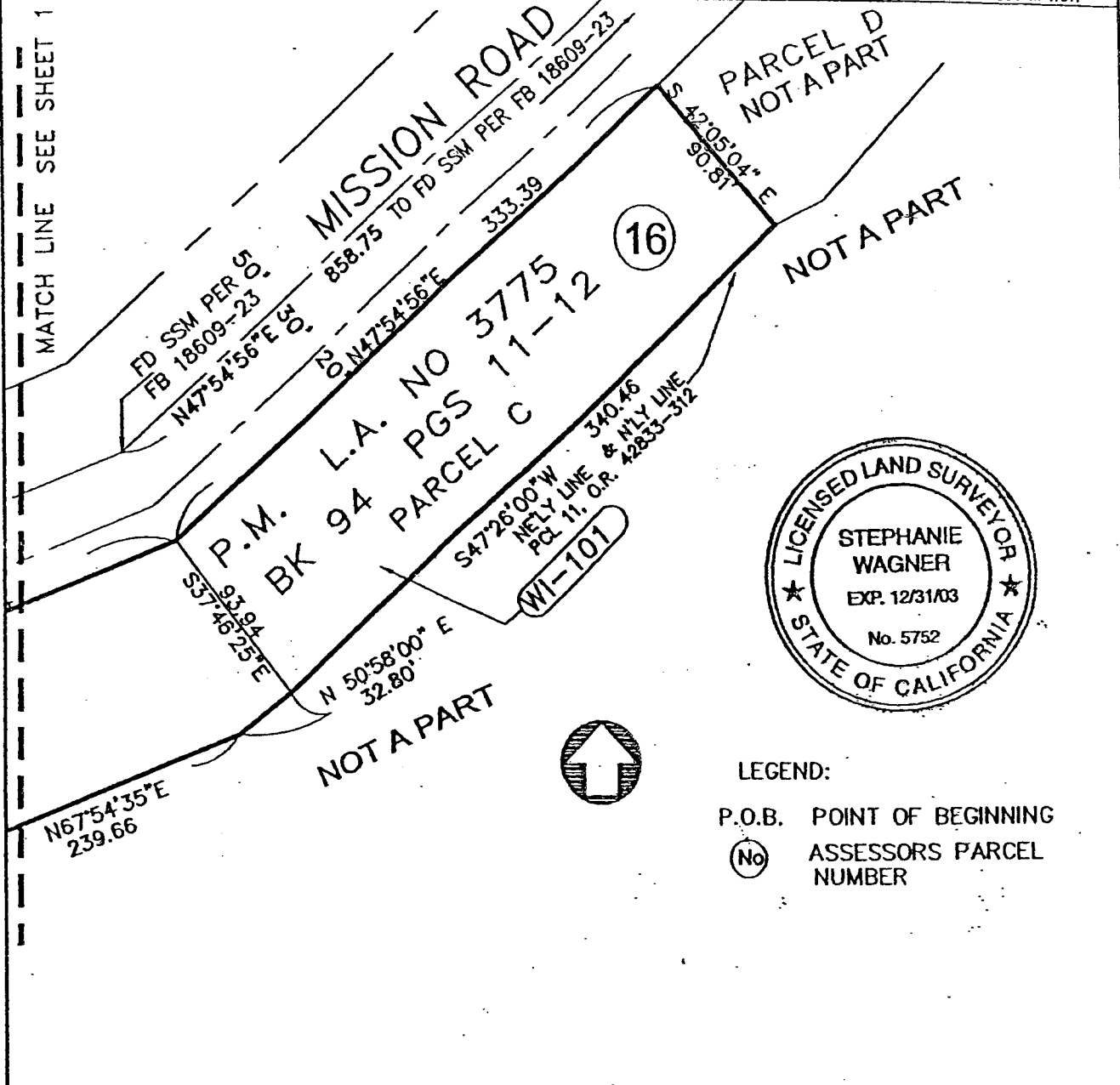
THIS IS NOT A SURVEY OF THE LAND. THE DATA SHOWN ON THIS MAP HAS BEEN COMPILED FROM PUBLIC SOURCES AND IS SUBJECT TO FIELD VERIFICATION. BEARINGS ARE BASED ON THE CENTER LINE OF MISSION ROAD SHOWN AS N67°54'35"E PER PARCEL MAP NO. 5752 BK.194 PGS 1/3.

