

# APPROVED

APR 04 2018

## BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 18-054

DATE April 04, 2018

C.D. 15

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: KEN MALLOY HARBOR REGIONAL PARK / HARBOR PARK GOLF COURSE AND WHITE POINT PARK NATURE PRESERVE – GRANTING SUBSURFACE EASEMENTS TO THE SANITATION DISTRICTS OF LOS ANGELES COUNTY (DISTRICTS) REQUIRED FOR THE JOINT WATER POLLUTION CONTROL PLANT EFFLUENT OUTFALL TUNNEL PROJECT (PROJECT) OF THE CLEARWATER PROGRAM; AND CONSIDERATION OF THE CERTIFIED FINAL EIR (SCH NO. 2008101074)

AP Diaz \_\_\_\_\_

V. Israel \_\_\_\_\_

\*R. Barajas [Signature]

S. Piña-Cortez \_\_\_\_\_

H. Fujita \_\_\_\_\_

N. Williams \_\_\_\_\_

[Signature]  
General Manager

Approved X

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Grant an Exclusive Permanent Subsurface Tunnel Easement to the County Sanitation Districts of Los Angeles County (Districts) for certain locations at the Ken Malloy Harbor Regional Park/Harbor Park Golf Course (Harbor Park) (Exhibit A) and White Point Nature Preserve and Education Center (White Point) (Exhibit A) as described in the Summary of this Report;
2. Grant an Exclusive Permanent Subsurface Easement to the Districts for an existing 120 inch Ocean Outfall within the tidelands and submerged lands under the jurisdiction of the Department of Recreation and Parks (RAP) in the area off Royal Palms Beach adjacent to White Point (Exhibit A) as described in the Summary of this Report;
3. Grant a Six (6) Month Temporary Construction Easements (TCE) to the Districts for the construction and use of two (2) staging areas that will contain subsurface areas (also known as "Safe Havens") within Harbor Park (Exhibit B) as described in the Summary of this Report;
4. Approve the temporary installation of surface monitoring devices at various locations in Harbor Park for eighteen (18) months to monitor the boring process before, during and immediately after the tunnel is constructed;

## BOARD REPORT

PG. 2 NO. 18-054

5. Accept the Districts' offer in the amount of Two Hundred Forty-Seven Thousand Dollars (\$247,000.00) (Compensation Funds) as compensation for the two (2) Exclusive Permanent Subsurface Tunnel Easements at Harbor Park and White Point, one (1) Exclusive Permanent Subsurface Easement off Royal Palms Beach adjacent to White Point, two (2) Temporary Construction Easements at Harbor Park, and the temporary installation of surface monitoring devices at Harbor Park;
6. Direct the Department of Recreation and Park Board of Commissioners' (Board) Secretary to concurrently transmit forthwith the proposed Easement Agreements (Exhibits C, D, E and F) to the Office of the City Attorney for review as to form and legality, and to the City Council for approval;
7. Adopt the Resolution that approves granting the Districts permanent and temporary easements to portions of RAP's Harbor Park and White Point;
8. Authorize RAP's Chief Accounting Employee to establish the appropriate account for the receipt of the Compensation Funds to be received from the Districts;
9. Concur with the California Environmental Quality Act (CEQA) findings for the Final Environmental Impact Report (EIR) as certified by the Board of Directors of the County Sanitation District No. 2 for the Joint Water Pollution Plant Effluent Outfall Tunnel Project of the Clearwater Program that includes the tunnel easements underneath the subject park locations;
10. Authorize RAP staff to request the assistance of the Department of General Services (GSD) and the Office of the City Attorney' in the review and processing of the related documents, including but not limited to the easement agreements; and,
11. Upon the receipt of the necessary approvals, authorize the Board President and Secretary to execute the Exclusive Permanent Easement Agreements and the Temporary Construction Easement Agreement for the aforementioned easements, substantially in form of Exhibit C, D, E and F respectively attached hereto, subject to City Attorney review and approval as to form and legality;

### SUMMARY

The County Sanitation Districts of Los Angeles County (Districts) are a confederation of twenty-four (24) special districts that serve the wastewater and solid waste management needs of approximately 5.6 million residents in Los Angeles County. On November 28, 2012, the Board of Directors of County Sanitation District No. 2 approved the Master Facilities Plan (MFP) and EIR for the Districts' Clearwater Program, which evaluates infrastructure and facilities needs through the year 2050 and makes recommendations on how to maintain a reliable and cost-effective wastewater management system while increasing the use of recycled water. As part of the implementation of the Clearwater Program, the Districts will construct an approximately Seven Hundred Million Dollars (\$700,000,000.00) tunnel that is seven (7) miles long and eighteen (18) feet in internal diameter to convey treated wastewater (effluent) from the Joint

## BOARD REPORT

PG. 3 NO. 18-054

Water Pollution Control Plant (JWPCP) located in the City of Carson to an existing ocean discharge system at Royal Palms Beach in San Pedro in the City of Los Angeles (City). The tunnel alignment is illustrated on the Exhibit A.

On June 30, 2017, the Los Angeles City Council considered a Motion (Buscaino – Blumenfield) relative to granting easements for the Project (Council File No. 17-0760). Motion states that the Districts operates numerous facilities which collect, treat, recycle, and dispose of wastewater and industrial wastes. To ensure continued wastewater management, the Districts is implementing the Project. The Project is anticipated to begin in 2018, conclude in 2025 and will cross under Harbor Park Property Park (at least 65 feet below the surface) and White Point Preserve (at least 155 feet below the surface). In order to construct the Project, the District must obtain ten (10) easements along the tunnel route, four (4) of which include land owned by the City: three (3) easements under the jurisdiction of RAP and one (1) under GSD.

Harbor Park is approximately 215 acres of real property located in the City of Los Angeles, County of Los Angeles, State of California, commonly known as 25820 South Vermont Avenue, Harbor City, California 90710 and described in Exhibit A. It is the home to over 300 separate species of migratory birds. The Machado Lake is part of the natural water habitat of Southern California for native animals and plants. Other facility features include barbecue pits, children's play area, picnic tables, bike path, hiking trail, jogging path, fitness zone and a camp ground area. The Harbor Park Municipal Golf Course is adjacent to the Harbor Park and is a nine (9)-hole par thirty-six (36) regulation course that features narrow fairways and fast well-bunkered greens with water hazards on many holes. This is a medium length regulation course and is one of the most heavily used 9-hole golf courses in the United States. It was designed by William F. Bell and built in 1958 with a complete renovation in 1994.

The District is requesting an Exclusive Permanent Subsurface Tunnel Easement for the tunnel under Harbor Park. The tunnel, which will be constructed by a tunnel boring machine (TBM), will pass under a portion of the City's Harbor Regional Park & Golf Course, located at 25820 South Vermont Avenue, Harbor City, California 90710, APNs 7412-010-903, 7412-011 -900 and 7412-014-900, (the Property), at a minimum depth of 65 feet below the ground surface.

In order to construct this portion of the project, the Districts seek to acquire an exclusive permanent subsurface tunnel easement under Harbor Park Property for a total purchase price of Two Hundred Four Thousand Dollars (\$204,000.00), pursuant to the terms and conditions outlined below and in the enclosed Exclusive Easement Agreement. (Exhibit C)

In addition, the Districts seek to acquire an approximate 28,500 square feet Temporary Construction Easement (TCE) area and an approximate 28,300 square feet TCE area for staging and construction of two (2) "safe havens" for the TBM for a duration of six (6) months. A safe haven is a subsurface area of grout that the TBM will tunnel into to allow personnel to safely inspect and repair the TBM during tunnel construction. The grout will be injected from the ground surface using a drill rig at fixed intervals and to a specified depth. The TCE areas for the safe havens are depicted on the enclosed Exhibits B. In addition to the safe haven TCEs, the Districts are requesting permission to install temporary surface monitoring devices at various

## BOARD REPORT

PG. 4 NO. 18-054

locations on the Property for a duration of eighteen (18) months to monitor the boring process before, during, and immediately after the tunnel is constructed. Each monitoring device will be approximately the size of a six (6)-inch diameter disc on the ground surface. The consideration offered for the TCEs is Two Thousand Dollars (\$2,000.00) for the safe havens and One Thousand Dollars (\$1,000.00) for the monitoring activities, pursuant to the terms and conditions outlined below and in the enclosed Temporary Construction Easement Agreement. (Exhibit F)

White Point Preserve is approximately 92.16 acres of real property located in the City of Los Angeles, County of Los Angeles, State of California commonly known as 1600 West Paseo Del Mar, San Pedro, California 90731 and described in Exhibit depicted in the map as attached (Exhibit A). The District is requesting an exclusive permanent subsurface easement for the tunnel under White Point Preserve. There will be no surface impacts to White Point Preserve.

The District is requesting an Exclusive Permanent Subsurface Tunnel Easement for the tunnel under White Point Preserve. The tunnel, which will be constructed by a TBM, will pass under a portion of the City's White Point Preserve, located at 1600 West Paseo Del Mar, San Pedro, California 90731, APNs 7563-002-906 and 7563-002 -914, at a minimum depth of 159 feet below the ground surface.

In order to construct this portion of the project, the Districts seek to acquire an exclusive permanent subsurface tunnel easement under White Point Preserve for a total purchase price of Thirty-five Thousand Dollars (\$35,000.00), pursuant to the terms and conditions outlined below and in the enclosed Exclusive Easement Agreement. (Exhibit D)

Existing 120-inch Ocean Outfall is located within the tidelands and submerged lands under the jurisdiction of the Department of Recreation and Parks. The 120-inch Ocean Outfall, which was constructed in the 1960s, is one of four existing offshore ocean outfalls that extend seaward from the manifold structure located at Royal Palms Beach. The District's 50-year license, acquired via Resolution No. 4814 adopted by the Board of Recreation and Park Commissioners on March 5, 1964, has expired and the District is now seeking permanent property rights for this important component of the District's ocean discharge system and are willing to pay the City a processing fee of Five Thousand Dollars (\$5,000.00) pursuant to the terms and conditions outlined below and in the enclosed Exclusive Easement Agreement. (Exhibit E).

### Compensation offered by the Districts

On October 18, 2017, the Districts submitted a formal notification to RAP which included an offer of compensation to the Department for the Clearwater Program Tunnel Easements. The Districts offer of compensation totaled Two Hundred Forty-Seven Thousand Dollars (\$247,000.00). (Exhibit G)

## BOARD REPORT

PG. 5 NO. 18-054

### Impact to Trees and Plants

The requested subsurface easements at Harbor Park and White Point Preserve, and the easement for the 120-inch Ocean Outfall, will not impact any trees or plants. The requested 28,500± square foot and 28,300± square foot TCE areas at Harbor Park may require trimming of tree branches and removal of landscaping/shrubs to accommodate the work. Any landscaping/shrubs removed will be restored at the end of construction.

### Community and Other Outreach

Since 2006, the District has held a series of public workshops and agency scoping meetings in Carson, Wilmington, San Pedro, Rancho Palos Verdes, and Whittier; met with over 500 community leaders, civic groups, public officials, regulatory agencies, environmental groups, and businesses; circulated thousands of newsletters; and established a Project website and telephone information line. On February 15, 2017, District's staff presented the need for the Project and the required easements to the Board of Recreation and Parks Commission's Facility Repair and Maintenance Commission Task Force. The Master Facility Plan (MFP) and Environmental Impact Report (EIR) for the Project can be found on the Project website at <http://www.clearwaterprogram.org>.

### ENVIRONMENTAL IMPACT STATEMENT

The actions included in this report are needed for the implementation of the Clearwater Program, a comprehensive planning effort undertaken by the Sanitation Districts of Los Angeles County. The Clearwater Program includes a Master Facilities Plan for the Joint Outfall System, a regional wastewater management system that serves nearly 5 million people in 73 cities and unincorporated areas of Los Angeles County.

The Final Environmental Impact Report (FEIR) for the entire program (SCH No. 2008101074) was certified by the Board of Directors – County Sanitation District No.2's on November 28, 2012, a Notice of Determination (NOD) was filed with the Los Angeles County Clerk on November 30, 2012. The construction activities associated with the tunnel and the safe havens within Harbor Park and White Point Park fall within the project scope of work analyzed and the mitigation measures included in the Clearwater Final EIR. No further CEQA documentation is required for the subject actions before the Board.

### FISCAL IMPACT STATEMENT

There is no fiscal impact to RAP's General Fund associated with this action. The sale of the permanent easements and the compensation of the temporary easements will result in a net gain of Two Hundred Forty-Seven Thousand Dollars (\$247,000.00) to RAP's General Fund. The Districts will bare all costs associated with this project. The funds received are to be used for costs and activities related to the Real Estate and Environmental functions. These include but are not limited to the due diligence work related to acquisitions, staffing, contractual services, and equipment at RAP.

BOARD REPORT

PG. 6 NO. 18-054

This Report was prepared by Felice Chen, Management Analyst II, Real Estate and Asset Management Section, Planning, Construction and Maintenance Branch.

List of Attachments

- Exhibit A – Site Plan
- Exhibit B – Tunnel Locations
- Exhibit C – Harbor Final Easement
- Exhibit D – White Point Final Easement
- Exhibit E – Outfall Final Easement
- Exhibit F – Final Temporary Easement
- Exhibit G – Compensation Letter

RESOLUTION NO. \_\_\_\_\_

WHEREAS, the Board of Recreation and Park Commissioners (Board) approved the granting of subsurface easements to the Sanitation Districts of Los Angeles County (Districts) required for the Joint Water Pollution Control Plant Effluent Outfall Tunnel Project (Project) of the Clearwater Program; and consideration of the Certified Final EIR (SCH NO. 2008101074);

WHEREAS, to construct the Project, the Districts require the City of Los Angeles (City), the Board of Department of Recreation and Parks (RAP) to grant permanent and temporary subsurface easements to the Districts;

WHEREAS, the permanent subsurface easements include an Exclusive Permanent Subsurface Tunnel Easement for certain locations at the Ken Malloy Harbor Regional Park/Harbor Park Golf Course (Harbor Park) and White Point Nature Preserve and Education Center (White Point);

WHEREAS, the permanent subsurface easements also include an Exclusive Permanent Subsurface Easement for an existing one hundred and twenty (120) inch Ocean Outfall within the tidelands and submerged lands under the jurisdiction of RAP in the area off Royal Palms Beach adjacent to White Point;

WHEREAS, the temporary subsurface easements includes Temporary Construction Easements (TCE) for six months to the Districts for the construction and use of two staging areas that will contain subsurface areas (also known as "safe havens") within Harbor Park;

WHEREAS, the Board through the Board Report to approve the temporary installation of surface monitoring devices at various locations on Harbor Park for eighteen (18) months to monitor the boring process before, during and immediately after the tunnel is constructed;

WHEREAS, the Board through the Board Report to accept the Districts' offer in the amount of Two Hundred Forty-Seven Thousand Dollars (\$247,000.00) (Compensation Funds) as compensation for the two (2) Exclusive Permanent Subsurface Tunnel Easements at Harbor Park and White Point, one Exclusive Permanent Subsurface Easement off Royal Palms Beach adjacent to White Point, two (2) Temporary Construction Easements at Harbor Park, and the temporary installation of surface monitoring devices at Harbor Park;

WHEREAS, the Board directs the Board Secretary to concurrently transmit forthwith the proposed Easement Agreements to the City Attorney for review as to form and legality, and to the City Council for approval;

WHEREAS, the Board authorizes RAP Chief Accounting Employee to establish the appropriate account for the receipt of the Compensation Funds to be received from the Districts

WHEREAS, the Board concurs with the California Environmental Quality Act (CEQA) findings for the Final Environmental Impact Report (EIR) as certified by the Board of Directors of the County Sanitation District No. 2 for the Joint Water Pollution Plant Effluent Outfall Tunnel Project of the Clearwater Program that includes the tunnel easements underneath the subject park locations

WHEREAS, the Board authorizes RAP staff to request the assistance of the Department of General Services (GSD) and the Office of the City Attorney in the review and processing of the related documents, including but not limited to the easement agreements; and,

WHEREAS, upon the receipt of the necessary approvals, the Board authorizes the Board President and Secretary to execute the Exclusive Permanent Easement Agreements and the Temporary Construction Easement Agreement for the aforementioned easements, subject to City Attorney review and approval as to form and legality

NOW, THEREFORE, BE IT RESOLVED that the Board finds and determines that the public interest, convenience, and necessity require that the subsurface easements be granted to the Districts required for the Project of the Clearwater Program, subject to the approval of the City Council, whereupon the General Manager is authorized to execute the Easement Agreements;

BE IT FURTHER RESOLVED that RAP will exercise only such reserved rights in said easements as will not interfere with or prohibit the free and complete use by the Districts of the rights hereby granted; and

BE IT FURTHER RESOLVED that upon City Council approval of the easements to the Districts, that City Council direct/instruct the General Services Department, and the City Attorney's Office to draft and process any required document necessary to process said easements.

I HEREBY CERTIFY that the foregoing is a full, true and correct copy of a Resolution adopted by the Board of Recreation and Park Commissioners of the City of Los Angeles at its meeting held on \_\_\_\_\_, 20\_\_ (Board Report. No. \_\_\_\_\_).

