

Appendix 1A
Project Site Legal Description and Title Report

EXHIBIT 'A'
LEGAL DESCRIPTION

PARCEL 1: (APN 7503-013-014 & 015)

BEING THOSE PORTIONS OF THE RANCHO SAN PEDRO, THE TOWNSITE OF REDONDO BEACH PER MAP RECORDED IN BOOK 39 PAGES 1 THROUGH 17 OF MISCELLANEOUS RECORDS AND THE MAP OF THE OCEAN BEACH SUBDIVISION PER MAP RECORDED IN BOOK 2, PAGE 35 OF MAPS, IN THE CITY OF REDONDO BEACH, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF HARBOR DRIVE AND HERONDO STREET (SHOWN AS HERMOSA AVENUE AND ELEVENTH STREET ON THE MAP OF SAID OCEAN BEACH SUBDIVISION;

THENCE NORTH 68°52'54" EAST, 1214.71 FEET ALONG THE CENTERLINE OF SAID HERONDO STREET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,000.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°33'29" , AN ARC DISTANCE OF 62.10 FEET TO A POINT ON THE WESTERLY LINE OF THE SOUTHERN PACIFIC RAILWAY RIGHT OF WAY, 60.00 FEET WIDE, AS SAID RIGHT OF WAY SHOWN ON SAID 'MAP OF THE OCEAN BEACH SUBDIVISION' SAID WESTERLY LINE BEING A NON-TANGENT CURVE, CONCAVE WESTERLY, AND HAVING A RADIUS OF 1402.69 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 64°30'40" EAST;

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 9 DEGREES 52' 11", AN ARC DISTANCE OF 241.63 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE TRAVERSING THE INTERIORS OF THE ABOVE REFERENCED MAPS THE FOLLOWING 32 COURSES:

1. THENCE SOUTH 66°57'06" WEST, 86.90 FEET;
2. THENCE SOUTH 23°02'54" EAST, 5.15 FEET;
3. THENCE SOUTH 66°57'06" WEST, 160.31 FEET;
4. THENCE SOUTH 65°10'46" WEST, 169.21 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 8.00 FEET;
5. THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG SAID TANGENT CURVE 12.40 FEET THROUGH A CENTRAL ANGLE OF 88°49'49";
6. THENCE NON-TANGENT TO SAID CURVE, SOUTH 23°36'48" EAST, 159.66 FEET;

7. THENCE SOUTH 26°08'28" WEST, 35.75 FEET;
8. THENCE SOUTH 24°52'21" EAST, 31.16 FEET;
9. THENCE SOUTH 65°07'39" WEST, 239.45 FEET;
10. THENCE NORTH 24°20'08" WEST, 157.71 FEET;
11. THENCE SOUTH 65°39'52" WEST, 18.50 FEET;
12. THENCE SOUTH 24°20'08" EAST, 12.00 FEET;
13. THENCE SOUTH 65°39'52" WEST, 108.89 FEET;
14. THENCE SOUTH 24°20'08" EAST, 372.14 FEET;
15. THENCE NORTH 65°39'52" EAST, 127.39 FEET;
16. THENCE NORTH 80°53'32" EAST, 247.76 FEET;
17. THENCE SOUTH 09°06'28" EAST, 232.90 FEET;
18. THENCE SOUTH 10°09'14" EAST, 113.82 FEET;
19. THENCE SOUTH 80°38'38" WEST, 26.22 FEET;
20. THENCE SOUTH 09°21'22" EAST, 225.30 FEET;
21. THENCE NORTH 80°38'38" EAST, 10.50 FEET;
22. THENCE SOUTH 09°21'22" EAST, 46.00 FEET;
23. THENCE SOUTH 80°38'38" WEST, 10.50 FEET;
24. THENCE SOUTH 09°21'22" EAST, 29.00 FEET;
25. THENCE SOUTH 30°19'13" WEST, 36.13 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 170.00 FEET;
26. THENCE SOUTHERLY ALONG SAID TANGENT CURVE 111.35 FEET THROUGH A CENTRAL ANGLE OF 37°31'43";
27. THENCE NON-TANGENT TO SAID CURVE, SOUTH 01°45'57" WEST, 71.71 FEET;
28. THENCE SOUTH 06°52'04" EAST, 42.02 FEET;
29. THENCE SOUTH 54°03'04" EAST, 124.88 FEET;

30. THENCE SOUTH 67°35'40" WEST, 215.89 FEET;

31. THENCE SOUTH 65°52'22" WEST, 146.22 FEET;

32. THENCE SOUTH 63°38'44" WEST, 167.72 FEET TO A POINT ON THE EASTERLY LINE OF THE HARBOR DRIVE RIGHT OF WAY, SAID RIGHT OF WAY BEING SHOWN ON THE MAP RECORDED IN BOOK 180, PAGES 50 THROUGH 57 OF RECORDS OF SURVEY AS 70.00 FEET WIDE,

THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE SOUTH 29°35'51" EAST, 434.61 FEET TO THE NORTHWESTERLY CORNER OF THAT PARCEL OF LAND SHOWN AS PARCEL 6 ON SAID RECORD OF SURVEY RECORDED IN BOOK 180, PAGES 50 THROUGH 57;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 6, NORTH 67°19'02" EAST, 326.23 FEET TO THE NORTHEASTERLY CORNER THEREOF;

THENCE ALONG THE MOST NORTHERLY COURSE OF THE NORTHEASTERLY LINE OF SAID PARCEL 6, SOUTH 25°42'37" EAST, 169.07 FEET TO THE SOUTHEASTERLY TERMINUS THEREOF, SAID COURSE TERMINATING IN THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 6072, PAGE 102, OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG SAID NORTHWESTERLY LINE NORTH 37°45'55" EAST, 274.08 FEET TO SAID WEST LINE OF SAID SOUTHERN PACIFIC RAILWAY RIGHT OF WAY,

THENCE NORTHERLY ALONG SAID WEST LINE THE FOLLOWING 7 COURSES:

1. NORTH 04°37'15" WEST, 636.05 TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 5699.58 FEET;
2. THENCE NORTHERLY ALONG SAID TANGENT CURVE 462.57 FEET THROUGH A CENTRAL ANGLE OF 4°39'00";
3. THENCE NORTH 09°16'15" WEST, 747.90 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 5699.65 FEET;
4. THENCE NORTHERLY ALONG SAID TANGENT CURVE 29.84 FEET THROUGH A CENTRAL ANGLE OF 18'00" TO A POINT OF COMPOUND CURVATURE WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2834.93 FEET;
5. THENCE NORTHERLY ALONG SAID COMPOUND CURVE 29.69 FEET THROUGH A CENTRAL ANGLE OF 36'00" A POINT OF COMPOUND CURVATURE WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1880.08 FEET;
6. THENCE NORTHERLY ALONG SAID TANGENT CURVE 29.53 FEET THROUGH A CENTRAL ANGLE OF 54'00" A POINT OF COMPOUND CURVATURE WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1402.69 FEET;

7. THENCE NORTHERLY ALONG SAID COMPOUND CURVE 111.34 FEET THROUGH A CENTRAL ANGLE OF 4°32'53" TO THE **TRUE POINT OF BEGINNING**;;

SAID PARCEL CONTAINING AN AREA OF APPROXIMATELY 959,202 Sq. Ft., OR APPROXIMATELY 22.02 ACRES,

PARCEL 2: (APN 7503-013-819 & 820)

BEING THOSE PORTIONS OF THE RANCHO SAN PEDRO, THE TOWNSITE OF REDONDO BEACH PER MAP RECORDED IN BOOK 39 PAGES 1 THROUGH 17 OF MISCELLANEOUS RECORDS AND THE MAP OF THE OCEAN BEACH SUBDIVISION PER MAP RECORDED IN BOOK 2, PAGE 35 OF MAPS, IN THE CITY OF REDONDO BEACH, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF HARBOR DRIVE AND HERONDO STREET (SHOWN AS HERMOSA AVENUE AND ELEVENTH STREET ON THE MAP OF SAID OCEAN BEACH SUBDIVISION;

THENCE NORTH 68°52'54" EAST, 1214.71 FEET ALONG THE CENTERLINE OF SAID HERONDO STREET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,000.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°33'29" , AN ARC DISTANCE OF 62.10 FEET TO A POINT ON THE WESTERLY LINE OF THE SOUTHERN PACIFIC RAILWAY RIGHT OF WAY, 60.00 FEET WIDE, AS SAID RIGHT OF WAY IS SHOWN ON SAID 'MAP OF THE OCEAN BEACH SUBDIVISION' SAID WESTERLY LINE BEING A NON-TANGENT CURVE, CONCAVE WESTERLY, AND HAVING A RADIUS OF 1402.69 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 64°30'40" EAST;

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 9 DEGREES 52' 11", AN ARC DISTANCE OF 241.63 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE TRAVERSING THE INTERIORS OF THE ABOVE REFERENCED MAPS THE FOLLOWING 32 COURSES:

1. THENCE SOUTH 66°57'06" WEST, 86.90 FEET;
2. THENCE SOUTH 23°02'54" EAST, 5.15 FEET;
3. THENCE SOUTH 66°57'06" WEST, 160.31 FEET;
4. THENCE SOUTH 65°10'46" WEST, 169.21 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 8.00 FEET;
5. THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG SAID TANGENT CURVE 12.40 FEET THROUGH A CENTRAL ANGLE OF 88°49'49";

