

Upper and Lower Pointe Vicente

30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275

Inquiry Number: 2356889.8

November 05, 2008

The EDR Property Tax Map Report



440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

EDR Property Tax Map Report

Environmental Data Resources, Inc.'s EDR Property Tax Map Report is designed to assist environmental professionals in evaluating potential environmental conditions on a target property by understanding property boundaries and other characteristics. The report includes a search of available property tax maps, which include information on boundaries for the target property and neighboring properties, addresses, parcel identification numbers, as well as other data typically used in property location and identification.

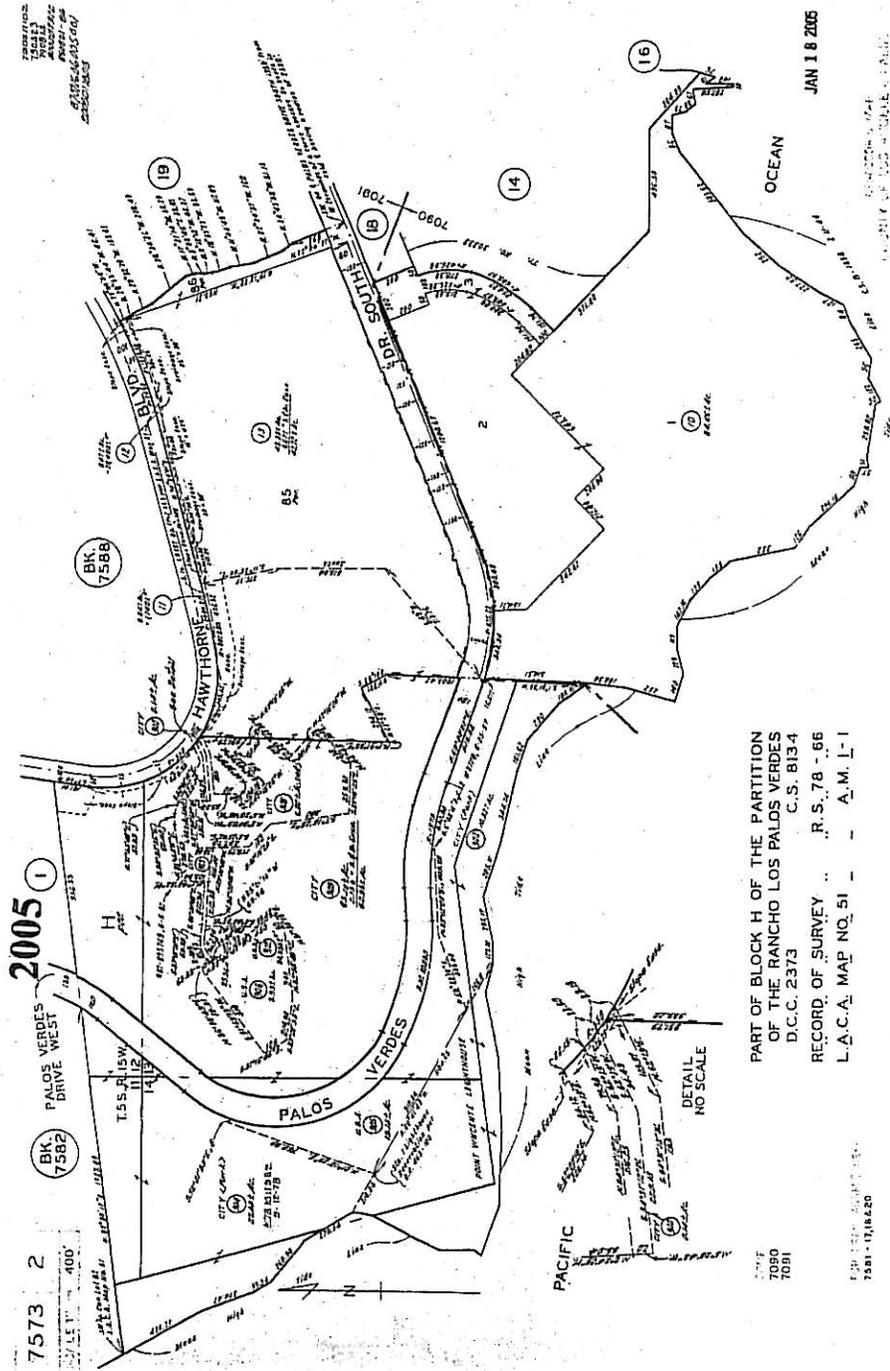
Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2008 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc. or its affiliates is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

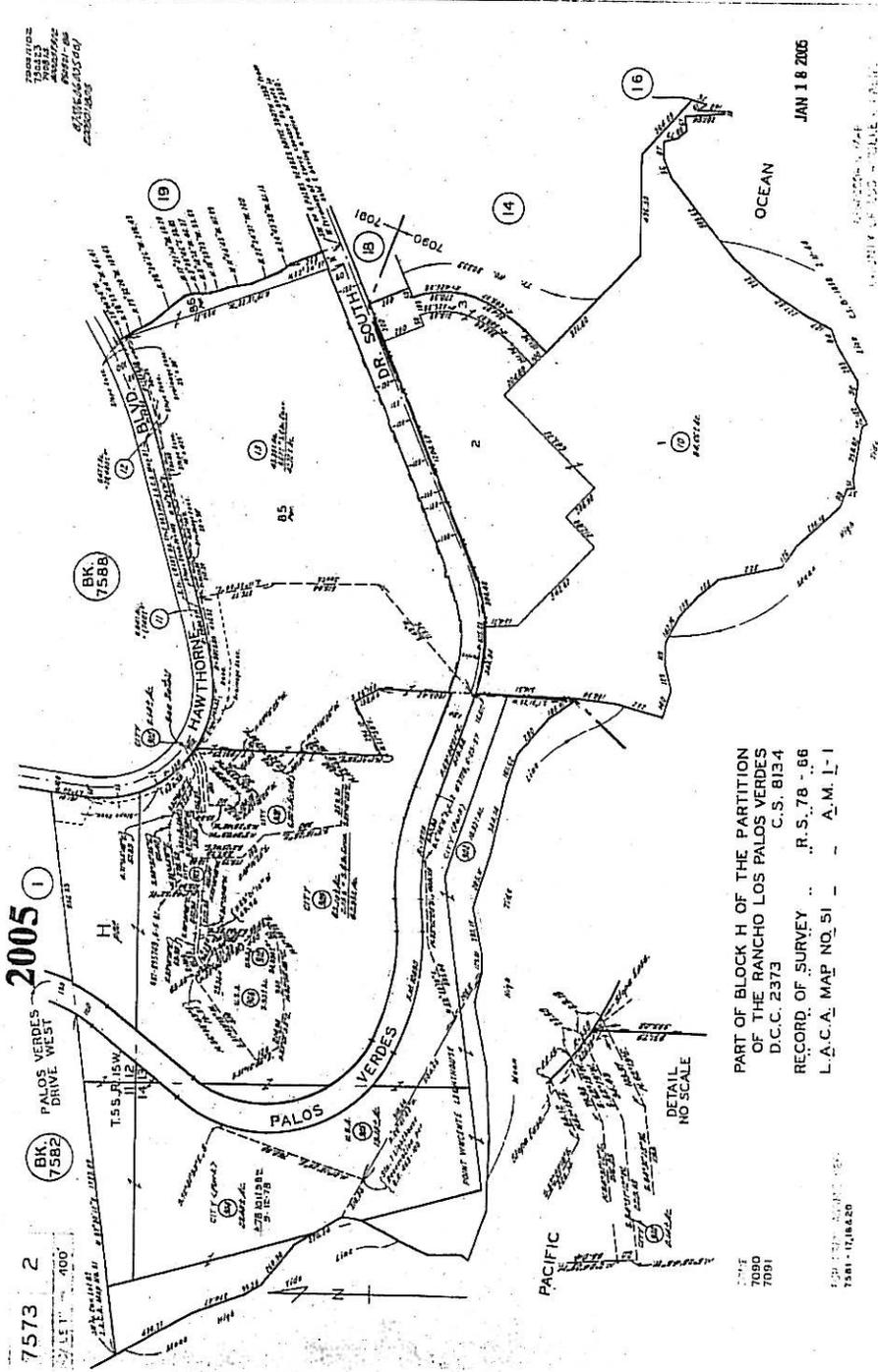


PART OF BLOCK H OF THE PARTITION
 OF THE RANCHO LOS PALOS VERDES
 D.C.C. 2373 C.S. 8134
 RECORD OF SURVEY .. R.S. 78 - 66
 L.A.C.A. MAP NO. 51 - - A.M. 1-1

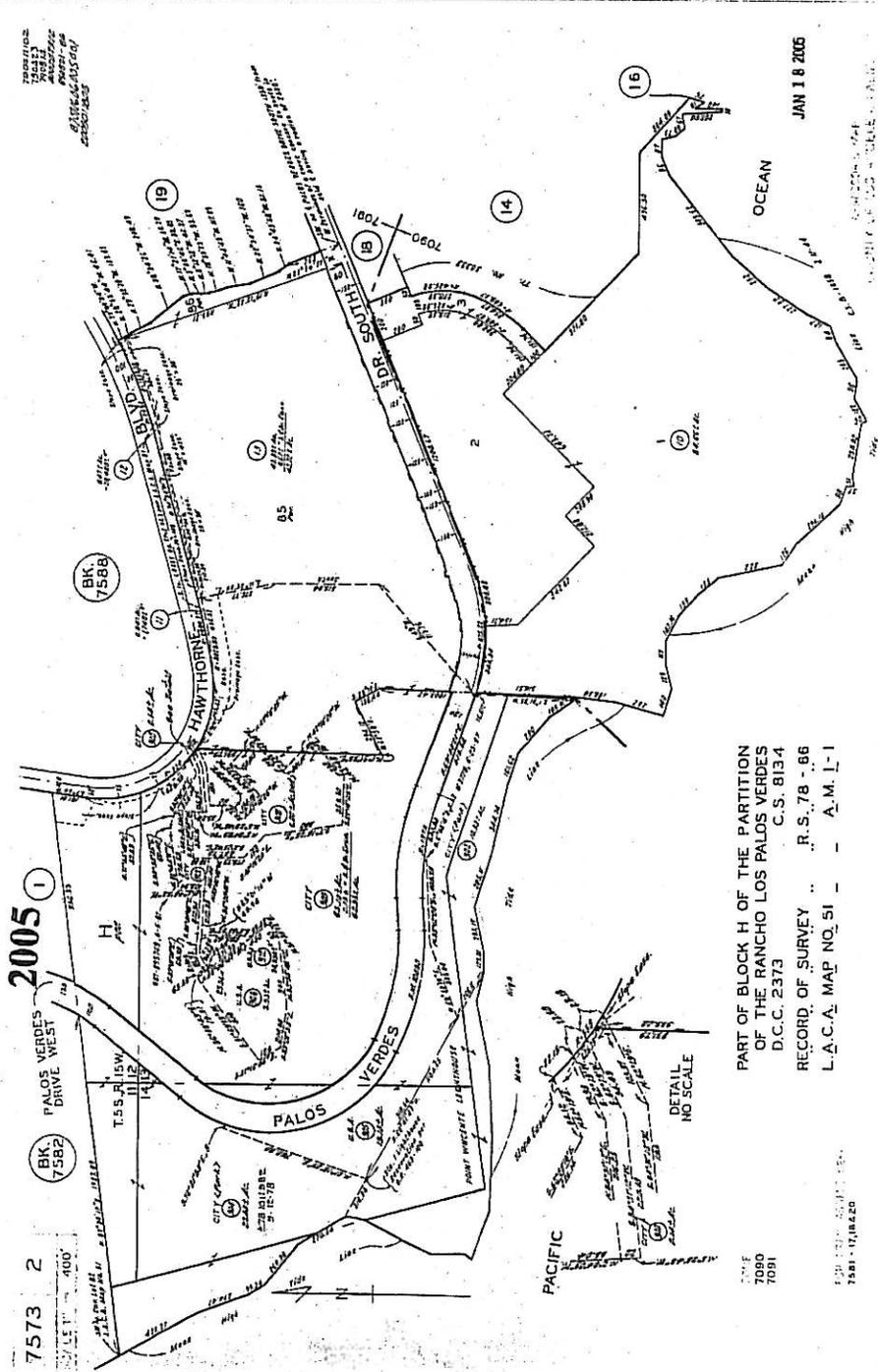
SHEET
 7090
 7091

EXP. DATE: 01/18/20
 7581 - 11, 12, 20

DETAIL
 NO SCALE



7573 2
 1/4" = 400'
 BK. 7582
 PALOS VERDES DRIVE WEST
 2005 1
 BK. 7588
 PALOS VERDES DRIVE EAST
 SOUTH STREET
 HAWTHORNE
 PALOS VERDES
 OCEAN
 JAN 18 2005
 PART OF BLOCK H OF THE PARTITION OF THE RANCHO LOS PALOS VERDES
 D.C.C. 2373 C.S. 813-4
 RECORD OF SURVEY R.S. 78-66
 L.A.C.A. MAP NO. 51 A.M. 1-1
 DATE 7/8/05
 7581-10/14/05



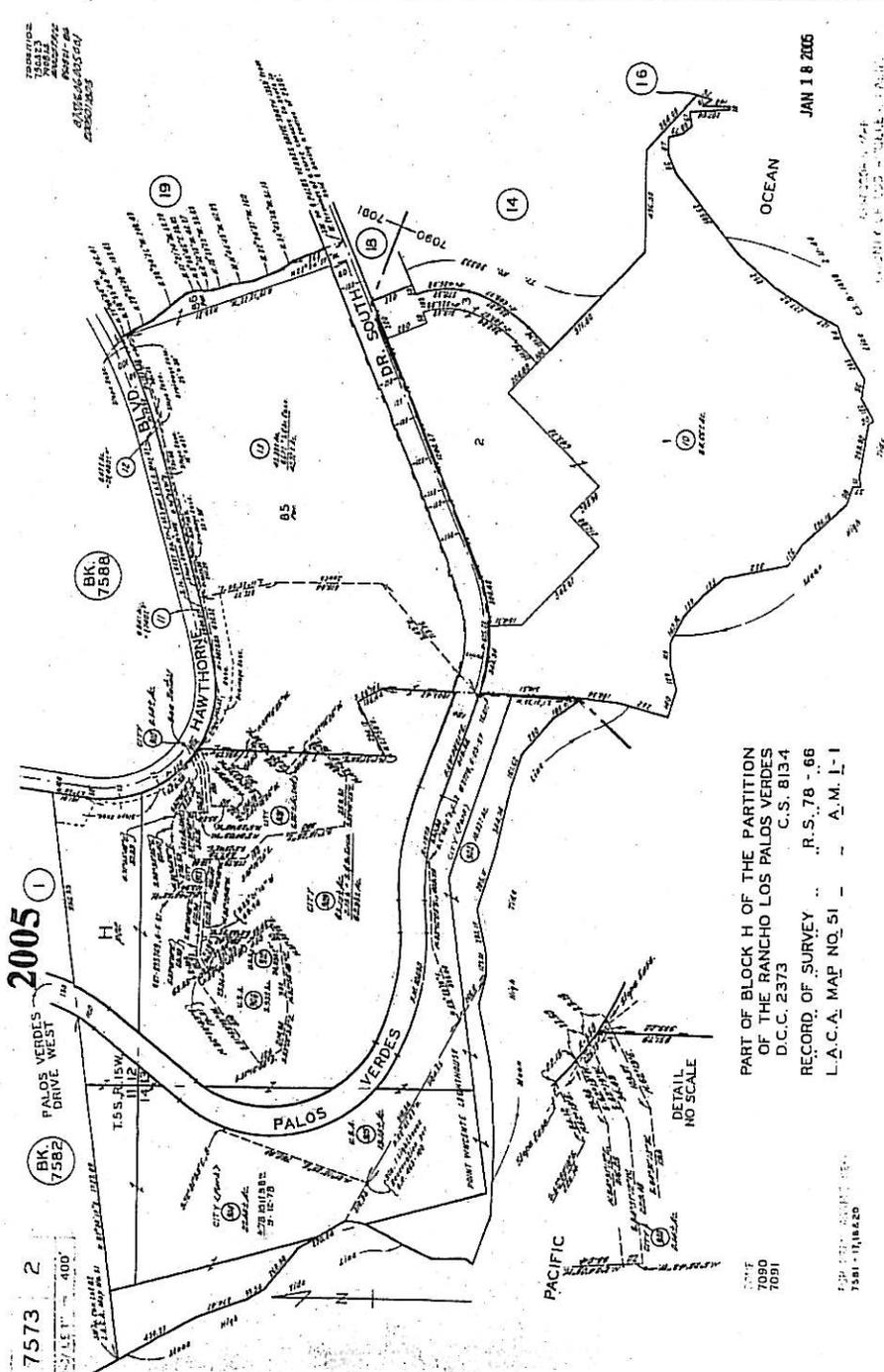
7573 2
 BK. 7582
 PALOS VERDES DRIVE WEST
 2005 1

PART OF BLOCK H OF THE PARTITION
 OF THE RANCHO LOS PALOS VERDES
 D.C.C. 2373 C.S. 813.4
 RECORD OF SURVEY R.S. 78 - 86
 L.A.C.A. MAP NO. 51 - A.M. 1-1