\_\_\_\_\_  
Iris L. Davis, Board Secretary

Resolution No. \_\_\_\_\_





**Harbor Park & Golf Course**  
 Tunnel will be more than 65 feet below ground thru Park  
 Need permanent subsurface easement for tunnel  
 Need temporary surface easements for tunnel construction and monitoring  
 (see Exhibits A, B and C)

**Current Project Schedule**  
 Finalize Design - Summer 2017  
 Award Contract - Early 2018  
 Start Tunnel Construction at JWPCP - 2020  
 TBM Crosses Under Harbor Park - 2021  
 TBM Crosses Under White Point Preserve - 2024  
 End Tunnel Construction at Royal Palms Beach - 2024

**White Point Nature Preserve**  
 Tunnel will be more than 150 feet below ground thru Preserve  
 Need permanent subsurface easement for tunnel  
 No surface impacts

**Tidelands off of Royal Palms Beach**  
 Need permanent easement for existing 120-inch diameter ocean outfall (license issued by DRP in 1964 expired in 2014)

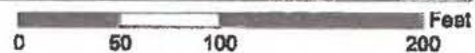
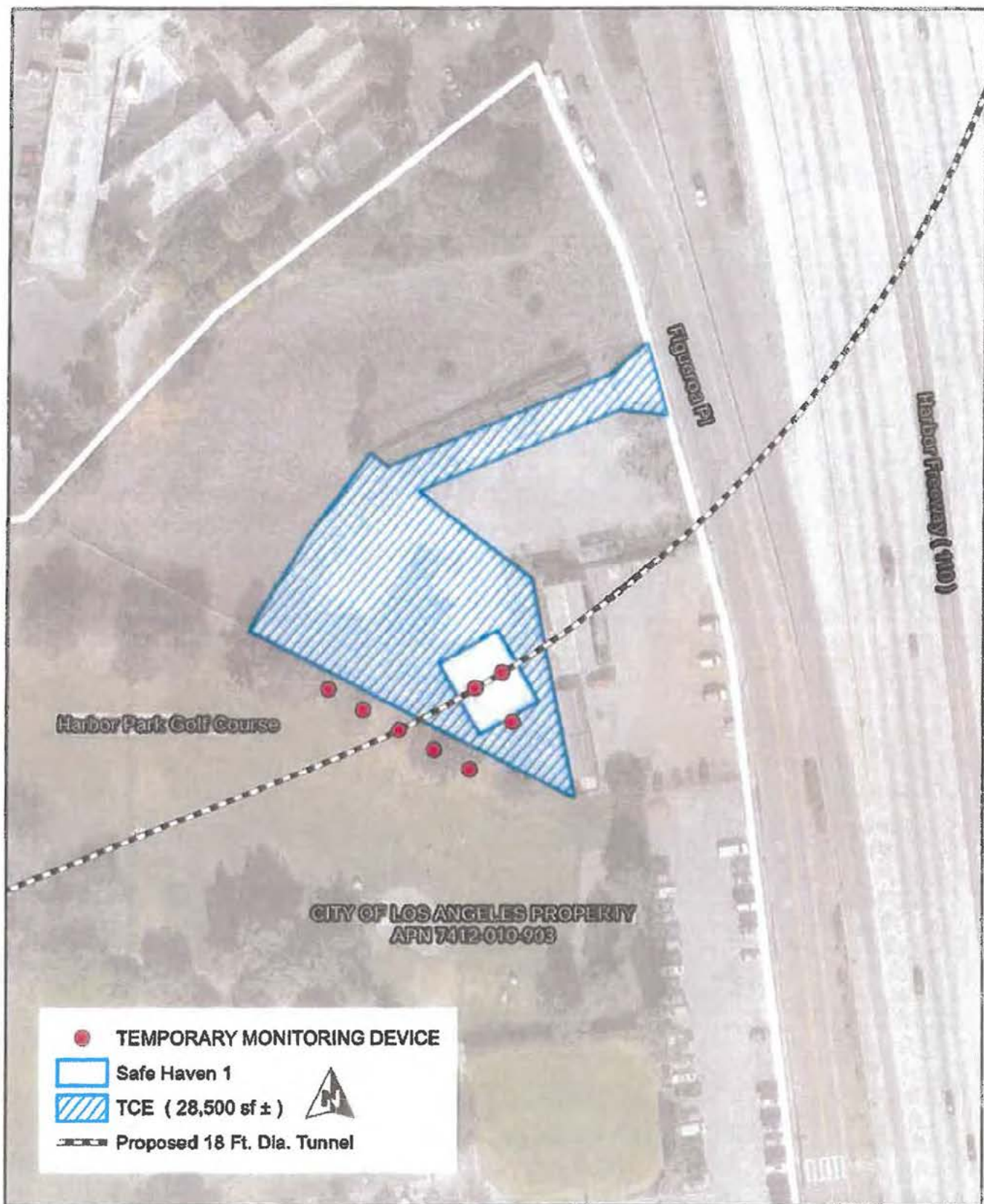
**EXHIBIT A**

**Joint Water Pollution Control Plant (JWPCP) Effluent Outfall Tunnel Project**



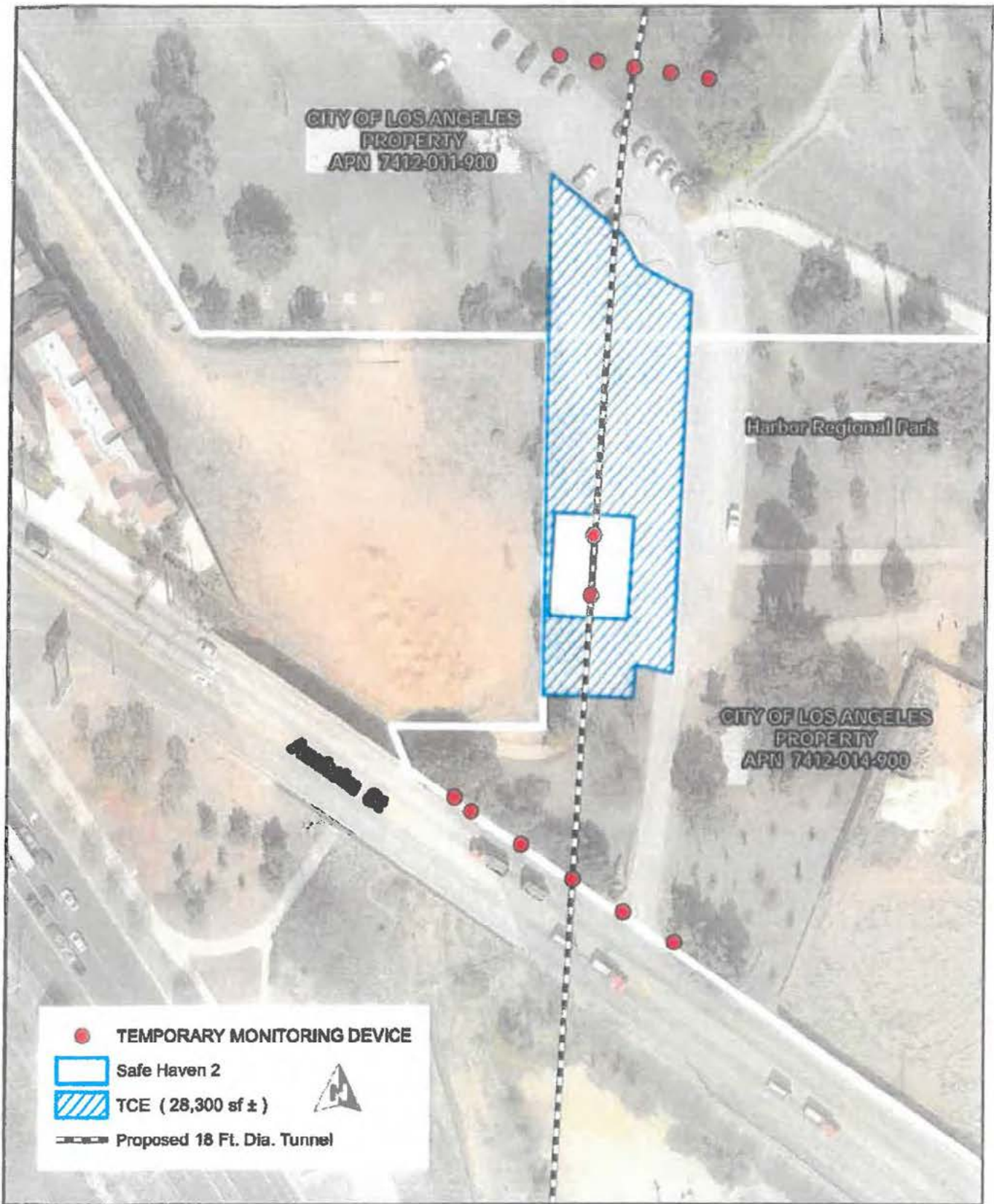
**JWPCP Effluent Outfall Tunnel Project - Temporary Construction Easement Areas for Safe Havens (Up to 6 Months) and Temporary Construction Easement for Monitoring (Up to 18 Months)**  
 Date: 01/17/2017

R:\Planning\PropertyManagement\Projects\O.R.#18 Harbor Eff. TCE\_SafeHaven\_A\_v2\_color\_title.mxd of 0ea | Doc# 4010129



**Exhibit B** Page 2 of 3

JWPCP Effluent Outfall Tunnel Project - Temporary Construction Easement Area for Safe Haven 1



**Exhibit B**

JWPCP Effluent Outfall Tunnel Project - Temporary Construction Easement Area for Safe Haven 2

RECORDING REQUESTED BY:  
COUNTY SANITATION DISTRICTS  
OF LOS ANGELES COUNTY  
1955 WORKMAN MILL ROAD  
WHITTIER, CA 90601

AND WHEN RECORDED, MAIL TO ABOVE ADDRESS  
ATTN: MARGARITA E. CABRERA  
FACILITIES PLANNING DEPARTMENT

Exempt from Doc. Transfer Tax per R&TC §11922  
Exempt from Recording Fee per Gov. C. §§ 6103 & 27383

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APNs 7412-010-903, 7412-011-900, 7412-014-900

**EXCLUSIVE EASEMENT AGREEMENT**

This Exclusive Easement Agreement is dated \_\_\_\_\_, 2018 (“**Effective Date**”), and is between the **CITY OF LOS ANGELES**, a municipal corporation, acting by and through its Board of Recreation and Parks Commissioners (“**Grantor**”), and **COUNTY SANITATION DISTRICT NO. 2 OF LOS ANGELES COUNTY**, a county sanitation district organized and existing under provisions of the County Sanitation District Act, California Health and Safety Code Section 4700 *et seq.* (“**District**”). Grantor and District are each a “**Party**” and together are the “**Parties.**”

Grantor is the owner of approximately 215 acres of real property located in the City of Los Angeles, County of Los Angeles, State of California, commonly known as the Ken Malloy Harbor Regional Park, 25820 Vermont Avenue, Harbor City, California 90710 and described in Exhibit 1 attached hereto (“**Property**”).

Grantor hereby grants to District, its successors, and assigns, an exclusive perpetual subsurface tunnel easement (“**Easement**”) (without right of surface entry) in, under, through and across the Property described in Exhibit A attached hereto and depicted in Exhibits B and C attached hereto (“**Tunnel Easement Envelope**”).

District will have the right to use the Tunnel Easement Envelope for all purposes necessary or incidental to the drilling, boring, placement, construction, reconstruction, rehabilitation, repair, inspection, use, operation and maintenance of an effluent outfall tunnel and appurtenances (“**Tunnel**”) within the Tunnel Easement Envelope. District may install the Tunnel at a greater depth than that described or shown in the Exhibits, and will record a memorandum after construction identifying the “as built” elevation of the Tunnel.

Grantor acknowledges it has been informed that the Tunnel and its appurtenances were designed and engineered based upon the conditions and weight loads within and over the Tunnel Easement Envelope as they exist as of the Effective Date. Thus, Grantor shall not: 1) cause or allow any object to be placed within the Tunnel Easement Envelope; 2) cause or allow the weight loads over that Envelope to be increased without the express written consent of District; or 3) interfere in any manner with that Envelope.

District shall indemnify, defend and hold harmless Grantor, its agents, employees, successors and assigns from any and all liability, claim, loss, cost, lien or damage (including reasonable attorneys fees and court costs) resulting from any act or omission of District, its officers, agents or employees arising out of District's use of the Easement.

The Parties are signing this instrument as of the Effective Date.

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

By: \_\_\_\_\_  
Sylvia Patsouras, President

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

By: \_\_\_\_\_  
Iris Davis, Secretary

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

**APPROVED AS TO FORM:**  
Michael N. Feuer, City Attorney

By: \_\_\_\_\_  
Deputy City Attorney

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

**COUNTY SANITATION DISTRICT NO. 2  
OF LOS ANGELES COUNTY**

By: \_\_\_\_\_  
Chairperson, Board of Directors

**ATTEST:**

\_\_\_\_\_  
Secretary to the Board

**APPROVED AS TO FORM:**  
Lewis Brisbois Bisgaard & Smith, LLP

By: \_\_\_\_\_  
District Counsel

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

*[Signatures must be Notarized]*

ACKNOWLEDGMENT

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 )

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 1

### **Legal Description of Property**

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

#### PARCEL 1:

LOT 7 OF PECK'S SUBDIVISION OF LOT "J" AND A PORTION OF LOT "H" OF THE PARTITION OF THE RANCHO LOS PALOS VERDES, CASE NO. 2373 DISTRICT COURT, AS PER MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, OCTOBER 30, 1897.

EXCEPT THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE STATE OF CALIFORNIA, AS SET FORTH AND DESCRIBED AS PARCEL 1 IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 9, 1955, IN BOOK 49483, PAGE 298, OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE STATE OF CALIFORNIA, AS SET FORTH AND DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 18, 1994, AS INSTRUMENT NO. 94-1888126, OF OFFICIAL RECORDS.

#### PARCEL 2:

THOSE PORTIONS OF LOTS 5 AND 6 OF PECK'S SUBDIVISION OF LOT "J" AND PORTION OF LOT "H" OF THE PARTITION OF THE RANCHO LOS PALOS VERDES, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP NO. 141 FILED IN THE COUNTY RECORDER'S OFFICE OCTOBER 30, 1897, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 5; THENCE NORTH 528 FEET; THENCE NORTH 23° 38' EAST 473.22 FEET; THENCE NORTH 528 FEET; THENCE NORTH 89° 24' EAST 745.80 FEET; THENCE SOUTH 528 FEET; THENCE SOUTH 23° 38' WEST 473.22 FEET; THENCE SOUTH 528 FEET; THENCE SOUTH 15° EAST 261.82 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF LOT 6; THENCE ALONG SAID SOUTHERLY LINE SOUTH 82° 30' WEST 37.60 FEET, MORE OR LESS, TO AN ANGLE IN SAID LOT LINE; THENCE SOUTH 60° WEST 145.20 FEET; THENCE NORTH 66° 10' WEST 347.16 FEET; THENCE NORTH 87° 5' WEST 149.16 FEET; THENCE SOUTH 70° 30' WEST 116.16 FEET; THENCE NORTH 15° WEST 250.80 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID LAND LYING NORTH OF THE SOUTHERLY LINE OF PACIFIC COAST HIGHWAY FORMERLY 257TH STREET, 100 FEET WIDE AS DESCRIBED IN FINAL DECREE OF CONDEMNATION ENTERED IN SUPERIOR COURT LOS ANGELES COUNTY, CASE NO. 375750.

EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN, UNDER AND RECOVERABLE FROM SAID HEREINBEFORE DESCRIBED PROPERTY, TOGETHER WITH THE RIGHT TO DRILL FOR AND PRODUCE SUCH OIL, GAS AND OTHER HYDROCARBON SUBSTANCES BY DIRECTIONAL DRILLING, ONLY FROM THOSE TWO SURFACE LOCATIONS REFERRED TO AS "LOCATION A" AND "LOCATION B", OR BY DIRECTIONAL DRILLING OR OTHER SUBSURFACE OPERATIONS CONDUCTED FROM SURFACE LOCATIONS ON LAND OTHER THAN THE LAND FIRST HEREINABOVE DESCRIBED; IT BEING UNDERSTOOD THAT SUCH EXCEPTION AND RESERVATION SHALL NOT OPERATE TO CREATE ANY RIGHT TO CONDUCT DRILLING OPERATIONS FROM ANY PORTION OF THE SURFACE OF SAID ABOVE DESCRIBED LANDS OTHER THAN THE PORTION DESCRIBED AS LOCATION A AND LOCATION B, AS RESERVED IN THE DEED FROM THE EIMCO CORPORATION, A UTAH CORPORATION AND BROWNBEVIS COMPANY, A CORPORATION, RECORDED MARCH 20, 1950 AS INSTRUMENT NO. 1996 IN BOOK 50637 PAGE 195, OFFICIAL RECORDS.

#### PARCEL 3:

LOT 9, LOT A, AND THAT PORTION OF LOT 11, LYING EASTERLY OF A LINE DESCRIBED AS BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 11, DISTANT WEST 707.26 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 11; THENCE NORTH 22° 04' WEST 1054.45 FEET; THENCE NORTH 17° 16' EAST



1050.22 FEET TO A POINT ON THE NORTH LINE OF SAID LOT, DISTANT NORTH 89° 55' 20" WEST THEREON 707.26 FEET FROM THE NORTHEAST CORNER OF SAID LOT, ALL IN PECK'S SUBDIVISION OF LOT J AND A PORTION OF LOT H OF THE PARTITION OF THE RANCHO LOS PALOS VERDES, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP NO. 141 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ON OCTOBER 30, 1897.

EXCEPT THAT PORTION OF SAID LOT 11 INCLUDED WITHIN THE LINES OF VERMONT AVENUE, 80 FEET WIDE.

EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN, UNDER AND RECOVERABLE FROM SAID HEREINBEFORE DESCRIBED PROPERTY, TOGETHER WITH THE RIGHT TO DRILL FOR AND PRODUCE SUCH OIL, GAS AND OTHER HYDROCARBON SUBSTANCES BY DIRECTIONAL DRILLING, ONLY FROM THOSE TWO SURFACE LOCATIONS REFERRED TO AS "LOCATION A" AND "LOCATION B", OR BY DIRECTIONAL DRILLING OR OTHER SUBSTANCES OPERATIONS CONDUCTED FROM SURFACE LOCATIONS ON LANDS OTHER THAN THE LANDS FIRST HEREINABOVE DESCRIBED; IT BEING UNDERSTOOD THAT SUCH EXCEPTION AND RESERVATION SHALL NOT OPERATE TO CREATE ANY RIGHT TO CONDUCT DRILLING OPERATIONS FROM ANY PORTION OF THE SURFACE OF SAID ABOVE DESCRIBED LANDS OTHER THAN THE PORTION DESCRIBED AS LOCATION A AND LOCATION B, AS RESERVED IN THE DEED FROM THE EIMCO CORPORATION, A UTAH CORPORATION AND BROWNBEVIS COMPANY, A CORPORATION, RECORDED MARCH 20, 1956 AS INSTRUMENT NO. 1996 IN BOOK 50637 PAGE 195, OFFICIAL RECORDS.

