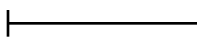


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INQUIRY #: 4102444.9

YEAR: 2005

 = 500'





INQUIRY #: 4102444.9

YEAR: 2009

|—————| = 500'





INQUIRY #: 4102444.9

YEAR: 2009

|—————| = 500'





INQUIRY #: 4102444.9

YEAR: 2010

| = 500'



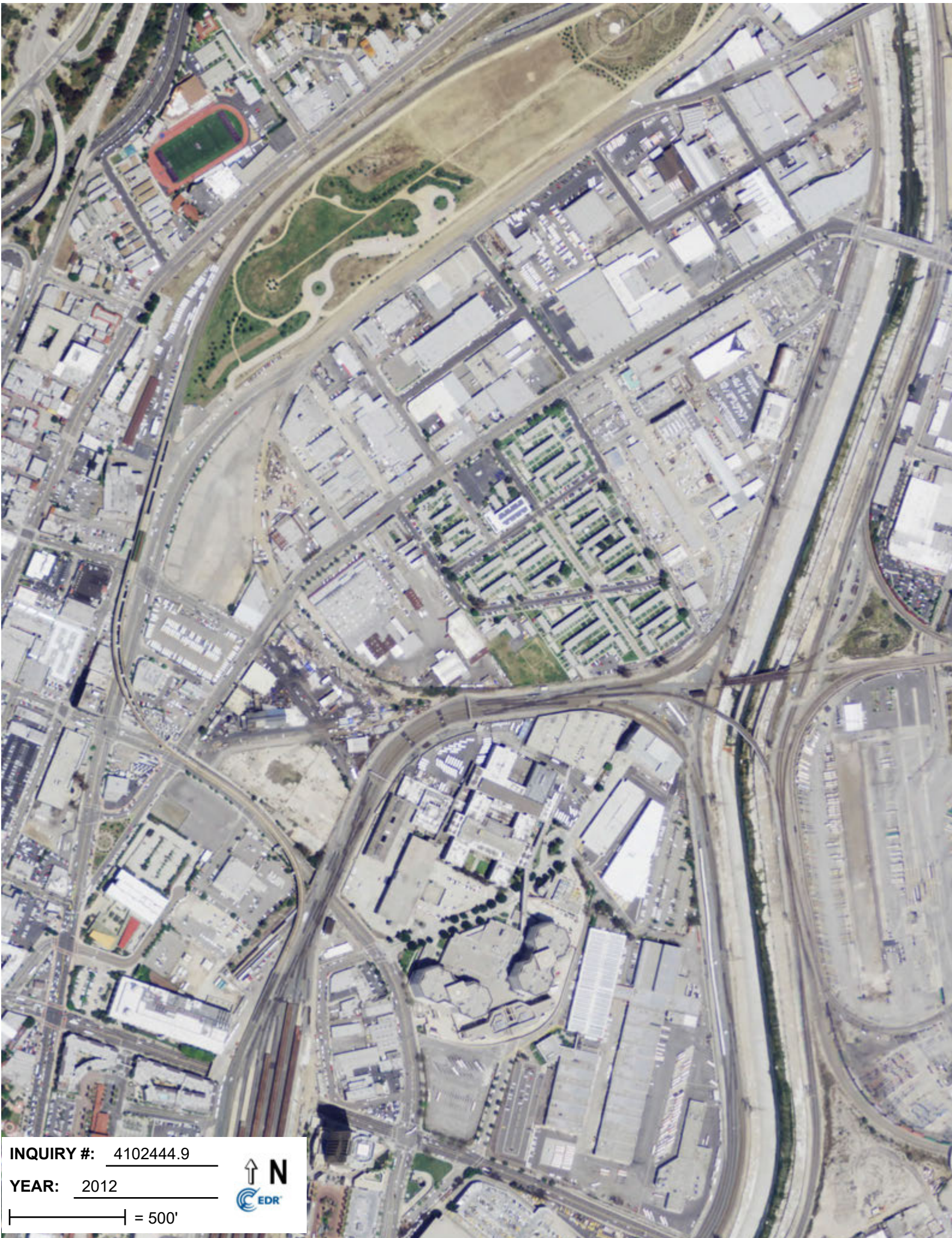


INQUIRY #: 4102444.9

YEAR: 2010

|—————| = 500'





INQUIRY #: 4102444.9

YEAR: 2012

|—————| = 500'





INQUIRY #: 4102444.9

YEAR: 2012

|—————| = 750'



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Appendix H Historical Topographic Maps

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SCRIP

Union Station Area - N Vignes St & E Cesar Chavez
Los Angeles, CA 90012

Inquiry Number: 4102444.4

October 13, 2014

EDR Historical Topographic Map Report



6 Armstrong Road, 4th Floor
Shelton, Connecticut 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topographic Map Report

Environmental Data Resources, Inc.'s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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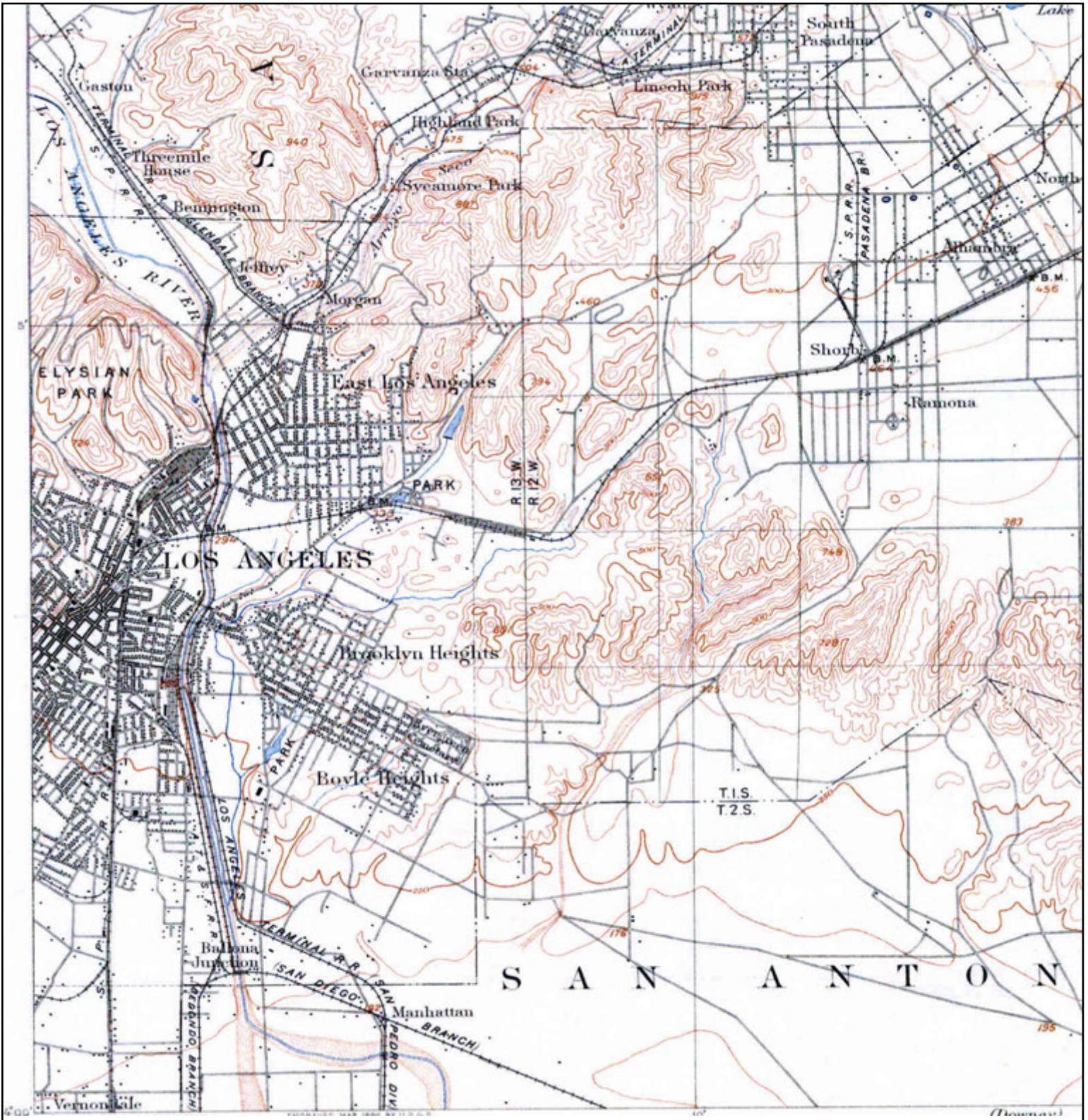
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Historical Topographic Map



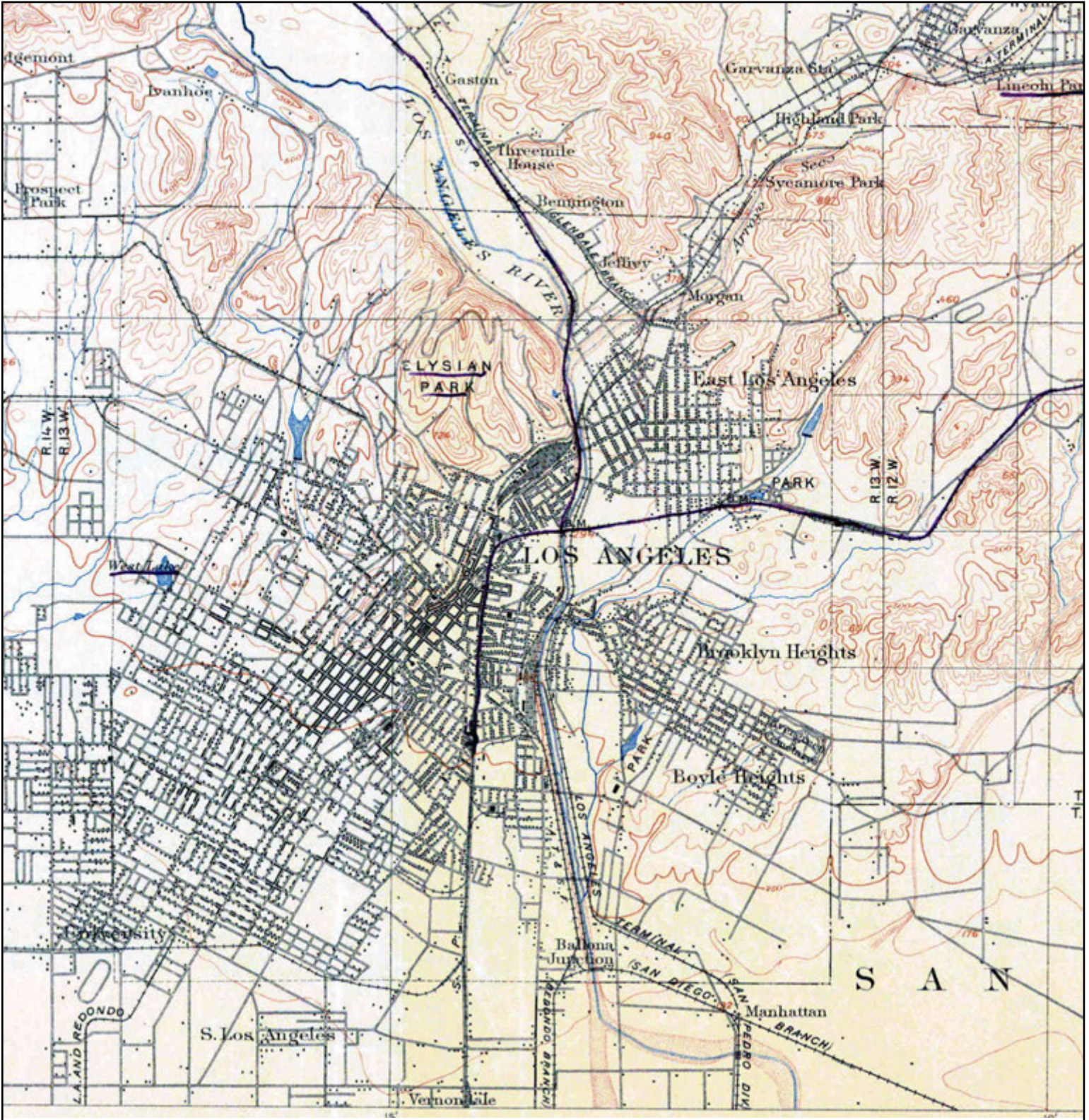
| | | | |
|--|-----------------------|--|------------------------------------|
|  | TARGET QUAD | SITE NAME: SCRIP | CLIENT: Leighton Consulting |
| | NAME: PASADENA | ADDRESS: Union Station Area - N Vignes St & E Cessar Chavez | CONTACT: Meredith Church |
| | MAP YEAR: 1896 | Los Angeles, CA 90012 | INQUIRY#: 4102444.4 |
| | SERIES: 15 | LAT/LONG: 34.0571 / -118.2304 | RESEARCH DATE: 10/13/2014 |
| | SCALE: 1:62500 | | |
| | | | |

Historical Topographic Map



| | | | |
|--|-----------------------|--|------------------------------------|
|  | TARGET QUAD | SITE NAME: SCRIP | CLIENT: Leighton Consulting |
| | NAME: PASADENA | ADDRESS: Union Station Area - N Vignes St & E Cessar Chavez | CONTACT: Meredith Church |
| | MAP YEAR: 1900 | Los Angeles, CA 90012 | INQUIRY#: 4102444.4 |
| | SERIES: 15 | LAT/LONG: 34.0571 / -118.2304 | RESEARCH DATE: 10/13/2014 |
| | SCALE: 1:62500 | | |

Historical Topographic Map



| | | | |
|--|--------------------------|--|------------------------------------|
| | TARGET QUAD | SITE NAME: SCRIP | CLIENT: Leighton Consulting |
| | NAME: LOS ANGELES | ADDRESS: Union Station Area - N Vignes St & E Cessar Chavez | CONTACT: Meredith Church |
| | MAP YEAR: 1900 | Los Angeles, CA 90012 | INQUIRY#: 4102444.4 |
| | SERIES: 15 | LAT/LONG: 34.0571 / -118.2304 | RESEARCH DATE: 10/13/2014 |
| | SCALE: 1:62500 | | |
| | | | |

Historical Topographic Map

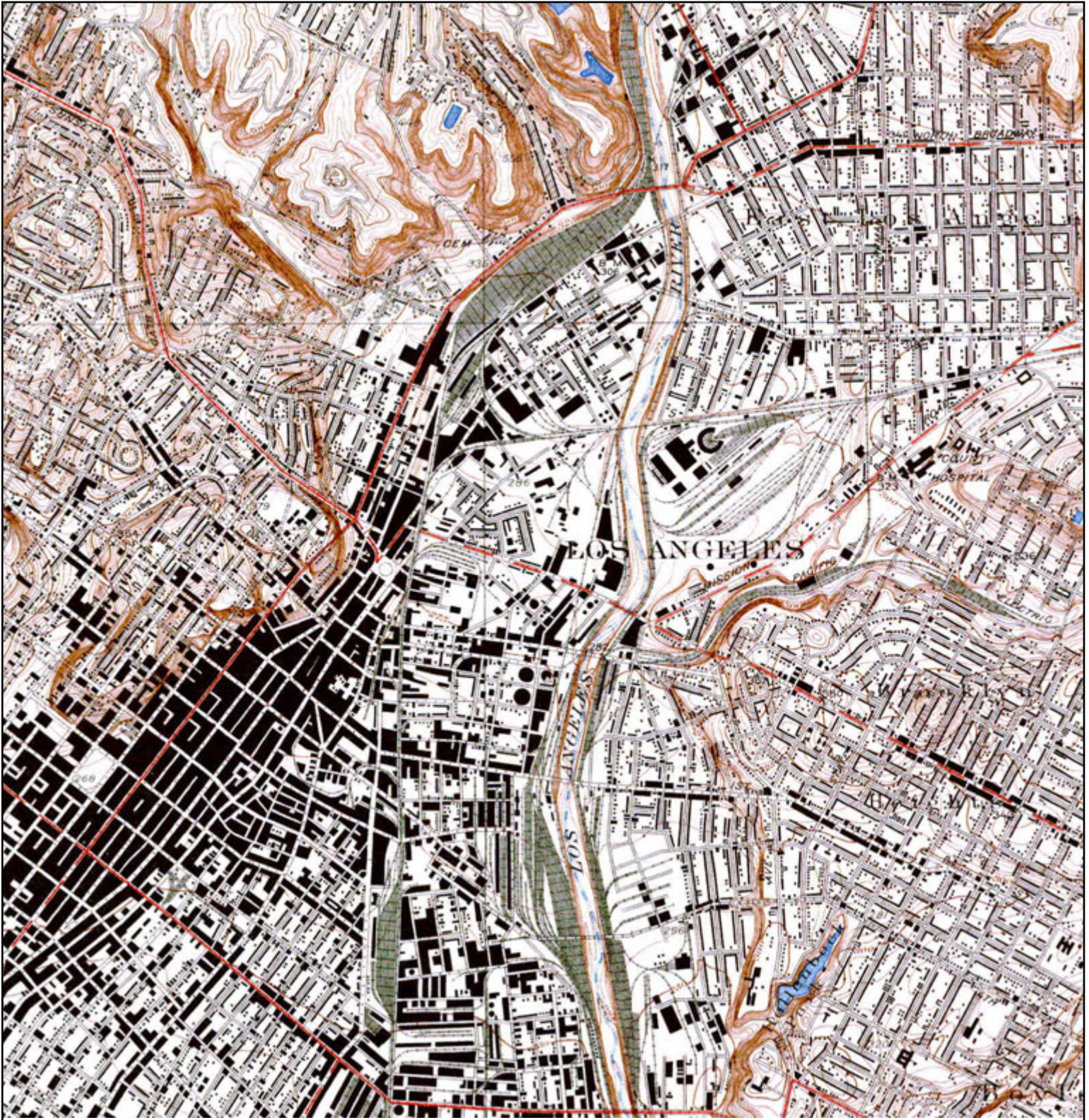



TARGET QUAD
 NAME: SOUTHERN CA SHEET 1
 MAP YEAR: 1901
 SERIES: 60
 SCALE: 1:250000

SITE NAME: SCRIP
 ADDRESS: Union Station Area - N Vignes St &
 E Cesar Chavez
 Los Angeles, CA 90012
 LAT/LONG: 34.0571 / -118.2304

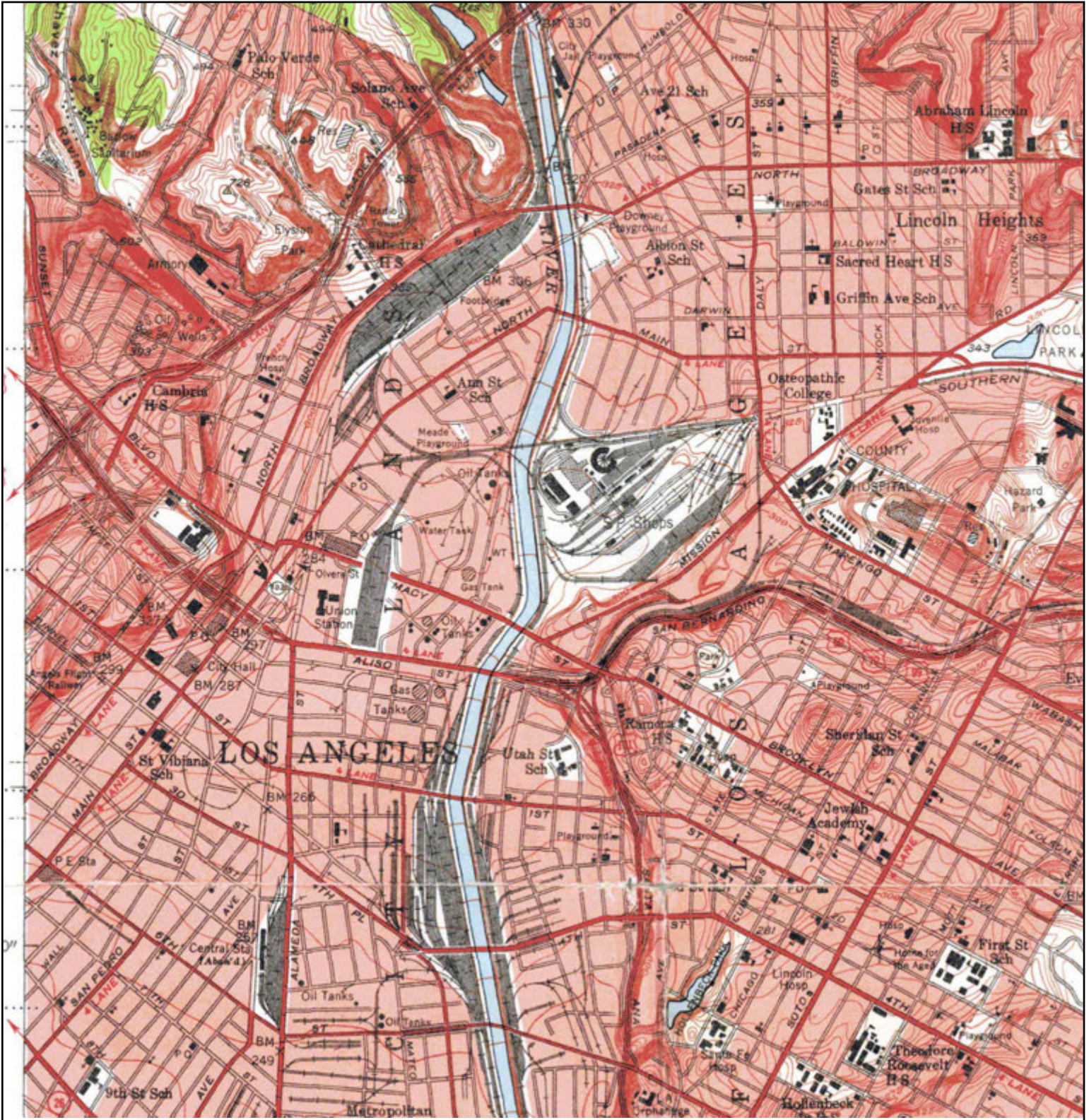
CLIENT: Leighton Consulting
 CONTACT: Meredith Church
 INQUIRY#: 4102444.4
 RESEARCH DATE: 10/13/2014

