



**AGENDA**  
**SPECIAL MEETING OF THE MAYWOOD CITY COUNCIL AND THE**  
**SUCCESSOR AGENCY TO THE MAYWOOD COMMUNITY**  
**REDEVELOPMENT AGENCY**

**MONDAY, AUGUST 18, 2025 AT 5:00 PM**

Maywood City Council Chambers  
4319 E. Slauson Avenue, Maywood, CA 90270  
[www.cityofmaywood.com](http://www.cityofmaywood.com)

**I. CALL TO ORDER/ROLL CALL**

CALL TO ORDER  
ROLL CALL

**II. CITY OFFICIALS**

MAYOR  
Mayra Aguiluz

CITY CLERK  
Jennifer E. Vasquez

MAYOR PRO TEM  
Heber Marquez

CITY TREASURER  
Jennifer E. Vasquez

COUNCIL MEMBERS  
Eddie De La Riva  
Frank Garcia  
Jaime Flores

CITY MANAGER  
Jennifer E. Vasquez

CITY ATTORNEY  
Roxanne Diaz

**III. MEETING PROCEDURES**

THIS MEETING WILL BE HELD IN PERSON.

THE MEETING WILL BE AVAILABLE FOR VIEWING VIA ZOOM:

<https://us02web.zoom.us/j/81836913631> AND VIA THE CITY'S FACEBOOK PAGE.

Public Participation Options:

1. **In-Person:** Council Chambers located at 4319 E. Slauson Avenue, Maywood, CA
2. **Before the Meeting:** Public comment will be accepted for the record in advance by 3:30 p.m. the day of the meeting by email to [miguel.leon@cityofmaywood.org](mailto:miguel.leon@cityofmaywood.org); or if you are unable to email, please call the City Clerk's Office at (323) 562-5714. Your comment will be made part of the written record but will NOT be read verbally at the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the Council Meeting, please contact the City Clerk's Office (323) 562-5714 within 72 hours of the meeting.

**IV. MAYOR, COUNCILMEMBERS AND STAFF COMMENTS**

**V. PUBLIC PARTICIPATION (Agenda Items; Time allotted: 3 minutes)**

Speakers wishing to address the City Council on an item on the agenda may use the instructions provided in section **III. MEETING PROCEDURES** beginning on page 1 of this agenda.

**VI. DISCUSSION/ACTION ITEMS**

1. CONSIDERATION TO APPROVE (I) AN AMENDMENT TO THE EXCLUSIVE NEGOTIATING AGREEMENT BETWEEN THE SUCCESSOR AGENCY TO THE MAYWOOD COMMUNITY REDEVELOPMENT AGENCY, THE CITY OF MAYWOOD AND THE CESAR CHAVEZ FOUNDATION; AND (II) AN OPTION TO LEASE AGREEMENT FOR THE PROPERTY LOCATED AT 5102 AND 5100 DISTRICT BOULEVARD

**VII. ADJOURNMENT** - The next Regular Meeting of the Maywood City Council is scheduled for Wednesday, August 27, 2025, in the City Council Chambers at 6:00 p.m.

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**PUBLIC ACCESS TO MEETING AGENDA AND AGENDA PACKETS**

I, \_\_\_\_\_, City Clerk / Deputy City Clerk, hereby certify that this agenda was duly posted by law at 4319 E. Slauson Avenue, Maywood, CA 90270 and the City Website. Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection at the Maywood City Hall, 4319 E. Slauson Avenue, Maywood CA 90270. If you challenge in court any discussion or action taken concerning an item on this Agenda, you may be limited to rising only those issues you or someone else raised during the meeting or in written correspondence delivered to the City at or prior to the City's consideration of the item at the meeting. In compliance with the ADA, if you need special assistance for the meeting, call (323) 562-5723 within 72 hours prior to the meeting so the City can make reasonable arrangements to ensure accessibility.



