



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

NEW BUSINESS CONSENT: September 10, 2013

SUBJECT: Extension of Time Request for Conditional Use Permit Nos. 889-11, 890-11, 891-11 and Design Overlay Review No. 1441-11

APPLICANT: Porsche Cars of North America
c/o: David P. Waite
Cox, Castle & Nicholson LLP
2049 Century Park East, 28th Floor
Los Angeles, California 90067-3284
C. 90067-3284

REQUEST: One-year time extension

PROPERTY INVOLVED: 19220 S. Main Street

COMMISSION ACTION

- Concurred with staff
- Did not concur with staff
- Other

COMMISSIONERS' VOTE

<u>AYE</u>	<u>NO</u>		<u>AYE</u>	<u>NO</u>	
		Chairman Faletogo			Gordon
		Vice-Chair Verrett			Piñon
		Brimmer			Saenz
		Diaz			Schaefer
		Goolsby			

I. Introduction

Property Owner

Watson Partners LP, 22010 S. Wilmington Avenue, Carson, CA 90745

Property Applicant

Porsche Cars of North America, Inc., 980 Hammond Drive, Suite 1000, Atlanta, Georgia, 30328

Project Address

19220 S. Main Street, Carson, CA 90745

Project Description

The proposed project is for the Porsche Driver Skills Course facility on top of an organic refuse landfill.

Background


On October 23, 2012, the Planning Commission approved Resolution No. 12-2452, approving DOR No. 1441-11, CUP Nos. 889-11, 891-11 and recommended to the City Council approval of CUP No. 890-11 for construction on a former Landfill site and Zone Change Case No. 168-12.

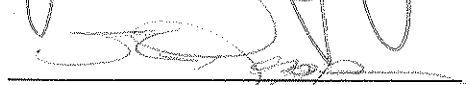
Porsche is actively engaged in the design and construction activities pursuant to the approved entitlements. However, given the size and scope of the project, Porsche may not be able to complete all project components within the time frame afforded by the entitlements. Therefore, Porsche requests that the above listed zoning entitlements be extended until November 22, 2014.

Exhibits:

1. Letter from Porsche attorney dated August 28, 2013
2. Planning Commission Resolution No. 12-2452

Prepared by: 
 Zak Gonzalez II, Associate Planner

Reviewed by: 
 John F. Signo, AICP, Senior Planner

Approved by: 
 Sheri Repp, Planning Officer





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David P. Waite
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August 28, 2013

File No. 067686

VIA EMAIL AND HAND DELIVERY

Sheri Repp-Loadsman
Planning Officer
City of Carson
701 East Carson Street
Carson, CA 90745

Re: Conditional Use Permits Nos. 889-11, 890-11 891-11, Design Overlay Review No. 1441-11, 19220 S. Main Street: Porsche Project Entitlements Extension Requests

Dear Ms. Repp-Loadsman:

This office represents Porsche Cars of North America ("Porsche"), the Project applicant in the above-referenced cases.

On October 23, 2012, the Carson Planning Commission adopted Resolution No. 12-2452, which approved CUP Nos. 889-11 and 891-1 and Design Overlay Review ("DOIR") No. 1441-11. Per Conditions of Approval Nos. 2 and 3, these approvals were contingent on the Carson City Council approving Zone Change Case No. 168-12 and CUP No. 890-11 and certifying Environmental Impact Report ("EIR") No. 2012041075.

On November 7, 2012, the Carson City Council adopted Ordinance No. 12-503, which approved Zone Change Case No. 168-12. Council further adopted Resolution No. 12-120, which approved CUP No. 890-11 and certified EIR No. 2012041075. Taken together, the entitlements ("Entitlements") approved by the Planning Commission and City Council approved a Porsche driver training facility, including a 65,000 square foot building, a driving skills course, and related structure, facilities and activities (the "Project").

Pursuant to Section 9 of Resolution No. 12-120, the Resolution became effective 15 days after adoption, meaning the Entitlements became effective on November 22, 2012. Entitlements Condition of Approval No. 1 states that the Design Overlay Review and CUP approvals must be utilized within one year of their effective date, which means the Entitlements must be utilized by November 22, 2013 absent an extension from the City.

