



CITY COUNCIL AGENDA REPORT



DEPARTMENT: City Manager, City Attorney

MEETING DATE: September 3, 2019

PREPARED BY: Craig A. Steele, City Attorney;
Regina Danner, Assistant City Attorney

AGENDA LOCATION: AR-2

TITLE: Consideration of Adoption of a Resolution of Necessity for the Acquisition of Certain Real Property Interests in Eminent Domain Pursuant to Code of Civil Procedure Section 1245.235, Declaring Certain Real Property Interests Necessary for a Public Purpose, and Authorizing the Acquisition of a Portion of the Fee Simple Interest and a Temporary Construction Easement Over Portions of the Real Property Identified as 145 West Duarte Road in the City of Monrovia, and Further Identified as Los Angeles County Tax Assessor Parcel No: 8507-003-093 to Locate, Construct and Maintain a Direct Pedestrian Access Path to the Monrovia Metro Gold Line Platform; Resolution No. 2019-49

OBJECTIVE: To consider the adoption of a Resolution of Necessity of the City of Monrovia declaring certain real property interests necessary for public purposes and authorizing acquisition thereof to provide a public access pathway to connect the vacated existing stub of Peck Road and the Monrovia Metro Gold Line platform

BACKGROUND: Staff and the City Attorney recommend that the City Council adopt the proposed Resolution of Necessity to allow for the acquisition in eminent domain of a portion of the fee simple interest, and a temporary construction easement over a portion of the real property located at 145 West Duarte Road. This acquisition would facilitate the creation of a pedestrian access path from the vacated stub of Peck Road from the south to the Monrovia Metro Gold Line platform ("Proposed Project"). The City is authorized by existing law to acquire the Subject Property Interests for a public use, namely for public access purposes, and all purposes necessary and convenient thereto pursuant to California Constitution, Article 1, Section 19, California Government Code sections 37350, 37350.5, 37351, 40401, 40404, and 65080 and the California Code of Civil Procedure sections 1230.010, *et seq.* ("Eminent Domain Law"), including, but not limited to sections 1240.010, 1240.020, 1240.110, 1240.120, and 1245.250, and other provisions of law.

The Proposed Project would provide direct pedestrian public access to the Monrovia Gold Line platform from the area generally south of the Gold Line tracks, where new housing units are being constructed. Currently, the platform is directly accessible only from the north side of the platform, and the proposed project will greatly improve pedestrian access. There is significant residential transit oriented development under construction south of the Gold Line tracks. The existing stub of Peck Road, south of the tracks will provide for a drop-off/pedestrian plaza area. The Proposed Project will result in the construction of a pedestrian pathway from the drop-off/pedestrian plaza area to the Monrovia Gold Line platform. This will create a safe, alternate means for the public to access the Monrovia Gold Line platform directly.

AR-2

As shown more fully below, the Subject Property Interests that are the subject of the Resolution of Necessity to be considered by the City Council are necessary for the Proposed Project, which is a legitimate public purpose. The interests in the real property the City seeks to acquire for the Proposed Project are described as follows:

- Acquisition of a portion of the fee simple interest, consisting of 1,318 square feet
- Acquisition of a temporary construction easement, consisting of 2,402 square feet, for a term of twelve months
- Acquisition of the improvements within the partial acquisition and temporary construction easement areas.

Collectively, these interests are referred to herein as the “Subject Property Interests.”

In order to adopt the Resolution of Necessity with respect to the Subject Property Interests, the City Council must find and determine that:

- A. The public interest and necessity require the Proposed Project;
- B. The Proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- C. The Subject Property Interests described in the Resolution of Necessity are necessary for the Proposed Project; and
- D. The City has made the offer required by Government Code Section 7267.2 to the owners of record of the real property the City seeks to acquire.

The public hearing relates only to issues A, B, C and D above. The amount of just compensation is not an issue before the City Council at this hearing. The City provided timely written notice to the property owner as required by law, and the property owner’s attorney has requested to address the City Council on this issue.

