

Re: CPC-2019-4908-DB-SPR/CF 20-0680

See attached Los Angeles Times article:

***L.A. City Councilman Joe Buscaino runs an aggressive campaign despite little opposition***

By Seema Mehta  
March 4, 2017

**quote from Councilman Joe Buscaino:**

***“Oftentimes I feel like I’m playing real estate agent because I’m in the car with developers showing and showcasing opportunities,” he said.***

***Buscaino’s relationship with developers, however, has created his greatest vulnerability. A Times investigation in October found that the councilman was among several Los Angeles-area politicians who collectively received more than \$600,000 in campaign donations from contributors with direct or indirect ties to Samuel Leung, a Torrance-based developer.***

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**The Councilmember is required to be “neutral and unbiased”**

“[W]hen functioning in such an adjudicatory capacity, the city council must be ‘neutral and unbiased.’” (Woody’s Group, Inc. v. City of Newport Beach (2015) 233 Cal.App.4th 1012 at p. 1021, quoting *BreakZone Billiards v. City of Torrance* (2000) 81 Cal.App.4th 1205, 1234; see also Asimow et al., Cal. Practice Guide: Administrative Law (The Rutter Group 2019) ¶ 3:426, at p. 3-70 [“A decisionmaker must be unbiased (meaning that the decisionmaker has *no conflict of interest*, has *not prejudged* the specific facts of the case, and is *free of prejudice* against or in favor of any party)”).) *Petrovich Dev. Co., LLC v. City of Sacramento*, 48 Cal. App. 5th 963, 973 (2020)

POLITICS



## L.A. City Councilman Joe Buscaino runs an aggressive campaign despite little opposition



L.A. City Councilman Joe Buscaino, left, talks with Mayor Eric Garcetti in 2016. Buscaino is expected to win a second term in his San Pedro district. (Luis Sinco / Los Angeles Times)

By SEEMA MEHTA | STAFF WRITER

MARCH 4, 2017 | 4 AM

Los Angeles City Councilman Joe Buscaino, a San Pedro native son and reserve police officer, is practically a shoo-in to win reelection Tuesday. He lacks substantial opposition and is known as a hometown darling.

Yet Buscaino has spent more than a quarter of a million dollars on his reelection bid, hired consultants who worked on the presidential campaigns of President Obama and Hillary Clinton, and is appearing in television ads across the city.



The consultants and advertising are aimed at passing an obscure ballot measure related to waterfront development in the Port of Los Angeles, a driving force in Buscaino's 15th City Council District.

All the effort, political observers say, might be a sign that Buscaino is trying to raise his profile to possibly run for higher office or to mine a special set of circumstances that could allow him to serve on the City Council for 15 years, a tenure unprecedented in the modern era of term limits.

"This certainly looks like a little bit of an upward mobility play," said Raphael J. Sonenshein, executive director of the Edmund G. "Pat" Brown Institute for Public Affairs at Cal State L.A. "For everyone in Los Angeles politics, the next few years could become target-rich opportunities."

The biggest question is whether Mayor Eric Garcetti will run for governor or U.S. Senate in 2018, creating a vacancy in the mayor's office.

Becoming popular enough to mount a successful citywide campaign is a challenge for all local politicians, but it is especially so for those in Buscaino's district, which includes San Pedro, Wilmington, Harbor City and Watts.

Few have been able to do it aside from the late Kenneth Hahn, who served on the county Board of Supervisors for 40 years, and his children, former Mayor James Hahn and Supervisor Janice Hahn, a former congresswoman.

"It's a district where, if you want to get known to a wider city electorate, you have to work for it," Sonenshein said. "Unless your last name is Hahn."

Buscaino said he remains focused on his district, notably efforts to revitalize its aging waterfront, build housing and persuade businesses to locate there. He also left himself an opening.

*This certainly looks like a little bit of an upward mobility play.*



“You have to be ready for anything that comes your way,” Buscaino said. “But my main goal is getting reelected on March 7.”

While virtually unknown in most of the city, he is a favorite son in San Pedro — the power base of his district and a close-knit coastal enclave that is geographically and culturally removed from the rest of the city. The port is the lifeblood of the community of nearly 80,000 residents, including many Italians, Croatians and Latinos.

Buscaino, 42, is a first-generation Italian American whose parents immigrated to San Pedro to work in the fishing industry. He served as senior class president at San Pedro High School before joining the Los Angeles Police Department. Voters around town who profess to know little about the city’s elections immediately recognize his name.

“He went to high school with my brother,” said Andrea Mungaray, 46.

She said she approved of the job Buscaino has done, especially the redevelopment of the waterfront. Last year, the City Council approved a \$150-million plan to turn a 30-acre area into the San Pedro Public Market, complete with eateries, office space, a Ferris wheel and other amenities.

“I would like to see a waterfront like in San Francisco, something like that where people are going to go,” Mungaray said.

Buscaino helped place Measure P on Tuesday’s ballot and appears in citywide television ads promoting it. The measure is designed to encourage waterfront redevelopment by allowing builders to obtain 66-year leases of port property instead of the current 50-year limit.

The \$200,000 being spent on the Measure P ads is separate from the \$270,000 Buscaino has spent on his reelection, with large outlays for polling, mailers and campaign consultants.

*Joe’s been working hand in hand with us.*



Developing the waterfront and other parts of the district is a top priority, Buscaino said.

“Oftentimes I feel like I’m playing real estate agent because I’m in the car with developers showing and showcasing opportunities,” he said.

Buscaino’s relationship with developers, however, has created his greatest vulnerability. A Times investigation in October found that the councilman was among several Los Angeles-area politicians who collectively received more than \$600,000 in campaign donations from contributors with direct or indirect ties to Samuel Leung, a Torrance-based developer.

Leung had been lobbying public officials to approve a \$72-million apartment complex in the 15th District. Buscaino, who [received \\$94,700 of the donations](#), supported a zoning change to accommodate the project despite neighborhood opposition.

The Los Angeles County district attorney’s office has opened a review, and the state’s Fair Political Practices Commission is [investigating](#) the donations. Some of the donors say they knew nothing about the contributions.

Buscaino said he supports the investigation, but defended his support for the 352-unit Sea Breeze project.

“I am thirsting for development. I’m thirsting for housing. I’m thirsting for investment to come into my district,” Buscaino said. “Any doubt I’m doing it for the purpose of campaign contributions – it’s not right.”

One of his rivals, Caney Arnold, has called on Buscaino to return the donations. But neither Arnold, a former Defense Department employee, nor Buscaino’s other competitor, music industry executive Noel Gould, have the resources to turn Sea Breeze into an obstacle for Buscaino’s reelection.

Arnold, who also faults Buscaino’s approach to homelessness and environmental justice, is optimistic that social media can make up for his lack of campaign funding.



“I don’t think money is going to be as big in politics at the local level as it used to be,” Arnold said.

While in office, Buscaino has avoided an issue that has dogged others who have represented the 15th District: being accused of focusing on San Pedro at the expense of the rest of the district.

In Watts, Buscaino has vocally advocated for the makeover of Jordan Downs, a dilapidated World War II-era public housing project. Though he is viewed in some City Hall quarters as a puppet of Garcetti, Buscaino called out the mayor in 2015 for an error that resulted in the project not qualifying for federal housing money.

Perry Crouch, a gang interventionist whose family moved to Watts shortly before the riots in 1965, said many council members who represented the area ignored the neighborhood.

“Joe’s been working hand in hand with us,” Crouch said.

One of Buscaino’s most vocal critics is James Preston Allen, publisher of San Pedro’s Random Lengths News. He described the incumbent’s record as “mediocre.”

Allen said Buscaino is a self-promoter who has failed to adequately address the area’s homelessness. He also called the councilman’s beliefs about waterfront development “delusions.”

Still, Allen does not believe that Buscaino, who won his 2013 election with 83% of the vote, can be stopped.

“He is vulnerable,” Allen said. “The question is whether there is anybody currently signed up to run against him that can convince the rest of the community that he should go.”

[seema.mehta@latimes.com](mailto:seema.mehta@latimes.com)

**Twitter:** [@LATSeema](https://twitter.com/LATSeema)



**RESPECT** <respctoday@gmail.com>

Jun 22, 2021, 5:17 PM (15 hours ago)



to Connie, Noel, Robin, Jamie ▾

Hello again Ms. Chauv,

As mentioned to you, the public comment portal is not working properly. So the link that you provided is unreliable. That is why we asked you to please include this email thread in our Case/Council File, as you have routinely done in the past.

Thank you for your support.

RESPECT



On Tue, Jun 22, 2021 at 5:00 PM Connie Chauv <[connie.chauv@lacity.org](mailto:connie.chauv@lacity.org)> wrote:

Good afternoon,

As mentioned, please reach out to City Clerk staff as they manage the Council Files. I provided the Public Comment Portal link and City Clerk email address in my prior email.

--



LOS ANGELES  
CITY PLANNING

**Connie Chauv**

City Planner

**Los Angeles City Planning**

200 N. Spring St., Room 720/721

Los Angeles, CA 90012

Planning4LA.org

T: (213) 978-0016





**RESPCT** <respctoday@gmail.com>

Jun 22, 2021, 4:26 PM (16 hours ago)



to Connie, Noel, Robin, Jamie ▾

Dear Ms. Chauv,

As per your instructions we have alerted City Clerk staff.

As we requested of you, please include this entire email conversation, including attachments, in our Council File.

Thank you.



On Tue, Jun 22, 2021 at 4:09 PM Connie Chauv <[connie.chauv@lacity.org](mailto:connie.chauv@lacity.org)> wrote:

Good afternoon,

Please reach out to City Clerk staff as they manage the Council Files. Public comments may be submitted through the Public Comment Portal at <https://cityclerk.lacity.org/publiccomment/>. You may send an email to [Clerk.CPS@lacity.org](mailto:Clerk.CPS@lacity.org) if you are having technical issues with the portal.

--



LOS ANGELES  
CITY PLANNING

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Los Angeles, CA 90012

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T: (213) 978-0016



E-NEWS

On Tue, Jun 22, 2021 at 2:24 PM RESPCT <[respctoday@gmail.com](mailto:respctoday@gmail.com)> wrote:

Dear Ms. Chauv,

Last week on 6/14 and 6/15, our community group RESPCT (Residents for an Equitable San Pedro Community Today) submitted 14 documents for upload to CPC-2019-4908-DB-SPR/CF 20-0680 via the LA City Clerk Connect/Council File Management System (CMS).

# TIME SENSITIVE re: files uploaded for CPC-2019-4908-DB-SPR/CF 20-0680



RESPCT <respctoday@gmail.com>

Tue, Jun 22, 4:22 PM (16 hours ago)



to Connie, Clerk.CPS, Noel, Robin, Jamie

Hello,

As instructed by Planner Connie Chauv, please see the below correspondence RE: the problems that we are continuing to have with the Public Comment Portal.

We have attached a copy of the correspondence and all related attachments for your reference.

Thank you - RESPCT - Residents for an Equitable San Pedro Community Today

On Tue, Jun 22, 2021 at 4:09 PM Connie Chauv <[connie.chauv@lacity.org](mailto:connie.chauv@lacity.org)> wrote:

Good afternoon,

Please reach out to City Clerk staff as they manage the Council Files. Public comments may be submitted through the Public Comment Portal at <https://cityclerk.lacity.org/publiccomment/>. You may send an email to [Clerk.CPS@lacity.org](mailto:Clerk.CPS@lacity.org) if you are having technical issues with the portal.

## SEE BELOW FOR ORIGINAL CORRESPONDENCE AND OUR QUESTIONS:

On Tue, Jun 22, 2021 at 2:24 PM RESPCT <[respctoday@gmail.com](mailto:respctoday@gmail.com)> wrote:

Dear Ms. Chauv,

Last week on 6/14 and 6/15, our community group RESPCT (Residents for an Equitable San Pedro Community Today) submitted 14 documents for upload to CPC-2019-4908-DB-SPR/CF 20-0680 via the LA City Clerk Connect/Council File Management System (CMS).

However, as of today, 6/22, none of the RESPCT documents have appeared in the [Online Documents](#) section as communications from the public.

Attached are screen shots from the *Public Comment Submission Validation* email from [Clerk.PublicComment@lacity.org](mailto:Clerk.PublicComment@lacity.org), as well as the *Public Comment Request Confirmation* screen (which appeared after the 'Click here to Validate' button was clicked). These show that the process was properly completed by RESPCT.

Can you tell us why none of the documents from RESPCT were included in Council File: 20-0680, even though they were properly uploaded via the CMS and, and then validated and confirmed?

Has [RESPCToday@gmail.com](mailto:RESPCToday@gmail.com) somehow been blocked from the system?

Is the CMS system not working properly?

If not, what other communications from the public have been blocked or omitted?

Is the CMS system not working properly?

If not, what other communications from the public have been blocked or omitted?

Fortunately, I believe the documents in question are mostly duplicates of the documents that community member Danial Nord sent to the Clerk's Office directly, which were uploaded and confirmed.

Perhaps because files from RESPCT were duplicates they were not uploaded?

Our experience in the past has been that even duplicates of documents have been included, if they were submitted/uploaded from different sources.

In addition we would like to bring to your attention that although the CMS is supposed to accept files sized up to 5 megs maximum size (see attached screen shot), the System in fact only accepts files no larger than 4 megs.

There is no indication of this when users attempt to upload files (for example the file in the attached screen shot which was 4.3 megs). The files simply do not upload, and it appears to the user that the CMS is not working, so they eventually give up.

A number of documents from both the Appellants' attorney and community members could not be uploaded because the CMS does not function properly and the instructions are incorrect and misleading RE: the stated file size.

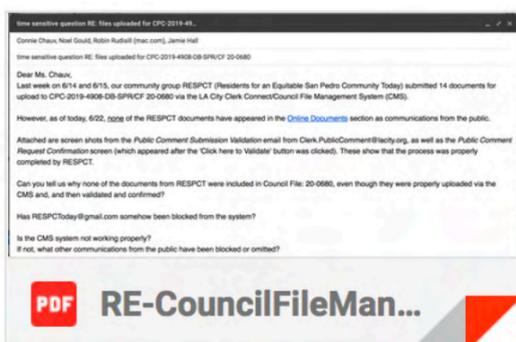
Could you please include this entire email, including the attachments, and your response, in our Council File [CPC-2019-4908-DB-SPR/CF 20-0680]?

I have created a pdf of this email including the attachments for you to upload.

Thank you again for all of your help.

Sincerely,

RESPCT - Residents for an Equitable San Pedro Community Today



Connie Chauv, Noel Gould, Robin Rudisill (mac.com), Jamie Hall

time sensitive question RE: files uploaded for CPC-2019-4908-DB-SPR/CF 20-0680

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Sincerely,

RESPCT - Residents for an Equitable San Pedro Community Today

[Confirmation-with-date-time\\_screenShot.png](#) (375K) x

[RESPCT-validation-ScreenShot.png](#) (473K) x

[PublicCommentForm\\_attempt-4.3 meg-docume...](#) (1,574K) x

Send



Clerk.PublicComment@lacity.org

Tue, Jun 15, 9:11 AM (7 days ago)

☆ ↩️ ⋮

to RESPCToday ▾

To [RESPCToday@gmail.com](mailto:RESPCToday@gmail.com),

\*\*\*\*\* PLEASE DO NOT REPLY TO THIS AUTOMATED EMAIL \*\*\*\*\*

## Public Comment Submission Validation

Your Public Comment is now pending. For security purposes, please confirm your submittal by clicking on 'Click here to Validate' button below:

[Click here to Validate](#)

---

**Council File Number:** 20-0680

**Comments for Public Posting:**

Attached is a document that supports the Citizens Protecting San Pedro appeal of the proposed project at 1309-1331 South Pacific Avenue. Case No. CPC-2019-4908-DB-SPR-1A Council File Number: 20-0680 Scheduled item for Council on Tuesday, June 15, 2021, 10:00 AM Agenda item 9

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If the above button is not clickable or is broken, please copy and paste the entire URL (minus any spaces) into your browser window.

<https://cityclerk.lacity.org/Confirmation/?EmailConfirmation=2&c=03219E9E-D4FC-46C9-8E64-4FCA0422B2FE&em=RESPCToday@gmail.com>

If you DO NOT want to submit this public comment, simply ignore this E-mail and do not click on the link above.

Thank you,

Office of the City Clerk  
Council & Public Services Division  
City of Los Angeles

<https://clerk.lacity.org/council-and-public-services>



## Public Comment Request Confirmed!

This comment will be uploaded to the City Clerk's Council File Management System within 24-48 business hours. You may view the comment by going to <http://lacouncilfile.com/> and entering the Council file or related key words in the search box.

Thank you,

Office of the City Clerk  
Council & Public Services Division  
City of Los Angeles  
<https://clerk.lacity.org/council-and-public-services>



# Office of the City Clerk Public Comment Form



For items considered by City Council

## DISCLAIMER

THIS IS A PUBLIC DOCUMENT THAT WILL BE POSTED ON THE CITY CLERK'S COUNCIL FILE MANAGEMENT SYSTEM.

Name (will appear as part of the public record):

E-mail Address (for verification purposes only):

Council File Number (enter numbers only):

Including a correct Council file number will help ensure expedient and accurate posting of your comment.

You can search for Council file numbers on the City Clerk's COUNCIL FILE MANAGEMENT SYSTEM.

Comments for Public Posting:

Attached is a document that supports the Citizens Protecting San Pedro appeal of the proposed project at 1309-1331 South Pacific Avenue.  
Case No. CPC-2019-4908-DB-SPR-1A  
Council File Number: 20-0680  
Scheduled item for Council on Tuesday, June 15, 2021, 10:00 AM Agenda item 9

4724 characters remaining

All pertinent documents that you wish to attach to your request should be included to ensure that all documents to attach to the Council file are received.

**THIS FILE IS 4.3 MEGS and would not upload (see attached)**

File Attachment:

Choose File 1309-1331\_PACIFIC\_incompatibility.pdf

Note: A password protected will not be processed. (5MB maximum file size)

I'm not a robot reCAPTCHA Privacy - Terms

Submit

Submit Public Comment

Office of the City Clerk

Email Us: CityClerk@lacity.org | (213) 978-1133



1309-1331\_PACIFIC\_incompatibility.pdf

4.3 MB

Modified: Saturday, June 12, 2021 at 4:17 PM

Red Gray

General:

Kind: Portable Document Format (PDF)  
Size: 4,260,835 bytes (4.3 MB on disk)

Where:



Created: Saturday, June 12, 2021 at 4:17 PM

Modified: Saturday, June 12, 2021 at 4:17 PM

Stationery pad

Locked

More Info:

Last opened: Saturday, June 12, 2021 at 4:17 PM

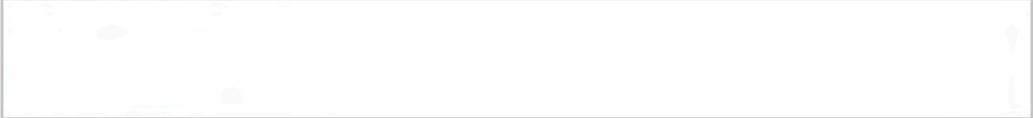
Title: 1309-1331\_PACIFIC\_incompatibility.pdf

Name & Extension:

1309-1331\_PACIFIC\_incompatibility.pdf

Hide extension

Comments:



Open with:

Preview (default)

Use this application to open all documents like this one.

Change All...

Preview:

PROPOSED PROJECT LOCATED AT 1309-1331 SOUTH PACIFIC AVENUE

The project is NOT "in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan" as claimed in the Site Plan Review Findings.

The scale, density and height of development is incompatible with the surrounding areas. It is inconsistent with the General Plan Framework.

The project does not exhibit the architectural characteristics and qualities that distinguish San Pedro. It does not align with the intent of the 2017 San Pedro Community Plan.

Sharing & Permissions:

You can read and write



Danial Nord

Tue 6/22/2021 3:04 PM

To: Melinda Novoa

Cc: Jamie T. Hall; Noel Gould; Robin Rudisill



Hello Melinda,

Thank you for your email.

I believe that the community group RESPCT had separately tried to upload all of the documents that I sent you directly.

This was a separate action from my correspondence with you.

But none of their attempts to upload files actually have shown up in the Council File 20-0680.

Thankfully, you manually uploaded those same files (at least most of them from what I can tell). So I believe the community is pretty much covered.

The key question is why aren't all direct communications from the public (via the CMS) being uploaded, even after they receive a *Public Comment Submission Validation* email and the final *Public Comment Request Confirmation*?

If the system is not working properly then we wonder how many other potentially important communications from the public have been omitted or bounced?

Do you know if there are any records of submissions via the CMS vs. what is actually showing up in the file? A record of files/uploads that the system is rejecting?

Do you know why the CMS is rejecting confirmed uploads?

I hope this answers your question.

Best,  
Danial

...

[Reply](#)

[Reply all](#)

[Forward](#)



Melinda Novoa <Melinda.Novoa@lacity.org>

Tue 6/22/2021 2:29 PM

To: You

Cc: Jamie T. Hall; Noel Gould; Robin Rudisill



Hello,

Yes, I will upload this email. Can you clarify which documents are missing?

Thanks,  
Melinda

--

Melinda Novoa

Council and Public Services Division

Office of the City Clerk

213-978-0420

...

To

MN

Melinda Novoa <Melinda.Novoa@lacity.org>



Bcc

Cc

JH

Jamie T. Hall <jamie.hall@channellawgroup.com>



NG

Noel Gould <aquarianstudios@hotmail.com>

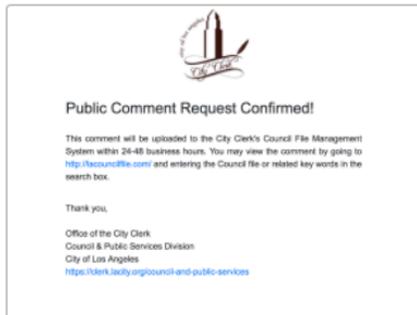


RR

Robin Rudisill <wildrudi@mac.com>



question RE: files uploaded for CPC-2019-4908-DB-SPR/CF 20-0680



Dear Melinda,

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Is the CMS system not working properly?

If not, what other communications from the public have been blocked or omitted?

Fortunately, I believe the documents in question are mostly duplicates of the documents that I sent to you directly, which you uploaded and confirmed (thank you again for your support).

Perhaps because they were duplicates they were not uploaded?

Our experience in the past has been that even duplicates of documents have been included, if they were uploaded from different sources.

Could you please include this entire email, including the two attachments, in our Council File [CPC-2019-4908-DB-SPR/CF 20-0680]?

I have created a pdf of this email including the attachments for you to upload.

Thank you again for all of your help.

Sincerely,

Danial Nord

---

**From:** Melinda Novoa <melinda.novoa@lacity.org>

**Sent:** Tuesday, June 15, 2021 10:58 AM

**To:** Danial Nord <danielnord@hotmail.com>

**Cc:** Jamie T. Hall <jamie.hall@channellawgroup.com>; Noel Gould <aquarianstudios@hotmail.com>; Robin Rudisill <wildrudi@mac.com>

**Subject:** Re: URGENT - additional file for upload for CPC-2019-4908-DB-SPR/CF 20-0680 - hearing 10 AM today

Confirming all documents uploaded!

On Tue, Jun 15, 2021 at 9:36 AM Melinda Novoa <[melinda.novoa@lacity.org](mailto:melinda.novoa@lacity.org)> wrote:

I'm trying to upload now...

--

Melinda Novoa

Council and Public Services Division

Office of the City Clerk

213-978-0420

Office of the City Clerk  
213-978-0420

On Tue, Jun 15, 2021 at 9:04 AM Danial Nord <[danielnord@hotmail.com](mailto:danielnord@hotmail.com)> wrote:

Dear Melinda,

Attached is an additional file that we cannot upload to the CMS.

It is 4.1 megs.

FYI : The CMS is supposed to accept files no larger than 5 megs. But in reality it only accepts files no larger than 4 megs.

