

RECORD OF ACTIONS TAKEN AT MARCH 25, 1976

STATE LANDS COMMISSION MEETING

FREE M

During the meeting, the recommendations of the staff relative to Calendar Items C1, C2, C3, C4, C5, C6, C7, C8, C9, C11, C12, C13, C14, C15, C16, C17, 21, 22, 24, 28, 30, 31, 32, 34, 35, 36, 39, 40, 42, 44, 45, 46, 47, and 50 were adopted as the resolutions of the Commission by unanimous vote.

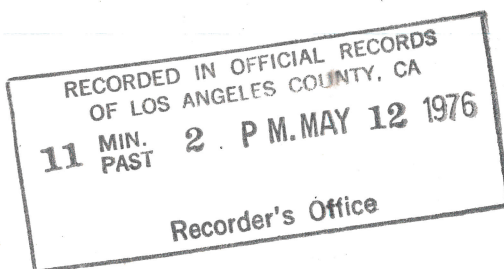
With regard to Calendar Items C10, 18, 19, 20, 23, 25, 26, 27, 29, 33, 37, 38, 41, and 43, the resolutions of the Commission are as set forth on pages 328-332; 354-365; 366-373; 374-380; 387-389; 404-411; 412-416; 417-422; 427-429; 433-435; 443-447; 448-451; 455-458; 461-462.

Calendar Items 48 and 49 were informative only with no Commission action being necessary.

RECORDED AT THE REQUEST OF
STATE OF CALIFORNIA
STATE LANDS COMMISSION

When Recorded Mail To:

Steven C. Lindfeldt
Staff Counsel
State Lands Division
1807 - 13th Street
Sacramento, CA 95814



THE UNDERSIGNED, ACTING IN THIS BEHALF FOR THE STATE LANDS COMMISSION, HAS HEREBY CERTIFIED, THAT THE ANNEXED IS A WHOLE, TRUE AND CORRECT COPY OF THE ORIGINAL RECORD COPY, CONSISTING OF 14 PARTS, ON FILE IN THE OFFICE OF THE STATE LANDS COMMISSION; THAT SAID COPY HAS BEEN COMPARED BY THE UNDERSIGNED WITH THE ORIGINAL AND IS A CORRECT TRANSCRIPT THEREFROM.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS EXECUTED THIS CERTIFICATE AND AFFIXED THE SEAL OF THE STATE LANDS COMMISSION THIS 30th DAY OF April A.D. 1976

R.S. Golden

RECORDING REQUESTED BY AND MAIL TO

MR. STEVEN C. LINDFELDT
Staff Counsel
State Lands Division
1807 - 13th Street
Sacramento, CA 95814

MINUTE ITEM

3/25/76
SCL24. CESSION AND RETROCESSION OF CONCURRENT JURISDICTION -
W 20942.

After consideration of Calendar Item 24 attached, and upon motion duly made and carried, the following resolution was adopted:

THE COMMISSION:

1. DETERMINES THAT THE HEARING HELD ON FEBRUARY 5, 1976, COMPLIED WITH CALIFORNIA GOVERNMENT CODE SECTIONS 113 AND 126 AND THE REGULATIONS OF THE STATE LANDS COMMISSION AND THAT THE FOLLOWING CONDITIONS HAVE BEEN SATISFIED
 - A. THE UNITED STATES HAS REQUESTED IN WRITING THAT THE STATE OF CALIFORNIA CEDE CONCURRENT JURISDICTION TO THE UNITED STATES OVER NAVAL SUPPORT FACILITY, TERMINAL ISLAND, LONG BEACH, DESCRIBED IN EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF; SAID LANDS BEING WITHIN THE STATE OF CALIFORNIA.
 - B. THE UNITED STATES HAS REQUESTED IN WRITING THAT THE STATE OF CALIFORNIA ACCEPT THE RETROCESSION OF CONCURRENT JURISDICTION OF THE LANDS DESCRIBED IN EXHIBIT "B" ATTACHED AND BY REFERENCE MADE A PART HEREOF; SAID LANDS BEING WITHIN THE STATE OF CALIFORNIA.
 - C. SAID REQUEST WAS MADE BY AN OFFICER OF THE UNITED STATES EMPOWERED BY THE UNITED STATES STATUTE TO REQUEST CESSION OF CONCURRENT JURISDICTION FROM THE STATE OF CALIFORNIA.
 - D. IN GRANTING THIS CONSENT, THE LEGISLATURE AND THE STATE GRANT CONCURRENT JURISDICTION ON AND OVER THE LAND DESCRIBED IN EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF, TO THE UNITED STATES, EXCEPTING AND RESERVING STATE JURISDICTION ON AND OVER THE LAND FOR THE EXECUTION OF CIVIL AND CRIMINAL PROCESS AND TO ENFORCE THE LAWS OF THE STATE OF CALIFORNIA IN ALL CASES, AND THE STATE'S ENTIRE POWER OF TAXATION INCLUDING THAT OF EACH STATE AGENCY, COUNTY, CITY, CITY AND COUNTY, POLITICAL SUBDIVISION OR PUBLIC DISTRICT OF OR IN THE STATE; AND RESERVE TO ALL PERSONS RESIDING ON SUCH LAND ALL CIVIL AND POLITICAL RIGHTS, INCLUDING THE RIGHT OF SUFFRAGE, WHICH THEY MIGHT HAVE WERE THIS CONSENT NOT GIVEN.