DATE
 7080
 7091

FOR THE
 7581 - 17, 18, 20

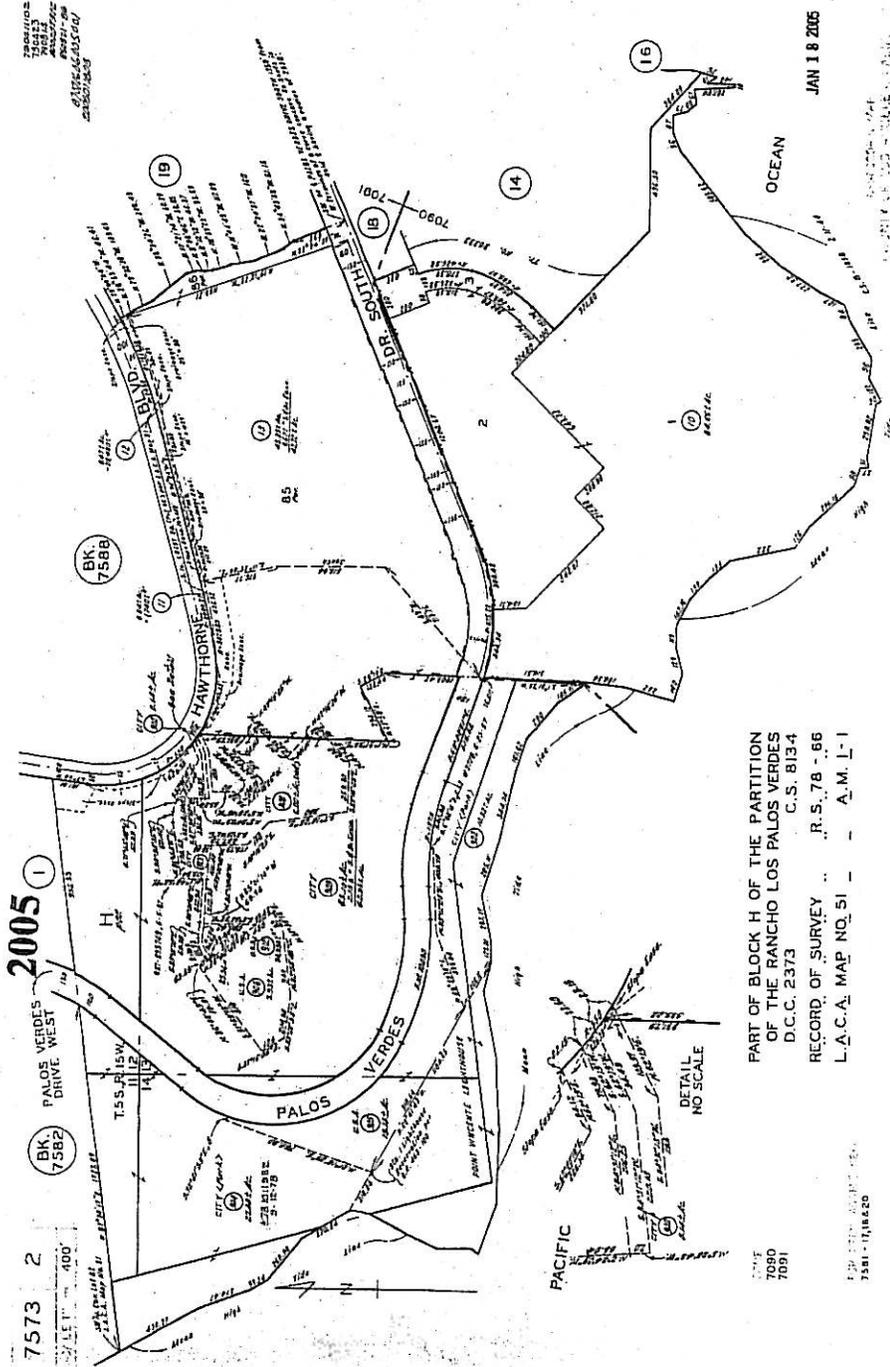
JAN 18 2005



7573 2
 BK. 7582
 PALOS VERDES DRIVE WEST
 150' SCALE

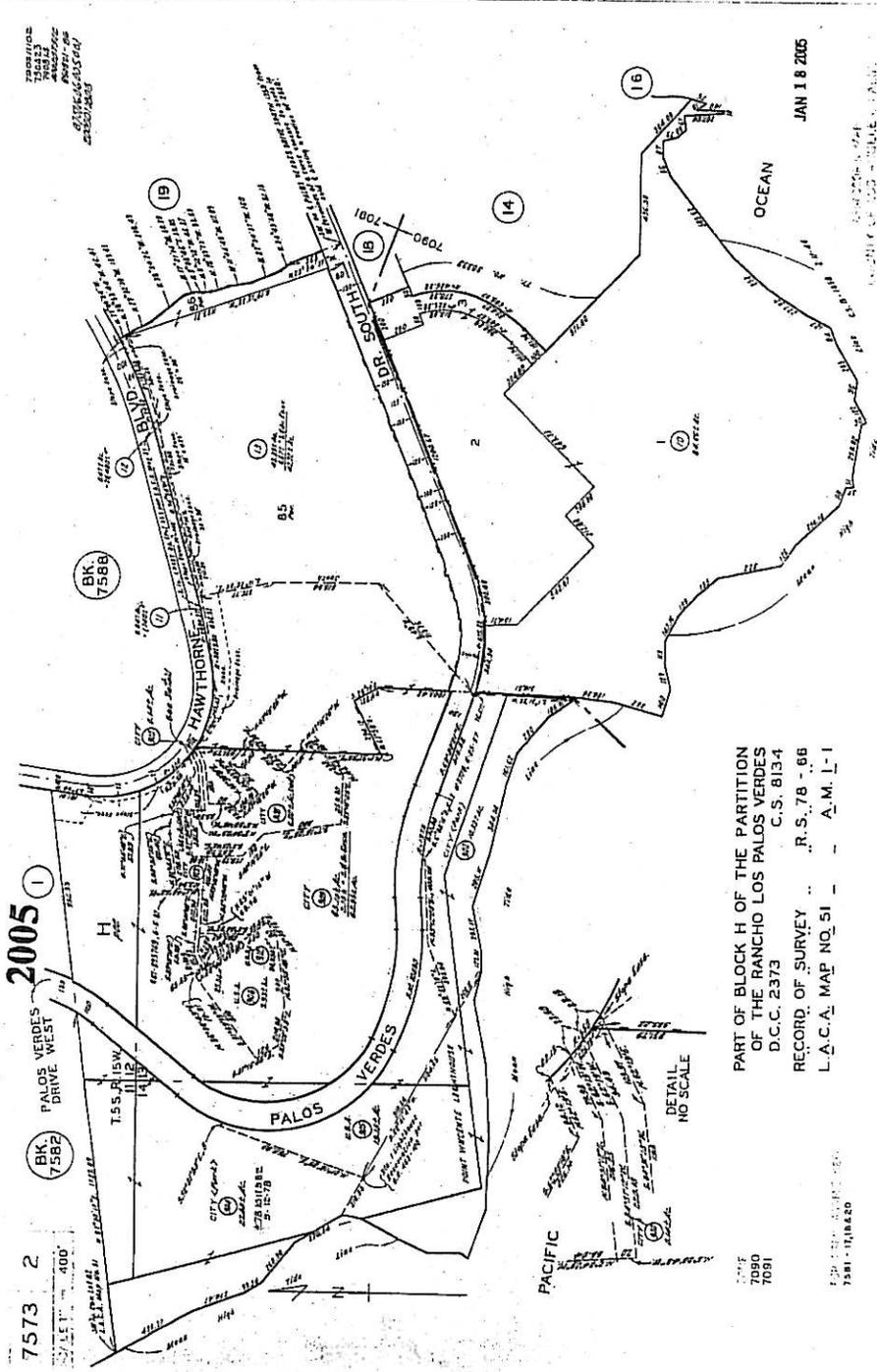
PART OF BLOCK H OF THE PARTITION
 OF THE RANCHO LOS PALOS VERDES
 D.C.C. 2373 C.S. 8134
 RECORD OF SURVEY R.S. 78-66
 L.A.C.A. MAP NO. 51 - A.M. I-1

JAN 18 2005



PART OF BLOCK H OF THE PARTITION
 OF THE RANCHO LOS PALOS VERDES
 D.C.C. 2373
 RECORD OF SURVEY R.S. 78-66
 L.A.C.A. MAP NO. 51 - A.M. I-1

JAN 18 2005



The EDR Environmental LienSearch™ Report

30940 HAWTHORNE BLVD
LOS ANGELES
RANCHO PALOS VERDES, CA 90275-5351

Project Number: 2356889.7

Index Date: 11/11/2008



EDR® Environmental Data Resources Inc



AMERISTAR
INFORMATION NETWORK, LTD.

The Standard in Environmental Risk Information

440 Wheelers Farm Road
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: 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.

Disclaimer - Copyright and Trademark Notice

This report was prepared for the use of Environmental Data Resources, Inc., exclusively. This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. **NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT.** Environmental Data Resources, Inc. (EDR) specifically disclaim the making of any such warranties, including without limitation, merchantability or fitness for a particular use or purpose. The information contained in this report is retrieved as it is recorded from the various agencies that make it available. The total liability is limited to the fee paid for this report.

Copyright 2006 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

EDR Environmental LienSearch™ Report

TARGET PROPERTY INFORMATION

ADDRESS

CLIENT REF 2356889.7
Site Address 30940 HAWTHORNE BLVD
Site CSZ RANCHO PALOS VERDES, CA 90275-5351

RESEARCH SOURCE

Sources: Los Angeles County

DEED INFORMATION

Type of Deed: Quitclaim Deed
Title is vested in: City of Rancho Palos Verdes, a municipal corporation
Title received from: County of Los Angeles, a body coporate and politic
Deed Dated: 12/16/2003
Deed Recorded: 04/23/2004
Instrument No.: 04-1890678
Comment: Conveys Parcel No. 7573-002-904

Type of Deed: Quitclaim Deed
Title is vested in: City of Rancho Palos Verdes
Title received from: United States of America
Deed Dated: 09/25/1978
Deed Recorded: 03/06/1979
Instrument No.: 79-250254
Comment: Conveys Parcel No. 7573-002-908

Type of Deed: Quitclaim Deed
Title is vested in: City of Rancho Palos Verdes
Title received from: United Stated of America
Deed Dated: 08/25/1978
Deed Recorded: 09/27/1978
Instrument No.: 78-1074154
Comment: Conveys Parcel No. 7573-002-909 and 7573-002-910

EDR Environmental LienSearch™ Report

DEED INFORMATION CONTINUED

Type of Deed: Grant Deed
Title is vested in: United States of America
Title received from: Palos Verdes Peninsula United School District
Deed Dated: 05/15/1985
Deed Recorded: 06/07/1985
Instrument No.: 85-643570
Comment: Conveys Parcel No. 7573-002-912

Type of Deed: Quitclaim Deed
Title is vested in: City of Rancho Palos Verdes
Title received from: United States of America
Deed Dated: 04/30/1987
Deed Recorded: 06/05/1987
Instrument No.: 87-895749
Comment: Conveys Parcel No. 7573-002-913

EDR Environmental LienSearch™ Report

LEGAL DESCRIPTION

Description: PARCEL 7576-002-904: THAT PORTION OF LOT H OF THE RANCHO LOS PALOS VERDES, IN THE CITY OF RANCHO PALOS VERDES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PARTITION MAP OF THE RANCHO LOS PALOS VERDES, FILED IN CASE NO 2373 OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF LOS ANGELES, AND BEING MORE FULLY DESCRIBED IN INSTRUMENT NO. 04-1890678 IN THE DEED RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

PARCEL 7573-002-908: THAT PORTION OF BLOCK "H", AS SHOWN ON MAP OF THE RANCHO LOS PALOS VERDEZ, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ALLOTTED TO JOTHAM BIXBY, BY DECREE IN PARTITION IN THE ACTION "BIXBY ET AL VS. BENT ET AL" CASE NO 2373, IN THE DISTRICT COURT OF THE 17TH JUDICIAL DISTRICT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNT OF LOS ANGELES AND ENTERED IN BOOK 4, PAGE 57 OF JUDGMENTS IN THE SUPERIOR COURT OF SAID COUNTY, AND BEING MORE FULLY DESCRIBED IN INSTRUMENT NO. 79-250254 IN THE DEED RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

PARCEL 7573-002-909 AND 7573-002-910: THE PROPERTY LOCATED IN LOS ANGELES COUNTY AND CONSISTING OF APPROXIMATELY 69.61 ACRES, AND BEING MORE FULLY DESCRIBED IN INSTRUMENT NO. 78-1074154 IN THE DEED RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

PARCEL 7573-002-912: ALL THE REAL PROPERTY SITUATE IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PARTICULARLY DESCRIBED IN THE QUITCLAIM DEED EXECUTED BY THE UNITED STATES OF AMERICA TO PALOS VERDES PENINSULA UNIFIED SCHOOL DISTRICT, SEPTEMBER 1, 1978, AND RECORDED AUGUST 29, 1978, IN BOOK 78-957269 OF THE OFFICIAL RECORDS OF LOS ANGELES COUNTY CALIFORNIA, CONSISTING OF APPROXIMATELY 2.23 ACRES OF LAND, AND BEING MORE FULLY DESCRIBED IN INSTRUMENT NO. 85-643570 IN THE DEED RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

PARCEL 7573-002-913: THAT PORTION OF THE OF BLOCK "H", AS SHOWN ON MAP OF RANCHO LOS PALOS VERDES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ALLOTTED TO JOTHAM BIXBY, BY DECREE IN PARTITION IN THE ACTION "BIXBY ET AL VS. BENT ET AL" CASE NO. 2373, IN THE DISTRICT COURT OF THE 17TH JUDICIAL DISTRICT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF LOS ANGELES AND ENTERED IN BOOK 4, PAGE 57 OF JUDGMENTS IN THE SUPERIOR COURT OF SAID COUNTY, AND BEING MORE FULLY DESCRIBED IN INSTRUMENT NO. 87-895749 IN THE DEED RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

Assessor's Parcel
Number:

7573-002-904, 7573-002-908, 7573-002-909, 7573-002-910, 7573-002-912 and 7573-002-913

EDR Environmental LienSearch™ Report

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

If yes:

1st Party:

2nd Party:

Dated:

Recorded:

Book:

Page:

Comments:

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AUL's: Found Not Found

EDR Environmental LienSearch™ Report

Copy of Deed and any instruments.

This page is part of your document - DO NOT DISCARD

04 1890678

RECORDED FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
9:01 AM JUL 23 2004

TITLE(S) :



FEE

D.T.T

FREE YY 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

THIS FORM NOT TO BE DUPLICATED

RECORDING REQUESTED BY
AND MAIL TO:

04 1890678 2

City of Rancho Palos Verdes
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90274
Attention: Mr. Les Evans, City Manager

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX
PURSUANT TO SECTION 11923 OF THE REVENUE & TAXATION CODE

Applies Above The Line Amount for Recorders Use

THIS DOCUMENT IS EXEMPT FROM RECORDING FEE PURSUANT
TO SECTION 27313 OF THE GOVERNMENT CODE

Assessor's Identification Number
7573-002-904

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the COUNTY OF LOS ANGELES, a body corporate and politic, does hereby remise, release, and forever quitclaim to the CITY OF RANCHO PALOS VERDES, a municipal corporation, all its right, title, and interest in and to the real property in the City of Rancho Palos Verdes, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING to the County of Los Angeles all oil, gas, petroleum, hydrocarbons and other minerals in and under the property without the right to the use of the surface or subsurface to a depth of 500 feet, measured vertically from the surface of said real property

Subject to and grantee to assume:

1. All taxes, interest, penalties, and assessments of record, if any.
2. All covenants, conditions, restrictions, reservations, easements, rights, and right of way of record, including those contained in quitclaim deed to the County of Los Angeles recorded September 12, 1978, as Document No. 78-1011982, in the office of the Los Angeles County Recorder.
3. Grantee acknowledges that it has inspected and is familiar with the condition of the property; that Grantor has not made any warranties or representations as to the condition of said property or its use, including, but not limited to soil conditions, building restrictions, or whether the property complies with federal, state, or local government laws or regulations applicable to the property or its use, and that Grantee is taking the property "as is," upon transfer of title, Grantee assumes all responsibility for any damages or liability caused by the conditions on the property

POINT VICENTE INTERPRETATIVE CENTER
File Point Vicente Beach (1)
S D 4 M04D152606

4. The express condition that the real property legally described in Exhibit "A" shall be used solely for public park and recreational use.
5. The express condition that the property shall be equally open and available to all residents of Los Angeles County, and that there shall be no discrimination against or preference, gratuity, bonus, or other benefit given to residents of any particular area, community, neighborhood, incorporated city, or unincorporated city, or unincorporated territory.
6. The express condition that if and when Grantee fails, refuses or neglects to comply with the express conditions of this deed, title to the real property legally described in Exhibit "A" shall immediately revert to the County of Los Angeles without further notice and without the necessity of any affirmative action on the part of the County to assert any rights in said real property.

3

Dated DEC 15 2003

COUNTY OF LOS ANGELES,
a body corporate and political

By Alan Krabe

Chairman, Board of Supervisors
of the County of Los Angeles

ATTEST: VIOLET WILSON
EXECUTIVE OFFICER
CLERK OF THE BOARD OF SUPERVISORS
By [Signature] Deputy

RDR in
P: Conf god POINT VICENTE



04 1890678

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this 16th day of December, 2003, the facsimile signature of DON KNABE Chairman of the Board of Supervisors of the COUNTY OF LOS ANGELES was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chairman of the Board of Supervisors of the COUNTY OF LOS ANGELES.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



(COUNTY-SEAL)

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By [Signature]
Deputy

APPROVED AS TO FORM

LLOYD W. FELLMAN, County Counsel

By [Signature]
Deputy



CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed or grant to the City of Rancho Palos Verdes, a municipal corporation, is hereby accepted under the authority of Resolution No. 2003-216 of the City Council of said City adopted on January 16, 2003 and the Grantee consents to the recording of said deed or grant by its duly authorized officer

Dated 1/16/04

By [Signature]

P:\Card\qa\PCNT\VCNTE1

04 1890678

5

Description

That portion of Lot H of the Rancho Los Palos Verdes, in the City of Rancho Palos Verdes, County of Los Angeles, State of California, as shown on Partition Map of the Rancho Los Palos Verdes, filed in Case No 2373 of the Superior Court of the State of California for the County of Los Angeles, within the following described boundaries:

Beginning at a point in that certain course of South 60° 44' East 1044.00 feet in the northeasterly boundary of that certain parcel of land described in deed to United States of America, recorded on August 2, 1921, in Book 463, page 100, of Official Records, in the office of the Recorder of said County, said point being Station 1, as described in said deed, for the purpose of this description said certain course has a bearing of North 80° 41' 43" West; thence North 21° 12' 23" East 782.00 feet; thence South 72° 21' 53" East 8.00 feet to the westerly boundary of that certain 50 foot strip of land described in deed to County of Los Angeles, for Palos Verdes Drive West, recorded on January 22, 1932, in Book 11403, page 86 of said Official Records, thence northerly and northeasterly along the westerly and northwesterly boundaries of said certain 50 foot strip of land to the northerly boundary of that certain parcel of land described as Tract No. 240 in decree of declaration of taking in favor of United States of America, recorded as Document No. 761, on March 31, 1942, in Book 19225, page 176, of said Official Records, thence westerly, southeasterly and southerly along the northerly, southwesterly and westerly boundaries of said last mentioned certain parcel of land to the most westerly corner of said first mentioned certain parcel of land; thence southeasterly along said northeasterly boundary to the point of beginning

Containing: 28.41 ± acres

EXHIBIT A



APPROVED AS TO DESCRIPTION
November 4, 2003
COUNTY OF LOS ANGELES
BY: *[Signature]*
LAND SURVEYOR
Mapping & Property Management Division

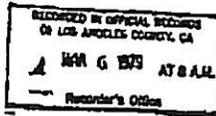
04 1890678

RECORDING REQUESTED BY TITLE INSURANCE & TRUST
47718244 & Palos Verdes Escrow 41-64300
When recorded mail to
City of Rancho Palos Verdes
Attn: George Wunderlin
30800 Smotherman Blvd
Rancho Palos Verdes Ca 90274