Thank you again for your help with everything

Best,

Danial

---

**From:** Melinda Novoa <[melinda.novoa@lacity.org](mailto:melinda.novoa@lacity.org)>

**Sent:** Monday, June 14, 2021 12:51 PM

**To:** Danial Nord <[danielnord@hotmail.com](mailto:danielnord@hotmail.com)>

**Subject:** Re: five files for upload for CPC-2019-4908-DB-SPR/CF 20-0680 - hearing  
Tues. 6/15

Hi Danial,

I'm so glad I could help! Unfortunately there is no way currently to download all the documents together. I'm sorry about that!

Let me know if you need anything else.

Thanks,  
Melinda

--

Melinda Novoa

Council and Public Services Division

Office of the City Clerk

213-978-0420

Clerk.PublicComment@lacity.org

Tue, Jun 15, 9:11 AM (7 days ago)

☆ ↩️ ⋮

to RESPCToday ▾

To [RESPCToday@gmail.com](mailto:RESPCToday@gmail.com),

\*\*\*\*\* PLEASE DO NOT REPLY TO THIS AUTOMATED EMAIL \*\*\*\*\*

## Public Comment Submission Validation

Your Public Comment is now pending. For security purposes, please confirm your submittal by clicking on 'Click here to Validate' button below:

[Click here to Validate](#)

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If the above button is not clickable or is broken, please copy and paste the entire URL (minus any spaces) into your browser window.

<https://cityclerk.lacity.org/Confirmation/?EmailConfirmation=2&c=03219E9E-D4FC-46C9-8E64-4FCA0422B2FE&em=RESPCToday@gmail.com>

If you DO NOT want to submit this public comment, simply ignore this E-mail and do not click on the link above.

Thank you,

Office of the City Clerk  
Council & Public Services Division  
City of Los Angeles

<https://clerk.lacity.org/council-and-public-services>



## Public Comment Request Confirmed!

This comment will be uploaded to the City Clerk's Council File Management System within 24-48 business hours. You may view the comment by going to <http://lacouncilfile.com/> and entering the Council file or related key words in the search box.

Thank you,

Office of the City Clerk  
Council & Public Services Division  
City of Los Angeles  
<https://clerk.lacity.org/council-and-public-services>

Construction Relations will maintain daily updates on the Project website, social media pages, and via e-blast. All information will be available on the Grantee's mobile application.

5. For patients, visitors, and staff displaced by construction impacts to Parking Lot 42 caused by the construction of the Transit Facilities, Utility Relocations, and the Replacement Parking Structure, Grantee will provide daily, regularly scheduled Transportation Service from the Medical Center to the Interim Surface Parking Areas, subject to VA review and written approval and as further described and detailed in Exhibit P.

6. Operations for the Transportation Service shall commence no later than the Parking Lot 42 Decommissioning Date and will be in operation until the Replacement Parking Structure has been accepted by VA and is fully operational.

7. Grantee's Construction Relations, working in conjunction with Grantee's contractor, shall be responsible for Public Outreach, Stakeholder Communications, and Construction Impact Coordination and Mitigation programs for VA, as outlined in this Section.

(a) "**Public Outreach.**" Grantee shall conduct Public Outreach to understand the cultural resources and inventory of community assets by utilizing diverse methods, including traditional and non-traditional outreach including Construction Notices, Community Meetings, Digital Communications, Media Relations and a 24/7 Project Hotline, to reach stakeholders in advance of major Project milestones. Details shared through Public Outreach will include activity, work hours, duration, and impacts.

(b) "**Stakeholder Communications.**" Grantee shall communicate with stakeholders to ensure that all stakeholders have the opportunity to be informed about the Project. Briefings will be used to educate stakeholders in advance of Project infrastructure improvements and planned and ongoing Project construction activities.

(c) "**Construction Impact Coordination and Mitigation.**" Grantee shall present to stakeholders the Construction Impact Coordination and Mitigation plan framework designed to support the VA community, which will identify activities that allow for early engagement of the VA constituency and advance notification of Project construction activities that may help lessen negative impacts to stakeholders. The goals of Construction Impact Coordination and Mitigation are to mitigate negative impacts of Project construction and to provide ample time for people to plan around, or prepare to avoid, anticipated Project construction impacts.

All of the programs in this Section J.7 shall incorporate communications from VA.

8. Valet Services commenced prior to the Effective Date and will continue until VA's acceptance of the Replacement Parking Structure. Grantee will continue to provide valet services utilizing Parking Lot 43N and Parking Lot 3 for patient parking displaced from Lot 42. Valet services will operate Monday through Friday from 7:00 am to 6:00 pm, excluding Federal holidays.

(a) To Grantee's knowledge, neither its signing and delivery of this Easement Agreement, nor its consummation of the transactions herein contemplated, nor its compliance with the provisions hereof, will conflict with or result in a breach of, or constitute a default under, (a) any of the provisions of any law, governmental rule, regulation, judgment, decree or order binding on Grantee, (b) the constituent documents of Grantee, or (c) any of the provisions of any contract or other instrument to which Grantee is a party or by which it is bound.

(b) To Grantor's knowledge, neither its signing and delivery of this Easement Agreement, nor its consummation of the transactions herein contemplated, nor its compliance with the provisions hereof, will conflict with or result in a breach of, or constitute a default under, (a) any of the provisions of any law, governmental rule, regulation, judgment, decree or order binding on such Party or affecting the Easement Property, (b) the constituent documents of the Party, or (c) any of the provisions of any indenture, mortgage, contract or other instrument to which the Party is a party or by which it or the Easement Property is bound, or result in the creation or imposition of any lien, charge or encumbrance upon the Easement Property pursuant to the terms of any such indenture, mortgage, contract or other instrument.

6. All actions, approvals, consents, waivers, exemptions, variances, franchises, orders, permits, authorizations, rights, and licenses required under applicable law that are necessary in connection with the Party's signing and delivery of this Easement Agreement or the Party's consummation of the transactions contemplated hereby or the Party's performance of its obligations hereunder (other than any such actions that by their nature will become due or necessary at a future point in time during the Easement Term), have been duly taken, given or obtained, as the case may be, are in full force and effect, are not subject to any pending proceedings or appeals (administrative, judicial or otherwise), and either the time within which any appeal therefrom may be taken or review thereof may be obtained has expired, or no review thereof may be obtained or appeal therefrom taken.

7. This Easement Agreement has been duly signed and delivered by the Party and, assuming due authorization, signing and delivery by the other Party, constitutes a valid and binding obligation of the Party enforceable against the Party in accordance with its terms (except as enforcement may be limited by applicable bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting the enforcement of the rights of creditors generally and the application of equitable principles in any proceeding, whether at law or in equity).

8. There is no action, suit, proceeding or investigation pending or, to the Party's knowledge, threatened against the Party before any court, administrative agency, arbitrator or governmental body that: (a) relates to any of the transactions contemplated by this Easement Agreement, or (b) either in any one instance or in the aggregate, if determined against the Party, would reasonably be likely (i) to conflict with the terms of this Easement Agreement or of any action taken or to be taken in connection with the obligations of the Party contemplated herein, (ii) to materially and adversely affect the Party's business, assets, operations or condition (financial or otherwise), taken as a

## EXHIBIT M MMRP



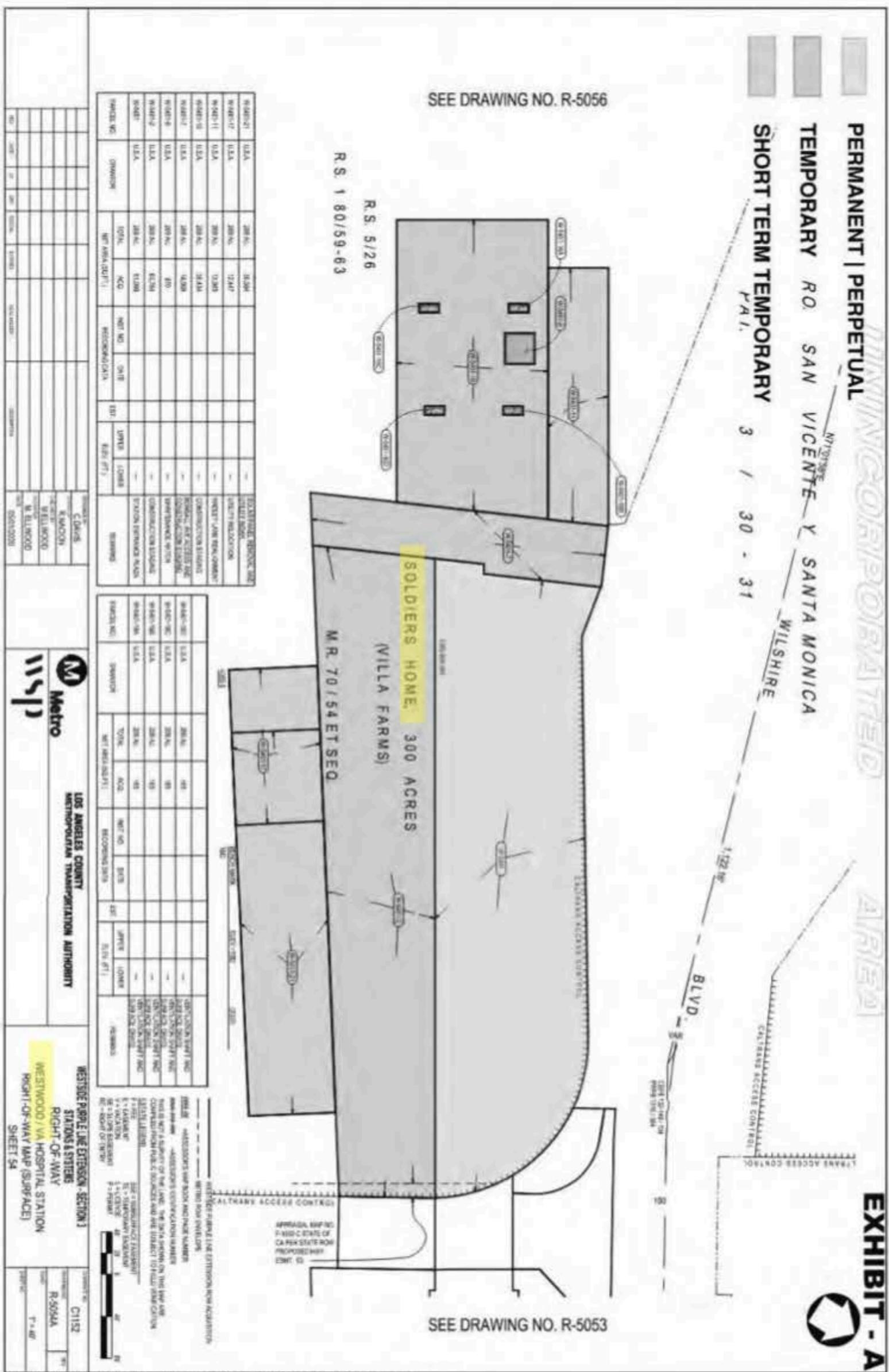
Mitigation Measures	Monitoring Action	Party Responsible for Implementing Mitigation	- Enforcement Agency - Monitoring Agency - Timeframe
<p><b>T-3—Residential Permit Parking Program</b>            In general, RPP districts are created to ensure that neighborhood residents have access to on-street parking. These programs are in effect across the United States, including Los Angeles County. They are commonly used to address spillover parking concerns, such as those that arise when residential neighborhoods are in close proximity to commercial districts that do not provide sufficient parking. Patrons of the commercial districts, who are non-residents, tend to spill over into adjacent residential neighborhoods to find parking. The impact that spillover parking causes is adverse, and restricting parking to residents only, or limiting the time non-residents can park, is one way to mitigate these adverse impacts.</p> <p>If the need for an RPP district has been determined through Mitigation Measure T-2, RPP programs will be implemented according to guidelines established by each local jurisdiction. Metro will reimburse local jurisdictions for costs associated with developing both the RPP programs and installing parking restriction signs in neighborhoods within a one-half mile walking distance of each affected station. Metro will not be responsible for the costs of permits for residents desiring to park on streets in RPP districts. For locations where spillover parking cannot be addressed through a RPP program, alternative mitigation options will include the implementation of parking time restrictions for non-residents. Metro will work with local jurisdictions to determine which option(s) will be preferable.</p>	Verify funding.	Metro	<ul style="list-style-type: none"> <li>- Metro</li> <li>- Metro</li> <li>- Operations</li> </ul>
<p><b>T-4—Consideration of Shared Parking Program</b>            Metro will consider developing a shared parking program with operators of off-street parking facilities to accommodate the LPA's parking demand, thereby allowing subway riders to use excess capacity in these facilities. The revised off-street parking analysis conducted for the Final EIS/EIR determined that more than 100,000 off-street parking spaces serve commercial land uses within a one-half mile walking distance of the seven LPA station locations. As part of the analysis, a sampling of parking facility operators for each station location was contacted to determine availability of public parking in their facility on weekdays and weekends, daily parking rate, facility occupancy, and interest in partnering with Metro to make parking available to riders of the Westside Subway Extension. Based on a sample of operators at each station area, some shared parking potential for subway riders exists. However, this potential may be limited at individual facilities because many are near their capacity during weekdays.</p> <p>For six months following the opening of service, Metro will monitor off-street parking activity in station areas through communication with parking operators by</p>	Report conditions and verify plan.	Metro	<ul style="list-style-type: none"> <li>- Metro</li> <li>- Metro</li> <li>- Operations</li> </ul>

**EXHIBIT A  
LIST OF EASEMENT PROPERTY**

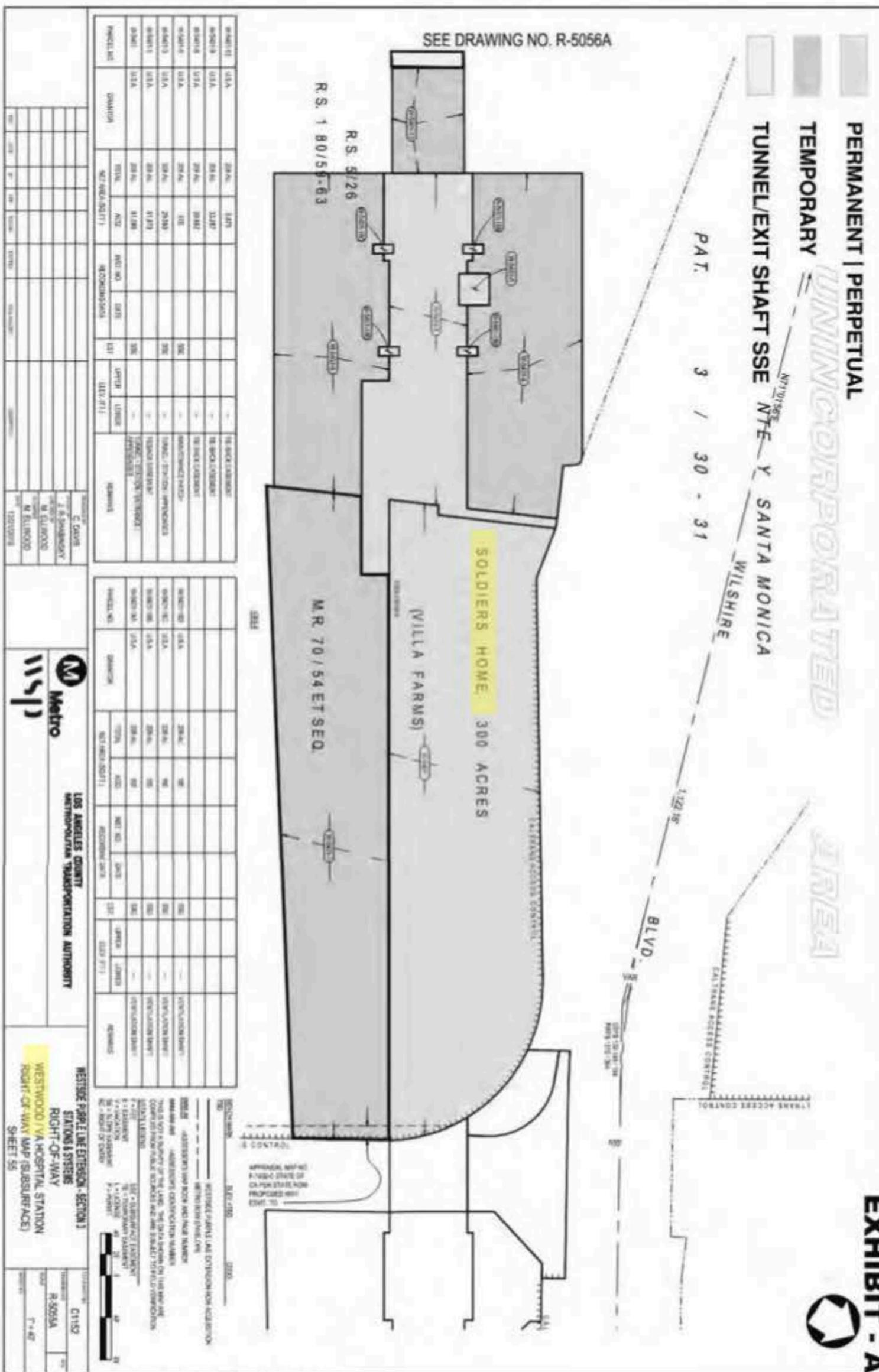
WPLE PARCEL ID	PROJECT USE / DESCRIPTION	AREA (SQ. FT.)	ROW TAKE	PROPERTY USE START DATE [1]	PROPERTY USE END DATE	DURATION (MONTHS)
W-5401	TUNNEL, STATION, ENTRANCE/PLAZA, PASSENGER DROP-OFF & APPENDAGES	81,098	PERMANENT	10/1/2020	N/A	PERPETUAL
W-5401-1	TIE-BACK EASEMENT	61,870	TEMPORARY	10/1/2020	7/2/2025	57
W-5401-2	CONSTRUCTION STAGING	63,770	TEMPORARY	10/1/2020	5/5/2027	79
W-5401-3	TUNNEL, STATION, APPENDAGES & CONSTRUCTION/OPERATION	29,560	PERMANENT	10/1/2020	N/A	PERPETUAL
W-5401-4	TAIL TRACK EXIT SHAFT	8,825	PERMANENT	1/8/2020	N/A	PERPETUAL
W-5401-5A	VENTILATION APPENDAGE AND SURGACE GRATE	582	PERMANENT	1/8/2020	N/A	PERPETUAL
W-5401-5B	VENTILATION APPENDAGE AND SURGACE GRATE	582	PERMANENT	1/8/2020	N/A	PERPETUAL
W-5401-5C	EMERGENCY EXIT STAIRS	276	PERMANENT	1/8/2020	N/A	PERPETUAL
W-5401-5D	EMERGENCY EGRESS WALKWAY	2,460	PERMANENT	1/8/2020	N/A	PERPETUAL
W-5401-5E	VENTILATION APPENDAGE AND SURGACE GRATE	36	PERMANENT	1/8/2020	N/A	PERPETUAL
W-5401-6	MAINTENANCE HATCH	870	PERMANENT	10/1/2020	N/A	PERPETUAL
W-5401-7	BONSALL AVE ACCESS AND CONSTRUCTION STAGING	14,909	TEMPORARY	10/1/2020	5/5/2027	79
W-5401-8	TIE-BACK EASEMENT	29,862	TEMPORARY	10/1/2020	7/2/2025	57
W-5401-9	TIE-BACK EASEMENT	33,267	TEMPORARY	10/1/2020	7/2/2025	57
W-5401-10	CONSTRUCTION STAGING	38,434	TEMPORARY	10/1/2020	5/5/2027	79
W-5401-12	CONSTRUCTION STAGING	94,267	TEMPORARY	1/8/2020	5/5/2027	88
W-5401-13	TIE-BACK EASEMENT	6,875	TEMPORARY	10/1/2020	7/2/2025	57
W-5401-16A	VENTILATION APPENDAGE AND SURGACE GRATE	165	PERMANENT	10/1/2020	N/A	PERPETUAL
W-5401-16B	VENTILATION APPENDAGE AND SURGACE GRATE	165	PERMANENT	10/1/2020	N/A	PERPETUAL
W-5401-16C	VENTILATION APPENDAGE AND SURGACE GRATE	165	PERMANENT	10/1/2020	N/A	PERPETUAL
W-5401-16D	VENTILATION APPENDAGE AND SURGACE GRATE	165	PERMANENT	10/1/2020	N/A	PERPETUAL
W-5401-17	UTILITY RELOCATION (Steam Line)	12,447	TEMPORARY	10/1/2020	9/1/2022	23
W-5401-18	SHARED DRIVEWAY (NON-EXCLUSIVE)	36,305	TEMPORARY	1/8/2020	5/5/2027	88
W-5401-20	TUNNEL CONSTRUCTION/OPERATION	57,708	PERMANENT	10/1/2020	N/A	PERPETUAL
W-5401-21	SOLAR PANEL REMOVAL AND UTILITY WORK	30,594	TEMPORARY	10/1/2020	9/1/2022	23
W-5401-22	GROUND IMPROVEMENT	4,335	TEMPORARY	1/8/2020	5/5/2027	88

[1] Grantee's exclusive and non-exclusive licensed use of the Easement Property commenced on January 8, 2020 and October 1, 2020 pursuant to the terms and conditions of the Restated and Amended Property Access Agreements. The Grant of Easements for the Easement Property is the Effective Date of this Easement Agreement.

