APPENDIX 1A

Parcel Map

A. L. T. A SURVEY

EASEMENT NOTES

PER PACIFIC TITLE GUARANTY COMPANY
ORDER NO.: 951920-01 DATED: MARCH 28, 1995

(1) AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,

IN FAVOR OF : SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, 3/4THS INTEREST, AND SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, A CORPORATION, 1/4THS INTEREST
FOR : PIPE LINE
RECORDED : AUGUST 4, 1950 AS INSTRUMENT NO. 2255, IN BOOK 33895 PAGE 176, OFFICIAL RECORDS

(2) AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,

IN FAVOR OF : CITY OF INDUSTRY
FOR : SANITARY SEWERS
RECORDED : NOVEMBER 1, 1960 AS INSTRUMENT NO. 3709, IN BOOK D-1023 PAGE 657, OFFICIAL RECORDS

(3) COVENANTS, CONDITIONS AND RESTRICTIONS, (DELETING ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN) CONTAINED IN THE INSTRUMENT RECORDED SEPTEMBER 13, 1967 AS INSTRUMENT NO. 3640, IN BOOK M-2657 PAGE 717, OFFICIAL RECORDS.

SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT NOR RENDER INVALID THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.

SAID DECLARATION AFFECTS OTHER LANDS.

SAID DECLARATION AMONG OTHER THINGS PROVIDES THAT THE DECLARANTS MAY AT ANY TIME ADD THE PROPERTY COVERED HEREIN AND SUBJECT SAID LAND TO ALL THE TERMS AND PROVISIONS HEREOF.

AN INSTRUMENT DATED MARCH 22, 1968 EXECUTED BY RANCHO LOS ALAMITOS CORPORATION, A CORPORATION, DOING BUSINESS AS BIXBY INDUSTRIAL PARK, RECORDED MARCH 27, 1968 IN BOOK M-2812 PAGE 411, OFFICIAL RECORDS, WHEREIN SAID LAND WAS MADE A PART OF SAID DECLARATION, ALL IN THE SAME MANNER AS IF SAID LAND HAD BEEN ORIGINALLY COVERED THEREOF.

SAID COVENANTS, CONDITIONS AND RESTRICTIONS WERE PURPORTEDLY MODIFIED BY AN INSTRUMENT
RECORDED : NOVEMBER 20, 1969 AS INSTRUMENT NO. 1953.

SAID COVENANTS, CONDITIONS AND RESTRICTIONS WERE PURPORTEDLY MODIFIED BY AN INSTRUMENT
RECORDED : DECEMBER 28, 1971 AS INSTRUMENT NO. 226.

THE EFFECT OF AN ASSIGNMENT BY RANCHO LOS ALAMITOS CORPORATION, A CALIFORNIA CORPORATION DOING BUSINESS AS BIXBY INDUSTRIAL PARK TO KAISER AETNA OF ALL RIGHTS POWERS AND RESERVATIONS SET FORTH IN THE ABOVE DECLARATION AND MODIFICATIONS THEREOF RECORDED JANUARY 15, 1973 AS INSTRUMENT NO. 367.

(4) AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,
FOR : PUBLIC UTILITIES, RAILROAD TRACKS
RECORDED : SEPTEMBER 13, 1967 AS INSTRUMENT NO. 3640

(5) AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

IN FAVOR OF : COUNTY SANITATION DISTRICT NO. 21 OF LOS ANGELES COUNTY
FOR : SEWER
RECORDED : OCTOBER 15, 1969 IN BOOK D-4526 PAGE 853, OFFICIAL RECORDS

(7) AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,

IN FAVOR OF : SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
FOR : POLES, GUY WIRES AND ANCHORS
RECORDED : OCTOBER 20, 1969 AS INSTRUMENT NO. 2118, IN BOOK D-4530 PAGE 534, OFFICIAL RECORDS

(8) AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

IN FAVOR OF : CITY OF INDUSTRY
FOR : SANITARY SEWERS AND APPURTENANT STRUCTURES
RECORDED : NOVEMBER 1, 1960 AS INSTRUMENT NO. 3711 IN BOOK D-1023 PAGE 661, OFFICIAL RECORDS