PARCEL 4:

THAT PORTION OF LOT 10 OF PECK'S SUBDIVISION OF LOT J AND A PORTION OF LOT H OF THE PARTITION OF THE RANCHO LOS PALOS VERDES, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN THE COUNTY RECORDER'S OFFICE ON OCTOBER 30, 1897, CONTAINED WITHIN THE FOLLOWING DESCRIBED LAND:

BEGINNING AT A POINT IN THE CENTER LINE OF THE ROAD ADJOINING SAID LOT 10 ON THE SOUTH, DISTANT 1678 FEET EAST OF THE INTERSECTION OF SAID CENTER LINE WITH THE CENTER LINE OF THE ROAD ADJOINING SAID LOT ON THE WEST; THENCE NORTH 23° 30' EAST 801.7 FEET; THENCE WEST 125 FEET; THENCE NORTH 440.24 FEET TO A POINT IN THE CENTER LINE OF THE ROAD ADJOINING SAID LOT ON THE NORTH; THENCE EAST ALONG SAID CENTER LINE 1685.06 FEET TO A POINT WHICH WOULD BE INTERSECTED BY THE EAST LINE OF SAID LOT EXTENDED NORTH; THENCE SOUTH ALONG SAID LINE AND ITS EXTENSION 363 FEET; THENCE SOUTH 72° 39' WEST 558.08 FEET; THENCE SOUTH 56° 24' WEST 1165.56 FEET TO THE CENTER LINE OF THE ROAD ADJOINING SAID LOT ON THE SOUTH; THENCE WEST ALONG THE CENTER LINE OF SAID ROAD 381.20 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF LYING NORTHWESTERLY OF THE SOUTHEASTERLY LINE OF VERMONT AVENUE, DESCRIBED IN DEED TO CHRIS N. RADLICK, ET AL, RECORDED JANUARY 8, 1945 IN BOOK 21533 PAGE 390, OFFICIAL RECORDS.

EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN, UNDER AND RECOVERABLE FROM SAID HEREINBEFORE DESCRIBED PROPERTY, TOGETHER WITH THE RIGHT TO DRILL FOR AND PRODUCE SUCH OIL, GAS AND OTHER HYDROCARBON SUBSTANCES BY DIRECTIONAL DRILLING, ONLY FROM THOSE TWO SURFACE LOCATIONS REFERRED TO AS "LOCATION A" AND "LOCATION B", OR BY DIRECTIONAL DRILLING OR OTHER SUBSURFACE OPERATIONS CONDUCTED FROM SURFACE LOCATIONS ON LANDS OTHER THAN THE LANDS FIRST HEREINABOVE DESCRIBED; IT BEING UNDERSTOOD THAT SUCH EXCEPTION AND RESERVATION SHALL NOT OPERATE TO CREATE ANY RIGHT TO CONDUCT DRILLING OPERATIONS FROM ANY PORTION OF THE SURFACE OF SAID ABOVE DESCRIBED LANDS OTHER THAN THE PORTION DESCRIBED AS LOCATION A AND LOCATION B, AS RESERVED IN THE DEED FROM THE EIMCO CORPORATION, A UTAH CORPORATION AND BROWNBEVIS COMPANY, A CORPORATION, RESERVED MARCH 20, 1956 IN BOOK 50637 PAGE 195, OFFICIAL RECORDS.

PARCEL 5:

THAT PORTION OF LOT 10 OF PECK'S SUBDIVISION OF LOT "J" AND A PORTION OF LOT "H" OF THE PARTITION OF THE RANCHO LOS PALOS VERDES, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON RECORDER'S FILED MAP NO. 141, RECORDS OF SAID COUNTY, BOUNDED ON THE NORTHWEST BY THE SOUTHEASTERLY LINE OF VERMONT AVENUE, AS DESCRIBED IN THE DEED TO THE CITY OF LOS ANGELES, RECORDED IN BOOK 11414. PAGE 77, OFFICIAL RECORDS OF SAID COUNTY; ON THE SOUTH BY THE NORTHERLY LINE OF THE 40 FOOT ROAD, (NOW KNOWN AS 259TH STREET), ADJOINING SAID LOT 10 ON THE SOUTH; AND ON THE SOUTHEAST BY THE NORTHWESTERLY LINE OF THE LAND CONVEYED TO THE OAKLEY COMPANY, BY DEED RECORDED IN BOOK 7191 PAGE 297 OF DEEDS, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM ALL THAT PORTION OF THE HEREINBEFORE DESCRIBED LAND LYING SOUTHWESTERLY OF A STRAIGHT LINE DRAWN AT RIGHT ANGLES WITH THE SOUTHEASTERLY LINE OF SAID VERMONT AVENUE, AND PASSING THROUGH A POINT IN SAID SOUTHEASTERLY LINE DISTANT NORTHEASTERLY THEREON 150 FEET FROM THE INTERSECTION OF SAID SOUTHEASTERLY LINE WITH THE NORTHERLY LINE OF SAID 259TH STREET.

TITLE ACQUIRED BY DECREE OF CONDEMNATION, A CERTIFIED COPY OF WHICH WAS RECORDED JUNE 17, 1957 AS INSTRUMENT NO. 4253 IN BOOK 54804 PAGE 132, OFFICIAL RECORDS.

PARCEL 6:

THAT PORTION OF LOT 11, OF PECK'S SUBDIVISION OF LOT "J" AND A PORTION OF LOT "H" OF THE PARTITION OF THE RANCHO LOS PALOS VERDES, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON RECORDER'S FILED MAP NO. 141, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A 2 INCH PIPE ON THE SOUTHERLY LINE OF SAID LOT 11, DISTANT WEST THEREON 707.26 FEET FROM THE SOUTHEASTERLY CORNER THEREOF; THENCE NORTH 22° 04' WEST 1054.45 FEET TO A 2 INCH PIPE; THENCE ALONG A LINE, WHICH IF PROLONGED WOULD INTERSECT THE NORTHERLY LINE OF SAID LOT 11 AT A POINT DISTANT NORTH 89° 55' 20" WEST THEREON 707.26 FEET FROM THE NORTHEASTERLY CORNER THEREOF, NORTH 17° 16' EAST TO A POINT ON THE SOUTHEASTERLY LINE OF VERMONT AVENUE, AS DESCRIBED IN THE DEED TO THE CITY OF LOS ANGELES, RECORDED IN BOOK 11674 PAGE 331 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG SAID VERMONT AVENUE, AS DESCRIBED IN SAID DEED TO AN IRON PIPE ON THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF THE PACIFIC ELECTRIC RAILWAY COMPANY, AS DESCRIBED IN DEED RECORDED IN BOOK 1835 PAGE 292 OF DEEDS; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE TO THE SOUTHERLY LINE OF SAID LOT; THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING SOUTHERLY OF THE NORTHERLY LINE OF THE LAND CONVEYED TO J. C. AGAJANIAN, ET AL., BY DEED RECORDED ON MARCH 3, 1950 IN BOOK 32457 PAGE 96 OF OFFICIAL RECORDS.

TITLE ACQUIRED BY DECREE OF CONDEMNATION, A CERTIFIED COPY OF WHICH WAS RECORDED JUNE 17, 1957 AS INSTRUMENT NO. 4253 IN BOOK 54804 PAGE 132, OFFICIAL RECORDS.

PARCEL 7:

THAT PORTION OF LOT 11 OF PECK'S SUBDIVISION OF LOT "J" AND A PORTION OF LOT "H" OF PALOS VERDES RANCHO, AS SHOWN ON RECORDER'S FILED MAP NO. 141, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A 2 INCH PIPE ON THE SOUTHERLY LINE OF SAID LOT 11, DISTANT WEST THEREON 707.26 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LOT; THENCE NORTH 22° 04' WEST TO A POINT DISTANT NORTHERLY 100 FEET MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF

SAID LOT; THENCE WESTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT TO A POINT IN THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF THE PACIFIC ELECTRIC RAILWAY COMPANY, AS DESCRIBED IN DEED RECORDED IN BOOK 1835 PAGE 292 OF DEEDS; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE TO THE SOUTHERLY LINE OF SAID LOT 11; THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.

PARCEL 8:

THAT PORTION OF LOT "H" OF THE RANCHO LOS PALOS VERDES, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ALLOTTED TO JOTHAM BIXBY BY DECREE OF PARTITION IN ACTION "BIXBY, ET AL. VS. BENT, ET AL.", CASE NO 2373 IN THE DISTRICT COURT OF THE 17TH JUDICIAL DISTRICT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF LOS ANGELES, AND ENTERED IN BOOK 4, PAGE 57 OF JUDGMENTS, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF ANAHEIM STREET AS DESCRIBED IN DEED TO THE CITY OF LOS ANGELES, RECORDED IN BOOK 6653 PAGE 198 OF DEEDS, DISTANT THEREON N 55° 46' 55" W 274.30 FEET FROM THE NORTHWESTERLY TERMINUS OF A CURVE THEREIN CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 725 FEET; THENCE N 3° 47' 40" W TO A POINT IN THE SOUTHERLY LINE OF PECK'S SUBDIVISION OF LOT "J" AND A PORTION OF LOT "H" OF RANCHO LOS PALOS VERDES AS PER RECORDER'S FILED MAP NO. 141; THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE NORTHEASTERLY BOUNDARY OF THE PACIFIC ELECTRIC RAILWAY COMPANY'S RIGHT OF WAY AS DESCRIBED IN DEED RECORDED IN BOOK 1891 PAGE 109 OF DEEDS; THENCE SOUTHEASTERLY ALONG SAID LAST MENTIONED LINE TO THE CENTER LINE OF SAID ANAHEIM STREET; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF INCLUDED WITHIN THE LINES OF THE LAND DESCRIBED IN PARCEL 20 OF DEED TO PALOS VERDES WATER COMPANY, RECORDED IN BOOK 12886 PAGE 274, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WESTERLY AND NORTHERLY OF THE FOLLOWING DESCRIBED LINES:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT "H" OF THE RANCHO LOS PALOS VERDES, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ALLOTTED TO JOTHAM BIXBY BY DECREE OF PARTITION IN ACTION "BIXBY, ET AL., VS. BENT, ET AL.", CASE NO. 2373 IN THE DISTRICT COURT OF THE 17TH JUDICIAL DISTRICT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF LOS ANGELES AND ENTERED IN BOOK 4, PAGE 57 OF JUDGMENTS, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF SAID COUNTY, SAID POINT BEING DISTANT EASTERLY 3920.77 FEET FROM THE INTERSECTION OF THE NORTHERLY LINE OF THAT PORTION OF SAID LOT "H" CONVEYED BY DEED TO JAY LAWYER, RECORDED IN BOOK 5633, PAGE 108 OF DEEDS, WITH THE WESTERLY BOUNDARY OF THE CITY OF LOS ANGELES, SAID INTERSECTION BEING MARKED BY A BRASS CAPPED PIPE AND DISTANT S 89° 52' 07" E 40.00 FEET FROM THE SOUTHWEST CORNER OF LOT 9, BLOCK 119 OF TRACT NO. 2937, AS PER MAP RECORDED IN BOOK 37, PAGE 26 OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE SOUTHERLY AT RIGHT ANGLES TO SAID NORTHERLY LINE A DISTANCE OF 265.17 FEET; THENCE AT RIGHT ANGLES TO SAID LAST MENTIONED LINE WESTERLY TO THE NORTHEASTERLY LINE OF THE PACIFIC ELECTRIC RAILWAY COMPANY'S RIGHT OF WAY AS DESCRIBED IN DEED RECORDED IN BOOK 1891 PAGE 109 OF DEEDS, IN SAID COUNTY RECORDER'S OFFICE.

PARCEL 9:

THAT PORTION OF LOT "H" OF THE RANCHO LOS PALOS VERDES, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP OF SAID RANCHO, AS PARTITIONED IN CASE NO. 2373, IN THE DISTRICT COURT OF THE 17TH JUDICIAL DISTRICT OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF THAT PORTION OF SAID LOT "H" CONVEYED BY DEED TO JAY LAWYER, RECORDED IN BOOK 5633, PAGE 108, OF DEEDS, WITH THE WESTERLY BOUNDARY OF THE CITY OF LOS ANGELES, SAID POINT BEING MARKED BY A BRASS CAPPED PIPE AND DISTANT SOUTH 89° 52' 07" EAST 40.00 FEET FROM THE SOUTHWEST CORNER OF LOT 9 IN BLOCK 119 OF TRACT NO. 2937, AS PER MAP RECORDED IN BOOK 37, PAGE 26 OF MAPS; THENCE SOUTH 89° 52' 07" EAST ALONG SAID NORTHERLY LINE, 3896.06 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89° 52' 07" EAST ALONG SAID NORTHERLY LINE 82.37 FEET; THENCE SOUTH 23° 43' 55" WEST 88.65 FEET; THENCE NORTH 89° 20' 39" WEST 214.61 FEET, MORE OR LESS TO THE NORTHEASTERLY RIGHT OF WAY LINE OF PACIFIC ELECTRIC RAILWAY, AS DESCRIBED IN DEED RECORDED IN BOOK 1891, Page 109, OF DEEDS; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE, 91.17 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID PORTION OF LOT "H"; THENCE ALONG SAID NORTH LINE, SOUTH 89° 52' 07" EAST 212.52 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING SOUTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINES:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF THAT PORTION OF SAID LOT "H" CONVEYED BY DEED TO JAY LAWYER, RECORDED IN BOOK 5633, PAGE 108, OF DEEDS, WITH THE WESTERLY BOUNDARY OF THE CITY OF LOS ANGELES, SAID POINT BEING MARKED BY A BRASS CAPPED PIPE AND DISTANT SOUTH 89° 52' 07" EAST 40.00 FEET FROM THE SOUTHWEST CORNER OF LOT 9 IN BLOCK 119 OF TRACT NO. 2937, AS PER MAP RECORDED IN BOOK 37, PAGE 26, OF MAPS; THENCE SOUTH 89° 52' 07" EAST ALONG SAID NORTHERLY LINE, 3920.77 FEET; THENCE AT RIGHT ANGLES TO SAID LAST MENTIONED LINE SOUTHERLY TO SAID LINE HEREINABOVE DESCRIBED AS HAVING A BEARING AND DISTANCE OF NORTH 89° 20' 39" WEST 214.61 FEET MORE OR LESS.

PARCEL 10:

THAT PORTION OF LOT 11 OF PECK'S SUBDIVISION OF LOT "J" AND PORTION OF LOT "H" OF THE PARTITION OF THE RANCHO LOS PALOS VERDES, AS SHOWN ON RECORDER'S FILED MAP NO. 141 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A 2 INCH PIPE ON THE SOUTHERLY LINE OF SAID LOT, DISTANT WEST THEREON 707.26 FEET FROM THE SOUTHEASTERLY CORNER THEREOF; THENCE NORTH 22° 04' WEST 107.90 FEET, MORE OR LESS, TO A POINT THAT IS DISTANT 100 FEET NORTHERLY (MEASURED AT RIGHT ANGLES) FROM SAID SOUTHERLY LINE, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 22° 04' WEST 657.00 FEET TO AN IRON PIPE; THENCE SOUTH 89° 16' WEST 342.00 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF VERMONT AVENUE, AS DESCRIBED IN THE DEED TO THE CITY OF LOS ANGELES RECORDED IN BOOK 11674, PAGE 331 OF OFFICIAL RECORDS, SAID POINT BEING DESIGNATED BY A CROSS MARKED ON A CONCRETE SLAB; THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF VERMONT AVENUE, 383.00 FEET, MORE OR LESS, TO AN IRON PIPE ON THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF THE PACIFIC ELECTRIC RAILWAY COMPANY, AS DESCRIBED IN THE DEED RECORDED IN BOOK 1835, PAGE 292 OF DEEDS; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 277.00 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT AND WHICH PASSES THROUGH THE TRUE POINT OF BEGINNING, SAID INTERSECTION BEING MARKED BY AN IRON PIPE; THENCE EASTERLY ALONG SAID PARALLEL LINE, 422.00 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

Assessor's Parcel Number: 7412-010-903, 7412-011-900, and 7412-014-900

**Exhibit "A"**  
**Legal Description – Subsurface Easement**

Those portions of Lots 7, 9, 11 and A of Peck's Subdivision of Lot J and Portion of Lot H of the Partition of the Rancho Los Palos Verdes, Case No. 2373, District Court of Los Angeles County, in the City of Los Angeles, County of Los Angeles, State of California, as per Map No. 141 filed in the Office of the County Recorder of said County, together with that portion of Lot H of the Rancho Los Palos Verdes, allotted to Jotham Bixby by Decree of Partition in action "Bixby, et al. vs. Bent, et al.", Case No. 2373 in the District Court of the 17<sup>th</sup> Judicial District of the State of California, in and for the County of Los Angeles, and entered in Book 4, Page 57 of Judgements, in the Office of the Clerk of the Superior Court of said County, being a strip of land, 30 feet wide, the centerline of said strip being described as follows:

Commencing at a point on the centerline of Anaheim Street, currently 80 feet wide, formerly 60 feet wide, lying South 55°24'18" East 643.03 feet from the intersection with the centerline of Vermont Avenue, as shown on Tract No. 70917, as per map recorded in Book 1359, Pages 1 and 2 of Maps, in the Office of the County Recorder of said County;

Thence North 03°15'23" East 35.12 feet to the northeasterly line of Anaheim Street described in the deed to the City of Los Angeles recorded July 12, 1918 in Book 6653, Page 198 of Deeds, in the Office of the County Recorder of said County, said point being the **TRUE POINT OF BEGINNING**;

Thence continuing North 03°15'23" East 449.63 feet to the beginning of a curve concave southeasterly having a radius of 1000.00 feet;

Thence northerly and northeasterly along said curve through a central angle of 64°46'25" an arc length of 1130.51 feet;

Thence North 68°01'48" East 3485.96 feet to the beginning of a curve concave northwesterly having a radius of 800.00 feet;

Thence northeasterly along said curve through a central angle of 21°27'50" an arc length of 299.69 feet to the westerly line of the land conveyed to the State of California in the deed recorded October 18, 1994 as Instrument No. 94-1888127, Official Records of said County, said point being distant thereon North 15°37'19" West 52.57 feet from the southerly terminus of the course described in said Instrument No. 94-1888127 as having a bearing and distance of "North 15°48'49" West 220.00 feet", said point being the terminus of said centerline.

The sidelines of said strip shall be lengthened or shortened to terminate in said westerly line and in said northeasterly line.

The above described parcel contains 160,974 square feet, or 3.695 acres, more or less.

Bearings and distances used in the above description are on the California Coordinate System (CCS83), Zone V, North American Datum of 1983 (NAD83) (NSRS2007, Epoch 2011.00). Divide grid distances shown by 1.000067014 to obtain ground level distances.

The above described parcel is located between two constantly sloping planes, the upper limiting plane having elevations of -29.6 feet at said **TRUE POINT OF BEGINNING** and -35.0 feet at said terminus, and the lower limiting plane having elevations of -59.6 feet at said **TRUE POINT OF BEGINNING** and -65.0 at said terminus, based on the North American Vertical Datum of 1988, established at Benchmark No. Y 8416 having an elevation of 37.781 feet according to Los Angeles Department of Public Works, Gardena Quad, 2005 Adjustment.