# EXHIBIT A DEPICTION OF EASEMENT PROPERTY

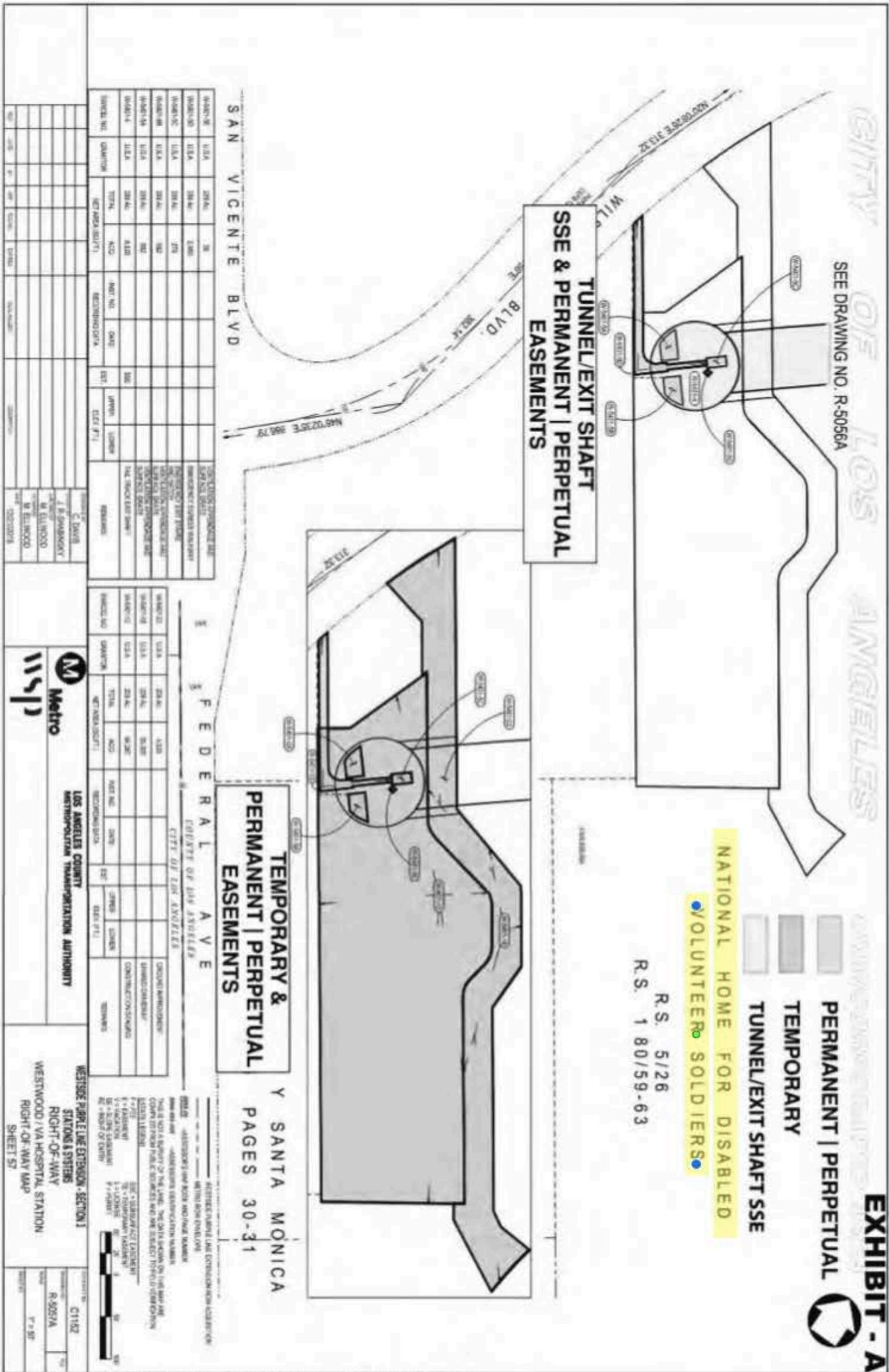


# EXHIBIT A DEPICTION OF EASEMENT PROPERTY





# EXHIBIT A DEPICTION OF EASEMENT PROPERTY



**EXHIBIT A-1  
PERPETUAL EASEMENT PROPERTY**

**LEGAL DESCRIPTION**

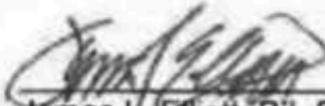
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That portion of Rancho San Vicente Y Santa Monica, in unincorporated territory of the County of Los Angeles, State of California, as per map recorded in Book 3 of Patents, Pages 30 and 31, in the Office of the County Recorder of said County, and also being a portion of National Home for Disabled Veterans 300 Acre Tract as recorded October 17, 1896 in Book 1122 of Deeds, Page 263, and shown as that portion of land marked "Soldiers Home 300 Acres" on map of that portion of the Rancho San Vicente Y Santa Monica, known as Villa Farms, recorded in Book 70 of Miscellaneous Records, Pages 54, et seq., in the Office of the County Recorder of said County, being described as follows:

**BEGINNING** at a point on the southeasterly line of Wilshire Boulevard, said point being the southwesterly terminus of course shown as "N 56°13'15" E 383.12" on Record of Survey recorded in Book 180 of Records of Survey, Pages 59 through 63, inclusive, records of said County; thence along said southeasterly line, South 78°00'01" West, 50.72 feet; thence leaving said southeasterly line, South 26°23'52" East, 112.15 feet; thence South 57°07'32" West, 9.18 feet; thence South 26°27'24" East, 8.46 feet; thence South 26°19'19" East, 24.58 feet; thence South 26°32'04" East, 15.91 feet; thence North 57°07'10" East, 609.88 feet to a point on the southwesterly line of San Diego Freeway as shown on said Record of Survey, said point being the beginning of a non-tangent curve, concave southwesterly and having a radius of 150.01 feet, a radial through said point bears North 55°35'07" East; thence northwesterly along said southwesterly line and said southeasterly line of Wilshire Boulevard and said curve, 233.96 feet through a central angle of 89°21'36"; thence along said southeasterly line, South 56°13'31" West, 383.12 feet to the **POINT OF BEGINNING**.

The upper elevation limit of the subsurface easement herein described, is a horizontal plane with an elevation of 378.00 feet and the lower elevation limit of the subsurface easement herein described is a horizontal plane with an elevation of 208.00 feet, based on the NAVD-88 Datum elevation of 285.78 feet for City of Los Angeles Benchmark No. 13-13352. The upper limit of this easement varies approximately 50 to 60 feet above finish grade (existing surface elevation in July of 2017), and the lower limit of this easement varies approximately 110 to 120 feet below finish grade (existing surface elevation in July of 2017). These elevations were determined from the Los Angeles County Metro Westside Purple Line Extension Project – Section 3 Project Definition Drawings.

This description prepared by me or under my direction:

  
James L. Elliott, P.L.S. 6334



12-20-18  
Date

Affects APN: 4365-005-904

W-5401

# EXHIBIT A-1 PERPETUAL EASEMENT PROPERTY

GRANTOR : NATIONAL HOME FOR DISABLED VOLUNTEER SOLDIERS		The data shown on this map and/or plat are compiled from public sources and are subject to field verification.	
DESCRIPTION : PORTION OF RANCHO SAN VICENTE Y SANTA MONICA PER MAP RECORDED IN BOOK 3 PAGES 30-31 OF PATENTS			
BENCH MARK :			
TITLE REPORT	DRANGE COAST TITLE NO. 140-1283331-32	ADDRESS	11301 WILSHIRE BLVD LOS ANGELES CA 90073
ASSESSOR'S REF. :	4365-008-904	R.O.W REFERENCE	R-5054A, R-5055A, W-5401
		NO.	DATE
			REVISION DESCRIPTION

LINE SEGMENT	BEARING	DISTANCE
L1	N 28°32'04" W	15.91'
L2	N 26°19'19" W	24.58'
L3	N 26°27'24" W	6.46'
L4	N 57°07'32" E	9.18'
L5	N 78°00'01" E	50.72'

CURVE	RADIUS	Δ	LENGTH
C1	150.01'	89°21'36"	233.96'

PARCEL	TOTAL	W-5401
AREA - SQUARE FEET	209± Ac.	81,008

	<b>LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY</b>  APPROVED BY: _____  <small>MTA PROJECT MANAGER      DATE</small>	<b>PARCEL PLAT</b>  <b>W-5401</b>  <b>SHEET 1 OF 1</b>
	<small>CONTRACT NO./DESIGN UNIT</small> <small>SCALE</small> 1" = 100' <small>DATE</small> 12/21/2018 <small>DRAWN BY</small> C. DAVIS <small>CHECKED BY</small> J. HAYNES <small>REV. DATE</small> <small>REV. NO.</small>	

**EXHIBIT A-1**  
**PERPETUAL EASEMENT PROPERTY**

**LEGAL DESCRIPTION**

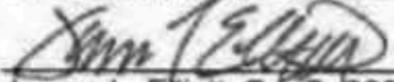
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That portion of Rancho San Vicente Y Santa Monica, in unincorporated territory of the County of Los Angeles, State of California, as per map recorded in Book 3 of Patents, Pages 30 and 31, in the Office of the County Recorder of said County, and also being a portion of National Home for Disabled Veterans 300 Acre Tract as recorded October 17, 1896 in Book 1122 of Deeds, Page 263, and shown as that portion of land marked "Soldiers Home 300 Acres" on map of that portion of the Rancho San Vicente Y Santa Monica, known as Villa Farms, recorded in Book 70 of Miscellaneous Records, Pages 54, et seq., in the Office of the County Recorder of said County, being described as follows:

**COMMENCING** at a point on the southeasterly line of Wilshire Boulevard, said point being the southwesterly terminus of course shown as "N 56°13'15" E 383.12" on Record of Survey recorded in Book 180 of Records of Survey, Pages 59 through 63, inclusive, records of said County; thence along said southeasterly line, South 78°00'01" West, 50.72 feet to the **POINT OF BEGINNING**; thence leaving said southeasterly line, South 26°23'52" East, 112.15 feet; thence South 57°07'32" West, 9.18 feet; thence South 26°27'24" East, 6.46 feet; thence South 26°19'19" East, 24.58 feet; thence South 26°32'04" East, 15.91 feet; thence North 57°07'10" East, 71.50 feet; thence South 32°51'53" East, 26.06 feet; thence South 57°07'44" West, 184.92 feet; thence North 32°52'44" West, 26.03 feet; thence South 57°07'10" West, 23.70 feet; thence North 32°52'48" West, 9.37 feet; thence South 57°07'12" West, 8.50 feet; thence South 32°52'48" East, 9.37 feet; thence South 57°07'11" West, 81.88 feet; thence South 32°52'48" East, 5.33 feet; thence South 57°07'00" West, 6.89 feet; thence North 32°52'48" West, 9.36 feet; thence South 57°07'12" West, 8.50 feet; thence South 32°52'48" East, 9.36 feet; thence South 57°07'10" West, 67.61 feet; thence North 32°52'48" West, 84.92 feet; thence North 57°07'11" East, 67.61 feet; thence South 32°52'48" East, 9.37 feet; thence North 57°07'12" East, 8.50 feet; thence North 32°52'48" West, 9.37 feet; thence North 57°07'00" East, 6.89 feet; thence South 32°52'50" East, 5.33 feet; thence North 57°07'32" East, 12.17 feet; thence South 32°52'28" East, 7.93 feet; thence North 57°07'32" East, 30.00 feet; thence North 32°52'32" West, 7.93 feet; thence North 57°07'51" East, 39.71 feet; thence South 32°52'48" East, 9.36 feet; thence North 57°07'12" East, 8.50 feet; thence North 32°52'48" West, 9.36 feet; thence North 57°07'17" East, 145.32 feet; thence North 26°23'52" West, 86.00 feet to a point on the southerly line of Bonsall Avenue as described in Parcel 3, Relinquishment of State Highway in the County of Los Angeles Road VII-LA-158-A as recorded February 7, 1963 in Book R1455, Page 142, Official Records of said County; thence along said southerly line, North 63°32'35" East, 7.12 feet to a point on said southeasterly line of Wilshire Boulevard; thence along said southeasterly line, North 78°00'01" East, 2.28 feet to the **POINT OF BEGINNING**.

The upper elevation limit of the subsurface easement herein described, is a horizontal plane with an elevation of 314.00 feet and the lower elevation limit of the subsurface easement herein described is a horizontal plane with an elevation of 208.00 feet, based on the NAVD-88 Datum elevation of 285.78 feet for City of Los Angeles Benchmark No. 13-13352. The upper limit of this easement varies approximately 8 feet below finish grade (existing surface elevation in July of 2017), and the lower limit of this easement varies approximately 108 to 114 feet below finish grade (existing surface elevation in July of 2017). These elevations were determined from the Los Angeles County Metro Westside Purple Line Extension Project – Section 3 Project Definition Drawings.

This description prepared by me or under my direction:

  
James L. Elliott, P.C.S. 6334

Affects APN: 4365-008-904

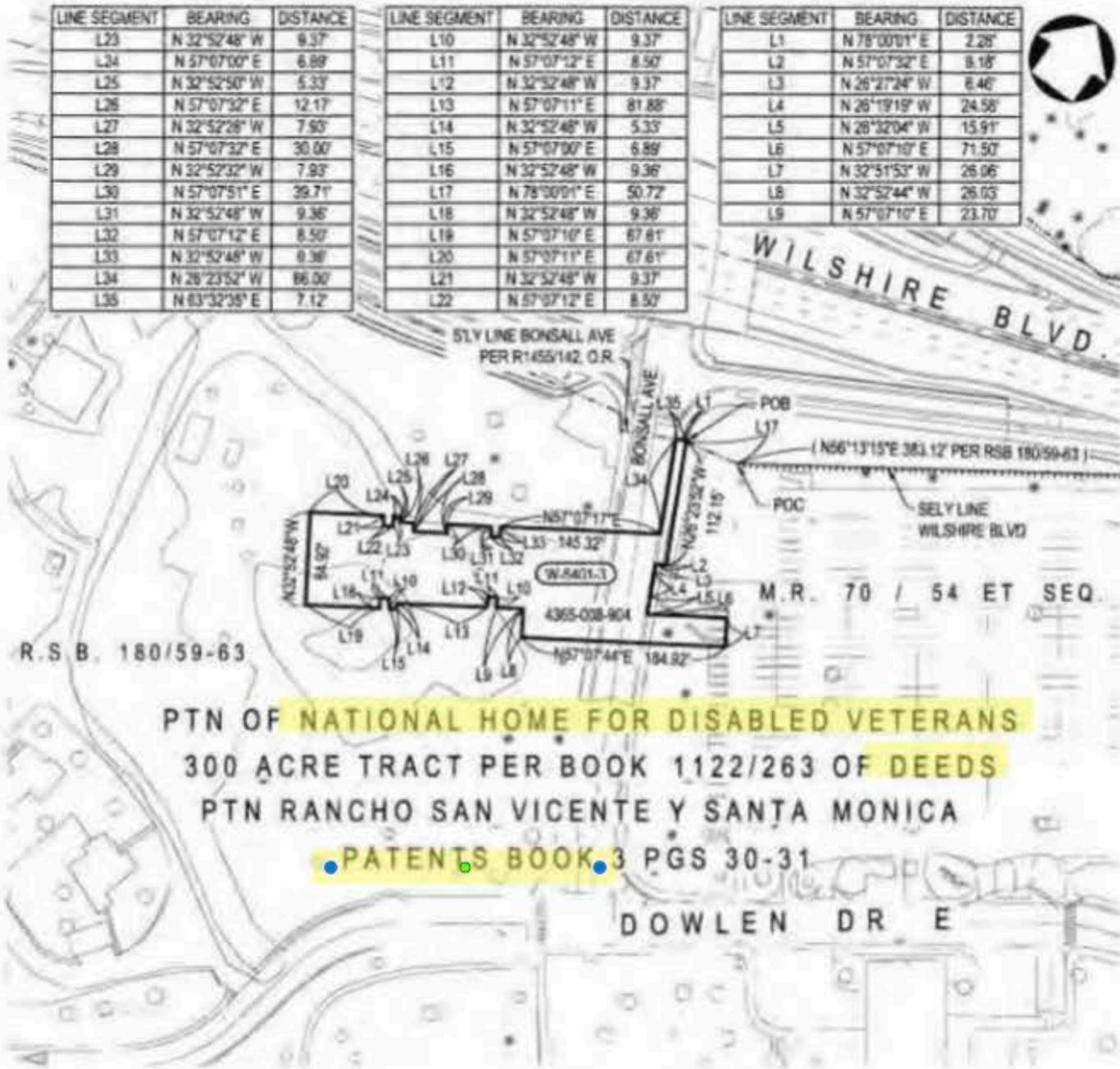


12-20-18  
Date

W-5401-3

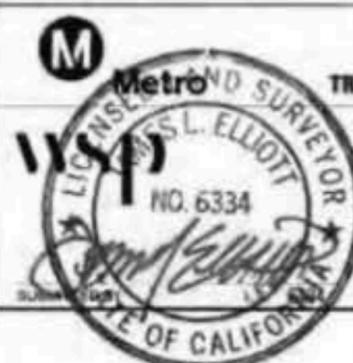
# EXHIBIT A-1 PERPETUAL EASEMENT PROPERTY

<b>GRANTOR</b> NATIONAL HOME FOR DISABLED VOLUNTEER SOLDIERS	The data shown on this map and/or plat are compiled from public sources and are subject to field verification.	
<b>DESCRIPTION</b> PORTION OF RANCHO SAN VICENTE Y SANTA MONICA PER MAP RECORDED IN BOOK 3 PAGES 30-31 OF PATENTS		
<b>BENCH MARK:</b>		
<b>TITLE REPORT</b> ORANGE COAST TITLE NO. 140-1263331-32	<b>ADDRESS</b> 11301 WILSHIRE BLVD LOS ANGELES CA 90073	
<b>ASSESSOR'S REF.</b> 4365-008-904	<b>R.O.W. REFERENCE</b> R-5055A, W-5401-3	NO.    DATE    REVISION DESCRIPTION



PTN OF NATIONAL HOME FOR DISABLED VETERANS  
300 ACRE TRACT PER BOOK 1122/263 OF DEEDS  
PTN RANCHO SAN VICENTE Y SANTA MONICA  
PATENTS BOOK 3 PGS 30-31

<b>PARCEL</b>	TOTAL	W-5401-3	
<b>AREA - SQUARE FEET</b>	208± Ac.	29,560	

 <p style="text-align: center;"><b>LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY</b></p> <p>APPROVED BY: _____</p> <p style="font-size: x-small;">MTA PROJECT MANAGER      DATE</p>	<h2 style="margin: 0;">PARCEL PLAT</h2> <p style="margin: 5px 0;">W-5401-3</p> <p style="margin: 5px 0;">SHEET 1 OF 1</p>	<p>CONTRACT NO./DESIGN UNIT</p> <p>SCALE: 1" = 150'</p> <p>DATE: 12/21/2018</p> <p>DRAWN BY: C. DAVIS</p> <p>CHECKED BY: J. HAYNES</p> <p>REV. DATE      REV. NO.</p>
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**EXHIBIT A-1  
PERPETUAL EASEMENT PROPERTY**

**LEGAL DESCRIPTION**

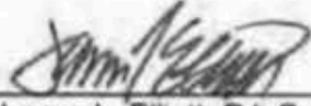
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That portion of Rancho San Vicente Y Santa Monica, in unincorporated territory of the County of Los Angeles, State of California, as per map recorded in Book 3 of Patents, Pages 30 and 31, in the Office of the County Recorder of said County, and also being a portion of National Home for Disabled Veterans 300 Acre Tract as recorded October 17, 1896 in Book 1122 of Deeds, Page 263, and shown as that portion of land marked "Soldiers Home 300 Acres" on map of that portion of the Rancho San Vicente Y Santa Monica, known as Villa Farms, recorded in Book 70 of Miscellaneous Records, Pages 54, et seq., in the Office of the County Recorder of said County, being described as follows:

**COMMENCING** at the northeast corner of "US AIR FORCE" parcel as shown on Record of Survey recorded in Book 180 of Records of Survey, Pages 59 through 63, inclusive, records of said County; thence along the northeasterly line of said parcel, South 35°24'16" East, 119.56 feet; thence leaving said northeasterly line, North 54°35'44" East, 94.81 feet to the **POINT OF BEGINNING**, said point being the beginning of a non-tangent curve concave southwesterly and having a radius of 53.00 feet, a radial through said point bears North 08°27'36" East; thence easterly and southerly along said curve, 111.51 feet through a central angle of 120°32'56" to the beginning of a tangent curve concave northeasterly and having a radius of 53.00 feet; thence along said curve, westerly and northerly, 221.50 feet through a central angle of 239°27'04" to the **POINT OF BEGINNING**.

The upper elevation limit of the subsurface easement herein described, is a horizontal plane with an elevation of 307.00 feet and the lower elevation limit of the subsurface easement herein described is a horizontal plane with an elevation of 208.00 feet, based on the NAVD-88 Datum elevation of 285.78 feet for City of Los Angeles Benchmark No. 13-13352. The upper limit of this easement being approximately 4 feet below finish grade (existing surface elevation in July of 2017), and the lower limit of this easement being approximately 104 feet below finish grade (existing surface elevation in July of 2017). These elevations were determined from the Los Angeles County Metro Westside Purple Line Extension Project – Section 3 Project Definition Drawings.

This description prepared by me or under my direction:

  
James L. Elliott, P.L.S. 6334



12-20-18  
Date

Affects APN: 4355-008-904

W-5401-4

# EXHIBIT A-1 PERPETUAL EASEMENT PROPERTY

<b>GRANTOR:</b> NATIONAL HOME FOR DISABLED VOLUNTEER SOLDIERS		The data shown on the map and/or plat are compiled from public sources and are subject to field verification.	
<b>DESCRIPTION:</b> PORTION OF RANCHO SAN VICENTE Y SANTA MONICA PER MAP RECORDED IN BOOK 3 PAGES 30-31 OF PATENTS			
<b>BENCH MARK:</b>			
<b>TITLE REPORT:</b> ORANGE COAST TITLE NO. 140-1263331-32	<b>ADDRESS:</b> 11301 WILSHIRE BLVD LOS ANGELES CA 90073		
<b>ASSESSOR'S REF:</b> 4365-008-904	<b>R.O.W. REFERENCE:</b> R-5057A, W-5401-4	NO.	DATE
		REVISION DESCRIPTION	

CURVE	RADIUS	Δ	LENGTH
C1	53.00'	120°32'56"	111.51'
C2	53.00'	239°27'04"	221.50'

PTN OF NATIONAL HOME FOR DISABLED VETERANS  
300 ACRE TRACT PER BOOK 1122/263 OF DEEDS  
M.R. 70 / 54 ET SEQ.  
R.S.B. 180/59-63  
PTN RANCHO SAN VICENTE Y SANTA MONICA  
PATENTS BOOK 3 PGS 30-31

PARCEL	TOTAL	W-5401-4	
AREA - SQUARE FEET	209± Ac.	8,825	

	<b>LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY</b>  APPROVED BY: _____  MTA PROJECT MANAGER DATE: _____	<b>PARCEL PLAT</b>  W-5401-4  SHEET 1 OF 1
	CONTRACT NO./DESIGN UNIT SCALE: 1" = 120' DATE: 12/21/2018 DRAWN BY: C. DAVIS CHECKED BY: J. HAYNES REV. DATE:      REV. NO.	

**EXHIBIT A-1**  
**PERPETUAL EASEMENT PROPERTY**

**LEGAL DESCRIPTION**

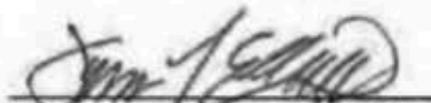
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That portion of Rancho San Vicente Y Santa Monica, in unincorporated territory of the County of Los Angeles, State of California, as per map recorded in Book 3 of Patents, Pages 30 and 31, in the Office of the County Recorder of said County, and also being a portion of National Home for Disabled Veterans 300 Acre Tract as recorded October 17, 1896 in Book 1122 of Deeds, Page 263, and shown as that portion of land marked "Soldiers Home 300 Acres" on map of that portion of the Rancho San Vicente Y Santa Monica, known as Villa Farms, recorded in Book 70 of Miscellaneous Records, Pages 54, et seq., in the Office of the County Recorder of said County, being described as follows:

**COMMENCING** at the northeast corner of "US AIR FORCE" parcel as shown on Record of Survey recorded in Book 180 of Records of Survey, Pages 59 through 63, inclusive, records of said County; thence along the northeasterly line of said parcel, South 35°24'16" East, 141.51 feet; thence leaving said northeasterly line, North 54°35'44" East, 31.69 feet to the **POINT OF BEGINNING**, said point being the beginning of a non-tangent curve, concave easterly and having a radius of 49.00 feet, a radial through said point bears South 87°08'00" West, thence northerly along said curve, 25.40 feet through a central angle of 29°41'55"; thence non-tangent to said curve, South 40°47'54" East, 35.31 feet; thence South 49°12'06" West, 20.00 feet; thence North 40°47'54" West, 20.12 feet to the **POINT OF BEGINNING**.

The upper elevation limit of the subsurface easement herein described, is a horizontal plane with an elevation of 333.00 feet and the lower elevation limit of the subsurface easement herein described is a horizontal plane with an elevation of 307.00 feet, based on the NAVD-88 Datum elevation of 285.78 feet for City of Los Angeles Benchmark No. 13-13352. The upper limit of this easement being approximately 20 feet above finish grade (existing surface elevation in July of 2017), and the lower limit of this easement being approximately 5 feet below finish grade (existing surface elevation in July of 2017). These elevations were determined from the Los Angeles County Metro Westside Purple Line Extension Project – Section 3 Project Definition Drawings.

This description prepared by me or under my direction.