Historical Topographic Map



| | | | |
|--|--------------------------|--|------------------------------------|
|  | TARGET QUAD | SITE NAME: SCRIP | CLIENT: Leighton Consulting |
| | NAME: LOS ANGELES | ADDRESS: Union Station Area - N Vignes St & | CONTACT: Meredith Church |
| | MAP YEAR: 1928 | E Cesar Chavez | INQUIRY#: 4102444.4 |
| | | Los Angeles, CA 90012 | RESEARCH DATE: 10/13/2014 |
| | SERIES: 6 | LAT/LONG: 34.0571 / -118.2304 | |
| | SCALE: 1:24000 | | |

Historical Topographic Map



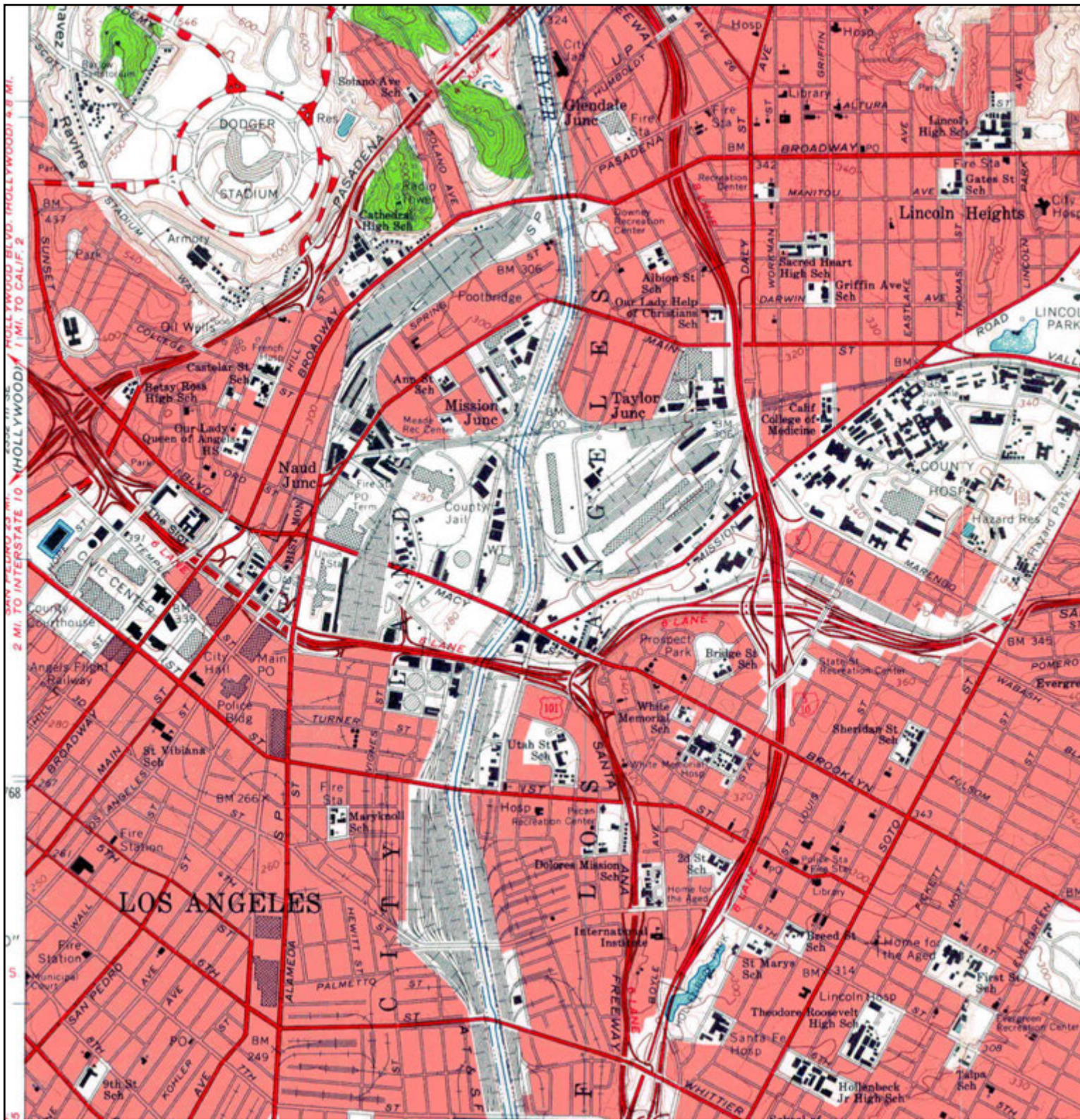
| | | | |
|--|---|--|------------------------------------|
| | TARGET QUAD | SITE NAME: SCRIP | CLIENT: Leighton Consulting |
| | NAME: LOS ANGELES AND VICINITY EAST 2 OF 4 | ADDRESS: Union Station Area - N Vignes St & E Cessar Chavez | CONTACT: Meredith Church |
| | MAP YEAR: 1953 | Los Angeles, CA 90012 | INQUIRY#: 4102444.4 |
| | SERIES: 7.5 | LAT/LONG: 34.0571 / -118.2304 | RESEARCH DATE: 10/13/2014 |
| | SCALE: 1:24000 | | |


Historical Topographic Map



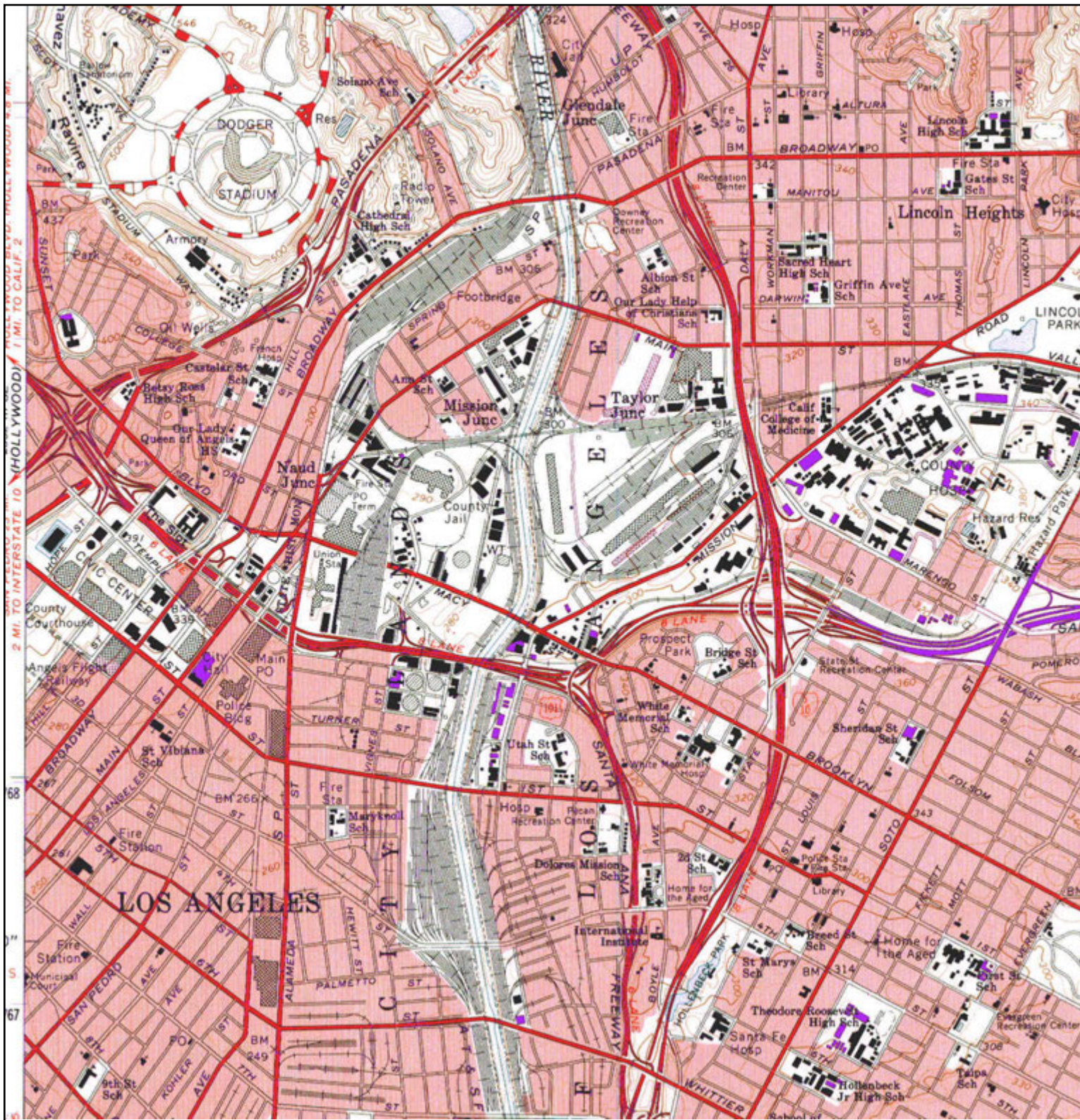
| | | | |
|--|--------------------------|--|------------------------------------|
| | TARGET QUAD | SITE NAME: SCRIP | CLIENT: Leighton Consulting |
| | NAME: LOS ANGELES | ADDRESS: Union Station Area - N Vignes St & E Cessar Chavez | CONTACT: Meredith Church |
| | MAP YEAR: 1953 | Los Angeles, CA 90012 | INQUIRY#: 4102444.4 |
| | SERIES: 7.5 | LAT/LONG: 34.0571 / -118.2304 | RESEARCH DATE: 10/13/2014 |
| | SCALE: 1:24000 | | |


Historical Topographic Map



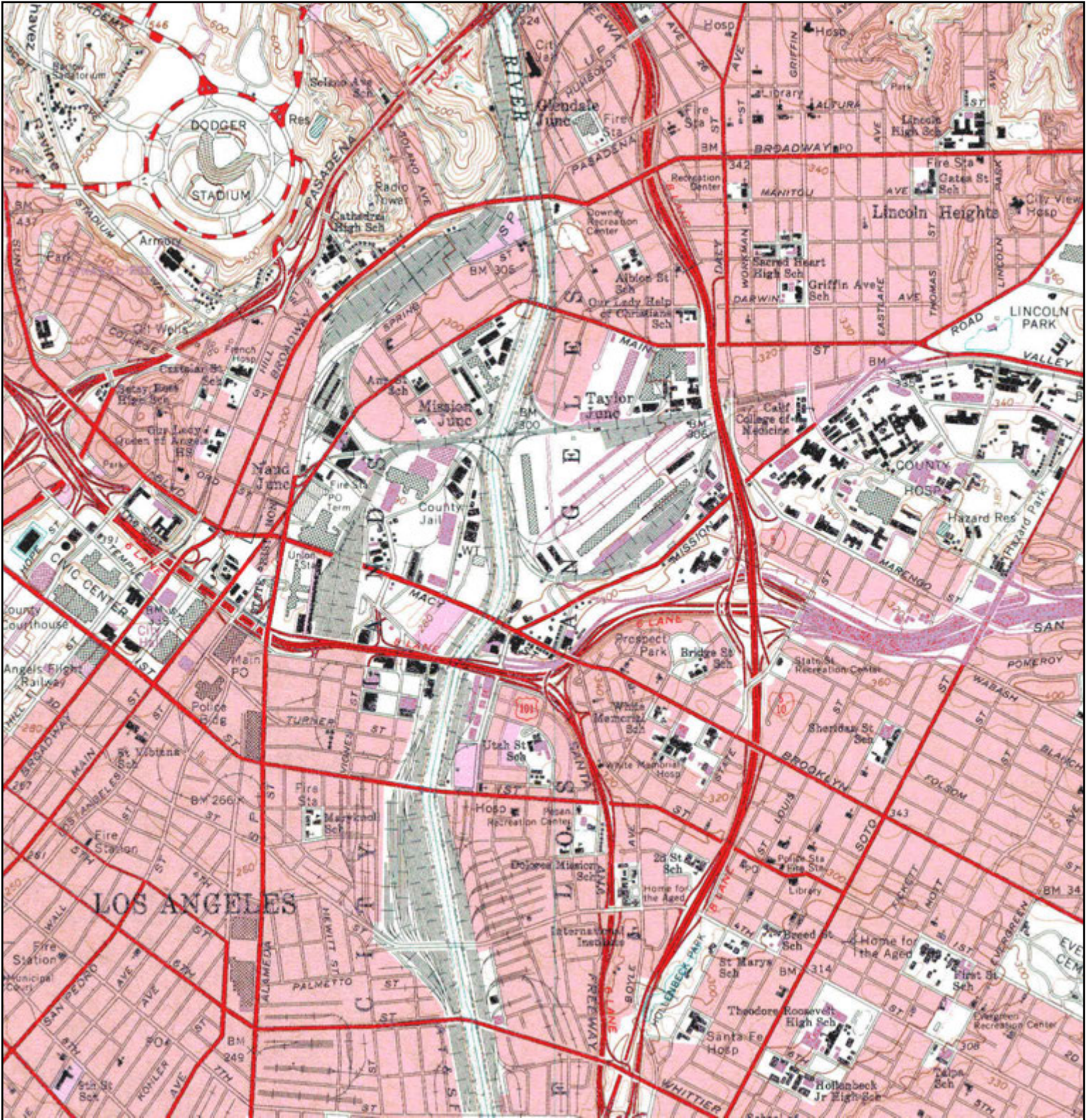
| | | | |
|--|--------------------------|--|------------------------------------|
|  | TARGET QUAD | SITE NAME: SCRIP | CLIENT: Leighton Consulting |
| | NAME: LOS ANGELES | ADDRESS: Union Station Area - N Vignes St & E Cessar Chavez | CONTACT: Meredith Church |
| | MAP YEAR: 1966 | Los Angeles, CA 90012 | INQUIRY#: 4102444.4 |
| | SERIES: 7.5 | LAT/LONG: 34.0571 / -118.2304 | RESEARCH DATE: 10/13/2014 |
| | SCALE: 1:24000 | | |

Historical Topographic Map



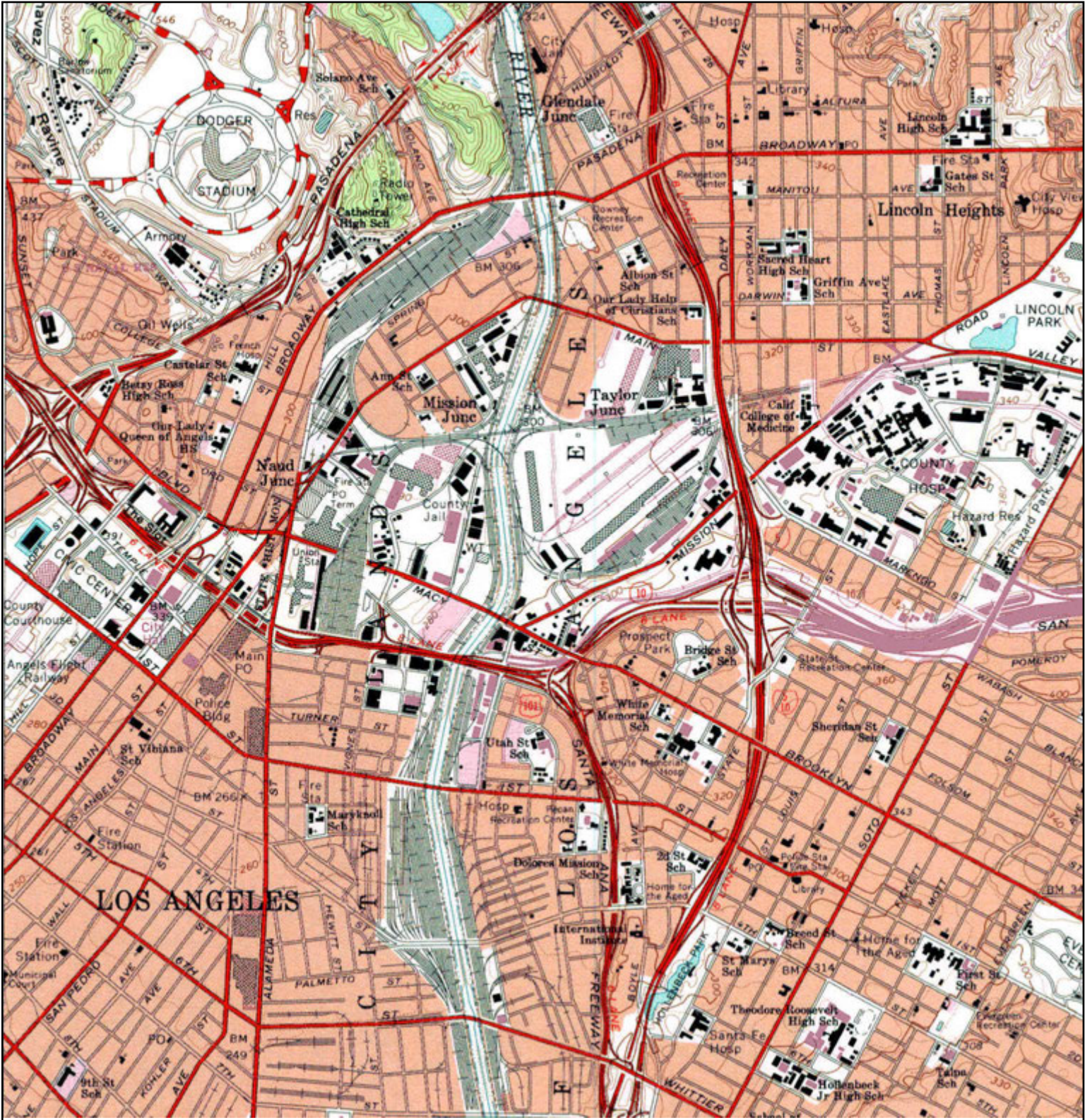
| | | | |
|---|---------------------------------|--|------------------------------------|
|  N | TARGET QUAD | SITE NAME: SCRIP | CLIENT: Leighton Consulting |
| | NAME: LOS ANGELES | ADDRESS: Union Station Area - N Vignes St & E Cessar Chavez | CONTACT: Meredith Church |
| | MAP YEAR: 1972 | Los Angeles, CA 90012 | INQUIRY#: 4102444.4 |
| | PHOTOREVISED FROM : 1966 | LAT/LONG: 34.0571 / -118.2304 | RESEARCH DATE: 10/13/2014 |
| | SERIES: 7.5 | | |
| | SCALE: 1:24000 | | |


Historical Topographic Map



| | | | |
|--|---------------------------------|--|------------------------------------|
| | TARGET QUAD | SITE NAME: SCRIP | CLIENT: Leighton Consulting |
| | NAME: LOS ANGELES | ADDRESS: Union Station Area - N Vignes St & E Cessar Chavez | CONTACT: Meredith Church |
| | MAP YEAR: 1981 | Los Angeles, CA 90012 | INQUIRY#: 4102444.4 |
| | PHOTOREVISED FROM : 1966 | LAT/LONG: 34.0571 / -118.2304 | RESEARCH DATE: 10/13/2014 |
| | SERIES: 7.5 | | |
| | SCALE: 1:24000 | | |

Historical Topographic Map



| | | | |
|--|----------------------------|--|------------------------------------|
|  | TARGET QUAD | SITE NAME: SCRIP | CLIENT: Leighton Consulting |
| | NAME: LOS ANGELES | ADDRESS: Union Station Area - N Vignes St & E Cessar Chavez | CONTACT: Meredith Church |
| | MAP YEAR: 1994 | Los Angeles, CA 90012 | INQUIRY#: 4102444.4 |
| | REVISED FROM : 1966 | LAT/LONG: 34.0571 / -118.2304 | RESEARCH DATE: 10/13/2014 |
| | SERIES: 7.5 | | |
| | SCALE: 1:24000 | | |

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Appendix I

Environmental Lien Search and AULs

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11 Parcels

East Commercial St & Ducommun St
Los Angeles, CA 90012

Inquiry Number: 4127992.1S
November 25, 2014

The EDR Environmental LienSearch™



6 Armstrong Road,
Fourth Floor
Shelton, CT 06484
800.352.0050
www.edrnet.com

EDR Environmental LienSearch™ Report

The EDR Environmental LienSearch Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' offices, registries of deeds, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
- provide a copy of the deed or cite documents reviewed.