6. THENCE NON-TANGENT TO SAID CURVE, SOUTH 23°36'48" EAST, 159.66 FEET;
7. THENCE SOUTH 26°08'28" WEST, 35.75 FEET;
8. THENCE SOUTH 24°52'21" EAST, 31.16 FEET;
9. THENCE SOUTH 65°07'39" WEST, 239.45 FEET;
10. THENCE NORTH 24°20'08" WEST, 157.71 FEET;
11. THENCE SOUTH 65°39'52" WEST, 18.50 FEET;
12. THENCE SOUTH 24°20'08" EAST, 12.00 FEET;
13. THENCE SOUTH 65°39'52" WEST, 108.89 FEET;
14. THENCE SOUTH 24°20'08" EAST, 372.14 FEET;
15. THENCE NORTH 65°39'52" EAST, 127.39 FEET;
16. THENCE NORTH 80°53'32" EAST, 247.76 FEET;
17. THENCE SOUTH 09°06'28" EAST, 232.90 FEET;
18. THENCE SOUTH 10°09'14" EAST, 113.82 FEET;
19. THENCE SOUTH 80°38'38" WEST, 26.22 FEET;
20. THENCE SOUTH 09°21'22" EAST, 225.30 FEET;
21. THENCE NORTH 80°38'38" EAST, 10.50 FEET;
22. THENCE SOUTH 09°21'22" EAST, 46.00 FEET;
23. THENCE SOUTH 80°38'38" WEST, 10.50 FEET;
24. THENCE SOUTH 09°21'22" EAST, 29.00 FEET;
25. THENCE SOUTH 30°19'13" WEST, 36.13 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 170.00 FEET;
26. THENCE SOUTHERLY ALONG SAID TANGENT CURVE 111.35 FEET THROUGH A CENTRAL ANGLE OF 37°31'43";
27. THENCE NON-TANGENT TO SAID CURVE, SOUTH 01°45'57" WEST, 71.71 FEET;
28. THENCE SOUTH 06°52'04" EAST, 42.02 FEET;

29. THENCE SOUTH 54°03'04" EAST, 124.88 FEET;
30. THENCE SOUTH 67°35'40" WEST, 215.89 FEET;
31. THENCE SOUTH 65°52'22" WEST, 146.22 FEET;
32. THENCE SOUTH 63°38'44" WEST, 167.72 FEET TO A POINT ON THE EASTERLY LINE OF THE HARBOR DRIVE RIGHT OF WAY, SAID RIGHT OF WAY BEING SHOWN ON THE MAP RECORDED IN BOOK 180, PAGES 50 THROUGH 57 OF RECORDS OF SURVEY AS 70.00 FEET WIDE,

THENCE NORTHERLY ALONG SAID EASTERLY LINE AND IT'S NORTHERLY PROLONGATION THE FOLLOWING 3 COURSES:

1. NORTH 29°35'51" WEST, 107.77 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1915.00 FEET;
2. THENCE NORTHWESTERLY ALONG SAID TANGENT CURVE 171.97 FEET THROUGH A CENTRAL ANGLE OF 5°08'43";
3. THENCE NORTH 24°27'08" WEST, 1503.22 FEET TO A LINE BEING PARALLEL WITH AND 5.00 FEET SOUTHEASTERLY FROM THE CENTERLINE OF HERONDO STREET;

THENCE ALONG SAID PARALLEL LINE, NORTH 68°52'54" EAST, 889.13 FEET;

THENCE SOUTH 21°09'31" EAST, 45.00 FEET TO A LINE BEING PARALLEL WITH AND 50.00 FEET SOUTHEASTERLY FROM SAID CENTERLINE OF HERONDO STREET;

THENCE ALONG LAST SAID PARALLEL LINE, NORTH 68°52'54" EAST, 75.26 FEET;

THENCE NORTH 07°45'29" EAST, 51.39 FEET TO A LINE BEING PARALLEL WITH AND 5.00 FEET SOUTHEASTERLY FROM THE CENTERLINE OF HERONDO STREET;

THENCE ALONG LAST SAID PARALLEL LINE, NORTH 68°52'54" EAST, 190.13 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 995.00 FEET, SAID CURVE BEING CONCENTRIC WITH AND 5.00 FEET SOUTHEASTERLY FROM SAID CENTERLINE OF HERONDO STREET;

THENCE EASTERLY ALONG SAID TANGENT CURVE 62.48 FEET THROUGH A CENTRAL ANGLE OF 3°35'51" TO A POINT ON SAID WESTERLY LINE OF THE SOUTHERN PACIFIC RAILWAY RIGHT OF WAY, SAID POINT BEING A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY, AND HAVING A RADIUS OF 1402.69 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 64°43'03" EAST;

THENCE SOUTHERLY ALONG SAID WESTERLY LINE AND SAID NON-TANGENT CURVE 236.58 FEET THROUGH A CENTRAL ANGLE OF 9°39'49" TO THE **TRUE POINT OF BEGINNING**;

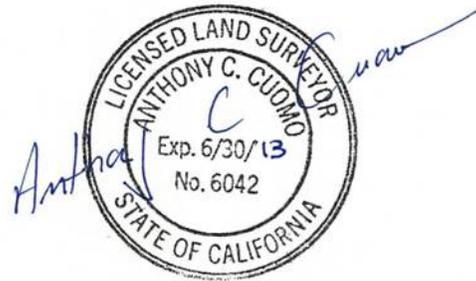
SAID PARCEL CONTAINING AN AREA OF APPROXIMATELY 1,215,924 Sq.Ft., OR APPROXIMATELY 27.91 Acres.

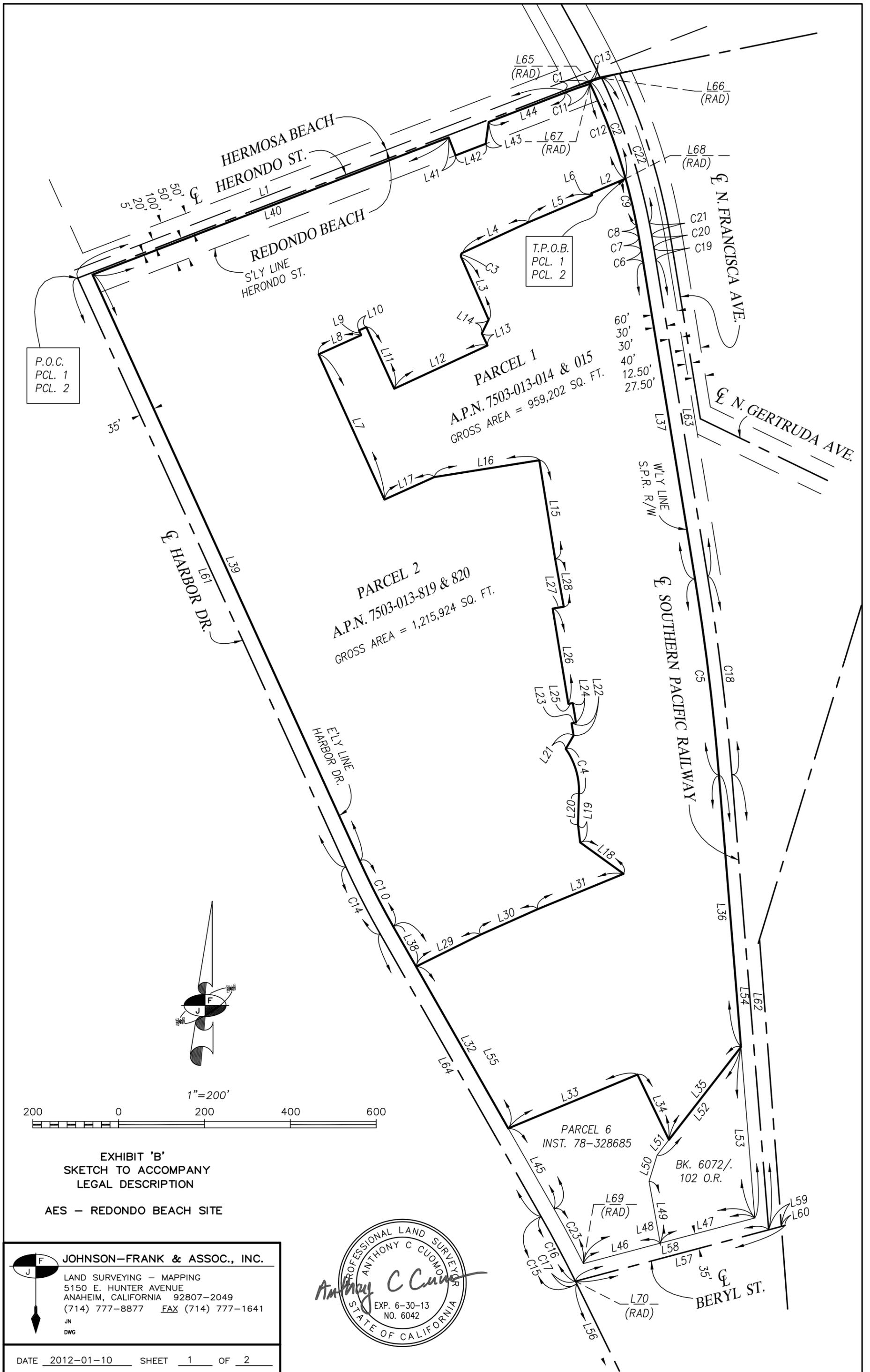
SUBJECT TO COVENANTS, CONDITIONS, RIGHTS, RESTRICTIONS, EASEMENTS, AND RIGHTS OF WAY OF RECORD, IF ANY.

ALL AS SHOWN ON EXHIBIT 'B', ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEEOF.

THIS DESCRIPTION WAS PREPARED BY ME IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT ON 12 JANUARY, 2012.

ANTHONY C. CUOMO, PLS 6042





P.O.C.
PCL. 1
PCL. 2

T.P.O.B.
PCL. 1
PCL. 2

PARCEL 1
A.P.N. 7503-013-014 & 015
GROSS AREA = 959,202 SQ. FT.

PARCEL 2
A.P.N. 7503-013-819 & 820
GROSS AREA = 1,215,924 SQ. FT.

PARCEL 6
INST. 78-328685
BK. 6072/.
102 O.R.