  
James L. Elliott, P.L.S. 6334

12-20-18  
Date



Affects APN: 4365-008-904

W-5401-5A

# EXHIBIT A-1 PERPETUAL EASEMENT PROPERTY

<b>GRANTOR</b> NATIONAL HOME FOR DISABLED VOLUNTEER SOLDIERS	The data shown on this map and/or plat are compiled from public sources and are subject to field verification.
<b>DESCRIPTION</b> PORTION OF RANCHO SAN VICENTE Y SANTA MONICA PER MAP RECORDED IN BOOK 3 PAGES 30-31 OF PATENTS	
<b>BENCH MARK</b> :	
<b>TITLE REPORT</b> ORANGE COAST TITLE NO. 140-1263331-32	<b>ADDRESS</b> 11301 WILSHIRE BLVD LOS ANGELES CA 90073
<b>ASSESSOR'S REF.</b> : 4365-008-904	<b>R.O.W. REFERENCE</b> R-5057A, W-5401-5A
	NO.    DATE    REVISION DESCRIPTION

CURVE	RADIUS	Δ	LENGTH
C1	49.00'	29°41'55"	25.40'

LINE SEGMENT	BEARING	DISTANCE
L1	N 54°35'44" E	31.89'
L2	N 40°47'54" W	35.31'
L3	N 49°12'06" E	20.00'
L4	N 40°47'54" W	20.12'

PTN OF NATIONAL HOME FOR DISABLED VETERANS  
300 ACRE TRACT PER BOOK 1122/263 OF DEEDS  
M.R. 70 / 54 ET SEQ.  
R.S.B. 180/59-63  
PTN RANCHO SAN VICENTE Y SANTA MONICA  
PATENTS BOOK 3 PGS 30-31

PARCEL	TOTAL	W-5401-5A	
AREA - SQUARE FEET	208± Ac.	582	

<p><b>LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY</b></p>	<p><b>PARCEL PLAT</b></p> <p>W-5401-5A</p> <p>SHEET 1 OF 1</p>	<p>CONTRACT NO./DIVISION UNIT</p> <p>SCALE 1" = 120'</p> <p>DATE 12/21/2018</p> <p>DRAWN BY C. DAVIS</p> <p>CHECKED BY J. HAYNES</p> <p>REV. DATE    REV. NO</p>
	<p>APPROVED BY: _____</p> <p>MTA PROJECT MANAGER    DATE</p>	

**EXHIBIT A-1**  
**PERPETUAL EASEMENT PROPERTY**

**LEGAL DESCRIPTION**

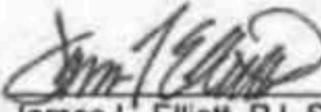
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That portion of Rancho San Vicente Y Santa Monica, in unincorporated territory of the County of Los Angeles, State of California, as per map recorded in Book 3 of Patents, Pages 30 and 31, in the Office of the County Recorder of said County, and also being a portion of **National Home for Disabled Veterans** 300 Acre Tract as recorded October 17, 1896 in Book 1122 of Deeds, Page 263, and shown as that portion of land marked "Soldiers Home 300 Acres" on map of that portion of the Rancho San Vicente Y Santa Monica, known as Villa Farms, recorded in Book 70 of Miscellaneous Records, Pages 54, et seq., in the Office of the County Recorder of said County, being described as follows:

**COMMENCING** at the northeast corner of **"US AIR FORCE"** parcel as shown on Record of Survey recorded in Book 180 of Records of Survey, Pages 59 through 63, inclusive, records of said County; thence along the northeasterly line of said parcel, South 35°24'16" East, 181.45 feet; thence leaving said northeasterly line, North 54°35'44" East, 35.46 feet to the **POINT OF BEGINNING**; thence North 49°12'06" East, 20.00 feet; thence South 40°47'54" East, 35.32 feet to the beginning of a non-tangent curve, concave northerly and having a radius of 49.20 feet, a radial through said point bears South 18°21'38" East; thence westerly along said curve, 25.40 feet through a central angle of 29°34'36", thence non-tangent to said curve, North 40°47'54" West, 20.12 feet to the **POINT OF BEGINNING**.

The upper elevation limit of the subsurface easement herein described, is a horizontal plane with an elevation of 332.00 feet and the lower elevation limit of the subsurface easement herein described is a horizontal plane with an elevation of 307.00 feet, based on the NAVD-88 Datum elevation of 285.78 feet for City of Los Angeles Benchmark No. 13-13352. The upper limit of this easement being approximately 20 feet above finish grade (existing surface elevation in July of 2017), and the lower limit of this easement being approximately 3 feet below finish grade (existing surface elevation in July of 2017). These elevations were determined from the Los Angeles County Metro Westside Purple Line Extension Project – Section 3 Project Definition Drawings.

This description prepared by me or under my direction:

  
James L. Elliott, P.L.S. 6334



12-20-18  
Date

Affects APN 4385-008-904

W-5401-5B

# EXHIBIT A-1 PERPETUAL EASEMENT PROPERTY

<b>GRANTOR</b> NATIONAL HOME FOR DISABLED VOLUNTEER SOLDIERS	The data shown on this map and/or plat are compiled from public sources and are subject to field verification.
<b>DESCRIPTION</b> PORTION OF RANCHO SAN VICENTE Y SANTA MONICA PER MAP RECORDED IN BOOK 3 PAGES 30-31 OF PATENTS	
<b>BENCH MARK:</b>	
<b>TITLE REPORT:</b> ORANGE COAST TITLE NO. 145-1263331-32	<b>ADDRESS:</b> 11301 WILSHIRE BLVD LOS ANGELES CA 90073
<b>ASSESSOR'S REF:</b> 4365-008-904	<b>R.O.W REFERENCE:</b> R-5057A, W-5401-5B
	NO.    DATE    REVISION DESCRIPTION

CURVE	RADIUS	Δ	LENGTH
C1	49.20'	29°34'36"	25.40'

LINE SEGMENT	BEARING	DISTANCE
L1	N 54°35'44" E	35.46'
L2	N 48°12'08" E	20.00'
L3	N 40°47'54" W	35.32'
L4	N 40°47'54" W	20.12'

**PTN OF NATIONAL HOME FOR DISABLED VETERANS**  
 300 ACRE TRACT PER BOOK 1122/263 OF **DEEDS**  
 M.R. 70 / 54 ET SEQ.  
 R.S.B. 180/59-63  
**PTN RANCHO SAN VICENTE Y SANTA MONICA**  
 PATENTS BOOK 3 PGS 30-31

PARCEL	TOTAL	W-5401-5B
AREA - SQUARE FEET	209± Ac	582

 <b>LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY</b>	<h2 style="margin: 0;">PARCEL PLAT</h2> <p style="margin: 5px 0;">W-5401-5B</p> <p style="margin: 5px 0;">SHEET 1 OF 1</p>	CONTRACT NO./DESIGN UNIT SCALE: 1" = 120' DATE: 12/21/2018 DRAWN BY: C. DAVIS CHECKED BY: J. HAYNES REV. DATE:    REV. NO:
	APPROVED BY: _____ NTA PROJECT MANAGER    DATE: _____	

**EXHIBIT A-1**  
**PERPETUAL EASEMENT PROPERTY**

**LEGAL DESCRIPTION**

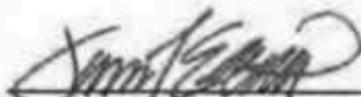
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That portion of Rancho San Vicente Y Santa Monica, in unincorporated territory of the County of Los Angeles, State of California, as per map recorded in Book 3 of Patents, Pages 30 and 31, in the Office of the County Recorder of said County, and also being a portion of National Home for Disabled Veterans 300 Acre Tract as recorded October 17, 1896 in Book 1122 of Deeds, Page 263, and shown as that portion of land marked "Soldiers Home 300 Acres" on map of that portion of the Rancho San Vicente Y Santa Monica, known as Villa Farms, recorded in Book 70 of Miscellaneous Records, Pages 54, et seq., in the Office of the County Recorder of said County, being described as follows:

**COMMENCING** at the northeast corner of "US AIR FORCE" parcel as shown on Record of Survey recorded in Book 180 of Records of Survey, Pages 59 through 63, inclusive, records of said County; thence along the northeasterly line of said parcel, South 35°24'16" East, 158.80 feet; thence leaving said northeasterly line, North 54°35'44" East, 86.47 feet to the **POINT OF BEGINNING**; thence North 49°12'06" East, 23.66 feet; thence South 40°47'54" East, 11.67 feet; thence South 49°12'06" West, 23.66 feet; thence North 40°47'54" West, 11.67 feet to the **POINT OF BEGINNING**.

The upper elevation limit of the subsurface easement herein described, is a horizontal plane with an elevation of 322.00 feet and the lower elevation limit of the subsurface easement herein described is a horizontal plane with an elevation of 307.00 feet, based on the NAVD-88 Datum elevation of 285.78 feet for City of Los Angeles Benchmark No. 13-13352. The upper limit of this easement being approximately 10 feet above finish grade (existing surface elevation in July of 2017), and the lower limit of this easement being approximately 4 feet below finish grade (existing surface elevation in July of 2017). These elevations were determined from the Los Angeles County Metro Westside Purple Line Extension Project – Section 3 Project Definition Drawings.

This description prepared by me or under my direction:

  
James L. Elliott, P.L.S. 6334



12-20-18  
Date

Affects APN: 4385-008-904

W-5401-5C

# EXHIBIT A-1 PERPETUAL EASEMENT PROPERTY

GRANTOR: NATIONAL HOME FOR DISABLED VOLUNTEER SOLDIERS		The data shown on this map and/or plat are compiled from public sources and are subject to field verification.	
DESCRIPTION: PORTION OF RANCHO SAN VICENTE Y SANTA MONICA PER MAP RECORDED IN BOOK 3 PAGES 30-31 OF PATENTS			
BENCH MARK:			
TITLE REPORT: ORANGE COAST TITLE NO. 140-1283331-32	ADDRESS: 11301 WILSHIRE BLVD LOS ANGELES CA 90073		
ASSESSOR'S REF: 4365-008-004	R.O.W. REFERENCE: R-5057A, W-5401-5C	NO.	DATE
		REVISION DESCRIPTION	

LINE SEGMENT	BEARING	DISTANCE
L1	N 49°12'08" E	23.86'
L2	N 40°47'54" W	11.67'





**PTN OF NATIONAL HOME FOR DISABLED VETERANS**  
 300 ACRE TRACT PER BOOK 1122/263 OF DEEDS  
 M.R. 70 / 54 ET SEQ.  
 R.S.B. 180/59-63  
 PTN RANCHO SAN VICENTE Y SANTA MONICA  
 PATENTS BOOK 3 PGS 30-31

PARCEL	TOTAL	W-5401-5C
AREA - SQUARE FEET	209± Ac	276

 <b>Metro</b> LICENSED LAND SURVEYOR L. ELLIOTT No. 6334 STATE OF CALIFORNIA	<b>LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY</b>	<h2 style="margin: 0;">PARCEL PLAT</h2> <p style="margin: 0;">W-5401-5C</p> <p style="margin: 0;">SHEET 1 OF 1</p>	CONTRACT NO./DESIGN UNIT
	APPROVED BY:		SCALE: 1" = 120'
MTA PROJECT MANAGER: _____ DATE: _____			DRAWN BY: C. DAVIS
			CHECKED BY: J. HAYNES
			REV. DATE:      REV. NO.:

**EXHIBIT A-1**  
**PERPETUAL EASEMENT PROPERTY**

**LEGAL DESCRIPTION**

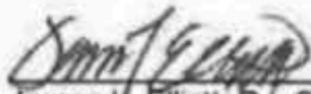
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That portion of Rancho San Vicente Y Santa Monica, in unincorporated territory of the County of Los Angeles, State of California, as per map recorded in Book 3 of Patents, Pages 30 and 31, in the Office of the County Recorder of said County, and also being a portion of National Home for Disabled Veterans 300 Acre Tract as recorded October 17, 1896 in Book 1122 of Deeds, Page 263, and shown as that portion of land marked "Soldiers Home 300 Acres" on map of that portion of the Rancho San Vicente Y Santa Monica, known as Villa Farms, recorded in Book 70 of Miscellaneous Records, Pages 54, et seq., in the Office of the County Recorder of said County, being described as follows:

**COMMENCING** at the northeast corner of "US AIR FORCE" parcel as shown on Record of Survey recorded in Book 180 of Records of Survey, Pages 59 through 63, inclusive, records of said County; thence along the northeasterly line of said parcel, South 35°24'16" East, 177.66 feet; thence leaving said northeasterly line, North 54°35'44" East, 2.00 feet to the **POINT OF BEGINNING**, thence North 49°12'06" East, 38.86 feet; thence North 40°47'54" West, 2.00 feet; thence North 49°12'06" East, 47.00 feet; thence North 40°47'54" West, 6.00 feet; thence South 49°12'06" West, 47.00 feet; thence North 40°47'54" West, 2.00 feet; thence South 49°12'06" West, 11.39 feet to the beginning of a tangent curve concave northerly and having a radius of 15.00 feet; thence westerly along said curve 24.97 feet through a central angle of 95°23'39"; thence North 35°24'16" West, 160.93 feet to a point on the southeasterly line of Wilshire Boulevard as shown on said Record of Survey, said point being the beginning of a non-tangent curve concave easterly and having a radius of 950.00 feet, a radial through said point bears North 76°46'28" West; thence southerly along said southeasterly line and along said curve 13.41 feet through a central angle of 00°48'31"; thence leaving said southeasterly line and said curve, South 35°24'16" East, 179.47 feet to the **POINT OF BEGINNING**.

The upper elevation limit of the subsurface easement herein described, is a horizontal plane with an elevation of 326.00 feet and the lower elevation limit of the subsurface easement herein described is a horizontal plane with an elevation of 311.00 feet, based on the NAVD-88 Datum elevation of 285.78 feet for City of Los Angeles Benchmark No. 13-13352. The upper limit of this easement varies approximately 10 to 14 feet above finish grade (existing surface elevation in July of 2017), and the lower limit of this easement varies approximately 4 to 8 feet below finish grade (existing surface elevation in July of 2017). These elevations were determined from the Los Angeles County Metro Westside Purple Line Extension Project – Section 3 Project Definition Drawings.

This description prepared by me or under my direction:

  
James L. Elliott, P.L.S. 6334



12-20-18  
Date

Affects APN: 4365-008-904

W-5401-50

# EXHIBIT A-1 PERPETUAL EASEMENT PROPERTY

<b>GRANTOR</b> NATIONAL HOME FOR DISABLED VOLUNTEER SOLDIERS		The data shown on this map and/or plat are compiled from public sources and are subject to field verification.	
<b>DESCRIPTION</b> PORTION OF RANCHO SAN VICENTE Y SANTA MONICA PER MAP RECORDED IN BOOK 3 PAGES 30-31 OF PATENTS			
<b>BENCH MARK</b>			
<b>TITLE REPORT</b> ORANGE COAST TITLE NO. 146-1263331-32	<b>ADDRESS</b> 11301 WILSHIRE BLVD LOS ANGELES CA 90073		
<b>ASSESSOR'S REF.</b> 4365-006-904	<b>R.O.W. REFERENCE</b> R-5057A, W-5401-5D	<b>NO.</b>	<b>DATE</b>
		<b>REVISION DESCRIPTION</b>	

CURVE	RADIUS	Δ	LENGTH
C1	950.00'	00°48'31"	13.41'
C2	15.00'	95°23'36"	24.97'

LINE SEGMENT	BEARING	DISTANCE
L1	N 54°35'44" E	2.00'
L2	N 49°12'06" E	11.39'
L3	N 40°47'54" W	2.00'
L4	N 49°12'06" E	47.00'
L5	N 40°47'54" W	6.00'
L6	N 49°12'06" E	47.00'
L7	N 40°47'54" W	2.00'
L8	N 49°12'06" E	38.86'
L9	N 35°24'16" W	179.47'

POC  
NE COR US AIR FORCE  
PAR PER RSB 180/59-63

WILSHIRE BLVD.

POB

NELY LINE US AIR  
FORCE PAR PER  
RSB 180/59-63

4365-006-904

W 5401 5D

**PTN OF NATIONAL HOME FOR DISABLED VETERANS**  
**300 ACRE TRACT PER BOOK 1122/263 OF DEEDS**  
 M.R. 70 / 54 ET SEQ.  
 R.S.B. 180/59-63  
**PTN RANCHO SAN VICENTE Y SANTA MONICA**  
 PATENTS BOOK 3 PGS 30-31

PARCEL	TOTAL	W-5401-5D
AREA - SQUARE FEET	209± Ac.	2,480

	<b>LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY</b>	<h2 style="margin: 0;">PARCEL PLAT</h2> <p style="margin: 0;">W-5401-5D</p> <p style="margin: 0;">SHEET 1 OF 1</p>	CONTRACT NO./DESIGN UNIT
	APPROVED BY: _____		SCALE: 1" = 120'
M.T.A. PROJECT MANAGER: _____	DATE: _____	DRAWN BY: C. DAVIS	CHECKED BY: J. HAYNES
		REV. DATE: _____	REV. NO. _____

**EXHIBIT A-1**  
**PERPETUAL EASEMENT PROPERTY**

**LEGAL DESCRIPTION**

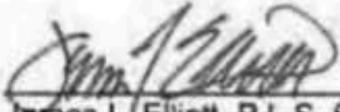
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That portion of Rancho San Vicente Y Santa Monica, in unincorporated territory of the County of Los Angeles, State of California, as per map recorded in Book 3 of Patents, Pages 30 and 31, in the Office of the County Recorder of said County, and also being a portion of National Home for Disabled Veterans 300 Acre Tract as recorded October 17, 1896 in Book 1122 of Deeds, Page 263, and shown as that portion of land marked "Soldiers Home 300 Acres" on map of that portion of the Rancho San Vicente Y Santa Monica, known as Villa Farms, recorded in Book 70 of Miscellaneous Records, Pages 54, et seq., in the Office of the County Recorder of said County, being described as follows:

**COMMENCING** at the northeast corner of "US AIR FORCE" parcel as shown on Record of Survey recorded in Book 180 of Records of Survey, Pages 59 through 63, inclusive, records of said County; thence along the northeasterly line of said parcel, South 35°24'16" East, 171.67 feet; thence leaving said northeasterly line, North 54°35'44" East, 88.46 feet to the **POINT OF BEGINNING**; thence South 77°53'40" East, 6.00 feet; thence South 12°06'20" West, 6.00 feet; thence North 77°53'40" West, 6.00 feet; thence North 12°06'20" East, 6.00 feet to the **POINT OF BEGINNING**.

The upper elevation limit of the subsurface easement herein described, is a horizontal plane with an elevation of 332.00 feet and the lower elevation limit of the subsurface easement herein described is a horizontal plane with an elevation of 307.00 feet, based on the NAVD-88 Datum elevation of 285.78 feet for City of Los Angeles Benchmark No. 13-13352. The upper limit of this easement being approximately 20 feet above finish grade (existing surface elevation in July of 2017), and the lower limit of this easement being approximately 5 feet below finish grade (existing surface elevation in July of 2017). These elevations were determined from the Los Angeles County Metro Westside Purple Line Extension Project - Section 3 Project Definition Drawings.

This description prepared by me or under my direction:

  
James L. Elliott, P.L.S. 6334



12-20-18  
Date

Affects APN 4365-008-904

W-5401-5E

# EXHIBIT A-1 PERPETUAL EASEMENT PROPERTY

<b>GRANTOR</b>	<b>NATIONAL HOME FOR DISABLED VOLUNTEER SOLDIERS</b>	The data shown on this map and/or plat are compiled from public sources and are subject to field verification.
<b>DESCRIPTION</b>	PORTION OF RANCHO SAN VICENTE Y SANTA MONICA PER MAP RECORDED IN BOOK 3 PAGES 30-31 OF PATENTS	
<b>BENCH MARK</b>		
<b>TITLE REPORT</b>	ORANGE COAST TITLE NO. 140-1263331-32	<b>ADDRESS</b> 11301 WILSHIRE BLVD LOS ANGELES CA 90073
<b>ASSESSOR'S REF</b>	4365-008-904	<b>R.O.W. REFERENCE</b> R-5057A, W-5401-5E
	NO	DATE
		REVISION DESCRIPTION

**DETAIL**  
1" = 10'

**PTN OF NATIONAL HOME FOR DISABLED VETERANS**

**300 ACRE TRACT PER BOOK 1122/263 OF DEEDS**

M.R. 70 / 54 ET SEQ.

R.S.B. 180/59-63

**PTN RANCHO SAN VICENTE Y SANTA MONICA**

**PATENTS BOOK 3 PGS 30-31**

<b>PARCEL</b>	<b>TOTAL</b>	<b>W-5401-5E</b>	
AREA - SQUARE FEET	209± Ac.	36	

**LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY**

APPROVED BY: \_\_\_\_\_

MTA PROJECT MANAGER      DATE

PARCEL PLAT

W-5401-5E

SHEET 1 OF 1

CONTRACT NO. DESIGN UNIT

SCALE 1" = 120'

DATE 12/21/2016

DRAWN BY C. DAVIS

CHECKED BY J. HAYNES

REV. DATE      REV. NO.

**EXHIBIT A-1  
PERPETUAL EASEMENT PROPERTY**

**LEGAL DESCRIPTION**

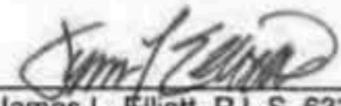
---

That portion of Rancho San Vicente Y Santa Monica, in unincorporated territory of the County of Los Angeles, State of California, as per map recorded in Book 3 of Patents, Pages 30 and 31, in the Office of the County Recorder of said County, and also being a portion of National Home for Disabled Veterans 300 Acre Tract as recorded October 17, 1896 in Book 1122 of Deeds, Page 263, and shown as that portion of land marked "Soldiers Home 300 Acres" on map of that portion of the Rancho San Vicente Y Santa Monica, known as Villa Farms, recorded in Book 70 of Miscellaneous Records, Pages 54, et seq., in the Office of the County Recorder of said County, being described as follows:

**COMMENCING** at a point on the southeasterly line of Wilshire Boulevard, said point being the southwesterly terminus of course shown as "N 56°13'15" E 383.12'" on Record of Survey recorded in Book 180 of Records of Survey, Pages 59 through 63, inclusive, records of said County; thence along said southeasterly line, South 78°00'01" West, 53.00 feet; thence South 63°32'35" West, 56.37 feet along the southerly line of Bonsall Avenue as described in Parcel 3, Relinquishment of State Highway in the County of Los Angeles Road VII-LA-158-A as recorded February 7, 1963 in Book R1455, Page 142, Official Records of said County; thence leaving said southerly line, South 26°33'54" East, 71.39 feet; thence South 26°29'22" East, 0.43 feet; thence South 26°49'41" East, 0.24 feet; thence South 57°07'10" West, 146.38 feet to the **POINT OF BEGINNING**; thence South 32°52'54" East, 27.26 feet; thence South 57°07'32" West, 30.00 feet; thence North 32°52'28" West, 29.00 feet; thence North 57°07'32" East, 29.99 feet; thence South 32°52'54" East, 1.74 feet to the **POINT OF BEGINNING**.

The upper elevation limit of the subsurface easement herein described, is a horizontal plane with an elevation of 319.00 feet and the lower elevation limit of the subsurface easement herein described is a horizontal plane with an elevation of 208.00 feet, based on the NAVD-88 Datum elevation of 285.78 feet for City of Los Angeles Benchmark No. 13 13352. The upper limit of this easement being approximately at finish grade (existing surface elevation in July of 2017), and the lower limit of this easement being approximately 111 feet below finish grade (existing surface elevation in July of 2017). These elevations were determined from the Los Angeles County Metro Westside Purple Line Extension Project – Section 3 Project Definition Drawings.

