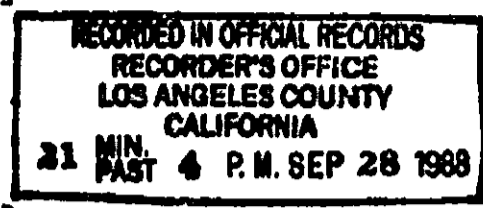


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RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City of El Segundo
350 North Main Street
El Segundo, California 90245

Attn: City Attorney

FEE \$ 61.00 \$

29

AGREEMENT AFFECTING REAL PROPERTY

This Agreement is entered into this 9th day of June, 1988 by and between the CITY OF EL SEGUNDO (hereinafter referred to as "City") and CONTINENTAL DEVELOPMENT CORPORATION, a corporation (hereinafter referred to as "Applicant") with reference to the following:

A. Applicant has applied to the City for a Precise Plan to allow construction of a 640,000 square foot commercial office complex up to 84 feet in height with required parking and subdivision into three parcels of a 14.7 acre site at 2301-2381 Rosecrans and 810-820 South Douglas Street, a legal description of which is attached hereto as Exhibit "A" and by this reference incorporated herein and made a part hereof. The Council denied said application, but approved the subdivision and a Precise Plan for up to 196,000 square feet on Lot 1 of said subdivision. Lot 1 of said subdivision is referred to herein as the "Site."

B. Environmental Impact Reports ("EIR") were prepared for previous projects proposed on the Site and an Addendum to the previous EIRs was prepared to address the environmental impacts of the proposed Precise Plan and subdivision. The Addition to the EIRs identified certain significant adverse impacts on the Site that require the imposition of mitigation measures in the areas of air quality and transportation circulation.

C. Pursuant to Resolution No. 2198 of the Planning Commission dated January 28, 1988, the Planning Commission approved tentative Parcel Map 17158 (the "Parcel Map"), and the Precise Plan with conditions and approved and recommended certification by the City Council of the EIR together with the Addendum. The City Council on March 1, 1988 adopted Ordinance No. 1107, a copy of which is attached hereto as Exhibit D approving the Precise Plan and the Parcel Map with conditions (the "Conditions") and certifying the final EIR. The Conditions are set forth in such Ordinance. The Conditions include those mitigation measures deemed necessary by the City Council to reduce the significant adverse impacts of the Precise Plan and subdivision of the Site.

D. A copy of Parcel Map No. 17158 is attached to this Agreement as Exhibit "C" and is by this reference incorporated herein and made a part hereof.

E. The purpose of this Agreement is to implement and assure the City and all concerned that the Conditions (including without limitation all mitigation measures which are set forth in the Conditions as deemed necessary by the

[Handwritten signature]

City Council to reduce any significant adverse environmental impacts on the Site arising as a result of the Precise Plan and subdivision of the Site) will be satisfied following recordation of the Parcel Map.

F. Prior to the effectiveness of this Agreement, the Parcel Map shall have been recorded in the office of the County Recorder for Los Angeles County, California, and

NOW, THEREFORE, the City and the Applicant, on their own behalf and on behalf of their successors in interest, in consideration of the terms and conditions of this Agreement and in further consideration of those matters contained in any exhibits attached hereto or incorporated herein by reference, hereby agree as follows as to the development of Lot 1:

1. Land Use. Site development shall comply with the following development standards:

PERMITTED USES. Land uses shall be limited to business parks, research and development facilities, commercial offices, hotels, light manufacturing, restaurants, retail sales and services, and warehouses.

FLOOR AREA RATIO. As defined by E.S.M.C. Section 20.08.193, floor area shall not exceed the total square footage of the net parcel, following dedication of deceleration and acceleration lanes. Density may not be transferred.

HEIGHT. Structures shall not exceed a height of 84 feet, as defined in E.S.M.C. Section 20.08.080. The parking structure shall not exceed six stories above grade, except that additional stories occupied by recreational, or optional retail and restaurant uses may be located within the parking structure, not to exceed 84 feet in height.

OPEN SPACE. A minimum of 20% of the total square footage of the lot shall be devoted to landscaped open space. For purposes of this requirement, open space shall mean areas which are landscaped, generally unoccupied and unobstructed and provide open air amenities to the public. Surface parking lots, interior roadways, penthouses, paved plaza areas, and areas provided on rooftops do not constitute open space. Meandering pedestrian walkways up to 5 feet in width may be included in open space, subject to Director of Planning approval.

SETBACKS.

Rosecrans Avenue Frontage	30 feet average from the edge of the right-of-way after dedication, in no instance less than 25 feet.
Railroad Right-of-Way	20 feet from the edge of right-of-way.
Interior Private Driveway	10 feet from the edge of the curb, including walkways.

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All other Interior Lot Lines 0 feet from the property line.

ALLOWABLE SETBACK INTRUSIONS. Setback areas shall be fully landscaped except for the following intrusions: Pedestrian bridges and walkways; and recreational amenities only along the railroad right-of-way.

2. **Landscaping.** Prior to issuance of a Building Permit, the Applicant shall submit a Landscape and Irrigation Plan, subject to approval by the Director of Planning, Director of Recreation and Parks, and Chief of Police. The Landscape Plan shall include schematic gateway treatment at the easterly end of the Rosecrans frontage, and entryway treatment at the project driveway.

The project's irrigation system shall be automated and shall be operated and maintained to dispense water efficiently as dictated by a program designed to satisfy the variety of needs of the project's plant materials.

1. **Signs.** Prior to Certificate of Occupancy, the Applicant shall submit a Sign Plan to ensure compatibility with surrounding area and the aesthetic objectives of the General Plan, as well as to ensure that signs do not impede traffic or pedestrian safety.
4. **TSM.** The Applicant shall comply with the City of El Segundo TSM Ordinance Chapters 20.55 and 20.56, and prior to issuance of a building permit shall submit plans for the project which shall incorporate physical TSM support facilities consisting of preferential parking for rideshare vehicles, rideshare drop-off points on-site, van pool/shuttle loading areas; on-site pedestrian and bicycle lockers and showers; on-site employee services which may include recreation, child care, and convenience services; a bus pullout/deceleration lane on Rosecrans; and provision for connection with any future LRT station. Construction of physical facilities shall occur on a phased basis as identified in said conditions.
5. **Parking.** On-site parking shall be provided in conformance with the Zoning Ordinance requirements (Chapter 20.54) in effect on the date the first building permit is issued for the project, including at least 80% of Code-required spaces shall be standard 8½ x 18 feet dimensions. Parking along the interior driveway shall be prohibited.
6. **Traffic Improvement Fee.** Prior to issuance of a Certificate of Occupancy, the Applicant shall pay to the City of El Segundo a one-time traffic improvement fee in the amount of \$1.00 per square foot of building floor area. The purpose of the traffic improvement fee is to fund traffic system improvements to mitigate the adverse impacts on traffic circulation attributable to the project. Fees shall be used for the construction of capital improvements within a one-mile radius of the project site, as identified in the General Plan, Capital Improvement Program or other local and/or regional transportation improvement plan, as determined by the City Council.

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7. Traffic Control Program. The Applicant agrees to participate with other property owners on a fair-share basis not to exceed \$1,500 per year at site buildout, in potential future traffic control program utilizing traffic control personnel on Douglas St., Rosecrans Ave. and/or Aviation Blvd., should the City expand the program to include these areas.
8. Fire/Life Safety Fee. The Applicant shall pay the City of El Segundo a one-time fire/life safety mitigation fee in order to maintain acceptable levels of service as follows:
 - i. Prior to issuance of building permit, 11 cents per square foot of gross building floor area to be allocated for the purchase of capital equipment and facilities for fire suppression and paramedic services as identified in the City's adopted Capital Improvement Program.
 - ii. Prior to issuance of Certificate of Occupancy, 11 cents per square foot of gross building floor area to cover increased operating costs of the Fire Department attributable to the project as identified in the EIRs and Addendum.
9. Police Fee. The Applicant shall pay the City of El Segundo a one-time police mitigation fee prior to the issuance of a Certificate of Occupancy of 10.5 cents per gross square foot of building floor area.
10. Library Fee. The Applicant shall pay a one-time library mitigation fee prior to issuance of a Certificate of Occupancy in the amount of 3 cents per gross square foot of building floor area.
11. Adjustment of Fees. Mitigation fees required pursuant to these conditions shall be adjusted by the CPI with a base year of beginning January 1, 1989, and with a maximum annual adjustment of five percent.
12. Recreation Plan. The Applicant shall design and implement a recreation plan in compliance with the City's Industrial Development Recreation Standards and Guidelines dated January 2, 1987 based on the total number of projected employees, determined at a ratio of one employee per 240 sq.ft. gross floor area. Facilities developed under this plan shall be available free of charge to all employees on the site.
13. Access Plan. The Applicant shall provide site plans showing access within 150 feet of the main entrances of each/all buildings from a public street or approved fire lane and placement of on-site fire hydrants, subject to the approval of the Fire Department prior to issuance of building permits.
14. Fire/Life Safety Package. In order to ensure compliance with regulations of State Fire Marshal and fire Code, and to mitigate impacts on fire Department operations to the best extent possible, the Applicant shall implement the above-approved plans and the requirements of a Fire/Life Safety Package submitted to and approved by the El Segundo Fire Chief prior to issuance of any building permit. The purpose the Fire/Life Safety Package shall be based upon guidelines listed in the El

Segundo Fire Department's fire Prevention Bureau Standard P-1-a, Project Development Guidelines, revised October 1985 or similar guidelines in effect at the time of the permit.

