

RECORDING REQUESTED BY:

Department of Toxic Substances Control
and
City of Los Angeles Harbor Department
425 South Palos Verdes Street
San Pedro, California 90731

WHEN RECORDED, MAIL TO:

Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, California 90630
Attention: Branch Manager
Site Mitigation and Restoration Program

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

**LAND USE COVENANT AND AGREEMENT
ENVIRONMENTAL RESTRICTIONS**

SOUTHWEST MARINE TERMINAL ISLAND FACILITY, 985 S. SEASIDE AVENUE (BERTH 240),
PORT OF LOS ANGELES (DTSC Site Code: 401456)

County of Los Angeles, Assessor Parcel Number(s): 7440-031-907,
7440-032-904, 7440-033-904 and 7440-034-903

This Land Use Covenant and Agreement ("Covenant") is made by and between the City of Los Angeles, a municipal corporation, acting by and through its Board of Harbor Commissioners (the "Covenantor"), the current owner of the property located at 985 S. Seaside Avenue (Berth 240), Port of Los Angeles, in the County of Los Angeles, and State of California (the "Property"), and the Department of Toxic Substances Control (the "Department"). Pursuant to Civil Code section 1471, the Department has determined that this Covenant is reasonably necessary to protect present or future human health or safety or the environment because of the presence on the land of hazardous materials as defined in Health and Safety Code 25260. The Covenantor and the Department hereby agree that pursuant to Civil Code section 1471 and Health and

Safety Code section 25355.5, the use of the Property be restricted as set forth in this Covenant and that the Covenant shall conform with the requirements of California Code of Regulations, title 22, section 67391.1. The provisions of this Covenant shall be for the benefit of and shall be enforceable by the United States Environmental Protection Agency ("U.S. EPA"), as a third party beneficiary, with respect to polychlorinated biphenyls ("PCBs"), pursuant to general contract law, including, but not limited to, Civil Code section 1559.

ARTICLE I
STATEMENT OF FACTS

1.1. Property Location. The Property that is subject to this Covenant, totaling approximately 20 acres, is more particularly described in the attached Exhibit A, "Legal Description", and depicted in Exhibit B, "Plot Plan". The Property is identified as portions of County of Los Angeles, Assessor Parcel Numbers (APNs): 7440-031-907, 7440-032-904, 7440-033-904 and 7440-034-903, as shown in Exhibit B. The Property Site Location and Site Topographic Map is provided in Exhibit C (Figures C1-C3). The Property is divided into Parcel 1, Parcel 2, and Parcel 3 (3a, and 3b)) and is in the area bounded by South Seaside Avenue on the east and northeast and the Los Angeles Main Channel on the west and a Federal Corrections Facility and United States Coast Guard facility to the south.

1.2. Remediation of Property. This Property has been investigated and/or remediated under the Department's oversight in accordance with a Remedial Action Order (RAO; HAS-RAO 08/09-056) and the U.S. EPA's oversight for polychlorinated biphenyls (PCBs) under the Toxic Substances Control Act (TSCA) (Site ID#CAD980813836). The Department approved a *Removal Action Workplan* in 2013, a *Final Revised Soil and Groundwater Removal Action Plan* (RAP) on September 21, 2016, the *Removal Action Completion Report* (RACR) in 2018, in accordance with Health and Safety Code, division 20, chapter 6.8, and a Memorandum to File dated March 3, 2020. The RACR includes a U.S EPA-approved Soil Management Plan (SMP– updated August 2022). An Operation and Maintenance (O&M) Plan was finalized in January 2019. Section 5.15 of the RAO specifies implementation and adherence to the O&M Plan.

Remediation activities conducted at the Property included excavation/removal of contaminated soil. Hazardous substances at the Property include polychlorinated biphenyls (PCBs), antimony, arsenic, chromium, copper, lead, mercury, zinc, and total petroleum hydrocarbons. Post-remediation concentrations of PCBs and metals in soil remain at the Property above levels for unrestricted land use, but they are within levels acceptable for commercial or industrial use, consistent with current land use, except for areas identified in Exhibit D (Figure D-1). The January 2023 Five-Year Review (FYR) concluded that the remedial actions implemented to protect human health and environment remain effective and that no additional activities are required. The Site Inspections confirmed that the Site remains unoccupied (except Parcel 3b) and designated for industrial and commercial use. The FYR evaluation of cleanup goals was completed to determine whether cleanup goals established in 2016 remain protective of human health and the environment. The evaluation showed that, although cleanup goals for some of these compounds may have changed slightly due to updated screening level criteria and parameter updates, these changes were not significant and have no adverse impact; the remedy remains protective of human health, and aquatic habitats.

A review of Site groundwater data shows that for the principal contaminants of concern, concentrations in groundwater remain stable (except for increasing dissolved TPH concentrations in a subset of eastern wells, which may be attributed to an off-site source) and with no evidence of dissolved plume instability or migration. Groundwater monitoring will continue.