MINUTE ITEM NO. 24, (CONTD)

- E. IN GRANTING THIS CONSENT, THE LEGISLATURE AND THE STATE RESERVE JURISDICTION OVER THE LAND, WATER AND USE OF WATER WITH FULL POWER TO CONTROL AND REGULATE THE ACQUISITION, USE, CONTROL AND DISTRIBUTION OF WATER WITH RESPECT TO THE LAND ACQUIRED.
2. DETERMINES THAT A CEDING AND RETROCEDING OF CONCURRENT JURISDICTION OVER THE NAVAL SUPPORT FACILITY, TERMINAL ISLAND, LONG BEACH, CALIFORNIA IS IN THE BEST INTERESTS OF THE STATE OF CALIFORNIA.
3. AUTHORIZES THE EXECUTION ON BEHALF OF THE COMMISSION OF ALL DOCUMENTS NECESSARY FOR CESSION AND RETROCESSION OF CONCURRENT JURISDICTION AND OF ALL OTHER DOCUMENTS NECESSARY TO MAKE IT EFFECTIVE.
4. AUTHORIZES THE DISTRIBUTION OF CERTIFIED COPIES OF SAID CESSION AS FOLLOWS:
- A. ONE COPY TO BE FILED WITH THE SECRETARY OF STATE, STATE OF CALIFORNIA.
- B. ONE COPY TO BE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.
- C. ONE COPY TO BE MAILED TO ROY MARKON, DEPUTY ASSISTANT COMMANDER FOR REAL ESTATE, DEPARTMENT OF THE NAVY, WASHINGTON, D.C.; COMMANDER W. L. LOWE, COMMANDING OFFICER, NAVAL SUPPORT FACILITY, TERMINAL ISLAND; LT. W. J. CAMPBELL, JAG CORP. NAVAL SUPPORT FACILITY, TERMINAL ISLAND; GEORGE E. AIKEN, JR., SPECIAL AGENT, FBI.

Attachment:

Calendar Item 24 (12 pages)

MINUTE ITEM NO. 24
APPROVED 3-25-76

CALENDAR ITEM

24

BK M5330 PC 843

3/76
SCL
W 20942

CESSION AND RETROCESSION OF CONCURRENT JURISDICTION

Government Code Section 126 provides as follows:

"Notwithstanding any other provision of law, general or special, the Legislature of California consents to the acquisition by the United States of land within this State upon and subject to each and all of the following express conditions and reservations, in addition to any other conditions or reservations prescribed by law:

(a) The acquisition must be for the erection of forts, magazines, arsenals, dockyards, and other needful buildings, or other public purpose within the purview of Clause 17 of Section 8 of Article I of the Constitution of the United States, or for the establishment, consolidation and extension of national forests under the provisions of the act of Congress approved March 1, 1911 (36 Stat. 961), known as the "Weeks Act" (16 USCS Sections 480, 500 note, 513-519, 521, 552, 563);

(b) The acquisition must be pursuant to and in compliance with the laws of the United States;

(c) The United States must in writing have requested State consent to acquire such land and subject to each and all of the conditions and reservations in this section and in Section 4 of Article XIV of the Constitution prescribed;