15. Security Systems. The Applicant shall submit detail plans and specifications for the design treatment affecting on-site security systems, lighting and landscaping to the Police Department for review and approval prior to issuance of any building permit or other approval of any specific development design in conformance with said plans.
16. Construction and Design. The Applicant shall comply with the following standards:
 - 16.1 During the construction period on Lot #1 and until a Certificate of occupancy is issued, limit heavy equipment traffic entering and/or exiting the site to Rosecrans Avenue only.
 - 16.2 Implement dust control measures required by the AQMD during construction, including maintaining adequate soil moisture as well as removing any soil spillage onto traveled roadways through site housekeeping procedures.
 - 16.3 Design construction access to the project site so as to minimize interference with existing traffic and prevent truck queuing adjacent to local receptors. These design measures will be incorporated into the project construction permit.
 - 16.4 Parking facility ventilation rates shall comply with Code requirements in order to prevent any unacceptable occupational air pollution exposure for employees within parking facilities.
 - 16.5 Construction and demolition activities shall comply with the City of El Segundo Noise and Vibration Regulations Chapter 9.06, including limitations on hours of activity unless a variance is granted pursuant to procedures of that chapter.
 - 16.6 The project shall be designed in an energy-efficient manner as feasible including, but not limited, to the following energy conservation measures:
 - i) Thermal insulation in compliance with standards established by the State of California (Title 24).
 - ii) Tinted glass, solar reflective glass and insulated glass shall be evaluated in the project design and shall be used where appropriate to reduce heating and cooling loads.
 - iii) Fluorescent lighting shall be used where appropriate rather than less efficient lighting.
 - iv) Public area lighting, both interior and exterior, shall be time-controlled and limited to that necessary for safety and protection

but shall not preclude reasonable recreation and "ambient" lighting for facade and landscape enhancements.

- v) Lighting switches and multi-switch provisions for control by occupants and building personnel shall be used to permit optimum energy conservation.
17. Solid Waste. In order to reduce the volume of solid waste generated by the proposed project and to enhance collection, recycling and storage capabilities, the project shall provide trash compactors and enclosures to the satisfaction of the Director of Public Works.
18. Waste Water. In order to reduce volume of waste water flows, the project shall utilize low-flush toilets, lower-volume water faucets, drinking fountains equipped with self-closing valves, plumbing fixtures which will reduce water loss from leakage due to damaged or faulty washers, and installation of restrictions on all plumbing fixtures as shown on plans and specifications to the satisfaction of the Director of Public Works.
19. Future Development. Development shall not occur on Lots 2 and 3 of TPM 17158 as a result of this approval. The Applicant shall be required to seek further discretionary review for future development of Lots 2 and 3 unless such development is less than 15,000 square feet in part and/or in total.
20. City Cooperation. City represents that it will cooperate with Applicant to the fullest extent reasonable and feasible to implement this Agreement. Upon satisfactory completion by Applicant of all required preliminary actions and payments of appropriate fees, City shall promptly commence and diligently proceed to complete all steps necessary for the implementation of this Agreement, including, but not limited to, the processing and checking of any and all agreements, plans and related matters required under the Conditions, building plans and specifications and any other plans necessary for development and the issue of building permits and Certificates of Occupancy for the project.
21. Binding Effect. All of the terms, covenants, agreements or conditions set forth in this Agreement shall be binding upon and enure to the benefit of the parties, their successors and assigns and/or any successor in interest to the Site or any part thereof, but only during each such person's respective ownership thereof.
22. Covenant. Applicant hereby declares that the Site shall be held, conveyed, mortgaged, encumbered, leased, rented, used, occupied, sold and improved, subject to the covenants, conditions, restrictions, limitations, and charges herein set forth, all of which are for the purpose of protecting the City and Applicant and their successors in interest and for the purpose of enhancing and protecting the value and attractiveness of the Site, and every part thereof. All of the covenants, conditions, restrictions and limitations set forth herein shall constitute covenants which shall run with the land and shall be binding upon Applicant and its successors and assigns, and all parties having or

acquiring any right, title or interest in or to any part of such real property, to the extent provided for herein.

23. General Provisions.

23.1 In the event Applicant or its successors or assigns at any time sells, transfers, or conveys all or any portion of the Site to any person or entity, then and in such event Applicant (or any such successors or assigns who have made such sale, transfer or conveyance) shall, as respects the Site or the portion thereof sold, transferred or conveyed, thenceforth stand and be automatically and fully released and discharged from any and all liability under this Agreement, upon execution and delivery to the City of the Assumption Agreement hereinafter described, and such transferee or conveyee shall be obligated thereafter to perform all such duties and obligations of Applicant (or the sale, transfer or conveyance) as respects the Site or the portion thereof transferred or conveyed; and such obligation of said transferee or conveyee to perform all such duties and obligations during the period of ownership by said transferee or conveyee of the Site or portion thereof in question, shall be evidenced by a written Assumption Agreement signed by said transferee and/or conveyee and delivered to the City. All of city's obligations shall benefit any of the Applicant's successors or assigns and all parties having or acquiring any right, title or interest in or to any part of the Site.

23.2 This Agreement is executed in three (3) originals, each of which shall be deemed to be an original. This Agreement comprises pages 1 through 9, inclusive, which constitute together with the matters incorporated by reference the entire understanding and agreement of the parties.

23.3 This Agreement integrates all of the terms and conditions mentioned herein and incidental hereto and supersedes all negotiations or previous agreements between the parties with respect to all or any part of the subject matter dealt with herein.

23.4 All waivers of the provisions of this Agreement must be in writing and signed by the appropriate authorities of the City and Applicant and/or its successors in interest, and all amendments hereto must be in writing and signed by the appropriate authorities of the City and the Applicant and/or its successors in interest. No amendment of this Agreement shall be agreed to by the parties unless and any notice and/or hearing, which may be required by the California Environmental Quality Act or El Segundo Municipal Code has been addressed as required by law.

23.5 This Agreement shall become effective upon its full execution and delivery by Applicant and by appropriate authorities of the City and upon the recordation of the Parcel Map.

23.6 Should any provision hereof be declared invalid or in conflict with any law of the jurisdiction where the Site is located the validity of all other provisions shall remain unaffected and in full force and effect.

23.7 The use herein of (i) the singular number shall be deemed to mean the plural and vice versa; (ii) the masculine gender shall be deemed to mean the feminine and neuter; and (iii) the neuter gender shall be deemed to mean the masculine and feminine, whenever the sense of this instrument so requires.

23.8 No breach of the covenants, conditions, restrictions or provisions contained in this Agreement shall cause any forfeiture of title or reversion or bestow any rights of re-entry whatsoever, nor shall any breach defeat or render invalid the lien or any mortgage made in good faith and for value as to the Site or any portion thereof, but said covenants, restrictions, conditions and provisions shall be binding upon and effective against any Owner whose title is derived through foreclosure or trustee's sale or otherwise, and such a breach may be enjoined or abated by Applicant, its successors and assigns as to the Site or any portion thereof, and/or the City, by action of any court of competent jurisdiction.

23.9 All notices to be given under this Agreement shall be deemed served upon receipt by the addressee or, if mailed, upon the first to occur of receipt or the expiration of seventy-two (72) hours after deposit in the United States postal service certified mail, postage prepaid, addressed to the address of Applicant or city appearing below. Such addresses may be changed by notice given in the same manner provided any such changed address is located in the State of California or the state where Applicant's principal place of business is located.

23.10 From time to time, as the conditions and covenants of the Owner hereunder are performed or satisfied, the City will issue to Applicant a quitclaim deed or such other document as Applicant may request, in recordable form, releasing such performed or satisfied condition or covenant. From time to time, upon ten (10) days prior request by Applicant, City shall execute and deliver to Applicant an estoppel certificate certifying that this Agreement is unmodified and in full force and effect (or if modified, how modified), the extent to which the covenants and conditions contained herein for the performance by Applicant have been performed by Applicant and any other factors related to this Agreement reasonably requested by Applicant. Such certificate may be relied upon by any lender, trust deed holder, partner, investor, tenant, or purchaser of the project.

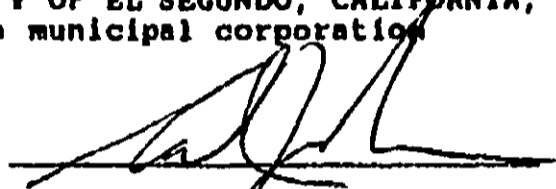
23.11 The City shall not be required to issue any building permit with respect to the Site, unless and until the Subdivision Improvement Agreement has been entered into with the City in form reasonably satisfactory to the City and security has been

posted as therein provided, to assure construction of certain public improvements required by the City. Upon satisfaction of the requirements set forth above in this paragraph 23.11, the City agrees, upon request, to perform such further acts and to execute and deliver such further documents (in recordable form) as may be reasonably necessary to reflect as a matter of record title that the matters provided for in this paragraph 24.11 are of no further force or effect.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed on this 9th day of June, 1988.

CITY OF EL SEGUNDO, CALIFORNIA,
a municipal corporation

By


Mayor

ATTEST

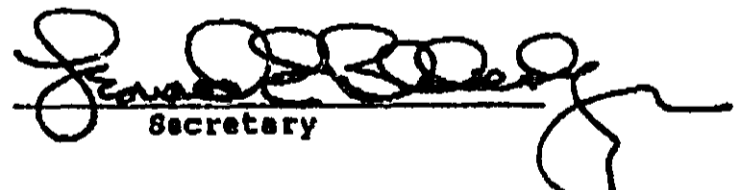

City Clerk

CONTINENTAL DEVELOPMENT
CORPORATION, a California
corporation

By


President

By


Secretary

APPROVED AS TO FORM:


City Attorney

By



1D

State of California
County of Los Angeles } SS.

On this the 9th day of June 1988, before me,

Marcia J. Murray

the undersigned Notary Public, personally appeared

Richard C. Lundquist & Leonard E. Blakesley, Jr.

personally known to me

proved to me on the basis of satisfactory evidence

to be the person(s) who executed the within instrument as President & Secretary, respectively or on behalf of the corporation therein named, and acknowledged to me that the corporation executed it.

WITNESS my hand and official seal.



Marcia J. Murray
Notary's Signature

CORPORATE ACKNOWLEDGMENT FORM 712052

NATIONAL NOTARY ASSOCIATION • 23012 Ventura Blvd • Woodland Hills, CA 91364

CORPORATE ACKNOWLEDGMENT

CAL-24

State of California
County of LOS ANGELES } SS.

On this the 17th day of JUNE 1988, before me,

Julia O. Abreu

the undersigned Notary Public, personally appeared

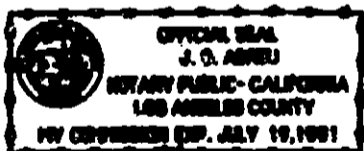
Cari Jacobson and Ronald L. Hart

personally known to me

proved to me on the basis of satisfactory evidence

to be the person(s) who executed the within instrument as Mayor & City Clerk or on behalf of the municipal corporation therein named, and acknowledged to me that the corporation executed it.

WITNESS my hand and official seal.



