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**MASTER AGREEMENT**

**THIS MASTER AGREEMENT** (“Master Agreement”) is made and entered into as of \_\_\_\_\_, 2019, pursuant to Ordinance No. HD-\_\_\_\_\_ adopted by the Board of Harbor Commissioners of the City of Long Beach at its meeting held on \_\_\_\_\_, 2019, and pursuant to Resolution No. \_\_\_\_\_ adopted by the Board of Harbor Commissioners of the City of Los Angeles, by and between the CITY OF LONG BEACH, a municipal corporation, acting by and through its Board of Harbor Commissioners (“POLB”), and the CITY OF LOS ANGELES, a municipal corporation, acting by and through its Board of Harbor Commissioners (“POLA”). POLB and POLA are sometimes each hereinafter referred to individually as a “Party” and collectively as “Parties.”

RECITALS

A. The Parties jointly own, whether in fee or otherwise, certain property interests in which POLA desires to acquire for value all of the interest that POLB possesses and certain other property interests in which POLB desires to acquire for value all of the interest that POLA possesses.

B. With respect to the transfers in Recital A, (i) it is the intent of POLB to transfer to POLA all right, title and interest in and to those certain railroad properties lying southerly of the south line of Harry Bridges Boulevard, 66 feet wide, and westerly of the southerly prolongation of the westerly line of Lecouvreur Avenue, 66 feet wide, included within those certain documents recorded December 29, 1994 as Instrument No. 94-2282144 and 2282145, together with Parcel 2 of the Quitclaim Deed recorded on November 25, 1997 as Instrument No. 97-1865758, all of official records of Los Angeles County; and (ii) it is the intent of POLA to transfer to POLB all right, title and interest in and to those certain railroad properties lying easterly of the easterly line of Foote Avenue, 60 feet wide, and southerly of the southerly line of Southern Pacific Drive, 60 feet wide, together

1 with the properties lying easterly of the centerline of Perry Street, 60 feet wide, and  
2 southerly of the southerly line of the north East I Street, thirty (30) feet wide,  
3 included within those certain documents recorded December 29, 1994 as  
4 Instrument No. 94-2282144 and 2282145 of official records of Los Angeles  
5 County.

6 C. POLA owns a 100% interest, whether in fee or otherwise, of certain  
7 property interests and desires to quitclaim for value half of its interest in such  
8 property interests to POLB, and POLB owns a 100% interest, whether in fee or  
9 otherwise, of certain other property interests and desires to quitclaim for value half  
10 of its interest in such property interests to POLA.

11 D. The Parties have shared equally in the costs of certain third party title  
12 and survey work as well as other third party expenses and will share equally in the  
13 third party costs of recordation of the deeds described in this Master Agreement.

14 E. The Parties desire to amend the Tenancy in Common Agreement  
15 (POLA Harbor Department Agreement No. 12-3076 / POLB Harbor Department  
16 Agreement No. HD-7917) to govern the use of certain properties that are to remain  
17 jointly held by the Parties, joint properties that are being created and added to the  
18 TIC through these exchanges, as well as, certain other properties that are  
19 expected to be acquired jointly by the Parties.

20  
21 NOW, THEREFORE, in consideration of the benefits to be obtained and of  
22 the promises and mutual covenants herein and described, POLA and POLB agree  
23 as follows:

24 1. POLA will cause to be validly executed, notarized, delivered and  
25 recorded as of Closing (defined below) the quitclaim deeds in the form attached  
26 hereto as Exhibit A and incorporated herein by this reference ("POLA Deeds").

27 2. POLB will cause to be validly executed, notarized and delivered as of  
28 Closing, the quitclaim deeds in the form attached hereto as Exhibit B and

1 incorporated herein by this reference (“POLB Deeds”). POLA will cause the POLB  
2 Deeds to be recorded.

3 3. In order to facilitate paragraph 1, POLA will cause the execution,  
4 notarization and delivery of the POLA Deeds to POLB within thirty (30) days of the  
5 execution of this Master Agreement in order for POLB to fill out and execute the  
6 acceptance and approvals set forth on the third page of each of the POLA Deeds  
7 and to return same to the POLA within fifteen (15) days of its receipt of the POLA  
8 Deeds.

9 4. In order to facilitate paragraph 2, POLB will cause the execution,  
10 notarization and delivery of the POLB Deeds to POLA within thirty (30) days of the  
11 execution of this Master Agreement in order for POLA to fill out and execute the  
12 acceptance and approvals set forth on the third page of each of the POLB Deeds  
13 within fifteen (15) days of its receipt of the POLB Deeds. POLA shall retain the  
14 POLB Deeds for recording pursuant to paragraph 6 below.

15 5. In recognition of the substantially greater quantity of property to be  
16 received by POLA in comparison to the property to be received by POLB, POLA  
17 shall wire transfer to POLB within thirty (30) days of the Closing the sum of  
18 \$9,148,155 to the “City of Long Beach Harbor Department” pursuant to wire  
19 transfer instructions provided by POLB to POLA in writing.

20 6. The Parties understand and agree that the full execution of a certain  
21 Agreement between the City of Long Beach and the City of Los Angeles regarding  
22 POLB’s Pier B On-Dock Rail Support Facility Project between POLB and the City  
23 of Los Angeles (“Pier B Rail Agreement”) is a material precondition to the  
24 execution of this Master Agreement.

25 7. The Parties agree to make any necessary corrections, and execute  
26 any necessary documents, and take any other necessary actions, if it is discovered  
27 subsequent to the execution of this Master Agreement that a property described in  
28 Recital B, above, is excluded from this transfer because of an erroneous omission,

1 incorrect omission, or any other error or reason, without any additional payment  
2 except for any title, recording, or escrow fees, which may be required to carry out  
3 said transfer and which shall be borne by the requesting Party.

4 8. POLA and POLB shall execute two originals of the First Amendment  
5 to Tenancy in Common Agreement in the form attached hereto as Exhibit C and  
6 incorporated herein by this reference within thirty (30) days of the execution of this  
7 Master Agreement. POLB shall deliver its signature pages to POLA concurrent  
8 with its delivery of the executed and notarized POLB Deeds to POLA. POLA shall  
9 deliver one fully executed original of the First Amendment to Tenancy in Common  
10 Agreement to POLB concurrent with its delivery to POLB of the conformed copies  
11 of the POLA Deeds and POLB Deeds.

12 9. Within ten (10) days of POLA's receipt of POLB's executed and  
13 notarized POLB deeds, POLA shall cause to be recorded the POLA Deeds and the  
14 POLB Deeds in the official records of Los Angeles County and provide conformed  
15 copies thereof to POLB, once received.

16 10. "Closing" shall be defined as: the recordation of all deeds referenced  
17 in Exhibits A and B.

18 11. Subject to the provisions of this Master Agreement, "Closing" shall  
19 occur after the following: execution of the Pier B Rail Agreement, execution of this  
20 Master Agreement, and execution of the First Amendment to the Tenancy in  
21 Common Agreement.

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IN WITNESS WHEREOF, the Parties hereto have caused their duly authorized representatives to execute this Master Agreement as of the date first above written.

CITY OF LOS ANGELES, a municipal corporation, acting by and through its Board of Harbor Commissioners

\_\_\_\_\_, 20\_\_

By: \_\_\_\_\_  
Eugene D. Seroka  
Executive Director  
Los Angeles Harbor Department

\_\_\_\_\_, 20\_\_

Attest: \_\_\_\_\_  
Amber M. Klesges  
Board Secretary

POLA

The foregoing document is hereby approved as to form and legality.

MICHAEL N. FEUER, City Attorney  
JANNA B. SIDLEY, General Counsel

\_\_\_\_\_, 20\_\_

By: \_\_\_\_\_  
Justin Houterman, Deputy

**[Remainder of this page intentionally left blank, signature page to follow]**

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CITY OF LONG BEACH, a  
municipal corporation, acting by and  
through its Board of Harbor  
Commissioners

\_\_\_\_\_, 20\_\_

By: \_\_\_\_\_  
Mario Cordero  
Executive Director  
Long Beach Harbor Department

POLB

The foregoing document is hereby approved as to form.

CHARLES PARKIN, City Attorney

\_\_\_\_\_, 20\_\_

By: \_\_\_\_\_  
Charles M. Gale,  
Principal Deputy

# Exhibit A

**(Master Agreement)**

Recording requested by and mail to:

## **City of Long Beach**

When recorded mail To:

Director of Real Estate  
City of Long Beach  
P.O. Box 570  
Long Beach, CA 90801

SPACE ABOVE THIS LINE IS FOR RECORDERS USE

**Doc. Transfer Tax \$ 0.00**

**This document is exempt from Recording Fees (Govt. Code 27383) and Documentary Transfer Tax (R & T 11922)**

## **QUITCLAIM DEED**

For a valuable consideration the receipt of which is hereby acknowledged,

**The City of Los Angeles, a municipal corporation (“Grantor”)**

does hereby remise, release and forever quitclaim to:

**The City of Long Beach, a municipal corporation (“Grantee”)**

All right, title and interest in and to that certain property in the Cities of Los Angeles and Long Beach, County of Los Angeles, State of California, as more particularly described in **Exhibit A-2** and depicted in **Exhibit B-2**, attached hereto and made a part hereof.

**IT IS UNDERSTOOD THAT THE RIGHTS ARE BEING TRANSFERRED IN AN “AS-IS, WHERE-IS” CONDITION WITHOUT WARRANTY AS TO FITNESS FOR USE, FITNESS FOR A PARTICULAR USE, OR CONDITION OF THE PROPERTY AND THAT THE GRANTOR HAS NO OBLIGATION TO CORRECT ANY CONDITION OF THE PROPERTY, WHETHER KNOWN OR UNKNOWN, BEFORE OR AFTER THE RECORDING OF THIS QUITCLAIM DEED.**

This deed is made in accordance with provisions of Ordinance No. \_\_\_\_\_ of the City of Los Angeles.

**IN WITNESS WHEREOF**, the **City of Los Angeles**, a Municipal Corporation, by its City Council, has caused this Quitclaim Deed to be executed on its behalf, by its Mayor, and its corporate seal to be thereto affixed by its City Clerk. This Quitclaim deed shall be deemed to be effective as of the date it is recorded in the Office of the County Recorder of the County of Los Angeles, California.

Executed this \_\_\_\_ day of \_\_\_\_\_, 2019

Attest:

**The City of Los Angeles, by  
Its Board of Harbor Commissioners**

\_\_\_\_\_  
Amber M. Klesges, Board Secretary

By: \_\_\_\_\_  
**Eugene D. Seroka, Executive Director**

**Exhibit A**

**(Master Agreement)**

**The City of Los Angeles  
TO  
The City of Long Beach**

**Joint Property Transfers**

**See Agreement No.**

**QUITCLAIM DEED**

Approved as to Authority.....**20**

**HARBOR DEPARTMENT**

By: .....  
**Michael DiBernardo**  
Deputy Executive Director

Executed in Accordance with

Ordinance No.

Approved as to Description.....**20**

**HARBOR DEPARTMENT**

BY: .....  
**David Castillo, Senior Real Estate Officer**

Approved.....**20**

**Michael N. Feuer, City Attorney**

By: .....  
**Estelle M. Braaf, Deputy City Attorney**

Division: .....

Platted: \_\_\_\_\_ C.M.  
.....

By: \_\_\_\_\_ C.M.  
.....

**COUNCIL FILE NO.**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }  
COUNTY OF Los Angeles } ss:

On \_\_\_\_\_ before me, \_\_\_\_\_,  
a Notary Public, personally appeared \_\_\_\_\_  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

**I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.**

WITNESS my hand and official seal.

Signature \_\_\_\_\_

# Exhibit A

(Master Agreement)

## APPROVAL AS TO FORM

The foregoing QUITCLAIM DEED is hereby approved as to form.

\_\_\_\_\_, 2019

CHARLES PARKIN, City Attorney

By: \_\_\_\_\_  
Charles M. Gale, Principal Deputy

## CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by Quitclaim Deed dated \_\_\_\_\_, 2019 from City of Los Angeles, to the City of Long Beach, municipal corporation, is hereby accepted pursuant to order of the City Council of the City of Long Beach made on October 2, 1957, and that the Grantee consents to recordation thereof by its duly authorized officer, namely, its City Attorney.

\_\_\_\_\_, 2019

CHARLES PARKIN, City Attorney

By: \_\_\_\_\_  
Charles M. Gale, Principal Deputy

## EXEMPTION FROM RECORDING FEES AND DOCUMENTARY TRANSFER TAX

The within instrument is given at the request of and for the benefit of the City of Long Beach for public purposes and is entitled to be recorded without fee pursuant to Sections 6003 and 27383, Government Code, and is exempt from documentary transfer tax pursuant to Section 11922, Revenue and Taxation Code.

\_\_\_\_\_, 2019

CHARLES PARKIN, City Attorney

By: \_\_\_\_\_  
Charles M. Gale, Principal Deputy

**EXHIBIT A-2**

Real property located in the County of Los Angeles, State of California described as follows:

**LB-1**

THE NORTHERLY ½ OF THE ALLEY ABUTTING LOTS 1 AND 3 IN BLOCK 15 OF DOMINGUEZ HARBOR TRACK, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12 PAGES 14 AND 15 OF MAPS, IN THE OFFICE THE COUNTY RECORDER OF SAID COUNTY; SAID ALLEY WAS VACATED BY THAT CERTAIN RESOLUTION NUMBERED 83-21680 OF THE CITY COUNCIL OF THE CITY OF LOS ANGELES RECORDED APRIL 5, 1984 AS INSTRUMENT NO. 84-414678, OF OFFICIAL RECORDS OF THE COUNTY OF LOS ANGELES THAT WOULD PASS BY OPERATION OF LAW.

**LB-2 & LB-3 (V-41A/1 PCL 1)**

THAT PORTION OF LAND LOCATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, INCLUDED WITHIN THAT CERTAIN REAL PROPERTY SOLD, TRANSFERRED, GRANTED AND CONVEYED TO THE CITY OF LOS ANGELES (50% INTEREST) AND THE CITY OF LONG BEACH (50% INTEREST), PARTICULARLY DESCRIBED AS PARCEL 32 (V-41A/1 PCL 1) IN THE GRANT DEED FROM SOUTHERN PACIFIC TRANSPORTATION COMPANY RECORDED ON DECEMBER 29, 1994, AS DOCUMENT NO. 94-2282144, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED THEREIN AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTERLINE OF THE LONG BEACH RAILROAD AT OR NEAR ENGINEER STATION 10+66 AND RUNNING THENCE SOUTHEASTERLY ALONG SAID CENTERLINE OF SAID RAILROAD EMBRACING A STRIP OF LAND FIFTY (50) FEET WIDE LYING EQUALLY ON EACH SIDE OF SAID CENTERLINE TO A POINT WHERE SAID CENTERLINE INTERSECTS THE NORTH LINE OF THE WILMINGTON AND ANAHEIM WAGON ROAD (NOW ANAHEIM STREET) A DISTANCE OF FIVE THOUSAND AND FOURTEEN (5014) FEET MORE OR LESS.

EXCEPTING THEREFROM THAT PORTION OF SAID FIFTY (50) FOOT WIDE STRIP LYING WESTERLY OF THE EASTERLY RIGHT OF WAY OF FOOTE STREET (NOW FOOTE AVENUE), SIXTY (60) FEET WIDE.

**LB-4 (V41A/1 PARCEL 2)**

A STRIP OF LAND 50 FEET WIDE SITUATED PARTLY IN RANCHO SAN PEDRO AND PARTLY IN RANCHO LOS CERRITOS, PARTLY IN THE CITY OF LOS ANGELES AND PARTLY IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND BOUNDED AS FOLLOWS:

# Exhibit A

(Master Agreement)

BOUNDED NORTHERLY BY THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT E OF TRACT NO. 7091, RECORDED JANUARY 27, 1927, MAP BOOK 135, PAGES 5 THRU 11, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; BOUNDED NORTHEASTERLY BY THE SOUTHWESTERLY LINE OF LOT 1 AND THE SOUTHEASTERLY PROLONGATION THEREOF, AND THE SOUTHWESTERLY LINE OF LOT 2 AND THE NORTHWESTERLY PROLONGATION THEREOF, AS SAID LOTS ARE SHOWN ON THAT CERTAIN MAP OF TRACT NO. 7091, SAID SOUTHWESTERLY LINES AND THEIR PROLONGATIONS BEING ALSO A LINE PARALLEL WITH AND DISTANT 25 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE ORIGINAL LOCATED CENTERLINE OF SAID COMPANY'S MAIN TRACK (LONG BEACH BRANCH) AS SHOWN ON SOUTHERN PACIFIC TRANSPORTATION COMPANY'S STATION MAP, WILMINGTON, LOS ANGELES COUNTY, CALIFORNIA, SHEET NO. V-41A/S-1B; BOUNDED SOUTHWESTERLY BY THE NORTHEASTERLY LINE OF LOT 3 AND THE NORTHEASTERLY LINE OF LOT 4 AND THE SOUTHEASTERLY PROLONGATION THEREOF, AS LAST SAID LOTS ARE SHOWN ON MAP OF SAID TRACT, SAID NORTHEASTERLY LINES AND THEIR PROLONGATIONS BEING ALSO A LINE PARALLEL WITH AND DISTANT 25 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID ORIGINAL LOCATED CENTERLINE.

EXCEPTING FROM THE ABOVE DESCRIBED 50 FOOT WIDE STRIP OF LAND ALL THE LAND DESCRIBED IN DEED DATED DECEMBER 5, 1941 FROM SOUTHERN PACIFIC RAILROAD COMPANY, ET AL TO CITY OF LONG BEACH DESCRIBED THEREIN AS FOLLOWS:

BEGINNING AT A PIPE SET IN THE NORTHEASTERLY LINE OF SAID 50 FEET RIGHT OF WAY, SAID PIPE BEING MARKED "2" I.P. NO. 553" AS SHOWN ON SHEET NO. 2 OF RECORD OF SURVEY MAP FILED IN BOOK 49, PAGES 42 AND 43, OF RECORD OF SURVEYS OF SAID COUNTY; THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 71 DEGREES 47' 47" EAST, 75.286 FEET, PASSING THROUGH PIPE NO. 39 AS SHOWN ON SAID MAP TO A POINT WHICH IS NORTH 71 DEGREES 47' 47" WEST, 25.095 FEET FROM A PIPE MARKED "NO. 102, S.P.R.R."; THENCE SOUTH 13 DEGREES 12' 41" WEST, 45.652 FEET; THENCE SOUTH 16 DEGREES 17' 10" WEST, 4.523 FEET, TO A POINT IN THE SOUTHWESTERLY LINE OF SAID 50 FEET RIGHT OF WAY, NORTH 71 DEGREES 47' 47" WEST, 25.339 FEET FROM A PIPE MARKED "NO. 103, S.P.R. R."; THENCE ALONG SAID SOUTHWESTERLY LINE, NORTH 71 DEGREES 47' 47" WEST, 75.042 FEET TO A PIPE MARKED "2" I. P. NO. 554" AS SHOWN ON SAID MAP; THENCE NORTH 13 DEGREES 12' 41" EAST, 50.190 FEET, TO SAID POINT OF BEGINNING.

## LB-5 (V41A/1 PARCEL 2)

PARCEL 1:

A STRIP OF LAND 50 FEET WIDE SITUATED PARTLY IN RANCHO SAN PEDRO AND PARTLY IN RANCHO LOS CERRITOS, PARTLY IN THE CITY OF LOS ANGELES AND PARTLY IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND BOUNDED AS FOLLOWS:

BOUNDED NORTHERLY BY THE EASTERLY PROLONGATION OF THE NORTHERLY

# Exhibit A

(Master Agreement)

LINE OF LOT E OF TRACT NO. 7091, RECORDED JANUARY 27, 1927, MAP BOOK 135, PAGES 5 THRU 11, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; BOUNDED NORTHEASTERLY BY THE SOUTHWESTERLY LINE OF LOT 1 AND THE SOUTHEASTERLY PROLONGATION THEROF, AND THE SOUTHWESTERLY LINE OF LOT 2 AND THE NORTHWESTERLY PROLONGATION THEREOF, AS SAID LOTS ARE SHOWN ON THAT CERTAIN MAP OF TRACT NO. 7091, SAID SOUTHWESTERLY LINES AND THEIR PROLONGATIONS BEING ALSO A LINE PARALLEL WITH AND DISTANT 25 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE ORIGINAL LOCATED CENTERLINE OF SAID COMPANY'S MAIN TRACK (LONG BEACH BRANCH) AS SHOWN ON SOUTHERN PACIFIC TRANSPORTATION COMPANY'S STATION MAP, WILMINGTON, LOS ANGELES COUNTY, CALIFORNIA, SHEET NO. V-41A/S-1B; BOUNDED SOUTHWESTERLY BY THE NORTHEASTERLY LINE OF LOT 3 AND THE NORTHEASTERLY LINE OF LOT 4 AND THE SOUTHEASTERLY PROLONGATION THEREOF, AS LAST SAID LOTS ARE SHOWN ON MAP OF SAID TRACT, SAID NORTHEASTERLY LINES AND THEIR PROLONGATIONS BEING ALSO A LINE PARALLEL WITH AND DISTANT 25 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID ORIGINAL LOCATED CENTERLINE.

EXCEPTING FROM THE ABOVE DESCRIBED 50 FOOT WIDE STRIP OF LAND ALL THE LAND DESCRIBED IN DEED DATED DECEMBER 5, 1941 FROM SOUTHERN PACIFIC RAILROAD COMPANY, ET AL TO CITY OF LONG BEACH DESCRIBED THEREIN AS FOLLOWS:

BEGINNING AT A PIPE SET IN THE NORTHEASTERLY LINE OF SAID 50 FEET RIGHT OF WAY, SAID PIPE BEING MARKED "2" I.P. NO. 553" AS SHOWN ON SHEET NO. 2 OF RECORD OF SURVEY MAP FILED IN BOOK 49, PAGES 42 AND 43, OF RECORD OF SURVEYS OF SAID COUNTY; THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 71 DEGREES 47' 47" EAST, 75.286 FEET, PASSING THROUGH PIPE NO. 39 AS SHOWN ON SAID MAP TO A POINT WHICH IS NORTH 71 DEGREES 47' 47" WEST, 25.095 FEET FROM A PIPE MARKED "NO. 102, S.P.R.R."; THENCE SOUTH 13 DEGREES 12' 41" WEST, 45.652 FEET; THENCE SOUTH 16 DEGREES 17' 10" WEST, 4.523 FEET, TO A POINT IN THE SOUTHWESTERLY LINE OF SAID 50 FEET RIGHT OF WAY, NORTH 71 DEGREES 47' 47" WEST, 25.339 FEET FROM A PIPE MARKED "NO. 103, S.P.R.R."; THENCE ALONG SAID SOUTHWESTERLY LINE, NORTH 71 DEGREES 47' 47" WEST, 75.042 FEET TO A PIPE MARKED "2" I. P. NO. 554" AS SHOWN ON SAID MAP; THENCE NORTH 13 DEGREES 12' 41" EAST, 50.190 FEET, TO SAID POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND SITUATED IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, IN THE LOS CERRITOS RANCHO AS SHOWN ON MAP RECORDED IN BOOK 2, PAGE 202 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID PARCEL OF LAND BEING ALL THE LAND DESCRIBED IN DEED DATED DECEMBER 5, 1941, FROM SOUTHERN PACIFIC RAILROAD COMPANY, ET AL TO CITY OF LONG BEACH, DESCRIBED THEREIN AS FOLLOWS:

# Exhibit A

(Master Agreement)

BEGINNING AT A PIPE SET IN THE NORTHEASTERLY LINE OF SAID 50 FT. RIGHT OF WAY, SAID PIPE BEING MARKED "2" I.P. NO. 553 " AS SHOWN ON SHEET NO. 2 RECORD OF SURVEY MAP FILED IN BOOK 49, PAGES 42 AND 43, OF RECORD OF SURVEYS OF SAID COUNTY; THENCE ALONG SAID NORTHEASTERLY, SOUTH 71 DEGREES 47' 47" EAST, 75.286 FT., PASSING THROUGH PIPE NO. 39 AS SHOWN ON SAID MAP TO A POINT WHICH IS NORTH 71 DEGREES 47' 47" WEST, 25.095 FT., FROM A PIPE MARKED "NO. 102, S.P.R.R."; THENCE, SOUTH 13 DEGREES 12' 41" WEST, 45.652 FT.; THENCE SOUTH 16 DEGREES 17' 10" WEST, 4.523 FT., TO A POINT IN THE SOUTHWESTERLY LINE OF SAID 50 FT. RIGHT OF WAY, NORTH 71 DEGREES 47' 47" W., 25.339 FT. FROM A PIPE MARKED "NO. 103, S.P.R.R."; THENCE ALONG SAID SOUTHWESTERLY LINE, NORTH 71 DEGREES 47' 47" W., 75.042 FT., TO A PIPE MARKED "2" I.P. NO. 554" AS SHOWN ON SAID MAP; THENCE NORTH 13 DEGREES 12' 41" EAST, 50.190 FT., TO SAID POINT OF BEGINNING.

APN: 7436-010-908, 7436-010-905

## LB 6 (V41A/1 PARCELS 8, 9, 11)

PARCEL 1:

THOSE CERTAIN STRIPS OF LAND 3 FEET WIDE, SITUATED IN RANCHO LOS CERRITOS, CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STRIP ONE:

BEGINNING AT A 2" IRON PIPE #39 IN THE NORTHEASTERLY LINE OF SOUTHERN PACIFIC TRANSPORTATION COMPANY'S 50-FOOT WIDE STRIP OF LAND AS SAID PIPE IS SHOWN IN THAT CERTAIN RECORD OF SURVEY MAP FILED IN MAP BOOK 49, PAGE 30 OF RECORDS OF SURVEYS; THENCE, NORTH 71 DEGREES 47' 47" WEST ALONG SAID LINE, BEING A LINE PARALLEL WITH AND DISTANT 25 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE ORIGINAL LOCATED CENTERLINE OF SAID COMPANY'S MAIN TRACK (LONG BEACH BRANCH) AS SHOWN ON SOUTHERN PACIFIC TRANSPORTATION COMPANY'S STATION MAP, WILMINGTON, LOS ANGELES COUNTY, CALIFORNIA, SHEET NO. V-41A/S-1B, 67.34 FEET TO THE "COMPROMISE LINE" BETWEEN RANCHO SAN PEDRO AND SAID RANCHO LOS CERRITOS; THENCE, NORTH 24 DEGREES 46' 56" EAST ALONG LAST SAID LINE 3.02 FEET TO A LINE PARALLEL WITH AND DISTANT 28 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM SAID ORIGINAL LOCATED CENTERLINE; THENCE, SOUTH 71 DEGREES 47' 47" EAST ALONG LAST SAID PARALLEL LINE 66.99 FEET; THENCE, SOUTH 14 DEGREES 11' 00" WEST 3.01 FEET TO THE POINT OF BEGINNING.

STRIP TWO:

BEGINNING AT A 2" IRON PIPE #554 AT A POINT IN THE SOUTHWESTERLY LINE OF SOUTHERN PACIFIC TRANSPORTATION COMPANY'S 50-FOOT WIDE STRIP OF LAND AS SAID PIPE IS SHOWN IN THAT CERTAIN RECORD OF SURVEY MAP, FILED IN MAP BOOK

# Exhibit A

(Master Agreement)

49, PAGE 30, OF RECORDS OF SURVEYS, SAID POINT BEING DISTANT SOUTH 71 DEGREES 47' 47" EAST ALONG SAID SOUTHWESTERLY LINE 46.67 FEET FROM THE POINT OF INTERSECTION OF THE "COMPROMISE LINE" (BETWEEN RANCHO SAN PEDRO AND RANCHO LOS CERRITOS) WITH SAID SOUTHWESTERLY LINE; THENCE, SOUTH 71 DEGREES 47' 47" EAST ALONG SAID SOUTHWESTERLY LINE, BEING A LINE PARALLEL WITH AND DISTANT 25 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE ORIGINAL LOCATED CENTERLINE OF SAID COMPANY'S MAIN TRACK (LONG BEACH BRANCH) AS SHOWN ON SOUTHERN PACIFIC TRANSPORTATION COMPANY'S STATION MAP, WILMINGTON, LOS ANGELES COUNTY, CALIFORNIA, SHEET NO. V-41A/S-1B 75.04 FEET; THENCE, SOUTH 16 DEGREES 17' 10" WEST 3.00 FEET TO A LINE PARALLEL WITH AND DISTANT 28 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID ORIGINAL LOCATED CENTERLINE; THENCE, NORTH 71 DEGREES 47' 47" WEST ALONG LAST SAID PARALLEL LINE 75.04 FEET; THENCE NORTH 16 DEGREES 17' 10" EAST 3.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (V41A/1 PARCEL 8)

A PARCEL OF LAND SITUATED IN RANCHO LOS CERRITOS, CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF SOUTHERN PACIFIC TRANSPORTATION COMPANY'S 50-FOOT WIDE STRIP OF LAND, SAID POINT BEING THE NORTHEASTERLY CORNER OF PARCEL 7, AS SAID PARCEL IS SHOWN ON THAT RECORD OF SURVEY MAP, FILED IN MAP BOOK 49, PAGE 42, RECORDS OF SURVEY; THENCE, NORTH 71 DEGREES 47' 47" WEST ALONG SAID SOUTHWESTERLY LINE, BEING ALSO THE NORTHEASTERLY LINE OF SAID PARCEL 7, AND BEING ALSO A LINE PARALLEL WITH AND DISTANT 25 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE ORIGINAL LOCATED CENTERLINE OF SAID COMPANY'S MAIN TRACK (LONG BEACH BRANCH) AS SHOWN ON SOUTHERN PACIFIC TRANSPORTATION COMPANY'S STATION MAP, WILMINGTON, LOS ANGELES COUNTY, CALIFORNIA SHEET NO. V-41A/S-1B, 192.97 FEET; THENCE, SOUTH 13 DEGREES 12' 41" WEST 3.02 FEET TO A LINE PARALLEL WITH AND DISTANT 28 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID ORIGINAL LOCATED CENTERLINE; THENCE, SOUTH 71 DEGREES 47' 47" EAST ALONG LAST SAID PARALLEL LINE 92.95 FEET; THENCE, SOUTH 18 DEGREES 12' 13" WEST 7.00 FEET TO A LINE PARALLEL WITH AND DISTANT 35 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID ORIGINAL LOCATED CENTERLINE; THENCE, SOUTH 71 DEGREES 47' 47" EAST ALONG LAST SAID PARALLEL LINE 100.00 FEET TO THE SOUTHWESTERLY LINE OF SAID PARCEL 7; THENCE, NORTH 18 DEGREES 12' 13" EAST ALONG LAST SAID LINE 10.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3: (V-41A/1, PARCEL 11)

EASEMENT FOR SLOPE PURPOSES AS MORE PARTICULARLY DEFINED IN DOCUMENT RECORDED JANUARY 22, 1947 IN BOOK 24129 PAGE 371 OF OFFICIAL RECORDS.

**LB-7 (V-41A/1, PARCEL 3 AND V-41A/2, PARCEL 38 (PORTION))**

# Exhibit A

(Master Agreement)

THAT PORTION OF THAT CERTAIN STRIP OF LAND, 50 FEET WIDE, WITHIN RANCHO LOS CERRITOS, IN THE CITY OF LONG BEACH, AS PER MAP RECORDED IN BOOK 2, PAGE 202 OF PATENTS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS FIRSTLY DESCRIBED IN THAT CERTAIN DEED TO SOUTHERN PACIFIC RAILROAD COMPANY, RECORDED JANUARY 25, 1889 IN BOOK 539 PAGE 34 OF DEEDS IN SAID OFFICE.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING NORTHEASTERLY OF A LINE THAT IS PARALLEL WITH AND DISTANT NORTHEASTERLY 25.00 FEET, MEASURED AT RIGHT ANGLES OR RADially FROM THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE EASTERLY TERMINUS OF THAT CERTAIN COURSE HAVING A BEARING AND LENGTH OF NORTH 71 DEGREES 48' 13" WEST 3303.71 FEET IN THE CENTER LINE OF EIGHTH STREET AS SHOWN ON THE MAP FILED IN BOOK 92, PAGES 21 AND 22 OF RECORD OF SURVEY, IN THE OFFICE OF SAID COUNTY RECORDER; THENCE SOUTH 71 DEGREES 48' 13" EAST, ALONG THE EASTERLY PROLONGATION OF SAID CERTAIN COURSE, 23.73 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 34 DEGREES 20' 06" WEST 88.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 955.04 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31 DEGREES 55' 01", AN ARC DISTANCE OF 532.01 FEET; THENCE NORTH 66 DEGREES 15' 07" WEST, TANGENT TO SAID CURVE, 350.51 FEET TO THE NORTHERLY LINE OF SAID STRIP OF LAND, 50 FEET WIDE.

## LB-10 (V-124-21/L-2, PARCEL 20 (PORTION))

THAT PORTION OF THAT PART OF THE RANCHO LOS CERRITOS, IN THE CITY OF LONG BEACH, AS PER MAP RECORDED IN BOOK 2, PAGES 202 TO 205 INCLUSIVE, OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS PARCEL "A" IN THE DEED TO THE PACIFIC ELECTRIC RAILWAY COMPANY, RECORDED ON AUGUST 17, 1912, AS INSTRUMENT NO. 141, IN BOOK 5150, PAGE 47 OF DEEDS, IN THE OFFICE OF SAID COUNTY RECORDER, INCLUDED WITHIN A STRIP OF LAND, 50.00 FEET WIDE, LYING 25.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

COMMENCING AT THE EASTERLY TERMINUS OF THAT CERTAIN COURSE HAVING A BEARING AND LENGTH OF NORTH 71 DEGREES 48' 13" WEST 3303.71 FEET IN THE CENTER LINE OF EIGHTH STREET AS SHOWN ON THE MAP FILED IN BOOK 92, PAGES 21 AND 22 OF RECORD OF SURVEY, IN THE OFFICE OF SAID COUNTY RECORDER; THENCE SOUTH 71 DEGREES 48' 13" EAST, ALONG THE EASTERLY PROLONGATION OF SAID CERTAIN COURSE, 23.73 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 34 DEGREES 20' 06" WEST 88.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 955.04 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31 DEGREES 55' 01", AN ARC DISTANCE OF 532.01 FEET; THENCE NORTH 66 DEGREES 15' 07" WEST,

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(Master Agreement)

TANGENT TO SAID CURVE, 92.10 FEET TO THE CENTER LINE OF THAT CERTAIN STRIP OF LAND, 50 FEET WIDE, FIRSTLY DESCRIBED IN THE DEED TO THE SOUTHERN PACIFIC RAILROAD COMPANY, RECORDED ON JANUARY 25, 1889, IN BOOK 539 PAGE 34 OF SAID DEEDS, SAID STRIP OF LAND BEING SHOWN AS PARCEL 10 ON THE MAP FILED IN BOOK 52, PAGES 9 AND 10 OF SAID RECORD OF SURVEY.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING EASTERLY AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF LOT "H" OF A RESURVEY AND CORRECTING PLAT OF LONG BEACH HARBOR TRACT, IN SAID CITY, COUNTY AND STATE, AS PER MAP RECORDED IN BOOK 10, PAGE 142, OF MAPS, IN THE OFFICE OF SAID COUNTY RECORDER, WHICH SAID POINT IS DISTANT NORTH 71 DEGREES 43' 30" WEST 310.10 FEET, MEASURED ALONG SAID NORTHERLY LINE FROM THE INTERSECTION OF SAID NORTHERLY LINE WITH THE WESTERLY LINE OF PICO AVENUE (FORMERLY WATER STREET); THENCE SOUTH 08 DEGREES 33' 51" EAST 185.00 FEET; THENCE SOUTH 21 DEGREES 26' 09" WEST 70.00 FEET; THENCE SOUTH 81 DEGREES 26' 09" WEST 67.37 FEET TO A POINT THAT IS DISTANT 5.00 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE SOUTHERLY LINE OF SAID PARCEL "A"; THENCE NORTHWESTERLY 127.25 FEET ALONG A LINE THAT IS PARALLEL WITH AND DISTANT 5.00 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM SAID SOUTHERLY LINE OF PARCEL "A"; THENCE SOUTHWESTERLY 5.00 FEET ALONG A LINE THAT IS AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID PARCEL "A" TO A POINT IN SAID SOUTHERLY LINE.

## LB-11 (V-124-21/L2, PARCEL 79)

THOSE CERTAIN PARCELS OF LAND SITUATED IN THE RANCHO LOS CERRITOS, IN THE CITY OF LONG BEACH, BEING ALL THOSE PARCELS OF LAND DESCRIBED IN DEED DATED OCTOBER 19, 1962 FROM THE CITY OF LONG BEACH TO THE PACIFIC ELECTRIC RAILWAY COMPANY, NOW SOUTHERN PACIFIC TRANSPORTATION COMPANY, RECORDED MARCH 6, 1964 IN BOOK D2385, PAGE 176, OFFICIAL RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

PARCEL1:

A STRIP OF LAND 25.00 FEET IN WIDTH, LYING 12.50 FEET ON EACH SIDE OF THE FOLLOWING CENTERLINE:

COMMENCING AT THE POINT OF INTERSECTION OF THE EASTERLY LINE OF PICO AVENUE, 80 FEET WIDE, FORMERLY WATER STREET, 80 FEET WIDE, AS SHOWN ON THE MAP OF LONG BEACH HARBOR TRACT, RECORDED IN BOOK 10, PAGE 142 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY (SAID EASTERLY LINE BEING THE WESTERLY LINE OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT'S 720-FOOT WIDE RIGHT OF WAY), WITH THE NORTHEASTERLY PROLONGATION OF THE CENTER LINE OF THAT CERTAIN 60-FOOT WIDE STRIP OF LAND DESCRIBED AS PARCEL "F" IN THE DEED TO THE PACIFIC ELECTRIC RAILWAY COMPANY, RECORDED ON AUGUST 17, 1912, IN BOOK 5150, PAGE 47 OF DEEDS, IN THE OFFICE OF SAID COUNTY RECORDER; THENCE AT RIGHT ANGLES TO SAID EASTERLY

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(Master Agreement)

LINE, EAST 26.65 FEET TO A POINT IN A LINE PARALLEL WITH SAID EASTERLY LINE; THENCE ALONG SAID PARALLEL LINE SOUTH 407.74 FEET TO A POINT OF CUSP WITH A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 338.93 FEET, SAID POINT OF CUSP BEING THE TRUE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50 DEGREES 00' 00" AN ARC DISTANCE OF 295.77 FEET; THENCE TANGENT TO SAID CURVE NORTH 50 DEGREES 00' 00" WEST, 120.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 338.93 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43 DEGREES 38' 25", AN ARC DISTANCE OF 258.15 FEET; THENCE TANGENT TO SAID CURVE NORTH 6 DEGREES 21' 35" WEST, 12.43 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 660.55 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4 DEGREES 38' 29" , AN ARC DISTANCE OF 53.51 FEET; THENCE TANGENT TO SAID CURVE NORTH 1 DEGREES 43' 06" WEST, 17.30 FEET TO A POINT IN A LINE PARALLEL WITH AND DISTANT WESTERLY 311.00 FEET, MEASURED AT RIGHT ANGLES, FROM SAID EASTERLY LINE OF PICO AVENUE, SAID LAST MENTIONED POINT HEREBY DESIGNATED "POINT A"; THENCE ALONG SAID LAST MENTIONED PARALLEL LINE NORTH 75.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 484.40 FEET; THENCE NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE 535.36 FEET.

EXCEPT THAT PORTION OF THE ABOVE DESCRIBED 25.00 FOOT WIDE STRIP LYING EASTERLY OF A LINE THAT IS PARALLEL WITH AND DISTANT 287.67 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF SAID LOS ANGELES COUNTY FLOOD CONTROL DISTRICT'S RIGHT OF WAY; AND

EXCEPT THAT PORTION OF THE ABOVE DESCRIBED 25.0 FOOT WIDE STRIP LYING WITHIN THE BOUNDARIES OF 8TH STREET, 50 FEET WIDE, AS SAID STREET IS DESCRIBED IN THE DEED TO CITY OF LONG BEACH, RECORDED ON APRIL 4, 1924, IN BOOK 3018, PAGE 319 OF OFFICIAL RECORDS, IN THE OFFICE OF THE SAID COUNTY RECORDER;

AND ALSO EXCEPT THAT PORTION OF THE ABOVE DESCRIBED 25.00 FOOT WIDE STRIP LYING NORTHEASTERLY OF A LINE THAT IS PARALLEL WITH AND DISTANT 5 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHEASTERLY LINE OF SAID 8TH STREET, 50 FEET WIDE.