79-250254

7573-02-908

Portico, Los Angeles Defense Area, MIKE 55
Point Vicente, Los Angeles, CA
D-CA11F-1033
(City of Rancho Palos Verdes)



OUTSIDE DEED

FREE 21

THIS INSTRUMENT, made the 25th day of September 1978, between the UNITED STATES OF AMERICA, acting by and through the Administrator of General Services, under and pursuant to the powers and authority contained in the provisions of the Federal Property and Administrative Services Act of 1949 (53 Stat. 377), as amended, and regulations and orders promulgated thereunder, GRANTOR, and the CITY OF RANCHO PALOS VERDES, GRANTEE,

WITNESSETH: That the said GRANTOR, for and in consideration of the sum of FIFTY THOUSAND DOLLARS (\$50,000.00) in lawful money of the United States of America, receipt of which is hereby acknowledged, has granted, released and forever quitclaimed, and by these presents does grant, release and forever quitclaim, unto the said GRANTEE, and to its successors and assigns, that certain real property situate, lying and being in the County of Los Angeles, State of California, described as follows:

THAT PORTION of Block "A", as shown on map of the Rancho Los Palos Verdes, in the County of Los Angeles, State of California, allotted to Arthur Pixy, by decree in partition in the action "Pixy et al vs. Best et al" Case No. 2373, in the District Court of the 17th Judicial District of the State of California, in and for the County of Los Angeles and entered in Book 4, page 57 of judgments in the Superior Court of said County, described as follows:

COMMENCE at a point, said point being the County of Los Angeles Triangulation Monument East Pedro Villa D-7, and having state coordinates of north 4,019,390.05; East 4,164,224.54 said point being located on a point of land north of Palos Verdes Drive overlooking Point Vicente Lighthouse, thence north 53°31'56" East, 415.07 feet to the center of the northwest gun turret of Battery 240; thence north 51°29'13" east, 55.00 feet; thence north 35°00'47" east, 56.13 feet; thence north 36°00'43" east, 19.31 feet to the beginning of a tangent curve concave southerly having a radius of 105.00 feet; thence easterly along said curve, through a central angle of 60°56'07", a distance of 111.73 feet; thence south 65°01'10" east, 69.36 feet; thence south 85°20'48" east, 212.34 feet; thence south 85°00'49" west, 163.75 feet to a point in that certain course having a bearing and distance of "south 7°23'42" east 78.06 feet" described in the deed to Palos Verdes Peninsula Civilian School District, recorded on August 29, 1978, as Instrument No. 79-417278 of Official Records, in the Office of the County Recorder of said County, said point being distant thereon south 7°23'42" east 78.06 feet from the northerly terminus of said certain course, said point being the true point of beginning, thence along said certain course and its prolongation south 07°23'42" east, 100.00 feet; thence south 87°16'21" east, 150.00 feet; thence south 97°16'15" east, 190.00 feet; thence south 89°16'21" east,

Section, Los Angeles Defense Area, NITE 55
Point Vicente, Los Angeles, CA
D-Call-1078
(City of Rancho Palms Verdes)

239.30 feet; thence north $42^{\circ}-31'15''$ east, 211.00 feet; thence north $47^{\circ}16'25''$ west, 201.41 feet; thence north $42^{\circ}43'15''$ east, 213.00 feet; thence north $47^{\circ}16'25''$ west, 160.41 feet; thence south $41^{\circ}43'25''$ west, 123.00 feet; thence north $47^{\circ}16'25''$ west, 130.18 feet; thence north $41^{\circ}30'01''$ east, 73.72 feet; thence north $05^{\circ}28'48''$ west, 110.00 feet; thence north $84^{\circ}11'12''$ east, 191.00 feet; thence north $62^{\circ}19'00''$ east, 109.97 feet to a point in the north right of way line of Hawthorne Boulevard, said point beginning a tangent curve concave westerly having a radius of 350.00 feet; thence north-easterly along said curve through a central angle of $02^{\circ}24'34''$, a distance of 21.15 feet; thence south $62^{\circ}19'00''$ west, 84.42 feet; thence north $84^{\circ}11'12''$ west, 220.14 feet; thence north $02^{\circ}24'49''$ west, 20.00 feet; to the westerly extremity of that certain course having a bearing and distance of south $84^{\circ}11'12''$ west 218.25 feet, described in said deed thence along the boundary of said lands, north $02^{\circ}24'09''$ west, 35.04 feet; thence north $87^{\circ}11'50''$ west, 231.16 feet; thence south $02^{\circ}11'41''$ east, 37.79 feet to the true point of beginning, containing 6.00 acres more or less.

RESERVING to the TRUSTEE, however, all oil, gas, and mineral rights and deposits.

ALSO RESERVING to the GRANTEE, an access easement on, over, and across, the following described area:

THAT PORTION of Block "B", as shown on map of the Rancho Los Palms Verdes, in the County of Los Angeles, State of California, allotted to Julian Kirby, by decree in partition in the action "Kirby et al vs. Bent et al" Case no. 2373, in the District Court of the 17th Judicial District of the State of California, in and for the County of Los Angeles, and entered in Book 4, Page 97 of judgments in the Superior Court of said County, described as follows:

COMMENCING at a point, said point being the County of Los Angeles Triangulation Monument San Pedro Mills 2-7, and having state coordinates of north 2,019,130.05, east 4,164,224.94 said point being located on a point of land north of Palms Verdes Drive overlooking Point Vicente Lighthouse, thence north $5^{\circ}31'58''$ east, 115.07 feet to the center of the northwest gun turret of Battery 240; thence north $11^{\circ}59'13''$ east, 95.00 feet; thence north $38^{\circ}00'47''$ west, 56.15 feet to the true point of beginning; thence north $36^{\circ}00'43''$ east, 19.31 feet to the beginning of a tangent curve concave southerly having a radius of 100.00 feet; thence easterly along said curve through a central angle of $60^{\circ}38'07''$, a distance of 111.73 feet; thence south $83^{\circ}03'10''$ east, 69.38 feet; thence south $86^{\circ}20'18''$ west, 212.34 feet; thence south $63^{\circ}00'49''$ east, 163.75 feet; thence north $86^{\circ}33'56''$ east, 231.19 feet; thence north $84^{\circ}31'12''$ east, 216.25 feet; thence north $62^{\circ}19'00''$ east, 79.98 feet to a point

2.

79- 250254

Portion, Los Angeles Defense Area, Block 53
Point Vicente, Los Angeles, CA
D-Calif-1088
(City of Rancho Palms Verdes)

In the south right of way line of Hawthorne Boulevard, said point beginning a tangent curve concave northeasterly having a radius of 550.00 feet; thence southeasterly along said curve, through a central angle of 02°21'17", a distance of 22.60 feet; thence south 62°15'00" west, 24.43 feet; thence south 84°31'12" west, 220.15 feet; thence north 65°40'42" west, 132.27 feet; thence north 67°00'49" west, 156.17 feet; thence north 65°20'43" west, 112.35 feet; thence north 81°00'10" west, 69.96 feet to a point beginning a tangent curve concave southeasterly having a radius of 65.00 feet; thence southeasterly along said curve, through a central angle of 60°30'07", a distance of 90.45 feet; thence south 35°00'43" west, 23.04 feet; thence north 35°00'47" west, 22.80 feet; to the true point of beginning.

SUBJECT TO rights of way, restrictions, reservations and easements now existing or of record.

GRANTOR WISE all and singular the tenements, hereditaments and appurtenances therewith belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and also all the estate, right, title, interest, property possession, claim and demand whatsoever, in law as well as in equity, of the said GRANTOR OF, in or to the foregoing described premises, and every part and parcel thereof, with the appurtenances.

SAID PROPERTY transferred hereby was duly determined to be surplus, and was assigned to the General Services Administration for disposal pursuant to the Federal Property and Administrative Services Act of 1949 (63 Stat. 377), as amended, and applicable rules, orders and regulations.

TO HAVE AND TO HOLD, all and singular, the said premises, with the improvements thereon, unto the said GRANTEE, his successors and assigns forever.

THE GRANTEE covenants for himself, its heirs, successors and assigns and every successor in interest to the property hereby conveyed, or any part thereof, that the said Grantee and such heirs, successors, and assigns shall not discriminate upon the basis of race, color, religion, or national origin in the use, occupancy, sale, or lease of the property, or in their employment practices conducted thereon. The United States of America shall be deemed a beneficiary of this covenant without regard to whether it remains the owner of any land or interest therein in the locality of the property hereby conveyed and shall have the sole right to enforce this covenant in any court of competent jurisdiction.

75-250254

Fortson, Los Angeles Defense Area, NINE 35
Point Viewers, Los Angeles, CA
D-Calif-1084
(City of Rancho Palms Verde)

IN WITNESS WHEREOF, the GRANTOR has caused these presents
to be executed as of the day and year first above written.

UNITED STATES OF AMERICA
Acting by and through the
ADMINISTRATOR OF GENERAL SERVICES

By A. B. EASE
A. B. EASE
Director, Real Property Division
Federal Property Resources Service
General Services Administration
Region 9, San Francisco, California

79-250254

Description: Los Angeles, CA Document-Year.DocID 1979.250254 Page: 4 of 6

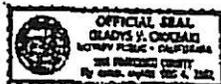
Portion, Los Angeles Defense Area, WINE 55
Point Vicente, Los Angeles, CA
D-Calif-1088
(City of Rancho Palos Verdes)

STATE OF CALIFORNIA)
) ss:
City and County of San Francisco)

On this 22nd day of February 1979, before
me, GLADYS V. GEZAKI, a Notary Public in and for the City and County of
San Francisco, State of California, personally appeared A. B. PAGE,
known to me to be the Director, Real Property Division, Federal Property
Resource Service, General Services Administration, Region 9, San Francisco,
California, and acknowledged that he executed the within instrument on
behalf of the United States of America, acting by and through the
Administrator of Real Estate Services.

WITNESS my hand and official seal.

SEAL



Gladys V. Gezaki
GLADYS V. GEZAKI
Notary Public
in and for the City and County of
San Francisco, State of California

79-250254

THE FOREGOING COVENANCE IS HEREBY ACCEPTED AND THE UNDERSIGNED
AGREE, BY THIS ACCEPTANCE, TO ASSURE AND BE BOUND BY ALL OBLIGATIONS,
CONDITIONS, COVENANTS AND AGREEMENTS THEREIN CONTAINED.

Richard G. Wood

Richard G. Wood
City Manager of the
CITY OF RANCHO PALOS VERDES

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES 124

On January 1979 BEFORE ME, THE UNDERSIGNED, A NOTARY
PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED LEONARD G. WOOD,
KNOWN TO ME TO BE THE CITY MANAGER OF THE CITY OF RANCHO PALOS VERDES
KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENTS ON
BEHALF OF THE CITY OF RANCHO PALOS VERDES, THEREIN NAMED AND
ACKNOWLEDGED TO ME THAT SAID CITY OF RANCHO PALOS VERDES EXECUTED
THE WITHIN INSTRUMENT PURSUANT TO ITS RESOLUTION OF ITS
CITY COUNCIL OF THE CITY OF RANCHO PALOS VERDES.

Mary Jo Lippincott
Notary Public



79-250254

7573-02-909

RECORDS REQUESTED BY:
CITY OF HANCOCK PALMS VILLAGE
30446 HANCOCK PALMS BOULEVARD
HANCOCK PALMS VILLAGE, CA. 90274

78-1074154

RECORDED IN SPECIAL RECORDS
OF THE COUNTY CLERK OF
S.D. 111 20 A.S. SEP 27 1978
Recorder's Office

Los Angeles Defense Area
MIX 55, Point Vicente
D-CV117-1088

OUTLINE DEED

THE UNITED STATES OF AMERICA, acting by and through the Secretary of the Interior, acting by and through the Director, Wildlife Conservation and Recreation Service, under and pursuant to the power and authority contained in the provisions of the Federal Property and Administrative Services Act of 1949 (52 Stat. 117), as amended, and particularly as amended by Public Law 855, 91st Congress, and regulations and orders promulgated thereunder (hereinafter designated "Statute"), for and in consideration of the perpetual use of the hereinafter described premises as and for public park and public recreation area purposes, by the City of Hancock Palms (hereinafter designated "Grantor"), has hereto volens and volens to Grantor, and to its successors and assigns, all Grantor's right, title and interest in and to the following described property located in Los Angeles County and consisting of approximately 4.68 acres:

PREL. 26

PARCEL 1

That portion of Block "N" as shown on map of the Rancho Las Palms Herds, in the County of Los Angeles, State of California, allotted to John Wiley by Decree in Particular in the Action "Wiley, et al., vs. Bank, et al.," Case No. 2273 in the District Court of the 17th Judicial District of the State of California, in and for the County of Los Angeles, and entered in Book 4, page 57 of Judgments, in the Superior Court of said County, described as follows:

Beginning at a point in a curve concave Southwesterly having a radius of 1,404 feet and a central angle of 8° 55' 25", said curve being a portion of the Southwesterly boundary of Cromber Revenues, 80 feet wide, as shown on County Surveyor's Map 5-1004, Sheet 7 and described in Deed to said County of Los Angeles, recorded in Book 20943, page 124 of Official Records of said County as having a curvature radius of 8,000 feet and a central angle length of 828.22 feet, said point being distant Northwesterly along said curve 823.65 feet from the Southwesterly boundary thereof and also distant Northwesterly along said curve 808.36 feet from the Southwesterly boundary of the course described in a Deed to Pittman Corporation recorded in Book 42728, page 313 of Official Records of said County as Northwesterly along a curve concave Southwesterly and having a radius of 8,000 feet, and a distance of 842.22 feet, a radial line of said curve to said point of beginning bears North 27° 11' 01" East; thence from said point of beginning Southwesterly along said curve, through a central angle of 2° 18' 00" an arc distance of 223.86 feet, thence South 89° 08' 30" West 26.31 feet to a point in a radial line of said curve bearing North 27° 06' 42" East; thence along said radial line

South 89° 06' 42" West 26.31 feet; thence
South 89° 11' 25" West 207.63 feet; thence
South 49° 08' 00" West 87.48 feet; thence
North 72° 48' 00" West 252.00 feet; thence
North 68° 18' 25" West 186.88 feet; thence
North 27° 06' 37" East 770.65 feet to the
point of beginning.

Containing 4.68 acres, more or less.

PARCEL 2

PARCEL II

This portion of Block "A", as shown on one of the Rancho Los
Funes Vendas, in the County of Los Angeles, State of California,
situated in Section 14, by Decree to Partition in the Action
Windy et al., vs. Hunt et al., Case No. 2373, in the District
Court of the 17th Judicial District of the State of California,
in and for the County of Los Angeles, and entered in Book 4,
page 57 of Judgments in the Superior Court of said County,
described as follows:

Beginning at Station 1, to the Northerly boundary of said
certainly lighted reservation, as described in said
recorder to Book 462, page 180, Official Records of said
County, said station being corner of 1-1/2" iron pipe, thence
along said Northerly boundary 11m North 62° 41' 03" East,
218.33 feet to its intersection with a traverse of the main
high water of the Pacific Ocean established by Survey of
the United States Engineering Department in December, 1941;
thence along said main high water traverse the following
courses and distances:

North 20° 44' 27" East, 220.54 feet; North 51° 15' 02" East,
218.87 feet; South 51° 31' 48" East, 22.54 feet; North 20°
21' 21" East, 228.27 feet; North 22° 12' 20" East, 328.27 feet;
thence North 21° 21' 30" East, 2,879.15 feet to a point in the
Westerly right of way line of Southern Boulevard, also being
the 700 POINT OF BEGINNING; thence South 7° 52' 04" East,
181.87 feet to the beginning of a tangent curve concave to the
Northeast, having a radius of 520.00 feet and central angle
of 60° 17' 20", a radial line from axis point of tangency bearing
South 87° 01' 00" East; thence Southerly and Northerly
along said curve 620.73 feet to its intersection with a line
bearing South 1° 21' 30" East, a radial line from said point of
intersection bearing North 22° 34' 48" East; thence Southerly
along said curve having a radius of 620.00 feet, through a
central angle of 30° 52' 50", a distance of 345.23 feet to the
beginning of a compound curve concave Northerly and having a
radius of 3,020.76 feet, said compound curve being to the
Southerly line of said Southern Boulevard shown on said
County Engineer's map as having a concrete radius of
2,980.26 feet and a central angle of 12° 04' 30"; thence
Easterly along said compound curve having a radius of 3,020.76
feet, through a central angle of 04° 03' 48", a distance of
425.22 feet to a point, a radial line of said curve to said
point bears South 71° 30' 34" East; thence along the Southerly
prolongation of said radial line South 11° 28' 24" East, 326.77
feet; thence South 64° 06' feet; thence South 46° 08' 00" East,
620.44 feet more or less to a point in the North right of way
line of Palm Vending Drive East, said point beginning a tangent
curve concave Southerly having a radius of 750.00 feet; thence
Southerly along said curve through a central angle of 04° 00' 30",
a distance of 63.84 feet; thence North 60° 30' 21" East, 813.82
feet to the beginning of a tangent curve concave Southerly
having a radius of 1,420.16 feet; thence Southerly along said
curve through a central angle of 21° 03' 10", a distance of
671.13 feet; thence South 28° 27' 25" East, 124.74 feet to the
beginning of a tangent curve concave Southerly having a radius
of 1,124.21 feet; thence Southerly along said curve through a
central angle of 27° 48' 32", a distance of 661.08 feet to the
beginning of a compound curve concave Easterly and having a
radius of 576.30 feet, said compound curve being to the Easterly
right of way line of Palm Vending Drive East; thence Northerly

78-1074154

along said curve through a central angle of $182^{\circ} 16' 55''$, a distance of 1,032.02 feet; thence north $28^{\circ} 32' 02''$ East, 824.00 feet to the beginning of a circular curve concave northwesterly having a radius of 944.77 feet; thence northwesterly along said curve through a central angle of $163^{\circ} 38' 56''$, a distance of 215.25 feet; thence north $22^{\circ} 28' 20''$ East, 164.28 feet to the TRUE POINT OF BEGINNING.

EXCEPTED FROM PARCEL 11 the following described parcels:

PARCEL A

That portion of Block "A", as shown on one of the Rancho Los Palms Maps, in the County of Los Angeles, State of California, allotted to Justice Winky, by decree in Partition in the Action "Winky et al., vs. Hunt et al.", Case No. 2272, in the District Court of the 17th Judicial District of the State of California, in and for the County of Los Angeles, and entered in Book 4, page 57 of judgments in the Superior Court of said County, described as follows:

Commencing at a point, said point being the County of Los Angeles triangulation monument San Pedro Hill 2-7, and having said monument of North 4,018,220.08, East 4,164,224.94, said point being located on a point of land north of Palms Verde Drive, overlooking Point Vicente Lighthouse, thence North $23^{\circ} 21' 54''$ East, 415.02 feet to the center of the Northwest gas tower of battery 240; thence North $51^{\circ} 59' 13''$ East, 122.00 feet; thence North $28^{\circ} 00' 47''$ East, 125.00 feet to the TRUE POINT OF BEGINNING; thence South $57^{\circ} 59' 13''$ East, 610.00 feet; thence South $11^{\circ} 16' 05''$ East, 125.00 feet; thence South $03^{\circ} 28' 53''$ East, 274.98 feet; thence North $02^{\circ} 48' 46''$ East, 346.00 feet; thence North $31^{\circ} 25' 13''$ East, 81.00 feet; thence North $28^{\circ} 00' 47''$ East, 400.00 feet to the TRUE POINT OF BEGINNING, containing 2.38 acres more or less.

