

APPROVED

MAY 18 2023

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 23-101

DATE May 18, 2023

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LELAND PARK - APPROVAL OF PROPOSED LICENSE AGREEMENT WITH SP INDUSTRIAL; CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 3(12) [STORM DRAINS CONSTRUCTED TO COLLECT LOW FLOW OR ALLEVIATE OTHER LOCAL DRAINAGE PROBLEMS UNLESS IMPACT ON A PARK IS ANTICIPATED], CLASS 4(2) [GRADING ON LAND WITH A SLOPE OF FIFTEEN PERCENT (15%) OR MORE, AND/OR INVOLVING GRADING IN EXCESS OF 20,000 CUBIC YARDS] AND CLASS 4(7) [THE ISSUANCE, RENEWAL OR AMENDMENT OF ANY LEASE, LICENSE OR PERMIT TO USE LAND INVOLVING MINOR ALTERATIONS TO THE CONDITION OF THE LAND] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTIONS 15303(d) AND 15304 OF CALIFORNIA CEQA GUIDELINES

B. Aguirre M. Rudnick
C. Santo Domingo DE
B. Jackson N. Williams

General Manager

Approved X Disapproved Withdrawn

RECOMMENDATIONS

- 1. Approve the use of a portion of the Department of Recreation and Parks' (RAP) Leland Park for the construction, operation, and maintenance of a drainage channel at Leland Park for the benefit of the park, as further described in the Summary of this Report (Project);
2. Approve the proposed License Agreement substantially in the form on file in the Board of Recreation and Park Commissioners (Board) Office and as attached to this Report as Attachment No. 1, between the Department of Recreation and Parks and SP Industrial LLC, for access to Leland Park for the construction, maintenance, repair, and replacement of a drainage channel, subject to the approval of the City Attorney as to form;
3. Determine that the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 3(12) [Storm drains constructed to collect low flow or alleviate other local drainage problems unless impact on a park is anticipated], Class 4(2) [Grading on land with a slope of fifteen percent (15%) or more, and/or involving grading in excess of 20,000 cubic yards] and Class 4(7)

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[The issuance, renewal or amendment of any lease, license or permit to use land involving minor alterations to the condition of the land] of City CEQA Guidelines and Article 19, Sections 15303(d) and 15304 of California CEQA Guidelines and direct RAP staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk;

4. Request that the City Council approve the License to SP Industrial LLC, and request that the City Attorney's Office assist in the drafting, processing, and execution of all documentation necessary to grant and record the License Agreement to SP Industrial, LLC;
5. Upon receipt of necessary approvals, authorize the Board Secretary and President to execute the License Agreement; and,
6. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

BACKGROUND

Leland Park is located at 863 South Herbert Avenue in the San Pedro community of the City. Approximately 5,303 City residents live within a one-half mile walking distance of the park. This 15.76 acre site includes a baseball diamond, basketball courts, a children's play area, and a community building.

SP Industrial, LLC, a private developer, is proposing to build a two-story self-storage building on private property, adjacent to the north side of Leland Park. During the permitting process, they anticipate the need to address the water runoff from the hillside of the park, next to the proposed retaining wall. Therefore, the developers approached RAP staff seeking permission to build a three foot wide drainage channel on park property (Project).

A site assessment was conducted and found that the existing drainage channel to be in poor condition with broken segments and debris (Attachment No. 2). RAP staff supports the Project, which was approved by the Facility Repair and Maintenance Commission Task Force on February 17, 2022. Thus, a License Agreement between RAP and SP Industrial, LLC was drafted to ensure that SP Industrial, LLC and/or future property owners will be responsible for maintaining the drainage channel. RAP Staff has reviewed the License Agreement and find the terms to be acceptable.

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PROJECT SCOPE

The scope of the proposed Project will include the following:

- Construction of a three foot wide concrete drainage channel
- Regrade of the existing slope
- Planting of vegetation

TREES AND SHADE

The approval of this Project will have no impact on existing trees or shade at Leland Park.

ENVIRONMENTAL IMPACT STATEMENT

The proposed Project consists of the construction of a storm drain, constructed to collect low flow or alleviate other local drainage problems, where no impact on a park is anticipated, grading on land with a slope of fifteen percent (15%) or more, and issuance, of a license or permit to use land involving minor alterations to the condition of the land.

