

**REDEVELOPMENT PLAN
FOR THE
ADELANTE EASTSIDE REDEVELOPMENT PROJECT**

**Adopted: March 30, 1999
ORDINANCE No. 172514**

**PREPARED BY
THE COMMUNITY REDEVELOPMENT AGENCY OF
THE CITY OF LOS ANGELES, CALIFORNIA**

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**REDEVELOPMENT PLAN
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§ 100. INTRODUCTION

§ 101. Contents of the Plan

This is the Redevelopment Plan (the "Plan") for the Adelante Eastside Redevelopment Project (the "Project") in the City of Los Angeles (the "City"), County of Los Angeles. This Plan consists of text (Sections 100-1100), the Redevelopment Plan Map (attached as Exhibit No. 1), the Legal Description of Project Area Boundaries (attached as Exhibit No. 2), the Proposed Public Improvements and Facilities Projects (attached as Exhibit No. 3), the Diagram Illustrating Limitations on Type, Size, Height, Number and Proposed Use of Buildings (attached as Exhibit No. 4), and the Diagram Illustrating Approximate Amount of Open Space (attached as Exhibit No. 5). This Plan was prepared by The Community Redevelopment Agency of the City of Los Angeles (the "Agency") pursuant to the Community Redevelopment Law of the State of California (Health & Safety Code Sections 33000, *et seq.*), the California Constitution, and all applicable local codes and ordinances. The area covered by this Plan is referred to as the Adelante Eastside Redevelopment Project Area or the "Project Area." The Project Area includes all properties within the Project boundary shown on the Redevelopment Plan Map.

§ 102. Consistency with City General Plan and Community Plan

The proposed redevelopment of the Project Area as described in this Plan is consistent with the General Plan of the City, including the Community Plan for the Northeast Los Angeles District which was approved by the City Council on July 3, 1979 and most recently amended on October 13, 1989, and the Community Plan for the Boyle Heights District which was approved by the City Council on August 14, 1979 and most recently amended on March 27, 1991, as applied to the Project Area in accord with local codes and ordinances.

§ 103. Preliminary Plan

This Plan is based upon a Preliminary Plan formulated and adopted by the Planning Commission of the City (the "Planning Commission") on October 26, 1995, under Case No. C.P.C. 95-0336 CRA. The Preliminary Plan shall have no further force and effect after this Redevelopment Plan becomes effective.

§ 104. Agency Powers, Duties and Obligations for Implementation of Plan

This Plan provides the Agency with powers, duties and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation and revitalization of the Project Area. The Plan presents a process and basic framework within which specific redevelopment activities will be presented and priorities established. The Plan contains

some provisions that are based upon the Redevelopment Law in effect on the adoption date of the Plan. Except as otherwise provided in this Plan, the Agency is limited to those powers and duties required or provided under the Redevelopment Law in effect at the applicable time, for the action taken, obligation incurred and/or requirement imposed.

§ 105. Project Area Committee

This Plan has been prepared with the assistance of a Project Area Committee (PAC) to provide for public participation and input through Plan adoption. In the implementation of this Plan, the Agency shall seek the review and recommendation of the PAC regarding certain pending matters as specified in this Plan. An elected PAC, as defined in Section 200 below, shall exist for the duration of the effectiveness of this Plan as set forth in Section 900 below.

§ 106. Project Objectives

The objectives of this Project with respect to the Project Area are as follows:

General

1. Improve the quality of life for those who live and work in and visit the Project Area through enhanced business, employment, housing, shopping, entertainment, recreational, and educational opportunities.
2. Promote the elimination and prevention of the spread of blight and deterioration, and promote the conservation, rehabilitation, renewal and redevelopment of the Project Area.
3. Encourage the involvement and participation of residents, business owners, property owners and community organizations from the Project Area in the redevelopment of the Project Area.
4. Preserve and increase employment, training, business and investment opportunities through redevelopment programs, and to the greatest extent feasible, promote these opportunities for residents who reside in or adjacent to the Project Area and for businesses that are located in the Project Area.
5. Improve the quality of the environment, promote a positive image for the area and provide a safe and secure environment through mechanisms such as:
 - a. adopting land use standards;
 - b. promoting architectural and urban design standards;
 - c. promoting landscape criteria and planting programs to ensure additional green space;
 - d. promoting sign and billboard standards;
 - e. integrating public safety concerns into planning efforts, including but not limited to graffiti abatement, neighborhood beautification, and clean and safe programs;

- f. promoting the development of safeguards, programs and controls for the prevention and elimination of noise and air pollution and other environmental hazards.
6. Promote the conservation of existing open space.
7. Coordinate the revitalization efforts of the City and other governmental entities to provide for necessary public improvements and public facilities.
8. Promote and encourage the development of facilities for community services such as libraries, police stations, and health and human services programs to meet the needs of those who live and work in the Project Area.
9. Promote the development of educational, cultural, entertainment and recreational facilities that serve the needs of residents of the Project Area and reflect the ethnicities and cultures of the Project Area.
10. Support and encourage a circulation system that will improve the quality of life in the Project Area, including pedestrian, automobile, parking, and mass transit systems, with emphasis on serving existing facilities and meeting future needs.
11. Promote and support the conservation, rehabilitation and appropriate use or reuse of existing buildings, groupings of buildings and other physical features, especially those having significant historic and/or architectural value, and ensure that new development is sensitive to these features through land use and development criteria.

Housing

12. Promote the conservation of the existing housing stock through rehabilitation, where appropriate.
13. Promote the development of housing in a wide range of types, prices, rent levels and ownership options to meet the needs of the resident population.
14. Promote the development of sound residential neighborhoods through mechanisms such as: land use, density and design standards; public improvements; property rehabilitation; sensitive mixed-use and in-fill housing rehabilitation and development; traffic and circulation programming; and development of open spaces and other services necessary to enable residents to live and work in or adjacent to the Project Area.

Commercial

15. Promote the conservation of existing commercial uses through rehabilitation, revitalization and expansion.

16. Promote a thriving commercial environment, including adequate parking and proper traffic circulation, that contributes to neighborhood improvement and positively relates to adjacent land uses.
17. Increase the supply and improve the quality of commercial retail shopping opportunities and promote the retention and development of a variety of commercial retail and entertainment outlets.
18. Minimize the proliferation of businesses that have a detrimental effect on the community, such as liquor stores, bars, adult oriented businesses and other similar uses.
19. Promote the availability of publicly and privately funded financial and technical assistance programs to enable existing and new commercial operations to meet community needs and be economically viable.

Industrial

20. Provide for the conservation of existing industrial uses through rehabilitation, revitalization and expansion.
21. Encourage the development of an industrial environment that positively relates to adjacent land uses, including an emphasis on the development of industrial parks and industrial operations that are environmentally safe and that expand employment opportunities for residents of the Project Area and adjacent neighborhoods.
22. Promote the availability of publicly and privately funded financial and technical assistance programs to enable existing and new industrial operations to meet community needs and be economically viable.

§ 200. GENERAL DEFINITIONS

The following definitions are used in this Plan unless otherwise indicated by the text:

1. "Affected Taxing Entities" means any taxing entity (sometimes referred to as "taxing agency") that levied property taxes within the Project Area in the fiscal year prior to the adoption of the Plan.
2. "Agency" means The Community Redevelopment Agency of the City of Los Angeles, California.
3. "Base Year Assessment Roll" means the assessment roll as last equalized on August 20 of any given year which describes the aggregate level of property taxes paid within the Project Area, and which will become the base for the future flow of tax increment.

4. "City" means the City of Los Angeles, California.
5. "City Council" means the City Council of the City of Los Angeles, California.
6. "County" means the County of Los Angeles, California.
7. "Plan" means the Redevelopment Plan for the Adelante Eastside Redevelopment Project.
8. "Planning Commission" means the Planning Commission of the City of Los Angeles, California.
9. "Project" means the Adelante Eastside Redevelopment Project.
10. "Project Area" means the area included within the boundaries of the Adelante Eastside Redevelopment Project.
11. "Project Area Committee" or "PAC" means such community body elected pursuant to the "Procedures for the Formation and Elections of the Project Area Committee for the Adelante Eastside Redevelopment Project", adopted by the Los Angeles City Council on November 8, 1995, as amended through January 22, 1997, and as may be amended from time to time thereafter, established for the Project to consult with and provide advice to the Agency pursuant to the Redevelopment Law, whose review and recommendation shall be sought by the Agency as set forth in this Plan.
12. "Redevelopment Law" means the Community Redevelopment Law of the State of California (California Health & Safety Code, Sections 33000 *et seq.*).
13. "State" means the State of California.

§ 300. PROJECT AREA BOUNDARIES AND LEGAL DESCRIPTION

The boundaries of the Project Area are shown on the "Redevelopment Plan Map," attached hereto as Exhibit No. 1 and described in the "Legal Description of Project Area Boundaries," attached hereto as Exhibit No. 2.

§ 400. PROPOSED REDEVELOPMENT ACTIVITIES

§ 401. General Redevelopment Actions

To accomplish the objectives of this Plan as set forth in Section 105, the Agency proposes to implement this Plan by:

1. Providing for participation in the redevelopment process by owners and tenants located in the Project Area, subject to the limitations and requirements provided

by law and by established rules governing owner and tenant participation adopted by the Agency, and by this Plan;

2. Acquisition of property;
3. Management of property under the ownership and control of the Agency;
4. Providing relocation assistance to displaced occupants of acquired property;
5. Demolition or removal of buildings and improvements;
6. Installation, construction, or reconstruction of streets, utilities and other public facilities and improvements;
7. Rehabilitation, development or construction of commercial, residential, industrial, or other uses in accordance with this Plan;
8. Disposition of property for uses in accordance with this Plan;
9. Provision for low- and moderate-income housing within the Project Area and/or within the boundaries of the Fourteenth Council District of the City as said district boundaries existed as of the date of adoption of this Plan;
10. Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan; and
11. Other actions as appropriate, subject to the limitations and requirements of this Plan, and to seeking the review and recommendation of the PAC as specified in this Plan.

In the accomplishment of these purposes and activities and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers now or hereafter permitted by law, provided that such powers are not otherwise expressly limited by this Plan.

It is the intent of the Agency to preserve the area's existing employment base and revitalize the local economy. Accordingly, to the greatest extent feasible, the Agency shall ensure that contracts for work to be performed for redevelopment activities and for the procurement of goods and materials in connection therewith be awarded to business concerns that are located in the Project Area.

Also, to the greatest extent feasible, residents of the Project Area, and those living within the boundaries of the Fourteenth Council District as it existed on the date of adoption of this Plan, particularly lower-income residents, shall be provided reasonable preferences in any employment and training opportunities arising from redevelopment activities in the Project.

In connection with the redevelopment of the Project Area, the Agency may assist public agencies or private non-profit entities in establishing and maintaining small business incubators. In connection with this provision and to the extent that funding is available, the Agency may for purposes of economic revitalization provide loan guarantees for small businesses located in the Project Area.

§ 402. Participation by Property Owners and Preferences for Business Occupants

§ 402.1. Opportunities for Property Owner Participation and Preferences for Business Occupants

In accordance with this Plan and the rules for owner participation adopted by the Agency pursuant to this Plan and the Redevelopment Law, persons who are owners of residential, business and other types of real property in the Project Area shall be given the opportunity to participate in redevelopment by rehabilitation, retention of improvements, or new development, by retaining all or a portion of their properties, acquiring and developing adjacent or other properties in the Project Area, or selling their properties to the Agency and purchasing and developing other properties in the Project Area.

In accordance with this Plan and the rules for preferences for business occupants to re-enter the Project Area adopted by the Agency pursuant to this Plan and the Redevelopment Law, the Agency, after seeking the review and recommendation of the PAC, shall extend reasonable preferences to persons who are engaged in business in the Project Area to re-enter in business within the redeveloped area if they otherwise meet the requirements prescribed by the Plan.

If conflicts develop between the desires of participants for particular sites or land uses, the Agency, after seeking the review and recommendation of the PAC, is authorized to establish reasonable priorities and preferences among the owners and tenants.

In addition to opportunities for participation by individual persons and firms, participation, to the extent it is feasible, shall be available for two or more persons, firms or institutions, to join together in partnerships, corporations or other joint ventures as described in the owner participation rules adopted by the Agency.

§ 402.2. Rules for Owner Participation and Preferences for Businesses to Re-enter

The Agency shall promulgate and, as appropriate, amend rules for owner participation and preferences for businesses to re-enter within the redeveloped Project Area.

Participation opportunities are necessarily subject to and limited by factors such as the following:

1. The elimination and/or modification of some land uses;

2. The construction, realignment, widening or abandonment of streets and public rights-of-way;
3. The removal, relocation, or installation of public utilities and public facilities;
4. The ability of potential participants to finance the proposed acquisition, development or rehabilitation in accordance with this Plan;
5. The ability and experience of potential participants to undertake and complete the proposed rehabilitation or development;
6. Any reduction in the total number of individual parcels in the Project Area;
7. Any change in the size of individual parcels in the Project Area to accommodate development contemplated by this Plan;
8. The construction or expansion of public improvements and facilities; and the necessity to assemble areas for such;
9. Any change in the orientation and character of the Project Area;
10. The necessity to assemble areas for public and/or private development;
11. The requirements of this Plan and applicable rules, regulations, and ordinances of the City of Los Angeles;
12. Any design guidelines adopted by the Agency pursuant to this Plan;
13. The feasibility of the potential participant's proposal;
14. Appropriateness of the type of business or activity within the proposed premises or at the proposed location;
15. The extent to which suitable relocation or re-entry accommodations exist or are rehabilitated or developed within the Project Area; and
16. The preservation and/or rehabilitation of existing buildings which have historical and/or architectural qualities that will enhance the Project.

§ 402.3. Owner Participation Agreements

The Agency may require that, as a condition to participation in redevelopment, each participant who has submitted an acceptable proposal to the Agency shall enter into a binding agreement with the Agency by which the participant agrees to rehabilitate, develop or use and maintain the property in conformance with this Plan and to be subject to the provisions hereof. In such agreements, participants who retain real property shall be required to join in the recordation

of such documents as are necessary to make the provisions of this Plan applicable to their properties.

Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Project Area.

In the event a participant fails or refuses to maintain, or rehabilitate or newly develop their real property pursuant to this Plan and a participation agreement, the real property or any interest therein may be acquired by the Agency, subject to the limitations set forth in Section 403.1 below.

Prior to Agency approval of any owner participation agreement, the Agency shall seek the review and recommendation of the PAC.

§ 403. Acquisition of Property

§ 403.1. Acquisition of Real Property

Except as specifically exempted herein, the Agency may acquire, but is not required to acquire, any real property located in the Project Area, by gift, devise, exchange, purchase, eminent domain or any other means authorized by law.

It is in the public interest and is necessary, in order to eliminate the conditions requiring redevelopment and in order to execute this Plan, for the power of eminent domain to be employed by the Agency to acquire real property in the Project Area, subject to the limitations set forth in this Section. The Agency shall make every reasonable effort to acquire real property by negotiation.

The Agency shall not exercise the power of eminent domain to acquire any parcel of real property within the Project Area for which proceedings in eminent domain have not commenced within twelve (12) years after the adoption of this Plan. This time limitation may be extended only by amendment of this Plan.

The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in property less than a fee.

The Agency is not authorized by law to acquire real property owned by public bodies which do not consent to such acquisition.

Without the consent of an owner, the Agency shall not acquire any real property on which an existing building is to be continued on its present site and in its present form and use unless such building requires structural alteration, improvement, modernization or rehabilitation, or the site or lot on which the building is situated requires modification in size, shape or use, or it is necessary to impose upon such property any of the standards, restrictions and controls of this Plan and the owner fails or refuses to agree to participate in this Plan by executing a participation agreement.

The Agency shall not acquire by eminent domain any real property on which any person legally resides and which is legally and exclusively being used for residential purposes.

Prior to acquiring real property by eminent domain, the Agency shall seek the review and recommendation of the PAC.

§ 403.2. Acquisition of Personal Property

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means, including eminent domain.

§ 404. Property Owned and Managed by the Agency

During such time as property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt. Prior to entering into any such rental or lease agreement that requires approval by the Agency's Board of Commissioners, the Agency shall seek the review and recommendation of the PAC.

In any year during which it owns property in the Project Area, the Agency is authorized, but not required, to pay directly to any city, county, city and county, district, including, but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon such property had it not been exempt, an amount of money in lieu of taxes.

§ 405. Relocation of Occupants Displaced as a Result of Agency Programs or Projects

§ 405.1. Eligibility and Assistance

The Agency shall assist all persons (including individuals and families), business concerns and others displaced as a direct result of programs or projects undertaken by the Agency in finding other locations and facilities. In order to carry out the Project with a minimum of hardship to persons (including individuals and families), business concerns and others displaced, if any, from their respective places of residence or business as a direct result of programs or projects undertaken by the Agency, the Agency shall assist such persons and business concerns in finding new locations that are decent, safe, sanitary, within their respective financial means, in reasonably convenient locations, and otherwise suitable to their respective needs. Residential displacees shall be provided a priority for occupancy in housing which the Agency has facilitated. Non-residential displacees shall be provided a priority for relocation within the Project Area, consistent with the provisions of the Rules for Owner Participation and Preferences for Businesses to Re-Enter adopted by the Agency.

As established by State statute there is a Relocation Appeals Board relating to the relocation activities of the Agency. The Board shall promptly hear all complaints brought by residents of the Project Area relating to relocation and shall determine if the Agency has complied

with State statutes pertaining to relocation, where applicable, federal regulations and the requirements and intent of this Plan as it relates to relocation. The Board shall, after public hearing, transmit its findings and recommendations to the Agency.

§ 405.2. Relocation Payments

The Agency shall make relocation payments to persons (including individuals and families), business concerns and others displaced as a direct result of programs or projects undertaken by the Agency, for moving expenses and direct losses of personal property, for which reimbursement or compensation is not otherwise made, and shall make such additional relocation payments as may be required by law. Such relocation payments shall be made pursuant to the California Relocation Assistance Law (Government Code Sections 7260, *et seq.*), the guidelines of the California Department of Housing and Community Development promulgated pursuant thereto, and the Agency rules and regulations adopted pursuant thereto. The Agency may make such other payments as may be appropriate and for which funds are available.

§ 405.3. Displacement of Persons or Families of Low- and Moderate-Income

No persons or families of low- and moderate-income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by the displaced person or family at rents comparable to those at the time of their displacement. The housing units shall be suitable to the needs of the displaced persons or families and must be decent, safe, sanitary, and otherwise standard dwellings. If insufficient suitable housing units are available in the City for low- and moderate-income persons and families to be displaced from the Project Area, the City Council shall assure that sufficient land be made available for suitable housing for rental or purchase by low- and moderate-income persons and families. The Agency shall not displace such person or family until such housing units are available and ready for occupancy, nor prior to the adoption of a relocation plan pursuant to Sections 33411 and 33411.1 of the Redevelopment Law. If insufficient suitable housing units are available in the City for use by the persons and families of low- and moderate-income displaced by the Project, the Agency may, to the extent of that deficiency, direct or cause the development, rehabilitation or construction of housing units within the City, both inside and outside the Project Area. Permanent housing facilities shall be made available within three (3) years from the time occupants are displaced and pending the development of permanent housing facilities there shall be available to the displaced occupants adequate temporary housing facilities at rents comparable to those in the City at the time of their displacement.

§ 405.4. Priorities for Low- and Moderate-Income Displacees

Whenever all or any portion of the Project Area is developed with low- or moderate-income housing units, the Agency shall require by contract, or other appropriate means, that such housing units shall be made available for rent or purchase to the persons and families of low- or moderate-income displaced by the Project. Such persons and families shall be given priority in renting or purchasing such housing; provided, however, failure to give such priority shall not affect the validity of title to the real property upon which such housing units have been developed.

§ 406. Rehabilitation and Moving of Structures

The Agency is authorized to rehabilitate or to cause to be rehabilitated any building or structure in the Project Area. The Agency is also authorized and directed to advise, encourage and assist in the rehabilitation of property in the Project Area not owned or acquired by the Agency. To the extent funds are available, the Agency shall establish a program under which it loans funds at low interest or market rate to owners or tenants for the purpose of rehabilitating commercial, residential, and industrial buildings and structures within the Project Area.

As necessary in carrying out this Plan, the Agency is authorized to move or to cause to be moved any structure or building.

§ 407. Demolition, Clearance, Public Improvements, Building and Site Preparation

§ 407.1. Demolition and Clearance

The Agency is authorized to demolish and clear buildings, structures and other improvements from any real property in the Project Area as necessary to carry out the purposes and objectives of this Plan. Dwelling units housing persons and families of low- or moderate-income shall not be removed or destroyed prior to the adoption of a replacement housing plan pursuant to Sections 33334.5, 33413 and 33413.5 of the Redevelopment Law.

§ 407.2. Public Improvements, Public Facilities and Public Utilities

To the extent and in the manner permitted by law, the Agency is authorized to install and construct, or to cause to be installed and constructed, the public improvements and facilities and public utilities (within or outside the Project Area) necessary to carry out this Plan. Such public improvements and facilities include, but are not limited to, over- or underpasses, bridges, streets, curbs, gutters, sidewalks, streetlights, water distribution systems, sewers, storm drains, traffic signals, electrical distribution systems, parks, plazas, playgrounds, public art, motor vehicle parking facilities, landscaped areas, street furnishings and transportation facilities, and as set forth in attached Exhibit No. 3, Proposed Public Improvements and Facilities Projects, which is incorporated herein by this reference.

§ 407.3. Preparation of Building Sites

To the extent and in the manner permitted by law, the Agency is authorized to prepare, or cause to be prepared, as building sites any real property in the Project Area owned by the Agency. The Agency is also authorized (to such extent and in such manner permitted by law) to construct foundations, platforms and other structural forms necessary for the provision or utilization of air rights sites for buildings to be used for residential, commercial, industrial, public and other uses provided in this Plan.

§ 408. Disposition and Development of Property

§ 408.1. Real Property Disposition and Development

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property.

Prior to disposing of real property, the Agency shall seek the review and recommendation of the PAC.

To the extent and in the manner permitted by law, the Agency is authorized to dispose of real property by negotiated lease, sale or transfer without public bidding.

All real property acquired, in whole or in part, directly or indirectly, by the Agency in the Project Area with tax increment monies, shall be sold or leased for development for consideration which shall not be less than fair market value for the highest and best use in accordance with this Plan; or for consideration not less than the fair reuse value at the use and with the covenants and conditions and development costs authorized by the sale or lease. Real property acquired by the Agency may be conveyed by the Agency without charge to the City; and where beneficial to the Project, without charge to any other public body. Property acquired by the Agency for rehabilitation and resale shall be offered for resale within one year after completion of rehabilitation or an annual report concerning such property shall be published by the Agency as required by law.

Pursuant to the provisions of this Plan and the rules adopted by the Agency, the Agency may offer real property acquired by the Agency in the Project Area for purchase and development by owner participants.

Pursuant to the provisions of Section 33444.6 of the Redevelopment Law, as part of an agreement that provides for the development or rehabilitation of property in the Project Area to be used for industrial or manufacturing purposes, the Agency may assist with the financing of facilities or capital equipment, including, but not necessarily limited to, pollution devices. Prior to entering into such an agreement for development that will be assisted, the Agency shall find, after public hearing, that the assistance is necessary for the economic feasibility of the development and that the assistance cannot be obtained on economically feasible terms in the private market.

§ 408.2. Disposition and Development Documents

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention or use of property for speculative purposes and to insure that developments are carried out pursuant to this Plan.

All purchasers or lessees of property acquired from the Agency shall be made obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan by appropriate documentation. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County.

The leases, deeds, contracts, agreements and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

All property in the Project is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, sex, marital status, disability, national origin or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of property in the Project Area. All property sold, leased, conveyed or subject to a participation agreement shall be made expressly subject by appropriate documents to the restriction that all deeds, leases or contracts for the sale, lease, sublease or other transfer of land in the Project Area shall contain such nondiscrimination and nonsegregation clauses as are required by law, including but not limited to the clauses required by Section 33436 of the Redevelopment Law.

§ 408.3. Development by Agency or Other Public Bodies or Entities

To the extent and in the manner now or hereafter permitted by law, the Agency is authorized to pay all or part of the value of the land for and the cost of the installation and construction of any building, facility, structure, or other improvement which is publicly owned either within or without the Project Area, if the City Council determines that the buildings, facilities, structures, or other improvements are of benefit to the Project Area or the immediate neighborhood in which the Project is located, and that no other reasonable means of financing such buildings, facilities, structures, or other improvements are available to the community, and that the payment of funds involved will assist in the elimination of one or more blighting conditions inside the Project Area or will provide housing for low- or moderate-income persons, and is consistent with the implementation plan adopted pursuant to Section 33490 of the Redevelopment Law.

The Agency, after seeking the review and recommendation of the PAC, may enter into contracts, leases and agreements with the City or other public body or entity pursuant to this Section and the obligation of the Agency under such contract, lease or agreement shall constitute an indebtedness of the Agency which may be made payable out of the taxes levied in the Project Area and allocated to the Agency under subdivision (b) of Section 33670 of the Redevelopment Law and under Section 602 of this Plan, or out of any other available funds. The acquisition of property and installation or construction of each facility referred to in the "Proposed Public Improvements and Facilities Projects," attached hereto as Exhibit No. 3 and incorporated herein by reference, is provided for in this Plan.

§ 408.4. Development Plans

All development plans (whether public or private) shall be submitted to the Agency for approval and architectural review. All development in the Project Area must conform to this Plan, applicable design guidelines, and all applicable federal, State and local laws, and must receive the approval of the appropriate public agencies.

The Agency shall seek the review and recommendation of the PAC on development plans that require approval by the Agency's Board of Commissioners.

During the period of development in the Project, the Agency shall insure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed, and that development in the Project Area is proceeding in accordance with disposition and development documents and time schedules.

§ 408.5. Disposal of Personal Property

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber or otherwise dispose of personal property.

§ 408.6. Certificates of Conformance

The Agency is authorized to issue Certificates of Conformance upon written request by the property owner for real property within the Project Area, including the improvements located thereon, that conforms to the land use provisions contained in Sections 503 through 522 of this Plan. If the property conforms with the land use requirements, is in good repair, and complies with any previously approved design, architectural or other guidelines or controls adopted by the Agency pursuant to this Plan, the Agency, after seeking the review and recommendation of the PAC, may approve issuance of a Certificate of Conformance.

Such Certificate of Conformance may be recordable by the owners in the chain of title of the property in order to benefit all subsequent owners and tenants of the property.

Any property which is the subject of a Certificate of Conformance shall not be subject to acquisition by the Agency through eminent domain, unless this Plan is amended thereafter to expressly make the property subject to acquisition by eminent domain, so long as the property remains in good repair, and continues to be in conformance with applicable zoning requirements and with this Plan and any guidelines or controls adopted by the Agency pursuant thereto.

The Agency Administrator or designee shall review all applications for a Certificate of Conformance within 60 days of its submission, and make a recommendation to the Agency regarding the property's eligibility for a Certificate of Conformance within 120 days of submission of the application. The Agency shall approve or deny such application within 30 days of receipt of the recommendation of the Agency Administrator or designee.

§ 409. Provision for Low- and Moderate-Income Housing

§ 409.1. General Authority

Subject to the limitations and requirements of this Plan, the Agency may, inside or outside the Project Area, acquire land, improve sites, or construct or rehabilitate structures in order to provide housing for persons and families of low- or moderate-income. The Agency may also provide subsidies to, or for the benefit of, such persons and families or households to assist them in obtaining housing.

§ 409.2. Increased and Improved Supply of Affordable Housing

Subject to any limitations and exceptions authorized by law and exercised by the Agency, not less than twenty-five percent (25%) of all taxes which are allocated to the Agency pursuant to Section 33670 of the Redevelopment Law for the Project shall be used by the Agency for the purposes of increasing, improving and preserving the community's supply of low- and moderate-income housing available at affordable housing cost, as defined by Health & Safety Code Section 50052.5, to persons and families of low- or moderate-income, as defined in Health & Safety Code Section 50093, and very low-income households, as defined in Health & Safety Code Section 50105. These funds shall be deposited by the Agency into a Low- and Moderate-Income Housing Fund established pursuant to Section 33334.3 of the Redevelopment Law, and held in such Fund until used. The Agency shall use the moneys in the fund as required and authorized by the Redevelopment Law, provided however, that funds from the Low- and Moderate-Income Housing Fund shall be used only within the Project Area or within the boundaries of the Fourteenth Council District of the City, as said district boundaries existed as of the date of adoption of this Plan.

Assistance provided by the Agency to preserve the availability to lower income households of affordable housing units, which are assisted or subsidized by public entities and which are threatened with imminent conversion to market rates, may be credited and offset against the Agency's obligations under Section 33334.2 of the Redevelopment Law.

§ 409.3. Replacement Housing

Whenever dwelling units housing persons and families of low- or moderate- income are destroyed or removed from the low- and moderate-income housing market as a part of the Project, the Agency shall, within four (4) years of the destruction or removal, rehabilitate, develop or construct, or cause to be rehabilitated, developed or constructed, for rental or sale to persons and families of low- or moderate-income, an equal number of replacement dwelling units at affordable housing costs, as defined by Health & Safety Code Section 50052.5, within the Project Area and/or the City, in accordance with all of the provisions of Sections 33413 and 33413.5 of the Redevelopment Law. In addition, the Agency shall provide, from funds legally available to it for such purposes, an additional 0.25 affordable housing unit for each unit removed from the affordable housing market by the Agency.

§ 409.4. New or Rehabilitated Dwelling Units Developed Within the Project Area

To the extent and in the manner provided by the Redevelopment Law: (1) at least thirty percent (30%) of all new and substantially rehabilitated dwelling units developed by the Agency shall be available at affordable housing cost to persons and families of low- or moderate-income; and of such thirty percent (30%), not less than fifty percent (50%) thereof shall be available at affordable housing cost to, and occupied by, very low-income households; and (2) at least fifteen percent (15%) of all new and substantially rehabilitated dwelling units developed within the Project Area by public or private entities or persons other than the Agency shall be available at affordable housing cost to persons and families of low- or moderate-income; and of such fifteen percent (15%), not less than forty percent (40%) thereof shall be available at affordable housing cost to very low-income households. The requirements set forth in this Section shall apply independently of the requirements of Section 409.3 and in the aggregate to housing made available pursuant to clauses (1) and (2), respectively, of the first sentence hereof, and not to each individual case of rehabilitation, development or construction of dwelling units.

The Agency shall require that the aggregate number of replacement dwelling units and other dwelling units rehabilitated, developed or constructed pursuant to Sections 409.3 and 409.4 remain available at affordable housing cost to persons and families of low-income, moderate-income and very low-income households, respectively, for the longest feasible time, as determined by the Agency, but for not less than the period of the land use controls established in Section 900 of this Plan, except to the extent a longer period of time may be required by other provisions of law.

Notwithstanding the requirements of the preceding two paragraphs, for so long as permitted or authorized by applicable law, the following provisions shall apply:

1. The requirements of clauses (1) and (2) of the first paragraph of this Section 409.4 shall not apply to rehabilitated dwelling units developed by the Agency unless such dwelling units are substantially rehabilitated.
2. To satisfy the provisions of clauses (1) and (2) of the first paragraph of this Section 409.4, the Agency may utilize the provisions of Sections 33413(b)(2) (A)(ii) through (v), inclusive, and Sections 33413(b)(2) (B) and (C), as applicable, of the Redevelopment Law.
3. To satisfy the provisions of Sections 409.3 and 409.4, the Agency may utilize the provisions of Section 33413(c)(2)(A) of the Redevelopment Law.
4. The requirements of clause (2) of the first paragraph of this Section 409.4 shall only apply to dwelling units under the jurisdiction of the Agency.

§ 410. Cooperation with Public Bodies

Certain public bodies are authorized by State law to aid and cooperate, with or without consideration, in the planning, undertaking, construction or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan

with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. The Agency shall impose on all public bodies the planning and design controls contained in this Plan to insure that present uses and any future development by public bodies will conform to the requirements of this Plan. Any public body which owns property in the Project Area will be afforded all the privileges of owner participation if such public body is willing to enter into a participation agreement with the Agency. Public bodies will also be given a reasonable preference to re-enter into the redeveloped Project Area. All plans for development of property in the Project Area by a public body shall be subject to Agency approval. The Agency is authorized to assist in the development of publicly owned buildings, facilities, structures or other improvements as provided in Section 504 of this Plan.

Pursuant to Section 33401 of the Redevelopment Law, the Agency is authorized, but not required, in any year during which it owns property in the Project Area that is tax exempt, to pay directly to any City, County, City and County, District, including but not limited to, a School District, or other public corporation for whose benefit a tax would have been levied upon such property had it not been exempt, an amount of money in lieu of taxes that may not exceed the amount of money the public entity would have received if the property had not been tax exempt.

During such time as property, if any, in the Project Area is owned by the Agency, such property shall be under the management, maintenance and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

§ 500. LAND USES PERMITTED IN THE PROJECT AREA

§ 501. General Controls and Limitations

All real property in the Project Area is hereby made subject to the controls and requirements of this Plan and all applicable State laws and City ordinances and regulations. No real property in the Project Area shall be subdivided, developed, rehabilitated or otherwise changed after the adoption of this Plan, except in conformance with the provisions of this Plan or applicable design guidelines adopted pursuant to this Plan.

§ 502. Redevelopment Plan Map

The Redevelopment Plan Map, attached hereto as Exhibit No. 1 and incorporated herein, illustrates the location of the Project Area boundaries, the immediately adjacent streets, the proposed public rights-of-way and public easements, and the land uses to be permitted in the Project Area for all public, semi-public and private land.

§ 503. Permitted Land Uses

§ 503.1. Commercial Uses

Areas shown on the Redevelopment Plan Map as Commercial shall be maintained, developed, or used for Commercial uses, consistent with the applicable Community Plan as it now reads or as it may be amended from time to time in the future.

§ 503.2. Residential Uses

Areas shown on the Redevelopment Plan Map as Residential shall be maintained, developed or used for single or multiple family housing, consistent with the applicable Community Plan as it now reads or as it may be amended from time to time in the future.

§ 503.3. Industrial Uses

Areas shown on the Redevelopment Plan Map as Industrial shall be maintained, developed or used for Industrial uses, consistent with the applicable Community Plan as it now reads or as it may be amended from time to time in the future.

§ 503.4 Commercial Uses within Residential Areas

The Agency may permit appropriately designed and properly located Commercial facilities providing neighborhood services in Residential areas, consistent with the applicable Community Plan as it now reads or as it may be amended from time to time in the future, provided that the Commercial use shall conform to the following criteria:

1. Promote community revitalization; and
2. Promote the goals and objectives of the Plan; and
3. Be compatible with and appropriate for the Residential uses in the vicinity; and
4. Meet design and location criteria required by the Agency.

§ 503.5 Commercial Uses within Industrial Areas

The Agency may permit appropriately designed and properly located Commercial facilities within Industrial areas, consistent with the applicable Community Plan as it now reads or as it may be amended from time to time in the future, provided that the Commercial use shall conform to the following criteria:

1. Promote community revitalization; and
2. Promote the goals and objectives of the Plan; and
3. Be compatible with and appropriate for the Industrial uses in the vicinity; and

4. Meet design and location criteria required by the Agency.

§ 503.6 Residential Uses within Commercial Areas

The Agency may permit appropriately designed and properly located Residential facilities within Commercial areas, consistent with the applicable Community Plan as it now reads or as it may be amended from time to time in the future, provided that the Residential facility, as well as any Commercial facility in the case of a mixed use development, shall conform to the following criteria:

1. Promote community revitalization; and
2. Promote the goals and objectives of the Plan; and
3. Be compatible with and appropriate for the Commercial uses in the vicinity; and
4. Include amenities which are appropriate to the size and type of housing units proposed; and
5. Meet design and location criteria required by the Agency.

§ 504. Open Space and Other Public and Quasi-Public Uses

§ 504.1. Public Uses

Areas shown on the Redevelopment Plan Map as Public shall be used for public facilities, including school sites, public services, open space and recreation areas.

The Agency may, at the request of the public body owning a site, and after seeking the review and recommendation of the PAC, and after public hearing, redesignate the site for a use other than Public provided that:

1. After a review of the environmental effects of the proposed use and the proposed development concept, the Agency finds that the change in use is consistent with the goals of the Redevelopment Plan; and
2. The change in use is compatible with the land use designations for the adjacent areas; and
3. In a situation where open space and/or recreation areas are the current use, the open space and/or recreation areas use will be replaced within a reasonable and specified time period; and
4. The change in use shall be subject to all required City approvals and shall conform to the applicable Community Plan as it may be amended from time to time in the future.

§ 504.2. Public Street Layout, Rights-of-Way and Easements

The street layout in the Project Area is illustrated on the Redevelopment Plan Map (Exhibit No. 1) and shall remain substantially in its existing configuration. Streets and alleys may be widened, altered, realigned, abandoned, depressed, decked or closed as necessary for proper development of the Project. Additional public streets, rights-of-way and easements may be created in the Project as needed for development and circulation. Such modifications as may be implemented will conform to the applicable Community Plan as it now reads or as it may be amended from time to time in the future.

The air rights over public rights-of-way may be used for private uses, buildings, platforms, decks and other uses subject to Agency approval. The public rights-of-way may further be used for transportation systems, vehicular and/or pedestrian traffic as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way.

§ 504.3. Other Open Space, Public and Quasi-Public Uses

In any area of the Project, the Agency, after seeking the review and recommendation of the PAC, is authorized to permit the establishment, alteration or enlargement of public, semi-public, institutional or nonprofit uses, including park and recreational facilities, libraries, hospitals, educational, cultural facilities, fraternal, employee, philanthropic, religious and charitable institutions, and facilities of other similar associations or organizations. All such uses shall conform, so far as possible, to the provisions of this Plan applicable to the uses in the specific area involved. The Agency may impose such other reasonable restrictions upon such uses as are necessary to protect the development and use of the Project Area. The Agency shall give special consideration to participation in such projects by qualified nonprofit organizations which have a special understanding of the needs and concerns of the community.

