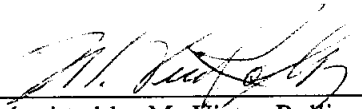





City of Carson Report to Mayor and City Council

January 18, 2011
Special Orders of the Day

SUBJECT: PUBLIC HEARING TO CONSIDER RESOLUTION NO. 11-008, TO VACATE A 70-FOOT PUBLIC RIGHT-OF-WAY APPROXIMATELY 330 FEET EAST OF ARNOLD CENTER ROAD BETWEEN CARSON STREET AND NORTHERLY TO THE RAILROAD TRACKS


Submitted by M. Victor Rollinger
Development Services General Manager


Approved by Clifford W. Graves
Interim City Manager

I. SUMMARY

On December 21, 2010, the City Council approved the adoption of Resolution No. 10-127 (Exhibit No. 1) declaring its intent to vacate a 70-foot public right-of-way approximately 330 feet east of Arnold Center Road between Carson Street and Northerly to the railroad tracks (Exhibit No. 2), and setting a date for a public hearing on January 18, 2011 (Exhibit No. 3).

II. RECOMMENDATION

TAKE the following actions:

1. OPEN the Public Hearing, TAKE public testimony, and CLOSE the Public Hearing.
2. WAIVE further reading and ADOPT Resolution No. 11-008, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, TO VACATE A 70-FOOT PUBLIC RIGHT-OF-WAY APPROXIMATELY 330 FEET EAST OF ARNOLD CENTER ROAD BETWEEN CARSON STREET AND NORTHERLY TO THE RAILROAD TRACKS, AS DESCRIBED HEREIN."

III. ALTERNATIVES

1. DENY the request to vacate a 70-foot public right-of-way approximately 330 feet east of Arnold Center Road between Carson Street and Northerly to the railroad tracks.
2. TAKE another action the City Council deems appropriate.

IV. BACKGROUND

The 70-foot public right-of-way to be vacated is composed of two easements granted to the city at separate times. The westerly 40-foot portion and the easterly 30-foot portion were dedicated to the City of Carson in 1987 and 1994, respectively, as easements for public road and highway purposes. The combined

18.

70-foot wide dedication would have been utilized for the construction of a public road that would have ultimately connected Carson Street and Dominguez Street.

Staff has consulted with the city's Traffic Engineer regarding the city's previous plan to construct a public road on the 70-foot public right-of-way that would have connected Carson Street to the south and Dominguez Street to the north. It had previously been anticipated that the connector road would be needed to accommodate the traffic generated by land uses along Dominguez Street. Subsequent studies indicated, however, that the traffic could be accommodated without the proposed connector road. Since the city no longer has the intention to proceed with the construction of the public road, the existing public right-of-way should be vacated.

Staff has researched and verified with utility companies that there are no affected utilities within the public right-of-way to be vacated, with the exception of Southern California Edison (SCE). Staff diligently worked with SCE to develop acceptable easement reservation document for SCE facilities within the public right-of-way to be vacated.

City staff finds the public right-of-way vacation to be compatible with the Carson General Plan Circulation Element.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Minutes, December 21, 2010. (pg. 4)
2. Location Map. (pg. 5)
3. Resolution No. 11-008. (pgs. 6-14)

\\Carson_nas\devsvrs\ENGINEERING DIVISION\VACATION OF ROW\PROLOGIST\01-18-11 CC Order to Vacate 70-ft (Prologist-NYK).doc

Prepared by: Raymond Velasco, P.E., Associate Civil Engineer

TO:Rev122210

Reviewed by:

City Clerk	<u>City Treasurer</u>
<u>Administrative Services</u>	<u>Development Services</u>
<u>Economic Development Services</u>	<u>Public Services</u>

Action taken by City Council	
Date_____	Action_____

ITEM NO. (11) CONSIDERATION OF RESOLUTION NO. 10-127, INTENT TO VACATE A 70-FOOT PUBLIC RIGHT-OF-WAY APPROXIMATELY 330 FEET EAST OF ARNOLD CENTER ROAD BETWEEN CARSON STREET AND NORTHERLY TO THE RAILROAD TRACKS (DEVELOPMENT SERVICES)

RECOMMENDATION for the City Council:

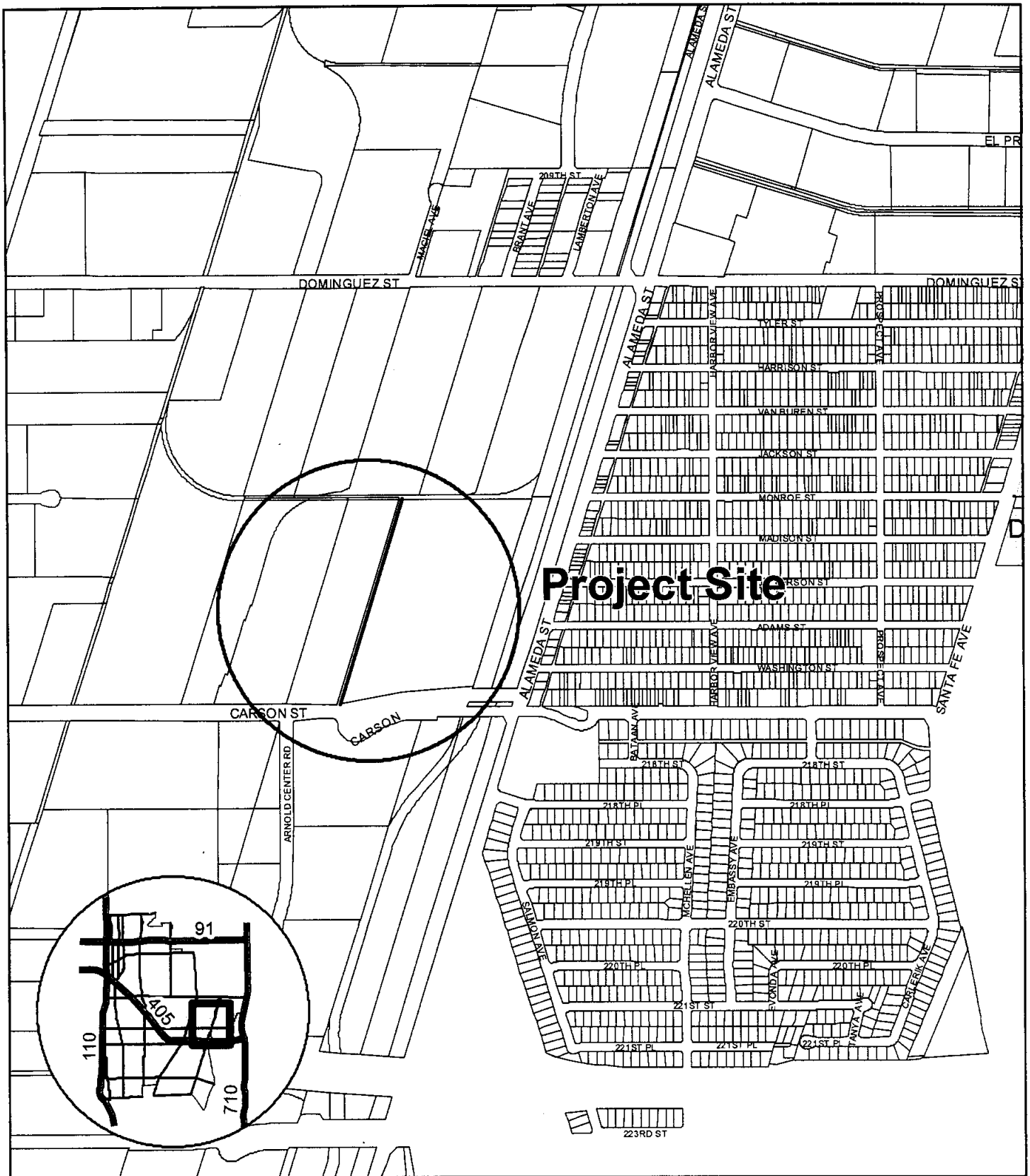
TAKE the following actions:

1. WAIVE further reading and ADOPT Resolution No. 10-127, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, DECLARING ITS INTENTION TO VACATE A 70-FOOT PUBLIC RIGHT-OF-WAY APPROXIMATELY 330 FEET EAST OF ARNOLD CENTER ROAD BETWEEN CARSON STREET AND NORTHERLY TO THE RAILROAD TRACKS, AND SETTING A TIME AND A PLACE FOR A PUBLIC HEARING HEREIN."
2. SET a Public Hearing for January 18, 2011, at 6:00 p.m.

ACTION: Item No. 11 was previously approved on the New Business Consent Calendar on motion of Dear, seconded by Santarina and unanimously carried by the following vote:

Ayes: Mayor Dear, Mayor Pro Tem Santarina, Council Member Gipson, Council Member Davis-Holmes, and Council Member Ruiz-Raber
Noes: None
Abstain: None
Absent: None





Location Map
Public Right-of-Way Vacation
Carson Street East of Arnold Center Road

EXHIBIT NO. 2



RESOLUTION NO. 11-008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, TO VACATE A 70-FOOT PUBLIC RIGHT-OF-WAY APPROXIMATELY 330 FEET EAST OF ARNOLD CENTER ROAD BETWEEN CARSON STREET AND NORTHERLY TO THE RAILROAD TRACKS

NOW, THEREFORE, be it determined by the City Council of the City of Carson, California, that:

Section 1. The City Council of the City of Carson on December 21, 2010, adopted Resolution No. 10-127, entitled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, DECLARING ITS INTENTION TO VACATE A 70-FOOT PUBLIC RIGHT-OF-WAY APPROXIMATELY 330 FEET EAST OF ARNOLD CENTER ROAD BETWEEN CARSON STREET AND NORTHERLY TO THE RAILROAD TRACKS, AND SETTING A TIME AND A PLACE FOR A PUBLIC HEARING HEREIN."