This description prepared by me or under my direction:

  
James L. Elliott, P.L.S. 6334

12-20-18  
Date



Affects APN: 4365-008-904

W-5401-6

# EXHIBIT A-1 PERPETUAL EASEMENT PROPERTY

<b>GRANTOR:</b> NATIONAL HOME FOR DISABLED VOLUNTEER SOLDIERS		The data shown on this map and/or plat are compiled from public sources and are subject to field verification.	
<b>DESCRIPTION:</b> PORTION OF RANCHO SAN VICENTE Y SANTA MONICA PER MAP RECORDED IN BOOK 3 PAGES 30-31 OF PATENTS			
<b>BENCH MARK:</b>			
<b>TITLE REPORT:</b> ORANGE COAST TITLE NO. 145-1263331-32	<b>ADDRESS:</b> 11301 WILSHIRE BLVD LOS ANGELES CA 90073		
<b>ASSESSOR'S REF:</b> 4365-008-804	<b>R.O.W. REFERENCE:</b> R-5054A, R-5055A, W-5401-6	<b>NO.:</b>	<b>DATE:</b>
		<b>REVISION DESCRIPTION:</b>	

LINE SEGMENT	BEARING	DISTANCE
L1	N 78°50'01" E	53.00'
L2	N 63°32'35" E	56.37'
L3	N 26°29'22" W	0.43'
L4	N 26°49'41" W	0.24'
L5	N 32°52'54" W	27.26'
L6	N 57°07'32" E	30.00'
L7	N 32°52'28" W	29.00'
L8	N 57°07'32" E	29.95'
L9	N 32°52'54" W	1.74'

**PTN OF NATIONAL HOME FOR DISABLED VETERANS**  
**300 ACRE TRACT PER BOOK 1122/263 OF DEEDS**  
 M.R. 70 / 54 ET SEQ.  
 R.S.B. 180/59-63  
**PTN RANCHO SAN VICENTE Y SANTA MONICA**  
**PATENTS BOOK 3 PGS 30-31**

PARCEL	TOTAL	W-5401-6	
AREA - SQUARE FEET	209± Ac.	870	

<div style="display: flex; align-items: center;"> <div> <p><b>LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY</b></p> <p>APPROVED BY: _____</p> <p style="font-size: x-small;">VTA PROJECT MANAGER      DATE</p> </div> </div>	<p><b>PARCEL PLAT</b></p> <p>W-5401-6</p> <p>SHEET 1 OF 1</p>	<p>CONTRACT NO./DESIGN UNIT</p> <p>SCALE: 1" = 80'</p> <p>DATE: 12/21/2018</p> <p>DRAWN BY: C DAVIS</p> <p>CHECKED BY: J HAYNES</p> <p>REV. DATE      REV. NO.</p>
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# EXHIBIT A-1 PERPETUAL EASEMENT PROPERTY

## LEGAL DESCRIPTION

---

That portion of Rancho San Vicente Y Santa Monica, in unincorporated territory of the County of Los Angeles, State of California, as per map recorded in Book 3 of Patents, Pages 30 and 31, in the Office of the County Recorder of said County, and also being a portion of National Home for Disabled Veterans 300 Acre Tract as recorded October 17, 1896 in Book 1122 of Deeds, Page 263, and shown as that portion of land marked "Soldiers Home 300 Acres" on map of that portion of the Rancho San Vicente Y Santa Monica, known as Villa Farms, recorded in Book 70 of Miscellaneous Records, Pages 54, et seq., in the Office of the County Recorder of said County, being described as follows:

### Parcel W-5401-16A

**COMMENCING** at a point on the southeasterly line of Wilshire Boulevard, said point being the southwesterly terminus of course shown as "N 56°13'15" E 383.12'" on Record of Survey recorded in Book 180 of Records of Survey, Pages 59 through 63, inclusive, records of said County; thence along said southeasterly line, South 78°00'01" West, 53.00 feet; thence South 63°32'35" West, 56.37 feet along the southerly line of Bonsall Avenue as described in Parcel 3, Relinquishment of State Highway in the County of Los Angeles Road VII-LA-158-A as recorded February 7, 1963 in Book R1455, Page 142, Official Records of said County; thence leaving said southerly line, South 26°33'54" East, 71.39 feet; thence South 26°29'22" East, 0.43 feet; thence South 26°49'41" East, 0.24 feet; thence South 57°07'10" West, 98.16 feet to a point hereinafter known as Point "A"; thence continuing South 57°07'10" West, 48.22 feet; thence South 32°52'54" East, 27.26 feet; thence South 57°07'32" West, 30.00 feet; thence North 32°52'28" West, 27.26 feet; thence South 57°07'10" West, 19.06 feet; thence South 32°52'48" East, 4.01 feet to the **POINT OF BEGINNING**; thence South 32°52'48" East, 19.36 feet to a point hereinafter known as Point "B"; thence South 57°07'12" West, 8.50 feet; thence North 32°52'48" West, 19.36 feet; thence North 57°07'12" East, 8.50 feet to the **POINT OF BEGINNING**.

### Parcel W-5401-16B

**COMMENCING** at hereinabove described Point "A"; thence South 32°52'48" East, 9.35 feet to the **POINT OF BEGINNING**; thence South 32°52'48" East, 19.36 feet; thence South 57°07'12" West, 8.50 feet; thence North 32°52'48" West, 19.36 feet; thence North 57°07'12" East, 8.50 feet to the **POINT OF BEGINNING**.

### Parcel W-5401-16C

**COMMENCING** at hereinabove described Point "B"; thence South 32°52'48" East, 66.18 feet to the **POINT OF BEGINNING**; thence South 32°52'48" East, 19.36 feet; thence South 57°07'12" West, 8.50 feet; thence North 32°52'48" West, 19.36 feet; thence North 57°07'12" East, 8.50 feet to the **POINT OF BEGINNING**.

### Parcel W-5401-16D

**COMMENCING** at hereinabove described Point "A"; thence South 32°52'48" East, 84.22 feet to the **POINT OF BEGINNING**; thence South 32°52'48" East, 19.36 feet; thence South 57°07'12" West, 8.50 feet; thence North 32°52'48" West, 19.36 feet; thence North 57°07'12" East, 8.50 feet to the **POINT OF BEGINNING**.

W-5401-16

# EXHIBIT A-1 PERPETUAL EASEMENT PROPERTY

<b>GRANTOR</b> NATIONAL HOME FOR DISABLED VOLUNTEER SOLDIERS		The data shown on this map and/or plat are compiled from public sources and are subject to field verification.	
<b>DESCRIPTION</b> PORTION OF RANCHO SAN VICENTE Y SANTA MONICA PER MAP RECORDED IN BOOK 3 PAGES 30-31 OF PATENTS			
<b>BENCH MARK</b>			
<b>TITLE REPORT</b> ORANGE COAST TITLE NO. 140-1283331-32	<b>ADDRESS</b> 11301 WILSHIRE BLVD LOS ANGELES CA 90073		
<b>ASSESSOR'S REF</b> 4365-008-904	<b>R.O.W. REFERENCE</b> R-5054A, R-5055A, W-5401-16A THRU D	<b>NO</b>	<b>DATE</b>
		<b>REVISION DESCRIPTION</b>	

LINE SEGMENT	BEARING	DISTANCE
L1	N 26°29'22" W	0.43'
L2	N 26°49'41" W	0.24'
L3	N 32°52'48" W	19.36'
L4	N 57°07'12" E	8.50'
L5	N 32°52'48" W	19.36'
L6	N 57°07'12" E	8.50'
L7	N 32°52'54" W	27.26'
L8	N 57°07'32" E	30.00'
L9	N 32°52'28" W	27.26'
L10	N 57°07'10" E	19.06'
L11	N 32°52'48" W	4.01'

PARCEL	TOTAL	W-5401-16A	W-5401-16B	W-5401-16C	W-5401-16D
AREA - SQUARE FEET	209± Ac.	165	165	165	165

**LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY**

**APPROVED BY:**

\_\_\_\_\_  
MTA PROJECT MANAGER

DATE: \_\_\_\_\_

**PARCEL PLAT**

W-5401-16

SHEET 1 OF 1

CONTRACT NO./REVISION UNIT

SCALE 1" = 80'

DATE 12/21/2018

DRAWN BY C. DAVIS

CHECKED BY J. HAYNES

REV. DATE REV. NO.

# EXHIBIT A-1

## PERPETUAL EASEMENT PROPERTY

### LEGAL DESCRIPTION

---

That portion of Rancho San Vicente Y Santa Monica, in unincorporated territory of the County of Los Angeles, State of California, as per map recorded in Book 3 of Patents, Pages 30 and 31, in the Office of the County Recorder of said County, and also being a portion of National Home for Disabled Veterans 300 Acre Tract as recorded October 17, 1896 in Book 1122 of Deeds, Page 263, and shown as that portion of land marked "Soldiers Home 300 Acres" on map of that portion of the Rancho San Vicente Y Santa Monica, known as Villa Farms, recorded in Book 70 of Miscellaneous Records, Pages 54, et seq., in the Office of the County Recorder of said County, being described as follows:

**COMMENCING** at a point on the southeasterly line of Wilshire Boulevard, said point being the southwesterly terminus of course shown as "N 56°13'15" E 383.12" on Record of Survey recorded in Book 180 of Records of Survey, Pages 59 through 63, inclusive, records of said County; thence along said southeasterly line, South 78°00'01" West, 53.00 feet; thence South 63°32'35" West, 58.00 feet along the southerly line of Bonsall Avenue as described in Parcel 3, Relinquishment of State Highway in the County of Los Angeles Road VII-LA-158-A as recorded February 7, 1963 in Book R1455, Page 142, Official Records of said County, to the beginning of a non-tangent curve, concave southwesterly and having a radius of 41.00 feet, a radial through said point bears North 63°32'35" East; thence northwesterly along the southwesterly line of said Bonsall Avenue and along said curve, 16.18 feet through a central angle of 22°36'56" to a point on said southeasterly line of Wilshire Boulevard; thence along said southeasterly line, South 78°00'01" West, 7.10 feet; thence leaving said southeasterly line, South 57°07'17" West, 269.85 feet; thence South 32°52'48" East, 112.43 feet to the **POINT OF BEGINNING**; thence continuing South 32°52'48" East, 68.75 feet; thence South 57°07'10" West, 77.19 feet; thence, South 57°07'08" West, 7.10 feet; thence South 57°06'58" West, 7.10 feet; thence South 57°06'39" West, 7.09 feet; thence South 57°06'09" West, 7.09 feet; thence South 57°05'29" West, 7.09 feet; thence South 57°04'40" West, 7.09 feet; thence South 57°03'40" West, 7.09 feet; thence South 57°02'31" West, 7.09 feet; thence South 57°01'11" West, 7.09 feet; thence South 56°59'42" West, 7.09 feet; thence South 56°58'03" West, 7.09 feet; thence South 56°56'14" West, 7.09 feet; thence South 56°54'15" West, 7.09 feet; thence South 56°52'06" West, 7.09 feet; thence South 56°49'47" West, 7.09 feet; thence South 56°47'18" West, 7.08 feet; thence South 56°44'39" West, 7.08 feet; thence South 56°41'51" West, 7.08 feet; thence South 56°38'52" West, 7.08 feet; thence South 56°35'44" West, 7.08 feet; thence South 56°32'25" West, 7.08 feet; thence South 56°28'57" West, 7.08 feet; thence South 56°25'19" West, 7.08 feet; thence South 56°21'30" West, 7.08 feet; thence South 56°17'32" West, 7.08 feet; thence South 56°13'24" West, 7.08 feet; thence South 56°09'06" West, 7.08 feet; thence South 56°04'39" West, 7.08 feet; thence South 56°00'01" West, 7.07 feet; thence South 55°55'13" West, 7.07 feet; thence South 55°50'16" West, 7.07 feet to the beginning of a non-tangent curve, concave southeasterly and having a radius of 4797.09 feet, a radial through said point bears North 34°16'35" West; thence southwesterly along said curve, 532.39 feet through a central angle of 6°21'32" to the beginning of a non-tangent curve, concave southwesterly and having a radius of 53.00 feet, a radial through said point bears South 87°58'11" East; thence northwesterly along said curve, 79.15 feet through a central angle of 85°34'14" to the beginning of a non-tangent curve, concave southeasterly and having a radius of 4760.14 feet, a radial through said point bears North 40°24'19" West; thence northeasterly along said curve, 522.17 feet through a central angle of 6°17'06"; thence non-tangent to said curve, North 55°50'54" East, 7.12 feet; thence North 55°55'49" East, 7.12 feet; thence North 56°00'34" East, 7.12 feet; thence North 56°05'10" East, 7.12 feet; thence North 56°09'35" East, 7.12 feet; thence North 56°13'51" East, 7.12 feet; thence North 56°17'57" East, 7.12 feet; thence North 56°21'53" East, 7.11 feet; thence North 56°25'40" East, 7.11 feet; thence North 56°29'16" East, 7.11 feet; thence North 56°32'43" East, 7.12 feet; thence North 56°35'59" East, 7.11 feet; thence North 56°39'06" East, 7.11 feet; thence North 56°42'03" East, 7.11 feet; thence North 56°44'51" East, 7.11 feet; thence North 56°47'28" East, 7.11 feet; thence North 56°49'56" East, 7.11 feet; thence North 56°52'13" East, 7.11 feet; thence North 56°54'21" East, 7.11 feet; thence North 56°56'19" East, 7.11 feet; thence North 56°58'07" East, 7.10 feet; thence North 56°59'46" East, 7.10 feet; thence North 57°01'14" East, 7.10 feet; thence North 57°02'33" East, 7.10 feet; thence North 57°03'42" East, 7.10 feet; thence North

W-5401-20

# EXHIBIT A-1 PERPETUAL EASEMENT PROPERTY

<b>GRANTOR</b> NATIONAL HOME FOR DISABLED VOLUNTEER SOLDIERS	<small>The data shown on this map and/or plat are compiled from public sources and are subject to field verification.</small>
<b>DESCRIPTION</b> PORTION OF RANCHO SAN VICENTE Y SANTA MONICA PER MAP RECORDED IN BOOK 3 PAGES 30-31 OF PATENTS	
<b>BENCH MARK</b>	
<b>TITLE REPORT</b> ORANGE COAST TITLE NO. 145-1263331-32	<b>ADDRESS</b> 11301 WILSHIRE BLVD LOS ANGELES CA 90073
<b>ASSESSOR'S REF.</b> 4355-008-904	<b>R.O.W. REFERENCE</b> R-5056A W-5401-20
NO.	DATE
REVISION	DESCRIPTION

LINE SEGMENT	BEARING	DISTANCE	LINE SEGMENT	BEARING	DISTANCE	CURVE	RADIUS	Δ	LENGTH
L23	N 56°41'51" E	7.08	L1	N 78°00'01" E	53.00	C1	41.00	22°38'56"	16.18
L24	N 56°38'52" E	7.08	L2	N 63°32'35" E	58.00	C2	4797.09	08°21'52"	532.39
L25	N 56°35'44" E	7.08	L3	N 78°00'01" E	7.10	C3	53.00	85°34'14"	79.15
L26	N 56°32'25" E	7.08	L4	N 32°52'48" W	68.75	C4	4760.14	06°17'06"	522.17
L27	N 56°28'57" E	7.08	L5	N 57°07'10" E	77.19				
L28	N 56°25'10" E	7.08	L6	N 57°07'08" E	7.10				
L29	N 56°21'30" E	7.08	L7	N 57°06'58" E	7.10				
L30	N 56°17'32" E	7.08	L8	N 57°06'39" E	7.09				
L31	N 56°13'24" E	7.08	L9	N 57°06'09" E	7.09				
L32	N 56°09'06" E	7.08	L10	N 57°05'29" E	7.09				
L33	N 56°04'39" E	7.08	L11	N 57°04'40" E	7.09				
L34	N 56°00'01" E	7.07	L12	N 57°03'40" E	7.09				
L35	N 55°55'13" E	7.07	L13	N 57°02'31" E	7.09				
L36	N 55°50'18" E	7.07	L14	N 57°01'11" E	7.09				
L37	N 55°50'54" E	7.12	L15	N 56°59'42" E	7.09				
L38	N 55°55'49" E	7.12	L16	N 56°58'03" E	7.09				
L39	N 56°00'34" E	7.12	L17	N 56°56'14" E	7.09				
L40	N 56°05'10" E	7.12	L18	N 56°54'15" E	7.09				
L41	N 56°09'35" E	7.12	L19	N 56°52'06" E	7.09				
L42	N 56°13'51" E	7.12	L20	N 56°49'47" E	7.09				
L43	N 56°17'57" E	7.12	L21	N 56°47'18" E	7.08				
L44	N 56°21'53" E	7.11	L22	N 56°44'39" E	7.08				

LINE SEGMENT	BEARING	DISTANCE	LINE SEGMENT	BEARING	DISTANCE
L57	N 56°58'07" E	7.10	L45	N 56°25'40" E	7.11
L58	N 56°59'46" E	7.10	L46	N 56°29'16" E	7.11
L59	N 57°01'14" E	7.10	L47	N 56°32'43" E	7.12
L60	N 57°02'33" E	7.10	L48	N 56°35'59" E	7.11
L61	N 57°03'42" E	7.10	L49	N 56°39'05" E	7.11
L62	N 57°04'41" E	7.10	L50	N 56°42'03" E	7.11
L63	N 57°05'30" E	7.10	L51	N 56°44'51" E	7.11
L64	N 57°06'09" E	7.10	L52	N 56°47'28" E	7.11
L65	N 57°06'38" E	7.10	L53	N 56°49'56" E	7.11
L66	N 57°06'58" E	7.10	L54	N 56°52'13" E	7.11
L67	N 57°07'08" E	7.10	L55	N 56°54'21" E	7.11
L68	N 57°07'07" E	96.35	L56	N 56°56'18" E	7.11

**PTN OF NATIONAL HOME FOR DISABLED VETERANS**  
300 ACRE TRACT  
PER BOOK 1122/263 OF DEEDS  
R.S. 180 / 59 - 63  
R.S. 5 / 28  
SEE DETAIL

**PTN OF RANCHO SAN VICENTE Y SANTA MONICA**  
PATENTS BOOK 3 PAGES 30-31

**DETAIL**  
1" = 200'

PARCEL	TOTAL	W-5401-20
AREA - SQUARE FEET	209± Ac	57,708

	<p><b>LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY</b></p> <p>APPROVED BY: _____</p> <p>NFA PROJECT MANAGER DATE</p>	<p><b>PARCEL PLAT</b></p> <p>W-5401-20</p> <p>SHEET 1 OF 1</p>
		<p>CONTRACT NO./DESIGN LINE:</p> <p>SCALE: 1" = 150'</p> <p>DATE: 12/21/2018</p> <p>DRAWN BY: C. DAVIS</p> <p>CHECKED BY: J. HAYNES</p> <p>REV. DATE: _____ REV. NO: _____</p>

# EXHIBIT A-2 TCE PROPERTY

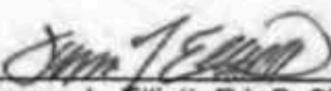
## LEGAL DESCRIPTION

---

That portion of Rancho San Vicente Y Santa Monica, in unincorporated territory of the County of Los Angeles, State of California, as per map recorded in Book 3 of Patents, Pages 30 and 31, in the Office of the County Recorder of said County, and also being a portion of National Home for Disabled Veterans 300 Acre Tract as recorded October 17, 1896 in Book 1122 of Deeds, Page 263, and shown as that portion of land marked "Soldiers Home 300 Acres" on map of that portion of the Rancho San Vicente Y Santa Monica, known as Villa Farms, recorded in Book 70 of Miscellaneous Records, Pages 54, et seq., in the Office of the County Recorder of said County, being described as follows:

**COMMENCING** at a point on the southeasterly line of Wilshire Boulevard, said point being the southwesterly terminus of course shown as "N 56°13'15" E 383.12" on Record of Survey recorded in Book 180 of Records of Survey, Pages 59 through 63, inclusive, records of said County; thence along said southeasterly line, South 78°00'01" West, 50.72 feet; thence leaving said southeasterly line, South 26°23'52" East, 112.15 feet; thence South 57°07'32" West, 9.18 feet; thence South 26°27'24" East, 6.46 feet; thence South 26°19'19" East, 24.58 feet; thence South 26°32'04" East, 15.91 feet; thence North 57°07'10" East, 71.50 feet to the **POINT OF BEGINNING**; thence continuing North 57°07'10" East, 538.38 feet to a point on the southwesterly line of San Diego Freeway as shown on said Record of Survey, said point being the beginning of a non-tangent curve, concave southwesterly and having a radius of 150.01 feet, a radial through said point bears North 55°35'07" East; thence southeasterly along said southwesterly line and said curve, 6.59 feet through a central angle of 2°31'03"; thence continuing along said southwesterly line, South 31°53'50" East, 84.78 feet; thence leaving said southwesterly line, South 54°50'23" West, 621.47 feet; thence North 27°01'19" West, 8.04 feet; thence North 26°53'21" West, 9.49 feet; thence North 26°45'23" West, 9.49 feet; thence North 29°09'50" West, 6.27 feet; thence North 26°31'28" West, 22.52 feet; thence North 26°26'10" West, 20.07 feet; thence North 26°29'59" West, 14.67 feet; thence North 57°07'44" East, 74.40 feet; thence North 32°51'53" West, 26.06 feet to the **POINT OF BEGINNING**.

This description prepared by me or under my direction:

  
James L. Elliott, P.L.S. 6334

12-20-18  
Date



Affects APN 4365-008-004

W-5401-1

# EXHIBIT A-2 TCE PROPERTY

<b>GRANTOR: NATIONAL HOME FOR DISABLED VOLUNTEER SOLDIERS</b>		The data shown on this map and/or plat are compiled from public sources and are subject to field verification.	
<b>DESCRIPTION:</b> PORTION OF RANCHO SAN VICENTE Y SANTA MONICA PER MAP RECORDED IN BOOK 3 PAGES 30-31 OF PATENTS			
<b>BENCH MARK:</b>			
<b>TITLE REPORT:</b> ORANGE COAST TITLE NO. 140-1263331-32	<b>ADDRESS:</b> 11301 WILSHIRE BLVD LOS ANGELES CA 90073		
<b>ASSESSOR'S REF.:</b> 4365-008-904	<b>R.O.W. REFERENCE:</b> R-5055A, W-5401-1	<b>NO.</b>	<b>DATE</b>
		<b>REVISION DESCRIPTION</b>	

LINE SEGMENT	BEARING	DISTANCE	CURVE	RADIUS	Δ	LENGTH
L10	N 26°31'28" W	22.52	C1	150.01'	2°31'03"	6.59'
L11	N 26°26'10" W	20.07				
L12	N 26°29'59" W	14.57				
L13	N 57°07'44" E	74.40				
L14	N 32°51'53" W	26.06				

LINE SEGMENT	BEARING	DISTANCE
L1	N 78°00'01" E	50.72
L2	N 57°07'32" E	9.18
L3	N 26°27'24" W	6.46
L4	N 26°19'19" W	24.58
L5	N 26°32'04" W	15.91
L6	N 27°01'19" W	8.04
L7	N 26°53'21" W	9.49
L8	N 26°45'23" W	9.49
L9	N 29°09'50" W	8.27

<b>PARCEL</b>	<b>TOTAL</b>	<b>W-5401-1</b>
AREA - SQUARE FEET	209± Ac.	61,870

	<b>LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY</b>	<h2 style="margin: 0;">PARCEL PLAT</h2> <p style="margin: 0;">W-5401-1</p> <p style="margin: 0;">SHEET 1 OF 1</p>	CONTRACT NO./DESIGN UNIT
	APPROVED BY:		SCALE: 1" = 100'
M.T.A. PROJECT MANAGER	DATE	DRAWN BY: C. DAVIS	CHECKED BY: J. HAYNES
		REV. DATE	REV. NO.

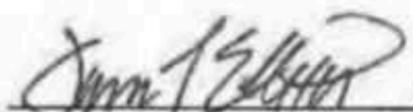
EXHIBIT A-2  
TCE PROPERTY

LEGAL DESCRIPTION

That portion of Rancho San Vicente Y Santa Monica, in unincorporated territory of the County of Los Angeles, State of California, as per map recorded in Book 3 of Patents, Pages 30 and 31, in the Office of the County Recorder of said County, and also being a portion of National Home for Disabled Veterans 300 Acre Tract as recorded October 17, 1896 in Book 1122 of Deeds, Page 263, and shown as that portion of land marked "Soldiers Home 300 Acres" on map of that portion of the Rancho San Vicente Y Santa Monica, known as Villa Farms, recorded in Book 70 of Miscellaneous Records, Pages 54, et seq., in the Office of the County Recorder of said County, being described as follows:

**COMMENCING** at a point on the southeasterly line of Wilshire Boulevard, said point being the southwesterly terminus of course shown as "N 56°13'15" E 383.12" on Record of Survey recorded in Book 180 of Records of Survey, Pages 59 through 63, inclusive, records of said County; thence along said southeasterly line, South 78°00'01" West, 50.72 feet; thence leaving said southeasterly line, South 26°23'52" East, 112.15 feet; thence South 57°07'32" West, 9.18 feet; thence South 26°27'24" East, 6.46 feet; thence South 26°19'19" East, 24.58 feet; thence South 26°32'04" East, 15.91 feet to the **POINT OF BEGINNING**; thence North 57°07'10" East, 609.88 feet to a point on the southwesterly line of San Diego Freeway as shown on said Record of Survey, said point being the beginning of a non-tangent curve, concave southwesterly and having a radius of 150.01 feet, a radial through said point bears North 55°35'07" East; thence southeasterly along said southwesterly line and said curve, 6.59 feet through a central angle of 2°31'03"; thence continuing along said southwesterly line, South 31°53'50" East, 84.78 feet; thence leaving said southwesterly line, South 54°50'23" West, 621.47 feet; thence North 27°01'19" West, 8.04 feet; thence North 26°53'21" West, 9.49 feet; thence North 26°45'23" West, 9.49 feet; thence North 29°09'50" West, 6.27 feet; thence North 26°31'28" West, 22.52 feet; thence North 26°26'10" West, 20.07 feet; thence North 26°29'59" West, 35.41 feet; thence North 26°32'04" West, 5.47 feet to the **POINT OF BEGINNING**.