§ 505. Interim Uses

Pending the ultimate development of land by developers and participants, the Agency, after seeking the review and recommendation of the PAC, is authorized to temporarily use or permit the temporary use of any land in the Project area for interim uses not in conformity with the uses permitted in this Plan, so long as such uses conform to the uses permitted in the applicable Community Plan and zoning regulations.

§ 506. Nonconforming Uses

The Agency is authorized to permit an existing use to remain in an existing building in good condition, which use does not conform to this Plan, provided that such use is generally compatible with the developments and uses in the Project. The owner of such property must be willing to enter into a participation agreement and agree to the imposition of such reasonable restrictions as are necessary to protect the development and use of the Project Area.

The Agency may authorize additions, alterations, repairs, or other improvements or changes in use of land or buildings in the Project Area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Project where, in the

determination of the Agency such improvements would be compatible with surrounding and Project uses and development.

§ 507. New Construction and Rehabilitation of Properties

All new construction and/or rehabilitation of existing structures within the Project Area shall comply with all applicable federal, State and local laws in effect from time to time, including without limitation, the Building, Electrical, Heating and Ventilating, Housing and Plumbing Codes of the City and the City Zoning Ordinance. In addition to applicable codes, ordinances, or other requirements governing development in the Project Area, additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities in the Project Area.

Any existing structure within the Project Area which the Agency shall approve for retention and rehabilitation shall be repaired, altered, reconstructed, or rehabilitated in such a manner that it will be safe and sound in all physical respects, and be attractive in appearance and not detrimental to the surrounding uses. Property rehabilitation standards for rehabilitation of existing buildings and site improvements may be established by the Agency.

§ 508. Limitation on Type, Size and Height of Buildings

Except as set forth in this Plan or as described in Designs for Development adopted pursuant to this Plan, the type, size and height of buildings shall be limited by applicable federal, State and local statutes, codes, ordinances and regulations and as generally diagrammed in Exhibit No. 4 attached hereto and incorporated herein by this reference.

§ 509. Limitation on Number of Buildings

The number of buildings in the Project Area shall not exceed approximately Two Thousand Eight Hundred Ninety (2,890), based upon the applicable Community Plans.

§ 510. Number of Dwelling Units

The approximate number of dwelling units in the Project Area shall be Two Thousand Four Hundred Eighty (2,480), based upon the applicable Community Plans.

§ 511. Open Space, Landscaping, Light, Air and Privacy

The approximate amount of open space to be provided in the Project Area is the total of all area which will be in the public rights-of-way, the public grounds, spaces around buildings, and all other outdoor areas not permitted to be covered by buildings as generally diagrammed in Exhibit No. 5 of this Plan attached hereto and incorporated herein by this reference. In all areas, sufficient space shall be maintained between buildings to provide adequate light, air and privacy. Landscaping shall be developed in the Project Area to ensure optimum use of living plant material.

§ 512. Signs and Billboards

All signs shall conform to City sign and billboard standards as they now exist or are hereafter amended, as well as any applicable design standards adopted by the Agency. Design of all signing is subject to Agency approval prior to installation.

§ 513. Utilities

The Agency shall require that all utilities be placed underground when physically and economically feasible, as determined by the Agency.

§ 514. Parking and Loading Facilities

Parking shall be provided in a manner consistent with standards for contemporary development practices, but in no case shall parking be less than the requirements of the Los Angeles Municipal Code. No parking space shall be located in a setback area except with prior written approval of the Agency. Parking spaces shall be paved and drained so that storm and surface waters draining from parcels will not cross public sidewalks. Parking spaces visible from streets shall be landscaped in accordance with the City's zoning ordinance to prevent unsightly or barren appearance. Lighting for parking spaces shall be shielded from adjacent properties and adjoining streets.

Off-street loading facilities for commercial and industrial uses shall be located in a manner to avoid interference with public use of sidewalks and in conformance with the Los Angeles Municipal Code. Off-street loading facilities must also be screened by landscaping to the extent and in the manner required by the Agency.

§ 515. Setbacks

All setback areas shall be landscaped and maintained by the owner. Any portion necessary for access shall be paved. The Agency may establish setback requirements for new development within the Project Area which may exceed the requirements of the City's zoning ordinance.

§ 516. Incompatible Uses

No use or structure, which by reason of appearance, traffic, smoke, glare, noise, odor or similar factors that would be incompatible with the surrounding areas or structures, shall be permitted in any part of the Project Area. Within the Project Area, except with the approval of the Agency, there shall be no extraction of oil, gas or other mineral substances, nor any opening or penetration for any purpose connected therewith within 500 feet of the surface.

§ 517. Resubdivision of Parcels

After rehabilitation and/or development pursuant to this Plan, no parcel, including any parcel retained by a conforming owner or participant, shall be resubdivided without Agency approval.

§ 518. Minor Variations

The Agency, after seeking the review and recommendation of the PAC, is authorized to permit a variation from the limits, restrictions and controls established by this Plan. In order to permit such variation, the Agency must determine that:

1. The application of certain provisions of this Plan would result in practical difficulties or unnecessary hardships which would make development inconsistent with the general purpose and intent of this Plan; or
2. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions and controls; and
3. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area or contrary to the objectives of this Plan or the applicable Community Plan.

No variation shall be granted which changes a basic land use or which permits other than a minor departure from the provisions of this Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public health, safety or welfare, and to assure compliance with the purposes of this Plan. Any variation permitted by the Agency hereunder shall not supersede any other approval required under City codes and ordinances.

§ 519. Nondiscrimination and Nonsegregation

There shall be no discrimination or segregation based upon race, color, creed, religion, sex, marital status, disability, national origin or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of property in the Project Area.

§ 520. Design Guidelines and Development Controls

Within the limits, restrictions and controls established in this Plan, the Agency, after seeking the review and recommendation of the PAC, is authorized to establish heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other design guidelines and development controls necessary for the proper development of both private and public areas within the Project Area.

No new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with this Plan and any such design guidelines and development controls, and in accordance with architectural, landscape and site plans submitted to and approved in writing by the Agency. One of the objectives of this Plan is to create an attractive and pleasant environment in the Project Area. Therefore, such plans shall give consideration to good design, open space and other amenities to enhance the aesthetic quality of the Project Area. The Agency shall not approve any plans that do

not comply with this Plan or with any applicable design guidelines or development controls adopted by the Agency.

§ 521. Variances, Conditional Use Permits, Building Permits and Other Land Development Entitlements

No zoning variance, conditional use permit, building permit, demolition permit or other land development entitlement shall be issued in the Project Area from the date of adoption of this Plan unless and until the application therefor has been reviewed by the Agency and determined to be in conformance with this Plan and any applicable design guidelines or development controls adopted by the Agency.

No permits shall be issued for the construction of any new building or any addition to or rehabilitation of an existing building in the Project Area until the application for such permit has been processed in the manner provided. Any permit that is issued hereunder must be in conformance with the provisions and intent of this Plan.

The City shall withhold the issuance of the permit if the proposed improvements do not meet the requirements of this Plan as determined by the Agency.

§ 522. Buildings of Architectural and Historic Significance

Prior to any development, redevelopment or rehabilitation of any parcel within the Project Area, the Agency shall determine whether any structure located on such parcel is of architectural or historic significance. To the extent practical, special consideration shall be given to the protection, rehabilitation or restoration of any structure determined to be historically significant.

§ 600. METHODS FOR FINANCING THE PROJECT

§ 601. General Description of the Proposed Financing Methods

The Agency is authorized to finance the Project with financial assistance from the City, State and federal government of the United States of America, property tax increments, special assessment districts, sales and transient occupancy tax funds, donations, interest income, Agency bonds, loans from private financial institutions, the lease of Agency-owned property, the sale of Agency-owned property and/or any other available source.

As available, funds from the City's capital improvement program derived from gas tax funds from the State and County may be used for street improvements and public transit facilities. The Agency may enter into joint powers authorities and other mechanisms for cooperative development of public facilities or arrange for other public entities to provide the facilities.

It is estimated that the total Project cost to the Agency will not exceed revenues derived from the Project or obtained by the Agency on behalf of the Project. Revenues will be received from the sale of land. The remaining balance will come from the following: tax increments, revenue from the lease of Agency-owned lands and buildings, participation

agreements, repayments of loans and interest earned thereon, capital improvement funds from the City, sales and transit occupancy tax funds, and other special use taxes and other sources which are now or may become available to the Agency.

Any other loans, grants or financial assistance from the United States federal government, or any other public or private source, will be utilized if available.

§ 602. Tax Increment

§ 602.1. Allocation of Tax Increments

All taxes levied upon taxable property within the Project Area each year by or for the benefit of the State of California, the County of Los Angeles, the City of Los Angeles, any district or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Plan shall be divided as follows:

- (1) That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Project as shown upon the assessment roll used in connection with the taxation of that property by the taxing agency, last equalized prior to the effective date of the ordinance, shall be allocated to and when collected shall be paid to the respective taxing agencies as taxes by or for the taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory in the Project on the effective date of the ordinance but to which that territory has been annexed or otherwise included after that effective date, the assessment roll of the County of Los Angeles last equalized on the effective date of the ordinance shall be used in determining the assessed valuation of the taxable property in the Project on the effective date); and
- (2) Except as provided in paragraph (3) below, that portion of the levied taxes each year in excess of that amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Project. Unless and until the total assessed valuation of the taxable property in the Project exceeds the total assessed value of the taxable property in the Project as shown by the last equalized assessment roll referred to in paragraph (1) hereof, all of the taxes levied and collected upon the taxable property in the Project shall be paid to the respective taxing agencies. When the loans, advances, and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Project shall be paid to the respective taxing agencies as taxes on all other property are paid.

- (3) That portion of the taxes in excess of the amount identified in paragraph (1) above which are attributable to a tax rate levied by a taxing agency for the purpose of producing revenues in an amount sufficient to make annual repayments of the principal of, and the interest on, any bonded indebtedness for the acquisition or improvement of real property shall be allocated to, and when collected shall be paid to that taxing agency. This paragraph shall only apply to taxes levied to repay bonded indebtedness approved by the voters of the taxing agency on or after January 1, 1989.

§ 602.2. Distribution to Affected Taxing Entities

To the extent required by applicable law, the Agency shall make payments to affected taxing entities calculated pursuant to this Section 602.2. All amounts calculated pursuant to this Section shall be calculated after the amount required to be deposited in the Low- and Moderate-Income Housing Fund has been deducted from the total amount of tax increment funds received by the Agency in the applicable fiscal year. The payments made pursuant to this Section to the affected taxing entities, including the City, shall be allocated among such entities, including the City if it elects to receive payments, in proportion to the percentage share of property taxes each affected taxing entity receives during the fiscal year the funds are allocated. Agency payments to the affected taxing entities shall be reduced in accordance with the provisions of Section 33607.5 of the Redevelopment Law or any other applicable provisions of law.

- (1) Commencing with the first fiscal year in which the Agency receives tax increments and continuing through the last fiscal year in which the Agency receives tax increments, the Agency shall pay to the affected taxing entities, including the City if it elects to receive a payment, an amount equal to twenty-five percent (25%) of the tax increments received by the Agency after the amount required to be deposited in the Low- and Moderate-Income Housing Fund has been deducted.
- (2) Commencing with the 11th fiscal year in which the Agency receives tax increments and continuing through the last fiscal year in which the Agency receives tax increments, the Agency shall pay to the affected taxing entities, other than the City, in addition to the amounts paid under (1), and after deducting the amount allocated to the Low- and Moderate-Income Housing Fund, an amount equal to 21 percent of the portion of tax increments received by the Agency, which shall be calculated by applying the tax rate against the amount of assessed value by which the current year assessed value exceeds the first adjusted base year assessed value. The first adjusted base year assessed value is the assessed value of the Project Area in the 10th fiscal year in which the Agency receives tax increment.
- (3) Commencing with the 31st fiscal year in which the Agency receives tax increments and continuing through the last fiscal year in which the Agency receives tax increments, the Agency shall pay to the affected taxing entities, other than the City, in addition to the amounts paid pursuant to (1) and (2), and after deducting the amount allocated to the Low- and Moderate-Income Housing

Fund an amount equal to 14 percent of the portion of tax increments received by the Agency, which shall be calculated by applying the tax rate against the amount of assessed value by which the current year assessed value exceeds the second adjusted base year assessed value. The second adjusted base year assessed value is the assessed value of the Project Area in the 30th fiscal year in which the Agency receives tax increments.

The payments made pursuant to this Section are the exclusive payments that are required to be made by the Agency to affected taxing entities during the term of this Plan.

Prior to incurring any loans, bonds, or other indebtedness, except loans or advances from the City, the Agency may subordinate to the loans, bonds or other indebtedness the amount required to be paid to an affected taxing entity by this Section, pursuant to the provisions of Section 33607.5 of the Redevelopment Law or any other applicable provisions of law.

In any fiscal year, the City may elect to receive, and the Agency shall pay to it, an amount proportional to the amount each affected taxing entity receives pursuant to subdivision (1) of this Section 602.2.

§ 602.3. Agency Pledge of Tax Increments

The portion of taxes allocated to the Agency in paragraph (2) of Section 602.1 above, are hereby irrevocably pledged for the payment of the principal of and interest on the advance of monies, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed or otherwise) by the Agency to finance or refinance the Project in whole or in part.

The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project.

§ 603. Bonds, Advances and Indebtedness

The Agency is authorized to issue bonds if appropriate and feasible in an amount sufficient to finance all or any part of the Project.

The Agency is authorized to obtain advances, borrow funds and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds and indebtedness may be paid from tax increments or any other funds available to the Agency.

Neither the members of the Agency nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

The bonds and other obligations of the Agency are not a debt of the City or the State, nor shall any of its political subdivisions be liable for them, nor in any event shall the bonds or obligations be payable out of any funds or properties other than those of the Agency; and such bonds and other obligations shall so state on their face. The bonds do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

§ 604. Time Limit on Establishment of Indebtedness

No loan, advance or other indebtedness to finance, in whole or in part, the Project and to be repaid from the division and allocation of taxes to the Agency shall be established or incurred by the Agency after a period of 20 years from the date of the adoption of this Plan, except by amendment of this Plan as authorized by applicable law. This limit shall not prevent the Agency from refinancing, refunding or reconstructing indebtedness after the time limit if no increase in indebtedness is involved and the time to repay is not increased. This limit shall not prevent the Agency from incurring debt to be paid from the Agency's Low- and Moderate-Income Housing Fund or establishing more debt in order to fulfill the Agency's housing obligations under Section 33413 of the Redevelopment Law. The loans, advances or indebtedness may be repaid over a period of time longer than this time limit as provided in this Section. No indebtedness to finance, in whole or in part, the Project and which is to be repaid from the division and allocation of taxes to the Agency shall be repaid with such taxes beyond a period of 45 years from the date of adoption of this Plan.

§ 605. Limitation on Amount of Bonded Indebtedness

The amount of bonded indebtedness to be repaid in whole or in part from the allocation of taxes described in paragraph (2) of Section 602.1 above, which can be outstanding at any one time shall not exceed One Hundred Twenty Million Dollars (\$120,000,000) in principal amount, except by amendment of this Plan. Such limitation is exclusive of: (1) any payments made from such principal amount by the Agency to any taxing agency pursuant to Sections 33401 and 33676 of the Community Redevelopment Law to alleviate financial burden; and (2) any funds required by Section 33334.2 of the Community Redevelopment Law and Section 409.2 of this Plan to be deposited by the Agency in a low- and moderate-income housing fund as a result of such payments to taxing agencies.

§ 606. Other Loans and Grants

Any other loans, grants, guarantees, or financial assistance from the United States, the State of California, or any other public or private source will be utilized if available as appropriate in carrying out the Project.

§ 700. ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Action by the City shall include, but not be limited to, the following:

1. Institution and completion of proceedings for opening, closing, vacating, widening or changing the grades of streets, alleys and other public rights-of-way, and for other necessary modifications of the streets, the street layout and other public rights-of-way in the Project. Such action by the City shall include causing the abandonment and relocation by public utility companies of their

operations in the public rights-of-way as appropriate to carry out this Plan and as required by law.

2. Institution and completion of proceedings necessary for changes and improvements in private and public-owned public utilities within or affecting the Project.
3. Imposition wherever necessary (by conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use.
4. Provision for administrative enforcement of this Plan by the City after development. The City and the Agency shall develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Project throughout the duration of this Plan.
5. Encourage the provision of a variety of housing types, both in terms of income and construction, using federal and State assistance as appropriate.
6. Encourage historic preservation, including the use of federal and State assistance.
7. Performance of the above, and of all other functions and services relating to public health, safety and physical development which will permit the redevelopment of the Project to be commenced and carried to completion without unnecessary delays.
8. The undertaking and completing of any other proceedings necessary to carry out the Project.

§ 800. ADMINISTRATION AND ENFORCEMENT OF THE PLAN

The administration and enforcement of this Plan, or other documents formulated pursuant to this Plan, shall be performed by the Agency and/or the City.

The provisions of this Plan or other documents formulated pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions or any other remedies appropriate to the purposes of this Plan.

§ 900. DURATION OF PLAN'S CONTROLS

Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective and the provisions of other documents formulated pursuant to this Plan may be made effective for the period ending 30 years from the date of adoption of this Plan. After the time limit on the effectiveness of the Redevelopment Plan,

the Agency shall have no authority to act pursuant to the Redevelopment Plan except to pay previously incurred indebtedness and to enforce existing covenants or contracts, unless the Agency has not completed its housing obligations pursuant to Section 33413 of the Redevelopment Law, in which case the Agency shall retain its authority to implement requirements under Section 33413, including its ability to incur and pay indebtedness for this purpose, and shall use this authority to complete these housing obligations as soon as is reasonably possible.

§ 1000. PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in the Community Redevelopment Law or by any other procedure hereinafter established by law. Prior to amending the Plan, and as part of the amendment procedure, the Agency shall seek the review and recommendation of the PAC.

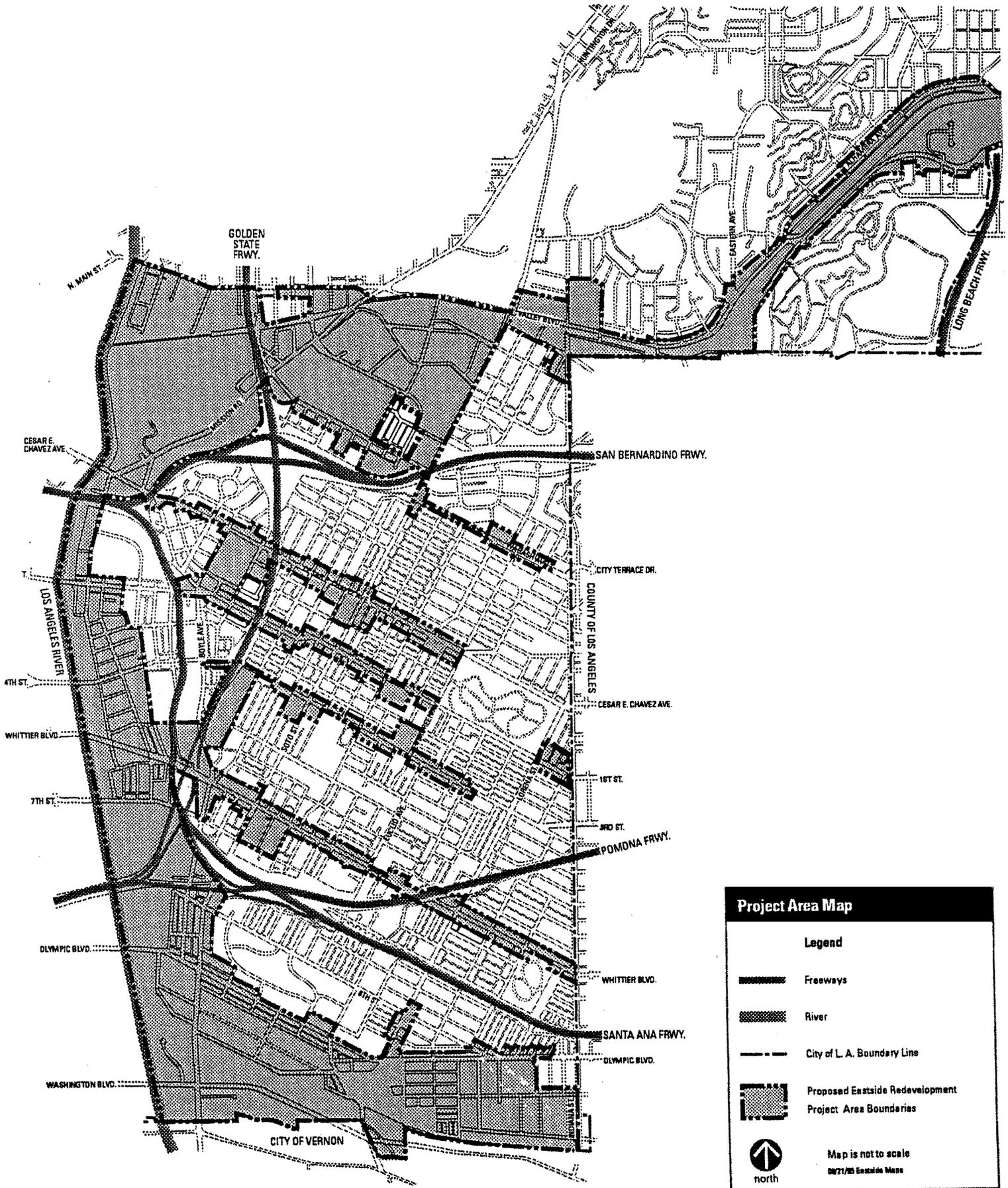
§ 1100. COMMUNITY PLAN CHANGES

The land uses authorized and designated in this Redevelopment Plan and on the attached Redevelopment Plan Map, are consistent with the City's Community Plan for the Northeast Los Angeles District and the Community Plan for the Boyle Heights District as of the date of adoption of this Redevelopment Plan, or as they may be hereafter amended.

In the event that an applicable Community Plan is amended so as to change the land uses permitted within the Project Area, the land uses specified for the Project Area in the applicable Community Plan as so amended, shall supersede the land use designations in this Redevelopment Plan.

Proposed - Eastside Industrial & Commercial Redevelopment Project

Community Redevelopment Agency
City of Los Angeles



Project Area Map

Legend

-  Freeways
-  River
-  City of L. A. Boundary Line
-  Proposed Eastside Redevelopment Project Area Boundaries

 north

Map is not to scale
09/21/85 Eastside Mass

EXHIBIT NO. 2

LEGAL DESCRIPTION OF THE

PROPOSED ADELANTE EASTSIDE REDEVELOPMENT PROJECT

PARCEL 1

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

Beginning at the intersection of the centerline of North Main Street, 80.00 feet wide, formerly Kuhrts Street, as shown on Kuhrts Bridge Tract, in said City, County and State, as per Map filed in Book 25, Page 93 of Miscellaneous Maps, in the office of the County Recorder of said County and the curved easterly line of the Official Bed of the Los Angeles River, of variable width, shown on Los Angeles County Flood Control District Map No. 19-RW 28.2, as having a radius of 1243.57 feet; thence southerly 258.45 feet along said curved easterly line, through a central angle of 11°48'35", to a point on the southerly line of Lot 7 of said Tract; thence southerly 1623.47 feet along the easterly lines of Lots 7 through 60 inclusive, of said Tract to the most southerly corner of said Lot 60, said corner being also on the northerly right-of-way line of Alhambra Avenue, 115.00 feet wide, formerly Mission Street, as shown on said Map; thence southerly 128.37 feet along the easterly line of the Official Bed of the Los Angeles River, as shown on Los Angeles County Flood Control District Map No. 19-RW 29.1 and on Tract No. 9520, in said City, as per Map filed in Book 147, Pages 27 and 28, to the southerly right-of-way line of said Alhambra Avenue; thence southerly 119.34 feet along said easterly line of the Official Bed of the Los Angeles River to the beginning of a tangent curve concave easterly and having a radius of 845.34 feet; thence southerly 387.93 feet along said easterly line through a central angle of 26°02'01" to a point of tangency; thence southerly 1394.15 feet along said easterly line to the beginning of a tangent curve concave westerly and having a radius of 1241.70 feet; thence southerly and southwesterly 852.88 feet along said easterly line, through a central angle of 39°21'06" to the northerly right-of-way line of Cesar E. Chavez Avenue, 80.00 feet wide, formerly Macy Street, as shown on said map; thence southwesterly 80.48 feet to the most easterly corner of Lot 2, of Los Angeles & Salt Lake Railroad Company, in said city, as per map filed in Recorder's Filed Map No. 604-R, said corner being on the southerly right-of-way line of said Cesar E. Chavez Avenue, thence southwesterly along the northwesterly line of said Lot 2 the following five (5) courses: southwesterly 82.6 feet to an angle point therein; southwesterly 80.10 feet to an angle point therein; southwesterly 142.5 feet to an angle point therein; southeasterly 6.92 feet to an angle point therein; southwesterly 154.61 feet to the most southerly corner of said lot, said corner being on the northeasterly right-of-way line of Elliot Street, 50 feet wide (vacated), as shown on said map; thence southwesterly 53.81 feet to the most easterly corner of Lot 1, of said map, said corner being on the southerly right-of-way line of said Elliot Street (vacated), said corner also being on the northerly line of the Santa Ana Freeway, as shown on Department of Transportation Right-of-Way Map No. F-1849-1as prepared by the State of California Department of Public Works, Division of Highways; thence southwesterly 49.37 feet along said northerly right-of-way line to an angle point therein; thence westerly 39.06 feet along said northerly line to the easterly line of said Official Bed of the Los Angeles River; thence southwesterly 109.89 feet along said easterly line to the beginning of a tangent curve concave easterly and having a radius of 655.64 feet; thence southerly 287.47 feet along said easterly line through a central angle of 25°08'03" to a point of tangency; thence southerly 1617.65 feet along said easterly line as shown on Los Angeles County Flood Control District Map No. 19-RW 29.2 to the beginning of a tangent curve concave easterly and having a radius of 655.62 feet; thence southerly 259.55 feet along said easterly line through a central angle of 22°40'56" to a point of tangency with a curve concave easterly and having a radius of 655.45 feet; thence southerly 149.70 feet along said easterly line to a point of tangency; thence southerly 2088.03 feet along said easterly line of the Official Bed of the Los Angeles River to the centerline of Fourth Street, 80.00 feet wide, as shown on Los Angeles County Flood Control District Map No. 19-RW 30.1; thence southerly 1175.96 feet along said easterly line to the centerline of Whittier Boulevard, 80.00 feet wide, as shown on said Los Angeles County Flood Control District Map No. 19-RW 30.1; thence southerly 1421.43 feet along said easterly line to the centerline of Seventh Street, 80.00 feet wide, as shown on Los Angeles County Flood Control District Map No. 19-RW 30.1; thence southerly 3323.19 feet along said easterly line to the centerline of Olympic Boulevard, 80.00 feet wide, as shown on said Los Angeles County Flood Control District Map No. 19-RW 31.1; thence southerly 2644.45 feet along said easterly line to the northerly right-of-way line of Butte Street, 30.00 feet wide, as shown on Los Angeles County Flood Control District

Map No. 19-RW 33.1; thence easterly 106.27 feet along said northerly right-of-way line of Butte Street to the easterly terminus thereof, said terminus being also the generally westerly line of Parcel B, of Parcel Map L.A. No. 2309, in said city, as per map filed in Book 43, Page 61, of said parcel maps; thence southwesterly 366.37 feet along said generally westerly line of Parcel B and the westerly line of Lot 14, of Tract No. 2495, in said city, as per map filed in Book 36, Pages 20 and 21, of said maps, and its southwesterly prolongation, to the northerly right-of-way line of Washington Boulevard, 100 feet wide, as it presently exists; thence continuing southwesterly 55.23 feet along said prolongation to the northerly prolongation of the westerly line of Parcel A, of Parcel Map L.A. No. 6263, in said city, as per map filed in Book 220, Pages 44 and 45, of said parcel maps; thence southerly 48.34 feet along said northerly prolongation to the northwesterly corner of said Parcel A, said corner being also the southerly line of said Washington Boulevard; thence southerly 239.38 feet along the westerly line of said Parcel A to an angle point therein; thence southerly 94.04 feet to the southwesterly corner of said parcel, said corner being also the northerly line of the Atchison Topeka & Santa Fe Railway Right-of-Way, 100 feet wide, as shown on said map; thence southerly 100.02 feet to the northwesterly corner of Lot 1, of Tract No. 3257, in said city, as per map filed in Book 35, Page 75, of said maps, said corner being also the southerly line of said Atchison Topeka & Santa Fe Railway Right-of-Way; thence easterly 6.52 feet along the northerly line of said Lot 1 to the northeasterly line of a 100.00 feet wide easement of the City of Los Angeles Department of Water and Power; thence southeasterly 507.44 feet along said northeasterly line to the City of Los Angeles Boundary Line as shown on said Los Angeles County Flood Control District Map; thence 584.97 feet along said City of Los Angeles Boundary Line to the westerly right-of-way line of Soto Street, 100 feet wide, as shown on said Los Angeles County Flood Control District Map; thence easterly 80.00 feet along said City of Los Angeles Boundary Line to the easterly line of the westerly 5.00 feet of Felipa Lugo de Vejar 5.80 Acres as shown on said Partition of the Tract of Land in Rancho San Antonio, said line being the easterly line of Soto Street, 80 feet wide; thence northerly 50.63 feet along said easterly line to a point; thence easterly 503.34 feet to the southerly line of said Felipa Lugo de Vejar 5.80 Acres; thence easterly 304.00 feet along said southerly line of Felipa Lugo de Vejar 5.80 Acres, to the westerly line of Maria Antonio Lugo de Sepulveda 7.34 Acres as shown on said Partition of Tract of Land in Rancho San Antonio; thence northerly 195.80 feet along said westerly line to the most northerly corner thereof, said corner being also on the southwesterly line of Atchinson & Santa Fe Railway right-of-way, 100.00 feet wide; thence southeasterly 512.96 feet along said Atchinson & Santa Fe Railway right-of-way to the most easterly corner of said Maria Antonio Lugo de Sepulveda 7.34 Acres; thence easterly 263.67 feet to a point on the northeasterly line of Atchinson & Santa Fe Railway right-of-way, said point being distant southeasterly 233.29 feet from the most southerly corner of Lot 1 of Tract No. 13269, in said City, as per Map filed in Book 269, Page 50 of Maps; thence southeasterly 479.95 feet along said northeasterly line of Atchinson & Santa Fe Railway right-of-way to the westerly line of Lot 1 of the Subdivision of the Martinez Tract, in said City, as per Map filed in Book 55, Page 24 of Miscellaneous Records; thence southeasterly 182.09 feet along said northeasterly line of said Atchinson & Santa Fe Railway right-of-way to the easterly line of O.R. 42618, Page 152; thence northerly 523.48 feet along said easterly line to the southwesterly right-of-way line of Washington Boulevard, 90 feet wide; thence southeasterly 229.82 feet along said southwesterly right-of-way line to an angle point therein; thence northerly 11.08 feet along said southwesterly right-of-way line to an angle point therein; thence southeasterly 422.31 feet along said southwesterly right-of-way line to the Boundary Line of the City of Los Angeles; thence easterly 184.94 feet to a point on the northwesterly line of Lot 2 of Tract No. 9432, in said City, as per Map filed in Book 181, Page 42 and 43 of Maps, said point being also on the northeasterly right-of-way line of said Washington Boulevard, said point being also distant westerly 92.46 feet from the northeasterly corner of said Lot 2; thence northwesterly 83.40 feet along said northeasterly right-of-way line to the northwesterly line of Lot 3, of Licensed Surveyor's Map, as per map filed in Book 26, Page 5, of said maps; thence northeasterly 407.62 feet along the northwesterly lines of Lots 3 through 5, of said Licensed Surveyor's Map, to the northeasterly line of said Lot 5; thence southeasterly 55.21 feet to an angle point therein; thence southeasterly 10.46 feet to the southerly right-of-way line of the City of Los Angeles Department, 71.84 feet wide; thence southeasterly 208.55 feet along said southerly right-of-way line to the westerly right-of-way line of Grande Vista Avenue, 100 feet wide; thence southeasterly 55.23 feet along the southeasterly prolongation of said right-of-way line to the centerline of said Grande Vista Avenue; thence southerly 127.87 feet along said centerline to an angle point therein; thence southeasterly 835.47 feet along said prolongation and said centerline to the easterly prolongation of a line parallel with and distant southerly 30.00 feet, measured at right angles, from the southerly line of Tract No. 6224, in said City, as per Map filed in Book 74, Page 39 of Maps, said parallel line being also the southerly right-of-way line of Holabird Avenue, 30.00 feet wide, as shown on said Tract; thence easterly 486.84 feet along said parallel line to the westerly right-of-way line of Los Angeles and Salt Lake Railroad Company right-of-way, 80.00 feet wide as shown on said Tract; thence southeasterly 115.56 feet to the most southerly corner of Lot 13 of Tract No. 8626,

in said City, as per Map filed in Book 121, Pages 96 through 100 of Maps; thence northerly 285.55 feet along the easterly of said Lot 13 to the northeasterly corner thereof, said corner being also on the southerly right-of-way line of Washington Boulevard, 120.00 feet wide, as shown on said Tract; thence northerly 121.59 feet to a point on the westerly line of Lot 15 of said Tract No. 8626, said point being distant southerly 283.30 feet from the northwesterly corner of Lot 14 of said Tract, said corner being also on the northerly right-of-way line of said Washington Boulevard; thence northerly 283.30 feet along the westerly lines of said Lots 14 & 15 to the northwesterly corner of said Lot 14, said corner being also the beginning of non-tangent curve concave northerly and having a radius of 5694.6 feet, a radial to said point bears S20°04'39"W, as shown on said Tract; thence southeasterly 1418.47 feet along said curve, said curve being also the northerly line of Lots 14, 16 and A of said Tract, through a central angle of 14°16'19" to the a point on the northerly line of said Lot 16; thence easterly 2532.64 feet along the northerly line of said Lot 16 and its easterly prolongation to the centerline of Indiana Street, 60.00 feet wide, as shown on said Tract; thence northerly 1426.36 feet along the centerline of said Indiana Street to the easterly prolongation of the northerly line of Lot 18, Tract No. 3840, in said City, as per Map filed in Book 42 Pages 16 and 17 of said Maps; thence westerly 30.00 feet along said prolongation to the northeasterly corner of said Lot 18, said corner being also on the westerly right-of-way line of said Indiana Street; thence westerly 122.55 feet along the northerly line of said Lot to the northwesterly corner thereof; thence southerly 40.00 feet along the westerly line of said Lot to the southwesterly corner thereof, said corner being also the southeasterly corner of Lot 37 of said Tract; thence westerly 120.00 feet along the southerly line of said Lot to the southwesterly corner thereof, said corner being also on the easterly right-of-way line of La Puerta Street, 60.00 feet wide, as shown on said Tract; thence westerly 30.00 feet along the westerly prolongation of the southerly line of said Lot to the centerline of said La Puerta Street; thence northerly 40.00 feet along said centerline to the easterly prolongation of the northerly line of Lot 56 of said Tract; thence westerly 30.00 feet along said prolongation to the northeasterly corner of said Lot, said corner being also on the westerly right-of-way line of said La Puerta Street; thence westerly 240.00 feet along the northerly lines of Lots 56 and 75 of said Tract to the northwesterly corner of said Lot 75, said corner being also on the easterly right-of-way line of Prado Street, 60.00 feet wide, as shown on said Tract; thence westerly 30.00 feet along the westerly prolongation of said northerly line of said Lot 75, to the centerline of said Prado Street; thence southerly 40.00 feet along said centerline to the easterly prolongation of the northerly line of Lot 95 of said Tract; thence westerly 30.00 feet along said prolongation to the northeasterly corner of said Lot, said corner being also on the westerly right-of-way line of said Prado Street; thence westerly 240.00 feet along the northerly lines of Lots 95 and 114 of said Tract to the northwesterly corner of said Lot 114, said corner being also on the easterly right-of-way line of Los Palos Street, 60.00 feet wide, as shown on said Tract; thence westerly 30.00 feet along the westerly prolongation of the northerly line of said Lot 114 to the centerline of said Los Palos Street; thence northerly 526.58 feet along said centerline to the beginning of a tangent curve concave southwesterly and having a radius of 142.97 feet; thence northerly and northwesterly 107.51 feet along said curve through a central angle of 43°07'40" to the beginning of a reverse curve concave northeasterly and having a radius of 140.00 feet; thence northwesterly and northerly 105.38 feet along said curve through a central angle of 43°07'40" to the westerly prolongation of the northerly line of Lot 96 of said Tract, said southerly line being also the southerly right-of-way line of Olympic Boulevard, 100.00 feet wide, (formerly Mines Avenue, 60.00 feet wide); thence northerly 50.00 feet, tangent to said curve to a line parallel with and distant northerly 50.00 feet, measured at right angles, from the northerly line of said Lot 96; thence easterly 364.35 feet along said parallel line to the southwesterly prolongation of the easterly line of Lot 112 of Tract No. 941, in said City, as per Map filed in Book 16 Pages 194 and 195, said easterly line being also the centerline of Prado Street, 60.00 feet wide, as shown on said Tract; thence northeasterly 106.43 feet along said prolongation and the southeasterly lines of Lots 112 and 113 of said Tract to the most easterly corner of said Lot 113, said corner being also on said centerline of Prado Street; thence northwesterly 30.00 feet along the northeasterly line of said Lot to the northwesterly line of said Prado Street; thence northwesterly 125.00 feet along the northeasterly line of said to the southeasterly line of an alley 14.00 feet wide, as shown on said Tract; thence northwesterly 7.00 feet along the northeasterly line of said Lot to the northwesterly corner thereof, said corner being also on the centerline of said alley; thence southwesterly 80.00 feet along said centerline to the most easterly corner of Lot 156, said corner being also on said centerline; thence northwesterly 7.00 feet along the northeasterly line of said Lot to the northwesterly right-of-way line of said alley; thence northwesterly 125.00 feet along said northeasterly line to the southeasterly right-of-way line of Los Palos Street, 60.00 feet wide, as shown on said Tract; thence northwesterly 30.00 feet along said northeasterly line of said Lot to the most northerly corner thereof, said corner being also the most easterly corner of Lot 162 of said Tract and on the centerline of said Los Palos Street; thence southwesterly 160.00 feet along the southeasterly lines of Lots 160 through 163 inclusive, of said Tract to the most southerly corner of said Lot 160, said corner being also on the centerline of said Los