According to the parcel profile report retrieved April 21, 2023 this area does not reside in a liquefaction zone, nor not within a coastal, methane, or historic zone, so there is no reasonable possibility that the proposed Project may impact on an environmental resource of hazardous or critical concern or have a significant effect due to unusual circumstances. No other known projects would involve cumulatively significant impacts, and no future projects would result from the proposed Project. As of April 21, 2023, the State Department of Toxic Substances Control (DTSC) (Envirostor at www.envirostor.dtsc.ca.gov) and the State Water Resources Control Board (SWCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) have not listed the Project site, but have listed RB Case #: 907310589 within 1000 feet from the project site. The case is a leaking underground tank, assessed by the Regional Water Resources Board and closed in 2013. According to the Caltrans Scenic Highway Map there is no scenic highway located within the vicinity of the proposed Project or within its site. Furthermore, the proposed Project is not located in proximity of a known historical resources and will not cause a substantial adverse change in the significance of any historical resource.

Based on this information, RAP staff recommends that the Board determine that it is categorically exempt from the provisions of the CEQA pursuant to Article III, Section 1, Class 3(5), Class 4(2) and Class 4(7) of City CEQA Guidelines and Article 19, Sections 15303(d) and 15304 of California CEQA Guidelines. RAP staff will file a NOE with the Los Angeles County Clerk upon Board's approval.

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STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

Goal No. 3: Create and maintain world class parks and facilities.

Outcome No. 2: Increased park maintenance, with a focus on cleanliness

Result: The approval of this License Agreement will increase maintenance, which will help enhance Leland Park.

This Report was prepared by Cammie Neo, Planning, Maintenance and Construction Branch, and Darryl Ford, Superintendent, Planning, Maintenance and Construction Branch.

ATTACHMENTS:

1. Attachment No. 1 – License Agreement between RAP and SP Industrial for the use of Leland Park
2. Attachment No. 2 – Leland Park Drainage Channel Current Conditions

RECORDING REQUESTED BY

FIDELITY NATIONAL TITLE COMPANY

AND WHEN RECORDED MAIL TO:

JACKSON/TIDUS (SLM)
2030 Main Street, Suite 1200
Irvine, California 92614

Space above for Recorder's Use Only

LICENSE AGREEMENT
(Drainage Channel)

LICENSE AGREEMENT
(Drainage Channel)

THIS LICENSE AGREEMENT (“*Agreement*”) is entered into as of the _____ day of _____ 202__ (“*Effective Date*”), by and between the CITY OF LOS ANGELES DEPARTMENT OF RECREATION AND PARKS, a Department of the CITY OF LOS ANGELES, a municipal corporation (“*Licensor*” or “*RAP*”) and SP INDUSTRIAL, LLC, a California limited liability company, and its successors and assigns (“*Licensee*”). Licensor and Licensee are referred to herein collectively as the “*Parties.*”

R E C I T A L S:

A. Licensee owns certain real property, located in the City of Los Angeles, County of Los Angeles, State of California, more particularly described on Exhibit “A” attached hereto (the “*Property*”). Licensee is required to construct a drainage channel that is located partially on the Property and partially on real property owned by RAP in the City of Los Angeles, County of Los Angeles, State of California, which portion is more particularly described on Exhibit “B” attached hereto (the “*License Area*”), subject to certain requirements described below.

B. Licensee wishes to use the License Area for temporary access, ingress and egress, grading, construction of a drainage channel and related improvements (collectively, the “*Drainage Improvements*”) and for permanent access, ingress and egress, maintenance, repair and replacement of the drainage channel (collectively, the “*Maintenance Obligations*”).

C. The temporary portion of this Agreement will terminate when Licensee obtains final approval of the Drainage Improvements from RAP. The Agreement will continue to be in force for the Maintenance Obligations until RAP notifies Licensee that the Drainage Improvements no longer need to be maintained and the Licensee’s Maintenance Obligations are terminated.

D. Licensor has agreed to provide Licensee with the temporary and permanent Licenses in this Agreement for the limited purposes set forth in this Agreement and Licensee has agreed to take such Licenses subject to the terms and conditions of this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises, covenants and conditions contained herein, the Parties agree as follows:

1. **Temporary License for Grading and Construction.** Subject to the terms of this Agreement, Licensor hereby grants a nonexclusive license to Licensee over the License Area for temporary access, ingress and egress, grading and construction of the Drainage Improvements (the “*Temporary License*”).

2. **Permanent License for Maintenance.** Subject to the terms of this Agreement, Licensor hereby grants a nonexclusive license to Licensee over the License Area for permanent access, ingress and egress to perform the Maintenance Obligations (the “*Permanent License*”).