PARCEL 2:

A STRIP OF LAND 25.00 FEET IN WIDTH, LYING 12.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT IN THE CENTERLINE OF THE ABOVE DESCRIBED PARCEL 1, SAID POINT BEING THEREIN DESCRIBED AND DESIGNATED AS "POINT A"; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH SAID EASTERLY LINE OF PICO AVENUE TO A POINT THAT IS DISTANT 199.29 FEET NORTH ALONG SAID LINE FROM THE NORTHWESTERLY LINE OF 7<sup>TH</sup> STREET NORTH, 40 FEET WIDE, AS SAID STREET IS DESCRIBED IN SAID DEED TO CITY OF LONG BEACH, RECORDED ON APRIL 4, 1924, IN SAID BOOK 3018, PAGE 319 OF OFFICIAL RECORDS; THENCE SOUTH 1 DEGREES 43' 06" WEST, 17.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY

# Exhibit A

(Master Agreement)

AND HAVING A RADIUS OF 660.55 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4 DEGREES 38' 29" AN ARC DISTANCE OF 53.51 FEET; THENCE TANGENT TO SAID CURVE SOUTH 6 DEGREES 21' 35" WEST, 11.42 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 358.39 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE SOUTHEASTERLY LINE OF SAID 7TH STREET NORTH.

EXCEPT THAT PORTION THEREOF LYING SOUTHERLY OF THE NORTHWESTERLY LINE OF SAID 7TH STREET NORTH; AND ALSO

EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF THE ABOVE DESCRIBED PARCEL 1.

APN: 7436-008-907, 7436-008-912

## LB-12

PARCELS A, B, C, D, E, F, AND G AS SHOWN ON PARCEL MAP NO. 2004-2141, FILED IN BOOK 359, PAGES 50 THROUGH 55 OF PARCEL MAPS, IN THE OFFICE OF THE OF LOS ANGELES COUNTY RECORDER.

EXCEPT THAT PORTION LYING WITHIN LB-2 AND LB-3 DESCRIBED HEREIN.

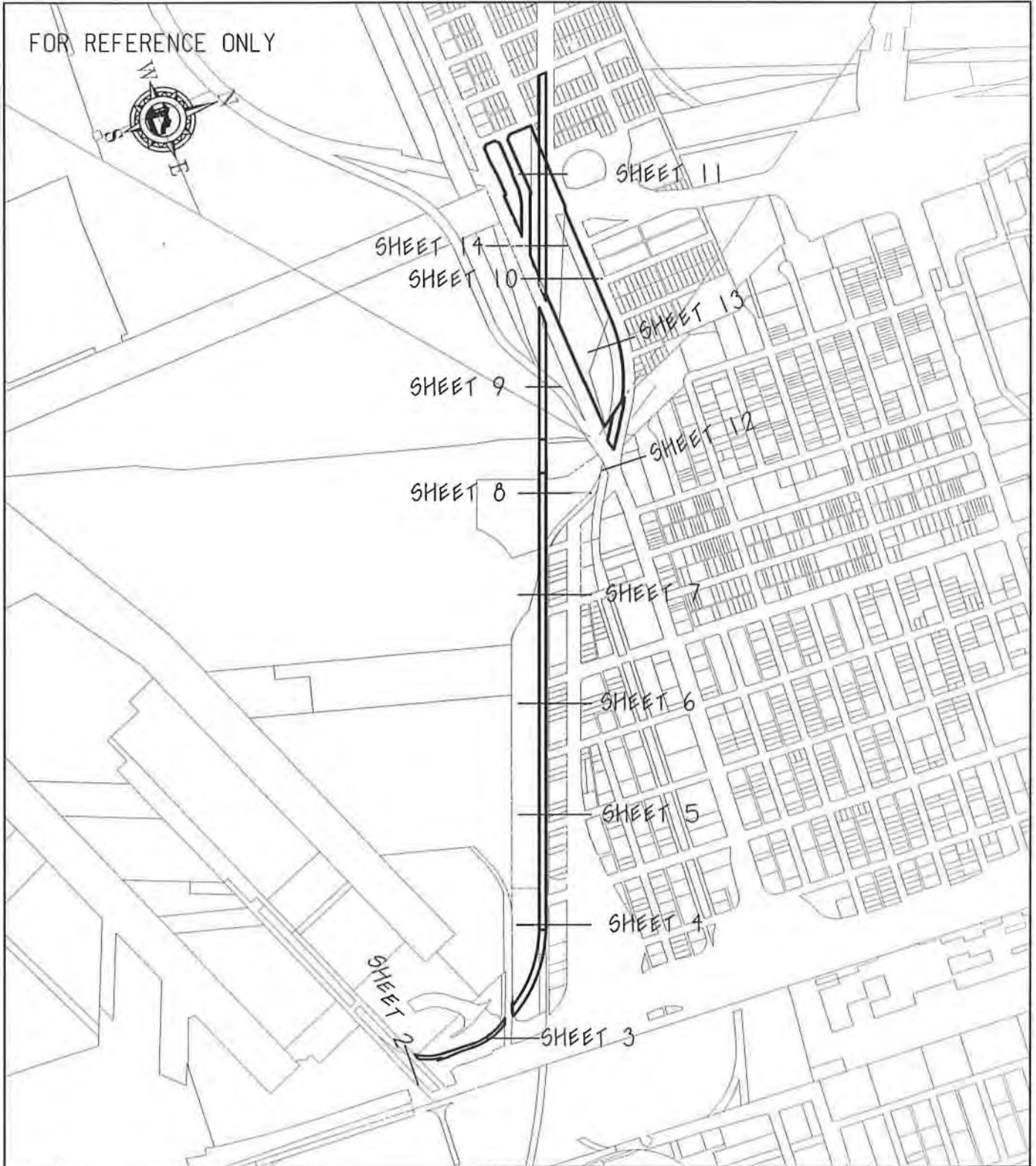
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## LB-15

ALL THAT STRIP OF LAND, 60 FEET WIDE, IN RANCHO LOS CERRITOS, AND BEING A PORTION OF BLOCK "W" OF THE SEABRIGHT HARBOR TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 65 OF MAPS, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER, DESCRIBED IN PARCEL 51 IN THAT CERTAIN DEED TO THE PACIFIC ELECTRIC RAILWAY COMPANY, RECORDED IN BOOK 5017, PAGE 16 OF DEEDS, IN SAID OFFICE.

APN(S): 7429-016-901/904

# EXHIBIT B-2



SHEET 1 OF 14

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N.T.S.

DOCUMENT NUMBER:			
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CHECKED BY:	BC	DATE:	2018-10-10

CITY OF LOS ANGELES TO CITY OF LONG BEACH  
QUITCLAIM DEED



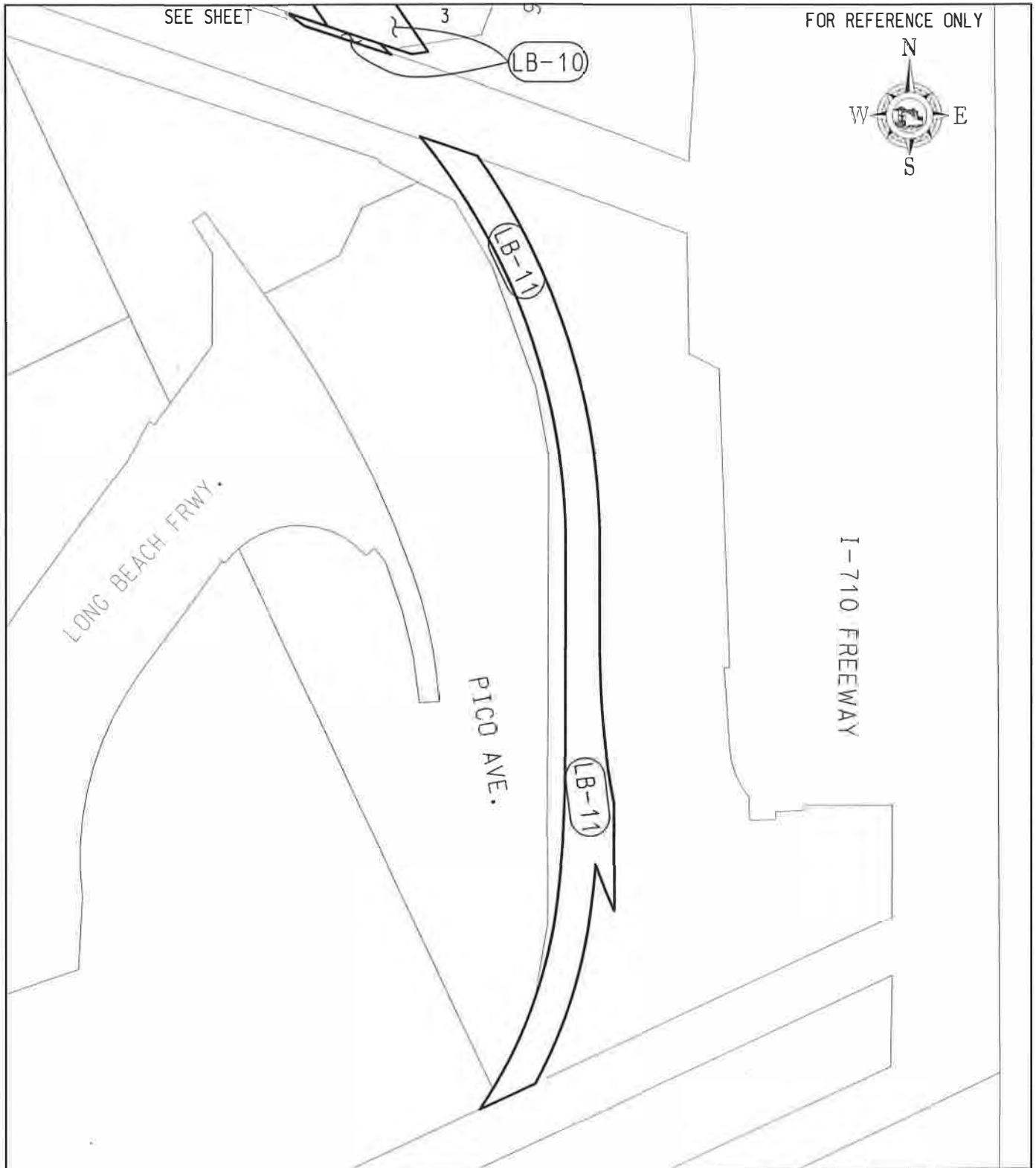
Port of  
**LONG BEACH**  
The Green Port



**THE PORT**  
OF LOS ANGELES

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**EXHIBIT B-2**



SHEET 2 OF 14

DRAWING SCALE  
N.T.S.

DOCUMENT NUMBERS			
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CHECKED BY:	BC	DATE:	2018-10-10

CITY OF LOS ANGELES TO CITY OF LONG BEACH  
QUITCLAIM DEED

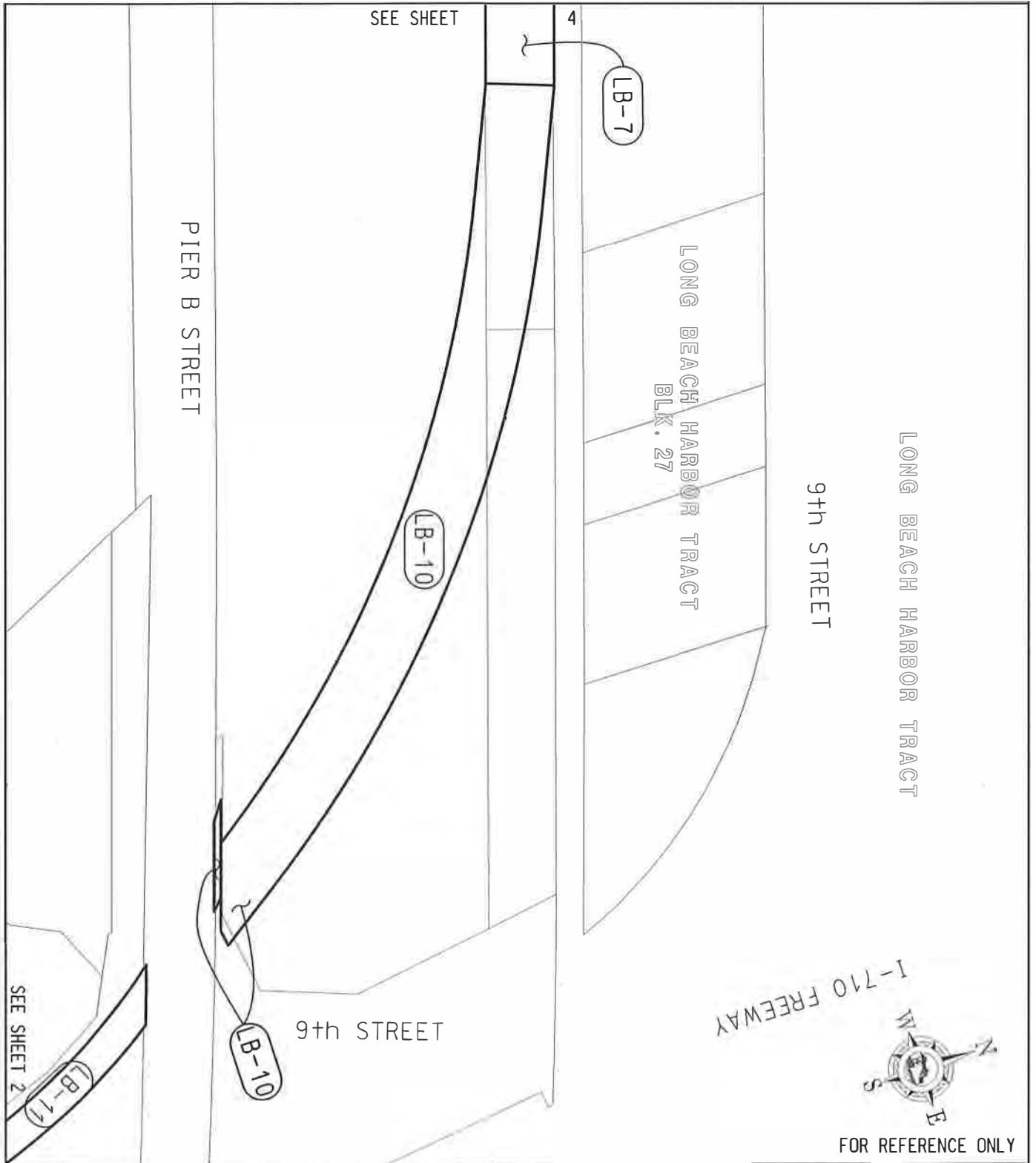


Port of  
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The Green Port



BY	CHK'D	DATE	REMARKS

# EXHIBIT B-2



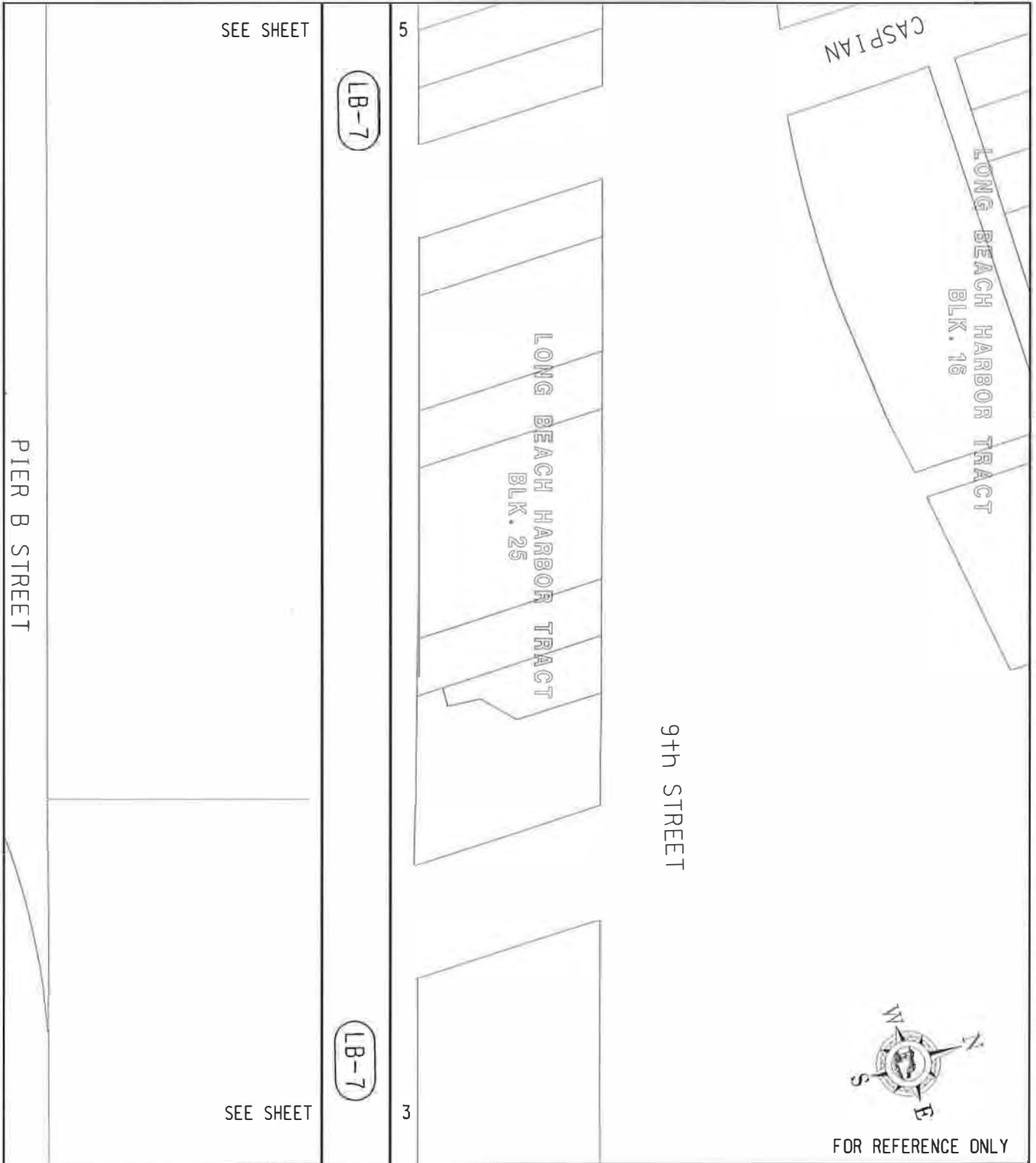
FOR REFERENCE ONLY

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CITY OF LOS ANGELES TO CITY OF LONG BEACH QUITCLAIM DEED			
CHECKED BY: BC DATE: 2018-10-10			

Port of  
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*The Green Port*

BY	CHK'D	DATE	REMARKS

**EXHIBIT B-2**



FOR REFERENCE ONLY

SHEET 4 OF 14

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CHECKED BY:	BC	DATE:	2018-10-10

CITY OF LOS ANGELES TO CITY OF LONG BEACH  
QUITCLAIM DEED

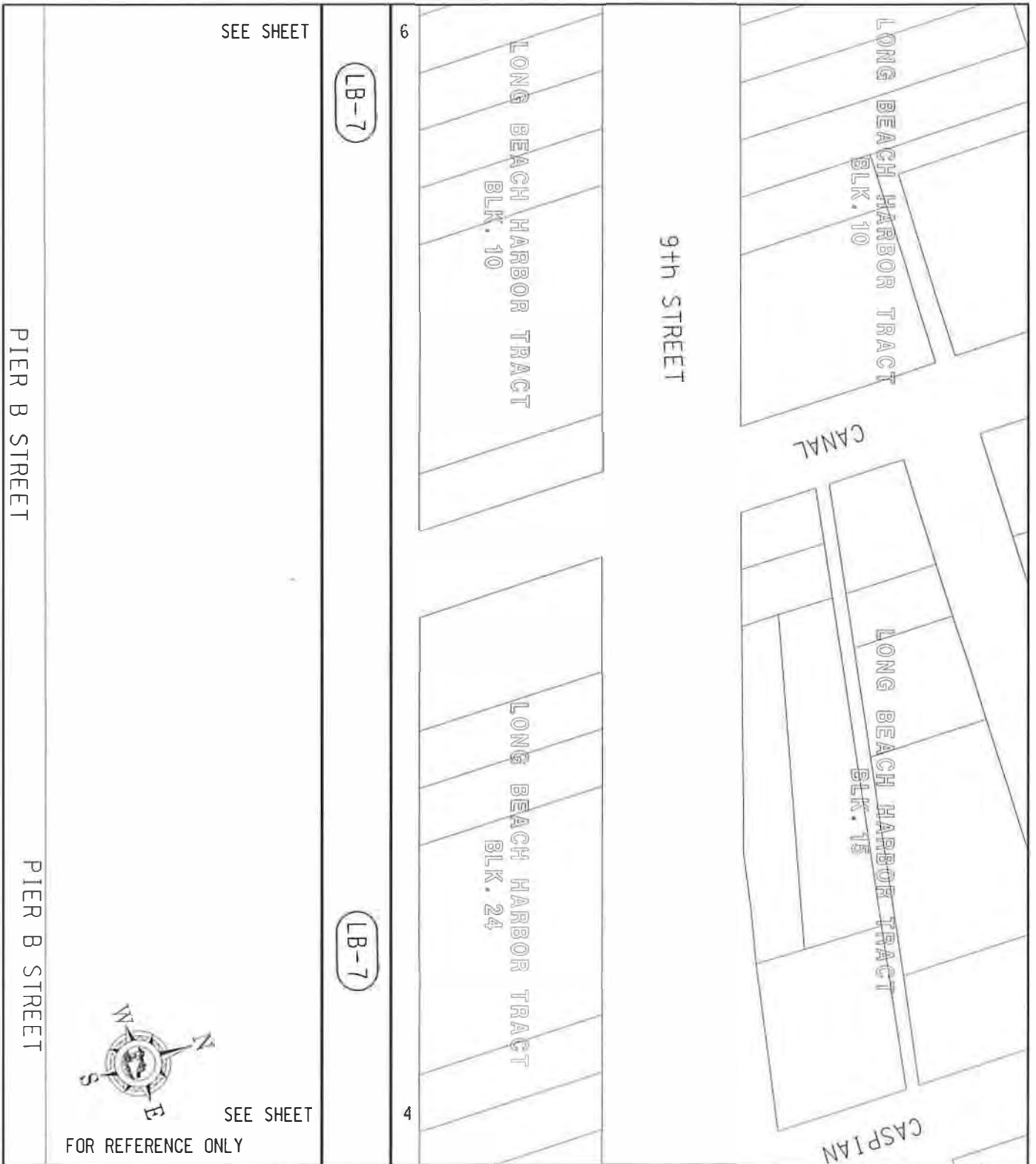


Port of  
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BY	CHK'D	DATE	REMARKS

EXHIBIT B-2



SEE SHEET  
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SHEET 5 OF 14

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DOCUMENT NUMBER:  
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CHECKED BY: BC DATE: 2018-10-10

CITY OF LOS ANGELES TO CITY OF LONG BEACH  
QUITCLAIM DEED

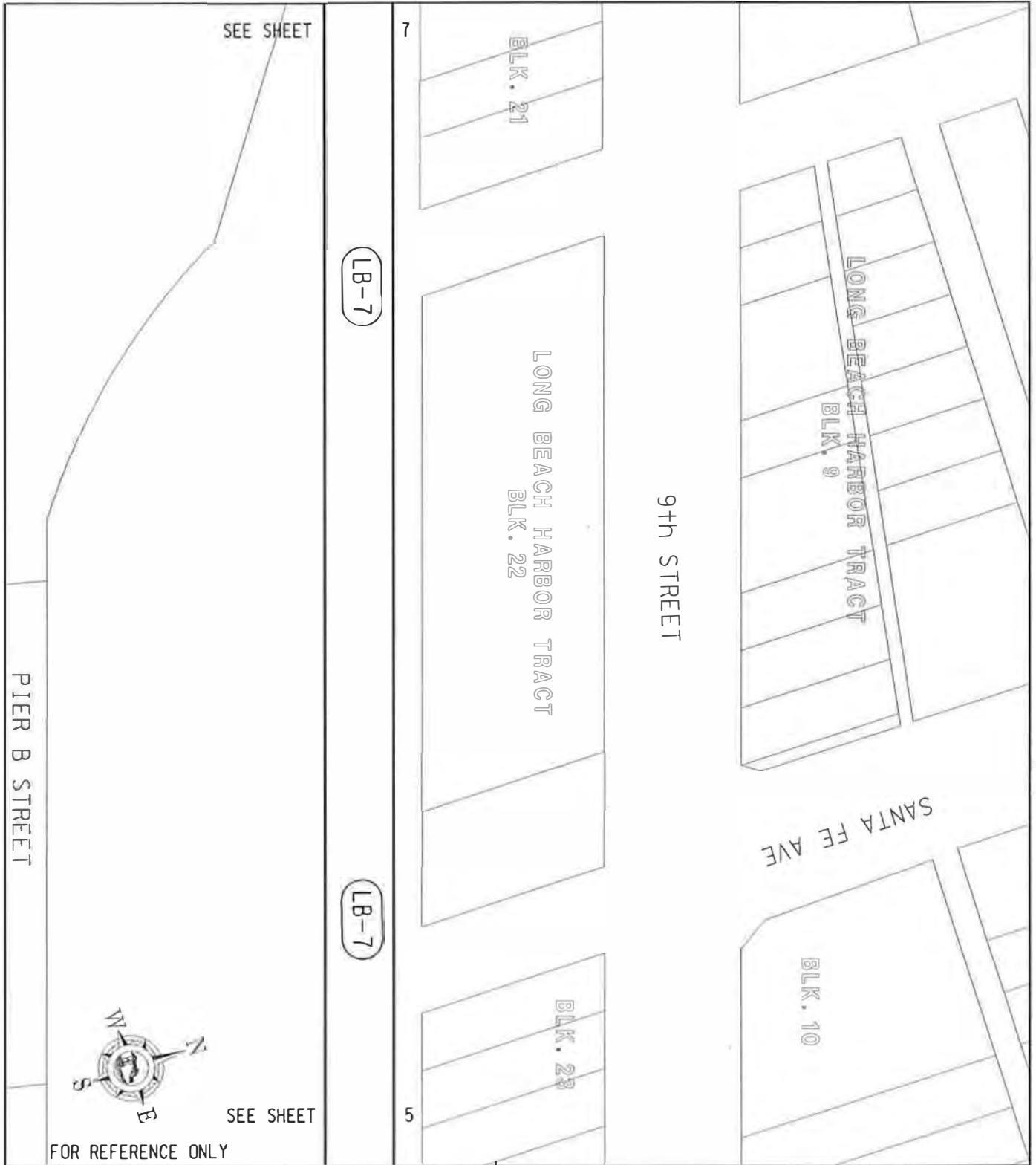


Port of  
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BY	CHK'D	DATE	REMARKS

# EXHIBIT B-2



SHEET 6 OF 14

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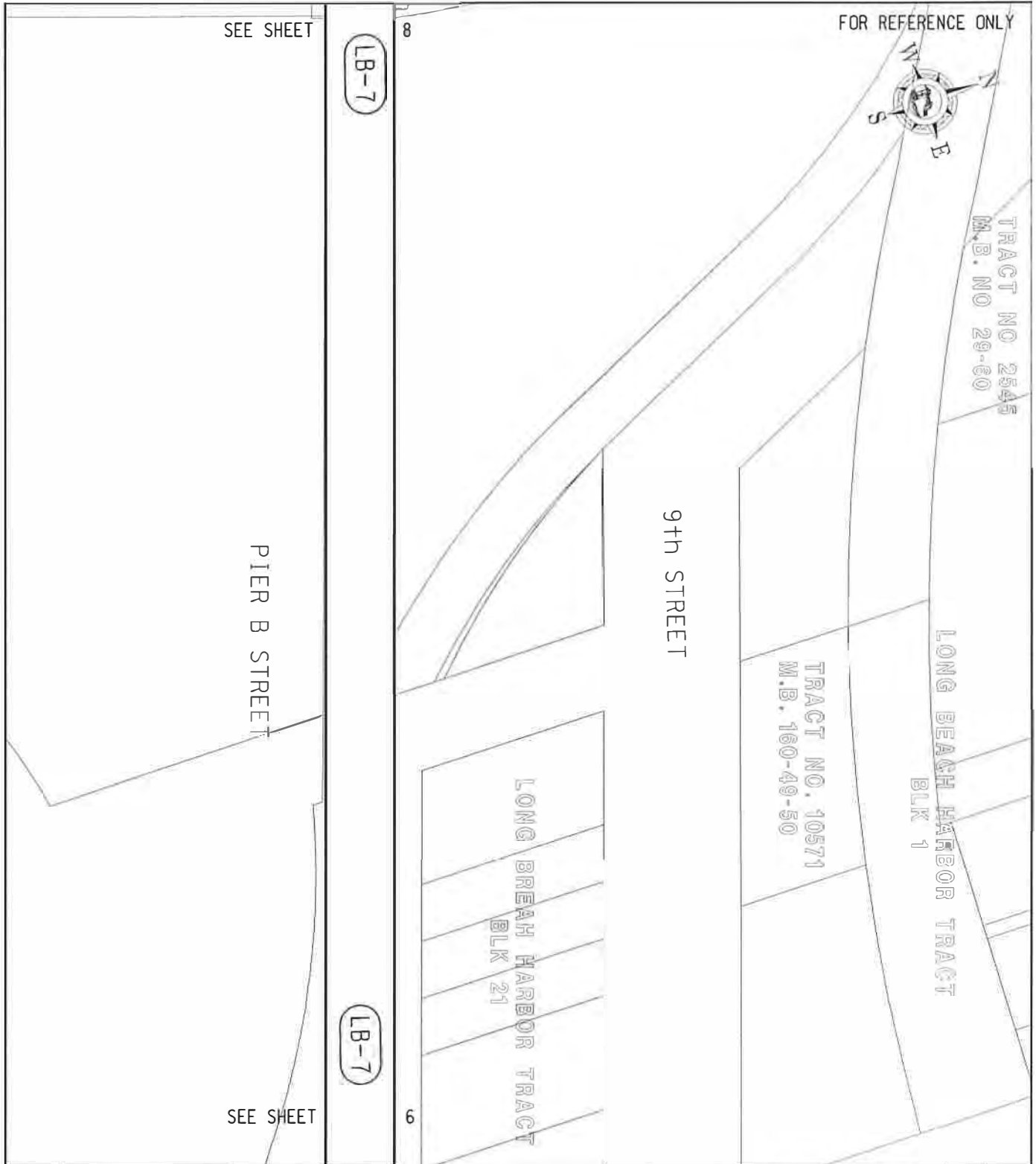


Port of  
**LONG BEACH**  
The Green Port



BY	CHK'D	DATE	REMARKS

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SHEET 7 OF 14

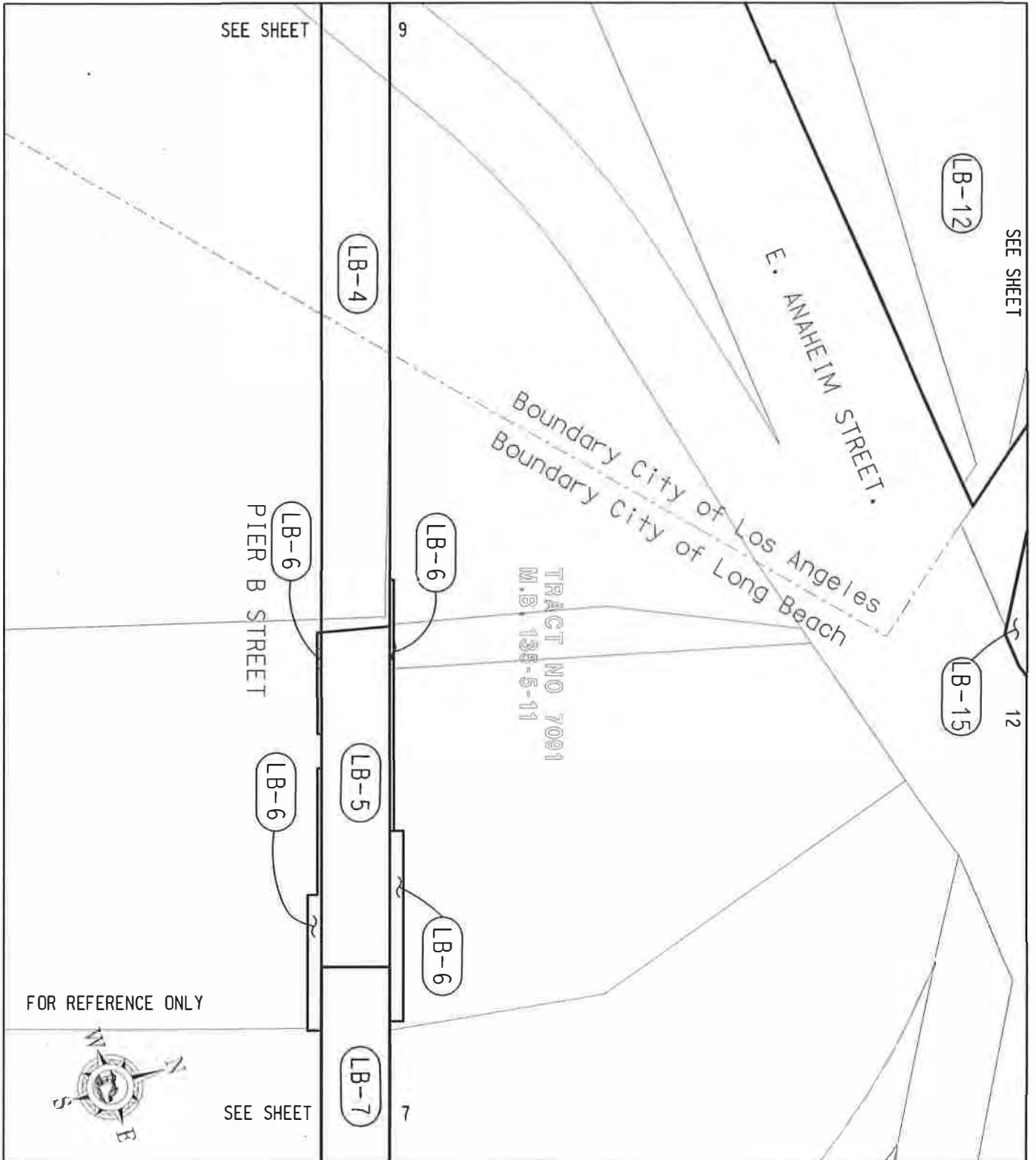
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CITY OF LOS ANGELES TO CITY OF LONG BEACH QUITCLAIM DEED			

Port of  
**LONG BEACH**  
The Green Port

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OF LOS ANGELES

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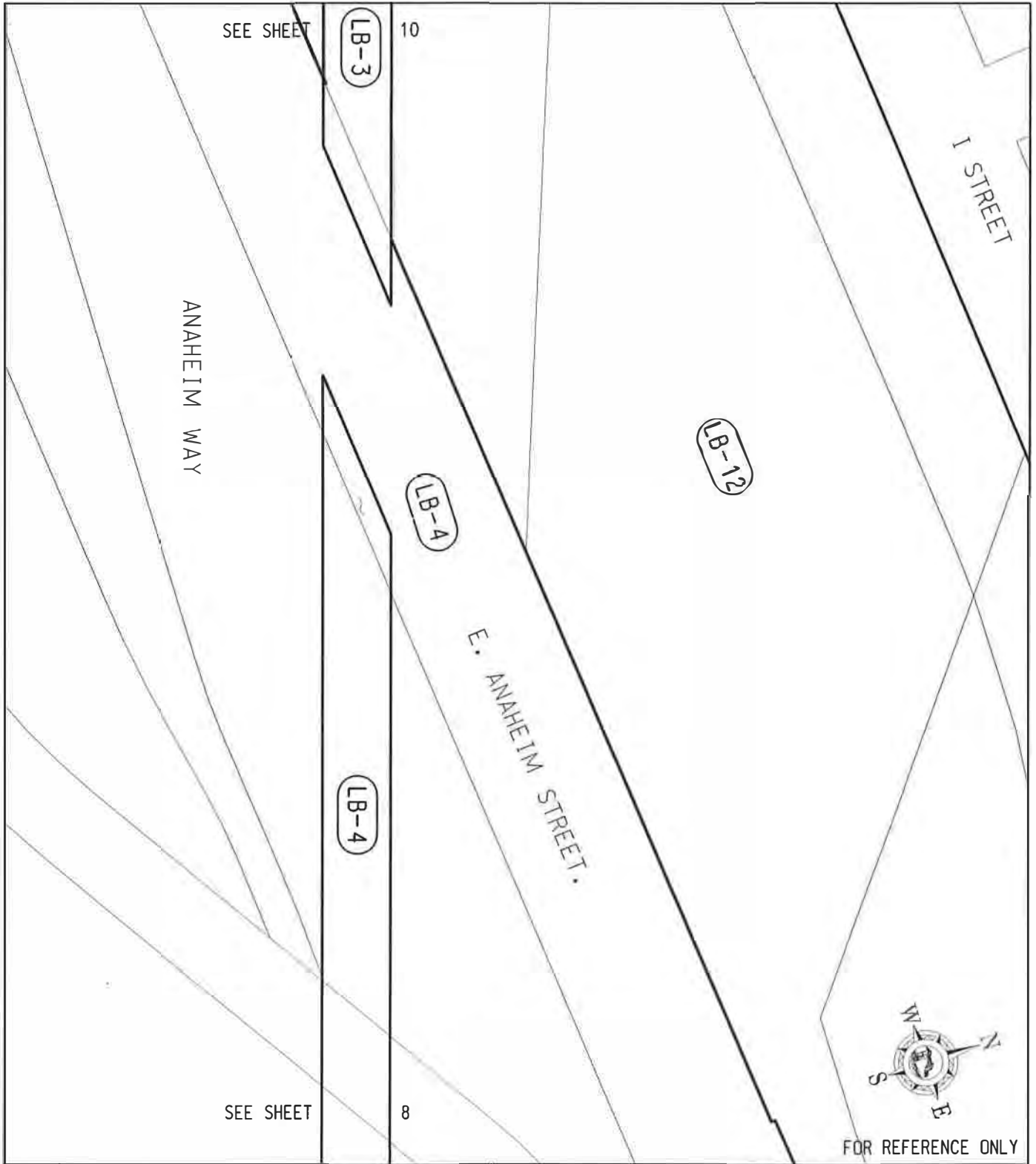
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CITY OF LOS ANGELES TO CITY OF LONG BEACH QUITCLAIM DEED	CHECKED BY:	DATE: 2018-10-10