Palos Street; thence northwesterly 30.00 feet along the southwesterly line of said Lot 160 to the northwesterly right-of-way line of said Los Palos Street; thence northwesterly 125.00 feet along said southwesterly line to the southeasterly line of an alley 14.00 feet wide, as shown on said Tract; thence northwesterly 7.00 feet along said southwesterly line of Lot 160 to the most westerly corner thereof, said corner being also the most southerly corner of Lot 211 of said Tract and on the centerline of said alley; thence northwesterly 7.00 feet along the southwesterly line of said Lot 211 to the northwesterly line of said alley; thence northwesterly 125.00 feet along said southwesterly line to the southeasterly right-of-way line of Calzona Street, 60.00 feet wide, as shown on said Tract; thence northwesterly 30.00 feet along said southwesterly line of Lot 211 to the most northerly corner thereof, said corner being also the most easterly corner of Lot 219 of said Tract, and on the centerline of said Calzona Street; thence southwesterly 40.00 feet along the southeasterly line of said Lot 219 to the most southerly corner thereof, said corner being also on said centerline of Calzona Street; thence northwesterly 30.00 feet along the southwesterly line of said Lot 219 to the northwesterly right-of-way line of said Calzona Street; thence northwesterly 125.00 feet along the southwesterly line of said Lot 219 to the southeasterly line of an alley, 20.00 feet wide, as shown on said Tract; thence northwesterly 10.00 feet along said southwesterly line to the most westerly corner thereof, said corner being also on the centerline of said alley; thence southwesterly 120.00 feet along the northwesterly lines of Lots 216 through 218 inclusive, of said Tract to the most westerly corner of said Lot 216, said corner being also the most southerly corner of Lot 270 of said Tract and on said centerline of said alley; thence northwesterly 10.00 feet along the southwesterly line of said Lot 270 to the northwesterly line of said alley; thence northwesterly 134.59 feet along said southwesterly line to the southeasterly right-of-way line of Calada Street, 60.00 feet wide, as shown on said Tract; thence northwesterly 30.00 feet along said southwesterly line of Lot 270 to the most northerly corner thereof, said corner being also the most easterly corner of Lot 308 of said Tract and on the centerline of Calada Street; thence southwesterly 130.00 feet along the southeasterly lines of Lots 308 through 310 to a point on a line parallel with and distant northeasterly 7.00 feet, measured at right angles, from the southwesterly line of said Lot 310, said point being also on the centerline of said Calada Street; thence northwesterly 30.00 feet along said parallel line to the northwesterly right-of-way line of said Calada Street, said parallel line being also the northeasterly line of an alley, 14.00 feet wide, as shown on said Tract; thence northwesterly 125.00 feet along said parallel line to the southeasterly line of an alley, 14.00 feet Wide, as shown on said Tract; thence northwesterly 7.00 feet along said parallel line to the northwesterly line of said Lot 310, said northwesterly line being also a point on the southeasterly line of Lot 317 of said Tract, parallel with and distant northeasterly 7.00 feet, measured at right angles, from the southwesterly line of said Lot 317, said line being also the centerline of said alley; thence northwesterly 7.00 feet along said parallel line to the northwesterly line of said alley; thence northwesterly 125.00 feet along said parallel line to the southeasterly right-of-way line of Mirasol Street, 60.00 feet Wide, as shown on said Tract; thence northwesterly 30.00 feet along said parallel line to the most northwesterly line of said Lot 317 of said Tract, said line being also a point on the southeasterly line of Lot 360 of said Tract, parallel with and distant northeasterly 7.00 feet, measured at right angles, from the southwesterly line of said Lot 317 and the centerline of said Mirasol Street; thence northwesterly 30.00 feet along said parallel line to the northwesterly right-of-way line of said Mirasol Street; thence northwesterly 125.00 feet along said parallel line to the southeasterly line of an alley, 14.00 feet Wide, as shown on said Tract; thence northwesterly 7.00 feet along said parallel line to the northwesterly line of said Lot 360, said line being also on the point on the southeasterly line of Lot 367 of said Tract, parallel with and distant northeasterly 7.00 feet, measured at right angles, from the southwesterly line of said Lot 367, said line being also the centerline of said alley; thence northwesterly 7.00 feet along said parallel line to the northwesterly line of said alley; thence northwesterly 125.00 feet along said parallel line to the southeasterly right-of-way line of Esperanza Street, 60.00 feet Wide, as shown on said Tract; thence northwesterly 30.00 feet along said parallel line to the northwesterly line of Lot 367 of said Tract, said line being also the centerline of said Esperanza Street; thence southwesterly 180.48 feet along said centerline to the centerline of 8th Street 82.50 feet wide, (formerly Hollenbeck Avenue), as shown on Tract No. 4838, in said City, as per Map filed in Book 51 Page 31 of said Maps; thence northwesterly 146.94 feet along said centerline of 8th Street, to the northerly prolongation of the easterly line of Lot 167 of said Tract; thence southerly 47.01 feet along said prolongation to the northeasterly corner of said Lot 167, said corner being also on the southerly right-of-way line of said 8th Street; thence southerly 101.50 feet along the easterly line of said Lot 167 to the southeasterly corner thereof, said corner being also on the northerly line of an alley, 14.00 feet wide, as shown on said Tract; thence westerly 700.63 feet along the southerly lines of Lot 154 through 167 inclusive, of said Tract to the southwesterly corner of said Lot 154, said corner being also on the northerly line of said alley and on the easterly right-of-way line of Spence Street, 60.00 feet wide, as shown on said Tract; thence westerly 60.00 feet to the southeasterly corner of Lot 117 of said Tract, said corner being also on the westerly right-of-way line of said Spencer Street and on the northerly line of an alley 14.00 feet Wide, as shown on

said Tract; thence westerly 659.60 feet along the southerly lines of Lots 104 through 117 inclusive, of said Tract to the southwesterly corner of said Lot 104, said corner being also on the northerly line of said alley and on the easterly right-of-way line of Velasco Street, 50.00 feet wide, as shown on said Tract; thence westerly 50.57 feet to the southeasterly corner of Lot 92, said corner being also on the westerly right-of-way line of said Velasco Street; thence westerly 164.17 feet along the southerly line of said Lot 92 of said Tract to the most westerly corner thereof; thence northeasterly 346.72 feet along the northwesterly lines of Lots 92 through 98 inclusive, of said Tract to the most northerly corner of said Lot 98, said corner being also on the southerly right-of-way line of Hunter Street, 50.00 feet wide, as shown on said Tract; thence northeasterly 50.01 feet to the southwesterly corner of Lot 72 of said Tract, said corner being also on the northerly right-of-way line of said Hunter Street; thence northeasterly 210.00 feet along the northwesterly lines of Lots 72 and 45 inclusive, of said Tract to the most northerly corner of said Lot 45, said corner being also on the southerly right-of-way line of Estrada Street, 50.00 feet wide, as shown on said Tract; thence northeasterly 25.00 feet along the northerly prolongation of the northwesterly line of said Lot 45 to the centerline of said Estrada Street; thence southeasterly 22.79 feet along said centerline to the southwesterly prolongation of the southeasterly line of Lot 36 of said Tract; thence northeasterly 25.00 feet along said prolongation to the most southerly corner of said Lot 36, said corner being also on the northerly right-of-way line of said Estrada Street; thence northeasterly 210.00 feet along the southeasterly lines of Lots 36 and 3 of said Tract to the most easterly corner of said Lot 3, said corner being also on the southerly right-of-way line of 8th Street, 82.50 feet wide, (formerly Hollenbeck Avenue), as shown on said Tract; thence northeasterly 41.25 feet along the northerly prolongation of the southeasterly line of said Lot 3 to the centerline of said 8th Street; thence southeasterly 14.19 feet along said centerline to the southwesterly prolongation of the northwesterly line of Lot 190 of the Young & Adams Sunrise Heights Tract, in said City, as per Map filed in Book 9 Page 137 of Maps; thence northeasterly 41.25 feet along said prolongation to the most westerly corner of said Lot 190, said corner being also on the northerly right-of-way line of said 8th Street; thence northeasterly 251.29 feet along the northwesterly lines of Lots 190 and 163 of said Tract to the most northerly corner of said Lot 163, said corner being also on the southerly right-of-way line of Opal Street, 60.00 feet wide, as shown on said Tract; thence northeasterly 30.00 feet along the northeasterly prolongation of said northwesterly lines to the centerline line of said Opal Street; thence northwesterly 225.73 feet along said centerline to a line parallel with and distant northwesterly 3.75 feet, measured at right angles, from the northerly prolongation of the southeasterly line of Lots 25 through 30 inclusive, Block 4, of Tract No. 4307, in said City, as per Map filed in Book 47 Pages 44 and 45, of Maps; thence southwesterly 322.39 feet along said parallel line to the centerline of said 8th Street; thence northwesterly 136.19 feet along said centerline to the northeasterly prolongation of the southeasterly line of Lot 20 of Tract No. 4447, in said City, as per Map filed in Book 49 Page 29 of Maps; thence southwesterly 41.25 feet along said prolongation to the most easterly corner of said Lot 20, said corner being also on the southerly right-of-way line of said 8th Street and on the northwesterly line of an alley 15.00 feet wide as shown on said Tract; thence southwesterly 125.74 feet along the southeasterly line of said Lot 20 to the most southerly corner thereof, said corner being also on the said northwesterly line of the alley and on the northeasterly line of an alley 15.00 wide as shown on said Tract; thence southwesterly 15.00 feet to the most easterly corner of Lot 33 of said Tract, said corner being also on the southwesterly line of said alley and on the said northwesterly line of the alley 15.00 feet wide; thence southwesterly 125.00 feet along the southeasterly line of said Lot 33 to the most southerly corner thereof, said corner being also on said northwesterly line of the alley and on the northeasterly line of Estrada Street, 60.00 feet wide, as shown on said Tract, thence southwesterly 60.00 feet to the most easterly corner of Lot 41 of said Tract, said corner being also on the southwesterly right-of-way line of said Estrada Street and on the southeasterly line of an alley, 15.00 feet wide as shown on said Tract; thence southwesterly 122.00 feet along the southeasterly line of said Lot 41 to the most southerly corner thereof, said corner being also on said northwesterly line of said alley and on the northwesterly line of an alley 15.00 feet wide, as shown on said Tract; thence southwesterly 15.00 feet to the most easterly corner of Lot 66 of said Tract, said corner being also on the southwesterly line of said alley and on the said northwesterly line of the alley; thence southwesterly 122.00 feet along the southeasterly line of said Lot 66 to the most southerly corner thereof, said corner being also on the said northwesterly line of the alley and on the northerly line of Hunter Street, 60.00 feet wide as shown on said Tract; thence southwesterly 30.00 feet along the southwesterly prolongation of the southeasterly line of said Lot 66 to the centerline of said Hunter Street; thence southeasterly 140.34 feet along said centerline to the northeasterly prolongation of the southeasterly line of Lot 1 of Tract No 16148, in said City, as per Map filed in Book 514 Page 13 and 14 of Maps; thence southwesterly 49.77 feet along said prolongation to a point on the southeasterly line of said Lot 1, said point being also on the northwesterly right-of-way line of Lorena Street, 82.50 feet Wide, as shown on said Tract; thence southwesterly 285.46 feet along the southeasterly line of said Lot 1 to the southeasterly corner thereof, said corner being also the northeasterly

corner of Lot 2 of said Tract and on said northwesterly right-of-way line of said Lorena Street; thence southwesterly 122.35 feet along the southeasterly line of said Lot 2 to the beginning of a tangent curve concave northwesterly and having a radius of 20.00 feet, said beginning being also on the westerly line of Lorena Street; thence southwesterly and westerly 21.13 feet along the southeasterly and the most southerly line of said Lot 2, through a central angle of 60°32'06", said southerly line being also the northerly line of Olympic Boulevard, 100.00 feet wide as shown on said Tract; thence westerly 101.04 feet along said most southerly line to the beginning of a tangent curve concave northeasterly and having a radius of 324.46 feet, said beginning being also on the northerly line of said Olympic Boulevard; thence westerly 170.74 feet along the southerly and southwesterly line of said Lot 2, through a central angle of 30°09'16", said southwesterly line being also the northeasterly line of said Olympic Boulevard; thence northwesterly 915.49 feet along said southwesterly line to the beginning of the curved westerly line of said Lot 2, said curve being concave easterly, having a radius of 20.00 feet, and being tangent at its northeasterly terminus with the southeasterly line of Grande Vista Avenue, 60 feet wide, as shown on said tract; thence northwesterly 100.00 feet to the northwesterly terminus of the curved southerly line of Lot 2, of Tract No. 22165, in said city, as per map filed in Book 612, Pages 93 to 94, inclusive, of said maps, said curve being concave northerly, having a radius of 20.00 feet, and being tangent at its northeasterly terminus with northwesterly line of said Grande Vista Avenue, said terminus being the northeasterly line of said Olympic Boulevard; thence northwesterly 514.24 feet to the beginning of the curved westerly line of said Lot 2, said curve being concave easterly, having a radius of 20.00 feet, and being tangent at its northeasterly terminus with the southeasterly line of Dacotah Street, 60 feet wide; thence northwesterly 100.00 feet to the northwesterly terminus of the curved southerly line of Lot 5, of Tract No. 11606, in said city, as per map filed in Book 213, Pages 10 through 14, inclusive, of said maps, said curve being concave northerly, having a radius of 20.00 feet, and being tangent at its at its northeasterly terminus with the northwesterly line of said Dacotah Street; thence northwesterly 718.46 feet along said prolongation and said southwesterly line to an angle point on said southwesterly line[CMC1]; thence northwesterly 390.43 feet along said southwesterly line to the centerline of Camulos Street, 60.00 feet wide as shown on said Tract; thence northeasterly 78.07 feet along said centerline to the beginning of a tangent curve concave westerly and having a radius of 160.00 feet; thence northerly 57.25 feet along said centerline and its continuation thereof, through a central angle of 20°30', to a point of tangency on said centerline; thence northerly 6.30 feet along said centerline to the southeasterly prolongation of the centerline of an alley 20.00 feet wide as shown on said Tract; thence northwesterly 704.22 feet along said centerline of alley to the centerline of Orme Avenue, 60.00 feet wide, as shown on said Tract; thence northeasterly 239.02 feet along said centerline to the centerline of Hostetter Street, 60.00 feet wide as shown on said Tract; thence northwesterly 673.93 feet along said centerline to the centerline of an alley 20.00 feet wide, as shown on said Tract; thence northerly 925.42 feet along the centerline of said alley to the centerline of 8th Street, 82.50 feet wide, as shown on said Tract; thence southeasterly 27.26 feet along said centerline to the southeasterly prolongation of that certain course shown as S27°20'21"W, 7.53' on D.O.T. Right-of-Way Map No. F-1777; thence northeasterly 41.25 feet along said prolongation to a point on said northeasterly right-of-way line of said 8th Street; thence along the general southwesterly boundary of the Santa Monica Freeway (Route 10) as shown on said D.O.T. Right-of-Way Map No. F-1777 the following courses: thence N27°20'21"E, 7.53 feet along the general southwesterly boundary of said Santa Monica Freeway; thence S62°42'27"E, 21.70 feet along the general southwesterly boundary of said Santa Monica Freeway; thence N27°17'33"E, 279.77 feet along the general southwesterly boundary of said Santa Monica Freeway; thence N61°58'43"W, 225.95 feet along the general southwesterly boundary of said Santa Monica Freeway; thence westerly 114.01 feet to a point on the southeasterly line of Lot 6 of Tract No. 9296, in said City, as per Map filed in Book 137, Page 20 of Maps, said point being distant northeasterly 47.13 feet from the most southerly corner of said Lot 6; thence northeasterly 375.03 feet to a point on the general southwesterly boundary of said Santa Monica Freeway as shown on said D.O.T. Right-of-Way Map No. F-1777, said point being the southerly terminus of that certain course shown as S45 54'09"E, 9.74 feet as shown on said D.O.T Right-of-Way Map F-1777; thence northwesterly along the general southwesterly boundary of the Santa Monica Freeway (Route 10) as shown on said D.O.T. Right-of-Way Map No. F-1777 the following courses: N45°54'09"W, 9.74 feet along the general southwesterly boundary of said Santa Monica Freeway; thence N46°43'42" W, 68.25 feet along the general southwesterly boundary of said Santa Monica Freeway; thence N44°30'21" W, 29.66 feet along the general southwesterly boundary of said Santa Monica Freeway; thence N40°38'33" W, 36.01 feet along the general southwesterly boundary of said Santa Monica Freeway; thence N37°33'35" W, 47.69 feet along the general southwesterly boundary of said Santa Monica Freeway; thence N41°34'06" W, 7.23 feet along the general southwesterly boundary of said Santa Monica Freeway; thence northwesterly 84.71 feet along the general southwesterly boundary of said Santa Monica Freeway; thence N25°39'30"W, 95.31 feet along the general southwesterly boundary of said Santa Monica Freeway to a point on the southwesterly right-of-

way line of Garnet Street, 60.00 feet Wide, as shown on said D.O.T. Right-of-Way Map; thence northwesterly, 49.59 feet along the general southwesterly boundary of said Santa Monica Freeway; thence northwesterly, 58.56 feet along the general southwesterly boundary of said Santa Monica Freeway to a point on the northeasterly right-of-way line of said northwesterly right-of-way line of said Boyle Avenue, said point being the southeasterly terminus of that certain course shown as 17.21 feet on D.O.T. Right-of-Way Map No. 1281 prepared by the State of California Department of Public Works, Division of Highway; thence northeasterly along the general southwesterly boundary of the Santa Monica Freeway (Route 10) as shown on said D.O.T. Right-of-Way Map No. F-1281 the following courses: thence northwesterly 22.55 feet along the general southwesterly boundary of said Santa Monica Freeway to the northwesterly terminus of that certain course shown as S85 Garnet Street; thence N62°53'23"W, 46.65 feet along said northeasterly right-of-way line to a point on the southeasterly right-of-way line of Boyle Avenue; thence northeasterly 196.67 feet to a point on the °44'24"E, 16.21 feet as shown on said D.O.T. Right-of-Way Map; thence northwesterly N85°44'24"W, 83.23 feet along the general southwesterly boundary of said Santa Monica Freeway; thence N38°07'25"W, 115.89 feet along the general southwesterly boundary of said Santa Monica Freeway; thence N35°02'02"W, 55.73 feet along the general southwesterly boundary of said Santa Monica Freeway; thence N31°57'46"W, 128.57 feet along the general southwesterly boundary of said Santa Monica Freeway; thence N31°54'49"W, 144.20 feet along the general southwesterly right-of-way line of said Santa Monica Freeway; thence northwesterly 628.36 feet to a point on the northerly right-of-way line of 7th Street, 80.00 feet wide, as shown on said D.O.T. Right-of-Way Map No. 1281, said point being also the southerly terminus of that certain course shown as S1°15'20"E, 202.19 feet as shown on said Map; thence N1°15'20"E, 202.19 feet along the westerly right-of-way line of the Santa Ana Freeway as shown on said Freeway Right-of-Way Map No. F1281; thence N9°09'10"E, 80.82 feet along said general westerly right-of-way line; thence N18°57'53"W, 42.16 feet along said general westerly right-of-way line; thence N9°13'11"E, 108.41 feet along said general westerly right-of-way line; thence N9°12'51"W, 9.49 feet along said general westerly right-of-way line; thence N80°47'29"W, 37.00 feet along said general westerly right-of-way line; thence N9°12'31"E, 7.81 feet along said general westerly right-of-way line; thence N88°08'30"W, 5.20 feet along said general westerly right-of-way line; thence northerly 140.52 feet along said general westerly right-of-way line; thence northerly 212.85 feet along said general westerly right-of-way line; thence northerly 114.46 feet along said general westerly right-of-way line to the southwesterly right-of-way line of Whittier Boulevard, of variable width, as shown on said D.O.T. Right-of-Way Map No. 1281; thence southeasterly 80.75 feet along said southwesterly right-of-way line of Whittier Boulevard; thence S62°38'47"E, 198.44' along said southwesterly right-of-way line; thence S27°21'13"W, 45.00' along said southwesterly right-of-way line; thence S62°12"E, 571.57' along said southwesterly right-of-way line; thence S8°36'28"W, 169.76 feet along the easterly right-of-way line of said D.O.T. Right-of-Way Map No. F1281 prepared by the State of California Department of Public Works, Division of Highways; thence S2°42'25"W, 162.65 feet along said general easterly right-of-way line; thence S82°08'37"E, 92.94 feet along said general easterly right-of-way line, to the westerly right-of-way line of Boyle Street, of variable width, as shown on J.N. Gibson to Anna N. Gibson sold as Hollenbeck Park Tract No. 2, DDS 2285-50; thence southerly 81.37 feet along said westerly right-of-way line of Boyle Street to the easterly right-of-way line of said D.O.T. Right-of-Way Map No. F1281 prepared by the State of California Department of Public Works, Division of Highways; thence N85°41'03"W, 78.60 feet along said easterly right-of-way line; thence S1°42'16"E, 160.93 feet along said easterly right-of-way line; thence southeasterly 108.21 feet along said easterly right-of-way line to the westerly right-of-way line of said Boyle Avenue; thence southeasterly 40.00 feet perpendicular to the centerline of said Boyle Avenue to said centerline; thence southwesterly 153.63 feet along the centerline of said Boyle Avenue to the centerline of 7th Street, 60.00 feet Wide, as shown on said D.O.T. Right-of-Way Map No. 1281; thence southeasterly 125.48 feet along the centerline of said 7th Street to the southwesterly prolongation of the northwesterly line of Lot 21 of said J.N. Gibson to Anna N. Gibson sold as Hollenbeck Park Tract No. 2, DDS 2285-50; thence northeasterly 30.04 feet along said prolongation to the most westerly corner of Lot 21 of said Tract, said corner being also on the northeasterly right-of-way line of said 7th Street; thence northeasterly 120.70 feet along the northwesterly lines of Lots 21 through 23 inclusive, of said Tract to an angle point on the northwesterly line of said Lot 23; thence northerly 499.35 feet along the westerly lines of Lots 23 through 35 inclusive, of said Tract to the most northerly corner of said Lot 35; thence southeasterly 143.32 feet along the northeasterly line of said Lot 35 to the most easterly corner thereof, said corner being also on the northwesterly right-of-way line of Hollins Street, 50.00 feet wide, as shown on said Tract; thence southeasterly 50.00 feet to the most northerly corner of Lot 46 of said Tract, said corner being also on the southeasterly right-of-way line of said Hollins Street; thence southeasterly 117.57 feet along the northeasterly line of said Lot 46 to the most easterly corner thereof, said corner being also on the northwesterly line of Lot 4 of Metropolitan Tract, in said City, as per Map filed in Book 22 Page 77 of Miscellaneous Records; thence northeasterly 10.00 feet along said northwesterly line

and its northerly prolongation to the centerline of an alley 10.00 feet wide, as shown on said Tract; thence southeasterly 110.00 feet along said centerline of alley to the northwesterly right-of-way line of Breed Street, (formerly Boston Street) 60.00 feet wide, as shown on said Tract; thence southeasterly 60.02 feet to the southeasterly right-of-way line of said Breed Street and its intersection with the centerline of an alley 15.00 feet wide as shown on said Tract; thence southeasterly 180.00 feet along said centerline to the centerline of an alley 15.00 feet wide as shown on said Tract; thence southwesterly 157.50 feet along said centerline of alley to the northwesterly prolongation of the southwesterly line of Lot 40 of said Tract; thence southeasterly 7.50 feet along said prolongation to the most westerly corner of said Lot 40, said corner being also on the southeasterly line of said alley; thence southeasterly 172.50 feet along the southwesterly line of said Lot 40 to the most southerly corner thereof, said corner being also on the northwesterly right-of-way line of Soto Street, of variable width (formerly 80.00 feet wide), as shown on said Tract; thence southeasterly 40.00 feet along the prolongation of said southwesterly line of said Lot 40 to the centerline of said Soto Street; thence southwesterly 504.05 feet along said centerline to the centerline of 7th Street, 60.00 feet wide as shown on Tract No. 5299, in said City, as per Map filed in Book 59 Page 48 of said Maps; thence southeasterly 894.05 feet along said centerline to the centerline of Mott Street, 50.00 feet wide as shown on M.L. Wicks Stephenson Avenue Tract No. 2, in said City, as per Map filed in Book 10 Page 33 of said Maps; thence northeasterly 643.62 feet along said centerline to the northwesterly prolongation of the northeasterly line of Lot 22 of said Tract; thence southeasterly 25.00 feet along said prolongation to the most northerly corner of said Lot 22, said corner being also on the southeasterly right-of-way line of Mott Street, 50.00 feet wide, as shown on said Tract, and on the southwesterly line of an alley, 15.00 feet wide, as shown on said Tract; thence southeasterly 135.00 feet along the northeasterly line of said Lot 22 to the most easterly corner thereof, said corner being also on the southwesterly line of said alley and on the northwesterly line of an alley, 15.00 feet wide, as shown on said Tract; thence southeasterly 10.00 feet to the most northerly corner of Lot 45 of said Tract, said corner being also on the southwesterly line of said alley and on the southeasterly line of an alley, 10.00 feet wide, as shown on said Tract; thence southeasterly 135.00 feet along the northeasterly line of said Lot 45 to the most easterly corner thereof, said corner being also on the southwesterly line of said alley and on the northwesterly right-of-way line of Orme Avenue, 50.00 feet wide, as shown on said Tract; thence southeasterly 25.00 feet along the southeasterly prolongation of said northeasterly line of said Lot 45 to the centerline of said Orme Avenue; thence northeasterly 33.22 feet along said centerline to the northwesterly prolongation of the northeasterly line of Lot 73 of Tract No. 2047, in said City, as per Map filed in Book 22 Pages 146 and 147 of said Maps; thence southeasterly 25.00 feet along said prolongation to the most northerly corner of said Lot 73, said corner being also on the southeasterly right-of-way line of said Orme Avenue and on the southwesterly line of an alley, 15.00 feet wide, as shown on said Tract; thence southeasterly 297.07 feet along the northeasterly lines of Lots 73 and 4 of said Tract to the most easterly corner of said Lot 4, said corner being also on the southwesterly line of said alley and on the northwesterly right-of-way line of Marietta Street, 60.00 feet wide as shown on said Tract; thence southeasterly 60.00 feet to the most northerly corner of Lot 35 of said Tract, said corner being also on the southeasterly right-of-way line of said Marietta Street and on the southwesterly line of an alley, 16.00 feet wide, as shown on said Tract; thence southeasterly 139.75 feet along the northeasterly line of said Lot 35 to the northwesterly terminus of the curved easterly line of said lot, said curve being concave westerly, having a radius of 5.00 feet, and being tangent at its southwesterly terminus with the northwesterly line of an alley, 12 feet wide; thence southeasterly 22.00 feet to the southeasterly terminus of the curved northerly line of Lot 43, of said tract, said curve being concave southerly, having a radius of 5.00 feet, and being tangent at its southwesterly terminus with the southeasterly line of said alley; thence southeasterly 139.75 feet along the northeasterly line of said Lot 43 to the most easterly corner thereof, said corner being also on the southwesterly line of said alley and on the northwesterly right-of-way line of Camulos Street, 60.00 feet wide, as shown on said Tract; thence southeasterly 30.00 feet along the southeasterly prolongation of the northeasterly line of said Lot 43 to the centerline of said Camulos Street; thence southwesterly 27.71 feet along said centerline to the northwesterly prolongation of the southwesterly line of Lot 1, Block "E", of Highland Villa Park in said City, as per Map filed in Book 19 Page 2 of Miscellaneous Records; thence southeasterly 30.00 feet along said prolongation to the most westerly corner of said Lot 1, said corner being also on the southeasterly right-of-way line of said Camulos Street and on the northeasterly line of an alley, 16.00 feet wide, as shown on said Tract; thence southeasterly 146.00 feet along the southwesterly lines of Lots 1 through 3 inclusive, of said Tract to the most southerly corner of said Lot 3, said corner being also on the northeasterly line of said alley and on the northwesterly line of Lot 3 of Hancock Survey, in said City, as per Map filed in Book 19 Page 2 of Miscellaneous Records; thence southwesterly 8.00 feet along the northwesterly line of said Lot 3 to the most westerly corner thereof, said corner being also on the northeasterly line of an alley 8.00 feet wide as shown on said Tract; thence southeasterly 189.82 feet along the

southwesterly line of said Lot 3 to an angle point therein, said angle point being also the southeasterly terminus of said alley; thence southwesterly 20.83 feet along said southwesterly line of Lot 3; thence southeasterly 120.76 feet along said southwesterly line; thence southwesterly 70.25 feet along said southwesterly line; thence southeasterly 113.56 feet along said southwesterly line to the most southerly corner of said Lot 3, said corner being also on the northwesterly line of Lot 12 of Sun Rise Tract, in said City, as per Map filed in Book 17 Page 28 of Miscellaneous Records; thence northeasterly 89.08 feet along said northwesterly line of Lot 12 to the most northerly corner thereof, said corner being also on the southwesterly line of an alley, 15.00 feet wide, as shown on said Tract; thence northeasterly 15.00 feet to the most westerly corner of Lot 1 of said Tract, said corner being also on the northeasterly line of said alley; thence southeasterly 293.00 feet along the southwesterly lines of Lots 1 through 6 inclusive, of said Tract to the most southerly corner of said Lot 6, said corner being also on the northeasterly line of said alley and on the northwesterly right-of-way line of Euclid Avenue, 60.00 feet wide, as shown on said Tract; thence southeasterly 30.00 feet along the southeasterly prolongation of the southwesterly line of said Lot 6 to the centerline of said Euclid Avenue; thence northeasterly 31.79 feet thence along said centerline to the northwesterly prolongation of the southwesterly line of Lot 12 of Pioneer Investment & Trust Company's Euclid Tract, in said City, as per Map filed in Book 6 Page 9 of said Maps; thence southeasterly 30.00 feet along said prolongation to the most westerly corner of said Lot 12, said corner being also on the southeasterly right-of-way line of said Euclid Avenue and on the northeasterly line of an alley, 10 feet wide, as shown on said Tract; thence southeasterly 250.00 feet along the southwesterly lines of Lots 12 through 16 inclusive, of said Tract to the most southerly corner of said Lot 16, said corner being also on the northeasterly line of said alley and on the northwesterly right-of-way line of Dacotah Street, 60.00 feet wide, as shown on said Tract; thence southeasterly 30.00 feet along the southeasterly prolongation of the southwesterly line of said Lot 16 to the centerline of said Dacotah Street; thence northeasterly 123.00 feet along said centerline of Dacotah Street to a point on the northwesterly prolongation of the northeasterly line of Lot 39 of said Tract, said intersection being also on the southwesterly right-of-way line of Whittier Boulevard, 82.50 feet wide, as shown on said Tract; thence southeasterly 30.00 feet along said prolongation to the most northerly corner of said Lot 39, said corner being also on said southwesterly right-of-way line of Whittier Boulevard; thence southeasterly 250.00 feet along the northeasterly lines of Lots 39 through 43 inclusive, of said Tract to the most easterly corner of said Lot 43, said corner being also on said southwesterly right-of-way line of Whittier Boulevard and on the northwesterly right-of-way line of Fresno Street, 60.00 feet wide, as shown on said Tract; thence southeasterly 60.00 feet to the most northerly corner of Lot 5 of the Fresno Terrace Tract in said City, as per Map filed in Book 13 Page 152 of said Maps, said corner being also on said southwesterly right-of-way line of Whittier Boulevard and on the southeasterly right-of-way line of said Fresno Street; thence southeasterly 190.00 feet along the northeasterly lines of Lots 1 through 5 inclusive, of said Tract and the northeasterly line of the Amended Charnock Tract, in said City, as per Map filed in Book 83 Pages 83 and 84 of Miscellaneous Records to a line parallel with and distant southeasterly 40.00 feet, measured at right angles, from the southeasterly line of said Lot 1; thence southwesterly 123.00 feet along said parallel line to the southeasterly prolongation of the southwesterly line of Lot 8 of said Tract; thence northwesterly 40.00 feet along said prolongation to the most southerly corner of said Lot 8; thence northwesterly 25.00 feet along the southwesterly line of said Lot 8 to the northeasterly prolongation of the southeasterly line of Lot 65 of said Pioneer Investment & Trust Company's Euclid Terrace Tract, said intersection being also on the northeasterly line of an alley, 10.00 feet wide as shown on said Tract; thence southwesterly 10.00 feet to the most easterly corner of said Lot 65, said corner being also on the southwesterly line of said alley; thence southwesterly 144.95 feet along the southeasterly lines of Lots 62 through 65 inclusive, of said Tract to the southerly southwesterly terminus of that certain course of S77°11'48"W, 270.49 feet as shown on D.O.T. Right-of-Way Map No. F-1778 prepared by the State of California Department of Public Works, Division of Highways; thence easterly along the general northerly boundary of the Pomona Freeway (Route 60) as shown on said D.O.T. Right-of-Way Map No. F-1778 the following courses: thence N77°11'48"E, 270.49 feet along said general right-of-way line ; thence N77°03'56"E, 151.86 feet along said general right-of-way line to the southerly right-of-way line of said Whittier Boulevard; thence southeasterly 754.77 feet along the southwesterly right-of-way line of said Whittier Boulevard to the centerline of Bernal Avenue, 50.00 feet wide, as shown on La Rosa Terrace, in said City, as per Map filed in Book 12 Page 160 of said Maps; thence southwesterly 159.00 feet along said centerline to the centerline of Siskiyou Street, 58.00 feet wide, as shown on said Tract; thence southeasterly 337.23 feet along said centerline to the centerline of Lorena Street, 82.50 feet, as shown on said Tract; thence southerly 20.76 feet along said centerline to the northwesterly prolongation of the centerline of an alley, 16.00 feet wide, as shown on M.L. Wicks Subdivision of Blocks 1, 2 & 3 of the Spence Tract, in said City, as per Map filed in Book 26 Page 30 of Miscellaneous Records; thence southeasterly 848.54 feet along said prolongation and the centerline of said alley to the centerline of Spence Street, 60.00 feet wide, as shown on said Tract;

thence southwesterly 29.62 feet along said centerline to the northwesterly prolongation of the southwesterly line of Lot 16 of M. L. Wicks Tract, in said City, as per Map filed in Book 8 Page 39 of said Maps; thence southeasterly 30.00 feet along said prolongation to the most westerly corner of said Lot 16, said corner being also on the southeasterly right-of-way line of said Spence Street; thence southeasterly 150.00 feet along the southwesterly line of said Lot 16 to the most southerly corner thereof, said corner being also on the northwesterly line of an alley, 12.00 feet wide, as shown on said Tract; thence northeasterly 27.22 feet along the southeasterly line of said Lot 16 to the intersection of the centerline of an alley, 15.00 feet wide, as shown on said Tract; thence southeasterly 477.43 feet along said centerline to the northwesterly line of Lot 32 of said Tract, said northwesterly line being also the southeasterly line of an alley, 12.00 feet wide, as shown on said Tract; thence southwesterly 27.08 feet along said northwesterly line of Lot 32 to the most westerly corner thereof, said corner being also on the southeasterly line of said alley; thence southeasterly 150.00 feet along the southeasterly line of said Lot 32 to the most southerly corner thereof, said corner being also on the northwesterly right-of-way line of Esperanza Street, 60.00 feet wide, as shown on said Tract; thence southeasterly 60.00 feet along the southeasterly prolongation of the southwesterly line of said Lot 32 to the northwesterly line of Lot 7 of Spence Tract, in said City, as per Map filed in Book 19 Page 14, of said Maps, said northwesterly line being also the southeasterly right-of-way line of said Esperanza Street; thence northeasterly 116.99 feet along said northwesterly line to a line parallel with and distant southwesterly 90.00 feet, measured at right angles, from the northeasterly line of said Lot 7; thence southeasterly 132.00 feet along said parallel line to a line parallel with and distant 132.00 feet, measured at right angles, from the northwesterly line of said Lot 7; thence northeasterly 30.00 feet along said parallel line to a line parallel with and distant southwesterly 60.00 feet, measured at right angles, from the northeasterly line of said Lot 7; thence southeasterly 28.00 feet along said parallel line to a line parallel with and distant southeasterly 160.00 feet, measured at right angles, from the northwesterly line of said Lot 7; thence northeasterly 60.00 feet along said parallel line to the northeasterly line of said Lot 7, said northeasterly line being also the southwesterly line of Whittier Boulevard, as shown on said Tract; thence southeasterly 648.00 feet along said northeasterly line to the most northerly corner of Lot 637 of Tract No. 941, in said City, as per Map filed in Book 16 Pages 194 and 195 of said Maps; thence southwesterly 130.00 feet along the northwesterly line of said Lot 637 to the most westerly corner thereof, said corner being also on the northeasterly line of an alley, 14.00 feet wide, as shown on said Tract; thence southwesterly 14.00 feet to the intersection with northwesterly prolongation of the northerly line of Lot 265 of said Tract, said intersection being also on the southwesterly line of said 14.00 foot wide alley and on the northwesterly line of an alley, 10 feet wide, as shown on said Tract; thence southeasterly 10.00 feet to the most northerly corner of Lot 265 of said Tract, said corner being also on the southeasterly line of said 10 foot wide alley and on the southwesterly line of said 14.00 foot wide alley; thence southeasterly 125.00 feet along the northeasterly line of said Lot 265 to the most southerly corner thereof, said corner being also on the southwesterly line of said 14.00 foot wide alley and on the northwesterly right-of-way line of Calzona Street, 60.00 feet wide, as shown on said Tract; thence southeasterly 60.00 feet to the most northerly corner of Lot 8 of said Tract, said corner being also on the southeasterly right-of-way line of said Calzona Street and on the southwesterly line of an alley, 14.00 feet wide as shown on said Tract; thence southeasterly 329.10 feet along the northeasterly lines of Lots 8 through 16 of said Tract to a point on a line parallel with and distant westerly 30.00 feet, measured at right angles, from the easterly line of said Lot 16, said point being also on the southwesterly line of said alley and on the westerly right-of-way line of Indiana Street, 60.00 feet wide, as shown on said Tract; thence southeasterly 34.08 feet along the southeasterly prolongation of the northeasterly line of said Lot 16 to the centerline of said Indiana Street; thence northerly 454.78 feet along said centerline to the southeasterly prolongation of the centerline of an alley, 19.00 feet wide, as shown on The Schmitt Tract, in said City, as per Map filed in Book 19 Page 41 and 42, of said Maps; thence northwesterly 1142.60 feet along said prolongation and said centerline to the southwesterly prolongation of the northwesterly line of Lot 1, Block 9, of said Tract, said prolongation being also the southeasterly right-of-way line of Esperanza Street, 60.00 feet wide, as shown on said Tract; thence northwesterly 60.00 feet to the intersection with the southwesterly prolongation of the southeasterly line of Lot 15, Block 4, of said Tract, said southeasterly line being also the northwesterly right-of-way line of said Esperanza Street, and the centerline of an alley, 19.00 feet wide, as shown on said Tract; thence northwesterly 778.00 feet along said centerline to the southwesterly prolongation of the northwesterly line of Lot 1 of said Tract, said prolongation being also the southeasterly right-of-way line of Spence Street, 60.00 feet wide, as shown on said Tract; thence northwesterly 60.00 feet to the intersection with the southwesterly prolongation of the southeasterly line of Lot 15, Block 3, of said Tract, said prolongation being also the northwesterly right-of-way line of said Spence Street, and the centerline of an alley, 19.00 feet wide, as shown on said Tract; thence northwesterly 819.75 feet along said centerline to the centerline of Lorena Street, of variable width, as shown on said Tract; thence northeasterly 164.09 feet along the centerline of said Lorena Street to the southerly right-of-way line of the