3. **Limitation on Use.** Licensee acknowledges that the License granted herein is nonexclusive. Licensee agrees that its use of the License shall not impede (a) work by Licensor and successor owners as may reasonably be required for construction, installation, maintenance, use, repair or restoration of the License Area, or (b) rights of access to the License Area by Licensor or successor owners of the License Area. Further, Licensee’s use of the License Area is subject to the obligation of Licensee to repair or restore any improvements within the License Area that Licensee damages in its exercise of its rights under this License.

4. **Condition of the Property.**

4.1 ***As-Is.*** Licensor makes no representations or warranties whatsoever, under this Agreement with respect to the current physical condition of the License Area and Licensor shall have no responsibility under this Agreement with respect thereto (except as otherwise specifically set forth herein), and the use of the Licenses granted herein shall be with the License Area in its “as is” physical condition, except as otherwise specifically provided herein. Licensee hereby waives any and all claims against Licensor arising from, out of or in connection with the suitability of the physical conditions of the License Area for the uses permitted under Section 1 above. However, Licensor shall not take any action that would unreasonably impair the ability of Licensee to use the Licenses herein granted.

4.2 ***Grading and Construction.*** Licensee shall perform the grading and construction that is necessary to construct the Drainage Improvements in a manner consistent with all permits and conditions imposed by the City of Los Angeles and/or the Licensor. Upon termination of the Temporary License, Licensee shall surrender use and possession of the License Area free and clear of any liens or encumbrances relating to or arising in connection with the use of the License Area.

4.3 ***Maintenance.*** Licensee shall perform the Maintenance Obligations for the License Area during the term of the Permanent License. Licensor shall not be obligated to make any repairs, replacements or renewals of any kind, nature or description to the License Area subject to the Permanent License. Upon termination of the Permanent License, Licensee shall surrender use and possession of the License Area free and clear of any liens or encumbrances relating to or arising in connection with the use of the License Area.

5. **Indemnification.**

5.1 ***Indemnity.*** Licensee shall indemnify, defend and hold Licensor, its officers, employees, agents, contractors, licensees, or invitees (collectively, the “*Indemnified Parties*”) harmless from all liabilities, penalties, costs, damages, expenses, causes of action, claims or judgments (including without limitation reasonable attorneys fees) (collectively, “*Indemnified Claims*”), resulting from injury or the death of any person (including without

limitation any Indemnified Party) or physical damage to property, real or personal, of any kind wherever located and by whomever owned (including, without limitation, property owned by an Indemnified Party), which injury, death or physical damage arises out of or is connected with Licensee's, or Licensee's officers, directors, shareholders, employees, agents, successors and assigns, use or occupancy of any of the License Area under the authority of the Licenses.

5.2 **Notice.** Licensors agree to give prompt notice to Licensee with respect to any Indemnified Claims initiated or threatened against Licensors, at the address for notices to Licensee set forth herein, and in no event later than the earlier of (i) ten (10) business days after valid service of process as to any suit or (ii) fifteen (15) business days after receiving written notification of the filing of such suit or the assertion of a claim, which Licensors has reason to believe is likely to give rise to an Indemnified Claim hereunder. If prompt notice is not given to Licensee, then Licensee's liability hereunder shall terminate as to the matter for which such notice is not given, provided that failure to notify Licensee shall not affect the rights of Licensors or the obligations of Licensee hereunder unless Licensee is prejudiced by such failure, and then only to the extent of such prejudice. Licensee shall, at its option but subject to the reasonable consent and approval of Licensors, be entitled to control the defense, compromise or settlement of any such matter through counsel of Licensee's own choice; provided, however, that in all cases Licensors shall be entitled to participate in such defense, compromise, or settlement at its own expense.

6. **Term and Termination.** The term of this Agreement begins on the Effective Date. The Temporary License shall continue in full force and effect until Licensee obtains final approval of the Drainage Improvements from RAP. The Permanent License shall continue in full force and effect for the Maintenance Obligations until RAP notifies Licensee that the Drainage Improvements no longer need to be maintained and the Licensee's Maintenance Obligations are terminated.

7. **Litigation Expenses.**

7.1 **General.** If either party hereto brings an action or proceeding (including any cross-complaint, counterclaim, or third-party claim) against the other party by reason of a default, or otherwise arising out of this Agreement, the prevailing party in such action or proceeding shall be entitled to its costs and expenses of suit, including but not limited to reasonable attorneys' fees, which shall be payable whether or not such action is prosecuted to judgment. "Prevailing Party" within the meaning of this Section 6 shall include without limitation, a party who dismisses an action for recovery hereunder in exchange for payment of the sums allegedly due, performance of covenants allegedly breached, or consideration substantially equal to the relief sought in the action.