TITLE REPORT : ORANGE COAST TITLE NO. W302193-3

ADDRESS :

ASSESSORS REF: 5410-009-16

NO.	DATE	REVISION DESCRIPTION



PARCEL NO.	TOTAL PARCEL	WI-101 FEE			
NET AREA - SQUARE FEET	81,218	81,218			



Los Angeles County
Metropolitan Transportation Authority
WILSHIRE BRT

PARCEL PLAT
WI-101
SHEET 2 OF 2

CONTRACT NO./ DESIGN UNIT	
SCALE	1" = 80'
DATE	01/02/03
DRAWN BY	DK
CHECKED BY	SAW
REV. DATE	REV. NO.

PREPARED BY
WAGNER
ENGINEERING &
SURVEY, INC.

PREPARED BY:

Stephanie A. Wagner

Stephanie A. Wagner, PLS DATE

APPROVED BY:

Stephanie A. Wagner 2-12-03

MTA PROJECT MANGER DATE

16933 PARTHENA STREET SUITE #100
NORTH RIDGE, CA 91343-4552
(818)892-6565 (818)892-6611 FAX

OWNERSHIP : ARNOLD W. CARLSON AND RUTH CARLSON FAMILY TRUST

DESCRIPTION : LOTS 27-30 & POR. LOTS 31-34 OF THE VILLA TRACT,

AND PARCEL C PER P.M. LA 5732 B.K. 194 PG 62/64

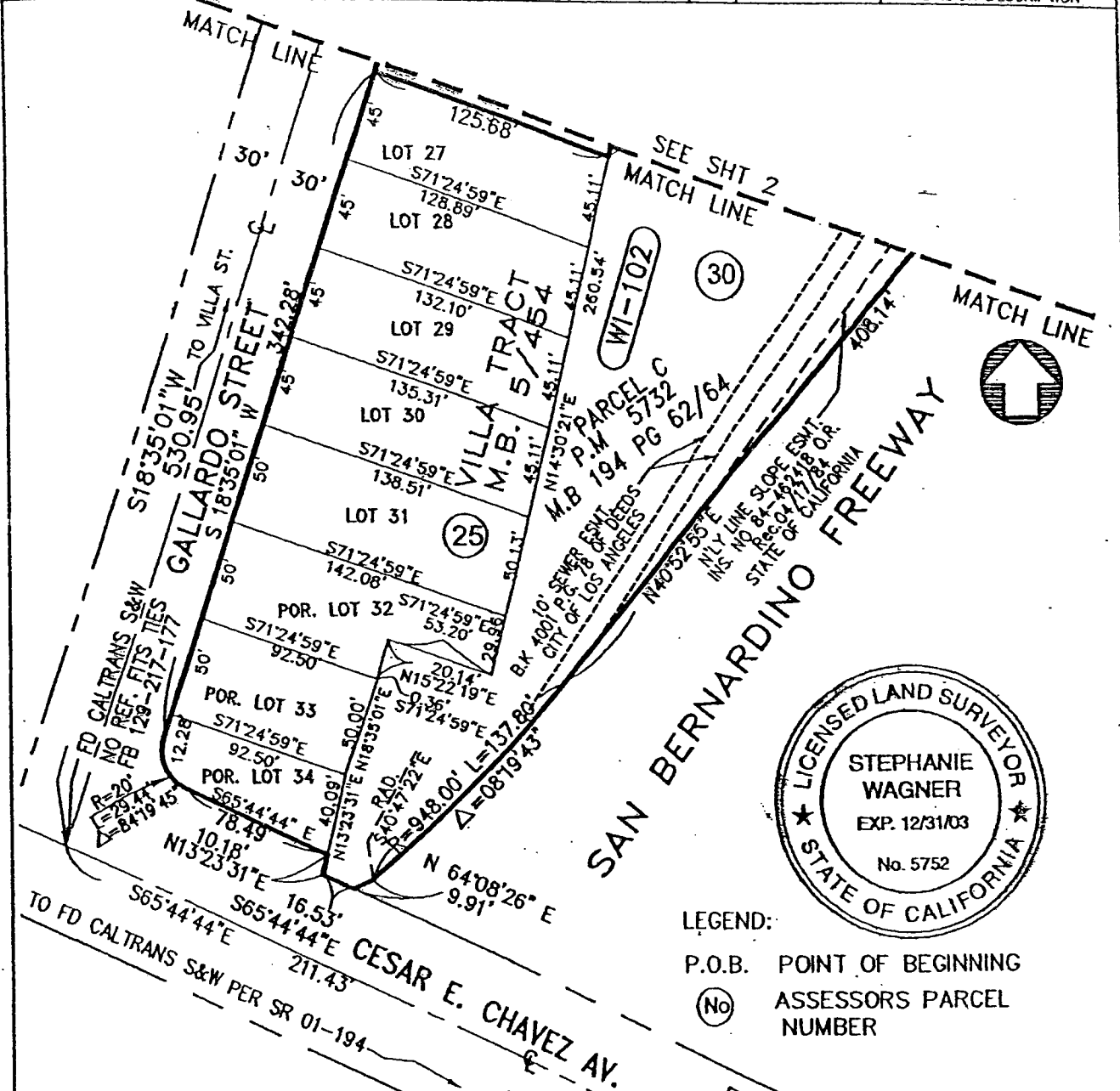
TITLE REPORT : ORANGE COAST TITLE NO's W302190-3 AND W302192-3