(9) SUCH RIGHTS AS THE CITY OF INDUSTRY MAY HAVE IN AND TO SAID LAND BY REASON OF THE FOLLOWING ITEMS SHOWN ON THE RECORDED PARCEL MAP NO. 2 FILED IN BOOK 23 PAGE 17 THROUGH 19 OF PARCEL MAPS:

(B) A '12 FOOT STORM DRAINAGE EASEMENT TO CITY OF INDUSTRY' OVER THE NORTHEASTERLY PORTION OF PARCEL 1 AND SHOWN IN DETAIL "A".

(11) AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,

IN FAVOR OF : SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
FOR : PUBLIC UTILITIES
RECORDED : FEBRUARY 27, 1980 AS INSTRUMENT NO. 80-200154, OFFICIAL RECORDS

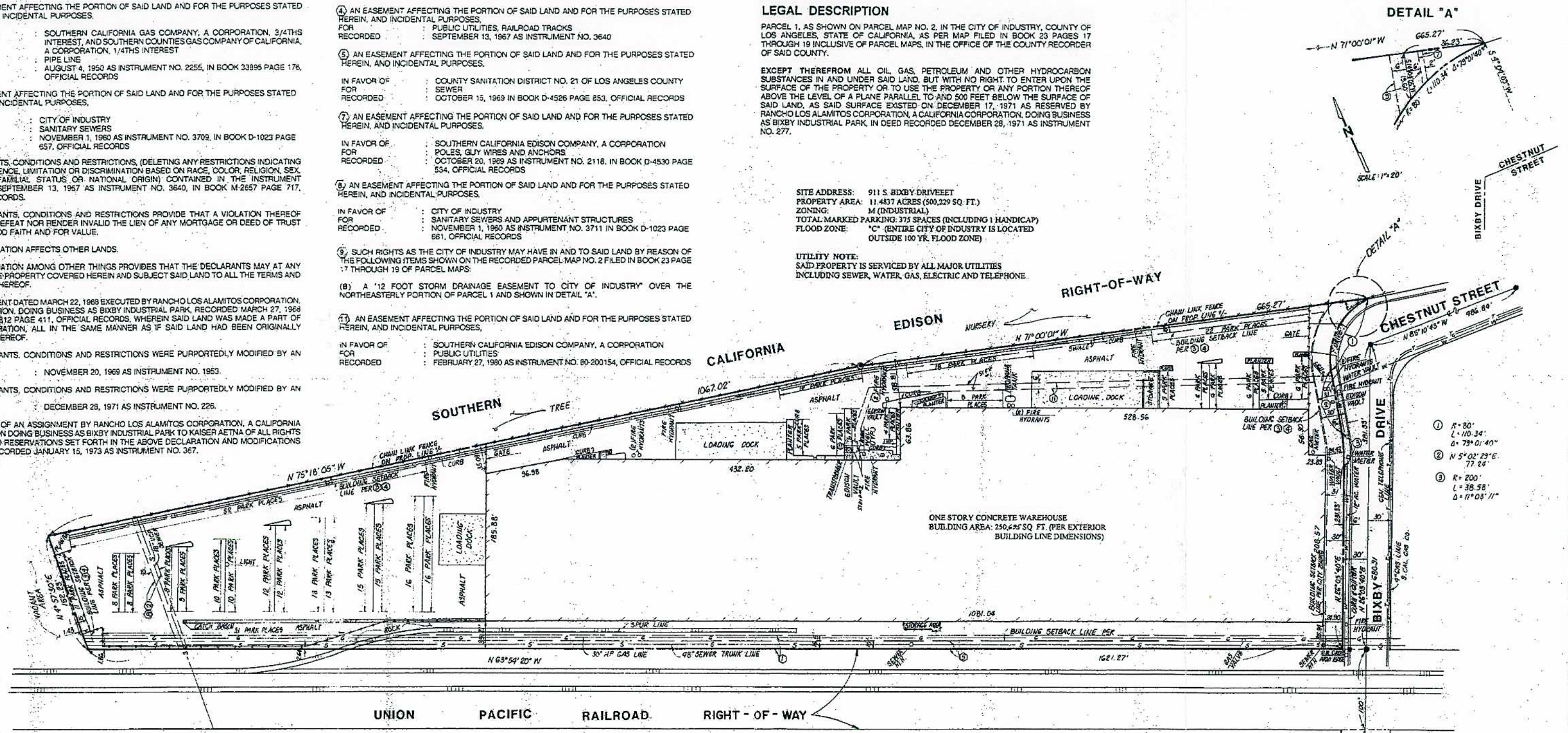
LEGAL DESCRIPTION

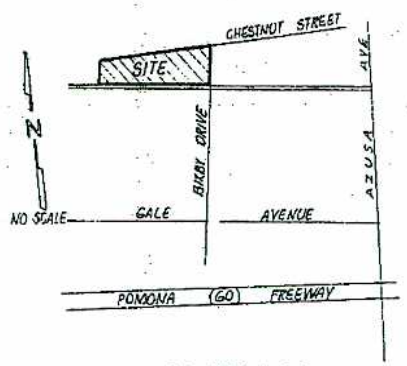
PARCEL 1, AS SHOWN ON PARCEL MAP NO. 2, IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 23 PAGES 17 THROUGH 19 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, BUT WITH NO RIGHT TO ENTER UPON THE SURFACE OF THE PROPERTY OR TO USE THE PROPERTY OR ANY PORTION THEREOF ABOVE THE LEVEL OF A PLANE PARALLEL TO AND 500 FEET BELOW THE SURFACE OF SAID LAND, AS SAID SURFACE EXISTED ON DECEMBER 17, 1971 AS RESERVED BY RANCHO LOS ALAMITOS CORPORATION, A CALIFORNIA CORPORATION, DOING BUSINESS AS BIXBY INDUSTRIAL PARK, IN DEED RECORDED DECEMBER 28, 1971 AS INSTRUMENT NO. 277.

SITE ADDRESS: 911 S. BIXBY DRIVEEET
PROPERTY AREA: 11.4837 ACRES (500,229 SQ. FT.)
ZONING: M (INDUSTRIAL)