All as shown on Exhibits "B" and "C" attached hereto and made a part hereof.

This legal description was prepared by me, or under my direction, in accordance with the Professional Land Surveyors Act.

  
\_\_\_\_\_  
Ryan M. Versteeg, PLS 7809

1-12-2016  
\_\_\_\_\_  
Date

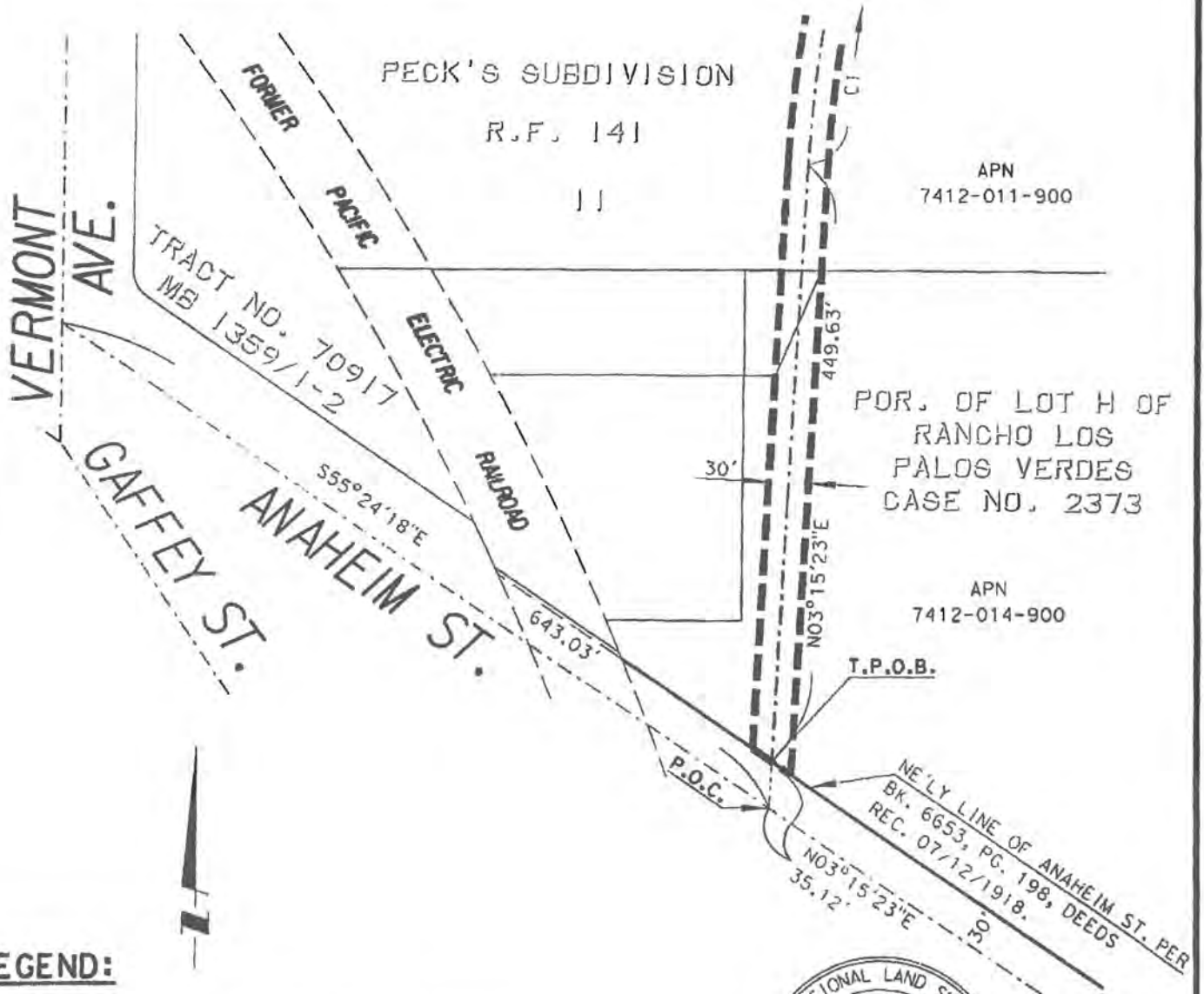


# EXHIBIT "B"

## CURVE DATA

	DELTA	RADIUS	LENGTH
C1	64°46'25"	1000.00'	1130.51'

SEE SHEET 2



## LEGEND:



30 FOOT WIDE SUBSURFACE EASEMENT  
160,974 SQ. FT./3.695 ACRES,  
MORE OR LESS.

0' 120' 240' 360'



SCALE 1" = 120'



1-12-2016



**TOWILL** | Surveying, Mapping  
and GIS Services  
10390 Commerce Center Drive, Suite C-190  
Rancho Cucamonga, CA 91730-5858  
909.303.7960 / Fax 909.303.7965

Los Angeles County Sanitation District  
JWPCP Outfall Tunnel  
Subsurface Easement  
APN 7412-010-903, APN 7412-011-900  
& APN 7412-014-900  
City of Los Angeles  
County of Los Angeles State of California

Date: 1/12/2016  
Drawn: SGO  
Checked: RMV  
J.N.: 13565-102  
Sheet 1 of 2

**CURVE DATA**

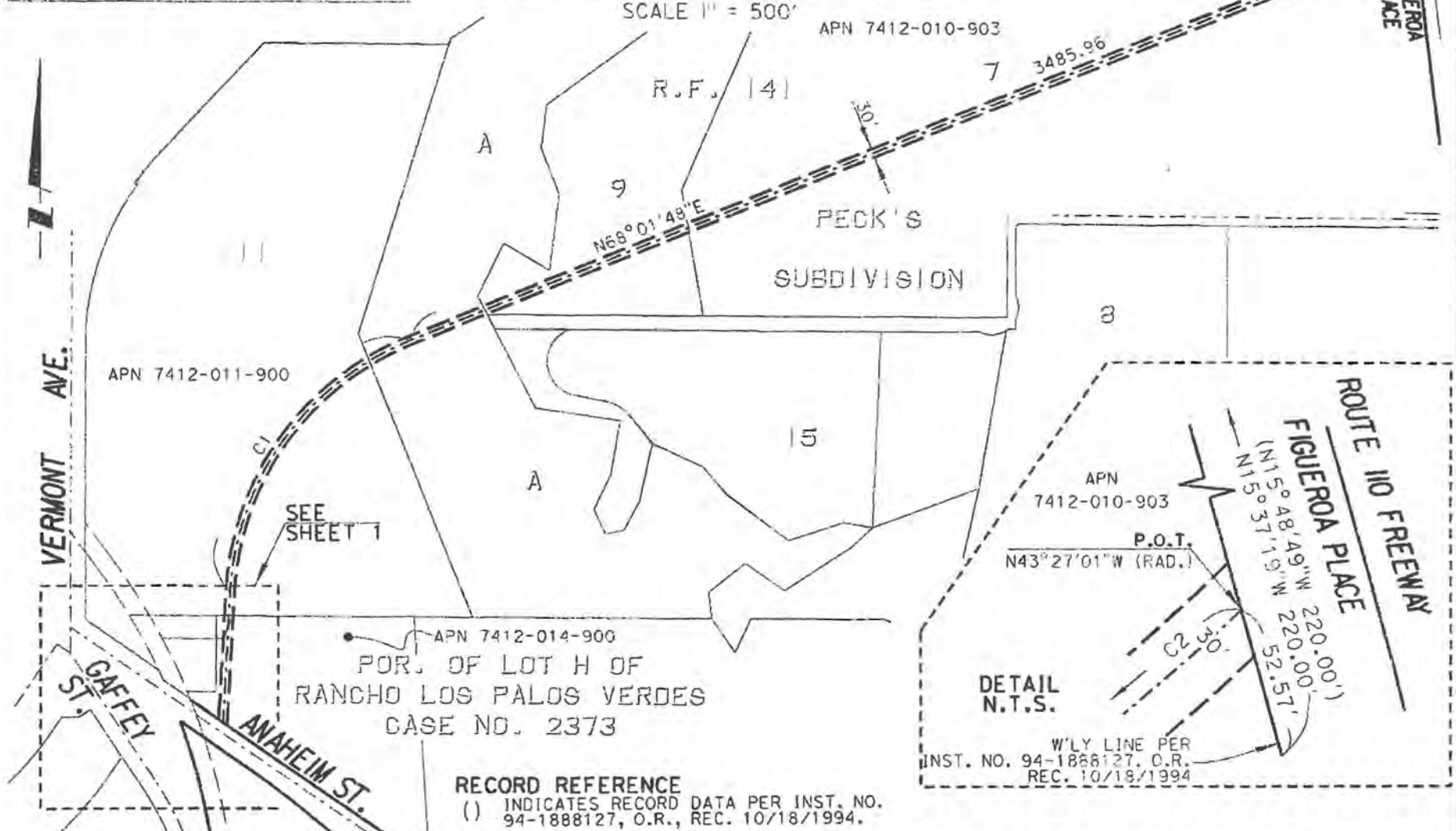
	DELTA	RADIUS	LENGTH
C1	64°46'25"	1000.00'	1130.51'
C2	21°27'50"	800.00'	299.69'

**EXHIBIT "B"**



SCALE 1" = 500'

SEE DETAIL  
HEREON C2



PORT OF LOT H OF  
RANCHO LOS PALOS VERDES  
CASE NO. 2373

DETAIL  
N.T.S.

W'LY LINE PER  
INST. NO. 94-1888127, C.R.  
REC. 10/18/1994

**RECORD REFERENCE**

( ) INDICATES RECORD DATA PER INST. NO.  
94-1888127, C.R., REC. 10/18/1994.

**LEGEND:**

- 30 FOOT WIDE SUBSURFACE EASEMENT
- 160,974 SQ. FT./3.695 ACRES, MORE OR LESS.



**TOWILL** | Surveying, Mapping  
and GIS Services  
10390 Commerce Center Drive, Suite C-190  
Rancho Cucamonga, CA 91730-5858  
909.303.7960 / Fax 909.303.7965

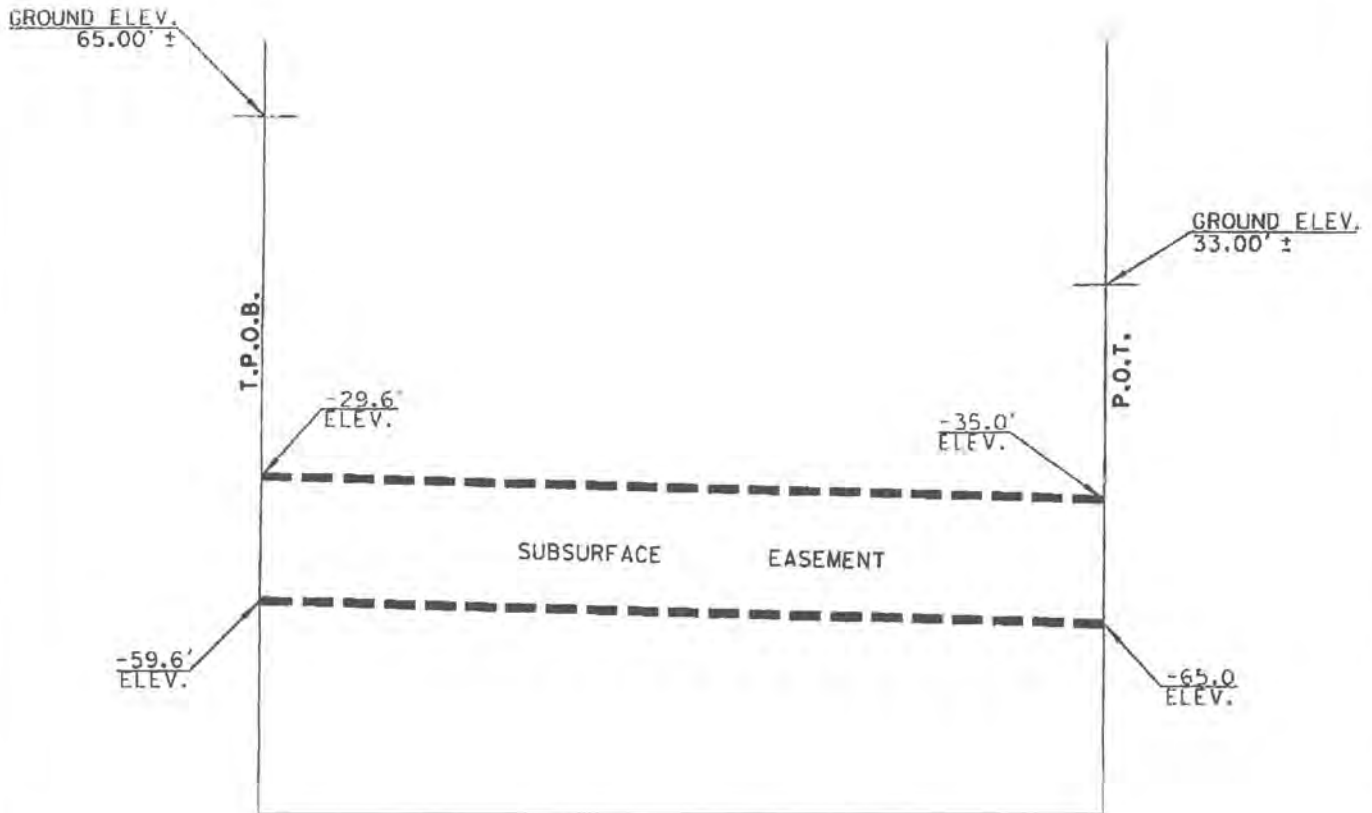
Los Angeles County Sanitation District  
JWPCP Outfall Tunnel  
Subsurface Easement  
APN 7412-010-903, APN 7412-011-900  
& APN 7412-014-900  
City of Los Angeles

County of Los Angeles State of California

Date: 1/12/2016  
Drawn: SGO  
Checked: RMV  
J.N.: 13565-102  
Sheet 2 of 2



# EXHIBIT "C"



LOOKING NORTHWESTERLY  
PROFILE NOT TO SCALE



ELEVATIONS ESTABLISHED BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, ESTABLISHED AT BENCHMARK NO. Y 8416 HAVING AN ELEVATION OF 37.781 FEET ACCORDING TO LOS ANGELES DEPARTMENT OF PUBLIC WORKS, GARDENA QUAD, 2005 ADJUSTMENT.



**TOWILL** | Surveying, Mapping  
and GIS Services  
10390 Commerce Center Drive, Suite C-190  
Rancho Cucamonga, CA 91730-5858  
909.303.7960 / Fax 909.303.7965

Los Angeles County Sanitation District  
JWPCP Outfall Tunnel  
Subsurface Easement  
APN 7412-010-903, APN 7412-011-900,  
& APN 7412-014-900  
City of Los Angeles  
County of Los Angeles State of California

Date: 1/12/2016  
Drawn: SGO  
Checked: RMV  
J.N.: 13565-102  
Sheet 1 of 1

RECORDING REQUESTED BY:  
COUNTY SANITATION DISTRICTS  
OF LOS ANGELES COUNTY  
1955 WORKMAN MILL ROAD  
WHITTIER, CA 90601

AND WHEN RECORDED, MAIL TO ABOVE ADDRESS  
ATTN: MARGARITA E. CABRERA  
FACILITIES PLANNING DEPARTMENT

Exempt from Doc. Transfer Tax per R&TC §11922  
Exempt from Recording Fee per Gov. C. §§ 6103 & 27383

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APNs 7563-002-906, 7563-002-914

**EXCLUSIVE EASEMENT AGREEMENT**

This Exclusive Easement Agreement is dated \_\_\_\_\_, 2018 (“**Effective Date**”) and is between the **CITY OF LOS ANGELES**, a municipal corporation, acting by and through its Board of Recreation and Parks Commissioners (“**Grantor**”), and **COUNTY SANITATION DISTRICT NO. 2 OF LOS ANGELES COUNTY**, a county sanitation district organized and existing under provisions of the County Sanitation District Act, California Health and Safety Code Section 4700 *et seq.* (“**District**”). Grantor and District are each a “**Party**” and together are the “**Parties.**”

Grantor is the owner of approximately 92.16 acres of real property located in the City of Los Angeles, County of Los Angeles, State of California commonly known as the White Point Nature Preserve and Education Center, 1600 W. Paseo Del Mar, San Pedro, California 90731 and described in Exhibit 1 attached hereto (“**Property**”).

Grantor hereby grants to District, its successors, and assigns, an exclusive perpetual subsurface tunnel easement (“**Easement**”) (without right of surface entry) in, under, through and across a portion of the Property described in Exhibit A attached hereto and depicted in Exhibits B and C attached hereto (“**Tunnel Easement Envelope**”).

District will have the right to use the Tunnel Easement Envelope for all purposes necessary or incidental to the drilling, boring, placement, construction, reconstruction, rehabilitation, repair, inspection, use, operation and maintenance of an effluent outfall tunnel and appurtenances (“**Tunnel**”) within the Tunnel Easement Envelope. District may install the Tunnel at a greater depth than that described or shown in the Exhibits, and will record a memorandum after construction identifying the “as-built” elevation of the Tunnel.

Grantor acknowledges it has been informed that the Tunnel and its appurtenances were designed and engineered based upon the conditions and weight loads within and over the Tunnel Easement Envelope as they exist as of the Effective Date. Thus, Grantor shall not: 1) cause or allow any object to be placed within the Tunnel Easement Envelope; 2) cause or allow the weight loads over that Envelope to be increased without the express written consent of District; or 3) interfere in any manner with that Envelope.

District shall indemnify, defend and hold harmless Grantor, its agents, employees, successors and assigns from any and all liability, claim, loss, cost, lien or damage (including reasonable attorneys fees and court costs) resulting from any act or omission of District, its officers, agents or employees arising out of District's use of the Easement.

The Parties are signing this instrument as of the Effective Date.