Porsche is actively engaged in design and construction activities pursuant to the approved Entitlements. However, given the size and scope of the Project, Porsche may not commence or complete all Project components within the time frame afforded by the Entitlements. For example, Porsche is currently engaged in import of soil and grading over portions of the 53-acre

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site, but will not be ready to commence construction of the driver skills facility for some time. As such, pursuant to Carson Municipal Code sections 9172.21(H)(2) and 9172.23(I)(2), Porsche hereby requests a one-year extension of all Entitlements until November 22, 2014, as detailed below.

Design Overlay Review No. 1441-11 – Driver Skills Course Facility Operations Building

Pursuant to Carson Municipal Code section 9172.23, the Project's 65,000 square foot operations building and driving skills course required design review and site plan approval. These Project elements may not be commenced or completed within the time frame afforded by the DOR approval, and Porsche therefore requests a one year extension of DOR No. 1441-11.

Conditional Use Permit No. 889-11 – Driver Skills Course Facility

Pursuant to Carson Municipal Code section 9131.1, the Project's driving training facility required a CUP. CUP No. 889-11 approved this facility, encompassing a number of skills courses. This facility may not be commenced or completed within the time frame afforded by the approval. Porsche therefore requests a one year extension of CUP No. 889-11.

Conditional Use Permit No. 890-11 – Construction on Landfill

Pursuant to Carson Municipal Code sections 9131.12 and 9141.12, development on an inactive landfill requires a CUP. The Project's driver training facility will be constructed on an inactive landfill, and therefore Porsche requests a one year extension of CUP No. 890-11 to permit construction of the driving training facility and related activities.

Conditional Use Permit No. 891-11 – Import of 200,000 Cubic Yards of Soil

Pursuant to Carson Municipal Code section 9166.1(A), any project that will involve the import or export of over 10,000 cubic yards of soil requires a CUP. CUP No. 891-11 approved the import of 200,000 cubic yards of soil to implement the Project's DTSC-approved Remedial Action Plan. Porsche has already imported many thousands of cubic yards of soil and is actively working under this CUP. As such, we believe that CUP No. 891-11 is legally vested and therefore cannot expire. However, in order to eliminate any potential ambiguity, Porsche requests a one year extension of CUP No. 891-11.

In addition, the Project's zone change approval has no expiration date, and thus does not require an extension.

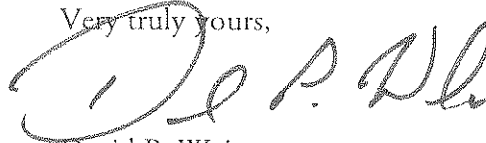
We have enclosed a check for \$350.00 made payable to the City of Carson as payment for the processing of these extension requests. We understand this request for a 1-year extension of the Porsche Project Entitlements will be placed on the Planning Commission Agenda on September 10, 2013. Please let us know if you require additional information.



Sheri Repp-Loadsman
August 28, 2013
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Thank you for your cooperation and assistance in processing this request.

Very truly yours,



David P. Waite

DPW/amd

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cc: Zak Gonzalez II, Associate Planner
James Taylor, Porsche Cars North America, Inc.
Joseph Folz, Porsche Cars North America, Inc.
Brad Frazier, Watson Land Company
Pilar Hoyos, Watson Land Company
Christi Rice, Mace North America Ltd.