ANALYSIS:

The Proposed Project is unquestionably a legitimate public purpose that justifies the City’s acquisition of it through eminent domain, if necessary. That public interest is in providing direct, safe and simple access to the Monrovia Gold Line Station from the transit-oriented residential areas south of the Station. Unfortunately, this access was not provided by Metro or the Gold Line at the time the Gold Line was constructed. Although the issue of the compensation to be paid to the property owner is not before the City Council at this meeting, the City has had the subject property interest appraised, and the City has made a written offer to the owner to acquire these interests at the fair market value of the interests. This proposed Resolution of Necessity would start the process of acquiring the property interests through the eminent domain process.

Environmental Analysis

As a proposed discretionary action by a local agency, the Proposed Project is subject to review of its environmental effects. Accordingly, the environmental effects of the Proposed Project were studied and analyzed pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code § 21000 et seq.) and the CEQA Guideline (14 Cal. Code Regs. § 15000 et seq.). The City prepared an Initial Study and Mitigated Negative Declaration (“IS/MND”) for the Station Square South Specific Plan, which included an analysis of the Proposed Project, in compliance therewith. On May 14, 2018, the City published and circulated for public review and comments the Draft IS/MND. Upon the completion of the public comment period, the City certified the MND on July 3, 2018 in accordance with CEQA

Guidelines. The notices of certification to the IS/MND were published and disseminated to the public and appropriate agencies.

As part of the environmental review, the Draft IS/MND identified and described a plan for a transit-oriented, multi-family residential development adjacent to the Monrovia Gold Line platform. It considered a change to Peck Road, north of Duarte Road, to a publicly accessible driveway and drop-off plaza, with accessible paths, to the Monrovia Gold Line platform. The Draft IS/MND evaluated potential environmental impacts and established mitigation measures to reduce potential environmental impacts to a level of less than significant. The City Council previously adopted a Mitigated Negative Declaration, which applies to this action, through the adoption of Resolution No. 2018-39.

CITY'S ACTIONS PURSUANT TO GOVERNMENT CODE SECTION 7267 ET SEQ.

Pursuant to California Government Code Section 7267 *et seq.*, the City obtained an appraisal of the fair market value of the Subject Property Interests, set just compensation in accordance with the appraised fair market value, and extended a written offer on June 24, 2019 to the owner of record. The City has attempted to engage in negotiations with the property owner, however, the property owner has not communicated with the City. Consummation of the voluntary acquisition of the Subject Property Interests has not been completed.

The following is a brief summary of the City's actions with respect to the Subject Property Interests pursuant to Government Code Section 7267 *et seq.*

- **145 West Duarte Road - APN 8507-003-093**

The City proposes to acquire an interest in a small portion at the edge of this property. Pursuant to Government Code Sections 7267.2 *et seq.*, the City obtained an appraisal of the fair market value of the Subject Property Interests based on a February 22, 2019, date of value. The City Council set just compensation in accordance with the appraised fair market value and on June 24, 2019, extended a written offer to purchase a portion of the fee simple interest and a temporary construction easement to the owners of record, Ernest Paul Mnoian, Edward P. Mnoian and April L. Mnoian, Trustees, and the Mnoian Family Trust. The portion of the real property impacted by the Proposed Project is improved with a portion of a recycling center. The City has not yet reached a negotiated settlement with the owners of the real property. A true and correct copy of the offer letter is on file in the City Clerk's office.

REQUIRED FINDINGS FOR THE ADOPTION OF THE RESOLUTION OF NECESSITY

A. The Public Interest and Necessity Require the Proposed Project

The City seeks to acquire the Subject Property Interests for a public use, for public access purposes to connect the vacated existing stub of Peck Road to the Monrovia Gold Line platform and to construct improvements to provide pedestrian access. The project proposed is necessary for the public purpose of providing a safe and efficient means of accessing the Monrovia Gold Line platform from the south.