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EDR Environmental LienSearch™ Report

TARGET PROPERTY INFORMATION

ADDRESS

11 PARCELS
EAST COMMERCIAL ST & DUCOMMUN ST
LOS ANGELES, CA 90012

RESEARCH SOURCE

Source 1: Los Angeles Assessor
Los Angeles County, California

Source 2: Los Angeles Recorder
Los Angeles County, California

PROPERTY INFORMATION

Deed 1:

Type of Deed: Quitclaim Deed
Title is vested in: Gregory S. Heet
Title received from: Thelma Lena Heet
Deed Dated: 03/24/1981
Deed Recorded: 03/31/1981
Instrument: 81-326055

Legal Description: All that certain piece or parcel of land being Lot 59 of the Alanis Vineyard Tract, as per map recorded in Book 2, Page 526 of Miscellaneous Records, situate and lying in the County of Los Angeles, State of California.

Legal Current Owner: Gregory S. Heet

Property Identifiers: 5173-003-010

Deed 2:

Type of Deed: Grant Deed
Title is vested in: PBR Realty, LLC, a Delaware limited liability company
Title received from: S & P Company, a California corporation
Deed Dated: 04/26/1999
Deed Recorded: 04/27/1999
Instrument: 99-0743842

Legal Description: All that certain piece or parcel of land being portions of Lots 17, 19, 21, 23 and 25, in Block "H" of the subdivision of the Aliso Tract, as per map recorded in Book 4, Pages 12 and 13 of Miscellaneous Records, situate and lying in the County of Los Angeles, State of California.

Legal Current Owner: PBR Realty, LLC, a Delaware limited liability company

Property Identifiers: 5173-003-011

EDR Environmental LienSearch™ Report

Deed 3:

Type of Deed: Grant Deed
Title is vested in: PBR Realty, LLC, a Delaware limited liability company
Title received from: S & P Company, a California corporation
Deed Dated: 04/26/1999
Deed Recorded: 04/27/1999
Instrument: 99-0743842

Legal Description: All that certain piece or parcel of land being portions of Lots 1, 2, 3, 4, 5, 6, 7 and 8, in Block "H" of the subdivision of the Aliso Tract, as per map recorded in Book 4, Pages 12 and 13 of Miscellaneous Records, situate and lying in the County of Los Angeles, State of California.

Legal Current Owner: PBR Realty, LLC, a Delaware limited liability company

Property Identifiers: 5173-003-012

Deed 4:

Type of Deed: Final Order of Condemnation
Title is vested in: The People of the State of California, acting by and through the Department of Transportation, Plaintiff
Title received from: PBR Realty, LLC, a Delaware limited liability company; Chicago Title Company; La Salle National Association, a National Banking Association; Doe One to Doe Twenty, inclusive, Defendants
Deed Dated: 04/09/2009
Deed Recorded: 04/20/2009
Instrument: 20090568564

Legal Description: All that certain piece or parcel of land being portions of Lots 1, 2, 3, 4, 5, 6, 7, 8, 17, 18, 19, 20, 21, 23, 25 and Lots A, B, 9, 10, 11, 12, 13, 14, 15 and 16, in Block "H" of the subdivision of the Aliso Tract, as per map recorded in Book 4, Pages 12 and 13 of Miscellaneous Records situate and lying in the County of Los Angeles, State of California.

Legal Current Owner: State of California

Property Identifiers: 5173-003-900

Deed 5:

According to the Los Angeles County Assessor, the current owner of the subject property is Keller Street Development Co. Records were searched at the Los Angeles County Recorder's Office back to 1980. No conveyance was found of record transferring fee title ownership into Keller Street Development Co. for the subject property.

Legal Description: All that certain piece or parcel of land being portions of Lots 18 and 20 in Block "L" of the subdivision of the Aliso Tract, as per map recorded in Book 4, Page(s) 12 and 13 of Maps, and that portion of Lot 1 of Tract No. 11189, as per map recorded in Book 201, Pages 1 and 2 of Maps, situate and lying in the County of Los Angeles, State of California.

Legal Current Owner: Keller Street Development Co.

Property Identifiers: 5173-017-004

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Deed 6:

Type of Deed: Grant Deed

Title is vested in: Wilkie Hawthorne, LLC, a California limited liability company (as to an undivided 28% interest) and Samyoung Investments, LLC, a California limited liability (as to an undivided 72% interest)

Title received from: Friedman Investments, LLC, a California limited liability company

Deed Dated: 07/15/2004

Deed Recorded: 08/20/2004

Instrument: 04-2149024

Legal Description: All that certain piece or parcel of land being Lots 15, 17 and a portion of Lot 19, in Block "L" of the subdivision of the Aliso Tract, as per map recorded in Book 4, Page(s) 12 and 13 of Maps, and that portion of Lot 1 of Tract No. 11189, as per map recorded in Book 201, Pages 1 and 2 of Maps, situate and lying in the County of Los Angeles, State of California.

Legal Current Owner: Wilkie Hawthorne, LLC, a California limited liability company (as to an undivided 28% interest) and Samyoung Investments, LLC, a California limited liability (as to an undivided 72% interest)

Property Identifiers: 5173-017-006

Deed 7:

Type of Deed: Grant Deed

Title is vested in: SSE Real Estate Group, LLC, a California limited liability company

Title received from: Dynamic Builders, Inc., a California corporation

Deed Dated: 06/16/2005

Deed Recorded: 09/29/2005

Instrument: 05-2349797

Legal Description: All that certain piece or parcel of land being the Westerly 45 feet of Lot 13, in Block "L" of the Aliso Tract, as per map recorded in Book 4, Pages 12 and 13 of Miscellaneous Records and Parcel "A" of Parcel Map No. 349, as per Map filed in Book 2, Page 27 of Parcel Maps, situate and lying in the County of Los Angeles, State of California.

Legal Current Owner: SSE Real Estate Group, LLC, a California limited liability company

Property Identifiers: 5173-017-008

Deed 8:

Type of Deed: Grant Deed

Title is vested in: PBR Realty, LLC, a Delaware limited liability company

Title received from: S & P Company, a California corporation

Deed Dated: 04/26/1999

Deed Recorded: 04/27/1999

Instrument: 99-0743844

Legal Description: All that certain piece or parcel of land being portions of Lots 5, 6, 8, 10, 12, 14, 16, 17 and 18 and Lots 7, 9, 11, 13 and 15, in Block "G" of the Aliso Tract, as per map recorded in Book 4, Pages 12 and 13 of Miscellaneous Records, situate and lying in the County of Los Angeles, State of California.

Legal Current Owner: PBR Realty, LLC, a Delaware limited liability company

Property Identifiers: 5173-018-001

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Deed 9:

Type of Deed: Grant Deed
Title is vested in: Magellan Commercial, LLC, a Delaware limited liability company
Title received from: Devon/Commercial L.A. LLC, a Delaware limited liability company
Deed Dated: 12/28/2011
Deed Recorded: 12/29/2011
Instrument: 20111769958

Legal Description: All that certain piece or parcel of land being Lot 11, 13, 15, 17 and 19 and portions of Lots 14, 16, 18 and 20, in Block "F" of the Aliso Tract, as filed in Book 4, Page 12, Miscellaneous Records, together with all right, title and interest in and to those portions of Frontage Street (formerly known as Aliso Street) and Center Street adjoining Lots 14, 16, 18, 19 and 20 on the North and West, situate and lying in the County of Los Angeles, State of California.

Legal Current Owner: Magellan Commercial, LLC, a Delaware limited liability company

Property Identifiers: 5173-019-006

Deed 10:

Type of Deed: Grant Deed
Title is vested in: Victory Investment Group, LLC, a California limited liability company
Title received from: Berdan Holdings, LLC, a Delaware limited liability company (as to an undivided 49.87% interest); and Del Norte Farms, Inc., a California corporation (as to an undivided 50.13% interest), as Tenants in Common
Deed Dated: 07/07/2010
Deed Recorded: 07/16/2010
Instrument: 20100976188

Legal Description: All that certain piece or parcel of land being those portions of Lots 1 to 8 inclusive in Block "F" of the subdivision of the Aliso Tract, as per map recorded in Book 4, Page 12 of Miscellaneous Records, situate and lying in the County of Los Angeles, State of California.

Legal Current Owner: Victory Investment Group, LLC, a California limited liability company

Property Identifiers: 5173-019-011

Deed 11:

Type of Deed: Quitclaim Deed
Title is vested in: 500 N Center Street, LLC, a California limited liability company
Title received from: Bonnie Jean Viertel, Trustee of the Viertel Nonexempt Marital Trust (u/t Viertel Family Trust dated 07/03/1984, as amended)
Deed Dated: 11/29/2004
Deed Recorded: 12/01/2004
Instrument: 04-3112174

Legal Description: All that certain piece or parcel of land being Lot 2 of Tract No. 11189, as per map recorded in Book 201, Pages 1 and 2 of Maps, situate and lying in the County of Los Angeles, State of California.

Legal Current Owner: 500 N Center Street, LLC, a California limited liability company

Property Identifiers: 5173-020-010

EDR Environmental LienSearch™ Report

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

If found:

1st Party:

2nd Party:

Dated:

Recorded:

Book:

Page:

Docket:

Volume:

Instrument:

Comments:

Miscellaneous:

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AUL's: Found Not Found

If found:

1st Party: ConocoPhillips Company, a Delaware Corporation, successor by merger to Tosco Corporation, a Nevada corporation

2nd Party: Department of Toxic Substances Control

Dated: 11/29/2004

Recorded: 12/03/2004

Instrument: 04-3131315

Comments: For Parcel Number 5173-017-008. Site History: The former Aliso Street manufactured Gas Plant covered approximately 52 acres in downtown Los Angeles. The site is being investigated as 5 sectors and an overall groundwater unit. The "C" sector consists of 16.4 acres south of the Hollywood (101) Freeway, bisected by Center Street and bounded by Commercial, Ducommun and Jackson Streets. Sector C is further subdivided into Blocks G, K, L, N, O, Q, and R. Contaminants suspected include petroleum hydrocarbons, volatile organic compounds, cyanide, polycyclic aromatic hydrocarbons and heavy metals.

RESTRICTIONS

4.01. Prohibited Uses. The Property shall not be used for any of the following purposes:

- (a) A residence, including any mobile home or factory built housing, constructed or installed for use as residential human habitation.
- (b) A hospital for humans.
- (c) A public or private school for persons under 21 years of age.
- (d) A day care center for children.
- (e) Construction of groundwater wells for injection or extraction and utilization.

4.02. Access for Department. The Department shall have reasonable right of entry and access to the Property for inspection, monitoring, and other activities consistent with the purposes of this Covenant as deemed necessary by the Department in order to protect the public health or safety, or the environment.

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Other AUL's: Found Not Found

If found:

1st Party:

2nd Party:

Dated:

Recorded:

Book:

Page:

Docket:

Volume:

Instrument:

Comments: For Parcel Number 5173-018-001. Site History: A soil investigation at Block G of the former Aliso Street MGP site indicates that this parcel was minimally impacted by previous site uses. Any potentially effected soils were removed during the construction of a subway tunnel that runs at a shallow depth beneath the site. (see attached Remedial Investigation Report)

Miscellaneous:

Other AUL's: Found Not Found

If found:

1st Party: Southern California Gas Company

2nd Party: Department of Toxic Substances Control

Dated: 01/19/2001

Recorded:

Book:

Page:

Docket:

Volume:

Instrument:

Comments: For Parcel Number 5173-020-010. Site History: The soils at Block K of the former Aliso Street MGP site has been impacted by past uses of the site. A Voluntary Cleanup Agreement (see attached), CEQA – Notice of Exemption, a Removal Action Workplan and a Removal Action Completion Report was filed for the subject property (see attached). The site now has unrestricted commercial or industrial use and no further action is required concerning the Site soils. However, the groundwater underneath the Site is contaminated with petroleum hydrocarbons and is stated to be cleaned up under the groundwater operational unit and therefore was not part of this Removal Action Completion Report.

Miscellaneous:

EDR Environmental LienSearch™ Report

DEED EXHIBIT

81- 326055

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

GREGORY S HEET
NAME
611 Ducommun St.
STREET ADDRESS
LA, CALIF. 90012
CITY STATE ZIP

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
31 MIN. PART 3 P.M. MAR 31 1981
Recorder's Office

FEE \$4 H

Title Order No. _____ Escrow No. _____ SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 1070

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

THELMA LENA HEET
hereby remise, release and forever quitclaim to
GREGORY S. HEET

the following described real property in the
County of LOS ANGELES, State of California: CALIF.

Lot 59 of the Alanis Vineyard Tract, in the city of
Los Angeles, as per map recorded in Book 2,
page 526 of miscellaneous records in the office
of the county recorder of said county.

Dated: 3-24-81

Thelma Lena Heet
THELMA LENA HEET

STATE OF CALIFORNIA

COUNTY OF Orange

} ss.

On March 24, 1981 before me, the
undersigned, a Notary Public in and for said State, personally appeared

Thelma Lena Heet

_____ known to me
to be the person whose name _____ subscribed to the within
instrument and acknowledged that she _____ executed the same.

WITNESS my hand and official seal



Signature Thelma Lena Heet

(This area for official notarial seal)

MAIL TAX STATEMENTS TO GREGORY S. HEET 611 Ducommun St. LA Calif 90012
NAME ADDRESS ZIP

A.I.N. 5173-003/001

99 0743842

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
4:41 PM APR 27 1999

SPACE ABOVE THIS LINE RESERVED FOR RECORDER S USE

TITLE(S)

Jed

| FEE CODE | N/A | N/A | 0 | 20 | 9_ | 19 | 04 | 19 |
|----------|----------|-----------|------|---------|------------|-------|------------|----------|
| REC FEE | NO PAGES | NO TITLES | PCOR | D A FEE | SURVEY MON | NOTIF | INVOL LIEN | NON CONF |

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EXAMINER S INT

Assessor s Identification Number (AIN)
To Be Completed By Examiner Or Title Company In Black Ink

Number of Parcels Shown

51 73 - 003 - 009

001



Revision Number

2

RECORDING REQUESTED BY

CHICAGO TITLE COMPANY

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

99 0743842

NAME S & P COMPANY

ADDRESS 100 SHORELINE
BUILDING B SUITE 395

CITY MILL VALLEY
STATE & ZIP CALIFORNIA 94941

| | |
|-------------|---|
| FEE \$33 | W |
| A.F.N.F. 94 | 3 |

SURVEY MONUMENT FEE \$10. CODE 9.5
GRANT DEED (Vesting Correction)

TITLE ORDER NO 91049198 (531 Commercial) (Second Deed) ESCROW NO

APN NO 5173-3-9

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

DOCUMENTARY TRANSFER TAX is \$ 00 00* CITY TAX \$ _____

computed on full value of property conveyed or computed on full value less value of liens or encumbrances remaining at time of sale
 Unincorporated area City of _____, and

*The grantors and the grantees in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property Cal Rev & Tax Code Section 11923(d)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

S & P COMPANY, a California corporation

hereby GRANT(s) to

PBR REALTY LLC, a Delaware limited liability company

the following described real property in the County of Los Angeles, State of California

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated April 26, 1999

S & P COMPANY
a California corporation

By 
WILLIAM M BITTING,
President

NOTIFICATION SENT

99 0743842

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } SS

On April 26, 1999 before me,
Donna L. Cruz, Notary Public (here insert name and title of the
officer), personally appeared William M. Bitting

_____, personally known to me (~~or 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

WITNESS my hand and official seal

Signature Donna L. Cruz



99 0743842

EXHIBIT "A"

531 COMMERCIAL (SECOND DEED)

PARCEL 1

LOTS 1 TO 16 INCLUSIVE IN BLOCK "H" OF THE SUBDIVISION OF THE ALISO TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 PAGES 12 AND 13 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

PARCEL 2

ALL OF LOTS 17, 19, 21 AND 23, AND THOSE PORTIONS OF LOTS 18, 20 AND 25, ALL IN BLOCK "H" OF THE SUBDIVISION OF THE ALISO TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 PAGES 12 AND 13 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THOSE PORTIONS OF LOTS "A" AND "B" OF THE MATHILDE RAYNAL PLACE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8 PAGE 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 17, THENCE ALONG THE EASTERLY LINES OF SAID LOTS 17 AND 18, NORTH 9 DEGREES 10 MINUTES 22 SECONDS EAST TO THE NORTHEASTERLY CORNER OF SAID LOT 18, THENCE SOUTH 87 DEGREES 30 MINUTES 53 SECONDS WEST, 76 10 FEET, THENCE FROM A TANGENT BEARING NORTH 88 DEGREES 24 MINUTES 51 SECONDS WEST, WESTERLY ALONG A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,385 FEET THROUGH AN ANGLE OF 4 DEGREES 11 MINUTES 14 SECONDS, AN ARC DISTANCE OF 101 22 FEET, THENCE WESTERLY ALONG A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 285 FEET THROUGH AN ANGLE OF 20 DEGREES 54 MINUTES 07 SECONDS, AN ARC DISTANCE OF 103 97 FEET TO A POINT IN A LINE PARALLEL WITH AND DISTANT 5 00 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINES OF SAID LOTS "A" AND 25, DISTANT ALONG SAID PARALLEL LINE, 130 16 FEET NORTHERLY FROM THE INTERSECTION THEREOF WITH THE SOUTHERLY LINE OF SAID LOT 25, THENCE SOUTHERLY ALONG SAID PARALLEL LINE, 130 16 FEET TO THE SOUTHERLY LINE OF SAID LOT 25, THENCE EASTERLY ALONG THE SOUTHERLY LINES OF SAID LOTS 25, 23, 21, 19 AND 17, TO SAID SOUTHEASTERLY CORNER OF SAID LOT 17, THE POINT OF BEGINNING

EXCEPT THEREFROM ALL MINERALS, OILS, GASES AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED WITHOUT, HOWEVER THE RIGHT TO DRILL, DIG OR MINE THROUGH THE SURFACE OF SAID LAND THEREFOR AS EXCEPTED IN THE DEED FROM THE STATE OF CALIFORNIA RECORDED AUGUST 17, 1959 AS INSTRUMENT NO 3962, OFFICIAL RECORDS

This page is part of your document - DO NOT DISCARD

20090568564



Pages:
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Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

04/20/09 AT 09:23AM

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|--------|------|
| FEES: | 0.00 |
| TAXES: | 0.00 |
| OTHER: | 0.00 |
| PAID: | 0.00 |



LEADSHEET



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00000385504



002068189

SEQ:
01

DAR - Counter (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

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RECORDING REQUESTED BY
BRUCE A. BEHRENS, LINDA COHEN
HARREL, STEPHEN M. CHASE,
ALEXANDER D. DEVORKIN, CAROL
QUAN, WILLIAM H. RITTENBURG



WHEN RECORDED MAIL TO

SHERRY MINOR
DEPARTMENT OF TRANSPORTATION
100 SOUTH MAIN STREET, SUITE 1300
LOS ANGELES, CA 90012

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

FINAL ORDER OF CONDEMNATION

PEOPLE – VS – PBR REALTY, LLC

EXEMPT PER GOVT. CODE 6103

1 RONALD W. BEALS, Chief Counsel
LINDA COHEN HARREL, Deputy Chief Counsel
2 ALEXANDER D. DeVORKIN, Assistant Chief Counsel
CAROL QUAN, Assistant Chief Counsel
3 WILLIAM H. RITTENBURG, Assistant Chief Counsel
JERALD M. MONTOYA, Assistant Chief Counsel

4 100 South Main Street, Suite 1300
Los Angeles, California 90012-3702
5 Telephone: (213) 687-6000
6 Facsimile: (213) 687-8300

FILED
LOS ANGELES SUPERIOR COURT

APR 09 2009

JOHN A. CLARKE, CLERK

7 PAUL R. BROWN, Deputy Attorney, Bar Number 154773
8 Attorneys for Plaintiff

BY: WASHINGTON, DEPUTY

9 SUPERIOR COURT OF THE STATE OF CALIFORNIA

10 FOR THE COUNTY OF LOS ANGELES

11
12 THE PEOPLE OF THE STATE OF
13 CALIFORNIA, acting by and through the
14 Department of Transportation,

NO. BC340015

[Assigned for all purposes to:
Commissioner Bruce Mitchell, Dept. 59]

15 Plaintiff,

16 -vs-

FINAL ORDER OF CONDEMNATION

17 PBR REALTY, LLC, a Delaware Limited
18 Liability Company; CHICAGO TITLE
19 COMPANY; LA SALLE NATIONAL
20 ASSOCIATION, a National Banking
inclusive,

21 Defendants.

22
23 1. The People of the State of California, acting by and through the Department of
24 Transportation (plaintiff) has paid to PBR Realty, LLC, a Delaware Limited Liability
25 Company (defendant) entitled thereto the sum of money assessed by Judgment in
26 Condemnation entered on March 19, 2009, in this proceeding; and

27 2. Possession was taken by plaintiff on February 20, 2004.