CITY OF CARSON

PLANNING COMMISSION

RESOLUTION NO. 12-2452

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT, ADOPTING THE FINDINGS OF FACT, STATEMENT OF OVERRIDING CONSIDERATIONS, MITIGATION MONITORING AND REPORTING PROGRAM, APPROVING DESIGN OVERLAY REVIEW NO. 1441-11 AND CONDITIONAL USE PERMIT NOS. 889-11 AND 891-11, AND RECOMMENDING TO THE CITY COUNCIL APPROVAL OF CONDITIONAL USE PERMIT NO. 890-11 AND ZONE CHANGE CASE NO. 168-12 FOR THE PORSCHE EXPERIENCE DRIVING CENTER PROJECT ON A 53-ACRE SITE LOCATED AT 19220 S. MAIN STREET

THE PLANNING COMMISSION OF THE CITY OF CARSON HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

Section 1. An application was duly filed by the applicants, Porsche Cars of North America and Watson Land Company, with respect to real property consisting of 53 acres located generally southwest of the I-405 freeway, north of Del Amo Boulevard and east of Main Street (the "Site"). The Site is shown in Exhibit "A" attached hereto and described more fully in the Environmental Impact Report ("EIR"). The proposed project is for a driver training facility which includes two handling courses, an acceleration/deceleration area, a "kick plate" area, an off-road course, an ice/low-friction course, and a second low-friction course. One 65,000-square-foot building would be developed with two levels and includes a museum, restaurant, retail and office spaces, classroom space, "client appreciation area," client lounge, and a "human performance center" that would emphasize proper driving posture and test driver vision and coordination. The applicant requests the following approvals:

- Design Overlay Review No. 1441-11 for site plan and design review of the proposed project subject to Section 9172.23 of the Carson Municipal Code (CMC);
- Conditional Use Permit No. 889-11 to operate a driver training facility on the Site as required in Section 9131.1 of the CMC and subject to the requirements of Section 9172.21 of the CMC;
- Conditional Use Permit No. 890-11 to develop an inactive landfill in the Organic Refuse Landfill (ORL) overlay district as required by Sections 9131.12 and 9141.12 of the CMC and subject to the requirements of Section 9172.21 of the CMC;
- Conditional Use Permit No. 891-11 for import or export of up to 200,000 cubic yards of soil as required by Section 9166.1 and 9166.2 of the CMC and subject to the requirements of Section 9172.21 of the CMC; and
- Zone Change Case No. 168-12 to change the zoning from CG-D-ORL (General, Commercial – Design Overlay – Organic Refuse Landfill) and ML-D-ORL (Manufacturing, Light – Design Overlay – Organic Refuse Landfill) to CR-D-ORL (Commercial, Regional – Design Overlay – Organic Refuse Landfill) subject to the requirements of Section 9172.13 of the CMC.



A Draft Focused Feasibility Study/Remedial Action Plan (FFS/RAP) for the project site was prepared on behalf of the current property owner, Watson Land Company, by ERM-West, Inc. The purpose of the FFS/RAP was to identify and evaluate remedial alternatives and present the property owner's preferred remedial action addressing the landfill cover and gas control systems for the soil and waste prism (including landfill gas) components at the project site. The FFS/RAP was reviewed by the California Department of Toxic Substance Control (DTSC) and has been preliminarily approved. The FFS/RAP describes various alternatives to remediate the project site and provides a number of methodologies to accomplish the remediation activities including, institutional and engineering controls, prescriptive and alternative landfill covers, and a landfill gas control system. The project site has a General Plan land use designation of Mixed Use - Business Park, and is zoned with a combination of General Commercial and Light Manufacturing, along with "ORL" (Organic Refuse Landfill) and "D" (Design Review) overlays.

A duly noticed Planning Commission public hearing was held on October 23, 2012 at 6:30 P.M. at the City Hall Council Chambers, 701 East Carson Street, Carson, California. A notice of the time, place and purpose of the aforesaid workshop was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section 3. The City of Carson ("Agency") is the lead agency under the California Environmental Quality Act ("CEQA") for approval of the proposed project and preparation of the EIR, and is also the approving authority for the Design Overlay Review and Conditional Use Permits and Zone Change (Zone Change Case No. 168-12 map, attached hereto as Exhibit "B"). The Department of Toxic Substance Control (DTSC) is a responsible agency under CEQA for approval of the Remedial Action Plan (RAP).