(d) The conditions and reservations prescribed in subdivisions (a), (b), (c), (e), and (h) of this section must have been found and declared to have occurred and to exist, by the State Lands Commission, and the Commission must have found and declared that such acquisition is in the interest of the State, certified copies of its orders or resolutions making such findings and declarations to be filed in the Office of the Secretary of State and recorded in the Office of the County Recorder of each county in which any part of the land is situate;

(e) In granting this consent, the Legislature and the State grant concurrent jurisdiction on and over the land to the United States, excepting and reserving State jurisdiction on and over the land for the execution of civil and criminal process and to enforce the laws of the State of California in all cases, and the

CALENDAR ITEM NO. 24 (CONTD)

State's entire power of taxation including that of each State agency, county, city, city and county, political subdivision or public district of or in the State; and reserve to all persons residing on such land all civil and political rights, including the right of suffrage, which they might have were this consent not given;

(f) This consent continues only so long as the land continues to belong to the United States and is held by it in accordance and compliance with each and all of the conditions and reservations in this Section prescribed;

(g) Acquisition as used in this section means: (1) lands acquired in fee by purchase or condemnation, (2) lands owned by the United States that are included in the military reservation by presidential proclamation or act of Congress, and (3) leaseholds acquired by the United States over private lands or State-owned lands;

(h) In granting this consent, the Legislature and the State reserve jurisdiction over the land, water and use of water with full power to control and regulate the acquisition, use, control and distribution of water with respect to the land acquired;

(i) In granting this consent, the Legislature and the State except and reserve to the State all deposits of minerals, including oil and gas, in the land, and to the State, or persons authorized by the State, the right to prospect for, mine, and remove such deposits from the land;

The finding and declaration of the State Lands Commission provided for in subdivision (d) of this section shall be made only after a public hearing. Notice of such hearing shall be published pursuant to Section 6061 in each county in which the land or any part hereof is situated and a copy of such notice shall be personally served upon the clerk of the board of supervisors of each such county. The State Lands Commission shall make rules and regulations governing the conditions and procedure of such hearings, which shall provide that the cost of publication and service of notice and all other expenses incurred by the Commission shall be borne by the United States.

The provisions of this section do not apply to any land or water areas heretofore or hereafter acquired by the United States for migratory bird reservations in accordance with the provisions of Sections 10680 to 10685, inclusive, of the Fish and Game Code."

Government Code Section 113 provides as follows:

"The Legislature of California hereby consents to the retrocession of jurisdiction by the United States of land within this state upon and subject to each and all of the following express conditions:

(a) The United States must in writing have requested state acceptance of retrocession, and unless there is an officer of the United States empowered by a United States statute to cede jurisdiction, said request shall be by the act of Congress; such retrocession may return all jurisdiction to the state or may provide for concurrent jurisdiction.

(b) When the conditions of subsection (a) of this section have been found and declared to have occurred and to exist, by the State Lands Commission, the Commission shall hold a hearing to determine whether acceptance of such retrocession is in the best interests of the state. Notice of such hearing shall be published pursuant to Section 6061 in each county in which the land or any part thereof is situated and a copy of such notice shall be personally served upon the clerk of the board of supervisors of each such county. The State Lands Commission shall make rules and regulations governing the conditions and procedure of such hearings.

(c) The determination of the State Lands Commission shall be final and jurisdiction accepted shall become effective when certified copies of its orders or resolutions have been filed in the office of the Secretary of State and recorded in the office of the county recorder of each county in which any part of the land is situate."

On May 2, 1975, Roy Markon, Deputy Assistant Commander for Real Estate, Department of the Navy, addressed a letter to the State of California, requesting that the State cede and retrocede concurrent jurisdiction over the Terminal Island Naval Complex, Long Beach, California. Also submitted was a contract for the reimbursing of the State Lands Commission for the costs incurred pursuant to the request for the ceding and retroceding of concurrent jurisdiction. This request by the U. S. Department of the Navy is pursuant to 10 USC Section 2683.

At its September, 1975, meeting, the State Lands Commission authorized a public hearing for the purpose of determining whether it was in the best interest of the State to grant a cession of concurrent jurisdiction pursuant to California Government Code Section 126 and to accept a retrocession of concurrent jurisdiction pursuant to California Government Code Section 113 over

CALENDAR ITEM NO. 24 (CONTD)

lands located at the Terminal Island Naval Complex, Long Beach, California. The descriptions of the parcels in question are attached to the resolution as Exhibits "A" and "B" and by reference made a part hereof. Exhibit "A" refers to the lands subject cession under California Government Code Section 126 and Exhibit "B" refers to the lands subject to retrocession under California Government Code Section 113.