J. O. Abreu
Notary's Signature

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Exhibit "A"
Agreement Affecting Real Property
Legal Description Tentative Parcel Map 17159

PARCEL 1:

THAT PORTION OF THE ATCHESON TOPEKA AND SANTA FE RAILWAY COMPANY'S RIGHT OF WAY DESCRIBED AS PARCEL NO. 1 IN DEED TO SANTA FE AND LOS ANGELES HARBOR RAILWAY COMPANY (PREDECESSOR IN INTEREST TO FIRST SAID RAILWAY COMPANY), RECORDED DECEMBER 26, 1924 AS INSTRUMENT NO. 475 IN BOOK 3817 PAGE 164, OFFICIAL RECORDS OF SAID COUNTY, IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 14 WEST, RANCHO SAUSAL REDONDO, IN THE CITY OF EL SEGUNDO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF SAID RIGHT OF WAY (150 FEET WIDE) DISTANT THEREON, NORTH 47 DEGREES 32 MINUTES 55 SECONDS WEST (BEARINGS ASSUMED FOR THE PURPOSE OF THIS DESCRIPTION), 39.86 FEET FROM ITS INTERSECTION WITH THE NORTHERLY LINE OF THE SOUTHERLY 20 FEET OF SAID SECTION; SAID POINT BEING THE MOST SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO COUNTY OF LOS ANGELES, RECORDED FEBRUARY 29, 1964 AS INSTRUMENT NO. 4672 IN BOOK D 2372 PAGE 35, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID RIGHT OF WAY THE FOLLOWING TWO COURSES; NORTH 47 DEGREES 32 MINUTES 55 SECONDS WEST, 530.52 FEET; THENCE NORTH 42 DEGREES 27 MINUTES 05 SECONDS EAST, 50.00 FEET TO A POINT IN A LINE PARALLEL WITH AND DISTANT SOUTHWESTERLY 100.00 FEET, MEASURED AT RIGHT ANGLES FROM THE NORTHEASTERLY LINE OF SAID RIGHT OF WAY; THENCE LEAVING SAID SOUTHWESTERLY BOUNDARY, SOUTH 44 DEGREES 59 MINUTES 20 SECONDS EAST, 531.05 FEET TO A POINT IN THE NORTHWESTERLY LINE OF SAID LAND RECORDED IN BOOK D 2372 PAGE 35, OFFICIAL RECORDS; THENCE ALONG LAST SAID LINE, SOUTH 42 DEGREES 27 MINUTES 05 SECONDS WEST 26.28 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL MINERALS CONTAINED IN THE ABOVE DESCRIBED LAND, INCLUDING, WITHOUT LIMITING THE GENERALITY THEREOF, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS WELL AS METALLIC OR OTHER SOLID MINERALS, PROVIDED

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TICOR TITLE INSURANCE COMPANY OF CALIFORNIA

THAT SANTA FE SHALL NOT HAVE THE RIGHT TO GO UPON OR USE THE SURFACE OF SAID LAND, OR ANY PART THEREOF, FOR THE PURPOSE OF DRILLING FOR, MINING, OR OTHERWISE REMOVING ANY OF SAID MINERALS, SANTA FE MAY, HOWEVER, AND HEREBY RESERVES THE RIGHT TO REMOVE ANY OF SAID MINERALS FROM SAID LAND BY MEANS OF WELLS, SHAFTS, TUNNELS, OR OTHER MEANS OF ACCESS TO SAID MINERALS WHICH MAY BE CONSTRUCTED, DRILLED OR DUG FROM OTHER LAND, PROVIDED THAT THE EXERCISE OF SUCH RIGHTS BY SANTA FE SHALL IN NO WAY INTERFERE WITH OR IMPAIR THE USE OF THE SURFACE OF THE LAND HEREBY CONVEYED OR OF ANY IMPROVEMENTS THEREON, AS RESERVED AND EXCEPTED BY THE ATCHISON, TUPEKA AND SANTA FE RAILWAY COMPANY, A DELAWARE CORPORATION, IN DEED RECORDED JANUARY 23, 1974 AS INSTRUMENT NO. 216.

PARCEL 2:

PARCEL 1 OF PARCEL MAP NO. 4342, IN THE CITY OF EL SEGUNDO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP FILED IN BOOK 48 PAGE 49 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES, STATE OF CALIFORNIA.

EXCEPT THEREFROM THAT PORTION INCLUDED WITHIN THAT LAND DEEDED BY FARR COMPANY RECORDED ON APRIL 21, 1978 AS INSTRUMENT NO. 78-418653 OF OFFICIAL RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL NO. 1 AS SHOWN ON PARCEL MAP NO. 4342, IN THE CITY OF EL SEGUNDO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, FILED IN BOOK 48 PAGE 49 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID PARCEL NO. 1; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL NO. 1, NORTH 89 DEGREES 59 MINUTES 50 SECONDS EAST 59.18 FEET TO THE MOST NORTHERLY NORTHEASTERLY CORNER THEREOF; THENCE AT RIGHT ANGLES TO THE NORTHEASTERLY LINE OF SAID PARCEL NO. 1, SOUTH 42 DEGREES 31 MINUTES 24 SECONDS WEST 40.00 FEET TO THE SOUTHWESTERLY LINE OF SAID PARCEL NO. 1; THENCE ALONG SAID SOUTHWESTERLY LINE, NORTH 47 DEGREES 28 MINUTES 36 SECONDS WEST 43.61 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PORTION OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, IN THE CITY OF EL SEGUNDO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN CASE NO. 11629 SUPERIOR COURT OF SAID COUNTY, ON JUNE 21, 1890 IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY, A COPY OF SAID MAP APPEARING IN THE FILES OF THE COUNTY SURVEYOR OF SAID COUNTY, AS CLERKS, FILE MAP NO. 210, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID SECTION; THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION NORTH 89 DEGREES 50 MINUTES 30 SECONDS WEST 97.33 FEET TO THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN DEED TO SANTA FE LAND IMPROVEMENT COMPANY, RECORDED FEBRUARY 23, 1923 AS INSTRUMENT NO. 767 IN BOOK 1955 PAGE 146, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID SOUTHWESTERLY LINE AND PROLONGATION THEREOF, NORTH 47 DEGREES 30 MINUTES 30 SECONDS WEST 600 FEET; THENCE NORTH 42 DEGREES 29 MINUTES EAST 90.00 FEET TO SAID SOUTHWESTERLY LINE; THENCE ALONG SAID SOUTHWESTERLY LINE NORTH 47 DEGREES 30 MINUTES 30 SECONDS WEST 419.90 FEET; THENCE LEAVING SAID SOUTHWESTERLY LINE, SOUTHERLY IN A DIRECT LINE TO A POINT IN THE SOUTHERLY LINE OF SAID SECTION, DISTANT NORTH 89 DEGREES 50 MINUTES 30 SECONDS WEST 718.59 FEET, FROM THE WESTERLY TERMINUS OF THAT CERTAIN

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TICOR TITLE INSURANCE COMPANY OF CALIFORNIA

HEREINABOVE DESCRIBED COURSE AS HAVING A BEARING AND DISTANCE OF "NORTH 89 DEGREES 58 MINUTES 30 SECONDS WEST 97.33 FEET" AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID DIRECT LINE, NORTH 00 DEGREES 01 MINUTES 28 SECONDS EAST 258.70 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 32 SECONDS EAST 140.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 28 SECONDS WEST TO THE SOUTHERLY LINE OF SAID SECTION; THENCE ALONG SAID SOUTHERLY LINE NORTH 89 DEGREES 58 MINUTES 30 SECONDS WEST 140.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION THEREOF IN ROSECRANS AVENUE, AS DESCRIBED IN DEED TO THE CITY OF ELSSEGUNDO, RECORDED OCTOBER 16, 1967 AS INSTRUMENT NO. 2128.

EXCEPT THEREFROM ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES, AND ALL OTHER MINERALS, WHETHER SIMILAR TO THOSE HEREINABOVE SPECIFIED OR NOT, DEPOSITED OR CONTAINED IN OR THAT MAY BE PRODUCED FROM THOSE FORMATIONS, ZONES, OR HORIZONS LYING BELOW 500 FEET FROM THE SURFACE OF THE ABOVE DESCRIBED LAND, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED BY EL SEGUNDO LAND AND IMPROVEMENT COMPANY, A CORPORATION, IN DEED RECORDED JULY 27, 1950 AS INSTRUMENT NO. 1404, IN BOOK 33799 PAGE 329, OFFICIAL RECORDS.

EXCEPT THEREFROM THAT PORTION INCLUDED WITHIN PARCEL 67-9 IN THAT DEED TO THE COUNTY OF LOS ANGELES RECORDED ON OCTOBER 16, 1967 AS INSTRUMENT NO. 2128 IN BOOK O 3749 PAGE 353, OFFICIAL RECORDS OF SAID COUNTY, WHICH IS DESCRIBED THEREIN AS LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID SECTION; THENCE SOUTH 89 DEGREES 58 MINUTES 45 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID SECTION A DISTANCE OF 906.76 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 15 SECONDS WEST 50.00 FEET TO A POINT IN A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 2000 FEET, A RADIAL OF SAID CURVE TO SAID POINT BEARS NORTH 00 DEGREES 01 MINUTES 15 SECONDS WEST, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02 DEGREES 51 MINUTES 38 SECONDS A DISTANCE OF 99.85 FEET; THENCE SOUTH 87 DEGREES 09 MINUTES 37 SECONDS EAST 100.50 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 2000 FEET, TANGENT TO SAID LAST MENTIONED COURSE A TANGENT TO THE NORTHERLY LINE OF THE SOUTHERLY 40 FEET OF SAID SECTION; THEN EASTERLY ALONG SAID LAST MENTIONED CURVE 99.85 FEET TO SAID NORTHERLY LINE.