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

By: \_\_\_\_\_  
Sylvia Patsouras, President

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

By: \_\_\_\_\_  
Iris Davis, Secretary

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

**APPROVED AS TO FORM:**  
Michael N. Feuer, City Attorney

By: \_\_\_\_\_  
Deputy City Attorney

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

**COUNTY SANITATION DISTRICT NO. 2**  
**OF LOS ANGELES COUNTY**

By: \_\_\_\_\_  
Chairperson, Board of Directors

**ATTEST:**

\_\_\_\_\_  
Secretary to the Board

**APPROVED AS TO FORM:**  
Lewis Brisbois Bisgaard & Smith, LLP

By: \_\_\_\_\_  
District Counsel

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

*[Signatures must be Notarized]*

ACKNOWLEDGMENT

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 )

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 1

### Legal Description of Property

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT IV, SUBDIVISION OF LOT "M" OF ORIGINAL PARTITION OF THE RANCHO LOS PALOS VERDES, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 1, PAGE 47 OF RECORD OF SURVEYS, IN THE OFFICE OF SAID COUNTY RECORDER, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF LOT 1 OF WHITE POINT, IN SAID CITY, COUNTY AND STATE, AS PER MAP RECORDED IN BOOK 6, PAGE 35 OF MAPS, IN SAID COUNTY RECORDER'S OFFICE; THENCE WESTERLY ALONG THE NORTHERLY LINES OF LOTS 1 TO 32, INCLUSIVE, OF SAID WHITE POINT, AS PER MAPS RECORDED IN BOOK 6, PAGE 35 AND IN BOOK 2, PAGE 43, BOTH OF SAID MAPS, A DISTANCE OF 1,625.55 FEET TO THE WESTERLY LINE OF SAID LOT 32; THENCE SOUTHERLY ALONG SAID WESTERLY LINE A DISTANCE OF 150 FEET TO THE NORTHERLY LINE OF PASEO DEL MAR, FORMERLY PACIFIC AVENUE AND WESTERN AVENUE, AS SHOWN ON THE MAPS OF WHITE POINT AND DESCRIBED IN DEEDS TO THE COUNTY OF LOS ANGELES, RECORDED IN BOOK 7174, PAGE 148, BOOK 5670, PAGE 321 AND BOOK 4687, PAGE 60 OF OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER; THENCE WESTERLY ALONG SAID NORTHERLY LINE OF PASEO DEL MAR A DISTANCE OF 100 FEET TO THE EASTERLY LINE OF SAID LOT 35; THENCE NORTHERLY ALONG SAID EASTERLY LINE A DISTANCE OF 150 FEET TO THE NORTHERLY LINE OF LOT 35 OF SAID WHITE POINT; THENCE WESTERLY ALONG THE NORTHERLY LINES OF LOTS 35 TO 38, INCLUSIVE, OF SAID WHITE POINT, A DISTANCE OF 200 FEET TO THE WESTERLY LINE OF SAID LOT 38; THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF LOT 38 A DISTANCE OF 150 FEET TO SAID NORTHERLY LINE OF PASEO DEL MAR; THENCE WESTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE NORTHERLY, EASTERLY AND NORTHEASTERLY LINES OF SAID PASEO DEL MAR TO A POINT DISTANT 40 FEET NORTHEASTERLY MEASURED AT RIGHT ANGLES FROM A POINT IN THE CENTERLINE OF SAID PASEO DEL MAR DISTANT 25 FEET SOUTHEASTERLY MEASURED ALONG SAID CENTERLINE FROM THE NORTHWESTERLY TERMINUS OF THAT CERTAIN COURSE IN SAID CENTERLINE DESCRIBED IN SAID DEEDS TO THE COUNTY OF LOS ANGELES AS HAVING A BEARING AND LENGTH OF NORTH 51°33' WEST, 65.31 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES FROM SAID NORTHEASTERLY LINE OF PASEO DEL MAR TO A LINE PARALLEL WITH AND DISTANT 80 FEET NORTHEASTERLY MEASURED AT RIGHT ANGLES FROM SAID LAST-MENTIONED NORTHEASTERLY LINE; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 152.46 FEET TO THE SOUTHEASTERLY LINE OF WESTERN AVENUE, AS DESCRIBED IN SAID DEEDS TO THE COUNTY OF LOS ANGELES, RECORDED IN BOOK 5670, PAGE 321 AND BOOK 4687, PAGE 60 OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF WESTERN AVENUE TO THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN PARCEL 1 OF INSTRUMENT NO. 87-559483 OF OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER, SAID SOUTHEASTERLY LINE HAVING A BEARING OF NORTH 53°18'06" EAST FOR PURPOSES OF THIS DESCRIPTION AT ITS POINT OF INTERSECTION WITH SAID SOUTHWESTERLY LINE; THENCE FOLLOWING THE BOUNDARY LINE OF SAID PARCEL OF LAND, SOUTH 54°01'32" EAST, 355.57 FEET ALONG SAID SOUTHWESTERLY LINE; THENCE NORTH 81°16'21" EAST, 200 FEET; THENCE NORTH 62°40'49" EAST, 258.68 FEET; THENCE NORTH 84°21'30" EAST, 396.32 FEET TO A POINT IN THAT CERTAIN COURSE DESCRIBED IN INSTRUMENT NO. 78-882390 OF OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER, AS HAVING A BEARING AND LENGTH OF NORTH 33°16'54.38" EAST, 366.94 FEET; THENCE SOUTH 33°16'54" WEST ALONG SAID LAST-MENTIONED CERTAIN COURSE A DISTANCE OF 86.05 FEET TO ITS SOUTHWESTERLY TERMINUS; THENCE CONTINUING ALONG THE BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SAID INSTRUMENT NO. 78-882390, SOUTH 26°40'36" EAST, 603.22 FEET; THENCE SOUTH 74°36'34" EAST, 40.58 FEET; THENCE EASTERLY ALONG A TANGENT CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1,170 FEET, THROUGH A CENTRAL ANGLE OF 5°05'20" AN ARC DISTANCE OF 103.92 FEET TO THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE DESCRIBED IN SAID INSTRUMENT NO. 78-882390 AS HAVING A BEARING AND LENGTH OF NORTH 0°32'48" EAST, 335.50 FEET; THENCE SOUTH 0°32'48" WEST ALONG SAID LAST-MENTIONED CERTAIN COURSE A DISTANCE OF 335.50 FEET; THENCE SOUTHEASTERLY ALONG A TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 617.68 FEET, THROUGH A

CENTRAL ANGLE OF 68°13'17" AN ARC DISTANCE OF 735.46 FEET; THENCE SOUTH 67°40'29" EAST, 104.14 FEET TO A POINT IN THE NORTHWESTERLY LINE OF WEYMOUTH AVENUE, FORMERLY KRESSMAN STREET AND AN ALLEY, AS SHOWN ON THE MAPS OF TRACT NO. 4224, RECORDED IN BOOK 48, PAGE 97 OF MAPS, IN THE OFFICE OF SAID COUNTY RECORDER, AND TRACT NO. 7117, RECORDED IN BOOK 78, PAGES 97 AND 98 OF MAPS, IN THE OFFICE OF SAID COUNTY RECORDER, SAID LAST-MENTIONED POINT BEING THE MOST EASTERLY CORNER OF SAID CERTAIN PARCEL OF LAND DESCRIBED IN SAID INSTRUMENT NO. 78-882390; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF WEYMOUTH AVENUE TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL OIL, GAS, AND MINERAL RIGHTS AND DEPOSITS AND IN SAID LAND TO THE GRANTOR OR TO SUCH PERSON(S) AS MAY BE AUTHORIZED BY THE GRANTOR TO PROSPECT, MINE, AND REMOVE SUCH DEPOSITS FROM THE HEREINBEFORE DESCRIBED PROPERTY UNDER APPLICABLE LAWS, AS RESERVED BY THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE SECRETARY OF THE INTERIOR, IN QUITCLAIM DEED RECORDED AUGUST 10, 1978 AS INSTRUMENT NO. 78-882390, OF OFFICIAL RECORDS.

**Exhibit "A"**  
Legal Description – Subsurface Easement

That portion of Lot IV of the Subdivision of Lot M of the Original Partition of the Rancho Los Palos Verdes, in the City of Los Angeles, County of Los Angeles, State of California, as shown on a map recorded in Book 1, Page 47 of Records of Surveys, in the Office of the County Recorder of said County, which was conveyed in the deed to the City of Los Angeles recorded August 10, 1978 as Instrument No. 78-882390, Official Records of said County, being a strip of land, 30 feet wide, the centerline of said strip being described as follows:

Commencing at the southwesterly terminus of that certain course in the centerline of Western Avenue, 90 feet wide, as shown on Tract No. 19457, as per map recorded in Book 564, Pages 1 through 8 inclusive of Maps, in the Office of the County Recorder of said County, shown as having a bearing and distance of "North 47°01'58" East 107.61 feet";

Thence along said centerline, North 47°11'50" East 9.28 feet;

Thence South 42°48'10" East 40.00 feet to the southeasterly line of said Western Avenue and the **TRUE POINT OF BEGINNING**;

Thence South 35°27'20" West 625.26 feet to the beginning of a curve concave northwesterly having a radius of 800.00 feet;

Thence southwesterly along said curve through a central angle of 21°47'11" an arc length of 304.19 feet to the northeasterly line of Paseo Del Mar, 80 feet wide, formerly Western Avenue and Pacific Avenue, described in the deeds to the County of Los Angeles recorded in Book 7174, Page 18, Book 5760, Page 321. and Book 4687, Page 60, all of Official Records of said County, being the terminus of said centerline.

The sidelines of said strip shall be lengthened or shortened to terminate in said southeasterly line and in said northwesterly line.

The above described parcel contains 27,931 square feet, or 0.641 acres, more or less.

Bearings and distances used in the above description are on the California Coordinate System (CCS83), Zone V, North American Datum of 1983 (NAD83) (NSRS2007, Epoch 2011.00). Divide grid distances shown by 1.000067014 to obtain ground level distances.

The above described parcel is located between elevations -2.2 feet and -33.1 feet based on the North American Vertical Datum of 1988, established at Benchmark No. Y 11035 having an elevation of 387.417 feet according to Los Angeles Department of Public Works, Palos Verdes Quad, 2005 Adjustment.

All as shown on Exhibits "B" and "C" attached hereto and made a part hereof.

This legal description was prepared by me, or under my direction, in accordance with the Professional Land Surveyors Act.

  
\_\_\_\_\_  
Ryan M. Versteeg, PLS 7809

*12-16-2014*  
\_\_\_\_\_  
Date





# EXHIBIT "B"



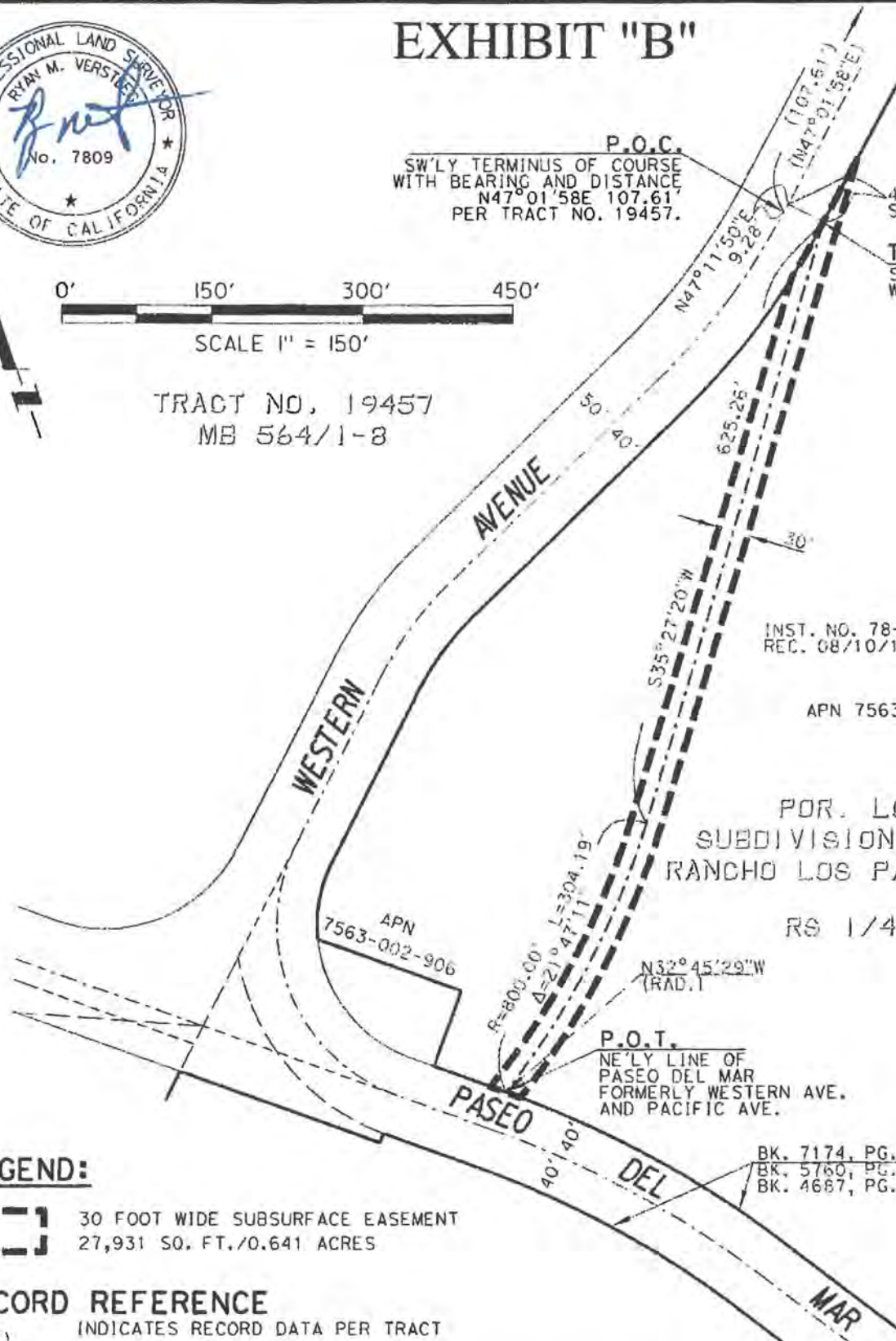
**P.O.C.**  
 SW'LY TERMINUS OF COURSE  
 WITH BEARING AND DISTANCE  
 $N47^{\circ}01'58''E$  107.61'  
 PER TRACT NO. 19457.

40.00'  
 $S42^{\circ}48'10''E$

**T.P.O.B.**  
 SE'LY LINE OF  
 WESTERN AVE.

0' 150' 300' 450'  
 SCALE 1" = 150'

TRACT NO. 19457  
 MB 564/1-8



INST. NO. 78-882390, O.R.  
 REC. 08/10/1978

APN 7563-002-914

POR. LOT IV  
 SUBDIVISION OF LOT M  
 RANCHO LOS PALOS VERDES

RS 1/47

APN  
 7563-002-906

**P.O.T.**  
 NE'LY LINE OF  
 PASEO DEL MAR  
 FORMERLY WESTERN AVE.  
 AND PACIFIC AVE.

BK. 7174, PG. 18, O.R.  
 BK. 5760, PG. 321, O.R.  
 BK. 4667, PG. 60, O.R.

## LEGEND:

30 FOOT WIDE SUBSURFACE EASEMENT  
 27,931 SQ. FT./0.641 ACRES

## RECORD REFERENCE

( ) INDICATES RECORD DATA PER TRACT  
 NO. 19457, MB 564/1-8.

**TOWILL** | Surveying, Mapping  
 and GIS Services  
 10390 Commerce Center Drive, Suite C-190  
 Rancho Cucamonga, CA 91730-5858  
 909.303.7960 / Fax 909.303.7965

Los Angeles County Sanitation District  
 JWPCP Outfall Tunnel  
 Subsurface Easement  
 APN 7563-002-914  
 & APN 7563-002-906  
 City of Los Angeles  
 County of Los Angeles State of California

Date: 12/15/2014

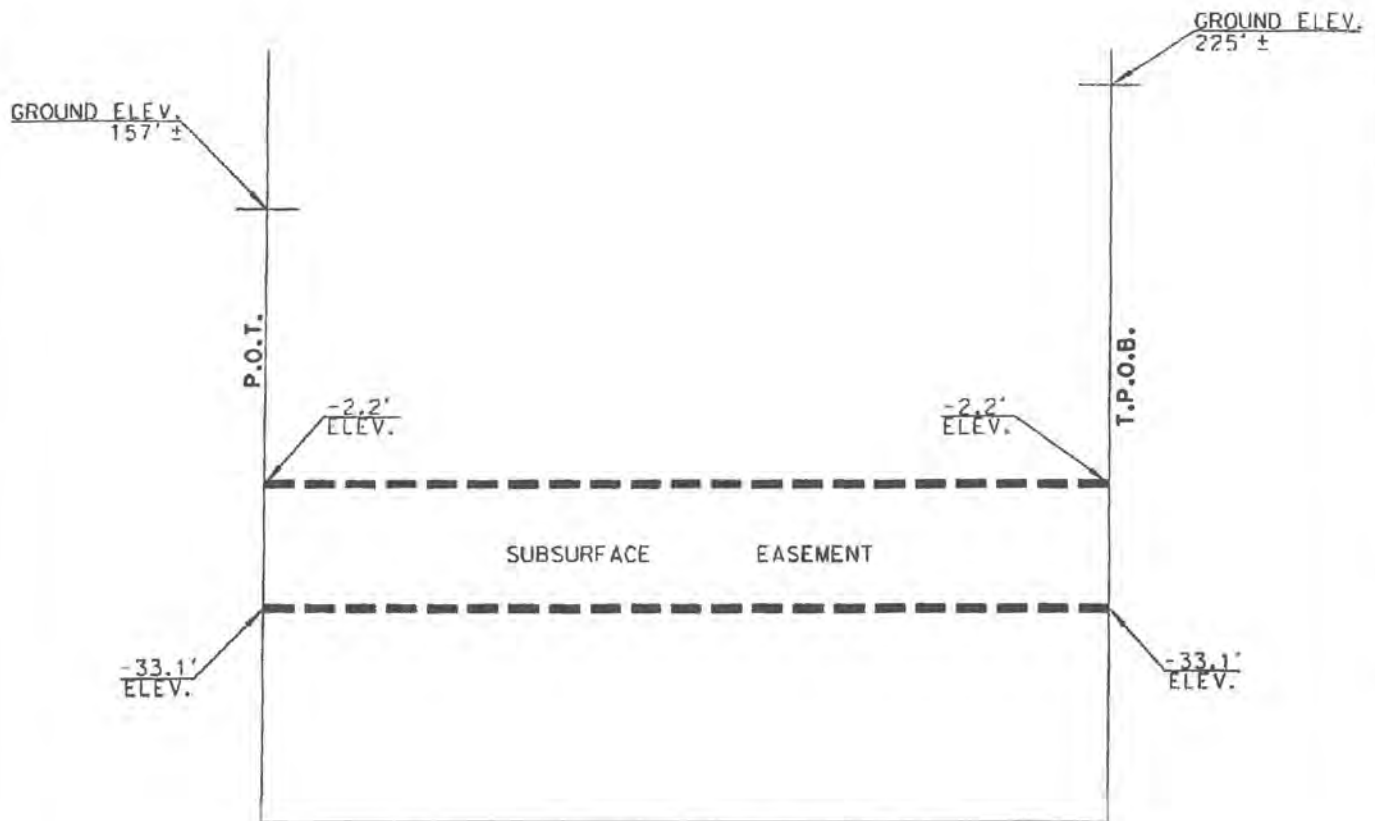
Drawn: SGO

Checked: RMV

J.N.: 13565-102

Sheet 1 of 1

# EXHIBIT "C"



LOOKING NORTHWESTERLY  
PROFILE NOT TO SCALE



ELEVATIONS ESTABLISHED BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, ESTABLISHED AT BENCHMARK NO. Y 11035 HAVING AN ELEVATION OF 387.417 FEET ACCORDING TO LOS ANGELES DEPARTMENT OF PUBLIC WORKS, PALOS VERDES QUAD, 2005 ADJUSTMENT.