Section 2. The City Council of the City of Carson scheduled a Public Hearing thereon on January 18, 2011, at the hour of 6:00 p.m. at the City Council Chambers at Carson City Hall, 701 E. Carson Street, Carson, California.

Section 3. Notice of the proposed street vacation was duly published and posted in manner and form and at the time required by Street and Highways Code Section 8322.

Section 4. The City Council of the City of Carson held a Public Hearing thereon on January 18, 2011, at the hour of 6:00 p.m. at the City Council Chambers at Carson City Hall, 701 E. Carson Street, Carson, California. On that date, the City Council heard all evidence offered by persons interested in said vacation and no persons were present to protest same.

Section 5. Pursuant to Section 892 of the Street and Highways Code of the State of California, the City Council finds and determines the right-of-way proposed for abandonment is not useful as a non-motorized transportation facility.

Section 6. The City Council of the City of Carson hereby finds the 70-foot public right-of-way approximately 330 feet east of Arnold Center Road between Carson Street and Northerly to the railroad tracks, as described herein, is unnecessary for present or prospective public use.

Section 7. The proposed vacation constitutes a disposition of the remainder of a street, which was acquired and used in part for street purposes, which disposition is of a minor nature.

Section 8. The proposed vacation constitutes an abandonment of real property, which was originally acquired for street purposes, which abandonment is of a minor nature.

[MORE]



Section 9. The City Council has considered the General Plan of the City of Carson and finds the proposed vacation to be in conformity with the General Plan.

Section 10. The City Council of the City of Carson hereby orders that the 70-foot public right-of-way approximately 330 feet east of Arnold Center Road between Carson Street and Northerly to the railroad tracks, as described on Attachments A1 and A2 and depicted on Attachments B1 and B2.

Section 11. The City Council hereby determines that public convenience and necessity requires the preservation of certain easements and hereby reserves and excepts from the proposed vacation reserving to Southern California Edison Company an easement for public utility purposes in, over, under and across the described portions shown on Attachment B2 herein being vacated.

Section 12. The City Council is directed to cause a certified copy of this Resolution and order to be recorded in the office of the Recorder of the County of Los Angeles.

PASSED, APPROVED, and ADOPTED this 18th day of January, 2011.

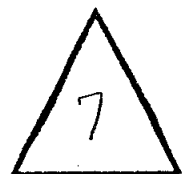
Mayor Jim Dear

ATTEST:

City Clerk Helen S. Kawagoe

APPROVED AS TO FORM:

City Attorney



RIGHT-OF-WAY VACATION

"OFFER OF DEDICATION" NOT BEING USED (NO NAME)

FROM CARSON STREET TO RAILROAD

LEGAL DESCRIPTION

THAT PORTION OF THE IRREVOCABLE "OFFER OF DEDICATION" TO THE CITY OF CARSON FOR PUBLIC ROADS AND HIGHWAY PURPOSES, RECORDED OCTOBER 26, 1987 AS INSTRUMENT NO. 87-1710119, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

PART "A" :

THE EASTERLY FORTY (40) FEET OF THE FOLLOWING DESCRIBED PARCEL:

LOT 6 IN BLOCK "B" OF SUBDIVISION OF PART OF RANCHO SAN PEDRO, KNOWN AS DOMINGUEZ COLONY TRACT, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 1, PAGE 601 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

EXCEPTING THE EAST 100.3 FEET OF SAID LOT 6, MEASURED ALONG THE SOUTH LINE.

EXCEPTING THAT PORTION WITHIN CARSON STREET (100.00 FEET WIDE) AS SHOWN ON PARCEL MAP NO. 18528, AS PER MAP FILED IN BOOK 205, PAGES 40 AND 41 OF PARCEL MAPS, IN THE OFFICE OF SAID COUNTY RECORDER.

PART "B" :

THAT PORTION OF ABOVE-MENTIONED LOT 6 WITHIN THE FOLLOWING DESCRIBED BOUNDARY:

BEGINNING AT THE SOUTHWESTERLY CORNER OF THE ABOVE DESCRIBED PART "A"; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID PART "A" TO THE BEGINNING OF A CURVE CONCAVED TO THE NORTHWEST, HAVING A RADIUS OF 27 FEET, TANGENT TO SAID WESTERLY LINE AND TANGENT TO THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID PART "A"; THENCE SOUTHWESTERLY ALONG SAID CURVE TO SAID WESTERLY PROLONGATION; THENCE EASTERLY THEREON TO THE POINT OF BEGINNING.