Section 4. The Planning Commission finds that:

- a) The Site is located within an area suitable for the proposed driving skill course and will not operate as a race course. The building will house a variety of uses that will support the driving skill course and provide restaurant and meeting space available to the general public. The proposed project will create a showcase for the applicant to display, test drive and market Porsche vehicles, accessories and specialty parts.
- b) The proposed Project, with the additional conditions attached hereto, will further the public health, safety and welfare of the community through the remediation of the former BKK landfill site and reuse of the area formerly occupied by the previously demolished Don Dominguez Apartments. Following implementation of remediation activities, an existing "brownfield" will be placed into productive use.
- c) Pursuant to CMC Section 9172.13 the Planning Commission shall provide a recommendation for a zone change to the City Council based upon consistency with the General Plan. The proposed Zone Change is consistent with the General Plan in that the driving training facility is expected to be a regional commercial use in close proximity to a major freeway. Pursuant to CMC Section 9131.1, the proposed driving skill course is allowed in both the CG and CR zone districts with a conditional use permit. The proposed use and development is consistent with the General Plan which designates the subject property for Mixed Use – Business Park (MU-BP). The MU-BP designation anticipates a combination of regional commercial and business park/limited industrial uses.



- d) The proposed project is compatible with the architecture and design of existing and anticipated development in the vicinity, including site planning, land coverage, landscaping, appearance, scale of structures and open space. The proposed project replaces the existing Dominguez Golf Course. The proposed building will be located in the same location as the golf course club house and the driver training course will encompass the area of the site that was formerly the golf course, thus maintaining a similar arrangement of buildings to the current conditions. The proposed project incorporates landscape improvements, high-quality building materials and consistent integrated architecture design. Lighting for the proposed building, parking lots and driving training course will be similar to street lighting and will be directed away from all adjoining or nearby properties.
- e) The project will have adequate circulation to assure the convenience and safety of pedestrians and vehicles. The project provides 411 onsite parking spaces which exceeds the 391 spaces required by the CMC. The proposed project will have ingress and egress on Main Street. Adequate street access and traffic capacity is available on local roadways and freeways.
- f) Conditions have been included to require approval of any special events that may create an excessive demand on parking. A traffic and parking management plan will be required to provide sufficient on-site parking and to ensure that larger events do not create any negative impacts to the surrounding area.
- g) The applicant proposes a pylon sign, monument sign, and directional signs throughout the parking lot area. Wall signs will be placed on the building walls. Signage will be reviewed and approved by the Planning Division prior to installation. Signage will be designed in an attractive manner and will be located in areas that will not block view or be detrimental to motorists.
- h) The project site is located in a developed area with access to utilities. Adequate water pressure for fire protection is provided. The site plan has been reviewed by the Fire Department for adequate fire lanes and circulation. A condition has been included to require payment of a fair share to ensure that adequate fire facilities and infrastructure are in place and that all performance standards for fire protection are met.

Section 5. The Planning Commission further finds that the proposed project is subject to the provisions of CEQA. An environmental impact report (EIR) was prepared pursuant to Section 15161 of the CEQA Guidelines to analyze and disclose potential environmental effects associated with development and operation of the proposed project. The EIR also identified possible ways to minimize the significant impacts (referred to as mitigation) and evaluated reasonable alternatives to the project. The Planning Commission has reviewed and considered the information in the EIR and associated Findings of Fact and Statement of Overriding Considerations. Based on information set forth in the Draft EIR, the Planning Commission finds and determines that measures to mitigate certain impacts exist and are included in the Final EIR.

Section 6. Based on all evidence presented at the meetings and the aforementioned findings, the Planning Commission hereby takes the following actions:

- a) Certifies the EIR as having been completed in compliance with CEQA;
- b) Adopts the Findings of Fact that were prepared pursuant to Section 15091 of the CEQA Guidelines and which are attached hereto as Exhibit "C";



c) Adopts the Mitigation Monitoring and Reporting Program ("MMRP") that was prepared according to the requirements of the Public Resources Code Section 21081.6 and which is included as an appendix to the Final EIR;

d) Adopts the Statement of Overriding Considerations that was prepared pursuant to Section 15093 of the CEQA Guidelines to state the reasons for approving the proposed project although the project will result in the occurrence of significant impacts identified in the EIR. The Statement of Overriding Considerations is attached hereto as Exhibit "D"; and

e) Approves Design Overlay Review No. 1441-11 and Conditional Use Permit Nos. 889-11 and 891-11 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "E" respectively attached hereto.