**TOWILL** | Surveying, Mapping  
and GIS Services  
10390 Commerce Center Drive, Suite C-190  
Rancho Cucamonga, CA 91730-5858  
909.303.7960 / Fax 909.303.7965

Los Angeles County Sanitation District  
JWPCP Outfall Tunnel  
Subsurface Easement  
APN 7563-002-914  
& APN 7563-002-906  
City of Los Angeles  
County of Los Angeles State of California

Date: 12/16/2014  
Drawn: SGO  
Checked: RMV  
J.N.: 13565-102  
Sheet 1 of 1

RECORDING REQUESTED BY:  
COUNTY SANITATION DISTRICTS  
OF LOS ANGELES COUNTY  
1955 WORKMAN MILL ROAD  
WHITTIER, CA 90601

Exhibit E

AND WHEN RECORDED MAIL TO ABOVE ADDRESS  
ATTN: MARGARITA E. CABRERA  
FACILITIES PLANNING DEPARTMENT

Exempt from Doc. Transfer Tax per R&TC §11922  
Exempt from Recording Fee per Gov. C. §§ 6103 & 27383

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### EXCLUSIVE EASEMENT AGREEMENT

This Exclusive Easement Agreement is dated \_\_\_\_\_, 2018 (“Effective Date”) and is between the **CITY OF LOS ANGELES**, a municipal corporation, acting by and through its Board of Recreation and Parks Commissioners (“Grantor”), and **COUNTY SANITATION DISTRICT NO. 2 OF LOS ANGELES COUNTY**, a county sanitation district organized and existing under provisions of the County Sanitation District Act, California Health and Safety Code Section 4700 *et seq.* (“District”). Grantor and District are each a “Party” and together are the “Parties.”

The Board of Recreation and Park Commissioners adopted Resolution No. 4814 on March 5, 1964, which granted a license (“License”) to District for use of certain tidelands and submerged lands at Royal Palms Beach in San Pedro, California (“Property”) under the jurisdiction of Grantor for public outfall sewer purposes for a period of fifty (50) years. Pursuant to the License, District constructed and continues to operate and maintain a permanent 120-inch diameter ocean outfall and appurtenances (“Outfall”). The License has expired, and as the Outfall is essential to maintaining public health and safety, the Parties recognize that District now requires permanent property rights for the Outfall.

The Parties therefore agree as follows:

1. Grantor hereby grants to District, its successors, and assigns, an exclusive perpetual easement (“Easement”) in, under, through and across the Property, which is described in Exhibit A attached hereto and depicted on Exhibits B and C attached hereto, for all purposes necessary or incidental to the construction, reconstruction, rehabilitation, repair, inspection, use, operation, and maintenance of the Outfall.
2. The terms of said Resolution No. 4814 paragraphs 2(a) through 2(c) shall remain in effect and are incorporated herein by reference and attached as Exhibit D hereto.
3. District shall continue to comply with discharge requirements (established by the Regional Water Quality Control Board and any other federal, state or local entity) which are applicable to the Outfall.

The Parties are signing this instrument as of the Effective Date.

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

By: \_\_\_\_\_  
Sylvia Patsouras, President

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

By: \_\_\_\_\_  
Iris Davis, Secretary

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

**APPROVED AS TO FORM:**  
Michael N. Feuer, City Attorney

By: \_\_\_\_\_  
Deputy City Attorney

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

**COUNTY SANITATION DISTRICT NO. 2  
OF LOS ANGELES COUNTY**

By: \_\_\_\_\_  
Chairperson, Board of Directors

**ATTEST:**

\_\_\_\_\_  
Secretary to the Board

**APPROVED AS TO FORM:**  
Lewis Brisbois Bisgaard & Smith, LLP

By: \_\_\_\_\_  
District Counsel

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

*[Signatures must be Notarized]*

**ACKNOWLEDGMENT**

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 )

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"

Easement to County Sanitation District No. 2 of Los Angeles County  
For Existing 120-inch Ocean Outfall

That portion of the tidelands and submerged lands in the area of Whites Point, in the City of Los Angeles, County of Los Angeles as described in Resolution No. 4814 adopted by the Board of Recreation and Park Commissioners of said City on March 5, 1964 and approved by the City of Los Angeles City Council by Ordinance No. 127,065, File No. 117838 on March 27, 1964, described below as it appears in said Resolution;

A strip of tidelands and submerged lands, 1000.00 feet in width, lying 500.00 feet on each side of the following described center line:

Commencing at a point described as Latitude 33°43'06.237" North and Longitude 118°19'11.697" West, said point being on the ordinary High Water Mark of the Pacific Ocean adjacent to Whites Point, Los Angeles County; thence North 13°31'46" East 24.86 feet ; thence South 76°28'14" East 18.00 feet to the **TRUE POINT OF BEGINNING**: thence South 8°00'00" West 8,579.00 feet; thence South 62°00'00" East 3800.00 feet more or less, into the Pacific Ocean.

The side lines of said strip are to be prolonged or shortened so as to terminate at their points of intersection.

*Latitude/Longitude where determined according to methods and procedures in effect at the time the original description was created in 1964.*

Prepared by me or under my direct supervision:

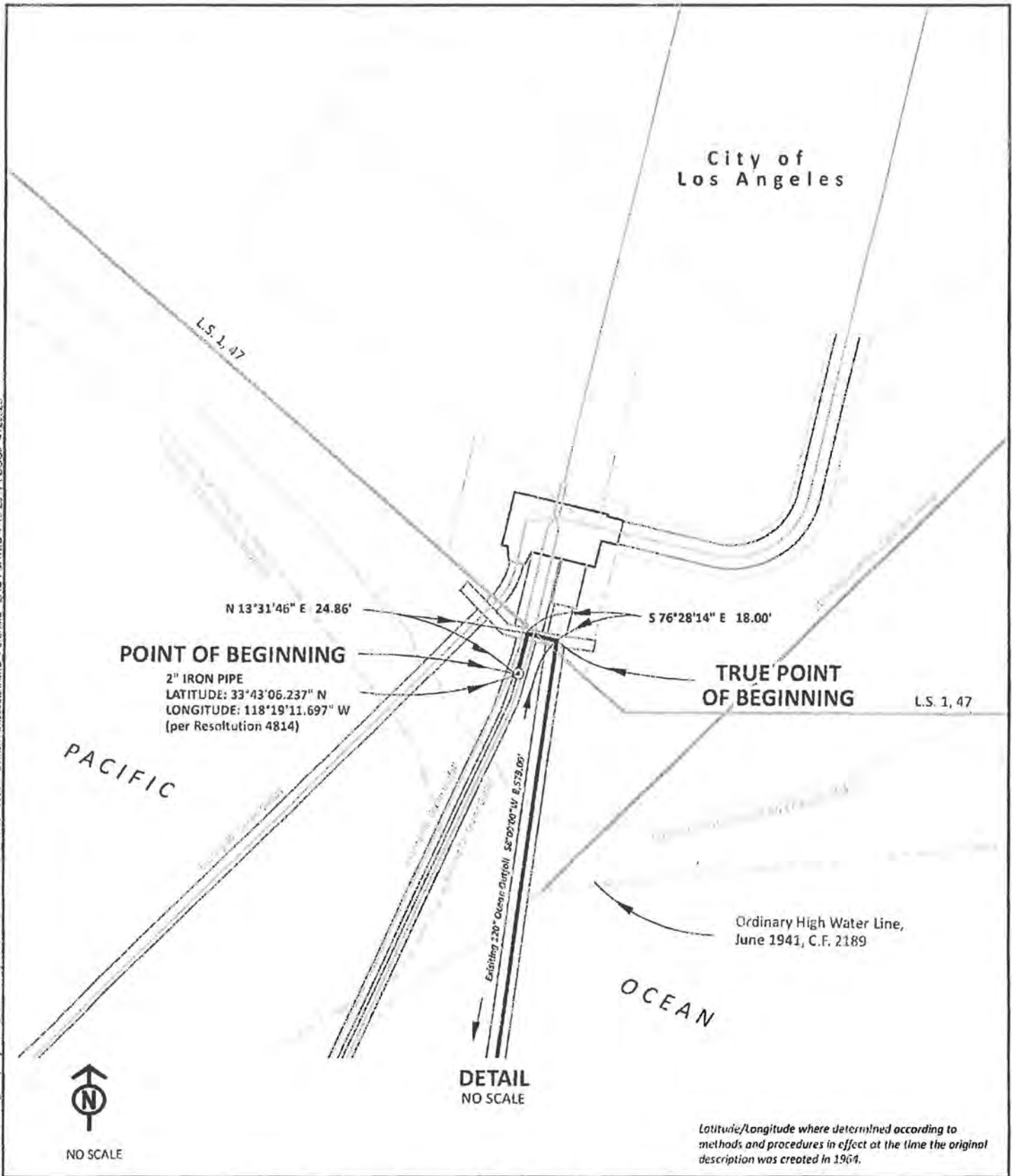
 Date: 4/21/2017  
Eric L. Cyphers, P.L.S. No. 8688  
Sanitation Districts of Los Angeles County



Checked by: 



Path: R:\Planning\Property Measurements\Projects\Estuaries\120inch tunnel\_outfall\120inchTOFE\Estuaries\C\_Perf.mxd EAO I DATED 4-19-2017, DOC# 4728928



<b>COUNTY SANITATION DISTRICT NO. 2</b> OF LOS ANGELES COUNTY	
FACILITY: 120-INCH DIAMETER OCEAN OUTFALL	
GRANTOR: CITY OF LOS ANGELES	
GRANTEE: COUNTY SANITATION DISTRICT NO. 2 OF LOS ANGELES COUNTY	EASEMENT NO.: 3459
THOMAS GUIDE: 853/G1	TIDELANDS AND SUBMERGED LANDS



**EXHIBIT D**

**Resolution No. 4814 Adopted By  
The Board of Recreation and Parks Commissioners of City of Los Angeles on March 5, 1964**

CITY OF LOS ANGELES

CALIFORNIA



SAMUEL WM. YORTY  
MAYOR

March 5, 1964

DEPARTMENT OF  
**RECREATION AND**  
305 CITY HALL  
LOS ANGELES, CALIF. 90012  
624-5211  
WM. FREDERICKSON, JR.  
GENERAL MANAGER

COMMISSIONERS

LEONARD SHANE  
PRESIDENT

A. E. ENGLAND  
VICE-PRESIDENT

MRS. HAROLD C. MORTON

STANLEY E. FOX

MEL PIERSON

PATRICIA A. WILSON  
SECRETARY

Los Angeles City Council  
195, City Hall

Hon. Members:

Attached herewith is Resolution No. 4814, which was adopted by the Board of Recreation and Park Commissioners at its meeting held this date.

This grants to the County Sanitation Districts of Los Angeles County permission for the use of certain tidelands and submerged lands under the jurisdiction of the Department of Recreation and Parks for the construction of an outfall sewer in the area of Whites Point, Los Angeles, California.

It is respectfully requested that you approve this Resolution by Ordinance in accordance with Section 170 (b) of the City Charter.

Very truly yours,

BOARD OF RECREATION AND  
PARK COMMISSIONERS

*Patricia A. Wilson*  
(Mrs.) Patricia A. Wilson  
Secretary

PAW:  
Attachments

cc: Mr. John Parkhurst, County Sanitation Dist. ✓  
Mr. John Ward  
Mr. John Horan  
Mr. Lyall A. Pardee, City Engineer

1964 MAR 5 PM 2

RECEIVED

RESOLUTION NO. 4814

WHEREAS, all tidelands and submerged lands, whether filled or unfilled, situated below the line of mean high tide of the Pacific Ocean, within the present boundaries of the City of Los Angeles extending from the United States Government breakwater at San Pedro to the most northwesterly boundary of said City are owned by said City and under the jurisdiction and control of the Department of Recreation and Parks; and

WHEREAS, the Sanitation Districts of Los Angeles County have requested permission to use a portion of said tidelands and submerged lands for the purpose of construction of a public outfall sewer; and

WHEREAS, the use of a portion of said tidelands and submerged lands for public outfall sewer purposes is necessary and convenient for providing adequate sewage disposal facilities to this City and its inhabitants;

NOW, THEREFORE, BE IT RESOLVED:

That the Board of Recreation and Park Commissioners of The City of Los Angeles hereby finds and determines that the public interest, convenience and necessity require that permission be, and the same is hereby granted to the Sanitation Districts of the County of Los Angeles, subject to the approval thereof by the City Council by Ordinance, to use that portion of tidelands and submerged lands in the area of Whites Point, Los Angeles, California, for public outfall sewer purposes as outlined in yellow on the sketch which is attached hereto and made a part hereof, marked

"J. O. - b - 200," and more particularly described as follows:

A strip of tidelands and submerged lands,  
1000.00 feet in width, lying 500.00 feet on  
each side of the following described center  
line:

Commencing at a point described as Latitude  
33° 43' 06.237" North and Longitude 118° 19'  
11.697" West, said point being on the ordinary  
High Water Mark of the Pacific Ocean adjacent  
to Whites Point, Los Angeles County; thence  
North 13° 31' 46" East 24.86 feet; thence South  
76° 28' 14" East 18.00 feet to the TRUE POINT OF  
BEGINNING; thence South 8° 00' 00" West 8579.00  
feet; thence South 62° 00' 00" East 3800.00 feet,  
more or less, into the Pacific Ocean.

The side lines of said strip are to be  
prolonged or shortened so as to terminate at  
their points of intersection.

BE IT FURTHER RESOLVED:

1. That the period of the license granted herein  
shall be fifty (50) years unless sooner terminated or revoked.

2. That the aforesaid license is granted upon the  
further express conditions that:

(a) The Sanitation Districts of Los Angeles  
County save and hold the City of Los Angeles, the Department  
of Recreation and Parks, its Board and the members thereof,  
and the officers and employees thereof, free and harmless for  
or on account of any injury or death to person or damage to  
property that arises out of the license herein granted or the

Description Approved  
Lycil A. Pardee, City Engineer  
by John R. Wheeler  
3/3/64 by T. E. Rubin

per County Sanitation District No. 2  
Drawing S.O. 5-200

activity or condition herein permitted;

(b) The construction, installation, repair or maintenance of the outfall sewer as shown on the sketch marked "J. O. - b - 200," shall be at no cost or expense to the Department of Recreation and Parks;

(c) That the plans and specifications for the construction of said outfall sewer be approved in advance by the Los Angeles City Engineer;

(d) That the discharge requirements established by the Regional Water Pollution Control Board and the bacteriological standards enforced by the State Health Department and the Los Angeles City Health Department are complied with during the term of the license granted hereunder; provided, however, that said license shall be revocable in the event there is a failure to comply with said requirements or standards; and

(e) That the license granted herein is subject to the conditions and limitations contained in the legislative grant from the State of California set forth in Chapter 443, Section 1, of Statutes of California, as amended September 22, 1951.

BE IT FURTHER RESOLVED:

That the Secretary be, and she is hereby authorized to transmit a copy of this Resolution to the Honorable Council of the City of Los Angeles for approval in accordance with Section 170(b) of the City Charter, and to transmit an additional copy of this Resolution to the County Sanitation Districts of Los Angeles County.

I HEREBY CERTIFY that the foregoing is a full, true, and correct copy of a Resolution adopted by the Board of Recreation and Park Commissioners of the City of Los Angeles at a meeting held March 5, 1964.

  
Patricia A. Wilson, Secretary

Resolution No. 4814



RECORDING REQUESTED BY:  
COUNTY SANITATION DISTRICTS  
OF LOS ANGELES COUNTY  
1955 WORKMAN MILL ROAD  
WHITTIER, CA 90601

Exhibit F

AND WHEN RECORDED MAIL TO ABOVE ADDRESS  
ATTN: MARGARITA E. CABRERA  
FACILITIES PLANNING DEPARTMENT

Exempt from Doc. Transfer Tax per R&TC §11922  
Exempt from Recording Fee per Gov. C. §§ 6103 & 27383

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APNs 7412-010-903, 7412-011-900, 7412-014-900

### TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

This Temporary Construction Easement Agreement (“Agreement”) is dated \_\_\_\_\_, 2018 (“Effective Date”), and is between the **CITY OF LOS ANGELES**, a municipal corporation, acting by and through its Board of Recreation and Parks Commissioners (“Grantor”), and **COUNTY SANITATION DISTRICT NO. 2 OF LOS ANGELES COUNTY**, a county sanitation district organized and existing under provisions of the County Sanitation District Act, California Health and Safety Code Section 4700 *et seq.* (“District”). Grantor and District are each a “Party” and together are the “Parties.”

Grantor is the owner of approximately 215 acres of real property located in the City of Los Angeles, County of Los Angeles, State of California, commonly known as the Ken Malloy Harbor Regional Park, 25820 Vermont Avenue, Harbor City, California 90710 and described in Exhibit 1 attached hereto (“Property”).

District is constructing a new 18-foot diameter subsurface relief tunnel and appurtenant structures (the “Tunnel”) which will extend from the City of Carson, California, to an existing ocean outfall system in San Pedro, California. A portion of the Tunnel will cross the Property. The Tunnel will be constructed by a tunnel boring machine (“TBM”).

Grantor hereby grants to District a temporary construction easement (“TCE”) for construction of two “safe havens” for the TBM, as well as for monitoring activities during construction of the Tunnel. A safe haven is a subsurface area of grout that creates a safe location for personnel to inspect and maintain the TBM during the Tunnel construction. The grout is injected at fixed intervals from the surface using a drill rig, and will be left in place upon conclusion of construction. The TCE includes the right of ingress and egress on, over, and across the Property, together with the full right and authority of District, its officers, agents, and employees, and by persons under contract to construct the Tunnel, to enter upon the Property with machinery, trucks, materials, tools and other equipment that may be useful or required to construct the safe haven locations and monitor the Property before, during, and after the construction of the Tunnel. The TCE includes the right to temporarily attach monitoring devices to buildings, poles, and other structures, install temporary surface monitoring devices, as well as drill or bore into the Property to inject grout for the safe haven locations.