28 3. Despite possession having been taken by plaintiff on February 20, 2004, the

EXEMPT PER GOVT. CODE 0103

H

1 defendant has paid and continues to be assessed property taxes by the Los Angeles County
2 Assessor's Office for the 92,224 square feet of property acquired by the plaintiff. Defendant
3 has paid property taxes from the date of possession, February 20, 2004, up to and including
4 the tax year July 1, 2007 to June 30, 2008. Defendant is owed a refund of all excess property
5 taxes paid.

6 4. By stipulation between plaintiff and defendant concurrently filed with this
7 court and attached as Exhibit "A" to this order, the parties have agreed to allow the plaintiff
8 to acquire an additional 289 square feet of property (Parcel Numbers 78202-4, 78202-5 and
9 78202-6 described in this order) which reflects the property of the defendant which was
10 taken during construction and which exceeded the property take described in the original
11 complaint. Defendant has also paid property taxes on this 289 square feet of property since
12 February 20, 2004 and is therefore also owed a refund on all property taxes paid for this 289
13 square feet of property from the date of possession.

14 5. NOW THEREFORE IT IS HEREBY ORDERED, ADJUDGED AND
15 DECREED that the real property situated in the County of Los Angeles, State of California,
16 and more particularly described as follows, be condemned to plaintiff for State highway
17 purposes in fee simple absolute, unless a lesser estate is described:

18 PARCEL 78202-1

19 For freeway purposes, all that portion of land described in deed to PBR REALTY
20 LLC, a Delaware limited liability company, recorded April 27, 1999 as document No. 99-
21 0743842 Official Records in the office of County Recorder of the County of Los Angeles,
22 State of California.

23 EXCEPTING there from the following described parcel:

24 BEGINNING at a point 22.50 feet Northerly measured at right angles to the South
25 line of Block "H" of the subdivision of the Aliso Tract, in the City of Los Angeles as per map
26 recorded in Book 4 pages 12 and 13 of Miscellaneous Records, in the office of said County
27 Recorder, said point also being 5.00 feet Easterly measured at right angles to the West line of
28

1 said Block "H"; thence Easterly parallel with said Southerly line S.81°01'56" E., 110.98 feet;
 2 thence S.85°36'43" E., 151.35 feet; thence N. 7°07'13" E., 52.85 feet; thence N.73°14'50"
 3 W., 37.30 feet; thence N.84°42'12" W., 223.45 feet to a line parallel with and distant 5.00
 4 feet Easterly measured at right angles from the West line of said Block "H"; thence Southerly
 5 along said parallel line S.9°10'22"W., 55.56 feet to the POINT OF BEGINNING.

6 ALSO EXCEPTING therefrom the following described parcel:

7 BEGINNING at a point in the East line of said Block "H" said point being 25.50 feet
 8 Northerly measured at right angles to the South line of said block "H"; thence Westerly
 9 parallel with said South line N.81°01'56"W., 182.04 feet; thence N.4°02'03"E., 80.95 feet,
 10 thence N.84°07'49"E., 105.33 feet; thence N.89°12'48"E., 88.29 feet to the East line of said
 11 block "H"; thence Southerly along said East line S.8°53'17"W., 122.58 feet to the POINT
 12 OF BEGINNING.

13 Lands abutting said freeway shall have no right or easement of access thereto;
 14 provided, however, that part of the remaining lands shall abut upon and have access, as
 15 hereinafter provided, to adjoining Commercial Street which will be connected to the main
 16 thoroughfare of the freeway only at such points as may be established by public authority.

17 The said right of access to said Commercial Street is hereby expressly limited
 18 Westerly to the Westerly 110.98 feet of the above-described course having a length of 110.98
 19 feet and Easterly to the Easterly 132.04 feet of the above-described course having a length of
 20 182.04 feet.

21 PARCEL 78202-2

22 A temporary easement for State Highway purposes, in and to that portion of land
 23 described in deed to PBR Realty LLC, a Delaware limited liability company, recorded April
 24 27, 1999 as document No. 99-0743842 Official Records in the office of County Recorder of
 25 the County of Los Angeles, State of California. Described as follows:

26 BEGINNING at a point 22.50 feet Northerly measured at right angles to the South
 27 line of Block "H" of the subdivision of the Aliso Tract, in the City of Los Angeles, as per
 28

1 map recorded in Book 4 pages 12 and 13 of Miscellaneous Records, in the office of said
2 County Recorder, said point also being 5.00 feet Easterly measured at right angles to the
3 West line of said Block "H"; thence Easterly parallel with said Southerly line S.81°01'56"E.,
4 110.98 feet; thence S.85°36'43" E., 151.35 feet; thence N.7°07'13"E., 52.85 feet; thence
5 N.73°14'50"W., 37.30 feet; thence N.84°42'12"W., 223.45 feet to a line parallel with and
6 distant 5.00 feet Easterly measured at right angles from the West line of said Block "H";
7 thence Southerly along said parallel line S.9°10'22"W., 55.56 feet to the POINT OF
8 BEGINNING.

9 The above-described parcel of land is to be used for temporary construction purposes
10 and incidents thereto in connection with the construction of a Route 101 freeway project
11 designated 07-LA-101-PM 0.6 on maps in the office of the Department of Transportation,
12 State of California at Los Angeles, California and the rights to be acquired therein shall cease
13 and terminate upon completion of said project, and in any event, shall cease and terminate
14 not later than July 1, 2006.

15 PARCEL 78202-3

16 A temporary easement for State Highway purposes, in and to that portion of land
17 described in deed to PBR REALTY LLC, a Delaware limited liability company, recorded
18 April 27, 1999 as document No. 99-0743842 Official Records in the office of County
19 Recorder of the County of Las Angeles, State of California. Described as follows:

20 BEGINNING at a point in the East line of said Block "H" said point being 25.50 feet
21 Northerly measured at right angles to the South line of said Block "H"; thence Westerly
22 parallel with said South line N.81°01'56"., 182.04 feet; thence N.4°02'03"E., 80.95 feet;
23 thence N.84°07'49"E., 105.33 feet; thence N.89°12'48"E., 88.29 feet to the East line of said
24 Block "H"; thence Southerly along said East line S.8°53'17"W., 122.58 feet to the POINT
25 OF BEGINNING.

26 The above-described parcel of land is to be used for temporary construction purposes
27 and incidents thereto in connection with the construction of a Route 101 freeway project
28

1 designated 07-LA-101-PM 0.6 on maps in the office of the Department of Transportation,
2 State of California at Los Angeles, California and the rights to be acquired therein shall cease
3 and terminate upon the completion of said project, and in any event, shall cease and
4 terminate not later than July 1,2006.

5 PARCEL 78202-4

6 For freeway purposes, all that portion of land described in deed to PBR REALTY
7 LLC, a Delaware limited liability company, recorded April 27, 1999 as document No. 99-
8 0743842 Official Records in the office of County Recorder of the County of Los Angeles,
9 State of California described as follows:

10 COMMENCING at a point 22.50 feet Northerly measured at right angles to the
11 Southerly line of Block "H" of the subdivision of the Aliso Tract, in the City of Los Angeles,
12 as per map recorded in Book 4 pages 12 and 13 of Miscellaneous Records, in the office of
13 said county recorder, said point also being 5.00 feet Easterly measured at right angles to the
14 West line of said block "H"; thence Easterly parallel with said southerly line S.81°01'56"E.,
15 110.98 feet; thence S.85°36'43"E., 151.35 feet; thence N.7°07'13"E., 52.85 feet; thence
16 N.73°14'50"W., 37.30 feet; thence N.84°42'12"W., 37.73 feet to the POINT OF
17 BEGINNING; thence S.5°17'48"W., 9.51 feet; thence N.48°42'12"W., 8.46 feet; thence
18 N.5°17'38"E., 9.51 feet; thence S.84°42'12"E., 8.46 feet to the POINT OF BEGINNING.

19 Lands abutting said freeway shall have no right or easement of access thereto;
20 provided, however, that part of the remaining lands shall abut upon and have access, as
21 hereinafter provided, to adjoining Commercial Street which will be connected to the main
22 thoroughfare of the freeway only at such points as maybe established by public authority.

23 PARCEL 78202-5

24 For freeway purposes, that portion of land described in deed to PBR REALTY LLC, a
25 Delaware limited liability company, recorded April 27, 1999 as document No. 99-0743842
26 Official Records in the office of County Recorder of the County of Los Angeles, State of
27 California, described as follows:
28

8

1 COMMENCING at a point in the East line of Block "H" of the subdivision of the
2 Aliso Tract, in the City of Los Angeles, as per map recorded in Book 4 pages 12 and 13 of
3 Miscellaneous Records, in the office of said county recorder, said point being 25.50 feet
4 Northerly measured at right angles to the Southerly line of said block "H"; thence Westerly
5 parallel with said southerly line N.81°01'56"W., 182.04 feet; thence N.4°02'03"E., 80.95
6 feet; thence N.84°07'49"E., 105.33 feet; thence N.89°12'48"E., 26.64 feet to the POINT OF
7 BEGINNING; thence S.0°47'12"E., 6.00 feet; thence N.89°12'48"E., 15.45 feet; thence
8 N.0°47'12"W., 6.00 feet; thence S.89°12'48'W., 15.45 feet to the POINT OF BEGINNING.

9 Lands abutting said freeway shall have no right or easement of access thereto;
10 provided, however, that part of the remaining lands shall abut upon and have access, as
11 hereinafter provided, to adjoining Commercial Street which will be connected to the main
12 thoroughfare of the freeway only at such points as maybe established by public authority.

13 PARCEL 78202-6

14 For freeway purposes, that portion of land described in deed to PBR REALTY LLC, a
15 Delaware limited liability company, recorded April 27, 1999 as document No. 99-0743842
16 Official Records in the office of County Recorder of the County of Los Angeles, State of
17 California, described as follows:

18 BEGINNING at a point in the East line of Block "H" of the subdivision of the Aliso
19 Tract, in the City of Los Angeles, as per map recorded in Book 4 pages 12 and 13 of
20 Miscellaneous Records, in the office of said county recorder, said point being 25.50 feet
21 Northerly measured at right angles to the Southerly line of said block "H"; thence Westerly
22 parallel with said southerly line N.81°01'56"W., 182.04 feet; thence N.4°02'03"E., 1.00 feet;
23 thence Easterly parallel with said southerly line S.81°01'56"E., 50.00 feet; thence
24 S.8°58'04"W., 0.50 feet; thence parallel with said southerly line S.81°01'56"E., 132.13 feet
25 to the East line of said block "H"; thence Southerly along said East line S.8°53'17"W., 0.50
26 feet to the POINT OF BEGINNING.

27 Lands abutting said freeway shall have no right or easement of access thereto;
28

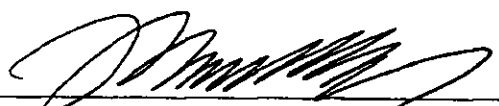
1 provided, however, that part of the remaining lands shall abut upon and have access, as
2 hereinafter provided, to adjoining Commercial Street which will be connected to the main
3 thoroughfare of the freeway only at such points as maybe established by public authority.

4 6. Defendant was assessed taxes by the Los Angeles County Assessor's Office for
5 the entire 127,211 square feet of property (Assessor's ID No.: 5173-003009) for the tax year
6 July 1, 2008 to June 30, 2009. Defendant was also assessed penalties in the amount of
7 \$5,118.80. Plaintiff has held title to the property taken since February 20, 2004. Defendant
8 therefore does not owe taxes on the 92,224 square feet of property or the 289 square feet of
9 property for the July 1, 2008 to June 30, 2009 tax year. Defendant also does not owe the
10 penalty assessed.

11 7. IT IS FURTHER ORDERED, ADJUDGED AND DECREED that a certified
12 copy of this Order be recorded in the Office of the County Recorder of the County of Los
13 Angeles, State of California, and thereupon title of said property described above shall vest
14 in plaintiff and all interests of defendant PBR Realty, LLC, a Delaware Limited Liability
15 Company, in and to said real property shall be terminated and that all taxes paid by defendant
16 on the 92,513 square feet of property which plaintiff's have had possession of since February
17 20, 2004 shall be immediately refunded to defendant.

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Dated: 4-9-09



Commissioner Bruce Mitchell

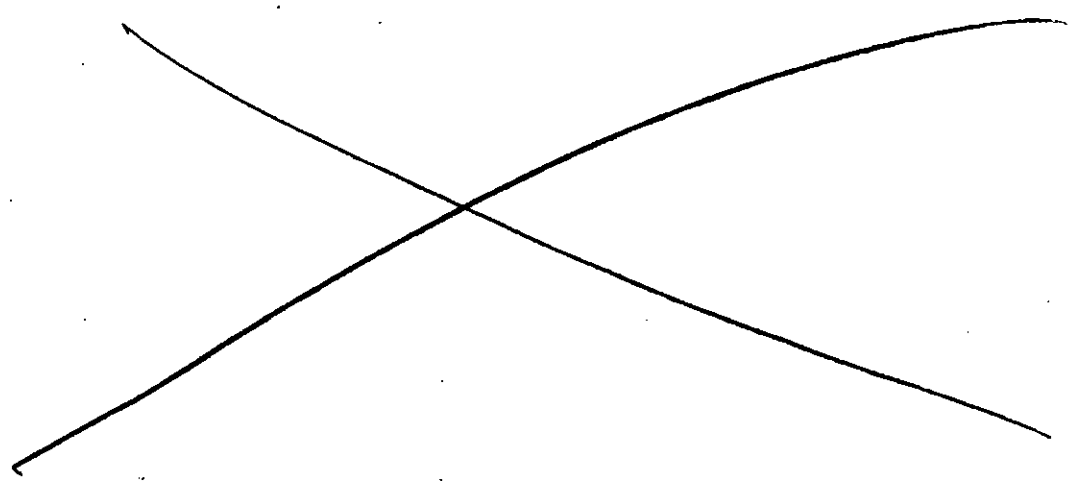
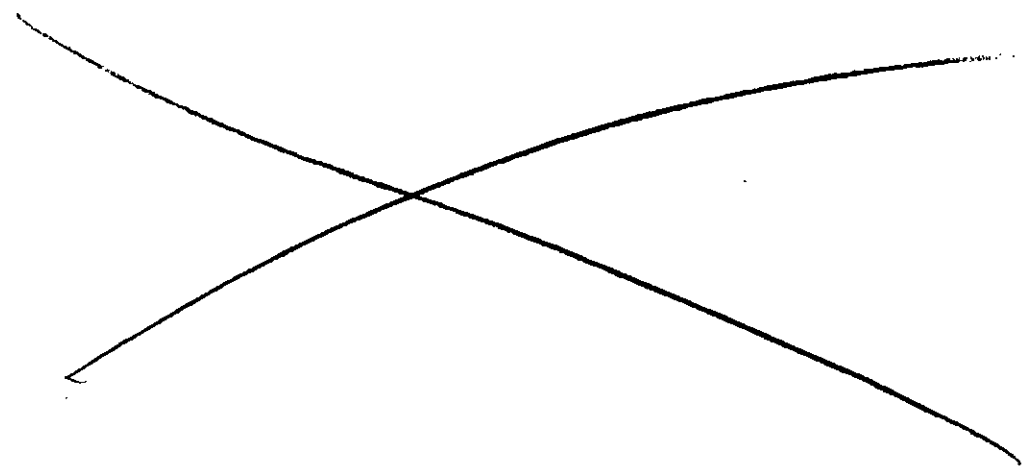


EXHIBIT "A"



4/15/89

1 **RONALD W. BEALS, Chief Counsel**
2 **LINDA COHEN HARREL, Deputy Chief Counsel**
3 **ALEXANDER D. DeVORKIN, Assistant Chief Counsel**
4 **CAROL QUAN, Assistant Chief Counsel**
5 **WILLIAM H. RITTENBURG, Assistant Chief Counsel**
6 **JERALD M. MONTOYA, Assistant Chief Counsel**

100 South Main Street, Suite 1300
Los Angeles, California 90012-3702
Telephone: (213) 687-6000
Facsimile: (213) 687-8300

7 **PAUL R. BROWN, Deputy Attorney, Bar Number 154773**
8 Attorneys for Plaintiff

9 SUPERIOR COURT OF THE STATE OF CALIFORNIA

10 FOR THE COUNTY OF LOS ANGELES

11
12 THE PEOPLE OF THE STATE OF
13 CALIFORNIA, acting by and through the
14 Department of Transportation,

Plaintiff,

15 -vs-

16
17 PBR REALTY, LLC, a Delaware Limited
18 Liability Company; CHICAGO TITLE
19 COMPANY; LA SALLE NATIONAL
20 ASSOCIATION, a National Banking
21 Association; DOE ONE to DOE TWENTY,
22 inclusive,

Defendants.

NO. BC340015

PARCEL NOS. 78202-1, 78202-2,
78202-3, 78202-4, 78202-5, 78202-6

[Assigned for all purposes to:
Commissioner Bruce Mitchell, Dept. 59]

JOINT STIPULATION TO APPROVE
AND ENTER SETTLEMENT
AGREEMENT

23
24 Plaintiff, The People of the State of California, acting by and through the Department of
25 Transportation (hereinafter "State") and defendant, PBR Realty, LLC, a Delaware Limited Liability
26 Company (hereinafter "PBR") have reached an agreement and settlement of their lawsuit. The State
27 and PBR hereby agree and stipulate that the State shall pay PBR \$12,250,000, plus accrued interest
28 and costs as set forth below for the State's acquisition of 92,224 square feet of property owned by

12

1 PBR for the construction of the Commercial Street onramp to State Route 101 in Los Angeles,
2 California.

3 1. The parties further stipulate that the original legal description of the property take
4 identified in the complaint has changed and has been increased by 289 square feet for which the
5 defendant is being compensated, and the legal description of the additional property is attached as
6 Exhibit "A" to this stipulation.

7 2. PBR has previously withdrawn \$8,472,000 of the \$12,250,000. The State shall pay
8 PBR the outstanding balance of \$3,778,000.

9 3. The State shall pay to PBR statutory costs of \$219,516.06.