PARCEL B

That portion of Block "B", as shown on one of the Rancho Los Palms Maps, in the County of Los Angeles, State of California, allotted to Justice Winky, by decree in Partition in the Action "Winky et al., vs. Hunt et al.", Case No. 2272, in the District Court of the 17th Judicial District of the State of California, in and for the County of Los Angeles and entered in Book 4, page 57 of judgments in the Superior Court of said County, described as follows:

Commencing at a point, said point being the County of Los Angeles triangulation monument San Pedro Hill 2-7, and having said monument of North 4,018,220.08, East 4,164,224.94, said point being located on a point of land north of Palms Verde Drive overlooking Point Vicente Lighthouse, thence North $53^{\circ} 37' 52''$ East, 415.02 feet to the center of the Northwest gas tower of battery 240; thence North $51^{\circ} 59' 13''$ East, 122.00 feet; thence North $28^{\circ} 00' 47''$ East, 66.15 feet to the TRUE POINT OF BEGINNING; thence North $28^{\circ} 00' 47''$ East, 111.73 feet to the beginning of a circular curve concave northwesterly having a radius of 105.00 feet; thence easterly along said curve through a central angle of $80^{\circ} 58' 07''$, a distance of 111.73 feet; thence South $03^{\circ} 07' 10''$ East, 69.26 feet; thence South $08^{\circ} 25' 09''$ East, 172.34 feet; thence North $01^{\circ} 46' 21''$ East, 108.94 feet; thence North $01^{\circ} 41' 11''$ East, 278.53 feet; thence South

78-1074154

EXHIBIT "A"

80° 00' 35" East, 40.43 feet; thence South 71° 00'
 48" East, 87.83 feet; thence South 62° 00' 10" East
 228.14 feet; thence North 62° 15' 00" East, 84.12
 feet to a point in the South right of way line of
 Hawthorne Boulevard, said point beginning a tangent
 curve concave Northwesterly having a radius of 830.00
 feet; thence Northwesterly along said curve, through a
 central angle of 52° 18' 30", a distance of 22.18 feet;
 thence South 62° 15' 00" West, 78.98 feet; thence South 64°
 31' 12" West, 218.25 feet; thence North 62° 24' 00"
 West, 66.04 feet; thence South 67° 30' 00" West, 231.75
 feet; thence South 62° 23' 00" East, 78.06 feet; thence
 North 63° 00' 00" West, 168.47 feet; thence North 60°
 25' 48" West, 272.25 feet; thence South 67° 35' 37"
 East, 280.62 feet; thence North 66° 00' 47" West,
 232.10 feet to the TRUE POINT OF BEGINNING, containing
 2.23 acres more or less.

PARCEL C

That portion of Block "C", as shown on one of the Rancho
 Los Peñas Verdes, in the County of Los Angeles, State
 of California, alleged to be owned by Jordan Wiley, by Decree in
 Partition in the Action "Wiley et al., vs. Bank et al.,"
 Case No. 2373, in the District Court of the 17th Judicial
 District of the State of California, in and for the
 County of Los Angeles and material in Book 4, page 67 of
 judgments in the Superior Court of said County, described as follows:

Commencing at a point, said point being the County of Los
 Angeles Irregularities monument San Pedro Hill 8-7, and
 having State coordinates of North 4,818,330.00, East
 4,164,228.94 said point and the located as a point of land
 North of Palms Drive overlooking Point Vicente
 Lighthouse, thence North 83° 31' 58" East, 416.07 feet
 to the center of the Northwest gas barrel of battery 240,
 thence North 51° 58' 13" East, 85.00 feet; thence North
 50° 30' 43" West, 58.15 feet; thence North 50° 00' 43"
 East, 19.51 feet to the beginning of a tangent curve
 concave Southwesterly having a radius of 108.00 feet; thence
 Easterly along said curve, through a central angle of
 80° 00' 00", a distance of 771.75 feet; thence South
 62° 01' 10" East, 69.28 feet; thence South 65° 20' 48"
 East, 272.34 feet; thence South 62° 00' 43" East,
 162.78 feet to the TRUE POINT OF BEGINNING; thence
 South 62° 23' 43" East, 212.00 feet; thence South 63°
 16' 25" East, 180.00 feet; thence South 67° 18' 25"
 East, 169.80 feet; thence South, 68° 12' 28" East,
 258.50 feet; thence North 42° 41' 15" East, 237.00
 feet; thence North 67° 16' 25" West, 261.41 feet; thence
 North 67° 43' 35" East, 218.00 feet; thence North 67°
 16' 28" West, 160.41 feet; thence South 62° 43' 25"
 West, 218.80 feet; thence North 67° 16' 28" West,
 136.18 feet; thence North 67° 30' 00" East, 72.72 feet;
 thence North 62° 30' 00" West, 110.00 feet; thence North
 64° 31' 12" East, 188.50 feet; thence North 62° 18' 00"
 East, 109.37 feet to a point in the South right of way
 line of Hawthorne Boulevard, said point beginning a
 tangent curve concave Northwesterly having a radius of
 590.00 feet; thence Northwesterly along said curve,
 through a central angle of 62° 04' 30", a distance of
 22.13 feet; thence South 62° 19' 00" West, 81.43 feet;
 thence South 64° 31' 12" West, 222.18 feet; thence
 North 62° 28' 00" West, 23.80 feet; thence North 62°
 24' 00" West, 66.04 feet; thence South 67° 34' 30"
 East, 231.18 feet; thence South 65° 23' 48" East,
 87.75 feet to the TRUE POINT OF BEGINNING,
 containing 6.00 acres more or less.

78-1074154

Containing 55.12 acres, more or less.

EXHIBIT TO the following described United States Coast Guard Access Easement across Parcel 11:

That portion of Block "A", as shown on map of the Rancho Los Peñas Verdes, in the County of Los Angeles, State of California, attached to Nathan Wiley, by Decree in Partition in the Action "Wiley et al., vs. West et al.," Case No. 2273, in the District Court of the 17th Judicial District of the State of California, in and for the County of Los Angeles, and recorded in Book 4, page 87 of judgments in the Superior Court of said County, described as follows:

Commencing at a point, said point being the County of Los Angeles triangulation monument San Pedro Hills 0-7, and having State coordinates of North 4,619,326.06, East 4,164,226.94 said point being located on a point of land north of Peñas Verdes Drive overlooking Point Vicente Lighthouse, thence North 83° 31' 52" East, 413.07 feet to the center of the horizontal you curve of history 240; thence North 51° 08' 17" East, 56.04 feet; thence North 82° 04' 47" West, 55.18 feet to the ~~THE POINT OF BEGINNING~~; thence North 28° 01' 03" East, 15.31 feet to the beginning of a tangent curve concave Southerly having a radius of 105.00 feet; thence westerly along said curve, through a central angle of 89° 04' 07", a distance of 111.73 feet; thence South 83° 07' 10" East, 69.39 feet; thence South 83° 13' 48" East, 212.36 feet; thence South 82° 00' 48" East, 123.75 feet; thence North 82° 13' 08" East, 231.19 feet; thence North 64° 21' 13" East, 215.85 feet; thence North 52° 18' 00" East, 79.88 feet to a point in the South right of way line of Archibald Boulevard, said point beginning a curved curve concave Northerly having a radius of 300.00 feet; thence southerly along said curve, through a central angle of 62° 21' 17", a distance of 22.60 feet; thence South 52° 18' 00" West, 94.45 feet; thence South 69° 51' 17" West, 226.18 feet; thence South 85° 43' 42" West, 232.27 feet; thence North 83° 00' 48" West, 164.47 feet; thence North 68° 24' 48" West, 212.36 feet; thence North 83° 01' 10" West, 89.36 feet to a point beginning a tangent curve concave Southerly having a radius of 80.00 feet; thence westerly along said curve, through a central angle of 89° 04' 07", a distance of 30.65 feet; thence South 85° 08' 43" East, 25.04 feet; thence North 82° 00' 47" East, 10.66 feet, to the ~~THE POINT OF BEGINNING~~.

To have and to hold the hereinbefore described property, subject to the reservations, exceptions, restrictions, conditions and covenants herein expressed and set forth unto the Grantee, its successors and assigns, forever.

The hereinbefore described property is granted by the Grantor to the Grantee subject to any and all existing easements for streets, utility systems, rights-of-way, railroads, pipelines, and/or covenants, restrictions, reservations, conditions, and agreements of record which now exist affecting the foregoing described premises.

The Grantor expressly covenants and reserves all off, gas, and mineral rights and deposits in said land to the Grantor or to such person(s) as may be authorized by the Grantor to prospect, mine, and remove such deposits from the hereinbefore described property under applicable laws.

Pursuant to authority contained in the Federal Property and Administrative Subsystem Act of 1949, as amended, and applicable rules, regulations and orders promulgated thereunder, the General Services Administration determined the property to be surplus to the needs of the United States of America and conveyed the property to the Department of the Interior for conveyance to the Grantee.

78-1074154

EXHIBIT "A"

It is Agreed and Understood by and between the Grantor and Grantee, and the Grantee by its acceptance of this deed, does acknowledge its understanding of the agreement, and does consent and agree for itself, and its successors and assigns, forever, as follows:

1. This property shall be used and maintained for the public purposes for which it was conveyed in perpetuity as set forth in the program of utilization and plan contained in the application, submitted by the Grantee on February 27, 1978 and amended on April 19, 1978 which program and plan may be amended from time to time at the request of either the Grantor or Grantee, with the written concurrence of the other party, and such amendments will be added to and become a part of the original application.
2. The Grantee shall, within 6 months of the date of the deed of conveyance, erect and maintain a permanent sign or marker near the point of principal access to the conveyed area indicating that the property is a park or recreation area and has been acquired from the Federal Government for use by the general public.
3. The property shall not be sold, leased, assigned, or otherwise disposed of except to another eligible governmental agency that the Secretary of the Interior agrees in writing to accept the transferred use and maintenance of the property for public park or public recreational purposes subject to the same laws and conditions as the original instrument of conveyance. However, nothing in this provision shall preclude the Grantee from providing related recreational facilities and services compatible with the approved application, through concession agreements entered into with third parties, provided prior concurrence to such agreements is obtained in writing from the Secretary of the Interior.
4. From the date of this conveyance, the Grantee, its successors and assigns, shall submit biennial reports to the Secretary of the Interior, setting forth the use made of the property during the preceding two-year period, and other pertinent data establishing its continued use for the purposes set forth above, for 10 consecutive reports and as further determined by the Secretary of the Interior.
5. If at any time the Grantee shall determine that the premises herein conveyed, or any part thereof, are needed for the national defense, all right, title and interest in and to said premises, by part thereof determined to be necessary to said national defense, shall revert to and become the property of the Grantor.
6. As part of the consideration for this deed, the Grantee consents and agrees for itself, its successors and assigns, that: (1) the program for or in connection with which this deed is made will be conducted in compliance with, and the Grantee, its successors and assigns, will comply with all requirements imposed by or pursuant to the regulations of the Department of the Interior as in effect on the date of this deed (43 C.F.R. Part 17) issued under the provisions of Title VI of the Civil Rights Act of 1964; (2) this consent shall be subject to all respects to the provisions of said regulations; (3) the Grantee, its successors and assigns, will promptly take and continue to take such action as may be necessary to effectuate this consent; (4) the United States shall have the right to seek judicial enforcement of this consent; (5) the Grantee, its successors and assigns, will (a) obtain from each other person (any legal entity) who, through contract or other

78-1074154

arrangements with the Grantee, its successors or assigns, to authorized to provide services or benefits under said program, a written agreement pursuant to which such other person shall, with respect to the services or benefits which he is authorized to provide, undertake for himself the same obligations as those imposed upon the Grantee, its successors and assigns. by this covenant, and (h) furnish a copy of such agreement to the Secretary of the Interior, or his successor; (e) this covenant shall run with the land hereby conveyed, and shall in any event, without regard to recorded classification or designation, legal or otherwise, be binding on the trustee and in favor of the Grantee and enforceable by the Grantee against the Grantee, its successors and assigns; and (f) the Grantee expressly reserved a right of access to and egress from, the above described property in order to determine compliance with the terms of this covenant.

7. In the event that there is a breach of any of the conditions and covenants herein contained by the Grantee, its successors and assigns, whether caused by the legal or other inability of the Grantee, its successors and assigns, to perform said conditions and covenants, or otherwise, all right, title and interest in and to the said premises shall revert to and become the property of the Grantee and its assigns which in addition to all other remedies for such breach shall have the right of entry upon said premises, and the Grantee, its successors and assigns, shall forfeit all right, title and interest in said premises and in any and all of the buildings, improvements and appurtenances thereto belonging; provided, however, that the failure of the Secretary of the Department of the Interior to receive in any one or more instances complete performance of any of the conditions or covenants shall not be construed as a waiver or relinquishment of such future performance, but the obligation of the Grantee, its successors and assigns, with respect to such future performance shall continue in full force and effect;

8. In the event of reversion of title, the Grantee shall be required to provide protection and maintenance for the property until such time as the title reverts to the Grantee, including the period of any notice of intent to revert.

IN WITNESS WHEREOF, the Grantee has caused these presents to be executed in its name and on its behalf this the 25th day of August, 1978.

UNITED STATES OF AMERICA
Acting by and through the
Secretary of the Interior


FRANK E. WILLIAMS
Regional Director
Pacific Northwest Region
Bureau of Conservation and
Recreation Service

COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

26.

On this 25th day of August, 1978, before me, Mary E. Meredith a Notary Public in and for the City and County of San Francisco, State of California, personally appeared Frank L. Sylvester, known to me to be the Regional Director, Pacific Southwest Region, Heritage Conservation and Recreation Service, of the United States Department of the Interior, San Francisco, California, and acknowledged that he executed the within instrument on behalf of the United States of America, acting by and through the Secretary of the Interior.



Mary E. Meredith
NOTARY PUBLIC

December 4, 1978

The foregoing conveyance is hereby accepted and the undersigned agrees, by this acceptance, to insure and be bound by all the obligations, conditions, covenants and agreements therein contained.

CITY OF SAN JOSE PALO VERDE

Jim Doyle
CITY CLERK

COMMISSIONERS OF ACCEPTANCE

This is to certify that the interest in real property conveyed by this deed dated August 25, 1978 from the United States of America to the City of San Jose Palo Verde, a political corporation, is hereby accepted by the undersigned officer on behalf of the City Council of the City of San Jose Palo Verde pursuant to authority conferred by Resol. No. 78-02 of the City Council of the City of San Jose Palo Verde adopted September 18, 1978 and the greater covenants so recited therein by its duly authorized officer.

Dated this 21st day of September, 1978.

CITY OF SAN JOSE PALO VERDE

Jim Doyle
CITY CLERK

CERTIFICATE "A"

78-1074154

BEST COPY

6-7-85 #643570

7573-002-912

NOTARIAL RECORDS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
JAMES PRICE, Notary Public
My Comm. Expires 12/31/85
12121 Wilshire Blvd., Suite 200, Los Angeles, CA 90025



DEED

Palms Verde Peninsula Unified School District, hereby conveys to the UNITED STATES OF AMERICA all the real property situated in the County of Los Angeles, State of California, particularly described in the Quitclaim Deed (identified herein below, consisting of approximately 1.23 acres of land, improvements, and a perpetual, unassessable road easement, and which said description is incorporated herein and made a part hereof as though set forth in full.

This Deed is made and delivered to confirm of record that all right, title and interest of Palms Verde Peninsula Unified School District in the above-identified property, has reverted to and become the property of the UNITED STATES OF AMERICA pursuant to the provisions of the Quitclaim Deed executed by the UNITED STATES OF AMERICA to Palms Verde Peninsula Unified School District, September 3, 1976, and recorded August 29, 1978, in Book 78-937269 of the Official Records of Los Angeles County, California.

Date: 5/2/85

Palms Verde Peninsula Unified School District
a political entity of the State
of California

By: [Signature]

Title: Blanket Submittal

STATE OF CALIFORNIA }
County of Los Angeles } ss

On this 18th day of May, 1985, before me, JAMES PRICE, a Notary Public in and for the County of Los Angeles, State of California, personally appeared and known to me to be the person and during the within instrument of which of the Palms Verde Peninsula Unified School District, and acknowledged to me that he executed the same as the true act and deed of the aforesaid body of the Palms Verde Peninsula Unified School District.

Witness my hand and official seal.



[Signature]
JAMES PRICE, Notary Public
in and for the County of Los Angeles,
State of California

Antislavery Program, Region IX, Department of Education,
under the authority of section 103 of the Federal
Property and Administrative Services Act of 1949, 43
Stat. 103, as amended, 40 U.S.C. 1046.

UNITED STATES OF AMERICA
acting through the Secretary of
Education (Successor in function
to the Department of Health,
Education, and Welfare)

[Signature]
JOHN CARROLL
Deputy Director
Federal Real Property
Assistance Program
Region IX, Department of Education

ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO) SS

on this / day of / 1957, before me,

A Society Public in and for the City of San Francisco, County of
San Francisco, State of California, personally appeared Mr. John
Carroll, known to me to be the Real Estate Officer, Region IX,
United States Department of Education, and known to me to be the
person who executed the foregoing instrument on behalf of the
Secretary of Education of the UNITED STATES OF AMERICA, and
acknowledged to me that he subscribed to the said instrument in
the name of the Secretary of Education and on behalf of the
UNITED STATES OF AMERICA.