TOTAL MARKED PARKING: 375 SPACES (INCLUDING 1 HANDICAP)
FLOOD ZONE: "C" (ENTIRE CITY OF INDUSTRY IS LOCATED OUTSIDE 100 YR. FLOOD ZONE)

UTILITY NOTE:
SAID PROPERTY IS SERVICED BY ALL MAJOR UTILITIES INCLUDING SEWER, WATER, GAS, ELECTRIC AND TELEPHONE.





VICINITY MAP

LEGEND

- PROPERTY LINE
- BUILDING LINE
- WALL
- RAIL ROAD TRACKS
- CONCRETE AREA
- CHAIN LINK FENCE
- EDGE OF ASPHALT
- ● FOUND 1" IRON PIPE LS 2567
- ◉ FOUND 2" IRON PIPE LS 2567
- ■ FOUND L & T LS 2567 @ 5.60' OFFSET
- ● FOUND PUNCHED BOAT SPIKE & WASHER
- HP HANDICAP PARKING SPACE

SURVEYOR'S CERTIFICATE

To 911 Bixby Property Company, Principal Mutual Life Insurance Company AND Nippon Life Insurance Company of America, their successors and Pacific Title Guaranty Company.

This is to certify that this map or plat and the survey on which it is based was made(i) in accordance with "Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1992, and includes items 2 through 4,6 through 11 and 13 of Table A thereof, and (ii) pursuant to the accuracy standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban survey.

Date: May 5, 1995
By Charles J. Randle 22096
Registration No.

REGISTERED PROFESSIONAL ENGINEER CHARLES JOHN RANDLE No. 22096 Exp. Date 9/30/97 CIVIL STATE OF CALIFORNIA

PREPARED BY:
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JN 18-95

REVISED 5/1/95