**Port of  
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OF LOS ANGELES**

BY	CHK'D	DATE	REVISION

# EXHIBIT B-2



SHEET 9 OF 14

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CITY OF LOS ANGELES TO CITY OF LONG BEACH  
QUITCLAIM DEED

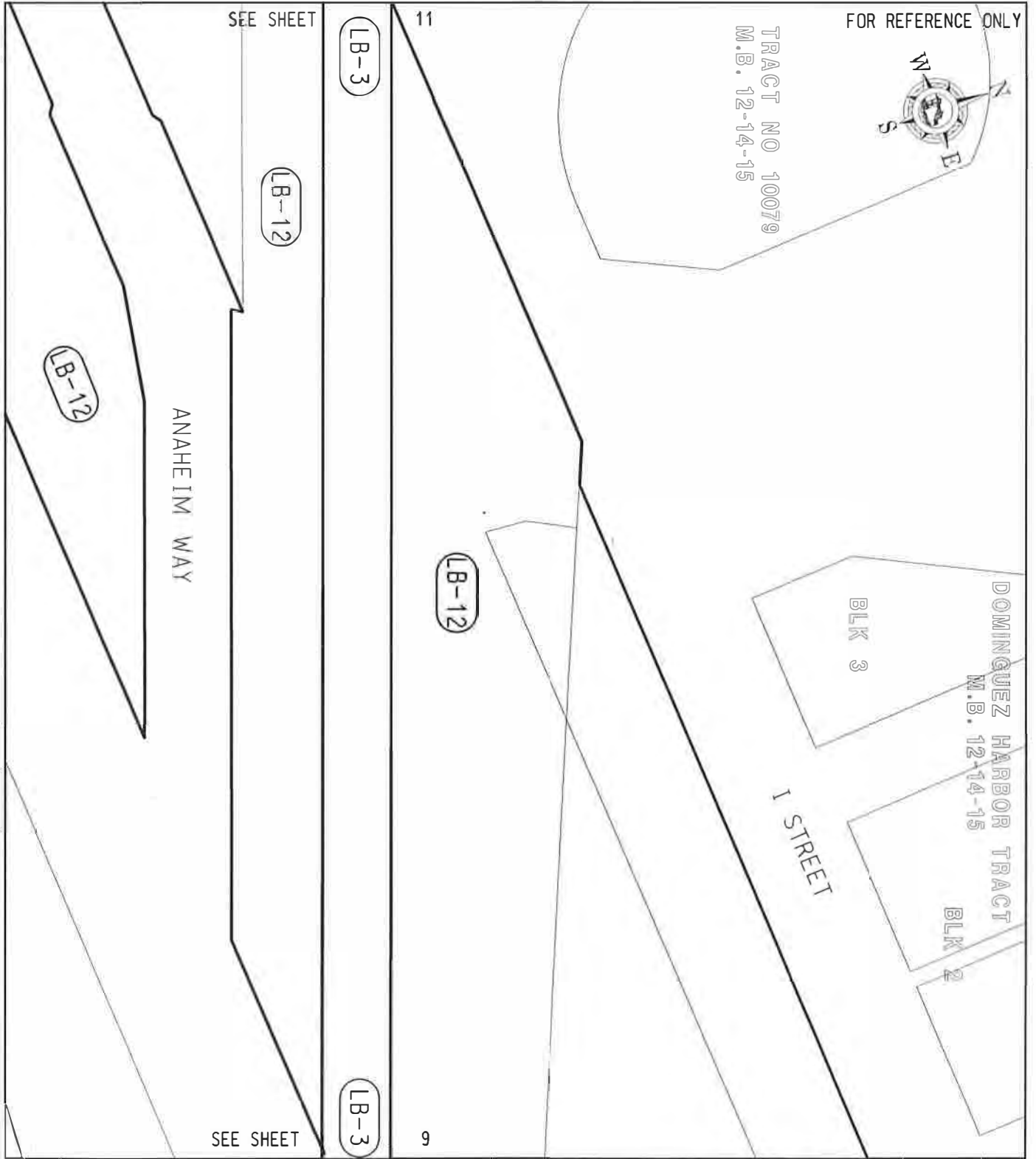


Port of  
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The Green Port



BY:	CHK'D:	DATE:	BY:	DATE:

# EXHIBIT B-2



SHEET 10 OF 14

DRAWING SCALE  
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CITY OF LOS ANGELES TO CITY OF LONG BEACH  
OUTCLAIM DEED



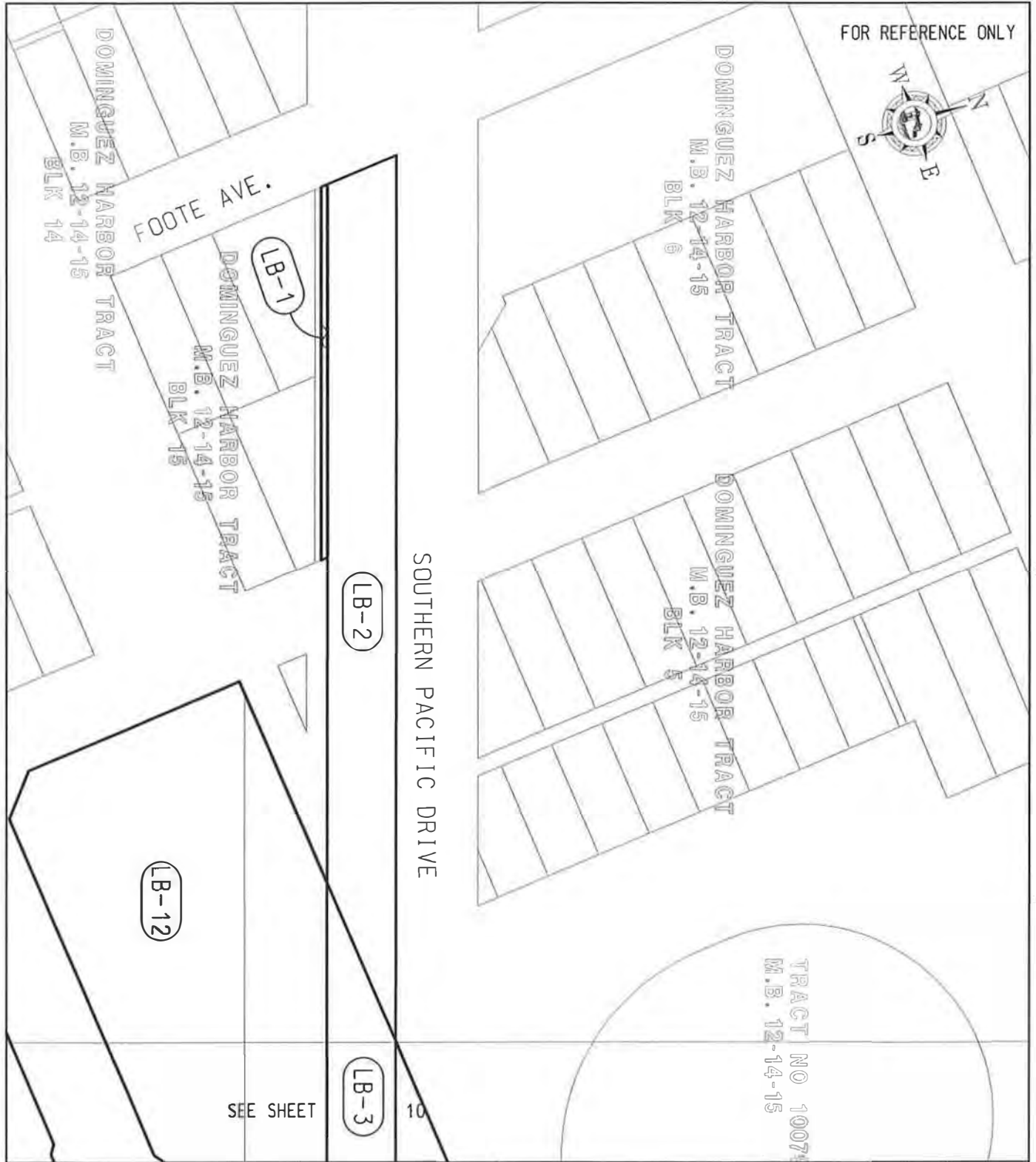
Port of  
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The Green Port



**THE PORT**  
OF LOS ANGELES

BY	DATE	DATE	DATE	REMARKS

EXHIBIT B-2



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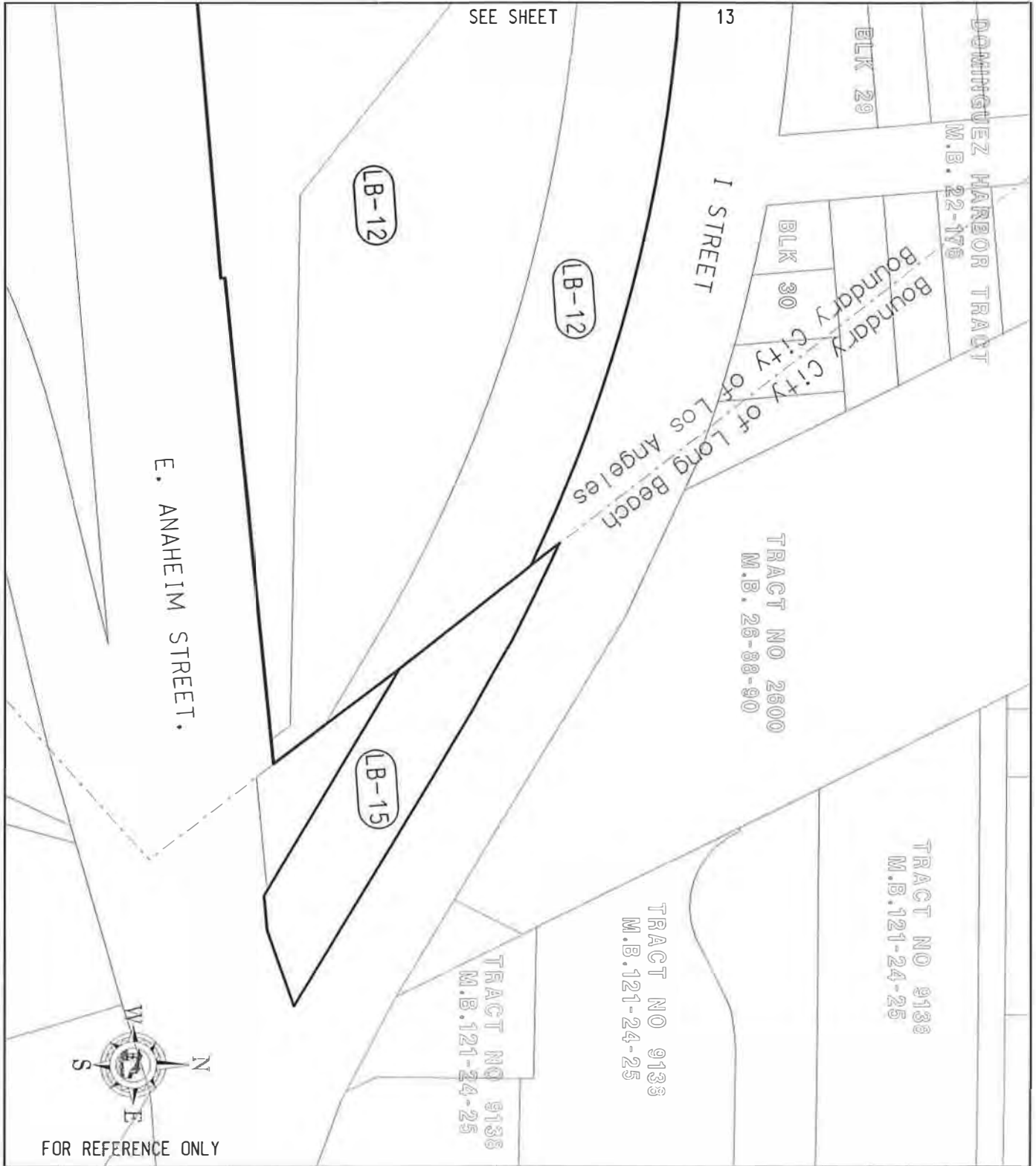
**Port of  
LONG BEACH**  
*The Green Port*

**THE PORT  
OF LOS ANGELES**

REV	CHG'D	DATE	REMARKS

SHEET 11 OF 14

# EXHIBIT B-2



DRAWING SCALE N.T.S.	DOCUMENT NUMBER:			
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CITY OF LOS ANGELES TO CITY OF LONG BEACH QUITCLAIM DEED				
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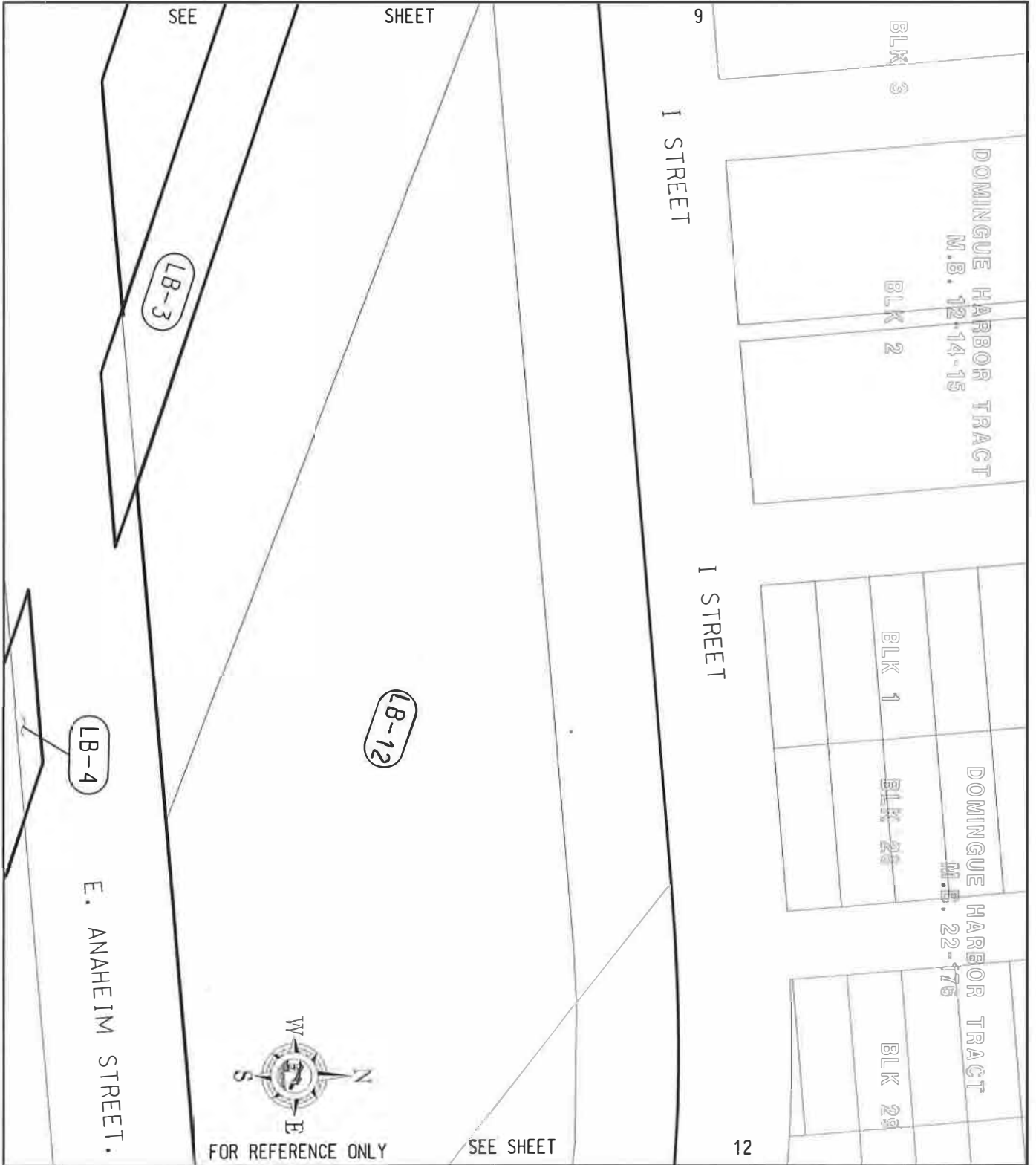


**Port of  
LONG BEACH**  
*The Green Port*



BY	DATE	REMARKS

# EXHIBIT B-2



DRAWING SCALE N.T.S.	DOCUMENT NUMBER:			
	DRAWN BY: JA	DATE: 2018-10-10		
	CHECKED BY: BC	DATE: 2018-10-10		
CITY OF LOS ANGELES TO CITY OF LONG BEACH QUITCLAIM DEED				

**Port of  
LONG BEACH**  
*The Green Port*

**THE PORT  
OF LOS ANGELES**

BY	CHK'D	DATE	REMARKS



Recording requested by and mail to:

**City of Long Beach**

When recorded mail To:

Director of Real Estate  
City of Long Beach  
P.O. Box 570  
Long Beach, CA 90801

SPACE ABOVE THIS LINE IS FOR RECORDERS USE

**Doc. Transfer Tax \$ 0.00**

**This document is exempt from Recording Fees (Govt. Code 27383) and Documentary Transfer Tax (R & T 11922)**

**QUITCLAIM DEED**

For a valuable consideration the receipt of which is hereby acknowledged,

**The City of Los Angeles, a municipal corporation (“Grantor”)**

does hereby remise, release and forever quitclaim to:

**The City of Long Beach, a municipal corporation (“Grantee”)**

an undivided fifty percent (50%) interest as a tenant-in-common in and to that certain property in the City of Los Angeles, County of Los Angeles, State of California, as more particularly described in **Exhibit A-4** and depicted in **Exhibit B-4**, attached hereto and made a part hereof.

**IT IS UNDERSTOOD THAT THE RIGHTS ARE BEING TRANSFERRED IN AN “AS-IS, WHERE-IS” CONDITION WITHOUT WARRANTY AS TO FITNESS FOR USE, FITNESS FOR A PARTICULAR USE, OR CONDITION OF THE PROPERTY AND THAT THE GRANTOR HAS NO OBLIGATION TO CORRECT ANY CONDITION OF THE PROPERTY, WHETHER KNOWN OR UNKNOWN, BEFORE OR AFTER THE RECORDING OF THIS QUITCLAIM DEED.**

This deed is made in accordance with provisions of Ordinance No. \_\_\_\_\_ of the City of Los Angeles.

**IN WITNESS WHEREOF**, the **City of Los Angeles**, a Municipal Corporation, by its City Council, has caused this Quitclaim Deed to be executed on its behalf, by its Mayor, and its corporate seal to be thereto affixed by its City Clerk. This Quitclaim deed shall be deemed to be effective as of the date it is recorded in the Office of the County Recorder of the County of Los Angeles, California.

Executed this \_\_\_\_ day of \_\_\_\_\_, 2019

Attest:

**The City of Los Angeles, by  
Its Board of Harbor Commissioners**

\_\_\_\_\_  
Amber M. Klesges, Board Secretary

By: \_\_\_\_\_  
**Eugene D. Seroka, Executive Director**

**Exhibit A**

**(Master Agreement)**

**The City of Los Angeles  
TO  
The City of Long Beach**

**Joint Property Transfers**

**See Agreement No.**

**QUITCLAIM DEED**

Executed in Accordance with

Ordinance No.

Approved as to

Authority.....**20**

**HARBOR DEPARTMENT**

By:

.....  
**Michael DiBernardo  
Deputy Executive Director**

Approved as to

Description.....**20**

**HARBOR DEPARTMENT**

BY:

.....  
**David Castillo, Senior Real Estate Officer**

Approved.....**20**

**Michael N. Feuer, City Attorney**

By:

.....  
**Estelle M. Braaf, Deputy City Attorney**

**COUNCIL FILE NO.**

Division:

Platted: \_\_\_\_\_ C.M.

By: \_\_\_\_\_ C.M.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }  
COUNTY OF Los Angeles } ss:

On \_\_\_\_\_ before me, \_\_\_\_\_,  
a Notary Public, personally appeared \_\_\_\_\_  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

**I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.**

WITNESS my hand and official seal.

Signature \_\_\_\_\_

**APPROVAL AS TO FORM**

The foregoing QUITCLAIM DEED is hereby approved as to form.

\_\_\_\_\_, 2019

CHARLES PARKIN, City Attorney

By: \_\_\_\_\_  
Charles M. Gale, Principal Deputy

**CERTIFICATE OF ACCEPTANCE**

This is to certify that the interest in real property conveyed by Quitclaim Deed dated \_\_\_\_\_, 2019 from City of Los Angeles, to the City of Long Beach, municipal corporation, is hereby accepted pursuant to order of the City Council of the City of Long Beach made on October 2, 1957, and that the Grantee consents to recordation thereof by its duly authorized officer, namely, its City Attorney.

\_\_\_\_\_, 2019

CHARLES PARKIN, City Attorney

By: \_\_\_\_\_  
Charles M. Gale, Principal Deputy

**EXEMPTION FROM RECORDING FEES  
AND DOCUMENTARY TRANSFER TAX**

The within instrument is given at the request of and for the benefit of the City of Long Beach for public purposes and is entitled to be recorded without fee pursuant to Sections 6003 and 27383, Government Code, and is exempt from documentary transfer tax pursuant to Section 11922, Revenue and Taxation Code.

\_\_\_\_\_, 2019

CHARLES PARKIN, City Attorney

By: \_\_\_\_\_  
Charles M. Gale, Principal Deputy

**EXHIBIT A-4**

Real property located in the County of Los Angeles, State of California described as follows:

**LB-16**

PARCEL 1:

LOT 22, IN BLOCK 17 OF TRACT NO. 2016, AS PER MAP RECORDED IN BOOK 27, PAGES 16, 17 AND 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

RESERVING UNTO THE GRANTOR HEREIN ALL OIL, GAS, PETROLEUM, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITH NO RIGHT OF SURFACE ENTRY.

APN(S): 7428-022-902

PARCEL 2:

LOT 21 IN BLOCK 17 OF TRACT NO. 2016, AS PER MAP RECORDED IN BOOK 27, PAGE 16, 17 AND 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

RESERVING UNTO THE GRANTOR ALL CRUDE OIL, PETROLEUM, GAS, MINERALS, AND HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT TO ENTER UPON ANY PORTION OF THE SURFACE ABOVE A DEPTH OF 500 FEET FOR ANY PURPOSE WHATSOEVER.

APN(S): 7428-022-904

**LB-18**

LOT 3 IN BLOCK 10 OF DOMINGUEZ HARBOR TRACT, AS PER MAP RECORDED IN BOOK 12, PAGE 14 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

RESERVING UNTO THE GRANTOR HEREIN ALL OIL, GAS, PETROLEUM, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITH NO RIGHT OF SURFACE ENTRY.

APN(S): 7428-018-900

**LB-19**

PARCEL 1:

LOT 6 IN BLOCK 8 OF DOMINGUEZ HARBOR TRACT, AS PER MAP RECORDED IN BOOK 12, PAGE 14 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

# Exhibit A

(Master Agreement)

RESERVING UNTO THE GRANTOR HEREIN ALL OIL, GAS, PETROLEUM, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITH NO RIGHT OF SURFACE ENTRY.

PARCEL 2:

THAT PORTION OF THAT CERTAIN ALLEY ADJACENT TO AND ABUTTING THE WESTERLY BOUNDARY LINE OF LOT 6, BLOCK 8 OF DOMINGUEZ HARBOR TRACT, PER THAT CERTAIN "ORDER TO VACATE NO. 80-21678", RECORDED ON JUNE 20, 1980 AS INSTRUMENT NO. 1980-600085, O.R. COUNTY OF LOS ANGELES.

APN(S): 7428-017-902

## LB-20

PARCEL 1:

LOT 1 IN BLOCK 7 OF DOMINGUEZ HARBOR TRACT, AS PER MAP RECORDED IN BOOK 12, PAGES 14 AND 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

THAT PORTION OF THAT CERTAIN ALLEY ADJACENT TO AND ABUTTING THE WESTERLY BOUNDARY LINE OF LOT 1, BLOCK 7 OF DOMINGUEZ HARBOR TRACT, PER THAT CERTAIN "ORDER TO VACATE NO. 80-21678", RECORDED ON JUNE 20, 1980 AS INSTRUMENT NO. 1980-600085, O.R. COUNTY OF LOS ANGELES.

APN(S): 7428-017-904

## LB-21

PARCEL 1:

LOTS 9 THROUGH 16 IN BLOCK 6 OF DOMINGUEZ HARBOR TRACT, AS PER MAP RECORDED IN BOOK 12, PAGES 14 AND 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF LOTS 15 AND 16 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 16; THENCE NORTHERLY ALONG THE WESTERLY LINES OF LOTS 16 AND 15, 22 FEET; THENCE LEAVING SAID WESTERLY LINE OF SAID LOT 15, SOUTHWESTERLY IN A DIRECT LINE TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 16, DISTANT SOUTHEASTERLY THEREON, 26.00 FEET FROM SAID SOUTHWEST CORNER; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE, 26.00 FEET TO THE POINT OF BEGINNING AS CONDEMNED BY FINAL DECREE SUPERIOR COURT CASE NO. C 204 121, LOS ANGELES COUNTY, A CERTIFIED COPY OF SAID DECREE RECORDED OCTOBER 18, 1978, AS INSTRUMENT NO. 78-1158975, OFFICIAL RECORDS.

PARCEL 2:

# Exhibit A

(Master Agreement)

THAT PORTION OF THE EAST ½ OF THE ALLEY ADJOINING LOTS 9, 10, 11, 12, 13, 14 AND 15 IN BLOCK 6 OF DOMINGUEZ HARBOR TRACT, BOOK 12, PAGES 14 AND 15 OF MAPS, THAT WOULD PASS BY A CONVEYANCE OF SAID LOTS UNDER SECTION 1112 OF THE CIVIL CODE.

PARCEL 3:

THAT PORTION OF THE ALLEY ADJOINING LOT 11 ON THE SOUTH AND LOT 12 ON THE NORTH IN BLOCK 6 OF DOMINGUEZ HARBOR TRACT, BOOK 12, PAGE 14 AND 15 OF MAPS THAT WOULD PASS BY CONVEYANCE OF SAID LOTS UNDER SECTION 1112 OF THE CIVIL CODE.

RESERVING UNTO THE GRANTOR HEREIN ALL OIL, GAS, PETROLEUM, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITH NO RIGHT OF SURFACE ENTRY.

APN(S): 7428-016-900 through 907

## LB-22

PARCEL 1:

LOT 17 IN BLOCK 5 OF THE DOMINGUEZ HARBOR TRACT, AS PER MAP RECORDED IN BOOK 12, PAGES 14 AND 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THE EASTERLY 32 FEET OF SAID LOT 17.

PARCEL 2:

LOT 18 IN BLOCK 5 OF THE DOMINGUEZ HARBOR TRACT, AS PER MAP RECORDED IN BOOK 12, PAGES 14 AND 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THE EASTERLY 32 FEET OF SAID LOT 18.

PARCEL 3:

LOTS 19 AND 20 IN BLOCK 5 OF THE DOMINGUEZ HARBOR TRACT, AS PER MAP RECORDED IN BOOK 12, PAGES 14 AND 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THOSE PORTIONS OF SAID LOTS LYING EASTERLY OF A LINE PARALLEL WITH AND DISTANT WESTERLY 32 FEET MEASURED AT RIGHT ANGLES FROM EASTERLY LINE OF SAID LOTS.

RESERVING UNTO THE GRANTOR HEREIN ALL OIL, GAS, PETROLEUM, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITH NO RIGHT OF SURFACE ENTRY.

APN(S): 7428-012-900 through 7428-012-903

## LB-28 & LB-31

LOTS THIRTY-ONE (31), THIRTY-TWO (32), THIRTY-THREE (33), AND THIRTY-FOUR (34). BLOCK TWENTY (20), TRACT TWO THOUSAND SIXTEEN (2016), AS PER MAP

# **Exhibit A**

**(Master Agreement)**

RECORDED IN BOOK 27, PAGES 16, 17 AND 18 OF MAPS, RECORDS OF SAID LOS ANGELES COUNTY.

EXCEPTING THEREFROM THAT LAND CONVEYED TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT PER QUITCLAIM DEED RECORDED APRIL 2, 1964 AS INSTRUMENT NO. 4954, O.R. COUNTY OF LOS ANGELES.

APN(S): 7428-027-910, 7428-027-914 through 916

Real property located in the County of Los Angeles, State of California described as follows:

## **LB-32**

LOT 23 IN BLOCK 20 OF TRACT 2016, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGES 16, 17 AND 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE NORTHWESTERLY 50 FEET AS DESCRIBED IN GRANT DEED TO LOS ANGELES & SALT LAKE RAILROAD COMPANY, RECORDED AUGUST 31, 1931, IN BOOK 11058, PAGE 208, OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER.

APN: 7428-027-909

## **LB-40**

THAT PORTION OF THE 3365.95 ACRE TRACT OF LAND IN THE RANCH SAN PEDRO, ALLOTTED TO MARIA DOLORES DOMINGUEZ DE WATSON BY FINAL DECREE OF PARTITION ENTERED IN SUPERIOR COURT LOS ANGELES COUNTY CASE NO. 3284, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, GRANTED TO THE CITY OF LOS ANGELES IN THE INDIVIDUAL GRANT DEED RECORDED DECEMBER 31, 1986 AS INSTRUMENT NO. 86-1853992, OFFICIAL RECORDS OF SAID COUNTY, LYING NORTHERLY OF A LINE PARALLEL WITH AND DISTANT 18.22 FEET SOUTHERLY FROM THE NORTHERLY LINE OF SAID DEED.

EXCEPT THAT PORTION LYING NORTHWESTERLY OF THE NORTHWESTERLY LINE OF THE EASEMENT GRANTED TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT RECORDED MAY 1, 1963 AS INSTRUMENT NO. 6219, OFFICIAL RECORDS, RECORDS OF SAID COUNTY.

SAID PARCEL CONTAINS 2895 SQUARE FEET, MORE OR LESS.

APN: 7428-028-944

## **LB-41**

THAT PORTION OF THE 3365.95 ACRE TRACT OF LAND IN THE RANCH SAN PEDRO, ALLOTTED TO MARIA DOLORES DOMINGUEZ DE WATSON BY FINAL DECREE OF PARTITION ENTERED IN SUPERIOR COURT LOS ANGELES COUNTY CASE NO. 3284, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,

# Exhibit A

(Master Agreement)

GRANTED TO THE CITY OF LOS ANGELES IN THE INDIVIDUAL GRANT DEED RECORDED DECEMBER 31, 1986 AS INSTRUMENT NO. 86-1853992, OFFICIAL RECORDS OF SAID COUNTY TOGETHER WITH THAT PORTION OF WAINWRIGHT AVENUE, 60 FEET WIDE, SHOWN AS AN UNNAMED STREET ON THE MAP OF TRACT NO. 584, SHEET NO. 2, FILED IN BOOK 16, PAGE 33 OF MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 20 OF SAID TRACT NO. 584; THENCE SOUTH 71°36'43" EAST 208.71 FEET ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 20 AND THE NORTHERLY LINE OF THE LAND DESCRIBED IN SAID INSTRUMENT NO. 86-1853992 TO AN INTERSECTION WITH THE NORTHWESTERLY LINE OF THE LAND DESCRIBED IN PARCEL A OF THE EASEMENT GRANTED TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT RECORDED MAY 1, 1963 AS INSTRUMENT NO. 6219, OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH 29°28'41" WEST 18.57 FEET ALONG SAID NORTHWESTERLY LINE TO A POINT IN A LINE PARALLEL WITH AND DISTANT 18.22 FEET SOUTHERLY FROM SAID NORTHERLY LINE; THENCE ALONG SAID PARALLEL LINE NORTH 71°36'43" WEST 59.74 FEET; THENCE LEAVING SAID PARALLEL LINE NORTH 77°04'47" WEST 71.15 FEET TO THE INTERSECTION OF THE EASTERLY LINE OF SAID WAINWRIGHT AVENUE WITH A LINE PARALLEL WITH AND DISTANT SOUTHERLY 25.00 FEET FROM SAID EASTERLY PROLONGATION; THENCE NORTH 71°36'43" WEST 64.60 FEET ALONG SAID LAST MENTIONED PARALLEL LINE TO THE WESTERLY LINE OF SAID WAINWRIGHT AVENUE, SAID WESTERLY LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 20; THENCE NORTH 03°21'18" WEST 26.91 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4392 SQUARE FEET, MORE OR LESS.

APN: 7428-028-944

## LB-42

BEING A PORTION OF LOT 2, TRACT 7204, AS SHOWN ON A MAP RECORDED IN MAP BOOK 109, PAGES 66 AND 67, OFFICIAL RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID LOT 2, TRACT 2704, DISTANT SOUTH 71°47'19" EAST, 322.69 FEET FROM THE SOUTHWESTERLY CORDER OF SAID LOT 2, SAID POINT BEING THE INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT 2 AND THE WESTERLY RIGHT OF WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY EASEMENT AS PER DEEDS RECORDED IN BOOK 6731, PAGE 25, BOOK 23172, PAGE 364 AND BOOK 23525, PAGE 196, ALL OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE NORTH 12°19'49" WEST 5.71 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 741.78 FEET; THENCE NORTHERLY ALONG SAID CURVE AND WESTERLY RIGHT OF WAY LINE THROUGH CENTRAL ANGLE OF 8°49'34" A DISTANCE OF 114.27 FEET, THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 03°38'21" EAST 115.62 FEET TO THE SOUTHERLY LINE OF SAID LOT 2; THENCE ALONG SAID SOUTHERLY LINE SOUTH 71°47'19" EAST 10.29 FEET TO THE POINT OF BEGINNING.

# Exhibit A

(Master Agreement)

CONTAINING 360.5 SQUARE FEET MORE OR LESS.

APN: 7428-007-904

## LB-43

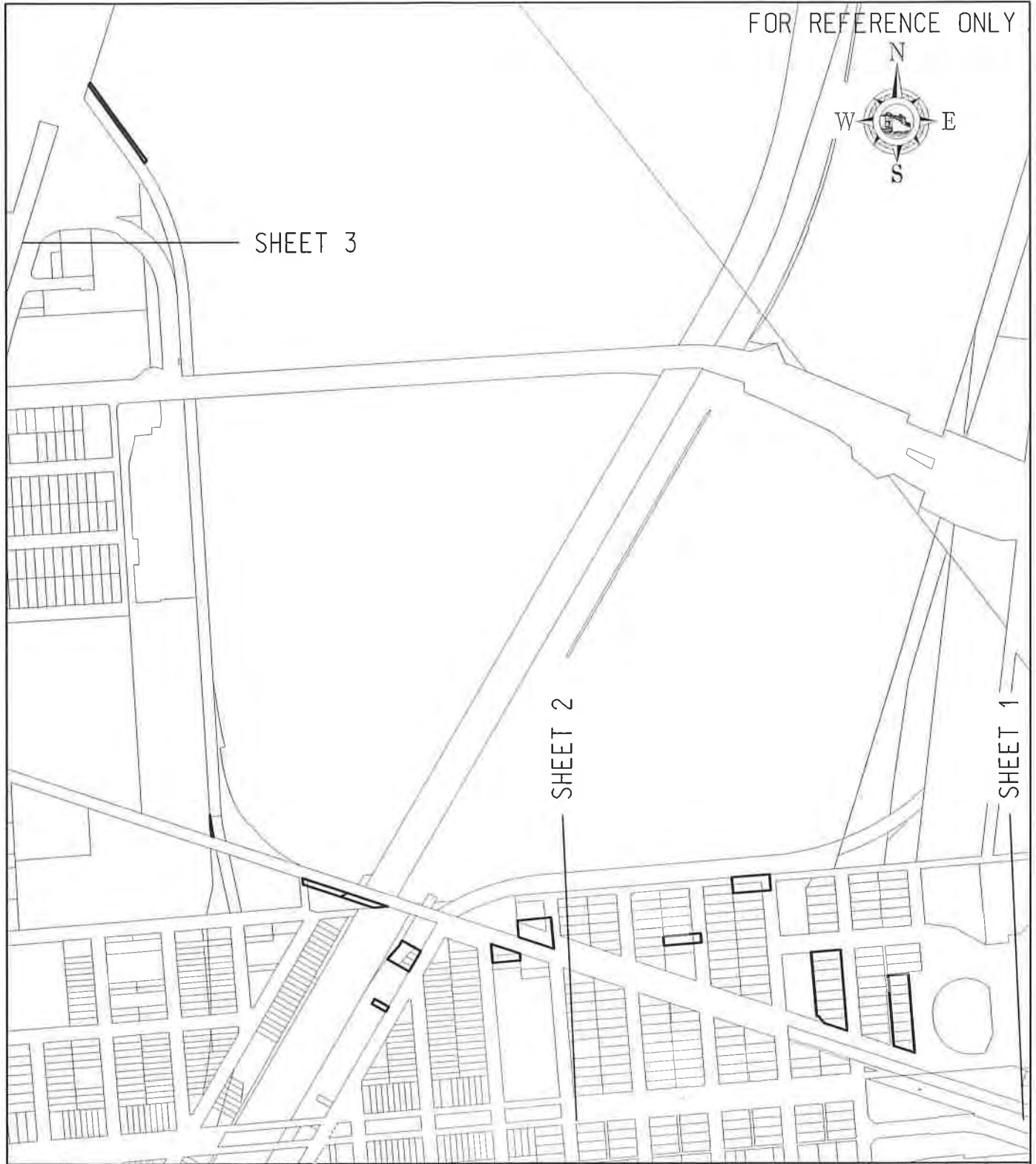
A PARCEL OF LAND IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF LOT 1 OF TRACT NO. 7204, AS PER MAP RECORDED IN BOOK 109, PAGES 66 AND 67, OF MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF SAID LOT 1 OF TRACT NO. 7204 THENCE NORTH 7°06'59" EAST 468.14 FEET TO THE INTERSECTION OF THE NORTHEASTERLY LINE OF AN EASEMENT FOR RAILROAD PURPOSES PER DEEDS RECORDED IN BOOK 6731, PAGE 25, BOOK 23172, PAGE 364 AND BOOK 23535, PAGE 196, ALL OF OFFICIAL RECORDS, AND THE TRUE POINT OF BEGINNING; THENCE NORTH 17°06'59" EAST, 17.31 FEET; THENCE SOUTH 35°57'21" EAST, 417.39 FEET; THENCE SOUTH 30°59'32" WEST 16.18 FEET TO THE NORTHEASTERLY LINE OF SAID EASEMENT FOR RAILROAD PURPOSES, SAID LINE BEING A NONTANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1171.28 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 56°28'19" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°25'40" A DISTANCE OF 49.63 FEET; THENCE CONTINUING ALONG THE NORTHEASTERLY LINE OF SAID EASEMENT NORTH 35°57'21" WEST 363.71 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 5,761 SQUARE FEET, MORE OR LESS.

