

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 Patsaouras, 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 17th 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

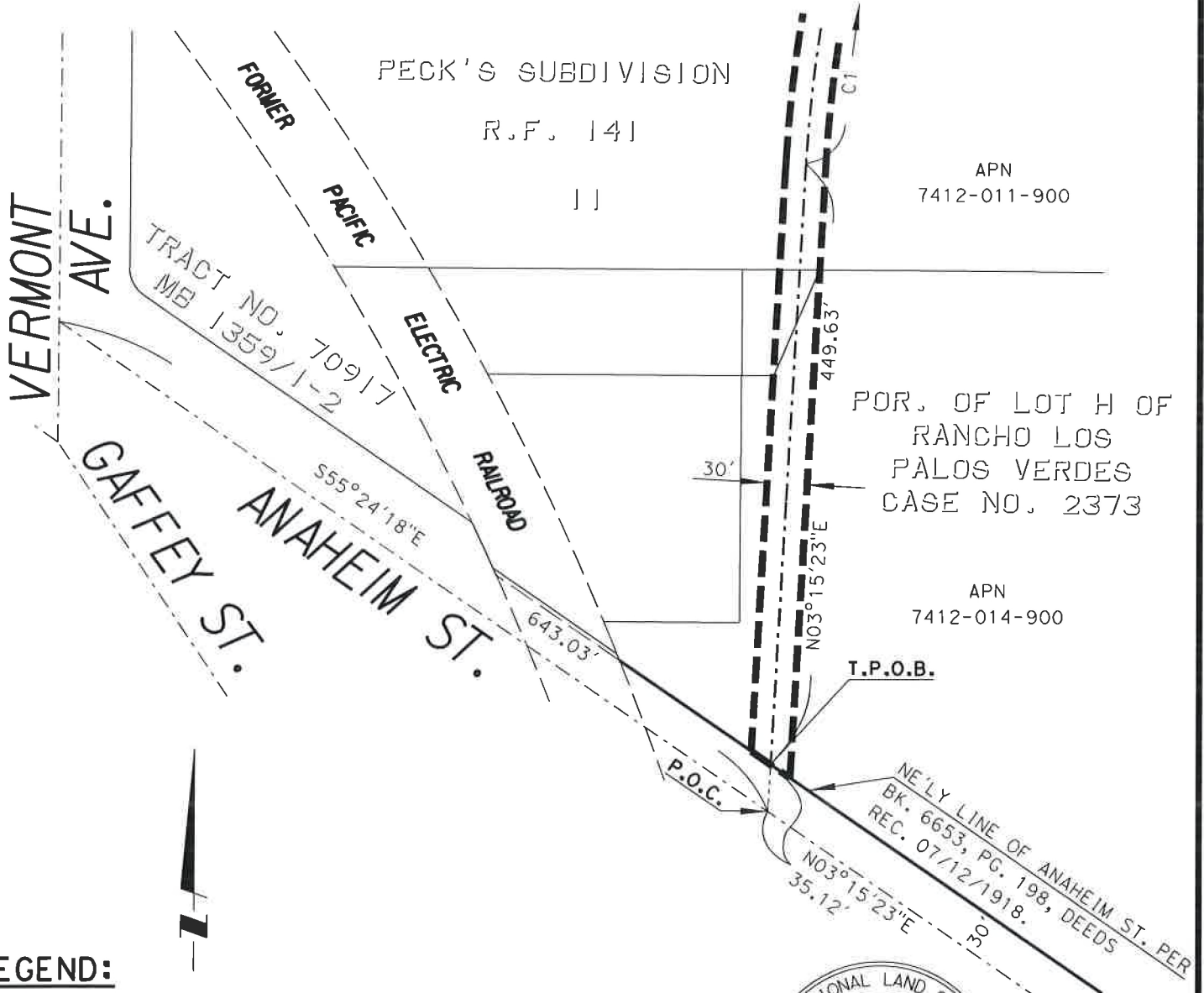


EXHIBIT "B"

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.