Groundwater investigations at the Property identified total petroleum hydrocarbons and metals above remedial action goals protective of ecological risk receptors. The groundwater remedy selected in the RAP consisted of continued monitoring of groundwater for two years after removal of soil sources of contamination. In the August 2022 groundwater sampling event, laboratory results indicated that TPH levels have increased in the northeastern wells and central wells, and inorganic chemicals of concern fluctuated but remained above cleanup goals in groundwater below the Site. Arsenic, cobalt, copper, lead, nickel, and zinc are detected above the specified cleanup goals of 1.4 µg/L, 10µg/L, 30µg/L, 20µg/L, 50µg/ and 200µg/L, respectively.

Based on the 2016 RAP, 2018 RACR, the 2020 DTSC Memorandum to File, and the January 10, 2023 FYR Report, this Covenant is required to protect human health and the environment from remaining contamination. Beyond the localized areas noted in the most recent Department and U.S. EPA approved-SMP (August 2022), the evaluation of post-removal confirmation samples indicates that the Property can be redeveloped for commercial or industrial usage. These localized areas are identified in Exhibit D, Figure D-1, and described as follows:

- Metal contamination in soil above cleanup goals in the former paint shop area in the northern part of Parcel 2 is currently covered by the foundation beneath a historic building.
- Areas of deep petroleum hydrocarbons in Parcel 1 and Parcel 2 are located in soil covered by foundations beneath historic buildings.
- The northern area of Parcel 3a, which borders Parcel 3b, contains residual PCBs and metals. Parcel 3b was not included in the soil removal action because it is currently occupied by a commercial operating business. The need and scope of any future remedial actions for Parcel 3b will be evaluated during its redevelopment. Parcel 3b has an existing asphalt-paved cover with an underlining plastic barrier to isolate site workers from the underlying soil.
- In the western area of Parcel 2 and the southern area of Parcel 3a, where metal debris and soil containing metals may be encountered within 10 feet of the seawall, soil, which could not be excavated, remains in place.

1.3. PCB Remediation. The scope of the excavation listed in the 2013 RAW included removal of soil containing PCBs under TSCA. However, although soil was remediated through excavation, some areas of soil containing PCB concentrations exceeding cleanup level were left in place due to access restrictions, existing structures, or other physical limitations at the Site. U.S. EPA, as authorized by TSCA, will provide oversight, and regulate PCB-impacted media as provided under TSCA for any future action involving PCBs according to a U.S.EPA-approved SMP.

1.4. Basis for Environmental Restrictions. As a result of the presence of hazardous waste as defined in the Health and Safety Code section 25260, at the

Property, the Department has concluded that it is reasonably necessary to restrict the use of the Property to protect present or future human health and or safety or the environment, and that this Covenant is required as part of the Department approved remedy for the Property. The Department has also concluded that the Property, as remediated and when used in compliance with the Environmental Restrictions of this Covenant, does not present an unacceptable risk to current and future human health or safety or the environment.

ARTICLE II DEFINITIONS

2.1. Department. "Department" means the California Department of Toxic Substances Control and includes its successor agencies, if any.

2.2. Environmental Restrictions. "Environmental Restrictions" means all protective provisions, institutional controls, covenants, restrictions, requirements, prohibitions, and terms and conditions as set forth in this Covenant.

2.3. Improvements. "Improvements" includes, but is not limited to buildings, structures, roads, driveways, improved parking areas, wells, pipelines, or other utilities.

2.4. Lease. "Lease" means lease, rental agreement, permit, space assignment or any other document that creates a right to use or occupy any portion of the Property.

2.5. Occupant. "Occupant" or "Occupants" means Owner and any person or entity entitled by ownership, leasehold, permit, space assignment or other legal relationship to the right to occupy any portion of the Property.

2.6. Owner. "Owner" or "Owners" means the Covenantor, and any successor in interest including any heir and assignee, who at any time holds title to all or any portion of the Property.

2.7. Remedial Components. "Remedial Components" include Land Use Covenant, Operation and Management Plan (2019) including Soil Management Plan (2022), continuing groundwater monitoring, annual inspection, and Five-Year Review.

2.8. U.S. EPA. means the United States Environmental Protection Agency, and includes its successor agencies, if any.

ARTICLE III
GENERAL PROVISIONS

3.1. Runs with the Land. This Covenant sets forth Environmental Restrictions that apply to and encumber the Property and every portion thereof no matter how it is improved, held, used, occupied, leased, sold, hypothecated, encumbered, or conveyed. This Covenant: (a) runs with the land pursuant to Civil Code section 1471 and Health and Safety Code section 25355.5; (b) inures to the benefit of and passes with each and every portion of the Property; (c) is for the benefit of, and is enforceable by the Department and U.S. EPA, with respect to PCBs, as a third party beneficiary and (d) is imposed upon the entire Property unless expressly stated as applicable only to a specific portion thereof.