EXCEPTING THAT PORTION WITHIN CARSON STREET (100.00 FEET WIDE) AS SHOWN ON PARCEL MAP NO. 18528, AS PER MAP FILED IN BOOK 205, PAGES 40 AND 41 OF PARCEL MAPS, IN THE OFFICE OF SAID COUNTY RECORDER.

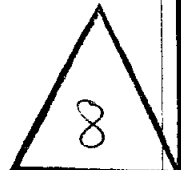


SURVEYOR:

PREPARED UNDER THE SUPERVISION OF:


BRIAN L. THIENES
P.L.S. NO. 5750
REG. EXP. DEC. 31, 2011

12/15/10
DATE

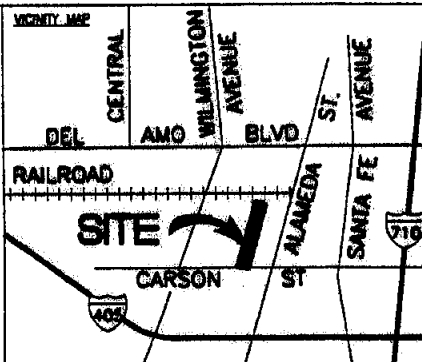
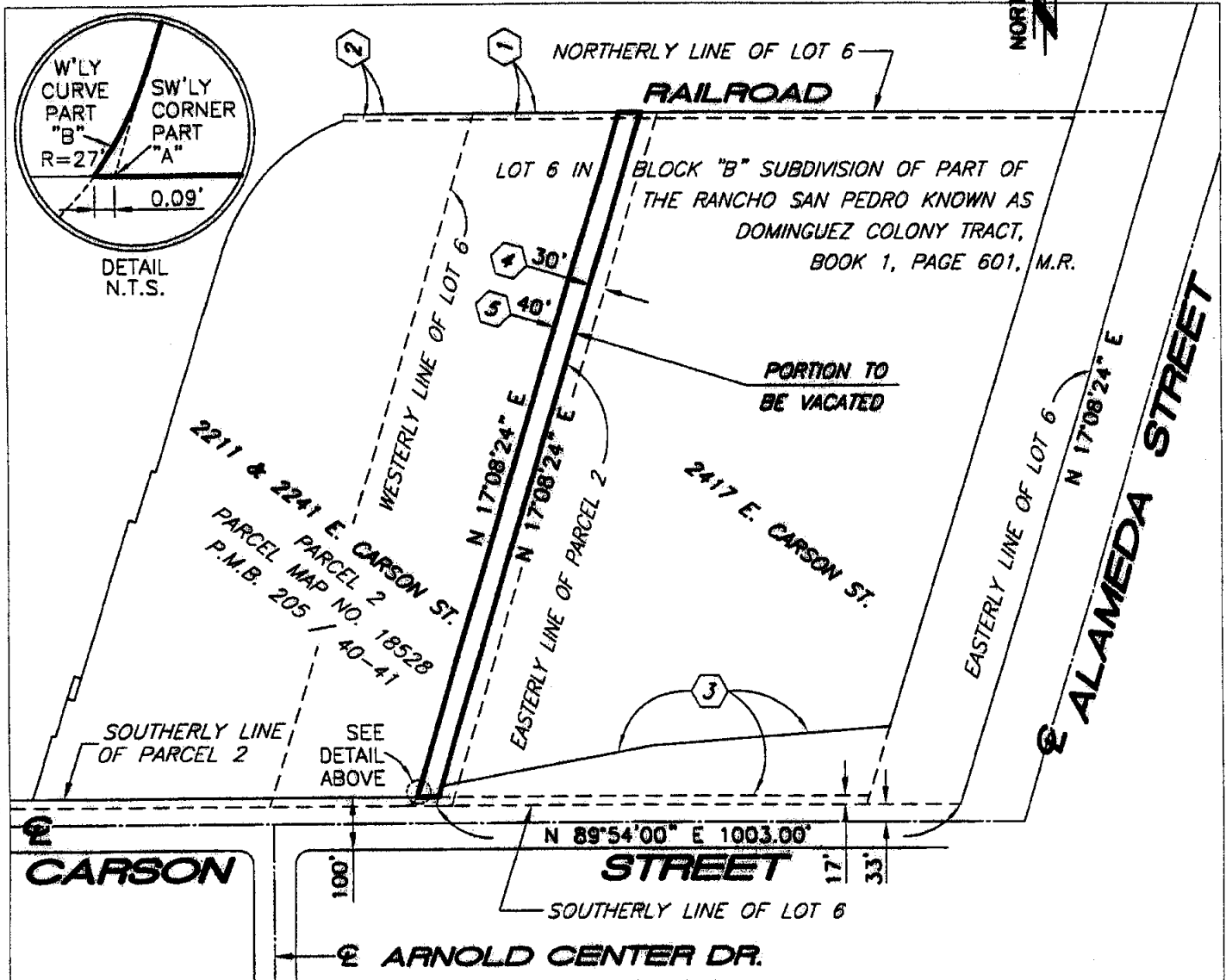