The grant of easement and access contained in this TCE shall be subject to the following conditions:

- a. For purposes of this TCE, the “**Commencement Date**” of the TCE means the first business day that is ten (10) days after District has provided written notice to Grantor of its intent to commence activities permitted under this TCE (the “**Commencement Notice**”). The “**Initial Easement Term**” will begin on the Commencement Date and continue for six (6) months for TBM maintenance activities and eighteen (18) months for monitoring activities. The Initial Easement Term may be extended on a month-to-month basis upon ten (10) days’ written notice to Grantor together with additional fees as described below (the “**Extended Easement Term**”).
- b. Together with the Commencement Notice, District shall pay Grantor Two Thousand Dollars (\$2,000.00) (“**Safe Haven TCE Fee**”) in consideration for the right to construct two subsurface safe havens for TBM maintenance, including the right to surface access, as depicted in Exhibit A attached hereto, during the Initial Easement Term as authorized by the TCE. The TCE area for Safe Haven 1 measures approximately 28,500 ft<sup>2</sup> and is depicted in Exhibit B attached hereto. The TCE area for Safe Haven 2 measures approximately 28,300 ft<sup>2</sup> and is depicted in Exhibit C attached hereto. If District’s TBM maintenance activities exceed six (6) months, District shall pay an additional Safe Haven TCE Fee of Four Hundred Dollars (\$400.00) per month on the first (1<sup>st</sup>) day of each month during the Extended Easement Term in advance, without offset, recoupment, deduction or prior demand.
- c. Together with the Commencement Notice, District shall pay Grantor One Thousand Dollars (\$1,000.00) (“**Monitoring TCE Fee**”) in consideration for District’s right to access the Property during the Initial Easement Term as authorized by the TCE for monitoring purposes. If District’s monitoring activities exceed eighteen (18) months, District shall pay an additional Monitoring TCE Fee of Two Hundred Dollars (\$200.00) per month on the first (1<sup>st</sup>) day of each month during the Extended Easement Term in advance, without offset, recoupment, deduction or prior demand.
- d. District shall indemnify, defend and hold harmless Grantor, its agents, employees, successors, and assigns from any and all liability, claim, loss, cost, lien or damage (including reasonable attorneys fees and court costs) proximately caused by District, its officers, agents, or employees and arising out of District's activities under this Agreement.
- e. District shall restore or repair any and all damage to the Property that results from District’s activities under this Agreement.

- f. Any notice related to this Agreement must be in writing and delivered personally or by U.S. Mail or nationally-recognized overnight service to the addresses below, which addresses may be changed at any time upon written notice:

County Sanitation District No. 2 of Los Angeles County  
1955 Workman Mill Road  
Whittier, CA 90601  
Attn: Stan Pegadiotes, Supervisor, Property Management Group

City of Los Angeles  
Department of Recreation & Parks  
221 N. Figueroa Street, Suite 100  
Los Angeles, CA 90012  
Attn: Cid Macaraeg, Director, Real Estate & Asset Management

- g. Failure of a Party to insist upon strict performance of any provisions of this Agreement will not be construed as a waiver for future purposes with respect to any such provision or option. No provision of this Agreement will be deemed to have been waived unless such waiver is in writing and signed by the Party alleged to have waived its rights.
- h. This Agreement will be governed by and construed in accordance with and interpreted under the laws of the State of California, without regard to its principles of conflicts of law.
- i. This Agreement may be executed in any number or original counterparts. Any such counterpart, when executed, will constitute an original of this Agreement, and all counterparts together will constitute one and the same agreement.

*[Signature page follows]*

The Parties are signing this Agreement as of the Effective Date.

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

By: \_\_\_\_\_  
Sylvia Patsouras, President

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

By: \_\_\_\_\_  
Iris Davis, Secretary

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

**APPROVED AS TO FORM:**  
Michael N. Feuer, City Attorney

By: \_\_\_\_\_  
Deputy City Attorney

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

**COUNTY SANITATION DISTRICT NO. 2  
OF LOS ANGELES COUNTY**

By: \_\_\_\_\_  
Chairperson, Board of Directors

**ATTEST:**

\_\_\_\_\_  
Secretary to the Board

**APPROVED AS TO FORM:**  
Lewis Brisbois Bisgaard & Smith, LLP

By: \_\_\_\_\_  
District Counsel

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

*[Signatures must be Notarized]*

ACKNOWLEDGMENT

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 )

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 1

### **Legal Description of Property**

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

#### PARCEL 1:

LOT 7 OF PECK'S SUBDIVISION OF LOT "J" AND A PORTION OF LOT "H" OF THE PARTITION OF THE RANCHO LOS PALOS VERDES, CASE NO. 2373 DISTRICT COURT, AS PER MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, OCTOBER 30, 1897.

EXCEPT THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE STATE OF CALIFORNIA, AS SET FORTH AND DESCRIBED AS PARCEL 1 IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 9, 1955, IN BOOK 49483, PAGE 298, OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE STATE OF CALIFORNIA, AS SET FORTH AND DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 18, 1994, AS INSTRUMENT NO. 94-1888126, OF OFFICIAL RECORDS.

#### PARCEL 2:

THOSE PORTIONS OF LOTS 5 AND 6 OF PECK'S SUBDIVISION OF LOT "J" AND PORTION OF LOT "H" OF THE PARTITION OF THE RANCHO LOS PALOS VERDES, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP NO. 141 FILED IN THE COUNTY RECORDER'S OFFICE OCTOBER 30, 1897, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 5; THENCE NORTH 528 FEET; THENCE NORTH 23° 38' EAST 473.22 FEET; THENCE NORTH 528 FEET; THENCE NORTH 89° 24' EAST 745.80 FEET; THENCE SOUTH 528 FEET; THENCE SOUTH 23° 38' WEST 473.22 FEET; THENCE SOUTH 528 FEET; THENCE SOUTH 15° EAST 261.82 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF LOT 6; THENCE ALONG SAID SOUTHERLY LINE SOUTH 82° 30' WEST 37.60 FEET, MORE OR LESS, TO AN ANGLE IN SAID LOT LINE; THENCE SOUTH 60° WEST 145.20 FEET; THENCE NORTH 66° 10' WEST 347.16 FEET; THENCE NORTH 87° 5' WEST 149.16 FEET; THENCE SOUTH 70° 30' WEST 116.16 FEET; THENCE NORTH 15° WEST 250.80 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID LAND LYING NORTH OF THE SOUTHERLY LINE OF PACIFIC COAST HIGHWAY FORMERLY 257TH STREET, 100 FEET WIDE AS DESCRIBED IN FINAL DECREE OF CONDEMNATION ENTERED IN SUPERIOR COURT LOS ANGELES COUNTY, CASE NO. 375750.

EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN, UNDER AND RECOVERABLE FROM SAID HEREINBEFORE DESCRIBED PROPERTY, TOGETHER WITH THE RIGHT TO DRILL FOR AND PRODUCE SUCH OIL, GAS AND OTHER HYDROCARBON SUBSTANCES BY DIRECTIONAL DRILLING, ONLY FROM THOSE TWO SURFACE LOCATIONS REFERRED TO AS "LOCATION A" AND "LOCATION B", OR BY DIRECTIONAL DRILLING OR OTHER SUBSURFACE OPERATIONS CONDUCTED FROM SURFACE LOCATIONS ON LAND OTHER THAN THE LAND FIRST HEREINABOVE DESCRIBED; IT BEING UNDERSTOOD THAT SUCH EXCEPTION AND RESERVATION SHALL NOT OPERATE TO CREATE ANY RIGHT TO CONDUCT DRILLING OPERATIONS FROM ANY PORTION OF THE SURFACE OF SAID ABOVE DESCRIBED LANDS OTHER THAN THE PORTION DESCRIBED AS LOCATION A AND LOCATION B, AS RESERVED IN THE DEED FROM THE EIMCO CORPORATION, A UTAH CORPORATION AND BROWNBEVIS COMPANY, A CORPORATION, RECORDED MARCH 20, 1950 AS INSTRUMENT NO. 1996 IN BOOK 50637 PAGE 195, OFFICIAL RECORDS.

#### PARCEL 3:

LOT 9, LOT A, AND THAT PORTION OF LOT 11, LYING EASTERLY OF A LINE DESCRIBED AS BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 11, DISTANT WEST 707.26 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 11; THENCE NORTH 22° 04' WEST 1054.45 FEET; THENCE

NORTH 17° 16' EAST 1050.22 FEET TO A POINT ON THE NORTH LINE OF SAID LOT, DISTANT NORTH 89° 55' 20" WEST THEREON 707.26 FEET FROM THE NORTHEAST CORNER OF SAID LOT, ALL IN PECK'S SUBDIVISION OF LOT J AND A PORTION OF LOT H OF THE PARTITION OF THE RANCHO LOS PALOS VERDES, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP NO. 141 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ON OCTOBER 30, 1897.

EXCEPT THAT PORTION OF SAID LOT 11 INCLUDED WITHIN THE LINES OF VERMONT AVENUE, 80 FEET WIDE.

EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN, UNDER AND RECOVERABLE FROM SAID HEREINBEFORE DESCRIBED PROPERTY, TOGETHER WITH THE RIGHT TO DRILL FOR AND PRODUCE SUCH OIL, GAS AND OTHER HYDROCARBON SUBSTANCES BY DIRECTIONAL DRILLING, ONLY FROM THOSE TWO SURFACE LOCATIONS REFERRED TO AS "LOCATION A" AND "LOCATION B", OR BY DIRECTIONAL DRILLING OR OTHER SUBSTANCES OPERATIONS CONDUCTED FROM SURFACE LOCATIONS ON LANDS OTHER THAN THE LANDS FIRST HEREINABOVE DESCRIBED; IT BEING UNDERSTOOD THAT SUCH EXCEPTION AND RESERVATION SHALL NOT OPERATE TO CREATE ANY RIGHT TO CONDUCT DRILLING OPERATIONS FROM ANY PORTION OF THE SURFACE OF SAID ABOVE DESCRIBED LANDS OTHER THAN THE PORTION DESCRIBED AS LOCATION A AND LOCATION B, AS RESERVED IN THE DEED FROM THE EIMCO CORPORATION, A UTAH CORPORATION AND BROWNBEVIS COMPANY, A CORPORATION, RECORDED MARCH 20, 1956 AS INSTRUMENT NO. 1996 IN BOOK 50637 PAGE 195, OFFICIAL RECORDS.

PARCEL 4:

THAT PORTION OF LOT 10 OF PECK'S SUBDIVISION OF LOT J AND A PORTION OF LOT H OF THE PARTITION OF THE RANCHO LOS PALOS VERDES, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN THE COUNTY RECORDER'S OFFICE ON OCTOBER 30, 1897, CONTAINED WITHIN THE FOLLOWING DESCRIBED LAND:

BEGINNING AT A POINT IN THE CENTER LINE OF THE ROAD ADJOINING SAID LOT 10 ON THE SOUTH, DISTANT 1678 FEET EAST OF THE INTERSECTION OF SAID CENTER LINE WITH THE CENTER LINE OF THE ROAD ADJOINING SAID LOT ON THE WEST; THENCE NORTH 23° 30' EAST 801.7 FEET; THENCE WEST 125 FEET; THENCE NORTH 440.24 FEET TO A POINT IN THE CENTER LINE OF THE ROAD ADJOINING SAID LOT ON THE NORTH; THENCE EAST ALONG SAID CENTER LINE 1685.06 FEET TO A POINT WHICH WOULD BE INTERSECTED BY THE EAST LINE OF SAID LOT EXTENDED NORTH; THENCE SOUTH ALONG SAID LINE AND ITS EXTENSION 363 FEET; THENCE SOUTH 72° 39' WEST 558.08 FEET; THENCE SOUTH 56° 24' WEST 1165.56 FEET TO THE CENTER LINE OF THE ROAD ADJOINING SAID LOT ON THE SOUTH; THENCE WEST ALONG THE CENTER LINE OF SAID ROAD 381.20 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF LYING NORTHWESTERLY OF THE SOUTHEASTERLY LINE OF VERMONT AVENUE, DESCRIBED IN DEED TO CHRIS N. RADLICK, ET AL, RECORDED JANUARY 8, 1945 IN BOOK 21533 PAGE 390, OFFICIAL RECORDS.

EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN, UNDER AND RECOVERABLE FROM SAID HEREINBEFORE DESCRIBED PROPERTY, TOGETHER WITH THE RIGHT TO DRILL FOR AND PRODUCE SUCH OIL, GAS AND OTHER HYDROCARBON SUBSTANCES BY DIRECTIONAL DRILLING, ONLY FROM THOSE TWO SURFACE LOCATIONS REFERRED TO AS "LOCATION A" AND "LOCATION B", OR BY DIRECTIONAL DRILLING OR OTHER SUBSURFACE OPERATIONS CONDUCTED FROM SURFACE LOCATIONS ON LANDS OTHER THAN THE LANDS FIRST HEREINABOVE DESCRIBED; IT BEING UNDERSTOOD THAT SUCH EXCEPTION AND RESERVATION SHALL NOT OPERATE TO CREATE ANY RIGHT TO CONDUCT DRILLING OPERATIONS FROM ANY PORTION OF THE SURFACE OF SAID ABOVE DESCRIBED LANDS OTHER THAN THE PORTION DESCRIBED AS LOCATION A AND LOCATION B, AS RESERVED IN THE DEED FROM THE EIMCO CORPORATION, A UTAH CORPORATION AND BROWNBEVIS COMPANY, A CORPORATION, RESERVED MARCH 20, 1956 IN BOOK 50637 PAGE 195, OFFICIAL RECORDS.

PARCEL 5:

THAT PORTION OF LOT 10 OF PECK'S SUBDIVISION OF LOT "J" AND A PORTION OF LOT "H" OF THE PARTITION OF THE RANCHO LOS PALOS VERDES, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON RECORDER'S FILED MAP NO. 141, RECORDS OF SAID COUNTY, BOUNDED ON THE NORTHWEST BY THE SOUTHEASTERLY LINE OF VERMONT AVENUE, AS DESCRIBED IN THE DEED TO THE CITY OF LOS ANGELES, RECORDED IN BOOK 11414. PAGE 77, OFFICIAL RECORDS OF SAID COUNTY; ON THE SOUTH BY THE NORTHERLY LINE OF THE 40 FOOT ROAD, (NOW KNOWN AS 259TH STREET), ADJOINING SAID LOT 10 ON THE SOUTH; AND ON THE SOUTHEAST BY THE NORTHWESTERLY LINE OF THE LAND CONVEYED TO THE OAKLEY COMPANY, BY DEED RECORDED IN BOOK 7191 PAGE 297 OF DEEDS, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM ALL THAT PORTION OF THE HEREINBEFORE DESCRIBED LAND LYING SOUTHWESTERLY OF A STRAIGHT LINE DRAWN AT RIGHT ANGLES WITH THE SOUTHEASTERLY LINE OF SAID VERMONT AVENUE, AND PASSING THROUGH A POINT IN SAID SOUTHEASTERLY LINE DISTANT NORTHEASTERLY THEREON 150 FEET FROM THE INTERSECTION OF SAID SOUTHEASTERLY LINE WITH THE NORTHERLY LINE OF SAID 259TH STREET.

TITLE ACQUIRED BY DECREE OF CONDEMNATION, A CERTIFIED COPY OF WHICH WAS RECORDED JUNE 17, 1957 AS INSTRUMENT NO. 4253 IN BOOK 54804 PAGE 132, OFFICIAL RECORDS.

PARCEL 6:

THAT PORTION OF LOT 11, OF PECK'S SUBDIVISION OF LOT "J" AND A PORTION OF LOT "H" OF THE PARTITION OF THE RANCHO LOS PALOS VERDES, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON RECORDER'S FILED MAP NO. 141, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A 2 INCH PIPE ON THE SOUTHERLY LINE OF SAID LOT 11, DISTANT WEST THEREON 707.26 FEET FROM THE SOUTHEASTERLY CORNER THEREOF; THENCE NORTH 22° 04' WEST 1054.45 FEET TO A 2 INCH PIPE; THENCE ALONG A LINE, WHICH IF PROLONGED WOULD INTERSECT THE NORTHERLY LINE OF SAID LOT 11 AT A POINT DISTANT NORTH 89° 55' 20" WEST THEREON 707.26 FEET FROM THE NORTHEASTERLY CORNER THEREOF, NORTH 17° 16' EAST TO A POINT ON THE SOUTHEASTERLY LINE OF VERMONT AVENUE, AS DESCRIBED IN THE DEED TO THE CITY OF LOS ANGELES, RECORDED IN BOOK 11674 PAGE 331 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG SAID VERMONT AVENUE, AS DESCRIBED IN SAID DEED TO AN IRON PIPE ON THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF THE PACIFIC ELECTRIC RAILWAY COMPANY, AS DESCRIBED IN DEED RECORDED IN BOOK 1835 PAGE 292 OF DEEDS; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE TO THE SOUTHERLY LINE OF SAID LOT; THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING SOUTHERLY OF THE NORTHERLY LINE OF THE LAND CONVEYED TO J. C. AGAJANIAN, ET AL., BY DEED RECORDED ON MARCH 3, 1950 IN BOOK 32457 PAGE 96 OF OFFICIAL RECORDS.

TITLE ACQUIRED BY DECREE OF CONDEMNATION, A CERTIFIED COPY OF WHICH WAS RECORDED JUNE 17, 1957 AS INSTRUMENT NO. 4253 IN BOOK 54804 PAGE 132, OFFICIAL RECORDS.

PARCEL 7:

THAT PORTION OF LOT 11 OF PECK'S SUBDIVISION OF LOT "J" AND A PORTION OF LOT "H" OF PALOS VERDES RANCHO, AS SHOWN ON RECORDER'S FILED MAP NO. 141, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A 2 INCH PIPE ON THE SOUTHERLY LINE OF SAID LOT 11, DISTANT WEST THEREON 707.26 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LOT; THENCE NORTH 22° 04' WEST TO A POINT DISTANT NORTHERLY 100 FEET MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF SAID LOT; THENCE WESTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT TO A

POINT IN THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF THE PACIFIC ELECTRIC RAILWAY COMPANY, AS DESCRIBED IN DEED RECORDED IN BOOK 1835 PAGE 292 OF DEEDS; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE TO THE SOUTHERLY LINE OF SAID LOT 11; THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.