3.2. Binding upon Owners/Occupants. This Covenant: (a) binds all Owners of the Property, their heirs, successors, and assignees; and (b) the agents, employees, and lessees of the Owners and the Owners' heirs, successors, and assignees. Pursuant to Civil Code section 1471, all successive Owners of the Property are expressly bound hereby for the benefit of the Department; this Covenant, however, is binding on all Owners and Occupants, and their respective successors and assignees, only during their respective periods of ownership or occupancy except that such Owner or Occupants shall continue to be liable for any violations of, or non-compliance with, the Environmental Restrictions of this Covenant or any acts or omissions during their ownership or occupancy.

3.3. Incorporation into Deeds and Leases. This Covenant shall be incorporated by reference in each and every deed and Lease for any portion of the Property.

3.4. Conveyance of Property. The Owner and new Owner shall provide Notice to the Department and U.S. EPA not later than 30 calendar days after any conveyance or receipt of any ownership interest in the Property (excluding Leases, and mortgages, liens,

and other non-possessory encumbrances). The Notice shall include the name and mailing address of the new Owner of the Property and shall reference the Property name and site code as listed on page one of this Covenant. The Notice shall also include the Assessor's Parcel Number(s) noted on page one. If the new Owner's property has been assigned a different Assessor Parcel Number, each such Assessor Parcel Number that covers the Property must be provided. The Department shall not, by reason of this Covenant, have authority to approve, disapprove, or otherwise affect proposed conveyance, except as otherwise provided by law or by administrative order.

3.5. Costs of Administering the Covenant to Be Paid by Owner. The Department has already incurred and will in the future incur costs associated with this Covenant. Therefore, the Covenantor hereby covenants for the Covenantor and for all subsequent Owners that, pursuant to the California Code of Regulations, title 22, section 67391.1(h), the Owner agrees to pay the Department's costs in administering, implementing, and enforcing this Covenant.

ARTICLE IV RESTRICTIONS AND REQUIREMENTS

4.1. Prohibited Uses. The Property shall not be used for any of the following purposes without prior written approval by the Department:

- (a) A residence, including any mobile home or factory-built housing, constructed, or installed for use as residential human habitation, or any permanently occupied habitation other than those used for industrial purposes.
- (b) A hospital for humans.
- (c) A public or private school for persons under 18 years of age.
- (d) A day care center for children.

4.2. Soil Management. Soil management activities at the Property are subject to the following requirements in addition to any other applicable Environmental Restrictions:

- (a) No activities that will disturb the areas of known contamination left in place shown in Exhibit D, Figure D-1 (e.g., excavation, grading, removal, trenching, filling, earth movement, mining, or drilling) shall be allowed at the Property without prior written notification and approval from the Department and U.S. EPA.
- (b) In addition, all soil disturbing activities shall be conducted pursuant to the most recent and applicable Department and U.S. EPA-approved SMP. (At the time of the recording of this Covenant, the applicable SMP, dated August 2022, is available for review and copying at the Department's Cypress Office File Room, address: 5796 Corporate Ave, Cypress CA 90630, and on-line at the Department's Envirostor webpage: https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60000999)
- (c) Any soil brought to the surface by grading, excavation, trenching or backfilling shall be managed in accordance with all applicable provisions of state and federal law.

4.3. Prohibited Activities. The following activities shall not be conducted at the Property:

- (a) Disturbance or interference with any Remedial Components without prior written approval by the Department.
- (b) Drilling for any water, oil, or gas without prior written approval by the Department.
- (c) Extraction or removal of groundwater without a Groundwater Management Plan pre-approved by the Department in writing.
- (d) Demolition or disturbance of the foundations of historical buildings within Parcel 1 and 2 or the foundations of buildings and asphalt cover within Parcel 3b without written approval and an approved SMP by the Department and U.S. EPA.

4.4. Access for Department and U.S. EPA. The Department and U.S. EPA shall have reasonable right of entry and access to the Property for inspection, investigation, remediation, monitoring, and other activities as deemed necessary by the

Department or U.S. EPA to protect human health or safety or the environment.

4.5. Access to Implementing Operation and Maintenance. The entity or person responsible for implementing the O&M Plan activities, if any, shall have reasonable right of entry and access to the Property for the purpose of implementing such operation and maintenance activities until the Department determines that no further operation and maintenance activity is required.