Pomona Freeway (Route 60) as shown on Freeway Right-of-Way Map No. F1778 prepared by the State of California Department of Public Works, Division of Highway; thence northwesterly 48.59 feet to a point on the general southerly right-of-way line of the Pomona Freeway as shown on D.O.T. Right-of-Way Map No. 1778, said point being the easterly terminus of that certain course shown as N83°32'17"W, 49.87 feet on said Map; thence along said general southerly line of the Pomona Freeway, as shown on said Map, the following courses: thence N83°32'17"W, 49.87 feet along the general southerly right-of-way line of said Pomona Freeway; thence S80°30'57"W, 126.55 feet along the general southerly right-of-way line of said Pomona Freeway; thence N86°36'26"W, 24.33 feet along the general southerly right-of-way line of said Pomona Freeway; thence N61°44'50"W, 18.00 feet along the general southerly right-of-way line of said Pomona Freeway; thence S78°15'21"W, 48.23 feet along the general southerly right-of-way line of said Pomona Freeway; thence S69°02'32"W, 21.43 feet along the general southerly right-of-way line of said Pomona Freeway; thence S68°33'37"W, 139.23 feet along the general southerly right-of-way line of said Pomona Freeway; thence S81°05'44"W, 114.26 feet along the general southerly right-of-way line of said Pomona Freeway to the northeasterly right-of-way line of said Whittier Boulevard, 82.50 feet as shown on said D.O.T. Map; thence northwesterly 458.07 feet along said northeasterly right-of-way line of Whittier Boulevard to a point on the southwesterly line of Lot 22 of Tract No. 5156, in said City, as per Map filed in Book 57 Page 50, of said Maps, said point being distant southeasterly 1.82 feet from the most westerly corner of said Lot 22; thence northwesterly 175.50 feet along the southwesterly lines of Lot 22 to 29 inclusive, of said Tract to the most westerly corner of said Lot 29, said corner being also on said northeasterly right-of-way line of Whittier Boulevard and on the southeasterly line of an alley, 10.00 feet wide, as shown on said Tract; thence northwesterly 10.00 feet to the most southerly corner of Lot 6 of Valley Vista Tract, in said City, as per Map filed in Book 55 Page 42 of Miscellaneous Records, said corner being also on the northwesterly line of said alley and on the northeasterly right-of-way line of said Whittier Boulevard; thence northwesterly 150.00 feet along the southwesterly lines of Lots 1 through 6 of said Tract to the most westerly corner of said Lot 1, said corner being also on the northeasterly right-of-way line of said Whittier Boulevard and on the southeasterly right-of-way line of Fresno Street, 54.00 feet wide (formerly 25.00 feet wide); thence northwesterly 25.00 feet to the most southerly corner of Lot 23 of Alta Vista Tract Being a Subdivision of Lot 26, Workman & Hellman Tract, in said City, as per Map filed in Book 26 Page 33 of said Miscellaneous Records thence northeasterly 121.52' feet along the southeasterly line of said Lot 23 to the most easterly corner thereof; thence northwesterly 431.57 feet along the northeasterly lines of Lots 10 through 23 inclusive, of said Tract to the most northerly corner of said Lot 10, said corner being also on the southeasterly right-of-way line of Albertine Street, 50.00 feet wide, as shown on said Tract; thence northwesterly 25.00 feet to the centerline of said Albertine Street; thence southwesterly 121.58 feet along said centerline to the southeasterly prolongation of the southwesterly line of Lot 1 of Tract No. 23001, in said City, as per Map filed in Book 805, Pages 38 and 39 of said Maps, said southwesterly line being also the northeasterly right-of-way line of Whittier Boulevard, 82.50 feet wide, as shown on said Tract; thence northwesterly 25.00 feet along said prolongation to the most southerly corner of said Lot 1, said corner being also on the northwesterly right-of-way line of said Albertine Street and on said northeasterly right-of-way line of Whittier Boulevard; thence northwesterly 400.09 feet along the southwesterly line of said Lot 1 to the most westerly corner thereof, said corner being also on said northeasterly right-of-way line of Whittier Boulevard and on the southeasterly right-of-way line of Euclid Avenue, of variable width, as shown on said Tract; thence northwesterly 30.00 feet along the northwesterly prolongation of the southwesterly line of said Lot 1 to the centerline of said Euclid Avenue; thence northeasterly 147.00 feet along said centerline to the southeasterly prolongation of the southwesterly line of Lot 43 of Euclid Crest, in said City, as per Map filed in Book 9 Page 47 of said Maps; thence northwesterly 43.00 feet along said prolongation to a point on the southwesterly line of said Lot 43, said point being distant northwesterly 13.00 feet from the most southerly corner of said Lot 43, said corner being also on the northwesterly right-of-way line of said Euclid Avenue and on the northeasterly line of an alley, 15.00 feet wide, as shown on said Tract; thence northwesterly 117.04 feet along the southwesterly line of said Lot 43 to the southeasterly terminus of the curved westerly line of said lot, said curve being concave easterly, having a radius of 5.00 feet, and being tangent at its northeasterly terminus with the southeasterly line of an alley, 15 feet wide; thence northwesterly 25.00 feet to the northwesterly terminus of the curved southerly line of Lot 40, of said tract, said curve being concave northerly, having a radius of 5.00 feet, said northwesterly terminus being on the northeasterly line of an alley, 15 feet wide, as shown on said tract, and being tangent at its northeasterly terminus with the northwesterly line of said alley; thence northwesterly 747.49 feet along the southwesterly line of Lots 33 through 40, of said tract, and the southwesterly line of Lots 8 through 14, of Kraner Tract, in said city, as per map filed in Book 15, Page 163, of said maps, to the most westerly corner of Lot 8, of said Kraner Tract, said corner also being the intersection of the northeasterly line of said 15 foot wide alley and the southeasterly line of Camulos Street, 50 feet wide, as shown on said tract; thence northwesterly 50.10 feet to the most

easterly corner of Lot 4 of Stephenson Heights Tract, in said City, as per Map filed in Book 6 Page 94 of said Maps, said corner being also on the northwesterly right-of-way line of said Camulos Street; thence northwesterly 170.00 feet along the northerly line of said Lot 4 to the most northerly corner thereof, said corner being also on the southeasterly line of an alley, 16.00 feet wide, as shown on said Tract; thence northwesterly 16.00 feet to the most easterly corner of Lot 7 of said Tract, said corner being also on the northwesterly line of said alley; thence northwesterly 144.00 feet along the northeasterly lines of Lots 7 through 9 inclusive, of said Tract to the most northerly corner of said Lot 9, said corner being also on the southeasterly line of Lot 4 of Tract No. 3113, in said City, as per Map filed in Book 32 Page 52 of said Maps; thence southwesterly 13.40 feet along the southeasterly line of said Lot 4 to the most southerly corner thereof; thence northwesterly 100.00 feet along the southwesterly line of said Lot 4 to the most westerly corner thereof, said corner being also on the southeasterly line of Orme Street, 50.00 feet wide, as shown on said Tract; thence northwesterly 50.21 feet to the most southerly corner of Lot 11 of said Tract, said corner being also on the northwesterly line of said Orme Street and on the northeasterly line of an alley, 10.00 feet wide as shown on said Tract; thence northwesterly 130.00 feet along the southwesterly line of said Lot 11 to the most westerly corner thereof, said corner being also on the northeasterly line of said alley; thence northwesterly 20.00 feet to the most southerly corner of Lot 17 of said Tract, said corner being also on the northeasterly line of said alley; thence northwesterly 130.00 feet along the southwesterly line of said Lot 17 to the most westerly corner thereof, said corner being also on the northeasterly line of said alley and on the southeasterly right-of-way line of Mott Street, 50.00 feet wide, as shown on said Tract; thence northwesterly 50.91 feet to the most easterly corner of Lot 13 of said Tract, said corner being also on the northwesterly right-of-way line of said Mott Street; thence northwesterly 190.00 feet along the northeasterly line of said Lots 13 through 17 inclusive, to the most northerly corner of said Lot 17, said corner being also on the southeasterly right-of-way line of Fickett Street, 45.00 feet wide, as shown on said Tract; thence northwesterly 46.73 feet to the most southerly corner of Lot 17, Block F of Tract No. 4887, in said City, as per Map filed in Book 51 Page 20 of said Maps, said corner being also on the northwesterly right-of-way line of said Fickett Street and on the northeasterly line of an alley, 18.00 feet wide, as shown on said Tract; thence northwesterly 249.97 feet along the southwesterly lines of Lot 17 and 8, Block F of said Tract to the most westerly corner of said Lot 8, said corner being also on the northeasterly line of said alley and on the southeasterly right-of-way line of Mathews Street, 45.00 feet wide, as shown on said Tract; thence northwesterly 45.00 feet to the most southerly corner of Lot 17, Block D of said Tract, said corner being also on the northwesterly right-of-way line of said Mathews Street and on the northeasterly line of an alley, 18.00 feet wide, as shown on said Tract; thence northwesterly 125.00 feet along the southwesterly line of said Lot 17, Block D, to the most northerly corner thereof, said corner being also the most southerly corner of Lot 8, Block D of Tract No. 4433, in said City, as per Map filed in Book 48 Page 48 of said Maps and on the northeasterly line of said alley; thence northwesterly 110.00 feet along the southwesterly line of said Lot 8 to the most westerly corner thereof, said corner being also on the northeasterly line of said alley and on the southeasterly right-of-way line of Penrith Drive, 45.00 feet wide, as shown on said Tract; thence northwesterly 45.00 feet to the most southerly corner of Lot 16, Block C of said Tract, said corner being also on the northwesterly right-of-way line of said Penrith Drive and on the northeasterly line of an alley, 18.00 feet wide, as shown on said Tract; thence northwesterly 225.00 feet along the southwesterly lines of Lots 16 and 8 of said Tract to a point on the southerly line of said Lot 8, said point being distant southeasterly 10.00 feet from the most westerly corner thereof, said point being also on the northeasterly line of said alley and on the southeasterly right-of-way line of Soto Street, 80.00 feet wide, (formerly 60.00 feet wide), as shown on said Tract; thence northwesterly 40.00 feet along the northwesterly prolongation of said southwesterly line of said Lot 8 to the centerline of said Soto Street; thence northeasterly 244.10 feet along said centerline to the southeasterly prolongation of the southwesterly line of Lot 57 of Hollenbeck Park Heights Tract, in said City, as per Map filed in Book 6 Page 84 of said Maps; thence northwesterly 40.00 feet along said prolongation to a point on the southwesterly line of said Lot 57, said point being distant northwesterly 10.00 feet from the most southerly corner thereof and on the northwesterly right-of-way line of said Soto Street and on the northeasterly line of an alley, 10.00 feet wide, as shown on said Tract; thence northwesterly 110.00 feet along said southwesterly line of Lot 57 to the most westerly corner thereof, said corner being also on the northeasterly line of said alley and on the southeasterly line of an alley, 10.00 feet wide, as shown on said Tract; thence northwesterly 2.60 feet along the northwesterly prolongation of the southwesterly line of said Lot 57 to the northeasterly prolongation of the northwesterly line of Lot 19 of Hollenbeck Heights Tract, in said City, as per Map filed in Book 2 Page 98 of said Maps; thence southwesterly 10.00 feet along said prolongation to the most northerly corner said Lot 19, said corner being also on the southwesterly line of said alley; thence southwesterly 116.00 feet along the northwesterly line of said Lot 19 to the most westerly corner thereof, said corner being also on the northeasterly right-of-way line of Rogers Avenue, 60.00 feet wide, as shown on said Tract; thence southwesterly

60.00 feet to the most northerly corner of Lot 24, of said tract, said corner being also the southwesterly right-of-way line of said Rogers Avenue; thence southwesterly 190.00 feet to the most westerly corner thereof, said corner being also the northeasterly right-of-way line of Whittier Boulevard, 82.50 feet, as shown on said tract; thence northwesterly 837.50 feet along the southwesterly lines of Lots 25 through 44, of said tract, to the most westerly corner of said Lot 44, said corner being also the intersection of the northeasterly right-of-way line of said Whittier Boulevard and the southeasterly right-of-way line of Chicago Street, 60 feet wide, as shown on said tract; thence northeasterly 194.88 feet along the northwesterly line of said Lot 44 to the southeasterly prolongation of the southwesterly line of Lot 49, of said tract; thence northwesterly 60.00 feet along said southeasterly prolongation to the most southerly corner of said Lot 49, said corner being also the northwesterly right-of-way line of said Chicago Street; thence northwesterly 76.75 feet along the southwesterly line of said Lot 49 to the most westerly corner of said Lot 49; thence northerly 15.61 feet along the westerly line of said Lot 49 to the most southerly corner of Lot 32 of said Tract; thence northwesterly 111.70 feet along the southwesterly line of said Lot 32 to the most westerly corner thereof, said corner being also on the easterly line of Boyle Avenue, 80.00 feet wide, as shown on said Tract; thence northwesterly 40.96 feet along the northwesterly prolongation of the southwesterly line of said Lot 32 to the centerline of said Boyle Avenue; thence northerly 93.17 feet along the centerline to an angle point therein; thence northwesterly 423.08 feet along said centerline to the westerly prolongation of the northerly line of Lot 1 of Hollenbeck Tract, in said City, as per Map filed in Book 3, Page 95 of Maps; thence 44.84 feet along said prolongation to the most westerly corner of said Lot 1, said corner being also on the easterly right-of-way line of said Boyle Avenue; thence easterly 278.47 feet along the northerly line of Lot 1 through 6 inclusive, of said Hollenbeck Tract, to the northeasterly corner of said Lot 6, said corner being also on the westerly right-of-way line of St. Louis Street, 60.00 feet wide; thence easterly 49.06 feet along the easterly prolongation of the northerly line of said Lot 6 to a line parallel with and distant southeasterly 30.00 feet from the northwesterly line of Lot 6, Block 59 of Hancock Survey, in said City as per map filed in Book 1, Pages 483 and 484 of Miscellaneous Records, said parallel line being also the southeasterly right-of-way line of said St. Louis Street; thence northeasterly 521.71 feet along said parallel line to a line parallel with and distant southwesterly 30.00 feet from the northeasterly line of said Lot 6, said parallel line being also the southeasterly right-of-way line of 6th Street, 60.00 feet wide, as shown on Workman Park Tract, in said City, as per Map filed in Book 54 Pages 11 through 13 of Miscellaneous Records; thence northeasterly 60.00 feet to the most westerly corner of Lot 13 of said Workman Park Tract, said corner being also on the southeasterly right-of-way line of said St. Louis Street and on the northeasterly right-of-way line of said 6th Street; thence northeasterly 1079.55 feet along the northwesterly lines of Lots 1 through 13, Block M and Lots 9 through 18, Block I of said Tract to the most northerly corner of said Lot 9, said corner being also on said southeasterly right-of-way line of St. Louis Street and on the southwesterly line of an alley, 15.00 feet wide as shown on said Tract; thence northeasterly 15.00 feet to the most westerly corner of Lot 8, Block I of said Tract, said corner being also on the southeasterly right-of-way line of said St. Louis Street and on the northeasterly line of said alley; thence northeasterly 130.00 feet along the northwesterly line of said Lot 8 to the most northerly corner thereof, said corner being also on the southeasterly right-of-way line of said St. Louis Street and on the southwesterly right-of-way line of 4th Street, 82.50 feet wide, as shown on said Tract; thence southeasterly 361.83 feet along the northeasterly lines of Lots 1 through 8 inclusive, of said Tract to the most easterly corner of said Lot 1, said corner being also on the southwesterly right-of-way line of said 4th Street and on the northwesterly right-of-way line of Chicago Street, 60.00 feet wide, as shown on said Tract; thence southeasterly 30.00 feet along the southeasterly prolongation of the northeasterly line of said Lot 1 to the centerline of said Chicago Street; thence southwesterly 161.53 feet along said centerline to the northwesterly prolongation of the northeasterly line of Lot 22 of The Bush Tract, in said City, as per Map filed in Book 53 Page 13 of said Miscellaneous Records; thence southeasterly 30.00 feet along said prolongation to a point on the northeasterly line of said Lot 22, said point being distant 4.01 feet from the most northerly corner thereof, said point being also on the southeasterly right-of-way line of said Chicago Street; thence southeasterly 165.99 feet along said northeasterly line of Lot 22 to the most easterly corner thereof, said corner being also on the northwesterly line of an alley, 20.00 feet wide, as shown on said Tract; thence southeasterly 20.00 feet to the most northerly corner of Lot 7 of said Tract, said corner being also on the southeasterly line of said alley; thence southeasterly 170.00 feet along the northeasterly line of said Lot 7 to the most easterly corner thereof, said corner being also on the northwesterly right-of-way line of Breed Street, 60.00 feet wide, as shown on said Tract; thence southeasterly 30.00 feet along the southeasterly prolongation of the northeasterly line of said , Lot 7 to the centerline of said Breed Street; thence southwesterly 172.49 feet along said centerline to the northwesterly prolongation of the southwesterly line of Lot 1 of Tract No. 27017, in said City, as per Map filed in Book 711 Page 97 of said Maps; thence southeasterly 30.00 feet along said prolongation to the most westerly corner of said Lot 1, said corner being also on the southeasterly right-of-way line of said

Breed Street; thence southeasterly 366.27 feet along the southwesterly line of said Lot 1 to a point distant northwesterly 10.00 feet from the most southerly corner of said Lot, said point being also on the northwesterly right-of-way line of Soto Street, of variable width; thence southeasterly 50.00 feet along the southeasterly prolongation of the southwesterly line of said Lot 1 to the centerline of said Soto Street; thence northeasterly 133.60 feet along the centerline of said Soto Street to the northwesterly prolongation of the northeasterly line of Lot 1 of Hellar's Subdivision Part of Lot 4, Block 72 H.S., in said City, as per Map filed in Book 59 Page 3 of said Miscellaneous Records; thence southeasterly 40.00 feet along said prolongation to a point on the northeasterly line of said Lot 1, said point being distant 1.65 feet southeasterly from the most northerly corner of said Lot 1, said point being also on the southeasterly right-of-way line of said Soto Street; thence southeasterly 311.10 feet along the northeasterly lines of Lots 1 and 10 of said Tract to the most easterly corner of said Lot 10, said corner being also on the northwesterly right-of-way line of Mathews Street, 50.00 feet wide, as shown on said Tract; thence southeasterly 25.00 feet along the southeasterly prolongation of the southwesterly line of said Lot 10 to the centerline of said Mathews Street; thence northeasterly 191.35 feet along said centerline to the northwesterly prolongation of the northeasterly line of Lot 1 of Tract No. 34758, in said City, as per Map filed in Book 967 Pages 99 and 100 of said Maps, said northeasterly line being also the southwesterly right-of-way line of 4th Street, 82.50 feet wide, as shown on said Tract; thence southeasterly 924.55 feet along the southwesterly right-of-way line of said 4th Street to the centerline of Mott Street, 50.00 feet wide, as shown on said Tract; thence southwesterly 121.29 feet along said centerline to the northwesterly prolongation of the southwesterly line of Lot 1 of Bowens & Dolton's Boyle Heights Tract, in said City, as per Map filed in Book 8 Page 38 of said Maps; thence southeasterly 25.00 feet along said prolongation to the most westerly corner of said Lot 1, said corner being also on the southeasterly right-of-way line of said Mott Street; thence southeasterly 497.09 feet along the southwesterly lines of Lots 1 through 12 inclusive, of said Tract to the most southerly corner of Lot 12 of said Tract, said corner being also on the northwesterly right-of-way line of Camulos Street, 60.00 feet wide, as shown on said Tract; thence southeasterly 60.00 feet to the most westerly corner of Lot 15 of Joseph Hyans Subdivision, Lot 9 Workman & Hellman Sub, in said City, as per Map filed in Book 21 Page 60 of said Miscellaneous Records, said corner being also on the southeasterly right-of-way line of said Camulos Street, said corner being also the northeasterly corner of an alley, 15.00 feet wide, as shown on said Tract; thence southeasterly 300.00 feet along the southwesterly lines of Lots 10 through 15 inclusive, of said subdivision to the most southerly corner of said Lot 10, said corner being also on the northeasterly line of said alley and on the northwesterly right-of-way line of Savannah Street, 60.00 feet wide, as shown on said Tract; thence southeasterly 60.00 feet along the southeasterly prolongation of the southwesterly line of said Lot 10 to a point on the northwesterly line of Lot 1 of Tract, No. 16744, in said City, as per Map filed in Book 441 Pages 8 and 9 of said Maps, said point being also on the southeasterly right-of-way line of said Savannah Street; thence northeasterly 106.11 feet along the northwesterly line of said Lot 1 to an angle point thereon, said angle point being also on said southeasterly right-of-way line of Savannah Street; thence northeasterly 21.21 feet to a point on a line parallel with and distant southwesterly 8.75 feet, measured at right angles, from the northeasterly line of said Lot 1, said point being also on the southwesterly right-of-way line of 4th Street, of variable width, as shown on said Tract; thence southeasterly 269.36 feet along said parallel line to a point distant northwesterly 13.30 feet from the southeasterly line of said Lot 3, said point being also on said southwesterly right-of-way line of 4th Street; thence southeasterly 16.00 feet to a line parallel with and distant northwesterly 2.00 feet from the southeasterly line of said Lot 3, said parallel line being also the northwesterly right-of-way line of Evergreen Avenue, of variable width, as shown on said Tract; thence southwesterly 40.00 feet along said parallel line to a point on the northeasterly line of Lot 1 of said Tract; thence southeasterly 2.00 feet along said northeasterly line to the most easterly corner thereof, said corner being also on the northwesterly right-of-way line of said Evergreen Avenue; thence southwesterly 115.06 feet along the southeasterly line of said Lot 1 to the northwesterly prolongation of the southwesterly line of Lot 11 of Euclid Place Tract, in said City, as per Map filed in Book 10 Page 100 of said Maps; thence southeasterly 60.00 feet along said prolongation to the most westerly corner of said Lot 11, said corner being also on thence the southeasterly right-of-way line of said Evergreen Avenue; thence southeasterly 240.00 feet along the southwesterly lines of Lots 11 and 6 of said Tract to the most southerly corner of said Lot 6, said corner being also on the northwesterly right-of-way line of Euclid Avenue, 60.00 feet wide, as shown on said Tract; thence southeasterly 30.00 feet along the southeasterly prolongation of the southwesterly line of said Lot 6 to the centerline of Euclid Avenue, 60.00 feet wide, as shown on said Tract; thence northeasterly 40.04 feet along said centerline of Euclid Avenue to the northwesterly prolongation of the northeasterly line of the southwesterly 15.00 feet Lot 17 of E. A. Miller's Subdivision of Lots 33, 34, 35 of Workman and Hellman Subdivision, in said City, as per Map filed in Book 16 Page 51 of said Miscellaneous Records; thence southeasterly 30.00 feet along said prolongation to the most westerly corner of the southwesterly 15.00 feet of Lot 17 of E. A. Miller's

Subdivision of Lots 33, 34, 35 of said Workman and Hellman Subdivision, said corner being also on the southeasterly right-of-way line of Euclid Avenue; thence southeasterly 145.50 feet along said parallel line to a line parallel with and distant southeasterly 5.50 feet, measured at right angles, from the southeasterly line of said Lot 17; thence northeasterly 10.00 feet along said parallel line to the northwesterly prolongation of the northeasterly line of Lot 20 of said Tract; thence southeasterly 544.50 feet along said prolongation and the northeasterly lines of Lots 20 through 30 inclusive, of said Tract to the most easterly corner of said Lot 30, said corner being also on the northwesterly right-of-way line of Fresno Street, 60.00 feet wide, as shown on said Tract; thence southeasterly 60.00 feet to the most northerly corner of Lot 31 of said Tract, said corner being also on the southeasterly right-of-way line of said Fresno Street; thence southeasterly 133.20 feet along the northeasterly lines of Lots 31, 32 and 33 of said Tract to the most easterly corner of said Lot 33, said corner being also the most northerly corner of Lot 4, Block F, of Mountain View Tract, in said City, as per Map filed in Book 24, Page 95 of said Miscellaneous Records; thence southeasterly 130.00 feet along the northeasterly line of said Lot 4 to the most easterly corner thereof, said corner being also on the northwesterly right-of-way line of Grande Vista Avenue, 60.00 feet wide, as shown on said Tract; thence southeasterly 60.00 feet wide to the most westerly corner of Lot 8, Block A, of said Tract, said corner being also on the southeasterly right-of-way line of said Grande Vista Avenue; thence southeasterly 76.00 feet along the southwesterly lines of Lots 7 and 8 of said Tract to the most southerly corner of the northwesterly 28.00 feet of said Lot 7; thence northeasterly 125.00 feet along the southeasterly line of the northwesterly 28.00 feet of said Lot 7 to the most easterly corner of said northwesterly 28.00 feet of said Lot 1, said corner being also on the southwesterly right-of-way line of 4th Street, of variable width, as shown on said Tract; thence northeasterly 41.25 feet along the northeasterly prolongation of the southeasterly line of said northwesterly 28.00 feet of said Lot 7 to the centerline of said 4th Street; thence northwesterly 114.47 feet along said centerline to the southwesterly prolongation of the southeasterly line of Lot 11 of Ogilvie's Grand View Heights Tract, in said City, as per Map filed in Book 6 Pages 58 and 59 of said Maps; thence northeasterly 41.25 feet along said prolongation to the most southerly corner of said Lot 11, said corner being also on the northeasterly right-of-way line of said 4th Street; thence northeasterly 125.00 feet along the southeasterly line of said Lot 11 to the most easterly corner thereof, said corner being also on the southwesterly line of an alley, 16.00 feet wide, as shown on said Tract; thence northwesterly 122.44 feet along the northeasterly lines of Lots 9, 10 and 11 of said Tract to the most northerly corner of said Lot 9, said corner being also on the southwesterly line of said alley and on the southeasterly right-of-way line of Fresno Street, of variable width, as shown on said Tract; thence northwesterly 62.00 feet to a point on the northeasterly line of Lot 8 said Tract, said point being distant northwesterly 2.00 feet from the most easterly corner of said Lot 8, said point being also on the northwesterly right-of-way line of said Fresno Street and on the southeasterly line of an alley 16.00 feet wide as shown on said Tract; thence northwesterly 319.37 feet along the northeasterly lines of Lots 1 through 8 inclusive, of said Tract to the most northerly corner of said Lot 1, said corner being also on the southwesterly line of said alley and on the southeasterly line of Lot 24 of Dacotah Tract, in said City, as per Map filed in Book 19 Page 75 of said Miscellaneous Records; thence northeasterly 16.00 feet along the southeasterly line of said Lot 24 to the most easterly corner thereof, said corner being also the most northerly corner of said alley; thence northeasterly 145.44 feet along the northeasterly line of Lot 22, 23 and 24 of said Tract to the most northerly corner of said Lot 22, said corner being also on the southeasterly right-of-way line of Dacotah Street, 60.00 feet wide, as shown on said Tract; thence northwesterly 60.00 feet to the most easterly corner of Lot 12 of said Tract, said corner being also on the northwesterly right-of-way line of said Dacotah Street; thence northwesterly 145.43 feet along the northeasterly lines of Lots 10, 11 and 12 of said Tract to the most northerly corner of said Lot 10; thence southwesterly 8.00 feet along the northwesterly line of said Lot 10 to the most easterly corner of Lot 13 of the Map of a Portion of Fremont Heights Tract, in said City, as per Map filed in Book 5, Page 109 of said Maps; thence northwesterly 524.25 feet along the northeasterly lines of Lots 1 through 13 of said Tract to the most northerly corner of said Lot 1, said corner being also on the southwesterly line of an alley, 10.00 feet wide, and on the southeasterly right-of-way line of Evergreen Avenue, 60.00 feet wide, as shown on said Tract; thence northwesterly 60.00 feet to a point on the southeasterly line of Lot 24 of Davin and Jullien's Subdivision of Part of Lots 6 and 7 Block 23 Hancock's Survey, in said City, as per Map filed in Book 54 Page 49 of said Miscellaneous Records, said point being distant 15.63 feet from the most easterly corner of said Lot 24, said point being also on said northwesterly right-of-way line of Evergreen Avenue; thence northeasterly 15.50 feet along the southeasterly line of said Lot 24 to the most easterly corner thereof, said corner being also on the southwesterly line of an alley, 12.00 feet wide, as shown on said Tract, and on the northwesterly right-of-way line of said Evergreen Avenue; thence northeasterly 12.00 feet to the most southerly corner of Lot 25 of said Tract, said corner being also on the northeasterly line of said alley and on said northwesterly right-of-way line of Evergreen Avenue; thence northeasterly 409.00 feet along the southeasterly lines of Lots 25 through 32 inclusive, of said Tract to the most easterly

corner of said Lot 32, said corner being also on the northwesterly right-of-way line of said Evergreen Avenue and on the southwesterly right-of-way line of 2nd Street, 60.00 feet wide, as shown on said Tract; thence northwesterly 124.00 feet along the northeasterly line of said Lot 32 to the most northerly corner thereof, said corner being also on the southwesterly right-of-way line of said 2nd Street and on the southeasterly line of an alley, 12.00 feet wide, as shown on said Tract; thence northwesterly 12.00 feet to the most easterly corner of Lot 22 of said Tract, said corner being also on the northwesterly line of said alley and on said southwesterly right-of-way line of 2nd Street; thence northwesterly 124.00 feet along the northeasterly line of said Lot 22 to the most northerly corner thereof, said corner being also on said southwesterly right-of-way line of 2nd Street and on the southeasterly right-of-way line of Savannah Street, 60.00 feet wide, as shown on said Tract, now vacated; thence northwesterly 60.00 feet to the most easterly corner of Lot 11 of said Tract, said corner being also on the northwesterly right-of-way line of said Savannah Street and on said southwesterly right-of-way line of 2nd Street; thence northwesterly 150.00 feet along the northeasterly line of said Lot 11 to the most northerly corner thereof, said corner being also on said southwesterly right-of-way line of 2nd Street; thence southwesterly 59.00 feet along the northwesterly line of said Lot 11 to the most westerly corner thereof, said corner being also the most northerly corner of Lot 10 of Hellman and Stassforth's Subdivision of Lot 5 of Workman and Hellman's Subdivision of Block 73 Hancock's Survey, in said City as per Map filed in Book 9 Page 43 of said Miscellaneous Records; thence southwesterly 100.00 feet along the northwesterly lines of Lots 9 and 10 of said Tract to the most westerly corner of Lot 9 of said Tract, said corner being also the most northerly corner of Davin and Jullien's Subdivision of Part of Lots 6 and 7, Block 73 Hancock's Survey; thence southwesterly 150.00 feet along the northwesterly lines of Lots 6, 7 and 8 of said Tract to the most westerly corner of said Lot 6, said corner being also the most northerly corner of Lot 5 of said Hellman and Stassforth's Subdivision of Lot 5 of Workman and Hellman's Subdivision of Block 73 Hancock's Survey; thence southwesterly 100.00 feet along the northeasterly lines of Lots 4 and 5 of said Tract to the most westerly corner of said Lot 4, said corner being also on the northeasterly line of an alley, 12.00 feet wide, as shown on said Tract; thence southwesterly 12.00 feet to the most northerly corner of Lot 1 of said Davin and Jullien's Subdivision of Part of Lots 6 and 7, Block 73 Hancock's Survey, said corner being also on the southwesterly line of said alley; thence southwesterly 10.50 feet along the northwesterly line of said Lot 1 to the most easterly corner of Lot 22 of Peterson's Subdivision of Lot 6 Workman & Hellman's Subdivision of Block 73 Hancock's Survey, in said City, as per Map filed in Book 10 Page 72 of said miscellaneous Records; thence northwesterly 243.80 feet along the northeasterly lines of Lots 22 through 26 inclusive, of said Tract to the most northerly corner of said Lot 26, said corner being also the most southerly corner of Lot 16 of said Survey; thence northeasterly 125.00 feet along the southeasterly line of said Lot 16 to the most easterly corner thereof, said corner being also on the southwesterly right-of-way line of 3rd Street, 60.00 feet wide, as shown on said Tract; thence northwesterly 97.52 feet along the northeasterly lines of Lots 16 and 15 to the most northerly corner of said Lot 15, said corner being also on said southwesterly right-of-way line of 3rd Street and on the southeasterly right-of-way line of Saratoga Street, 50.00 feet wide, as shown on said Tract; thence southwesterly 125.00 feet along the northwesterly line of said Lot 15 to the most westerly corner of said Lot 15, said corner being also on said southeasterly right-of-way line of Saratoga Street; thence northwesterly 50.00 feet to the most easterly corner of Lot 7, Block B of Pauly's Subdivision of Lot 7 of Workman & Hellman's Subdivision of Block 73 Hancock's Survey, as per Map filed in Book 10, Page 35 of miscellaneous Records, said corner being also on the northwesterly right-of-way line of said Saratoga Street; thence northwesterly 316.53 feet along the northeasterly lines of Lots 7 through 12 inclusive, of said Tract to the most northerly corner of said Lot 12, said corner being also on the southeasterly right-of-way line of Mott Street, 50.00 feet wide, as shown on said Tract; thence northwesterly 50.95 feet to the most easterly corner of Lot 9, Block B, of Blanchard's Subdivision, in said City as per Map filed in Book 9 Page 56 of said Miscellaneous Records, said corner being also on the northwesterly right-of-way line of said Mott Street, and on the southwesterly line of an alley, 10.00 feet wide, as shown on said Tract; thence northeasterly 404.32 feet along the northeasterly lines of Lots 9 through 16 inclusive, of said Tract to the most northerly corner of said Lot 16, said corner being also on the southwesterly line of said alley and on the southeasterly right-of-way line of Fickett Street, 50.00 feet wide, as shown on said Tract; thence northwesterly 50.98 feet to the most southerly corner of Lot 8, Block B of Atwood's Subdivision, in said City, as per Map filed in Book 9 Page 57 of said Miscellaneous Records, said corner being also on the northwesterly right-of-way line of said Fickett Street; thence northwesterly 389.25 feet along the southwesterly lines of Lots 1 through 8 inclusive, of said Tract to the most westerly corner of said Lot 1 of said Tract, said corner being also on the southeasterly right-of-way line of Mathews Street, 50.00 feet wide, as shown on said Tract; thence northwesterly 50.00 feet to the most southerly corner of Lot 25 of Heaver Tract, in said City, as per Map filed in Book 11 Page 17 of said Miscellaneous Records, said corner being on the northwesterly right-of-way line of said Mathews Street; thence northwesterly 200.40 feet along the southwesterly lines of Lots 25, 23, 21 and 19 of said Tract to the most