PREPARED BY: THIENES ENGINEERING, INC.		OWNER INFORMATION		ATTACHMENT "A1"	
CONTACT NAME: ALICIA MARTINEZ		NAME: PROLOGIS-EXCHANGE CA (7) LLC		LOCATION DESCRIPTION	
ADDRESS: 14349 FIRESTONE BOULEVARD		ADDRESS: 4041 MACAETHUR BLVD., SUITE 400		NORTH OF CARSON STREET BETWEEN ALAMEDA STREET AND WILMINGTON AVENUE	
CITY STATE ZIP: LA MIRADA, CA 90638		CITY STATE ZIP: NEWPORT BEACH, CA 92660			
PHONE: (714) 521-4811		PHONE: (949) 251-6100		SCALE: N / A	
				1 OF 3	

RIGHT-OF-WAY VACATION

"OFFER OF DEDICATION" NOT BEING USED (NO NAME)

FROM CARSON STREET TO RAILROAD



<p>LEGEND</p> <p>1 INDICATES EASEMENT DESIGNATION. SEE SHEET 3 OF 3 FOR EASEMENT NOTES.</p>	<p>BASE OF BEARING:</p> <p>THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CARSON STREET BEING N 89°54'00" E AS PER PARCEL MAP NO. 18528, P.M.B. 205 / 40-41, IN THE CITY OF CARSON, RECORDS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.</p> <p>TOTAL VACATED AREA:</p> <p>54,857 SQ. FT.</p>
---	---

<p>PREPARED BY:</p> <p>THIENES ENGINEERING, INC.</p>	<p>OWNER INFORMATION</p>	<p>ATTACHMENT "B1"</p>	
<p>CONTACT NAME:</p> <p>ALICIA MARTINEZ</p>	<p>NAME:</p> <p>PROLOGIS-EXCHANGE CA (7) LLC</p>	<p>LOCATION DESCRIPTION</p> <p>NORTH OF CARSON STREET BETWEEN ALAMEDA STREET AND WILMINGTON AVENUE</p>	<p>SCALE:</p> <p>1" = 100'</p>
<p>ADDRESS:</p> <p>14300 FIRESTONE BOULEVARD</p>	<p>ADDRESS:</p> <p>4041 MACAULAY BLVD., SUITE 400</p>		<p>2 OF 3</p>
<p>CITY STATE ZIP:</p> <p>LA MIRADA, CA 90638 (714) 521-4811</p>	<p>CITY STATE ZIP:</p> <p>NEWPORT BEACH, CA 92660 (949) 251-6100</p>		

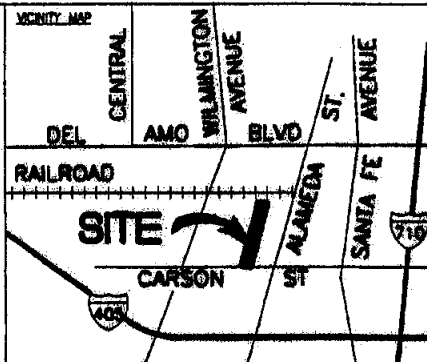
RIGHT-OF-WAY VACATION

"OFFER OF DEDICATION" NOT BEING USED (NO NAME)

FROM CARSON STREET TO RAILROAD

EASEMENT NOTES:

- 1 AN EASEMENT FOR SPUR OR DRILL RAILROAD TRACK AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN DOCUMENTS RECORDED OCTOBER 4, 1944 IN BK. 21342 PG. 162, O.R. AND DECEMBER 29, 1944 IN BK. 21546 PG. 187, O.R.
- 2 AN EASEMENT FOR RAILROAD DRILL TRACK AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED JULY 25, 1952 AS INSTRUMENT NO. 1405, O.R.
- 3 GRANT DEED FOR PUBLIC ROAD AND HIGHWAY PURPOSES, GRANTED TO THE CITY OF CARSON, RECORDED APRIL 22, 1994 AS INSTRUMENT NO. 94-777832, O.R.
- 4 AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES, GRANTED TO THE CITY OF CARSON, RECORDED APRIL 22, 1994 AS INSTRUMENT NO. 94-783495, O.R.
- 5 IRREVOCABLE "OFFER OF DEDICATION" TO THE CITY OF CARSON FOR PUBLIC ROADS AND HIGHWAY PURPOSES, RECORDED OCTOBER 26, 1987 AS INSTRUMENT NO. 87-1710119, O.R.
(PORTION TO BE VACATED)



LEGEND

- 1 INDICATES EASEMENT DESIGNATION, SEE SHEET 2 OF 3 FOR EASEMENTS.