7.2 **Appeal.** Attorneys' fees under this Section 6 shall include attorneys' fees on any appeal, and, in addition, a party entitled to attorneys' fees shall be entitled to all other reasonable costs and expenses incurred in connection with such action.

8. **Alternative Dispute Resolution.** Licensors and Licensee, by mutual agreement, may submit any factual or other (to the extent Licensors is not prohibited by law or otherwise

from doing so) dispute arising under this Agreement to non-binding arbitration, mediation or other alternate dispute resolution mechanism (“**ADR**”) of non-judicial dispute resolution. The party requesting ADR shall give written notice of its request, specifying the requested ADR procedure, to the other party, who shall notify the requesting party of its agreement or refusal to proceed within a reasonable time after receipt of the requesting notice. If the Parties agree to proceed, they shall select a mutually acceptable individual, with qualifications appropriate to the subject matter of the dispute, to conduct the designated ADR, or, if the Parties cannot agree on such individual, they shall submit the dispute for the applicable ADR to a commercial ADR service. In all events, the proceedings shall be conducted only in a manner acceptable to both Parties. The Parties may enter into operating memoranda from time to time to establish procedures for the initiation and conduct of such ADR mechanisms.

9. **Miscellaneous Provisions.**

9.1 ***Amendment.*** This Agreement may be amended or otherwise modified only in writing signed and acknowledged by Licensor and Licensee, or the successors and assigns of each, subject to the provisions of Section 9.6 hereof.

9.2 ***Governing Law.*** This Agreement shall be governed by and construed in accordance with the laws of the State of California.

9.3 ***Counterparts.*** This Agreement may be executed in any number of counterparts, each of which shall be entitled to be the original and all of which shall constitute one and the same agreement.

9.4 ***References; Titles.*** Wherever in this Agreement the context requires, reference to the singular shall be deemed to include the plural. Titles of sections and paragraphs are for convenience only and neither limit nor amplify the provisions of this Agreement.

9.5 ***Notice.*** Any notice given under this Agreement shall be in writing and given by delivering the notice in person, by commercial courier or by sending it by registered or certified mail, or Express Mail, return receipt requested, with postage prepaid, to the mailing address listed below or any other address notice of which is given. For the convenience of the Parties, copies of notices may also be given by telefacsimile, to the telephone number listed below or such other numbers as may be provided from time to time.

Licensor: City of Los Angeles Recreation and Parks
221 No. Figueroa St.
Los Angeles, CA 90012
Attn: _____
Email: _____

Licensee: SP INDUSTRIAL, LLC
c/o Eric Higuchi
16381 Scientific Way
Irvine, CA 92618
Email: eric.higuchi@redrockri.com

Any mailing address or email address may be changed at any time by giving written notice of such change in the manner provided above at least ten (10) days prior to the effective date of the change. All notices under this Agreement shall be deemed given, received, made or communicated on the date personal receipt actually occurs or, if mailed, on the delivery date or attempted delivery date shown on the return receipt, or if by messenger or overnight delivery service, on the date received. A notice by email is effective on the date that such email is acknowledged by the other party.

9.6 ***Successors and Assigns.*** This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns (except as otherwise specifically provided in Section 11 below), including without limitation all Licensees and other successors-in-interest of Licensor in any of the Property.

10. **Representations and Warranties.** Licensee\ represents, warrants and covenants to Licensor the following:

10.1. ***Good Standing.*** Licensee is a limited liability company, validly existing and in good standing under the laws of the State of California.

10.2 ***Authority.*** Licensee has full power and authority to enter into this Agreement and to consummate the transactions contemplated by it. This Agreement has been duly authorized by all necessary action on the part of Licensee and no other action on the part of Licensee is necessary to authorize the execution and delivery of this Agreement.

11. **Exclusive Benefit of Parties.** The provisions of this Agreement are for the exclusive benefit of Licensor and Licensee and their successors and assigns, subject to the provisions hereof, and not for the benefit of nor give rise to any claim or cause of action by any other person; and this Agreement shall not be deemed to have conferred any rights upon any person except Licensor and Licensee. Nothing herein shall be deemed a dedication of any portion of the License Area to or for the benefit of the general public. The Licenses granted herein is in gross and for the personal benefit solely of Licensee.