westerly corner of said Lot 19, said corner being also on the southeasterly line of Lot 16 of said Tract; thence northeasterly 21.00 feet along the southeasterly line of said Lot 16 to the most easterly corner thereof; thence northwesterly 135.00 feet along the northeasterly line of said Lot 16 to the most northerly corner thereof, said corner being also on the southeasterly right-of-way line of Soto Street, 82.50 feet wide, as shown on said Tract; thence northwesterly 82.50 feet to the most southerly corner of Lot 2, Block A of Boyle Heights Moore and Kelleher's Subdivision, of a Part of Lots 5 and 6, Block 60 and Stevenson's Subdivision, of a Part of Lot 6, Block 60 Hancock's Survey, in said City, as per Map filed in Book 5 Page 568 of said Miscellaneous Records, said corner being also on the northwesterly right-of-way line of said Soto Street; thence northwesterly 360.00 feet along the southwesterly lines of Lots 2, 4, 6, 8, 10 and 12, Block A, of said Tract to the most westerly corner of said Lot 12, said corner being also on the southeasterly right-of-way line of Breed Street, 60.00 feet wide, as shown on said Tract; thence northwesterly 60.00 feet to the most easterly corner of Lot 1, Block B of said Survey, said corner being also on the northwesterly right-of-way line of said Breed Street; thence southwestery 148.00 feet along the southeasterly line of said Lot 1 to the most southerly corner thereof, said corner being also on the northwesterly right-of-way line of said Breed Street and on the northeasterly right-of-way line of 4th Street, 82.50 feet as shown on said Tract; thence northwesterly 360.00 feet along the southwesterly lines of Lots 1, 3, 5, 7, 9 and 11 of said Survey to the most westerly corner of said Lot 11, said corner being also on the northeasterly right-of-way line of said 4th Street and on the southeasterly right-of-way line of Chicago Street, 60.00 feet wide, as shown on said Tract; thence northwesterly 60.00 feet to the most southerly corner of Lot 9, Block D of Workman Tract, in said City, as per Map filed in Book 54 Pages 11 through 13 of said Miscellaneous Records, said corner being also on the northwesterly right-of-way line of said Chicago Street and on said northeasterly right-of-way line of 4th Street; thence northwesterly 360.85 feet along the southwesterly line of Lots 9 through 16 inclusive, of Block D of said Tract to the most westerly corner of said Lot 16, said corner being also on said northeasterly right-of-way line of 4th Street and on the southeasterly right-of-way line of St. Louis Street, 60.00 feet wide, as shown on said Tract; thence northwesterly 60.00 feet to the most southerly of Lot 9, Block E of said Tract, said corner being also on the northwesterly right-of-way line of said St. Louis Street, said corner being also on said northeasterly right-of-way line of 4th Street; thence northwesterly 180.25 feet along the southwesterly lines of Lots 9 through 12 inclusive, of Block E of said Tract to the most westerly corner of said Lot 12, said corner being also on said northeasterly right-of-way line of 4th Street; thence northeasterly 140.00 feet along the northwesterly line of said Lot 12 to the most northerly corner thereof, said corner being also the most easterly corner of Lot 13 of said Tract and said corner being also on the southwesterly line of an alley, 20.00 feet wide, as shown on said Tract; thence northwesterly 178.00 feet along the northeasterly lines of Lots 13 through 16 inclusive, of Block E of said Tract to a line parallel with and distant southeasterly 2.00 feet, measured at right angles, from the northwesterly line of said Lot 16, said parallel line being also the southeasterly right-of-way line of Cummings Street, of variable width, as shown on said Tract; thence northwesterly 19.00 feet along the northwesterly prolongation of the northeasterly line of said Lot 16 to a line parallel with and distant northwesterly 17.00 feet from the northwesterly line of said Lot 16; thence southwestery 140.03 feet along said parallel line to the northeasterly right-of-way line of 4th Street, 82.50 feet wide; thence northwesterly 285.12 feet along the northeasterly right-of-way line of said 4th Street to a point on the southerly line of Lot 18, Block G of said Workman Park Tract, said point being also on the northerly right-of-way line of said 4th Street, of variable width, as shown on said Tract; thence westerly 64.30 feet along the southerly line of said Lot 18 to the southwestery corner thereof, said corner being also on said northerly right-of-way line of 4th Street; thence northerly 8.75 feet along the westerly line of said Lot 18 to a line parallel with and distant northerly 8.75 feet, measured at right angles, from the southerly line of said Lot 18; thence westerly 50.00 feet along said parallel line to a point on the easterly line of Lot 20, Block G of said Tract; thence southerly 8.75 feet along the easterly line of said Lot 20 to the southeasterly corner thereof, said corner being also on said northerly right-of-way line of 4th Street; thence westerly 180.00 feet along the southerly lines of Lots 20 through 23 inclusive, of Block G of said Tract to the southwestery corner of said Lot 23, said corner being also on said northerly right-of-way line of 4th Street and on the easterly right-of-way line of State Street, 60.00 feet wide, as shown on said Tract; thence westerly 60.30 feet to the southeasterly corner of Lot 1 of Tract No. 5575, in said City, as per Map filed in Book 60 Page 64 of said Maps, said corner being also on the westerly right-of-way line of said State Street and on the northerly right-of-way line of said 4th Street; thence westerly 124.66 feet along the southerly lines of Lots 1, 2 and 3 of said Tract to the southwestery corner of said Lot 3, said corner being also on the northerly right-of-way line of said 4th Street and on the easterly line of an alley, 15.00 feet wide, as shown on said Tract; thence westerly 15.00 feet to the southeasterly corner Lot 15, Block H of said Workman Park Tract, said corner being also on the westerly line of said alley and on the northerly right-of-way line of said 4th Street; thence westerly 140.00 feet along the southerly line of said Lot 15 to the southwestery corner thereof, said corner being also on the northerly right-of-way line of said 4th Street and on the

easterly right-of-way line of Boyle Avenue, 80.00 feet wide, as shown on said Tract; thence westerly 40.00 feet along the westerly prolongation of the southerly line of said Lot 15 to the centerline of said Boyle Avenue; thence southerly 232.50 feet along the centerline of said Boyle Avenue to the westerly prolongation of the southerly line of Lot 3, Block L of said Tract; thence easterly 40.00 feet along said prolongation to the southwest corner of said Lot 3, said corner being also on the easterly right-of-way line of said Boyle Avenue; thence easterly 130.00 feet along the southerly line of said Lot 3 to the southeasterly corner thereof, said corner being also on the westerly line of an alley, 15.00 feet wide, as shown on said Tract; thence northerly 12.50 feet along the easterly line of said Lot 3 to the westerly prolongation of the centerline of an alley 15.00 feet wide as shown on said Tract; thence easterly 325.36 feet along said centerline to the general westerly right-of-way line of the Golden State Freeway as shown on Freeway Right-of-Way Map F-1282 prepared by the State of California, Department of Public Works, Division of Highways; thence southerly along the westerly right-of-way line of said Golden State Freeway as shown on said D.O.T. Right-of-Way Map No. F-1282, the following courses: thence S23°07'07"W, 8.36 feet to the southerly line of said alley; thence S24°53'23"W, 236.52 feet to the northerly right-of-way line of State Street, 60.00 feet wide as shown on said Right-of-Way Map F-1282; thence S24°39'29"W, 285.49 feet along the general right-of-way line of said Golden State Freeway; thence S24°38'40"W, 58.21 feet along the general right-of-way line of said Golden State Freeway; thence S28°34'54"W, 151.37 feet along the general right-of-way line of said Golden State Freeway; thence S29°49'01"W, 53.85 feet along the general right-of-way line of said Golden State Freeway; thence S28°59'56"W, 126.42 feet along the general right-of-way line of said Golden State Freeway; thence easterly 1.52 feet along the general right-of-way line of said Golden State Freeway; thence S26°13'39"W, 108.17 feet to the northerly right-of-way line of 6th Street, 60.00 feet wide, as shown on said Right-of-Way Map; thence S15°32'21"W, 61.47 feet to the southerly right-of-way line of said 6th Street; thence westerly 54.23 feet along the southerly right-of-way line of said 6th Street to the curved easterly right-of-way line of Boyle Avenue, 80.00 feet wide as shown on said Right-of-Way Map, said easterly right-of-way having a radius of 1390.00 feet as shown on Right-of-Way Map F-1281 prepared by the State of California, Department of Public Works, Division of Highways, a radial to said point bears N81°10'34"W; thence southerly 330.57 feet along said curved easterly right-of-way line through a central angle of 13°37'33"; thence southwest 91.14 feet to the southeasterly corner of Parcel B as per Map filed in Parcel Map Book 206, Pages 17 and 18; thence westerly 28.96 feet along the southerly line of said Lot B to an angle point therein; thence southwest 70.00 feet along the southerly line of said Lot B to an angle point therein; thence southwest 20.00 feet along the southerly line of said Lot B to an angle point therein; thence westerly 18.00 feet along the southerly line of said Lot B to an angle point therein; thence southerly 15.66 feet along the southerly line of said Lot B to an angle point therein; thence westerly 221.23 feet along the southerly line of said Lot B to an angle point therein; thence westerly 63.68 feet along the southerly line of said Lot B to an angle point therein; thence westerly 30.88 feet along the southerly line of said Lot B to the southwest corner of said Lot B, said corner being also on the easterly right-of-way line of the Santa Ana Freeway as shown on said Right-of-Way Map F-1281, said point being distant southerly 17.00 feet from the northerly terminus of that certain course shown as N1°05'00"E, 238 feet on said Right-of-Way Map; thence westerly 172.47 feet to a point on the westerly right-of-way line of the Santa Ana Freeway as shown on D.O.T. Right-of-Way Map No. F-1281, said point being the easterly terminus of that certain course shown as N88°53'17"W, 30.02 feet as shown on said Right-of-Way Map No. F-1281; thence N88°53'17"W, 30.02 feet to the easterly line of an alley, 20.00 feet wide as shown on said Right-of-Way Map No. F-1281; thence westerly 20.00 feet to an angle point on the easterly line of Lot 14, Block C of Strong & Dickinson's Salt Lake Railroad Tract, in said City, as per Map filed in Book 7 Page 104, of said Miscellaneous Records, said point being also on the westerly line of said alley; thence westerly 215.51 feet along the northerly lines of Lots 12, 13 and 14 of said Tract to the most northerly corner of said Lot 12, said corner being also on the southerly line of said alley and on the northeasterly right-of-way line of Clarence Street, 50.00 feet wide, as shown on said Tract; thence westerly 26.83 feet along the westerly prolongation of said northerly lines to the centerline of said Clarence Street; thence northerly 154.72 feet along said centerline to the beginning of a tangent curve, concave westerly and having a radius of 70.00 feet; thence northerly 27.90 feet along said curve and along said centerline through a central angle of 16°45'43"; thence northwest 28.51 feet tangent to said curve and along said centerline to the beginning of a tangent curve concave easterly and having a radius of 130.00 feet; thence northerly 67.95 feet along said curve and along said centerline through a central angle of 29°56'57"; thence northerly 1231.53 feet tangent to said curve and along said centerline to the centerline of 4th Street, 80.00 feet wide, as shown on the Fourth Street Bridge Tract, in said City, as per Map filed in Book 3 Page 67, of said Maps; thence northerly 901.34 feet along the centerline of said Clarence Street to the centerline of 3rd Street, 60.00 feet wide, as shown on Tract No. 18851, in said City, as per Map filed in Book 506, Page 50, of said Maps; thence westerly 242.99 feet along said centerline to the centerline of Utah Street, 60.00 feet wide, as shown on Tract No. 16574, in said City,

as per Map filed in Book 505 Page 17 of said Maps; thence northwesterly 305.43 feet along said centerline of Utah Street to an angle point thereon; thence westerly 86.50 feet along said centerline of Utah Street to an angle point thereon; thence northerly 614.36 feet along said centerline of Utah Street to the centerline of First Street, 80.00 feet wide, as shown on said Tract; thence northerly 191.24 feet along said centerline of Utah Street to the centerline of Via Las Vegas, 42.00 feet wide, as shown on Clement Tract, in said City, as per Map filed in Book 17 Page 41 of said Miscellaneous Records; thence westerly 717.25 feet along the centerline of said Via Las Vegas to the southerly prolongation of the westerly line of Lot 2, of Tract 12658, in said City, as per Map filed in Book 342 Pages 14 through 16 inclusive, of said Maps, said westerly line being also the easterly right-of-way line of Mission Road, of variable width, as shown on said Tract; thence northerly 474.52 feet along said prolongation and said westerly line to the beginning of a tangent curve concave easterly and having a radius of 500.00 feet; thence northerly 84.72 feet along said curve and along said westerly line through a central angle of $9^{\circ}42'30''$ to a point of tangency; thence northeasterly 391.20 feet along the westerly line of said Lot 2 to the southerly terminus of the curved northwesterly line of said lot, said curve being concave southwesterly, having a radius of 20.00 feet, and being tangent at its easterly terminus with the southerly line of Kearney Street, 55 feet wide, as shown on said tract; thence northerly 95.00 feet to the northerly terminus of the curved southwesterly line of Lot 1, of said tract, said curve being concave northeasterly, having a radius of 20.00 feet, and being tangent at its easterly terminus with the northerly line of said Kearney Street; thence northerly 17.79 feet along the westerly line of said lot to an angle point therein; thence northeasterly 13.88 feet along the northwesterly line of said Lot to an angle point therein; thence northerly 172.41 feet to a point on the southerly line of Lot 19 of the Map of the Cannery Tract as per Map filed in Book 16, Page 65 of Miscellaneous Records, said point being the southerly terminus of that certain course shown as $N15^{\circ}20'08''E$, 172.18 feet as shown on Right-of-Way Map No. F-1849-2, issued by the State of California Transportation Department; thence $N15^{\circ}20'08''E$, 172.18 feet to the northerly right-of-way line of the Santa Ana Freeway as shown on said Right-of-Way Map No. F-1849-2; thence easterly along the general northerly right-of-way line of said Freeway the following courses: thence $S83^{\circ}10'11''E$, 58.02 feet along the general right-of-way line of said Santa Ana Freeway; thence $N74^{\circ}39'52''W$, 16.31 feet along the general right-of-way line of said Santa Ana Freeway; thence $S83^{\circ}10'11''E$, 26.38 feet along the general right-of-way line of said Santa Ana Freeway; thence $S19^{\circ}08'52''E$, 2.59 feet along the general right-of-way line of said Santa Ana Freeway; thence $S83^{\circ}10'11''E$, 477.58 feet along the general right-of-way line of said Santa Ana Freeway to the beginning of a tangent curve concave northerly and having a radius of 290.00 feet; thence easterly 150.76 feet along said curve, and along said general right-of-way line, through a central angle of $25^{\circ}50'06''$ to the beginning of a non-tangent curve having a radius of 565.00 feet, a radial bearing to said point bears $S19^{\circ}00'18''E$; thence northeasterly 142.24 feet along said curve, and along said general right-of-way line, through a central angle of $14^{\circ}25'29''$ to the southerly right-of-way line of Cesar E. Chavez Avenue, of variable width (formerly Macy Street, 80.00 feet wide); thence southeasterly 247.95 feet along said southerly right-of-way line of Cesar E. Chavez Avenue to the westerly line of Pleasant Avenue, 60.00 feet wide as shown on said Right-of-Way Map No. F-1849-2; thence southerly 74.36 feet along the westerly right-of-way line of said Pleasant Avenue to the most northerly corner of Lot 10, Block V of Mt. Pleasant Tract, as per Map filed in Book 32, Page 58 of Miscellaneous Records; thence southwesterly 109.19 feet along the northwesterly line of said Lot 10 to a point distant northeasterly 25.00 feet from the most westerly corner of said Lot 10; thence southerly 90.46 feet to the northerly line of Progress Place, 60.00 feet wide, as shown on said Right-of-Way Map No. F-1849-2, said point being also the beginning of a non-tangent curve concave southwesterly and having a radius of 50.00 feet; thence westerly and southerly 62.32 feet along said curve and along the general easterly right-of-way line of said Santa Ana Freeway through a central angle of $71^{\circ}24'45''$ to a non-tangent point on said easterly right-of-way line; thence southerly 31.25 feet along the general easterly right-of-way line of said Santa Ana Freeway to the southwesterly line of Aliso Street, 60.00 feet wide, as shown on said Right-of-Way Map No. F-1849-2; thence southeasterly 153.97 feet along said southwesterly right-of-way line of Aliso Street to the westerly line of said Pleasant Street; thence southeasterly 65.83 feet along the southeasterly prolongation of the southwesterly line of said Aliso Street to a point on the westerly line of Lot 4, Block R of the Subdivision of Blocks O & R of the Mount Pleasant Tract, as per Map filed in Book 23, Page 99 of Miscellaneous Records, said point being also on the easterly right-of-way line of said Pleasant Street; thence northerly 179.85 feet along the westerly line of Lots 1 through 4 inclusive, of said Tract to the southeasterly right-of-way line of said Progress Place; thence northeasterly 137.81 feet along said southeasterly right-of-way line of Progress Place to a non-tangent point on the curved southerly right-of-way line of Cesar E. Chavez Avenue, of variable width, (formerly Macy Street 80.00 feet wide) said curved southerly right-of-way line having a radius of 994.93 feet; thence easterly 87.69 feet along said curved southerly right-of-way line through a central angle of $5^{\circ}03'00''$; thence easterly 76.69 feet along said southerly right-of-way line to the westerly right-of-way line of Pennsylvania Street, 50.00 feet wide, as shown on said Subdivision of Blocks

O & R of the Mount Pleasant Tract; thence easterly 54.60 feet to a point on the westerly line of Lot 1 Block O of said Tract, said point being distant southerly 22.23 feet from the most southerly corner of said Lot, said point being also on the easterly right-of-way line of said Pennsylvania Avenue; thence southeasterly 89.23 feet along the westerly lines of Lots 1, 2 and 3 Block O of said Tract to a line parallel with and distant southerly 20.00 feet from the northerly line of said Lot 3, said point being also on easterly right-of-way line of Pennsylvania Avenue; thence northeasterly 113.00 feet along said parallel line to the easterly line of said Lot 3, Block O; thence southeasterly 130.00 feet along the easterly lines of Lots 3, 4 and 5, Block O of said Tract to the most easterly corner of said Lot 5, said corner being also the most westerly corner of Lot 17, Block O of said Tract; thence northeasterly 119.50 feet along the northerly line of said Lot 17 to the most northerly corner thereof, said corner being also on the westerly right-of-way line of Warren Street, 50.00 feet wide, as shown on said Tract; thence northeasterly 50.00 feet to the most northerly corner of Lot 2 of Mount Pleasant Tract, as per Map filed in Book 32, Page 58 of Miscellaneous Records, said corner being also on the easterly right-of-way line of said Warren Street and on the southwesterly right-of-way line of said Cesar E. Chavez; thence southeasterly 73.00 feet along the southwesterly line of said Lot 2 to a point distant northwesterly 42.00 feet from the most southerly corner of said Lot 2; thence southeasterly 62.42 feet to a point on the southeasterly line of said Lot 2, said point being distant northeasterly 46.00 feet from the most southerly corner of said Lot 2; thence northeasterly 76.00 feet along the southeasterly line of said Lot 2 to the most easterly corner thereof, said corner being also on the southeasterly right-of-way line of said Cesar E. Chavez Avenue; thence southeasterly 54.69 feet along the southwesterly right-of-way of said Cesar E. Chavez Avenue to a point on the northeasterly line of Lot 4, Block N, said point being distant northwesterly 28.66 feet from the northeasterly corner of said Lot 4; thence southerly 143.04 feet to a line parallel with and distant southeasterly 10.00 feet from the southeasterly line of said Lot 4, said parallel line being also the northwesterly right-of-way line of Kearny Street, 50.00 feet wide, as shown on said Tract; thence northeasterly 152.33 feet along said parallel line to the northwesterly prolongation of the northeasterly line of Lot 1, of Tract No. 12132 as per Map filed in Book 244, Pages 14 and 15 of Maps; thence southeasterly 167.94 feet along said prolongation to the most northerly corner of said Lot 1, said corner being also on the southwesterly right-of-way line of said Cesar E. Chavez Avenue; thence southeasterly 186.10 feet along the northeasterly line of said Lot 1 to the most easterly corner thereof, said corner being also on the northwesterly line of Lot 3, Block C of the Subdivision of Block C of a Part of Lot 3 Block 60 of Hancock Survey as per Map filed in Book 16, Page 17 of Miscellaneous Records; thence southwesterly 148.00 feet along said northwesterly line of Lot 3, Block C to the most westerly corner thereof; thence southeasterly 150.00 feet along the southwesterly lines of Lots 1 through 3 inclusive, of Block C of said Tract to the most southerly corner of said Lot 1, said corner being also on the northwesterly right-of-way line of Boyle Avenue, 60.00 feet wide, as shown on said Tract; thence southeasterly 30.00 feet along the southeasterly prolongation of the southwesterly line of said Lot 1 to the centerline of said Boyle Avenue; thence southwesterly 1092.71 feet along said centerline to the southeasterly prolongation of the northeasterly lines of Lot 1, Block L of the Resubdivision of Lots 1, 3, 5, 7, 9, 11 & 13 in Block L of George Cummings Subdivision, in said City, as per Map filed in Book 15 Page 11 of said Miscellaneous Records; thence northwesterly 30.96 feet along said prolongation to the most easterly corner of said Lot 1, said corner being also on the northwesterly right-of-way line of said Boyle Avenue and on the southwesterly line of an alley, 16.00 feet wide, as shown on said Tract; thence northwesterly 35.00 feet along the northeasterly line of said Lot 1 to the most northerly corner of said Lot 1, said corner being also on said southwesterly line of said alley; thence southwesterly 141.51 feet along the northwesterly line of said Lot 1 to the most westerly corner thereof, said corner being also on the northeasterly right-of-way line of Pleasant Avenue, 60.00 feet wide, as shown on said Subdivision; thence southwesterly 84.75 feet to a point on the northeasterly Boundary Line of the City Land of Los Angeles, distant southeasterly 210.00 feet from the most easterly corner of Cummings Home Tract, in said City, as per Map filed in Book 52 Page 38 of said Miscellaneous Records, said point being also on the southwesterly right-of-way line of said Pleasant Avenue; thence southwesterly 124.00 feet to a point; thence westerly 31.65 feet to a line parallel with and distant northerly 100.00 feet, measured at right angles, from the southerly line of said Tract, said southerly line being also the northerly right-of-way line of 1st Street, 80.00 feet wide, as shown on said tract; thence westerly 66.65 feet along said parallel line to a point on the general easterly line of the Santa Ana Freeway as shown on said Right-of-Way Map F-2013, said point being the northerly terminus of that certain course shown as S4°25'37"W, 100.00 feet; thence S4°25'37"W, 100.00 feet along said general easterly line to the northerly right-of-way line of said 1st Street; thence southerly 80.04 feet along said general easterly line to a point on the southerly right-of-way line of said 1st Street, said point being the northerly terminus of that certain course shown as 149.70 feet on said Right-of-Way Map; thence southerly 110.43 feet along said last mentioned course; thence easterly 99.45 feet to a line parallel with and distant southerly 100.00 feet, measured at right angles, from the southerly right-of-way line of 1st Street, 80.00 feet wide, as shown on said Right-of-Way

Map F-2013; thence easterly 50.00 feet along said parallel line to a line shown as having a bearing of S1°45'21"E on said Right-of-Way Map F-2013; thence southerly 30.71 feet along said line to a line parallel with and distant southerly 130.00 feet from said southerly right-of-way line of said 1st Street; thence easterly 146.98 feet along said parallel line to a line parallel with and distant westerly 3.00 feet from the easterly right-of-way line of Boyle Avenue, 80.00 feet wide, as shown on said Right-of-Way Map F-2013; thence easterly 88.69 feet to a point on the northerly line of Lot 8 of Workman and Hollenbeck Tract, in said City, as per Map filed in Book 5 Pages 426 and 427 of said Miscellaneous Records, said point being distant easterly 3.00 feet from the northwesterly corner thereof, said point being also on the easterly right-of-way line of said Boyle Avenue; thence easterly 117.00 feet along the northerly line of said Lot 8 to the northeasterly corner thereof, said corner being also on the westerly line of an alley, 12.00 feet wide, as shown on said Tract; thence northeasterly 26.15 feet to the southwest corner of Lot 12 of said Tract, said corner being also on the easterly line of said alley and on the northeasterly line of an alley, 16.00 feet wide, as shown on said Tract; thence southeasterly 506.00 feet along the southwest lines of Lots 12 through 21 inclusive, of said Tract, to the most southerly corner of said Lot 21, said corner being also on the northeasterly line of said alley and on the northwesterly right-of-way line of State Street, 60.00 feet wide, as shown on said Tract; thence southeasterly 60.00 feet to the most westerly corner of Lot 55 of said Tract, said corner being also on the southeasterly right-of-way line of said State Street, and on the northeasterly line of an alley, 16.00 feet wide, as shown on said Tract; thence southeasterly 495.00 feet along the southwest lines of Lots 55 through 64 inclusive, of said Tract to the most southerly corner of said Lot 64, said corner being also on the northeasterly line of said alley; thence northeasterly 20.00 feet along the southeasterly line of said Lot 64 to the southwest corner of Lot 65 of said Tract; thence southeasterly 7.84 feet along the southwest line of said Lot 65; thence northeasterly 120.26 feet to a point on the northeasterly line of said Lot 65, distant southeasterly 14.82 feet from the most northerly corner thereof, said point being also on the southwest right-of-way line of 1st Street, of variable width; thence southeasterly 305.96 feet along the southwest right-of-way line of said First Street to the centerline of Cummings Street, 60.00 feet wide, as shown on Boyle Heights Moore and Kelleher's Subdivision, of a Part of Lots 5 and 6 Block 60 and Stevenson's Subdivision, of a Part of Lot 6 Block 60 Hancock's Survey, in said City, as per Map filed in Book 5 Page 568, of said Miscellaneous Records; thence southwest 148.00 feet along said centerline to the northwesterly prolongation of the northeasterly line of Lot 11, Block G of said Tract; thence southeasterly 30.00 feet along said prolongation to the most northerly corner of said Lot 11, said corner being also on the southeasterly right-of-way line of said Cummings Street; thence southeasterly 360.00 feet along the northeasterly lines of Lots 11, 9, 7, 5, 3 and 1, Block G of said Tract to the most easterly corner of said Lot 1, said corner being also on the northwesterly right-of-way line of Street. Louis Street, 60.00 feet wide, as shown on said Tract; thence southeasterly 60.00 feet to the most northerly corner of Lot 11, Block I of said Tract, said corner being also on the southeasterly right-of-way line of said St. Louis Street; thence southeasterly 190.00 feet along the northeasterly lines of Lots 11, 9, 7 and 5, of said Block I to a line parallel with and distant southeasterly 10.00 feet, measured at right angles, from the northwesterly line of said Lot 5; thence southwest 148.00 feet along said parallel line to the southwest line of said Lot 5, said southwest line being also the northeasterly right-of-way line of 2nd Street, 60.00 feet wide, as shown on said Tract; thence southwest 30.00 feet along the southwest prolongation of said parallel line to the centerline of said 2nd Street; thence southeasterly 200.00 feet along said centerline to the centerline of Chicago Street, 60.00 feet wide, as shown on said Tract; thence northeasterly 278.00 feet along the centerline of said Chicago Street to the northwesterly prolongation of the southwest line of Lot 3, Block 1 of Tract, in said City, as per map filed in Book 29, Page 86 of said maps; thence southeasterly 30.00 feet along said prolongation to the most westerly corner of said Lot 3, said corner being also the southeasterly right-of-way line of said 2nd Street; thence southeasterly 148.00 feet along the southwest line of said Lot 3 to the most southerly corner thereof, said corner being also on the northwesterly line of an alley, 12.00 feet wide, as shown on said Tract; thence northeasterly 100.00 feet along the northwesterly line of said alley to the northwesterly prolongation of the northeasterly line of Lot 12, Block 1 of said Tract; thence southeasterly 12.00 feet along said prolongation to the most northerly corner of said Lot 12, said corner being also on the southeasterly line of said alley; thence southeasterly 200.00 feet along the northeasterly line of said Lot 12 to the most easterly corner thereof, said corner being also on the northwesterly right-of-way line of Breed Street, 60.00 feet wide, as shown on said Tract; thence southeasterly 60.00 feet to the most northerly corner of Lot 4, Block 2, of said Tract, said corner being also on the southeasterly right-of-way line of said Breed Street; thence southeasterly 148.00 feet along the northeasterly line of said Lot 4 to the most easterly corner thereof, said corner being also on the northwesterly line of an alley, 12.00 feet wide, as shown on said Tract; thence southeasterly 12.00 feet to the most northerly corner of Lot 12, Block 2, of said Tract, said corner being also on the southeasterly line of said alley; thence southeasterly 100.00 feet along the northeasterly line of said Lot 12 to the most northerly corner of the

southeasterly 100.00 feet of said lot; thence southwesterly 2.00 feet to the most westerly corner of the northeasterly 2.00 of the southeasterly 100.00 feet of said lot; thence southwesterly 100.00 feet to the most southerly corner of the northeasterly 2.00 feet of said lot, said corner being the northwesterly line of Soto Street, 82.50 feet wide; thence southeasterly 83.17 feet to the most northerly corner of Lot 4 of Hutchins Tract, in said City, as per Map filed in Book 7 Page 60 of said Maps, said corner being also on the southeasterly right-of-way line of said Soto Street; thence southeasterly 150.00 feet along the northeasterly line of said Lot 4 to the most easterly corner thereof, said corner being also on the northwesterly line of an alley, 16.00 feet wide, as shown on said Tract; thence southeasterly 16.00 feet along the southeasterly prolongation of the northeasterly line of said Lot 4 to the northwesterly line of Lot 27 of said Tract, said northwesterly being also the southeasterly line of said alley; thence southwesterly 2.14 feet along the northwesterly line of said Lot 27 to the most westerly corner thereof, said corner being also on the southeasterly line of said alley, said corner being also the most northerly corner of Lot 23 of said Tract; thence southeasterly 168.67 feet along the northeasterly line of said Lot 23 to the most easterly corner thereof, said corner being also on the northwesterly right-of-way line of Mathews Street, 50.00 feet wide, as shown on said Tract; thence southeasterly 65.70 feet to the most northerly corner of Lot 5 of Conant's Subdivision, in said City, as per Map filed in Book 9 Page 12 of said Miscellaneous Records, said corner being also on the southeasterly right-of-way line of said Mathews Street; thence southeasterly 273.00 feet along the northeasterly right-of-way line lines of Lots 1 through 5 inclusive, of said Subdivision to the most easterly corner of said Lot 1; thence southwesterly 115.00 feet along the southeasterly line of said Lot 1 to the most southerly corner thereof, said corner being also on the northeasterly right-of-way line of Gleason Avenue, 60.00 feet wide, as shown on said Tract; thence southwesterly 30.00 feet along the southwesterly prolongation of the southeasterly line of Lot 1 to the centerline of said Gleason Avenue; thence southeasterly 153.47 feet along the centerline of said Gleason Avenue to the centerline of Fickett Street, 50.00 feet wide, as shown on said Tract; thence northeasterly 145.00 feet along said centerline of Fickett Street to the northwesterly prolongation of the northeasterly line of Lot 8 of Mrs. Gleason Subdivision, in said City, as per Map filed in Book 9 Page 8 of said Miscellaneous Records; thence southeasterly 25.00 feet along said prolongation to a point on the northeasterly line of said Lot 8 distant southeasterly 28.11 feet from the most northerly corner of said Lot 8, said point being also on the southeasterly right-of-way line of Fickett Street; thence southeasterly 390.22 feet along the northeasterly lines of Lots 8 through 1 of said Tract to the most easterly corner of said Lot 1, said corner being also on the northwesterly right-of-way line of Mott Street, 50.00 feet wide, as shown on said Tract; thence southeasterly 25.00 feet along the southeasterly prolongation of the northeasterly line of said Lot 1 to the centerline of said Mott Street; thence southwesterly 258.22 feet along said centerline to the northwesterly prolongation of the southwesterly line of Parcel B of Parcel Map, in said City, as per Map filed in Book 122 Pages 48 and 49 of Parcel Maps; thence southeasterly 25.00 feet along said prolongation to the most westerly corner of said Parcel B, said corner being also on the southeasterly right-of-way line of said Mott Street; thence southeasterly 512.97 feet along the southeasterly line of said Parcel B to the most southerly corner thereof, said southeasterly line being also the northwesterly line of Lot A of Tract No. 8733, in said City, as per Map filed in Book 112 Page 5 and 6 of said Maps; thence northeasterly 431.23 feet along the northwesterly line of said Lot A to the most northerly corner thereof, said corner being also on the southwesterly right-of-way line of First Street, of variable width, as shown on said Tract; thence southeasterly 185.00 feet along the northeasterly line of said Lot A to the most easterly corner thereof, said corner being also on the southwesterly right-of-way line of said First Street, said corner being also the most northerly corner of Lot 48 of Davin and Jullien's Subdivision of Part of Lots 6 and 7 Block 73 Hancock's Survey, in said City, as per Map filed in Book 54 Page 49 of said Miscellaneous Records; thence southwesterly 120.00 feet along the northwesterly line of said Lot 48 to the most westerly corner thereof; thence southeasterly 163.60 feet along the southwesterly lines of Lots 48 through 51 inclusive, of said Tract to the most southerly corner of said Lot 51, said corner being also on the northwesterly right-of-way line of Savannah Street, 60.00 feet wide, as shown on said Tract; thence southeasterly 60.00 feet to the most northerly corner of Lot 55 of said Tract, said corner being also on the southeasterly right-of-way line of said Savannah Street; thence southwesterly 45.00 feet along the northwesterly line of said Lot 55 to the most westerly corner thereof, said corner being also on the southeasterly right-of-way line of said Savannah Street; thence southeasterly 260.00 feet along the southwesterly lines of Lots 55, 76 and 77 of said Tract to the most southerly corner of said Lot 77, said corner being also on the northwesterly right-of-way line of Evergreen Avenue, 60.00 feet wide, as shown on said Tract; thence southeasterly 62.18 feet to the most westerly corner of Lot 1 of Wheeler and Heils Subdivision of Lot 1 of Subdivision of the North Half of Lot 7 Block 73 Hancock's Survey, in said City, as per Map filed in Book 54 Page 1 of said Miscellaneous Records, said corner being also on the southeasterly right-of-way line of said Evergreen Avenue; thence southeasterly 200.00 feet along the southwesterly lines of Lots 1 through 4 of said Tract to the most southerly corner of said Lot 4, said corner being also on the northwesterly right-of-way line of Jullien