APN: 7315-017-902

# EXHIBIT B-4



SHEET 1 OF 4	DRAWING SCALE N. T. S.	DOCUMENT NUMBER:
		DRAWN BY: JA DATE: 10/10/2018 CHECKED BY: EC DATE: 10/10/2018
CITY OF LOS ANGELES 50% INTEREST TO CITY OF LONG BEACH QUITCLAIM DEED		

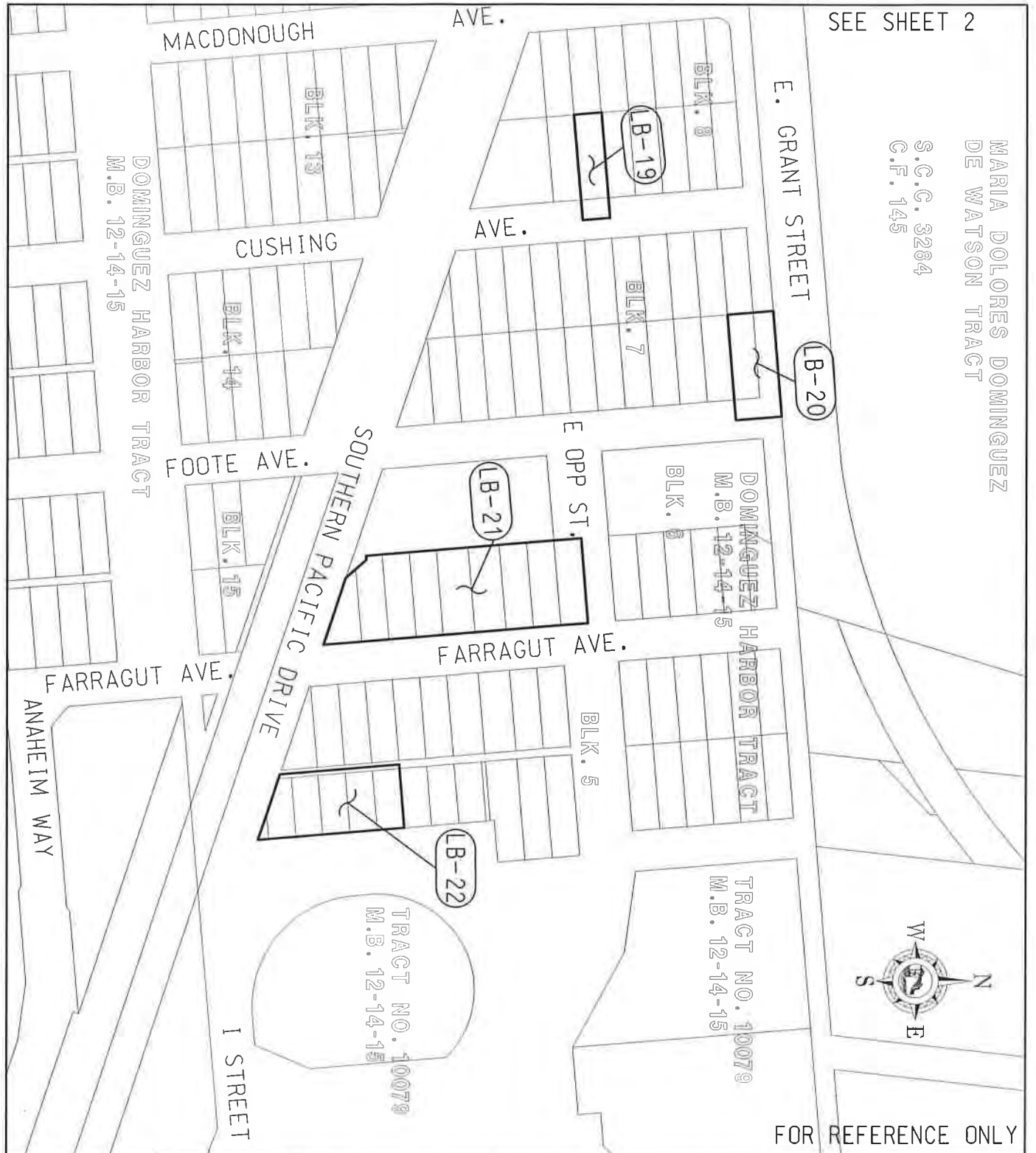


Port of  
**LONG BEACH**  
*The Green Port*



BY	CHK'D	DATE	REMARKS

EXHIBIT B-4



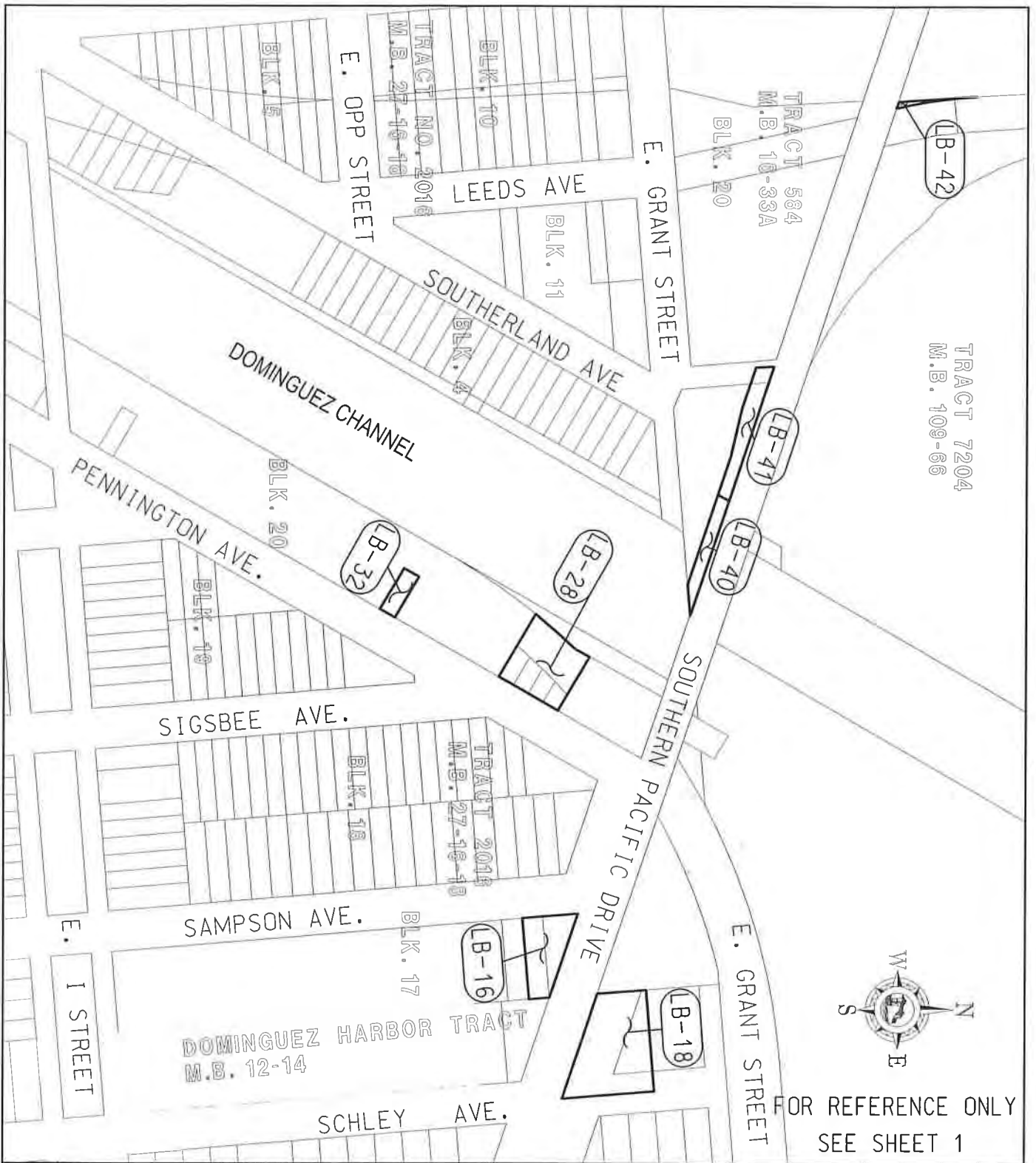
SHEET 2 OF 4

DRAWING SCALE N.T.S.	DOCUMENT NUMBER: DRAWN BY: JS CHECKED BY:	DATE: 2018-10-10 DATE: 2018-10-10
CITY OF LOS ANGELES 50% INTEREST TO CITY OF LONG BEACH QUITCLAIM DEED		

Port of  
**LONG BEACH**  
*The Green Port*

BY	CHA'D	DATE	REMARKS

# EXHIBIT B-4



FOR REFERENCE ONLY  
SEE SHEET 1

SHEET 3 OF 4

DRAWING SCALE  
N.T.S.

DOCUMENT NUMBER:			
DRAWN BY:	JA	DATE:	2018-10-10
CHECKED BY:		DATE:	2018-10-10

CITY OF LOS ANGELES  
50% INTEREST TO CITY OF LONG BEACH  
QUITCLAIM DEED



Port of  
**LONG BEACH**  
The Green Port



BY	CHK'D	DATE	REMARKS

# EXHIBIT B-4

FOR REFERENCE ONLY



TRACT NO. 7204  
M.B. 109-66-67

ALAMEDA STREET

LB-43

TRACT NO. 7138  
M.B. 76-87

E. O STREET

SHEET 4 OF 4

DRAWING SCALE  
N.T.S.

DOCUMENT NUMBER:

DRAWN BY: JA DATE: 2016-10-10

CHECKED BY: DATE: 2016-10-10

CITY OF LOS ANGELES  
50% INTEREST TO CITY OF LONG BEACH  
QUITCLAIM DEED



Port of  
**LONG BEACH**  
The Green Port



**THE PORT**  
OF LOS ANGELES

BY	CHK'D	DATE	REMARKS

Recording requested by and mail to:

**City of Los Angeles**

When recorded mail To:

Port of Los Angeles  
Cargo & Industrial Real Estate Division  
425 S. Palos Verdes Street, 5<sup>th</sup> Floor  
San Pedro, CA 90731

---

SPACE ABOVE THIS LINE IS FOR RECORDERS USE

---

Doc. Transfer Tax \$ 0.00

This document is exempt from Recording Fees (Govt. Code 27383) and Documentary Transfer Tax (R & T 11922)

**QUITCLAIM DEED**

For a valuable consideration the receipt of which is hereby acknowledged,

**The City of Long Beach, a municipal corporation acting by and through its Board of Harbor Commissioners (“Grantor”)**

does hereby remise, release and forever quitclaim to:

**The City of Los Angeles, a municipal corporation (“Grantee”)**

All right, title and interest in and to that certain property in the City of Los Angeles, County of Los Angeles, State of California, as more particularly described in **Exhibit A-1** and depicted in **Exhibit B-1**, attached hereto and made a part hereof.

**IT IS UNDERSTOOD THAT THE RIGHTS ARE BEING TRANSFERRED IN AN “AS-IS, WHERE-IS” CONDITION WITHOUT WARRANTY AS TO FITNESS FOR USE, FITNESS FOR A PARTICULAR USE, OR CONDITION OF THE PROPERTY AND THAT THE GRANTOR HAS NO OBLIGATION TO CORRECT ANY CONDITION OF THE PROPERTY, WHETHER KNOWN OR UNKNOWN, BEFORE OR AFTER THE RECORDING OF THIS QUITCLAIM DEED.**

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed and the Grantee has accepted the interests granted herein by their respective duly authorized officers. This Quitclaim deed shall be deemed to be effective as of the date it is recorded in the Office of the County Recorder of the County of Los Angeles, California.

Executed this \_\_\_\_ day of \_\_\_\_\_, 2019

“GRANTOR”

CITY OF LONG BEACH, a municipal corporation  
Acting by and through its Board of Harbor Commissioners

By: \_\_\_\_\_  
Mario Cordero  
Executive Director

APPROVED AS TO FORM

Charles Parkin, City Attorney

By: \_\_\_\_\_  
Charles M. Gale  
Principal Deputy City Attorney

Date: \_\_\_\_\_

**The City of Long Beach**  
TO  
**The City of Los Angeles**  
**QUITCLAIM DEED**

**Joint Property Transfers**  
**See Agreement No.**

STANDARD INSTRUMENT

CHECKED AS TO PARTIES, STATUS, DATES, SIGNATURES,  
ACKNOWLEDGMENTS AND CORPORATE SEALS

**HARBOR DEPARTMENT**

By: .....  
Michael DiBernardo  
Deputy Executive Director

Approved as to Authority.....**20**

**HARBOR DEPARTMENT**

By: .....  
Michael DiBernardo  
Deputy Executive Director

Approved as to  
Description.....**20**

**HARBOR DEPARTMENT**

BY: .....  
David Castillo, Senior Real Estate Officer

Approved.....**20**

**Michael N. Feuer, City Attorney**

By: .....  
Estelle M. Braaf, Deputy City Attorney

**COUNCIL FILE NO.**

Dated: \_\_\_\_\_  
CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed or grant to the City of Los Angeles, a municipal corporation, is hereby accepted under the authority of the City Council of The City of Los Angeles, pursuant to Ordinance No. **175978** (effective July 3, 2004) as well as Ordinance No. **123655**, approved January 23, 1963, and the grantee consents to the recordation thereof by its duly authorized officer.

By: \_\_\_\_\_  
Date: \_\_\_\_\_

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }  
COUNTY OF Los Angeles } ss:

On \_\_\_\_\_ before me, \_\_\_\_\_,  
a Notary Public, personally appeared \_\_\_\_\_,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

**I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.**

WITNESS my hand and official seal.

Signature \_\_\_\_\_

**EXHIBIT A-1**

Real property located in the County of Los Angeles, State of California described as follows:

**SP-1 (V-124-22/1 PCL 6)**

LOT 2 OF TRACT NO. 14023, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 372, PAGES 40 AND 41 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER.

**SP-2 (V-124-22/1 PCL 7)**

THAT PORTION OF LOT 2 OF TRACT NO. 10225 AS PER MAP RECORDED IN BOOK 181, PAGES 3 AND 4 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIES NORTHERLY OF A LINE SHOWN AS "LINE OF STATE TIDELANDS CLAIM" ON SAID MAP.

**SP-3 (V-124-22/1 PCL 8)**

THAT PORTION OF TIDELAND LOCATION NO. 57 AS PER BOOK 3, PAGE 46 OF PATENTS, DESCRIBED AS FOLLOWS:

PARCEL OF LAND APPROXIMATELY ONE HUNDRED (100) FEET IN WIDTH BEGINNING AT A POINT IN THE BOUNDARY LINE OF THE INNER BAY EXCEPTION BETWEEN STATIONS I.B.-5: AND I.B.-6, DISTANT SOUTHERLY (104.60) FEET FROM SAID STATION I.B.-5; THENCE NORTH 29 DEGREES 15' 27" EAST A DISTANCE OF (177.99) FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF (1006.98) FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF (189.14) FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF THE TIDE LAND LOCATION NO. 57 AS RECORDED IN BOOK 3 OF PATENTS, PAGE 46 THEREOF; THENCE SOUTH 65 DEGREES 15' EAST ALONG THE SAID NORTHERLY LINE OF TIDE LAND LOCATION NO. 57 A DISTANCE OF (103.84) FEET TO A POINT (59.20) FEET NORTHWESTERLY FROM STATION NO. 44 OF THE HEREINBEFORE MENTIONED TIDE LANDS; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF (1529.71) FEET A DISTANCE OF (474.04) FEET TO THE END OF SAID CURVE; THENCE SOUTH 23 DEGREES 06' 24" WEST A DISTANCE OF (100.74) FEET TO AN INTERSECTION WITH THE BOUNDARY LINE OF THE INNER BAY EXCEPTION; THENCE NORTH 0 DEGREES 15' EAST ALONG SAID INNER BAY EXCEPTION LINE A DISTANCE OF (225.94) FEET TO THE POINT OF BEGINNING.

**SP-4 (V-124-22/1 PCL. 11) & SP-8 (V-124-22/1A PCL.7)**

THE FOLLOWING DESCRIBED PARCELS OF LAND IN THE HARBOR DISTRICT GRANTED TO PACIFIC ELECTRIC RAILWAY COMPANY BY THE BOARD OF HARBOR COMMISSIONERS OF THE CITY OF LOS ANGELES, SITUATED IN THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA, AND MORE PARTICULARLY DESCRIBE AS FOLLOWS:

**Parcel 1:**

THE TRUE POINT OF BEGINNING IS LOCATED AS FOLLOWS: BEGINNING AT STATION 6 OF THE INNER BAY EXCEPTION LINE OF THE RANCHO SAN PEDRO AS RECORDED IN BOOK 1, PAGE 105 OF PATENTS, RECORDS OF LOS ANGELES COUNTY; THENCE SOUTH 62° 44' 09" WEST, A DISTANCE OF 199.74 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 1° 25' 09" WEST,

A DISTANCE OF 8.95 FEET TO A POINT ON THE WESTERLY LINE OF PARCEL NO. 4 OF THAT CERTAIN AGREEMENT ENTERED INTO BY AND BETWEEN THE HARBOR DEPARTMENT OF THE CITY OF LOS ANGELES AND THE SOUTHERN PACIFIC RAILROAD COMPANY, THE SOUTHERN PACIFIC COMPANY AND THE PACIFIC ELECTRIC RAILWAY COMPANY ON THE 24TH DAY OF AUGUST 1949, ON FILE IN THE OFFICE OF THE HARBOR ENGINEER OF THE CITY OF LOS ANGELES; THENCE ALONG SAID WESTERLY LINE OF SAID PARCEL NO. 4 SOUTH 17° 45' 13" WEST, A DISTANCE OF 176.17 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 632.91 FEET FROM WHICH THE CENTER BEARS NORTH 72° 14' 47" WEST; THENCE ALONG SAID CURVE IN A NORTHEASTERLY DIRECTION, A DISTANCE OF 180.43 FEET TO A POINT ON SAID CURVE FROM WHICH THE CENTER BEARS NORTH 88° 34' 51" WEST, SAID POINT IS ALSO A POINT ON ANOTHER CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 727.44 FEET FROM WHICH THE CENTER BEARS NORTH 88° 34' 51" WEST; THENCE ALONG SAID CURVE IN A NORTHERLY DIRECTION A DISTANCE OF 389.99 FEET TO A POINT ON SAID CURVE FROM WHICH THE CENTER BEARS SOUTH 60° 42' 08" WEST; THENCE SOUTH 38° 54' 26" EAST, A DISTANCE OF 102.71 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 751.44 FEET FROM WHICH THE CENTER BEARS SOUTH 68° 26' 50" WEST; THENCE ALONG SAID CURVE IN A SOUTHERLY DIRECTION, A DISTANCE OF 301.28 FEET TO A POINT ON SAID CURVE FROM WHICH THE CENTER BEARS NORTH 88° 34' 51" WEST, SAID POINT BEING THE TRUE POINT OF BEGINNING.

Parcel 2:

THE TRUE POINT OF BEGINNING IS LOCATED AS FOLLOWS: BEGINNING AT STATION 5 OF THE INNER BAY EXCEPTION LINE OF THE RANCHO SAN PEDRO AS RECORDED IN BOOK 1, PAGE 105 OF PATENTS, RECORDS OF LOS ANGELES COUNTY; THENCE SOUTH 87° 26' 47" EAST, A DISTANCE OF 56.99 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THE RIGHT OF WAY OF THE PACIFIC ELECTRIC RAILWAY COMPANY, SAID POINT BEING THE TRUE POINT OF BEGINNING; SAID POINT IS ALSO A POINT ON A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 470.59 FEET FROM WHICH THE CENTER BEARS NORTH 26° 53' 33" WEST; THENCE ALONG SAID CURVE IN A WESTERLY DIRECTION, A DISTANCE OF 447.18 FEET TO A POINT ON SAID CURVE FROM WHICH THE CENTER BEARS NORTH 27° 33' 08" EAST; SAID POINT IS ALSO A POINT ON ANOTHER CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 776.08 FEET FROM WHICH THE CENTER BEARS SOUTH 48° 46' 22" WEST; THENCE ALONG SAID CURVE IN A NORTHWESTERLY DIRECTION A DISTANCE OF 170.63 FEET TO A POINT ON SAID CURVE FROM WHICH THE CENTER BEARS SOUTH 36° 10' 32" WEST; THENCE SOUTH 53° 49' 28" EAST, A DISTANCE OF 99.58 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 446.59 FEET FROM WHICH THE CENTER BEARS NORTH 36° 03' 44" EAST; THENCE ALONG SAID CURVE IN AN EASTERLY DIRECTION A DISTANCE OF 528.66 FEET TO A POINT ON SAID CURVE FROM WHICH THE CENTER BEARS NORTH 31° 53' 28" WEST, SAID POINT BEING A POINT ON THE AFOREMENTIONED NORTHWESTERLY LINE OF THE RIGHT OF WAY OF THE PACIFIC ELECTRIC RAILWAY COMPANY; THENCE ALONG SAID NORTHWESTERLY LINE OF SAID RIGHT OF WAY SOUTH 29° 39' 58" WEST, A DISTANCE OF 46.63 FEET TO THE TRUE POINT OF BEGINNING.

Parcel 3:

THE TRUE POINT OF BEGINNING IS LOCATED AS FOLLOWS: BEGINNING AT STATION 6 OF THE INNER BAY EXCEPTION LINE OF THE RANCHO SAN PEDRO, AS RECORDED IN BOOK 1, PAGE 105 OF PATENTS, RECORDS OF LOS ANGELES COUNTY; THENCE ALONG SAID INNER BAY EXCEPTION LINE SOUTH 72° 05' 36" EAST, A DISTANCE OF 196.20 FEET TO A POINT AT THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 752.08 FEET FROM WHICH THE RADIAL LINE BEARS NORTH 17° 54' 24" EAST; THENCE ALONG SAID

CURVE IN A NORTHWESTERLY DIRECTION, A DISTANCE OF 435.61 FEET TO A POINT AT THE END OF SAID CURVE FROM WHICH THE RADIAL LINE BEARS NORTH 51° 05' 34" EAST; THENCE NORTH 38° 54' 26" WEST, A DISTANCE OF 253.48 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 32° 32' 51" EAST, A DISTANCE OF 57.93 FEET TO A POINT AT THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 751.44 FEET FROM WHICH THE RADIAL LINE BEARS SOUTH 57° 27' 09" WEST; THENCE ALONG SAID CURVE IN A SOUTHERLY DIRECTION, A DISTANCE OF 144.20 FEET TO A POINT AT THE END OF SAID CURVE FROM WHICH THE RADIAL LINE BEARS SOUTH 68° 26' 50" WEST; THENCE NORTH 38° 54' 26" WEST, A DISTANCE OF 233.37 FEET TO A POINT AT THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 740.08 FEET FROM WHICH THE RADIAL LINE BEARS SOUTH 51° 05' 34" WEST; THENCE ALONG SAID CURVE IN A NORTHWESTERLY DIRECTION, A DISTANCE OF 708.24 FEET TO A POINT AT THE END OF SAID CURVE FROM WHICH THE RADIAL LINE BEARS SOUTH 3° 44' 16" EAST; THENCE SOUTH 86° 15' 44" WEST, A DISTANCE OF 2494.40 FEET TO A POINT; THENCE NORTH 7° 09' 53" WEST, A DISTANCE OF 22.21 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE WILMINGTON-SAN PEDRO ROAD (100 FEET WIDE); SAID POINT IS ALSO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 534.52 FEET FROM WHICH THE RADIAL LINE BEARS SOUTH 13° 03' 20" EAST; THENCE ALONG SAID CURVE IN A NORTHEASTERLY DIRECTION, A DISTANCE OF 86.93 FEET TO A POINT ON SAID CURVE FROM WHICH THE RADIAL LINE BEARS SOUTH 3° 44' 16" EAST; THENCE NORTH 3° 44' 16" WEST, A DISTANCE OF 6.77 FEET TO A POINT; THENCE NORTH 86° 15' 44" EAST, A DISTANCE OF 2409.18 FEET TO A POINT AT THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 776.08 FEET FROM WHICH THE RADIAL LINE BEARS SOUTH 3° 44' 16" EAST; THENCE ALONG SAID CURVE IN A SOUTHEASTERLY DIRECTION, A DISTANCE OF 742.69 FEET TO A POINT AT THE END OF SAID CURVE FROM WHICH THE RADIAL LINE BEARS SOUTH 51° 05' 34" WEST; THENCE SOUTH 38° 54' 26" EAST, A DISTANCE OF 34.89 FEET TO THE TRUE POINT OF BEGINNING.

Parcel 4:

THE TRUE POINT OF BEGINNING IS LOCATED AS FOLLOWS: BEGINNING AT STATION NO. 1 OF THE INNER BAY EXCEPTION LINE OF THE RANCHO SAN PEDRO, AS RECORDED IN BOOK 1 AT PAGE 105 OF PATENTS, RECORDS OF LOS ANGELES COUNTY; THENCE NORTH 7° 09' 53" WEST, A DISTANCE OF 194.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 539.54 FEET FROM WHICH THE RADIAL LINE BEARS SOUTH 14° 39' 02" EAST; THENCE ALONG SAID CURVE IN A SOUTHWESTERLY DIRECTION, A DISTANCE OF 146.23 FEET TO A POINT ON SAID CURVE FROM WHICH THE RADIAL LINE BEARS SOUTH 30° 10' 41" EAST, SAID POINT BEING A POINT ON ANOTHER CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 642.97 FEET FROM WHICH THE RADIAL LINE BEARS SOUTH 27° 55' 38" EAST; THENCE ALONG SAID CURVE IN A SOUTHWESTERLY DIRECTION, A DISTANCE OF 233.69 FEET TO THE END OF SAID CURVE, FROM WHICH THE RADIAL LINE BEARS SOUTH 48° 45' 06" EAST; THENCE SOUTH 41° 14' 54" WEST, A DISTANCE OF 47.12 FEET TO A POINT; THENCE NORTH 34° 52' 59" EAST, A DISTANCE OF 48.75 FEET TO A POINT AT THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 534.52 FEET FROM WHICH THE RADIAL LINE BEARS SOUTH 55° 07' 01" EAST; THENCE ALONG THE CURVE IN A NORTHEASTERLY DIRECTION, A DISTANCE OF 392.40 FEET TO A POINT ON THE SAID CURVE FROM WHICH THE RADIAL LINE BEARS SOUTH 13° 03' 20" EAST; THENCE SOUTH 7° 09' 53" EAST, A DISTANCE OF 19.99 FEET TO THE TRUE POINT OF BEGINNING.

**SP-5 & 6 (V-124-22/1 PCL. 12 & 13) & SP-7 (V-41/10 PCL. 35)**

THOSE CERTAIN PARCELS OF LAND GRANTED BY THE BOARD OF HARBOR COMMISSIONERS OF THE CITY OF LOS ANGELES TO THE SOUTHERN PACIFIC COMPANY, A RIGHT OF WAY FOR RAILWAY PURPOSES IN THE HARBOR DISTRICT, WHICH SAID LANDS ARE SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND MORE PARTICULARLY DESCRIBE AS FOLLOWS:

**Parcel 1:**

THE TRUE POINT OF BEGINNING IS LOCATED AS FOLLOWS: BEGINNING AT STATION 6 OF THE INNER BAY EXCEPTION LINE OF THE RANCHO SAN PEDRO, AS RECORDED IN BOOK 1, PAGE 105 OF PATENTS, RECORDS OF LOS ANGELES COUNTY; THENCE ALONG SAID INNER BAY EXCEPTION LINE SOUTH 72° 05' 36" EAST, A DISTANCE OF 196.20 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID INNER BAY EXCEPTION LINE SOUTH 72° 05' 36" EAST, A DISTANCE OF 632.30 FEET TO A POINT AT THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1158.01 FEET FROM WHICH THE RADIAL LINE BEARS SOUTH 17° 54' 24" WEST; THENCE ALONG SAID CURVE IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 144.17 FEET TO A POINT AT THE END OF SAID CURVE FROM WHICH THE RADIAL LINE BEARS SOUTH 25° 02' 24" WEST; THENCE SOUTH 64° 57' 36" EAST, A DISTANCE OF 205.20 FEET TO A POINT AT THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 486.43 FEET FROM WHICH THE RADIAL LINE BEARS NORTH 25° 02' 24" EAST; THENCE ALONG SAID CURVE IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 170.37 FEET TO A POINT ON SAID CURVE FROM WHICH THE RADIAL LINE BEARS NORTH 4° 58' 23" EAST, SAID POINT IS ALSO A POINT ON THE AFOREMENTIONED INNER BAY EXCEPTION LINE; THENCE ALONG SAID INNER BAY EXCEPTION LINE SOUTH 67° 57' 12" EAST, A DISTANCE OF 95.34 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 522.43 FEET FROM WHICH THE RADIAL LINE BEARS NORTH 5° 04' 22" WEST; THENCE ALONG SAID CURVE IN A WESTERLY DIRECTION, A DISTANCE OF 274.58 FEET TO A POINT AT THE END OF SAID CURVE FROM WHICH THE RADIAL LINE BEARS NORTH 25° 02' 24" EAST; THENCE NORTH 54° 57' 36" WEST, A DISTANCE OF 205.20 FEET TO A POINT AT THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1122.01 FEET FROM WHICH THE RADIAL LINE BEARS SOUTH 25° 02' 24" WEST; THENCE ALONG SAID CURVE IN A NORTHWESTERLY DIRECTION A DISTANCE OF 139.69 FEET TO A POINT AT THE END OF SAID CURVE FROM WHICH THE RADIAL LINE BEARS SOUTH 17° 54' 24" WEST; THENCE NORTH 72° 05' 36" WEST, A DISTANCE OF 632.30 FEET TO A POINT AT THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 788.08 FEET FROM WHICH THE RADIAL LINE BEARS NORTH 17° 54' 24" EAST; THENCE ALONG SAID CURVE IN A NORTHWESTERLY DIRECTION A DISTANCE OF 456.46 FEET TO A POINT AT THE END OF SAID CURVE FROM WHICH THE RADIAL LINE BEARS NORTH 51° 05' 34" EAST; THENCE NORTH 38° 54' 26" WEST, A DISTANCE OF 55.00 FEET TO A POINT AT THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 751.44 FEET FROM WHICH THE RADIAL LINE BEARS SOUTH 68° 26' 50" WEST; THENCE ALONG SAID CURVE IN A NORTHWESTERLY DIRECTION, A DISTANCE OF 144.20 FEET TO A POINT AT THE END OF SAID CURVE FROM WHICH THE RADIAL LINE BEARS SOUTH 57° 27' 09" WEST; THENCE NORTH 32° 32' 51" WEST, A DISTANCE OF 57.93 FEET; THENCE SOUTH 38° 54' 26" EAST, A DISTANCE OF 253.48 FEET TO A POINT AT THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 752.08 FEET FROM WHICH THE RADIAL LINE BEARS NORTH 51° 05' 34" EAST; THENCE ALONG SAID CURVE IN A SOUTHERLY DIRECTION, A DISTANCE OF 435.61 FEET TO A POINT AT THE END OF SAID CURVE FROM WHICH THE RADIAL LINE BEARS NORTH 17° 54' 24" EAST, SAID POINT BEING THE TRUE POINT OF BEGINNING.

**Parcel 2:**

THE TRUE POINT OF BEGINNING IS LOCATED AS FOLLOWS: BEGINNING AT STATION 6 OF THE INNER BAY EXCEPTION LINE OF THE RANCHO SAN PEDRO, AS RECORDED IN BOOK 1, PAGE 105 OF PATENTS, RECORDS OF LOS ANGELES COUNTY; THENCE ALONG SAID INNER BAY EXCEPTION LINE SOUTH 72° 05' 36" EAST, A DISTANCE OF 577.62 FEET TO A POINT; THENCE SOUTH 17° 54' 24" WEST, A DISTANCE OF 36.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 72° 05' 36" EAST, A DISTANCE OF 99.20 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 728.34 FEET FROM WHICH THE CENTER BEARS SOUTH 35° 43' 43" WEST; THENCE ALONG SAID CURVE IN A SOUTHEASTERLY DIRECTION, A DISTANCE OF 543.44 FEET TO A POINT ON SAID CURVE FROM WHICH THE CENTER BEARS SOUTH 78° 28' 44" WEST, SAID POINT IS ALSO A POINT ON ANOTHER CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 510.43 FEET FROM WHICH THE CENTER BEARS SOUTH 78° 28' 44" WEST; THENCE ALONG SAID CURVE IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 291.99 FEET TO A POINT ON SAID CURVE FROM WHICH THE CENTER BEARS NORTH 68° 44' 44" WEST, SAID POINT IS ALSO A POINT ON THE NORTHERLY LINE OF PARCEL NO. 11 OF THAT CERTAIN AGREEMENT ENTERED INTO BETWEEN THE HARBOR DEPARTMENT OF THE CITY OF LOS ANGELES AND THE SOUTHERN PACIFIC RAILROAD COMPANY, THE SOUTHERN PACIFIC COMPANY AND THE PACIFIC ELECTRIC RAILWAY COMPANY, ON THE 24<sup>TH</sup> DAY OF AUGUST 1949, ON FILE IN THE OFFICE OF THE HARBOR ENGINEER OF THE CITY OF LOS ANGELES; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL NO. 11, SOUTH 63° 13' 42" WEST, A DISTANCE OF 37.05 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 486.43 FEET FROM WHICH THE CENTER BEARS NORTH 64° 29' 57" WEST; THENCE ALONG SAID CURVE IN A NORTHEASTERLY DIRECTION, A DISTANCE OF 314.30 FEET TO A POINT ON SAID CURVE FROM WHICH THE CENTER BEARS SOUTH 78° 28' 44" WEST; SAID POINT IS ALSO A POINT ON ANOTHER CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 704.34 FEET FROM WHICH THE CENTER BEARS SOUTH 78° 28' 44" WEST; THENCE ALONG SAID CURVE IN A NORTHWESTERLY DIRECTION, A DISTANCE OF 620.26 FEET TO A POINT ON SAID CURVE FROM WHICH THE CENTER BEARS SOUTH 28° 01' 24" WEST, SAID POINT BEING THE TRUE POINT OF BEGINNING.

**Parcel 3:**

THE TRUE POINT OF BEGINNING IS LOCATED AS FOLLOWS: BEGINNING AT STATION 427 OF THE UNITED STATES HARBOR LINES AS ESTABLISHED BY THE SECRETARY OF WAR APRIL 23, 1936; THENCE NORTH 3° 44' 16" WEST, A DISTANCE OF 229.07 FEET TO A POINT; THENCE SOUTH 86° 15' 44" WEST, A DISTANCE OF 143.46 FEET TO A POINT; THENCE SOUTH 63° 13' 42" WEST, A DISTANCE OF 37.05 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING A POINT ON THE NORTHERLY LINE OF THE LAND DESCRIBED IN THE AGREEMENT DATED JULY 23, 1917, BETWEEN THE CITY OF LOS ANGELES, THE SOUTHERN PACIFIC RAILROAD COMPANY, THE SOUTHERN PACIFIC COMPANY, AND THE PACIFIC ELECTRIC RAILWAY COMPANY AS "LEASE CITY TO SOUTHERN PACIFIC" ON PARCEL NO. 11 OF SAID AGREEMENT, RECORDED IN BOOK 6542 AT PAGE 63 OF DEEDS, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES; SAID POINT IS ALSO POINT B ON SOUTHERN PACIFIC DRAWING NO. B-2878; SAID POINT IS ALSO A POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 333.69 FEET FROM WHICH THE CENTER BEARS NORTH 65° 29' 57" WEST; THENCE ALONG SAID CURVE IN A NORTHERLY DIRECTION, A DISTANCE OF 181.33 FEET TO A POINT AT THE END OF SAID CURVE FROM WHICH THE CENTER BEARS SOUTH 83° 21' 57" WEST; THENCE NORTH 6° 38' 03" WEST, A DISTANCE OF 80.05 FEET TO A POINT ON THE SOUTHERLY LINE OF THE PERMIT HELD BY BREA CHEMICALS, INC. UNDER BOARD OF HARBOR COMMISSIONERS ORDER NO. 2510; THENCE

ALONG THE SOUTHERLY LINE OF SAID PERMIT NORTH 86° 15' 44 " EAST, A DISTANCE OF 22.03 FEET TO A POINT ON THE WESTERLY LINE OF PARCEL A HEREINBEFORE DESCRIBED, SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 486.43 FEET FROM WHICH THE CENTER BEARS SOUTH 83° 22' 13" WEST; THENCE ALONG SAID CURVE IN A SOUTHERLY DIRECTION, A DISTANCE OF 264.29 FEET TO A POINT ON SAID CURVE FROM WHICH THE CENTER BEARS NORTH 65° 29' 57" WEST, SAID POINT BEING THE TRUE POINT OF BEGINNING.

Parcel 4:

THE TRUE POINT OF BEGINNING IS LOCATED AS FOLLOWS: BEGINNING AT STATION 427 OF THE UNITED STATES HARBOR LINES AS ESTABLISHED BY THE SECRETARY OF WAR APRIL 23, 1936; THENCE NORTH 3° 44' 16" WEST, A DISTANCE OF 229.07 FEET TO A POINT; THENCE SOUTH 86 ° 15' 44" WEST, A DISTANCE OF 143.46 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING A POINT ON THE NORTHERLY LINE OF THE LAND DESCRIBED IN AGREEMENT DATED JULY 23, 1917, BETWEEN THE CITY OF LOS ANGELES, THE SOUTHERN PACIFIC RAILROAD COMPANY, THE SOUTHERN PACIFIC COMPANY, AND THE PACIFIC ELECTRIC RAILWAY COMPANY AS "LEASE CITY TO SOUTHERN PACIFIC" ON PARCEL NO. 11 OF SAID AGREEMENT, RECORDED IN BOOK 6542 AT PAGE 63 OF DEEDS, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES; SAID POINT IS ALSO POINT A ON SOUTHERN PACIFIC DRAWING NO. B-2878; SAID POINT IS ALSO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 510.43 FEET FROM WHICH THE CENTER BEARS NORTH 68° 44' 44" WEST; THENCE ALONG SAID CURVE IN A NORTHEASTERLY DIRECTION, A DISTANCE OF 89.93 FEET TO A POINT ON SAID CURVE FROM WHICH THE CENTER BEARS NORTH 78° 50' 25" WEST; SAID POINT IS ALSO A POINT ON ANOTHER CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 306.18 FEET FROM WHICH THE CENTER BEARS NORTH 89° 35' 50" WEST; THENCE ALONG SAID CURVE IN A SOUTHWESTERLY DIRECTION, A DISTANCE OF 18.40 FEET TO A POINT ON SAID CURVE FROM WHICH THE CENTER BEARS NORTH 86° 09' 18" WEST, SAID POINT BEING A POINT ON THE WESTERLY LINE OF FRIES AVENUE; THENCE ALONG THE SAID WESTERLY LINE OF FRIES AVENUE SOUTH 10° 08' 16" WEST, A DISTANCE OF 22.08 FEET TO A POINT; THENCE CONTINUING ALONG SAID WESTERLY LINE OF FRIES AVENUE SOUTH 3° 44' 16" EAST, A DISTANCE OF 34.72 FEET TO A POINT, SAID POINT BEING THE MOST NORTHERLY CORNER OF THE AFORESAID PARCEL NO. 11; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL NO. 11 SOUTH 63° 13' 42" WEST, A DISTANCE OF 25.50 FEET TO THE TRUE POINT OF BEGINNING.

SP-9 (V-124-22/1A PCL 2)

A STRIP OF LAND 38 FEET WIDE SITUATED IN LOT "K" OF RANCHO LOS PALOS VERDES, (PATENT BOOK 2, PAGE 543) COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND BOUNDED AS FOLLOWS:

BOUNDED NORTHEASTERLY BY THE GENERAL EASTERLY LINE OF SAID RANCHO; BOUNDED EASTERLY BY THE GENERAL EASTERLY LINE OF THE 38 FOOT WIDE STRIP OF LAND DESCRIBED IN THAT CERTAIN ORDINANCE DATE JUNE 29,1909 FROM CITY OF WILMINGTON TO PACIFIC ELECTRIC RAILWAY COMPANY (NOW SOUTHERN PACIFIC TRANSPORTATION COMPANY) AS SAID ORDINANCE IS REFERENCED UNDER LOT "K" IN THAT CERTAIN FRANCHISE DATED MARCH 26, 1942, FROM CITY OF WILMINGTON TO PACIFIC ELECTRIC RAILWAY COMPANY; BOUNDED SOUTHEASTERLY BY THE NORTHWESTERLY LINE OF LAND DESCRIBED AS PARCEL 3 IN DEED DATED JUNE 28, 1978, FROM SOUTHERN PACIFIC TRANSPORTATION COMPANY TO CITY OF LOS ANGELES RECORDED SEPTEMBER 13, 1978, AS INSTRUMENT NO. 78-1019813, OFFICIAL

RECORDS OF SAID COUNTY; BOUNDED WESTERLY BY THE GENERAL WESTERLY LINE OF SAID 38 FOOT WIDTH STRIP OF LAND.

**SP-11 (V-124-22/1C PCL. 8)**

A STRIP OF LAND 38 FEET WIDE SITUATED IN LOT "K" OF RANCHO LOS PALOS VERDES, (PATENT BOOK 2, PAGE 543) COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE 38 FOOT WIDE STRIP OF LAND DESCRIBED IN THAT CERTAIN ORDINANCE DATED JUNE 29, 1909, FROM THE CITY OF WILMINGTON TO PACIFIC ELECTRIC RAILWAY COMPANY (NOW SOUTHERN PACIFIC TRANSPORTATION COMPANY), AS SAID ORDINANCE IS REFERENCED UNDER LOT "K" IN THAT CERTAIN FRANCHISE DATED MARCH 26, 1942, FROM THE CITY OF WILMINGTON TO PACIFIC ELECTRIC RAILWAY COMPANY.

EXCEPTING FROM THE ABOVE DESCRIBED 38 FOOT WIDE STRIP OF LAND THAT PORTION OF LAND LYING NORTHEASTERLY AND NORTHERLY OF THE NORTHWESTERLY LINE OF PARCEL 1A, AS SAID PARCEL IS SHOWN ON THAT CERTAIN DRAWING FILED IN THE OFFICE OF THE CHIEF HARBOR ENGINEER OF THE HARBOR DEPARTMENT OF THE CITY OF LOS ANGELES AND MARKED AS EXHIBIT 1 IN THAT CERTAIN FRANCHISE DATED MARCH 25, 1978 FROM THE CITY OF LOS ANGELES TO SOUTHERN PACIFIC TRANSPORTATION COMPANY.

**SP-10 (V-124-22/1B PCL 4) & 12 (V-124-22/1C-PCL 19)**

A PARCEL OF LAND SITUATED IN LOT "K" OF RANCHO LOS PALOS VERDES (PATENT BOOK 2, PAGE 543), COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THE LAND SHOWN AS PARCEL 1, PARCEL 1A AND PARCEL 1B AS SHOWN ON THAT CERTAIN DRAWING FILED IN THE OFFICE OF THE CHIEF HARBOR ENGINEER OF THE HARBOR DEPARTMENT OF THE CITY OF LOS ANGELES AND MARKED AS EXHIBIT 1 ON THAT CERTAIN FRANCHISE DATED MARCH 25, 1978 FROM THE CITY OF LOS ANGELES TO SOUTHERN PACIFIC TRANSPORTATION COMPANY.

EXCEPTING FROM THE ABOVE DESCRIBED PARCEL OF LAND THAT PORTION INCLUDED IN THE 38 FOOT WIDE STRIP OF LAND DESCRIBED IN THAT CERTAIN ORDINANCE DATED JUNE 29, 1909, FROM THE CITY OF WILMINGTON TO PACIFIC ELECTRIC RAILWAY COMPANY (NOW SOUTHERN PACIFIC TRANSPORTATION COMPANY) AS SAID ORDINANCE IS REFERENCED UNDER LOT "K" IN THAT CERTAIN FRANCHISE DATED MARCH 26, 1942, FROM CITY OF WILMINGTON TO PACIFIC ELECTRIC RAILWAY COMPANY.