ADDRESS :

ASSESSORS REF: 5410-010-025, 030

THIS IS NOT A SURVEY OF THE LAND. THE DATA SHOWN ON THIS MAP HAS BEEN COMPILED FROM PUBLIC SOURCES AND IS SUBJECT TO FIELD VERIFICATION. BEARINGS ARE BASED ON THE CENTER LINE OF MISSION ROAD SHOWN AS N67°54'35"E PER PARCEL MAP NO. 5752 BK.194 PGS 1/3.

NO.	DATE	REVISION DESCRIPTION



LEGEND:
 P.O.B. POINT OF BEGINNING
 (No) ASSESSORS PARCEL NUMBER

PARCEL NO.	TOTAL PARCEL	WI-102 FEE	
NET AREA - SQUARE FEET	233,303	233,303	



Los Angeles County
 Metropolitan Transportation Authority
 WILSHIRE BRT

PARCEL PLAT
 WI-102
 SHEET 1 OF 3

CONTRACT NO./ DESIGN UNIT	
SCALE	1" = 80'
DATE	01/02/03
DRAWN BY	DK
CHECKED BY	SAW
REV. DATE	REV. NO.

PREPARED BY:
 WAGNER
 ENGINEERING &
 SURVEY, INC.

PREPARED BY:
Stephanie A. Wagner
 Stephanie A. Wagner, PLS

APPROVED BY:
[Signature]
 MTA PROJECT MANGER

16933 PARTHENIA STREET SUITE #100
 NORTHBRIDGE, CA 91343-4552
 (818)892-6565 (818)892-6611FAX

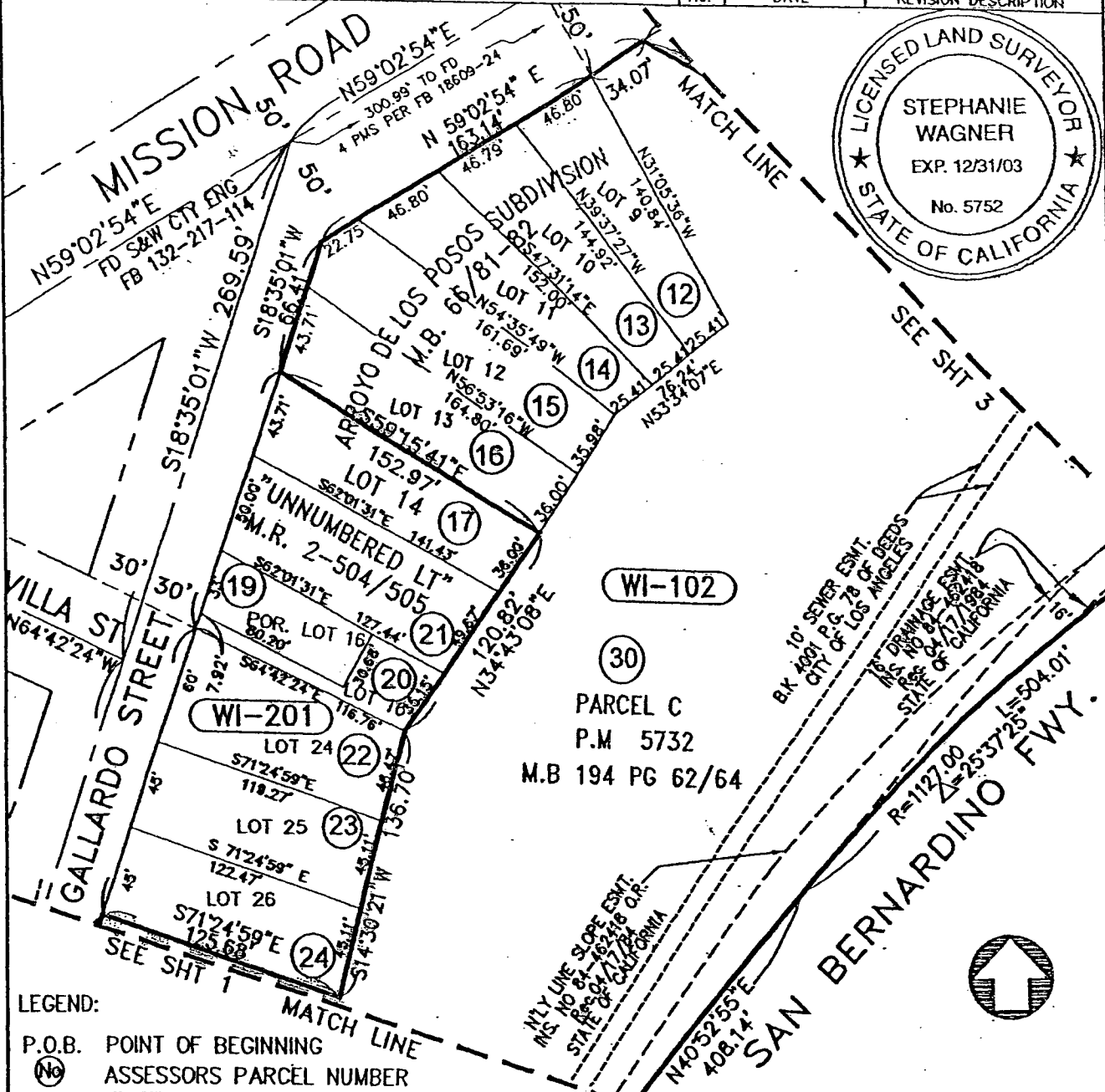
DATE

DATE

CARLSON FAMILY TRUST
 DESCRIPTION : LOTS 9-13 OF ARROYO DE LOS POSOS SUBD. M.B. 66 PG 81/82
 PCL C PM LA 5732 BK 149 PG 62/64
 TITLE REPORT : ORANGE COAST TITLE NO's W302187-3 AND W302188-3