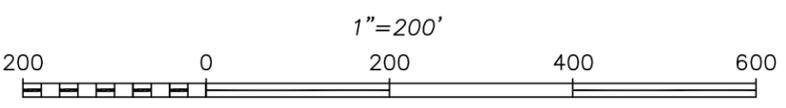


EXHIBIT 'B'
SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

AES - REDONDO BEACH SITE

JOHNSON-FRANK & ASSOC., INC.
LAND SURVEYING - MAPPING
5150 E. HUNTER AVENUE
ANAHEIM, CALIFORNIA 92807-2049
(714) 777-8877 FAX (714) 777-1641
JN
DWG



LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	1214.71'	N68°52'54"E	L36	636.05'	N04°37'15"W
L2	86.90'	N66°57'06"E	L37	747.90'	N09°16'15"W
L3	159.66'	N23°36'48"W	L38	107.77'	N29°35'51"W
L4	169.21'	N65°10'46"E	L39	1503.22'	N24°27'08"W
L5	160.31'	N66°57'06"E	L40	889.13'	N68°52'54"E
L6	5.15'	N23°02'54"W	L41	45.00'	N21°09'31"W
L7	372.14'	N24°20'08"W	L42	75.26'	N68°52'54"E
L8	108.89'	N65°39'52"E	L43	51.39'	N07°45'29"E
L9	12.00'	N24°20'08"W	L44	190.13'	N68°52'54"E
L10	18.50'	N65°39'52"E	L45	216.42'	N29°35'51"W
L11	157.71'	N24°20'08"W	L46	185.17'	N75°03'56"E
L12	239.45'	N65°07'39"E	L47	228.12'	N75°03'56"E
L13	31.16'	N24°52'21"W	L48	413.29'	N75°03'56"E
L14	35.75'	N26°08'28"E	L49	146.60'	N10°13'36"W
L15	232.90'	N09°06'28"W	L50	64.40'	N16°58'50"E
L16	247.76'	N80°53'32"E	L51	44.92'	N37°45'55"E
L17	127.39'	N65°39'52"E	L52	319.00'	N37°45'55"E
L18	124.88'	N54°03'04"W	L53	400.55'	N04°37'15"W
L19	42.02'	N06°52'04"W	L54	1036.61'	N04°37'15"W
L20	71.71'	N01°45'57"E	L55	758.80'	N29°35'51"W
L21	36.13'	N30°19'13"E	L56	652.40'	N26°01'39"W
L22	29.00'	N09°21'22"W	L57	505.30'	N75°03'56"E
L23	10.50'	N80°38'38"E	L58	465.99'	N75°03'56"E
L24	46.00'	N09°21'22"W	L59	30.54'	N75°03'56"E
L25	10.50'	N80°38'38"E	L60	8.77'	N75°03'56"E
L26	225.30'	N09°21'22"W	L61	1510.27'	N24°27'08"W
L27	26.22'	N80°38'38"E	L62	1066.72'	N04°37'15"W
L28	113.82'	N10°09'14"W	L63	747.90'	N09°16'15"W
L29	167.72'	N63°38'44"E	L64	758.80'	N29°35'51"W
L30	146.22'	N65°52'22"E	L65	(RAD)	N64°30'40"E
L31	215.89'	N67°35'40"E	L65	(RAD)	N64°41'49"W
L32	434.61'	N29°35'51"W	L67	(RAD)	N64°43'03"E
L33	326.23'	N67°19'02"E	L68	(RAD)	N74°22'52"E
L34	169.07'	N25°42'37"W	L69	(RAD)	N63°15'33"E
L35	274.08'	N37°45'55"E	L70	(RAD)	N63°49'38"E

CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
C1	3°33'29"	62.10'	1000.00'
C2	9°52'11"	241.63'	1402.69'
C3	88°49'49"	12.40'	8.00'
C4	37°31'43"	111.35'	170.00'
C5	4°39'00"	462.57'	5699.58'
C6	0°18'00"	29.84'	5699.65'
C7	0°36'00"	29.69'	2834.93'
C8	0°54'00"	29.53'	1880.08'
C9	4°32'53"	111.34'	1402.69'
C10	5°08'43"	171.97'	1915.00'
C11	3°35'51"	62.48'	995.00'
C12	9°39'49"	236.58'	1402.69'
C13	0°12'22"	5.05'	1402.69'
C14	5°08'43"	175.12'	1950.00'
C15	3°34'11"	178.51'	2864.79'
C16	3°25'29"	171.24'	2864.79'
C17	0°08'43"	7.27'	2864.79'
C18	4°39'00"	465.00'	5729.58'
C19	0°18'00"	30.00'	5729.65'
C20	0°36'00"	30.00'	2864.93'
C21	0°54'00"	30.00'	1910.08'
C22	14°13'56"	355.88'	1432.69'
C23	2°51'24"	144.57'	2899.79'

EXHIBIT 'B'
SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

AES – REDONDO BEACH SITE

	JOHNSON-FRANK & ASSOC., INC. LAND SURVEYING – MAPPING 5150 E. HUNTER AVENUE ANAHEIM, CALIFORNIA 92807-2049 (714) 777-8877 FAX (714) 777-1641 JN DWG
	DATE <u>2012-01-10</u> SHEET <u>2</u> OF <u>2</u>



PROVIDENT TITLE
COMPANY

9300 Wilshire Blvd, Suite 100
Beverly Hills, CA 90212
Phone No. (800) 794-8094
Fax No. (310) 247-4970

AES.COM (2515)

CA

ATTN: MINH HOANG

TITLE OFFICER: RALPH KHELIL \ LOUIE MAARFI \
MONCEF SELMI ***
E-MAIL: TITLEUNIT11@PROVIDENTTITLE.COM
ORDER NO.: 11328644

YOUR REFERENCE NO: AES REDONDO BEACH

PROPERTY ADDRESS: 1100 NORTH HARBOR DRIVE, REDONDO BEACH, CALIFORNIA

PRELIMINARY REPORT

DATED AS OF NOVEMBER 16, 2011 AT 7:30 A.M.

PROVIDENT TITLE COMPANY, HEREBY REPORTS THAT IT IS PREPARED TO ISSUE, OR CAUSE TO BE ISSUED AS OF THE DATE HEREOF, A POLICY OR POLICIES OF TITLE INSURANCE DESCRIBING THE LAND AND THE ESTATE OR INTEREST THEREIN HEREINAFTER SET FORTH, INSURING AGAINST LOSS WHICH MAY BE SUSTAINED BY REASON OF ANY DEFECT, LIEN OR ENCUMBRANCE NOT SHOWN OR REFERRED TO AS AN EXCEPTION IN SCHEDULE B OR NOT EXCLUDED FROM COVERAGE PURSUANT TO THE PRINTED SCHEDULES, CONDITIONS AND STIPULATIONS OF SAID POLICY FORMS.

THE PRINTED EXCEPTIONS AND EXCLUSION FROM THE COVERAGE OF SAID POLICY OR POLICIES ARE SET FORTH IN SCHEDULE B ATTACHED. COPIES OF THE POLICY FORMS SHOULD BE READ. THEY ARE AVAILABLE FROM THE OFFICE WHICH ISSUED THIS REPORT. *PLEASE READ THE EXCEPTIONS SHOWN OR REFERRED TO BELOW AND THE EXCEPTIONS AND EXCLUSIONS SET FORTH IN SCHEDULE B OF THIS REPORT CAREFULLY. THE EXCEPTIONS AND EXCLUSIONS ARE MEANT TO PROVIDE YOU WITH NOTICE OF MATTERS WHICH ARE NOT COVERED UNDER THE TERMS OF THE TITLE INSURANCE POLICY AND SHOULD BE CAREFULLY CONSIDERED.*

IT IS IMPORTANT TO NOTE THAT THIS PRELIMINARY REPORT IS NOT A WRITTEN REPRESENTATION AS TO THE CONDITION OF TITLE AND MAY NOT LIST ALL LIENS, DEFECTS, AND ENCUMBRANCES AFFECTING TITLE TO THE LAND.

THIS REPORT (AND ANY SUPPLEMENTS OR AMENDMENTS HERETO) IS ISSUED SOLELY FOR THE PURPOSE OF FACILITATING THE ISSUANCE OF A POLICY OF TITLE INSURANCE AND NO LIABILITY IS ASSUMED HEREBY. IF IT IS DESIRED THAT LIABILITY BE ASSUMED PRIOR TO THE ISSUANCE OF A POLICY OF TITLE INSURANCE, A BINDER OR COMMITMENT SHOULD BE REQUESTED.