BASIS OF BEARING:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CARSON STREET BEING N 89°54'00" E AS PER PARCEL MAP NO. 18528, P.M.B. 203 / 40-41, IN THE CITY OF CARSON, RECORDS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

TOTAL VACATED AREA:

54,657 SQ. FT.

PREPARED BY:
THIENES ENGINEERING, INC.

CONTACT NAME:
ALICIA MARTINEZ

ADDRESS:
14349 FIRESTONE BOULEVARD

CITY STATE ZIP:
LA MIRADA, CA 90638 (714) 521-4811

OWNER INFORMATION

NAME:
PROLOGIS-EXCHANGE CA (7) LLC

ADDRESS:
4041 MACAULUR BLVD., SUITE 400

CITY STATE ZIP:
NEWPORT BEACH, CA 92660 (949) 251-6100

EASEMENTS

LOCATION DESCRIPTION

NORTH OF CARSON STREET
BETWEEN ALAMEDA STREET
AND WILMINGTON AVENUE

SCALE:

N / A

3 OF 3

RIGHT-OF-WAY VACATION

"ROAD DEED" NOT BEING USED (NO NAME)
FROM CARSON STREET TO RAILROAD

LEGAL DESCRIPTION:

THAT PORTION OF THE "ROAD DEED" TO THE CITY OF CARSON FOR PUBLIC ROADS AND HIGHWAY PURPOSES, RECORDED APRIL 22, 1994 AS INSTRUMENT NO. 94-0783495, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

THE WESTERLY THIRTY (30) FEET OF THE FOLLOWING DESCRIBED PARCEL:

THE EAST 1003 FEET, MEASURED ALONG THE SOUTH LINE, OF LOT 6 IN BLOCK "B" OF SUBDIVISION OF PART OF RANCHO SAN PEDRO, KNOWN AS DOMINGUEZ COLONY TRACT, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 1, PAGE 601 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

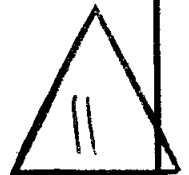
EXCEPTING THAT PORTION LYING SOUTHERLY OF THE NORTHERLY LINE OF "GRANT DEED" FOR PUBLIC ROAD AND HIGHWAY PURPOSES, GRANTED TO THE CITY OF CARSON, RECORDED APRIL 22, 1994 AS INSTRUMENT NO. 94-777832, O.R.



SURVEYOR:

PREPARED UNDER THE SUPERVISION OF:

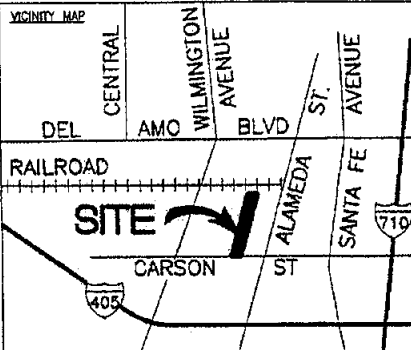
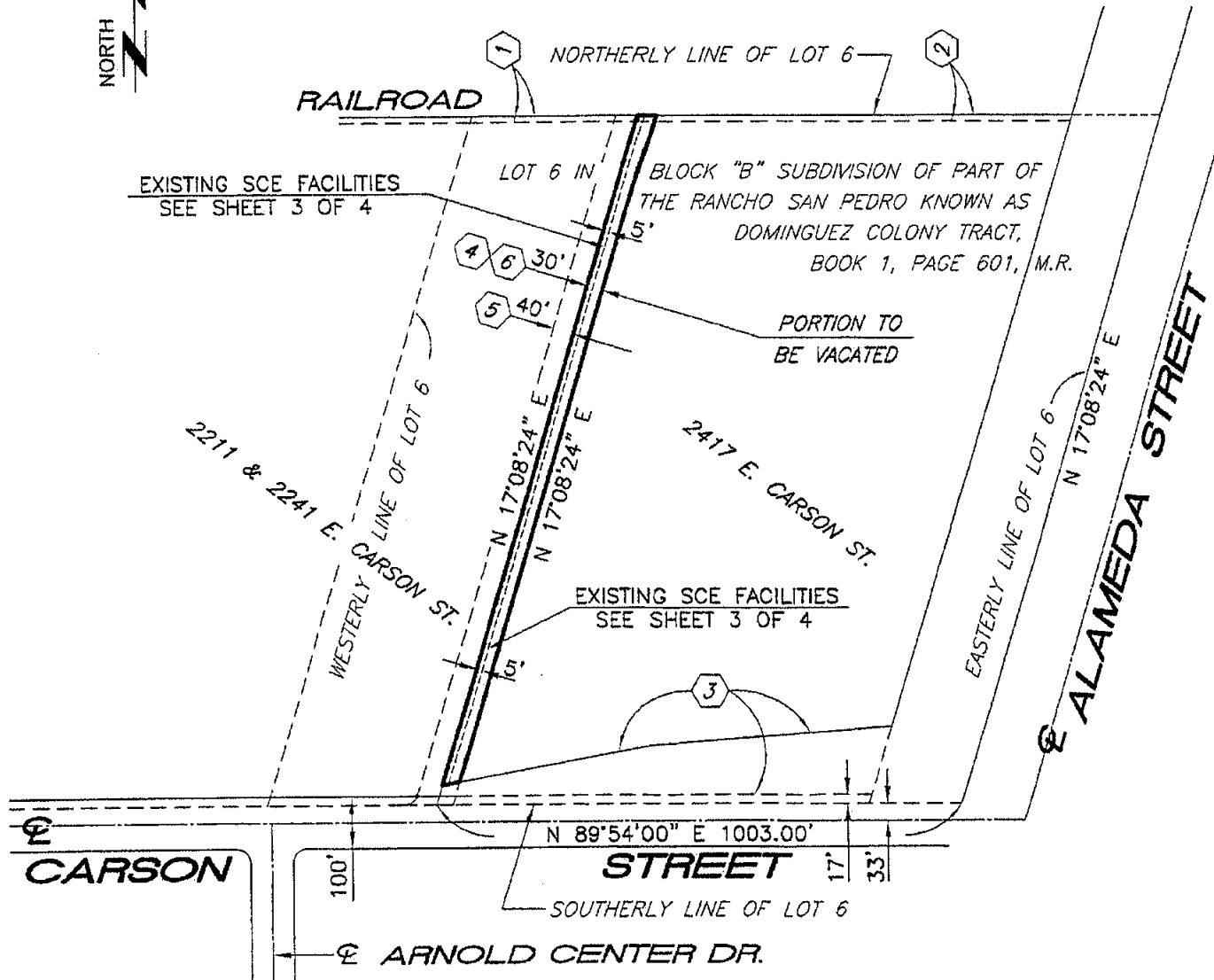
[Signature] 12/15/10
BRIAN L. THIENES
P.L.S. NO. 5750
REG. EXP. DEC. 31, 2011



PREPARED BY: THIENES ENGINEERING, INC.		OWNER INFORMATION		ATTACHMENT "A2"	
CONTACT NAME: ALICIA MARTINEZ		NAME: NYK LOGISTICS (UWDC) INC.		LOCATION DESCRIPTION	
ADDRESS: 14349 FIRESTONE BOULEVARD		ADDRESS: 2417 E. CARSON STREET		NORTH OF CARSON STREET BETWEEN ALAMEDA STREET AND WILMINGTON AVENUE	
CITY STATE ZIP: LA MIRADA, CA 90638		CITY STATE ZIP: CARSON, CA 90810		SCALE: N / A	
PHONE: (714) 521-4811		PHONE: (562) 989-1040		1 OF 4	

RIGHT-OF-WAY VACATION

"ROAD DEED" NOT BEING USED (NO NAME)
FROM CARSON STREET TO RAILROAD



LEGEND

(No. 6) INDICATES EASEMENT DESIGNATION. SEE SHEET 4 OF 4 FOR EASEMENT NOTES.

BASIS OF BEARING:
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CARSON STREET BEING N 89°54'00\"/>

TOTAL VACATED AREA:
40,249 SQ. FT.

PREPARED BY: THIENES ENGINEERING, INC.		OWNER INFORMATION		ATTACHMENT "B2"	
CONTACT NAME: ALICIA MARTINEZ		NAME: NYK LOGISTICS (UWDC) INC.		LOCATION DESCRIPTION NORTH OF CARSON STREET BETWEEN ALAMEDA STREET AND WILMINGTON AVENUE	SCALE: 1" = 300'
ADDRESS: 14349 FIRESTONE BOULEVARD		ADDRESS: 2417 E. CARSON STREET			2 OF 4
CITY STATE ZIP: LA MIRADA, CA 90638		CITY STATE ZIP: CARSON, CA 90810			
PHONE: (714) 521-4811		PHONE: (562) 989-1040			

RIGHT-OF-WAY VACATION

"ROAD DEED" NOT BEING USED (NO NAME)
FROM CARSON STREET TO RAILROAD

NORTH

EXISTING SCE FACILITIES

5'
30'
PORTION TO
BE VACATED

N 17°08'24" E
N 17°08'24" E

EXISTING SCE FACILITIES

LEGEND:



INDICATES EASEMENT DESIGNATION.
SEE SHEET 4 OF 4 FOR EASEMENT
NOTES.