4.6. Inspection and Reporting Requirements.

(a) The Owner shall conduct an annual inspection of the Property verifying compliance with this Covenant and shall submit an annual inspection report to the Department for its approval by January 30th of each year. The annual inspection report must include the dates, times, and names of those who conducted the inspection and those who prepared and reviewed the annual inspection report. It also shall describe how the observations that were the basis for the statements and conclusions in the annual inspection report were performed (e.g., drive by, fly-over, walk-in, etc.). If any violation is noted, the annual inspection report must detail the steps taken to correct the violation and return to compliance. If the Owner identifies any violations of this Covenant during the annual inspection or at any other time, the Owner must within 10 calendar days of identifying the violation: (a) determine the identity of the party in violation; (b) send a letter advising the party of the violation of the Covenant; and (c) demand that the violation cease immediately. Additionally, a copy of any correspondence related to the violation of this Covenant shall be sent to the Department and U.S. EPA within 10 calendar days of its original transmission

(b) The owner shall conduct periodic Five-Year Review (FYR) to determine the status of the remedy and Remedial Components. The FYR provides an opportunity to evaluate the implementation and performance of a remedy to determine whether it remains protective of human health and the environment. The FYR will be repeated every

succeeding five years so long as future uses remain restricted. The FYR will include an assessment of the SMP and O&M plans to ensure that they remain applicable to site conditions. The FYR report will replace the annual report for those years it is being conducted. Following the submittal of the first FYR in January 2023, the second FYR report will be submitted to the Department by January 30, 2028 and every five years thereafter.

ARTICLE V ENFORCEMENT

5.1. Enforcement. Failure of the Owner or Occupant to comply with this Covenant shall be grounds for the Department to require modification or removal of any Improvements constructed or placed upon any portion of the Property in violation of this Covenant. Violation of this Covenant, such as failure to submit (including submission of any false statement) record or report to the Department, shall be grounds for the Department to pursue administrative, civil, or criminal actions, as provided by law.

5.2. Enforcement Rights of U.S. EPA as a Third-Party Beneficiary. U.S. EPA, as a third-party beneficiary, has the right to enforce the Environmental Restrictions contained herein.

ARTICLE VI VARIANCE, REMOVAL AND TERM

6.1. Variance from Environmental Restrictions. Any person may apply to the Department for a written variance from any of the Environmental Restrictions imposed by this Covenant. Such application shall be made in accordance with Health and Safety Code section 25223 and a copy of the application shall be submitted to U.S. EPA simultaneously with the application submitted to the Department. No variance may be granted under this paragraph without prior notice and opportunity to comment by U.S. EPA.

6.2 Removal of Environmental Restrictions. Any person may apply to the Department to remove any of the Environmental Restrictions imposed by this Covenant or terminate the Covenant in its entirety. Such application shall be made in accordance with Health and Safety Code section 25224 and a copy of the application shall be submitted to U.S. EPA with the application submitted to the Department. No removal may be granted under this paragraph without prior notice to and opportunity to comment by U.S. EPA.

6.3 Term. Unless ended in accordance with paragraph 6.2, by law, or by the Department in the exercise of its discretion, after providing notice to and opportunity to comment by U.S. EPA, this Covenant shall continue in effect in perpetuity.

ARTICLE VII MISCELLANEOUS

7.1. No Dedication Intended. Nothing set forth in this Covenant shall be construed to be a gift or dedication, or offer of a gift or dedication, of the Property, or any portion thereof, to the public or anyone else for any purpose whatsoever. Further, nothing set forth in this covenant shall be construed to affect a taking under federal or state law.

7.2. Recordation. The Covenantor shall record this Covenant, with all referenced Exhibits, in the County of Los Angeles within 10 calendar days of the Covenantor's receipt of a fully executed original.

7.3. Notices. Whenever any person gives or serves any Notice ("Notice" as used herein includes any demand or other communication with respect to this Covenant), each such Notice shall be in writing and shall be deemed effective: (a) when delivered, if personally delivered to the person being served or to an officer of a corporate party being served; or (b) five calendar days after deposit in the mail, if mailed by United States mail, postage paid, certified, return receipt requested; or (c) seven (7) days after an electronic message is sent if the sender receives an individualized (not

automatic) confirmation of receipt from the recipient; and shall be addressed:

To Owner:

City of Los Angeles Harbor Department
425 South Palos Verdes Street
San Pedro, California 90731

And

To Department:

Department of Toxic Substances Control
Site Mitigation and Restoration Program
Branch Chief
5796 Corporate Ave.
Cypress Ca. 90630
Site No. 401456

And

To U.S. EPA: Submittal must be electronic and include the Project "Name" and the Site ID: CAD980813836 in the subject line.

R9Landsubmit@epa.gov

U.S. EPA Region IX

Land, Chemicals, and Redevelopment Division, LND-4-1

75 Hawthorne Street

San Francisco, California 94105

Attention: PCB Coordinator

Any party may change its address or the individual to whose attention a Notice is to be sent by giving advance written Notice in compliance with this paragraph.

7.4. Partial Invalidity. If this Covenant or any of its terms are determined by a court of competent jurisdiction to be invalid for any reason, the surviving portions of this

Covenant shall remain in full force and effect as if such portion found invalid had not been included herein.

7.5. Statutory References. All statutory or regulatory references include successor provisions.

7.6. Incorporation of Exhibits. All exhibits and attachments to this Covenant are incorporated herein by reference.

7.7. Record Retention. A copy of this Covenant and related project documents can be accessed at the Department's Cypress Office File Room, address: 5796 Corporate Ave, Cypress CA 90630. Or on-line at the Department's Envirostor webpage:
https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60000999

IN WITNESS WHEREOF, the Covenantor and the Department hereby execute this Covenant.