**AGENDA REPORT**  
CITY OF MAYWOOD



**AGENDA ITEM NO. 1.**

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**DATE:** August 18, 2025

**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** JENNIFER VASQUEZ, CITY MANAGER

**BY:** DAISY GUERRERO, DEPUTY DIRECTORY OF BUILDING AND PLANNING

**SUBJECT:** CONSIDERATION TO APPROVE (I) AN AMENDMENT TO THE EXCLUSIVE NEGOTIATING AGREEMENT BETWEEN THE SUCCESSOR AGENCY TO THE MAYWOOD COMMUNITY REDEVELOPMENT AGENCY, THE CITY OF MAYWOOD AND THE CESAR CHAVEZ FOUNDATION; AND (II) AN OPTION TO LEASE AGREEMENT FOR THE PROPERTY LOCATED AT 5102 AND 5100 DISTRICT BOULEVARD

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**RECOMMENDATION:**

Staff recommends that the Successor Agency and the City Council approve an Amendment to the Exclusive Negotiation Agreement (ENA) with the Cesar Chavez Foundation to facilitate the development of 100% affordable housing at 5102 and 5110 District Boulevard and approve the Option to Lease Agreement for the District Boulevard property, both subject to final negotiation and approval by the City Manager and City Attorney and authorize the City Manager to execute the Amendment to the ENA and the Option to Lease Agreement.

**BACKGROUND:**

At the February 26, 2025, City Council meeting, the City Council approved an ENA with the Cesar Chavez Foundation (CCF) to facilitate the development of a 100% affordable housing project at 5102 and 5110 District Boulevard. CCF has extensive experience in developing and managing safe, decent, and affordable rental and market-rate housing in California. The Successor Agency/City currently owns real property located at 5102 and 5110 District Boulevard, along with an additional parcel (APN 6313-001-900) (collectively, the "Site" or "Property"). The Successor Agency to the City of Maywood, the City of Maywood (City) intends to sell or otherwise transfer the Site to CCF and facilitate the construction of a 100% affordable rental housing project for income-qualified applicants (the "Project").

**DISCUSSION:**

CCF has been diligently working on the financing for the development of the Project. Recently, they learned that their financing application for low income housing tax credits and other financing may be more competitive for funding with a project that has more units and if CCF can demonstrate site control under the regulations promulgated by the California Tax Credit Allocation Committee. Under the regulations, demonstrated site control is evidenced by an executed lease option for the Property that connects the applicant and the owner of the property. Since the parties have not yet finalized the terms of the Development and Disposition

Agreement, CCF approached the City requesting that the ENA be amended and that the parties enter into an option to lease agreement for the Property.

The proposed amendment to the ENA, will revise Section 1 of the ENA entitled "Exclusive Negotiation" to provide that during the term of the ENA, the parties may negotiate the terms of an option to lease the Property to enable the parties to negotiate the terms of a ground lease. The option to lease agreement must be in writing and subject to the approval of the parties.

As it relates to the option to lease agreement ("Option Agreement"), during the option period, CCF can effectuate the option, which will in turn be for a ground lease of the Property. The terms of the ground lease are generally set forth in the Option Agreement, which will include the following: a ground lease term that will be the same as the affordable housing covenants on the Property; CCF is responsible for taxes; the Property will be used for the construction, operation and maintenance of the Project during the option term, the rent to the City will be \$1.00 per year; the ground lease cannot be terminated for the 15-year tax credit compliance period; at end of the ground lease, fee title to all the improvements will vest to the City without any other compensation. Staff and CCF are still finalize the Option Agreement, and that agreement will be provided to the Council at the meeting or before.

**LEGAL REVIEW:**

The City Attorney has reviewed this report.

**FISCAL IMPACT:**

The option to lease agreement provides that the rent paid under the ground lease will be a nominal amount of \$1.00.

**ATTACHMENT(S)**

1. Maywood - ENA with Cesar Chavez Foundation
2. Maywood - Option to lease Agreement (CCF)

## **AMENDMENT TO EXCLUSIVE NEGOTIATING AGREEMENT**

THIS AMENDMENT TO THE EXCLUSIVE NEGOTIATING AGREEMENT (“Amendment”) is dated as August 18, 2025 (“Effective Date”), and is entered into by and between the Successor Agency to the Maywood Community Redevelopment Agency (“Agency”), the City of Maywood, a municipal corporation (“City”), and the Cesar Chavez Foundation, a California public benefit corporation (the “Developer”). Agency, Developer and the City are sometimes collectively referred to herein collectively as the “Parties” or individually as the “Party.” The Agency and City shall be referred to collectively as “Agency,” unless the text provides otherwise.