The hearing was scheduled for February 5, 1976, at 10:30 a.m. at 100 Oceangate, Suite 300, Long Beach, California, 90802. Notice of the hearing was published in the Los Angeles Daily Journal on January 14, 1976. Notice of Hearing was personally served on the clerk of the Board of Supervisors of Los Angeles County.

Said publication and service was done pursuant to Government Code Sections 113, 126 and 6061. Affidavits of publication and service are on file in the office of the State Lands Commission and by reference made a part hereof.

Copies of the Notice of Hearing were mailed to interested parties requesting the notice. The hearing was held as noticed. No one appeared in opposition to the ceding of concurrent jurisdiction.

The following persons appeared at the hearing and offered testimony in support of the requested ceding and retroceding of concurrent jurisdiction: Lt. William J. Campbell, JAG, U. S. Navy; George E. Aiken, Jr., Special Agent, FBI. Also on file in the records of the Division is a letter of support from W. L. Lowe, Commander, U. S. Navy; Commanding Officer, Naval Support Activity, Long Beach, California. A summary of the evidence presented in support of the request follows:

At the present time, the United States of America has exclusive political jurisdiction over approximately one-half of that complex, while the State of California exercises exclusive jurisdiction over the other half. It is proposed that both the United States and California cede their exclusive jurisdictions to each other so that both sovereigns will exercise concurrent jurisdiction over the entire complex.

The inherent need for uniformity in the administration of criminal justice on the Naval Complex constitutes the underlying rationale for the establishment of concurrent jurisdiction. The present patchwork system of exclusive jurisdictions generates chaos that is being exploited by criminals at the expense of the people of California and the United States. From the very time a crime is committed, the present jurisdictional

CALENDAR ITEM NO. 24 (CONTD)

system unduly encumbers law enforcement, creating needless friction between State and federal officials. A recent example can be found in the case of the armed robbery of the Officer's Club which is located in an area of exclusive State jurisdiction. The nature of this offense was such that the matter was primarily one of federal concern, a decision reached by both the Federal Bureau of Investigation and the Long Beach Police Department. Unfortunately, since the site of the crime was in an area of exclusive California jurisdiction, departmental regulations prevented the F.B.I. from assuming investigative jurisdiction. The State was therefore burdened with the expense of investigating a case that only marginally concerned the welfare of its citizens. Eventually, the F.B.I. did investigate the case when it was discovered that the robbers had crossed over an area of exclusive federal jurisdiction in making their escape. This frustratingly needless confusion and delay in the designation of the appropriate investigative agency in this case is obvious. This situation is duplicated every time a criminal offense is perpetuated on the Terminal Island Naval Complex.

The patent absurdity of the present state of affairs reached its apex in 1973, when two men were convicted in the U. S. District Court for the Central District of California of what was described by the trial judge as "a particularly brutal rape occurring within the confines of the Long Beach Naval Station." The conviction was affirmed on appeal. The convicted men then petitioned for release from custody on the grounds that the court had no jurisdiction over the case, since the rape had occurred in an area over which California exercised exclusive jurisdiction. A review of the pertinent evidence revealed that this was so, and the Court entered the following order: "With no joy (because of the brutal and violent act involved, and the arrogant nature of the story Petitioners invented ((in my view)) and told under oath), the Court orders each Petitioner released and his criminal conviction vacated and set aside." The victim of this crime was a domiciliary of the State of California.

When the present jurisdictional system is analyzed from the viewpoint of an alleged perpetrator of a crime, it also appears to be highly unsatisfactory. Two people committing precisely the same criminal act on different sides of a street will be treated differently. The State court system is better equipped to handle minor cases than is the federal system, and thus one man might be convicted of a misdemeanor in the State court, while the other will go unpunished because the U. S. Attorney declines to prosecute. On the other hand, one man might be placed on the California diversion program for a drug offense, while another might receive a federal conviction and

serve a prison term at a federal penitentiary for the same offense. This is not only unfair, but it generates disrespect for both federal and State law. This intolerable situation would be remedied by the establishment of concurrent jurisdiction, enabling both the State and federal governments to apply their prosecutorial policies throughout the base.