**SP-13 (V-124-22/1C-PCL 20)**

THAT PORTION OF TIDE LAND LOCATION NO. 154, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 9 OF PATENTS, PAGE 276 RECORD OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF CHANNEL STREET, 60 FEET WIDE, WITH THE CENTER LINE OF WILMINGTON AND SAN PEDRO ROAD, 60 FEET WIDE, AS SHOWN ON SAID MAP AL-638; THENCE ALONG THE CENTER LINE OF SAID WILMINGTON AND SAN PEDRO ROAD, NORTH 26 DEGREES 07' 50" WEST A DISTANCE OF 112 FEET; THENCE NORTH 32

DEGREES 22' 10" EAST 77.42 FEET TO A POINT IN THE NORTHEASTERLY LINE OF THAT CERTAIN STRIP OF LAND, 60 FEET WIDE, DESCRIBED IN THE DEED TO CALIFORNIA PACIFIC RAILWAY COMPANY, RECORDED IN BOOK 1838, PAGE 212, OF DEEDS, RECORDS OF SAID COUNTY, BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 32 DEGREES 22' 10" EAST 45.41 FEET TO A POINT IN A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 513.64 FEET (A RADIAL LINE OF SAID CURVE THROUGH SAID POINT BEARING SOUTH 70 DEGREES 01' 21" WEST); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 178.99 FEET TO A POINT IN A LINE THAT IS PARALLEL WITH AND DISTANT NORTHWESTERLY 120 FEET, MEASURED AT RIGHT ANGLE, FROM SAID LINE BEARING NORTH 32 DEGREES 22' 10" EAST; THENCE ALONG SAID PARALLEL LINE SOUTH 32 DEGREES 22' 10" WEST 117.17 FEET TO A POINT IN THE NORTHEASTERLY LINE OF SAID RIGHT OF WAY, 60 FEET WIDE; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE, BEING ON A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1886.58 FEET, A DISTANCE OF 134.09 FEET TO THE TRUE POINT OF BEGINNING (A RADIAL LINE OF SAID CURVE THROUGH SAID POINT BEARING SOUTH 56 DEGREES 48' 41" WEST).

**SP-14 (V-124-22/1C-PCL 17)**

THAT PORTION OF TIDE LAND LOCATION NO. 154 IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 9 OF PATENTS, PAGE 276, RECORD OF SAID COUNTY AND A PORTION OF LOT 17 OF TRACT NO. 3192, IN THE CITY OF LOS ANGELES AS PER MAP RECORDED IN BOOK 44 OF MAPS, PAGES 91 TO 94 INCLUSIVE, RECORDS OF SAID COUNTY, LYING NORTHWESTERLY OF AND CONTIGUOUS TO THAT CERTAIN LINE DESCRIBED IN PARCEL NO. 1 OF DOCUMENT NO. 78-1015813 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF SAID LOT 17 WITH THAT CERTAIN PARALLEL LINE DESCRIBED IN PARCEL 2 IN THAT CERTAIN INDENTURE, DATED OCTOBER 14, 1924, RECORDED JANUARY 7, 1925, IN BOOK 3844, PAGE 164, OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTHERLY ALONG SAID PARALLEL LINE 34.11 FEET; THENCE SOUTH 67 DEGREES 54' 05" WEST 129.24 FEET TO A POINT IN A LINE THAT IS PARALLEL WITHIN DISTANT WESTERLY 120 FEET, MEASURED AT RIGHT ANGLES FROM SAID PARALLEL LINE; THENCE NORTHERLY ALONG SAID PARALLEL LINE 34.18 FEET TO A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 17; THENCE ALONG SAID NORTHWESTERLY LINE NORTH 67 DEGREES 56' 10" EAST 129.21 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN PARCEL NO. 2 IN DEED DATED DECEMBER 4, 1969 FROM SOUTHERN PACIFIC TRANSPORTATION COMPANY TO THE CITY OF LOS ANGELES, RECORDED JANUARY 11, 1973 IN BOOK D5726 PAGE 255 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY.

**SP-15 (V-12-7/17 Pcl. 2)**

LOT 7 OF TRACT NO. 3192, AS PER MAP FILED IN BOOK 44, PAGES 91 TO 94, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING NORTHERLY OF THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF THAT PROPERTY DESCRIBED IN THE DEED TO SOUTHWESTERN PORTLAND CEMENT COMPANY RECORDED JUNE 24, 1941, AS DOCUMENT NO. 83, IN BOOK 18526 PAGE 28, RECORDS OF LOS ANGELES COUNTY.

**SP-16 (V-124-22/1C Pcl. 7)**

A PORTION OF THAT CERTAIN 60 FOOT STRIP OF LAND SHOWN AS "RIGHT OF WAY PACIFIC ELECTRIC RY. CO." ON THE MAP OF TRACT NO. 2641, RECORDED IN MAP BOOK 26, PAGE 96 IN THE OFFICE OF THE RECORDER OF LOS ANGELES COUNTY, BEING A PORTION OF LOT "K" OF THE PARTITION OF THE "RANCHO LOS PALOS VERDES"; BOUNDED ON THE NORTH BY THE SOUTHERLY LINE OF LOT 7 OF TRACT NO. 3192, AS PER MAP FILED IN BOOK 44, PAGES 91 THROUGH 94, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND BOUNDED ON THE SOUTH BY THE NORTHWESTERLY LINE OF THE LAND DESCRIBED IN THAT CERTAIN DEED DATED JUNE 7, 1902 FROM A. B. BANNING TO CALIFORNIA PACIFIC RAILWAY COMPANY (NOW SOUTHERN PACIFIC TRANSPORTATION COMPANY) RECORDED AUGUST 18, 1903 IN BOOK 1838 PAGE 212 OF DEEDS, RECORDS OF SAID COUNTY.

**SP-17 (V-124-22/1C Pcl. 5)**

ALL THOSE PORTIONS OF THE RANCHO LOS PALOS VERDES, AND TIDE LAND LOCATION NO. 154 AS PER PATENT BOOK 9, PAGE 276, ALL IN THE CITY OF LOS ANGELES, DESCRIBED AS FOLLOWS:

THAT CERTAIN RIGHT OF WAY DESCRIBED IN THE DOCUMENT RECORDED AUGUST 18, 1903 IN BOOK 1838, PAGE 212 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**SP-18 AND 20 (V-124-22/1C-PCL 4 & 14)**

THAT CERTAIN RIGHT OF WAY DESCRIBED IN DOCUMENT RECORDED AUGUST 18, 1903 IN BOOK 1838, PAGE 212 OF DEEDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**SP-19 (V-124-22/1C-PCL 11)**

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED IN THE CITY OF LOS ANGELES (SAN PEDRO DISTRICT), BEING A PORTION OF THAT CERTAIN LAND DESCRIBED IN THAT CERTAIN DEED TO THE SOUTHERN PACIFIC COMPANY RECORDED APRIL 23, 1919 IN BOOK 6826, OF DEEDS, PAGE 268, RECORDS OF LOS ANGELES COUNTY; BEING A PORTION OF TIDELAND LOCATION NO. 154, AS DESCRIBED IN PATENT RECORDED IN BOOK 9 OF PATENTS, PAGE 276, RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EASTERLY PROLONGATION OF THE CENTER LINE OF MIRAFLORES AVENUE WITH THE SOUTHERLY PROLONGATION OF THE CENTER LINE OF THE TANGENT PORTION OF THE WILMINGTON AND SAN PEDRO ROAD AS IT FORMERLY EXISTED, 60 FEET WIDE, BETWEEN CHANNEL STREET AND MIRAFLORES AVENUE; THENCE NORTH 26 DEGREES 07' 50" WEST, ALONG SAID SOUTHERLY PROLONGATION AS ESTABLISHED BY THE CITY ENGINEER OF THE CITY OF LOS ANGELES, 54.44 FEET TO THE SOUTHEASTERLY END OF SAID TANGENT PORTION OF SAID ROAD; THENCE NORTH 63 DEGREES 52' 10" EAST, 30,00 FEET TO A POINT IN THE NORTHEASTERLY LINE OF SAID ROAD AS IT FORMERLY EXISTED, 60 FEET WIDE, AND THE TRUE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID ROAD AS IT FORMERLY EXISTED, 60 FEET WIDE, ALONG A CURVE CONCAVE NORTHEASTERLY FROM A TANGENT THAT BEARS SOUTH 26 DEGREES 07' 50" EAST AND HAVING A RADIUS OF 199.29 FEET THROUGH AN ANGLE OF 31 DEGREES 14' 30" A DISTANCE OF 108.67 FEET; THENCE CONTINUING ALONG THE NORTHEASTERLY LINE OF SAID ROAD, AS IT FORMERLY EXISTED 60 FEET WIDE, SOUTH 57 DEGREES 22' 20" EAST TO THE SOUTHWESTERLY LINE OF SAID LAND DESCRIBED IN SAID BOOK

6826, OF DEEDS, PAGE 268; THENCE SOUTHEASTERLY ALONG THE GENERAL SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN SAID BOOK 6826, OF DEEDS, PAGE 268, TO THE SOUTHWESTERLY LINE OF THAT CERTAIN 60-FOOT WIDE STRIP OF LAND DESCRIBED IN THAT CERTAIN DEED TO THE CALIFORNIA PACIFIC RAILWAY COMPANY RECORDED AUGUST 18, 1903 IN BOOK 1838 OF DEEDS, PAGE 212, RECORDS OF SAID COUNTY; THENCE ALONG LAST SAID SOUTHWESTERLY LINE OF SAID 60-FOOT WIDE STRIP OF LAND NORTH 49 DEGREES 07' 15" WEST TO THE BEGINNING OF A TANGENT CURVE ON SAID SOUTHWESTERLY LINE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1946.58 FEET; THENCE CONTINUING NORTHWESTERLY ALONG LAST SAID CURVE ON SAID SOUTHWESTERLY LINE AN ARC DISTANCE OF 393.00 FEET TO THE AFOREMENTIONED NORTHEASTERLY LINE OF SAID WILMINGTON AND SAN PEDRO ROAD AS IT FORMERLY EXISTED, 60 FEET WIDE; THENCE SOUTHEASTERLY ALONG LAST SAID NORTHEASTERLY LINE SOUTH 26 DEGREES 07' 50" EAST 324.65 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF INCLUDED WITHIN THE LAND DESCRIBED IN THAT CERTAIN DEED TO RICHFIELD OIL CORPORATION RECORDED FEBRUARY 24, 1942 IN BOOK 19178, OF OFFICIAL RECORDS, PAGE 82 RECORDS OF LOS ANGELES COUNTY.

ALSO, EXCEPTING THEREFROM, THAT PORTION THEREOF INCLUDED WITHIN THE LAND DESCRIBED IN THAT CERTAIN DEED TO THE STATE OF CALIFORNIA RECORDED JANUARY 11, 1973 AS INSTRUMENT NO. 478 OF SAID OFFICIAL RECORDS OF LOS ANGELES COUNTY.

**SP-21 (V-124-22/1C-PCL 3)**

THAT PORTION OF LOT "M" OF ORIGINAL PARTITION OF THE RANCHO LOS PALOS VERDES, IN THE CITY OF LOS ANGELES, AS PER LICENSED SURVEYORS MAP RECORDED IN BOOK 1, PAGE 47 OF RECORDS OF SURVEYS, RECORDS OF SAID COUNTY, DESCRIBED IN THAT CERTAIN DEED TO THE CALIFORNIA PACIFIC RAILWAY COMPANY, A CORPORATION, RECORDED AUGUST 18, 1903 IN BOOK 1841, PAGE 107 OF DEEDS, RECORDS OF SAID COUNTY, SAID LAND BEING MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

"BEGINNING AT A POINT IN THE SOUTHERLY LINE OF PACIFIC AVENUE, FORMERLY WILMINGTON AND SAN PEDRO ROAD, SAID POINT BEING NORTH 56 DEGREES 23' WEST 80.00 FEET FROM A POINT ON SAID SOUTHERLY LINE OPPOSITE STATION "A", WILMINGTON AND SAN PEDRO ROAD SURVEY PLAT RECORDED IN BOOK 1180, PAGES 7 TO 12 INCLUSIVE; THENCE SOUTH 45 DEGREES EAST 255.00 FEET MORE OR LESS TO THE WESTERLY LINE OF SAID ROAD; THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID ROAD TO THE POINT OF BEGINNING."

**SP-22 (V-124-22/1C-PCL 2)**

THAT PORTION OF THE RANCHO LOS PALOS VERDES, IN THE CITY OF LOS ANGELES, INCLUDED WITHIN A STRIP OF LAND 60. 00 FEET WIDE, BEING ALL OF THAT CERTAIN STRIP OF LAND SHOWN AS "PACIFIC ELECTRIC RY RIGHT-OF-WAY" ON THE MAP OF TRACT NO. 2312 RECORDED IN BOOK 22, PAGE 116 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH ALL OF THAT CERTAIN STRIP OF LAND SHOWN AS "RIGHT-OF-WAY PACIFIC ELECTRIC RY." ON THE MAP OF TRACT NO. 2052, RECORDED IN BOOK 28, PAGE 67 OF MAPS, RECORDS OF SAID COUNTY.

**SP-23 (V-124-22/1C-PCL 18)**

A STRIP OF LAND SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

ALL THOSE PORTIONS OF LOTS 63, 64, 65, 66, 67, 68, 69, 70, AND "B", TRACT NO. 2817 AS PER MAP RECORDED IN BOOK 30, PAGES 6 AND 7 OF MAPS RECORDS OF LOS ANGELES COUNTY LYING SOUTHEASTERLY OF AND CONTIGUOUS TO THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE CURVED SOUTHERLY LINE OF SAID LOT 63, SAID POINT BEING IN A LINE PARALLEL WITH AND DISTANT 11.00 FEET NORTHWESTERLY MEASURED AT RIGHT ANGLES FROM THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF SAID LOT 67; THENCE NORTHEASTERLY ALONG SAID PARALLEL LINE AND THE NORTHEASTERLY PROLONGATION THEREOF, 402.49 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 512.84 FEET AND BEING CONCENTRIC WITH THE CURVED SOUTHEASTERLY LINE OF SAID LOT "B"; THENCE NORTHEASTERLY ALONG SAID CONCENTRIC CURVE AN ARC DISTANCE OF 160 FEET.

**SP-24 (V-124-22/1C-PCL 6) and SP-25 (V-124-22/3-PCL 4)**

THAT CERTAIN PARCEL OF LAND IN TIDE LAND LOCATION NO. 68, IN THE CITY OF LOS ANGELES, MORE PARTICULARLY DESCRIBED IN THE DOCUMENT RECORDED AUGUST 18, 1903 IN BOOK 1836, PAGE 244 OF DEEDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM SAID LAND, THAT PORTION WITHIN THE LINES OF THE LAND DESCRIBED IN "PARCEL 4" OF AN AGREEMENT RECORDED AUGUST 10, 1917 IN BOOK 6543, PAGE 63 OF DEEDS, RECORDS OF SAID COUNTY.

**SP-26 (V-124-22/3 PCL 30)**

Real property located in the County of Los Angeles, State of California described as follows:

BEGINNING AT THE INTERSECTION OF A LINE PARALLEL WITH AND DISTANT 20.00 FEET NORTHERLY MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF LOT 5, BLOCK 97 OF THE JANES' SUBDIVISION OF PART OF THE TOWN OF SAN PEDRO AS PER MAP RECORDED IN BOOK 5, PAGE 274 OF MISCELLANEOUS RECORDS, RECORDS OF SAID COUNTY WITH A LINE PARALLEL WITH AND DISTANT 8.00 FEET EASTERLY MEASURED AT RIGHT ANGLES FROM THE WESTERLY LINE OF SAID LOT; THENCE N 0° 17' 17" E ALONG SAID LAST MENTIONED PARALLEL LINE AND THE NORTHERLY PROLONGATION THEREOF 910.06 FEET TO THE NORTHERLY LINE OF LOT 6, BLOCK 7, TRACT NO. 3921 AS PER MAP RECORDED IN BOOK 51, PAGES 85 AND 86 OF MAPS, RECORDS OF SAID COUNTY; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 6 AND THE WESTERLY PROLONGATION OF SAID NORTHERLY LINE 12.50 FEET TO THE NORTHERLY PROLONGATION OF A LINE PARALLEL WITH AND DISTANT 4.50 FEET WESTERLY MEASURED AT RIGHT ANGLES FROM THE WESTERLY LINE OF SAID LOT 6; THENCE N 0° 17' 17" E ALONG SAID LAST MENTIONED PROLONGATION 261.56 FEET; THENCE NORTHERLY ALONG A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 760.50 FEET AN ARC DISTANCE OF 312.50 FEET TO A POINT FROM WHICH THE CENTER OF THE CIRCLE OF SAID CURVE BEARS S 66° 44' 40" W; THENCE NORTHWESTERLY TANGENT TO SAID CURVE 99.22 FEET; THENCE NORTHWESTERLY ALONG A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 3807.83 FEET AN ARC DISTANCE OF 166.15 FEET TO A POINT FROM WHICH THE CENTER OF THE CIRCLE OF SAID

LAST MENTIONED CURVE BEARS N 69° 14' 40" E; THENCE NORTHWESTERLY TANGENT TO SAID LAST MENTIONED CURVE 62.56 FEET; THENCE NORTHWESTERLY ALONG A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 3831.83 FEET AN ARC DISTANCE OF 28.77 FEET TO A POINT FROM WHICH THE CENTER OF THE CIRCLE OF SAID LAST MENTIONED CURVE BEARS S 68° 48' 51" W; THENCE N 23° 15' 20" W 382.04 FEET; THENCE NORTHWESTERLY ALONG A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 480.41 FEET AN ARC DISTANCE OF 120.34 FEET TO THAT CERTAIN COURSE IN PARCEL NO.2, ORDER NO. 2703 ADOPTED BY THE BOARD OF HARBOR COMMISSIONERS ON DECEMBER 5, 1956, DESCRIBED AS HAVING A BEARING OF SOUTH 61° 30' 11" EAST AND A LENGTH OF 250.99 FEET; THENCE NORTHWESTERLY ALONG SAID LAST MENTIONED COURSE 70.45 FEET TO A POINT DISTANT SOUTHEASTERLY 34.39 FEET FROM THE NORTHWESTERLY TERMINUS OF SAID LAST MENTIONED COURSE, LAST SAID POINT BEING IN A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 956.00 FEET FROM WHICH THE CENTER OF THE CIRCLE OF SAID LAST MENTIONED CURVE BEARS S 52° 26' 11" W; THENCE SOUTHEASTERLY ALONG SAID LAST MENTIONED CURVE AN ARC DISTANCE OF 238.79 FEET TO A POINT FROM WHICH THE CENTER OF THE CIRCLE OF SAID LAST MENTIONED CURVE BEARS S 66° 44' 52" W; THENCE SOUTHEASTERLY TANGENT TO SAID LAST MENTIONED CURVE 676.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 739.00 FEET, SAID LAST MENTIONED CURVE BEING TANGENT AT ITS POINT OF ENDING TO A LINE PARALLEL WITH AND DISTANT 26.00 FEET WESTERLY MEASURED AT RIGHT ANGLES FROM THE NORTHERLY PROLONGATION OF SAID WESTERLY LINE OF LOT 6; THENCE SOUTHERLY ALONG SAID LAST MENTIONED CURVE AN ARC DISTANCE OF 303.62 FEET TO SAID POINT OF ENDING; THENCE SOUTHERLY ALONG SAID LAST MENTIONED PARALLEL LINE 1161.66 FEET; THENCE SOUTHERLY ALONG A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET AN ARC DISTANCE OF 10.97 FEET TO SAID FIRST MENTIONED PARALLEL LINE OF THIS DESCRIPTION; THENCE SOUTHEASTERLY ALONG SAID FIRST MENTIONED PARALLEL LINE 30.16 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING NORTHERLY OF THE SOUTHERLY LINE OF LAND DESCRIBED IN DEED DATED JUNE 7, 1902, FROM THE BANNING COMPANY TO THE CALIFORNIA PACIFIC RAILWAY COMPANY, RECORDED AUGUST 18, 1903, IN BOOK 1836 OF DEED, PAGE 244, RECORDS OF SAID COUNTY.

**SP-27 (V-124-22/3 PCL 31)**

Real property located in the County of Los Angeles, State of California described as follows:

BEGINNING AT THE INTERSECTION OF A LINE PARALLEL WITH AND DISTANT 4.50 FEET WESTERLY, MEASURED AT RIGHT ANGLES FROM THE WESTERLY LINE OF LOT 1, BLOCK 96 PECK'S SUBDIVISION OF BLOCKS 81-84-96 OF THE CITY OF SAN PEDRO AS PER MAP RECORDED IN BOOK 70, PAGE 4 OF MISCELLANEOUS RECORDS, RECORDS OF SAID COUNTY WITH THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT; THENCE WESTERLY ALONG SAID WESTERLY PROLONGATION TO A LINE PARALLEL WITH AND DISTANT 26.00 FEET WESTERLY MEASURED AT RIGHT ANGLES FROM SAID WESTERLY LINE; THENCE SOUTHERLY ALONG SAID LAST MENTIONED PARALLEL LINE AND THE SOUTHERLY PROLONGATION THEREOF, 568.91 FEET; THENCE SOUTHEASTERLY ALONG A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 26.00 FEET AN ARC DISTANCE OF 36.32 FEET TO THE SOUTHERLY PROLONGATION OF SAID FIRST MENTIONED PARALLEL LINE; THENCE NORTHERLY ALONG SAID LAST MENTIONED PROLONGATION AND PARALLEL LINE 594.51 FEET TO THE POINT OF BEGINNING

**SP-28,29 &30 (V-124-22/3 Pcls. 16,18 & 26)****Parcel 1:**

A STRIP OF LAND, 20.00 FEET WIDE, LYING 10.00 FEET ON EACH SIDE OF THE CENTER LINE OF THE SOUTHERN PACIFIC TRANSPORTATION COMPANY'S SAN PEDRO BRANCH TRACK, SAID STRIP OF LAND LYING WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED LAND:

THAT PORTION OF THE RANCHO LOS PALOS VERDES, AS PER MAP FILED IN BOOK 2 PAGES 543 ET SEQ. OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF 4<sup>TH</sup> STREET, 60 FEET WIDE AS SHOWN ON THE MAP OF THE TOWN OF SAN PEDRO AS PER MAP RECORDED IN BOOK 84 PAGE 81 ET SEQ. OF MISCELLANEOUS RECORDS OF SAID COUNTY, PROLONGED EASTERLY WITH THE EASTERLY LINE OF HARBOR BOULEVARD AS SAID EASTERLY LINE IS DESCRIBED 2ND IN PARAGRAPH 4 OF THE AGREEMENT RECORDED ON AUGUST 10, 1917 AS INSTRUMENT NO. 129 IN BOOK 6542 PAGE 63 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID EASTERLY LINE, SOUTH 9° 21' 25" WEST A DISTANCE OF 63.24 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, SAID TRUE POINT OF BEGINNING BEING ON A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 15 FEET, THE CENTER OF THE CIRCLE OF WHICH SAID CURVE IS A PART BEARS SOUTH 80° 33' 35" EAST FROM SAID TRUE POINT OF BEGINNING; THENCE ALONG SAID CURVE IN A NORTHEASTERLY DIRECTION A DISTANCE OF 21.18 FEET TO A POINT ON SAID CURVE FROM WHICH THE CENTER BEARS 0° 14' 20" WEST; THENCE SOUTH 89° 45' 40" EAST A DISTANCE OF 46.26 FEET TO A POINT AT THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 15 FEET FROM WHICH THE CENTER BEARS SOUTH 0° 14' 20" WEST; THENCE ALONG SAID CURVE IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 24.04 FEET TO A POINT ON SAID CURVE FROM WHICH THE CENTER BEARS NORTH 87° 55' 50" WEST, SAID LAST MENTIONED POINT IS ON ANOTHER CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1095.03 FEET FROM WHICH THE CENTER BEARS SOUTH 87° 55' 50" EAST; THENCE ALONG SAID CURVE IN A NORTHEASTERLY DIRECTION A DISTANCE OF 128.85 FEET TO A POINT ON SAID CURVE FROM WHICH THE CENTER BEARS SOUTH 81° 11' 20" EAST, SAID LAST MENTIONED POINT IS ON ANOTHER CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 15 FEET FROM WHICH THE CENTER BEARS NORTH 81° 11' 20" WEST; THENCE ALONG SAID CURVE IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 21.32 FEET TO A POINT ON SAID CURVE FROM WHICH THE CENTER BEARS NORTH 0° 14' 20" EAST; THENCE NORTH 89° 45' 40" WEST A DISTANCE OF 37.24 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE NORTHEAST AND HAVING A RADIUS OF 15 FEET WHICH THE CENTER BEARS NORTH 0° 14' 20" EAST; THENCE ALONG SAID CURVE IN A NORTHWESTERLY DIRECTION A DISTANCE OF 25.95 FEET TO A POINT ON SAID CURVE FROM WHICH THE CENTER BEARS 80° 38' 35" EAST; THENCE ALONG THE EASTERLY LINE OF SAID HARBOR BOULEVARD SOUTH 9° 21' 25" WEST A DISTANCE OF 131.67 FEET TO SAID TRUE POINT OF BEGINNING.

**Parcel 2:**

A STRIP OF LAND, 20.00 FEET WIDE, LYING 10 FEET ON EACH SIDE OF THE CENTER LINE OF THE SOUTHERN PACIFIC TRANSPORTATION COMPANY'S SAN PEDRO BRANCH TRACK, SAID STRIP OF LAND LYING WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED LAND:

THAT PORTION OF THE RANCHO LOS PALOS VERDES, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE THAT IS PARALLEL WITH AND DISTANT 60 FEET EASTERLY (MEASURED AT RIGHT ANGLES) FROM THE WESTERLY LINE AND SOUTHERLY PROLONGATION THEREOF OF LOT 1 OF E. HILLER'S SUBDIVISION OF BLOCK 95, TOWN OF SAN PEDRO, AS PER MAP RECORDED IN BOOR 6 PAGE 78 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITH THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF FRONT STREET AS SHOWN ON SAID LAST MENTIONED MAP; THENCE SOUTHERLY ALONG SAID PARALLEL LINE TO A LINE THAT IS PARALLEL, WITH THE DISTANT 30 FEET SOUTHERLY (MEASURED AT RIGHT ANGLES) FROM THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF BLOCK 86 OF THE TOWN OF SAN PEDRO AS PER MAP RECORDED IN BOOK 84 PAGES 81 ET SEQ. OF SAID MISCELLANEOUS RECORDS; THENCE WESTERLY ALONG SAID LAST MENTIONED PARALLEL LINE TO THE EASTERLY LINE OF THE LAND DESCRIBED IN PARCEL 15 OF THE DEED TO THE CITY OF LOS ANGELES, RECORDED JULY 7, 1939 AS DOCUMENT NO. 1108 IN BOOK 16778 PAGE 37 OF OFFICIAL RECORDS IN SAID OFFICE OF THE COUNTY RECORDER; THENCE NORTHERLY, SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE VARIOUS COURSES IN THE EASTERLY AND NORTHERLY BOUNDARY LINES OF SAID LAST MENTIONED LAND TO THE SOUTHEASTERLY LINE OF HARBOR BOULEVARD AS DESCRIBED IN PARCEL NO. 2 OF ORDINANCE NO. 126649 OF THE CITY OF LOS ANGELES; THENCE NORTHEASTERLY, ALONG SAID SOUTHEASTERLY LINE, TO SAID SOUTHWESTERLY PROLONGATION OF SAID ABOVE MENTIONED SOUTHEASTERLY LINE OF FRONT STREET; THENCE NORTHEASTERLY ALONG SAID PROLONGATION TO THE POINT OF BEGINNING.

**Parcel 3:**

A STRIP OF LAND, 20.00 FEET WIDE, LYING 10 FEET ON EACH SIDE OF THE CENTER LINE OF THE SOUTHERN PACIFIC TRANSPORTATION COMPANY'S SAN PEDRO BRANCH TRACK, SAID STRIP OF LAND LYING WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED LAND:

BEGINNING AT A POINT IN THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF 5TH STREET (50 FEET WIDE) DISTANT EASTERLY THEREON 92 FEET, MEASURED ALONG SAID EASTERLY PROLONGATION FROM THE WESTERLY LINE OF FRONT STREET, AS BOTH STREETS ARE SHOWN ON SAID MAP OF THE TOWN OF SAN PEDRO; THENCE NORTHEASTERLY IN A DIRECT LINE 495.60 FEET TO THE POINT OF INTERSECTION OF THE EASTERLY LINE OF SAID FRONT STREET WITH THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF HARBOR BOULEVARD (130 FEET WIDE); THENCE SOUTHWESTERLY AND SOUTHERLY ALONG SAID EASTERLY LINE OF FRONT STREET 504.60 FEET TO A POINT IN THE EASTERLY PROLONGATION OF SAID 5TH STREET; THENCE EASTERLY ALONG SAID EASTERLY PROLONGATION 40.30 FEET TO THE POINT OF BEGINNING.

**SP-31 (V-41/12-4 & V-41/13-4):****Parcel 1:**

THAT PORTION OF RANCHO LOS PALOS VERDES, IN THE CITY OF LOS ANGELES, AS SHOWN ON MAP RECORDED IN BOOK 2, PAGES 522 ET SEQ., OF PATENTS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF TIDELANDS LOCATION NO. 69 IN SAID CITY, COUNTY, AND STATE AS RECORDED IN BOOK 4, PAGE 199, OF PATENTS IN SAID RECORDER'S OFFICE; BOUNDED NORTHERLY BY THE SOUTHERLY LINE OF 4TH STREET, AS DESCRIBED IN PARCEL 15 OF THE DEED RECORDED JULY 7, 1939 IN BOOK 16778, PAGE 37, OF OFFICIAL RECORDS OF SAID COUNTY; BOUNDED SOUTHERLY BY THE SOUTHERLY LINE OF 6TH STREET, AS DESCRIBED IN PARCEL 16 OF SAID LAST MENTIONED DEED; BOUNDED EASTERLY BY THE EASTERLY LINE OF THE 5.00 FOOT WIDE STRIP OF LAND DESCRIBED AS "FUEL OIL PIPE LINE NO. 1", IN THE DECREE RECORDED JULY 3, 1950 IN BOOK 33573, PAGE 319; OF SAID OFFICIAL RECORDS; AND BOUNDED WESTERLY BY THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF 7TH STREET, 61.50 FEET WIDE AS SHOWN IN CITY ENGINEER'S FIELD BOOK 12608, PAGE 60, ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF LOS ANGELES, WITH THE EASTERLY LINE OF HARBOR BOULEVARD AS SAID EASTERLY LINE IS DESCRIBED IN PARCEL 1 OF ORDINANCE NO. 126, 649, OF THE CITY OF LOS ANGELES, APPROVED FEBRUARY 13, 1964; THENCE ALONG SAID EASTERLY PROLONGATION SOUTH 89° 47' 19" EAST, 106.55 FEET TO THE TRUE POINT OF BEGINNING FOR THIS BOUNDARY LINE; THENCE NORTH 3° 48' 26" EAST 70.00 FEET; THENCE NORTH 1° 11' 34" WEST TO THE INTERSECTION WITH THE EASTERLY LINE OF THE LAND DESCRIBED IN PARCEL NO. 1 OF THE DOCUMENT RECORDED DECEMBER 27, 1923 IN BOOK 3002, PAGE 64, OF SAID OFFICIAL RECORDS; THENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARY LINES OF SAID LAST MENTIONED PARCEL NO. 1, NORTH 2° 56' 35" EAST AND NORTH 89° 50" WEST TO THE NORTHERLY PROLONGATION OF THE ABOVE DESCRIBED COURSE OF "NORTH 1° 11' 34" WEST; THENCE ALONG LAST SAID PROLONGATION NORTH 1° 11' 34" WEST TO THE INTERSECTION THEREOF WITH THE EASTERLY LINE OF THE LAND DESCRIBED IN PARCEL 2 OF THE SAID DOCUMENT RECORDED IN BOOK 3002; PAGE 64, OF SAID OFFICIAL RECORDS; THENCE ALONG LAST SAID EASTERLY LINE NORTH 9° 22' EAST TO THE SAID SOUTHERLY LINE OF 4TH STREET.

**Parcel 2:**

THAT PORTION OF THE RANCHO LOS PALOS VERDES INCLUDED WITHIN THE LINES OF 6TH STREET DESCRIBED IN PARCEL 16 OF THE SAID DOCUMENT RECORDED IN BOOK 16778, PAGE 37, OF SAID OFFICIAL RECORDS; BOUNDED WESTERLY BY THE EASTERLY LINE OF THE LANDS DESCRIBED IN PARCEL 1 OF SAID DOCUMENT RECORDED IN BOOK 3002, PAGE 64, OF SAID OFFICIAL RECORDS; AND BOUNDED EASTERLY BY THAT CERTAIN COURSE DESCRIBED AS "NORTH 1° 11' 34" WEST" IN PARCEL 1 LAST ABOVE.

**SP-33 & SP-34**

That portion of land located in the City of Los Angeles, County of Los Angeles, State of California, included within that certain real property quitclaimed, released and remised to the City of Los Angeles (50% interest) and the City of Long Beach (50% interest), particularly described in the quitclaim deed from Southern Pacific Transportation Company recorded on December 29, 1994, as Document No. 94-2282145, of Official Records, in the office of the County Recorder of said county, being that portion of Rancho Los Palos Verdes, in said city, as per map recorded in Book 2, Pages 543 to 545, inclusive of Patents, together with that portion of Tide Land Location No. 143 as recorded in Book 4, Page 162 of Patents, together with that portion of the land described in the deed recorded July 22, 1943 in Book 20126, Page 343 of Official Records, together with that portion of Tide Land Location No. 69, in said city, as recorded in Book 4, Page 199 of Patents, together with Homestead Tract, in said city, as per map recorded in Book 4, Page 429 of Miscellaneous Records, together with those portions of Blocks 90 and 94 as shown on Map of the Town of San Pedro, in said city, as per map recorded in Book 84, Pages 81 to 84, inclusive of Miscellaneous Records, together with that portion of the 200-foot wide right-of-way of the Southern Pacific Railroad Company as conveyed by permit from the Surveyor General of the State of California, in said city, as per map recorded in Book 8, Page 467 of Miscellaneous Records, together with Lot 1 of Tract No. 31592, in said city, as per map filed in Book 902, Pages 49 and 50 of Maps, all said maps, patents and records are in said County Recorder's office, bounded as follows:

**On the West** by the center line of Beacon Street, 60.00 feet wide, as shown on said Map of the Town of San Pedro.

**On the North** by the center line of 6th Street, 60.00 feet wide, and its Easterly prolongation, as shown on said Map of the Town of San Pedro.

**On the East** by the Easterly line of said Tide Land Location No. 69 and the Southerly prolongation of that certain course in said Easterly line described as having a bearing and distance of North 7°00'00" West, 22.40 chains (1478.40 feet).

**On the South** by the line described as follows:

Beginning at the intersection of said center line of Beacon Street with the Westerly prolongation of the Southerly line of 14th Street, 60.00 feet wide, as shown on said Map of the Town of San Pedro; thence Easterly along said Southerly line to the Southwesterly line of San Pedro Street, 50.00 feet wide, as shown on said Map of the Town of San Pedro; thence Southeasterly along said Southwesterly line to the most Easterly corner of Block 93 of said Map of the Town of San Pedro; thence Northeasterly along the Southeasterly boundary of said San Pedro Street to the most Southerly corner of said Block 94; thence Northeasterly along the Southeasterly line of said Block 94 to the most Southerly corner of said land described in the deed recorded July 22, 1943 in Book 20126, Page 343 of Official Records; thence along the Southeasterly line of said land North 47°59'45" East 96.98 feet; thence continuing along last said Southeasterly line North 0°20'52" East 19.83 feet; thence continuing along last said Southeasterly line North 57°44'59" East 113.02 feet, more or less, to said southerly prolongation.



**SP-40 (V-41/13 PCL 20) & SP-41 (V-41/14 PCL 17)**

A STRIP OF LAND 30 FEET WIDE AND 40 FEET WIDE IN BLOCK 25 OF PECK'S SUBDIVISION, MAP RECORDED IN BOOK 2, PAGE 52, RECORDS OF THE COUNTY OF LOS ANGELES, SITUATED IN RANCHO LOS PALOS VERDES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, LYING EQUALLY ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF MESA STREET WITH THE CENTERLINE OF TWENTY-SECOND STREET, SAN PEDRO DISTRICT, CITY OF LOS ANGELES; THENCE SOUTH 0°14'13" WEST, ALONG AFORESAID CENTERLINE OF MESA STREET, A DISTANCE OF 123.10 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 8° 24' 29" EAST, A DISTANCE OF 48.02 FEET TO A POINT AT THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 338.27 FEET, THE CENTER OF WHICH BEARS SOUTH 81° 35' 31' EAST; THENCE ALONG SAID CURVE IN A NORTHEASTERLY DIRECTION, A DISTANCE OF 254.41 FEET (ARC LENGTH) TO A POINT AT THE END OF SAID CURVE, THE CENTER OF WHICH BEARS SOUTH 38° 30' EAST; THENCE NORTH 51° 30' EAST, A DISTANCE OF 36.82 FEET TO A POINT AT THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 359.27 FEET, THE CENTER OF WHICH BEARS NORTH 38° 30' WEST; THENCE ALONG SAID CURVE IN A NORTHEASTERLY DIRECTION, A DISTANCE OF 220.93 FEET (ARC LENGTH) TO A POINT AT THE END OF SAID CURVE, THE CENTER OF WHICH BEARS NORTH 73° 44' WEST; THENCE NORTH 16° 16' EAST, A DISTANCE OF 151.22 FEET TO A POINT AT THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1146.28 FEET, THE CENTER OF WHICH BEARS SOUTH 73° 44' EAST; THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE, A DISTANCE OF 680.66 FEET (ARC LENGTH) TO A POINT AT THE END OF SAID CURVE, THE CENTER OF WHICH BEARS SOUTH 39° 42' 40" EAST; THENCE NORTH 50° 17' 20" EAST, A DISTANCE OF 152.34 FEET TO A POINT AT THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 2864.93 FEET, THE CENTER OF WHICH BEARS SOUTH 39° 42' 40" EAST; THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE, A DISTANCE OF 258.55 FEET (ARC LENGTH) TO A POINT AT THE END OF SAID CURVE, THE CENTER OF WHICH BEARS SOUTH 34° 32' 25" EAST; THENCE NORTH 55° 27' 35" EAST, A DISTANCE OF 355.29 FEET TO A POINT AT THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 573.69 FEET, THE CENTER OF WHICH BEARS SOUTH 34° 32' 25" EAST; THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE A DISTANCE OF 118.89 FEET (ARC LENGTH) TO THE END OF SAID CURVE, THE CENTER OF WHICH BEARS SOUTH 22° 40' EAST; THENCE NORTH 67° 20" EAST, A DISTANCE OF 181.93 FEET TO A POINT AT THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 328.21 FEET, THE CENTER OF WHICH BEARS SOUTH 22° 40' EAST; THENCE IN AN EASTERLY DIRECTION ALONG SAID CURVE, A DISTANCE OF 210.35 FEET (ARC LENGTH) TO THE END OF SAID CURVE, THE CENTER OF WHICH BEARS SOUTH 14° 03' 16" WEST; THENCE SOUTH 75° 56' 44" EAST, A DISTANCE OF 27.20 FEET TO A POINT AT THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 319.62 FEET, THE CENTER OF WHICH BEARS NORTH 14° 03' 16" EAST; THENCE IN AN EASTERLY DIRECTION ALONG SAID CURVE, A DISTANCE OF 125.51 FEET (ARC LENGTH) TO A POINT AT THE END OF SAID CURVE, THE CENTER OF WHICH BEARS NORTH 8° 26' 44" WEST, THENCE NORTH 81° 33' 16" EAST, A DISTANCE OF 136.98 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF A FROG TANGENT WITH THE CENTERLINE OF MAIN TRACK; THENCE NORTH 73° 23' EAST ALONG SAID CENTERLINE OF MAIN TRACK, A DISTANCE OF 42.04 FEET TO A POINT AT THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 328.69 FEET, THE CENTER OF WHICH BEARS NORTH 16° 37' WEST; THENCE IN A NORTHEASTERLY AND NORTHWESTERLY DIRECTION ALONG SAID CURVE, A DISTANCE OF 474.98 FEET (ARC LENGTH) TO A POINT AT

THE END OF SAID CURVE, THE CENTER OF WHICH BEARS SOUTH 80° 35' 16" WEST; THENCE NORTH 9° 24' 44" WEST, A DISTANCE OF 91.87 FEET TO A POINT AT THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 410.27 FEET, THE CENTER OF WHICH BEARS SOUTH 80° 35' 16" WEST; THENCE NORTHWESTERLY ON SAID CURVE A DISTANCE OF 53 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF THE 80-FOOT STRIP RESERVED FOR A STREET, AS RECORDED IN BOOK 8 OF DEEDS AND DATA, PAGE 285, RECORDS OF LOS ANGELES COUNTY, SAID POINT BEING 40 FEET, MORE OR LESS, SOUTHEASTERLY OF THE INTERSECTION OF SAID EASTERLY LINE OF 80-FOOT STRIP WITH EASTERLY LINE OF SAN PEDRO STREET, IN SAN PEDRO DISTRICT, CITY OF LOS ANGELES.