Witness my hand and official seal:

[Signature]
John Carroll
Deputy Director

SS - 64376

feet; thence North $01^{\circ}46'52''$ West, 109.94 feet; thence North $81^{\circ}44'11''$ East, 273.53 feet; thence South $88^{\circ}58'33''$ East, 60.40 feet; thence South $71^{\circ}55'48''$ East, 47.83 feet; thence South $62^{\circ}00'18''$ East, 226.14 feet; thence North $62^{\circ}19'00''$ East, 84.12 feet to a point in the South right of way line of Hawthorne Boulevard, said point beginning a tangent curve concave Northwesterly having a radius of 350.00 feet; thence Southwesterly along said curve, through a central angle of $02^{\circ}18'26''$, a distance of 22.15 feet; thence South $62^{\circ}19'00''$ West, 79.98 feet; thence South $84^{\circ}31'12''$ West, 216.25 feet; thence North $02^{\circ}24'05''$ West, 55.04 feet; thence South $77^{\circ}34'50''$ West, 231.16 feet; thence South $02^{\circ}23'42''$ East, 78.06 feet; thence North $83^{\circ}00'49''$ West, 166.47 feet; thence North $86^{\circ}20'48''$ West, 212.34 feet; thence North $81^{\circ}01'10''$ West, 69.94 feet to a point beginning a tangent curve concave Southerly having a radius of 85.00 feet; thence westerly along said curve, through a central angle of $80^{\circ}58'07''$, a distance of 90.54 feet; thence South $36^{\circ}00'43''$ West, 25.04 feet; thence North $38^{\circ}00'47''$ West, 20.80 feet, to the TRUE POINT OF BEGINNING, containing 1.66 acres more or less.

SUBJECT TO rights-of-way, restrictions, reservations and easements, if any, whether of public record or not.

SUBJECT TO a non-exclusive, perpetual road easement, reserved for the United States Government, in, on and over the following described land:

That portion of Block "H", as shown on map of the Rancho Los Palos Verdes, in the County of Los Angeles, State of California, allotted to Jotham Dixby, by Decree in Partition in the Action "Dixby et al., vs. Bent et al.," Case No. 2373, in the District Court of the 17th Judicial District of the State of California, in and for the County of Los Angeles, and entered in Book 4, page 37 of Judgments in the Superior Court of said County; described as follows:

Commencing at a point being the County of Los Angeles triangulation monument San Pedro Hills 5-7, and having State coordinates of North 4,019,330.05, East 4,144,224.94 said point being located on a point of land North of Palos Verdes Drive overlooking Point Vicente Lighthouse, thence North $53^{\circ}11'58''$ East, 415.07 feet to the center of the Northwest gun turret of Battery 240; thence North $51^{\circ}53'13''$ East, 55.00 feet; thence North $38^{\circ}00'47''$ West, 56.15 feet to the TRUE POINT OF BEGINNING; thence North $36^{\circ}00'43''$ East, 19.31 feet to the beginning of a tangent curve concave Southerly having a radius of 105.00 feet; thence Easterly along said curve, through a central angle of $60^{\circ}58'07''$, a distance of 111.73 feet; thence South $83^{\circ}01'10''$ East, 69.19 feet; thence South $86^{\circ}20'48''$ East, 212.34 feet; thence South $83^{\circ}00'49''$ East (83.75 feet); thence North $86^{\circ}33'56''$ East, 231.19 feet; thence North $84^{\circ}31'12''$ East, 216.25 feet; thence North $62^{\circ}19'00''$ East, 79.98 feet to a point in the South right

②

87 895749

A-3

of way line of Hawthorne Boulevard, said point beginning a
tangent curve concave Northeastly having a radius of 350.00
feet; thence Southeastly along said curve, through a central
angle of 02°21'17", a distance of 22.60 feet; thence South
67°19'00" West, 54.43 feet; thence South 44°31'12" West, 220.18
feet; thence South 86°49'42" West, 232.27 feet; thence North
81°00'49" West, 164.47 feet; thence North 85°20'48" West, 212.35
feet; thence North 83°01'10" West, 69.36 feet to a point
beginning a tangent curve concave Southerly having a radius of
85.00 feet; thence Westerly along said curve, through a central
angle of 60°58'07", a distance of 90.45 feet; thence South
36°00'43" West, 25.04 feet; thence North 38°00'47" West, 20.80
feet, to the TRUE POINT OF BEGINNING.

Grantor reserves unto itself, its successors, and assigns, for
the use and benefit of the public, a right of flight for the
passage of aircraft in the airspace above the surface of the real
property herein described together with the right to cause in
said airspace such noise as may be inherent in the operation of
aircraft, now known or hereafter used for aviation or flight
in the said airspace; for the use of said airspace for landing
on, taking off from, or operating on the airports cited below.

Based on coordination between the General Services Administration
and the Federal Aviation Administration (FAA) as recommended in
House Report Number 95-1053, entitled "FAA Determination of 'No
Hazard' for Structures Near Airports," it has been determined
that the Torrance Municipal Airport is within six nautical air
miles of this property. FAA has been apprised of the proposed
disposal of the property, and that the government's conveyance
document will contain a provision that the grantee, its
successors and assigns and every successor in interest to the
property herein described, or any part thereof, must prohibit any
construction or alteration on the property unless a determination
of no hazard to air navigation is issued by FAA in accordance
with 14 CFR Part 77, "Objects Affecting Navigable Airspace," or
under the authority of the Federal Aviation Act of 1958, as
amended.

Purchaser expressly agrees for itself, its successors, and
assigns, to prevent any use of the herein described real property
which would interfere with or adversely affect the operation or
maintenance of the airport, or otherwise constitute an airport
hazard.

The grantee covenants for itself, its heirs, successors, and
assigns and every successor in interest to the property hereby
conveyed, or any part thereof, that the said grantee and such
heirs, successors, and assigns shall not discriminate upon the
basis of race, color, religion, sex, or national origin in the
use, occupancy, sale, or lease of the property, or in their

(4)

87 895749

A-3

employment practices conducted thereon. This covenant shall not apply, however, to the lease or rental of a room or rooms within a family dwelling unit; nor shall it apply with respect to religion to premises used primarily for religious purposes. The United States of America shall be deemed a beneficiary of this covenant without regard to whether it remains the owner of any land of interest therein in the locality of the property hereby conveyed and shall have the sole right to enforce this covenant in any court of competent jurisdiction.

GRANTEE FURTHER COVENANTS and agrees for its successors and assigns that with respect to the property described in this deed, if any time within a 3-year period from the date of transfer of title by the Grantor, the Grantee or its successors or assigns shall sell or enter into agreements to sell the property, either as a single transaction or in a series of transactions, it is covenanted and agreed that all proceeds received or to be received in excess of the Grantor's or a subsequent seller's actual allowable costs will be remitted to the Grantor. In the event of a sale of less than the entire property, actual allowable costs will be apportioned to the property based on a fair and reasonable determination by the Grantor.

For purposes of this covenant, the Grantee's or a subsequent seller's deductible costs shall include the purchase price of acquired this real property, the financing costs associated with the acquisition, and the direct costs actually incurred and paid for physical improvements on the subject property for the following:

- (1) Improvements on the property which cover only that property, including road construction, storm and sanitary sewer construction, other public facilities or utility construction, building rehabilitation and demolition, landscaping, grading and other site or public improvements; and
- (2) Design and engineering services with respect to the improvements described in (1) above, provided, however, that none of these costs will be deductible if defrayed by Federal grants or if used as matching funds to secure Federal grants.

In order to verify compliance with the terms and conditions of this covenant, the Grantee or its successors or assigns, shall submit an annual report for each of the subsequent 3 years to the Grantor on the anniversary date of this deed. Each report will identify the property involved in the transaction, indicate the sale price of any property resold, the purchaser and the proposed land use, and enumerate any allowable costs incurred for physical improvements on the property that would offset any profit realized. If no resale has been made, the report shall so state. Failure to file timely reports will extend the operation of the covenant for an additional 1-year period for each late or omitted report. The Grantor may monitor the property involved and

(5)

87 895749

A3

inspect records related thereto to ensure compliance with the terms and conditions of this covenant and any profits realized through the resale of the property.

This covenant shall run with the land for a period of 3 years from the date of conveyance.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances therunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all also the estate, right, title, interest, property possession, claim and demand whatsoever, in law as well as in equity, of the said GRANTOR or, in or to the foregoing described premises, and every part and parcel thereof, with the appurtenances.

SAID PROPERTY transferred hereby was duly determined to be surplus, and was assigned to the General Services Administration for disposal pursuant to the Federal Property Services Act of 1949 (63 Stat. 377), as amended, and applicable rules, orders and regulations.

TO HAVE AND TO HOLD, all and singular, the said premises, with the improvements thereon, unto the said GRANTEE, their successors and assigns forever.

IN WITNESS WHEREOF, THE GRANTOR has caused these presents to be executed as of the day and year first above written.

UNITED STATES OF AMERICA
Acting by and through the
ADMINISTRATOR OF GENERAL SERVICES

BY Clara Bridges
CLARA BRIDGES
Contracting Officer
Office of Real Estate Sales
General Services Administration
Region 9, SAN FRANCISCO, California

6 87 895749 A-3



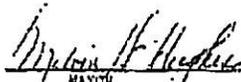
RANCHO PALOS VERDES

CERTIFICATE OF ACCEPTANCE

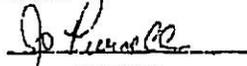
This is to certify that the interest in real property conveyed by the Quitclaim Deed dated April 30, 1947 from the United States of America to the City of Rancho Palos Verdes, a political corporation, is hereby accepted by order of the City Council on May 19, 1987, by the undersigned officer on behalf of the City Council of Rancho Palos Verdes pursuant to authority conferred by action of the City Council on May 19, 1947, and the grantor consents to recordation thereof by its duly authorized officer.

Dated May 20, 1987

87 895749


MAYOR

ATTEST:


CITY CLERK

2025 RELEASE UNDER E.O. 14176

230

Historical Research Documentation



Upper and Lower Pointe Vicente

30940 Hawthorne Boulevard

Rancho Palos Verdes, CA 90275

Inquiry Number: 2356889.3

November 05, 2008



Certified Sanborn® Map Report

Certified Sanborn® Map Report

11/05/08

Site Name:
Upper and Lower Pointe
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA

Client Name:
PSI, Inc.
3960 Gilman Street
Long Beach, CA 90815

EDR Inquiry # 2356889.3 **Contact:** Chris Schell



The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by PSI, Inc. were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: Upper and Lower Pointe Vicente
Address: 30940 Hawthorne Boulevard
City, State, Zip: Rancho Palos Verdes, CA 90275
Cross Street:
P.O. # NA
Project: 559-8E052
Certification # 4B18-443C-A9BB



Sanborn® Library search results
Certification # 4B18-443C-A9BB

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Total Maps: 0

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

Limited Permission To Make Copies

PSI, Inc. (the client) is permitted to make up to THREE photocopies of this Sanborn Map transmittal and each fire insurance map accompanying this report solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with EDR's copyright policy; a copy of which is available upon request.

Disclaimer - Copyright and Trademark notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2008 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission. EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

Upper and Lower Pointe Vicente

30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275

Inquiry Number: 2356889.6

November 05, 2008

The EDR-City Directory Abstract

EDR City Directory Abstract

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening report designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2008 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc. or its affiliates is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

SUMMARY

- *City Directories:*

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1920 through 2006. (These years are not necessarily inclusive.) A summary of the information obtained is provided in the text of this report.

This report compiles information by geocoding the subject properties (that is, plotting the latitude and longitude for such subject properties and obtaining data concerning properties within 1/8th of a mile of the subject properties). There is no warranty or guarantee that geocoding will report or list all properties within the specified radius of the subject properties and any such warranty or guarantee is expressly disclaimed. Accordingly, some properties within the aforementioned radius and the information concerning those properties may not be referenced in this report.

Date EDR Searched Historical Sources: November 5, 2008

Target Property:

30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1920	Address Not Listed in Research Source	Los Angeles Directory Co.
1921	Address Not Listed in Research Source	Los Angeles Directory Co.
1923	Address Not Listed in Research Source	Los Angeles Directory Co.
1924	Address Not Listed in Research Source	Los Angeles Directory Co.
1925	Address Not Listed in Research Source	Los Angeles Directory Co.
1926	Address Not Listed in Research Source	Los Angeles Directory Co.
1927	Address Not Listed in Research Source	Kaasen Directory Company Publishers
1928	Address Not Listed in Research Source	Los Angeles Directory Co.
1929	Address Not Listed in Research Source	Los Angeles Directory Co.
1930	Address Not Listed in Research Source	Los Angeles Directory Co.
1931	Address Not Listed in Research Source	Los Angeles Directory Company Publishers
1932	Address Not Listed in Research Source	Los Angeles Directory Co.
1933	Address Not Listed in Research Source	Los Angeles Directory Co.
1934	Address Not Listed in Research Source	Los Angeles Directory Co.
1935	Address Not Listed in Research Source	Los Angeles Directory Co.
1936	Address Not Listed in Research Source	Los Angeles Directory Co.

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1937	Address Not Listed in Research Source	Los Angeles Directory Co.
1938	Address Not Listed in Research Source	Los Angeles Directory Company Publishers
1939	Address Not Listed in Research Source	Los Angeles Directory Co.
1940	Address Not Listed in Research Source	Los Angeles Directory Co.
1942	Address Not Listed in Research Source	Los Angeles Directory Co.
1944	Address Not Listed in Research Source	R. L. Polk & Co.
1945	Address Not Listed in Research Source	R. L. Polk & Co.
1946	Address Not Listed in Research Source	Los Angeles Directory Co.
1947	Address Not Listed in Research Source	Pacific Directory Co.
1948	Address Not Listed in Research Source	Los Angeles Directory Co.
1949	Address Not Listed in Research Source	Los Angeles Directory Co.
1950	Address Not Listed in Research Source	Pacific Telephone
1951	Address Not Listed in Research Source	Los Angeles Directory Co Publishers
1952	Address Not Listed in Research Source	Los Angeles Directory Co.
1954	Address Not Listed in Research Source	R. L. Polk & Co.
1955	Address Not Listed in Research Source	R. L. Polk & Co.
1956	Address Not Listed in Research Source	Pacific Telephone
1957	Address Not Listed in Research Source	Pacific Telephone
1958	Address Not Listed in Research Source	Pacific Telephone
1960	Address Not Listed in Research Source	Pacific Telephone

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1961	Address Not Listed in Research Source	Luskey Brothers & Co
1962	Address Not Listed in Research Source	Pacific Telephone
1963	Address Not Listed in Research Source	Pacific Telephone
1964	Address Not Listed in Research Source	Pacific Telephone
1965	Address Not Listed in Research Source	GTE
1966	Address Not Listed in Research Source	Pacific Telephone
1967	Address Not Listed in Research Source	R. L. Polk & Co.
1969	Address Not Listed in Research Source	Pacific Telephone
1970	Address Not Listed in Research Source	R. L. Polk & Co.
1971	Address Not Listed in Research Source	B&G Publications
1972	Address Not Listed in Research Source	R. L. Polk & Co.
1975	Address Not Listed in Research Source	Pacific Telephone
1976	Address Not Listed in Research Source	R.L. Polk & co Publishers
1980	**HAWTHORNE AVE** COSTUME CLOSET (30940)	Pacific Telephone
1981	Address Not Listed in Research Source	Pacific Telephone
1985	**HAWTHORNE AVE** COSTUME CLOSET (30940) ABALONE COVE LANDSLIDE ABATEMENT DISTRICT (30940)	Pacific Bell
1986	Address Not Listed in Research Source	Pacific Bell
1990	Address Not Listed in Research Source	Pacific Bell
1991	Address Not Listed in Research Source	Pacific Bell
1995	Address Not Listed in Research Source	Pacific Bell Telephone

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1996	Address Not Listed in Research Source	GTE
1999	Address Not Listed in Research Source	Haines Company
2000	Address Not Listed in Research Source	Pacific Bell Telephone
2001	**HAWTHORNE BLVD** ABALONECOVE (30940)	Haines & Company, Inc.
2003	Address Not Listed in Research Source	Haines & Company
2004	Address Not Listed in Research Source	Haines Company
2006	Address Not Listed in Research Source	Haines Company, Inc.

Adjoining Properties

SURROUNDING

Multiple Addresses
Rancho Palos Verdes, CA 90275

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1920	Address Not Listed in Research Source	Los Angeles Directory Co.
1921	Address Not Listed in Research Source	Los Angeles Directory Co.
1923	Address Not Listed in Research Source	Los Angeles Directory Co.
1924	Address Not Listed in Research Source	Los Angeles Directory Co.
1925	Address Not Listed in Research Source	Los Angeles Directory Co.
1926	Address Not Listed in Research Source	Los Angeles Directory Co.
1927	Address Not Listed in Research Source	Kaasen Directory Company Publishers
1928	Address Not Listed in Research Source	Los Angeles Directory Co.
1929	Address Not Listed in Research Source	Los Angeles Directory Co.
1930	Address Not Listed in Research Source	Los Angeles Directory Co.

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1931	Address Not Listed in Research Source	Los Angeles Directory Company Publishers
1932	Address Not Listed in Research Source	Los Angeles Directory Co.
1933	Address Not Listed in Research Source	Los Angeles Directory Co.
1934	Address Not Listed in Research Source	Los Angeles Directory Co.
1935	Address Not Listed in Research Source	Los Angeles Directory Co.
1936	Address Not Listed in Research Source	Los Angeles Directory Co.
1937	Address Not Listed in Research Source	Los Angeles Directory Co.
1938	Address Not Listed in Research Source	Los Angeles Directory Company Publishers
1939	Address Not Listed in Research Source	Los Angeles Directory Co.
1940	Address Not Listed in Research Source	Los Angeles Directory Co.
1942	Address Not Listed in Research Source	Los Angeles Directory Co.
1944	Address Not Listed in Research Source	R. L. Polk & Co.
1945	Address Not Listed in Research Source	R. L. Polk & Co.
1946	Address Not Listed in Research Source	Los Angeles Directory Co.
1947	Address Not Listed in Research Source	Pacific Directory Co.
1948	Address Not Listed in Research Source	Los Angeles Directory Co.
1949	Address Not Listed in Research Source	Los Angeles Directory Co.
1950	Address Not Listed in Research Source	Pacific Telephone
1951	Address Not Listed in Research Source	Los Angeles Directory Co Publishers
1952	Address Not Listed in Research Source	Los Angeles Directory Co.