12. **Severability.** If any provision of this Agreement shall to any extent be invalid or unenforceable, the remainder of this Agreement (or the application of such provisions to persons or circumstances other than those in respect of which it is invalid or unenforceable) shall not be affected thereby, and each provision of this Agreement, unless specifically conditioned upon such invalid or unenforceable provision, shall be valid and enforceable to the fullest extent permitted by law.

13. **Entire Agreement.** This Agreement, together with any attachments hereto or inclusions by reference, constitute the entire agreement between the Parties on the subject matter hereof, and this Agreement supersedes and cancels any and all previous negotiations, arrangements, agreements and understandings, if any, between the Parties hereto with respect to the Licenses which are the subject matter of this Agreement.

14. **Compliance with Laws.** At Licensee's sole cost and expense, Licensee shall perform the Work in strict compliance with all laws, ordinances, rules, regulations and orders of any governmental authority having jurisdiction over the Licensee, the License Area, including without limitation all dust control, pollution prevention and hazardous material (as more fully set forth below) regulations. Licensee is solely responsible for all costs and expenses incurred in the performance of the Work, including, without limitation, the cost of obtaining all permits and other authorizations and approvals for the Work. Licensee must at all times maintain all portions of the License Area on which it enters in a safe condition, in good repair and in accordance with the requirements of all governmental authorities.

15. **Default.** Licensee's failure to perform any covenant or obligation of Licensee hereunder and to cure such non-performance within thirty (30) days of written notice by Licensor shall constitute a default hereunder, provided that if more than thirty (30) days are reasonably required for such cure, no event of default shall occur if Licensee commences such cure within such period and diligently prosecutes such cure to completion. Upon such default Licensor shall be entitled to all remedies and means to cure or correct such default, both legal and equitable, allowed by operation of law except termination of the Licenses herein granted.

16. **Indemnification and Insurance.** Licensee agrees to release, hold harmless, indemnify and defend Licensor from and against all claims, liability, damage, injury, loss, cost and expense (including, without limitation, reasonable attorney's fees, in addition to costs of suit and judgment) arising or resulting directly or indirectly from:

16.1 Any injury to or death of any person, including employees, agents or invitees of Licensee, or damage to or destruction of any property, occurring in, on or about the License Area or any part thereof, from any cause whatsoever, whether or not caused or contributed to by the negligence of Licensor or any of its employees, agents, invitees or any other person; or

16.2 The use of the License Area or any improvements thereon by Licensee, its agents, employees, invitees or any third party (other than an agent, employee or invitee of Licensor); or

16.3 The ingress or egress to or from the License Area over, across and through lands adjacent to or in the vicinity of the License Area, whether such lands be owned by Licensor, or any other third party, by Licensee, its agents, employees, invitees or any third party (other than an agent, employee or invitee of Licensor); or

16.4 Licensee's breach of any provision of this License, whether or not caused or contributed to by the negligence of Licensor, its employees, agents, invitees or any other person.

17. **Time**. Time is of the essence of this Agreement and each and every part hereof.

18. **Waiver**. The waiver of any breach of any provision hereunder by Licensor shall not be deemed to be a waiver of any preceding or subsequent breach hereunder.

19. **Assignment**. Except as expressly provided in this Section 19, these Licenses may not be assigned by Licensee. Notwithstanding the foregoing, Licensee may assign its rights and delegate its duties hereunder to any successor owner of the Property. Upon such assignment, the assignor shall be automatically released from its obligations hereunder from and after the date of such assignment.

20. **Exhibits**. The Exhibit(s) attached hereto are incorporated herein by this reference.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

“LICENSOR”

CITY OF LOS ANGELES DEPARTMENT
OF RECREATION AND PARKS,
a Department of the City of Los Angeles

APPROVED AS TO FORM:
CITY ATTORNEY

By: _____

By: _____

Name: _____

Its: _____

Title: _____

“LICENSEE”

SP INDUSTRIAL, LLC
a California limited liability company

By: _____

Name _____

Title: _____

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

STATE OF CALIFORNIA

COUNTY OF _____

On _____, _____, before me, _____
(here insert name and title of the officer)

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 (Seal)

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

STATE OF CALIFORNIA

COUNTY OF _____

On _____, _____, before me, _____
(here insert name and title of the officer)

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 (Seal)