Street, 27.50 feet wide, as shown on said Tract; thence southeasterly 13.75 feet along the southeasterly prolongation of the southwesterly line of said Lot 4 to the centerline of said Jullien Street; thence northeasterly 190.00 feet along said centerline to the centerline of First Street, 80.00 feet wide, as shown on said Tract; thence northwesterly 237.76 feet along said centerline to the centerline of Evergreen Avenue, 60.00 feet wide, as shown on Mappa Tract, in said City, as per Map filed in Book 11 Page 48 of said Miscellaneous Records; thence northeasterly 166.50 feet along the centerline of said Evergreen to the centerline of an alley, 13.00 feet wide as shown on said Tract; thence northwesterly 420.00 feet along the centerline of said alley to the centerline of Savannah Street, 60.00 feet wide, as shown on said Tract; thence northeasterly 21.00 feet along said centerline to the southeasterly prolongation of the northeasterly line of Lot 1 of Workman's Subdivision of Lots 9 and 10 Mathews and Fickett Tract, in said City, as per Map filed in Book 53 Page 99 of said Miscellaneous Records; thence northwesterly 30.00 feet along said prolongation to the most easterly corner of said Lot 1, said corner being also on the northwesterly right-of-way line of said Savannah Street; thence northwesterly 174.00 feet along the northeasterly lines of Lots 1 through 3 inclusive, of said Tract to the most northerly corner of said Lot 3, said corner being also on the southeasterly line of an alley 12.00 feet wide, as shown on said Tract; thence northwesterly 12.00 feet to the most easterly corner of Lot 4 of said Tract, said corner being also on the northwesterly line of said alley; thence northwesterly 174.00 feet along the northeasterly lines of Lots 4 through 6 inclusive, of said Tract to the most northerly corner of said Lot 6 said corner being also on the southeasterly right-of-way line of Saratoga Street, 60.00 feet wide, as shown on said Tract; thence northwesterly 30.00 feet along the northwesterly prolongation of the northeasterly line of said Lot 6 to the centerline of said Saratoga Street; thence southwesterly 147.50 feet along said centerline to the southeasterly prolongation of the southwesterly line of Lot 1 of Workman's' Subdivision of Lot 8 Mathews & Fickett Tract, in said City, as per Map filed in Book 5 Page 436 of said Miscellaneous Records; thence northwesterly 30.00 feet along said prolongation to the most southerly corner of said Lot 1, said corner being also on the northwesterly right-of-way line of said Saratoga Street and on the northeasterly right-of-way line of First Street, 83.00 feet wide, as shown on said Tract; thence northwesterly 174.00 feet along the southwesterly lines of Lots 1, 2 and 3 of said Tract, to the most westerly corner of said Lot 3, said corner being also on the southeasterly line of an alley, 12.00 feet wide, as shown on said Tract; thence northwesterly 16.28 feet to a point on a line parallel with and distant northeasterly 3.00 feet, measured at right angles, from the southwesterly line of Lot 4 of said Tract, said point being also distant 4 feet from the southeasterly line of said Lot 4, said corner being also on the northwesterly line of said alley; thence northwesterly 112.00 feet along said parallel line to a point on the southeasterly line of Lot 6 of said Tract; thence southwesterly 3.00 feet along the southeasterly line of said Lot 6 to the most southerly corner thereof, said corner being also on the northeasterly right-of-way line of said First Street; thence northeasterly 58.00 feet along the southwesterly line of said Lot 6 to the most westerly corner thereof, said corner being also on the northeasterly right-of-way line of said First Street and on the southeasterly right-of-way line of Mott Street, 60.00 feet wide, as shown on said Tract; thence northwesterly 30.00 feet along the northwesterly prolongation of the southwesterly line of said Lot 6 to the centerline of said Mott Street; thence northeasterly 120.90 feet along said centerline to the southeasterly prolongation of the northeasterly line of Lot 8, Block B of J. W. Browning's Subdivision of Lots 4 & 5 of the Mathews & Fickett Tract, in said City as per Map filed in Book 10 Page 50 of said Miscellaneous Records; thence northwesterly 30.00 feet along said prolongation to the most easterly corner of said Lot 8, said corner being also on the northwesterly right-of-way line of said Mott Street and on the southwesterly line of an alley, 12.00 feet wide, as shown on said Tract; thence northwesterly 363.00 feet along the northeasterly lines of Lots 1 through 8 inclusive, of Block B of said Tract to the most northerly corner of said Lot 1, said corner being also on the southwesterly line of said alley and on the southeasterly right-of-way line of Fickett Street, 60.00 feet wide, as shown on said Tract; thence northwesterly 60.00 feet to the most easterly corner of Lot 8, Block A of said Tract, said corner being also on the northwesterly right-of-way line of said Fickett Street and on the southwesterly line of an alley, 12.00 feet wide, as shown on said Tract; thence northwesterly 360.00 feet along the northeasterly lines of Lots 1 through 8 inclusive, of Block A of said Tract to the most northerly corner of said Lot 1, said corner being also on the southwesterly line of said alley and on the southeasterly right-of-way line of Mathews Street, 60.00 feet wide, as shown on said Tract; thence northwesterly 30.00 feet along the northwesterly prolongation of the northeasterly line of said Lot 1 to the centerline of said Mathews Street; thence northeasterly 19.10 feet along the centerline of said Mathews Street to the southeasterly prolongation of the northeasterly line of Lot 9 of L. N. Breed's Subdivision of Lot 1 of the Matthew's & Fickett Tract, in said City, as per Map filed in Book 5 Page 509 of said Miscellaneous Records; thence northwesterly 30.00 feet along said prolongation to the most easterly corner of said Lot 9, said corner being also on the northwesterly right-of-way line of said Mathews Street and on the southwesterly line of an alley, 12.5 feet wide, as shown on said Tract; thence northwesterly 361.25 feet along the northeasterly lines of Lots 9 through 14 inclusive, of said Tract to the most northerly

corner of said Lot 14, said corner being also on said southwesterly line of the alley and on the southeasterly right-of-way line of Soto Street, 82.50 feet wide, as shown on said Tract; thence northwesterly 82.68 feet to the most easterly corner of Lot 1 of said Tract, said corner being also on the northwesterly right-of-way line of said Soto Street; thence northwesterly 331.00 feet along the northeasterly lines of Lots 1 through 6 inclusive, of said Tract to the most northerly corner of said Lot 6, said corner being also on the southeasterly right-of-way line of Breed Street, 60.00 feet wide, as shown on said Tract; thence northwesterly 60.00 feet to the most easterly corner of Lot 68 of said Tract, said corner being also on the northwesterly right-of-way line of said Breed Street; thence northwesterly 161.40 feet along the northeasterly lines of Lots 66 through 68 inclusive, of said Tract to the most northerly corner of said Lot 66, said corner being also on the southeasterly line of Lot 57 of Spence's Addition to Boyle Heights, in said City, as per Map filed in Book 5 Page 503 of said Miscellaneous Records; thence northeasterly 75.70 feet along the southeasterly line of said Lot 57 to the southeasterly prolongation of the northeasterly line of Lot 59 of said Tract; thence northwesterly 227.72 feet along said prolongation and the northeasterly line of said Lot 59 to the most northerly corner thereof, said corner being also on the southeasterly right-of-way line of Chicago Street, 60.00 feet wide as shown on said Tract; thence northwesterly 30.00 feet along the northwesterly prolongation of said northeasterly line of Lot 59 to the centerline of said Chicago Street; thence southwesterly 250.00 feet along the centerline of said Chicago Street to the southeasterly prolongation of the southwesterly line of Lot 50 of said Tract; thence northwesterly 30.00 feet along said prolongation to the most southerly corner of said Lot 50, said corner being also on the northwesterly right-of-way line of said Chicago Street; thence northwesterly 361.00 feet along the southwesterly lines of Lots 50 through 52, inclusive, of said Tract to the most westerly corner of said Lot 52, said corner being also on the southeasterly right-of-way line of St. Louis Street, 60.00 feet wide, as shown on said Tract; thence northwesterly 60.51 feet to a point on the southeasterly line of Lot 1, Block J of Boyle Heights Moore and Kelleher's Subdivision, of a Part of Lots 5 and 6 Block 60 and Stevenson's Subdivision, of a Part of Lot 6 Block 60 Hancock's Survey, in said City, as per Map filed in Book 5 Page 568 of said Miscellaneous Records, said point being distant southwesterly 8.00 feet from the most northerly corner of said Lot 1, said point being also on the northwesterly right-of-way line of said St. Louis Street and on the southwesterly line of an alley, 16.00 feet wide, as shown on said Tract; thence northwesterly 360.00 feet along a line parallel with and distant southwesterly 6.00 feet, measured at right angles, from the northeasterly line of said Lot 1 to a point on the northwesterly line of Lot 11, Block J of said Tract, said point being distant southwesterly 6.00 feet from the most northerly corner of said Lot 11, said corner being also on said southwesterly line of the alley and on the southeasterly right-of-way line of Cummings Street, 60.00 feet wide, as shown on said Tract; thence northwesterly 30.00 feet along the northwesterly prolongation of said parallel line to the centerline of said Cummings Street; thence southwesterly 140.00 feet along said centerline to the northeasterly right-of-way line of 1st Street, 80.00 feet wide, as shown on said Tract; thence northwesterly 292.90 feet along said right-of-way line to the most southerly corner of Lot 83 of Workman and Hollenbeck Tract, in said City, as per Map filed in Book 5 Pages 426 through 427 of said Miscellaneous Records, said corner being also the southerly terminus of that certain course shown as N24°07'25"E, 118.30 feet on Right-of-Way Map F-1282 issued by the State of California, Department of Public Works, Division of Highways; thence N24°07'25"E, 118.30 feet along the westerly right-of-way line of the Golden State Freeway, as shown on said Right-of-Way Map F-1282; thence westerly 21.00 feet parallel with the northerly line of said Lot 83 to a line parallel with and distant westerly 21.00 feet, measured at right angles, from the easterly line of said Lot 83; thence northerly 2.00 feet along said parallel line to the beginning of a tangent curve concave southwesterly and having a radius of 20.00 feet; thence northerly, northwesterly and westerly 31.42 feet along said curve to a point on the northerly line of said Lot 83, said point being distant southeasterly 3.50 feet from the most northerly corner of said Lot 83, said corner being also on the southerly line of an alley, 16.00 feet wide, as shown on said Tract; thence northwesterly 453.56 feet along the northeasterly lines of Lots 83, 86, 87, 90, 91, 94, 95, 98, 99 and 102 of said Tract, to a point on the northeasterly line of said Lot 102, distant southeasterly 15.00 feet from the most northerly corner of said Lot 120, said point being also on the southeasterly right-of-way line of State Street, 75.00 feet wide (formerly 60.00 feet wide), as shown on said Tract; thence northwesterly 45.00 feet along the said northeasterly line of Lot 102 and the northwesterly prolongation thereof to the centerline of said State Street; thence northeasterly 562.30 feet along the centerline of said State Street to the centerline of Michigan Avenue, 60.00 feet wide, as shown on the Subdivision of Lot 2 of Block 60 Hancock's Survey, in said City, as per Map filed in Book 3 Page 54 and 55 of said Miscellaneous Records; thence southeasterly 450.00 feet along the centerline of said Michigan Avenue to the easterly right-of-way line of the Golden State Freeway as shown on Right-of-Way Map F-1282 prepared by the State of California, Department of Public Works, Division of Highways; thence northerly along the said general westerly right-of-way line of the Golden State Freeway the following courses: thence northeasterly 114.21 feet along said general right-of-way line of said Golden State Freeway; thence N3°51'34"E, 233.54 feet

along said general right-of-way line of said Golden State Freeway; thence N3°05'42"E, 12.70 feet along said general right-of-way line of said Golden State Freeway; thence N18°42'47"E, 18.76 feet along said general right-of-way line of said Golden State Freeway; thence N12°31'24"E, 17.31 feet to the beginning of non-tangent curve concave southwesterly and having a radius of 35.00 feet; thence northwesterly 37.39 feet along said curve through a central angle of 59°30'05", a radial to said point bears S78°57'59"E; thence N4°22'29"E, 88.16 feet along said general right-of-way line of said Golden State Freeway; thence N4°22'25"E, 62.25 feet along said general right-of-way line of said Golden State Freeway; thence N1°18'50"E, 165.95 feet to the southwesterly right-of-way line of Cesar E. Chavez Avenue, 82.50 feet wide, as shown on said Right-of-Way Map; thence southeasterly 373.60 feet along said southwesterly right-of-way line of Cesar E. Chavez Avenue to a point on the northeasterly line of Lot 2 of Clark Place, as per Map filed in Book 5, Page 149 of Maps, said point being distant 14.60 feet from the most easterly corner of said Lot 2, said point being also on the easterly line of said right-of-way line of the Golden State Freeway; thence S14°29'37"W, 144.12 feet along said easterly right-of-way line of said Golden State Freeway to the southwesterly line of said Lot 3, said line being also the northeasterly line of an alley, 16.00 feet wide as shown on said Right-of-Way Map; thence southeasterly 25.69 feet along the northeasterly line of said alley to a line parallel with and distant southeasterly 5.00 feet from the southeasterly line of Lot 3 of said Clark Place; thence northeasterly 22.00 feet to a line parallel with and distant northeasterly 22.00 feet from the southwesterly line of Lot 4 of said Clark Place; thence southwesterly 21.00 feet along said parallel line; thence southwesterly 10.00 feet parallel with and distant 21.00 feet southeasterly of the above mentioned course of 22.00 feet; thence southeasterly 18.45 feet to a line parallel with and distant 8.00 feet from the most southerly line of said Lot 4, said line being also on the northeasterly line of said alley; thence southeasterly 160.00 feet along said parallel line to the easterly line of Lot 8 of said Tract, said line being also the westerly right-of-way line of Cummings Street, 60.00 feet wide, as shown on said Tract; thence southeasterly 60.53 feet to the most northerly corner of Lot 11, Block A of the Subdivision of Lot 2 of Block 60 Hancock's Survey, in said City, as per Map filed in Book 3 Page 54 and 55 of said Miscellaneous Records, said corner being also on the southeasterly right-of-way line of said Cummings Street; thence southeasterly 360.00 feet along the northeasterly lines of Lots 11, 9, 7, 5, 3 and 1, Block A of said Tract to the most easterly corner of said Lot 1, said corner being also on the northwesterly right-of-way line of St. Louis Street, 60.00 feet wide, as shown on said Tract; thence southeasterly 30.00 feet along the southeasterly prolongation of the northeasterly line of said Lot 1 to the centerline of said St. Louis Street; thence southwesterly 78.00 feet along said centerline to the northwesterly prolongation of the southwesterly line of Lot 11 of Spence's Addition to Boyle Heights, in said City, as per Map filed in Book 5 Page 503 of said Miscellaneous Records, said corner being also on the southeasterly right-of-way line of said St. Louis Street; thence southeasterly 30.00 feet along said prolongation to the most westerly corner of said Lot 11, said corner being also on the southeasterly right-of-way line of said St. Louis Street; thence southeasterly 361.00 feet along the northeasterly lines of Lots 11 and 10 of said Tract to the most southerly corner of said Lot 10, said corner being also on the northwesterly right-of-way line of Chicago Street, 60.00 feet wide, as shown on said Tract; thence southeasterly 60.00 feet to the most westerly corner of Lot 78 of said Tract, said corner being also on the southeasterly right-of-way line of said Chicago Street; thence southeasterly 180.00 feet along the southwesterly line of said Lot 78 to the most southerly corner thereof, said corner being also the northwesterly line of Lot 71 of said Tract; thence southwesterly 76.00 feet along the northwesterly of said Lot 71 to the northwesterly prolongation of the southwesterly line of Lot 51 of L. N. Breed's Subdivision of the Easterly Portion of Lot 1 Block 60 Hancock's Survey; thence southeasterly 45.39 feet along said prolongation to the most westerly corner of said Lot 51; thence northeasterly 50.00 feet along the northwesterly line of said Lot 51 to the most northerly corner thereof; thence southeasterly 161.00 feet along the northeasterly line of said Lot 51 to the most easterly corner thereof, said corner being also on the northwesterly right-of-way line of Breed Street, 60.00 feet wide, as shown on said Tract; thence southeasterly 30.00 feet along the southeasterly prolongation of said northeasterly line of Lot 51 to the centerline of said Breed Street; thence southwesterly 430.00 feet along said centerline to the centerline of Michigan Avenue, 60.00 feet wide, as shown on said Tract; thence southeasterly 402.82 feet along the centerline of said Michigan Avenue to the centerline of Soto Street, 82.50 feet wide, as shown on said Tract; thence northeasterly 83.65 feet along the centerline of said Soto Avenue to the centerline of Michigan Avenue, 60.00 feet wide, as shown on the Resubdivision of the Miles Tract, in said City, as per Map filed in Book 55 Page 25, of said Miscellaneous Records; thence southeasterly 432.97 feet along the centerline of said Michigan Avenue to the centerline of Mathews Street, 60.00 feet wide, as shown on said Tract; thence northeasterly 398.25 feet along the centerline of said Mathews Street to the northwesterly prolongation of the southwesterly line of Lot 16 of Dennis & Cook's Subdivision of Lot 3 of the Matthew's and Fickett Tract, in said City, as per Map filed in Book 36 Page 85 of said Miscellaneous Records; thence southeasterly 30.00 feet along said prolongation to the most westerly corner of said Lot 16, said corner being also on the southeasterly right-of-way line of said

Mathews Street; thence southeasterly 170.44 feet along the southwesterly line of said Lot 16 to the most southerly corner thereof, said corner being also on the northwesterly line of an alley, 20.00 feet wide, as shown on said Tract; thence southeasterly 20.00 feet to the most westerly corner of Lot 15 of said Tract, said corner being also on the southeasterly line of said alley, thence southeasterly 170.00 feet along the southwesterly line of said Lot 15 to the most southerly corner thereof, said corner being also on the northwesterly right-of-way line of Fickett Street, 60.00 feet wide, as shown on said Tract; thence southeasterly 60.00 feet to the most westerly corner of Lot 7 of H. J. Woollacott's Subdivision of Lot 6 of the Mathews and Fickett Tract, in said City, as per Map filed in Book 10 Page 23 of said Miscellaneous Records, said corner being also on the southeasterly right-of-way line of said Fickett Street; thence southeasterly 170.00 feet along the southwesterly line of said Lot 7 to the most southerly corner thereof, said corner being also on the northwesterly line of an alley, 20.50 feet wide, as shown on said Tract; thence southeasterly 20.50 feet to the most westerly corner of Lot 8 of said Tract, said corner being also on the southeasterly line of said alley; thence southeasterly 170.00 feet along the southwesterly line of said Lot 8 to the most southerly corner thereof, said corner being also on the northwesterly right-of-way line of Mott Street, 60.00 feet wide, as shown on said Tract; thence southeasterly 30.00 feet along the southeasterly prolongation of the southwesterly line of said Lot 8 to the centerline of said Mott Street; thence northeasterly 77.11 feet along said centerline of Mott Street to the northwesterly prolongation of the southwesterly line of Lot 1 of Rosetta Tract, in said City, as per Map filed in Book 12 Page 68 of said Miscellaneous Records; thence southeasterly 30.00 feet along said prolongation to the most westerly corner of said Lot 1, said corner being also on the southeasterly right-of-way line of said Mott Street and on the northeasterly line of an alley, 13.00 feet wide, as shown on said Tract; thence southeasterly 358.95 feet along the southwesterly lines of Lots 1 through 8 of said Tract to the most southerly corner of said Lot 8, said corner being also on said northeasterly line of alley and on the northeasterly right-of-way line of Saratoga Street, 60.00 feet wide, as shown on said Tract; thence southeasterly 64.59 feet to the most westerly corner of Lot 12, Block 10 of Workman's Subdivision of Lots 9 and 10 Mathews and Fickett Tract, in said City, as per Map filed in Book 53 Page 99 of said Miscellaneous Records, said corner being also on the southeasterly right-of-way line of said Saratoga Street; thence southeasterly 174.00 feet along the southwesterly lines of Lots 12 through 14 inclusive, of Block 10 of said Tract to the most southerly corner of said Lot 14, said corner being also on the northwesterly line of an alley, 12.00 feet wide, as shown on said Tract; thence southeasterly 12.00 feet to the most westerly corner of Lot 15, Block 10 of said Tract, said corner being also on the southeasterly line of said alley; thence southeasterly 174.00 feet along the southwesterly lines of Lots 15 through 17 to the most southerly corner of said Lot 17, said corner being also on the northwesterly right-of-way line of Savannah Street, 60.00 feet wide, as shown on said Tract; thence easterly 66.40 feet to the most westerly corner of Lot 1 of Clifton Tract, in said City, as per Map filed in Book 22 Page 68 of said Miscellaneous Records, said corner being also on the southeasterly right-of-way line of said Savannah Street and on the northeasterly line of an alley, 14.00 feet wide, as shown on said Tract; thence southeasterly 358.00 feet along the southwesterly lines of Lots 1 through 8 inclusive, of said Tract to a point distant 2.00 feet northwesterly from the most southerly of said Lot 8, said point being also on the northwesterly right-of-way line of Evergreen Avenue, 62.00 feet wide (formerly 60.00 feet wide), as shown on said Tract; thence southeasterly 32.00 feet along the southeasterly prolongation of the southwesterly line of said Lot 8 to the centerline of said Evergreen Avenue; thence northeasterly 348.99 feet along said centerline of Evergreen Avenue to the southeasterly prolongation of the southwesterly line of Lot 15, Block A of Forest Heights Tract, in said City, as per Map filed in Book 6 Page 130 of said Maps; thence northwesterly 35.00 feet to the most southerly corner of said Lot 15, Block A said corner being also on the northwesterly right-of-way line of said Evergreen Avenue; thence northwesterly 645.45 feet along the southwesterly lines of Lots 15 through 28 inclusive, of Block A of said Tract to the westerly corner of said Lot 28, said corner being also on the southeasterly right-of-way line of Forest Avenue, 80.00 feet wide, as shown on said Tract; thence northwesterly 80.00 feet to the most southerly corner of Lot 11, Block P of said Tract, said corner being also on the northwesterly right-of-way line of said Forest Avenue; thence northwesterly 459.74 feet along the southwesterly lines of Lots 11 through 20 inclusive, of Block P of said Tract the most westerly corner of said Lot 20, said corner being also on the southeasterly right-of-way line of Mott Street, 60.00 feet wide, as shown on said Tract; thence northwesterly 59.63 feet to the most southerly corner of Lot 9, Block 14 of Brooklyn Heights Ganahl Tract, in said City, as per Map filed in Book 22 Page 17 of said Miscellaneous Records, said corner being also on the northwesterly right-of-way line of said Mott Street; thence northwesterly 140.00 feet along the southwesterly line of said Lot 9, Block 14 to the most westerly corner thereof, said corner being also on the southeasterly line of an alley, 15.00 feet wide, as shown on said Tract; thence westerly 18.12 feet to the most easterly corner of Lot 13, Block 14 of said Tract, said corner being also on the northwesterly line of said alley and on the southwesterly line of an alley, 20.00 feet wide, as shown on said Tract; thence northwesterly 390.50 feet along the northeasterly lines of Lots 13 through

20 inclusive, of Block 14 of said Tract to the most northerly corner of said Lot 20, said corner being also on the southwesterly line of said alley and on the southeasterly right-of-way line of Fickett Street, 60.00 feet wide, as shown on said Tract; thence northwesterly 60.00 feet to the most easterly corner of Lot 24, Block 13 said corner being also on the northwesterly right-of-way line of said Fickett Street and on the southwesterly line of an alley, 20.00 feet wide; thence northwesterly 450.00 feet along the northeasterly lines of Lots 16 through 24, Block 13 of said Tract to the most northerly corner of said Lot 16, said corner being also on the southwesterly line of said alley, and on the southeasterly line of an alley, 15.00 feet wide, as shown on said Tract; thence northwesterly 7.50 feet along the northwesterly prolongation of the northeasterly line of said Lot 16 to the centerline of said alley; thence northeasterly 190.00 feet along said centerline of the alley to the centerline of Cincinnati Street, 60.00 feet wide, as shown on said Tract; thence northwesterly 188.75 feet along said centerline of the Cincinnati Street to the centerline of Soto Street, of variable width, as shown on said Tract; thence westerly 44.90 feet to the most southerly corner of Lot 16, Block C, of Soto Street Tract, in said City, as per Map filed in Book 31, Page 35 of miscellaneous records, said corner being also on the northwesterly right-of-way line of said Soto Street; thence northwesterly 140.00 feet along the southwesterly line of said Lot 16, Block C to the most westerly corner thereof, said corner being also on the southeasterly line of an alley, 14.00 feet wide, as shown on said Tract; thence northwesterly 14.00 feet to the most southerly corner of Lot 7, Block C, said corner being also on the northwesterly line of said alley; thence northwesterly 125.00 feet along the southwesterly line of said Lot 7, Block C to the most westerly corner thereof, said corner being also on the southeasterly right-of-way line of Breed Street, 60.00 feet wide, as shown on said Tract; thence northwesterly 30.00 feet along the northwesterly prolongation of the southwesterly line of said Lot 7, Block C to the centerline of said Breed Street; thence southwesterly 50.00 feet along said centerline of the Breed Street to the southeasterly prolongation of the southwesterly line of Lot 6, Block D of said Tract; thence northwesterly 30.00 feet along said prolongation to the most southerly corner of said Lot 6, Block D, said corner being also on the northwesterly right-of-way line of said Breed Street; thence northwesterly 251.41 feet along the southwesterly lines of Lots 6 and 17, Block D to the most westerly corner of said Lot 17, said corner being also on the southeasterly right-of-way line of Cornwell Street, 60.00 feet wide, as shown on said Tract; thence westerly 60.90 feet to the most easterly corner of Lot 7, Block A, of the Bird Tract, in said City, as per Map filed in Book 14, Page 74 of said Miscellaneous Records, said corner being also on the northwesterly right-of-way line of said Cornwell Street; thence northwesterly 255.70 feet along the northeasterly line of said Lots 7 and 30, Block A of said Tract to the most northerly corner of said Lot 30, said corner being also on the southeasterly right-of-way line of Chicago Street, 50.00 feet wide as shown on said Tract; thence northwesterly 50.00 feet to the most easterly corner of Lot 7, Block B, said corner being also on the northwesterly right-of-way line of said Chicago Street; thence northwesterly 245.10 feet along the northeasterly lines of Lots 7 and 30, Block B to the most northerly corner of said Lot 30, said corner being also on the southeasterly right-of-way line of St. Louis Street, 60.00 feet wide, as shown on said Tract; thence northwesterly 30.00 feet along the northwesterly prolongation of the northeasterly line of said Lot 30, Block B to the centerline of said St. Louis Street; thence southwesterly 110.00 feet along said centerline of St. Louis Street to the southeasterly prolongation of the southwesterly line of Lot 6 of Reesmont Tract, in said City, as per Map filed in Book 8 Page 29 of said Maps; thence northwesterly 30.00 feet along said prolongation to the most southerly corner of said Lot 6, said corner being also on the northwesterly right-of-way line of said St. Louis Street; thence northwesterly 247.00 feet along the southwesterly lines of Lots 6 and 53 of said Tract to the most westerly corner of said Lot 53, said corner being also on the southeasterly right-of-way line of Cummings Street, 60.00 feet wide, as shown on said Tract; thence northwesterly 71.76 feet to the most southerly corner of Lot 60 of said Tract, said corner being also on the northwesterly right-of-way line of said Cummings Street; thence northwesterly 127.78 feet along the southwesterly line of Lot 60 of said Tract to the most westerly corner of said Lot 60, said corner being also the most easterly corner of Lot 105 of said Tract; thence southwesterly 44.00 feet along the southeasterly line of said Lot 105 to the most southerly corner thereof; thence northwesterly 127.77 feet along the southwesterly line of said Lot 105 to the most westerly corner thereof, said corner being also on the southeasterly right-of-way line of Britannia Street, 60.00 feet wide, as shown on said Tract; thence westerly 63.64 feet to the most southerly corner of the northeasterly 40.00 feet of Lot 3, of Squire's Subdivision a Part of Lot 5 Block 61 Hancock Survey, in said City, as per Map filed in Book 29 Page 72, of said Miscellaneous Records, said corner being also on the northwesterly right-of-way line of said Britannia Street; thence northwesterly 126.36 feet along the southwesterly line of the northeasterly 40.00 feet of said Lot 3 to the most westerly corner thereof, said corner being also on the southeasterly line of Lot 4 A.W. Brodes Tract, in said City, as per Map filed in Book 7, Page 35 of Maps; thence northwesterly 45.43 feet along the northwesterly prolongation of said parallel line to the easterly right-of-way line of the Golden State Freeway as shown on Right-of-Way Map F-1283-1 prepared by the State of California, Department of Transportation; thence S2°17'14"W, 121.33 feet along the

easterly right-of-way line of said Golden State Freeway to the northeasterly right-of-way line of Cesar E. Chavez Avenue, 82.50 feet wide (formerly Brooklyn Avenue) as shown on said Right-of-Way Map; thence northwesterly 280.06 feet along the northeasterly right-of-way line of said Cesar E. Chavez Avenue to the southerly terminus of that certain course shown as N9°51'18"E 144.99 feet on said Right-of-Way Map; thence N9°51'18"E, 144.99 feet along the westerly right-of-way line of said Golden State Freeway to a point on the northeasterly line of Lot 5 of Mitchell Block A Part of Lot 5 Block 61 Hancock Survey, in said City, as per Map filed in Book 66, Page 79 of Miscellaneous Records; thence northwesterly 109.24 feet along the northeasterly lines of Lots 1 through 5 inclusive, of said Mitchell Block A Part of Lot 5 Block 61 Hancock Survey to a line parallel with and distant southeasterly 40.00 feet from the centerline of State Street, 80.00 feet wide as shown on said Right-of-Way Map, said parallel line being also the southeasterly right-of-way line of said State Street; thence northwesterly 81.36 feet to the most southerly corner of Lot 8 of the Brooklyn Tract, in said City, as per Map filed in Book 3 Pages 316 and 317 of said Miscellaneous Records, said corner being also on the northwesterly right-of-way line of said State Street; thence northwesterly 300.00 feet along the southwesterly lines of Lots 8 through 13 inclusive, of said Tract to the most westerly corner of said Lot 13, said corner being also on the southeasterly line of Lot 1 of Condominium Tract No. 50483, in said City, as per Map filed in Book 1183 Pages 18 and 19 of said Maps; thence northeasterly 151.00 feet along the southeasterly line of said Lot 1 to the most easterly corner thereof, said corner being also on the southwesterly right-of-way line of Bridge Street, 60.00 feet wide, as shown on said Tract; thence northwesterly 296.23 feet along the northeasterly line of said Lot 1 to the most northerly thereof, said corner being also on said southwesterly right-of-way line of Bridge Street; thence southwesterly 151.77 feet along the northwesterly line of said Lot 1 to an angle point thereon; thence northwesterly 195.24 feet along the northeasterly line of said Lot 1 to the northwesterly corner of said Lot 1, said corner being also on the southeasterly right-of-way line of Boyle Avenue, 60.00 feet wide, as shown on said Tract; thence northwesterly 60.00 feet to a point on the southwesterly line of Lot 26, Block 8 of said Brooklyn Tract, said point being distant northwesterly 5.00 feet from the most southerly corner of said Lot 26, said corner being also on the northwesterly right-of-way line of said Boyle Street; thence northwesterly 345.00 feet along the southwesterly lines of Lots 26 through 32 inclusive, of Block 8 of said Tract to the most westerly corner of said Lot 32, said corner being also on the southeasterly right-of-way line of Echandia Street, 82.50 feet wide, as shown on said Tract; thence northwesterly 82.50 feet to the most easterly corner of Lot 14 of said Tract, said corner being also on the northwesterly right-of-way line of said Echandia Street; thence northwesterly 400.00 feet along the northeasterly lines of Lots 7 through 14 of said Tract to the most northerly corner of Lot 7 said corner being also the most easterly corner of Lot 6 of said Tract; thence southwesterly 151.00 along the southeasterly line of said Lot 6 to the most southerly corner of said Lot, said corner being also on the northeasterly right-of-way line of said Cesar E. Chavez Avenue; thence northwesterly 50.00 feet along the southwesterly line of said Lot 6 to the most westerly corner thereof, said corner being also on the northeasterly right-of-way line of said Cesar E. Chavez Avenue; thence northeasterly 1.75 feet along the northwesterly line of said Lot 6 to a line parallel with and distant 1.75 feet, measured at right angles, from the southwesterly line of said corner, said parallel line being also the northeasterly right-of-way line of Cesar E. Chavez (formerly Macy Street), of variable width, as shown on said Tract; thence northwesterly 264.50 feet along said parallel line to the southeasterly terminus of a curve concave easterly, having a radius of 20.00 feet, and being tangent at its northeasterly terminus with the curved northwesterly line of Lot 1, of said Brooklyn Tract, said northwesterly line also being the southeasterly line of Bridge Street, 60 feet wide; thence northwesterly 83.62 feet to the intersection of a line parallel with and distant northeasterly 3.00 feet from the southwesterly line of Lot B of Tract No. 2797, in said City, as per Map filed in Book 27, Page 99 of said Maps, and the southeasterly line of said Lot B, said intersection being also on the northwesterly line of Bridge Street, 60.00 feet wide, as shown on said Tract; thence northwesterly 62.20 feet along said parallel line to the southeasterly line of Lot C of said Tract; thence southwesterly 3.19 feet along the southwesterly line of said Lot C to the southeasterly corner thereof, said corner being also on the northeasterly right-of-way line of said Cesar E. Chavez Avenue, 80.00 feet wide, as shown on said Tract; thence northwesterly 88.80 feet along the southeasterly lines of Lots C and D of said Tract to the beginning of a curve having a radius of 25.00 feet, and said curve being on the southeasterly right-of-way line of Progress Place, 40.00 feet wide, as shown on said Tract; thence northwesterly 81.04 feet to the southwesterly terminus of that certain course shown as 7.47 feet on Right-of-Way Map F-1849-3 prepared by the State of California, Department of Transportation, said terminus being also the beginning of a non-tangent curve concave northerly and having a radius of 914.93 feet, a radial bearing to said beginning bears S11°54'01"W as calculated from said Right-of-Way Map, said terminus also being on the southerly line of Lot 2, Block Q, of Map of Portion of Block Q, Mount Pleasant Tract, in said City, as per map filed in Book 5, Page 182, of said maps, and said terminus being also on the northerly right-of-way line of said Cesar E. Chavez Avenue; thence northwesterly 236.45 feet along said curve, and along said southerly line of Lot 2, through

a central angle of 14°48'27" to a point of tangency on said northerly right-of-way line of Cesar E. Chavez; thence northwesterly 191.10 feet to the southwesterly terminus of that certain course shown as N64°08'21"E, 9.91 feet on said Right-of-Way Map; thence northeasterly along the northwesterly right-of-way line of the San Bernardino Freeway the following courses: thence N64°08'21"E, 9.91 feet to the beginning of a non-tangent curve concave northwesterly and having a radius of 948.00 feet; a radial bearing to said point bears S40°47'27"E; thence northeasterly 137.80 feet along said curve through a central angle of 8°19'43"; thence N40°52'50"E, 408.14 feet to the beginning of a tangent curve concave southeasterly and having a radius of 1127.00 feet; thence northeasterly 802.06 feet through a central angle of 40°46'33" to a point of tangency as shown on Freeway Right-of-Way Map F-1283-4 prepared by the State of California Department of Transportation; thence N81°39'23"E, 444.55 feet to the beginning of a tangent curve concave northwesterly and having a radius of 973.00 feet; thence northeasterly 254.33 feet along said curve through a central angle of 14°58'34"; thence N66°40'49"E, 648.38 feet to the beginning of a curve concave southerly and having a radius of 850.00 feet; thence northeasterly 111.64 along said northerly right-of-way line to the westerly right-of-way line of the Golden State Freeway as shown on said map; thence northerly 127.26 feet along said westerly right-of-way line to the beginning of a curve concave westerly and having a radius of 1170.00 feet; thence northerly 158.10 feet along said curved westerly right-of-way line; thence northeasterly 2.40 feet to an angle point therein; thence northerly 56.48 feet to an angle point therein; thence 67.81 feet to an angle point therein; thence northwesterly 84.00 feet to the southerly terminus of that certain course shown on said Right-of-Way Map as N6°46'35"E, 125.17 feet; thence N6°46'35"E, 125.17 feet along said right-of-way; thence N0°06'01"E, 119.00 feet along said right-of-way; thence N89°07'46"E, 12.00 feet along said right-of-way; thence N0°52'14"W, 216.10 feet to the southerly terminus of that certain course shown as N9°57'40"W, 149.34 feet, said course being also the easterly right-of-way line of said Golden State Freeway; thence N9°57'40"W, 149.34 feet along said easterly right-of-way line of said Golden State Freeway; thence N44°23'05"W, 22.61 feet along easterly right-of-way line of said Golden State Freeway to the southeasterly right-of-way line of Mission Road, 100.00 feet wide, as shown on said Right-of-Way Map; thence northeasterly 361.21 feet along said right-of-way of said Mission Road to the northerly terminus of that certain course shown as N30°19'12"W, 96.21 feet on said Right-of-Way Map, said course being also the easterly right-of-way line of said Golden State Freeway; thence along said easterly right-of-way line of said Golden State Freeway the following courses; thence S30°19'12"E, 96.21 feet along said easterly right-of-way; thence S24°02'28"E, 336.27 feet along said easterly right-of-way; thence S41°15'46"E, 61.62 feet along said easterly right-of-way; thence S52°27'02"E, 72.85 feet along said easterly right-of-way; thence S82°22'34"E, 75.07 feet along said easterly right-of-way; thence N55°55'37"E, 83.69 feet to the curved southwesterly right-of-way of Marengo Street, 90.00 feet wide as shown on said Right-of-Way Map, said curved southwesterly right-of-way being concave northeasterly and having a radius of 545.00 feet; thence southeasterly 142.82 feet along said curved southwesterly right-of-way through a central angle of 15°09'13" to the northeasterly corner of Lot 18 of Tract No. 5272, in said City, as per Map filed in Book 17, Pages 74 and 75 of said Maps, said corner being also on the southwesterly right-of-way line of said Marengo Street and on the northwesterly right-of-way line of Lord Street 50.00 feet wide, as shown on said Tract; thence southeasterly 25.00 feet along said southwesterly right-of-way line of Marengo Street to the centerline of said Lord Street; thence southwesterly 205.00 feet, along said centerline to the northwesterly prolongation of the southwesterly line of Lot 26 of Tract No. 296, in said City, as per Map filed in Book 17 Pages 74 and 75 in said Maps; thence southeasterly 25.00 feet along said prolongation to the most westerly corner of said Lot 26, said corner being also on the southeasterly right-of-way line of said Lord Street; thence southeasterly 230.00 feet along the southwesterly lines of Lots 26 and 27 of said Tract to the most southerly corner of said Lot 27, said corner being also on the northwesterly right-of-way line of Mark Street, 50.00 feet wide, as shown on said Tract; thence southeasterly 50.00 feet to the most westerly corner of Lot 52 of said Tract, said corner being also on the southeasterly right-of-way line of said Mark Street; thence southeasterly 230.00 feet along the southwesterly lines of Lots 52 and 53 of said Tract, to the most southerly corner of said Lot 53, said corner being also on the northwesterly right-of-way line of Clement Street, 50.00 feet wide, as shown on said Tract; thence southeasterly 50.00 feet to the most westerly corner of Lot 68 of said Tract, said corner being also on the southeasterly right-of-way line of said Clement Street; thence southeasterly 230.22 feet along the southwesterly line of Lots 68 and 69 of said Tract to the most southerly corner of said Lot 69, said corner being also on the northwesterly right-of-way line of State Street, 60.00 feet wide, as shown on said Tract; thence southeasterly 30.00 feet along the southeasterly prolongation of the southwesterly line of said Lot 69 to the centerline of said State Street; thence southwesterly 41.00 feet along the centerline of said State Street to the northwesterly prolongation of the southwesterly line of Lot 6 of Tuthill's and Mrs. Gleason's Subdivision of Lot 4 of the Orange Slope Tract, in said City, as per Map filed in Book 12 Page 20 of said Miscellaneous Records; thence southeasterly 30.00 feet along said prolongation to the most westerly