EXCEPTING FROM THE ABOVE DESCRIBED STRIP OF LAND, THAT PORTION OF SAN PEDRO STREET, 50 FEET WIDE, DESCRIBED IN "ANNEX II SAN PEDRO PROPERTY, PARCEL NO. 2" IN DEED DATED JUNE 30, 1986, FROM SOUTHERN PACIFIC TRANSPORTATION COMPANY TO THE CITY OF LOS ANGELES AND STATE OF CALIFORNIA, RECORDED JULY 3, 1986, INSTRUMENT 86-840882, RECORDS OF SAID COUNTY.

**SP-42 (V-41/14 PCL 12)**

THAT CERTAIN STRIP OF LAND 17 FEET WIDE REMAINING ALONG MESA STREET WHICH WAS GRANTED BY "AN ORDINANCE NO. 10 IN THE CITY OF SAN PEDRO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, TO THE SOUTHERN PACIFIC EXTENSION RAILROAD", LYING EQUALLY 8.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF MESA STREET WITH THE CENTERLINE OF TWENTY SECOND STREET; THENCE SOUTH 0° 14' 13" WEST ALONG SAID CENTERLINE OF MESA 123.10 FEET TO THE POINT OF BEGINNING; THENCE SOUTHERLY CONTINUING ALONG SAID CENTERLINE ON A CURVE TO THE GOVERNMENT RESERVATION.

**SP43 (V-124-8/9, AL LOT NO. 12)**

THAT PORTION OF BLOCK 11, RANGE 3 OF NEW SAN PEDRO, KNOWN AS THE TOWN OF WILMINGTON, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGE 66 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED THIRD IN THAT CERTAIN INDENTURE TO THE PACIFIC ELECTRIC RAILWAY COMPANY, RECORDED ON AUGUST 28, 1903 IN BOOK 1830, PAGE 310 OF DEEDS, IN THE OFFICE OF SAID COUNTY RECORDER, AS A STRIP OF LAND, 100 FEET IN WIDTH, BEING 50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT RAILWAY SURVEY STATION 366+84.95 OF THE SURVEYED CENTER LINE OF THE PACIFIC ELECTRIC RAILWAY, SAID STATION BEING THE NORTHERLY LINE OF ABOVE MENTIONED BLOCK ELEVEN (11); AND EASTERLY ONE HUNDRED NINETY-ONE AND EIGHTY-THREE HUNDREDTHS (191.83) FEET, A LITTLE MORE OR LESS, FROM THE NORTHWESTERLY CORNER OF SAID BLOCK ELEVEN (11); THENCE FROM SAID POINT OF BEGINNING, SOUTH 47° 48' WEST, TWO HUNDRED FORTY-FIVE AND EIGHT HUNDREDTHS (245.08) FEET TO RAILWAY SURVEY STATION 369+30.03 OF THE SURVEYED CENTER LINE OF THE PACIFIC ELECTRIC RAILWAY AS SHOWN ON ABOVE MENTIONED PLAT "C"; SAID LAST MENTIONED STATION BEING IN THE WESTERLY LINE OF SAID BLOCK ELEVEN (11), AND SOUTHERLY ONE

HUNDRED FIFTY-TWO AND SIX TENTHS (152.6) FEET, A LITTLE MORE OR LESS, FROM THE NORTHWESTERLY CORNER OF SAID BLOCK ELEVEN (11);

**SP- 44 (V-41/10 PCL. 12)**

LOT 8 OF TRACT NO. 3292, AS PER MAP RECORDED IN BOOK 36, PAGES 68 AND 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THOSE PORTIONS DESCRIBED AS PARCELS A AND B IN THAT CERTAIN DEED TO THE CITY OF LOS ANGELES, RECORDED NOVEMBER 21, 1957 AS INSTRUMENT NO. 761 IN BOOK 56108 PAGE 238, OFFICIAL RECORDS.

**SP- 45 (V-41/10 PORTION PARCEL 5)**

A PARCEL OF LAND SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF AVALON BOULEVARD, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF LAND DESCRIBED IN PERMIT FOR RIGHT OF WAY DATED APRIL 7, 1887, FROM THE STATE OF CALIFORNIA TO THE SOUTHERN PACIFIC RAILROAD COMPANY, RECORDED APRIL 29, 1887, IN BOOK 8 OF MISCELLANEOUS RECORDS, PAGE 467, RECORDS OF SAID COUNTY WITH THE EASTERLY LINE OF SAID AVALON BLVD. (80 FEET WIDE); THENCE NORTHERLY, ALONG SAID EASTERLY LINE, TO A POINT IN A LINE PARALLEL WITH AND DISTANT 50 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF THE SOUTHERN PACIFIC TRANSPORTATION COMPANY AS SHOWN ON SOUTHERN PACIFIC TRANSPORTATION COMPANY'S RIGHT OF WAY AND TRACK MAP, SAN PEDRO BRANCH, LOS ANGELES, COUNTY, CALIFORNIA, SHEET NO. V41/10; THENCE SOUTHWESTERLY, ALONG SAID PARALLEL LINE, TO A POINT IN A LINE PARALLEL WITH AND DISTANT 66 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID EASTERLY LINE OF AVALON BOULEVARD; THENCE SOUTHERLY, ALONG LAST SAID PARALLEL LINE TO A POINT IN SAID SOUTHEASTERLY LINE OF LAND DESCRIBED IN SAID PERMIT; THENCE NORTHEASTERLY, ALONG SAID SOUTHEASTERLY LINE, TO THE POINT OF BEGINNING

**SP- 46 (V-41/10 PCL. 7)**

THAT PORTION OF THE TRACT KNOWN AS AND MARKED "BANNING'S RESERVATION", AS SHOWN ON MAP OF NEW SAN PEDRO (COMMONLY KNOWN AS WILMINGTON), IN THE CITY OF LOS ANGELES, RECORDED IN BOOK 6 PAGES 66 AND 67, OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE MOST NORTHWESTERLY LINE OF LAND DESCRIBED AS PARCEL NO. 1 IN THAT CERTAIN DEED TO THE AMERICAN LUMBER & TREATING CO., A CORPORATION, RECORDED SEPTEMBER 23, 1942, AS INSTRUMENT NO. 8, IN BOOK 19578, PAGE 194 OF OFFICIAL RECORDS OF SAID COUNTY, AND THE MOST EASTERLY LINE OF LAND DESCRIBED IN THAT CERTAIN DEED TO THE CITY OF LOS ANGELES, RECORDED OCTOBER 3, 1917, AS INSTRUMENT NO. 118, IN BOOK 6545 PAGE 248, OF SAID DEEDS; THENCE NORTHERLY ALONG SAID MOST EASTERLY LINE TO A LINE PARALLEL WITH AND DISTANT 50 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES FROM THE ORIGINAL LOCATED CENTERLINE OF SOUTHERN PACIFIC TRANSPORTATION COMPANY'S MAIN TRACK (SAN PEDRO BRANCH) AS

SHOWN ON SOUTHERN PACIFIC TRANSPORTATION COMPANY'S RIGHT-OF-WAY AND TRACK MAP, SHEET NO. V-41/10; THENCE NORTHEASTERLY ALONG SAID PARALLEL LINE TO THAT CERTAIN COURSE HAVING A BEARING AND LENGTH OF NORTH 9 DEGREES 30' 00" WEST, 332.5 FEET IN THE WESTERLY BOUNDARY OF THE LAND DESCRIBED IN THAT CERTAIN INDENTURE TO THE LOS ANGELES AND SAN PEDRO RAILROAD COMPANY, A CORPORATION, RECORDED JUNE 27, 1871, IN BOOK 17, PAGE 316, OF SAID DEEDS; THENCE SOUTHERLY ALONG SAID CERTAIN COURSE TO SAID MOST NORTHWESTERLY LINE; THENCE SOUTHWESTERLY ALONG SAID MOST NORTHWESTERLY LINE TO THE POINT OF BEGINNING.

**SP-47 (V-41/10 PCL. 6)**

THOSE PORTIONS OF BLOCKS 14 AND 15 OF RANGE 2 AND THAT PORTION OF THE TRACT MARKED "BANNING'S RESERVATION", ALL SHOWN ON THE MAP OF NEW SAN PEDRO (COMMONLY KNOWN AS WILMINGTON), RECORDED IN BOOK 6, PAGES 66 AND 67, OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED IN THAT CERTAIN DEED TO THE LOS ANGELES AND SAN PEDRO RAILROAD COMPANY, A CORPORATION, RECORDED JUNE 27, 1871 IN BOOK 17, PAGE 316, OF DEEDS, IN SAID OFFICE.

EXCEPT THEREFROM THAT PORTION THEREOF LYING SOUTHERLY AND SOUTHEASTERLY OF THE INNER BAY EXCEPTION LINE AS DESCRIBED IN THE DECREE ENTERED IN CASE NO. 64536, SUPERIOR COURT OF SAID COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION THEREOF, DESCRIBED IN THAT CERTAIN DEED TO THE CITY OF LOS ANGELES, RECORDED OCTOBER 3, 1917, IN BOOK 6545, PAGE 248, OF DEEDS, IN SAID OFFICE.

ALSO EXCEPT THEREFROM THAT PORTION THEREOF, DESCRIBED IN THAT CERTAIN DEED TO THE AMERICAN LUMBER & TREATING CO., A CORPORATION, RECORDED SEPTEMBER 23, 1942 IN BOOK 19578, PAGE 194, OF OFFICIAL RECORDS, OF SAID COUNTY.

ALSO, EXCEPT THEREFROM THAT PORTION THEREOF LYING NORTHWESTERLY OF A LINE PARALLEL AND CONCENTRIC WITH AND DISTANT 50 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES AND RADIALLY, FROM THE ORIGINAL LOCATED CENTERLINE OF SOUTHERN PACIFIC TRANSPORTATION COMPANY'S MAIN TRACK (SAN PEDRO BRANCH) AS SHOWN ON SOUTHERN PACIFIC TRANSPORTATION COMPANY'S RIGHT OF WAY AND TRACK MAP, SAN PEDRO BRANCH, LOS ANGELES COUNTY, CALIFORNIA, SHEET NO. V-41/10.

**SP- 48 (V-41/9, PCLS 2 THROUGH 11 & V-41/10, PCLS 1 THROUGH 4)**

THOSE PARCELS AND STRIPS OF LAND, CLAIMED BY SOUTHERN PACIFIC TRANSPORTATION COMPANY, FORMERLY LOS ANGELES AND SAN PEDRO RAILROAD COMPANY, SITUATED IN THE CITY OF WILMINGTON, BEING A STRIP OF LAND, 100 FEET WIDE, LYING 50 FEET ON EACH SIDE OF THE CENTER LINE OF MAIN TRACK OF SAID SOUTHERN PACIFIC TRANSPORTATION COMPANY (LOS ANGELES TO POINT FIRMIN) AS SHOWN ON SOUTHERN PACIFIC TRANSPORTATION COMPANY'S RIGHT OF WAY AND TRACK MAPS, MAIN LINE, LOS ANGELES COUNTY, CALIFORNIA, SHEET NO. V-41/9, AND SAN PEDRO BRANCH, LOS ANGELES COUNTY, CALIFORNIA SHEET NO. V-41/10, SITUATED WITHIN THE FOLLOWING LOT AND BLOCKS:

LOT XII, 20 ACRE RANGE; BLOCK 26, RANGE 8; BLOCK 25, RANGE 8; BLOCK 25, RANGE 7; BLOCK 24, RANGE 7; BLOCK 24, RANGE 6; BLOCK 23, RANGE 6; BLOCK 22, RANGE 6; BLOCK 22, RANGE 5; BLOCK 21, RANGE 5; BLOCK 21, RANGE 4; BLOCK 20, RANGE 4; BLOCK 19, RANGE 4;

BLOCK 19, RANGE 3; BLOCK 18, RANGE 3; BLOCK 17, RANGE 3; BLOCK 17, RANGE 2; BLOCK 16, RANGE 2; BLOCK 15, RANGE 2 AS SHOWN ON MAP OF NEW SAN PEDRO, RECORDED IN BOOK 6, PAGE 66 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. SAID CENTER LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION THEREOF WITH THE EASTERLY LINE OF SAID LOT XII; THENCE WESTERLY ON THE CURVATURE AND TANGENT THEREOF TO THE NORTHEASTERLY LINE OF LAND DESCRIBED AS "SOUTH, TWENTY-NINE DEGREES THIRTY MINUTES EAST (S.29 1/2 DEGREES E.) ONE HUNDRED AND NINETY-EIGHT (198 FEET)." IN DEED DATED JUNE 24, 1871 FROM PHINEAS BANNING, ET AL. TO LOS ANGELES AND SAN PEDRO RAILROAD COMPANY RECORDED JUNE 17, 1871 IN BOOK 17 OF DEEDS, PAGE 316, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM ANY PORTION WITHIN LOTS 2, 6, 10 AND 12 OF BLOCK 16, RANGE 2; BLOCK 26, RANGE 8; BLOCK 25, RANGE 7; BLOCK 21, RANGE 4; BLOCK 19, RANGE 3 AND BLOCK 19, RANGE 4 OF SAID MAP OF NEW SAN PEDRO.

ALSO, EXCEPTING THAT PORTION THEREOF DESCRIBED IN DEED RECORDED DECEMBER 23, 1924 IN BOOK 4243, PAGE 233, OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION LYING NORTHERLY OF THE NORTH LINE OF BLOCK 16, RANGE 2 AND ITS EASTERLY PROLONGATION THEREOF, AND NORTHERLY OF THE NORTH LINE OF BLOCK 17, RANGE 2 OF SAID MAP OF NEW SAN PEDRO.

**SP-49 (V-41/10 PCL'S 3 & 28)**

THAT PORTION OF FRACTIONAL BLOCK 16, RANGE 2, NEW SAN PEDRO, COMMONLY KNOWN AS WILMINGTON, IN THE CITY OF LOS ANGELES, AS SHOWN ON MAP RECORDED IN BOOK 6, PAGES 66 AND 67 OF DEEDS, RECORDS OF LOS ANGELES COUNTY, LYING EAST OF THE 10 FOOT ALLEY RUNNING NORTHERLY AND SOUTHERLY THROUGH SAID BLOCK BEING THE EASTERLY 160 FEET OF SAID BLOCK.

TOGETHER WITH THE EAST HALF OF THE 10 FOOT ALLEY AND THE WEST HALF OF BANNING STREET ADJACENT TO SAID BLOCK WHICH WOULD PASS WITH THE LEGAL CONVEYANCE OF SAID LAND.

EXCEPTING THEREFROM ANY PORTION THEREOF LYING SOUTHERLY OF THE LINE OF THE INNER BAY EXCEPTION OF THE RANCHO SAN PEDRO.

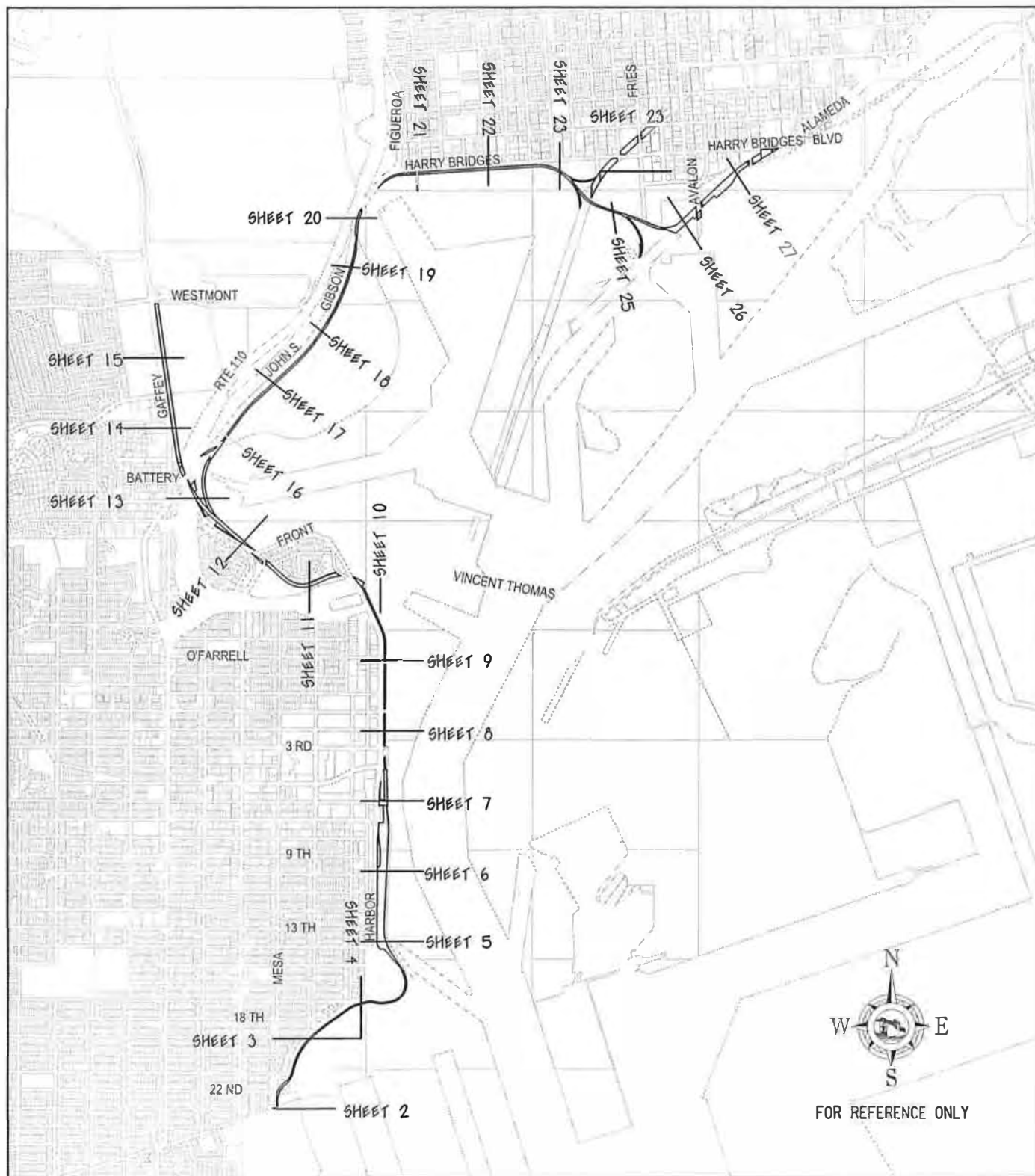
ALSO EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED IN THAT CERTAIN DEED TO THE CITY OF LOS ANGELES, RECORDED DECEMBER 21, 1982 AS INSTRUMENT NO. 82-1274165, OFFICIAL RECORDS.

**APN Nos.:**

ALL OR A PORTION OF:

7418-034-902; 7418-034-904; 7440-006-927; 7440-006-937; 7440-009-908; 7440-009-913  
7440-006-926; 7440-006-936; 7440-009-907; 7440-009-912; 7440-006-925; 7440-006-935  
7440-009-909; 7440-009-914; 7440-016-909; 7440-016-912; 7440-017-907; 7440-017-914  
7440-017-909; 7440-017-915; 7440-017-903; 7440-017-912; 7440-017-904; 7440-017-913  
7412-026-918; 7412-026-914; 7412-026-919; 7412-026-915; 7412-023-901; 7412-023-900  
7440-025-906; 7440-025-910; 7448-036-927; 7448-036-920; 7448-036-926; 7448-036-919  
7448-035-927; 7448-035-932; 7448-035-928; 7448-035-933; 7440-025-909; 7440-025-905  
7440-030-911; 7440-030-919; 7418-033-908; 7418-033-910; 7440-009-910; 7440-009-915  
7440-010-911; 7440-010-915; 7440-005-933; 7440-005-939; 7440-005-932; 7440-005-938  
7440-030-918; 7440-030-921; 7440-031-910; 7440-034-096; 7440-034-907

# EXHIBIT B-1



SHEET 1 OF 27

DRAWING SCALE  
N.T.S.

DOCUMENT NUMBER:  
 DRAWN BY: JCT DATE: 2017-11-16  
 CHECKED BY: HRP/24 DATE: 2017-11-16

CITY OF LONG BEACH TO CITY OF LOS ANGELES  
QUITCLAIM DEED

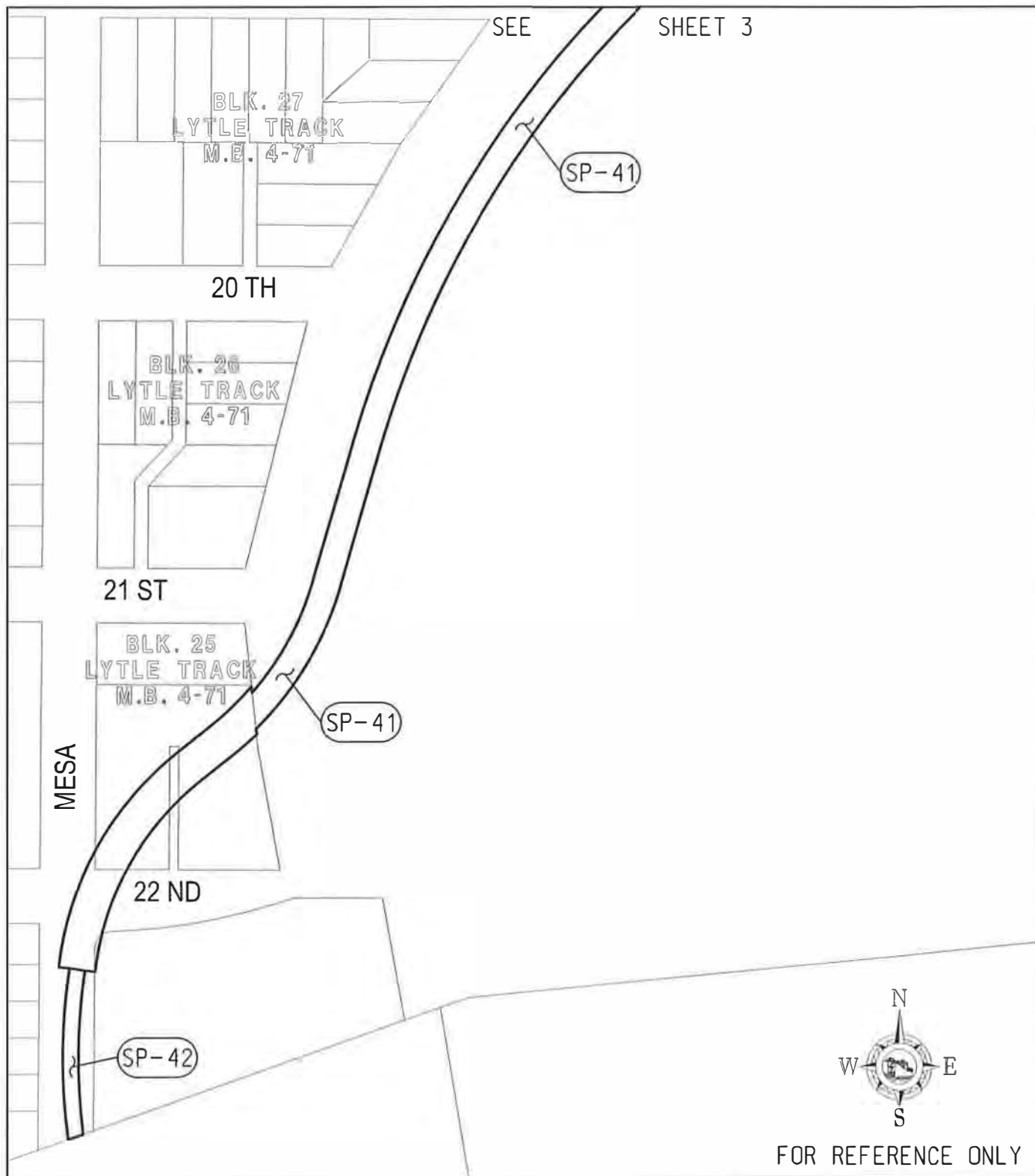


Port of  
**LONG BEACH**  
The Green Port



BY	CHK'D	DATE	REMARKS

# EXHIBIT B-1

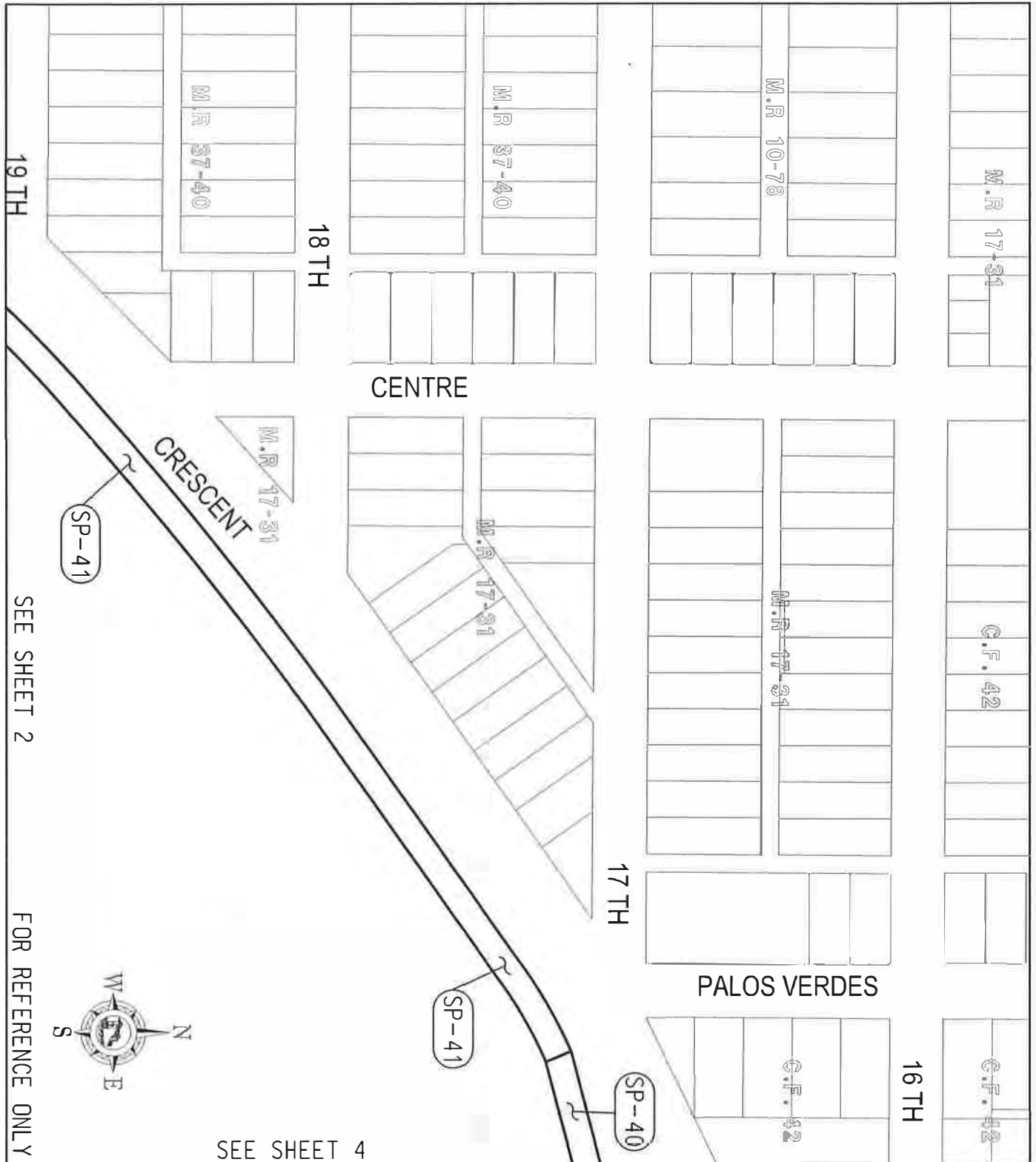


SHEET 2 OF 27	DRAWING SCALE N.T.S.	DEVELOPMENT NUMBER	
		DRAWN BY: JA	DATE: 2018-10-10
		CHECKED BY: BC	DATE: 2018-10-10
CITY OF LONG BEACH TO CITY OF LOS ANGELES QUITCLAIM DEED			

**Port of  
LONG BEACH**  
*The Green Port*

BY	CHK'D	DATE	REMARKS

# EXHIBIT B-1



SHEET 3 OF 27

DRAWING SCALE  
N.T.S.

DOCUMENT NUMBER			
DRAWN BY:	JA	DATE:	2016-10-10
CHECKED BY:	BC	DATE:	2018-10-10

CITY OF LONG BEACH TO CITY OF LOS ANGELES  
QUITCLAIM DEED



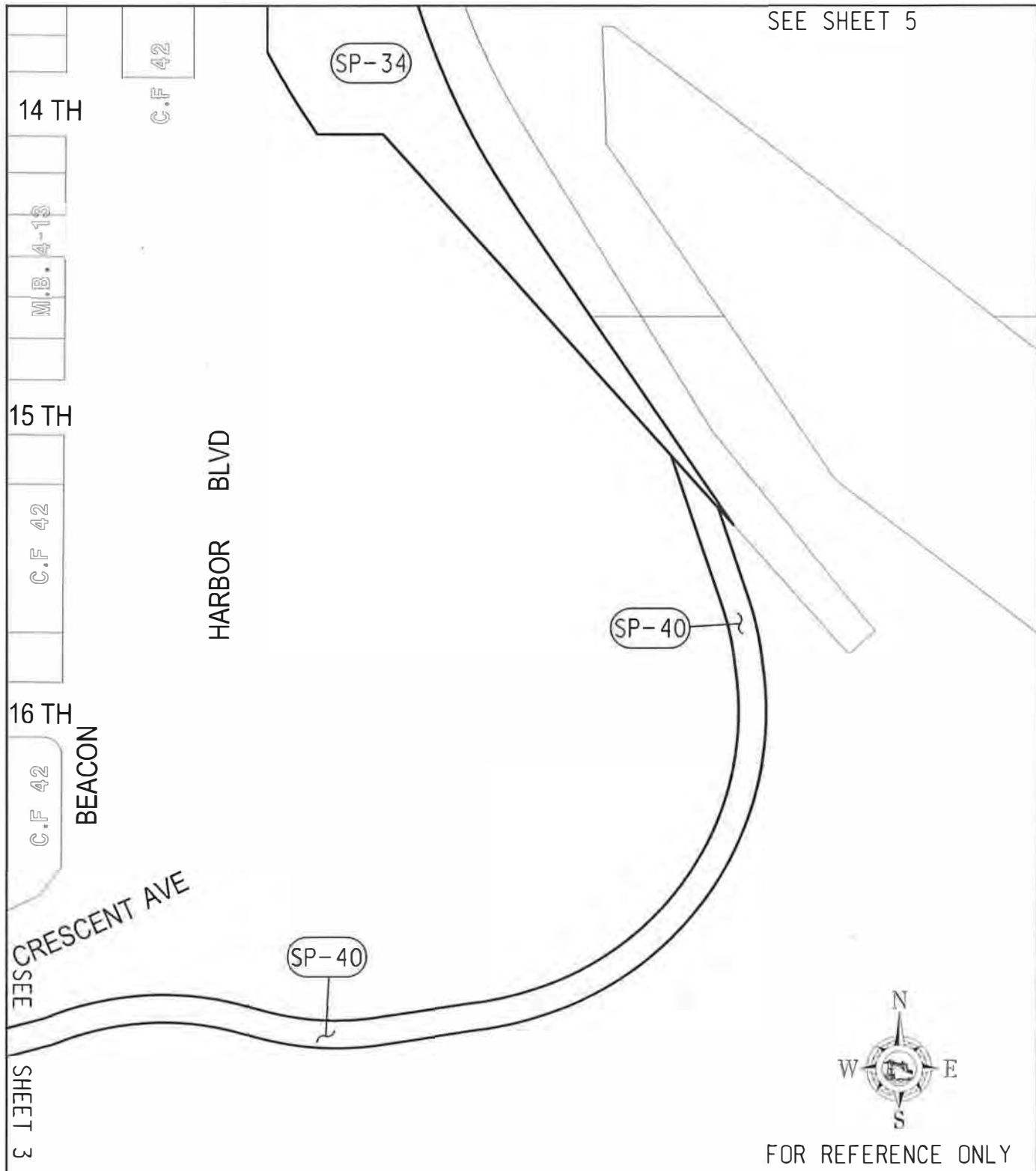
Port of  
**LONG BEACH**  
The Green Port



BY	CHK'D	DATE	REMARKS

# EXHIBIT B-1

SEE SHEET 5



FOR REFERENCE ONLY

SHEET 3  
SHEET 4 OF 27

DRAWING SCALE  
N. I. S

DOCUMENT NUMBER:			
DRAWN BY:	JA	DATE:	2018-10-10
CHECKED BY:	GE	DATE:	2018-10-10

CITY OF LONG BEACH TO CITY OF LOS ANGELES  
QUITCLAIM DEED

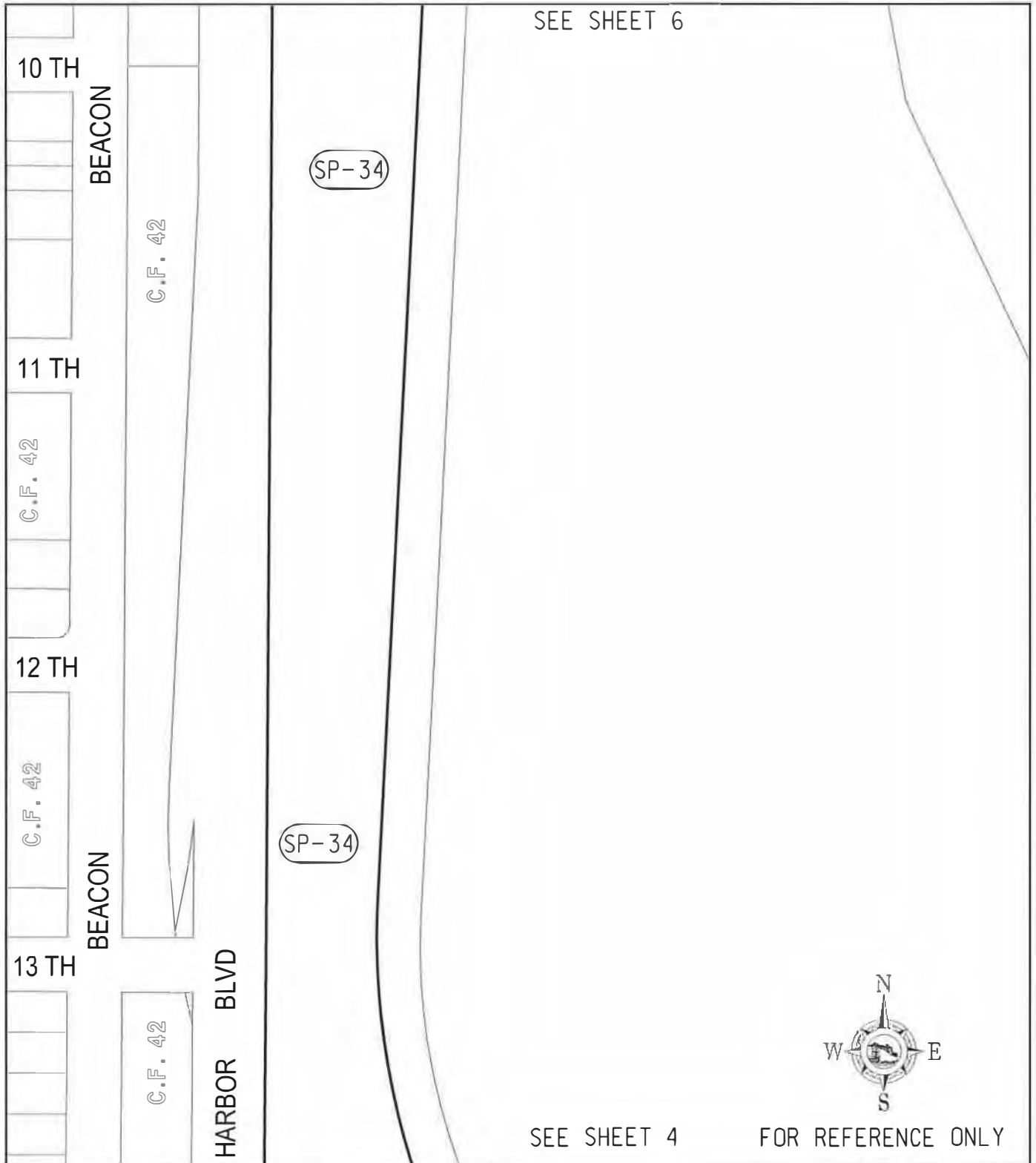


Port of  
**LONG BEACH**  
The Green Port



BY	CHK'D	DATE	REMARKS

# EXHIBIT B-1



SHEET 5 OF 27

DRAWING SCALE  
N.T.S.

DOCUMENT NUMBER:			
DRAWN BY:	JA	DATE:	2018-10-10
CHECKED BY:	BC	DATE:	2018-10-10

CITY OF LONG BEACH TO CITY OF LOS ANGELES  
QUITCLAIM DEED

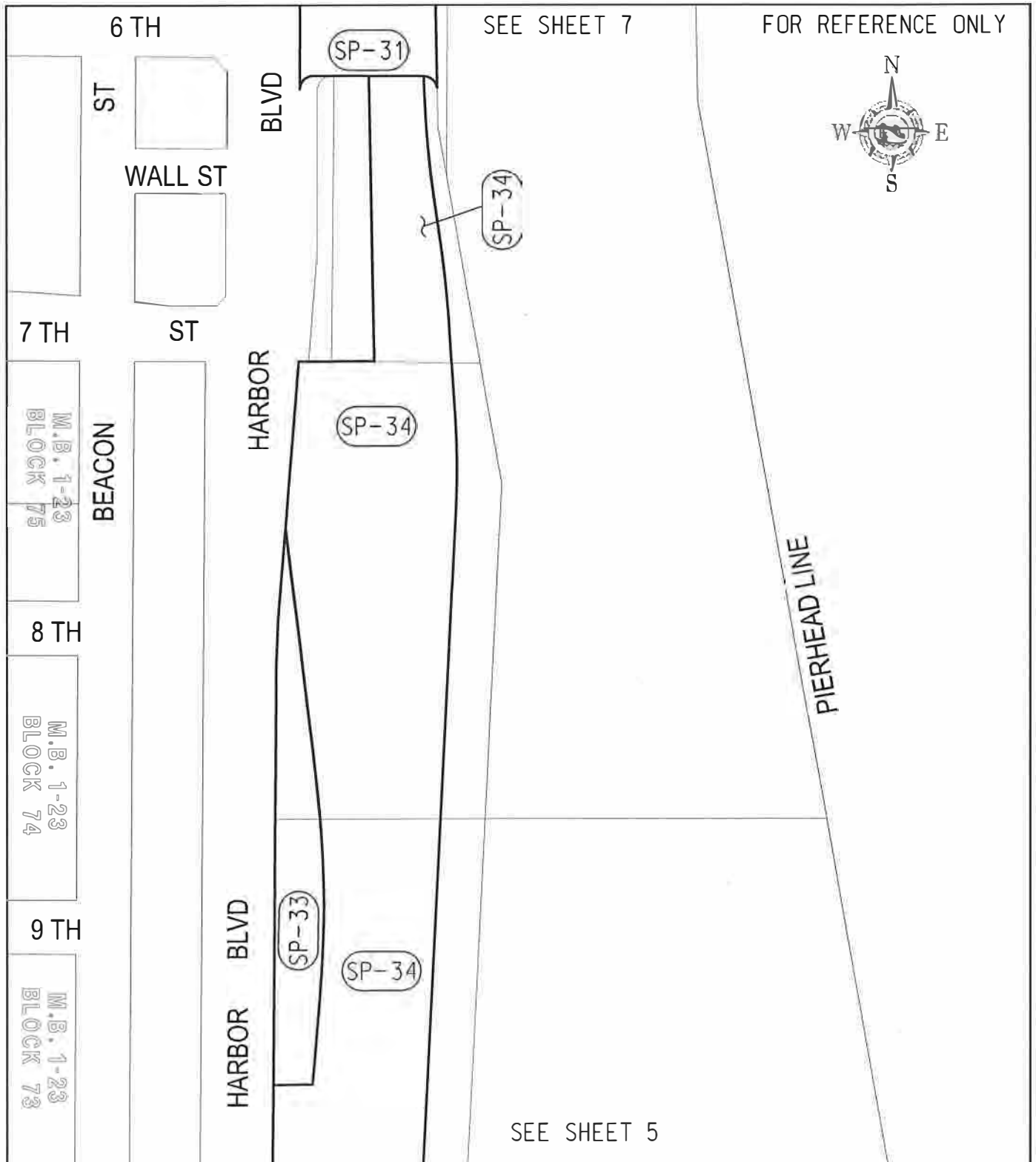


Port of  
**LONG BEACH**  
The Green Port



BY	CHK'D	DATE	REMARKS

# EXHIBIT B-1



SHEET 6 OF 27

DRAWING SCALE  
N.T.S.