This description prepared by me or under my direction:

  
James L. Elliott, P.L.S. 6334



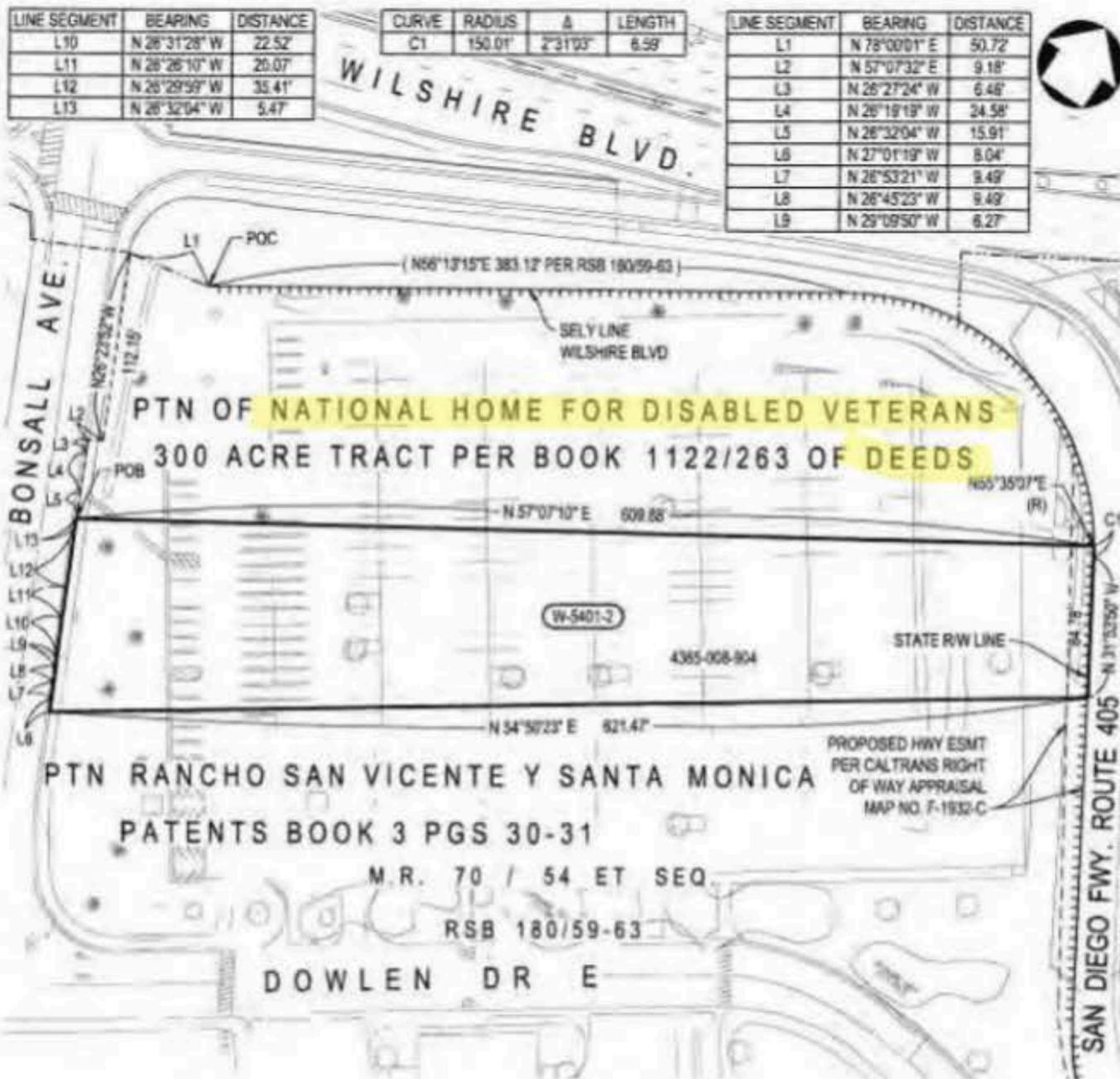
12-20-18  
Date

Affects APN 4385-008-904

W-5401-2

# EXHIBIT A-2 TCE PROPERTY

<b>GRANTOR:</b> NATIONAL HOME FOR DISABLED VOLUNTEER SOLDIERS		The data shown on this map and/or plat are compiled from public sources and are subject to field verification.
<b>DESCRIPTION:</b> PORTION OF RANCHO SAN VICENTE Y SANTA MONICA PER MAP RECORDED IN BOOK 3 PAGES 30-31 OF PATENTS		
<b>BENCH MARK:</b>		
<b>TITLE REPORT:</b> ORANGE COAST TITLE NO. 140-1263331-32	<b>ADDRESS:</b> 11301 WILSHIRE BLVD LOS ANGELES CA 90073	
<b>ASSESSOR'S REF.:</b> 4385-008-904	<b>R.O.W. REFERENCE:</b> R-5054A, W-5401-2	
	NO.    DATE    REVISION DESCRIPTION	



PARCEL	TOTAL	W-5401-2
AREA - SQUARE FEET	209± Ac.	63,770

 <p><b>LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY</b></p> <p>APPROVED BY: _____</p> <p>MTA PROJECT MANAGER: _____ DATE: _____</p>	<h2 style="margin: 0;">PARCEL PLAT</h2> <p style="margin: 0;">W-5401-2</p> <p style="margin: 0;">SHEET 1 OF 1</p>	<p>CONTRACT NO./REVISION UNIT</p> <p>SCALE: 1" = 100'</p> <p>DATE: 12/21/2018</p> <p>DRAWN BY: C. DAVIS</p> <p>CHECKED BY: J. HAYNES</p> <p>REV. DATE:      REV. NO.:</p>
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# EXHIBIT A-2 TCE PROPERTY

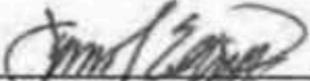
## LEGAL DESCRIPTION

---

That portion of Rancho San Vicente Y Santa Monica, in unincorporated territory of the County of Los Angeles, State of California, as per map recorded in Book 3 of Patents, Pages 30 and 31, in the Office of the County Recorder of said County, and also being a portion of National Home for Disabled Veterans 300 Acre Tract as recorded October 17, 1896 in Book 1122 of Deeds, Page 263, and shown as that portion of land marked "Soldiers Home 300 Acres" on map of that portion of the Rancho San Vicente Y Santa Monica, known as Villa Farms, recorded in Book 70 of Miscellaneous Records, Pages 54, et seq., in the Office of the County Recorder of said County, being described as follows:

**COMMENCING** at a point on the southeasterly line of Wilshire Boulevard, said point being the southwesterly terminus of course shown as "N 56°13'15" E 383.12'" on Record of Survey recorded in Book 180 of Records of Survey, Pages 59 through 63, inclusive, records of said County; thence along said southeasterly line, South 78°00'01" West, 50.72 feet to the **POINT OF BEGINNING**; thence leaving said southeasterly line, South 26°23'52" East, 112.15 feet; thence South 57°07'32" West, 9.18 feet; thence South 26°27'24" East, 6.46 feet; thence South 26°19'19" East, 24.58 feet; thence South 26°32'04" East, 21.38 feet; thence South 26°29'59" East, 35.41 feet; thence South 26°26'10" East, 20.07 feet; thence South 26°31'28" East, 22.52 feet; thence South 29°09'50" East, 6.27 feet; thence South 26°45'23" East, 9.49 feet; thence South 26°53'21" East, 9.49 feet; thence South 27°01'19" East, 8.04 feet; thence South 54°40'56" West, 50.11 feet; thence North 26°49'18" West, 60.82 feet; thence North 26°23'00" West, 19.21 feet; thence North 26°19'31" West, 19.44 feet; thence North 26°24'25" West, 1.01 feet; thence North 26°24'26" West, 112.63 feet; thence North 26°49'41" West, 0.24 feet; thence North 26°29'22" West, 0.43 feet; thence North 26°33'54" West, 71.39 feet to a point on the southerly line of Bonsall Avenue as described in Parcel 3, Relinquishment of State Highway in the County of Los Angeles Road VII-LA-158-A as recorded February 7, 1963 in Book R1455, Page 142, Official Records of said County; thence North 63°32'35" East, 56.37 feet along said southerly line to a point on said southeasterly line of Wilshire Boulevard; thence along said southeasterly line, North 78°00'01" East, 2.28 feet to the **POINT OF BEGINNING**.

This description prepared by me or under my direction:

  
James L. Elliott, P.L.S. 6334



12-20-18  
Date

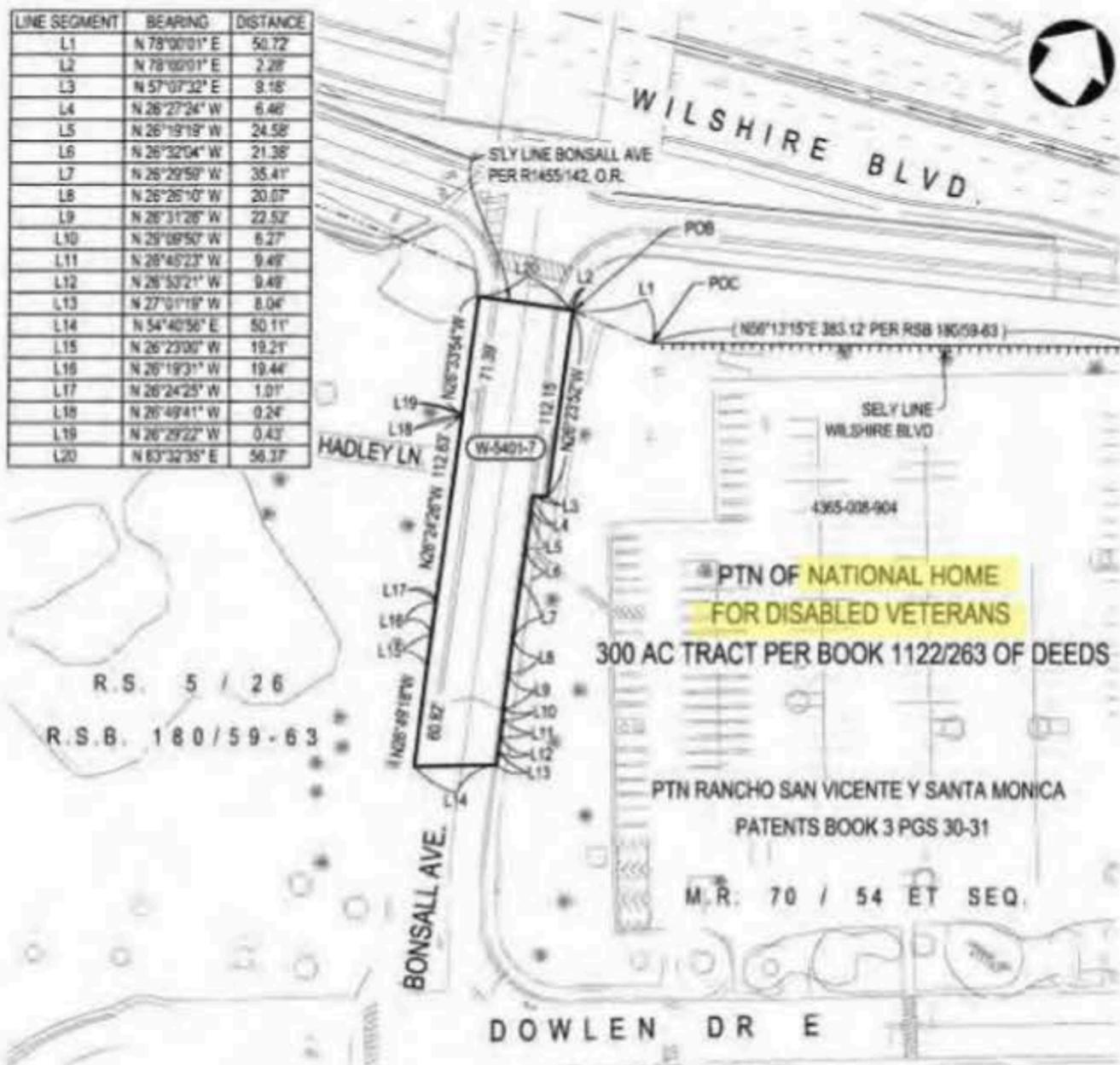
Affects APN: 4365-005-904

W-5401-7

# EXHIBIT A-2 TCE PROPERTY

<b>GRANTOR:</b> NATIONAL HOME FOR DISABLED VOLUNTEER SOLDIERS	The data shown on this map and/or plat are compiled from public sources and are subject to field verification.
<b>DESCRIPTION:</b> PORTION OF RANCHO SAN VICENTE Y SANTA MONICA PER MAP RECORDED IN BOOK 3 PAGES 30-31 OF PATENTS	
<b>BENCH MARK:</b>	
<b>TITLE REPORT:</b> ORANGE COAST TITLE NO. 145-1263331-32	<b>ADDRESS:</b> 11301 WILSHIRE BLVD LOS ANGELES CA 90073
<b>ASSESSOR'S REF:</b> 4365-008-904	<b>R.O.W. REFERENCE:</b> R-5054A, W-5401-7
	NO.    DATE    REVISION DESCRIPTION

LINE SEGMENT	BEARING	DISTANCE
L1	N 78°00'01" E	50.72
L2	N 78°00'01" E	2.28
L3	N 57°07'32" E	8.18
L4	N 26°27'24" W	6.46
L5	N 26°19'19" W	24.58
L6	N 26°32'04" W	21.38
L7	N 26°29'50" W	35.41
L8	N 26°25'10" W	20.07
L9	N 26°31'26" W	22.52
L10	N 29°09'50" W	6.27
L11	N 26°45'23" W	9.49
L12	N 26°53'21" W	9.49
L13	N 27°01'19" W	8.04
L14	N 54°40'50" E	50.11
L15	N 26°23'00" W	19.21
L16	N 26°19'31" W	19.44
L17	N 26°24'25" W	1.01
L18	N 26°49'41" W	0.24
L19	N 26°29'22" W	0.43
L20	N 63°32'35" E	56.37



PARCEL	TOTAL	W-5401-7
AREA - SQUARE FEET	209± Ac.	14,909

 <p><b>LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY</b></p> <p>APPROVED BY: _____</p> <p>MTA PROJECT MANAGER      DATE</p>	<p><b>PARCEL PLAT</b></p> <p>W-5401-7</p> <p>SHEET 1 OF 1</p>	<p>CONTRACT NO./DESIGN UNIT</p> <p>SCALE: 1" = 100'</p> <p>DATE: 12/21/2018</p> <p>DRAWN BY: C DAVIS</p> <p>CHECKED BY: J HAYNES</p> <p>REV. DATE      REV. NO.</p>
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# EXHIBIT A-2 TCE PROPERTY

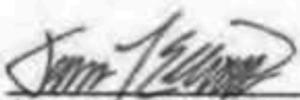
## LEGAL DESCRIPTION

---

That portion of Rancho San Vicente Y Santa Monica, in unincorporated territory of the County of Los Angeles, State of California, as per map recorded in Book 3 of Patents, Pages 30 and 31, in the Office of the County Recorder of said County, and also being a portion of National Home for Disabled Veterans 300 Acre Tract as recorded October 17, 1896 in Book 1122 of Deeds, Page 263, and shown as that portion of land marked "Soldiers Home 300 Acres" on map of that portion of the Rancho San Vicente Y Santa Monica, known as Villa Farms, recorded in Book 70 of Miscellaneous Records, Pages 54, et seq., in the Office of the County Recorder of said County, being described as follows:

**COMMENCING** at a point on the southeasterly line of Wilshire Boulevard, said point being the southwesterly terminus of course shown as "N 56°13'15" E 383.12" on Record of Survey recorded in Book 180 of Records of Survey, Pages 59 through 63, inclusive, records of said County, thence along said southeasterly line, South 78°00'01" West, 50.72 feet; thence leaving said southeasterly line, South 26°23'52" East, 112.15 feet; thence South 57°07'32" West, 9.18 feet; thence South 26°27'24" East, 6.46 feet; thence South 26°19'19" East, 24.58 feet; thence South 26°32'04" East, 21.38 feet; thence South 26°29'59" East, 20.74 feet to the **POINT OF BEGINNING**; thence South 26°29'59" East, 14.67 feet; thence South 26°26'10" East, 20.07 feet; thence South 26°31'28" East, 22.52 feet; thence South 29°09'50" East, 6.27 feet; thence South 26°45'23" East, 9.49 feet; thence South 26°53'21" East, 9.49 feet; thence South 27°01'19" East, 1.60 feet; thence South 57°07'03" West, 298.64 feet; thence North 32°52'48" West, 104.35 feet; thence North 57°07'10" East, 67.61 feet; thence South 32°52'48" East, 9.99 feet; thence North 57°07'12" East, 8.50 feet; thence North 32°52'48" West, 9.99 feet; thence North 57°07'00" East, 6.89 feet; thence North 32°52'48" West, 5.33 feet; thence North 57°07'11" East, 81.88 feet; thence South 32°52'48" East, 9.99 feet; thence North 57°07'12" East, 8.50 feet; thence North 32°52'48" West, 9.99 feet; thence North 57°07'10" East, 23.70 feet; thence South 32°52'44" East, 26.03 feet; thence North 57°07'44" East, 110.51 feet to the **POINT OF BEGINNING**

This description prepared by me or under my direction:

  
James L. Elliott, P.L.S. 6334



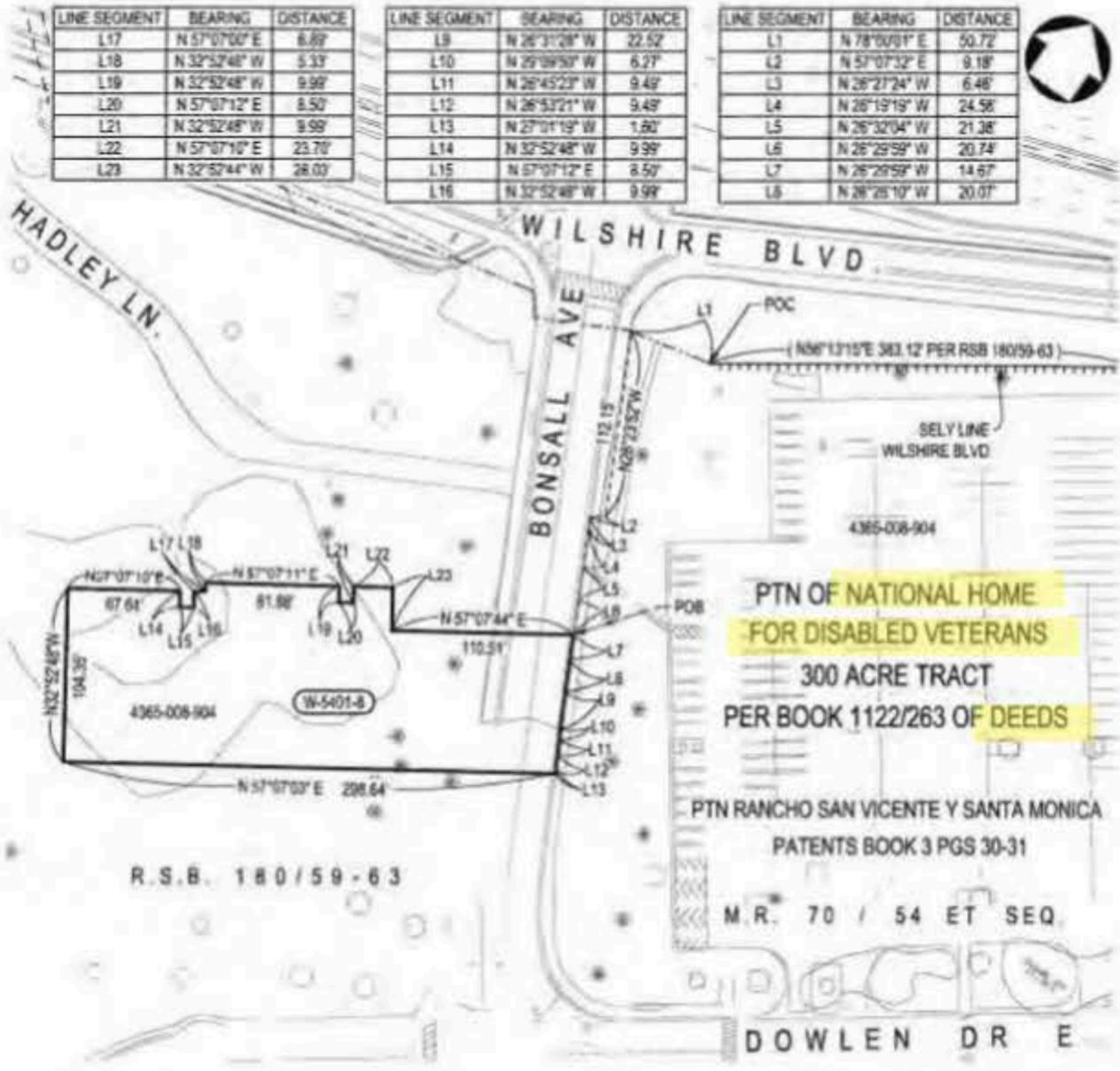
12-20-18  
Date

Affects APN: 4365-008-904

W-5401-B

# EXHIBIT A-2 TCE PROPERTY

<b>GRANTOR</b>	NATIONAL HOME FOR DISABLED VOLUNTEER SOLDIERS	The data shown on this map and/or plat are compiled from public sources and are subject to field verification.
<b>DESCRIPTION</b>	PORTION OF RANCHO SAN VICENTE Y SANTA MONICA PER MAP RECORDED IN BOOK 3 PAGES 30-31 OF PATENTS	
<b>BENCH MARK</b>		
<b>TITLE REPORT</b>	ORANGE COAST TITLE NO. 140-1263331-32	<b>ADDRESS</b> 11301 WILSHIRE BLVD LOS ANGELES CA 90073
<b>ASSESSOR'S REF.</b>	4365-008-904	<b>R.O.W. REFERENCE</b> : R-5055A, W-5401-8
		NO.    DATE    REVISION DESCRIPTION



PARCEL	TOTAL	W-5401-8
AREA - SQUARE FEET	209± Ac.	29,862

<p><b>LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY</b></p> <p>APPROVED BY: _____</p> <p style="font-size: x-small;">MTA PROJECT MANAGER      DATE</p>	<h2 style="margin: 0;">PARCEL PLAT</h2> <p style="margin: 5px 0;">W-5401-8</p> <p style="margin: 5px 0;">SHEET 1 OF 1</p>	<p>CONTRACT NO./DESIGN UNIT</p> <p>SCALE 1" = 100'</p> <p>DATE 12/21/2018</p> <p>DRAWN BY C. DAVIS</p> <p>CHECKED BY J. HAYNES</p> <p>REV. DATE      REV. NO.</p>
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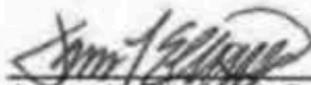
# EXHIBIT A-2 TCE PROPERTY