Covenantor: City of Los Angeles, acting by and through its
Board of Harbor Commissioners

By: _____

EUGENE D. SEROKA
Executive Director

Attest: _____

AMBER M. KLESGES
Board Secretary

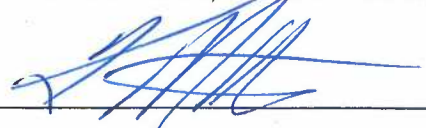
Date: _____

APPROVED AS TO FORM AND LEGALITY

October 8, 2024

HYDEE FELDSTEIN SOTO, City Attorney

STEVEN Y. OTERA, General Counsel

By:  _____

Kenneth F. Mattfeld, Deputy City Attorney

Department of Toxic Substances Control:

By: _____

Title: _____

Alexander Morelan, PG. Branch Chief

Site Mitigation and Restoration Program, Cypress

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 _____

On _____ before me,

(space above this line is for name and title of the officer/notary),

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 of Notary Public (seal)

References:

2019 January. The Source Group. Operations and Maintenance Plan Former Southwest Marine Property 985 Seaside Avenue Terminal Island, California.

2018 April. The Source Group. Removal Action Completion Report Parcels 1, 2, and 3a Former Southwest Marine Property 985 Seaside Avenue Terminal Island, California.

2016 August. The Source Group. Final Revised Southwest Marine Remedial Action Plan.

2020 March. Memorandum to File. Revisions to Site Description in the Remedial Action Plan.

Exhibits

- A. Legal Description Final_19-150
- B. SWM – Site Plan Parcels Map
- C. Site Location and Facility Map (Figures C-1- C-3)
- D. Figure D-1 Areas of Known Contaminants Left in Place

EXHIBIT A. LEGAL DESCRIPTION FINAL_19-150

Exhibit A

Legal Description for Covenant of Preservation Port of Los Angeles Los Angeles County

APN 7440-031-907 and Portions of APN 7440-031-906, 7440-032-904, 7440-033-904, 7440-034-903

The land referred to herein is situated in the Port of Los Angeles, State of California and described as follows:

Commencing National Geodetic Survey Station "WIL E 10A LAC", PID DY2788 N19°45'52"W, 5198.84';

TO THE TRUE POINT OF BEGINNING, BEING THE MOST NORTHERLY CORNER OF PRESERVATION PARCEL;

THENCE N30°47'05"W, 548.92 FEET;

THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 222.20, LENGTH OF 120.09 FEET, WITH A RADIAL BEARING OF N58°46'02"W;

THENCE N00°10'33"W, 145.52 FEET;

THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 308.56, LENGTH OF 126.94 FEET, WITH A RADIAL BEARING OF S87°47'21"W;

THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 474.79, LENGTH OF 107.22 FEET, WITH A RADIAL BEARING OF S68°38'21"W;

THENCE ON A CURVE TO LEFT HAVING A RADIUS OF 311.35, LENGTH OF 138.05 FEET, WITH A RADIAL BEARING OF S55°42'03"W;

THENCE N59°34'10"W, 15.75 FEET;

THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 231.85, LENGTH OF 224.20 FEET, WITH A RADIAL BEARING OF N30°16'13"E;

THENCE N02°01'47"W, 252.84 FEET;

THENCE N02°29'32"W, 417.35 FEET;

THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 409.72, LENGTH OF 81.45 FEET, WITH A RADIAL BEARING OF N87°19'31"E;

THENCE N08°37'15"E, 183.33 FEET;

THENCE S81°22'45"E, 5.17 FEET;

THENCE S17°27'49"E, 205.13 FEET;

Exhibit "A"

THENCE S44°40'33"E, 134.04 FEET;

THENCE N72°32'30"E, 633.62 FEET;

THENCE S07°37'19"W, 1802.12 FEET;

THENCE S24°53'41"E, 158.90 FEET;

THENCE S28°23'22"E, 122.95 FEET;

THENCE S59°04'18"W, 51.04 FEET TO THE TRUE POINT OF BEGINNING.

SAID PRESERVATION BOUNDARY CONTAINING APPROXIMATELY 883,519 SQUARE FEET OR 20.28 ACRES MORE OR LESS.