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1954	Address Not Listed in Research Source	R. L. Polk & Co.
1955	Address Not Listed in Research Source	R. L. Polk & Co.
1956	Address Not Listed in Research Source	Pacific Telephone
1957	Address Not Listed in Research Source	Pacific Telephone
1958	Address Not Listed in Research Source	Pacific Telephone
1960	Address Not Listed in Research Source	Pacific Telephone
1961	Address Not Listed in Research Source	Luskey Brothers & Co
1962	Address Not Listed in Research Source	Pacific Telephone
1963	Address Not Listed in Research Source	Pacific Telephone
1964	Address Not Listed in Research Source	Pacific Telephone
1965	Address Not Listed in Research Source	GTE
1966	Address Not Listed in Research Source	Pacific Telephone
1967	Address Not Listed in Research Source	R. L. Polk & Co.
1969	Address Not Listed in Research Source	Pacific Telephone
1970	Address Not Listed in Research Source	R. L. Polk & Co.
1971	Address Not Listed in Research Source	B&G Publications
1972	Address Not Listed in Research Source	R. L. Polk & Co.
1975	Address Not Listed in Research Source	Pacific Telephone
1976	Address Not Listed in Research Source	R.L. Polk & co Publishers
1980	<u>**CRESTMONT PL**</u>	Pacific Telephone

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	(continued)	
	GILLIES CHAS CAPT (3)	
	IRWIN RONALD G MAJ (5)	
	PACK DONALD MAJ (6)	
	GRIFFIN P A MAJ (7)	
	GOODE S MAJ (8)	
	HUNTER R WM CAPT (9)	
	MILLER J (10)	
	DECKER DUANE LT (11)	
1981	Address Not Listed in Research Source	Pacific Telephone
1985	<u>**CRESTMONT PL**</u>	Pacific Bell
	BRADLEY JAS CAPT (1)	
	HOGAN OLIN CAPT (3)	
	GRIFFIN TERRY (4)	
	ANDERSON HAROLD MAJ (5)	
	VAN CLEEF ALFRED MAJ (6)	
	GRIFFIN P A MAJ (7)	
	WILSON L MAJ (8)	
	MURRAY FLAGG CAPT (9)	
1986	Address Not Listed in Research Source	Pacific Bell
1990	Address Not Listed in Research Source	Pacific Bell
1991	Address Not Listed in Research Source	Pacific Bell
1995	Address Not Listed in Research Source	Pacific Bell Telephone
1996	Address Not Listed in Research Source	GTE
1999	Address Not Listed in Research Source	Haines Company
2000	<u>**CRESTMONT AVE**</u>	Pacific Bell Telephone
	BUS 33 RES 17 NEW (1)	
2001	Address Not Listed in Research Source	Haines & Company, Inc.
2003	Address Not Listed in Research Source	Haines & Company
2004	Address Not Listed in Research Source	Haines Company
2006	Address Not Listed in Research Source	Haines Company, Inc.



Upper and Lower Pointe Vicente

30940 Hawthorne Boulevard

Rancho Palos Verdes, CA 90275

Inquiry Number: 2356889.4

November 06, 2008



The EDR Historical Topographic Map Report



440 Wheelers Farms Road
Milford, CT 06461
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. EDRs 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.

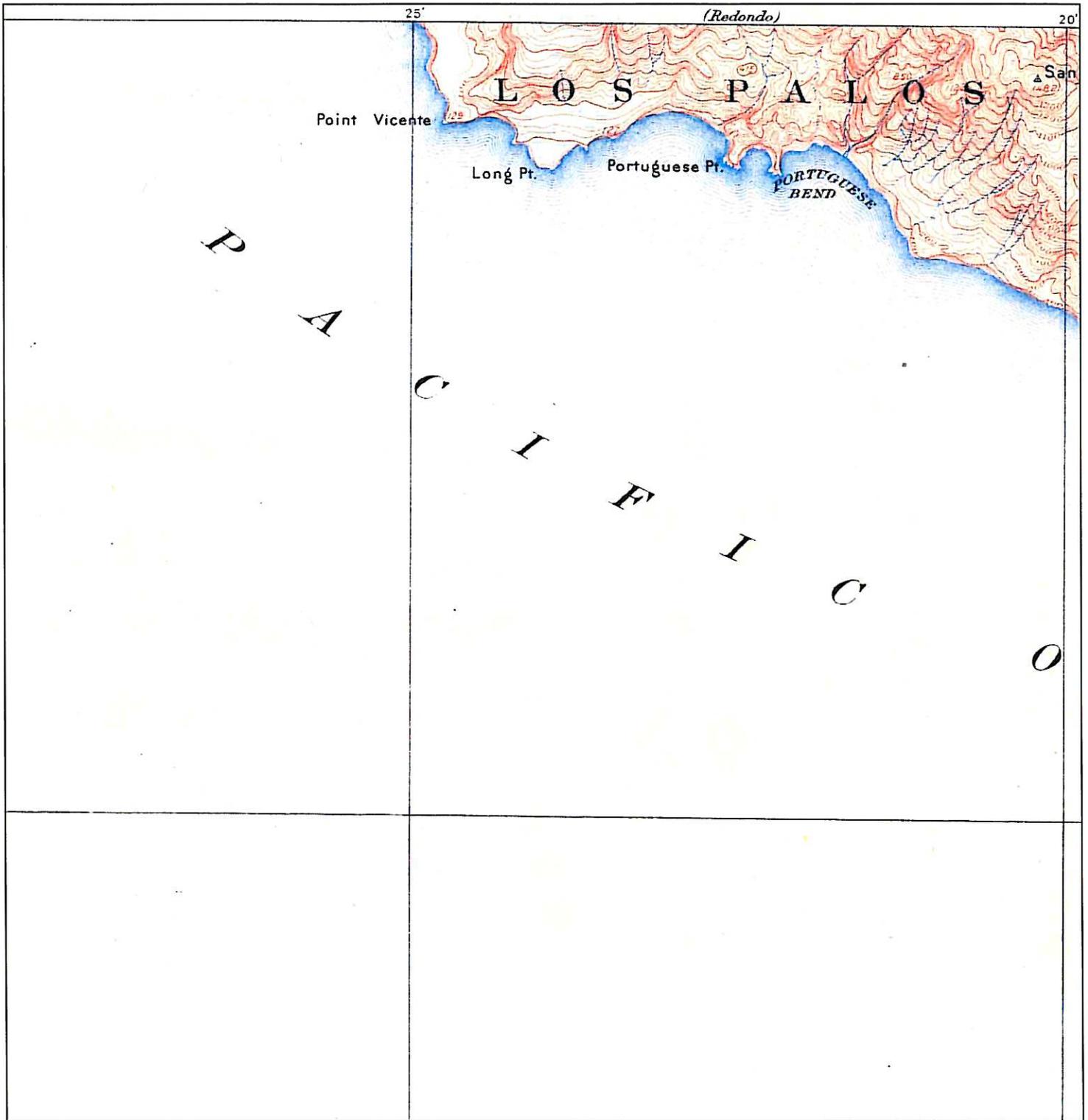
Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report AS IS. Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2008 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

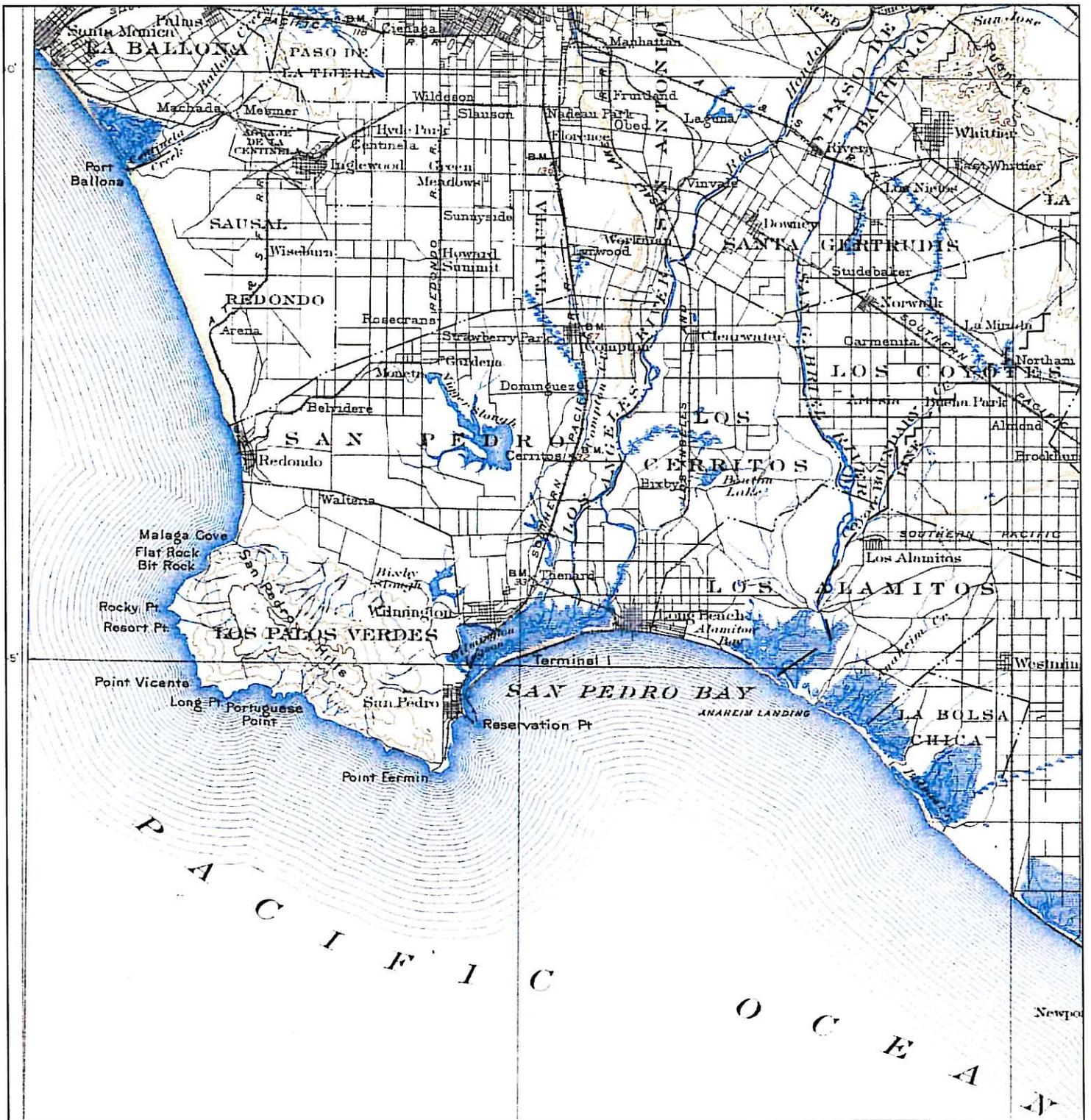
EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

Historical Topographic Map



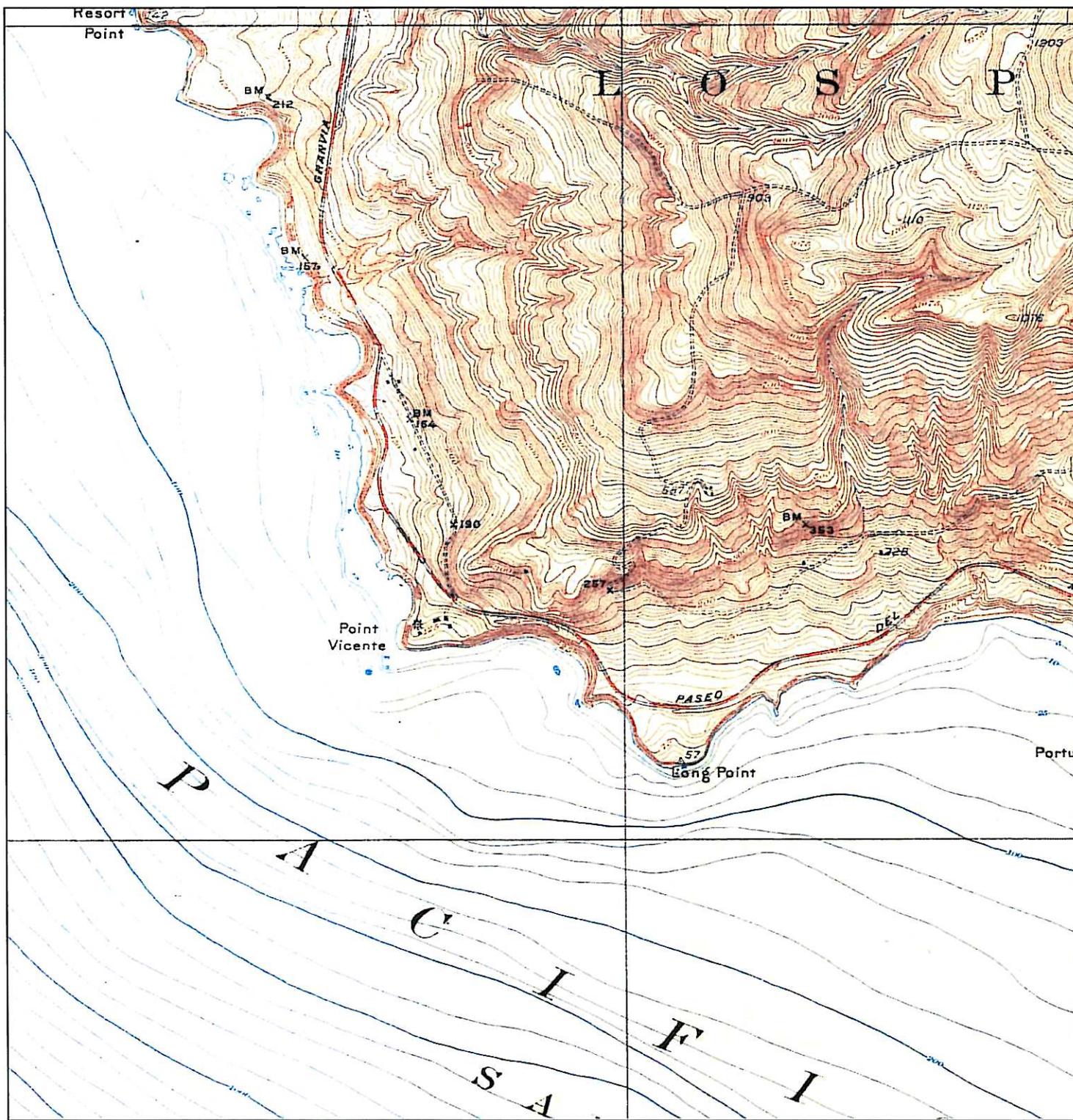
	TARGET QUAD	SITE NAME:	Upper and Lower Pointe Vicente	CLIENT:	PSI, Inc.
	NAME: SAN PEDRO	ADDRESS:	30940 Hawthorne Boulevard	CONTACT:	Chris Schell
	MAP YEAR: 1896		Rancho Palos Verdes, CA	INQUIRY#:	2356889.4
	SERIES: 15	LAT/LONG:	33.7464 / 118.404	RESEARCH DATE:	11/06/2008
	SCALE: 1:62500				

Historical Topographic Map



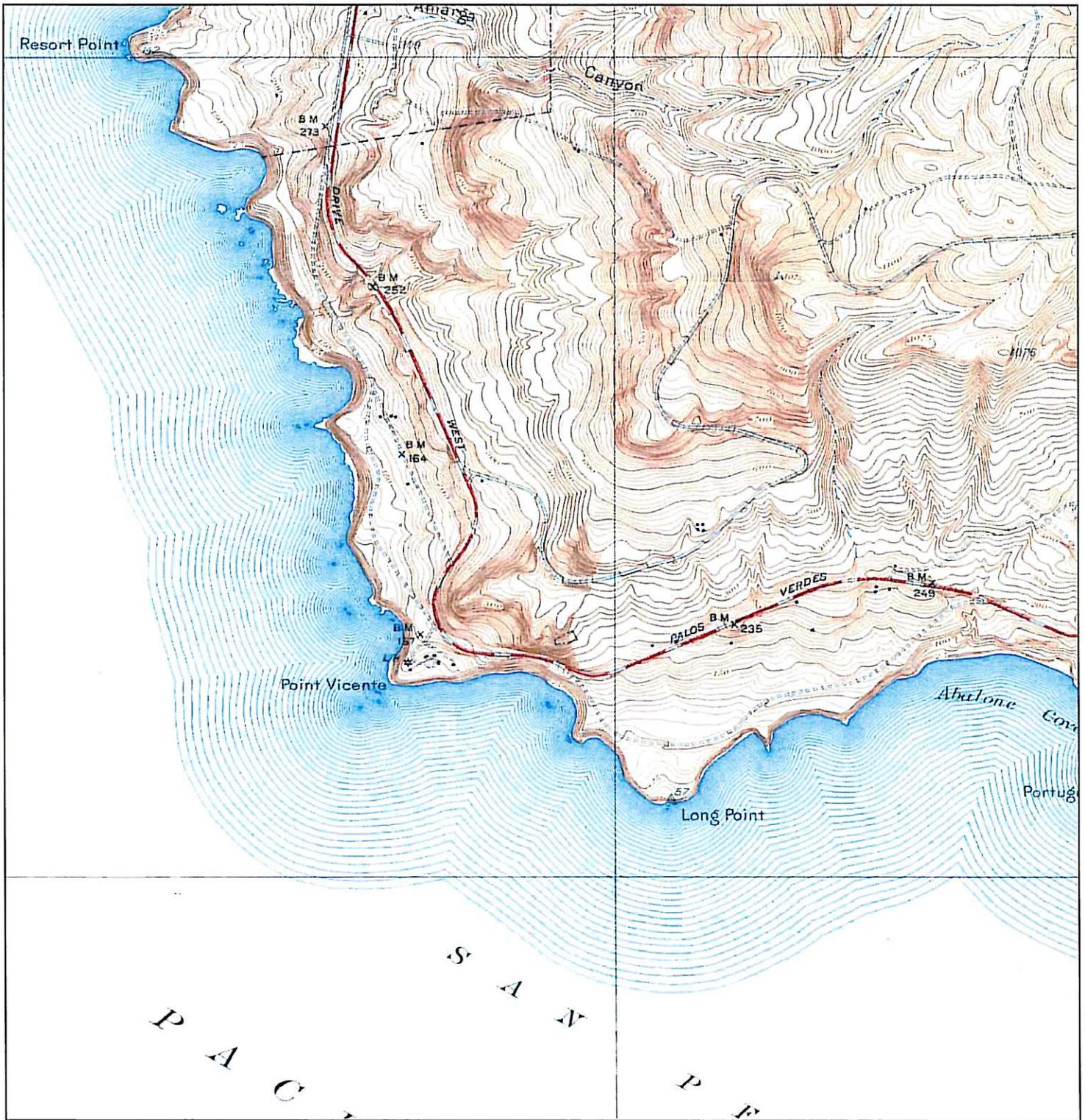
N ↑	TARGET QUAD	SITE NAME:	Upper and Lower Pointe Vicente	CLIENT:	PSI, Inc.
	NAME: SOUTHERN CA SHEET 1	ADDRESS:	30940 Hawthorne Boulevard	CONTACT:	Chris Schell
	MAP YEAR: 1901	LAT/LONG:	33.7464 / 118.404	INQUIRY#:	2356889.4
	SERIES: 60			RESEARCH DATE:	11/06/2008
	SCALE: 1:250000				

Historical Topographic Map



N 	TARGET QUAD NAME: SAN PEDRO HILLS MAP YEAR: 1928	SITE NAME: Upper and Lower Pointe Vicente ADDRESS: 30940 Hawthorne Boulevard Rancho Palos Verdes, CA LAT/LONG: 33.7464 / 118.404	CLIENT: PSI, Inc. CONTACT: Chris Schell INQUIRY#: 2356889.4 RESEARCH DATE: 11/06/2008
	SERIES: 7.5 SCALE: 1:24000		