PARCEL 4:

THAT PROPERTY IN SECTION 18, TOWNSHIP 3 SOUTH, RANGE 14 WEST, RANCHO SAUSAL REDONDO, IN THE CITY OF EL SEGUNDO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE SOUTHERLY LINE OF SAID SECTION DISTANT THEREON NORTH 89 DEGREES 58 MINUTES 30 SECONDS WEST 819.92 FEET FROM THE SOUTHEASTER CORNER OF SAID SECTION, SAID POINT BEING THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN DEED TO W. E. KIER CONSTRUCTION COMPANY, RECORDED AS INSTRUMENT NO. 1404 ON JULY 27, 1950 IN BOOK 33799 PAGE 329 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY; THENCE ALONG THE WESTERLY LINE OF SAID LAND NORTH 00 DEGREES 01 MINUTES 28 SECONDS EAST 258.70 FEET TO THE TRUE POINT OF BEGINNING FOR THE DESCRIPTION; THENCE SOUTH 89 DEGREES 58 MINUTES 32 SECONDS EAST 140 FEET; THENCE PARALLEL WITH SAID WESTERLY LINE NORTH 00 DEGREES 01 MINUTES 28 SECONDS EAST TO THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN DEED TO SANTA FE LAND IMPROVEMENT COMPANY, RECORDED IN BOOK 1955 PAGE 146 OF SAID OFFICIAL RECORDS; THENCE ALONG SAID SOUTHWESTERLY LINE NORTH 47 DEGREES 30 MINUTES 30 SECONDS

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TICOR TITLE INSURANCE COMPANY OF CALIFORNIA

WEST TO THE MOST NORTHERLY CORNER OF SAID LAND DESCRIBED IN DEED TO W. E. KIER CONSTRUCTION COMPANY; THENCE ALONG SAID WESTERLY LINE SOUTH 00 DEGREES 01 MINUTES 20 SECONDS WEST TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE NORTHEASTERLY 40 FEET THEREOF BEING A STRIP OF LAND 40 FEET WIDE LYING SOUTHWESTERLY OF, PARALLEL WITH AND IMMEDIATELY ADJACENT TO SAID SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN DEED TO SANTA FE LAND IMPROVEMENT COMPANY.

ALSO EXCEPTING THEREFROM ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES, AND ALL OTHER MINERALS, WHETHER SIMILAR TO THOSE HEREINAFORE SPECIFIED OR NOT, DEPOSITED OR CONTAINED IN OR THAT MAY BE PRODUCED FROM THOSE FORMATIONS, ZONES OR HORIZONS LYING BELOW 500 FEET FROM THE SURFACE OF THE ABOVE DESCRIBED LAND, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED BY EL SEGUNDO LAND AND IMPROVEMENT COMPANY, A CORPORATION, IN DEED RECORDED JULY 27, 1950 AS INSTRUMENT NO. 1404.

PARCEL 51

THAT PORTION OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF EL SEGUNDO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN THE DEED TO W. E. KIER CONSTRUCTION COMPANY, RECORDED AS INSTRUMENT NO. 1404 ON JULY 27, 1950 IN BOOK 33799 PAGE 329, OFFICIAL RECORDS; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID SECTION 18 TO THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF THE 15 FOOT EASEMENT CONVEYED TO THE CITY OF EL SEGUNDO AND DESCRIBED AS PARCEL "C" IN DEED RECORDED AS INSTRUMENT NO. 1943 ON MAY 22, 1950 IN BOOK 33192 PAGE 378 OF OFFICIAL RECORDS; THENCE NORTHERLY ALONG SAID SOUTHERLY PROLONGATION 20 FEET TO THE SOUTHWEST CORNER OF SAID 15 FOOT EASEMENT; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID EASEMENT A DISTANCE OF 907.01 FEET TO A POINT; THENCE EASTERLY AT RIGHT ANGLES FROM SAID WESTERLY LINE TO THE SOUTHERLY LINE OF THE PROPERTY DESCRIBED IN THE DEED TO SANTA FE LAND IMPROVEMENT COMPANY, RECORDED IN BOOK 1955 PAGE 146, OFFICIAL RECORDS; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE TO THE WESTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO THE W. E. KIER CONSTRUCTION COMPANY; THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN OR UNDERLYING SAID LAND OR PRODUCED THEREFROM, BUT WITHOUT THE RIGHT TO GO UPON SAID LAND TO CARRY SAID DRILLING OR OTHER OPERATIONS FOR THE DISCOVERY OF ANY OF SAID SUBSTANCES AS RESERVED IN THE DEED FROM EL SEGUNDO LAND AND IMPROVEMENT COMPANY, A CORPORATION, RECORDED OCTOBER 16, 1950 AS INSTRUMENT NO. 1282 IN BOOK 34555 PAGE 86, OFFICIAL RECORDS.

EXCEPT THEREFROM THAT PORTION INCLUDED WITHIN ROSECRANS AVENUE AS DESCRIBED IN PARCEL 67-8 IN THAT DEED TO THE COUNTY OF LOS-ANGELES RECORDED ON SEPTEMBER 7, 1967 AS INSTRUMENT NO. 2135 IN BOOK 0 3160 PAGE 267 OF OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT THE NORTHEASTERLY 40 FEET THEREOF DESCRIBED AS PARCEL 1 IN THAT DEED TO CHEVRON LAND AND DEVELOPMENT COMPANY, RECORDED JUNE 28, 1966 AS INSTRUMENT NO. 823 IN BOOK 0 3348 PAGE 937 OF OFFICIAL RECORDS OF SAID COUNTY.

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TDN *[Signature]*

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TICOR TITLE INSURANCE COMPANY OF CALIFORNIA

ALSO EXCEPT THEREFROM THAT PORTION LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE WESTERLY LINE OF THE PROPERTY CONVEYED TO FARR COMPANY BY DEED RECORDED IN BOOK 34999 PAGE 86 OF SAID OFFICIAL RECORDS, DISTANT SOUTHERLY THEREON 94.22 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE EASTERLY AT RIGHT ANGLES FROM SAID WESTERLY LINE TO SAID SOUTHWESTERLY LINE AS DESCRIBED IN THE DEED TO SANTA FE LAND IMPROVEMENT COMPANY, RECORDED IN BOOK 1959 PAGE 146 OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 6:

THAT PORTION OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 14 WEST, RANCHO SAUSAL REDONDO, IN THE CITY OF EL SEGUNDO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN CASE NO. 11629, SUPERIOR COURT, LOS ANGELES COUNTY ON JUNE 21, 1890, IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY, A COPY OF SAID MAP APPEARS IN FILES IN THE COUNTY SURVEYOR OF SAID COUNTY AS CLERK'S FILED MAP NO. 218, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF PARCEL 2 AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 77 PAGES 51 AND 52 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE AT RIGHT ANGLES TO THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO SANTA FE LAND IMPROVEMENT COMPANY, RECORDED IN BOOK 1959 PAGE 146 OF OFFICIAL RECORDS OF SAID COUNTY, SOUTH 42 DEGREES 31 MINUTES 10 SECONDS WEST 40.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE PARALLEL WITH SAID SOUTHWESTERLY LINE SOUTH 47 DEGREES 28 MINUTES 50 SECONDS EAST, 36.60 FEET TO THE SOUTHERLY LINE OF THE LAND DESCRIBED IN DEED RECORDED IN BOOK 0 3379 PAGE 286 OF SAID OFFICIAL RECORDS; THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89 DEGREES 59 MINUTES 56 SECONDS WEST 49.66 FEET, MORE OR LESS, TO THE SOUTHWESTERLY PROLONGATION OF THE LINE HEREINBEFORE DESCRIBED AS SOUTH 42 DEGREES 31 MINUTES 10 SECONDS WEST 40.00 FEET; THENCE NORTH 42 DEGREES 31 MINUTES 10 SECONDS EAST 33.56 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING FROM THAT PORTION OF SAID LAND WITHIN THE FOLLOWING DESCRIBED DEED, ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN OR UNDERLYING SAID LAND OR THAT MAY BE PRODUCED THEREFROM, BUT WITHOUT THE RIGHT TO GO UPON SAID LAND TO CARRY ON SAID DRILLING OR OTHER OPERATIONS FOR THE DISCOVERY OF ANY OF SAID SUBSTANCES AS RESERVED IN DEED FROM EL SEGUNDO LAND AND IMPROVEMENT COMPANY, A CORPORATION RECORDED OCTOBER 16, 1950 IN BOOK 34555 PAGE 86 OF OFFICIAL RECORDS AS INSTRUMENT NO. 1282.

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4138 11 1982
SCALE 1" = 200'

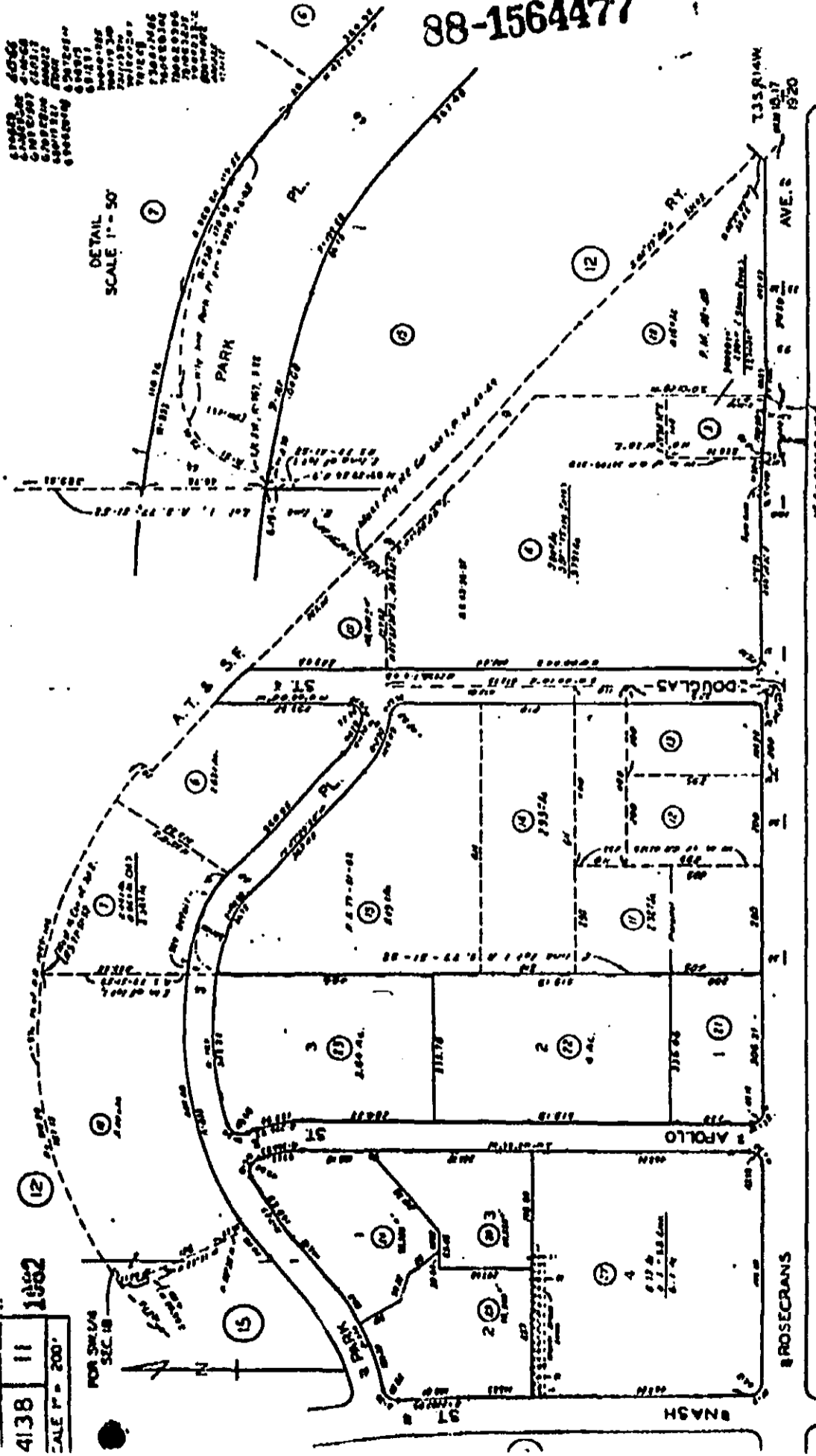
FOR SHOWN
SEC. 18

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DETAIL
SCALE 1" = 50'