End of Description



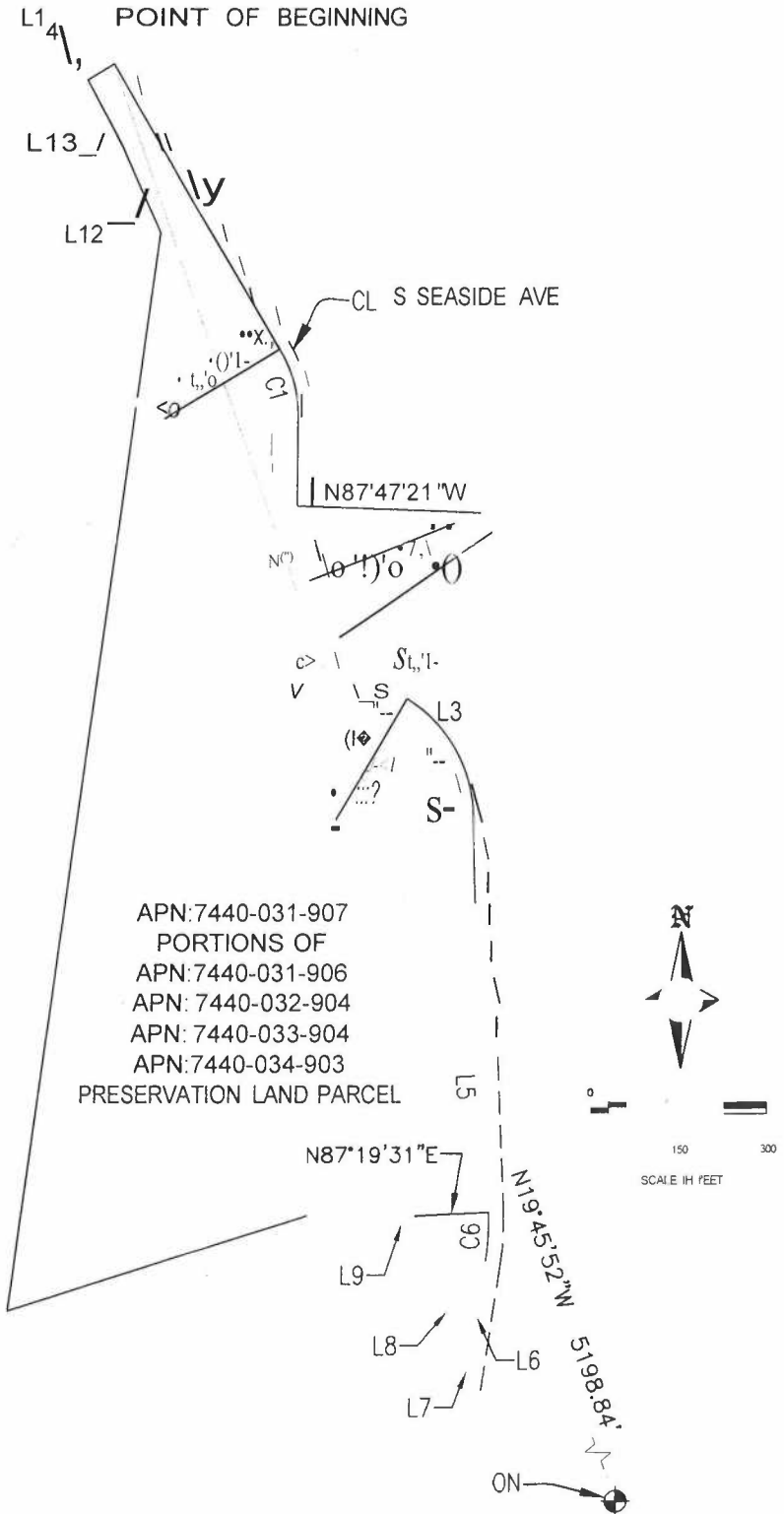
Kevin E. Morris PLS

EXHIBIT B Southwest Marine
SITE PLAN PARCELS MAP

EXHIBIT "B"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	548.92	N30° 47' 05"W
L2	145.52	N00° 10' 33"W
L3	15.75	N59° 34' 10"W
L4	252.84	N02° 01' 47"W
L5	417.35	N02° 29' 32"W
L6	183.33	N05° 37' 15"E
L7	5.17	S81° 22' 45"E
L8	205.13	S17° 27' 49"E
L9	134.04	S44° 40' 33"E
L10	633.62	N72° 32' 30"E
L11	1802.12	S07° 37' 19"W
L12	158.90	S24° 53' 41"E
L13	122.95	S25° 23' 22"E
L14	51.04	S59° 04' 18"W

Curve Table			
Curve #	Length	Radius	Delta
C1	120.09	222.20	030°58'02"
C2	126.94	308.56	023°34'18"
C3	107.22	474.79	012°56'18"
C4	138.05	311.35	025°24'17"
C5	224.20	231.85	055°24'19"
C6	81.45	409.72	011°23'26"



DATE	DESCRIPTION OF REVISIONS	BY
02-18-2020	AODEO APN NUMBERS TO PLAT	VAL

PREPARED FOR:



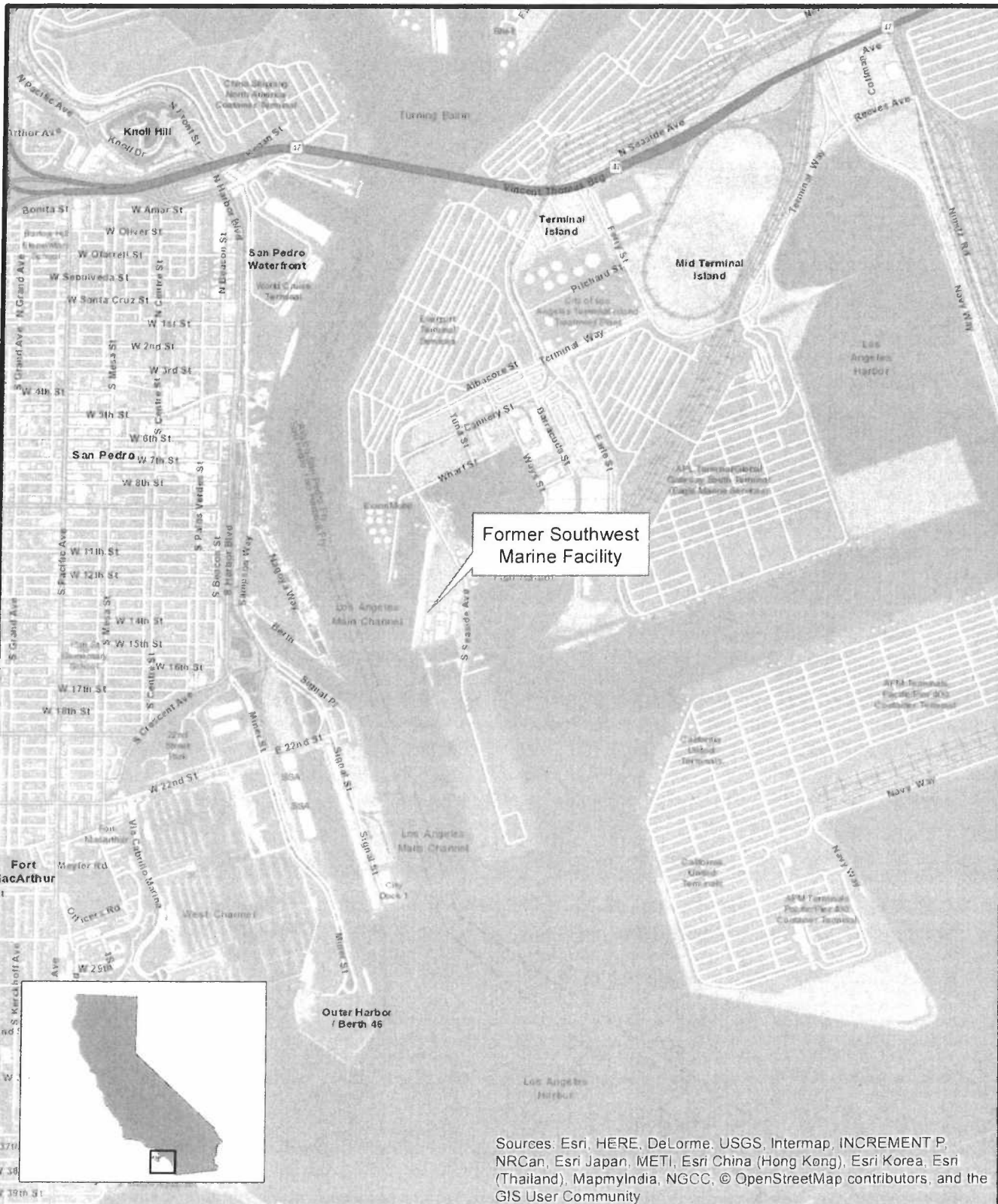
POINT OF COMMENCEMENT
 NATIONAL GEODETIC SURVEY STATION
 WIL E 10A LAC - PID D 57188

GLOBAL GEOMATICS ENGINEERING, Inc.
 4524 DISTRICT BLVD. BAKERSFIELD, CA 93313
 (661)282-8400 FAX (661)282-8401

DRAWN BY: V.A.L.	CHECKED BY: K.E.M.	SHEET 3 OF 3 SHEETS
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EXHIBIT C1-C3. SITE LOCATION AND FACILITY MAP

Document Path: B:\POLA4104-LAP-030_SWM\GIS_Maps\FIG-1_Site_Location_Map_2014-10.mxd



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

SOURCE:
ESRI 7.5 MINUTE TOPOGRAPHIC MAP.
<http://resources.esri.com/arcgisonline/services>