SCALE 1" = 120'



1-12-2016



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Rancho Cucamonga, CA 91730-5858
909.303.7960 / Fax 909.303.7965

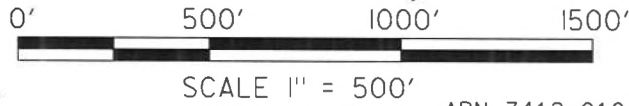
Los Angeles County Sanitation District
JWPCP Outfall Tunnel
Subsurface Easement
APN 7412-010-903, APN 7412-011-900
& APN 7412-014-900
City of Los Angeles
County of Los Angeles State of California

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

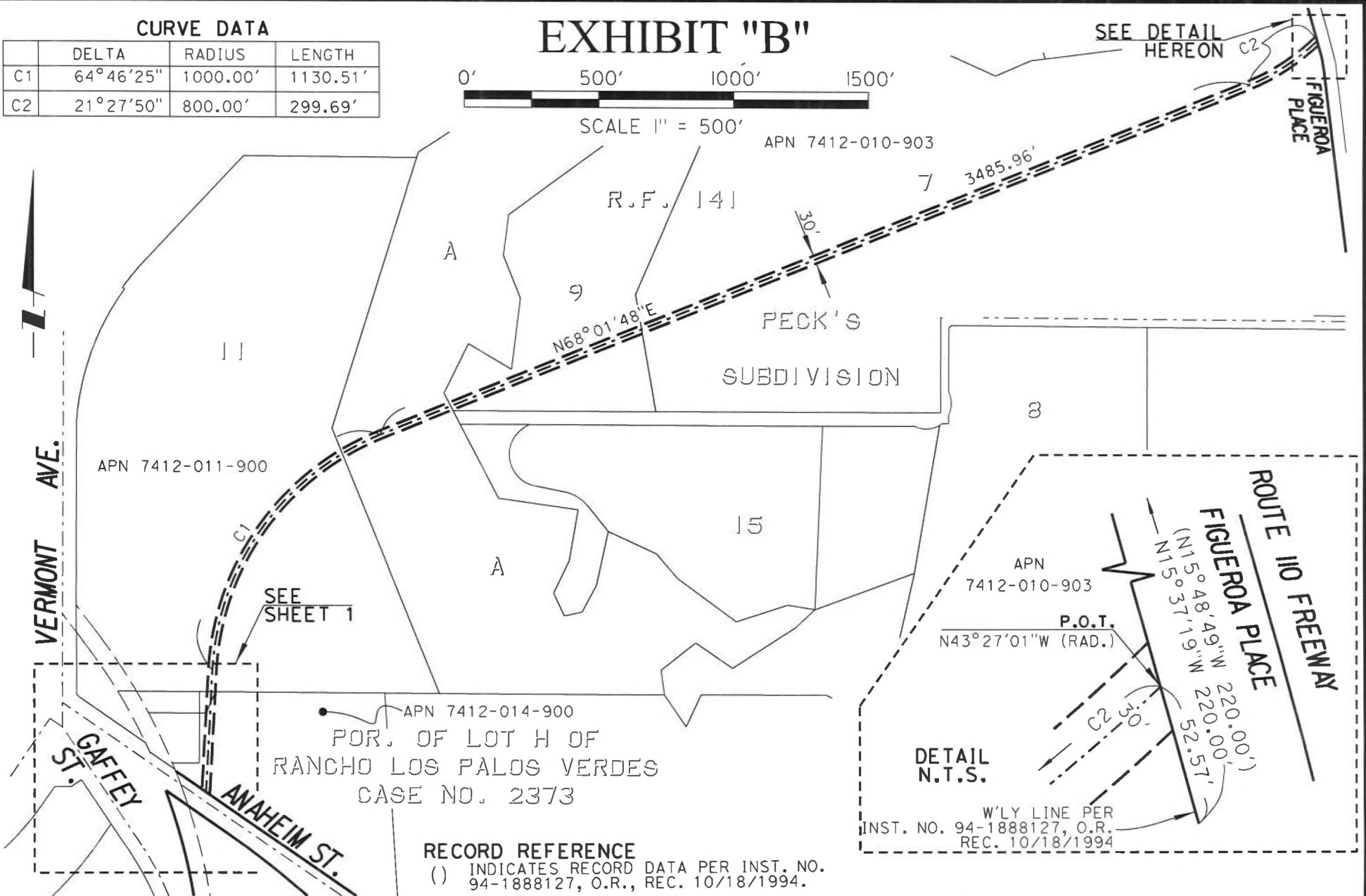
CURVE DATA

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

EXHIBIT "B"