Section 7. Based on all evidence presented at the meetings and the aforementioned findings, the Planning Commission hereby recommends to the City Council approval of Conditional Use Permit No. 890-11 to develop an inactive landfill in the ORL overlay district and Zone Change Case No. 168-12 to change the zoning from CG-D-ORL and ML-D-ORL to CR-D-ORL for the Porsche Experience Driving Center, subject to the conditions of approval set forth in Exhibit "E" attached hereto.

Section 8. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

PASSED, APPROVED AND ADOPTED THIS 23rd DAY OF October 2012.



PLANNING COMMISSION CHAIR

ATTEST:



SECRETARY

EXHIBIT A-1

DESCRIPTION OF PROPERTY OWNED BY WATSON LAND

PARCEL 1:

THAT PORTION OF THE RANCHO SAN PEDRO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN CASE NO. 3284 OF SUPERIOR COURT OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF MAIN STREET, 80 FEET WIDE, AS SHOWN ON A RECORD OF SURVEY MAP FILED IN BOOK 53 PAGE 30 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITH THE NORTHERLY LINE (OR ITS PROLONGATION) OF THE STRIP OF LAND 100 FEET WIDE, DESCRIBED IN THE DEED RECORDED IN BOOK 20688 PAGE 242 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTHERLY ALONG SAID MAIN STREET A DISTANCE OF 400 FEET; THENCE EASTERLY PARALLEL WITH SAID NORTHERLY LINE (OR ITS PROLONGATION) A DISTANCE OF 850 FEET; THENCE SOUTHERLY PARALLEL WITH SAID EASTERLY LINE A DISTANCE OF 400 FEET TO SAID NORTHERLY LINE (OR ITS PROLONGATION); THENCE WESTERLY ALONG SAID NORTHERLY LINE (OR ITS PROLONGATION) A DISTANCE OF 850 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE SOUTHWESTERLY 10 FEET THEREOF IN MAIN STREET, AS SET OUT IN DEEDS RECORDED SEPTEMBER 3, 1965 AS INSTRUMENT NO. 3722, SEPTEMBER 5, 1979 AS INSTRUMENT NO. 79-991527 AND OCTOBER 4, 1979 AS INSTRUMENT NO. 79-1114966, ALL OF OFFICIAL RECORDS.

EXCEPT ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, OIL, GAS, WATER AND RIGHTS THERETO, TOGETHER WITH THE SOLE, EXCLUSIVE AND PERPETUAL RIGHTS TO EXPLORE FOR, REMOVE AND DISPOSE OF SAID MINERALS BY ANY MEANS OR METHODS SUITABLE TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF THE LANDS HEREBY CONVEYED OR ANY PORTION OF THE SUBSURFACE WITHIN FIVE HUNDRED (500) FEET OF THE SURFACE, AND IN SUCH MANNER AS NOT TO DAMAGE THE SURFACE OF SAID LANDS OR TO INTERFERE WITH THE USE THEREOF BY GRANTEE, ITS SUCCESSORS OR ASSIGNS, AS RESERVED BY DOMINGUEZ ESTATE COMPANY, A CORPORATION, IN THE DEED RECORDED APRIL 21, 1967 AS INSTRUMENT NO. 333.