The Proposed Project is needed to improve public access and safety concerns. The City seeks to reduce individual vehicular use by providing a convenient passenger drop-off/pick up location, and a safe pathway to and from the Monrovia Gold Line platform from the south. Currently, individuals living or working around the Monrovia Gold Line platform can only access the platform from the north. This requires residents to walk westerly to Magnolia Avenue or easterly to Myrtle Avenue, northerly across the tracks, around the block, then either

easterly or westerly to the Gold Line platform. This configuration does not encourage the use of public transit. Rather, it encourages the use of individual vehicles to drive to the Monrovia Gold Line parking structure, instead of making the trek to the platform. Adjacent residential development has provided a paved and lighted pedestrian pathway from Magnolia Avenue to the Peck Road cul-de-sac. The Proposed Project will complete the pedestrian pathway along the northerly boundary of the Subject Property and provide a safe crossing point accessible from the south to cross the tracks to the Gold Line platform.

B. The Proposed Project is Planned or Located in a Manner that Will be Most Compatible with the Greatest Public Good and Least Private Injury

The Proposed Project will provide safe pedestrian access to the Monrovia Gold Line platform from the south, and will encourage and facilitate the use of public transit resources, thus reducing the number of individual vehicles on the road. As planned and located, the Proposed Project will improve public access and safety by providing dedicated pedestrian access to the Monrovia Gold Line platform from the south. The Proposed Project is located on the edge of the parcel of real property that is immediately adjacent to the Gold Line tracks and access point to the platform. There is no location for the Proposed Project that would provide the access needed with the same level of safety and public convenience. Further, the Proposed Project will encourage and promote public transit oriented uses by providing residents with a means to easily and efficiently access and use existing public transit.

The Proposed Project is planned and located in a manner that will be most compatible with the greatest public good and least private injury because the proposed pedestrian pathway is within an area of the property immediately adjacent to the Metro Gold Line tracks where development is not allowed by the Public Utilities Commission. The owners of the Subject Property Interests would not be able to develop this portion of their real property with structures. The temporary construction easement will have a twelve-month term, and will expire at the conclusion of its term. Thus, the damage, if any, to the owners of the real property will be minimal. The City is only acquiring what is needed in order to construct, maintain and operate the pedestrian pathway. The acquisition will impact some improvements on the Subject Property, for which the owners will be compensated to relocate the improvements to another area of the Subject Property.

C. The Subject Property Interests Described in the Resolution of Necessity Are Necessary for the Proposed Project

As discussed above, the proposed acquisition of the Subject Property Interests are for public purposes, namely to provide a dedicated pedestrian pathway to access the Monrovia Gold Line platform from the south. The Proposed Project will further promote the use of existing public transit resources in the City, thus reducing the use of individual vehicles.

The Proposed Project requires the acquisition of the Subject Property Interests. Staff has been unable to negotiate a voluntary purchase with the record owners of 145 West Duarte Road. As discussed above, the City has tendered a written offer to purchase the Subject Property Interests, however, it has not been able to reach an agreement with the owners of record.

The Subject Property Interests are necessary for the Proposed Project because the Proposed Project will permit the construction, maintenance and operation of the necessary pedestrian access path described above. The improvements for the Proposed Project cannot be constructed without the acquisition of the Subject Property Interests.

D. The City Has Made the Offer Required by Government Code Section 7267.2 to the Record Owners of the Subject Property Interests