corner of said Lot 6, said corner being also on the southeasterly right-of-way line of said State Street; thence southeasterly 249.00 feet along the southwesterly lines of Lots 6 and 27 to the most southerly corner of Lot 27 of said Tract, said corner being also on the northwesterly right-of-way line of Kingston Street, 60.00 feet wide, as shown on said Tract; thence southeasterly 30.00 feet along the southeasterly prolongation of the southwesterly line of Lot 27 to the centerline of said Kingston Street; thence southwesterly 331.50 feet along said centerline of Kingston Street to the northwesterly prolongation of the southwesterly line of Lot 46 of said Tract; thence southeasterly 30.00 feet along said prolongation to the most westerly corner of said Lot 46, said corner being also on the southeasterly right-of-way line of said Kingston Street; thence southeasterly 249.00 feet along the southwesterly lines of Lots 46 and 51 of said Tract to the most southerly corner thereof, said corner being also on the northwesterly right-of-way line of Britannia Street, 60.00 feet wide, as shown on said Tract; thence southeasterly 30.00 feet along the southeasterly prolongation of the southwesterly line of said Lot 51 to the centerline of said Britannia Street; thence northeasterly 362.50 feet along said centerline of Britannia Street to the northwesterly prolongation of the southwesterly line of Lot 8 of Florence Terrace, in said City, as per Map filed in Book 30 Page 19 of said Miscellaneous Records; thence southeasterly 30.00 feet along said prolongation to the most westerly corner of said Lot 8, said corner being also on the southeasterly right-of-way line of said Britannia Street; thence southeasterly 343.00 feet along the southwesterly lines of Lots 8 and 18 of said Florence Terrace to the most southerly corner of said Lot 18, said corner being also on the northwesterly right-of-way line of Cummings Street, 50.00 feet wide, as shown on said Map; thence southeasterly 25.00 feet along the southeasterly prolongation of the southwesterly line of said Lot 18 to the centerline of said Cummings Street; thence southwesterly 350.00 feet along said centerline of Cummings Street to the northwesterly prolongation of the northeasterly line of Lot 16 of said Florence Terrace; thence southeasterly 25.00 feet along said prolongation to the most northerly corner of said Lot 16, said corner being also on the southerly right-of-way line of said Cummings Street; thence southwesterly 50.00 feet along the northwesterly line of said Lot 16 to the most westerly corner thereof; thence southeasterly 171.50 feet along the southwesterly line of said Lot 16 to the most southerly corner thereof, said corner being also the most westerly corner of said Lot 1 of Tract No. 23625, as per Map filed in Book 841, Page 15 through 17 inclusive, of said Maps; thence easterly 100.08 feet along the southerly line of said Lot 1 to the beginning of a non-tangent curve concave northerly and having a radius of 1051.00 feet, a radial to said point bears S17°24'49"W,, as shown on said Tract; thence easterly 624.78 feet along the southerly line of said Lot 1 through a central angle of 34°03'36"; thence northeasterly 43.51 feet along the southerly line of said Lot 1 to the beginning of a tangent curve concave northwesterly and having a radius of 416.00 feet; thence northeasterly 332.70 feet along said southerly line through a central angle of 45°49'23" to the westerly prolongation to the northeasterly line of Tract No. 10802, in said City, as per Map filed in Book 185 Page 30 of said Maps, said line being also on the southerly right-of-way line of Marengo Street, of variable width, as shown on said Tract; thence southeasterly 445.88 feet along said prolongation and said northeasterly line to the most northerly corner of said Tract, said corner being also the southerly right-of-way line of Marengo Street and on the northwesterly right-of-way line of Soto Street, 82.50 feet wide, as shown on said Tract; thence southwesterly 318.39 feet along the southeasterly line of said tract and the southeasterly line of Lots 17, 18, 19 and 20, Block 9, of Florence Terrace, in said city, as per map filed in Book 30, Page 19, of Miscellaneous Records, to the northeasterly terminus of that certain course shown as 12.65 feet of Right-of-Way Map F-1850-3 prepared by the State of California Department of Transportation, said course being also the southeasterly right-of-way line of the San Bernardino Freeway, as shown on said Right-of-Way Map; thence southwesterly 12.65 feet along said southeasterly right-of-way line of the San Bernardino Freeway to the northwesterly line of the southeasterly 8.75 feet of said Lot 20, said northwesterly line also being the northeasterly line of Soto Street, 100.00 feet wide; thence southwesterly 237.48 feet along the northwesterly line of the southeasterly 8.75 feet of Lots 20 through 24, of said Block 9, to the most westerly corner of the southeasterly 8.75 feet of said Lot 24; thence southeasterly 8.75 feet to the most southerly corner of said Lot 24; thence southwesterly 275.90 feet along the southeasterly line of Lots 25 and 26, of said Block 9, the southeasterly line of Lots 4 through 6, of Denair Tract, in said city, as per map recorded in Book 6, Page 77, of said maps, to the most easterly corner of Lot 3, of said Denair Tract, said corner being the intersection of the southwesterly line of Barlow Street, 60 feet wide, and the northwesterly line of Soto Street, 82.50 feet wide; thence southwesterly 166.03 feet along the southeasterly line of Lots 1 through 3, of said tract, and the southeasterly line of Lot 1, of W.V. Kellen Tract, in said city, as per map filed in Book 14, Page 10, of miscellaneous records, to the northwesterly prolongation of the centerline of Fairmont Street, 60.00 feet wide, as shown on said Brooklyn Heights Ganahl Tract, in said City, as per Map filed in Book 22 Page 17, of said Miscellaneous Records; thence southeasterly 230.00 feet along said prolongation and said centerline to the centerline of an alley, 15.00 feet wide, as shown on said Tract; thence northeasterly 348.81 feet along said centerline of said alley to the southeasterly prolongation of the

northeasterly line of Lot 10, Block 1 of said Tract, said prolongation being also the southwesterly right-of-way line of Wabash Avenue, 82.50 feet wide, as shown on said Tract; thence northwesterly 7.50 feet along said prolongation to the most easterly corner of said Lot 10, said corner being the intersection of the northwesterly right-of-way line of said alley and the southwesterly right-of-way line of said Wabash Avenue; thence northwesterly 40.00 feet along the northeasterly line of said Lot 10 to the southwesterly prolongation of the southeasterly line of Lot 19, Block 25, of De Soto Heights, in said city, as per map filed in Book 31, Pages 71 and 72, inclusive, of said maps; thence northeasterly 82.50 feet along said southwesterly prolongation to the most southerly corner of said Lot 19, said corner being the northeasterly right-of-way line of said Wabash Avenue; thence northeasterly 213.25 feet along the northwesterly lines of Lots 20 and 15, Block 25 of said Tract to the most northerly corner of said Lot 15, said corner being also on said southwesterly right-of-way line of Pomeroy Avenue, 60.00 feet wide, as shown on said Tract; thence northeasterly 30.00 feet along the northeasterly prolongation of the northwesterly line of said Lot 15 to the centerline of said Pomeroy Avenue; thence northwesterly 95.00 feet along said centerline to the southwesterly prolongation of the southeasterly line of the northwesterly 8.75 feet of Lots 16 and 17 of Tremont Terrace, in said City, as per Map filed in Book 16, Page 116, of said Maps; thence northerly 50.15 feet along said southwesterly prolongation to the northeasterly terminus of a curve concave easterly and having a radius of 20.00 feet, and being tangent at its southeasterly terminus with the northeasterly line of said Pomeroy Street, 60.00 feet wide as shown on Right-of-Way Map F-1850-6 prepared by the State of California Transportation Department; thence northeasterly 124.26 feet along said southeasterly line and the southeasterly line of Lot 14 and 15, of De Soto Heights Tract, in said city, as per map filed in Book 9, Page 179, of said maps to the southerly right-of-way line of the San Bernardino Freeway, as shown on said Right-of-Way Map; thence northwesterly 8.75 feet at right angles to said southeasterly line to a point on the northwesterly line of Lot 14, of said De Soto Heights Tract, said point also being the southeasterly right-of-way line of Soto Street, 82.50 feet wide; thence northeasterly 155.62 feet along the northwesterly lines of Lots 11 through 14, of said tract, to the most westerly corner of said Lot 11, said corner also being the intersection of the southeasterly right-of-way line of said Soto Street and the southwesterly right-of-way line of Marengo Street (formerly Magnolia Avenue), 60 feet wide, as shown on said tract; thence northeasterly 61.26 feet in a direct line to the most southerly corner of the northwesterly 12.50 feet of Lot 11, Block 18, of De Soto Heights, in said City, as per Map filed in Book 31, Pages 71 and 72 of Miscellaneous Records, said corner also being the intersection of the northeasterly right-of-way line of said Marengo Street and the southeasterly right-of-way line of Soto Street, 95.00 feet wide; thence northeasterly 294.51 feet along the southeasterly line of the northwesterly 12.50 feet of Lots 8 through 11, Block 18, of said De Soto Heights and its northeasterly prolongation to the curved northerly right-of-way line of the San Bernardino Freeway, as shown on said right-of-way map, said curve being concave southerly and having a radius of 2054.00 feet; thence southwesterly 14.26 feet along said curved northerly right-of-way line; thence southwesterly 4.25 feet along said northerly right-of-way line to the northwesterly line of Lot 14, Block 11, of said De Soto Heights, said line also being the southeasterly right-of-way line of Soto Street, 82.50 feet wide; thence northeasterly 177.69 feet along said northwesterly line and its northeasterly prolongation to the southwesterly corner of Lot 14, Block 10, of said De Soto Heights, said corner being on a curve concave southerly and having a radius of 1453.00 feet; thence easterly 9.35 feet along the curved southerly line of said Lot 14 to the southeasterly line of the northwesterly 6.75 feet of said Lot 14, said line being the southeasterly right-of-way line of Soto Street, 98.00 feet wide; thence northeasterly 153.97 feet along the southeasterly line of the northwesterly 6.75 feet of Lots 14 and 13, Block 10, of said De Soto Heights, to the most easterly corner of the northwesterly 6.75 feet of said Lot 13; thence southeasterly 2.00 feet to the most southerly corner of the northwesterly 8.75 feet of Lot 12, Block 10, of said De Soto Heights, said line also being the southeasterly right-of-way line of Soto Street, 100 feet wide; thence northeasterly 141.01 feet along the southeasterly line of the northwesterly 8.75 feet of Lots 10 through 12, Block 10, of said De Soto Heights, to a point distant southwesterly 8.99 feet from the most easterly corner of the northwesterly 8.75 feet of said Lot 10; thence northerly 12.52 feet to the most easterly corner of Lot 9, Block 10, of said De Soto Heights, said corner being on the southeasterly right-of-way line of Soto Street, 91.25 feet wide; thence northeasterly 100.00 feet along the northwesterly lines of Lots 9 and 8, Block 10 of said De Soto Heights to the most northerly corner of said Lot 8, Block 10 of said De Soto Heights, said corner being also on the southeasterly right-of-way line of said Soto Street and on the southwesterly right-of-way line of Chelsea Street, 60.00 feet wide, as shown on said Tract; thence northeasterly 60.00 feet to the most westerly corner of Lot 7, Block 9 of said Tract, said corner being also on the northeasterly right-of-way line of said Chelsea Street and on said southeasterly right-of-way line of Soto Street; thence northeasterly 200.00 feet along the northwesterly lines of Lots 7 and 6, Block 9 of said Tract to the most northerly corner of said Lot 6, said corner being also on the southwesterly right-of-way line of Verde Street, 50.00 feet wide, as shown on said Tract and on said southeasterly right-of-way line of Soto Street; thence northeasterly 50.00 feet thence to the most westerly corner of Lot 14,

Block 5 of said Tract, said corner being also on the northeasterly right-of-way line of said Verde Street and on said southeasterly right-of-way line of Soto Street; thence northeasterly 300.00 feet along the northwesterly lines of Lots 14 and 13, Block 5 of said Tract to the most northerly corner of said Lot 13, said corner being also on the southwesterly right-of-way line of Zonal Avenue, 60.00 feet wide, as shown on said Tract and on said southeasterly right-of-way line of Soto Street; thence northeasterly 60.00 feet to the most westerly corner of Lot 7, Block 4 of said Tract, said corner being also on the northeasterly right-of-way line of said Zonal Avenue and on said southeasterly right-of-way line of Soto Street; thence northeasterly 300.00 feet along the northwesterly lines of Lots 7 and 6, Block 4 of said Tract to the most northerly corner of said Lot 6, said corner being also on the southwesterly right-of-way line of Lancaster Avenue, 82.50 feet wide, as shown on said Tract and on said southeasterly right-of-way line of Soto Street; thence northeasterly 82.50 feet to the most westerly corner of Lot 8, Block 17 of Boston Heights, in said City, as per Map filed in Book 19 Page 38 of said Miscellaneous Records, said corner being also on the northeasterly right-of-way line of said Lancaster Avenue and on said southeasterly right-of-way line of Soto Street, 82.50 feet wide, as shown on said Tract; thence northeasterly 163.30 feet along the northeasterly line of said Lot 8 to the most northerly corner thereof, said corner being also on said southeasterly right-of-way line of Soto Street and on the southwesterly line of an alley, 15.00 feet wide, as shown on said Tract; thence northeasterly 15.00 feet to the most westerly corner of Lot 7, Block 17 of said Tract, said corner being also on the northeasterly line of said alley and on said southeasterly right-of-way line of Soto Street; thence northeasterly 200.00 feet along the northeasterly lines of Lots 4 through 7 inclusive, of Block 17 to the most northerly corner of said Lot 4, said corner being also on the southeasterly right-of-way line of said Soto Street; thence southeasterly 8.75 feet along the northeasterly line of said Lot 4 to a line parallel with and distant southeasterly 8.75 feet, measured at right angles, from the northwesterly line of Lot 3, Block 17 of said Tract; thence northeasterly 135.00 feet along said parallel line to a point distant 15.00 feet from the northeasterly line of Lot 1, Block 17, of said Tract; thence northeasterly 75.57 feet to the most westerly corner of Lot 12, Block 16 of said Boston Heights, said corner being also on the northeasterly right-of-way line of Norfolk Street, 60.00 feet wide, as shown on said Tract and on said southeasterly right-of-way line of Soto Street; thence northeasterly 400.00 feet along the northwesterly lines of Lots 5 through 12 inclusive, of Block 16 to the most northerly corner of said Lot 5, said corner being also on said southeasterly right-of-way line of Soto Street; thence southeasterly 8.75 feet along the northeasterly line of said Lot 5 to a line parallel with and distant southeasterly 8.75 feet, measured at right angles, from the northwesterly line of Lot 4, Block 16 of said Tract; thence northeasterly 100.00 feet along said parallel line to the southwesterly line of Lot 2, Block 16 of said Tract; thence northwesterly 8.75 feet along the southwesterly line of said Lot 2 to the most westerly corner of thereof, said corner being also on said southeasterly right-of-way line of Soto Street; thence northeasterly 100.00 feet along the northwesterly lines of Lots 1 and 2, of Block 16 of said Tract to the most northerly corner of said Lot 1, said corner being also on said southeasterly right-of-way line of Soto Street and on the southwesterly right-of-way line of Alcazar Street, 60.00 feet wide, as shown on said Tract; thence northeasterly 70.54 feet to a point on a line parallel with and distant southeasterly 8.75 feet, measured at right angles, from the northwesterly line of Lot 10, Block 15 of said Tract, said point being distant 15.00 feet northeasterly from the southwesterly line of said Lot 10; thence northeasterly 35.00 feet along said parallel line to the southwesterly line of Lot 9, Block 15 of said Tract; thence northwesterly 8.75 feet along the southwesterly line of said Lot 9 to the most westerly corner thereof, said corner being also on said southeasterly right-of-way line of Soto Street; thence northeasterly 450.00 feet along the northwesterly lines of Lots 1 through 9 inclusive, of Block 15 of said Tract to the most northerly corner of said Lot 1, said corner being also on said southeasterly right-of-way line of Soto Street and on the southwesterly right-of-way line of Medford, 60.00 feet wide, as shown on said Tract; thence southeasterly 300.00 feet along the northeasterly lines of Lots 1 and 20, Block 15 of said Tract to the most easterly corner of said Lot 20, said corner being also on said southwesterly right-of-way line of Medford Street and on the northwesterly right-of-way line of Ricardo Street, 60.00 feet wide, as shown on said Tract; thence southeasterly 60.00 feet to the most northerly corner of Lot 1, Block 11 of said Tract, said corner being also on the southeasterly right-of-way line of said Ricardo Street and on said southwesterly right-of-way line of Medford Street; thence southeasterly 290.00 feet along the northeasterly lines of Lots 1 and 20, Block 11 of said Tract to a point distant 10.00 feet from the most easterly corner of said Lot 20, said point being also on said southwesterly right-of-way line of Medford Street; thence southeasterly 70.00 feet to the most northerly corner of Lot 1, Block 7 of said Tract, said corner being also on the southeasterly right-of-way line of Tremont Street, 60.00 feet wide, as shown on said Tract and on said southwesterly right-of-way line of Medford Street; thence southeasterly 300.00 feet along the northeasterly lines of Lots 1 and 20, Block 7 to the most easterly corner of said Lot 20, said corner being also on said southwesterly right-of-way line of Medford Street and on the northwesterly right-of-way line of Murchison Street, 60.00 feet wide, as shown on said Tract; thence southeasterly 75.00 feet to a point on the northeasterly line of Lot 1, Block 3 of said

Tract, said point being distant 15.00 feet southeasterly from the most northerly corner of said Lot 1 and said corner being also on said southwesterly right-of-way line of Medford Street; thence southeasterly 135.00 feet along the northeasterly line of said Lot 1 to the most easterly corner thereof, said corner being also on said southwesterly right-of-way line of Medford Street; thence southwesterly 300.00 feet along the southeasterly lines of Lots 1 through 6 inclusive, of Block 3 of said Tract to the most easterly corner of Lot 7, Block 3 of said Tract; thence northwesterly 150.00 feet along the northeasterly line of said Lot 7 to the most northerly corner thereof, said corner being also on the southeasterly right-of-way line of said Murchinson Street; thence southwesterly 50.00 feet along the northwesterly line of said Lot 7 to the most westerly corner thereof, said corner being also on said southeasterly right-of-way line of Murchinson Street; thence southeasterly 150.00 feet along the southwesterly line of said Lot 7 to the most southerly corner thereof, said corner being also the most easterly corner of Lot 8, Block 3 of said Tract; thence southwesterly 150.00 feet along the southeasterly lines of Lots 8, 9 and 10, Block 3 of said Tract to the most southerly corner of said Lot 10, said corner being also on the northeasterly right-of-way line of Alcazar Street, 60.00 feet wide, as shown on said Tract; thence southwesterly 30.00 feet along the southwesterly prolongation of the southeasterly line of said Lot 10 to the centerline of said Alcazar Street; thence southeasterly 573.51 feet along said centerline of Alcazar Street to the centerline of Indiana Street, 60.00 feet wide, as shown on Tract No. 6333, in said City, as per Map filed in Book 71, Pages 11 through 14 inclusive, of said Map, said centerline being also the East Charter Boundary Line of the City of Los Angeles, as shown on said Tract; thence northerly 628.73 feet along said East Charter Boundary Line and said centerline of Indiana Street to the southwesterly corner of Lot 11 of Tract No. 1426, in said City, as per Map filed in Book 30, Pages 14 through 16 inclusive, of said Maps, as shown on said Tract No. 6333; thence easterly 289.62 feet along the southerly boundary line of the City of Los Angeles to the easterly line of Lot 19, Block A, of Tract No. 6333, in said city, as per map filed in Book 71, Pages 11 through 14, inclusive, of said maps, said line being also the westerly line of an alley, 17 feet wide, as shown on said tract; thence northerly 137.37 feet along the easterly line of Lots 19 and 20, of said Block A, to the northeasterly corner of said Lot 20, said corner being also the beginning of a curve concave southwesterly, having a radius of 450.76 feet; thence northerly and northeasterly 343.37 feet along the curved northeasterly lines of Lots 21 through 23, of said Block A, to the northeasterly corner of said Lot 23, said corner being also the intersection of the southwesterly line of said alley and the southerly line of Worth Street, 40 feet wide, as shown on said tract; thence easterly 30.07 feet to the westerly corner of Lot 3, of Tract No. 8093, in said city, as per map filed in Book 100, Pages 28 and 29, inclusive, of said maps, said corner being the beginning of a non-tangent curve concave southwesterly, having a radius of 467.76 feet, said corner being the intersection of the southerly line of said Worth Street, and the northeasterly line of said 17 foot wide alley; thence southeasterly 71.26 feet along the curved southwesterly line of said Lot 3 to an angle point therein; thence southeasterly 66.06 feet to an angle point therein; thence southeasterly 8.96 feet to the beginning of a non-tangent curve concave northeasterly, having a radius of 433.18 feet; thence southeasterly 348.41 feet along said curved southwesterly line of Lot 3, and the curved southerly line of Lots 1 and 2, Block B, of Tract No. 6333, in said city, as per map filed in Book 71, Pages 11 through 14, inclusive, of said maps; thence easterly 456.87 feet along the southerly line of Lots 2 through 6, Block B, of said tract, to the southeasterly corner of said Lot 6; thence northerly 242.81 feet to the northeasterly corner of said Lot 6, said corner being the southerly line of said Worth Street; thence easterly 619.09 feet along the northerly line of Lots 7 through 13, of said Block B, to the northeasterly corner of said Lot 13, said corner being the intersection of the southerly line of said Worth Street and the westerly line of an alley, 15 feet wide, as shown on said tract; thence easterly 15.79 feet along the easterly prolongation of said northerly line to the southerly prolongation of the easterly line of Lot 8, of Tract No. 1426, in said city, as per map filed in Book 30, Pages 14 through 16, inclusive, of said maps, said line being the easterly line of said alley; thence northerly 82.11 feet along said prolongation to the northeasterly corner of said Lot 8, said corner being also the southerly line of the Southern Pacific Railroad Right-of-Way, 100 feet wide; thence easterly 331.56 feet along said southerly line to the westerly right-of-way line of Boca Avenue, 40 feet wide and variable in width; thence southerly 81.63 feet along said westerly right-of-way line to the northwesterly corner of Lot 14, Block B, of said Tract No. 6333; thence southerly 36.98 feet along the generally westerly line of said Lot 14, to the Southerly Boundary Line of the City of Los Angeles; thence easterly 1430.92 along said Southerly Boundary Line of the City of Los Angeles as shown on said Tract, to an angle point thereof, said corner being also the southeasterly corner of Lot 5 of said Tract No. 1426, as shown on said Tract; thence northerly 160.00 feet along said Southerly Boundary Line of the City of Los Angeles to a point on the northerly line of Lot 10, Block C of Tract No. 6479, in said City, as per Map filed in Book 75, Pages 1 through 5 inclusive, of said Maps, said point being distant westerly 56.71 feet from the northeasterly corner of said Lot 10, said corner being also on the southerly right-of-way line of Worth Street (formerly Baker Street), 40.00 feet wide, as shown on said Tract; thence easterly 56.71 feet along the northerly line of said Lot 10 to the northeasterly corner thereof,

said corner being also on said southerly right-of-way line of Worth Street and on the southwesterly right-of-way line of Miller Street, 70.00 feet wide, as shown on said Tract; thence easterly 81.84 feet to the most westerly corner of Lot 1, Block D of Tract No. 6479, in said City, as per Map filed in Book 75, Pages 1 through 5 inclusive, of said Maps; thence easterly 490.23 feet along the northerly lines of Lots 1, 2 and 3, Block D of said Tract to a point distant westerly 6.02 feet from the northeasterly corner of said Lot 3, said point being also on the easterly right-of-way line of Marianna Avenue, 80.00 feet wide, as shown on said Tract; thence easterly 40.05 feet along the easterly prolongation of said northerly line of said Lot 3 to the southerly prolongation of the centerline of said Marianna Avenue as shown on Tract No. 23444, in said City, as per map filed in Book 749, Pages 14 and 15, of said Maps; thence northerly 705.98 feet along said prolongation and said centerline to the beginning of a tangent curve concave southeasterly and having a radius of 500.31 feet; thence northerly and northeasterly 294.33 feet along said curved centerline through a central angle of 33°42'26"; thence northeasterly 426.65 feet along said centerline to the northerly prolongation of the easterly line of Lot 1 of said Tract; thence northeasterly 801.35 feet along said centerline to the beginning of a tangent curve concave southeasterly and having a radius of 5549.55 feet; thence northeasterly 510.82 feet along said curved centerline through a central angle of 5°16'26" to a point of tangency; thence northeasterly 20.01 feet along said centerline to the northwesterly prolongation of the centerline of Cavanagh Road, 50.00 feet wide, as shown on Tract No. 8289, in said City, as per Map filed in Book 118 Pages 10 through 14 inclusive, of said Maps; thence southeasterly 68.10 feet along said centerline to the beginning of a curve concave northerly and having a radius of 86.92 feet; thence easterly 94.68 feet along said curved centerline through a central angle of 62°24'46" to a point of tangency; thence northeasterly 34.03 feet along said centerline to the southerly prolongation of an alley, 20.00 feet wide, as shown on Tract No. 7669, in said City, as per Map filed in Book 86 Pages 78 and 79 of said Maps; thence northeasterly 194.91 feet along said prolongation and centerline of alley to an angle point thereon; thence northeasterly 294.46 feet along said centerline to an angle point therein; thence northeasterly 610.66 feet along said centerline to the centerline of Beatie Place, 50.00 feet wide, as shown on said Tract; thence northeasterly 875.73 feet along said centerline to the centerline of Block Place, 60.00 feet wide, as shown on said Tract; thence northeasterly 30.43 feet to the intersection of the northeasterly Right-of-Way line of said Block Place and the centerline of said alley; thence northeasterly 234.46 feet along said centerline to an angle point thereon; thence easterly 106.98 feet along said centerline to the northerly prolongation of the easterly line of Lot 96 of said Tract, said prolongation being also the easterly terminus of said alley; thence southerly 10.00 feet along said prolongation to the northeasterly corner of said Lot 96, said corner being also on the southerly line of said alley; thence southerly 2.88 feet along the easterly line of said Lot 96 to the northwesterly corner of Lot 423 of Tract No. 7746, in said City, as per Map filed in Book 89, Pages 45 through 47 inclusive, of said Maps; thence easterly 348.13 feet along the northerly lines of Lots 416 through 423 inclusive, of said Tract to the northeasterly corner of said Lot 416, said corner being also on the westerly right-of-way line of Borland Road, 30.00 feet wide, as shown on said Tract; thence easterly 15.00 feet along the easterly prolongation of the northerly line of said Lot 416 to the centerline of said Borland Road; thence northerly 255.86 feet along the centerline of said Borland Road to the westerly prolongation of the southerly line of Lot 1 of Tract No. 5104, in said City, as per Map filed in Book 95, Pages 68 and 69, of said Maps; thence easterly 15.05 feet along said prolongation to the southwesterly corner of said Lot 1, said corner being also on the easterly right-of-way line of said Borland Road and on the northerly line of an alley, 20.00 feet wide, as shown on said Tract; thence easterly 232.31 feet along the southerly lines of Lots 1 through 9 inclusive, of said Tract to the southeasterly corner of said Lot 9, said corner being also on said northerly line of alley and on the westerly line of Bullard Avenue, 30.00 feet wide, as shown on said Tract; thence easterly 15.18 feet along the easterly prolongation of the southerly line of said Lot 9 to the centerline of said Bullard Street; thence southerly 18.29 feet along said centerline to the westerly prolongation of a line parallel with and distant northerly 10.00 feet, measured at right angles, from the northerly line of Lot 14 of said Tract; thence easterly 135.22 feet along said parallel line to the northerly prolongation of the easterly line of said Lot 14; thence southerly 10.06 feet along said prolongation to the northeasterly corner of said Lot 14, said corner being also on the southerly line of said alley; thence southerly 231.08 feet along the easterly lines of Lots 14 through 19 inclusive, of said Tract to the southeasterly corner of said Lot 19, said corner being also the southwesterly corner of Lot 11 of Tract No. 19908, in said City, as per Map filed in Book 832, Pages 79 and 80, of said Maps; thence easterly 140.06 feet along the southerly line of said Lot 11 to the southeasterly corner thereof, said corner being also on the westerly right-of-way line of Warwick Avenue, 50.00 feet wide, as shown on said Tract and said corner being also the beginning of a non-tangent curve concave southeasterly and having a radius of 50.00 feet; thence northerly and easterly 157.08 feet along said curve, and the easterly and southerly lines of Lots 8 through 11 inclusive, of said Tract, through a central angle of 180°02'47" to a point of reverse curve having a radius of 50.00 feet; thence southeasterly and easterly 42.05 feet along said curve and said southerly line of said Lot 8 through a

central 48°11'09", said southerly line being also on the northerly line of Dobbs Street, 50.00 feet wide, as shown on said Tract; thence easterly 178.21 feet along the southerly lines of Lots 6 through 8 inclusive, of said Tract to the beginning of a tangent curve concave northwesterly and having a radius of 15.00 feet, said beginning being also on said northerly right-of-way line of Dobbs Street; thence northeasterly 18.26 feet along said curve through a central angle of 69°44'09" to the northwesterly prolongation of the centerline of an alley, 20.00 feet wide as shown on Tract No. 8266, in said City, as per Map filed in Book 94, Page 13 and 14 of Maps; thence southeasterly 327.48 feet along said prolongation and the centerline of said alley to the centerline of Lillyvale Avenue, 60.00 feet, as shown on Tract No. 7746, in said City, as per Map filed in Book 89, Pages 45 through 47 of Maps; thence southerly 15.66 feet along said centerline to the westerly prolongation of the southerly line of Lot 199 of said Tract; thence easterly 30.00 feet along said prolongation to the southwest corner of said Lot 199, said corner being also on the easterly right-of-way line of said Lillyvale Avenue and on the northerly right-of-way line of said Dobbs Street, 60.00 feet wide, as shown on said Tract; thence easterly 225.08 feet along the southerly lines of Lots 192 through 199 inclusive, of said Tract to the beginning of a tangent curve concave northwesterly and having a radius of 15.00 feet; thence northeasterly 23.48 feet along said curve through a central angle of 89°44'00" to the southwest prolongation of the centerline of an alley, 20.00 feet wide as shown on said Tract; thence northeasterly 406.62 feet along said prolongation and said centerline of Highbury Avenue, 60.00 feet wide, as shown on said Tract; thence northeasterly 32.11 feet to the northwesterly corner of Lot 79 of said Tract, said corner being also on the easterly right-of-way line of said Highbury Avenue; thence southerly 46.66 feet along the westerly line of said Lot 79 to the southwest corner thereof, said corner being also on said easterly right-of-way line; thence easterly 69.25 feet along the southerly line of said lot to the westerly line of the Long Beach Freeway, as shown on Right-of-Way Map No. F-1529-5 prepared by the State of California Division of Highways; thence northerly along said westerly Right-of-Way line the following courses: thence northerly 66.78 feet to an angle point therein; thence easterly 36.33 feet to an angle point therein; thence northerly 134.72 feet to the northerly line of Lot 18, Tract No. 5039, in said city, as per map filed in Book 91, Pages 87 and 88, of said maps; thence westerly 9.97 feet to the northwesterly corner of said lot; thence northerly 20.96 feet to the southwest corner of Lot 1, of said tract; thence easterly 9.01 feet along the southerly line of said lot; thence northerly 70.18 feet to the beginning of a non-tangent curve concave southwest and having a radius of 27.00 feet, a radial to said beginning bears N4°43'27"W,; thence westerly 13.98 feet along said curve through a central angle of 29°39'59" to a point on the southerly right-of-way line of Valley Boulevard, of variable width, (formerly Alhambra Avenue) as shown said Right-of-Way Map No. F-1529-5, said point being also the beginning of a non-tangent curve concave southerly and having a radius of 788.00 feet, a radial to said point bears N37°39'06"W; thence northeasterly 223.67 feet along said curved southerly right-of-way line of Valley Boulevard through a central angle of 16°15'49"; thence northeasterly 210.83 feet along said southerly right-of-way line to the southerly prolongation of the westerly line of Lot 341 of Tract No. 5906, in said City, as per Map filed in Book 62, Pages 13 through 15 inclusive, of said Maps, said southerly prolongation being the Easterly Boundary Line of the City of Los Angeles; thence northerly 107.17 feet along said prolongation and said Easterly Boundary Line to a point on the westerly line of said Lot 341, said point being distant northerly 10.72 feet from the southwest corner of said Lot 341, said point being also on the northerly right-of-way line of said Valley Boulevard ; thence northerly 813.35 feet along the westerly lines of Lots 341 and Lots 322 through 338 inclusive, of said Tract and said Easterly Boundary Line to the northwesterly corner of said Lot 322, said corner being also on the southerly right-of-way line of Front Street, 50.00 feet wide, as shown on said Tract; thence northerly 50.33 feet said Easterly Boundary Line to the southwest corner of Lot 321 of said Tract No. 5906, said corner being also on the northerly right-of-way line of said Front Street; thence northerly 118.78 feet along the westerly line of said Lot 321 and said Easterly Boundary Line to the northwesterly corner thereof; thence northerly 100.66 feet along said Easterly Boundary Line to the point on the northerly right-of-way line of the Southern Pacific Railroad, 100.00 feet wide as shown on said Tract; thence westerly 391.03 feet along said northerly right-of-way line to the southwest corner of Lot A as shown on Tract No. 4952, in said City, as per Map filed in Book 79, Pages 29 and 30 of said Maps; thence northwesterly 52.18 feet along the southwest line of said Lot A to the beginning of a tangent curve concave easterly and having a radius of 202.70 feet; thence northerly 82.93 feet along said curve and said southwest line to a point of tangency; thence northerly 186.87 feet along the westerly line of said Lot A to the centerline of Alhambra Avenue, 80.00 feet wide (formerly Concord Avenue), as shown on said Tract; thence westerly 91.12 feet along said centerline to a line parallel with and distant easterly 30.00 feet, measured at right angles, from the easterly line of Lot 24, Block 12 of said Tract, said parallel line being also the centerline of Lowell Avenue, 60.00 feet wide, as shown on said Tract; thence northerly 151.46 feet along said parallel line to the easterly prolongation of the centerline of an alley, 20.00 feet wide, as shown on said Tract; thence westerly 302.10 feet along said prolongation and said centerline to the centerline of Stockbridge Avenue, 60.00 feet wide, as

shown on said Tract; thence westerly 301.88 feet along said centerline of alley to a point on the centerline of Dorchester Avenue, 50.00 feet wide, as shown on said Tract No. 4952, said point being also the beginning of a tangent curve concave southeasterly and having a radius of 1662.51 feet; thence westerly 147.33 feet along said centerline through a central angle of 5°04'39" to the beginning of a compound curve having a radius of 1620.16 feet ; thence southwesterly 178.23 feet along said centerline through a central angle of 6°18'11" to the centerline of Covina Street, 60.00 feet wide as shown on Tract No. 7784, in said City, as per Map filed in Book 89, Pages 82 through 87 of said Maps; thence southwesterly 308.92 feet along said centerline through a central angle of 10°55'30" to the centerline of Warwick Avenue, 60.00 feet wide, as shown on said Tract; thence southwesterly 373.07 feet along said centerline through a central angle of 13°11'37" to the centerline of Bullard Avenue, 60.00 feet wide, as shown on said Tract; thence southwesterly 125.30 feet along said centerline through a central angle of 04°25'52" to the northwesterly prolongation of a line parallel with and distant northeasterly 1.90 feet from the northeasterly line of Lot 120, of said Tract No. 7784; thence southwesterly 245.95 feet along said centerline to the southerly prolongation of the westerly line of Lot 126 of said Tract, said prolongation being also the easterly right-of-way line of Hollister Avenue, 80.00 feet wide, as shown on said Tract thence southwesterly 135.74 feet to the intersection of the easterly prolongation of the northerly line of Lot 162 of said Tract and the centerline of an alley, 20.00 feet wide, as shown on said Tract, said prolongation being also the southerly right-of-way line of Ithaca Avenue, 80.00 feet wide, as shown on said Tract; thence southwesterly 572.25 feet along said centerline of alley to the centerline of Haven Street, 50.00 feet wide, as shown on Tract No. 6900, in said City, as per Map filed in Book 86, Pages 34 through 39, of said Maps; thence southwesterly 650.08 feet along said centerline of alley to the centerline of Endicott Street, 50.00 feet wide, as shown on said Tract; thence southwesterly 555.12 feet along said centerline of said alley to the centerline of Lombardy Boulevard, 60.00 feet wide, as shown on said Tract; thence southeasterly 110.00 feet along the centerline of said Lombardy Boulevard to the northeasterly prolongation of Lot 159 of said Tract; thence southwesterly 30.00 feet along said prolongation to the most easterly corner of said Lot 159, said corner being also on the southwesterly right-of-way line of said Lombardy Boulevard and on the northwesterly right-of-way line of Alhambra Avenue, 80.00 feet wide, as shown on said Tract; thence southwesterly 350.00 feet along the southeasterly lines of Lots 159 through 172 inclusive, of said Tract to the most southerly corner of said Lot 172, said corner being also on said northwesterly right-of-way line of Alhambra Avenue; thence northwesterly 3.00 feet along the southwesterly line of said Lot 172 to a line parallel with and distant northwesterly 3.00 feet, measured at right angles, from the southeasterly line of Lot 173 of said Tract; thence southwesterly 175.00 feet along said parallel line to the northeasterly line of Lot 180 of said Tract; thence southeasterly 3.00 feet along the northeasterly line of said Lot 180 to the most easterly corner thereof, said corner being also on said northwesterly right-of-way line of Alhambra Avenue; thence southwesterly 325.00 feet along the southeasterly lines of Lots 180 through 192 inclusive, of said Tract to the most southerly corner of said Lot 192, said corner being also on said northwesterly right-of-way line of Alhambra Avenue and on the northeasterly right-of-way line of Belleglade Avenue, 50.00 feet wide, as shown on said Tract; thence southwesterly 50.00 feet to the most easterly corner of Lot 99 of said Tract, said corner being also on the southwesterly right-of-way line of said Belleglade Avenue and on said northwesterly right-of-way line of Alhambra Avenue; thence southwesterly 400.00 feet along the southeasterly lines of Lots 99 through 114 inclusive, of said Tract to the most southerly corner of said Lot 114, said corner being also the beginning of a tangent curve concave southeasterly and having a radius of 6129.65 feet, said corner being also on said northwesterly right-of-way line of Alhambra Avenue; thence southwesterly 225.00 feet along the southeasterly lines of Lots 115 through 123 inclusive, of said Tract and said curve through a central angle of 2°06'11" to the most southerly corner of said Lot 123, said corner being also on the northwesterly right-of-way line of said Alhambra Avenue and on the northeasterly right-of-way line of Gratiot Street, 50.00 feet wide, as shown on said Tract; thence southeasterly 50.00 feet along said curve through a central angle of 00°28'03" to the most easterly corner of Lot 39 of said Tract, said corner being also on the southwesterly right-of-way line of said Gratiot Street and on said northwesterly right-of-way line of Alhambra Avenue; thence southwesterly 81.61 feet along the southeasterly lines of Lots 39 through 42 inclusive, of said Tract and said curve through a central angle of 0°45'46" to a point on the southeasterly line of Lot said Lot 42, distant southwesterly 6.61 feet from the most southerly corner of said Lot 41, said point being also the beginning of a compound curve concave southeasterly and having a radius of 481.12 feet, said point being also on the northwesterly right-of-way line of said Alhambra Avenue; thence southwesterly and southerly 382.91 feet along the southeasterly and easterly lines of Lots 42 through 56 inclusive, of said Tract and said curve through a central angle of 45° 36'00" to a point on the easterly line of said Lot 56, said point being also the beginning of a reverse curve concave westerly and having a radius of 230.00 feet, said point being also on the westerly right-of-way line of said Alhambra Avenue; thence southerly 34.44 feet along the easterly line of said Lot 56 and said curve through a central angle of 8°34'45" to the most

southerly corner thereof, said corner being also on the westerly right-of-way line of said Alhambra Avenue and on the northeasterly right-of-way line of Druid Street, 60.00 feet wide, as shown on said Tract; thence southerly 32.89 feet tangent to said curve to the centerline of said Druid Street; thence northwesterly 94.73 feet along said centerline to the northeasterly prolongation of the northwesterly line of Lot 16 of said Tract, said corner being also on the southwesterly line of said Druid Street and on the southeasterly line of an alley, 20.00 feet wide, as shown on said Tract; thence southwesterly 30.13 feet along said prolongation to the northwesterly corner of said Lot 16, said corner being also on the southwesterly right-of-way line of said Druid Street and on said southeasterly line of said alley; thence southwesterly 76.23 feet along the northwesterly lines of Lots 14 through 16 inclusive, of said Tract to the most westerly corner of said Lot 14, said corner being also the most northerly corner of Lot 13 of said Tract and on the southeasterly line of said alley; thence southwesterly 286.17 feet along the northwesterly lines of Lots 2 through 13 inclusive, of said Tract to the northwesterly corner of said Lot 2, said corner being also on the southeasterly line of said alley and on the easterly right-of-way line of Brawley Street, 50.00 feet wide, as shown on said Tract; thence southwesterly 93.31 feet to the most southerly corner of Lot 12 of Tract No. 21308, in said City, as per Map filed in Book 579, Pages 49 and 50, of said Maps, said corner being also on the westerly right-of-way line of said Brawley Street; thence westerly 130.00 feet along the southerly line of said Lot 12 to the southwesterly corner thereof, said corner being also the most easterly corner of Lot 9 of Tract No. 18578, in said City, as per Map filed in Book 468, Pages 49 and 50, of said Maps; thence southwesterly 172.15 feet along the southeasterly lines of Lots 7 through 9 inclusive, of said Tract to the most southerly corner of said Lot 7, said corner being also the most easterly corner of Lot 6 of said Tract; thence southeasterly 336.64 feet along the southeasterly lines of Lots 1 through 6 inclusive, of said Tract to the most southerly corner of said Lot 1, said corner being also the most easterly corner of Lot 41 of Tract No. 12507, in said City, as per Map filed in Book 238, Page 47, of said Maps; thence southwesterly 86.12 feet along the southeasterly line of said Lot 41 to the most southerly corner thereof; thence westerly 81.72 feet along the southerly line of said Lot 41 to the southwesterly corner thereof, said corner being also on the easterly right-of-way line of Eastern Avenue, 80.00 feet wide, as shown on said Tract; thence westerly 40.00 feet along the westerly prolongation of the southerly line of said Lot 41 to the centerline of said Eastern Avenue; thence southerly 205.00 feet along said centerline of Eastern Avenue to the centerline of McPherson Avenue, 60.00 feet wide, as shown on Tract No. 11917, in said City, as per Map filed in Book 222, Pages 17 through 20 inclusive, of said Maps; thence westerly 117.29 feet along said centerline of McPherson Avenue to the beginning of a tangent curve concave northerly and having a radius of 200.00 feet; thence westerly and northwesterly 63.80 feet along said curved centerline through a central angle of 18°16'37" to the northerly prolongation of the easterly line of Lot 97 of said Tract; thence southerly 31.37 feet to the northeasterly corner of said Lot 97, said corner being also on the southerly right-of-way line of said McPherson Avenue; thence southerly 207.48 feet along the easterly line of said Lot 97 to the southeasterly corner thereof, said corner being also the northeasterly corner of Lot 63 of Tract No. 6837, in said City, as per Map filed in Book 76, Pages 32 and 33, of said Maps; thence southerly 131.57 feet along the easterly line of said Lot 63 to the southeasterly corner thereof, said corner being also on the northerly right-of-way line of Cyril Avenue, 50.00 feet wide, as shown on said Tract; thence southeasterly 50.57 feet to a point on the northerly line of Lot 282 of said Tract distant westerly 85.00 feet from the northeasterly corner of said Lot, said point being also on the southerly right-of-way line of said Cyril Avenue and said point being also the beginning of a non-tangent curve concave southeasterly and having a radius of 15.00 feet; thence westerly and southwesterly 23.56 feet along said curve through a central angle of 89°59'33" to a point of tangency on the westerly line of said Lot, said point being also on the easterly right-of-way line of Catalpa Street, 50.00 feet wide, as shown on said Tract; thence southerly 216.45 feet along the westerly lines of Lots 274 through 282 inclusive, of said Tract to the southwesterly corner of said Lot 274, said corner being also on the easterly line of an alley, 20.00 feet wide, as shown on said Tract, and said corner being also the most northerly corner of Lot 273 of said Tract and the beginning of a tangent curve concave easterly and having a radius of 2144.29 feet; thence southerly 97.61 feet along the westerly line of Lots 270 through 273 inclusive, of said Tract through a central angle of 2°36'31" to a point of tangency, said point being also on said easterly line of said alley; thence southerly 268.28 feet along the westerly lines of Lots 259 through 270 inclusive, of said Tract to a point on the northwesterly line of said Lot 259, said point being also the beginning of a tangent curve concave westerly and having a radius of 349.72 feet; thence southwesterly 205.44 feet along the westerly and northwesterly lines of Lots 250 through 259 inclusive, of said Tract through a central angle of 33°39'47" to the most westerly corner of said Lot 250, said corner being also on the southeasterly line of said alley and on the northeasterly right-of-way line of Del Paso Avenue, 50.00 feet wide, as shown on said Tract; thence southwesterly 50.00 feet to the most northerly corner of Lot 106 of said Tract, said corner being also on the southwesterly right-of-way line of said Del Paso Avenue and on the southeasterly line of an alley, 20.00 feet wide, as shown on said Tract; thence southwesterly 225.90 feet along the northwesterly lines of