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PARCEL MAP - - - P. M. 124-52
 PARCEL MAP - - - P. M. 107-2

18

CODE 0831

ASSESSOR'S MAP

FOR PREY ASSUPT 5

17

Exhibit "B"
to Agreement Affecting Real Property
ORDINANCE NO. 1107

AN ORDINANCE OF THE CITY OF EL SEGUNDO, CALIFORNIA, CERTIFYING A FINAL ENVIRONMENTAL IMPACT REPORT EA-131 AND ADDENDUM EA-139; ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS; AND APPROVING AND ADOPTING SUBDIVISION 87-7/TENTATIVE PARCEL MAP 17158 AND PRECISE PLAN FOR PROPOSED LOT 1 DEVELOPMENT FOR OFFICE USE LOCATED AT 2301-2381 E. ROSECRANS AVENUE/810-820 S. DOUGLAS STREET; PETITIONED BY CONTINENTAL DEVELOPMENT CORP.

WHEREAS, an application has been received on August 7, 1987, from Continental Development Corp. for environmental clearance and approval of a Precise Plan and Subdivision to allow construction of a 640,000 sq.ft. commercial office development up to 84 feet in height with required parking on a 14.7 acre site zoned M-2 (Heavy Manufacturing), located at 2301-2381 E. Rosecrans Ave./810-820 S. Douglas Street, a legal description of which is on file in the Planning Department; and

WHEREAS, two Environmental Impact Reports have been prepared for previous projects proposed on the site: Final Environmental Impact Report for Continental Park Phase V Precise Plan and Parcel Map (certified August, 1986), and the Final Subsequent Environmental Impact Report for the City-Initiated Zone Change, Northeast corner of Douglas Street and Rosecrans Avenue (uncertified); and

WHEREAS, the Planning Director has caused to be prepared an Addendum (EA-139) to the above-referenced Environmental Impact Reports to address the environmental impacts of Precise Plan 87-1 and Subdivision 87-7, a Notice of Availability of said Environmental Impact Report Addendum was issued on November 26, 1987; and

WHEREAS, the Environmental Impact Report Addendum identified significant adverse environmental impacts which cannot be mitigated by conditions imposed on the project in the areas of air quality and transportation/circulation. The project would generate approximately 7,872 vehicle trips per day through the street system serving the project area, with an estimated 1,043 of these occurring during the PM peak hours, resulting in noticeable increases in congestion and delay at six intersections; and

WHEREAS, the Planning Commission did hold, pursuant to law, duly-advertised public hearings on such matter in the Council Chamber of the City Hall, 350 Main Street in the City of El Segundo on December 10, 1987, January 7 and January 14, 1988, and notice of said hearings was given in the time, form and manner prescribed by law; and

WHEREAS, the Planning Commission adopted Resolution 2198 on January 28, 1988 denying Precise Plan 87-1 as proposed due to significant unmitigated environmental impacts, negative annual fiscal impacts, inadequate circulation infrastructure and insufficient detail for Lots 2 and 3 development; and approving the proposed subdivision and precise plan for Lot 1 development of commercial office space at a 1:1 floor area ratio after dedications, not to exceed 196,000 sq. ft.; and

WHEREAS, denial of a Precise Plan application by the Planning Commission is final unless a timely appeal is filed, and approval of a Precise Plan application requires adoption of an ordinance by the City Council following public hearing; and

WHEREAS, the City Council held, pursuant to law, a duly advertised public hearing on such matters in the Council Chamber of the City Hall, 350 Main Street, in the City of El Segundo on February 16, 1988, and notice of said hearing was given in the time, form and manner prescribed by law; and

WHEREAS, opportunity was given to all persons to present testimony or documentary evidence for or against proposed Precise Plan 87-1 as revised by the Planning Commission for Lot 1 development, Subdivision 87-7 and Environmental Assessment EA-139; and

WHEREAS, at said hearing the following facts and findings were established:

Facts:

1. The project site consists of six parcels comprising approximately 14.7 acres and is developed with older manufacturing and warehouse uses. The site is zoned M-2 (Heavy Manufacturing) and is designated for Commercial Manufacturing use in the General Plan.
2. Surrounding zoning and General Plan land use designation in the City of El Segundo is C-M, Commercial Manufacturing. In the City of Manhattan Beach, zoning is M-2 and CPD (Commercial Planned Development). Zoning in the City of Hawthorne is R-1 north of Rosecrans, and M-1 and M-2 to the south. Surrounding land use is general office, light manufacturing, and "R&D", with single-family residential use east of Aviation Boulevard.
3. The applicant proposes to consolidate and re-subdivide the site into three parcels, and to develop commercial office space on proposed Lot 1 up to 84 feet high plus parking structures to accommodate code required parking (at a minimum). The project is proposed at a 1:1 Floor Area Ratio after dedications, not to exceed 196,000 sq. ft.
4. A Precise Plan is requested to establish development standards for the site including permitted uses, building height, floor area ratio, Lot coverage, open space, setbacks, and to amend the zoning for the site to be consistent with the General Plan.
5. A long-term goal of the adopted General Plan Land Use Element is replacement of heavy industry which has detrimental noise, odor and aesthetic effects with clean, quiet, technically-oriented manufacturing and research uses, and replacement of obsolete buildings with well-planned, high-quality developments including landscaping, high architectural standards, underground utilities, adequate parking and pedestrian improvements.
6. This policy led to redesignation of the majority of land area south of El Segundo Boulevard from Manufacturing (implemented with M-2 zoning) to Commercial Manufacturing (implemented with C-M zoning) in 1977, but not including the subject site.
7. The M-2 zoning for the site is inconsistent with the General Plan Land Use designation of the site for Commercial Manufacturing uses, and a Precise Plan application is one of several procedures available whereby consistency between the Zoning and General Plan can be achieved.

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- 8. The Environmental Impact Report Addendum identified significant impacts which are potentially significantly adverse, but can be mitigated by conditions imposed upon the project in the areas of public services and utilities and emergency response.
- 9. The Environmental Impact Report Addendum identified significant impacts which are potentially significantly adverse but cannot be mitigated by conditions imposed upon the project in the areas of transportation/circulation and air quality.
- 10. In accordance with El Segundo Municipal Code Section 16.01.010 and the California Environmental Quality Act, a building permit may not be issued for the project unless the decision-making body determines that the project will not have a potentially significant effect on the environment or that the significant environmental effects of the project would be mitigated or are acceptable based on findings included in a Statement of Overriding Considerations in accordance with CEQA.
- 11. The fiscal impact analysis prepared for the project indicates that the office use will generate a negative net fiscal impact to the City of \$124,900 annually by 1995, expressed in constant 1987 dollars.
- 12. The applicant submitted an alternation fiscal analysis.

Findings:

ENVIRONMENTAL ASSESSMENT

- 1. The Final Subsequent Environmental Impact Report for the City-Initiated Zone Change and the Environmental Impact Report Addendum for Continental Park Phase V have been completed in compliance with CEQA, have been presented to the City Council for consideration prior to any action on the proposed project.
- 2. The Final Subsequent Environmental Impact Report and the Environmental Impact Report Addendum are complete and adequate documents properly identifying potential environmental impacts and potential mitigation measures to reduce the identified impacts.
- 3. The project as designed will have a significant effect on the local environment as increased traffic/circulation volumes will decrease the level of service at surrounding nearby intersections. All feasible mitigation measures as identified in the Environmental Impact Report have been incorporated into the project. Project traffic and related air quality impacts will not be mitigated to an insignificant level even with inclusion of the identified feasible mitigation measures. Incremental development on a lot by lot basis will also result in significant unmitigated traffic and air quality impacts.
- 4. Unavoidable adverse impacts of lot 1 development are outweighed by the project benefits which include fulfillment of long-term land use goals to replace and upgrade heavy industry and obsolete buildings; providing high-quality planned developments with upgraded landscaping, underground utilities, open space, pedestrian plazas and quality design at a major entrance to the City in furtherance of land use and aesthetic goals; providing construction and long-term employment opportunities; contributing financially to improvement of the traffic circulation system; and contributing to a logical extension of the type of land use and development existing and planned in the project vicinity.

- 5. The Precise Plan as proposed for Lot 1 provides sufficient detail to determine that the proposed development will implement the General Plan through standards for high-quality architecture, extensive landscaping, underground utilities, open space pedestrian plazas and paths, and street circulation systems consistent with objectives for high-quality design. The Precise Plan will limit building height to 84 feet, which conforms to prevailing heights of similar projects in the area. The Precise Plan will control building bulk through establishment of a 1:1 floor area ratio, required landscaped setbacks and open space standards, and placement of the building to visually screen the parking structure from view of Rosecrans Ave.
- 6. The Precise Plan for Lot 1 development defines permitted uses which are consistent with the General Plan land use designation for Commercial Manufacturing use.
- 7. The Precise Plan for Lot 1 development and Subdivision include improvements for water, sewer, drainage, solid waste disposal, energy conservation, streets, public transit and pedestrian facilities necessary to support the land uses and density proposed for the site and supporting the General Plan, as indicated in the following conditions and mitigation measures.