10 4. The State shall pay to PBR \$38,561 for 289 square feet of PBR property that was not
11 originally described in the complaint. The legal description of 289 square feet, is attached as Exhibit
12 "A" to this stipulation. PBR hereby waives any and all rights to require the State to modify the
13 original complaint to reflect the additional property take.

14 5. The State shall pay interest owed to PBR at the statutory rate, which interest shall
15 accrue until such day as all funds owed to PBR are paid in full.

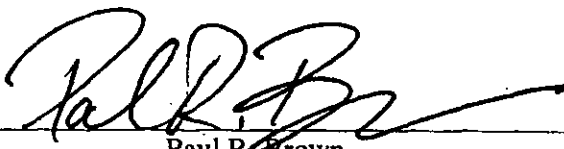
16 6. The State shall include language in the Final Order and Judgment that confirms that
17 PBR has paid property taxes on the 92,513 (92,224 plus 289) square feet of property taken by the
18 State, to the Los Angeles County Assessor's Office since the State took possession on February 20,
19 2004, and that PBR is owed a refund of all taxes and any penalties paid to the Los Angeles County
20 Assessor's Office for that 92,513 square feet of property since February 20, 2004.

21 7. The State shall pay all funds owed to PBR by January 30, 2009.

22 IT IS SO STIPULATED:

23 DATED: April 8, 2009

24 RONALD W. BEALS, LINDA COHEN HARREL,
25 ALEXANDER D. DeVORKIN, CAROL QUAN,
26 WILLIAM H. RITTENBURG, JERALD M. MONTOYA

27 By 
28 Paul R. Brown
Attorneys for Plaintiff

1 Dated: April 8, 2009

SEDGWICK, DETERT, MORAN & ARNOLD LLP

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By 
Earl L. Hagstrom

Attorneys for Defendant PBR Realty, LLC

Signature page for Court Commissioner provided on Page 4.

1 IT IS SO ORDERED:

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Dated: _____

Commissioner Bruce Mitchell

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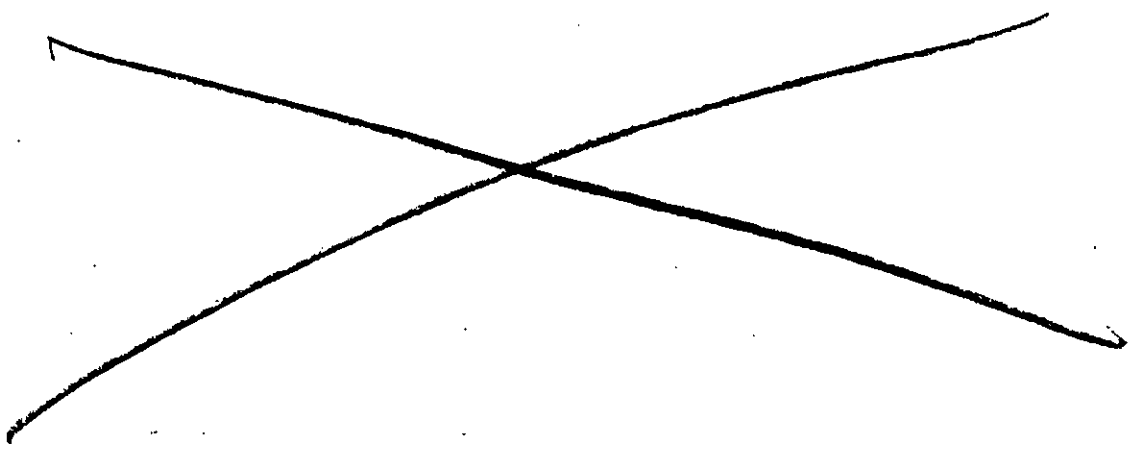
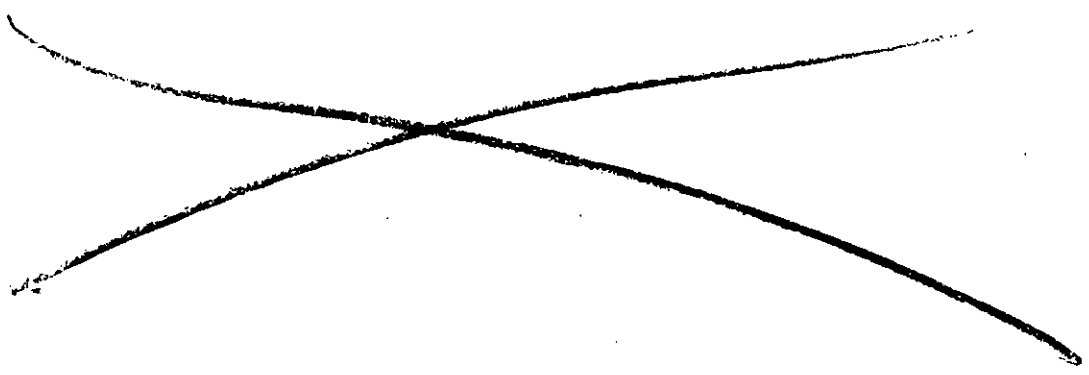


EXHIBIT "A"



4-11-1966

1 PARCEL 78202-4

2 For freeway purposes, that portion of land described in deed to PBR
3 REALTY LLC, a Delaware limited liability company, recorded April 27, 1999
4 as document No. 99-0743842 Official Records in the office of County
5 Recorder of the County of Los Angeles, State of California described as
6 follows:

7

8 COMMENCING at a point 22.60 feet Northerly measured at right angles to
9 the Southerly line of Block "H" of the subdivision of the Aliso Tract, in the
10 City of Los Angeles, as per map recorded in Book 4 pages 12 and 13 of
11 Miscellaneous Records, in the office of said county recorder, said point also
12 being 5.00 feet Easterly measured at right angles to the West line of said
13 block "H"; thence Easterly parallel with said southerly line S.81°01'56"E.,
14 110.98 feet; thence S.85°36'43"E., 151.35 feet; thence N.7°07'13"E., 52.85
15 feet; thence N.73°14'50"W., 37.30 feet; thence N.84°42'12"W., 37.73 feet to
16 the POINT OF BEGINNING; thence S.5°17'48"W., 9.51 feet; thence
17 N.48°42'12"W., 8.46 feet; thence N.5°17'48"E., 9.51 feet; thence
18 S.84°42'12"E., 8.46 feet to the POINT OF BEGINNING.

19

20 Lands abutting said freeway shall have no right or easement of access
21 thereto; provided, however, that part of the remaining lands shall abut upon
22 and have access, as hereinafter provided, to adjoining Commercial Street
23 which will be connected to the main thoroughfare of the freeway only at
24 such points as may be established by public authority.

25

26

END OF DESCRIPTION

27

5-11-1999

EX A

1 **PARCEL 78202-5**
 2 **For freeway purposes, that portion of land described in deed to PBR**
 3 **REALTY LLC, a Delaware limited liability company, recorded April 27, 1999**
 4 **as document No. 99-0743842 Official Records in the office of County**
 5 **Recorder of the County of Los Angeles, State of California described as**
 6 **follows:**

7
 8 **COMMENCING at a point in the East line of Block "H" of the subdivision of**
 9 **the Aliso Tract, in the City of Los Angeles, as per map recorded in Book 4**
 10 **pages 12 and 13 of Miscellaneous Records, in the office of said county**
 11 **recorder, said point being 25.50 feet Northerly measured at right angles to**
 12 **the Southerly line of said block "H"; thence Westerly parallel with said**
 13 **southerly line N.81°01'56"W., 182.04 feet; thence N.4°02'03"E., 60.85 feet;**
 14 **thence N.34°07'49"E., 105.33 feet; thence N.89°12'48"E., 26.64 feet to the**
 15 **POINT OF BEGINNING; thence S.0°47'12"E., 6.00 feet; thence N.89°12'48"E.,**
 16 **15.45 feet; thence N.0°47'12"W., 6.00 feet; thence S.89°12'48"W., 15.45 feet**
 17 **to the POINT OF BEGINNING.**

18
 19 **Lands abutting said freeway shall have no right or easement of access**
 20 **thereto; provided, however, that part of the remaining lands shall abut upon**
 21 **and have access, as hereinafter provided, to adjoining Commercial Street**
 22 **which will be connected to the main thoroughfare of the freeway only at**
 23 **such points as may be established by public authority.**

24
 25 **END OF DESCRIPTION**
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1 PARCEL 78202-6
 2 For freeway purposes, that portion of land described in deed to PBR
 3 REALTY LLC, a Delaware limited liability company, recorded April 27, 1999
 4 as document No. 99-0743842 Official Records in the office of County
 5 Recorder of the County of Los Angeles, State of California, described as
 6 follows:

7
 8 BEGINNING at a point in the East line of Block "H" of the subdivision of the
 9 Aliso Tract, in the City of Los Angeles, as per map recorded in Book 4 pages
 10 12 and 13 of Miscellaneous Records, in the office of said county recorder,
 11 said point being 25.50 feet Northerly measured at right angles to the
 12 Southerly line of said block "H"; thence Westerly parallel with said southerly
 13 line N.81°01'56"W., 182.04 feet; thence N.4°02'03"E., 1.00 feet; thence
 14 Easterly parallel with said southerly line S.81°01'56"E., 59.00 feet; thence
 15 S.8°58'04"W., 0.50 feet; thence parallel with said southerly line
 16 S.81°01'56"E., 132.13 feet to the East line of said block "H"; thence
 17 Southerly along said East line S.8°53'17"W., 0.50 feet to the POINT OF
 18 BEGINNING.

19 Lands abutting said freeway shall have no right or easement of access
 20 thereto; provided, however, that part of the remaining lands shall abut upon
 21 and have access, as hereinafter provided, to adjoining Commercial Street
 22 which will be connected to the main thoroughfare of the freeway only at
 23 such points as may be established by public authority.

24
 25 END OF DESCRIPTION
 26
 27



I certify that this is a true and correct copy of the original Final Deed on file in this office consisting of 46 pages. JOHN A. CLARKE, Executive Clerk of the Superior Court of California, County of Los Angeles.
 Date: APR 16 2008 By: _____, Deputy

M. CORONA

44-157-202-6

04 2149024

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
08/20/04 AT 08:00am

TITLE(S) : DEED,



FEE

FEE \$16 F
4

TRANSFER TAX
NOT A PUBLIC RECORD

D.T.T

CODE
20

CODE
19

CODE 9 SURVEY, MONUMENT FEE \$10. CODE 95

NOTIFICATION SENT \$40

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

04 2149024

2

RECORDING REQUESTED BY
Old Republic Title Company
Order no 2607018368-44
Escrow No 219630-TD

WHEN RECORDED MAIL TO
WILKE HAWTHORNE, LLC
SAMYOUNG INVESTMENTS, LLC
Fraydoon Bral
1300 W. Olympic Blvd.
Los Angeles, CA 90015

MAIL TAX STATEMENTS TO
AS ABOVE SET FORTH

THE SPACE ABOVE IS FOR RECORDER'S USE

GRANT DEED

TRANSFER TAX
NOT A PUBLIC RECORD

APN#5173-016-005, 5173-017-006

IN ACCORDANCE WITH SECTION 11932 OF THE CA REV AND TAX CODE,
GRANTOR HAS DECLARED THE AMOUNT OF TRANSFER TAX WHICH IS DUE BY A
SEPARATE STATEMENT WHICH IS NOT BEING RECORDED WITH THIS DEED

FOR VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY
ACKNOWLEDGED,

FRIEDMAN INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

HEREBY GRANT(S) TO

**WILKIE HAWTHORNE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS
TO AN UNDIVIDED 28% INTEREST AND SAMYOUNG INVESTMENTS, LLC, A
CALIFORNIA LIMITED LIABILITY, AS TO AN UNDIVIDED 72% INTEREST**

The following described real property, in the City of Los Angeles, County of Los Angeles, State
of California

THE LEGAL DESCRIPTION IS DESCRIBED ON THE ATTACHED EXHIBIT "A", WHICH
BY THIS REFERENCE IS INCORPORATED HEREIN AND MADE A PART HEREOF

DATE JULY 15, 2004

PAGE 2
CONTINUED FROM PAGE 1
GRANT DEED
APN# 5173-016-005, 5173-017-006

3

FRIEDMAN INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY _____
HARVEY FRIEDMAN, MEMBER

BY: Albert Friedman
ALBERT FRIEDMAN, MEMBER

"This document is being executed in counter part, each of which when taken together shall constitute one and the same instrument "

STATE OF California)
COUNTY OF Los Angeles)SS

ON August 9, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ALBERT FRIEDMAN, PERSONALLY KNOWN TO ME OR 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 ACKNOWLEDGES 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.

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]



(NOTARY SEAL)

ESCROW NO 219630-TD

ORDER NO 2607018368-44

PAGE 2
CONTINUED FROM PAGE 1
GRANT DEED
APN# 5173-016-005, 5173-017-006

4

FRIEDMAN INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY Harvey Friedman, member
HARVEY FRIEDMAN, MEMBER

BY _____
ALBERT FRIEDMAN, MEMBER

"This document is being executed in counter part, each of which when taken together shall constitute one and the same instrument "

STATE OF CALIFORNIA)
)SS
COUNTY OF Los Angeles)

ON August 13, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Harvey Friedman, PERSONALLY

~~KNOWN TO ME~~ OR 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 ACKNOWLEDGES TO ME THAT HE/SHE/HEY 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

WITNESS MY HAND AND OFFICIAL SEAL
Jay Evan Schoenfeldt



(NOTARY SEAL)

ESCROW NO 219630-TD

ORDER NO 2607018368-44

04 2149024

EXHIBIT "A"

8/20/04 ORDER NO

2607018368-44

SAID LAND IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS.

PARCEL 1:

LOTS 15, 16, 17, 18, 19 AND 20 IN BLOCK "O" OF THE ALISO TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 PAGE(S) 12 AND 13 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

5

PARCEL 2:

LOTS 15, 17 AND 19 IN BLOCK "L" OF THE SUBDIVISION OF THE ALISO TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 PAGE(S) 12 AND 13 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE WESTERLY 10 FEET OF SAID NORTHERLY 63.5 FEET OF LOT 19.

PARCEL 3:

THAT PORTION OF LOT 1 OF TRACT NO. 11189, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 201 PAGE(S) 1 AND 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 15 IN BLOCK L OF THE ALISO TRACT, AS SHOWN ON MAP RECORDED IN BOOK 4 PAGES 12 AND 13 OF MISCELLANEOUS RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 15, NORTH 80° 37' 42" WEST 69.37 FEET TO THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN PARCEL 2 OF THE DEED TO THE STATE OF CALIFORNIA RECORDED ON DECEMBER 14, 1953 AS INSTRUMENT NO. 3165 IN BOOK 43385, PAGE 79 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE EASTERLY LINE OF THE LAND DESCRIBED IN SAID PARCEL 2 OF SAID DEED TO THE STATE OF CALIFORNIA, NORTH 9° 11' 01" EAST 128.43 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID EASTERLY LINE NORTH 54° 15' 13" EAST 14.16 FEET TO THE NORTHERLY LINE OF SAID LOT 1; THENCE ALONG SAID LAST MENTIONED NORTHERLY LINE, SOUTH 80° 40' 30" EAST 59.50 FEET TO THE INTERSECTION OF THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 15 WITH THE NORTHERLY LINE OF SAID LOT 1, THENCE ALONG SAID PROLONGATION, SOUTH 9° 14' 50" WEST 138.51 FEET TO THE POINT OF BEGINNING.

KG/PLATS ENCLOSED

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:
SSE REAL ESTATE GROUP, LLC
154 N WOODBURN DRIVE
LOS ANGELES, CA 90049

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

6152137-27

SPACE ABOVE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS NOT OF PUBLIC RECORD.
() COMPUTED ON FULL VALUE OF PROPERTY CONVEYED OR
() COMPUTED ON FULL VALUE LESS VALUE OF LIENS AND ENCUMBRANCES
REMAINING AT TIME OF SALE.
() UNINCORPORATED AREA. (X) CITY OF LOS ANGELES, AND

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
DYNAMIC BUILDERS, INC , A CALIFORNIA CORPORATION

HEREBY GRANT(S) TO
SSE REAL ESTATE GROUP, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY
OF LOS ANGELES, STATE OF CALIFORNIA.

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT
"A"

APN. 5173-017-008

DATE. JUNE 16, 2005

PLEASE SEE PAGE TWO FOR GRANTOR'S SIGNATURE

09/29/05

GRANT DEED - PAGE TWO

GRANTOR'S SIGNATURE:

DYNAMIC BUILDERS, INC.

BY: *L. Ramon Bonin*
L. RAMON BONIN, CHAIRMAN

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)SS

ON JULY 27, 2005 BEFORE ME, ARIEL E. TRINIDAD,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, L. RAMON BONIN,
PERSONALLY KNOWN TO ME OR 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.

WITNESS MY HAND AND OFFICIAL SEAL.

Ariel E. Trinidad

ARIEL E. TRINIDAD
(PLEASE PRINT NOTARY NAME)



(ABOVE SPACE FOR NOTARY SEAL)

05 2349797

09/29/05

File No: 06152137

EXHIBIT "A"

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

Parcel 1:

The Westerly 45 feet of lot 13, in Block "L" of the Aliso Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 4, Pages 12 and 13 of Miscellaneous Records, in the Office of the County Recorder of said County.

Parcel 2:

Parcel "A" of Parcel Map No. 349, in the City of Los Angeles, County of Los Angeles, State of California, as per Map filed in Book 2, Page 27 of Parcel Maps, in the Office of the County Recorder of said County.

Except therefrom all oil, gas, minerals, and other hydrocarbon substances below the surface of said land, but with no right of surface entry as provided in deeds of record.

Assessor's Parcel Number: **5173-017-008**

05 2349797

99 0743844

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
4.41 PM APR 27 1999

SPACE ABOVE THIS LINE RESERVED FOR RECORDER S USE

TITLE(S)

Deed

| FEE CODE | N/A | N/A | 0 | 20 | 9_ | 19 | 04 | 19 |
|----------|----------|-----------|------|---------|------------|-------|------------|----------|
| REC FEE | NO PAGES | NO TITLES | PCOR | D A FEE | SURVEY MON | NOTIF | INVOL LIEN | NON CONF |

4

EXAMINER S INT

Assessor s Identification Number (AIN)
To Be Completed By Examiner Or Title Company In Black Ink

Number of Parcels Shown

5173-018-001

201



Revision Number

2

RECORDING REQUESTED BY
CHICAGO TITLE COMPANY
WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

*JK
industrial
Pits 2
Corp 2*

99 C743844

NAME S & P COMPANY
ADDRESS 100 SHORELINE
BUILDING B, SUITE 395
CITY MILL VALLEY
STATE & ZIP CALIFORNIA, 94941

| | |
|-------------|---|
| FEE \$33 | W |
| A.F.N.F. 94 | 3 |

SURVEY, MONUMENT FEE \$10. CODE 9

GRANT DEED

TITLE ORDER NO 91049196 (516 Aliso) (Second Deed)

ESCROW NO

APN NO 5173-18-1

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 00 00* CITY TAX \$ _____
 computed on full value of property conveyed or computed on full value less value of liens or encumbrances remaining at time of sale,
 Unincorporated area City of _____ and

*The grantors and the grantees in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property Cal Rev & Tax Code Section 11923(d)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

S & P COMPANY, a California corporation

hereby GRANT(s) to

PBR REALTY LLC, a Delaware limited liability company

the following described real property in the County of Los Angeles, State of California

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated April 26, 1999

KELLER STREET DEVELOPMENT COMPANY,
a California corporation

By *[Signature]*
WILLIAM M BITTING,
President

NOTIFICATION SENT

\$4

9

EXHIBIT "A"

516 ALISO (SECOND DEED)

99 0743844

LOTS 5 TO 18 INCLUSIVE, IN BLOCK "G" OF THE ALISO TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 PAGES 12 AND 13 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

EXCEPT THEREFROM THE NORTH 18 FEET OF LOTS 6, 8, 10, 12, 14, 16 AND 18, AS CONDEMNED FOR THE WIDENING OF ALISO STREET BY FINAL DECREES ENTERED IN CASE NO 452144, SUPERIOR COURT, LOS ANGELES COUNTY, CERTIFIED COPIES THEREOF BEING RECORDED IN BOOK 19670 PAGE 113, OFFICIAL RECORDS AND IN BOOK 19235 PAGE 268, OFFICIAL RECORDS

ALSO EXCEPT THEREFROM THOSE PORTIONS OF LOTS 5, 6, 14, 16, 17 AND 18, AS CONDEMNED FOR FREEWAY PURPOSES BY FINAL ORDER OF CONDEMNATION ENTERED IN CASE NO 611479, SUPERIOR COURT, LOS ANGELES COUNTY, A CERTIFIED COPY THEREOF BEING RECORDED JULY 12, 1956 AS INSTRUMENT NO 4157, OFFICIAL RECORDS

This page is part of your document - DO NOT DISCARD



20111769958



Pages:
0005

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

12/29/11 AT 08:00AM

| | |
|--------|-------|
| FEEs: | 28.00 |
| TAXES: | NEPR |
| OTHER: | 0.00 |
| PAID: | NEPR |



LEADSHEET



2011229020001

00005163353



003713668

SEQ:
01

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

NCS 507729-1(23)

FIRST AMERICAN TITLE INSURANCE COMPANY
RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Magellan Commercial, LLC
1800 Avenue of the Stars, Suite 105
Los Angeles, California 90067-4203
Attn: Mr. Kevin Staley



MAIL TAX STATEMENTS TO:

Magellan Commercial, LLC
1800 Avenue of the Stars, Suite 105
Los Angeles, California 90067-4203
Attn: Mr. Kevin Staley

APN: 5173-019-006

(Above Space For Recorder's Use Only) 3

GRANT DEED

The undersigned grantor declares:
Documentary Transfer Tax not shown pursuant
to Section 11932 of the Revenue and
Taxation Code, as amended

City of Los Angeles
County of Los Angeles

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
DEVON/COMMERCIAL L.A. LLC, a Delaware limited liability company, hereby GRANTS to
MAGELLAN COMMERCIAL, LLC, a Delaware limited liability company, that certain real
property which is more particularly described on Exhibit "A" which is attached hereto.