In my opinion, the issue placed before this hearing for determination is whether the people of the State of California who enter the naval facilities at Terminal Island shall enjoy the protection of equal application of the laws of California and the United States and whether the taxpayers of California and the United States shall enjoy the savings incumbent in a more efficient expenditure of the resources of their investigative agencies, or, whether the present quagmire of confusion, waste and injustice shall continue in existence. The need for the establishment of concurrent jurisdiction is obvious. California loses nothing of importance by surrendering its exclusive jurisdiction, and, if anything could be lost by that sovereign State through this action, compensation is surely found in its acquisition of jurisdiction in the exclusively federal areas of the base.

Due to the urgent and vital nature of the need for the establishment of a workable jurisdictional system at Terminal Island, I request that this matter be resolved as expeditiously as possible.

The above summary states the position of the United States in support of this request for ceding and retroceding of concurrent jurisdiction over the Naval Facility at Terminal Island. Pursuant to California Government Code Sections 113 and 126, the State Lands Commission must make a finding as to whether or not it is within the best interests of the State of California to cede and retrocede concurrent jurisdiction.

EXHIBITS: A. Land Description.
B. Land Description.
C. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT THE HEARING HELD ON FEBRUARY 5, 1976, COMPLIED WITH CALIFORNIA GOVERNMENT CODE SECTIONS 113 AND 126 AND THE REGULATIONS OF THE STATE LANDS COMMISSION AND THAT THE FOLLOWING CONDITIONS HAVE BEEN SATISFIED.
 - A. THE UNITED STATES HAS REQUESTED IN WRITING THAT THE STATE OF CALIFORNIA CEDE CONCURRENT JURISDICTION TO THE UNITED STATES OVER NAVAL SUPPORT FACILITY, TERMINAL

ISLAND, LONG BEACH, DESCRIBED IN EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF; SAID LANDS BEING WITHIN THE STATE OF CALIFORNIA.

- B. THE UNITED STATES HAS REQUESTED IN WRITING THAT THE STATE OF CALIFORNIA ACCEPT THE RETROCESSION OF CONCURRENT JURISDICTION OF THE LANDS DESCRIBED IN EXHIBIT "B" ATTACHED AND BY REFERENCE MADE A PART HEREOF; SAID LANDS BEING WITHIN THE STATE OF CALIFORNIA.
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 - E. IN GRANTING THIS CONSENT, THE LEGISLATURE AND THE STATE RESERVE JURISDICTION OVER THE LAND, WATER AND USE OF WATER WITH FULL POWER TO CONTROL AND REGULATE THE ACQUISITION, USE, CONTROL AND DISTRIBUTION OF WATER WITH RESPECT TO THE LAND ACQUIRED.
2. DETERMINE THAT A CEDING AND RETROCEDING OF CONCURRENT JURISDICTION OVER THE NAVAL SUPPORT FACILITY, TERMINAL ISLAND, LONG BEACH, CALIFORNIA, IS IN THE BEST INTERESTS OF THE STATE OF CALIFORNIA.
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- C. ONE COPY TO BE MAILED TO ROY MARKON, DEPUTY ASSISTANT COMMANDER FOR REAL ESTATE, DEPARTMENT OF THE NAVY, WASHINGTON, D.C.; COMMANDER W. L. LOWE, COMMANDING OFFICER, NAVAL SUPPORT FACILITY, TERMINAL ISLAND; LT. W. J. CAMPBELL, JAG CORP, NAVAL SUPPORT FACILITY, TERMINAL ISLAND; GEORGE E. AIKEN, JR., SPECIAL AGENT, FBI.

Attachments: Exhibits "A" and "B"

EXHIBIT "A"

W 20942

NAVAL SUPPORT FACILITY, TERMINAL ISLAND
IN THE COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

Pursuant to Government Code Section 126:

PARCEL 1
LEGAL DESCRIPTION

All those lands lying in the cities of Long Beach and Los Angeles, State of California described as follows:

Lots 9 through 12, Block 1, and all of Blocks 2-10, inclusive, East San Pedro, Los Angeles County, California, together with the intermediate streets and alleys separating said blocks, said property being bounded on the north by Ocean Avenue, on the east by 18th Street, on the south by Seaside Avenue, and on the west by the property of the Crescent Warehouse Corporation, in the cities of Los Angeles and Long Beach, Los Angeles County, California, containing 39.72 acres, more or less.