SUBDIVISION

- 8. The proposed map, design and improvements of the Subdivision are consistent with the General Plan Land Use designation of Commercial Manufacturing, and the proposed Precise Plan for Lot 1. The proposed land uses, design standards and improvements are consistent with long-term General Plan objectives for replacing heavy industry with clean, quiet, well-planned high quality development.
- 9. The site is physically suitable for the proposed type and density of development. The site is level and is not located in an area of unstable topography, flood hazards, or fault rupture study zone. The parcels created by the proposed subdivision have adequate frontage on public streets, and exceed the minimum parcel size established for the M-2 district. The parcel map will re-subdivide the six existing parcels into three parcels of a more usable configuration which is designed to minimize curb cuts onto Rosecrans Ave. and Douglas St.
- 10. With the provision of reciprocal access easements, the proposed subdivision and improvements will provide adequate access through and use of the subdivision.
- 11. The design of the Subdivision and improvements are not likely to cause serious public health problems. The project is required to be connected to the County Sanitation District sanitary sewer system and will be directed to the District's Carson sewage treatment plant, which has sufficient capacity to serve the project waste water flow.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL SEGUNDO, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council hereby adopts the following Statement of Overriding Considerations for Lot 1 development as required under the California Environmental Quality Act for significant, adverse traffic/circulation and air quality impacts:

1. The project traffic and related air quality impacts for Lot 1 development will not be mitigated to an insignificant level even with inclusion of the identified feasible mitigation measures. The City Council hereby finds that the unavoidable adverse risks are outweighed by the project benefits which include fulfillment of long-term social and economic goals to replace and upgrade heavy industry and obsolete buildings; providing high-quality planned developments with upgraded landscaping, underground utilities, open space, pedestrian plazas and quality design at a major entrance to the City in furtherance of land use and aesthetic goals; providing construction and long-term employment opportunities; contributing to improvement of the traffic circulation system; and contributing to a logical extension of the type of land use and development existing and planned in the project vicinity.

2. The final EIR identifies project alternatives which would reduce environmental effects; however, the City Council hereby finds that these are infeasible for economic, social and other considerations. The "no project" alternative would not implement the long-term land use and aesthetic objectives of replacing heavy industry and obsolete buildings with clean, light, well-planned development, and would result in lost construction and permanent employment opportunities. The "development under existing zoning" alternative would result in increased heavy industrial development with impacts on stationary noise, air quality and aesthetics. This alternative would not achieve long-term objectives for replacing heavy industrial uses with clean, light, technically-oriented land uses and would not be consistent with surrounding development and planned land use. The development of only Lot 1 is similar to the "lower intensity office development" alternative which would contribute towards the funding and construction of significant traffic mitigation improvements which are necessary for local and regional benefit even in the absence of the project. The necessary capital improvements in the project vicinity exceed \$5 million in cost and cannot be supported in the absence of some redevelopment.

3. Two major capital projects could improve traffic circulation, but the City Council hereby finds implementation is not within the jurisdiction of the City of El Segundo. The light rail transit line planned adjacent to the site is the responsibility of the County Transportation Commission. Reconstruction of the Rosecrans/ Aviation bridge will involve multi-jurisdictional agreements and cooperation of the affected railroad.

4. The Final EIR identifies the construction of a Douglas Street extension as a mitigation measure for traffic circulation and air quality impacts. The City Council hereby finds that there are certain economic and other considerations which make infeasible a requirement that Douglas Street be constructed prior to issuance of building permits for Lot 1 development, however, the Planning Commission has recommended that the City Council commit to the extension of Douglas Street construction of the extension is anticipated to cost \$3-5 million and requires coordination of the City, the Public Utilities Commission, and the affected railroad. For this reason, construction will take several years to complete and time frames cannot be reasonably assured. These factors would make the project financing infeasible and would in effect constitute a project denial, if required prior to issuance of building permits. The project will, however, be required to contribute funding toward construction of the Douglas Street extension or other regional transportation improvements, and to implement trip reduction measures as part of a project transportation systems management plan.

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SECTION 2. The City Council hereby certifies a Final Environmental Impact Report for the City-Initiated Zone Change and Environmental Impact Report Addendum for Continental Park Phase VI and approves and adopts Subdivision 07-7/Tentative Parcel Map 17150, and a Precise Plan for Lot 1 development for commercial office use at a Floor Area Ratio of 1:1 after dedications (building area not to exceed 196,000 sq. ft.), subject to the following conditions and mitigation measures:

1. Design, construct and dedicate to the City of El Segundo a new 14-foot wide continuous deceleration/right-turn-only lane along the north side of Rosecrans Avenue and the east side of Douglas Street, beginning approximately at the easterly property line and continuing to the proposed driveway on Douglas. The design and specifications shall be approved by the Director of Public Works and any dedication shall be included in the final parcel map prior to recordation.
2. Provide a bus stop and shelter immediately west of Aviation Blvd. in conjunction with the above deceleration/right-turn lane (no separate turnout is recommended), to the satisfaction of the City Traffic Engineer.
3. Provide suitable easement or dedication and construct concrete curb, gutter and five-foot wide (minimum) concrete sidewalk along Rosecrans Avenue and Douglas Street frontages. Handicapped sidewalks may be provided. Walks shall connect to handicap ramps at all intersections to satisfaction of the Director of Public Works.
4. Signalize the project driveway on either Douglas Street or Rosecrans Avenue, or both subject to the requirements of the Public Works Director and City Traffic Engineer prior to building permit issuance for lot 2 or lot 3. Install a pedestrian crosswalk and pedestrian signal heads immediately to the north of the project's Douglas Street driveway, to the satisfaction of the Director of Public Works prior to occupancy of lot 2 or lot 3.
5. Furnish and install required street signs, (i.e. parking restriction, pedestrian crosswalks, etc.), to the satisfaction of the Director of Public Works, and remove and replace all broken, cracked, off-grade or damaged curb, gutter, sidewalk, pavement, and driveways. Driveways not utilized for the project shall be removed, and curbing installed.
6. Bear the cost of ~~installing~~ emergency vehicle preemptive signalization at the intersections of Rosecrans/Aviation, Douglas/Rosecrans and a third intersection to be selected jointly by the City Traffic Engineer and Fire Chief. This shall be considered the applicant's fair-share contribution to the City's OPTICON system, and shall not exceed \$10,000. Payment shall be made within 60 days of the City's request. Payment constitutes satisfaction of this condition.
7. Modify and relocate traffic signals and pavement striping as required by the City Traffic Engineer to accommodate the project access and subdivision improvements (bond or improve).

8. Participate on a fair-share basis in the cost of the traffic signal interconnect and upgrade project on Rosecrans Avenue between Sepulveda Boulevard and Inglewood Avenue. Participation shall consist of applicant depositing a fair-share amount (not to exceed \$10,000) with the City upon notification that traffic timing plans for interconnection have been completed and traffic signal equipment has been identified, based on the project's percentage contribution to existing traffic volumes (as described in the EIR) on Rosecrans Avenue between Aviation and Douglas. Public Works shall coordinate the timing of traffic signal modifications to extent feasible in order to maximize cost savings. Payment shall be made within 60 days of the City's request. Payment shall constitute satisfaction of this condition.
9. Perimeter screening and/or temporary landscaping including street trees if so required by the Director of Recreation and Parks shall be installed along the entire Rosecrans and Douglas frontages prior to issuance of a Certificate of Occupancy for Lot 1.
10. Design and install a street lighting system along street frontages to the satisfaction of the Director of Public Works.
11. Construct a new minimum ten-inch water main line in Douglas Street between Rosecrans Avenue and Park Place. Replace 271 ± feet of the existing eight-inch water main line in Rosecrans with a ten-inch water main line to the satisfaction of the Director of Public Works.
12. Each lot shall have a separate house connection to the County Sanitation District's sanitary sewer main, to the satisfaction of Director of Public Works.
13. Design and construct surface water drainage facilities for collection and disposal to the satisfaction of the Director of Public Works. These improvements shall be "on-site" and shall be constructed with each applicable phase of the development.
14. Enter into an agreement to design and construct surface water drainage facilities in the vicinity of the railroad right-of-way to eliminate drainage problems in the area to the satisfaction of the Director of Public Works.
15. All existing and proposed utilities shall be placed underground.
16. Record any necessary reciprocal easement agreements as required by the Director of Public Works to share and maintain common utilities, drainage systems, driveways and pedestrian facilities, concurrent with the recording of the parcel map.
17. Record reciprocal easement agreements to share and maintain common fire/life safety systems as required by the Fire Chief, concurrent with the recording of the parcel map.
18. Reciprocal easement agreements shall be submitted to and approved by the City Attorney prior to recording for their legality, wording, recordability and enforceability. Prior to approval of a final map, applicant shall submit payment of a one-time City of El Segundo Planning review fee, not to exceed \$5,000, to be applied towards the actual cost of reviewing all agreements.
19. Prior to recordation of the final map, submit appropriate improvement bonds and subdivision agreements for any subdivision improvements not completed prior to recordation of the final map.

- 20. Survey boundary monuments shall be located to the satisfaction of the City Engineer prior to recordation of the final map.
- 21. Site development shall comply with the following development standards:

PERMITTED USES. Land uses shall be limited to business parks, research and development facilities, commercial offices, hotels, light manufacturing, restaurants, retail sales and services, and warehouses.

FLOOR AREA RATIO. As defined by E.S.M.C. Section 20.08.193, floor area shall not to exceed the total square footage of the net parcel, following dedication for deceleration and acceleration lanes. Density may not be transferred.

HEIGHT. Structures shall not exceed a height of 84 feet, as defined in E.S.M.C. Section 20.08.080. The parking structure shall not exceed six stories above grade, except that additional stories occupied by recreational, or optional retail and restaurant uses may be located within the parking structure, not to exceed 84 feet in height.

OPEN SPACE. A minimum of 20% of the total square footage of the lot shall be devoted to landscaped open space. For purposes of this requirement, open space shall mean areas which are landscaped, generally unoccupied and unobstructed and provide open air amenities to the public. Surface parking lots, interior roadways, penthouses, paved plaza areas, and areas provided on rooftops do not constitute open space. Meandering pedestrian walkways up to 5 feet in width may be included in open space, subject to Director of Planning approval.