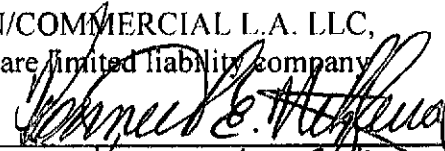
[SIGNATURE APPEARS ON FOLLOWING PAGE]

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

Dated: December 28, 2011

DEVON/COMMERCIAL L.A. LLC,
a Delaware limited liability company

By:



Name: Kenneth E. Fitzhugh

Title: Authorized Party

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

64

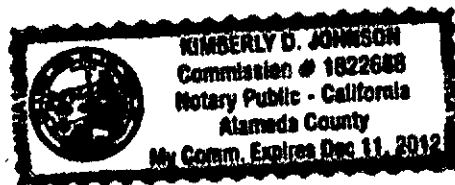
ACKNOWLEDGMENT

State of California)
County of Alameda)

On December 12, 2011 before me, Kimberly D. Johnson, Notary Public, personally appeared Kenneth E. Nitzberg, 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 *Kimberly D. Johnson*

(Seal)

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

EXHIBIT "A" TO GRANT DEED

LEGAL DESCRIPTION OF PROPERTY

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

LOTS 11, 13 TO 20 INCLUSIVE IN BLOCK "F" OF THE ALISO TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 PAGE 12, MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH ALL RIGHT, TITLE AND INTEREST IN AND TO THOSE PORTIONS OF FRONTAGE STREET (FORMERLY KNOWN AS ALISO STREET) AND CENTER STREET ADJOINING LOTS 14, 16, 18, 19 AND 20 ON THE NORTH AND WEST.

APN: 5173-019-006

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

This page is part of your document - DO NOT DISCARD

1



20100976188



Pages:
0005

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

07/16/10 AT 08:00AM

| | |
|--------|-------|
| FEES: | 38.00 |
| TAXES: | NEPR |
| OTHER: | 0.00 |
| PAID: | NEPR |



LEADSHEET



201007160260005

00002667123



002784468

SEQ:
01

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:
Chicago Title Company



AND WHEN RECORDED MAIL TO:

Victory Investment Group, LLC
837 E. Commercial Street
Los Angeles, CA 90012

THIS SPACE FOR RECORDER'S USE ONLY:

45

Title Order No.: 106743331-X49

Escrow No.: 10-55136-DB

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ NOT OF PUBLIC RECORD.

TRANSFER TAX
NOT A PUBLIC RECORD

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- Unincorporated area City of Los Angeles **AND**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Berdan Holdings LLC, a Delaware Limited Liability Company, as to an undivided 49.87% interest; and Del Norte Farms, Inc., a California Corporation, as to an undivided 50.13% interest, as Tenants in Common

hereby GRANT(s) to:

Victory Investment Group, LLC, a California Limited Liability Company

the following described real property in the City of Los Angeles, County of Los Angeles, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 837 E. Commercial Street, Los Angeles, CA

APN#: 5173-019-011

DATE: July 7, 2010

PLEASE SEE PAGE TWO FOR GRANTOR'S SIGNATURE.

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

GRANT DEED - PAGE TWO

GRANTOR'S SIGNATURE:

Berdan Holdings LLC,
a ~~California~~ Limited Liability Company
Delaware
By: _____

Name: BERNARD HUBERMAN

Title: MANAGER

Del Norte Farms, Inc.,
a California Corporation

By: _____

Name: BERNARD HUBERMAN

Title: MANAGER

STATE OF CALIFORNIA)
)SS
COUNTY OF VENTURA)

On JULY 12, 2010 before me, JESSICA DENEAL BAUTISTA-CHACON, a
Notary Public personally appeared, BERNARD HUBERMAN

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/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the within 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.

J. Bautista-Chacon
Notary Public

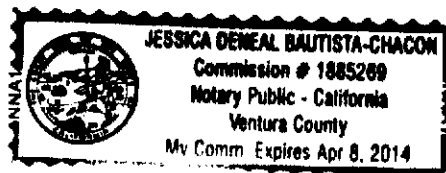


EXHIBIT "A"

4

LEGAL DESCRIPTION

PARCEL 1:

THOSE PORTIONS OF LOTS 1 TO 8 INCLUSIVE IN BLOCK "F" OF THE SUBDIVISION OF THE ALISO TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 PAGE 12 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST OF LOT 7 IN SAID BLOCK "F"; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 7, NORTH 80° 45' WEST 18.41 FEET; THENCE NORTH 13° 14' EAST 180.88 FEET TO A POINT IN THE SOUTHERLY LINE OF ALISO STREET, AS WIDENED BY DEEDS TO THE CITY OF LOS ANGELES, RECORDED IN BOOK 19164 PAGE 251 AND IN BOOK 19152 PAGE 271 BOTH OF OFFICIAL RECORDS, IN SAID RECORDER'S OFFICE; THENCE EASTERLY ALONG SAID ALISO STREET, A DISTANCE OF 152.37 FEET TO THE NORTHEAST CORNER OF THE LAND DESCRIBED AS PARCEL 2 IN THE DEED TO ASSOCIATED BREWERS DISTRIBUTING CO., INC., RECORDED NOVEMBER 19, 1946 AS INSTRUMENT NO. 3334 IN BOOK 23961 PAGE 51 OFFICIAL RECORDS, IN SAID RECORDER'S OFFICE; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 2 (AND ITS SOUTHWESTERLY CONTINUATION THEREOF) TO A POINT IN THE SOUTHERLY LINE OF LOT 5 IN BLOCK "F" DISTANT WESTERLY THEREON 12.22 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 5; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 5, NORTH 80° 45' WEST 37.78 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, LYING WITHIN LOTS 1, 2, 3 AND 5 OF BLOCK "F" OF ALISO TRACT, AS SHOWN ON MAP RECORDED IN BOOK 4 OF MISCELLANEOUS RECORDS, AT PAGE 12, RECORDS OF SAID COUNTY.

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED DATED MARCH 29, 1890, FROM M.L. WICKS TO THE SOUTHERN CALIFORNIA RAILWAY COMPANY, (PREDECESSOR IN INTEREST TO THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY HEREINAFTER REFERRED TO AS "ATSF"), RECORDED MAY 20, 1890 IN BOOK 647 OF DEEDS, PAGE 303, RECORDS OF SAID COUNTY.

ALSO A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED DATED MAY 16, 1890, FROM SAMUEL REES.E T AL., TO THE SOUTHERN CALIFORNIA RAILWAY COMPANY, (PREDECESSOR IN INTEREST TO SAID "ATSF"), RECORDED MAY 20, 1890 IN BOOK 647 OF DEEDS, PAGE 302, RECORDS OF SAID COUNTY;

ALSO A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED DATED MARCH 15, 1904, FROM MAIER AND ZOBELIN BREWERY TO THE SOUTHERN CALIFORNIA RAILWAY COMPANY, (PREDECESSOR IN INTEREST TO SAID "ATSF"), RECORDED AUGUST 4, 1904 IN BOOK 2068 OF DEEDS, PAGE 303 RECORDS OF SAID COUNTY.

ALSO A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED DATED NOVEMBER 19, 1929, FROM EDWARD R. AND KATHLEEN S. MAIER TO THE ATCHISON,

LEGAL DESCRIPTION

(continued)

TOPEKA AND SANTA FE RAILWAY COMPANY, RECORDED NOVEMBER 30, 1929 IN BOOK 9562 OF OFFICIAL RECORDS, PAGE 157 RECORDS OF SAID COUNTY;

ALSO ALL OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED DATED APRIL 6, 1944, FROM SANTA FE LAND IMPROVEMENT COMPANY TO THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, RECORDED APRIL 10, 1944 IN BOOK 20864 PAGE 28, RECORDS OF SAID COUNTY;

DESCRIBED AS FOLLOWS:

ALL OF LOTS ONE (1), TWO (2), THREE (3) AND FIVE (5) OF BLOCK "F", OF SAID ALISO TRACT.

EXCEPTING ALL THAT CERTAIN PARCEL OF LAND DESCRIBED AS "PARCEL 2" IN DEED DATED AUGUST 1, 1943 FROM THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY TO LEONARD A. AND ROSE CHUDACOFF, RECORDED NOVEMBER 2, 1943 IN BOOK 20377 PAGE 205, OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIFORNIA;

ALSO EXCEPTING ANY PORTION OF FRONT STREET AS VACATED BY THE CITY OF LOS ANGELES BY ORDINANCE NUMBER 3435, APPROVED ON FEBRUARY 24, 1896 AND ON FILE IN THE RECORDS OF THE CITY CLERK OF LOS ANGELES, LOS ANGELES COUNTY, CALIFORNIA.

AND ALSO EXCEPTING ANY PORTION OF COMMERCIAL STREET IN THE CITY OF LOS ANGELES, LOS ANGELES COUNTY, CALIFORNIA.

EXCEPT ALL MINERALS CONTAINED IN THE PROPERTY, INCLUDING WITHOUT LIMITING THE GENERALITY THEREOF, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS WELL AS METALLIC OR OTHER SOLID MINERALS, WITHOUT THE RIGHT TO GO UPON OR USE THE SURFACE OF THE PROPERTY, OR ANY PART THEREOF, FOR THE PURPOSE OF DRILLING FOR, MINING, OR OTHERWISE REMOVING, ANY OF SAID MINERALS, BUT INCLUDING THE RIGHT TO, REMOVE ANY OF SAID MINERALS FROM THE PROPERTY BY MEANS OF WELLS, SHAFTS, TUNNELS OR OTHER MEANS OF ACCESS TO SAID MINERALS WHICH MAY BE CONSTRUCTED, DRILLED OR DUG FROM OTHER LAND, PROVIDED THAT THE EXERCISE OF SUCH RIGHTS SHALL IN NO WAY INTERFERE WITH OR IMPAIR THE USE OF THE SURFACE OF THE PROPERTY OR OF ANY IMPROVEMENTS THEREON, AS RESERVED BY THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, A DELAWARE CORPORATION, IN THE DEED RECORDED DECEMBER 29, 1994 AS INSTRUMENT NO. 94-2283115, OFFICIAL RECORDS.

END OF LEGAL DESCRIPTION

This page is part of your document - DO NOT DISCARD

04 3112174

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
4:41 PM DEC 01 2004

TITLE(S) : DEED



FEE

FEE \$10 LL
2

D.T.T



NOTIFICATION SENT-\$4

CODE
20

CODE
19

CODE
9

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

5173-020-010

001

THIS FORM NOT TO BE DUPLICATED

RECORDING REQUESTED BY
FREEMAN, FREEMAN & SMILEY, LLP

WHEN RECORDED MAIL TO AND
MAIL TAX STATEMENT TO

BONNIE J VIERTEL
4875 S MONACO STREET, #705
DENVER, CO 80237

2
04 3112174

Assessor's Parcel No 5173-020-010

QUITCLAIM DEED

The undersigned transferor declares under penalty of perjury
This is a transfer excluded from reassessment under Proposition 13 (i.e., CA Const Art 13A §1 et seq) and the applicable
exclusion is This conveyance changes the manner in which title is held, grantor and grantee remain the same and continue to hold
the same proportionate interest, R & T 11911
Documentary transfer tax is \$-0- The grantor and the grantee in this conveyance are comprised of the same party who continues to
hold the same proportionate interest in the property, R & T 11923(d)

TRANSFEROR,

BONNIE JEAN VIERTEL, Trustee of the VIERTEL NONEXEMPT MARITAL TRUST (w/t VIERTEL FAMILY TRUST
dated July 3, 1984, as amended),

hereby REMISES, RELEASES and QUITCLAIMS to

500 N CENTER STREET, LLC, a California limited liability company,

all of transferor's right, title and interest in and to the following described real property in the City of Los Angeles, County of
Los Angeles, State of California

See legal description attached hereto as Exhibit "A" and made a part hereof

(Commonly known as 500 N Center Street, Los Angeles, California)

Dated November 29, 2004


BONNIE JEAN VIERTEL, Trustee


STATE OF Colorado

COUNTY OF JEFFERSON

)
) ss
)

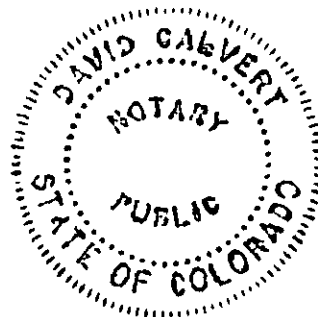
On November 29, 2004, before me, DAVID CALVERT, a Notary Public, personally
appeared BONNIE JEAN VIERTEL, personally known to me or proved to me on the basis of satisfactory evidence to be the person
whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity,
and that by her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument

WITNESS my hand and official seal



NOTARY PUBLIC

My Commission Expires August 2, 2009



[Seal]

Exhibit "A"

3

Legal Description
500 N. Center Street, Los Angeles, California

04 3112174

Lot 2 of Tract No 11189, in the City of Los Angeles, in the County of Los Angeles, State of California, as per map recorded in Book 201 Pages 1 and 2 of Maps, in the Office of the County Recorder of said County

EXCEPTING and RESERVING unto the SOUTHERN CALIFORNIA GAS COMPANY, ALL OIL and MINERAL RIGHTS below a depth of 500 feet without the right of surface entry

EDR Environmental LienSearch™ Report

**ACTIVITY AND USE LIMITATION (AULS)
EXHIBITS**

04 3131315

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
12/03/04 AT 08:00am

TITLE(S) :



FEE
FEE \$37- M
DAF \$2-
C-20

11

D.T.T

CODE
20

CODE
19

CODE
9

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

12/3/04

2

LANDAMERICA C.S.

04 3131315

RECORDING REQUESTED BY:
ConocoPhillips Company
1232 Park Street, Ste. 300
Paso Robles, CA 93446

WHEN RECORDED, MAIL TO:

Department of Toxic Substances Control
Region 3
1011 N. Grandview Avenue
Glendale, California 91202
Attention: Sayareh Amir, Chief
Site Mitigation

5107118-70

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

COVENANT TO RESTRICT USE OF PROPERTY

ENVIRONMENTAL RESTRICTION

Re: 5173-017-008 Block L of Sector C of the former Aliso Street
Manufactured Gas Plant (MGP).

This Covenant and Agreement ("Covenant") is made by and between
ConocoPhillips Company, a Delaware Corporation, successor by merger
to Tosco Corporation, a Nevada corporation (the "Covenantor"), the
current owner of property situated in Los Angeles, County of Los
Angeles, State of California, described in Exhibit "A", attached
hereto and incorporated herein by this reference (the "Property"),
and the Department of Toxic Substances Control (the "Department").

Pursuant to Civil Code section 1471, the Department has determined
that this Covenant is reasonably necessary to protect present or
future human health or safety or the environment as a result of the
presence on the land of hazardous materials as defined in Health
and Safety Code ("H&SC") section 25260. The Covenantor and the
Department, collectively referred to as the "Parties", hereby agree
that the use of the Property be restricted as set forth in this
Covenant.

5173-017-008

ARTICLE I
STATEMENT OF FACTS

1.01. The Property is a rectangular shaped parcel totaling approximately 2 acres, and is more particularly described and depicted in Exhibit "A", attached hereto and incorporated herein by this reference. The Property is located in the area now generally bounded by Commercial Street on the north, Center Street on the east, and Ducommun Street on the south. It is approximately 150' east of Vignes Street. The Site is also referred by the Department as Block L of Sector C of the former Aliso Street MGP, and is also known by the street address 501 North Center Street, Los Angeles, California. The property is more specifically described as County of Los Angeles Assessor Parcel Number 5173-017-008.

1.02. The Property has been remediated pursuant to a Removal Action Workplan pursuant to Chapter 6.8 of Division 20 of the H&SC, under the oversight of the Department. The Removal Action Workplan provides that a deed restriction be required as part of the site remediation. This is because polycyclic aromatic hydrocarbons and lead, which are hazardous substances as defined in H&SC section 25316, and are hazardous materials as defined in H&SC section 25260, remain below the surface of the Property. The concentrations of these materials at the Property do not present an unacceptable threat to human safety or the environment, if limited to commercial and industrial use. The Department circulated the Removal Action Workplan, which contains a Health Risk Assessment, together with a draft negative declaration pursuant to the California Environmental Quality Act, Public Resources Code section 21000 et seq. for public review and comment. The Removal Action Workplan and the negative declaration were approved by the Department on September 10, 2003, pursuant to which the Property was excavated to various depths across the site, then backfilled with clean soil.

1.03. As detailed in the Removal Documentation Report as approved by the Department on July 26, 2004, the Property soils contain hazardous substances, as defined in H&SC section 25316, which include the following contaminants of concern: polycyclic aromatic hydrocarbons [up to 6.1 parts per million (ppm)] and lead (up to 363 ppm). Based on the Removal Documentation Report, the Department concluded that use of the Property as a residence, hospital, school for persons under the age of 21 or day care center would entail an unacceptable health risk. The Department further concluded that the Property, as remediated, and subject to the restrictions of this Covenant, does not present an unacceptable threat to human safety or the environment, if limited to commercial and industrial use.

Groundwater at the Property is found approximately 30 feet below ground surface. Contaminants in the groundwater include 1,2,4-Trimethylbenzene (up to 499 ug/l, USEPA Region IX PRG=12 ug/l), 1,3,5-Trimethylbenzene (up to 127 ug/l, USEPA Region IX PRG=12 ug/l), Benzene (up to 708 ug/l, CA MCL=1 ug/l), Ethylbenzene (up to 3840 ug/l, CA MCL=700 ug/l), naphthalene (up to 12,600 ug/l, USEPA Region IX PRG=6.2 ug/l), Toluene (up to 8400 ug/l, CA MCL=150 ug/l) and MTBE (up to 51 ug/l, CA MCL=13 ug/l). The Department concludes that the use of Property groundwater would present an unacceptable threat to human health and safety.

ARTICLE II

DEFINITIONS

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

2.02. Owner. "Owner" means the Covenantor, its successors in interest, and their successors in interest, including heirs and assigns, who at any time hold title to all or any portion of the Property.

2.03. Occupant. "Occupant" means Owners and any person or entity entitled by ownership, leasehold, or other legal relationship to the right to occupy any portion of the Property.