 ADDRESS :
 ASSESSORS REF: 5410-010-012 TO 016;030

THIS IS NOT A SURVEY OF THE LAND. THE DATA SHOWN ON THIS MAP HAS BEEN COMPILED FROM PUBLIC SOURCES AND IS SUBJECT TO FIELD VERIFICATION. BEARINGS ARE BASED ON THE CENTER LINE OF MISSION ROAD SHOWN AS N67°54'35"E PER PARCEL MAP NO. 5752 BK.194 PGS 1/3

NO.	DATE	REVISION DESCRIPTION



LEGEND:
 P.O.B. POINT OF BEGINNING
 (No) ASSESSORS PARCEL NUMBER

PARCEL NO.	TOTAL PARCEL	WI-102 FEE
NET AREA - SQUARE FEET	233,303	233,303



Los Angeles County
 Metropolitan Transportation Authority
 WILSHIRE BRT

PARCEL PLAT
 WI-102
 SHEET 2 OF 3

CONTRACT NO./ DESIGN UNIT	
SCALE	1"=80'
DATE	01/02/03
DRAWN BY	DK
CHECKED BY	SAW
REV. DATE	REV. NO.

PREPARED BY: WAGNER ENGINEERING & SURVEY, INC.
 16933 PARTHENA STREET SUITE #100 NORTHRIDGE, CA 91343-4552 (818)892-6565 (818)892-6611FAX
 PREPARED BY: Stephanie A. Wagner, PLS DATE

APPROVED BY: [Signature] DATE
 MTA PROJECT MANGER

OWNERSHIP : ARNOLD W. CARLSON AND RUTH CARLSON FAMILY TRUST

DESCRIPTION : LOTS 9-13 OF CUYO DE LOS POSOS SUBD. M.B. 66 PG 81/82

BK 194, PG 62/64 PCL C PM LA 5732 BK 194 PG 62/64

TITLE REPORT : ORANGE COAST TITLE NO's W302187-3 AND W302188-3

ADDRESS :