RALPH KHELIL \ LOUIE MAARFI \ MONCEF SELMI ***
TITLE OFFICER

THE FORM OF POLICY OF TITLE INSURANCE CONTEMPLATED BY THIS REPORT IS:

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY

SCHEDULE A

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A FEE

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

AES REDONDO BEACH, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

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

PARCEL 1: (APN 7503-013-014 & 015)

BEING THOSE PORTIONS OF THE RANCHO SAN PEDRO, THE TOWNSITE OF REDONDO BEACH PER MAP RECORDED IN BOOK 39 PAGES 1 THROUGH 17 OF MISCELLANEOUS RECORDS AND THE OCEAN BEACH SUBDIVISION PER MAP RECORDED IN BOOK 2, PAGE 35 OF MAPS, IN THE CITY OF REDONDO BEACH, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF HARBOR DRIVE AND HERONDO STREET (SHOWN AS HERMOSA AVENUE AND ELEVENTH STREET ON THE MAP OF SAID OCEAN BEACH SUBDIVISION); THENCE NORTH 68 DEGREES 44' 01" EAST 1214.86 FEET ALONG THE CENTERLINE OF SAID HERONDO STREET; THENCE ALONG A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1000.00 FEET, THROUGH A CENTRAL ANGLE OF 3 DEGREES 28' 03", AN ARC DISTANCE OF 60.52 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1402.69 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 64 DEGREES 10' 13" EAST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9 DEGREES 52' 11", AN ARC DISTANCE OF 241.63 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 66 DEGREES 48' 13" WEST 86.90 FEET; THENCE SOUTH 23 DEGREES 11' 47" EAST 5.15 FEET; THENCE SOUTH 66 DEGREES 48' 13" WEST 160.31 FEET; THENCE SOUTH 65 DEGREES 01' 53" WEST 169.21 FEET TO A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 8.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88 DEGREES 49' 49", AN ARC DISTANCE OF 12.40 FEET; THENCE SOUTH 23 DEGREES 45' 41" EAST, 159.66 FEET; THENCE SOUTH 25 DEGREES 59' 35" WEST 35.75 FEET; THENCE SOUTH 25 DEGREES 01' 14" EAST 31.16 FEET; THENCE SOUTH 64 DEGREES 58' 46" WEST 239.45 FEET; THENCE NORTH 24 DEGREES 29' 01" WEST 157.71 FEET; THENCE SOUTH 65 DEGREES 30' 59" WEST 18.50 FEET; THENCE SOUTH 24 DEGREES 29' 01" EAST, 12.00 FEET; THENCE SOUTH 65 DEGREES 30' 59" WEST 108.89 FEET; THENCE SOUTH 24 DEGREES 29' 01" EAST 372.14 FEET; THENCE NORTH 65 DEGREES 30' 59" EAST 127.39 FEET; THENCE NORTH 80 DEGREES 44' 39" EAST 247.77 FEET; THENCE SOUTH 09 DEGREES 15' 21" EAST 232.90 FEET; THENCE SOUTH 10 DEGREES 18' 07" EAST, 113.82 FEET; THENCE SOUTH 30 DEGREES 29' 45" WEST 26.22 FEET; THENCE SOUTH 09 DEGREES 30' 15" EAST 225.30 FEET; THENCE NORTH 30 DEGREES 29' 45" EAST 10.50 FEET; SOUTH 09 DEGREES 30' 15" EAST 46.00 FEET; THENCE SOUTH 80 DEGREES 29' 45" WEST 10.50 FEET; THENCE SOUTH 09 DEGREES 30' 10' 20" WEST 36.13 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE

WESTERLY, HAVING A RADIUS OF 170.00 FEET. A RADIAL LINE TO SAID POINT BEARS NORTH 54 DEGREES 47' 31" EAST; THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 37 DEGREES 31' 43", AN ARC DISTANCE OF 111.35 FEET; THENCE SOUTH 01 DEGREES 37' 04" WEST 71.71 FEET; THENCE SOUTH 07 DEGREES 00' 57" EAST 42.02 FEET; THENCE SOUTH 54 DEGREES 11' 57" EAST 124.88 FEET; THENCE SOUTH 67 DEGREES 26' 47" WEST 215.89 FEET; THENCE SOUTH 65 DEGREES 43' 29" WEST 146.22 FEET; THENCE SOUTH 63 DEGREES 29' 51" WEST 166.26 FEET; THENCE SOUTH 29 DEGREES 45' 52" EAST 436.55 FEET; THENCE NORTH 67 DEGREES 11' 23" EAST 326.56 FEET; THENCE SOUTH 25 DEGREES 51' 24" EAST 170.00 FEET; THENCE NORTH 37 DEGREES 06' 28" EAST 276.06 FEET; THENCE NORTH 04 DEGREES 49' 32" WEST 633.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5699.58 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04 DEGREES 39' 00", AN ARC DISTANCE OF 462.57 FEET; THENCE NORTH 09 DEGREES 28' 32" WEST 747.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5699.78 FEET; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00 DEGREE 18' 00", AN ARC DISTANCE OF 29.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2834.79 FEET; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 0 DEGREE 36' 00", AN ARC DISTANCE OF 29.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1879.86 FEET; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 0 DEGREE 44' 38", AN ARC DISTANCE OF 24.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1402.69 FEET; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04 DEGREES 50' 26", AN ARC DISTANCE OF 118.50 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEED RECORDED SEPTEMBER 10, 1947 AS INSTRUMENT NO. 2910 IN BOOK 25075 PAGE 291; JUNE 4, 1958 AS INSTRUMENT NO. 3580, IN BOOK D-117 PAGE 387, AND DECEMBER 12, 1975 AS INSTRUMENT NO. 3650, ALL OFFICIAL RECORDS.

PARCEL 2: (APN 7503-013-819 & 820)

BEING THOSE PORTIONS OF THE RANCHO SAN PEDRO, THE TOWNSITE OF REDONDO BEACH PER MAP RECORDED IN BOOK 39 PAGES 1 THROUGH 17 OF MISCELLANEOUS RECORDS AND THE OCEAN BEACH SUBDIVISION PER MAP RECORDED IN BOOK 2, PAGE 35 OF MAPS, IN THE CITY OF REDONDO BEACH, IN THE OFFICE OF THE COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF HARBOR DRIVE AND HERONDO STREET (SHOWN AS HERMOSA AVENUE AND ELEVENTH STREET ON THE MAP OF SAID OCEAN BEACH SUBDIVISION); THENCE NORTH 68 DEGREES 44' 01" EAST 1214.86 FEET ALONG THE CENTERLINE OR SAID HERONDO STREET; THENCE ALONG A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1000.00 FEET, THROUGH A CENTRAL ANGLE OF 3 DEGREES 28' 03", AN ARC DISTANCE OF 60.52 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1402.69 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 64 DEGREES 10' 13" EAST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9 DEGREES 52' 11", AN ARC DISTANCE OF 241.63 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 66 DEGREES 48' 13" WEST 86.90 FEET; THENCE SOUTH 23 DEGREES 11' 47" EAST 5.15 FEET; THENCE SOUTH 66 DEGREES 48' 13" WEST 160.31 FEET; THENCE SOUTH 65 DEGREES 01' 53" WEST 169.21 FEET TO A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 8.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88 DEGREES 49' 49", AN ARC DISTANCE OF 12.40 FEET; THENCE SOUTH 23 DEGREES 45' 41" EAST 159.66 FEET; THENCE SOUTH 25 DEGREES 59' 35" WEST 35.75 FEET; THENCE SOUTH 25 DEGREES 01' 14" EAST 31.16 FEET; THENCE SOUTH 64 DEGREES 58' 46" WEST 239.45 FEET; THENCE

NORTH 24 DEGREES 29' 01" WEST 157.71 FEET; THENCE SOUTH 65 DEGREES 30' 59" WEST 18.50 FEET; THENCE SOUTH 24 DEGREES 29' 01" EAST 12.00 FEET; THENCE SOUTH 65 DEGREES 30' 59" WEST 108.89 FEET; THENCE SOUTH 24 DEGREES 29' 01" EAST 372.14 FEET; THENCE NORTH 65 DEGREES 30' 59" EAST 127.39 FEET; THENCE NORTH 80 DEGREES 44' 39" EAST 247.77 FEET; THENCE SOUTH 09 DEGREES 15' 21" EAST 232.90 FEET; THENCE SOUTH 10 DEGREES 18' 07" EAST, 113.82 FEET; THENCE SOUTH 80 DEGREES 29' 45" WEST 26.22 FEET; THENCE SOUTH 09 DEGREES 30' 15" EAST 225.30 FEET; THENCE NORTH 80 DEGREES 29' 45" EAST 10.50 FEET; SOUTH 09 DEGREES 30' 15" EAST 46.00 FEET; THENCE SOUTH 80 DEGREES 29' 45" WEST 10.50 FEET; THENCE SOUTH 09 DEGREES 30' 15" EAST 29.00 FEET; THENCE SOUTH 30 DEGREES 10' 20" WEST 36.13 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 170.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 54 DEGREES 47' 31" EAST; THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 37 DEGREES 31' 43", AN ARC DISTANCE OF 111.35 FEET; THENCE SOUTH 01 DEGREES 37' 04" WEST 71.71 FEET; THENCE SOUTH 07 DEGREES 00' 57" EAST 42.02 FEET; THENCE SOUTH 54 DEGREES 11' 57" EAST 124.88 FEET; THENCE SOUTH 67 DEGREES 26' 47" WEST 215.89 FEET; THENCE SOUTH 65 DEGREES 43' 29" WEST 146.22 FEET; THENCE SOUTH 63 DEGREES 29' 51" WEST 166.26 FEET; THENCE NORTH 29 DEGREES 45' 52" WEST 106.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1915.00 FEET; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05 DEGREES 07' 53", AN ARC DISTANCE OF 171.51 FEET; THENCE NORTH 24 DEGREES 37' 58" WEST 1504.57 FEET; THENCE NORTH 68 DEGREES 44' 01" EAST 88 9.17 FEET; THENCE SOUTH 21 DEGREES 18' 24" EAST 45.00 FEET; THENCE NORTH 53 DEGREES 44' 01" EAST 75.26 FEET; THENCE NORTH 07 DEGREES 36' 36" EAST 51.39 FEET; THENCE NORTH 68 DEGREES 44' 01" EAST 190.13 FEET TO A POINT ON A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 995.00 FEET; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03 DEGREES 30' 36", AN ARC DISTANCE OF 60.95 FEET TO THE POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1402.69 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 64 DEGREES 22' 36" EAST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09 DEGREES 39' 49", AN ARC DISTANCE OF 236.58 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEED RECORDED IN DEED RECORDED SEPTEMBER 10, 1947 AS INSTRUMENT NO. 2910, IN BOOK 25075 PAGE 291; JANUARY 21, 1949 AS INSTRUMENT NO. 526, IN BOOK 29219 PAGE 225; JANUARY 20, 1950 AS INSTRUMENT NO. 1252, IN BOOK 32030 PAGE 47; AUGUST 8, 1972 AS INSTRUMENT NO. 2293, IN BOOK D-5559 PAGE 809, AND DECEMBER 12, 1975 AS INSTRUMENT NO. 3650, ALL OFFICIAL RECORDS.