### **RECITALS**

A. The Developer has significant experience developing and managing safe, decent and affordable rental and market-rate housing in California;

B. The Agency is the owner of certain real property located at 5102 District Boulevard (APN 6313-001-902), 5110 District Boulevard (APN 6313-001-901) and APN 6313-001-900 (“Site” or “Property”);

C. The Agency intends to transfer the property to the City of Maywood and/or the Developer in order to allow the development of the Site with a project containing 100% affordable rental units for income qualified applicants (“Project”);

D. The Agency has received a written findings letter from the Department of Housing and Community Development (“HCD”) pursuant to Government Code Section 54230.5 finding that the Agency has complied with the California Surplus Land Act (“Act”) (California Government Code Sections 54220 et seq.) and that the Agency may dispose of the Property in compliance with the Act;

E. On February 26, 2025, the Agency and Developer entered into an Exclusive Negotiating Agreement for the potential terms and conditions of a Disposition and Development Agreement related to the Project (“ENA”)

F. The Agency and Developer desire to amend the ENA to provide for the entering of an Option to Lease Agreement for the Property in order for Developer to construct and develop the Project;

**NOW, THEREFORE**, in view of the goals and objectives of Agency relating to providing affordable housing in the City of Maywood, and in consideration of the mutual promises of the Parties set forth in this Agreement, the Agency, City and Developer agree as follows:

**Section 1.** Section 1 of the ENA entitled “Exclusive Negotiation; Negotiation of DDA” shall be revised in its entirety to read as follows:

“1 **Exclusive Negotiation.**

1.1 During the Term (defined in Section 2 below), Agency shall negotiate only with Developer for the sale or lease and development of the Site, including the terms of a DDA. However, the DDA so negotiated shall be subject to the approval of the City Council of the City of Maywood in its sole and absolute discretion.

1.2 During the Term (defined in Section 2 below), the Parties may negotiate the terms of an option to lease the Property, in order to negotiate the terms of a ground lease for the Property, which will be developed with the Project. The option to lease agreement shall be in writing and approved by the Parties.”

**Section 2.** Nothing contained in this Amendment shall be construed as giving any person or entity, other than the parties hereto, any right, remedy or claim under, or with respect to, the ENA or any amendments thereto.

**Section 3.** This Amendment may be signed in multiple counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument. An electronic copy of this Agreement shall be as effective as the original for all purposes.

**Section 4.** Except as provided for above, all other terms and conditions of the ENA between the parties remain in effect.

IN WITNESS WHEREOF, the Agency, City and Developer have signed and entered into this Agreement as of the Effective Date by and through the signatures of their respective authorized representative(s).

**SUCCESSOR AGENCY TO THE  
MAYWOOD COMMUNITY  
REDEVELOPMENT AGENCY**

By: \_\_\_\_\_  
Jennifer Vasquez, Executive Director

**ATTEST:**

\_\_\_\_\_  
Miguel Leon, Deputy City Clerk

**CITY OF MAYWOOD  
a California municipal corporation**

By: \_\_\_\_\_  
Jennifer Vasquez, City Manager

**ATTEST:**

\_\_\_\_\_  
Miguel Leon, Deputy City Clerk

**CESAR CHAVEZ FOUNDATION**

By: \_\_\_\_\_  
Paul S. Park, Secretary and General Counsel

## OPTION TO LEASE AGREEMENT

This Option to Lease Agreement (this “**Agreement**”) is entered into as of this 18th day of August 2025, by and between the Successor Agency to the Maywood Community Redevelopment Agency (“**Agency**”), the City of Maywood, a municipal corporation (“**City**”, collectively, the Agency and the City are the “**Optionor**”), and CESAR CHAVEZ FOUNDATION, a California nonprofit public benefit corporation, and its permitted successors and assigns hereunder (the “**Optionee**”), with reference to the following facts:

### RECITALS

- A. The Agency is the fee owner of that certain real property and the improvements thereon, located at 5102 District Boulevard (APN 6313-001-902), 5110 District Boulevard (APN 6313-001-901) and (APN 6313-001-900) and more particularly described in Exhibit A attached hereto (the “**Property**”).
- B. The Agency intends to transfer the Property to the City in order for the City to ground lease the Property to the Optionee to allow the development of the Property with a project containing 100% affordable rental units for income qualified applicants.
- C. The Agency and the City entered into an Exclusive Negotiating Agreement with the Optionee for the potential terms and conditions of a Disposition and Development Agreement, dated February 26, 2025, and Optionee has the exclusive rights to negotiate with the Optionor regarding development of the Property.
- D. Optionee desires to develop the Property with approximately 115 units (consisting of 1-BR, 2-BR and 3-BR units) for low-income families (the “**Project**”).
- E. In order to apply for Project financing, Optionee desires to obtain from the Optionor, and the Optionor desires to grant to Optionee, upon the specific terms and conditions set forth in this Agreement, the exclusive right and option to lease the Property.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES CONTAINED IN THIS AGREEMENT, THE PARTIES AGREE AS FOLLOWS:

### AGREEMENT

1. Grant of Option. The Optionor grants to Optionee the option to lease the Property and construct Project improvements to be located thereon for the consideration and under the terms and conditions set forth in this Agreement (the “**Option**”).

2. Term of Option: Exercise.

2.1 Term. The term of the Option (the “**Term**”) shall be for a period commencing on the date of this Agreement and ending October 31, 2026. During the Term, Optionee and Optionor staff

agree to negotiate in good faith to complete all of the terms and conditions of the ground lease of the Property from the Optionor to Optionee consistent with this Agreement (upon completion of such negotiations, the “**Ground Lease**”). The Ground Lease and the transactions contemplated under this Agreement must be first approved and authorized by Optionor’s governing board by resolution before Optionee’s exercise of the Option. The Term shall end on the date set forth above.

2.2 Exercise of Option. Before the expiration of the Term and so long as the Optionee is not then in default under this Agreement or any other agreements with the Optionor, Optionee may exercise the Option by giving written notice to the Optionor (the “**Option Notice**”).

2.3 Expiration. The Option shall expire at midnight on the last day of the Term. If the expiration of the Term falls on a Saturday, Sunday or legal holiday in the State of California, then the Option may be exercised on the next following business day.

2.4 CEQA. In addition, the parties acknowledge and agree that as a condition precedent to Optionee’s right to exercise the Option, all applicable environmental review must be completed, including but not limited to review under the California Environmental Quality Act (CEQA). Notwithstanding anything to the contrary in this Agreement, no party is in any way limiting its discretion or the discretion of any department, board or commission with jurisdiction over the Property, including but not limited to a party hereto, from exercising any discretion available to such department, board or commission with respect thereto, including but not limited to the discretion to (i) make such modifications deemed necessary to mitigate significant environmental impacts, (ii) select other feasible alternatives to avoid such impacts, including the "No Project" alternative; (iii) balance the benefits against unavoidable significant impacts prior to taking final action if such significant impacts cannot otherwise be avoided, or (iv) determine not to proceed with the proposed Ground Lease for the Property.

2.5 No Encumbrances. During the Term, the Optionor will not convey any interest in the Property to any party or otherwise encumber the Property without the prior written consent of Optionee.

3. Option Consideration. The Option is granted in consideration of Optionee’s obligation to negotiate in good faith for the Ground Lease and for advancement of the Project. The Option consideration is related to the Option only and in no way relates to Ground Lease payments that will be owed to the Optionor.

4. Ground Lease of the Property. Optionor staff shall prepare the initial form of ground lease substantially in the form used by the Optionor for projects in which the Optionor is the fee owner of property that will be developed for affordable housing. The Ground Lease shall be in accordance with the following:

4.1 Term of Ground Lease. The Ground Lease shall become effective immediately following the full execution by the parties and shall end on the same date the affordable covenants for the Property terminate, subject to potential extensions agreed on by the parties.

4.2 Taxes and Assessments. The Optionee shall be responsible for the payment of any and all property taxes and assessments levied against the leasehold estate and the Property during the term of the Ground Lease subject to any abatement available therefrom.

4.3 Project Use. The Property shall be used during the term of the Ground Lease only for affordable housing, and approved ancillary uses, including community serving uses.

4.4 Rent. The Optionee shall pay the landlord base rent in the amount of One Dollar (\$1) per year.

4.5 Construction and Operation of the Project. The Optionee shall be responsible, at its sole cost, for construction, operation, and maintenance of the Project during the Ground Lease term.