As explained more fully above, the City, pursuant to Government Code Section 7267.2 et seq., obtained an appraisal of the fair market value of the Subject Property Interests, set just compensation in accordance with the appraised fair market value, and extended a written offer to the record owners of the Subject Property Interests. The written offer supporting attachments and information were sent to the owners of record on June 24, 2019. A true and correct copy of the offer letter is on file in the City Clerk's office, and is incorporated into this Report by reference. The acquisitions considered herein will impact one commercial property that is improved with a recycling center, car wash, and fast food stand. The Proposed Project will not impact the car wash or the fast food stand at all. The Proposed Project will impact some of the improvements, including the clarifier, on the portion of the property on which the recycling center is operated. The clarifier will have to be relocated to another portion of the Subject Property. The City's offer of just compensation included the cost of relocating the improvements impacted by the Proposed Project. The City will continue to engage in negotiations with the property owners, however, an agreement on a voluntary acquisition has not been reached. The schedule for the Proposed Project requires that the City Council consider the proposed Resolution of Necessity at this time. The City has received a letter from the owner's legal counsel requesting to be heard at the September 3, 2019 City Council meeting. A true and correct copy of that letter is on file in the City Clerk's office and is incorporated into the record herein.

Staff recommends the adoption of the Resolution of Necessity and to authorize the City Attorney and the City Manager to take all actions and execute all documents for the acquisition of the Subject Property Interests. The adoption of the Resolution of Necessity requires a vote of 4/5 of the members of the City Council.

ENVIRONMENTAL IMPACT: The City prepared an Initial Study and Mitigated Negative Declaration ("IS/MND") for the Station Square South Specific Plan, which included an analysis of the Proposed Project, in compliance therewith. On May 14, 2018, the City published and circulated for public review and comments the Draft IS/MND. Upon the completion of the public comment period, the City certified the MND on July 3, 2018 in accordance with CEQA Guidelines. The notices of certification to the IS/MND were published and disseminated to the public and appropriate agencies.

FISCAL IMPACT: The adoption of the Resolution of Necessity will require the payment of just compensation to the property owners. The City is funding the construction and acquisition costs associated with the Proposed Project pursuant to an agreement with Richman Development. This action has no fiscal impact to the General Fund.

OPTIONS: The City Council's options are to either adopt the Resolution of Necessity or elect to not adopt the Resolution of Necessity.

RECOMMENDATION: It is recommended that the City Council:

- A. Adopt Resolution of Necessity No. 2019-49
- B. Authorize the City Attorney and the City Manager to take action and execute all documents for the acquisition of the Subject Property Interests.

COUNCIL ACTION REQUIRED: If the City Council concurs, the appropriate action would be a vote by 4/5 of the City Council to adopt Resolution of Necessity No. 2019-49.

RESOLUTION NO. 2019-49

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONROVIA, CALIFORNIA, DECLARING THAT A PORTION OF THE FEE SIMPLE INTEREST AND A TEMPORARY CONSTRUCTION EASEMENT OVER A PORTION OF THE REAL PROPERTY LOCATED AT 145 WEST DUARTE ROAD, FURTHER IDENTIFIED AS LOS ANGELES COUNTY TAX ASSESSOR PARCEL NUMBER 8507-003-093 ARE NECESSARY FOR PUBLIC PURPOSES AND AUTHORIZING THE ACQUISITION THEREOF, TO LOCATE, CONSTRUCT AND MAINTAIN A DIRECT PEDESTRIAN ACCESS PATH TO THE MONROVIA METRO GOLD LINE PLATFORM

THE CITY COUNCIL OF THE CITY OF MONROVIA DOES HEREBY FIND, DETERMINE, ORDER AND RESOLVE AS FOLLOWS:

Section 1. The City of Monrovia is a municipal corporation in the County of Los Angeles, State of California.

Section 2. The real property interests described in Section 3 of this Resolution are to be taken for a public use, namely to provide a pedestrian access path from the vacated stub of Peck Road from the south to the Monrovia Metro Gold Line platform, and all purposes necessary and convenient thereto, ("Project"), pursuant to the authority conferred upon the City of Monrovia to acquire real property by eminent domain by California Constitution, Article 1, Section 19, California Government Code Sections 37350, 37350.5, 37351, 40401, 40404, and California Code of Civil Procedure Sections 1230.010 et seq. (Eminent Domain Law), including, but not limited to Sections 1240.010, 1240.020, 1240.110, 1240.120 and 1245.250, and other provisions of law.