PARCEL 2
LEGAL DESCRIPTION

Beginning at the northeast corner of that certain land known as Parcel No. 2 taken in eminent domain by the United States from the City of Long Beach in that certain condemnation action entitled United States of America vs. 333.6 Acres of Land, etc., No. 1102-BH-Civil, filed in the District Court of the United States for the Southern District of California, Central Division; thence South 19° 16' 25" East to the south-east corner of Parcel No. 2 which is the True Point of Beginning of this description;

- | | | | | |
|------|--------|-------|------------------|--|
| (1) | Thence | South | 19° 16' 25" East | 834.61 feet |
| | | | | more or less to a point distant South |
| | | | | 19° 16' 25" East 1699.61 feet from the |
| | | | | northeast corner of Parcel No. 2; |
| (2) | Thence | South | 19° 10' 45" East | 100.00 feet; |
| (3) | Thence | South | 70° 43' 01" West | 150.00 feet; |
| (4) | Thence | South | 70° 43' 01" West | 6501.13 feet; |
| (5) | Thence | South | 19° 16' 25" East | 2250.17 feet; |
| (6) | Thence | South | 49° 16' 25" East | 448.91 feet; |
| (7) | Thence | South | 79° 16' 25" East | 3224.20 feet; |
| (8) | Thence | North | 70° 43' 01" East | 3770.10 feet; |
| (9) | Thence | South | 64° 16' 59" East | 1042.98 feet; |
| (10) | Thence | South | 70° 43' 01" West | 4705.28 feet; |
| (11) | Thence | North | 79° 16' 25" West | 3266.51 feet; |
| (12) | Thence | North | 49° 16' 25" West | 755.50 feet; |

EXHIBIT "A" (contd)

W 20942

PARCEL 2 LEGAL DESCRIPTION (contd)

- to the boundary line between the City of Long Beach and the City of Los Angeles;
- (13) Thence North 19° 16' 25" West
along the boundary line between the City of Long Beach and the City of Los Angeles to the southwest corner of Parcel No. 2;
- (14) Thence Along the south boundary of Parcel No. 2 to the True Point of Beginning, containing 349 Ac. more or less.

END OF EXHIBIT "A"

PARCEL 3
LEGAL DESCRIPTION

Beginning at the northeast corner of that certain land known as Parcel No. 2 taken in eminent domain by the United States from the City of Long Beach in that certain condemnation action entitled United States of America vs. 333.6 Acres of Land, etc., No. 1102 BH-Civil, filed in the District Court of the United States for the Southern District of California, Central Division; thence South 19° 16' 25" East to the southeast corner of Parcel No. 2; thence South 19° 16' 25" East 834.61 feet more or less to a point distant South 19° 16' 25" East 1699.61 feet from the northeast corner of Parcel No. 2; thence South 19° 10' 45" East 100.00 feet; thence South 70° 43' 01" West 150.00 feet to a point which is the True Point of Beginning of this description;

- | | | | | |
|-----|--------|-------|------------------|---------------|
| (1) | Thence | South | 70° 43' 01" West | 6501.13 feet; |
| (2) | Thence | South | 19° 16' 25" East | 2250.17 feet; |
| (3) | Thence | South | 49° 16' 25" East | 448.91 feet; |
| (4) | Thence | South | 79° 16' 25" East | 3224.20 feet; |
| (5) | Thence | North | 70° 43' 01" East | 3770.10 feet; |
| (6) | Thence | South | 64° 16' 59" East | 1042.98 feet; |
| (7) | Thence | North | 36° 07' 59" West | 3537.36 feet; |
| (8) | Thence | North | 19° 10' 45" West | 1603.55 feet; |
- to the True Point of Beginning, containing 602 Ac. more or less.