ARTICLE III
GENERAL PROVISIONS

3.01. Restrictions to Run with the Land. This Covenant sets forth protective provisions, covenants, restrictions, and conditions (collectively referred to as "Restrictions"), subject to which the Property and every portion thereof shall be improved, held, used, occupied, leased, sold, hypothecated, encumbered, and/or conveyed. Each and every Restriction: (a) runs with the land pursuant to H&SC section 25355.5(a)(1)(C) and Civil Code section 1471; (b) inures to the benefit of and passes with each and every portion of the Property, (c) is for the benefit of, and is enforceable by the Department, and (d) is imposed upon the entire Property unless expressly stated as applicable only to a specific portion thereof.

3.02. Binding upon Owners/Occupants. Pursuant to H&SC section 25355.5(a)(1)(C), this Covenant binds all owners of the Property, their heirs, successors, and assignees, and the agents, employees, and lessees of the owners, heirs, successors, and assignees. Pursuant to Civil Code section 1471(b), all successive owners of the Property are expressly bound hereby for the benefit of the Department.

3.03. Written Notice of the Presence of Hazardous Substances. Prior to the sale, lease or sublease of the Property, or any portion thereof, the owner, lessor, or sublessor shall give the buyer, lessee, or sublessee notice that hazardous substances are located on or beneath the Property, as required by H&SC section 25359.7.

3.04. Incorporation into Deeds and Leases. The Restrictions set forth herein shall be incorporated by reference in each and all deeds and leases for any portion of the Property.

ARTICLE IV
RESTRICTIONS

4.01. Prohibited Uses. The Property shall not be used for any of the following purposes:

- (a) A residence, including any mobile home or factory built housing, constructed or installed for use as residential human habitation.
- (b) A hospital for humans.
- (c) A public or private school for persons under 21 years of age.
- (d) A day care center for children.
- (e) Construction of groundwater wells for injection or extraction and utilization.

4.02. Access for Department. The Department shall have reasonable right of entry and access to the Property for inspection, monitoring, and other activities consistent with the purposes of this Covenant as deemed necessary by the Department in order to protect the public health or safety, or the environment.

ARTICLE V
ENFORCEMENT

5.01. Enforcement. Failure of the Covenantor, Owner or Occupant to comply with any of the Restrictions specifically applicable to it shall be grounds for the Department to require that the Covenantor or Owner modify or remove any improvements ("Improvements" herein shall mean all buildings, roads, driveways,

and paved parking areas) constructed or placed upon any portion of the Property in violation of the Restrictions. Violation of this Covenant shall be grounds for the Department to file civil or criminal actions as provided by law.

ARTICLE VI

VARIANCE, TERMINATION, AND TERM

6.01. Variance. Covenantor, or any other aggrieved person, may apply to the Department for a written variance from the provisions of this Covenant. Such application shall be made in accordance with H&SC section 25233.

6.02 Termination. Covenantor, or any other aggrieved person, may apply to the Department for a termination of the Restrictions or other terms of this Covenant as they apply to all or any portion of the Property. Such application shall be made in accordance with H&SC section 25234.

6.03 Term. Unless ended in accordance with the Termination paragraph above, by law, or by the Department in the exercise of its discretion, this Covenant shall continue in effect in perpetuity.

ARTICLE VII

MISCELLANEOUS

7.01. No Dedication Intended. Nothing set forth in this Covenant shall be construed to be a gift or dedication, or offer of a gift or dedication, of the Property, or any portion thereof to the general public or anyone else for any purpose whatsoever.

7.02. Department References. All references to the Department include successor agencies/departments or other successor entity.

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

7.04. Notices. Whenever any person gives or serves any Notice ("Notice" as used herein includes any demand or other communication with respect to this Covenant), each such Notice shall be in writing and shall be deemed effective: (1) when delivered, if personally delivered to the person being served or to an officer of a corporate party being served, or (2) three (3) business days after deposit in the mail, if mailed by United States mail, postage paid, certified, return receipt requested:

Tosco Corporation

To Owner: ConocoPhillips Company
1232 Park Street, Ste. 300
Paso Robles, CA 93446
Attn: Tim Thompson

To Department: Department of Toxic Substances Control
1011 N. Grandview Avenue
Glendale, CA 91201
Attn: Sayareh Amir, Chief

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

7.05. Partial Invalidity. If any portion of the Restrictions or other term set forth herein is determined by a court of competent jurisdiction to be invalid for any reason, the surviving portions of this Covenant shall remain in full force and effect as if such portion found invalid had not been included herein.

7.06 Statutory References. All statutory references include successor provisions.

IN WITNESS WHEREOF, the Parties execute this Covenant.

Covenantor: ConocoPhillips Company, successor by merger to Tosco Corporation

By: 

Title: Director, Property Tax, Real Estate

Date: 11/29/04

Department of Toxic Substances Control

By: 

Title: Southern California Cleanup Operations Branch Chief, Glendale Office

Date: 11/19/04

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

On this 19TH day of NOVEMBER, in the year 2004,

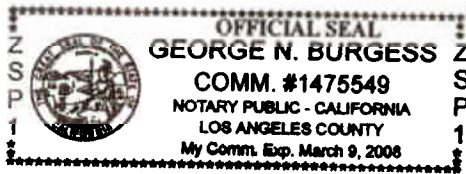
before me GEORGE N. BURGESS "NOTARY PUBLIC", personally appeared

SAYAREH AMIR

personally known to me (or 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.

WITNESS my hand and official seal.

Signature George N. Burgess




STATE OF CALIFORNIA)

STATE OF CALIFORNIA)
) SS
COUNTY OF SAN LUIS OBISPO)

ON NOVEMBER 29, 2004 BEFORE ME, FRANK L. NICHOLS, NOTARY PUBLIC, PERSONALLY APPEARED TIM R. THOMPSON (AND NO ONE ELSE), PERSONALLY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS my hand and official seal.


NOTARY'S SIGNATURE



ATTENTION NOTARY: Although the information requested below is **OPTIONAL**, it could prevent fraudulent attachment of this certificate to unauthorized document.

DESCRIPTION OF THE ATTACHED DOCUMENT: Environmental Restriction for the former Aliso Street Manufactured Gas Plant

TITLE OR TYPE OF DOCUMENT: Covenant To Restrict Use of Property, Environmental Restriction

NUMBER OF PAGES: 8 pages plus Exhibits "A" (4 pages) = 12 pages total excluding notary certificate(s)

DATE OF DOCUMENT: No Document Date

CAPACITY OF SIGNER: Attorney-In-Fact

SIGNER REPRESENTS: ConocoPhillips Company

12/3/04

12

ORDER NO. 5107118-67

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

THE WESTERLY 45 FEET OF LOT 13, IN BLOCK "L" OF THE ALISO TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGES 12 AND 13 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

PARCEL "A" OF PARCEL MAP NO. 349, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 2, PAGE 27 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, BUT WITH NO RIGHT OF SURFACE ENTRY AS PROVIDED IN DEEDS OF RECORD.

Appendix J

Agency Documentation

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J-1 - Victor's Industrial Batteries, 138 San Fernando Road

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DEPARTMENT OF TOXIC SUBSTANCES CONTROL

1011 N. GRANDVIEW AVENUE
GLENDALE, CA 91201
(818) 551-2800



March 29, 1995

Mr. Victor Pena
Victor Industrial Batteries
138 San Fernando Road
Los Angeles, CA 90031

Dear Mr. Pena:

VICTOR'S INDUSTRIAL BATTERIES - DEED RESTRICTION

The Department of Toxic Substances Control (DTSC) has received a copy of the Covenant and Agreement For Future Use of Property, which you recorded with the Los Angeles County Recorder's Office (95 436302 - March 27, 1995) for the subject property located at 138 San Fernando Road, Los Angeles, California 90031.

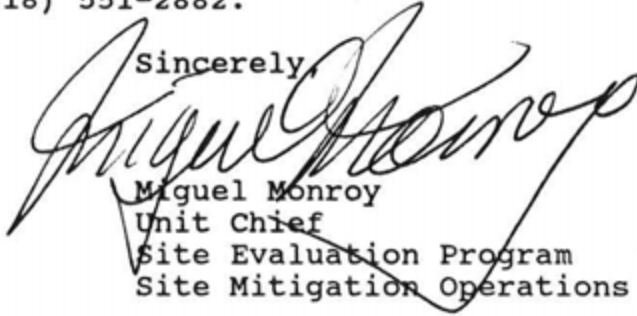
By recording the aforementioned Covenant and Agreement, you have complied with the requirements of DTSC and the Los Angeles County Fire Department's directives. Therefore, DTSC is recommending that "No Further Action" is warranted at the site. However, DTSC reserves the right to require additional work, should the site's conditions differ in the future.

You should be aware that the above decision is based on the recorded Covenant and Agreement. With the asphalt covering the surface of the property there should be no significant health risks to any individuals obtaining access to the site. DTSC will conduct annual inspections to assure that existing protective asphalt covering the surface of the site remains in place and intact. In the event that the integrity of the asphalt covering the surface of the site becomes sufficiently damaged, to expose any individual to contaminated soils, immediate actions shall be taken to correct the problem. Providing that maintenance is needed below the asphalt covering the surface of the site, DTSC shall be notified prior to conducting any activity. In addition, the owner of the site must provide written notice of the existence of this deed restriction and of the release of hazardous substances at the site to any buyer, lessee or renter, as required by Health and Safety Code Section 25359.7.

Mr. Victor Pena
March 29, 1995
Page Two

If you have any questions regarding this correspondence,
please contact me at (818) 551-2882.

Sincerely,



Miguel Monroy
Unit Chief
Site Evaluation Program
Site Mitigation Operations Branch

Enclosure

cc: Thomas W. Klinger
Los Angeles County Fire Department
5825 Rickenbacker Road
Commerce, California 90040

Warren O'Brien
General Manager
Building and Safety Department
City Hall Room 411
200 N. Spring Street
Los Angeles, California 90012

J-3 - Bill's Automotive, 1796 N Spring Street

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Linda S. Adams
Secretary for
Environmental Protection

State Water Resources Control Board

Division of Financial Assistance

1001 I Street • Sacramento, California 95814
P.O. Box 944212 • Sacramento, California • 94244-2120
(916) 341-5660 FAX (916) 341-5806 ♦ www.waterboards.ca.gov/cwphome/ustcf



Arnold Schwarzenegger
Governor

USTCF 5-YEAR REVIEW SUMMARY 3rd REVIEW – JULY 2009

USTCF Claim No.: 7873
Claimant Name: William Minato
Site Name: Bill's Automotive
Site Address: 1796 Spring St N
City: Los Angeles

Region/Caseworker: 4/Magdy Baiady
Lead Agency Case No. 900310061
Global ID: T0603700788
Date LOC Issued: 6/19/1995
USTCF Expenditures to Date: \$214,148
Priority Class: B

I. CASE INFORMATION

| Tank No. | Size in Gallons | Contents | Closed in Place/ Removed/Active | Date |
|----------|-----------------|-----------|------------------------------------|------|
| 1 | 6,000 | gasoline | removed | 1987 |
| 2 | 5,000 | gasoline | removed | 1987 |
| 3 | 8,000 | diesel | removed | 1987 |
| 4-6 | 1,000 | gasoline | removed | 1991 |
| 7 | 1,000 | waste oil | removed | 1991 |

II. RELEASE INFORMATION

- Source of Release: Tanks
- Date of Release: Unknown, detected soil contamination in 1991
- Affected Media: Soil and groundwater

III. SITE CHARACTERIZATION INFORMATION

A. Site Information

- GW Basin: Los Angeles Coastal Plain (4-12)
- Beneficial Uses: MUN, IND, AGR, PROC
- Land Use Designation: commercial
- MTBE Threat Classification: D – not in vulnerable area and MTBE > 5 ppb
- Distance to Nearest Supply Well (Municipal or Domestic): According to the LUSTIS database, State Well No. 3987F is 13,317 feet from the site.
- Minimum Groundwater Depth: 35.46 feet bgs
- Maximum Groundwater Depth: 39.59 feet bgs
- Flow Direction: W
- Soil Types: sands
- Maximum Depth Sampled: 46 ft bgs

B. Monitoring Well Information

| Well Designation | Date Installed | Well Screen Interval | Latest DTW 9/08 |
|------------------|----------------|----------------------|--------------------|
| MW-1 | 12/1991 | 35-55 | 38.07 |
| MW-2 | 10/20/92 | NA | 39 |
| MW-3 | 10/20/92 | NA | 37.21 |
| MW-4 | 8/2/95 | 24-54 | 38.68 |
| MW-5 | 8/2/95 | 24-54 | 38.39 |
| MW-6 | 2/5/97 | 25-55 | 39.19 |
| MW-7 | 6/10/97 | 25-55 | 37.38 |

NA – information not available

IV. MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS

| Contaminant | Soil (mg/kg) | | EPA SLs | | Water (ug/L) | | CA MCLs/ CA NL (ug/L) |
|--------------|----------------|-------------|---------------------|--------------------|----------------|----------------|-----------------------------|
| | Maximum (1991) | Latest (NA) | Residential (mg/kg) | Industrial (mg/kg) | Maximum (1994) | Latest (9/08)* | |
| TRP-g | 12,125 | NA | NE | NE | FP | 7,700 | NA |
| TPH-d | NA | NA | NE | NE | NA | NA | NA |
| Benzene | 34.42 | NA | 1.1 | 5.6 | NA | 34 | 1 |
| Toluene | 534 | NA | 5,000 | 46,000 | NA | 190 | 150 |
| Ethylbenzene | 198.9 | NA | 5.7 | 29 | NA | 830 | 300 |
| Xylenes | 1,001 | NA | 600 | 2,600 | NA | 1,180 | 1750 |
| MTBE | NA | NA | 39 | 190 | NA | <1 | 13 / 5 |
| TBA | NA | NA | NE | NE | NA | ND (<100) | 12 (NL) |
| 1,2-DCA | NA | NA | NE | NE | NA | NA | 0.5 |
| Lead | NA | NA | NE | NE | NA | NA | 15 |
| PCE | NA | NA | NE | NE | NA | NA | 5 |
| TCE | NA | NA | NE | NE | NA | NA | 5 |

* Maximum concentrations detected in MW-4.

SLs EPA Risk-Based Screening Levels (September 2008)
MCL Maximum Contaminant Levels
NL Notification Level
NA Not Analyzed, Not Applicable, or Data Not Available
NE Not established

V. FREE PRODUCT: Historically observed in MW-1 and MW-2 with a maximum thickness of approximately 0.6 inch. Free product was present in 1994 and 1995.

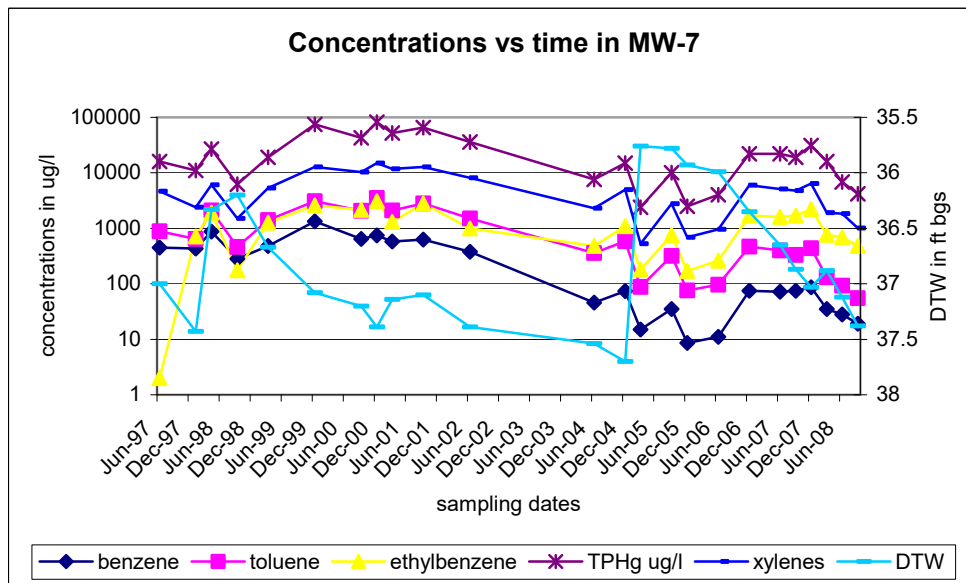
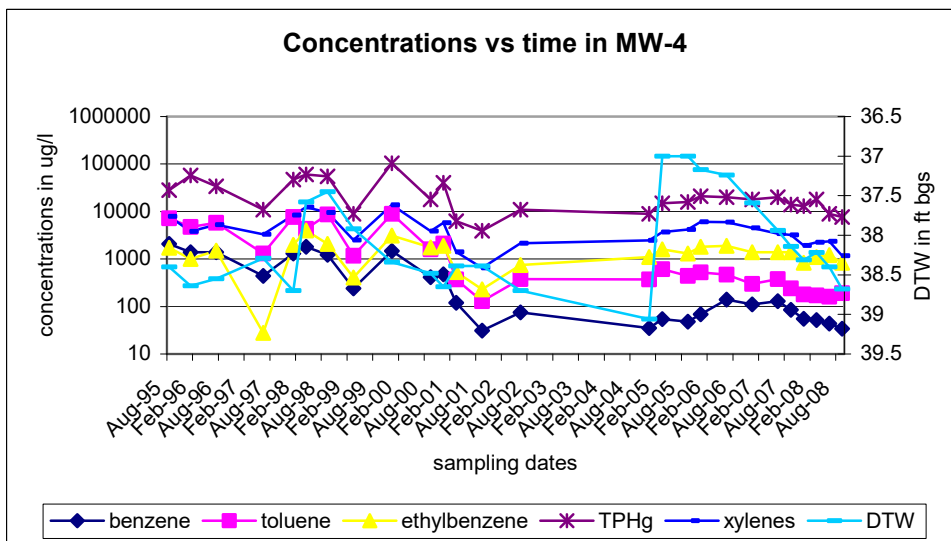
VI. SOIL AND GROUNDWATER REMEDIATION

A. Soil Excavation: none identified

B. In-Situ Soil Remediation: none identified

C. Groundwater Remediation: none identified

D. Groundwater Trends:



VII. SENSITIVE RECEPTOR SURVEY

Not found in files. An industrial supply well 2783B is located approximately 0.5 mile southeast of the site.

VIII. RECOMMENDED ACTION

In the May 2007 Preliminary 5-Year Summary Report, the Fund recommended delineation of the downgradient extent of the groundwater plume.

May 2008: The Regional Board approved the installation of downgradient wells in their June 6, 2007 letter. However, information is not available whether this scope of work has been implemented. In the event that the work has not been completed, the Fund recommends that the Regional Board require implementation of the workplan with enforcement actions if necessary. It is imperative that corrective actions proceed in a timely manner to prevent further plume migration that could result in unnecessary costs.

June 2009 update: To date, the workplan for the installation of the downgradient wells has not been implemented. As an alternate option, the Fund recommends collection of grab groundwater samples downgradient of MW-7. If results warrant, evaluate the site for low-risk closure.