SCHEDULE B

AT THE DATE HEREOF EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM DESIGNATED ON THE FACE PAGE OF THIS REPORT WOULD BE AS FOLLOWS:

- A. ANY TAXES, CURRENT OR DELINQUENT, TAX SALES, STREET ASSESSMENTS, BONDS, SPECIAL ASSESSMENTS, ASSESSMENT DISTRICTS, TAX DEEDS, TREASURER'S DEEDS, AND CERTIFICATES OF SALE, WHICH MAY EXIST AS LIENS, CHARGES OR ENCUMBRANCES AGAINST SAID LAND, NO EXAMINATION OF THE RECORDS PERTAINING TO SAID MATTERS HAVING BEEN MADE.
- B. SUPPLEMENTAL ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF PART 0.5, CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE CALIFORNIA REVENUE AND TAXATION CODE AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A.

SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO PART 0.5, CHAPTER 3.5 OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE CALIFORNIA REVENUE AND TAXATION CODE AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.

ASSESSMENTS, IF ANY, FOR COMMUNITY FACILITY DISTRICTS AFFECTING SAID LAND WHICH MAY EXIST BY VIRTUE OF ASSESSMENT MAPS OR NOTICES FILED BY SAID DISTRICTS.

NOTE: THE MAP ATTACHED HERETO IS NEITHER A PLAT NOR A SURVEY, IT IS FURNISHED AS A CONVENIENCE TO LOCATE THE LAND INDICATED HEREON WITH REFERENCE TO STREETS AND OTHER LAND. NO LIABILITY IS ASSUMED BY REASON OF RELIANCE HEREIN.

- 1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- 2. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
 - PURPOSE: PIPES AND DITCHES
 - AFFECTS: PARCEL 2
 - RECORDED: IN BOOK 1855 PAGE 11, OF DEEDS
- 3. COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING ANY COVENANT, CONDITION AND RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS" AS SET FORTH IN THE DOCUMENT RECORDED: IN BOOK 2074 PAGE 278, OF DEEDS

NOTE: SECTION 12956.1 OF THE GOVERNMENT CODE PROVIDES THE FOLLOWING: IF THIS DOCUMENT CONTAINS ANY RESTRICTIONS BASED ON RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, NATIONAL ORIGIN, OR ANCESTRY, THAT RESTRICTION VIOLATES STATE AND FEDERAL FAIR HOUSING LAWS AND IS VOID. ANY PERSON HOLDING AN INTEREST IN THIS PROPERTY MAY REQUEST THAT THE COUNTY RECORDER REMOVE THE RESTRICTIVE LANGUAGE PURSUANT TO SUBDIVISION (C) OF SECTION 12956.1 OF THE GOVERNMENT CODE.

SAID MATTER AFFECTS: PARCEL 2

- 4. A POLE LINE EASEMENT FROM LOS ANGELES AND REDONDO RAILROAD TO PACIFIC LIGHT AND POWER COMPANY DATED APRIL 24, 1907, AS DISCLOSED IN WRITING TO THIS COMPANY, AND IN VARIOUS INSTRUMENTS OF RECORD, ONE OF WHICH RECORDED NOVEMBER 6, 1970 AS INSTRUMENT NO. 2603, OFFICIAL RECORDS.

SAID MATTER AFFECTS: PARCEL 2

- 5. COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING ANY COVENANT, CONDITION AND RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS" AS SET FORTH IN THE DOCUMENT RECORDED: IN BOOK 3503 PAGE 64, OF DEEDS

SAID MATTER AFFECTS: PARCELS 1 AND 2

NOTE: SECTION 12956.1 OF THE GOVERNMENT CODE PROVIDES THE FOLLOWING: IF THIS DOCUMENT CONTAINS ANY RESTRICTIONS BASED ON RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, NATIONAL ORIGIN, OR ANCESTRY, THAT RESTRICTION VIOLATES STATE AND FEDERAL FAIR HOUSING LAWS AND IS VOID. ANY PERSON HOLDING AN INTEREST IN THIS PROPERTY MAY REQUEST THAT THE COUNTY RECORDER REMOVE THE RESTRICTIVE LANGUAGE PURSUANT TO SUBDIVISION (C) OF SECTION 12956.1 OF THE GOVERNMENT CODE.

- 6. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

PURPOSE: A PERPETUAL EASEMENT AND RIGHT OF WAY, AND THE RIGHT TO CONSTRUCT, MAINTAIN AND USE A CAST IRON SANITARY SEWER FORCE MAIN AND APPURTENANT STRUCTURE

AFFECTS: PARCEL 2

RECORDED: JUNE 11, 1925 AS INSTRUMENT NO. 1596, IN BOOK 4870 PAGE 329, OFFICIAL RECORDS

- 7. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

PURPOSE: ROAD

AFFECTS: PARCEL 2

RECORDED: NOVEMBER 6, 1970 AS INSTRUMENT NO. 2603, OFFICIAL RECORDS

- 8. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

PURPOSE: CONSTRUCTION, MAINTENANCE, RECONSTRUCTION, USE AND OPERATION OF SEWERS, A FORCE MAIN AND APPURTENANCES AND SEWAGE PUMPING PLANT

AFFECTS: PARCEL 2

RECORDED: MAY 20, 1971 AS INSTRUMENT NO. 1895, OFFICIAL RECORDS

- 9. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

PURPOSE: SANITARY SEWER

AFFECTS: PARCEL 2

RECORDED: SEPTEMBER 2, 1977 AS INSTRUMENT NO. 77-978007, AND SEPTEMBER 29, 1977 AS INSTRUMENT NO. 77-1080891

- 10. AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS IF ANY, AS SET FORTH THEREIN

DATED: MARCH 1, 1953
 LESSOR: PACIFIC ELECTRIC RAILWAY COMPANY, A CORPORATION
 LESSEE: C.P. WATSON
 RECORDED: SEPTEMBER 24, 1953, IN BOOK 42772 PAGE 28, OFFICIAL RECORDS

NO ASSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTEREST OF THE LESSOR OR LESSEE IN SAID LEASE.

SAID LEASE AFFECTS THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF < - PAUSE>500 FEET FROM THE SURFACE THEREOF.

AN AGREEMENT TO AMEND OR MODIFY CERTAIN PROVISIONS OF SAID LEASE, AS SET FORTH IN THE DOCUMENT EXECUTED BY:

EXECUTED BY: SIGNAL OIL AND GAS COMPANY, A CORPORATION, ET AL.
 RECORDED: MAY 1, 1958 AS INSTRUMENT NO. 3836 IN BOOK M20 PAGE 899
 JUNE 12, 1958 AS INSTRUMENT NO. 3860, IN BOOK M047 PAGE 953
 JANUARY 21, 1959 AS INSTRUMENT NO. 3247, IN BOOK M-202 PAGE 352, ALL OFFICIAL RECORDS

THE PROVISIONS OF AN INSTRUMENT EXECUTED BY AND BETWEEN THE PARTIES NAMED BELOW, UPON THE TERMS, PROVISIONS AND CONDITIONS THEREIN PROVIDED.

ENTITLED: "OPERATING AGREEMENT FOR THE REDONDO BEACH UPLANDS AREA"
 RECORDED: JUNE 18, 1979 AS INSTRUMENT NO. 79-658626

REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

- 11. THE PROVISIONS OF AN INSTRUMENT EXECUTED BY AND BETWEEN THE PARTIES NAMED BELOW, UPON THE TERMS, PROVISIONS AND CONDITIONS THEREIN PROVIDED.

ENTITLED: "AN OPTION AGREEMENT"
 RECORDED: MAY 18, 1998 AS INSTRUMENT NO. 98-829456

REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

- 12. THE TERMS, COVENANTS, CONDITIONS, PROVISIONS, RESERVATIONS, LIMITATION, DUTIES, OBLIGATIONS AND EASEMENTS IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT, BY AND BETWEEN AES REDONDO BEACH L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND SOUTHERN CALIFORNIA EDISON COMPANY, A CALIFORNIA CORPORATION, AS DISCLOSED IN THE MEMORANDUM OF OPTION, RECORDED MAY 6 18, 1998 AS INSTRUMENT NO. 98-829456.

- 13. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

PURPOSE: WATER MAINS
 AFFECTS: PARCEL 1
 RECORDED: MAY 13, 1998 AS INSTRUMENT NO. 98-803443

14. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
PURPOSE: PARKING MOTOR VEHICLES AND FOR CONSTRUCTING, REPLACING, MAINTAINING AND REPAIRING ASPHALT, CONCRETE PAVING, SWALES, CURB GUTTERS, RETAINING WALLS, FENCING AND GATES AND FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING AND USING TWO FIRE HYDRANTS, WATER METERS AND RELATED EQUIPMENT
AFFECTS: PARCEL 1
RECORDED: MAY 13, 1998 AS INSTRUMENT NO. 98-803442

15. A COVENANT AND AGREEMENT
RECORDED: MAY 13, 1998 AS INSTRUMENT NO. 98-803445

REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

16. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, AND ANY OTHER OBLIGATIONS SECURED THEREBY
AMOUNT: \$ 400,000,000.00
DATED: MAY 15, 1998
TRUSTOR: AES REDONDO BEACH, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY
TRUSTEE: STEWART TITLE GUARANTY COMPANY
BENEFICIARY: CREDIT SUISSE FIRST BOSTON, AS AGENT AND COLLATERAL AGENT ON BEHALF OF THE LENDERS AND THE ISSUING BANKS FROM TIME TO TIME A PARTY TO THAT CERTAIN CREDIT AGREEMENT DATED AS OF MAY 15, 1998
RECORDED: MAY 18, 1998 AS INSTRUMENT NO. 98-829457