SETBACKS.

- Rosecrans Avenue Frontage 30 feet average from the edge of the right-of-way after dedication, in no instance less than 25 feet.
- Railroad Right-Of-Way 20 feet from the edge of right-of-way.
- Interior Private Driveway 10 feet from the edge of the curb, including walkways.
- All other Interior Lot Lines 0 feet from the property line.

ALLOWABLE SETBACK INTRUSIONS. Setback areas shall be fully landscaped except for the following intrusions: Pedestrian bridges and walkways; and recreational amenities only along the railroad right-of-way.

- 22. Prior to issuance of a Building Permit, submit a Landscape and Irrigation Plan, subject to approval by the Director of Planning, Director of Recreation and Parks, and Chief of Police. The Landscape Plan shall include schematic gateway treatment at the easterly end of the Rosecrans frontage, and entryway treatment at the project driveway.

The project's irrigation system shall be automated and shall be operated and maintained to dispense water efficiently as dictated by a program designed to satisfy the variety of needs of the project's plant materials.

- 23. Prior to Certificate of Occupancy, submit a Sign Plan to ensure compatibility with surrounding area and the aesthetic objectives of the General Plan, as well as to ensure that signs do not impede traffic or pedestrian safety.

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- 24. The developer (applicant) shall comply with the City of El Segundo TSM Ordinance Chapters 20.55 and 20.56, and prior to issuance of a building permit shall submit plans for the project which shall incorporate physical TSM support facilities consisting of preferential parking for rideshare vehicles, rideshare drop-off points on-site, van pool/shuttle loading areas; on-site pedestrian and bicycle lockers and showers; on-site employee services which may include recreation, child care, and convenience services; a bus pullout/ deceleration lane on Rosecrans; and provision for connection with future LRT station. Construction of physical facilities shall occur on a phased basis as identified in said conditions.
- 25. On-site parking shall be provided in conformance with the Zoning Ordinance requirements (Chapter 20.54) in effect on the date the first building permit is issued for the project, including at least 80% of Code-required spaces shall be standard 8-1/2 x 18 foot dimensions. Parking along the interior driveway shall be prohibited.
- 26. Prior to issuance of a Certificate of Occupancy, applicant shall pay to the City of El Segundo a one-time traffic improvement fee in the amount of \$1.00 per square foot of building floor area. The purpose of the traffic improvement fee is to fund traffic system improvements to mitigate the adverse impacts on traffic circulation attributable to the project. Fees shall be used for the construction of capital improvements within a one-mile radius of the project site, as identified in the General Plan, Capital Improvement Program or other local and/or regional transportation improvement plan, as determined by the City Council.
- 27. The applicant shall agree to participate with other property owners on a fair-share basis not to exceed \$1,500 per year at site buildout, in potential future traffic control program utilizing traffic control personnel on Douglas St., Rosecrans Ave. and/or Aviation Blvd., should the City expand the program to include these areas.
- 28. Pay the City of El Segundo a one-time fire/life safety mitigation fee in order to maintain acceptable levels of service as follows:
 - a. Prior to issuance of building permit, 11 cents per square foot of gross building floor area to be allocated for the purchase of capital equipment and facilities for fire suppression and paramedic services as identified in the City's adopted Capital Improvement Program.
 - b. Prior to issuance of Certificate of Occupancy, 11 cents per square foot of gross building floor area to cover increased operating costs of the Fire Department attributable to the project as identified in the EIRs and Addendum.
- 29. The applicant shall pay the City of El Segundo a one-time police mitigation fee prior to the issuance of a Certificate of Occupancy of 10.5 cents per gross square foot of building floor area.
- 30. The applicant shall pay a one-time library mitigation fee prior to issuance of a Certificate of Occupancy in the amount of 3 cents per gross square foot of building floor area.
- 31. Mitigation fees required pursuant to these conditions shall be adjusted by the CPI with a base year of beginning January 1, 1989, and with a maximum annual adjustment of five percent.

- 32. Design and implement a recreation plan in compliance with the City's Industrial Development Recreation Standards and Guidelines dated January 2, 1987 based on the total number of projected employees, determined at a ratio of one employee per 240 sq.ft. gross floor area. Facilities developed under this plan shall be available free of charge to all employees on the site.
- 33. Provide site plans showing access within 150 feet of the main entrances of each/all buildings from a public street or approved fire lane and placement of on-site fire hydrants, subject to the approval of the Fire Department prior to issuance of building permits.
- 34. In order to ensure compliance with regulations of State Fire Marshal and Fire Code, and to mitigate impacts on Fire Department operations to the best extent possible, implement the above-approved plans and the requirements of a Fire/Life Safety Package submitted to and approved by the El Segundo Fire Chief prior to issuance of any building permit. The purpose the Fire/Life Safety Package shall be based upon guidelines listed in the El Segundo Fire Department's Fire Prevention Bureau Standard P-1-a, Project Development Guidelines, revised October 1985 or similar guidelines in effect at the time of the permit.
- 35. Submit detail plans and specifications for the design treatment affecting on-site security systems, lighting and landscaping, to the Police Department for review and approval prior to issuance of any building permit or other approval of any specific development design in conformance with said plans.
- 36. During the period of time required to complete construction and prior to issuance of a Certificate of Occupancy for building and parking facilities located on Lot 1, applicant shall limit ingress and egress to the site for all vehicles and construction equipment to Rosecrans Avenue, only. Vehicles and equipment related to construction of improvements on Lot 1 shall be prohibited from access on Douglas Street.

ADDITIONAL ENVIRONMENTAL CONDITIONS:

- 37. Implement dust control measures required by the AQMD during construction, including maintaining adequate soil moisture as well as removing any soil spillage onto traveled roadways through site housekeeping procedures.
- 38. Design construction access to the project site so as to minimize interference with existing traffic and prevent truck queuing adjacent to local receptors. These design measures will be incorporated into the project construction permit.
- 39. Parking facility ventilation rates shall comply with Code requirements in order to prevent any unacceptable occupational air pollution exposure for employees within parking facilities.
- 40. Construction and demolition activities shall comply with the City of El Segundo Noise and Vibration Regulations Chapter 9.06, including limitations on hours of activity unless a variance is granted pursuant to procedures of that chapter.
- 41. The project shall be designed in as energy-efficient manner as feasible including, but not limited, to the following energy conservation measures:
 - a. Thermal insulation in compliance with standards established by the State of California (Title 24).

- b. Tinted glass, solar reflective glass and insulated glass shall be evaluated in the project design and shall be used where appropriate to reduce heating and cooling loads.
- c. Fluorescent lighting shall be used where appropriate rather than less efficient lighting.
- d. Public area lighting, both interior and exterior, shall be time-controlled and limited to that necessary for safety and protection but shall not preclude reasonable recreation and "ambient" lighting for facade and landscape enhancements.
- e. Lighting switches and multi-switch provisions for control by occupants and building personnel shall be used to permit optimum energy conservation.

42. In order to reduce the volume of solid waste generated by the proposed project and to enhance collection, recycling and storage capabilities, the project shall provide trash compactors and enclosures to the satisfaction of the Director of Public Works.

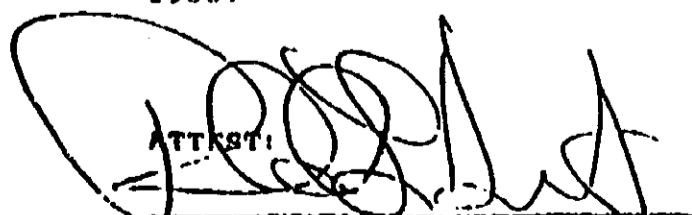
43. In order to reduce volume of waste water flows, the project shall utilize low-flush toilets, lower-volume water faucets, drinking fountains equipped with self-closing valves, plumbing fixtures which will reduce water loss from leakage due to damaged or faulty washers, and installation of restrictions on all plumbing fixtures as shown on plans and specifications to the satisfaction of the Director of Public Works.

44. Development shall not occur on Lots 2 and 3 of TFM 17150 as a result of this approval. The applicant shall be required to seek further discretionary review for future development of Lots 2 and 3 unless such development is less than 15,000 square feet in part and/or in total.

SECTION 2. This ordinance shall become effective at midnight on the thirtieth day from and after the final passage and adoption hereof.

SECTION 3. The City Clerk shall certify to the passage and adoption of this ordinance; shall cause the same to be entered in the book of original ordinances of said city; shall make a minute of the passage and adoption thereof in the records of the meeting at which the same is passed and adopted; and shall within fifteen days after the passage and adoption thereof, cause the same to be published once in the El Segundo Herald, a weekly newspaper of general circulation, published and circulated within said City of El Segundo and which is hereby designated for that purpose.

PASSED, APPROVED and ADOPTED this 1st day of March, 1980.

ATTEST: 

 City Clerk


 Mayor Pro Tem
 of the City of El Segundo,
 California

(SEAL)

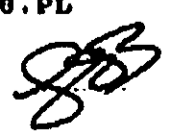


EXHIBIT "C" TO AGREEMENT AFFECTING REAL PROPERTY

SHEET 1 OF 2 SHEETS

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PARCEL MAP NO. 17158

IN THE CITY OF EL SEGUNDO
STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 14 WEST, AS SHOWN ON MAP OF SUBDIVISION OF PART OF THE RANCHO SAUSAL REDONDO, SUPERIOR COUNTY CASE NO 11629, A COPY OF WHICH IS FILED IN THE LOS ANGELES COUNTY SURVEYORS OFFICE AS CLERK'S FILED MAP NO 218 AND A PORTION OF PARCEL 1 OF PARCEL MAP NO 4342 FILED IN BOOK 48, PAGE 49 OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE OWNER OF OR AM INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTRICTING SHOWN HEREON AND OF CONSENT TO THE PRESENTATION AND FILING OF SAID MAP AND SUBDIVISION AS HEREIN INDICATED AND APPROVE THE USE OF NEW STREETS, ALLEYS, AND OTHER PUBLIC USES SHOWN ON SAID MAP

OWNER'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS SUBMITTED TO THE CITY OF EL SEGUNDO IN COMPLIANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES OF THE CITY OF EL SEGUNDO. I HEREBY CERTIFY THAT THIS PARCEL MAP SUBMITTED CONFORMS TO THE APPROVED AND CONDITIONALLY APPROVED TENTATIVE MAP AND THAT THE REQUIREMENTS OF THE CHARTERED AND LOCAL ORDINANCES ARE IN PLACE. THAT SAID REQUIREMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE EFFECTIVE