APN: 7336-009-006

A1-1



EXHIBIT A-2

DESCRIPTION OF PROPERTY OWNED BY WATSON PARTNERS

PARCEL 2:

THAT PORTION OF THE RANCHO SAN PEDRO, IN THE CITY OF CARSON, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN CASE NO. 3284 OF SUPERIOR COURT OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY TERMINUS OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1392.11 FEET AND A LENGTH OF 912.22 FEET IN THE NORTHWESTERLY LINE OF PARCEL 3, AS SHOWN ON A RECORD OF SURVEY, FILED IN BOOK 53 PAGE 30 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 7° 28' 36", AN ARC DISTANCE OF 181.66 FEET TO THE TRUE POINT OF BEGINNING; A TANGENT OF SAID CURVE TO SAID TRUE POINT OF BEGINNING BEARS NORTH 4° 33' 57" EAST; THENCE SOUTH 83° 56' 48" EAST, A DISTANCE OF 100.56 FEET; THENCE SOUTH 50° 25' 00" EAST, A DISTANCE OF 285.00 FEET; THENCE SOUTH 57° 55' 26" EAST, A DISTANCE OF 260.23 FEET; THENCE SOUTH 50° 25' 00" EAST TO THE NORTHERLY LINE OF THE STRIP OF LAND 100 FEET WIDE, DESCRIBED IN THE DEED RECORDED IN BOOK 20688 PAGE 242, OFFICIAL RECORDS OF SAID COUNTY; THENCE WESTERLY ALONG SAID NORTHERLY LINE OR ITS PROLONGATION TO THE WESTERLY LINE OF PARCEL 4, AS SHOWN ON SAID RECORD OF SURVEY; THENCE NORTHERLY ALONG THE WESTERLY LINES OF SAID PARCELS 4 AND 3 TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF INCLUDED WITHIN THE LINES OF PARCEL 1 OF THE LAND DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED ON FEBRUARY 9, 1960 IN BOOK D-744 PAGE 261, OFFICIAL RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY TERMINUS OF THAT CERTAIN COURSE IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 51375 PAGE 52, OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER, DESCRIBED AS SOUTH 83° 56' 48" EAST 100.56 FEET; THENCE ALONG SAID COURSE NORTH 83° 57' 42" WEST 100.56 FEET TO A CURVE IN THE WESTERLY LINE OF PARCEL OF LAND DESCRIBED IN SAID DEED, SAID WESTERLY LINE BEING ALSO THE EASTERLY LINE OF MAIN STREET, 80.00 FEET WIDE, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 1392.11 FEET; THENCE SOUTHERLY ALONG SAID CURVE FROM A TANGENT TO SAID CURVE BEARING SOUTH 4° 33' 03" WEST, THROUGH AN ANGLE OF 7° 28' 36", AN ARC DISTANCE OF 181.67 FEET TO END OF SAID CURVE; THENCE ALONG A RADIAL LINE OF SAID CURVE NORTH 87° 04' 27"



EAST 10.00 FEET TO A CURVE HAVING A RADIUS OF 1382.11 FEET, SAID CURVE BEING CONCENTRIC WITH SAID CURVE IN SAID NORTHWESTERLY LINE; THENCE NORTHERLY ALONG SAID CONCENTRIC CURVE, THROUGH AN ANGLE OF 7° 10' 57", AN ARC DISTANCE OF 173.26 FEET; THENCE SOUTH 88° 17' 13" EAST 90.62 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION OF SAID LAND INCLUDED IN LINES OF LAND DESCRIBED IN DEED TO STATE OF CALIFORNIA, RECORDED IN BOOK D-1462 PAGE 379, OFFICIAL RECORDS.