PARCEL 8:

THAT PORTION OF LOT "H" OF THE RANCHO LOS PALOS VERDES, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ALLOTTED TO JOTHAM BIXBY BY DECREE OF PARTITION IN ACTION "BIXBY, ET AL. VS. BENT, ET AL", CASE NO 2373 IN THE DISTRICT COURT OF THE 17TH JUDICIAL DISTRICT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF LOS ANGELES, AND ENTERED IN BOOK 4, PAGE 57 OF JUDGMENTS, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF ANAHEIM STREET AS DESCRIBED IN DEED TO THE CITY OF LOS ANGELES, RECORDED IN BOOK 6653 PAGE 198 OF DEEDS, DISTANT THEREON N 55° 46' 55" W 274.30 FEET FROM THE NORTHWESTERLY TERMINUS OF A CURVE THEREIN CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 725 FEET; THENCE N 3° 47' 40" W TO A POINT IN THE SOUTHERLY LINE OF PECK'S SUBDIVISION OF LOT "J" AND A PORTION OF LOT "H" OF RANCHO LOS PALOS VERDES AS PER RECORDER'S FILED MAP NO. 141; THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE NORTHEASTERLY BOUNDARY OF THE PACIFIC ELECTRIC RAILWAY COMPANY'S RIGHT OF WAY AS DESCRIBED IN DEED RECORDED IN BOOK 1891 PAGE 109 OF DEEDS; THENCE SOUTHEASTERLY ALONG SAID LAST MENTIONED LINE TO THE CENTER LINE OF SAID ANAHEIM STREET; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF INCLUDED WITHIN THE LINES OF THE LAND DESCRIBED IN PARCEL 20 OF DEED TO PALOS VERDES WATER COMPANY, RECORDED IN BOOK 12886 PAGE 274, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WESTERLY AND NORTHERLY OF THE FOLLOWING DESCRIBED LINES:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT "H" OF THE RANCHO LOS PALOS VERDES, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ALLOTTED TO JOTHAM BIXBY BY DECREE OF PARTITION IN ACTION "BIXBY, ET AL., VS. BENT, ET AL.", CASE NO. 2373 IN THE DISTRICT COURT OF THE 17TH JUDICIAL DISTRICT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF LOS ANGELES AND ENTERED IN BOOK 4, PAGE 57 OF JUDGMENTS, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF SAID COUNTY, SAID POINT BEING DISTANT EASTERLY 3920.77 FEET FROM THE INTERSECTION OF THE NORTHERLY LINE OF THAT PORTION OF SAID LOT "H" CONVEYED BY DEED TO JAY LAWYER, RECORDED IN BOOK 5633, PAGE 108 OF DEEDS, WITH THE WESTERLY BOUNDARY OF THE CITY OF LOS ANGELES, SAID INTERSECTION BEING MARKED BY A BRASS CAPPED PIPE AND DISTANT S 89° 52' 07" E 40.00 FEET FROM THE SOUTHWEST CORNER OF LOT 9, BLOCK 119 OF TRACT NO. 2937, AS PER MAP RECORDED IN BOOK 37, PAGE 26 OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE SOUTHERLY AT RIGHT ANGLES TO SAID NORTHERLY LINE A DISTANCE OF 265.17 FEET; THENCE AT RIGHT ANGLES TO SAID LAST MENTIONED LINE WESTERLY TO THE NORTHEASTERLY LINE OF THE PACIFIC ELECTRIC RAILWAY COMPANY'S RIGHT OF WAY AS DESCRIBED IN DEED RECORDED IN BOOK 1891 PAGE 109 OF DEEDS, IN SAID COUNTY RECORDER'S OFFICE.

PARCEL 9:

THAT PORTION OF LOT "H" OF THE RANCHO LOS PALOS VERDES, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP OF SAID RANCHO, AS PARTITIONED IN CASE NO. 2373, IN THE DISTRICT COURT OF THE 17TH JUDICIAL DISTRICT OF CALIFORNIA, DESCRIBED AS FOLLOWS:



BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF THAT PORTION OF SAID LOT "H" CONVEYED BY DEED TO JAY LAWYER, RECORDED IN BOOK 5633, PAGE 108, OF DEEDS, WITH THE WESTERLY BOUNDARY OF THE CITY OF LOS ANGELES, SAID POINT BEING MARKED BY A BRASS CAPPED PIPE AND DISTANT SOUTH 89° 52' 07" EAST 40.00 FEET FROM THE SOUTHWEST CORNER OF LOT 9 IN BLOCK 119 OF TRACT NO. 2937, AS PER MAP RECORDED IN BOOK 37, PAGE 26 OF MAPS; THENCE SOUTH 89° 52' 07" EAST ALONG SAID NORTHERLY LINE, 3896.06 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89° 52' 07" EAST ALONG SAID NORTHERLY LINE 82.37 FEET; THENCE SOUTH 23° 43' 55" WEST 88.65 FEET; THENCE NORTH 89° 20' 39" WEST 214.61 FEET, MORE OR LESS TO THE NORTHEASTERLY RIGHT OF WAY LINE OF PACIFIC ELECTRIC RAILWAY, AS DESCRIBED IN DEED RECORDED IN BOOK 1891, Page 109, OF DEEDS; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE, 91.17 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID PORTION OF LOT "H"; THENCE ALONG SAID NORTH LINE, SOUTH 89° 52' 07" EAST 212.52 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING SOUTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINES:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF THAT PORTION OF SAID LOT "H" CONVEYED BY DEED TO JAY LAWYER, RECORDED IN BOOK 5633, PAGE 108, OF DEEDS, WITH THE WESTERLY BOUNDARY OF THE CITY OF LOS ANGELES, SAID POINT BEING MARKED BY A BRASS CAPPED PIPE AND DISTANT SOUTH 89° 52' 07" EAST 40.00 FEET FROM THE SOUTHWEST CORNER OF LOT 9 IN BLOCK 119 OF TRACT NO. 2937, AS PER MAP RECORDED IN BOOK 37, PAGE 26, OF MAPS; THENCE SOUTH 89° 52' 07" EAST ALONG SAID NORTHERLY LINE, 3920.77 FEET; THENCE AT RIGHT ANGLES TO SAID LAST MENTIONED LINE SOUTHERLY TO SAID LINE HEREINABOVE DESCRIBED AS HAVING A BEARING AND DISTANCE OF NORTH 89° 20' 39" WEST 214.61 FEET MORE OR LESS.

PARCEL 10:

THAT PORTION OF LOT 11 OF PECK'S SUBDIVISION OF LOT "J" AND PORTION OF LOT "H" OF THE PARTITION OF THE RANCHO LOS PALOS VERDES, AS SHOWN ON RECORDER'S FILED MAP NO. 141 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

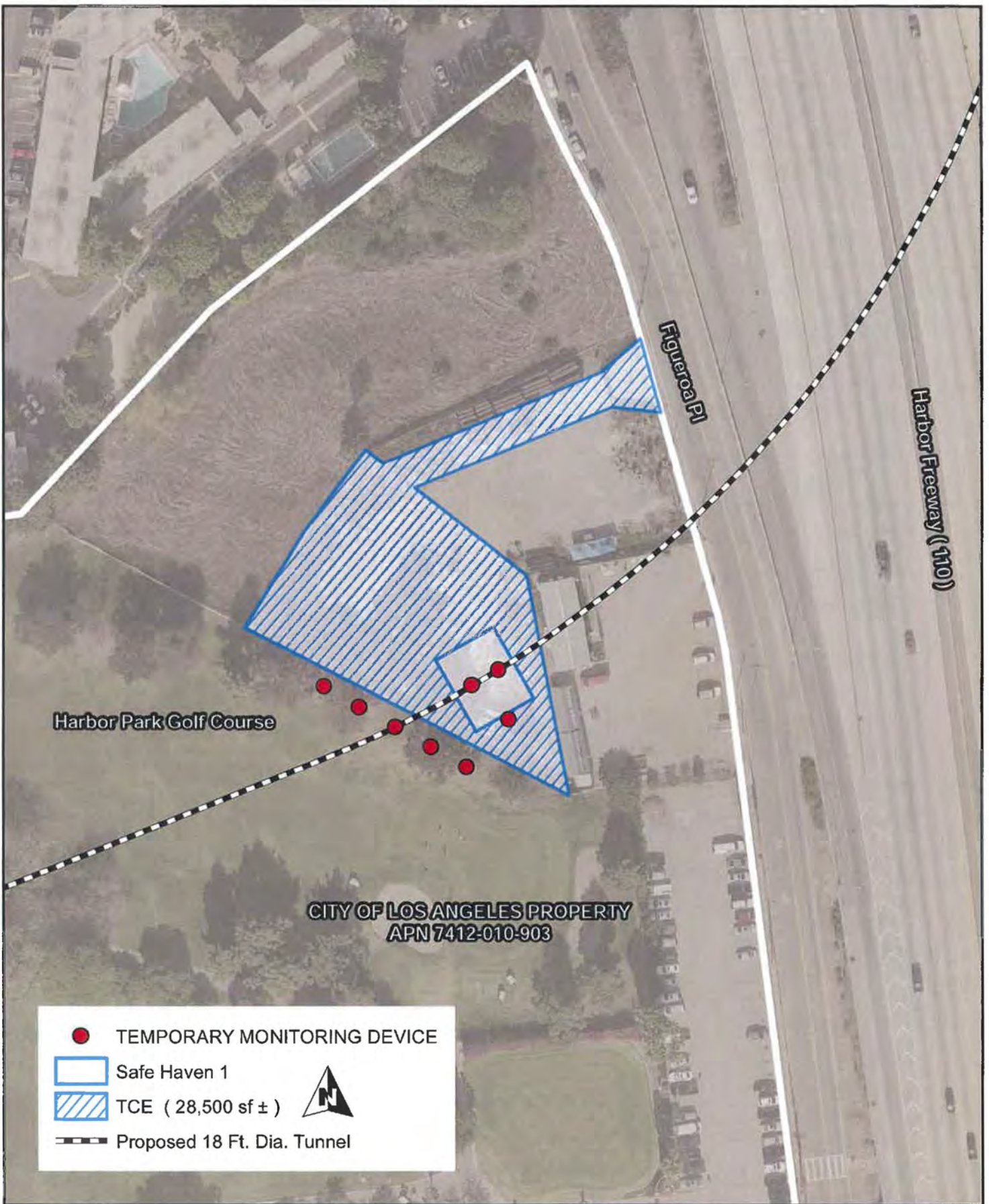
BEGINNING AT A 2 INCH PIPE ON THE SOUTHERLY LINE OF SAID LOT, DISTANT WEST THEREON 707.26 FEET FROM THE SOUTHEASTERLY CORNER THEREOF; THENCE NORTH 22° 04' WEST 107.90 FEET, MORE OR LESS, TO A POINT THAT IS DISTANT 100 FEET NORTHERLY (MEASURED AT RIGHT ANGLES) FROM SAID SOUTHERLY LINE, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 22° 04' WEST 657.00 FEET TO AN IRON PIPE; THENCE SOUTH 89° 16' WEST 342.00 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF VERMONT AVENUE, AS DESCRIBED IN THE DEED TO THE CITY OF LOS ANGELES RECORDED IN BOOK 11674, PAGE 331 OF OFFICIAL RECORDS, SAID POINT BEING DESIGNATED BY A CROSS MARKED ON A CONCRETE SLAB; THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF VERMONT AVENUE, 383.00 FEET, MORE OR LESS, TO AN IRON PIPE ON THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF THE PACIFIC ELECTRIC RAILWAY COMPANY, AS DESCRIBED IN THE DEED RECORDED IN BOOK 1835, PAGE 292 OF DEEDS; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 277.00 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT AND WHICH PASSES THROUGH THE TRUE POINT OF BEGINNING, SAID INTERSECTION BEING MARKED BY AN IRON PIPE; THENCE EASTERLY ALONG SAID PARALLEL LINE, 422.00 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

Assessor's Parcel Number: 7412-010-903, 7412-011-900, and 7412-014-900



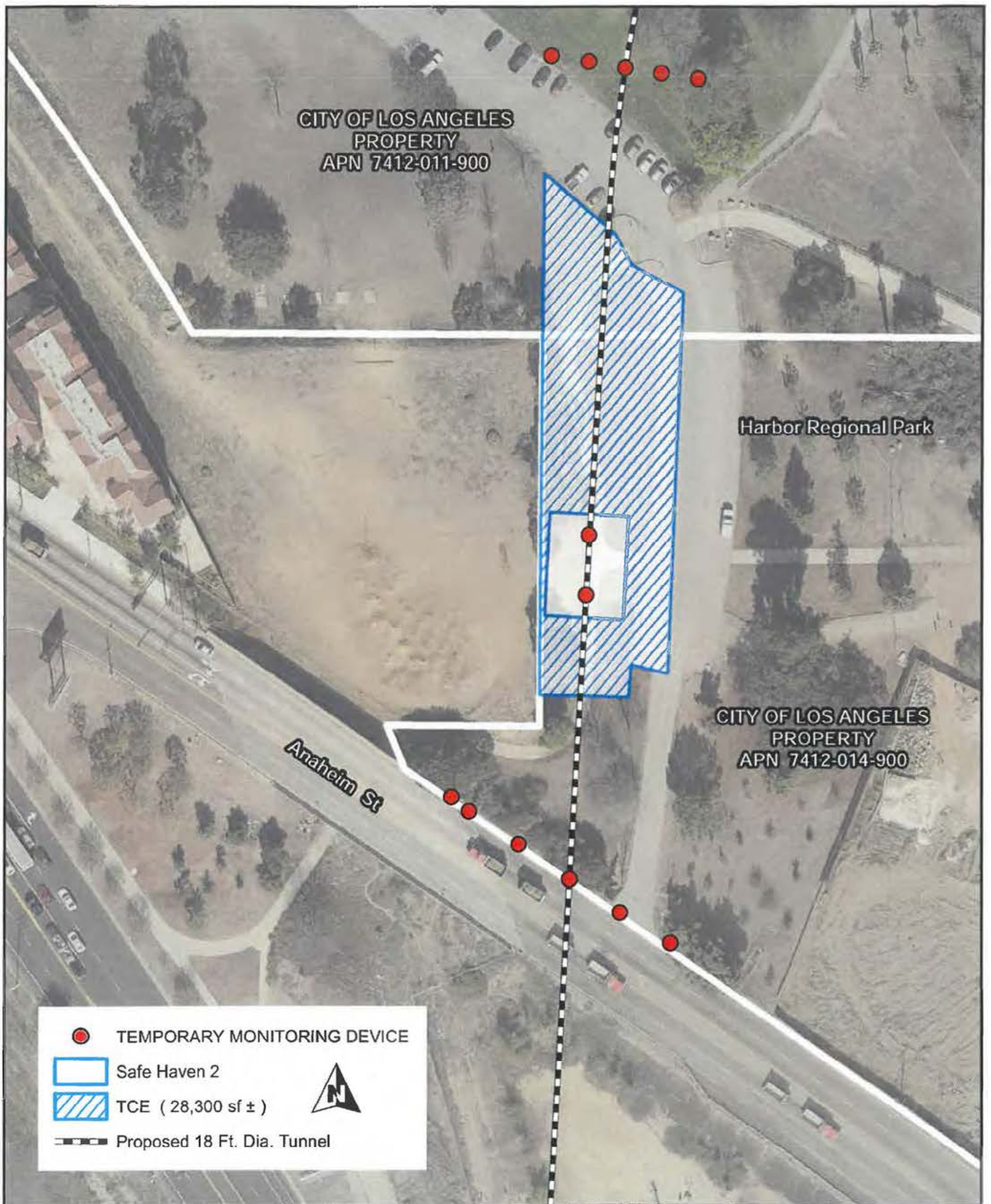
**Exhibit A**  
**JWPCP Effluent Outfall Tunnel Project - Temporary Construction Easement Areas for Safe Havens (Up to 6 Months)**  
**and Temporary Construction Easement for Monitoring (Up to 18 Months)**

Date: 5/17/2017



## Exhibit B

### JWPCP Effluent Outfall Tunnel Project - Temporary Construction Easement Area for Safe Haven 1



## Exhibit C

### JWPCP Effluent Outfall Tunnel Project - Temporary Construction Easement Area for Safe Haven 2



Exhibit G

## COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400  
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998  
Telephone: (562) 699-7411, FAX: (562) 699-5422  
www.lacsd.org

GRACE ROBINSON HYDE  
Chief Engineer and General Manager

October 18, 2017

**VIA CERTIFIED MAIL 7001-0360-0003-5836-8989**

Mr. Cid Macaraeg  
Director of Real Estate & Asset Management  
City of Los Angeles  
Department of Recreation and Parks  
221 N. Figueroa Street, Suite 400  
Los Angeles, CA 90012

Dear Mr. Macaraeg:

### **Increased Compensation for Clearwater Program Tunnel Easements**

As you are aware, the Sanitation Districts of Los Angeles County (Districts) have previously submitted formal offer letters to the City of Los Angeles Department of Recreation and Parks (RAP) seeking to acquire four easements (three permanent and one temporary) for the Districts' Clearwater Program Effluent Outfall Tunnel project.

In an effort to improve the likelihood that the four easements will be approved by the Board of Recreation and Park Commissioners, the Districts have reevaluated the compensation that was previously offered to RAP for the easements.

Please consider this as formal notification that the Districts' offers for the following two easements have been increased as follows:

#### **Harbor Park & Golf Course**

Permanent easement for proposed Tunnel – increased from \$5,550 to **\$204,000**

#### **White Point Nature Preserve**

Permanent easement for proposed Tunnel – increased from \$1,000 to **\$35,000**

The Districts' offers for the remaining two easements remain unchanged, as summarized below:

#### **Harbor Park & Golf Course**

Temporary easement for proposed Tunnel construction – **\$3,000**

#### **Tidelands off Royal Palms Beach**

Permanent easement for existing 120-inch diameter ocean outfall pipe – **\$5,000**

If for any reason RAP does not accept the Districts' offers, please be advised that this letter, the offers made in this letter, and all matters stated in this letter are made under the provisions of California Evidence Code Sections 1152 and 1154.

Thank you for your continued assistance and cooperation with granting the property rights needed for this vital public infrastructure project.

If you have any questions, please call me at (562) 908-4288, extension 2705.

Very truly yours,



Stan Pegadiotes, P.E.  
Supervising Engineer  
Property Management Group

SP:pb