## LEGAL DESCRIPTION

That portion of Rancho San Vicente Y Santa Monica, in unincorporated territory of the County of Los Angeles, State of California, as per map recorded in Book 3 of Patents, Pages 30 and 31, in the Office of the County Recorder of said County, and also being a portion of National Home for Disabled Veterans 300 Acre Tract as recorded October 17, 1896 in Book 1122 of Deeds, Page 263, and shown as that portion of land marked "Soldiers Home 300 Acres" on map of that portion of the Rancho San Vicente Y Santa Monica, known as Villa Farms, recorded in Book 70 of Miscellaneous Records, Pages 54, et seq., in the Office of the County Recorder of said County, being described as follows:

**COMMENCING** at a point on the southeasterly line of Wilshire Boulevard, said point being the southwesterly terminus of course shown as "N 56°13'15" E 383.12" on Record of Survey recorded in Book 180 of Records of Survey, Pages 59 through 63, inclusive, records of said County; thence along said southeasterly line, South 78°00'01" West, 53.00 feet; thence South 63°32'35" West, 7.12 feet along the southerly line of Bonsall Avenue as described in Parcel 3, Relinquishment of State Highway in the County of Los Angeles Road VII-LA-158-A as recorded February 7, 1963 in Book R1455, Page 142, to the **POINT OF BEGINNING**; thence continuing along said southerly line, South 63°32'35" West, 50.88 feet to the beginning of a non-tangent curve, concave southwesterly and having a radius of 41.00 feet, a radial through said point bears North 63°32'35" East; thence northwesterly along the southwesterly line of said Bonsall Avenue and along said curve, 16.18 feet through a central angle of 22°36'56" to a point on said southeasterly line of Wilshire Boulevard; thence along said southeasterly line, South 78°00'01" West, 7.10 feet; thence leaving said southeasterly line, South 57°07'17" West, 269.85 feet; thence South 32°52'48" East, 104.35 feet; thence North 57°07'11" East, 67.61 feet; thence North 32°52'48" West 9.99 feet; thence North 57°07'12" East, 8.50 feet; thence South 32°52'48" East, 9.99 feet; thence North 57°07'10" East, 6.89 feet; thence South 32°52'50" East, 5.33 feet; thence North 57°07'10" East, 12.17 feet; thence North 32°52'28" West 21.07 feet; thence North 57°07'32" East, 29.99 feet; thence South 32°52'54" East, 21.07 feet; thence North 57°07'51" East, 39.71 feet; thence North 32°52'48" West, 10.00 feet; thence North 57°07'12" East, 8.50 feet; thence South 32°52'48" East, 10.00 feet; thence North 57°07'17" East, 145.32 feet; thence North 26°23'52" West, 86.00 feet to the **POINT OF BEGINNING**

This description prepared by me or under my direction:

  
James L. Elliott, P.L.S. 6334



12-20-18  
Date

Affects APN 4385-008-904

W-5401-9

# EXHIBIT A-2 TCE PROPERTY

<b>GRANTOR:</b> NATIONAL HOME FOR DISABLED VOLUNTEER SOLDIERS		The data shown on this map and/or plat are compiled from public sources and are subject to field verification.	
<b>DESCRIPTION:</b> PORTION OF RANCHO SAN VICENTE Y SANTA MONICA PER MAP RECORDED IN BOOK 3 PAGES 30-31 OF PATENTS			
<b>BENCH MARK:</b>			
<b>TITLE REPORT:</b> ORANGE COAST TITLE NO. 140-1283331-32	<b>ADDRESS:</b> 11301 WILSHIRE BLVD LOS ANGELES CA 90073		
<b>ASSESSOR'S REF.:</b> 4365-008-904	<b>R.O.W. REFERENCE:</b> R-5055A, W-5401-9	<b>NO.</b>	<b>DATE</b>
		<b>REVISION DESCRIPTION</b>	

CURVE	RADIUS	Δ	LENGTH
C1	41.00'	22°36'54"	16.18'

LINE SEGMENT	BEARING	DISTANCE
L9	N 57°07'10" E	12.17'
L10	N 32°52'50" W	5.33'
L11	N 57°07'10" E	6.89'
L12	N 32°52'48" W	9.99'
L13	N 57°07'11" E	67.61'
L14	N 78°00'01" E	7.10'
L15	N 63°32'35" E	50.88'

LINE SEGMENT	BEARING	DISTANCE
L1	N 78°00'01" E	53.00'
L2	N 63°32'35" E	7.12'
L3	N 32°52'48" W	10.00'
L4	N 57°07'12" E	6.50'
L5	N 57°07'51" E	39.71'
L6	N 32°52'54" W	21.07'
L7	N 57°07'32" E	29.89'
L8	N 32°52'28" W	21.07'

**PTN OF NATIONAL HOME FOR DISABLED VETERANS**

**300 ACRE TRACT**

**PER BOOK 1122/263 OF DEEDS**

PTN RANCHO SAN VICENTE Y SANTA MONICA  
PATENTS BOOK 3 PGS 30-31

PARCEL	TOTAL	W-5401-9
AREA - SQUARE FEET	20 1/2 Ac.	33,267

 <b>LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY</b>	<b>PARCEL PLAT</b>  <b>W-5401-9</b>  <b>SHEET 1 OF 1</b>	CONTRACT NO./DESIGN UNIT SCALE: 1" = 100' DATE: 12/21/2018 DRAWN BY: C. DAVIS CHECKED BY: J. HAYNES REV. DATE:      REV. NO.
	APPROVED BY: _____ MTA PROJECT MANAGER      DATE: _____	

# EXHIBIT A-2 TCE PROPERTY

## LEGAL DESCRIPTION

---

That portion of Rancho San Vicente Y Santa Monica, in unincorporated territory of the County of Los Angeles, State of California, as per map recorded in Book 3 of Patents, Pages 30 and 31, in the Office of the County Recorder of said County, and also being a portion of National Home for Disabled Veterans 300 Acre Tract as recorded October 17, 1896 in Book 1122 of Deeds, Page 263, and shown as that portion of land marked "Soldiers Home 300 Acres" on map of that portion of the Rancho San Vicente Y Santa Monica, known as Villa Farms, recorded in Book 70 of Miscellaneous Records, Pages 54, et seq., in the Office of the County Recorder of said County, being described as follows:

**COMMENCING** at a point on the southeasterly line of Wilshire Boulevard, said point being the southwesterly terminus of course shown as "N 56°13'15" E 383.12'" on Record of Survey recorded in Book 180 of Records of Survey, Pages 59 through 63, inclusive, records of said County; thence along said southeasterly line, South 78°00'01" West, 53.00 feet; thence South 53°32'35" West, 56.37 feet along the southerly line of Bonsall Avenue as described in Parcel 3, Relinquishment of State Highway in the County of Los Angeles Road VII-LA-158-A as recorded February 7, 1963 in Book R1455, Page 142, Official Records of said County; thence leaving said southerly line, South 26°33'54" East, 57.64 feet to the **POINT OF BEGINNING**; thence South 57°07'10" West, 99.75 feet to a point hereinafter known as Point "A"; thence continuing South 57°07'10" West, 48.22 feet to a point hereinafter known as Point "B"; thence continuing South 57°07'10" West, 49.06 feet to a point hereinafter known as Point "C"; thence continuing South 57°07'10" West, 88.34 feet; thence South 32°52'50" East, 144.15 feet; thence North 57°07'10" East, 269.02 feet; thence North 28°19'31" West, 17.03 feet; thence North 26°24'25" West, 1.01 feet; thence North 26°24'26" West, 112.63 feet; thence North 26°49'41" West, 0.24 feet; thence North 26°29'22" West, 0.43 feet; thence North 26°33'54" West, 13.74 feet to the **POINT OF BEGINNING**.

**EXCEPTING THEREFROM** the following described land:

**COMMENCING** at hereinabove described Point "A"; thence South 32°52'48" East, 23.66 feet to the **POINT OF BEGINNING**; thence South 32°52'48" East, 19.36 feet; thence South 57°07'12" West, 8.50 feet; thence North 32°52'48" West, 19.36 feet; thence North 57°07'12" East, 8.50 feet to the **POINT OF BEGINNING**.

Also **EXCEPTING THEREFROM** the following described land:

**COMMENCING** at hereinabove described Point "A"; thence South 32°52'48" East, 98.54 feet to the **POINT OF BEGINNING**; thence South 32°52'48" East, 19.36 feet; thence South 57°07'12" West, 8.50 feet; thence North 32°52'48" West, 19.36 feet; thence North 57°07'12" East, 8.50 feet to the **POINT OF BEGINNING**.

Also **EXCEPTING THEREFROM** the following described land:

**COMMENCING** at hereinabove described Point "B"; thence South 32°52'48" East, 12.58 feet to the **POINT OF BEGINNING**; thence South 32°52'54" East, 29.00 feet; thence South 57°07'32" West, 30.00 feet; thence North 32°52'28" West, 29.00 feet; thence North 57°07'32" East, 29.99 feet to the **POINT OF BEGINNING**.

Also **EXCEPTING THEREFROM** the following described land:

**COMMENCING** at hereinabove described Point "C"; thence South 32°52'48" East, 18.33 feet to the **POINT OF BEGINNING**; thence South 32°52'48" East, 19.36 feet; thence South 57°07'12" West, 8.50 feet; thence North 32°52'48" West, 19.36 feet; thence North 57°07'12" East, 8.50 feet to the **POINT OF BEGINNING**.

W 5401 10

# EXHIBIT A-2 TCE PROPERTY

<b>GRANTOR</b> NATIONAL HOME FOR DISABLED VOLUNTEER SOLDIERS		The data shown on this map and/or plat are compiled from public sources and are subject to field verification.	
<b>DESCRIPTION</b> PORTION OF RANCHO SAN VICENTE Y SANTA MONICA PER MAP RECORDED IN BOOK 3 PAGES 30-31 OF PATENTS			
<b>BENCH MARK</b>			
<b>TITLE REPORT</b> ORANGE COAST TITLE NO. 140-1283331-32	<b>ADDRESS</b> 11301 WILSHIRE BLVD LOS ANGELES CA 90073		
<b>ASSESSOR'S REF.</b> 4365-008-904	<b>R.O.W REFERENCE</b> R-5054A, W-5401-10	<b>NO.</b>	<b>DATE</b>
		<b>REVISION DESCRIPTION</b>	

LINE SEGMENT	BEARING	DISTANCE
L11	N 32°52'54" W	29.00'
L12	N 57°07'32" E	30.00'
L13	N 32°52'28" W	29.00'
L14	N 57°07'32" E	29.99'

LINE SEGMENT	BEARING	DISTANCE
L1	N 76°00'01" E	53.00'
L2	N 63°32'35" E	56.37'
L3	N 26°33'54" W	13.74'
L4	N 26°29'22" W	0.43'
L5	N 26°48'41" W	0.24'
L6	N 26°24'25" W	1.01'
L7	N 26°19'31" W	17.03'
L8	N 57°07'12" E	8.50'
L9	N 32°52'48" W	19.38'
L10	N 32°52'48" W	12.58'

**PTN OF NATIONAL HOME FOR DISABLED VETERANS**  
**300 ACRE TRACT PER BOOK 1122/263 OF DEEDS**  
 M.R. 70 / 54 ET SEQ.  
 R.S.B. 180/59-63  
**PTN RANCHO SAN VICENTE Y SANTA MONICA**  
**PATENTS BOOK 3 PGS 30-31**

**DOWLEN DR E**

<b>PARCEL</b>	<b>TOTAL</b>	<b>W-5401-10</b>	
AREA - SQUARE FEET	2091 Ac	38,434	

	<b>LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY</b> APPROVED BY: PROJECT MANAGER DATE: 15 MAR 2020	<b>PARCEL PLAT</b>  <b>W-5401-10</b>  <b>SHEET 1 OF 1</b>	CONTRACT NO./DESIGN UNIT SCALE: 1" = 100' DATE: 05/15/2020 DRAWN BY: C. DAVIS CHECKED BY: J. ELLIOTT REV. DATE:      REV. NO:
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# EXHIBIT A-2 TCE PROPERTY

<b>GRANTOR: NATIONAL HOME FOR DISABLED VOLUNTEER SOLDIERS</b>		The data shown on this map and/or plat are compiled from public sources and are subject to field verification.	
<b>DESCRIPTION:</b> PORTION OF RANCHO SAN VICENTE Y SANTA MONICA PER MAP RECORDED IN BOOK 3 PAGES 30-31 OF PATENTS			
<b>BENCH MARK:</b>			
<b>TITLE REPORT:</b> ORANGE COAST TITLE NO. 140-125331-32		<b>ADDRESS:</b> 11301 WILSHIRE BLVD LOS ANGELES CA 90073	
<b>ASSESSOR'S REF:</b> 4365-008-904		<b>R.O.W. REFERENCE:</b> R-5054A, W-5401-11	
	NO.	DATE	REVISION DESCRIPTION

LINE SEGMENT	BEARING	DISTANCE
L1	N 78°00'51" E	53.00'
L2	N 63°32'35" E	56.37'
L3	N 63°32'35" E	1.63'

**PTN OF NATIONAL HOME FOR DISABLED VETERANS**  
**300 ACRE TRACT PER BOOK 1122/263 OF DEEDS**  
 M.R. 70 / 54 ET SEQ. 4365-008-904  
 R.S.B. 180/59-63  
**PTN RANCHO SAN VICENTE Y SANTA MONICA**  
**PATENTS BOOK 3 PGS 30-31**

PARCEL	TOTAL	W-5401-11	
AREA - SQUARE FEET	2091 Ac.	13,945	

<p><b>LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY</b></p> <p>APPROVED BY: <i>[Signature]</i> 05/11/2021          MTA PROJECT MANAGER DATE</p>	<h2 style="margin: 0;">PARCEL PLAT</h2> <p style="margin: 0;">W-5401-11</p> <p style="margin: 0;">SHEET 1 OF 1</p>	CONTRACT NO. DESIGN UNIT SCALE: 1" = 100' DATE: 05/15/2020 DRAWN BY: C. DAVIS CHECKED BY: J. ELLIOTT REV. DATE:      REV. NO.
--	--	--

# EXHIBIT A-2 TCE PROPERTY

## LEGAL DESCRIPTION

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That portion of Rancho San Vicente Y Santa Monica, in unincorporated territory of the County of Los Angeles, State of California, as per map recorded in Book 3 of Patents, Pages 30 and 31, in the Office of the County Recorder of said County, and also being a portion of National Home for Disabled Veterans 300 Acre Tract as recorded October 17, 1896 in Book 1122 of Deeds, Page 263, and shown as that portion of land marked "Soldiers Home 300 Acres" on map of that portion of the Rancho San Vicente Y Santa Monica, known as Villa Farms, recorded in Book 70 of Miscellaneous Records, Pages 54, et seq., in the Office of the County Recorder of said County, being described as follows:

**COMMENCING** at the northeast corner of "US AIR FORCE" parcel as shown on Record of Survey recorded in Book 180 of Records of Survey, Pages 59 through 63, inclusive, records of said County; thence along the northeasterly line of said parcel, South 35°24'16" East, 177.66 feet; thence leaving said northeasterly line, North 54°35'44" East, 2.00 feet to the **POINT OF BEGINNING**; thence North 49°12'06" East, 38.86 feet; thence North 40°47'54" West, 2.00 feet; thence North 49°12'06" East, 47.00 feet; thence South 40°47'54" East, 2.83 feet; thence North 49°12'06" East, 23.66 feet; thence North 40°47'54" West, 11.67 feet; thence South 49°12'06" West, 23.66 feet; thence South 40°47'54" East, 2.83 feet; thence South 49°12'06" West, 47.00 feet; thence North 40°47'54" West, 2.00 feet; thence South 49°12'06" West, 11.39 feet to the beginning of a tangent curve concave northerly and having a radius of 15.00 feet; thence westerly along said curve 24.97 feet through a central angle of 95°23'39"; thence North 35°24'16" West, 46.32 feet; thence North 54°35'44" East, 26.12 feet; thence North 19°04'55" East, 112.88 feet; thence South 35°24'16" East, 175.13 feet to the beginning of a tangent curve concave northeasterly and having a radius of 30.00 feet; thence southeasterly along said curve 22.66 feet through a central angle of 43°17'04"; thence South 78°41'20" East, 85.80 feet to the beginning of a tangent curve concave southwesterly and having a radius of 30.00 feet; thence southeasterly along said curve 22.75 feet through a central angle of 43°27'04"; thence South 35°14'17" East, 48.84 feet to the beginning of a tangent curve concave westerly and having a radius of 30.00 feet; thence southerly along said curve 23.58 feet through a central angle of 45°02'14"; thence South 09°47'57" West, 24.34 feet to the beginning of a tangent curve concave easterly and having a radius of 30.00 feet; thence southerly along said curve 23.67 feet through a central angle of 45°12'02"; thence South 35°24'05" East, 244.60 feet; thence South 55°49'44" West, 170.04 feet; thence North 35°24'16" West, 562.65 feet; thence North 54°35'44" East, 2.00 feet; thence South 35°24'16" East, 73.79 feet to the **POINT OF BEGINNING**.

**EXCEPTING THEREFROM** the following described land:

**COMMENCING** at the northeast corner of "US AIR FORCE" parcel as shown on Record of Survey recorded in Book 180 of Records of Survey, Pages 59 through 63, inclusive, records of said County; thence along the northeasterly line of said parcel, South 35°24'16" East, 141.51 feet; thence leaving said northeasterly line, North 54°35'44" East, 31.69 feet to the **POINT OF BEGINNING**, said point being the beginning of a non-tangent curve, concave easterly and having a radius of 49.00 feet, a radial through said point bears South 87°08'00" West; thence northerly along said curve, 25.40 feet through a central angle of 29°41'55"; thence non-tangent to said curve, South 40°47'54" East, 35.31 feet; thence South 49°12'06" West, 20.00 feet; thence North 40°47'54" West, 20.12 feet to the **POINT OF BEGINNING**.

Also **EXCEPTING THEREFROM** the following described land:

**COMMENCING** at the northeast corner of "US AIR FORCE" parcel as shown on Record of Survey recorded in Book 180 of Records of Survey, Pages 59 through 63, inclusive, records of said County; thence along the northeasterly line of said parcel, South 35°24'16" East, 181.45 feet; thence leaving said northeasterly line, North 54°35'44" East, 35.46 feet to the

W-5401-12

# EXHIBIT A-2 TCE PROPERTY



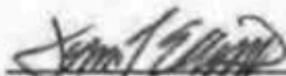
EXHIBIT A-2  
TCE PROPERTY

LEGAL DESCRIPTION

That portion of Rancho San Vicente Y Santa Monica, in unincorporated territory of the County of Los Angeles, State of California, as per map recorded in Book 3 of Patents, Pages 30 and 31, in the Office of the County Recorder of said County, and also being a portion of National Home for Disabled Veterans 300 Acre Tract as recorded October 17, 1896 in Book 1122 of Deeds, Page 263, and shown as that portion of land marked "Soldiers Home 300 Acres" on map of that portion of the Rancho San Vicente Y Santa Monica, known as Villa Farms, recorded in Book 70 of Miscellaneous Records, Pages 54, et seq., in the Office of the County Recorder of said County, being described as follows:

**COMMENCING** at a point on the southeasterly line of Wilshire Boulevard, said point being the southwesterly terminus of course shown as "N 56°13'15" E 383.12" on Record of Survey recorded in Book 180 of Records of Survey, Pages 59 through 63, inclusive, records of said County; thence along said southeasterly line, South 78°00'01" West, 53.00 feet; thence South 63°32'35" West, 58.00 feet along the southerly line of Bonsall Avenue as described in Parcel 3, Relinquishment of State Highway in the County of Los Angeles Road VII-LA-158-A as recorded February 7, 1963 in Book R1455, Page 142, Official Records of said County, to the beginning of a non-tangent curve, concave southwesterly and having a radius of 41.00 feet, a radial through said point bears North 63°32'35" East; thence northwesterly along the southwesterly line of said Bonsall Avenue and along said curve, 16.18 feet through a central angle of 22°36'56" to a point on said southeasterly line of Wilshire Boulevard; thence along said southeasterly line, South 78°00'01" West, 7.10 feet; thence leaving said southeasterly line, South 57°07'17" West, 269.85 feet; thence South 32°52'48" East, 112.43 feet to the **POINT OF BEGINNING**; thence continuing South 32°52'48" East, 68.75 feet; thence South 57°07'10" West, 77.19 feet; thence, South 57°07'08" West, 7.10 feet; thence South 57°06'58" West, 7.10 feet; thence South 57°06'39" West, 7.09 feet; thence South 57°06'09" West, 1.52 feet; thence North 32°53'00" West, 68.75 feet; thence North 57°07'08" East, 3.65 feet; thence North 57°07'07" East, 96.35 feet to the **POINT OF BEGINNING**.

This description prepared by me or under my direction:

  
James L. Elliott, P.L.S. 6334



12-20-18  
Date

Affects APN 4385-008-904

W-5401-13



# EXHIBIT A-2 TCE PROPERTY

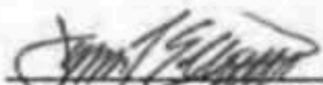
## LEGAL DESCRIPTION

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That portion of Rancho San Vicente Y Santa Monica, in unincorporated territory of the County of Los Angeles, State of California, as per map recorded in Book 3 of Patents, Pages 30 and 31, in the Office of the County Recorder of said County, and also being a portion of National Home for Disabled Veterans 300 Acre Tract as recorded October 17, 1896 in Book 1122 of Deeds, Page 263, and shown as that portion of land marked "Soldiers Home 300 Acres" on map of that portion of the Rancho San Vicente Y Santa Monica, known as Villa Farms, recorded in Book 70 of Miscellaneous Records, Pages 54, et seq., in the Office of the County Recorder of said County, being described as follows:

**COMMENCING** at a point on the southeasterly line of Wilshire Boulevard, said point being the southwesterly terminus of course shown as "N 56°13'15" E 383.12" on Record of Survey recorded in Book 180 of Records of Survey, Pages 59 through 63, inclusive, records of said County; thence along said southeasterly line, North 56°13'31" East, 383.12 feet to the beginning of a curve concave southwesterly and having a radius of 150.01 feet; thence southeasterly along said southeasterly line and along the southwesterly line of San Diego Freeway as shown on said Record of Survey and along said curve, 240.55 feet through a central angle of 91°52'39"; thence continuing along said southwesterly line, South 31°53'50" East, 84.78 feet; thence leaving said southwesterly line, South 54°50'23" West, 359.21 feet to the **POINT OF BEGINNING**; thence continuing South 54°50'23" West, 147.53 feet; thence South 35°29'30" East, 84.55 feet; thence North 54°35'14" East, 148.03 feet; thence North 35°50'07" West, 83.91 feet to the **POINT OF BEGINNING**.