A FINANCING STATEMENT FILED IN THE OFFICE OF THE COUNTY RECORDER, SHOWING
DEBTOR: AES REDONDO BEACH, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY
SECURED PARTY: CREDIT SUISSE FIRST BOSTON, AS AGENT AND COLLATERAL AGENT ON BEHALF OF THE LENDERS AND THE ISSUING BANKS FROM TIME TO TIME A PARTY TO THAT CERTAIN CREDIT AGREEMENT DATED AS OF MAY 15, 1998
RECORDED: MAY 18, 1998 AS INSTRUMENT NO. 98-829458
PROPERTY COVERED: SUBJECT PROPERTY

LAST CONFIRMED BY DOCUMENT RECORDED APRIL 7, 2008 AS INSTRUMENT NO. 08-577278

A FINANCING STATEMENT FILED IN THE OFFICE OF THE COUNTY RECORDER, SHOWING
DEBTOR: AES REDONDO BEACH, L.L.C.
SECURED PARTY: CREDIT SUISSE FIRST BOSTON, AS COLLATERAL AGENT
RECORDED: MAY 26, 1998 AS INSTRUMENT NO. 98-880580
PROPERTY COVERED: SUBJECT PROPERTY

LAST CONFIRMED BY DOCUMENT RECORDED APRIL 7, 2008 AS INSTRUMENT NO. 08-577279

17. THE PROVISIONS OF AN INSTRUMENT EXECUTED BY AND BETWEEN THE PARTIES NAMED BELOW, UPON THE TERMS, PROVISIONS AND CONDITIONS THEREIN PROVIDED.
ENTITLED: "MEMORANDUM OF AMENDMENT OF OPTION AGREEMENT"
RECORDED: DECEMBER 6, 2000 AS INSTRUMENT NO. 00-1898113

REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

18. THE PROVISIONS OF AN INSTRUMENT EXECUTED BY AND BETWEEN THE PARTIES NAMED BELOW, UPON THE TERMS, PROVISIONS AND CONDITIONS THEREIN PROVIDED.
ENTITLED: "MODIFICATION OF GRANT DEED"
RECORDED: DECEMBER 6, 2000 AS INSTRUMENT NO. 00-1898114

REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

19. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
PURPOSE: A PERPETUAL EASEMENT AND RIGHT OF WAY FOR AN EMERGENCY POWER SUPPLY AND APPURTENANCES AS DESCRIBED THEREIN
AFFECTS:
RECORDED: DECEMBER 1, 2006 AS INSTRUMENT NO. 06-2674312

END OF SCHEDULE B

NOTES AND REQUIREMENTS

Note No. 1: THE CHARGE FOR A POLICY OF TITLE INSURANCE, WHEN ISSUED THROUGH THIS TITLE ORDER, WILL BE BASED ON THE BASIC TITLE INSURANCE RATE.

PARCEL 1: (APN 7503-013-014 & 015)

BEING THOSE PORTIONS OF THE RANCHO SAN PEDRO, THE TOWNSITE OF REDONDO BEACH PER MAP RECORDED IN BOOK 39 PAGES 1 THROUGH 17 OF MISCELLANEOUS RECORDS AND THE OCEAN BEACH SUBDIVISION PER MAP RECORDED IN BOOK 2, PAGE 35 OF MAPS, IN THE CITY OF REDONDO BEACH, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF HARBOR DRIVE AND HERONDO STREET (SHOWN AS HERMOSA AVENUE AND ELEVENTH STREET ON THE MAP OF SAID OCEAN BEACH SUBDIVISION); THENCE NORTH 68 DEGREES 44' 01" EAST 1214.86 FEET ALONG THE CENTERLINE OF SAID HERONDO STREET; THENCE ALONG A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1000.00 FEET, THROUGH A CENTRAL ANGLE OF 3 DEGREES 28' 03", AN ARC DISTANCE OF 60.52 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1402.69 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 64 DEGREES 10' 13" EAST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9 DEGREES 52' 11", AN ARC DISTANCE OF 241.63 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 66 DEGREES 48' 13" WEST 86.90 FEET; THENCE SOUTH 23 DEGREES 11' 47" EAST 5.15 FEET; THENCE SOUTH 66 DEGREES 48' 13" WEST 160.31 FEET; THENCE SOUTH 65 DEGREES 01' 53" WEST 169.21 FEET TO A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 8.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88 DEGREES 49' 49", AN ARC DISTANCE OF 12.40 FEET; THENCE SOUTH 23 DEGREES 45' 41" EAST, 159.66 FEET; THENCE SOUTH 25 DEGREES 59' 35" WEST 35.75 FEET; THENCE SOUTH 25 DEGREES 01' 14" EAST 31.16 FEET; THENCE SOUTH 64 DEGREES 58' 46" WEST 239.45 FEET; THENCE NORTH 24 DEGREES 29' 01" WEST 157.71 FEET; THENCE SOUTH 65 DEGREES 30' 59" WEST 18.50 FEET; THENCE SOUTH 24 DEGREES 29' 01" EAST, 12.00 FEET; THENCE SOUTH 65 DEGREES 30' 59" WEST 108.89 FEET; THENCE SOUTH 24 DEGREES 29' 01" EAST 372.14 FEET; THENCE NORTH 65 DEGREES 30' 59" EAST 127.39 FEET; THENCE NORTH 80 DEGREES 44' 39" EAST 247.77 FEET; THENCE SOUTH 09 DEGREES 15' 21" EAST 232.90 FEET; THENCE SOUTH 10 DEGREES 18' 07" EAST, 113.82 FEET; THENCE SOUTH 30 DEGREES 29' 45" WEST 26.22 FEET; THENCE SOUTH 09 DEGREES 30' 15" EAST 225.30 FEET; THENCE NORTH 30 DEGREES 29' 45" EAST 10.50 FEET; SOUTH 09 DEGREES 30' 15" EAST 46.00 FEET; THENCE SOUTH 80 DEGREES 29' 45" WEST 10.50 FEET; THENCE SOUTH 09 DEGREES 30' 10' 20" WEST 36.13 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 170.00 FEET. A RADIAL LINE TO SAID POINT BEARS NORTH 54 DEGREES 47' 31" EAST; THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 37 DEGREES 31' 43", AN ARC DISTANCE OF 111.35 FEET; THENCE SOUTH 01 DEGREES 37' 04" WEST 71.71 FEET; THENCE SOUTH 07 DEGREES 00' 57" EAST 42.02 FEET; THENCE SOUTH 54 DEGREES 11' 57" EAST 124.88 FEET; THENCE SOUTH 67 DEGREES 26' 47" WEST 215.89 FEET; THENCE SOUTH 65 DEGREES 43' 29" WEST 146.22 FEET; THENCE SOUTH 63 DEGREES 29' 51" WEST 166.26 FEET; THENCE SOUTH 29 DEGREES 45' 52" EAST 436.55 FEET; THENCE NORTH 67 DEGREES 11' 23" EAST 326.56 FEET; THENCE SOUTH 25 DEGREES 51' 24" EAST 170.00 FEET; THENCE NORTH 37 DEGREES 06' 28" EAST 276.06 FEET; THENCE NORTH 04 DEGREES 49' 32" WEST 633.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5699.58 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04 DEGREES 39' 00", AN ARC DISTANCE OF 462.57 FEET; THENCE NORTH 09 DEGREES 28' 32" WEST 747.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5699.78 FEET; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00 DEGREE 18' 00", AN ARC DISTANCE OF 29.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2834.79 FEET; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 0 DEGREE 36' 00", AN ARC DISTANCE OF 29.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1879.86 FEET; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 0 DEGREE 44' 38", AN ARC DISTANCE OF 24.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1402.69 FEET; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A

CENTRAL ANGLE OF 04 DEGREES 50' 26", AN ARC DISTANCE OF 118.50 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEED RECORDED SEPTEMBER 10, 1947 AS INSTRUMENT NO. 2910 IN BOOK 25075 PAGE 291; JUNE 4, 1958 AS INSTRUMENT NO. 3580, IN BOOK D-117 PAGE 387, AND DECEMBER 12, 1975 AS INSTRUMENT NO. 3650, ALL OFFICIAL RECORDS.

PARCEL 2: (APN 7503-013-819 & 820)