Section 3. The City seeks to acquire a portion of the fee simple interest, consisting of 1,318 square feet, and a 2,402 square foot temporary construction easement with a term of twelve months, over a portion of the real property located at 145 West Duarte Road in the City of Monrovia, and further identified as Los Angeles County Tax Assessor Parcel Number 8507-003-093 ("Subject Property Interests") for public use, namely to locate, construct, and maintain a direct pedestrian access path from the vacated stub of Peck Road from the south to the Monrovia Metro Gold Line platform, and all uses necessary or convenient thereto. The legal description of the Subject Property Interests are attached as Exhibits "A-1" through "A-2" to this Resolution. The Subject Property Interests are depicted on the diagram attached as Exhibit "B" to this Resolution. The above-referenced exhibits are incorporated herein by this reference. The Subject Property Interests are required for the Project, which is a public use.

Section 4. The City seeks to acquire the Subject Property Interests for a public use, for public access purposes to connect the vacated existing stub of Peck Road to the Monrovia Gold Line platform and to construct improvements to provide pedestrian access. The project proposed is necessary for the public purpose of providing a safe and efficient means of accessing the Monrovia Gold Line platform from the south.

The Proposed Project is needed to improve public access and safety concerns. The City seeks to reduce individual vehicular use by providing a convenient passenger drop-off/pick up location, and a safe pathway to and from the Monrovia Gold Line platform from the south. Currently, individuals living or working around the Monrovia Gold Line platform can only access the platform from the north. This requires residents to walk westerly to Magnolia Avenue or easterly to Myrtle

Avenue, northerly across the tracks, around the block, then either easterly or westerly to the Gold Line platform. This configuration does not encourage the use of public transit. Rather, it encourages the use of individual vehicles to drive to the Monrovia Gold Line parking structure, instead of making the trek to the platform. Adjacent residential development has provided a paved and lighted pedestrian pathway from Magnolia Avenue to the Peck Road cul-de-sac. The Proposed Project will complete the pedestrian pathway along the northerly boundary of the Subject Property and provide a safe crossing point accessible from the south to cross the tracks to the Gold Line platform.

Section 5. As a proposed discretionary action by a local agency, the Proposed Project is subject to review of its environmental effects. Accordingly, the environmental effects of the Proposed Project were studied and analyzed pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code § 21000 et seq.) and the CEQA Guideline (14 Cal. Code Regs. § 15000 et seq.). The City prepared an Initial Study and Mitigated Negative Declaration (“IS/MND”) for the Station Square South Specific Plan, which included an analysis of the Proposed Project, in compliance therewith. On May 14, 2018, the City published and circulated for public review and comments the Draft IS/MND. Upon the completion of the public comment period, the City certified the MND on July 3, 2018 in accordance with CEQA Guidelines. The notices of certification to the IS/MND were published and disseminated to the public and appropriate agencies.

As part of the environmental review, the Draft IS/MND identified and described a plan for a transit-oriented, multi-family residential development adjacent to the Monrovia Gold Line platform. It considered a change to Peck Road, north of Duarte Road, to a publicly accessible driveway and drop-off plaza, with accessible paths, to the Monrovia Gold Line platform. The Draft IS/MND evaluated potential environmental impacts and established mitigation measures to reduce potential environmental impacts to a level of less than significant. The City Council previously adopted a Mitigated Negative Declaration which applies to this action, through the adoption of Resolution No. 2018-39.

Section 6. Pursuant to California Government Code Section 7262 et seq., the City obtained a fair market value appraisal of the Subject Property Interests that used a date of value of February 22, 2019. The City set just compensation in accordance with the appraised fair market value and on June 24, 2019, extended a written offer to the record owner seeking to purchase the Subject Property Interests pursuant to Government Code Section 7267.2. The City’s offer letter included an informational pamphlet describing the eminent domain process and the owners’ rights. The City further offered to pay the record owner the reasonable costs, up to \$5,000.00, for an independent appraisal of the Subject Property Interests pursuant to Code of Civil Procedure Section 1263.025.