4.6 Title to Property. The Ground Lease shall provide that the City will own fee title to the land, and the Optionee will own fee title to all improvements constructed or otherwise located on the land, during the Ground Lease term.

4.7 Disposition of Improvements at End of Lease. At the end of the Ground Lease term, fee title to all the improvements shall vest in the City without further action of any party, without any obligation by the City to pay any compensation therefor to the Optionee and without the necessity of a deed from the Optionee to the City.

4.8 Mortgagee Protections. The Ground Lease shall include standard mortgagee protection provisions.

4.9 Defaults; Right to Cure. The City will provide any notice of any defaults under the Ground Lease to the Optionee's limited partners and lenders, and allow any such parties the right to cure a default by the Optionee under the Ground Lease. Pursuant to the terms of the Ground Lease, City shall not be entitled to terminate the Ground Lease following any uncured default by the Optionee during the fifteen (15) year tax credit compliance period for the Project, except if such default is failure to pay rent or use the Property for affordable housing.

4.10 Encumbrances. The Ground Lease will permit the Optionee to encumber its leasehold interest in the Property to secure any loans deemed necessary by the Optionee, as approved by Optionor. Any funds from a loan secured by the Property must be used for the development, maintenance, rehabilitation or operation of the Property.

4.11 Financing. The Ground Lease will contain a provision that requires Optionee to provide evidence to Optionor that all construction financing for the Project has been secured.

4.12 "As-Is" Ground Lease. The Ground Lease will contain a provision that the Property is being leased to Optionee in its "as-is" present condition with all defects and faults, both patent and latent, whether known or unknown, presently existing or that may hereafter arise. The Ground Lease shall also include a provision that releases and indemnifies the Optionor.

4.13 Surplus Land Act. The Ground Lease will contain a provision that ensures that the parties comply with the applicable requirements of the Surplus Land Act as it relates to the Ground Lease (i.e. requirement of executing an affordability covenant as set forth in Section 400(b)(1) of the Surplus Land Act Guidelines).

5. Closing.

5.1 Expenses. All expenses, fees or costs (except attorneys' fees and costs) incurred in connection with the Ground Lease of the Property, including but not limited to city and county documentary transfer tax, conveyance taxes, recording charges (if any), and costs of title insurance shall be borne by the Optionee. Each party shall bear its own attorneys' fees and costs incurred in connection with negotiation and execution of this Agreement and the Ground Lease.

5.2 Proration of Taxes. Real property taxes on the Property shall be prorated as of the date of closing of the Ground Lease.

5.3 Title Insurance. The closing of the Ground Lease shall be conditioned on the issuance to the Optionee of an ALTA leasehold policy of title insurance, from a title company chosen by the Optionee, insuring the Optionee's leasehold interest in the Property subject only to reasonable exceptions approved by the Optionee.

6. Notices. All notices or other communications made pursuant to this Agreement shall be in writing and shall be deemed properly delivered, given or served to the parties at the following addresses when (i) mailed by certified mail, postage prepaid, return receipt requested; (ii) sent by express delivery service, charges prepaid with a delivery receipt; or (iii) personally delivered when a delivery receipt is obtained:

Optionor: City of Maywood  
4319 E. Slauson Avenue  
Maywood, California 90270  
Attn: City Manager

Optionee: Cesar Chavez Foundation  
c/o Paul Park, Board Secretary and General Counsel  
29700 Woodford-Tehachapi Road  
Keene, California 93531

All notices so delivered, mailed or sent shall be deemed received as of the date shown on the delivery receipt as the date of delivery, the date delivery was refused or the date the notice was returned as undeliverable. Either party may change its address for the purposes of this paragraph by giving prior written notice of the change to the other party in the manner provided in this Section 6. Any notice required under this Agreement that is sent by a party shall be sent to, or contemporaneously copied to, all of the other parties.

7. Assignment of Option. Optionee may assign its rights and obligations under this Agreement to any limited liability company in which Cesar Chavez Foundation, or its corporate affiliates, are managing members, or a limited partnership in which Cesar Chavez Foundation, or its corporate affiliates, are general partners. Optionee shall provide written notice and a copy of an assignment agreement executed by Optionee and its permitted assignee within five (5) business days after such assignment of this Agreement.