This description prepared by me or under my direction:

  
James L. Elliott, P.L.S. 6334



12-20-18  
Date

Affects APN 4365-008-904

W-5401-17

# EXHIBIT A-2 TCE PROPERTY

<b>GRANTOR:</b> NATIONAL HOME FOR DISABLED VOLUNTEER SOLDIERS		The data shown on this map and/or plat are compiled from public sources and are subject to field verification.	
<b>DESCRIPTION:</b> PORTION OF RANCHO SAN VICENTE Y SANTA MONICA PER MAP RECORDED IN BOOK 3 PAGES 30-31 OF PATENTS			
<b>BENCH MARK:</b>			
<b>TITLE REPORT:</b> ORANGE COAST TITLE NO. 140-1263331-32	<b>ADDRESS:</b> 11301 WILSHIRE BLVD LOS ANGELES CA 90073		
<b>ASSESSOR'S REF.:</b> 4365-008-904	<b>R.O.W. REFERENCE:</b> R-5054A, W-5401-17	<b>NO.:</b>	<b>DATE:</b>
		<b>REVISION DESCRIPTION:</b>	

CURVE	RADIUS	Δ	LENGTH
C1	156.01'	91°52'39"	240.50'

<b>PARCEL:</b>	<b>TOTAL:</b>	<b>W-5401-17</b>
<b>AREA - SQUARE FEET:</b>	<b>209± Ac.</b>	<b>12,447</b>

<p><b>LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY</b></p> <p>APPROVED BY: _____</p> <p style="font-size: x-small;">MTA PROJECT MANAGER DATE</p>	<h2 style="margin: 0;">PARCEL PLAT</h2> <p style="margin: 5px 0 0 0;">W-5401-17</p> <p style="margin: 5px 0 0 0;">SHEET 1 OF 1</p>	<p>CONTRACT NO./DESIGN UNIT</p> <p>SCALE: 1" = 100'</p> <p>DATE: 12/21/2018</p> <p>DRAWN BY: C. DAVIS</p> <p>CHECKED BY: J. HAYNES</p> <p>REV. DATE:      REV. NO.:</p>
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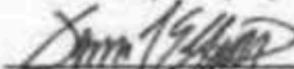
# EXHIBIT A-2 TCE PROPERTY

## LEGAL DESCRIPTION

That portion of Rancho San Vicente Y Santa Monica, in unincorporated territory of the County of Los Angeles, State of California, as per map recorded in Book 3 of Patents, Pages 30 and 31, in the Office of the County Recorder of said County, and also being a portion of National Home for Disabled Veterans 300 Acre Tract as recorded October 17, 1896 in Book 1122 of Deeds, Page 263, and shown as that portion of land marked "Soldiers Home 300 Acres" on map of that portion of the Rancho San Vicente Y Santa Monica, known as Villa Farms, recorded in Book 70 of Miscellaneous Records, Pages 54, et seq., in the Office of the County Recorder of said County, being described as follows:

**COMMENCING** at the northeast corner of "US AIR FORCE" parcel as shown on Record of Survey recorded in Book 180 of Records of Survey, Pages 59 through 63, inclusive, records of said County; thence along the northeasterly line of said parcel, South 35°24'16" East, 42.00 feet; thence North 54°35'44" East, 124.80 feet to the **POINT OF BEGINNING**; thence North 19°04'55" East, 6.38 feet; thence South 35°24'16" East, 175.13 feet to the beginning of a tangent curve concave northeasterly and having a radius of 30.00 feet; thence southeasterly along said curve 22.66 feet through a central angle of 43°17'04"; thence South 78°41'20" East, 85.80 feet to the beginning of a tangent curve concave southwesterly and having a radius of 30.00 feet; thence southeasterly along said curve 22.75 feet through a central angle of 43°27'04"; thence South 35°14'17" East, 48.84 feet to the beginning of a tangent curve concave westerly and having a radius of 30.00 feet; thence southerly along said curve 23.58 feet through a central angle of 45°02'14"; thence South 09°47'57" West, 24.34 feet to the beginning of a tangent curve concave easterly and having a radius of 30.00 feet; thence southerly along said curve 23.67 feet through a central angle of 45°12'02"; thence South 35°24'05" East, 244.60 feet; thence South 55°49'44" West, 12.82 feet; thence South 34°10'16" East, 18.86 feet; thence South 62°59'54" East, 96.21 feet to the beginning of a non-tangent curve concave easterly and having a radius of 564.75 feet, a radial through said point bears North 85°50'07" West; thence northerly along said curve 62.95 feet through a central angle of 06°23'12"; thence non-tangent to said curve, North 13°18'07" East, 3.76 feet; thence North 86°03'09" West, 43.42 feet; thence North 59°43'06" West, 20.18 feet; thence North 35°24'16" West, 241.35 feet; thence North 00°28'09" East, 59.74 feet; thence North 35°24'16" West, 97.28 feet; thence North 74°56'16" West, 117.84 feet; thence North 35°24'16" West, 321.90 feet to a point on the southeasterly line of Wilshire Boulevard as shown on said Record of Survey, said point being the beginning of a non-tangent curve concave southeasterly and having a radius of 889.57 feet, a radial through said point bears North 65°05'59" West; thence southwesterly along said southeasterly line and along said curve, 73.90 feet through a central angle of 04°45'35" to a point of compound curve of radius 950.00 feet, a radial through said point bears North 69°51'34" West; thence; thence continuing southwesterly along said southeasterly line and along said curve, 22.55 feet through a central angle of 01°21'36"; thence leaving said southeasterly line, South 76°33'51" East, 62.06 feet; thence South 35°24'16" East, 63.46 feet to the **POINT OF BEGINNING**.

This description prepared by me or under my direction:

  
James L. Elliott, P.L.S. 6334

12-20-18  
Date



Affects APN: 4365-008-904

W-5401-18

# EXHIBIT A-2 TCE PROPERTY



PARCEL	TOTAL	W-5401-18
AREA - SQUARE FEET	208± Ac.	36,305

 <p><b>LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY</b></p>	<p><b>PARCEL PLAT</b></p> <p>W-5401-18</p> <p>SHEET 1 OF 1</p>	<p>CONTRACT NO./DESIGN UNIT</p> <p>SCALE: 1" = 150'</p> <p>DATE: 12/21/2018</p> <p>DRAWN BY: C. DAVIS</p> <p>CHECKED BY: J. HAYNES</p> <p>REV. DATE:      REV. NO:</p>
APPROVED BY: _____		
MTA PROJECT MANAGER: _____		

EXHIBIT A-2  
TCE PROPERTY

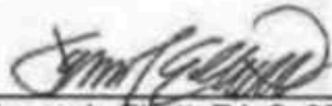
LEGAL DESCRIPTION

---

That portion of Rancho San Vicente Y Santa Monica, in unincorporated territory of the County of Los Angeles, State of California, as per map recorded in Book 3 of Patents, Pages 30 and 31, in the Office of the County Recorder of said County, and also being a portion of National Home for Disabled Veterans 300 Acre Tract as recorded October 17, 1896 in Book 1122 of Deeds, Page 263, and shown as that portion of land marked "Soldiers Home 300 Acres" on map of that portion of the Rancho San Vicente Y Santa Monica, known as Villa Farms, recorded in Book 70 of Miscellaneous Records, Pages 54, et seq., in the Office of the County Recorder of said County, being described as follows:

**COMMENCING** at a point on the southeasterly line of Wilshire Boulevard, said point being the southwesterly terminus of course shown as "N 56°13'15" E 383.12" on Record of Survey recorded in Book 180 of Records of Survey, Pages 59 through 63, inclusive, records of said County; thence along said southeasterly line, North 56°13'31" East, 383.12 feet to the beginning of a curve concave southwesterly and having a radius of 150.01 feet; thence southeasterly along said southeasterly line and along the southwesterly line of San Diego Freeway as shown on said Record of Survey and along said curve, 240.55 feet through a central angle of 91°52'39"; thence continuing along said southwesterly line, South 31°53'50" East, 84.78 feet; thence leaving said southwesterly line, South 54°50'23" West, 80.04 feet to the **POINT OF BEGINNING**; thence continuing South 54°50'23" West, 366.61 feet; thence South 35°23'20" East, 84.29 feet; thence North 54°35'14" East, 366.36 feet; thence North 35°13'06" West, 82.67 feet to the **POINT OF BEGINNING**.

This description prepared by me or under my direction:

  
James L. Elliott, P.L.S. 6334



12-20-18  
Date

Affects APN. 4365-008-004

W-5401-21

# EXHIBIT A-2 TCE PROPERTY

<b>GRANTOR: NATIONAL HOME FOR DISABLED VOLUNTEER SOLDIERS</b>		The data shown on this map and/or plat are compiled from public sources and are subject to field verification.	
<b>DESCRIPTION:</b> PORTION OF RANCHO SAN VICENTE Y SANTA MONICA PER MAP RECORDED IN BOOK 3 PAGES 30-31 OF PATENTS			
<b>BENCH MARK:</b>			
<b>TITLE REPORT:</b> ORANGE COAST TITLE NO. 145-1263331-32	<b>ADDRESS:</b> 11301 WILSHIRE BLVD LOS ANGELES CA 90073		
<b>ASSESSOR'S REF:</b> 4385-008-804	<b>R.O.W. REFERENCE:</b> R-5054A, W-5401-21	<b>NO.</b>	<b>DATE</b>
		<b>REVISION DESCRIPTION</b>	

CURVE	RADIUS	Δ	LENGTH
C1	150.01'	91°52'36"	240.55'

<b>PARCEL</b>	<b>TOTAL</b>	<b>W-5401-21</b>
AREA - SQUARE FEET	209± Ac.	30,594

<p style="text-align: center;"><b>LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY</b></p> <p>APPROVED BY: _____</p> <p style="text-align: right; font-size: x-small;">WTA PROJECT MANAGER      DATE</p>	<h2 style="margin: 0;">PARCEL PLAT</h2> <p style="margin: 5px 0;">W-5401-21</p> <p style="margin: 5px 0;">SHEET 1 OF 1</p>	<p>CONTRACT NO./DESIGN UNIT</p> <p>SCALE: 1" = 100'</p> <p>DATE: 12/21/2018</p> <p>DRAWN BY: C. DAVIS</p> <p>CHECKED BY: J. HAYNES</p> <p>REV. DATE      REV. NO.</p>
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EXHIBIT A-2  
TCE PROPERTY

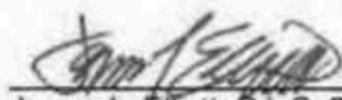
LEGAL DESCRIPTION

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That portion of Rancho San Vicente Y Santa Monica, in unincorporated territory of the County of Los Angeles, State of California, as per map recorded in Book 3 of Patents, Pages 30 and 31, in the Office of the County Recorder of said County, and also being a portion of National Home for Disabled Veterans 300 Acre Tract as recorded October 17, 1896 in Book 1122 of Deeds, Page 263, and shown as that portion of land marked "Soldiers Home 300 Acres" on map of that portion of the Rancho San Vicente Y Santa Monica, known as Villa Farms, recorded in Book 70 of Miscellaneous Records, Pages 54, et seq., in the Office of the County Recorder of said County, being described as follows:

**COMMENCING** at the northeast corner of "US AIR FORCE" parcel as shown on Record of Survey recorded in Book 180 of Records of Survey, Pages 59 through 63, inclusive, records of said County; thence along the northeasterly line of said parcel, South 35°24'16" East, 119.56 feet; thence leaving said northeasterly line, North 54°35'44" East, 94.81 feet to the **POINT OF BEGINNING**, said point being the beginning of a non-tangent curve concave southwesterly and having a radius of 53.00 feet, a radial through said point bears North 11°06'22" West, thence easterly and southerly along said curve, 111.51 feet through a central angle of 120°32'56" to the beginning of a non-tangent curve concave southeasterly and having a radius of 4787.09 feet, a radial through said point bears North 40°47'06" West; thence northeasterly along said curve, 65.06 feet through a central angle of 00°46'43"; thence North 74°56'16" West, 5.23 feet; thence North 35°24'16" West, 87.76 feet to the beginning of a non-tangent curve concave southeasterly and having a radius of 4770.09 feet, a radial through said point bears North 39°42'45" West; thence southwesterly along said curve, 70.43 feet through a central angle of 00°50'46" to the **POINT OF BEGINNING**.

This description prepared by me or under my direction:

  
James L. Elliott, P.L.S. 6334



12-20-18  
Date

Affects APN 4365-008-904

W-5401-22

# EXHIBIT A-2 TCE PROPERTY

<b>GRANTOR:</b> NATIONAL HOME FOR DISABLED VOLUNTEER SOLDIERS		The data shown on this map and/or plat are compiled from public sources and are subject to field verification.	
<b>DESCRIPTION:</b> PORTION OF RANCHO SAN VICENTE Y SANTA MONICA PER MAP RECORDED IN BOOK 3 PAGES 30-31 OF PATENTS			
<b>BENCH MARK:</b>			
<b>TITLE REPORT:</b> ORANGE COAST TITLE NO. 140-1263331-32	<b>ADDRESS:</b> 11301 WILSHIRE BLVD LOS ANGELES CA 90073		
<b>ASSESSOR'S REF.:</b> 4365-008-904	<b>R.O.W. REFERENCE:</b> R-5057A, W-5401-22	NO.	DATE
		REVISION DESCRIPTION	

CURVE	RADIUS	Δ	LENGTH
C1	4770.09'	00°50'46"	70.43'
C2	4787.09'	00°46'43"	65.06'
C3	53.00'	120°32'56"	111.51'

LINE SEGMENT	BEARING	DISTANCE
L1	N 35°24'16" W	87.76'
L2	N 74°56'16" W	5.23'

SAN VICENTE BLVD.

WILSHIRE BLVD.

FEDERAL AVE.

PTN OF NATIONAL HOME FOR DISABLED VETERANS  
300 ACRE TRACT PER BOOK 1122/263 OF DEEDS  
M.R. 70 / 54 ET SEQ.  
R.S.B. 180/59-63  
PTN RANCHO SAN VICENTE Y SANTA MONICA  
PATENTS BOOK 3 PGS 30-31

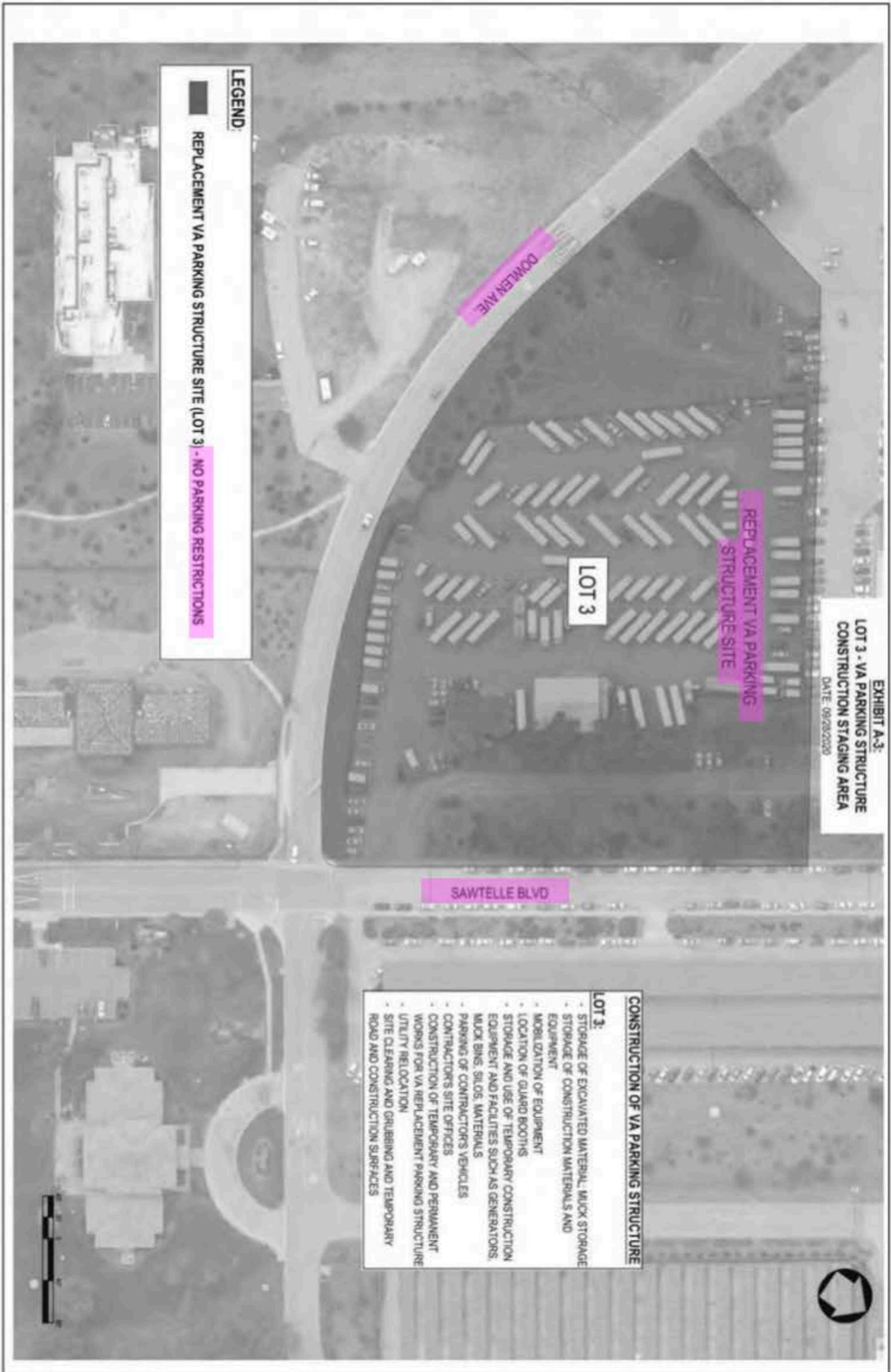
  

PARCEL	TOTAL	W-5401-22	
AREA - SQUARE FEET	209± Ac.	4,335	

<p style="text-align: center;"><b>LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY</b></p> <p style="text-align: center;">APPROVED BY: _____</p> <p style="text-align: center; font-size: x-small;">MTA PROJECT MANAGER      DATE: _____</p>	<h2 style="margin: 0;">PARCEL PLAT</h2> <p style="margin: 5px 0 0 0;">W-5401-22</p> <p style="margin: 5px 0 0 0;">SHEET 1 OF 1</p>	<p>CONTRACT NO./DESIGN UNIT</p> <p>SCALE: 1" = 120'</p> <p>DATE: 12/21/2018</p> <p>DRAWN BY: C. DAVIS</p> <p>CHECKED BY: J. HAYNES</p> <p>REV. DATE:      REV. NO.:</p>
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# Exhibit A-3 Construction Staging Areas



**EXHIBIT B  
WLA CAMPUS**



The WLA Campus is shown above outlined with a red hashed line.

**WLA Campus**

**Purple Line Easement Agreement**

# EXHIBIT C LEGAL PARCEL CONTAINING EASEMENT PROPERTY



**EXHIBIT N-2  
MOA FIRST AMENDMENT**

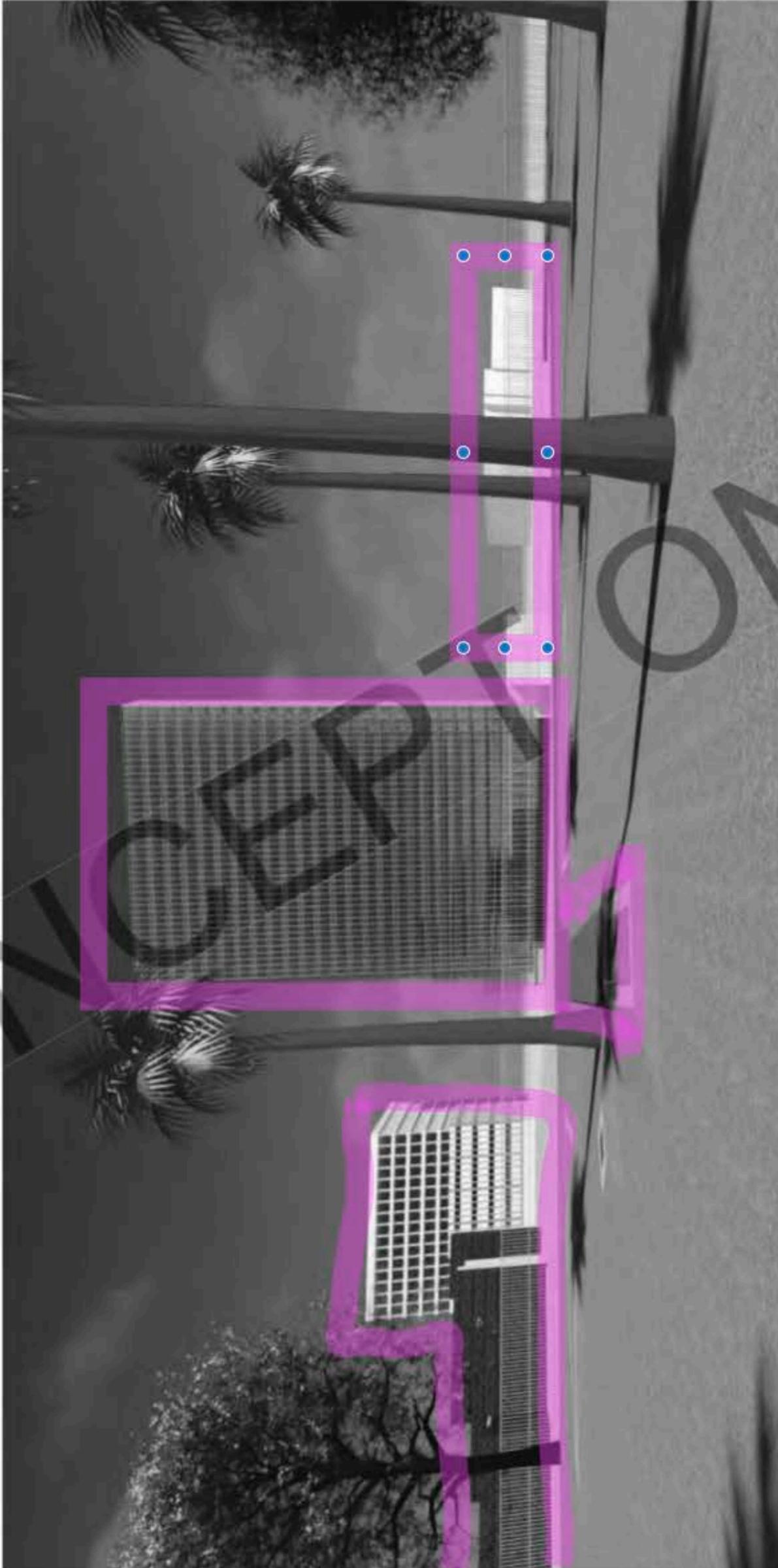
**AMENDMENT TO THE  
MEMORANDUM OF AGREEMENT  
BETWEEN THE FEDERAL TRANSIT ADMINISTRATION AND  
THE CALIFORNIA STATE HISTORIC PRESERVATION OFFICER  
REGARDING THE LOS ANGELES WESTSIDE SUBWAY EXTENSION PROJECT,  
LOS ANGELES COUNTY, CALIFORNIA**

**CONCURRING PARTY**

**Tongva Ancestral Territorial Tribal Nation**

By: \_\_\_\_\_ Date \_\_\_\_\_  
John Tommy Rosas  
Tongva Nation- Tribal Administrator/ Litigator  
Tongva Ancestral Territorial Tribal Nation

EXHIBIT Q  
TRANSIT FACILITIES CONCEPTUAL DRAWINGS



**Re: CPC-2019-4908-DB-SPR/CF 20-0680**

**The Project description is required to be stable.**

In light of the inconsistencies in the project description, indicated with evidence in both documents from the appellants' representative and in communications from the public, including but not limited to:

- the listing of the project as BOTH a "Multifamily Residential apartment" and also as a "Mixed-Use development"

and

- the lack of inclusion of the Redevelopment Plan (RDP) in the Project's Case Number and description in public notices and City Planning Documents - and the subsequent filing of an application for 1309-1331 South Pacific Avenue Pacific Corridor Redevelopment Plan Project Compliance (including the Administrative Review and Referral form) - and then the withdrawal of Pacific Corridor Redevelopment Plan compliance application for 1309-1331 South Pacific Avenue

The Applicant's project description has given conflicting signals to decision makers and the public about the nature and scope of the project.

**Citations:**

A project description that gives conflicting signals to decision makers and the public about the nature and scope of the project is fundamentally inadequate and misleading – *Citizens for a Sustainable Treasure Island v. City and County of San Francisco* (2014) 227 Cal.App.4th 1036, 1052.

The Guidelines specify that every EIR must set forth a project description that is sufficient to allow an adequate evaluation and review of the environmental impact. *San Joaquin Raptor Rescue Center v. County of Merced* (2007) 149 Cal.App.4th 645, 654.

Recent case law confirms that an "accurate, stable, and finite project description as the sine qua non of an informative and legally sufficient EIR..." *Stoephemillenniumhollywood.com v. City of Los Angeles* (2019) 39 Cal.App.5th 1 at 308.