Section 7. On August 12, 2019, the City provided written notice to the record owner of the City Council’s intent to consider the adoption of the proposed Resolution of Necessity at its September 3, 2019, meeting as required by Code of Civil Procedure Section 1245.235. The City has received a written response from the record owner’s legal counsel requesting to be heard at the meeting.

Section 8. Based on the evidence presented at the hearing regarding the adoption of the Resolution of Necessity, including the Agenda Report and the documents referenced therein, the City Council hereby finds and determines that:

- A. The public interest and necessity require the Project;

B. The Project is planned and located in the manner that will be most compatible with the greatest public good and the least private injury;

C. The Subject Property Interests described in Exhibits "A-1" through "A-2" hereto and depicted on Exhibit "B" hereto are necessary for the Project; and

D. The City made the offer required by Section 7267.2 of the Government Code to the owner of record.

Section 9. The findings and declarations contained in this Resolution are based on the record before the City Council on September 3, 2019, including the Agenda Report dated September 3, 2019, and all documents referenced therein, all of which are incorporated herein by this reference. The facts and analysis in support of the findings in Sections A through D, inclusive, are set forth in detail in the Agenda Report dated September 3, 2019. These documents include the Mitigated Negative Declaration, the offer letter sent to the owner of record pursuant to Government Code Section 7267.2, the notice to the owners of record pursuant to Code of Civil Procedure Section 1245.235 of the City's intent to consider the adoption of the Resolution of Necessity, the letter received from the owner's legal counsel, and all the file documents relating to the Project. The findings and declarations in this Resolution are also based on any testimony, records and documents produced at the hearing, all of which are incorporated herein by this reference.

Section 10. The City Council of the City of Monrovia hereby authorizes and directs the law firm of Richards, Watson & Gershon, to take all steps necessary to commence and prosecute legal proceedings in a court of competent jurisdiction to acquire by eminent domain the Subject Property Interests legally described in Exhibits "A-1" through "A-2" and depicted on Exhibit "B" to this Resolution.

Section 11. The City of Monrovia hereby authorizes the City Manager to execute all necessary documents in connection with the eminent domain proceeding.

Section 12. This Resolution shall take effect upon adoption.

PASSED, APPROVED AND ADOPTED this 3rd day of September, 2019.

Tom Adams, Mayor
City of Monrovia

ATTEST:

APPROVED AS TO FORM:

Alice D. Atkins, MMC, City Clerk
City of Monrovia

Craig A. Steele, City Attorney
City of Monrovia

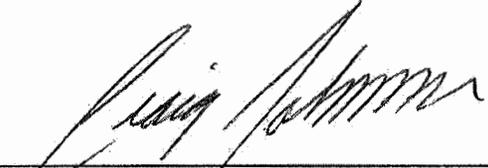
EXHIBIT "A"
"FEE AREA TAKE"

That portion of real property described in Correction Grant Deed as recorded in Document 2011-0882933 being a portion of Block L of the Subdivision of Bradbury's Addition to the City of Monrovia, located in the City of Monrovia, County of Los Angeles, State of California as per map recorded in Book 52, Page 19 of Miscellaneous Records in the office of the County Recorder of said county, described as follows:

Beginning at a point of intersection of the Southeasterly line of Peck Road and the Southwesterly line of the AT & SF Railroad right-of-way and described in said deed; thence South 71°19'55" East along said Southwesterly line of the railroad right-of-way a distance of 128.00 feet; thence South 18°40'05" West at right angles to the previous course, a distance of 10.00 feet; thence North 71°19'55" West parallel to said Southwesterly line of the railroad right-of-way a distance of 136.00 feet more or less to said Southeasterly line of the Peck Road right-of-way; thence Northeasterly along the Westerly boundary of said deed to the Point of Beginning.