8. Binding Effect. This Agreement and its terms and conditions shall bind upon and inure to the benefit of the parties to this Agreement and their respective successors and permitted assigns.

9. Time. Time is of the essence of this Agreement.

10. Further Documents. Upon the reasonable request of the other party, each party will execute, acknowledge and deliver or cause to be executed, acknowledged and delivered, such further instruments and documents as may be reasonably necessary in order to carry out the intent and purpose of this Agreement, including escrow instructions.

11. Commission. Each party to this Agreement represents to the other party that it has not engaged or used the services of any person, firm or corporation that may claim a broker's commission or finder's fee upon execution of this Agreement or the Ground Lease, and each party to this Agreement agrees to hold the other party harmless from any loss, damage, expense or liability, including attorney's fees, resulting from any claim by any person, firm or corporation based upon its having acted as broker or finder on behalf of said indemnifying party.

12. Captions. The captions of the paragraphs of this Agreement are for convenience and reference only, and the words contained in the captions shall in no way be held to explain, modify, amplify or aid in the interpretations, constructions or meaning of the provisions of this Agreement.

13. Counterparts; PDFs. This Agreement may be executed in counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same Agreement. An electronic copy of this Agreement shall be effective as the original for all purposes.

14. Entire Agreement; Signatures. This Agreement contains the entire agreement between the parties respecting the matters set forth, and supersedes all prior agreements between the parties respecting the matters set forth.

15. Attorneys' Fees. In any action between Optionee and the Optionor to enforce or interpret any of the terms of this Agreement, the prevailing party shall be entitled to recover costs of suit and expenses including, without limitation, reasonable attorneys' fees.

16. Action by the Optionor. Except as may be otherwise specifically provided herein, whenever any approval, notice, direction, consent or request by the Optionor is required or permitted under this Agreement, such action shall be in writing, and such action may be given, made or taken by the City Manager or by any person who shall have been designated by the City Manager, without further approval by the governing board of the Optionor unless the City Manager determines that such matter requires the consent of such governing board.

17. Amendments. No modification or amendment shall be valid unless set forth in writing and signed by the Optionor and Optionee; provided, however, the City Manager is authorized to make non-substantive changes to the Agreement if deemed necessary by the City Manager in his or her reasonable discretion.

18. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of California and venue shall be in Los Angeles County.

19. Non-Liability. No member, official, agent or employee of the Agency or City will be personally liable to Optionee in the event of default by the Agency or City. No director, officer, agent or employee of Optionee will be personally liable to the Agency or City in the event of default by Optionee.

[Signatures appear on following page]

IN WITNESS WHEREOF, Optionor and Optionee have executed this Agreement as of the date first written above.

**OPTIONOR:**

SUCCESSOR AGENCY TO THE MAYWOOD  
COMMUNITY REDEVELOPMENT AGENCY

By: \_\_\_\_\_  
Jennifer Vasquez, Executive Director

ATTEST:

\_\_\_\_\_  
Miguel Leon, Secretary

CITY OF MAYWOOD  
A California municipal corporation

By: \_\_\_\_\_  
Jennifer Vasquez, City Manager

ATTEST:

\_\_\_\_\_  
Miguel Leon, Deputy City Clerk

**OPTIONEE:**

CESAR CHAVEZ FOUNDATION  
a California nonprofit public benefit corporation

By: \_\_\_\_\_  
Paul S. Park, Its Secretary

**EXHIBIT A**  
Property Description

**EXHIBIT "A"**

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

PARCEL 1: ([APN: 6313-001-900](#) AND 6313-001-901)