Historical Topographic Map



N 	TARGET QUAD NAME: SAN PEDRO HILL MAP YEAR: 1942	SITE NAME: Upper and Lower Pointe Vicente ADDRESS: 30940 Hawthorne Boulevard Rancho Palos Verdes, CA LAT/LONG: 33.7464 / 118.404	CLIENT: PSI, Inc. CONTACT: Chris Schell INQUIRY#: 2356889.4 RESEARCH DATE: 11/06/2008
	SERIES: 6 SCALE: 1:24000		

Historical Topographic Map



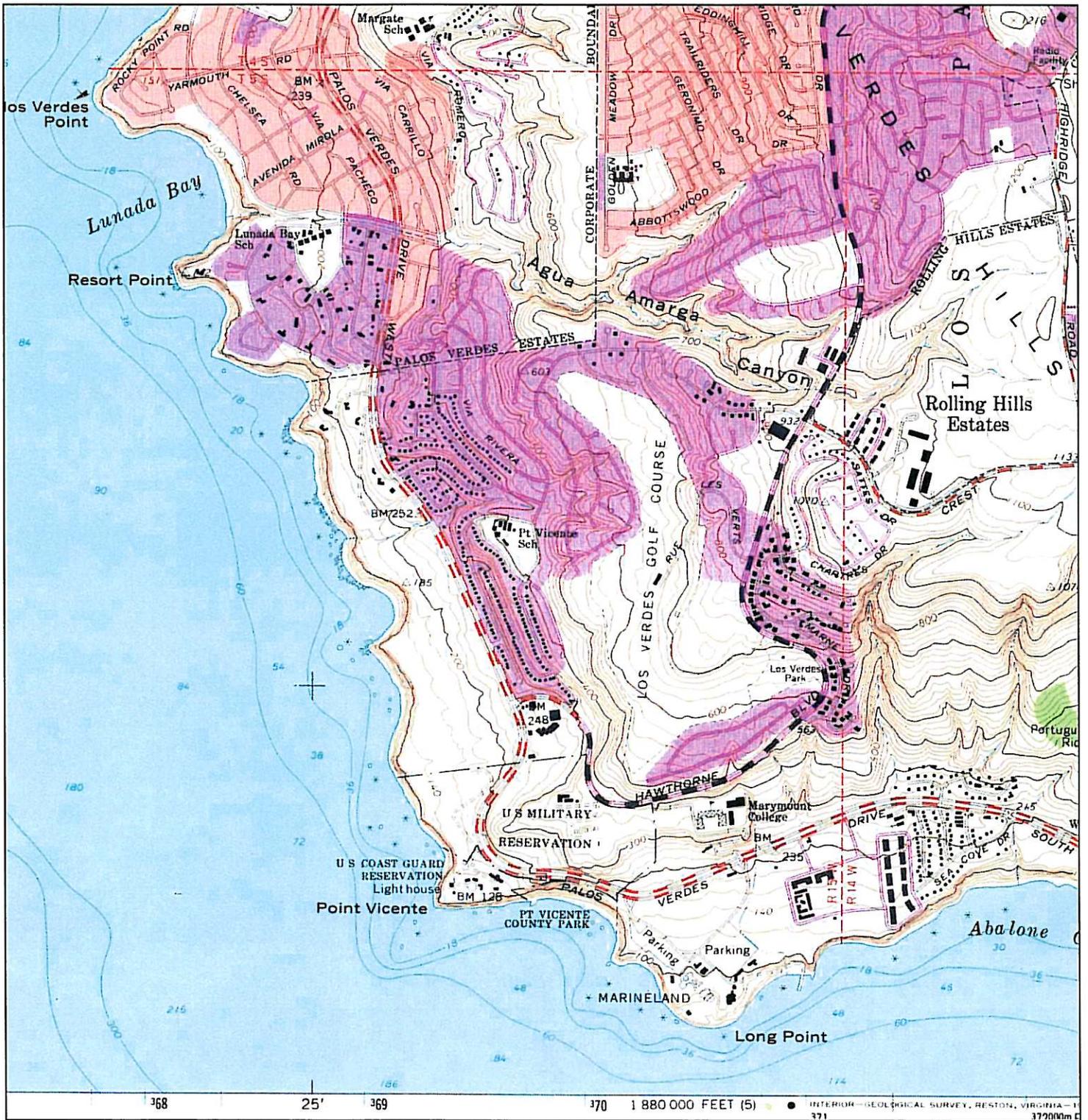
N ↑	TARGET QUAD	SITE NAME:	Upper and Lower Pointe Vicente	CLIENT:	PSI, Inc.
	NAME: LONGBEACH VICINITY 30F3	ADDRESS:	30940 Hawthorne Boulevard Rancho Palos Verdes, CA	CONTACT:	Chris Schell
	MAP YEAR: 1951	LAT/LONG:	33.7464 / 118.404	INQUIRY#:	2356889.4
SERIES: 7.5				RESEARCH DATE:	11/06/2008
SCALE: 1:24000					

Historical Topographic Map



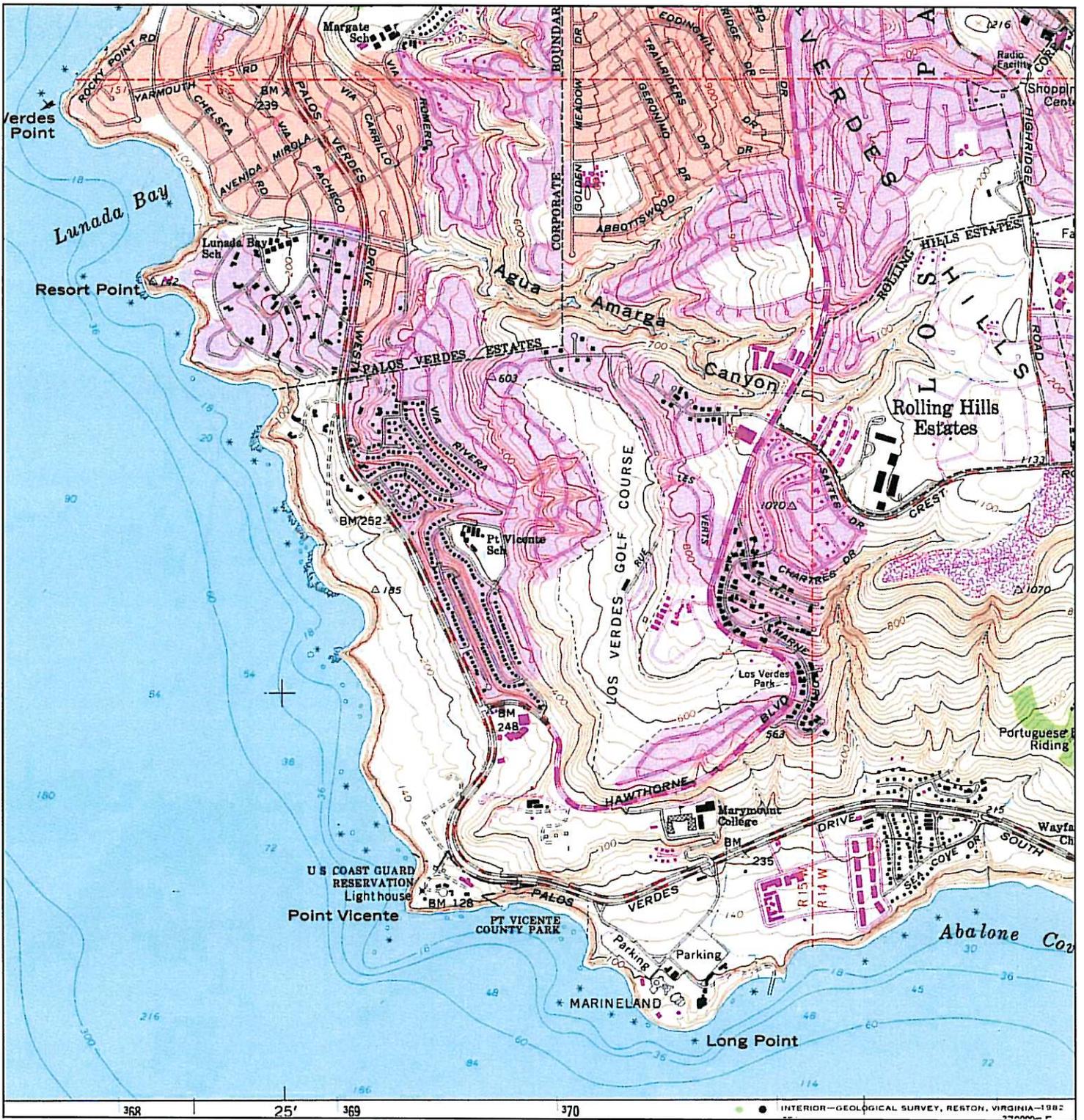
<p>N ↑</p>	<p>TARGET QUAD NAME: REDONDO BEACH MAP YEAR: 1963</p>	<p>SITE NAME: Upper and Lower Point Vicente ADDRESS: 30940 Hawthorne Boulevard Rancho Palos Verdes, CA LAT/LONG: 33.7464 / 118.404</p>	<p>CLIENT: PSI, Inc. CONTACT: Chris Schell INQUIRY#: 2356889.4 RESEARCH DATE: 11/06/2008</p>
	<p>SERIES: 7.5 SCALE: 1:24000</p>		

Historical Topographic Map



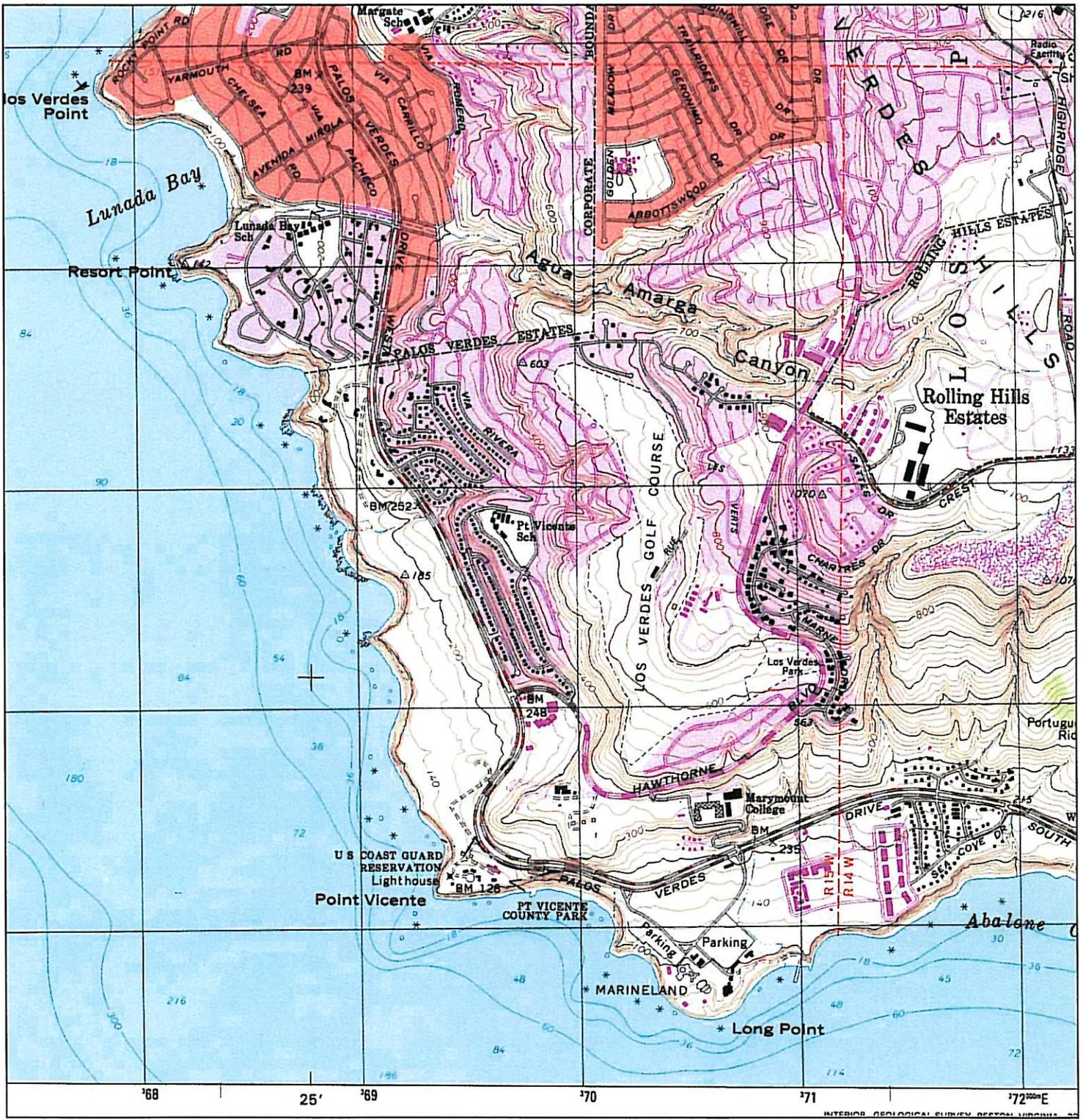
	TARGET QUAD NAME: REDONDO BEACH MAP YEAR: 1972 PHOTOREVISED FROM: 1963 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Upper and Lower Point Vicente ADDRESS: 30940 Hawthorne Boulevard Rancho Palos Verdes, CA LAT/LONG: 33.7464 / 118.404	CLIENT: PSI, Inc. CONTACT: Chris Schell INQUIRY#: 2356889.4 RESEARCH DATE: 11/06/2008
	368 25' 369 370 1 880 000 FEET (5) ● INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1 371 372000m E		

Historical Topographic Map



N ↑	TARGET QUAD	SITE NAME:	Upper and Lower Point Vicente	CLIENT:	PSI, Inc.
	NAME: REDONDO BEACH	ADDRESS:	30940 Hawthorne Boulevard	CONTACT:	Chris Schell
	MAP YEAR: 1981	LAT/LONG:	Rancho Palos Verdes, CA	INQUIRY#:	2356889.4
	PHOTOREVISED FROM: 1963		33.7464 / 118.404	RESEARCH DATE:	11/06/2008
	SERIES: 7.5				
	SCALE: 1:24000				

Historical Topographic Map



N ↑	TARGET QUAD	SITE NAME:	Upper and Lower Pointe Vicente	CLIENT:	PSI, Inc.
	NAME: REDONDO BEACH	ADDRESS:	30940 Hawthorne Boulevard	CONTACT:	Chris Schell
	MAP YEAR: 1996	LAT/LONG:	33.7464 / 118.404	INQUIRY#:	2356889.4
	SERIES: 7.5			RESEARCH DATE:	11/06/2008
	SCALE: 1:24000				

Upper and Lower Pointe Vicente

30940 Hawthorne Boulevard

Rancho Palos Verdes, CA 90275

Inquiry Number: 2356889.5

November 06, 2008

The EDR Aerial Photo Decade Package



440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDRs professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

When delivered electronically by EDR, the aerial photo images included with this report are for **ONE TIME USE ONLY**. Further reproduction of these aerial photo images is prohibited without permission from EDR. For more information contact your EDR Account Executive.

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

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report AS IS. Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2008 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

Date EDR Searched Historical Sources:

Aerial Photography November 06, 2008

Target Property:

30940 Hawthorne Boulevard

Rancho Palos Verdes, CA 90275

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
1928	Aerial Photograph. Scale: 1"=500'	Flight Year: 1928	Fairchild
1947	Aerial Photograph. Scale: 1"=666'	Flight Year: 1947	Fairchild
1956	Aerial Photograph. Scale: 1"=400'	Flight Year: 1956	Fairchild
1965	Aerial Photograph. Scale: 1"=666'	Flight Year: 1965	Fairchild
1976	Aerial Photograph. Scale: 1"=666'	Flight Year: 1976	Teledyne
1990	Aerial Photograph. Scale: 1"=666'	Flight Year: 1990	USGS
1994	Aerial Photograph. Scale: 1"=666'	Flight Year: 1994	USGS
2002	Aerial Photograph. Scale: 1"=666'	Flight Year: 2002	USGS
2005	Aerial Photograph. Scale: 1"=484'	Flight Year: 2005	EDR



INQUIRY #: 2356889.5

YEAR: 1928

| = 500'





INQUIRY #: 2356889.5

YEAR: 1947

| = 666'





INQUIRY #: 2356889.5

YEAR: 1956

| = 400'





INQUIRY #: 2356889.5

YEAR: 1965

— = 666'





INQUIRY #: 2356889.5

YEAR: 1976

| = 666'





INQUIRY #: 2356889.5

YEAR: 1990

| = 666'





INQUIRY #: 2356889.5

YEAR: 1994

| = 666'



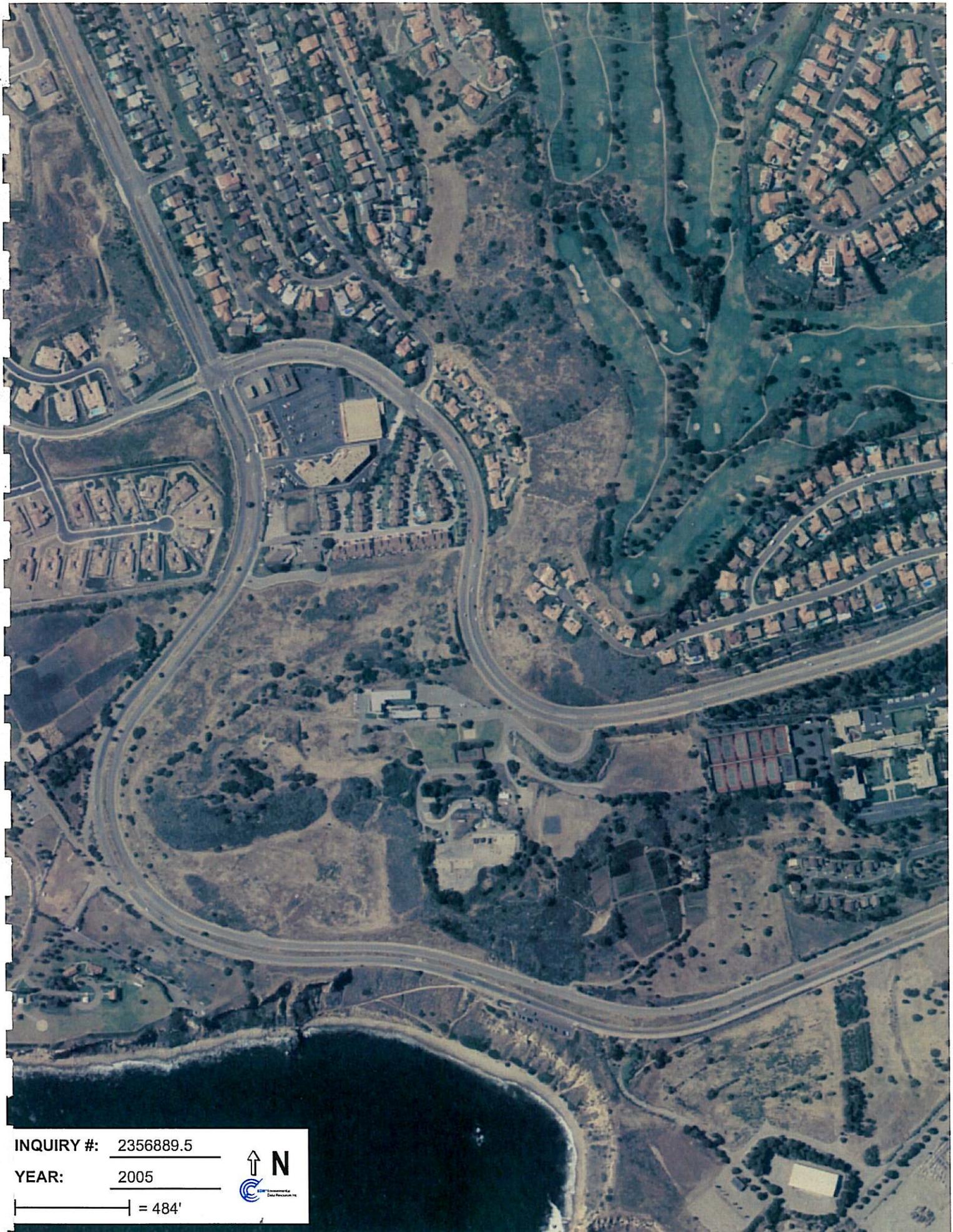


INQUIRY #: 2356889.5

YEAR: 2002

— = 666'





INQUIRY #: 2356889.5

YEAR: 2005

| = 484'



Interview Documentation



FAX

Los Angeles Environmental
 3960 Gilman Street
 Long Beach, CA 90815

DATE: November 10, 2008 NUMBER OF PAGES (including cover sheet): 1

TO: County of Los Angeles
 Public Works

FROM: Chris Schell
 Project Manager

PHONE: (626) 458-3517
 FAX: (626) 458-3569
 CC:

PHONE: (562) 597-3977, Ext 231
 FAX: (562) 597-8459
 CC:

- Urgent
 For your review
 Reply ASAP
 Please comment

Please let me know if there are any records of Underground Tanks, Industrial Waste, or Stormwater at the following address(es):

30940 Hawthorne Blvd
 Rancho Palos Verdes, CA 90275

* 17035-22802 "open"
 Industrial
 Waste

Please let me know if these files are available.