Containing 1,318 square feet more or less.



 2/7/19

Craig Johnson / PLS 7562 Date
Exp. 12/31/19

EXHIBIT "A"

"TEMPORARY CONSTRUCTION EASEMENT"

That portion of real property described in Correction Grant Deed as recorded in Document 2011-0882933 being a portion of Block L of the Subdivision of Bradbury's Addition to the City of Monrovia, located in the City of Monrovia, County of Los Angeles, State of California as per map recorded in Book 52, Page 19 of Miscellaneous Records in the office of the County Recorder of said county, described as follows:

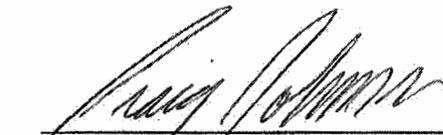
Beginning at a point of intersection of the Southeasterly line of Peck Road and the Southwesterly line of the AT & SF Railroad right-of-way and described in said deed; thence South 71°19'55" East along said Southwesterly line of the railroad right-of-way a distance of 143.00 feet; thence South 18°40'05" West at right angles to the previous course, a distance of 25.00 feet; thence North 71°19'55" West parallel to said Southwesterly line of the railroad right-of-way a distance of 148.00 feet more or less to the Westerly line of land described in said deed; thence Northerly along said Westerly line to the said Southeasterly right-of-way line of Peck Road; thence Northeasterly along said Southeasterly right-of-way of Peck Road to the Point of Beginning

Excepting therefrom the following:

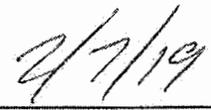
Beginning at a point of intersection of the Southeasterly line of Peck Road and the Southwesterly line of the AT & SF Railroad right-of-way and described in said deed; thence South 71°19'55" East along said Southwesterly line of the railroad right-of-way a distance of 128.00 feet; thence South 18°40'05" West at right angles to the previous course, a distance of 10.00 feet; thence North 71°19'55" West parallel to said Southwesterly line of the railroad right-of-way a distance of 136.00 feet more or less to said Southeasterly line of the Peck Road right-of-way; thence Northeasterly along the Westerly boundary of said deed to the Point of Beginning.

Containing 2,402 square feet more or less.





Craig Johnson, PLS 7562
Exp. 12/31/19



Date

EXHIBIT B



POINT OF BEGINNING
INT. OF SELY LINE OF PECK RD. AND
SWLY LINE OF A.T. & S.F. R.R. R/W AS
PER INST. No. 2536 BK. 46181, PG. 272, O.R.

A.T. & S.F. R.R. R/W

EX PED XING

SELY R/W
OF PECK ROAD
N57°36'29"E

25'

SWLY R.R. R/W
S71°19'55"E 143'
128'

FEE AREA
AREA = 1,318 S.F.

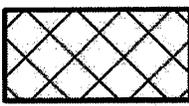
TCE AREA
AREA = 2,402 S.F.

WEST LINE OF THAT LAND
DESCRIBED IN DEED REC. JUNE 29,
2011 AS INST. No. 20110882933, O.R.

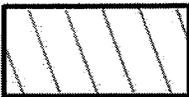
S18°40'05"W
10.00'

A.P.N. 8507-003-93

PORTION BLOCK "L" SUB. OF BRADBURY'S
ADDITION TO THE CITY OF MONRIVIA
M.R. 51-19



FEE AREA



TEMPORARY CONSTRUCTION EASEMENT (TCE) AREA



Merrell Johnson
COMPANIES

22221 HIGHWAY 18
APPLE VALLEY, CALIFORNIA 92307
(760) 240-8000
(760) 240-1400 FAX

128 E. FREDRICKS STREET
BARSTOW, CALIFORNIA 92311
(760) 256-2088
(760) 256-0418 FAX

CRAIG JOHNSON L.S. 7562 - EXP. 12/31/19

Exhibit B