PROJECT NO.: POLA6-PD-05
DATE: 11/20/17
DR.BY: PWU
APP.BY: PP

SCALE= 1:24,000
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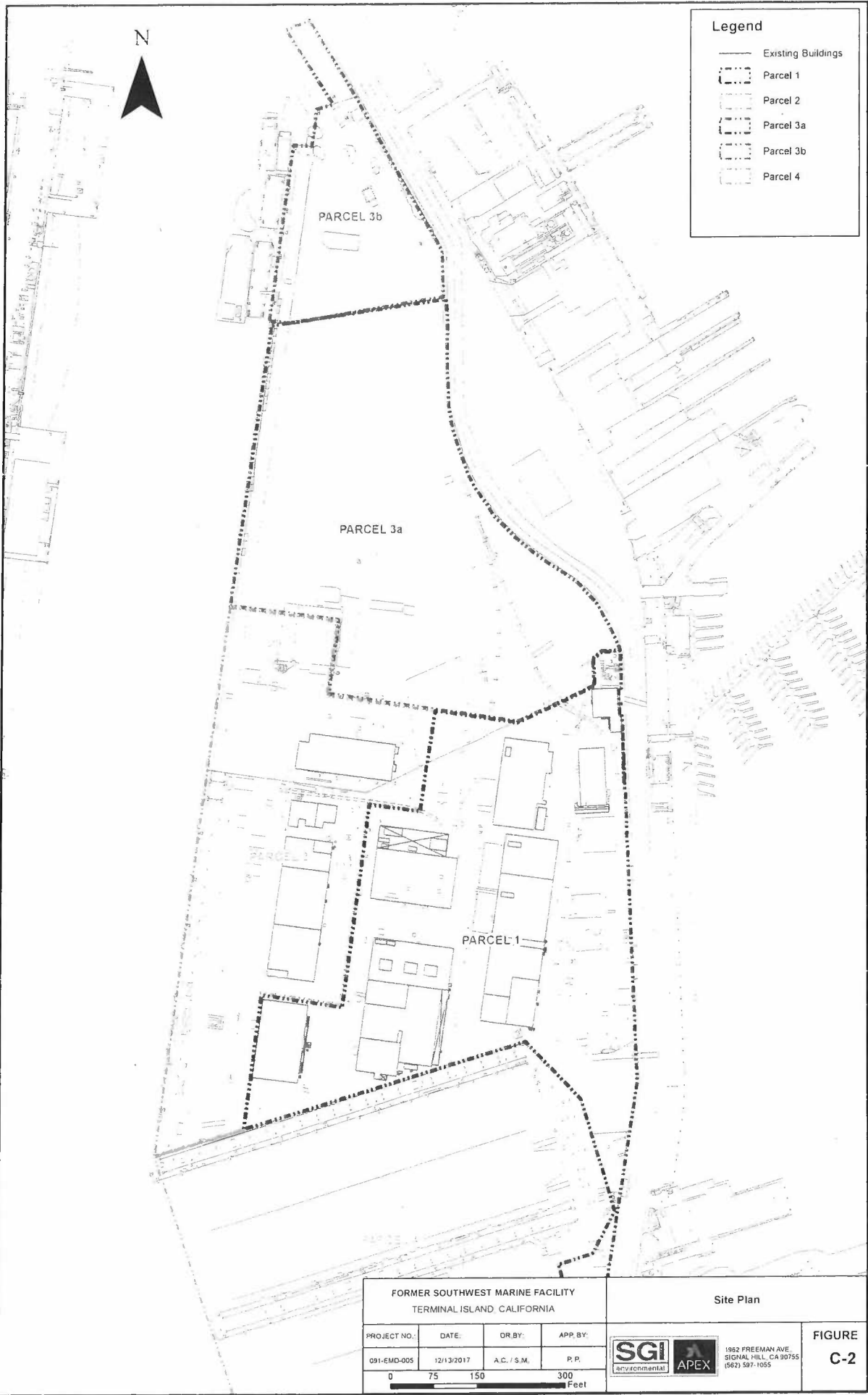


Former Southwest Marine Terminal
Terminal Island, California 90731

Site Location Map



FIGURE
C-1

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Legend

- Existing Buildings
- - - Parcel 1
- - - Parcel 2
- - - Parcel 3a
- - - Parcel 3b
- - - Parcel 4

FORMER SOUTHWEST MARINE FACILITY TERMINAL ISLAND, CALIFORNIA				Site Plan	
PROJECT NO.:	DATE:	DR. BY:	APP. BY:	 	FIGURE C-2
091-EMD-005	12/13/2017	A.C./S.M.	P.P.		
0 75 150 300 Feet					

Document Path: Z:\GIS_Repository\Signal_Hill\POLA5104-LAHD-005_SWM\GIS_Maps\2015_Soil_Remediation_Plan\Figure_A-2_Historical_Buildings.mxd



EXHIBIT D- AREAS OF KNOWN
CONTAMINANTS LEFT IN PLACE



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FORMER SOUTHWEST MARINE FACILITY TERMINAL ISLAND, CALIFORNIA			
PROJECT NO.	DATE	DR. BY	APP. BY
POLA3-PD-05	09/21/2017	S.M.	P.P.
0 50 100 200 Feet			

**Locations of Known Contamination
Left in Place**

SGI **APEX**
environmental

1993 FREEMAN AVE.
SIGNAL HILL, CA 90755
5521 337-1035

**FIGURE
D-1**