Lots 102 through 106 inclusive, of said Tract to a point on said northwesterly line of Lot 102, said point being also on the southeasterly line of said alley, said point being also the beginning of a tangent curve concave northwesterly and having a radius of 2208.63 feet; thence southwesterly 335.71 feet along the northwesterly lines of Lots 96 through 102 inclusive, of said Tract through a central angle of 8°42'21" to the most westerly corner of said Lot 96, said corner being also on the southeasterly line of said alley and on the northeasterly right-of-way line of Ronda Drive, 50.00 feet wide, as shown on said Tract; thence southwesterly 50.00 feet along said curve through a central angle of 01°17'50" to the most northerly corner of Lot 95 of said Tract, said corner being also on the southwesterly right-of-way line of said Ronda Drive and on the southeasterly line of an alley, 20.00 feet wide, as shown on said Tract; thence southwesterly 172.42 feet along said curve and the northwesterly lines of Lots 92 through 95 inclusive, of said Tract through a central angle of 4°28'22" to the beginning of a compound curve concave northerly and having a radius of 810.24 feet; thence westerly 312.29 feet along the northerly lines of Lots 85 through 92 of said Tract through a central angle of 22°05'00" to a point on the northerly line of said Lot 85, said point being distant easterly 39.72 feet from the northwesterly corner thereof, said point being also on the southerly line of said alley; thence westerly 34.72 feet along the northerly line of said Lot 85 to a line parallel with and distant easterly 5.00 feet from the westerly line of said Lot 85; thence westerly 30.00 feet along the westerly prolongation of the northerly line of said Lot 85 to the centerline of Boca Avenue, 50.00 feet wide, as shown on said Tract; thence northerly 110.54 feet along said centerline to the easterly prolongation of the northerly line of Lot 132 of said Tract; thence westerly 25.00 feet along said prolongation to the northeasterly corner of said Lot 132, said corner being also on the westerly right-of-way line of said Boca Avenue, said corner being also the southeasterly corner of Lot 25 of said Tract; thence westerly 61.52 feet along the southerly line of said Lot 25 to an angle point thereon; thence northwesterly 183.08 feet along the southwesterly lines of Lots 25 and 22 of said Tract to the southwesterly corner of said Lot 22, said corner being also on the easterly right-of-way line of Jones Avenue, 55.00 feet wide, as shown on said Tract; thence northwesterly 30.77 feet along the northwesterly prolongation of the southwesterly line of said Lot 22 to the easterly line of Lot 15 of Tract No. 12323, in said City, as per Map filed in Book 231 Pages 31 through 34 inclusive, of said Maps; thence southerly 177.45 feet along the easterly line of said Lots 15 and 138 of said Tract to the southeasterly corner of said Lot 138, said corner being also on the northerly right-of-way line of Valley Boulevard, 100.00 feet wide, as shown on said Tract; thence westerly 899.84 feet along the southerly lines of Lots 124 through 138 inclusive, of said Tract, and their southerly prolongation to the easterly line of Lot 2 of Tract No. 679, in said City, as per Map filed in Book 17, Page 24 of Maps; thence northerly 1025.88 feet along the easterly line of said Lot 2 to the southeasterly corner of Lot 35 of Tract No. 12524, in said City, as per Map filed in Book 236, Pages 5 through 7 inclusive, of said Maps; thence northeasterly 87.25 feet along the southeasterly line of said Lot 35 to a point distant southwesterly 67.34 feet from the most easterly corner of said Lot 35; thence northwesterly 35.54 feet to a point on the easterly line of said Lot 2 of said Tract No. 679, said point being distant southerly 35.00 feet from the northeasterly corner of said Lot 2; thence northwesterly 78.36 feet to a point on the northerly line of said Lot 2, said point being the most westerly corner of Lot 35 of said Tract No. 12524; thence westerly 722.92 feet along the northerly line of said Lot 2 of said Tract No. 679 to the northwesterly corner thereof, said corner being also on the southerly right-of-way line of Hatfield Place and on the easterly right-of-way line of Indiana Avenue, 30.00 feet wide, as shown on said Tract; thence westerly 15.00 feet along the westerly prolongation of the northerly line of said Lot 2 to the centerline of said Indiana Avenue; thence southerly 481.96 feet along said centerline of Indiana Avenue to the southeasterly prolongation of the southwesterly line of Lot 101 of Tract No. 12234, in said City, as per Map filed in Book 327, Pages 14 through 19 of said Maps; thence northwesterly 15.40 feet along said prolongation to the southeasterly corner of said Lot 101, said corner being also on the westerly right-of-way line of said Indiana Avenue; thence northwesterly 1022.17 feet along the southwesterly lines of Lots 88 through 101 inclusive, of said Tract to the most easterly corner of said Lot 88, said corner being also on the southeasterly right-of-way line of Soto Street, of variable width, as shown on said Tract; thence westerly 28.14 feet along the northwesterly prolongation of the southwesterly line of said Lot 88 to a line parallel with and distant northwesterly 28.00 feet, measured at right angles, from the westerly line of said Lot 88; thence southwesterly 492.72 feet along said parallel line to the northerly right-of-way line of Valley Boulevard, 100.00 feet wide, as it now exists; thence westerly 1499 feet along said northerly right-of-way line to the beginning of a tangent curve concave southerly and having a radius of 3014.93 feet as calculated from Tract No. 2082, in said City, as per map filed in Book 32, Page 73 of said Maps; thence westerly 1289.48 feet along said curve and said northerly right-of-way to a point of tangency; thence southwesterly 593.06 feet along said northerly right-of-way to the centerline of Eastlake Avenue, 60.00 feet wide, as shown on said Tract; thence northerly 302.25 feet along the centerline of said Eastlake Avenue to the centerline of North Main Street, 80.00 feet wide, as shown on said Tract; thence westerly 1970.09 feet along said centerline of North Main Street to the centerline of Workman Street, 60.00 feet wide, as shown on

Block 6 of the Moulton Tract Known as Moulton's Tract, in said City, as per Map filed in Book 7, Page 12, of said Miscellaneous Records; thence southerly 205.00 feet along said centerline of Workman Street to the westerly prolongation of the northerly line of Lot 8 of said Tract; thence easterly 30.00 feet along said prolongation to the northwesterly corner of said Lot 8, said corner being also on the easterly right-of-way line of said Workman Street; thence easterly 330.00 feet along the northerly lines of Lots 8 and 7 of said Tract to the northeasterly corner of said Lot 7, said corner being also on the westerly right-of-way line of Sichel Street, 60.00 feet wide, as shown on said Tract; thence easterly 60.23 feet to the southwesterly corner of Lot 6, Block 5 of Dickenson's Subdivision of Block 5 of Moulton Tract, in said City, as per Map filed in Book 7, Page 70, of said Miscellaneous Records, said corner being also on the easterly right-of-way line of said Sichel Street, and said corner being also on the northerly line of an alley, 15.00 feet wide, as shown on said Tract; thence easterly 314.48 feet along the southerly lines of Lots 1 through 6 inclusive, Block 5 of said Tract to a point distant westerly 15.68 feet from the southeasterly corner of said Lot, said point being also on the westerly right-of-way line of Griffin Avenue, of variable width; thence easterly 55.52 along the easterly prolongation of the southerly line of said Lot 1 to the centerline of said Griffin Avenue; thence southerly 510.64 feet along said centerline to a line parallel with and distant southerly 75.00 feet from the southerly line of Lot 23, Block 5 of said Tract; thence westerly 1168.65 feet along said parallel line to the centerline of Daly Street, of variable width as shown on Parcel Map No. 1590 filed in Parcel Map Book 20, Page 14, of said Maps; thence northerly 544.23 feet along said centerline of Daly Street to an angle point therein; thence northerly 396.47 feet along said centerline to the centerline of North Main Street, 80.00 feet wide as shown on said Parcel Map; thence westerly 1058.02 feet along said centerline of North Main Street to an angle point therein; thence northwesterly 945.63 feet along said centerline of North Main Street to an angle point therein; thence northwesterly 683.42 feet along said centerline of North Main Street to the Point of Beginning.

TOGETHER WITH THAT PORTION DESCRIBED AS FOLLOWS (PARCEL 2): Beginning at the intersection of a line parallel with and distant northwesterly 41.25 feet from the northeasterly line of Lot 15 of the Subdivision of the Cheesbrough Tract, in said City, as per Map filed in Book 14, Page 20 of Miscellaneous Records, said parallel line being also the centerline of Lorena Street, 82.50 feet wide, with the northwesterly prolongation of the southwesterly line of said Lot 15; thence southwesterly 673.91 feet along said parallel line to the northwesterly prolongation of the northeasterly line of Lot 17 of East End Tract, in said City, as per Map filed in Book 23, Page 85, of said Miscellaneous Records; thence southeasterly 41.25 feet to the most northerly corner of said Lot 17, said corner being also on the southeasterly right-of-way line of said Lorena Street; thence southeasterly 611.70 feet along the northwesterly lines of Lots 17 through 28 inclusive, of said Tract to the most easterly corner of said Lot 28, said corner being also on the northwesterly right-of-way line of Velasco Street, 60.00 feet wide, as shown on said Tract; thence southeasterly 60.00 feet to the most northerly corner of Lot 29 of said Tract, said corner being also on the southeasterly right-of-way line of said Velasco Street; thence southeasterly 254.29 feet along the northeasterly lines of Lots 29 through 33 inclusive, of said Tract to the northeasterly corner of said Lot 33, said corner being also on the westerly right-of-way line of Indiana Street, 60.00 feet wide, as shown on said Tract; thence southeasterly 34.17 feet along the southeasterly prolongation of the northwesterly line of said Lot 33 to a line parallel with and distant easterly 30.00 feet from the easterly line of said Lot 33, said parallel line being also the centerline of said Indiana Street; thence northerly 483.43 feet along said parallel line to the southeasterly prolongation of the generally southwesterly line of Lot 14, of Tract No. 1809, in said city, as per map filed in Book 21, Page 24, of said maps; thence northwesterly 127.67 feet along said prolongation and said generally southwesterly line to an angle point therein; thence southwesterly 50.00 feet to an angle point therein; thence northwesterly 65.00 feet to the most westerly corner of said Lot 14, said corner being the intersection of the northeasterly line of an alley, 10 feet wide, and the southeasterly line of an alley, 10 feet wide, as shown on said tract; thence northwesterly 10.00 feet to the most southerly corner of Lot 5, of said tract, said corner being the intersection of the northwesterly line of said alley and the northeasterly line of an alley, 10 feet wide, as shown on said tract; thence northwesterly 125.00 feet to the most westerly corner of said lot 5, said corner being the intersection of the northeasterly line of said alley and the southeasterly line of Cheesbrough's Lane, 30 feet wide, as shown on said tract; thence northwesterly 15.00 feet along the northwesterly prolongation of said southwesterly line to the centerline of said Cheesbrough's Lane; thence northeasterly 250.79 feet along said centerline to the southeasterly prolongation of the southerly line of Lot 5 of said Tract; thence northwesterly 15.00 feet along said prolongation to the most southerly corner of said Lot 5, said corner being also on the northwesterly right-of-way line of said Cheesebrough's Lane; thence northwesterly 170.00 feet along the southwesterly line of said Lot 5 to the most westerly corner thereof, said corner being also on the southeasterly line of an alley, 15.00 feet wide, as shown on said Tract; thence northwesterly 7.50 feet along the

northwesterly prolongation of the southerly line of said Lot 5 to the centerline of said alley; thence northeasterly 50.26 feet along said centerline to the southeasterly prolongation of the southwesterly line of said Lot 15 of said Tract; thence northwesterly 7.50 feet along said prolongation to the most southerly corner of said Lot 15, said corner being also on the northwesterly line of said alley; thence northwesterly 186.00 feet along the southwesterly line of said Lot 15 to the most westerly corner thereof, said corner being also on the southeasterly right-of-way line of said Lorena Street; thence northwesterly 41.25 feet along the northwesterly prolongation of said Lot 15 to the Point of Beginning.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS (PARCEL 3): Beginning at the intersection of the centerline of Cummings Street, 50.00 feet wide, as shown on Marengo Terrace, in said City, as per Map filed in Book 11 Pages 166 and 167, of said Maps with the northwesterly prolongation of the northeasterly line of Lot 86 of said Tract; thence southwesterly 1040.25 feet along the centerline of said Cummings Street to a line parallel with and distant northeasterly 35.00 feet from the southwesterly line of Lot 177 of Marengo Terrace Sheet No. 2, in said City, as per Map filed in Book 13, Page 21 of said Maps, said parallel line being also the northeasterly right-of-way line of Marengo Street, of variable width; thence southeasterly 165.36 feet along said parallel line to the southeasterly line of said Lot 177, said southeasterly line being also the northwesterly line of an alley, 12.00 feet wide, as shown on said Tract; thence southeasterly 12.00 feet along said parallel line to the northwesterly line of Lot 11, Block 5 of Florence Terrace, in said City, as per Map filed in Book 30 Page 19 of said Miscellaneous Records, said northwesterly line being also the southeasterly line of said alley; thence southeasterly 129.80 feet along said parallel line to a point distant northwesterly 20.00 feet from the southeasterly line of Lot 220 of Marengo Terrace Sheet No. 3, in said City, as per Map filed in Book 22 Page 21 of said Maps; thence southeasterly 70.18 feet to a point on the northwesterly line of Lot 226, of Marengo Terrace Sheet No. 5, in said City, as per Map filed in Book 25 Page 61, of said Maps, said point being distant northeasterly 30.00 feet from the southwesterly corner of said Lot 226, said northwesterly line being also the southeasterly right-of-way line of Chicago Street, 50.00 feet wide, as shown on said Tract; thence southeasterly 100.00 feet along a line parallel with and distant northeasterly 30.00 feet from the southwesterly line of said Lot 226 to the southeasterly line of said Lot 226, said southeasterly line being also the northwesterly line of Lot 23, Block 6 of Florence Terrace, in said City, as per Map filed in Book 30, Page 19, of said Maps; thence southeasterly 50.00 feet along said parallel line to the southeasterly line of said Lot 23, said southeasterly line being also the northwesterly line of Lot 146 of Marengo Terrace, in said City, as per Map filed in Book 11, Pages 166 and 167 of said Maps; thence southeasterly 50.00 feet along said parallel line to the southeasterly line of said Lot 146, said southeasterly line being also the northwesterly line of Lot 223 of Marengo Terrace No. 4, in said City, as per Map filed in Book 22, Page 24 of said Maps; thence southeasterly 100.00 feet along said parallel line to the southeasterly line of said Lot 223, said southeasterly line being also the northwesterly right-of-way line of Cornwell Street, 50.00 feet wide, as shown on said Tract; thence southeasterly 70.17 feet to a point on a line parallel with and distant 35.00 feet northeasterly from the southwesterly line of Lot 21, Block 7 of Florence Terrace, in said City, as per Map filed in Book 30 Page 19 of said Maps; thence southeasterly 30.00 feet along said parallel line to the southeasterly line of said Lot 21, said southeasterly line being also the northwesterly line of Lot 147 of Marengo Terrace, in said City, as per Map filed in Book 11, Pages 166 and 167, of said Maps; thence southeasterly 100.00 feet along said parallel line to the southeasterly line of Lot 148 of said Tract; thence northeasterly 115.00 feet along the southeasterly line of said Lot 148 to the most northeasterly corner thereof, said corner being also on the southwesterly line of an alley, 12.00 feet wide, as shown on said Tract; thence northeasterly 12.00 feet to the most southerly corner of Lot 149 of said Tract, said corner being also on the northeasterly line of said alley; thence northeasterly 100.00 feet along the southeasterly lines of Lots 149 and 150 of said Tract to the most easterly corner of said Lot 150, said corner being also the most southerly corner of Lot 11 of said Florence Terrace; thence northeasterly 50.00 feet along the southeasterly line of said Lot 11 to the most easterly corner thereof, said corner being also the most southerly corner of Lot 151 of said Marengo Terrace; thence northeasterly 360.00 feet along the southeasterly lines of Lot 151 through 159 inclusive, of said Tract to the most easterly corner of said Lot 159, said corner being also on the southwesterly right-of-way line of Charlotte Street, 60.00 feet wide, as shown on said Tract; thence northeasterly 30.00 feet along the northeasterly prolongation of the southeasterly line of said Lot 159 to the centerline of said Charlotte Street; thence northwesterly 175.00 feet along the centerline of said Charlotte Street to the centerline of Cornwell Street, 50.00 feet wide, as shown on said Tract; thence northerly 220.76 feet along the centerline of said Cornwell Street to the southeasterly prolongation of the southwesterly line of Lot 12 of Orange Slope Tract, in said City, as per Map filed in Book 5, Pages 326 and 327, of said Miscellaneous Records; thence northwesterly 25.00 feet along said prolongation to the most southerly corner of said Lot 12, said corner being also on the northwesterly right-of-way line of said Cornwell Street; thence northwesterly 353.52 feet along

the southwesterly line of said Lot 12 to the most easterly corner of Lot 2, Block 4, of Florence Terrace, in said city, as per map filed in Book 30, Page 19, of said miscellaneous records; thence southwesterly 193.15 feet to the most southerly corner of said Lot 2, said corner being the northeasterly right-of-way line of Charlotte Street, 60 feet wide, as shown on said tract, said corner being also the beginning of a non-tangent curve concave northeasterly, having a radius of 131.40 feet; thence northwesterly 103.20 feet along the curved southwesterly lines of Lot 2 and Lot 1, of said Block 4; thence northwesterly 14.65 feet to the beginning of curve concave southwesterly, having a radius of 131.40 feet; thence northwesterly 51.34 feet along the curved southwesterly line of said Lot 1 to the most westerly corner of said lot; thence northwesterly 6.42 feet along the continuation of said curved southwesterly line to the centerline of an alley, 12.00 feet wide, as shown on said tract; thence northwesterly 262.02 feet to the most easterly corner of said Lot 86, said corner being also on the northeasterly right-of-way line of said alley; thence northwesterly 141.45 feet along the northeasterly line of said Lot 86 to the most northerly corner of said Lot 86, said corner being also on the southeasterly right-of-way line of said Cummings Street; thence northwesterly 25.00 feet along said prolongation to the centerline of said Cummings Street and Point of Beginning.

Containing 2164 acres


ROBERT C. OLSON
P.L.S. 5490 Expires 9-30-00
Psomas and Associates

5.13.98
DATE



EXHIBIT NO. 3

PROPOSED PUBLIC IMPROVEMENTS AND FACILITIES PROJECTS

The following public improvements are currently proposed under the Adelante Eastside Redevelopment Project:

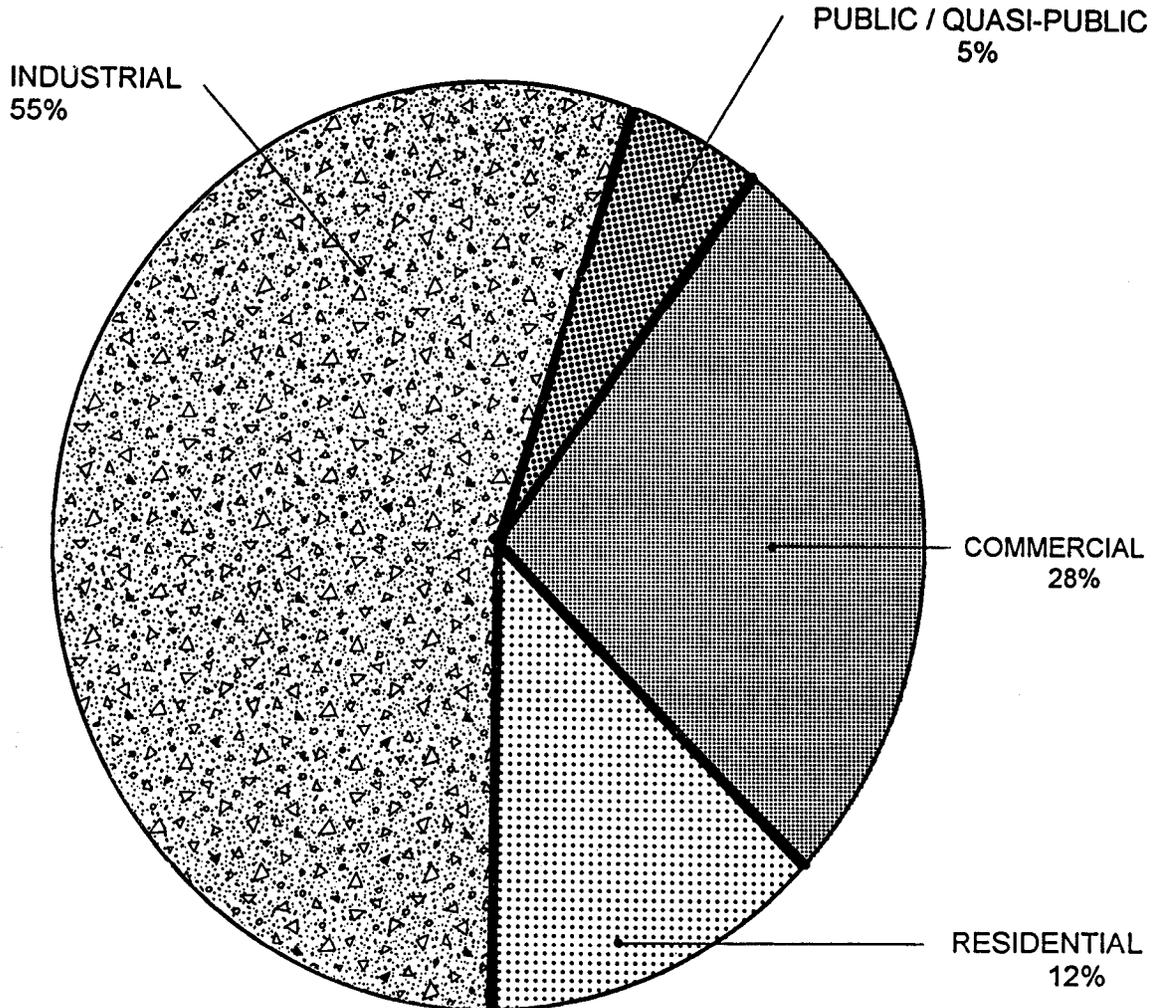
1. Street, signage and landscaping improvements along the public right-of-way.
2. Streetscape: signage, tree planting, landscaping, and other improvements including, but not limited to, pedestrian friendly amenities such as benches, trash receptacles, and walkways.
3. Street improvements: including but not limited to, new curbs and gutters, sidewalks and parkways, driveways and curb cuts, street widening, and public parking improvements along commercial and industrial corridors.
4. Alley improvements: upgrade of underutilized and inadequately sized parcels including, but not limited to, vacations, new fencing and landscaping, litter removal, and placing utilities underground.
5. Transportation facilities: including but not limited to public parking lots and facilities.
6. Community identification: including but not limited to, entry statements, banners, street lighting, landscaping, and design projects that will create a unique identity for the area to foster private economic investment.
7. Facilities improvements: including but not limited to, facade treatments, grounds improvements, and public improvements.
8. Community facilities: including but not limited to educational, cultural, and recreational centers.
9. Various street improvements and demonstration projects associated with individual development projects: including but not limited to new curbs and gutters, sidewalks and parkways, fencing, driveways and curb cuts, street widening, security features, and signage.

Note: This list of public improvements and facilities shall not be deemed as a limitation on the Agency's authority to implement this Plan over time.

EXHIBIT NO. 4

DIAGRAM ILLUSTRATING LIMITATIONS ON TYPE, SIZE, HEIGHT, NUMBER AND PROPOSED USE OF BUILDINGS

Part 1 of 2
Building Type, Number and Proposed Use



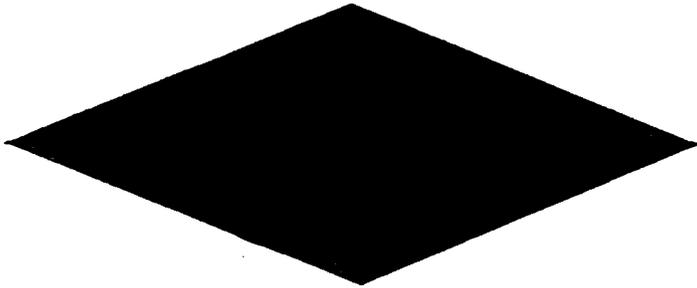
NOTES:

1. Percentages are approximate and the ultimate percentage may vary based on the fulfillment of plan objectives.
2. All development plans are subject to review and approval of the Agency.
3. Building type and use are governed by all applicable federal, state and local ordinances and regulations including the Boyle Heights and Northeast Los Angeles Community Plans.
4. Number of buildings is illustrated by the percent of the total number of buildings permitted by the Boyle Heights and Northeast Los Angeles Community Plans, and on projections based on the 1997 Field Survey data for the Project Area, which includes parcel specific information on building type, conditions and number. The approximate number of buildings is presented in Section 509 of this Plan.
5. The property to be devoted to public purposes and the nature of such purposes is a function of the land use, public improvement and facility and other provisions of this Redevelopment Plan, and the redevelopment of the Project Area over time.

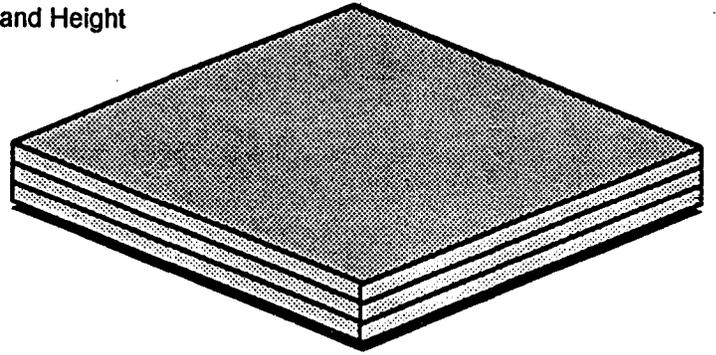
EXHIBIT NO. 4

DIAGRAM ILLUSTRATING LIMITATIONS ON TYPE, SIZE, HEIGHT, NUMBER AND PROPOSED USE OF BUILDINGS

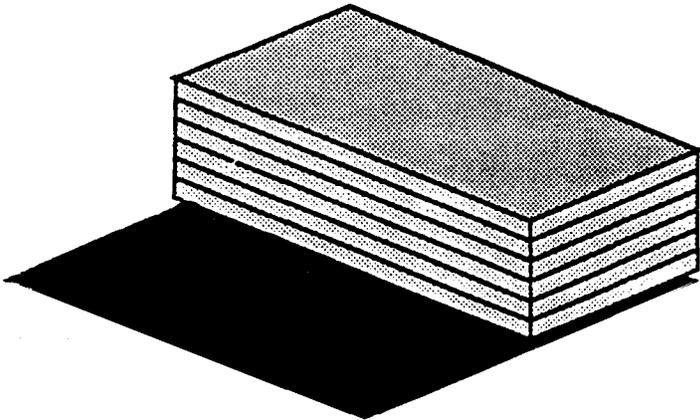
Part 2 of 2 Building Size and Height



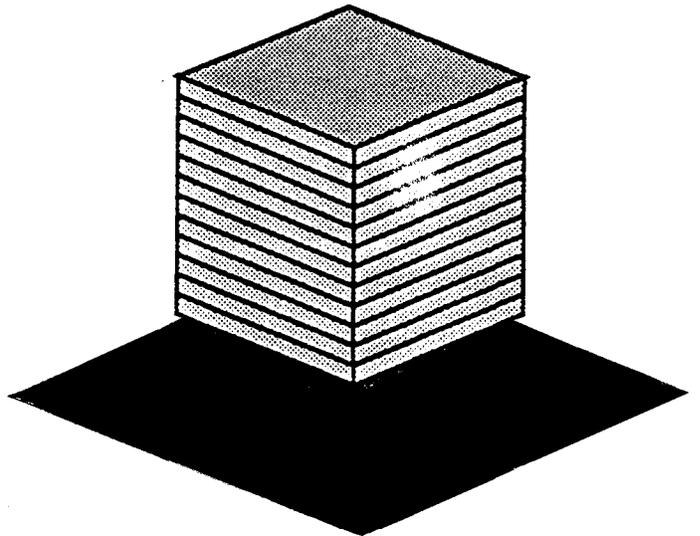
Buildable Area



3 Stories



6 Stories



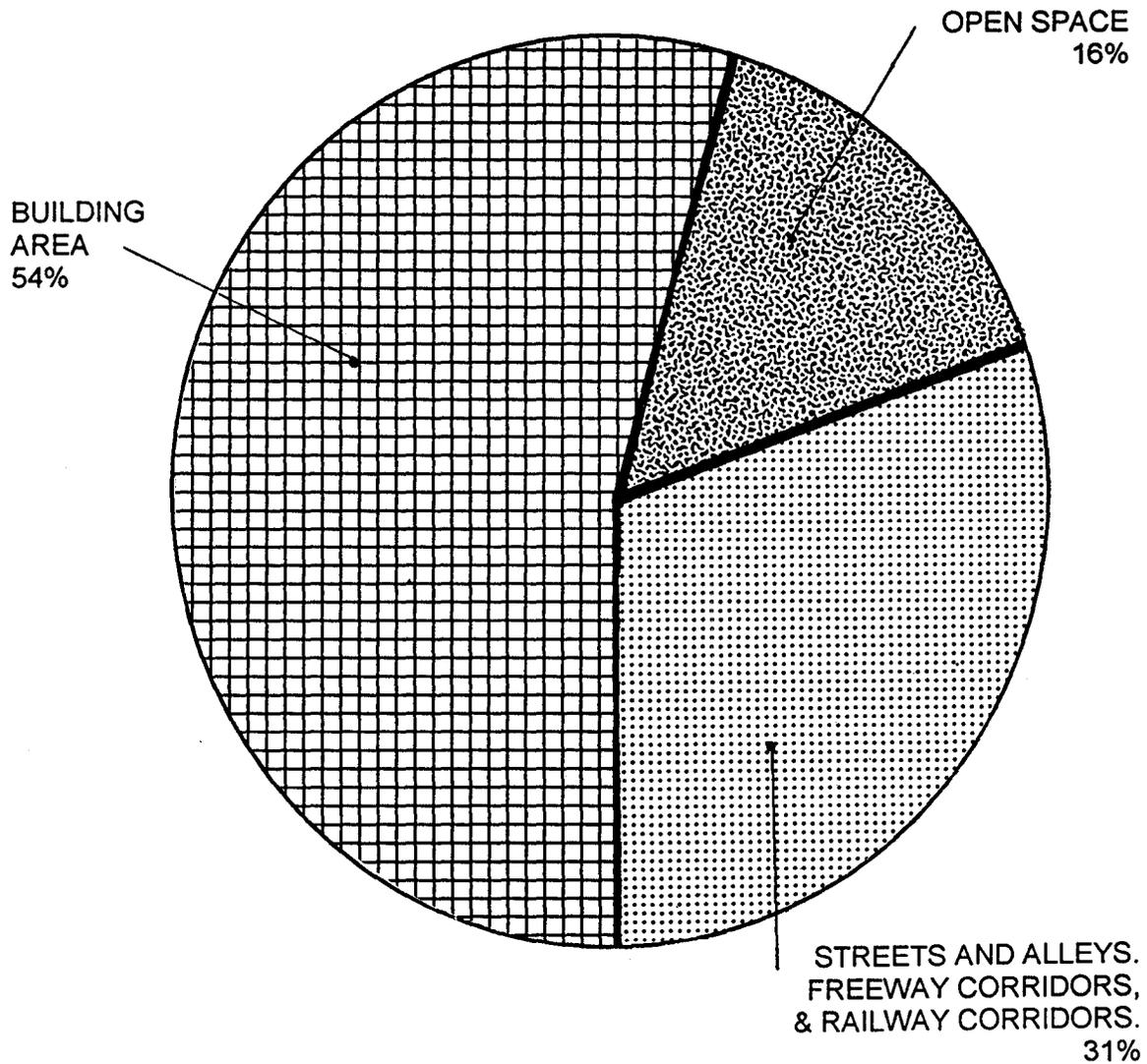
12 Stories

NOTES:

1. Building size and height are governed by the Boyle Heights and Northeast Los Angeles Community Plans, zoning and other ordinances and regulations. Floor Area Ratio ("FAR") varies within the Project Area, depending upon the particular location of the development site.
2. The example above of building size and height is illustrated by a Floor Area Ratio that applies to a hypothetical parcel of land ("buildable area") proposed for a development at a maximum of 3:1 FAR. As illustrated, the size (total square feet) of the building is the same, whether the building is 3 or 12 stories in height.

EXHIBIT NO. 5

DIAGRAM ILLUSTRATING APPROXIMATE AMOUNT OF OPEN SPACE



NOTES:

1. Percentages are Approximate.
2. "Open Space" is defined by Section 511 of this Redevelopment Plan.
3. "Building area" means land area devoted to buildings.
4. Street layout is governed by the Boyle Heights and Northeast Los Angeles Community Plans and this Redevelopment Plan.