DOCUMENT NUMBER:			
DRAWN BY:	JA	DATE:	2018-10-10
CHECKED BY:	BC	DATE:	2018-10-10

CITY OF LONG BEACH TO CITY OF LOS ANGELES  
QUITCLAIM DEED



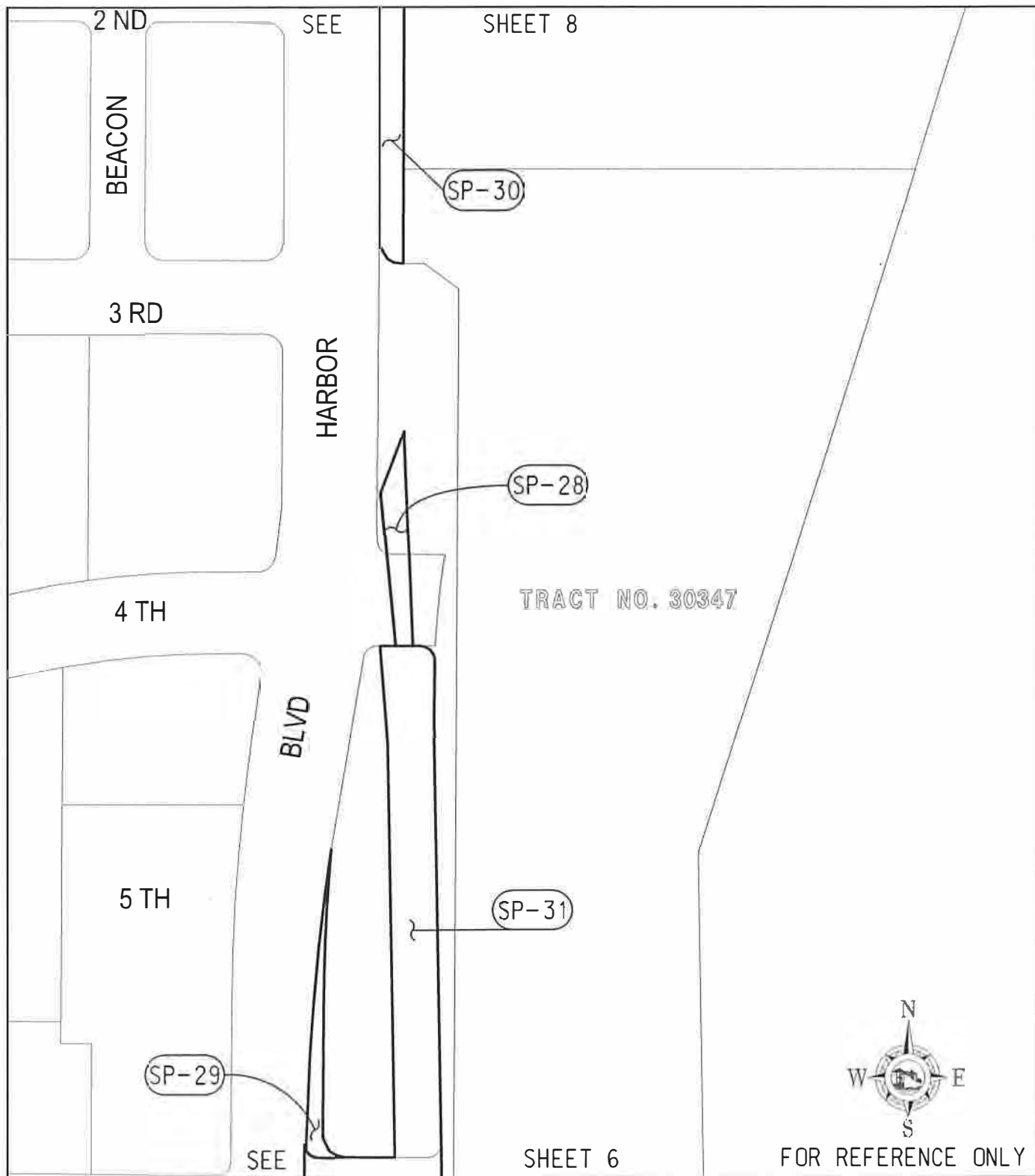
Port of  
**LONG BEACH**  
The Green Port



**THE PORT**  
OF LOS ANGELES

NO.	CHK'D	DATE	REMARKS

# EXHIBIT B-1



SHEET 7 OF 27	DRAWING SCALE N.T.S.	DOCUMENT NUMBER:		
		DRAWN BY: JA	DATE: 2018-10-10	
		CHECKED BY: UC	DATE: 2018-10-10	
CITY OF LONG BEACH TO CITY OF LOS ANGELES QUITCLAIM DEED				

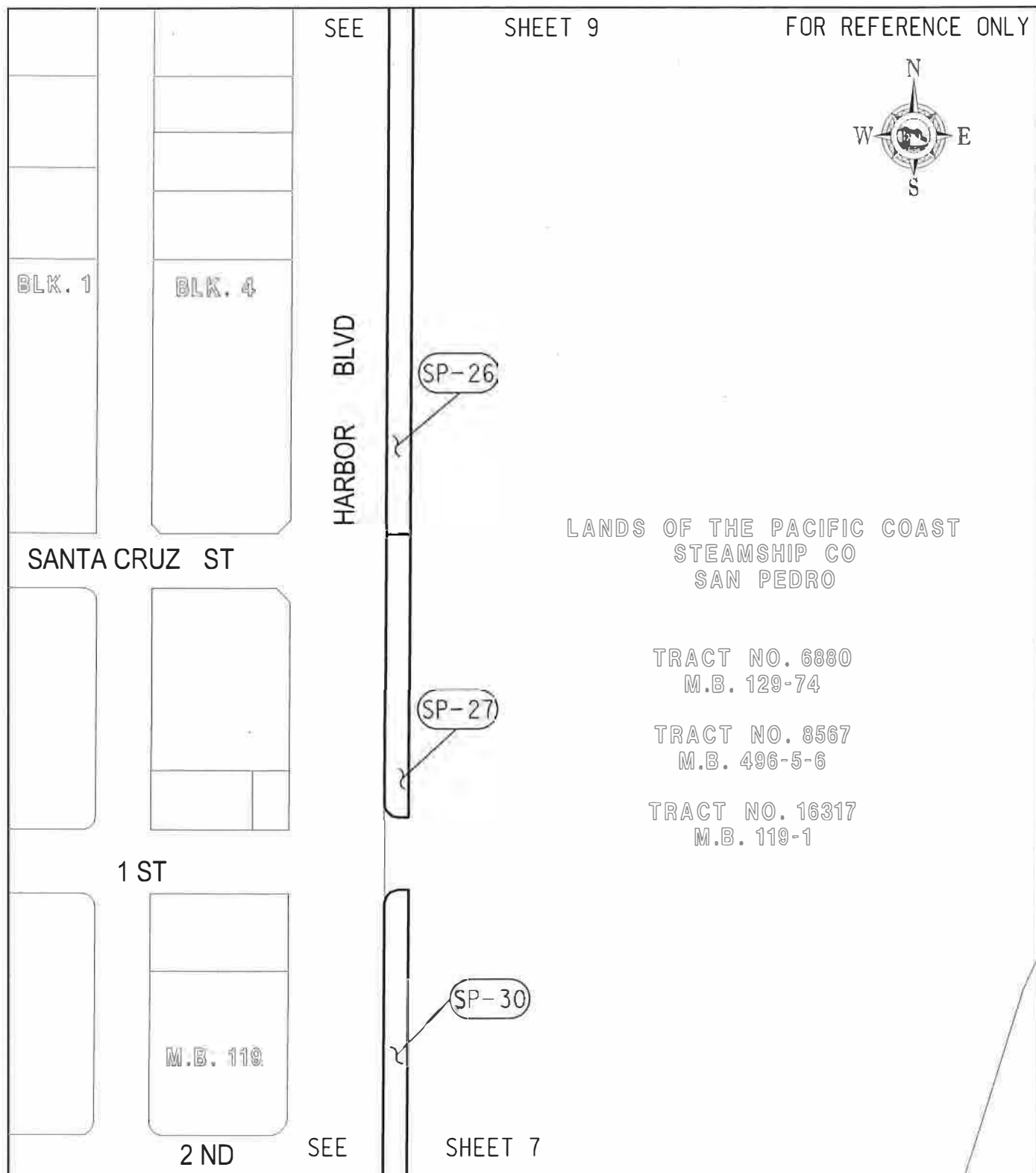


Port of  
**LONG BEACH**  
*The Green Port*



BY	CHK'D	DATE	REMARKS

# EXHIBIT B-1



SHEET 8 OF 27

DRAWING SCALE  
N.T.S.

DOCUMENT NUMBER:			
DRAWN BY:	JA	DATE:	2018-10-10
CHECKED BY:	GC	DATE:	2018-10-10

CITY OF LONG BEACH TO CITY OF LOS ANGELES  
QUITCLAIM DEED

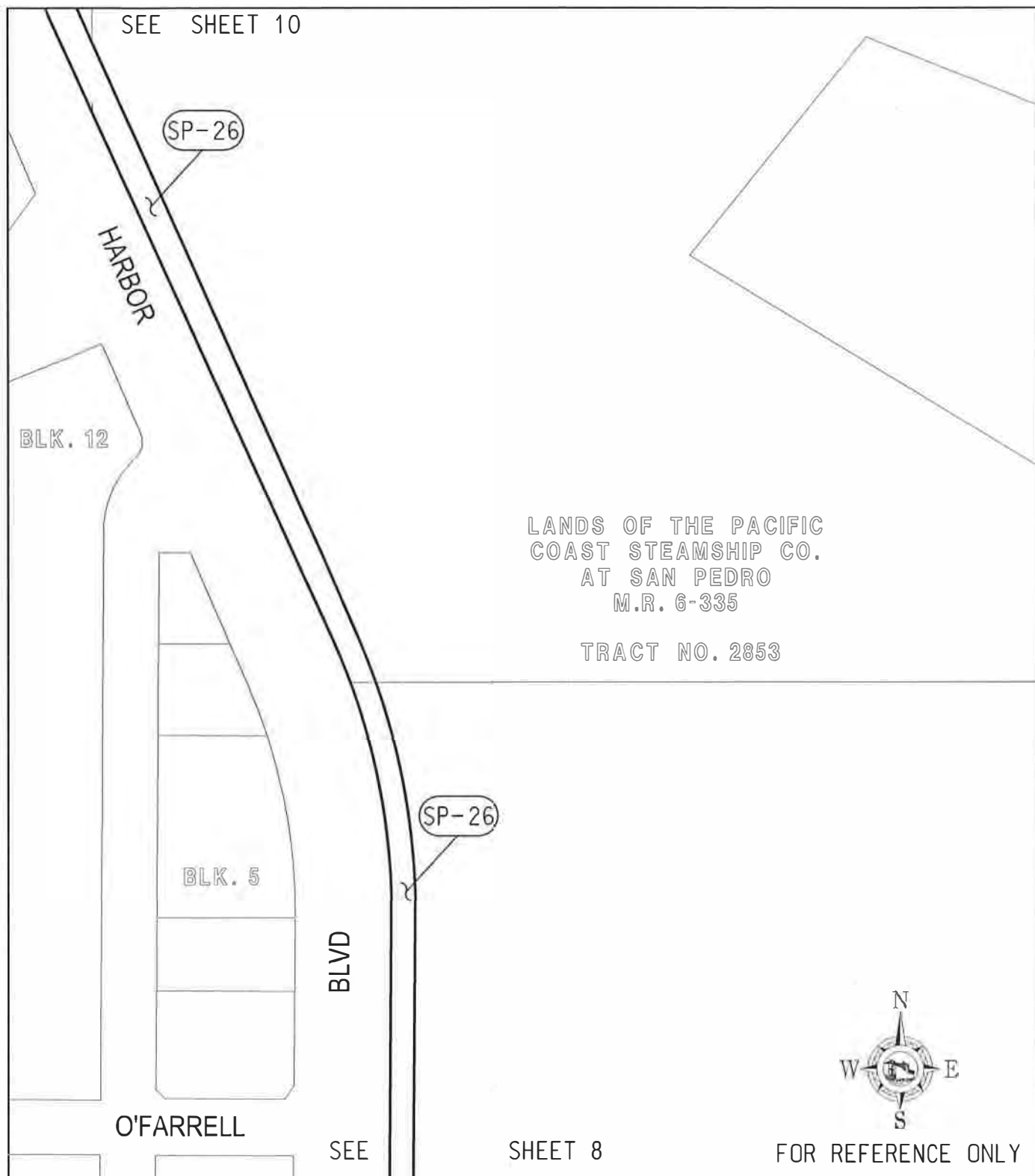


Port of  
**LONG BEACH**  
The Green Port



BY	CHK'D	DATE	REMARKS

# EXHIBIT B-1



SHEET 9 OF 27  
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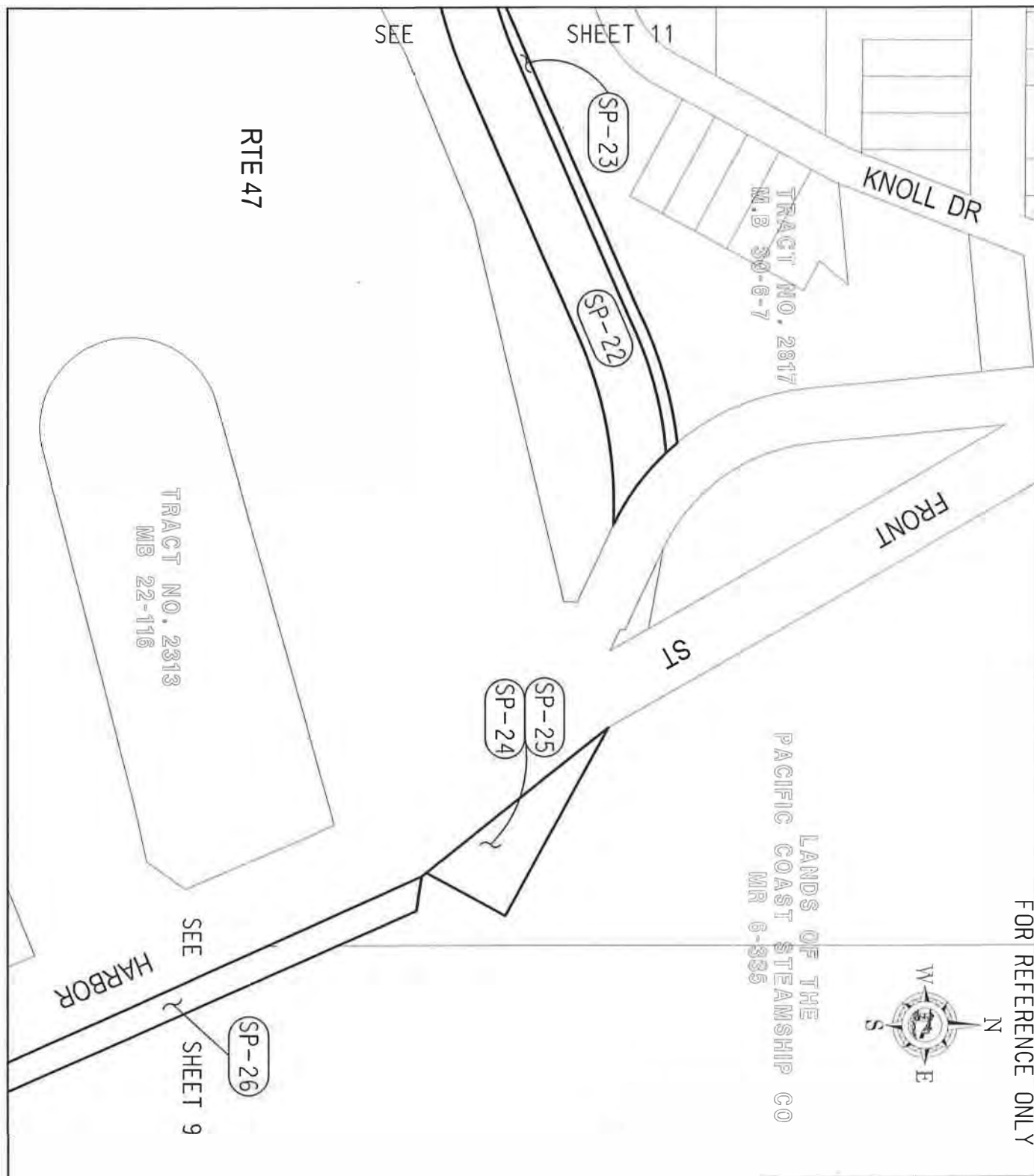
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DRAWN BY: JA	DATE: 2018-10-10
CHECKED BY: BC	DATE: 2018-10-10
CITY OF LONG BEACH TO CITY OF LOS ANGELES QUITCLAIM DEED	

Port of  
**LONG BEACH**  
The Green Port

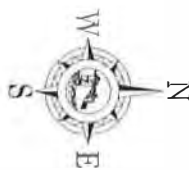
**LA**  
THE PORT  
OF LOS ANGELES

BY	CHK'D	DATE	REMARKS

# EXHIBIT B-1



FOR REFERENCE ONLY



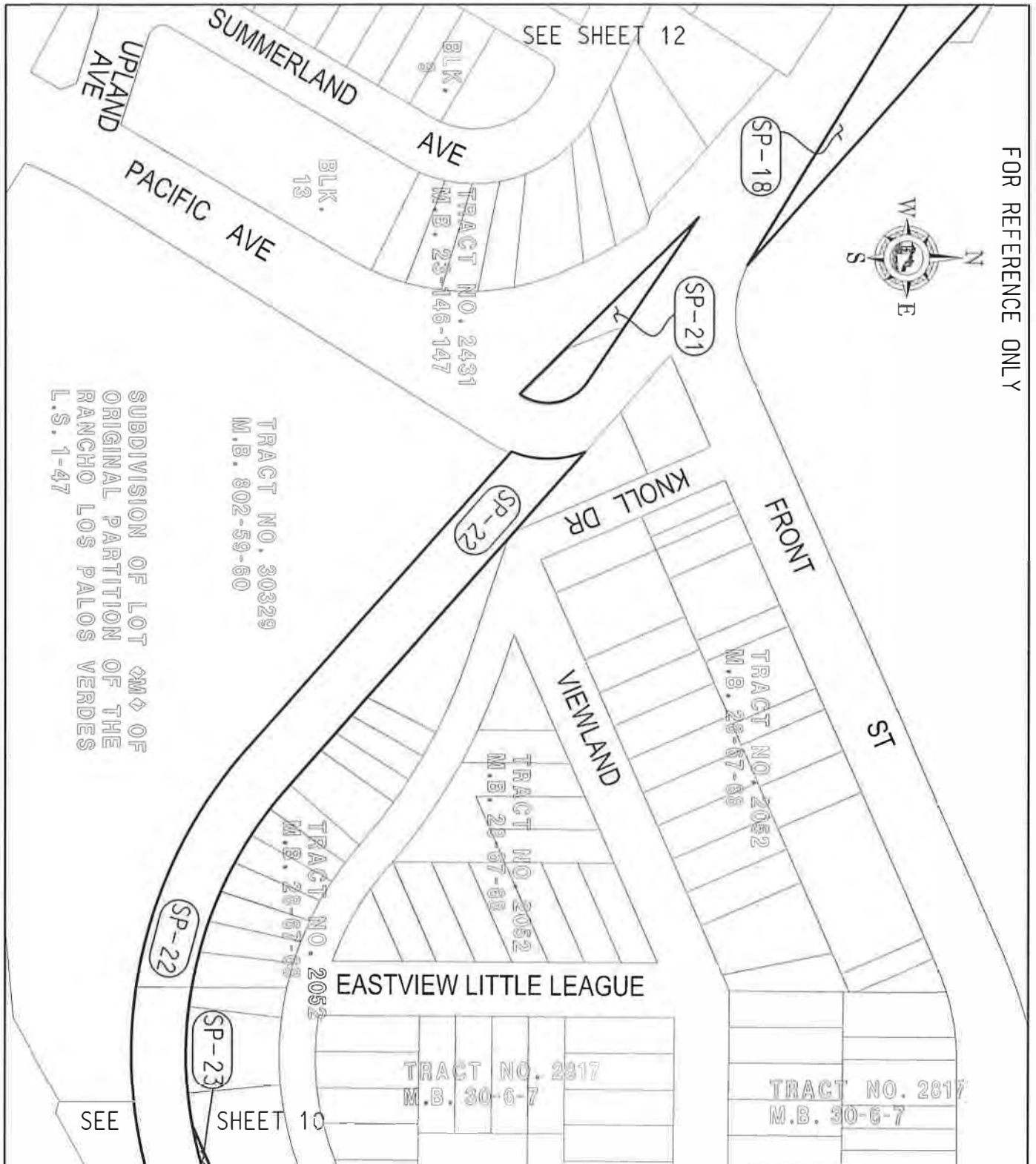
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CITY OF LONG BEACH TO CITY OF LOS ANGELES QUITCLAIM DEED				

**Port of  
LONG BEACH**  
*The Green Port*

BY	CHK'D	DATE	REMARKS

SHEET 10 OF 27

# EXHIBIT B-1



SHEET 11 OF 27

DRAWING SCALE  
N.T.S.

DOCUMENT NUMBER:			
DRAWN BY:	JA	DATE:	2018-10-10
CHECKED BY:	BC	DATE:	2018-10-10

CITY OF LONG BEACH TO CITY OF LOS ANGELES  
QUITCLAIM DEED



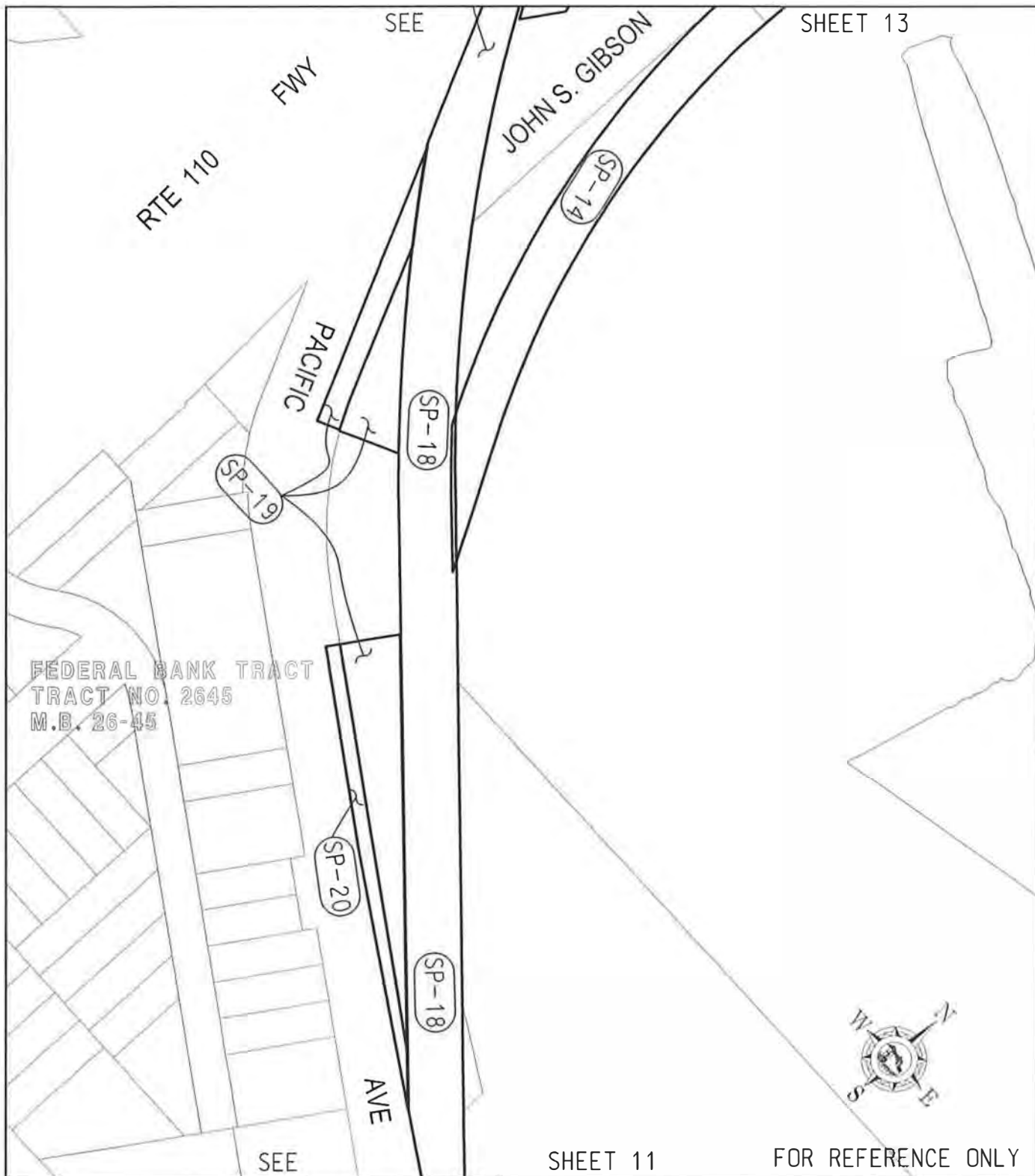
Port of  
**LONG BEACH**  
The Green Port



**THE PORT**  
OF LOS ANGELES

U3	CHK'U	DATE	REMARKS

# EXHIBIT B-1



SHEET 12 OF 27

DRAWING SCALE  
N.T.S.

PREPARED BY: [Signature]			
OR. WA. BY:	JA	DATE:	2016-10-10
CHECKED BY:	EC	DATE:	2016-10-10

CITY OF LONG BEACH TO CITY OF LOS ANGELES  
QUITCLAIM DEED



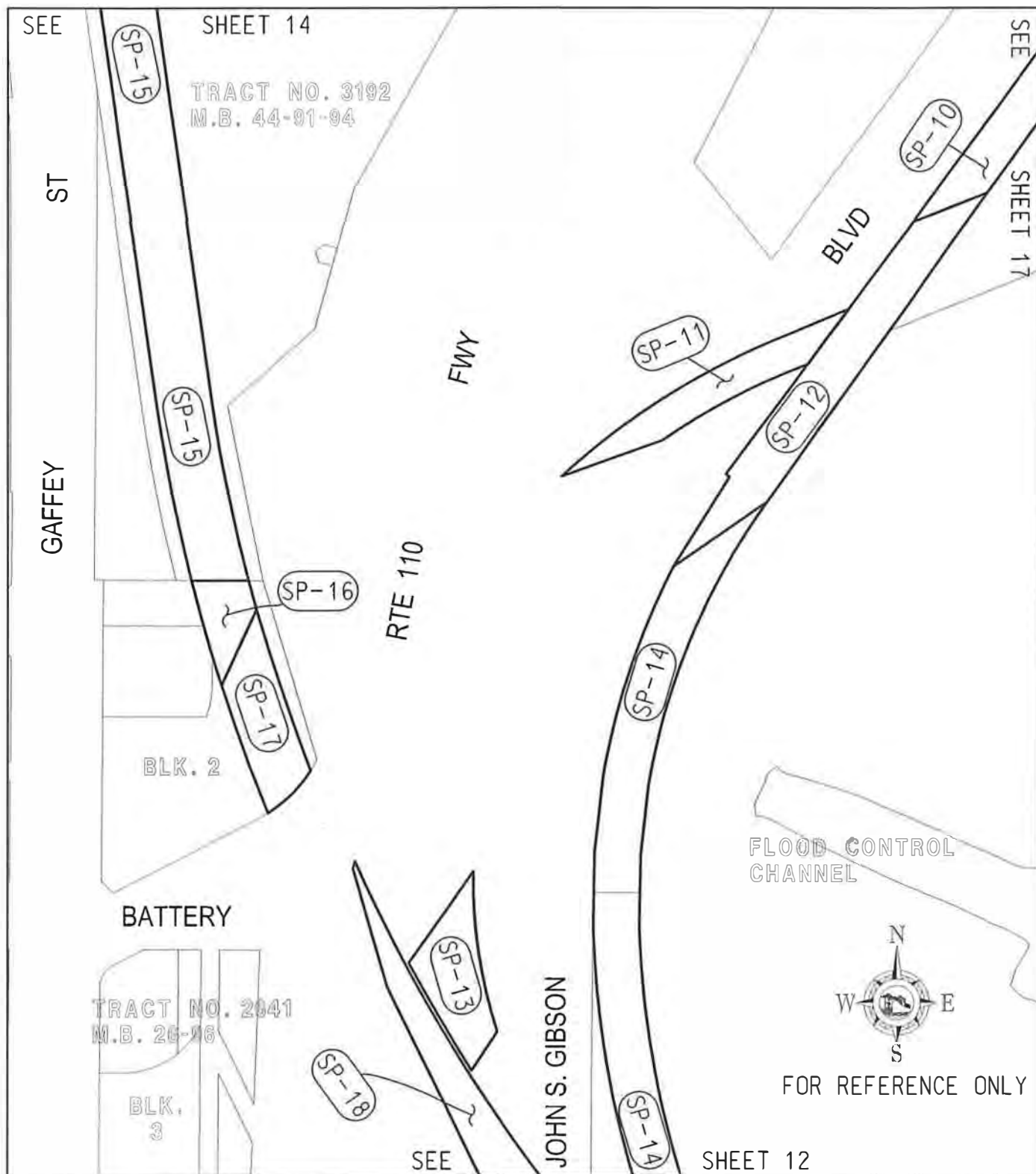
Port of  
**LONG BEACH**  
The Green Port



**THE PORT**  
OF LOS ANGELES

BY	CHK'D	DATE	REMARKS

# EXHIBIT B-1



N  
W E  
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FOR REFERENCE ONLY

SHEET 13 OF 27

DRAWING SCALE N.T.S.	DOCUMENT NUMBER:
	DRAWN BY: JA DATE: 2018-10-10
	CHECKED BY: BC DATE: 2018-10-10
CITY OF LONG BEACH TO CITY OF LOS ANGELES QUITCLAIM DEED	

Port of LONG BEACH  
The Green Port

THE PORT OF LOS ANGELES

BY	CHK'D	DATE	REMARKS

# EXHIBIT B-1



SHEET 14 OF 27

DRAWING SCALE N.T.S.	DATE: 2018-10-10
CHECKED BY: UC	DATE: 2018-10-10

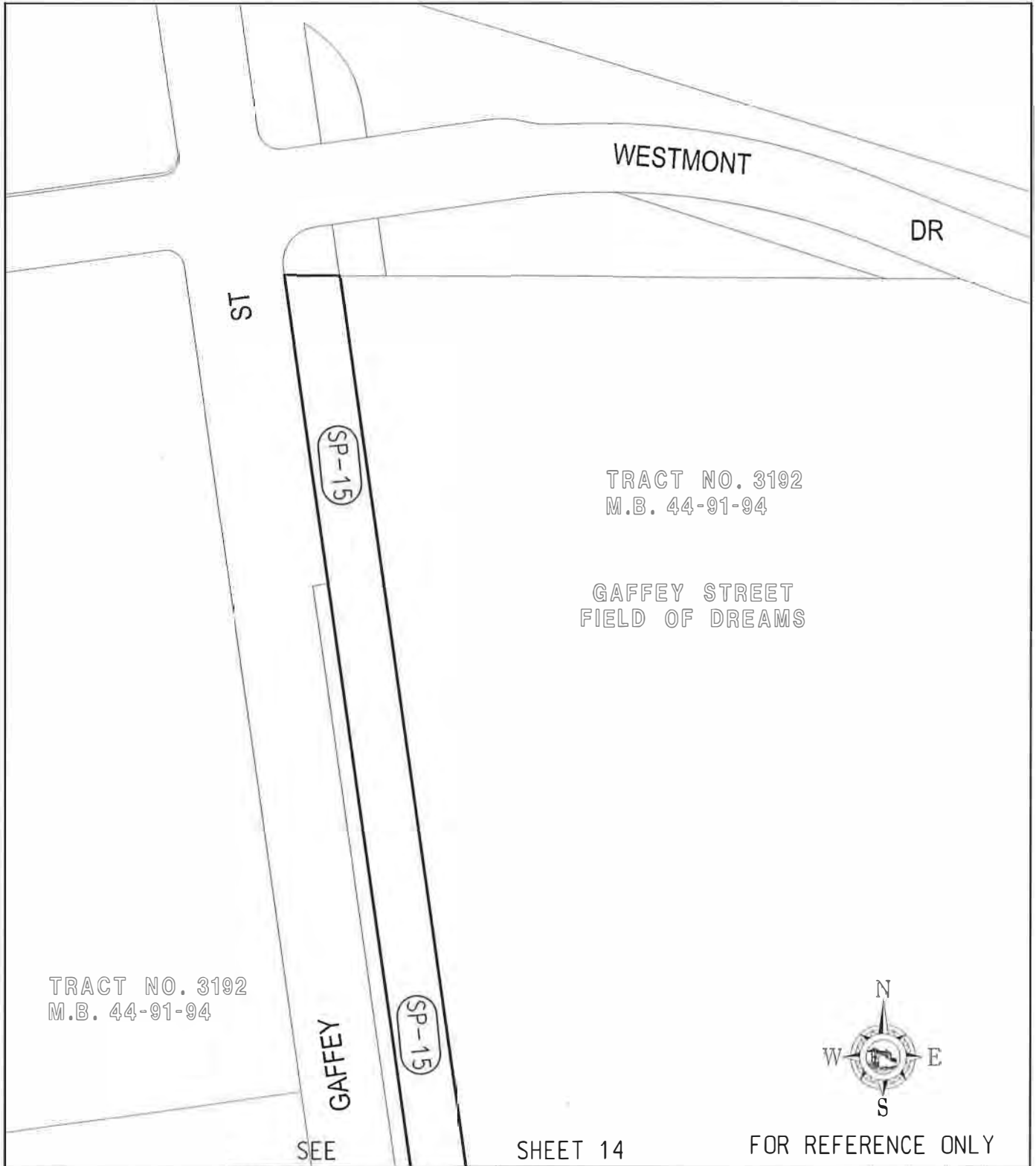
CITY OF LONG BEACH TO CITY OF LOS ANGELES  
QUITCLAIM DEED

Port of  
**LONG BEACH**  
The Green Port

**LA**  
THE PORT  
OF LOS ANGELES

BY	CHK'D	DATE	REVISIONS

# EXHIBIT B-1



SHEET 14

FOR REFERENCE ONLY

SHEET 15 OF 27

DRAWING SCALE  
N.T.S.

DOCUMENT NUMBER:			
DRAWN BY:	JA	DATE:	2018-10-10
CHECKED BY:	BL	DATE:	2018-10-10

CITY OF LONG BEACH TO CITY OF LOS ANGELES  
QUITCLAIM DEED



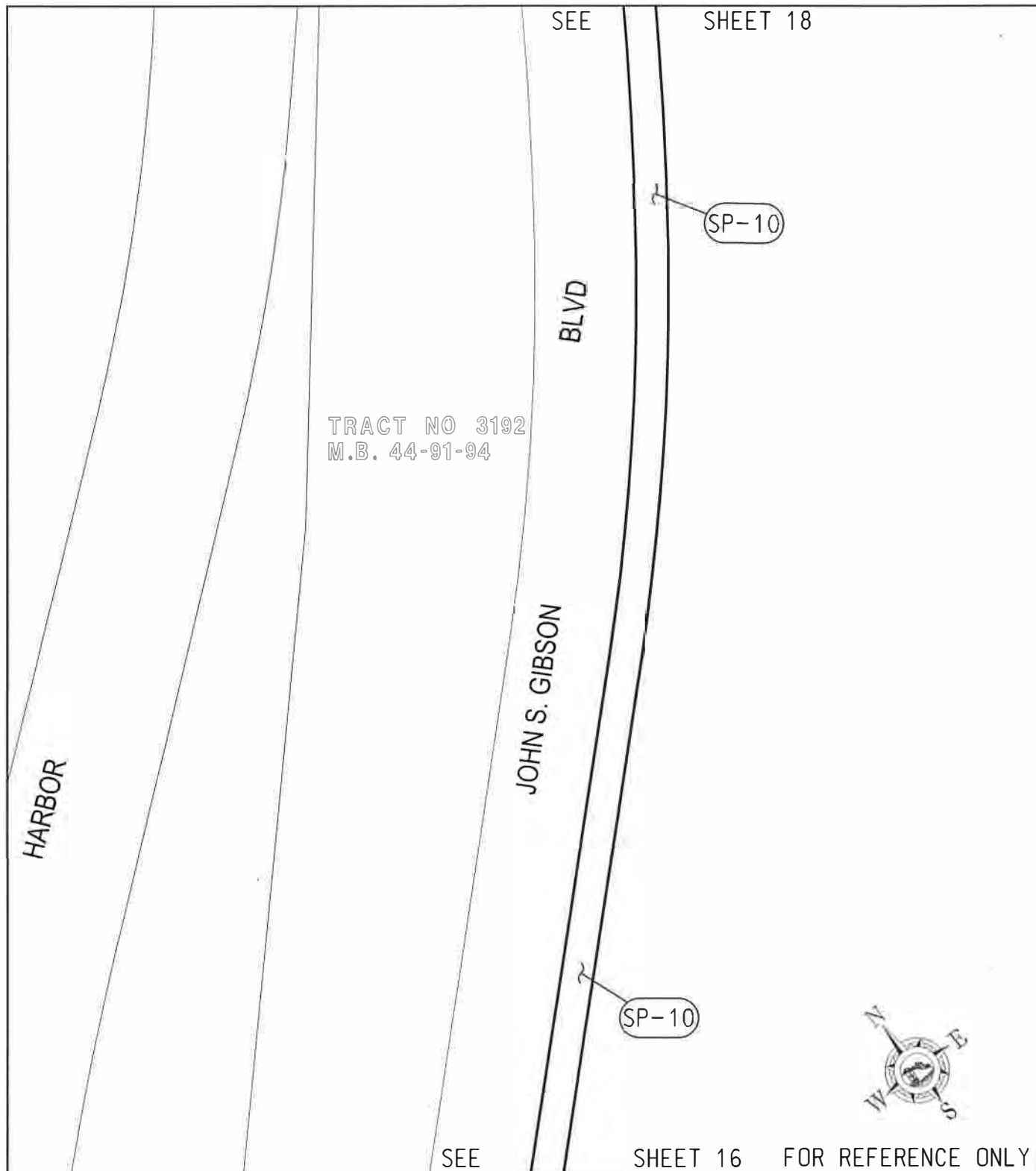
Port of  
**LONG BEACH**  
The Green Port



BY:	CHK'D:	DATE:	REMARKS:	



# EXHIBIT B-1



SHEET 17 OF 27

DRAWING SCALE  
N.T.S.