* 17035 - 23915

Thank you.

Post-It® Fax Note	7671	Date	10-10-08	# of pages	
To	Chris Schell	From			
Company	PSI Environmental	Co.	LADPW		
Phone #	562-597-3977	Phone #	626-458-3515		
Fax #	562-597-8459	Fax #	626-458-3569		

This facsimile is personal and confidential and intended for the entity named above. If you have received this fax in error please contact our office as soon as possible so we can make arrangements for the return of this information.

TELEPHONE / COMMUNICATIONS SUMMARY

NAME: Chris Schell PROJECT NO: 559-8E05d

DATE: 11/19/08 PROJECT NAME: Pointe Verte

TIME: 8:38 am AM
PM

TYPE: Telephone Call Meeting

PERSON(S) OF CONTACT: Charlene Hamilton

TITLE: Records Coordinator

COMPANY: LA County Sanitation

TELEPHONE NO: _____

SUBJECT: Records Review

PSI REP: _____

Spoke Directly With Left Voice Mail Message

SUBJECT / INSTRUCTIONS:
No records found for 30940 Hawthorne Blvd.

ACTIONS: _____

DISTRIBUTION: _____

Data Gap Worksheet

DATA GAP WORKSHEET

Project Name: Pointe Vicente- RPV
 PSI Project Number: 559-8E052
 Date: 12/2/08

Requirement Category	Status	Other Sources of Information	SDG*
User Responsibilities			
User Knowledge and Information	Complete <input checked="" type="checkbox"/>		
Environmental Lien and AUL Information	Complete <input checked="" type="checkbox"/>		
Environmental Records Review			
Standard Environmental Records Source Information	Complete <input checked="" type="checkbox"/>		
Discretionary local environmental record information	Complete <input checked="" type="checkbox"/>		
Physical Setting Source			
Standard Physical Setting Information	Complete <input checked="" type="checkbox"/>		
Additional Physical Setting Record Information	Complete <input checked="" type="checkbox"/>		
Historical Records Review			
Property History Identified to 1940	Complete <input checked="" type="checkbox"/>		
Property History Identified to First Developed Use	Complete <input checked="" type="checkbox"/>		
Surrounding Property History Information	Complete <input checked="" type="checkbox"/>		
Site Reconnaissance			
Observations: Exterior of the Subject Property	Complete <input checked="" type="checkbox"/>		
Observations: Interior of the Subject Property	Complete <input checked="" type="checkbox"/>		
Current and Past Uses of the Subject Property	Complete <input checked="" type="checkbox"/>		
	N/A	Reference other sources used In coordination with or to augment	Blank If None
	Incomplete		



Personnel Qualifications

Chris Schell

Chris Schell

Staff Environmental Scientist, Long Beach, California

Year started with PSI: 2007

Education

Bachelor of Science in Environmental Science & Policy, University of North Carolina-Asheville, 2007

Certifications/Registrations/Technical Training

40-Hour OSHA HAZWOPER Training

Professional Experience

Mr. Schell is a staff environmental scientist for the Southern California Environmental Services Department of PSI. His experience includes conducting field investigations of sites, environmental audits, geotechnical sampling and analysis of soils, along with other environmental services. His geotechnical experience includes coordinating drilling activities, site characterizations, laboratory testing, and classification of soil samples. Mr. Schell's responsibilities include performing Phase I and II environmental site assessments (ESAs), soil sampling, environmental research, and technical report preparation. Mr. Schell performs property assessments that include site reconnaissance and historical record search to ascertain information on the site then assembles the facts and data for a project and arranges methodical and comprehensive procedures to attain the client's goals. The result is a comprehensive report summarizing the environmental concerns associated with a site.

Representative Project Experience

Mr. Schell has successfully completed numerous Phase I ESAs for a wide range of clients, including commercial lenders, local and nationwide banks, and real-estate developers. Transactions involved included mergers, acquisitions, and refinancing. Mr. Schell has performed Phase II Subsurface Investigations for commercial lenders and private individuals at commercial real estate properties. Mr. Schell has conducted soil excavations on impacted properties. He has also been responsible for the oversight and soil sampling for petroleum-impacted soil remediation sites.

Résumé

Frank R. Poss, IV, REA

Senior Geologist

Education

MS in Geology, Emphasis in Hydrogeology, San Diego State University, thesis pending
BA in Geology, Emphasis in Geochemistry, University of California, Santa Barbara, 1983

Certifications/Registrations/Technical Training

Environmental Professional – Phase I ESA - PSI, Phase II ESA –PSI, Project Management - PSI
Registered Environmental Assessor, #REA05522, California
PSI IAQ/Mold Inspector

Professional Experience

Mr. Poss has over 20 years experience in the management of environmental site assessments, groundwater and soil remediation projects, hazardous waste management, and subsurface investigation programs. His experience includes supervision of project and staff level personnel, as well as subcontractors, implementation of QA/QC programs and Health and Safety Programs, contractual negotiations, and budgetary management of projects ranging from \$20,000 to over \$1,000,000. He serves as the lead modeler for projects should these services is required. He has been using numerical models for two and three-dimensional flow and contaminate transport since 1988. He has utilized models to simulate existing flow conditions and to evaluate effectiveness of various groundwater remediation programs. He was the project manager for over \$500,000 of work for the Navy, including projects that involved underground storage tank testing projects, wetlands studies, remedial investigation, data management, underground storage tank surveys, underground storage tank removals and landfill assessments. The projects included work throughout the State of California.

Representative Phase I/II Environmental Site Assessment Project Experience

- McDonalds; San Jose, California-Project manager for over 50 Phase I/II ESA projects associated with future McDonalds restaurants. Typical Phase I ESA projects included completing site walk-through, aerial photograph review, data search, regulatory interviews, file review, chain-of-title search, and report preparation. Typical Phase II ESA projects included the collecting of soil samples as part of geotechnical studies at the site to verify that site remediation had been completed.
- Bank of America; San Francisco, California-Project manager for over 200 Phase I ESA projects. Site investigation included apartment buildings, strip malls, light industrial, and commercial properties. The Phase I ESAs was typically completed within three weeks of authorization and was completed according to standard protocol.
- Fidelity Federal Bank; Northern California-Project manager for Phase I ESAs for scheduled property acquisition/development. Also provided consultation services as a third-party reviewer for work performed by other consultants for the client. Completed environmental assessments on 64 properties throughout the State of California, including Sacramento and Citrus Heights, within three weeks of authorization. The environmental assessments were completed according to standard protocol and included regulatory record review, site reconnaissance, aerial photograph interpretation, and report preparation.
- Resolution Trust Corporation (RTC); Sacramento, California-Project manager for four Phase I ESAs for former HomeFed Bank branch and office buildings. The work performed included the completion of a comprehensive asbestos survey of two of the buildings, historical records research, and interviews with on-site personnel, and aerial photograph review. Asbestos was found at two of the buildings and a detailed O&M Plan was prepared for each of the buildings.

- Western Federal Savings, California-Project manager for third-party review of ESAs prepared according to RTC guidelines for 24 sites. The third-party review included the review of all aspects of the report, and a letter stating the conclusions of the report, containing comments on work conducted, and recommendations.

Representative Roadway Assessment Project Experience

- State of California Department of Transportation; Richmond, California-Project manager for a wetlands mitigation project for CalTrans on three abandoned landfills adjacent to San Francisco Bay. The project objective was to determine which site would be most suitable for wetlands mitigation based on the volume of contaminated soil to be removed and the potential for soil left in-place to sustain wetland habitat. The project included a soil-gas survey for methane and halogenated volatile organics, soil sampling of each of the landfills, installation of temporary monitoring wells, surface and groundwater sampling, extensive data analyses, and report preparation. The work was conducted under the State of California Department of Toxic Substances Control.
- State of California Department of Transportation; Solano County, California-Project manager for a site investigation for CalTrans for the widening of US-29 in Solano County California. The project objective was to determine whether soil and groundwater generated during construction activities would be handled as hazardous waste. The project included the drilling of over 150 borings along the highway, as well as the collection of over 25 surface water samples.
- State of California Department of Transportation; Emeryville, California-Project manager for a site investigation for CalTrans at the "Maze" (the busiest freeway intersection in Northern California). The project was conducted as part of the seismic retrofit program. The project objective was to evaluate whether soil and groundwater generated during seismic retrofitting would be handled as a hazardous waste. The project included the drilling of over 120 borings and the analyses of these samples for metals, volatile organics, semi-volatile organics, and PCBs.

Representative Petroleum Project Experience

- Texaco USA; Healdsburg, California-Project manager for installing six monitoring wells, as well as abandoning two existing monitoring wells and one recovery well at the Healdsburg site. The monitoring wells were drilled to identify the horizontal and vertical extent of petroleum hydrocarbon contamination associated with a leaking underground storage tank in a dual aquifer system. The monitoring wells were continuously cored to insure that the well screens were entirely in the upper and lower aquifers. The analytical data was utilized to create a concentration map of petroleum hydrocarbons on a lithologic cross-section to identify contaminant migration pathways.
- Unocal Corporation; San Carlos, California-Project manager for an investigation and remediation program under the jurisdiction of San Mateo County Office of Environmental Health. During an underground pipe refitting at the subject property, soil contamination was noted underneath two of the dispensers. PSI personnel, using on-site vapor meters, differentiated contaminated from clean soil and supervised the excavation of the contaminated soil. PSI drilled conformational borings at site to insure that contaminated soil had been excavated. PSI completed a cost analyses of disposal options for the soil and concluded that disposal at a recycling facility would be the most cost-effective remediation option.
- Secured Capital Corporation; Northern California and Nevada-Project manager for four projects conducted concurrently in Northern California and Nevada associated with the investigation of LUST. The projects were part of a property transaction and were completed within a three-week timeline. The work was conducted at a post office, Pacific Bell yard, and two Pacific Gas and Electric yards. The projects included the drilling of numerous borings and the collection of soil and grab groundwater samples adjacent to USTs.

- State of California Dept of Transportation; Vallejo, California-Project manager for a site investigation, which included the installation of numerous monitoring wells and borings at site. Collected soil samples were used to define the vertical and horizontal extent of soil contamination at the property. As horizontal extent of soil contamination could not be defined by the original set of borings and wells, recommendations on location and number of additional borings and monitoring wells was forwarded to the client. PSI performed a subsequent investigation at the property about one year after the initial project. The additional investigation included the drilling of three additional monitoring wells and the drilling of three additional limited access borings.
- Unocal Corporation; San Leandro, California-Project manager for a vapor extraction and aquifer test at the site to define the characteristics of the aquifer. The results of the vapor extraction and aquifer tests were utilized in a numerical model to identify the optimum number of wells and the pumping rates to remediate the site. The result of the tests and the numerical modeling were used in a feasibility test which included identifying remedial alternatives, selecting a remediation program based on technical acceptability, construction and operational cost, and regulatory acceptance. Permits from local agencies were then obtained and the remedial system constructed.
- Shell Corporation; Brea, California-Project manager for tank removal with the use of a mobile laboratory, soil contamination was confirmed during excavation, soil was transported to a licensed facility. Numerical model of the subsurface was prepared and various remediation alternatives superimposed to identify the most effective solution. A remediation plan was developed and submitted to the appropriate agencies. County, local, and NPDES permits were obtained to implement the remediation plan. A network of subsurface piping linking recovery wells to a centralized treatment facility was established during redevelopment of the property. The groundwater was treated with activated carbon and then discharged into local storm drain. Site now operates as fast food facility with on-going groundwater recovery/treatment.
- Marine Terminals; Long Beach, California-Project manager for assessment of leakage from underground fuel tanks at truck and equipment maintenance facility. The investigation identified that soil contamination was limited to the proximity of the tanks and that groundwater was less than ten feet below land surface. Relatively low permeable soils and the time requirements for development of the property precluded conventional product recovery techniques. A more cost efficient approach was implemented which included excavation and removal of the USTs. Contaminated soil was removed from the excavation and segregated with the use of a mobile laboratory into non-hazardous and hazardous stockpiles. The hazardous soil was transported to an approved facility for disposal and the non-hazardous material was used as part of the backfill. Following tank removal, free product was removed from the open excavation by a vacuum truck. This procedure was conducted with the on-site inspection of the local health and fire departments as well as the Regional Water Quality Control Board. Following removal of product, clean rock was imported/backfilled into the excavation to obtain necessary compaction for future development.

Representative Hazardous Waste Project Experience

- Port of Long Beach; Long Beach, California-Project hydrogeologist on a project that included a surface and subsurface investigation to determine the environmental impact of fugitive coke from a storage facility. The investigation included continuous coring, installing wells, soil and groundwater sampling, and analysis of the collected data. The investigation identified copper and other heavy metals in the coke. These metals appeared to have attenuated in the shallow soils and were not identified in the groundwater.

The fieldwork included the installation, development, and sampling of groundwater wells. Continuous core samples were also collected during sampling procedure. Data was utilized to estimate leaching

potential of heavy metals, identification of environmental pathways/receptors, fate/transport of identified constituents.

- Lyons & Lyons Properties; Paramount, California-Project hydrogeologist on project involving assessment and cleanup of an unlined surface impoundment originally developed to collect surface runoff. Due to the nature of the surrounding industry, an assessment of the pond was initiated prior to the selling of property. Soil samples were collected from the bottom sediments of the impoundment and analyzed for metals, volatile organics, and base neutral extractable to provide broad coverage. Based on the results of the study, a cleanup program was required by the State of California. Prepared remedial action plan, and coordinated/supervised all cleanup activities at site.
- Parker Hannifin; Irvine, California-Project manager on an extensive soil and groundwater investigation to determine the vertical and lateral extent of contamination from chlorinated solvents as well as potential sources of this contamination. The investigation was initiated with an extensive soil-gas survey that identified the sources of contamination as well as the magnitude of the contaminated area. Subsequently wells were installed and groundwater samples made to determine the lateral extent of contamination. The direction of groundwater flow was determined as well as the hydraulic properties of the aquifer. A geophysical survey was conducted and identified a subsurface stream channel which facilitated the transport of the contamination. A numerical model of the site was constructed to allow superimposition of various remedial alternatives.
- ESA SEQUA; El Cajon, California-Project manager on remediation program that was designed and implemented by PSI with approval from client and the regulatory agencies. Pentochlorophenol and metal contaminated soil was excavated and segregated with the use of a mobile laboratory into non-hazardous, hazardous, and extremely hazardous stockpiles for transport to the appropriate disposal facilities. The property transfer was completed as scheduled and the site is now operational.
- Parker Hannifin; Irvine, California-Project manager for a remedial design and implementation at Parker Hannifin facility. Carbon absorption, air stripping, and Ultraviolet (UV)/Ozone treatments were identified as effective treatment technologies with UV/Ozone as preferred technology based on regulatory acceptance and operational costs. Bench scale tests and a pilot study of two vendors of the technology were conducted to determine the effectiveness of the respective treatment systems. NPDES, air quality, and local permits as well as a remedial action plan were prepared, submitted, and approved to allow implementation of the remediation program. PSI's field services group constructed a subsurface conveyance system, installed pumps in wells, and constructed the treatment site. The final remediation system included UV/Ozone with the discharge polished by activated carbon. To minimize operational costs, implement cost recovery actions, as well as for public relations, options for utilizing the discharge water were developed. These options included irrigation water and supply water for on-site metal plating facility in addition to discharge to local storm drain.
- State of California Department of Transportation; Oakland, California-Project manager for remedial design program for CalTrans for the removal of metal contaminated soil associated with four overpasses in Oakland, California. The remedial design program included establishing limits of contamination, possible remedial alternatives, and possible landfill sites.

Representative Regulatory Compliance Audit Project Experience

- Hyatt Regency; Long Beach, California-Project manager for annual site audits to ensure continuing compliance with environmental and occupational health regulations with the hotel's changing needs. The results of this inspection were presented to the facility manager at hotel/corporate operations in Chicago.

- Jet Air Inc; El Cajon, California-Project manager for an industrial audit of the jet engine design and construction facility. Regulatory compliance, waste management, health and safety, and industrial hygiene were the criteria used in the performance of the audit and formulation of an operational management plan. Reviewed existing plant records for compliance with RCRA regulations on manifesting, San Diego Air Pollution Control District compliance, underground storage tank management, and indications of potential soil and groundwater contamination. The audit was conducted in conjunction with a Phase I ESA site investigation included with the property and business ownership transfer.

Years experience with other firms: 9
Year started with PSI: 1993