NOTE:

LOCATION OF SCE FACILITIES SHOWN
HEREON PER FIELD SURVEY, EXCAVATION
AND SCE FACILITY INVENTORY MAPS 051-4218-0
AND 052-4218-0, LOS ANGELES COUNTY.

SURVEYOR:

PREPARED UNDER THE SUPERVISION OF:

[Signature]

BRIAN L. THIENES
P.L.S. NO. 5750
REG. EXP. DEC. 31, 2011

12/15/10
DATE



13

PREPARED BY: THIENES ENGINEERING, INC.		OWNER INFORMATION		ATTACHMENT "B2"	
CONTACT NAME: ALICIA MARTINEZ		NAME: NYK LOGISTICS (UWDC) INC.		LOCATION DESCRIPTION NORTH OF CARSON STREET BETWEEN ALAMEDA STREET AND WILMINGTON AVENUE	SCALE: 1" = 150'
ADDRESS: 14349 FIRESTONE BOULEVARD		ADDRESS: 2417 E. CARSON STREET			3 OF 4
CITY STATE ZIP: LA MIRADA, CA 90638	PHONE: (714) 521-4811	CITY STATE ZIP: CARSON, CA 90810	PHONE: (562) 989-1040		


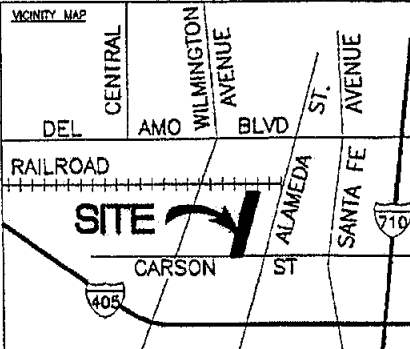
RIGHT-OF-WAY VACATION

"ROAD DEED" NOT BEING USED (NO NAME)

FROM CARSON STREET TO RAILROAD

EASEMENT NOTES:

- 1 AN EASEMENT FOR SPUR OR DRILL RAILROAD TRACK AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN DOCUMENTS RECORDED OCTOBER 4, 1944 IN BK. 21342 PG. 162, O.R. AND DECEMBER 29, 1944 IN BK. 21546 PG. 187, O.R.
- 2 AN EASEMENT FOR RAILROAD DRILL TRACK AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED SEPTEMBER 20, 1944 IN BOOK 21271, PAGE 298, O.R.
- 3 GRANT DEED FOR PUBLIC ROAD AND HIGHWAY PURPOSES, GRANTED TO THE CITY OF CARSON, RECORDED APRIL 22, 1994 AS INSTRUMENT NO. 94-777832, O.R.
- 4 AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES, GRANTED TO THE CITY OF CARSON, RECORDED APRIL 22, 1994 AS INSTRUMENT NO. 94-783495, O.R.
(PORTION TO BE VACATED)
- 5 IRREVOCABLE "OFFER OF DEDICATION" TO THE CITY OF CARSON FOR PUBLIC ROADS AND HIGHWAY PURPOSES, RECORDED OCTOBER 26, 1987 AS INSTRUMENT NO. 87-1710119, O.R.
- 6 AN EASEMENT TO BE RESERVED TO SOUTHERN CALIFORNIA EDISON COMPANY TO USE, MAINTAIN, OPERATE, REPAIR, REPLACE, REMOVE OR RENEW SCE FACILITIES OVER THE PUBLIC ROAD AND HIGHWAY PURPOSES EASEMENT DESCRIBED ABOVE AS INSTRUMENT NO. 94-783495, O.R.

	VICINITY MAP	LEGEND
		<p>No. INDICATES EASEMENT DESIGNATION. SEE SHEET 2 OF 4 FOR EASEMENTS.</p> <p>BASIS OF BEARING: THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CARSON STREET BEING N 89°54'00" E AS PER PARCEL MAP NO. 18528, P.M.B. 205 / 40-41, IN THE CITY OF CARSON, RECORDS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.</p> <p>TOTAL VACATED AREA: 40,249 SQ. FT.</p>

PREPARED BY: THIENES ENGINEERING, INC.	OWNER INFORMATION	EASEMENTS	14
CONTACT NAME: ALICIA MARTINEZ	NAME: NYK LOGISTICS (UWDC) INC.	LOCATION DESCRIPTION	SCALE:
ADDRESS: 14349 FIRESTONE BOULEVARD	ADDRESS: 2417 E. CARSON STREET	NORTH OF CARSON STREET BETWEEN ALAMEDA STREET AND WILMINGTON AVENUE	N / A
CITY STATE ZIP: LA MIRADA, CA 90638	PHONE: (714) 521-4811	CITY STATE ZIP: CARSON, CA 90810	PHONE: (562) 989-1040
		4 OF 4	