Original signed by:

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Wennilyn Fua, P.E. Date
Technical Review Unit
(916) 341- 5834

Robert Trommer Date
Chief, Technical Review Unit
(916) 341-5684

J-5 - Bortz Oil Company 1746 N Spring Street

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Linda S. Adams
Secretary for
Environmental Protection

State Water Resources Control Board

Division of Financial Assistance

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(916) 341-5660 FAX (916) 341-5806 • www.waterboards.ca.gov/cwphome/ustcf



Arnold Schwarzenegger
Governor

USTCF 5-YEAR REVIEW SUMMARY 3rd REVIEW – JULY 2009

USTCF Claim No.: 7873
Claimant Name: William Minato
Site Name: Bill's Automotive
Site Address: 1796 Spring St N
City: Los Angeles

Region/Caseworker: 4/Magdy Baiady
Lead Agency Case No. 900310061
Global ID: T0603700788
Date LOC Issued: 6/19/1995
USTCF Expenditures to Date: \$214,148
Priority Class: B

I. CASE INFORMATION

| Tank No. | Size in Gallons | Contents | Closed in Place/ Removed/Active | Date |
|----------|-----------------|-----------|------------------------------------|------|
| 1 | 6,000 | gasoline | removed | 1987 |
| 2 | 5,000 | gasoline | removed | 1987 |
| 3 | 8,000 | diesel | removed | 1987 |
| 4-6 | 1,000 | gasoline | removed | 1991 |
| 7 | 1,000 | waste oil | removed | 1991 |

II. RELEASE INFORMATION

- Source of Release: Tanks
- Date of Release: Unknown, detected soil contamination in 1991
- Affected Media: Soil and groundwater

III. SITE CHARACTERIZATION INFORMATION

A. Site Information

- GW Basin: Los Angeles Coastal Plain (4-12)
- Beneficial Uses: MUN, IND, AGR, PROC
- Land Use Designation: commercial
- MTBE Threat Classification: D – not in vulnerable area and MTBE > 5 ppb
- Distance to Nearest Supply Well (Municipal or Domestic): According to the LUSTIS database, State Well No. 3987F is 13,317 feet from the site.
- Minimum Groundwater Depth: 35.46 feet bgs
- Maximum Groundwater Depth: 39.59 feet bgs
- Flow Direction: W
- Soil Types: sands
- Maximum Depth Sampled: 46 ft bgs

B. Monitoring Well Information

| Well Designation | Date Installed | Well Screen Interval | Latest DTW 9/08 |
|------------------|----------------|----------------------|--------------------|
| MW-1 | 12/1991 | 35-55 | 38.07 |
| MW-2 | 10/20/92 | NA | 39 |
| MW-3 | 10/20/92 | NA | 37.21 |
| MW-4 | 8/2/95 | 24-54 | 38.68 |
| MW-5 | 8/2/95 | 24-54 | 38.39 |
| MW-6 | 2/5/97 | 25-55 | 39.19 |
| MW-7 | 6/10/97 | 25-55 | 37.38 |

NA – information not available

IV. MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS

| Contaminant | Soil (mg/kg) | | EPA SLs | | Water (ug/L) | | CA MCLs/ CA NL (ug/L) |
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| 1,2-DCA | NA | NA | NE | NE | NA | NA | 0.5 |
| Lead | NA | NA | NE | NE | NA | NA | 15 |
| PCE | NA | NA | NE | NE | NA | NA | 5 |
| TCE | NA | NA | NE | NE | NA | NA | 5 |

* Maximum concentrations detected in MW-4.

SLs EPA Risk-Based Screening Levels (September 2008)
MCL Maximum Contaminant Levels
NL Notification Level
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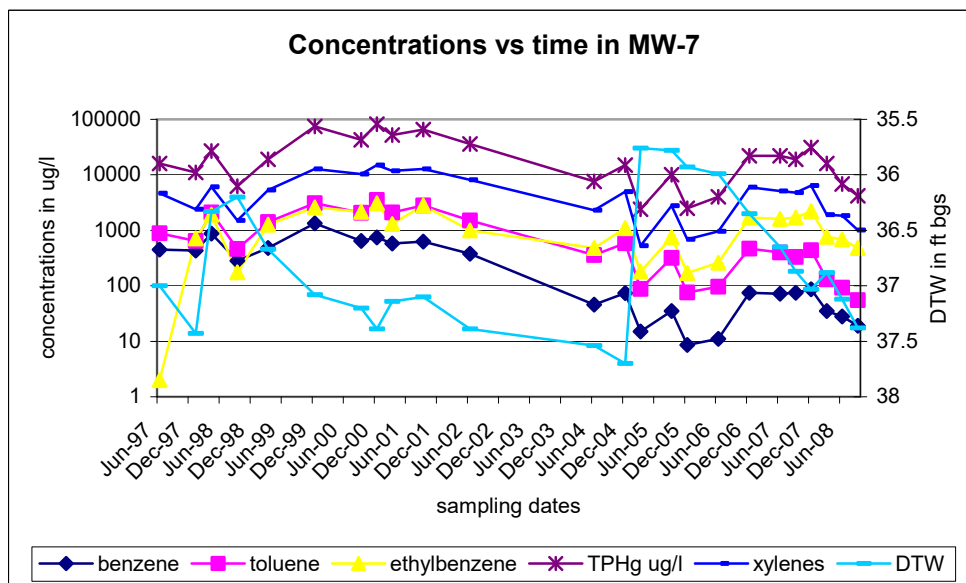
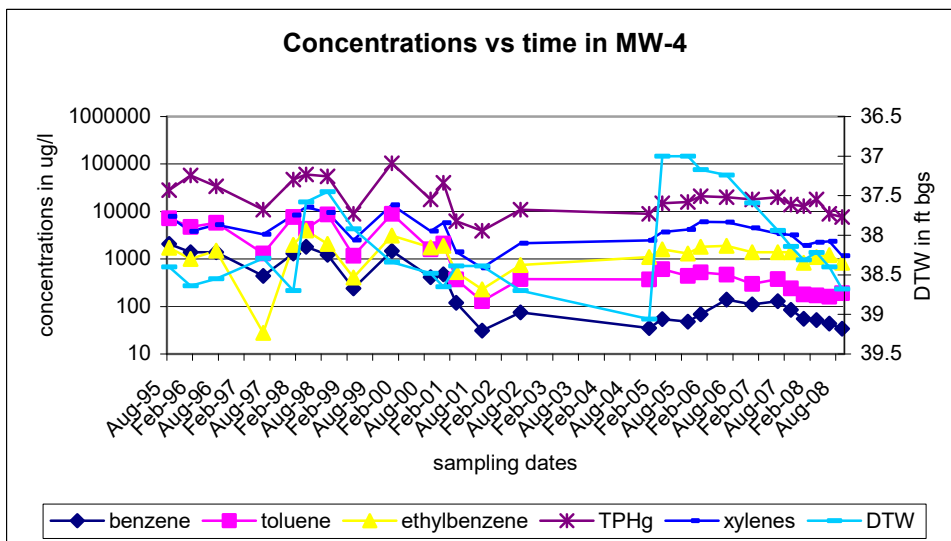
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C. Groundwater Remediation: none identified

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VIII. RECOMMENDED ACTION

In the May 2007 Preliminary 5-Year Summary Report, the Fund recommended delineation of the downgradient extent of the groundwater plume.

May 2008: The Regional Board approved the installation of downgradient wells in their June 6, 2007 letter. However, information is not available whether this scope of work has been implemented. In the event that the work has not been completed, the Fund recommends that the Regional Board require implementation of the workplan with enforcement actions if necessary. It is imperative that corrective actions proceed in a timely manner to prevent further plume migration that could result in unnecessary costs.

June 2009 update: To date, the workplan for the installation of the downgradient wells has not been implemented. As an alternate option, the Fund recommends collection of grab groundwater samples downgradient of MW-7. If results warrant, evaluate the site for low-risk closure.

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Robert Trommer Date
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FINAL

2014–2015 ANNUAL GROUNDWATER AND SOIL-GAS MONITORING REPORT FOR INSTALLATION RESTORATION PROGRAM SITE 1

**Naval and Marine Corps Reserve Center, Los Angeles
Los Angeles, California**

September 2015

Prepared for:



**U.S. Department of the Navy
Naval Facilities Engineering Command Southwest
San Diego, California**

Prepared under:

**Contract Number: N62473–10–D–0814
Task Order Number: 0037
DCN: AM8A–0814–0037-0007.R1**

Prepared by:

Accord MACTEC 8A JV

**Accord MACTEC 8A Joint Venture
6050 Santo Road, Suite 175
San Diego, California 92124
(858) 771-3588**

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FINAL

**2014–2015 ANNUAL GROUNDWATER AND SOIL-GAS
MONITORING REPORT FOR
INSTALLATION RESTORATION PROGRAM SITE 1
Naval and Marine Corps Reserve Center, Los Angeles
Los Angeles, California**

September 2015

**Contract Number N62473–10–D–0814
Task Order Number 0037
DCN AM8A–0814–0037–0007.R1**

**Prepared for:
U.S. DEPARTMENT OF THE NAVY**

REVIEW AND APPROVAL



Qihai Chen, PMP
Project Manager
Accord MACTEC 8A JV

September 15, 2015
Date



Rod Reeve, PG No. 4941
Senior Geologist
Accord MACTEC 8A JV

September 15, 2015
Date

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EXECUTIVE SUMMARY

This monitoring report presents a summary of groundwater and soil-gas monitoring activities conducted at Installation Restoration Program (IRP) Site 1, Naval and Marine Corps Reserve Center, Los Angeles, Los Angeles, California. Accord MACTEC 8A JV (AM8AJV), comprised of Accord Engineering, Inc., and AMEC Foster Wheeler (formerly MACTEC Engineering and Consulting, Inc.), has prepared this report on behalf of the United States Department of the Navy (DON), Naval Facilities Engineering Command Southwest, in accordance with Contract Number N62473-10-D-0814, Contract Task Order Number 0037.

DON is the lead federal agency on this project. The lead regulatory agency is the California Regional Water Quality Control Board, Los Angeles Region (LARWQCB) with support from the State of California Department of Toxic Substances Control (DTSC). The groundwater and soil-gas monitoring activities from the two scheduled semiannual monitoring events were conducted in accordance with the Final Work Plan Addendum, dated December 2014 (AM8AJV 2014).

Objectives

The objectives of the groundwater and soil-gas monitoring are to:

1. Evaluate the trends and stability of contaminants, mainly the 1,2-dichloroethane (1,2-DCA) and benzene concentrations in groundwater.
2. Evaluate the trends and stability of contaminants, mainly the tetrachloroethene (PCE) concentrations in soil-gas to determine if human health risks exist at the site.
3. If PCE concentration continues to persist in the downgradient soil-gas monitoring wells, the source of the PCE will be evaluated at the conclusion of the second semi-annual monitoring event.

Regulatory Guidance

In accordance with the Final Work Plan Addendum (AM8AJV 2014), upon the completion of the monitoring activities, one of the following recommendations is to be made in this groundwater and soil-gas monitoring report.

- Prepare a Corrective Action Plan and continue groundwater monitoring.
- Request regulatory site closure and “No Further Action” (NFA) status from LARWQCB.

In accordance with the California Regional Water Quality Control Board, San Francisco Bay Region (SFBRWQCB 1996) *Interim Guidance on Required Cleanup at Low-Risk Fuel Sites* referenced by the Site Cleanup Program, the following criteria must be met to achieve regulatory site closure with respect to a low-risk groundwater case.

1. The leak has been stopped and ongoing sources, including free product, have been removed or remediated.
2. The site has been adequately characterized.

3. The dissolved hydrocarbon plume is not migrating.
4. No water wells, deeper drinking-water aquifers, surface water, or other sensitive receptors are likely to be impacted.
5. The site presents no significant risk to human health.
6. The site presents no significant risk to the environment.

Since IRP Site 1 is located more than 1,000 feet from a surface water body, there are no established regulatory ecological screening criteria. This project does not prescribe project-specific screening criteria; however, the following project action limits are used for informational purposes and comparison to analytical laboratory reporting limits only:

- Groundwater samples – California Department of Public Health “Chemicals with Maximum Contaminant Levels (MCLs) in Title 22 of the *California Code of Regulations* §64444 – Organic Chemicals,” August 10, 2015.
- Groundwater samples (for Total Petroleum Hydrocarbons as gasoline [TPH-g] and diesel [TPH-d] only) – California Regional Water Quality Control Board, San Francisco Bay Region 2013 Tier 1 Environmental Screening Levels (ESLs), December 2013.
- Soil-gas samples – Office of Environmental Health Hazard Assessment “California Human Health Screening Levels (CHHSLs) for Soil-Gas-Screening Numbers for Volatile Chemicals below Buildings Constructed With Engineered Fill below Sub-Slab Gravel (Table 2, Commercial/Industrial Scenario),” September 23, 2010.

The MCLs for groundwater and CHHSLs for soil-gas samples are listed in Worksheet #15 of the Final Sampling and Analysis Plan Addendum (AM8AJV 2014). The SFBRWQCB ESLs for TPH-g and TPH-d have been included as a reference per request from the LA RWQCB.

Groundwater Monitoring, Sampling, and Analysis

Groundwater level measurements were taken on December 11, 2014, and May 19, 2015, prior to sampling the groundwater monitoring wells. Measurements were collected in as short a timeframe as possible to capture a “snapshot” of the potentiometric surface. Free product was not observed during the December 2014 and May 2015 events in any of the groundwater monitoring wells. Groundwater gradients were calculated to be approximately 0.0192 feet per foot in December 2014 and 0.0186 feet per foot in May 2015 in the south-southeast direction, which is consistent with previous monitoring events.

Parameters evaluated during groundwater monitoring included total petroleum hydrocarbons as gasoline (TPH-g) and diesel (TPH-d), volatile organic compounds (VOCs), dissolved metals, and natural attenuation parameters (chloride, nitrate, sulfate, ammonia, orthophosphate, alkalinity, methane, ethane, ethene, carbon dioxide, total Kjeldahl nitrogen, pH, and total dissolved solids). 1,2-Dibromomethane, a known additive to leaded gasoline, was analyzed separately using U.S. Environmental Protection Agency (U.S. EPA) Method 5030B/8260 SIM, which has a detection limit below 0.05 microgram per liter ($\mu\text{g/L}$) to meet the MCL threshold.

There are no established MCLs for TPH-d and TPH-g. Analytical results were compared to the SFBRWQCB ESLs.

TPH that were detected above the ESLs included:

December 2014 monitoring event:

- TPH-d (ESL = 0.1 milligram per liter [mg/L]) in two of the seven groundwater monitoring wells at concentrations ranging from 0.15J (J denotes an estimated value) mg/L (MW07) to 0.59 mg/L (MW08).
- TPH-g was not detected above the ESLs during the December 2014 monitoring event.

May 2015 monitoring event:

- TPH-d and TPH-g were not detected above the ESLs during the May 2015 monitoring event.

VOCs that were detected above MCLs included:

December 2014 monitoring event:

- 1,2-DCA (MCL = 0.5 µg/L) in four of the seven groundwater monitoring wells at concentrations ranging from 1.0 µg/L (MW05) to 3.1 µg/L (MW01).
- Benzene (MCL = 1 µg/L) in one groundwater monitoring well at a concentration of 1.3 µg/L (MW01).

May 2015 monitoring event:

- 1,2-DCA in four of the seven groundwater monitoring wells at concentrations ranging from 0.99J µg/L (MW05) to 2.6 µg/L (MW01).
- Benzene (MCL = 1 µg/L) in one groundwater monitoring well at a concentration of 2.1 µg/L (MW01).

Statistical analysis of groundwater data over that last 10 rounds of groundwater monitoring dating back to January 2006 indicates that there are either decreasing or no concentration trends across the site at the 90% confidence level.

Natural attenuation appears to be occurring at IRP Site 1 and is supported by both direct and indirect evidence. Direct evidence is provided by the results of trend analysis using the Mann-Kendall statistical test. Indirect evidence is provided by the comparison of geochemical parameters to concentrations of petroleum hydrocarbons across the site. Data suggest that natural attenuation is occurring through oxidation, iron and sulfate reduction, and methanogenesis.

The downgradient extent of the dissolved-phase petroleum hydrocarbon plume has been fully delineated with the exception of 1,2-DCA. 1,2-DCA continued to be detected in downgradient groundwater monitoring well MW08 during both the December 2014 (1.8 µg/L) and May 2015 (1.9 µg/L) events. In comparing recent to historical 1,2-DCA concentrations throughout the site, the concentrations appear to be stable.

Soil-Gas Monitoring, Sampling, and Analysis

Soil-gas samples were collected from seven permanent soil-gas probes (SG08 to SG14). Soil-gas monitoring activities were performed on December 11, 2014 and May 19, 2015. The soil-gas samples were analyzed for VOCs (U.S. EPA Method TO-15) and helium (ASTM Method D1945M).

Below is a summary of VOCs and sample locations that had detections above CHHSLs:

December 2014 monitoring event:

- 1,2-DCA was detected above the CHHSL (360 micrograms per cubic meter [$\mu\text{g}/\text{m}^3$]) in 2 of the 21 sample locations at concentrations ranging from 1,300 $\mu\text{g}/\text{m}^3$ (SG12-10) to 2,300 $\mu\text{g}/\text{m}^3$ (SG12-15).
- Benzene was detected above the CHHSL (280 $\mu\text{g}/\text{m}^3$) in 1 of the 21 sample locations at a concentration of 350 $\mu\text{g}/\text{m}^3$ (SG12-15).
- Ethylbenzene was detected above the CHHSL (3,600 $\mu\text{g}/\text{m}^3$) in 1 of the 21 sample locations at a concentration of 15,000 $\mu\text{g}/\text{m}^3$ (SG14-15).

May 2015 monitoring event:

- 1,2-DCA was detected above the CHHSL (360 $\mu\text{g}/\text{m}^3$) in 3 of the 21 sample locations at concentrations ranging from 850J $\mu\text{g}/\text{m}^3$ (SG13-15) to 2,000 $\mu\text{g}/\text{m}^3$ (SG12-15).
- Benzene was detected above the CHHSL (280 $\mu\text{g}/\text{m}^3$) in 1 of the 21 sample locations at a concentration of 1,400 $\mu\text{g}/\text{m}^3$ (SG14-15).

Recommendation

Based on the groundwater and soil-gas data, the SFBRWQCB *Interim Guidance on Required Cleanup at Low-Risk Fuel Sites*, and a site-specific human health risk assessment, IRP Site 1 is recommended for regulatory site closure and NFA.

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Figure 1. Regional Map

Figure 2. Site Location Map

Figure 3. Site Map

Figure 4. Groundwater Gradient Map (May 2015)

Figure 5. Groundwater Results above the MCLs (December 2014 and May 2015)

Figure 6. Soil-Gas Results above the CHHSLs (December 2014 and May 2015)

Figure 7. 1,2-Dichloroethane Plume Map (December 2014)

Figure 8. 1,2-Dichloroethane Plume Map (May 2015)

Figure 9. Excess Lifetime Cancer Risk Map

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Table 5. Soil-Gas Analytical Results (May 2015)

Table 6. Historical Groundwater Analytical Results

Table 7. Historical Soil-Gas Analytical Results

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Appendix A. Field Forms

Appendix B. Time-Series Concentration Graphs

Appendix C. Mann-Kendall Statistical Worksheets

Appendix D. Investigation-Derived Waste Disposal Information

Appendix E. Interim Guidance on Required Cleanup at Low-Risk Fuel Sites

Appendix F. Human Health Risk Assessment Report

Appendix G. Laboratory and Data Validation Reports for Groundwater (provided on CD-ROM)

Appendix H. Laboratory and Data Validation Reports for Soil Gas (provided on CD-ROM)

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ACRONYMS AND ABBREVIATIONS

| | |
|-------------------|---|
| µg/L | micrograms per liter |
| µg/m ³ | micrograms per cubic meter |
| AM8AJV | Accord MACTEC 8A Joint Venture |
| bgs | below ground surface |
| CDM | CDM Federal Programs Corporation |
| CHHSL | California Human Health Screening Level |
| CoC | chain of custody |
| COPC | contaminant of potential concern |
| 1,2-DCA | 1,2-dichlorethane |
| 1,2-DCPA | 1,2-dichloropropane |
| DO | dissolved oxygen |
| DON | U.S. Department of the Navy |
| DQO | data quality objective |
| DTSC | California Department of Toxic Substances Control |
| EBS | Environmental Baseline Study |
| ELCR | excess lifetime cancer risk |
| EMAX | EMAX Laboratories, Inc. |
| HHRA | human health risk assessment |
| HI | hazard index |
| H&P | H&P Mobile Geochemistry, Inc. |
| IRP | Installation Restoration Program |
| LARWQCB | California Regional Water Quality Control Board, Los Angeles Region |
| LUFT | leaking underground fuel tank |
| MCL | maximum contaminant level |
| MK | Mann-Kendall |
| MTBE | methyl tert-butyl ether |
| MW | monitoring well |
| NAVFAC SW | Naval Facilities Engineering Command Southwest Division |
| NMCRCLA | Naval and Marine Corps Reserve Center, Los Angeles |
| NTU | Nephelometric turbidity units |
| ORP | oxidation-reduction potential |
| OWS | oil-water separator |

ACRONYMS AND ABBREVIATIONS (Continued)

| | |
|----------|---|
| PWC | Navy Public Works Center |
| QC | quality control |
| SFBRWQCB | California Regional Water Quality Control Board, San Francisco Bay Region |
| SI | site inspection |
| site | IRP Site 1, Naval and Marine Corps Reserve Center, Los Angeles |
| TDS | total dissolved solids |
| TPH | total petroleum hydrocarbons |
| TPH-d | total petroleum hydrocarbons as diesel |
| TPH-g | total petroleum hydrocarbons as gasoline |
| TRPH | total recoverable petroleum hydrocarbons |
| U.S. EPA | United States Environmental Protection Agency |
| UST | underground storage tank |
| VOC | volatile organic compound |