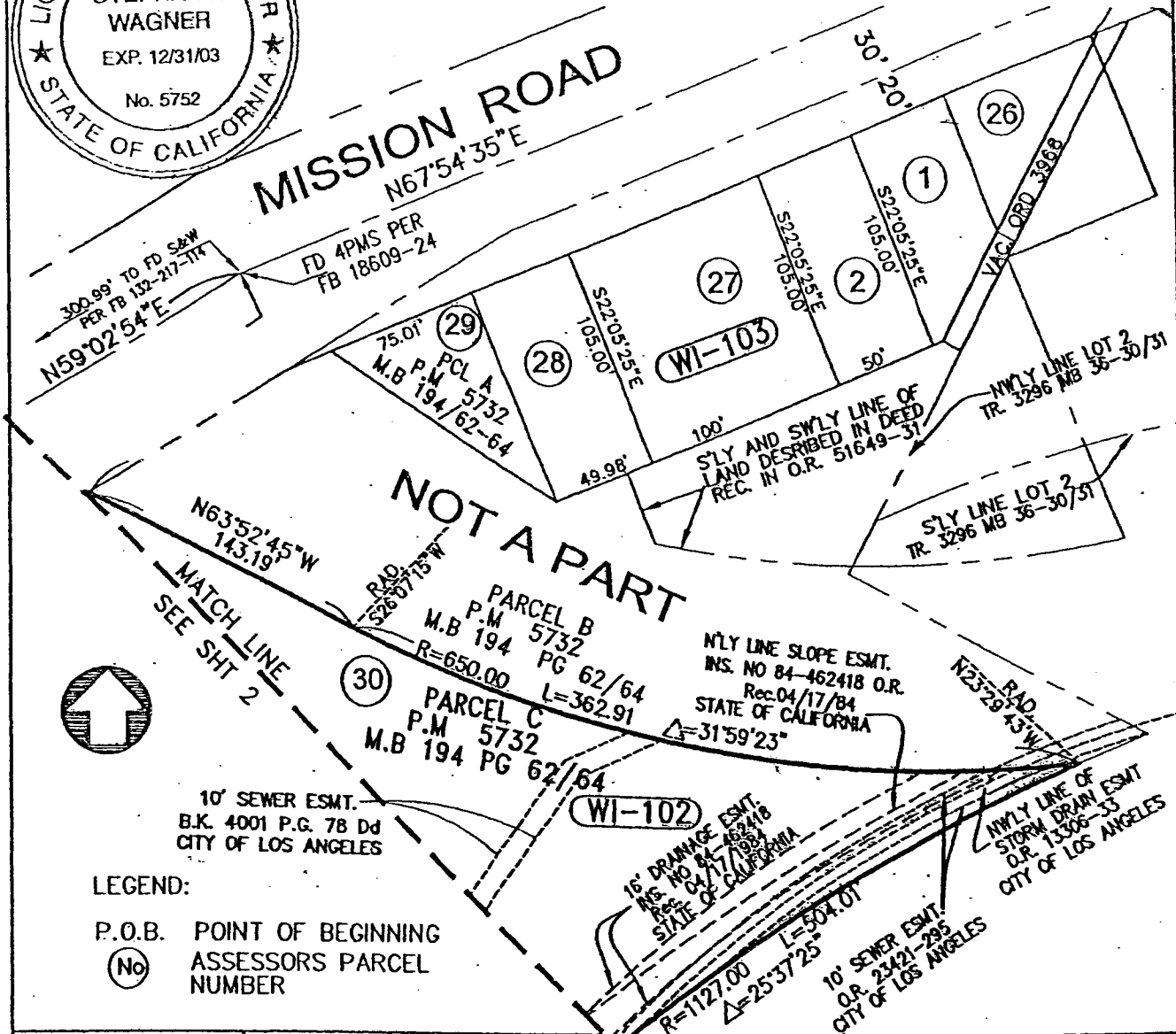
ASSESSORS REF: 5410-010-012 TO 016 AND 5410-010-030

IS NOT A SURVEY OF THE LAND. THE DATA SHOWN IN THIS MAP HAS BEEN COMPILED FROM PUBLIC SOURCES IS SUBJECT TO FIELD VERIFICATION. BEARINGS ARE BASED ON THE CENTER LINE OF MISSION ROAD SHOWN AS N67°54'35"E PER PARCEL MAP NO. 5752 BK.194 PGS 1/3.