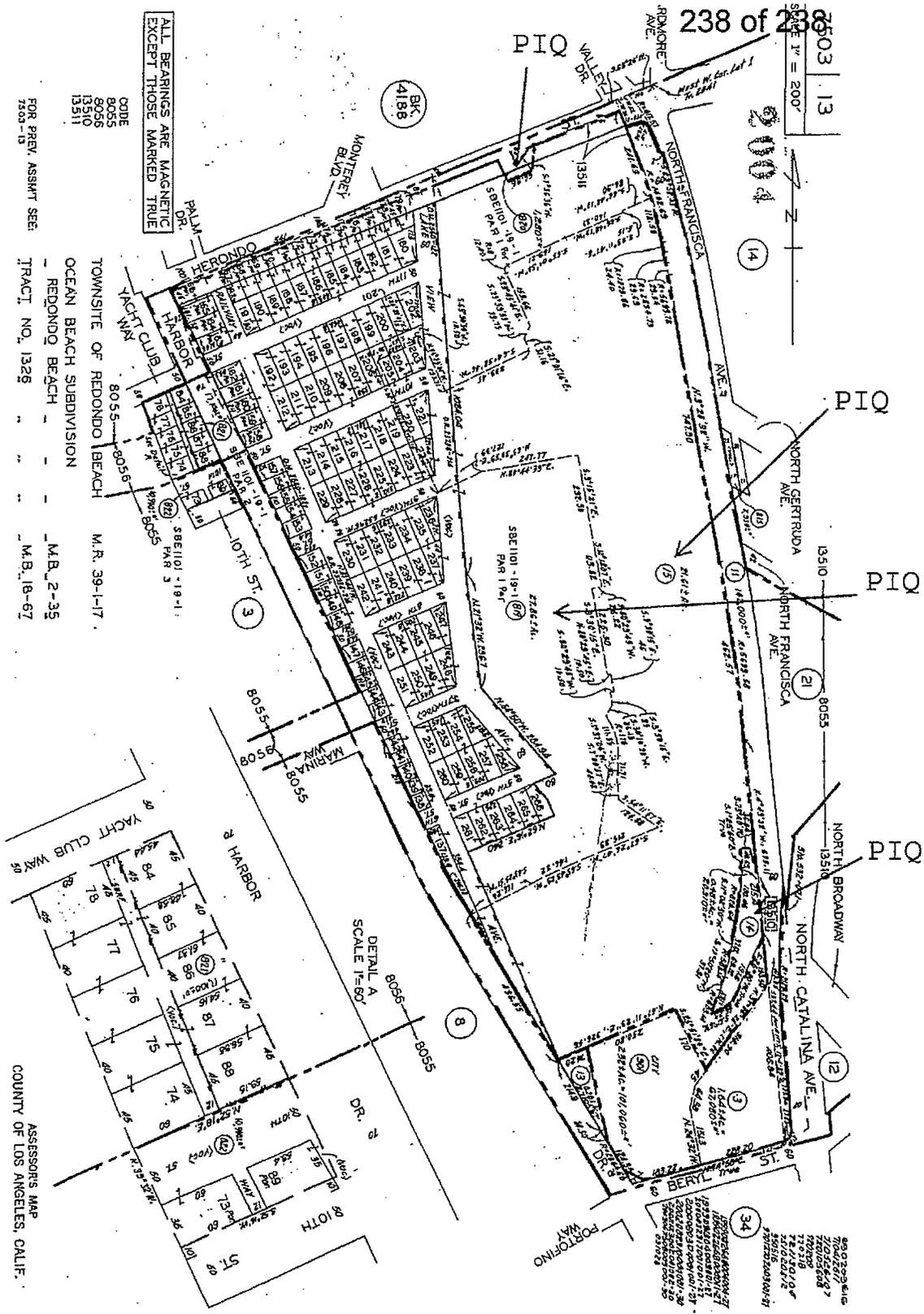
BEING THOSE PORTIONS OF THE RANCHO SAN PEDRO, THE TOWNSITE OF REDONDO BEACH PER MAP RECORDED IN BOOK 39 PAGES 1 THROUGH 17 OF MISCELLANEOUS RECORDS AND THE OCEAN BEACH SUBDIVISION PER MAP RECORDED IN BOOK 2, PAGE 35 OF MAPS, IN THE CITY OF REDONDO BEACH, IN THE OFFICE OF THE COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF HARBOR DRIVE AND HERONDO STREET (SHOWN AS HERMOSA AVENUE AND ELEVENTH STREET ON THE MAP OF SAID OCEAN BEACH SUBDIVISION); THENCE NORTH 68 DEGREES 44' 01" EAST 1214.86 FEET ALONG THE CENTERLINE OR SAID HERONDO STREET; THENCE ALONG A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1000.00 FEET, THROUGH A CENTRAL ANGLE OF 3 DEGREES 28' 03", AN ARC DISTANCE OF 60.52 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1402.69 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 64 DEGREES 10' 13" EAST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9 DEGREES 52' 11", AN ARC DISTANCE OF 241.63 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 66 DEGREES 48' 13" WEST 86.90 FEET; THENCE SOUTH 23 DEGREES 11' 47" EAST 5.15 FEET; THENCE SOUTH 66 DEGREES 48' 13" WEST 160.31 FEET; THENCE SOUTH 65 DEGREES 01' 53" WEST 169.21 FEET TO A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 8.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88 DEGREES 49' 49", AN ARC DISTANCE OF 12.40 FEET; THENCE SOUTH 23 DEGREES 45' 41" EAST 159.66 FEET; THENCE SOUTH 25 DEGREES 59' 35" WEST 35.75 FEET; THENCE SOUTH 25 DEGREES 01' 14" EAST 31.16 FEET; THENCE SOUTH 64 DEGREES 58' 46" WEST 239.45 FEET; THENCE NORTH 24 DEGREES 29' 01" WEST 157.71 FEET; THENCE SOUTH 65 DEGREES 30' 59" WEST 18.50 FEET; THENCE SOUTH 24 DEGREES 29' 01" EAST 12.00 FEET; THENCE SOUTH 65 DEGREES 30' 59" WEST 108.89 FEET; THENCE SOUTH 24 DEGREES 29' 01" EAST 372.14 FEET; THENCE NORTH 65 DEGREES 30' 59" EAST 127.39 FEET; THENCE NORTH 80 DEGREES 44' 39" EAST 247.77 FEET; THENCE SOUTH 09 DEGREES 15' 21" EAST 232.90 FEET; THENCE SOUTH 10 DEGREES 18' 07" EAST, 113.82 FEET; THENCE SOUTH 80 DEGREES 29' 45" WEST 26.22 FEET; THENCE SOUTH 09 DEGREES 30' 15" EAST 225.30 FEET; THENCE NORTH 80 DEGREES 29' 45" EAST 10.50 FEET; SOUTH 09 DEGREES 30' 15" EAST 46.00 FEET; THENCE SOUTH 80 DEGREES 29' 45" WEST 10.50 FEET; THENCE SOUTH 09 DEGREES 30' 15" EAST 29.00 FEET; THENCE SOUTH 30 DEGREES 10' 20" WEST 36.13 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 170.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 54 DEGREES 47' 31" EAST; THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 37 DEGREES 31' 43", AN ARC DISTANCE OF 111.35 FEET; THENCE SOUTH 01 DEGREES 37' 04" WEST 71.71 FEET; THENCE SOUTH 07 DEGREES 00' 57" EAST 42.02 FEET; THENCE SOUTH 54 DEGREES 11' 57" EAST 124.88 FEET; THENCE SOUTH 67 DEGREES 26' 47" WEST 215.89 FEET; THENCE SOUTH 65 DEGREES 43' 29" WEST 146.22 FEET; THENCE SOUTH 63 DEGREES 29' 51" WEST 166.26 FEET; THENCE NORTH 29 DEGREES 45' 52" WEST 106.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1915.00 FEET; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05 DEGREES 07' 53", AN ARC DISTANCE OF 171.51 FEET; THENCE NORTH 24 DEGREES 37' 58" WEST 1504.57 FEET; THENCE NORTH 68 DEGREES 44' 01" EAST 88 9.17 FEET; THENCE SOUTH 21 DEGREES 18' 24" EAST 45.00 FEET; THENCE NORTH 53 DEGREES 44' 01" EAST 75.26 FEET; THENCE

NORTH 07 DEGREES 36' 36" EAST 51.39 FEET; THENCE NORTH 68 DEGREES 44' 01" EAST 190.13 FEET TO A POINT ON A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 995.00 FEET; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03 DEGREES 30' 36", AN ARC DISTANCE OF 60.95 FEET TO THE POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1402.69 FEET, A RADIAL LIME TO SAID POINT BEARS NORTH 64 DEGREES 22' 36" EAST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09 DEGREES 39' 49", AN ARC DISTANCE OF 236.58 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEED RECORDED IN DEED RECORDED SEPTEMBER 10, 1947 AS INSTRUMENT NO. 2910, IN BOOK 25075 PAGE 291; JANUARY 21, 1949 AS INSTRUMENT NO. 526, IN BOOK 29219 PAGE 225; JANUARY 20, 1950 AS INSTRUMENT NO. 1252, IN BOOK 32030 PAGE 47; AUGUST 8, 1972 AS INSTRUMENT NO. 2293, IN BOOK D-5559 PAGE 809, AND DECEMBER 12, 1975 AS INSTRUMENT NO. 3650, ALL OFFICIAL RECORDS.

2503 13
 238 of 238
 SCALE 1" = 200'



ALL BEARINGS ARE MAGNETIC EXCEPT THOSE MARKED TRUE

CODE
 8055
 8056
 13510
 13511

FOR PREV. ASSM'T SEE:
 TRACT NO. 1328

TOWNSITE OF REDONDO BEACH M.R. 39-1-17
 OCEAN BEACH SUBDIVISION
 REDONDO BEACH M.B. 2-35
 TRACT NO. 1328 M.B. 18-67

THIS IS NEITHER A PLAT NOR A SURVEY. IT IS FURNISHED AS A CONVENIENCE TO LOCATE THE LAND INDICATED HEREON WITH REFERENCE TO STREETS AND OTHER LAND. NO LIABILITY IS ASSUMED BY REASON OF RELIANCE HEREON

ASSESSOR'S MAP
 COUNTY OF LOS ANGELES, CALIF.

CONDITIONS AND STIPULATIONS

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY – 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

**CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (01/01/08)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE**

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes ordinances, laws and regulations concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Risk 14 or 15.

3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Risk 17.

4. Risks:

- a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
- b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
- c. that result in no loss to You; or
- d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.