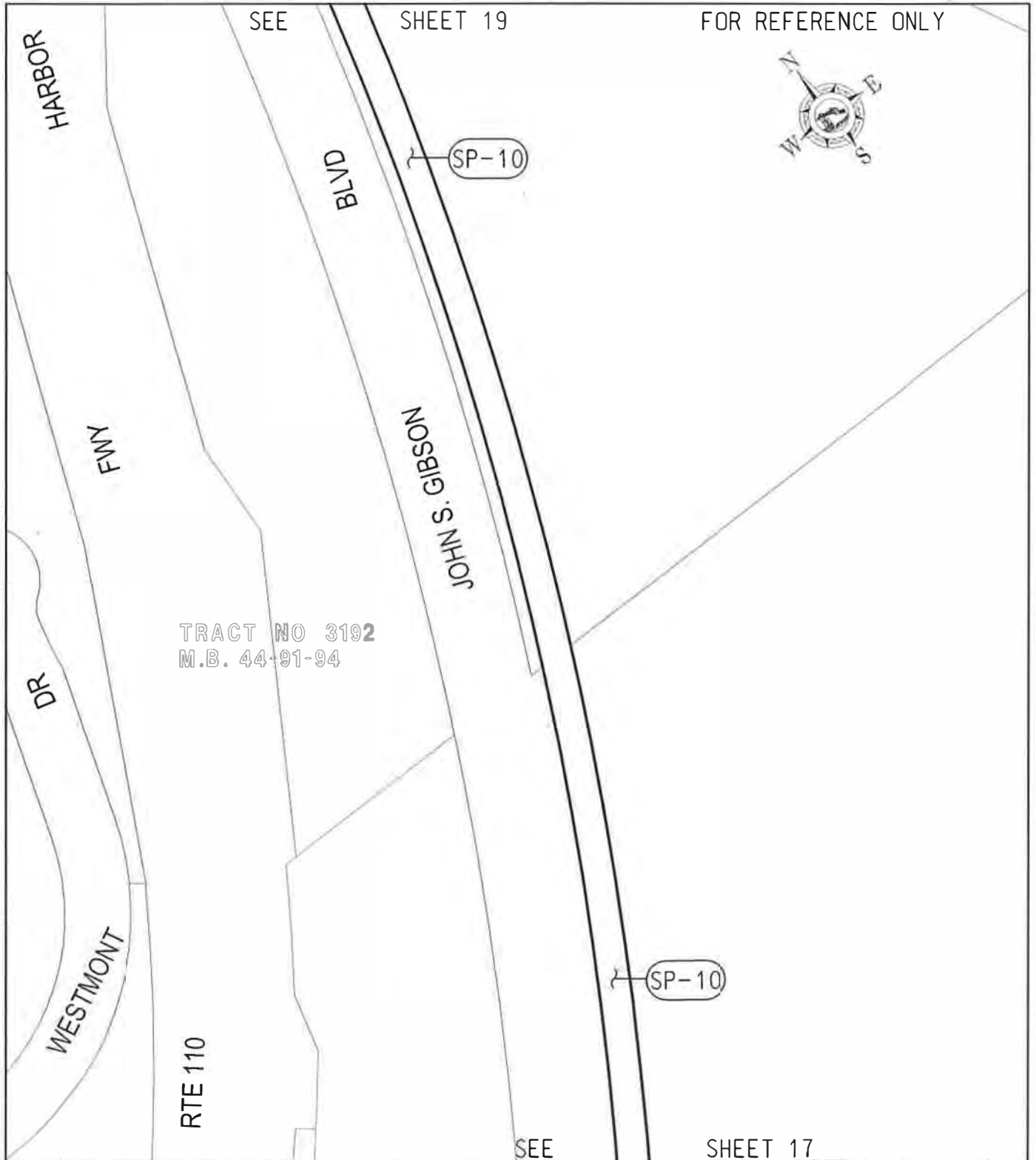
PREPARED BY: JJA			
DRAWN BY:	JJA	DATE:	2018-10-10
CHECKED BY:	BC	DATE:	2018-10-10

CITY OF LONG BEACH TO CITY OF LOS ANGELES  
QUITCLAIM DEED



BY	CHK'D	DATE	REMARKS

# EXHIBIT B-1



SHEET 18 OF 27

DRAWING SCALE  
N.T.S.

DOCUMENT NUMBER:			
DRAWN BY:	JA	DATE:	2018-10-10
CHECKED BY:	DC	DATE:	2018-12-10

CITY OF LONG BEACH TO CITY OF LOS ANGELES  
QUICKCLAIM DEED

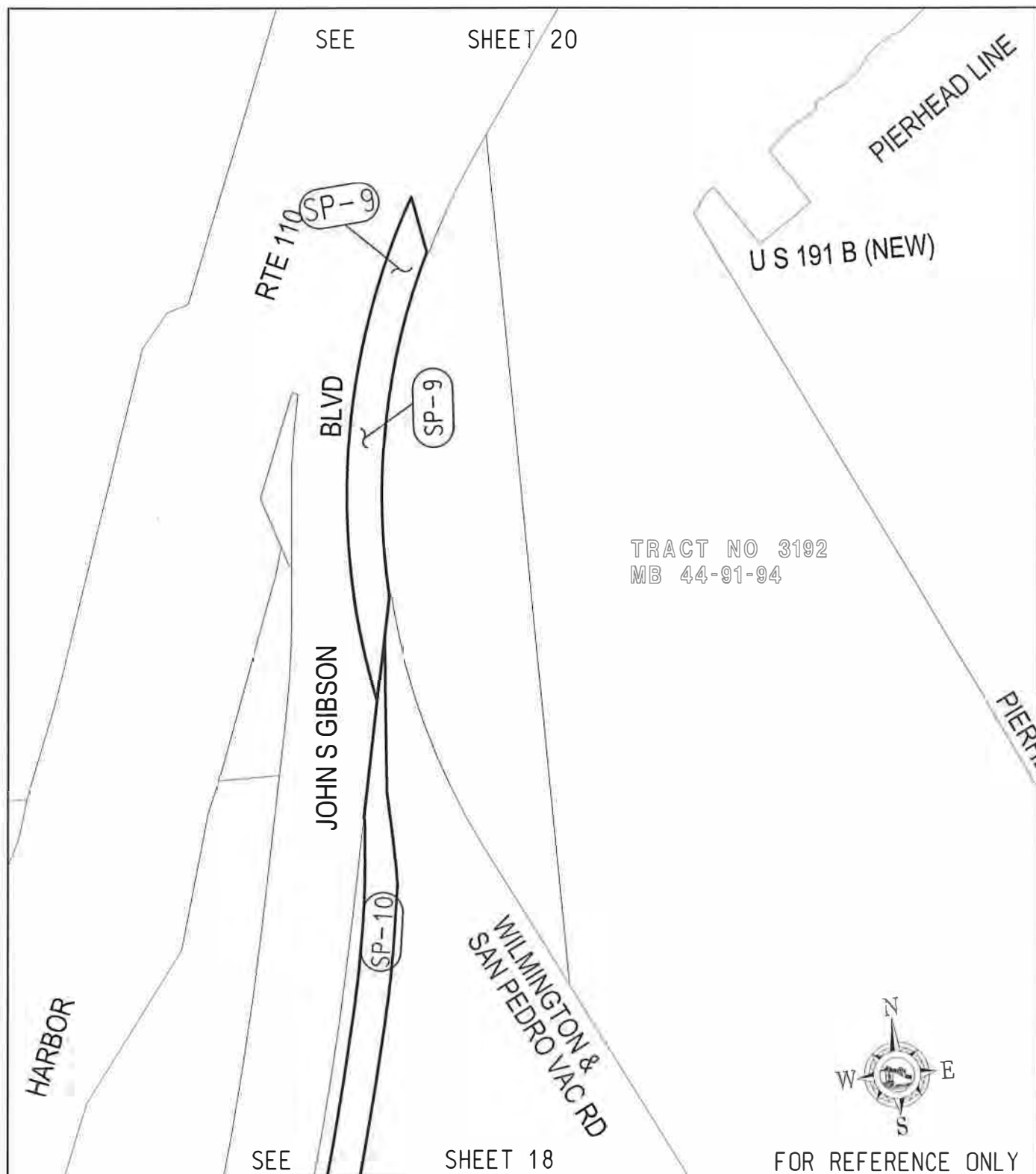


Port of  
**LONG BEACH**  
The Green Port



BY	CHK'D	DATE	REMARKS

# EXHIBIT B-1



SHEET 19 OF 27	DRAWING SCALE N.T.S.	DOCUMENT NUMBER:																	
		DRAWN BY: JA	DATE: 2018-10-10																
		CHECKED BY: GC	DATE: 2018-10-10																
CITY OF LONG BEACH TO CITY OF LOS ANGELES QUITCLAIM DEED																			
		<table border="1"> <thead> <tr> <th>BY</th> <th>CHK'D</th> <th>DATE</th> <th>REMARKS</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		BY	CHK'D	DATE	REMARKS												
BY	CHK'D	DATE	REMARKS																



# EXHIBIT B-1



FOR REFERENCE ONGLY

SEE

SHEET 22

SHEET 21 OF 27	DRAWING SCALE N. T. S.	DESIGNED BY: JA	DATE: 2018-10-10
		CHECKED BY: MC	DATE: 2018-10-10
CITY OF LONG BEACH TO CITY OF LOS ANGELES QUITCLAIM DEED			

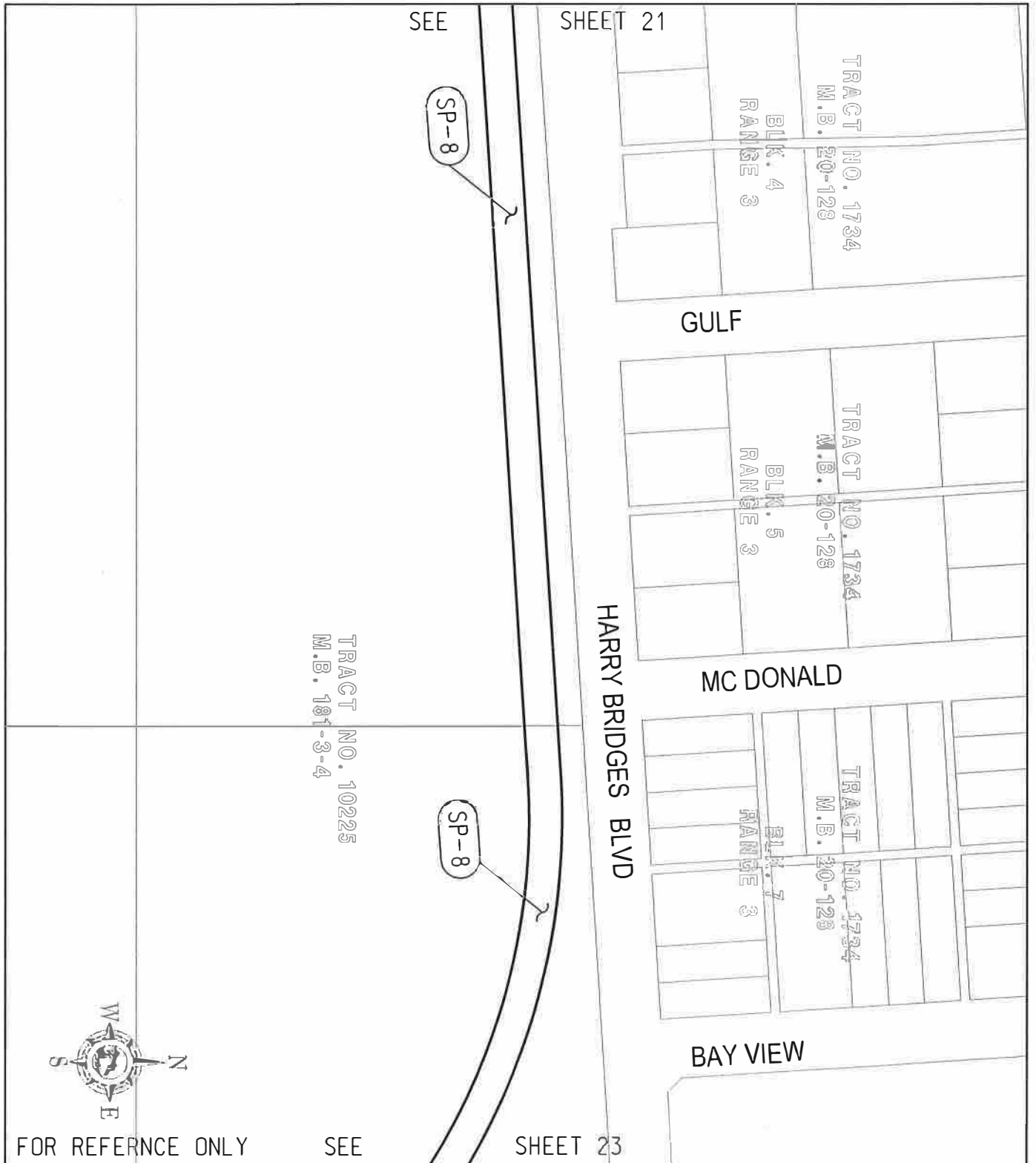


Port of  
**LONG BEACH**  
The Green Port



**THE PORT**  
OF LOS ANGELES

# EXHIBIT B-1



FOR REFERENCE ONLY

SEE

SHEET 23

SHEET 22 OF 27	DRAWING SCALE N.T.S.	DOCUMENT NUMBER: Document Number
		DRAWN BY: JA DATE: 2018-10-10
		CHECKED BY: GC DATE: 2018-10-10
CITY OF LONG BEACH TO CITY OF LOS ANGELES QUITCLAIM DEED		

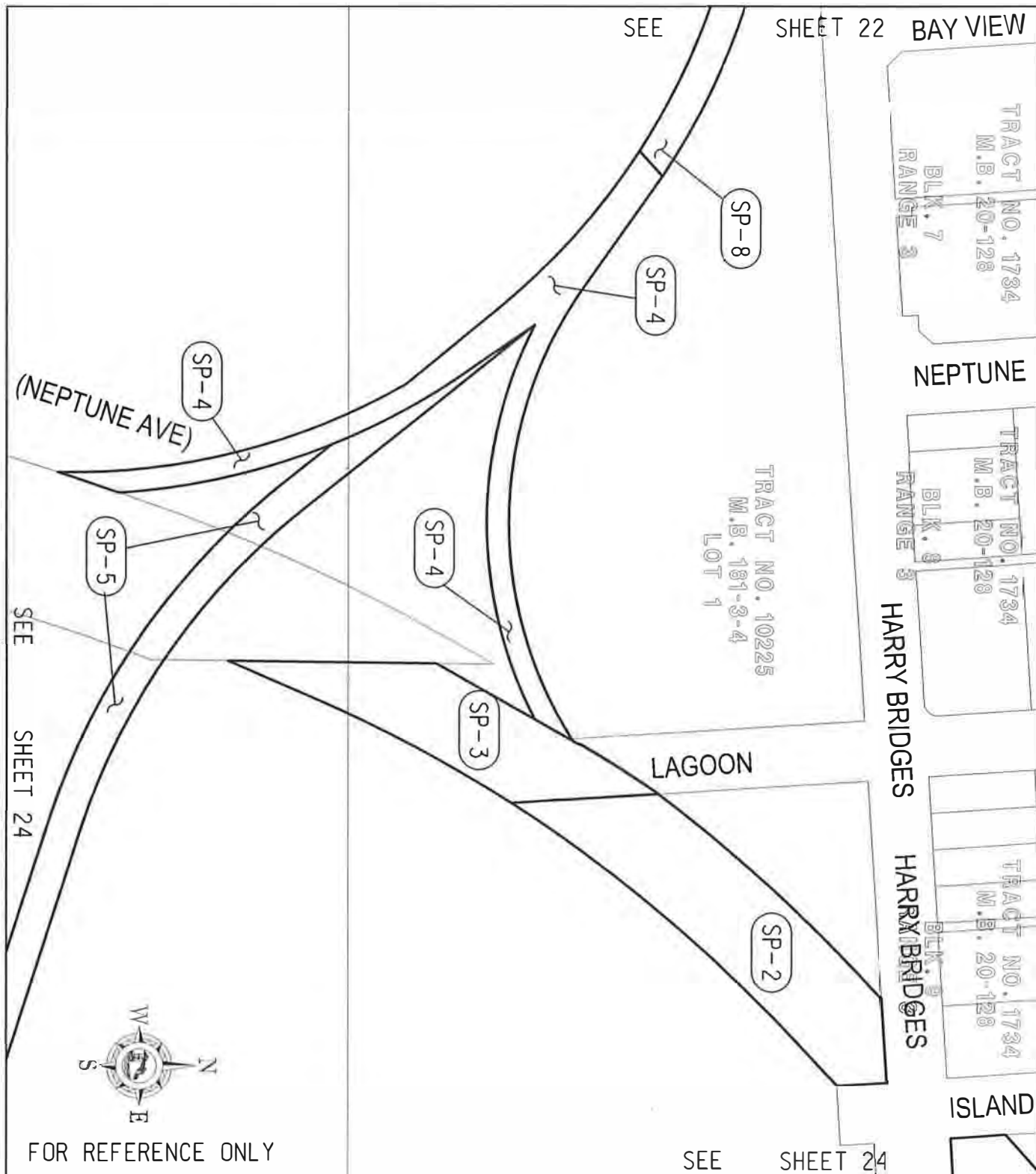


Port of  
**LONG BEACH**  
The Green Port



BY	CHK'D	DATE	REMARKS

# EXHIBIT B-1

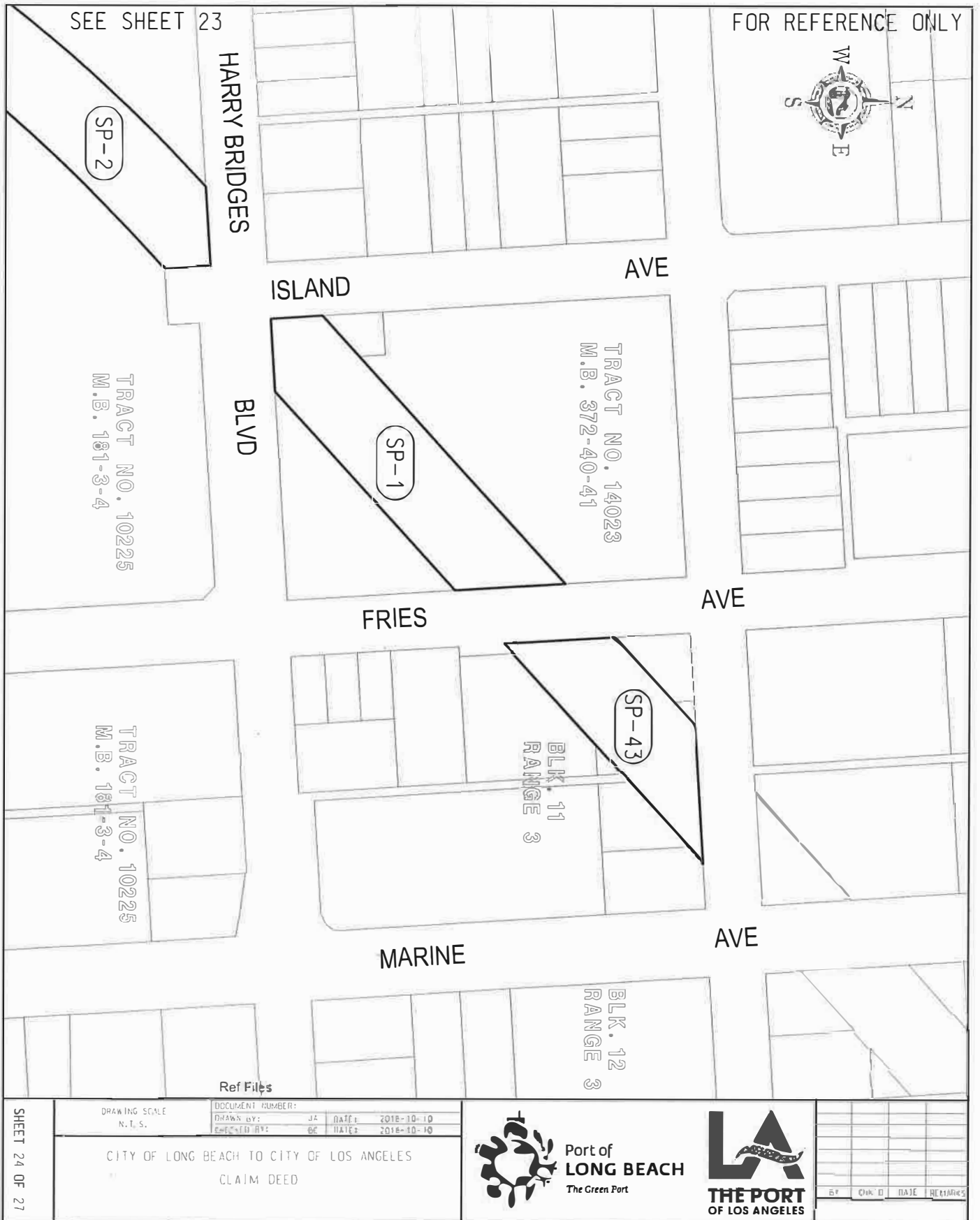


FOR REFERENCE ONLY

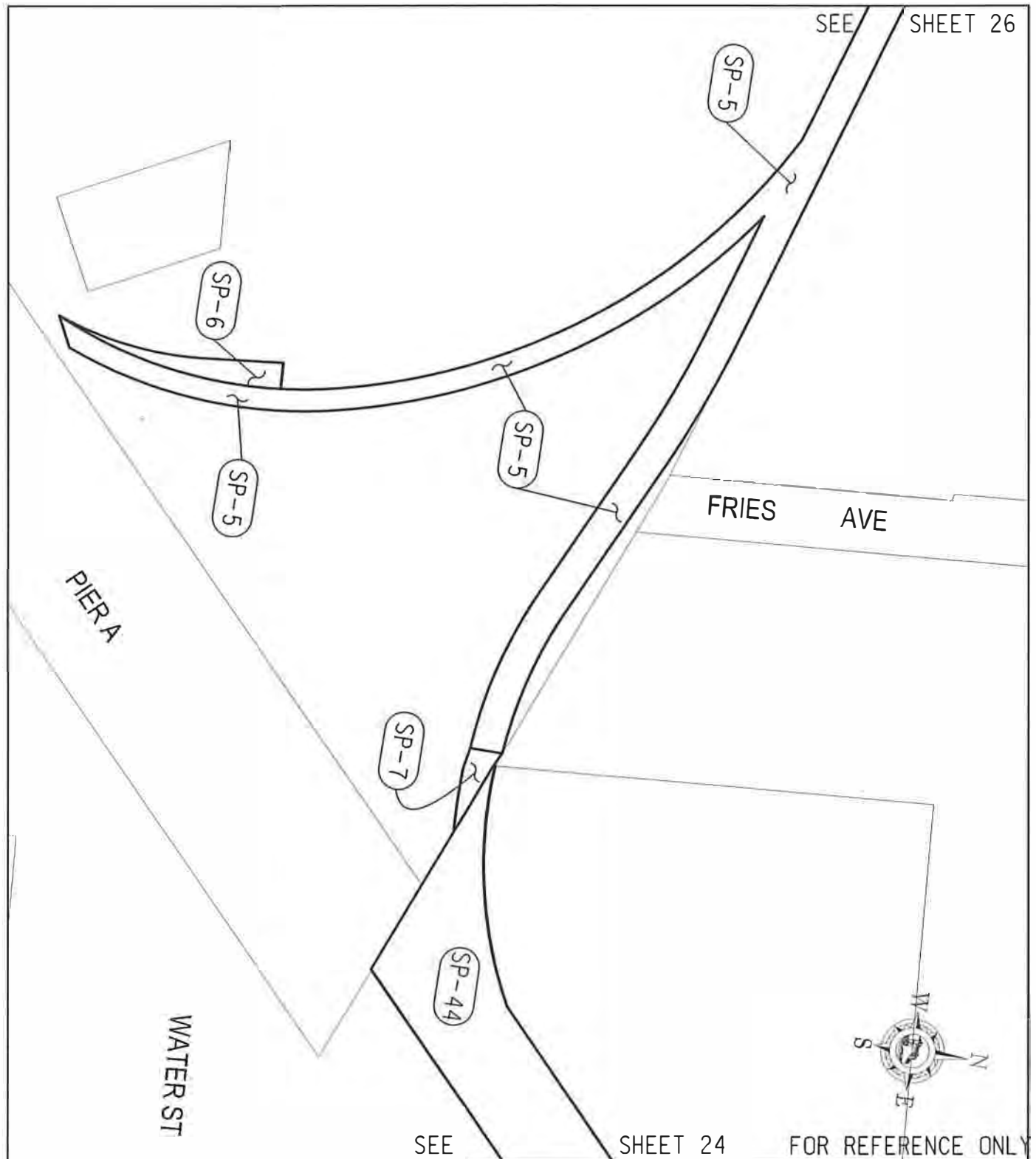
SHEET 23 OF 27	DRAWING SCALE N.T.S.	DOCUMENT NUMBER:
	CITY OF LONG BEACH TO CITY OF LOS ANGELES QUITCLAIM DEED	

 <b>Port of LONG BEACH</b> The Green Port	 <b>THE PORT OF LOS ANGELES</b>	BY: _____	CHK'D: _____	DATE: _____	FR: _____	EMRS: _____

# EXHIBIT B-1



# EXHIBIT B-1



SHEET 25 OF 27	DRAWING SCALE N.T.S.	ECLIPSEMENT NUMBER:			
		DRAWN BY: JA	DATE: 2018-10-10		
		CHECKED BY: BC	DATE: 2018-10-10		
CITY OF LONG BEACH TO CITY OF LOS ANGELES OUTCLAIM DEED					



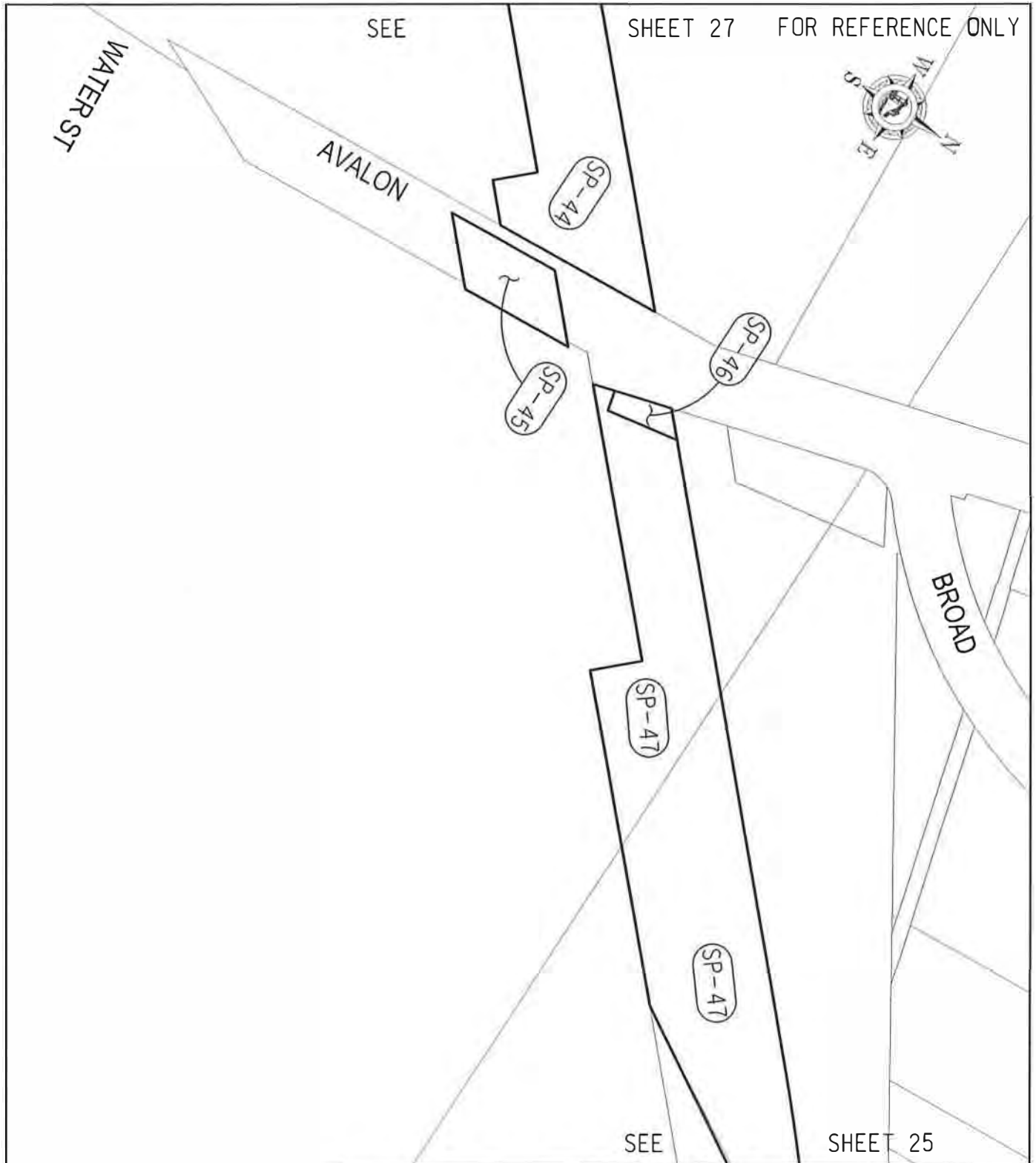
**Port of  
LONG BEACH**  
*The Green Port*



**THE PORT  
OF LOS ANGELES**

BY	CHK'D	DATE	REMARKS

# EXHIBIT B-1



SHEET 26 OF 27

DRAWING SCALE  
N.T.S.

DOCUMENT NUMBER:			
DRAWN BY:	JA	DATE:	2018-10-10
CHECKED BY:	BC	DATE:	2018-10-10

CITY OF LONG BEACH TO CITY OF LOS ANGELES  
QUITCLAIM DEED



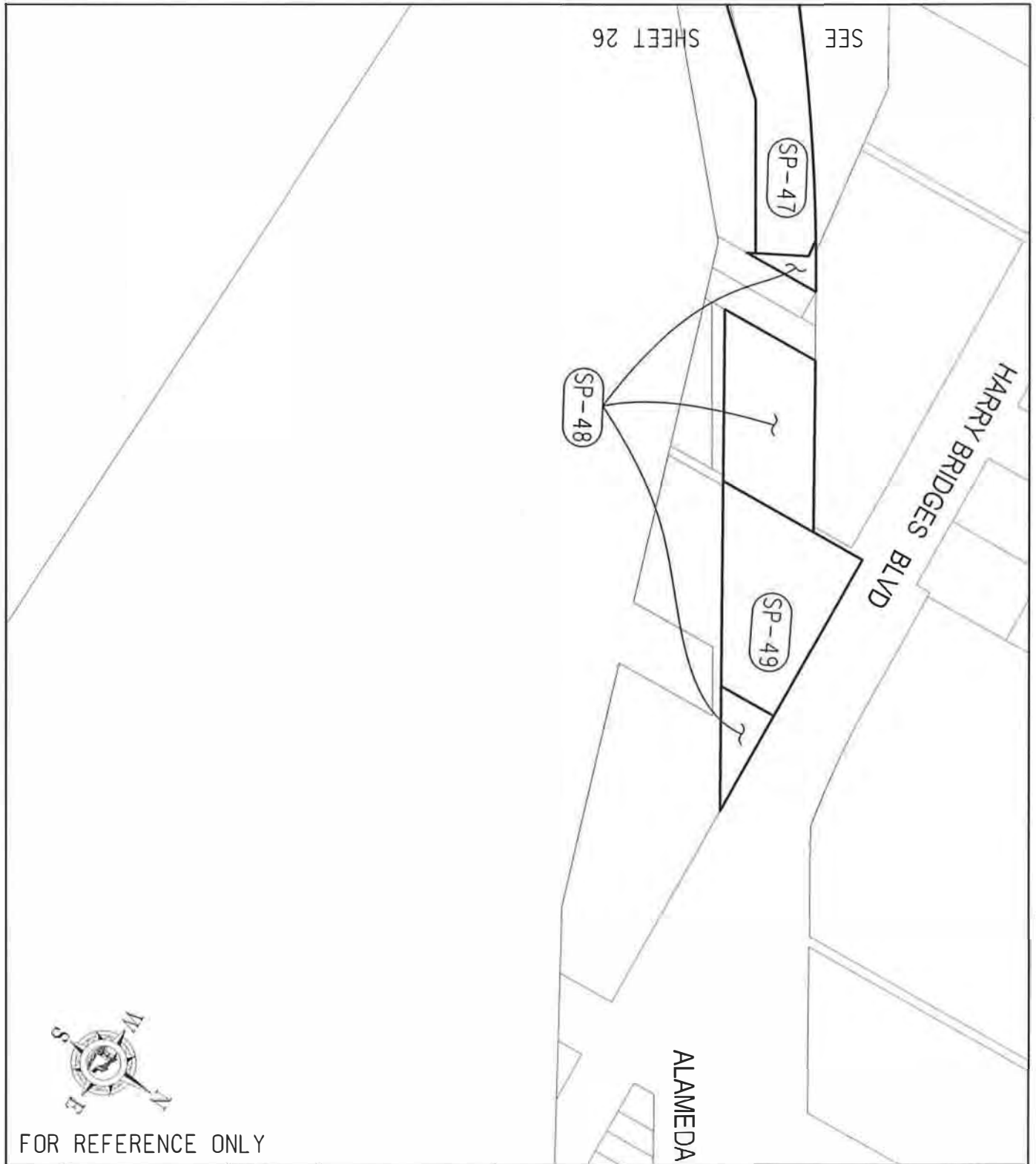
Port of  
**LONG BEACH**  
The Green Port



**THE PORT**  
OF LOS ANGELES

BY	CHK'D	DATE	REMARKS

# EXHIBIT B-1



FOR REFERENCE ONLY

SHEET 27 OF 27	DRAWING SCALE N.T.S.	DOCUMENT NUMBER:	
		DRAWN BY: JA	DATE: 2016-10-10
		CHECKED BY: BC	DATE: 2018-10-10
QUICK CLAIM DEED CITY OF LONG BEACH TO CITY OF LOS ANGELES			

**Port of  
LONG BEACH**  
*The Green Port*

BY	CHK'D	DATE	REMARKS

Recording requested by and mail to:

**City of Los Angeles**

When recorded mail To:

Port of Los Angeles  
Cargo & Industrial Real Estate Division  
425 S. Palos Verdes Street, 5<sup>th</sup> Floor  
San Pedro, CA 90731

SPACE ABOVE THIS LINE IS FOR RECORDERS USE

**Doc. Transfer Tax \$ 0.00**

**This document is exempt from Recording Fees (Govt. Code 27383) and Documentary Transfer Tax (R & T 11922)**

**QUITCLAIM DEED**

For a valuable consideration the receipt of which is hereby acknowledged,

**The City of Long Beach, a municipal corporation acting by and through its Board of Harbor Commissioners (“Grantor”)**

does hereby remise, release and forever quitclaim to:

**The City of Los Angeles, a municipal corporation (“Grantee”)**

an undivided fifty percent (50%) interest as a tenant-in-common in and to that certain property in the City of Los Angeles, County of Los Angeles, State of California, as more particularly described in **Exhibit A-3** and depicted in **Exhibit B-3**, attached hereto and made a part hereof.

**IT IS UNDERSTOOD THAT THE RIGHTS ARE BEING TRANSFERRED IN AN “AS-IS, WHERE-IS” CONDITION WITHOUT WARRANTY AS TO FITNESS FOR USE, FITNESS FOR A PARTICULAR USE, OR CONDITION OF THE PROPERTY AND THAT THE GRANTOR HAS NO OBLIGATION TO CORRECT ANY CONDITION OF THE PROPERTY, WHETHER KNOWN OR UNKNOWN, BEFORE OR AFTER THE RECORDING OF THIS QUITCLAIM DEED.**

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed and the Grantee has accepted the interests granted herein by their respective duly authorized officers. This Quitclaim deed shall be deemed to be effective as of the date it is recorded in the Office of the County Recorder of the County of Los Angeles, California.

Executed this \_\_\_\_ day of \_\_\_\_\_, 2019

“GRANTOR”

CITY OF LONG BEACH, a municipal corporation  
Acting by and through its Board of Harbor Commissioners

By: \_\_\_\_\_  
Mario Cordero  
Executive Director

APPROVED AS TO FORM

Charles Parkin, City Attorney

By: \_\_\_\_\_  
Charles M. Gale  
Principal Deputy City Attorney

Date: \_\_\_\_\_

**The City of Long Beach**  
TO  
**The City of Los Angeles**  
**QUITCLAIM DEED**

**Joint Property Transfers**  
**See Agreement No.**

STANDARD INSTRUMENT

CHECKED AS TO PARTIES, STATUS, DATES, SIGNATURES,  
ACKNOWLEDGMENTS AND CORPORATE SEALS

**HARBOR DEPARTMENT**

By: .....  
Michael DiBernardo  
Deputy Executive Director

Approved as to Authority.....**20**

**HARBOR DEPARTMENT**

By: .....  
Michael DiBernardo  
Deputy Executive Director

Approved as to  
Description.....**20**

**HARBOR DEPARTMENT**

BY: .....  
David Castillo, Senior Real Estate Officer

Approved.....**20**

**Michael N. Feuer, City Attorney**

By: .....  
Estelle M. Braaf, Deputy City Attorney

**COUNCIL FILE NO.**

Dated: \_\_\_\_\_  
CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed or grant to the City of Los Angeles, a municipal corporation, is hereby accepted under the authority of the City Council of The City of Los Angeles, pursuant to Ordinance No. **175978** (effective July 3, 2004) as well as Ordinance No. **123655**, approved January 23, 1963, and the grantee consents to the recordation thereof by its duly authorized officer.

By: \_\_\_\_\_  
Date: \_\_\_\_\_

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }  
COUNTY OF Los Angeles } ss:

On \_\_\_\_\_ before me, \_\_\_\_\_,  
a Notary Public, personally appeared \_\_\_\_\_,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

**I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.**

WITNESS my hand and official seal.

Signature \_\_\_\_\_

**EXHIBIT A-3**

Real property located in the County of Los Angeles, State of California described as follows:

**LB-33**

LOTS 25 THROUGH 31 IN BLOCK 18, OF TRACT NO. 2016, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 27, PAGES 16, 17 AND 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT THE INTEREST IN ALL OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES AND MINERALS OF EVERY DESCRIPTION LYING OR FLOWING 500 FEET OR MORE BENEATH THE SURFACE OF THE LAND, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN DEED RECORDED OCTOBER 5, 1973 AS INSTRUMENT NO. 479 AS TO LOTS 30 AND 31.

ALSO EXCEPT FROM LOT 25 BLOCK 18, ALL MINERALS, ELEMENTS, AND PRECIOUS METALS, TOGETHER WITH ALL OIL, GAS OR OTHER HYDROCARBON SUBSTANCES LYING OR FLOWING BENEATH A SURFACE DEPTH OF 500 FEET, TOGETHER WITH FULL AND FREE LIBERTY, BUT WITHOUT ENTERING UPON THE SURFACE OF THE LAND AS RESERVED IN DEED RECORDED AUGUST 9, 1973 AS INSTRUMENT NO. 3402, OFFICIAL RECORDS.



ALSO EXCEPT FROM LOT 26, BLOCK 18, ALL OIL, GAS, MINERALS, AND HYDROCARBON SUBSTANCES LYING IN AND UNDER SAID LAND, AS RESERVED IN DEED RECORDED MAY 16, 1977 AS INSTRUMENT NO. 77-504233, OFFICIAL RECORDS.

ALSO EXCEPT FROM LOTS 28 AND 29, BLOCK 18, ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING IN OR UNDER SAID LAND, BUT WITHOUT RIGHT OF SURFACE ENTRY, AS RESERVED BY BONNIE J. REUTER, A MARRIED WOMAN IN DEED RECORDED AUGUST 29, 1973 AS INSTRUMENT NO. 113, OFFICIAL RECORDS.

APN(S): 7428-023-270 through 276

# EXHIBIT B-3



SHEET 1 OF 1	DRAWING SCALE N.T.S.	DEVELOPMENT NUMBER: DRAWN BY: JA   DATE: 2018-10-10 CHECKED BY: BC   DATE: 2018-10-10	 <b>Port of LONG BEACH</b> The Green Port	 <b>THE PORT OF LOS ANGELES</b>	<table border="1"> <thead> <tr> <th>BY</th> <th>CHK'D</th> <th>DATE</th> <th>REMARKS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	BY	CHK'D	DATE	REMARKS																
	BY	CHK'D				DATE	REMARKS																		
CITY OF LONG BEACH 50% INTEREST TO THE CITY OF LOS ANGELES QUITCLAIM DEED																									