NO.	DATE	REVISION DESCRIPTION
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MISSION ROAD
N67°54'35"E



LEGEND:

P.O.B. POINT OF BEGINNING
 (No) ASSESSORS PARCEL NUMBER

PARCEL NO.	TOTAL PARCEL	WI-102 FEE			
NET AREA - SQUARE FEET	233,303	233,303			



Los Angeles County
 Metropolitan Transportation Authority
 WILSHIRE BRT

PARCEL PLAT
 WI-102
 SHEET 3 OF 3

CONTRACT NO./ DESIGN UNIT	
SCALE 1"=80'	
DATE 01/02/03	
DRAWN BY DK	
CHECKED BY SAW	
REV. DATE	REV. NO.

PREPARED BY
 WAGNER
 ENGINEERING &
 SURVEY, INC.

16933 PARTHENA STREET SUITE #100
 NORTHridge, CA. 91343-4552
 (818)892-6565 (818)892-6611FAX

PREPARED BY:

Stephanie A. Wagner
 Stephanie A. Wagner, PLS

DATE

APPROVED BY:

Thomson
 MIA PROJECT MANGER

DATE

DESCRIPTION: PORTION LOT 4 OF THE ARROYO DE LOS POSOS SUBD.;
 PCL A PM LA 5733 BK 194 PG 62/64
 TITLE REPORT : ORANGE COAST TITLE NO. W302186-3 AND W302192-3
 ADDRESS :
 ASSESSORS REF: 5410-D10-026,027, 028,029 AND 5410-010-001 AND 002

THIS IS NOT A COPY OF THE LAND. THE DATA SHOWN ON THIS MAP HAS BEEN COMPILED FROM PUBLIC SOURCES AND IS SUBJECT TO FIELD VERIFICATION. BEARINGS ARE BASED ON THE CENTER LINE OF MISSION ROAD SHOWN AS N67°54'35"E PER PARCEL MAP NO. 5752 BK.194 PGS 1/3.

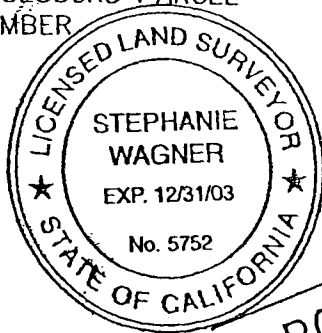
NO.	DATE	REVISION DESCRIPTION
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LEGEND:

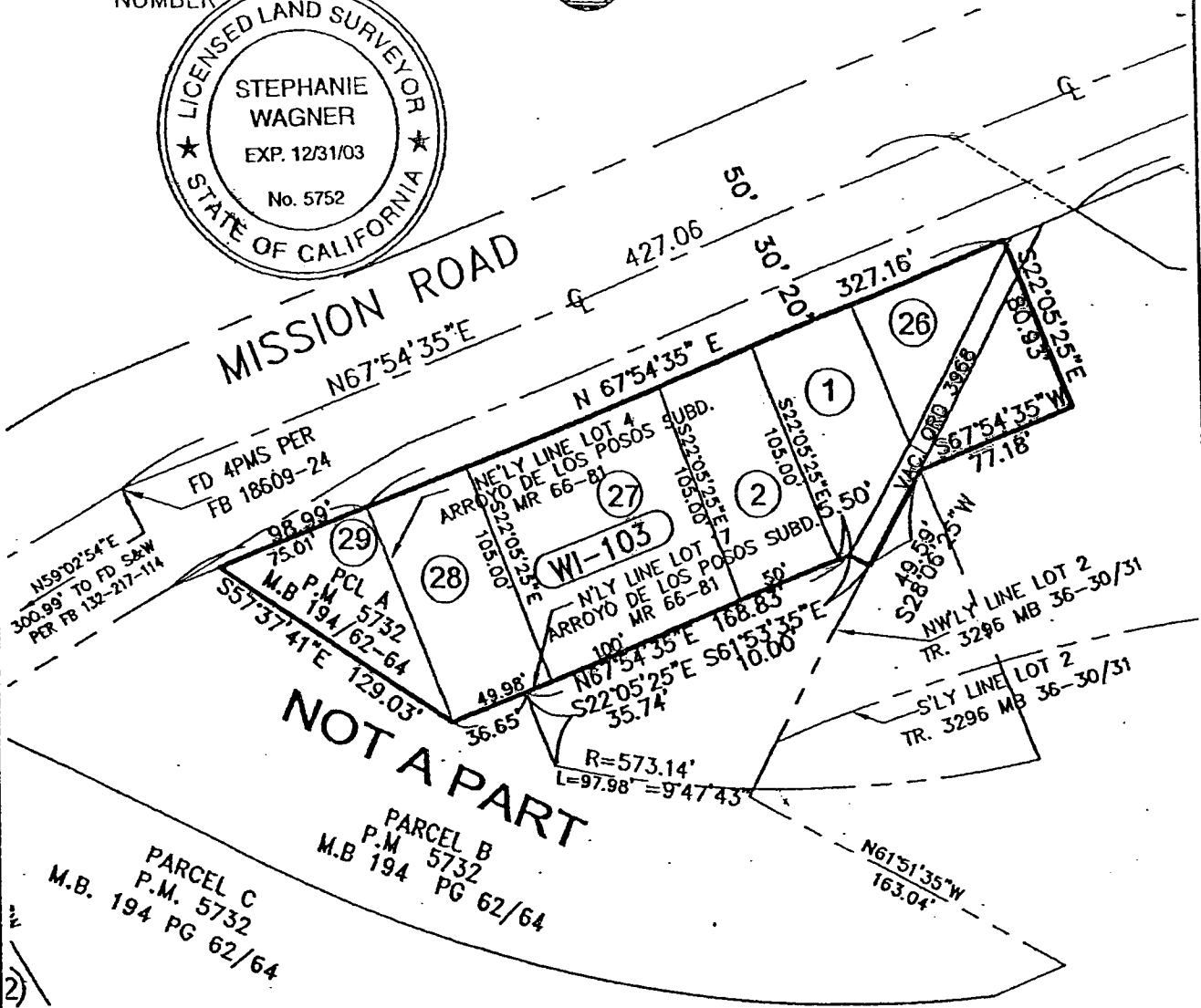
P.O.B.: POINT OF BEGINNING



ASSESSORS PARCEL NUMBER



MISSION ROAD



PARCEL NO.	TOTAL PARCEL	WI-103 FEE			
NET AREA - SQUARE FEET	36,143	36,143			



Los Angeles County
 Metropolitan Transportation Authority
 WILSHIRE BRT

PARCEL PLAT
 WI-103
 SHEET 1 OF 1

CONTRACT NO./ DESIGN UNIT	
SCALE	1:80
DATE	01/02/03
DRAWN BY	DK
CHECKED BY	SAW
REV. DATE	REV. NO.

PREPARED BY
 WAGNER
 ENGINEERING &
 SURVEY, INC.
 16933 PARTHENIA STREET SUITE #100
 NORTHRRIDGE, CA. 91343-4552
 (818)892-6565 (818)892-6611FAX

PREPARED BY:
Stephanie A. Wagner
 Stephanie A. Wagner, PLS DATE

APPROVED BY:
[Signature]
 MTA PROJECT MANGER DATE

OWNERSHIP : VINCENT J. GACCHINA AND JANICE B. GACCHINA FAMILY TRUST AND PETRO DAMICO
 DESCRIPTION: LOTS 24-26 OF VILLA TRACT MB 5 PG 454, "UNNUMBERED LOT" M.R. 2 P.G. 504/505
 LOT 14 & POR LOT 16 OF ARROYO DE LOS POSOS SUBD. M.B. 66 PG 81/82