PARCEL 4
LEGAL DESCRIPTION

The northeast corner of that certain land known as Parcel No. 2 taken in eminent domain by the United States from the City of Long Beach in that certain condemnation action entitled United States of America vs. 333.6 Acres of Land, etc., No. 1102 BH-Civil, filed in the District Court of the United States for the Southern District of California, Central Division, is the true point of beginning;

- | | | | |
|--------|-------|------------------|---------------|
| Thence | North | 19° 16' 25" West | 80.00 feet; |
| Thence | North | 66° 32' 34" East | 43.56 feet; |
| Thence | South | 75° 27' 54" East | 164.01 feet; |
| Thence | North | 66° 32' 34" East | 830.31 feet; |
| Thence | South | 23° 36' 46" East | 1483.13 feet; |
| Thence | South | 00° 03' 27" East | 575.63 feet; |
| Thence | South | 19° 09' 20" East | 684.72 feet; |
| Thence | North | 70° 50' 40" East | 77.97 feet; |
| Thence | South | 19° 09' 20" East | 450.48 feet; |
| Thence | North | 70° 49' 39" East | 200.22 feet; |
| Thence | South | 54° 37' 59" East | 368.34 feet; |
| Thence | South | 70° 49' 51" West | 1572.40 feet; |
| Thence | North | 19° 10' 45" West | 1603.55 feet; |
| Thence | North | 70° 43' 01" East | 150.00 feet; |
| Thence | North | 19° 10' 45" West | 100.00 feet; |
| Thence | North | 19° 16' 25" West | 1699.61 feet; |
- to the True Point of Beginning, containing 88 Ac. more or less.

Pursuant to Government Code Section 113:

PARCEL 5
LEGAL DESCRIPTION

Beginning at the intersection of the southeasterly line of that certain strip of land, 20 feet wide, described in Ordinance No. 125,959 of the City of Los Angeles published November 14, 1963, with the common boundary between the City of Los Angeles and the City of Long Beach established by Ordinance No. 38,269 (New Series) of the City of Los Angeles, said common boundary being the southeasterly prolongation of the southwesterly line of Block 10, East San Pedro, as per map recorded in Book 52, Pages 13 to 18, inclusive, of Miscellaneous Records, records of Los Angeles County; thence S 19° 16' 24" E along said common boundary 1164.50 feet; thence S 76° 04' 18" W 464.59 feet; thence S 68° 49' 27" W 119.04 feet; thence S 57° 06' 32" W, 364.85 feet to a point having coordinates of N 9208.872 feet, E 6082.635 feet based on the Coordinate System of the United States Harbor Lines, Los Angeles Harbor, California, as established by the Secretary of the Army June 1, 1955; thence continuing S 57° 06' 32" W, 32.91 feet; thence S 43° 35' 35" W, 201.59 feet; thence S 52° 25' 53" W, 16.40 feet; thence S 43° 43' 06" W, 410.93 feet; thence S 32° 48' 41" W, 90.43 feet; thence S 27° 40' 52" W, 68.88 feet; thence S 25° 13' 05" W, 1445.79 feet; thence S 9° 35' 56" W, 137.93 feet; thence S 15° 21' 42" E, 94.37 feet; thence S 30° 17' 06" E, 144.76 feet; thence S 55° 13' 20" E, 262.98 feet; thence S 75° 33' 21" E, 68.15 feet; thence S 25° 47' 56" E, 28.85 feet; thence S 64° 12' 04" W, 1624.83 feet to a point having coordinates of N 6040.879 feet, E 3828.675 feet based on the Coordinate System of the United States Harbor Lines, Los Angeles Harbor, California, as established by the Secretary of the Army June 1, 1955; thence N 25° 45' 45" W, 1150.20 feet; thence N 44° 10' 18" E, 3560.00 feet; thence N 19° 16' 24" W, 666.58 feet to the curved southeasterly line of said certain strip of land, 20 feet wide; thence northeasterly along said certain strip of land in all its various curves and courses to the point of beginning;

Containing 4,593,917 square feet, or 105.4618 acres.

PARCEL 6
LEGAL DESCRIPTION

Beginning at a point being the intersection of the mean high water line of San Pedro Bay and the line designated as the City of Los Angeles and the City of Long Beach and proceeding north 19° 16' 28" west to a point on the south right of way line of Seaside Boulevard, thence northeasterly and paralleling Seaside Boulevard approximately 2860 feet to a point, thence south 19° 16' 28" east approximately 230 feet to a point thence northeasterly for a distance of approximately 4185 feet paralleling the south right of way line of Seaside Boulevard and 230 feet therefrom to a point, thence south 19° 16' 25" east to the intersection of the mean high water line of San Pedro Bay, thence meandering along this mean high water line in a general southwesterly direction to the point of beginning, comprising 105 acres, more or less.

END OF LEGAL DESCRIPTIONS