Edward J. Hanson
OWNER'S CERTIFICATE, S.C.C. 1763 AND 1777170

BASES OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARINGS AND DISTANCES OF THE CENTER LINE OF ORIGINALS THEREON SHOWN ON PARCEL MAP NO. 4342, AS FILED IN BOOK 48 PAGE 49 OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA

CITY ENGINEER'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF LOCAL ORDINANCE

DATED: June 9, 1988 *William H. Johnson*
CITY ENGINEER, CITY OF EL SEGUNDO

CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF EL SEGUNDO BY ACTION APPROVED AT ITS SESSION HELD ON June 9, 1988, HAS APPROVED THE APPROVED MAP AND ORDER OF ACCEPTANCE IN BEHALF OF THE PUBLIC THE REVISIONS OF THE STREETS, ALLEYS AND OTHER PUBLIC USES SHOWN ON SAID MAP

DATED: June 10, 1988 *William H. Johnson*
CITY CLERK, CITY OF EL SEGUNDO

CONTINENTAL DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION

C. J. ... PRESIDENT *R. B. ...* SECRETARY

PLANNING COMMISSION CERTIFICATE

I HEREBY CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF EL SEGUNDO AT A MEETING HELD THIS June 9, 1988, APPROVED THE ATTACHED MAP

DATED: June 10, 1988 *James M. ...*
PLANNING COMMISSION

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF THE CITY OF EL SEGUNDO, TO WHICH THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR ANY PART THEREOF IS SUBJECT, AND WHICH MAY BE PAID IN FULL, HAVE BEEN PAID IN FULL

DATED: June 10, 1988 *James M. ...*
CITY TREASURER, CITY OF EL SEGUNDO

UNLESS THE PROVISIONS OF SECTION 64610, SUBSECTION (b)(3) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OBTAINED, THEIR INTEREST AND SUCH THAT IT CANNOT BE MADE A TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY:

CHRYSLER U.S.A. INC., A CORPORATION, OWNER OF EASEMENTS FOR PIPE LINES AND POLE LINES BY DEED RECORDED IN BOOK 4813, PAGE 21 OF RECORDS, IN BOOK 4324, PAGE 720 OF RECORDS,

IN BOOK 4813, PAGE 217 OF RECORDS, IN BOOK 4817, PAGE 770 OF RECORDS, LAND IDENTIFICATION IN BOOK 4813, PAGE 120 OF OFFICIAL RECORDS, IN BOOK 10677, PAGE 217 OF OFFICIAL RECORDS, IN BOOK 4817, PAGE 770 OF OFFICIAL RECORDS AND IN BOOK 4324, PAGE 720 OF OFFICIAL RECORDS (AND IDENTIFICATION RECORDED APRIL 24, 1978 AS INSTRUMENT NO. 79-004670 OF OFFICIAL RECORDS), ALL ARE RECORDS OF LOS ANGELES COUNTY;

SOUTHERN CALIFORNIA Edison COMPANY, A CORPORATION, OWNER OF EASEMENTS FOR METAL AND UNDERGROUND ELECTRIC AND COMMUNICATION SYSTEMS BY DEED RECORDED IN BOOK 4813, PAGE 217 OF OFFICIAL RECORDS, IN BOOK 4321, PAGE 680 OF OFFICIAL RECORDS AND IN BOOK 4817, PAGE 770 OF OFFICIAL RECORDS, ALL ARE RECORDS OF LOS ANGELES COUNTY;

EL SEGUNDO LAND AND IMPROVEMENT COMPANY, A CORPORATION, OWNER OF AN EASEMENT FOR STREET, ROAD, PIPE LINES, UTILITIES, SEWER AND GATEWAY TRAILHEAD PURPOSES RESERVED BY DEED RECORDED IN BOOK 4813, PAGE 217 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY

SOUTHERN CALIFORNIA Edison COMPANY, A CORPORATION, OWNER OF AN EASEMENT FOR METAL AND UNDERGROUND ELECTRIC AND COMMUNICATION SYSTEMS BY DEED RECORDED IN BOOK 4817, PAGE 770 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

THE SIGNATURES OF THE FOLLOWING, THEIR SUCCESSORS OR ASSIGNS, OWNERS OF INTEREST IN OR RIGHTS TO OIL, MINERALS, AND ANY OTHER HYDROCARBON RESOURCES, HAVE BEEN OBTAINED UNDER THE PROVISIONS OF SECTION 64610, SUBSECTION (b)(3) OF THE SUBDIVISION MAP ACT:

EL SEGUNDO LAND AND IMPROVEMENT COMPANY, A CORPORATION, BY ME AT NOTIFICATION IS DEED RECORDED JULY 27, 1970 AS INSTRUMENT NO. 1080, IN BOOK 13579, PAGE 870 OF OFFICIAL RECORDS, RECORDED DECEMBER 16, 1970 AS INSTRUMENT NO. 1081, IN BOOK 13579, PAGE 870 OF OFFICIAL RECORDS, AND JANUARY 28, 1974 AS INSTRUMENT NO. 216 OF OFFICIAL RECORDS.

ALL ARE RECORDS OF LOS ANGELES COUNTY

88-1564477

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

ON THIS 10th DAY OF June, 1988 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY OF LOS ANGELES, PERSONALLY APPEARED C. J. ... PERSONALLY KNOWN TO ME OR KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE PRESIDENT, AND R. B. ... PERSONALLY KNOWN TO ME OR KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE SECRETARY OF CONTINENTAL DEVELOPMENT CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.



Thomas J. ...

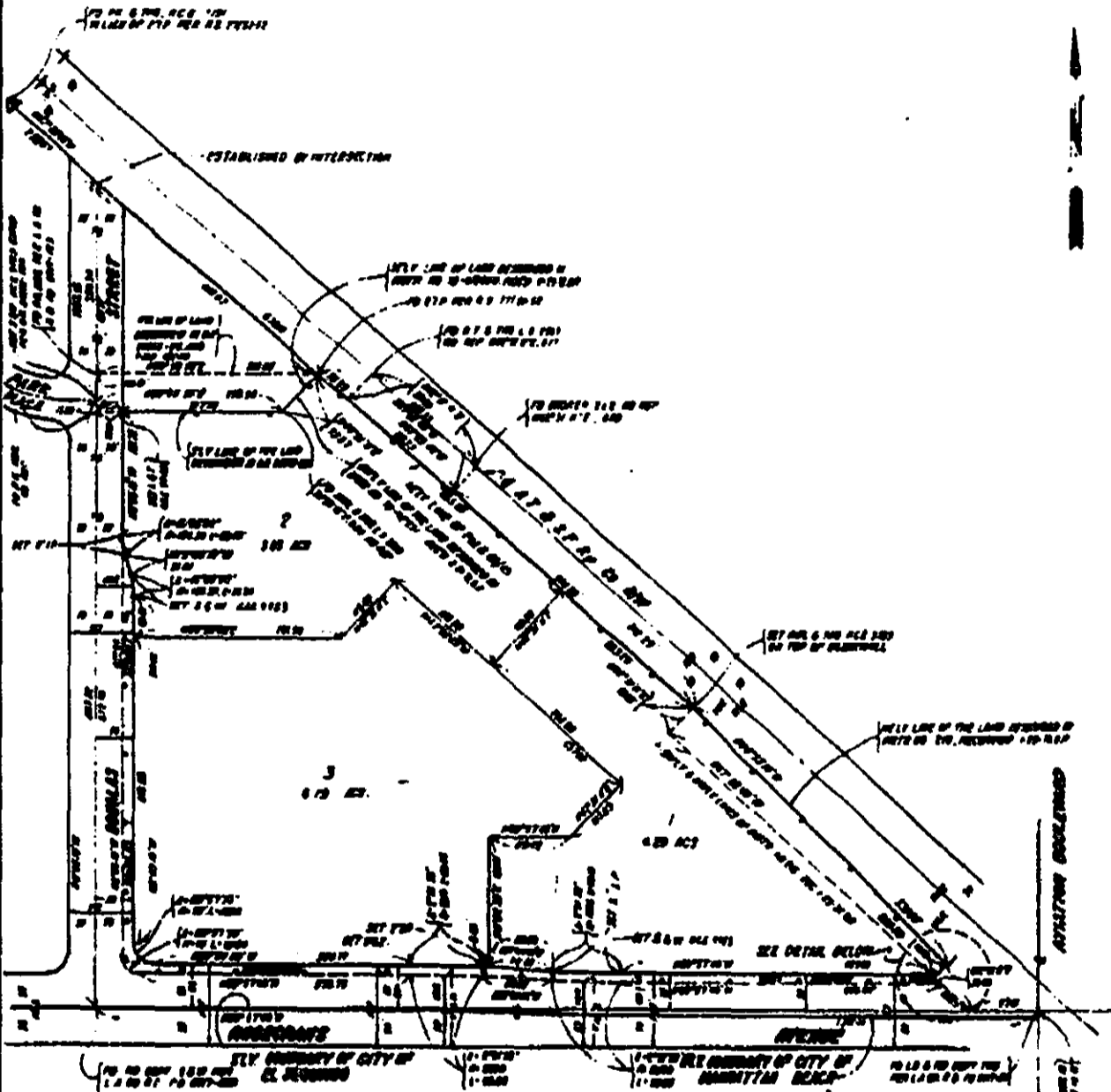
ES

SCALE 1" = 100'

PARCEL MAP NO. 17158

IN THE CITY OF EL SEGUNDO
STATE OF CALIFORNIA

SHEET 2 OF 2 SHEETS



THE BOUNDARY OF THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP, IS THE BOUNDARY OF THE CITY OF EL SEGUNDO, STATE OF CALIFORNIA, AS SHOWN ON THE MAP. THE BOUNDARY OF THE CITY OF EL SEGUNDO, STATE OF CALIFORNIA, IS THE BOUNDARY OF THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP. THE BOUNDARY OF THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, IS THE BOUNDARY OF THE CITY OF EL SEGUNDO, STATE OF CALIFORNIA, AS SHOWN ON THE MAP.

NOTE: ALL LOT AREAS ARE NET FLOOR AREA.

LEGEND: _____ INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

DETAIL: NO SCALE

88-1564477

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