ALSO EXCEPT THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY TERMINUS OF THAT CURVE IN THE EASTERLY LINE OF MAIN STREET, 80.00 FEET WIDE, BEING CONCAVE EASTERLY, HAVING A RADIUS OF 1392.11 FEET AND AN ARC LENGTH OF 912.22 FEET, AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 53 PAGE 30 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG A RADIAL LINE OF SAID CURVE, NORTH 87° 04' 27" EAST 10.00 FEET TO A POINT IN A CURVE CONCENTRIC WITH THE ABOVE MENTIONED CURVE; THENCE NORTHERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 7° 10' 57", AN ARC DISTANCE OF 173.26 FEET; THENCE SOUTH 88° 17' 13" EAST 90.62 FEET TO THE EASTERLY TERMINUS OF THAT COURSE IN THE BOUNDARY OF THE LAND DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED ON JUNE 6, 1956 AS INSTRUMENT NO. 1814 IN BOOK 51375 PAGE 52, OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER HAVING A BEARING AND LENGTH OF "SOUTH 83° 56' 48" EAST 100.56 FEET"; THENCE ALONG SAID BOUNDARY AS FOLLOWS; SOUTH 50° 25' 54" EAST 285.00 FEET; THENCE SOUTH 57° 56' 20" EAST 224.00 FEET; THENCE LEAVING SAID BOUNDARY, SOUTH 39° 45' 52" WEST 434.73 FEET; THENCE SOUTH 87° 04' 27" WEST TO THE EASTERLY LINE OF MAIN STREET, 80.00 FEET WIDE; THENCE NORTHERLY ALONG SAID EASTERLY LINE OF SAID MAIN STREET, NORTH 2° 55' 33" WEST TO THE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THE SOUTHERLY 400.00 FEET, MEASURED ALONG THE WESTERLY LINE OF THE WESTERLY 850.00 FEET, MEASURED ALONG THE SOUTHERLY LINE OF SAID LAND.

ALSO EXCEPTING THEREFROM THE SOUTHWESTERLY 10 FEET THEREOF IN MAIN STREET, AS SET OUT IN DEEDS RECORDED SEPTEMBER 3, 1965 AS INSTRUMENT NO. 3722, SEPTEMBER 5, 1979 AS INSTRUMENT NO. 79-991527 AND OCTOBER 4, 1979 AS INSTRUMENT NO. 79-1114966, ALL OF OFFICIAL RECORDS.

APN: 7336-009-008



PARCEL 3:

THAT PORTION OF THE RANCHO SAN PEDRO, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN CASE NO. 3284 OF SUPERIOR COURT OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY TERMINUS OF THAT CURVE IN THAT EASTERLY LINE OF MAIN STREET, 80 FEET WIDE, BEING CONCAVE EASTERLY, HAVING A RADIUS OF 1392.11 FEET AND AN ARC LENGTH OF 912.22 FEET AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 53 PAGE 30 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG A RADIAL LINE OF SAID CURVE, NORTH 87° 04' 27" EAST 10.00 FEET TO A POINT IN A CURVE CONCENTRIC WITH THE ABOVE MENTIONED CURVE; THENCE NORTHERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 7° 10' 57" AN ARC DISTANCE OF 173.26 FEET; THENCE SOUTH 88° 17' 13" EAST 90.62 FEET TO THE EASTERLY TERMINUS OF THAT COURSE IN THE BOUNDARY OF THE LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED ON JUNE 6, 1956 AS INSTRUMENT NO. 1814 IN BOOK 51375 PAGE 52, OFFICIAL RECORDS IN SAID OFFICE OF THE COUNTY RECORDER, HAVING A BEARING AND LENGTH OF "SOUTH 83° 56' 48" EAST 100.56 FEET"; THENCE ALONG SAID BOUNDARY AS FOLLOWS:

SOUTH 50° 25' 54" EAST 285.00 FEET; THENCE SOUTH 57° 56' 20" EAST 224.00 FEET; THENCE LEAVING SAID BOUNDARY SOUTH 39° 45' 52" WEST 434.73 FEET; THENCE SOUTH 87° 04' 27" WEST TO THE EASTERLY LINE OF MAIN STREET, 80 FEET WIDE; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID MAIN STREET NORTH 2° 55' 33" WEST TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE SOUTHWESTERLY 10 FEET THEREOF IN MAIN STREET, AS SET FORTH IN DEEDS RECORDED SEPTEMBER 3, 1965 AS INSTRUMENT NO. 3722, SEPTEMBER 5, 1979 AS INSTRUMENT NO. 79-991527 AND OCTOBER 4, 1979 AS INSTRUMENT NO. 79-1114966, ALL OF OFFICIAL RECORDS.

APN: 7336-009-009