5. Failure to pay value for Your Title.

6. Lack of a right:

- a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
- b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

* For Covered Risk 16, 18, 19, and 21, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18:	1% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19:	1% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21:	1% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$5,000.00

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

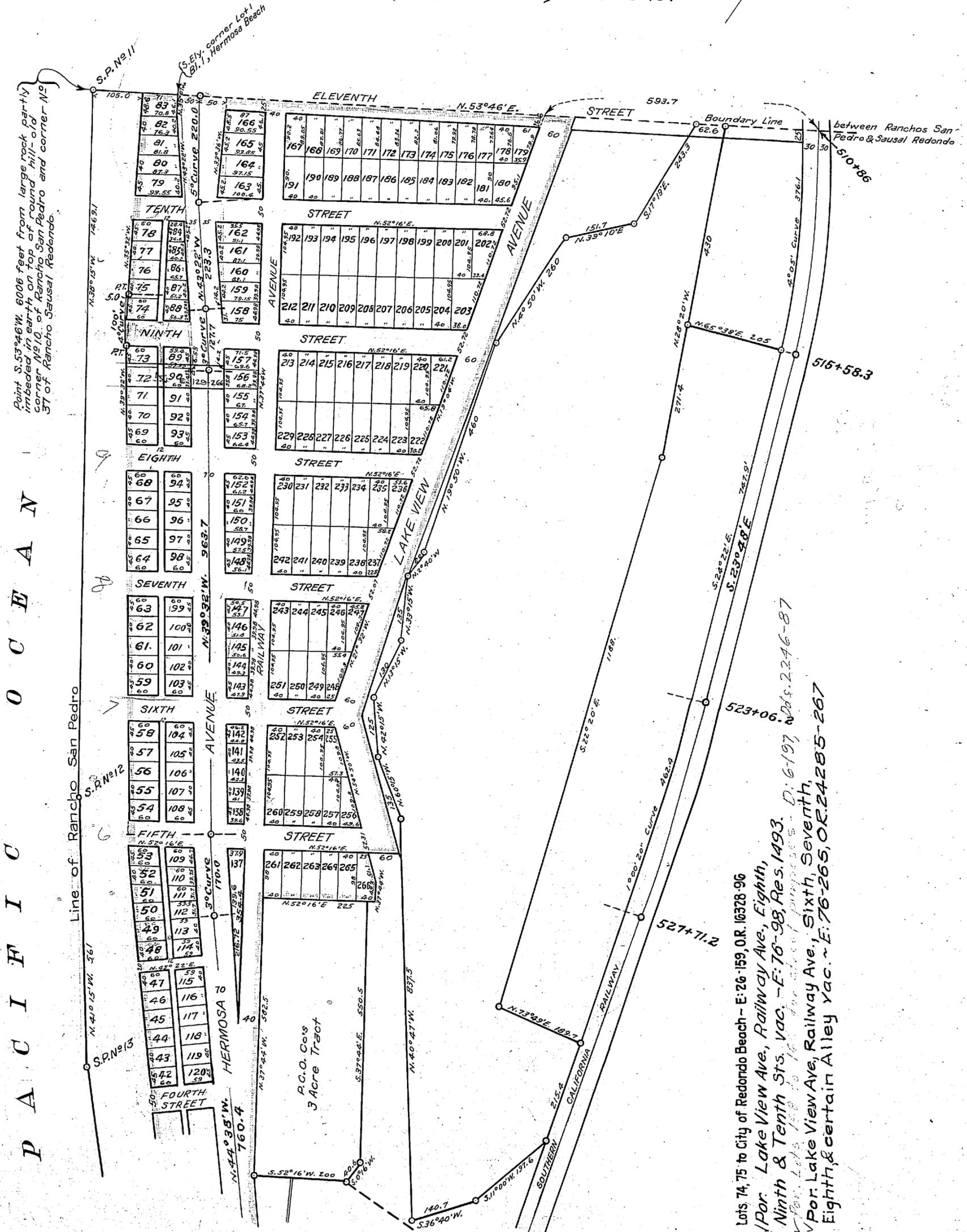
This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a). Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims which are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

MAP of the OCEAN BEACH SUBDIVISION (Included within colored lines)

REDONDO BEACH
Los Angeles County, California
Surveyed March, 1902 by L. Friel, C.E.
Scale: 1-in = 200 ft.

Por. of Railway Ave., 11th St. & Lakeview Ave. Vac. ~ E: 101-139, O.R. 32900-197



Point S. 53° 46' W. 6006 feet from large rock partly imbedded in earth on top of round hill - old corner 1/4 of Rancho San Pedro and corner No. 57 of Rancho Sausal Redondo.

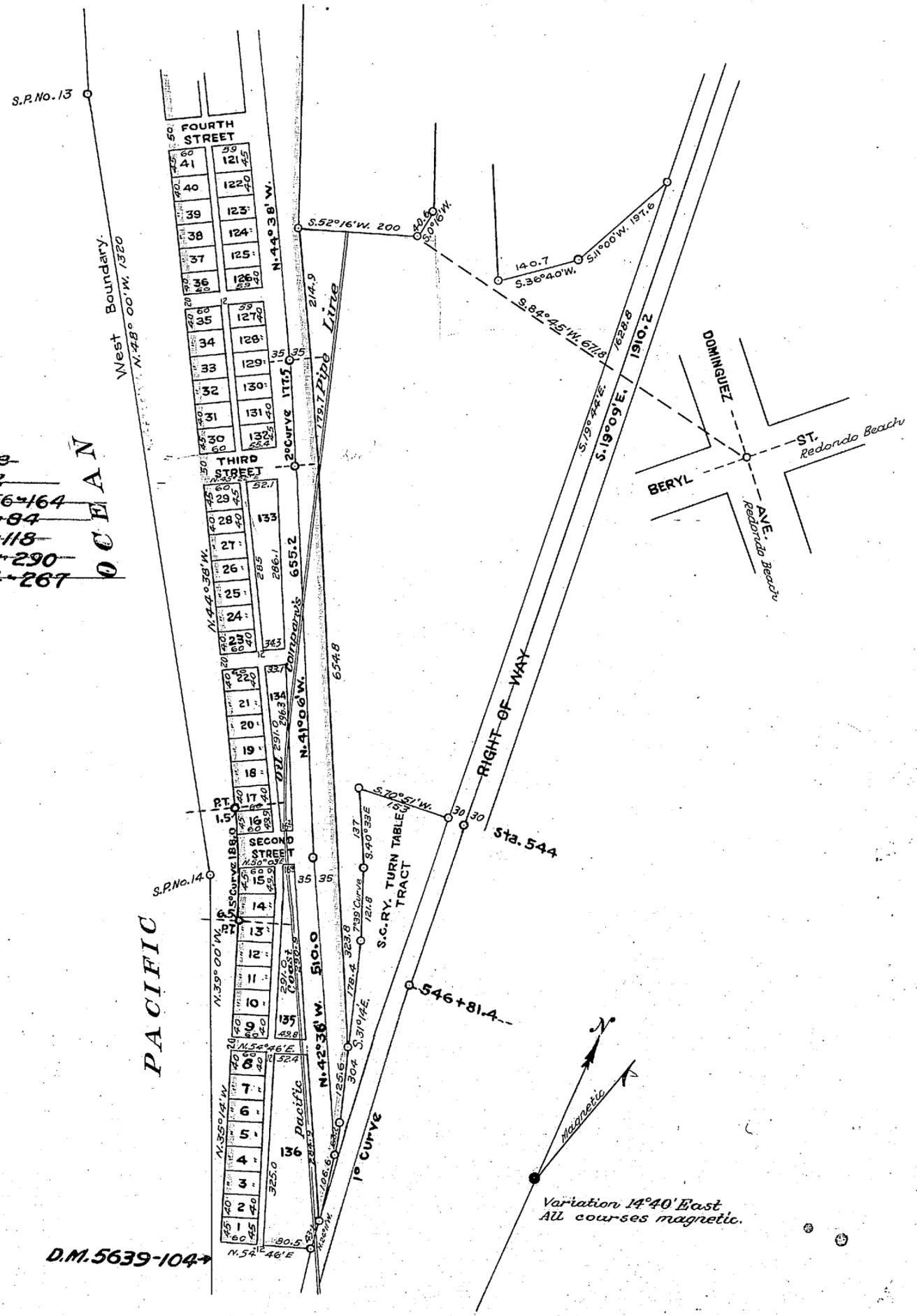
PACIFIC OCEAN

Lots 74, 75 to City of Redondo Beach - E: 26-159, O.R. 16378-96
Por. Lake View Ave., Railway Ave., Eighth, Ninth & Tenth Sts. vac. ~ E: 76-98, Res. 1493.
Por. Lake View Ave., Railway Ave., Sixth, Seventh, Eighth, & certain Alley vac. ~ E: 76-265, O.R. 24285-267

Vac. Por. 9th St. Ord. 498, D. 25-8
For cut for R.R. in lots along Lake View from 6th to 11th St. see 1130-11
Vac. por. of 5th St. See D. 9-144 Ord. 177-195
Vac. por. of Hermosa Ave. B-9-146 Ord. 233
Vac. " " " " D. 41-114 O.R. 3176-310

2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th & 11th Streets changed to —
 3rd, Beryl, 5th, 6th, 7th, 8th, 9th, 10th, 11th & Redondo Streets respectively — D-56-57 Ord-643.
 2nd Pl, 3rd Pl, 4th Pl, 5th Pl established. D-56-57 Ord 643.
 Ocean Beach Alley changed to Ocean Beach Speedway. D-56-57 Ord. 643.
 Alley (nly. from Diamond St. to 11th St. bet. The Strand & Hermosa Ave.) named Surf Way. — D-88-175, Ord. 798
 Por. lots 72, 73, 89 & 90 & por. Hermosa Ave. as vac. — E-129-266

Opening of 3rd St. see
 D-9-142
 D.M. 3456-164
 D-5206-84
 D-14-118
 D-5614-290
 D-14-267



D.M. 5639-104

Owner
 Redondo Improvement Co.

Recorded July 18, 1902.

Por. of alley at lot 136 Q.C. to City of Redondo Beach — E-72-255 OR 23195
 For St. por. of lots 158 to 166 — D-2246-87, D-6-197
 For 30' strip along west line of Sub. see,
 D-5178-253 D-14-122
 3rd St. changed to Beryl St. D-9-143
 Por. Beryl St. named Ord 321 D-25-16
 Strand established Ord 426 D-25-24
 Ocean Beach Alley named Ord 427, D-25-25
 30' strip along west line of Sub. for street purp. — E-67-280, OR 21848-437
 30' strip along west line of Sub. Q.C. to City of Redondo Beach — E-170-125, OR 55192-186

Sht. 25, ~~A-20~~
 B-5