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

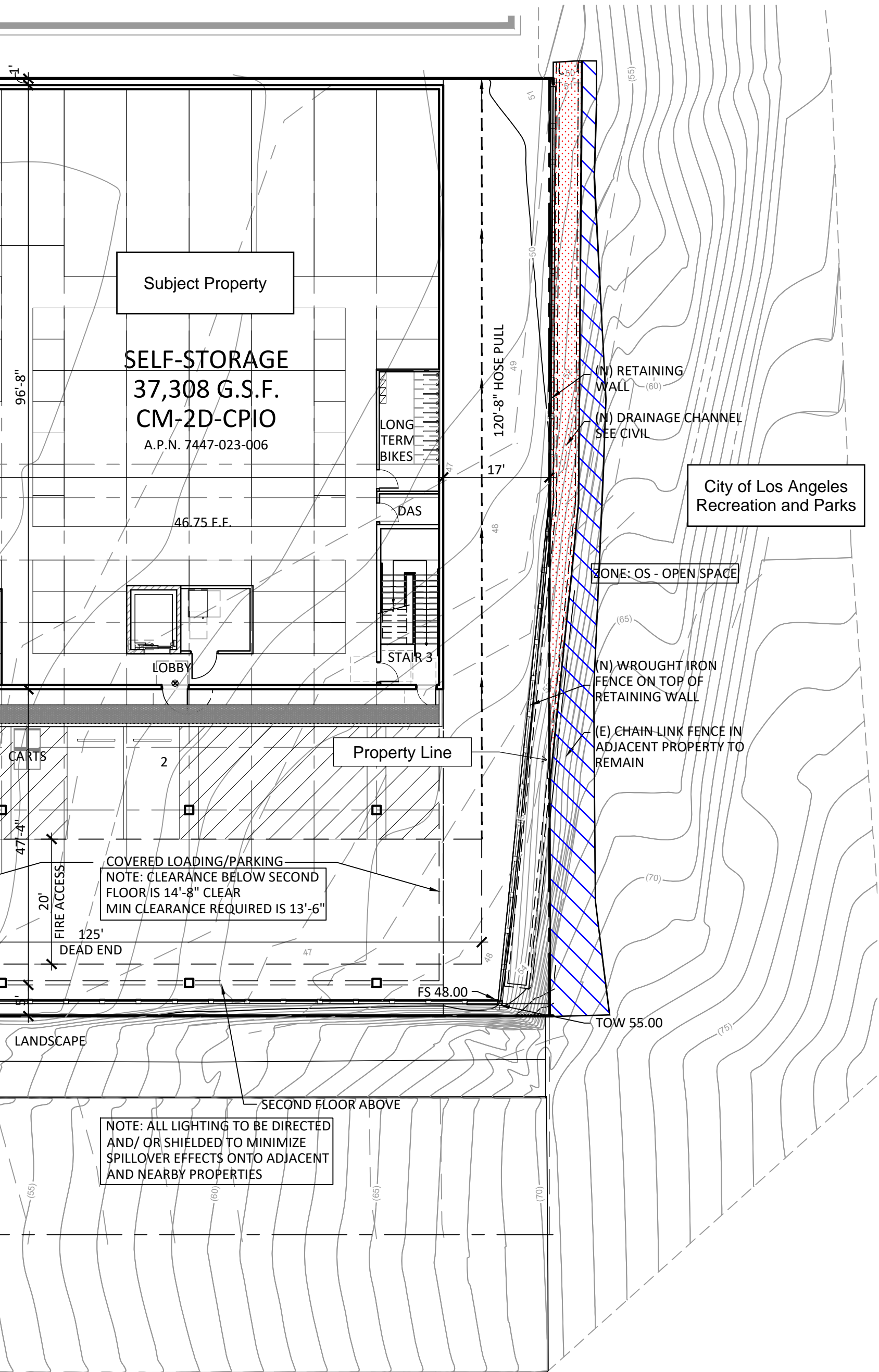
All that real property located in the City of Los Angeles, County of Los Angeles, State of California, more particularly described as:


THE WEST 150 FEET OF LOT 1, BLOCK 18, OF TRACT NO. 2024, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 26 PAGES 15 AND 16 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THE NORTHERLY 200 FEET OF THE EASTERLY 50 FEET OF THE WESTERLY 150 FEET THEREOF.

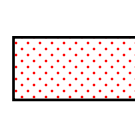
APN: 7447-023-006

EXHIBIT "B"

DESCRIPTION OF LICENSE AREA FOR
TEMPORARY LICENSE AND PERMANENT LICENSE



 Temporary Grading and Construction License Area

 Temporary Grading and Construction License Area; Permanent Maintenance License Area

ATTACHMENT NO. 2 - Leland Park Drainage Channel Current Conditions



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