SEE DETAIL
HEREON



APN 7412-014-900
POR. OF LOT H OF
RANCHO LOS PALOS VERDES
CASE NO. 2373

RECORD REFERENCE

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

LEGEND:

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

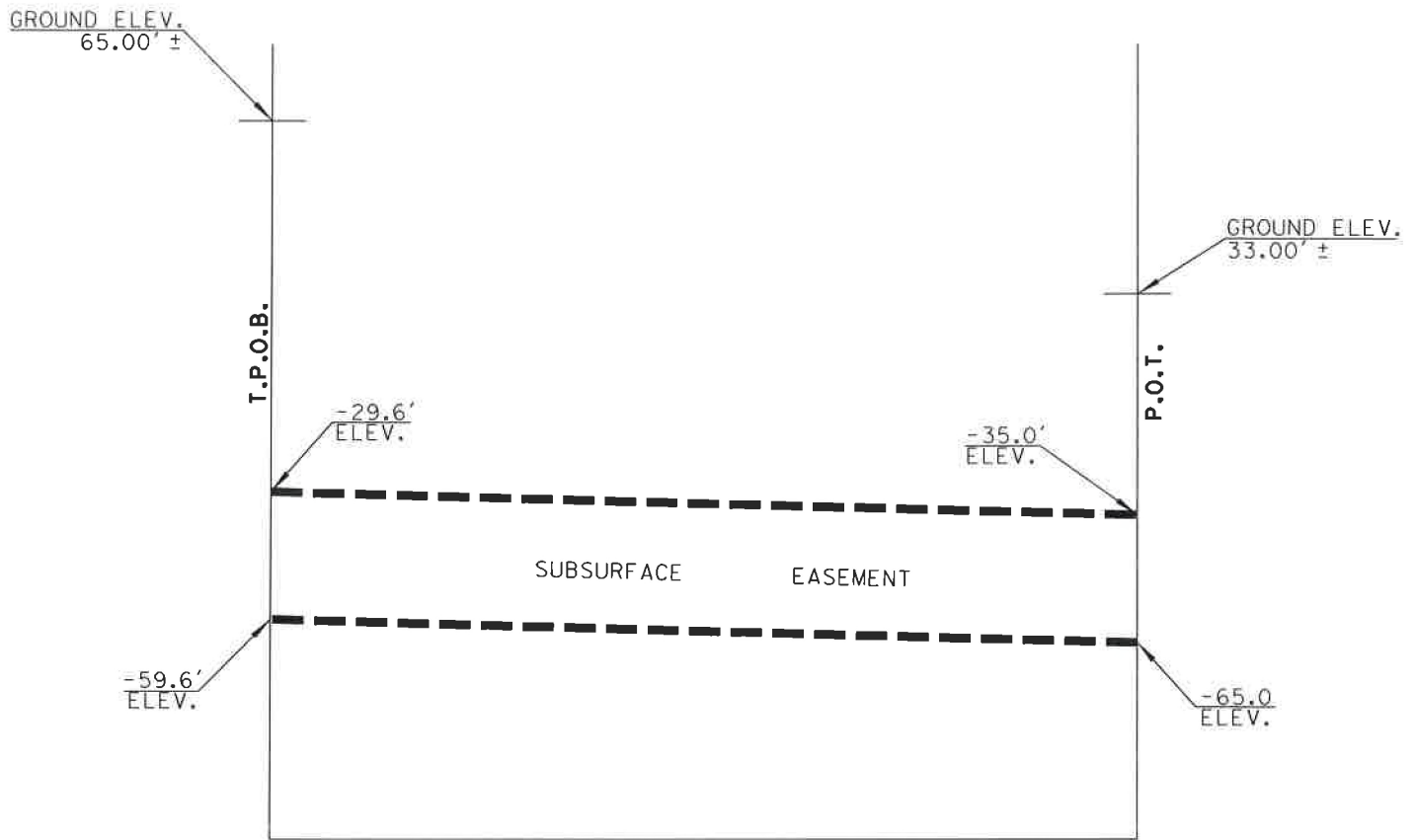


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Sheet 2 of 2

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.



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Drawn: SGO
Checked: RMV
J.N.: 13565-102
Sheet 1 of 1