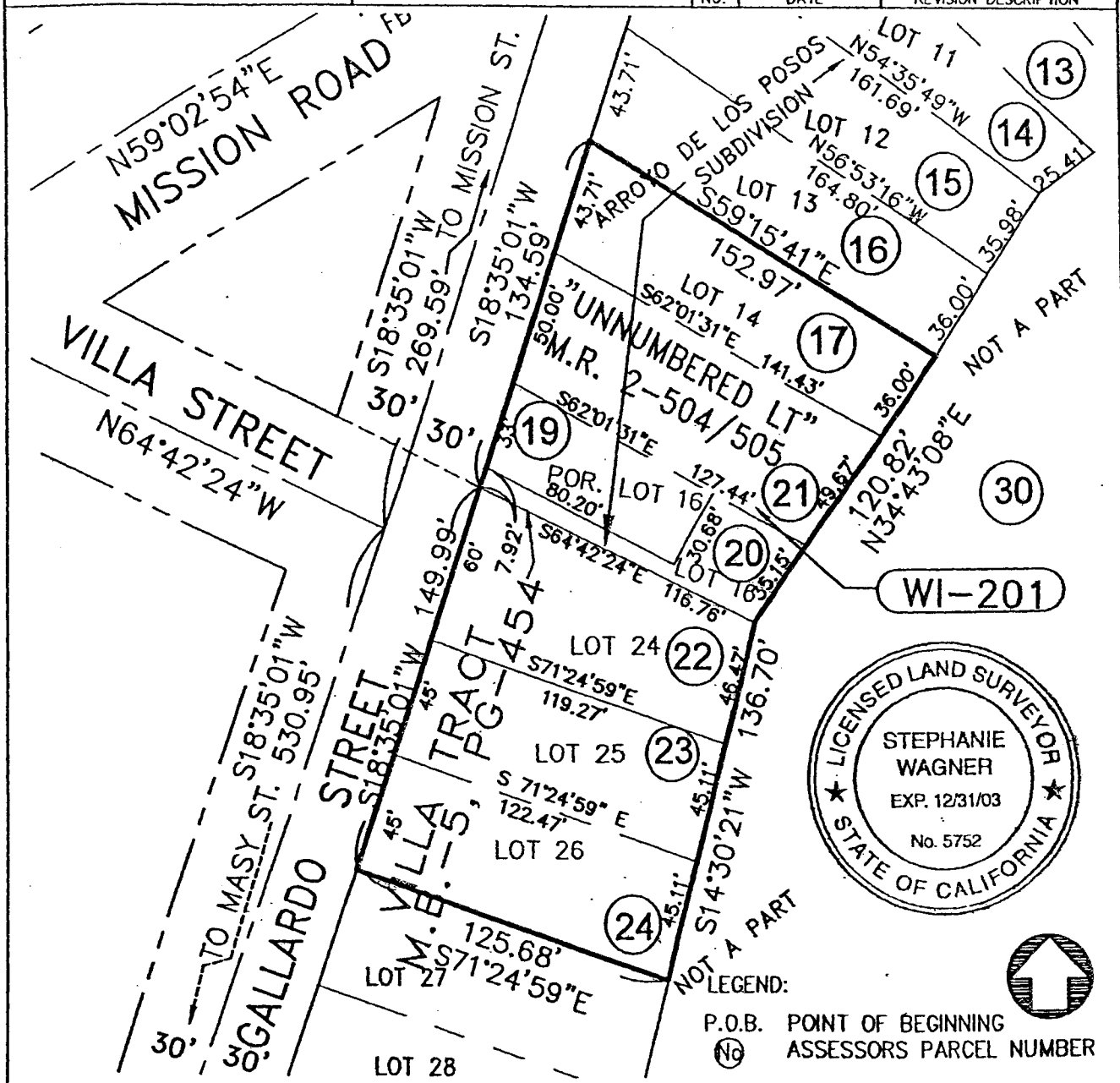
TITLE REPORT : ORANGE COST TITLE NO. W302189-3

ADDRESS :

ASSESSORS REF: 5410-010-017,019-024

THIS IS NOT A SURVEY OF THE LAND. THE DATA SHOWN ON THIS MAP HAS BEEN COMPILED FROM PUBLIC SOURCES AND IS SUBJECT TO FIELD VERIFICATION. BEARINGS ARE BASED ON THE CENTER LINE OF MISSION ROAD SHOWN AS N67° 54'35"E PER PARCEL MAP NO. 5752 BK.194 PGS 1/3.

NO.	DATE	REVISION DESCRIPTION



PARCEL NO.	TOTAL PARCEL	WI-201 FEE
NET AREA - SQUARE FEET	34,289	34,289

METRO Los Angeles County Metropolitan Transportation Authority WILSHIRE BRT

PREPARED BY: WAGNER ENGINEERING & SURVEY, INC.
 16833 PARTHENIA STREET SUITE #100 NORTHRIIDGE, CA. 91343-4552 (818)892-6565 (818)892-6611FAX

PREPARED BY: Stephanie A. Wagner, PLS DATE

PARCEL PLAT
 WI-201
 SHEET 1 OF 1

APPROVED BY: [Signature] DATE

MTA PROJECT MANGER DATE

CONTRACT NO./ DESIGN UNIT	
SCALE	1"=60'
DATE	01/02/03
DRAWN BY	DK
CHECKED BY	SAW
REV. DATE	REV. NO.