THOSE PORTIONS OF LOTS 2689, 2690, 2691, 2692 AND 2693, OF [TRACT NO. 5953](#), IN THE CITY OF MAYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP [RECORDED IN BOOK 65 PAGES 98](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF FIFTY SECOND STREET 60.00 FEET WIDE AS SHOWN ON SAID MAP DISTANT THEREON SOUTH 82° 47' 15" EAST 89.37 FEET FROM THE INTERSECTION THEREOF WITH THE EASTERLY LINE OF CUDAHY AVENUE 60.00 FEET WIDE THENCE NORTH 7° 33' 15" EAST 75.00 FEET;  
THENCE ALONG A LINE DRAWN AT RIGHT ANGLES TO THE SOUTHWESTERLY LINE OF DISTRICT BOULEVARD 100.00 FEET WIDE, DESCRIBED AS PORTION NO. 1 IN THE DEED TO THE CITY OF VERNON RECORDED MAY 4, 1962 AS [INSTRUMENT NO. 4076](#) IN [BOOK D1604 PAGE 77](#) OF OFFICIAL RECORDS OF SAID COUNTY NORTHEASTERLY TO SAID SOUTHWESTERLY LINE; THENCE ALONG SAID SOUTHWESTERLY LINE SOUTH 54° 27' 15" EAST 226.04 FEET TO THE INTERSECTION THEREOF WITH SAID NORTHERLY LINE OF FIFTY SECOND STREET;  
THENCE ALONG SAID NORTHERLY LINE 82° 47' 15" WEST 216.09 FEET TO POINT OF THE BEGINNING.

PARCEL 2: ([APN: 6313-001-902](#))

ALL OF LOT 2687 AND THOSE PORTIONS OF LOTS 2688 AND 2689 IN [TRACT NO. 5953](#) IN THE CITY OF MAYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP [RECORDED IN BOOK 65 PAGE 98](#) OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF CUDAHY AVENUE (60 FEET WIDE) WITH THE NORTHERLY LINE OF [TRACT NO. 5953](#), AS SHOWN ON SAID [MAP OF SAID TRACT](#);  
THENCE FROM SAID POINT OF BEGINNING ALONG THE EASTERLY LINE OF CUDAHY AVENUE SOUTH 7° 33' 15" WEST 135 FEET TO THE NORTHERLY LINE OF FIFTY-SECOND STREET (60 FEET WIDE) AS SHOWN ON SAID MAP OF [TRACT NO. 5953](#);  
THENCE SOUTH 82° 47' 15" EAST THEREON 89.37 FEET;  
THENCE NORTH 7° 33' 15" EAST 75.00 FEET;  
THENCE ALONG A LINE MEASURED AT RIGHT ANGLES TO THE SOUTHWESTERLY LINE OF DISTRICT BOULEVARD 100.00 FEET WIDE, DESCRIBED AS PORTION NO. 1 IN THE DEED TO THE CITY OF VERNON RECORDED ON MAY 4, 1962 AS [INSTRUMENT NO. 4076](#) IN [BOOK D1604 PAGE 77](#) OF OFFICIAL RECORDS OF SAID COUNTY, NORTHEASTERLY TO SAID LAST MENTIONED SOUTHWESTERLY LINE;  
THENCE ALONG SAID LAST MENTIONED SOUTHWESTERLY LINE NORTH 54° 27' 15" WEST 58.41 FEET TO THE NORTHERLY LINE OF SAID [TRACT NO. 5953](#), WHICH NORTHERLY TRACT LINE IS ALSO THE SOUTHERLY LINE OF FRUITLAND AVENUE, A PRIVATE STREET;  
THENCE ALONG SAID NORTHERLY TRACT LINE AND SAID SOUTHERLY STREET LINE, NORTH 82° 47' 15" WEST 55.08 FEET TO THE PONT OF BEGINNING.

EXCEPTING THEREFROM FROM PARCELS 1 AND 2, ALL OIL, GAS AND OTHER PETROLEUM OR MINERALS SUBSTANCES IN SAID LAND, BUT UPON THE CONDITION THAT THE GRANTOR, ITS SUCCESSORS OR ASSIGNS, SHALL NOT ENTER UPON OR WITHIN ONE HUNDRED (100) FEET BELOW THE SURFACE OF SAID LAND FOR THE PURPOSES OF DISCOVERING OR REMOVING ANY OF SAID SUBSTANCES, OR FOR ANY OTHER PURPOSE, AS RESERVED BY CENTRAL MANUFACTURING DISTRICT, INC., A MAINE CORPORATION, IN DEED RECORDED AUGUST 3, 1962 IN [BOOK D1708 PAGE 626 OFFICIAL RECORDS](#), AS [INSTRUMENT NO. 1333, OFFICIAL RECORDS](#).

Order No: 09175804-917-CG8-KRE

Assessor's Parcel Number: **6313-001-900, 901, 902**