

DOCKETED

Docket Number:	13-AFC-01
Project Title:	Alamitos Energy Center
TN #:	201620-31
Document Title:	AEC AFC Appendix 1A Legal Description
Description:	Previously TN# 201493-4
Filer:	Tiffani Winter
Organization:	CH2M Hill
Submitter Role:	Applicant Consultant
Submission Date:	2/3/2014 12:47:11 PM
Docketed Date:	2/3/2014

Appendix 1A
Project Site Legal Description

EXHIBIT 'A'

IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING PARCEL 1 OF LOT LINE ADJUSTMENT RECORDED DECEMBER 12, 1997 AS INSTRUMENT NO. 97-1958949, OFFICIAL RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 12 WEST, IN THE RANCHO LOS ALAMITOS, AS SHOWN ON PARTITION MAP RECORDED IN BOOK 700, PAGE 141 OF DEEDS, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST ONE-HALF OF SAID SECTION 2;

THENCE SOUTH 00° 16' 10" WEST ALONG THE WESTERLY LINE OF SAID EAST ONE-HALF, A DISTANCE OF 2505.18 FEET, TO THE SOUTHEASTERLY LINE OF THE LOS CERRITOS CHANNEL AS SHOWN BY MAP ON FILE IN BOOK 79 OF RECORD OF SURVEYS, PAGE 91 THEREOF, ALSO BEING A POINT IN THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO BIXBY RANCH, BY GRANT DEED RECORDED MAY 22, 1963 AS INSTRUMENT NO. 4371, OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIFORNIA;

THENCE NORTH 36° 20' 40" EAST ALONG SAID SOUTHEASTERLY LINE AND ALONG THE NORTHWESTERLY LINE OF SAID PARCEL CONVEYED TO BIXBY RANCH, A DISTANCE OF 74.85 FEET;

THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE AND SAID NORTHWESTERLY LINE ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 578.44 FEET, THROUGH, AN ANGLE OF 15° 05' 09", AN ARC LENGTH OF 152.30 FEET, TO THE NORTHWEST CORNER THEREOF, ALSO BEING AN ANGLE POINT ON THE WESTERLY LINE OF STUDEBAKER AS DESCRIBED IN GRANT OF EASEMENT MAY 19, 1965 AS INSTRUMENT NO. 3602, OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIFORNIA;

THENCE SOUTH 89° 43' 50" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL CONVEYED TO BIXBY RANCH AND SAID WESTERLY LINE OF STUDEBAKER ROAD, A DISTANCE OF 29.45 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL CONVEYED TO BIXBY RANCH;

THENCE SOUTH 00° 16' 10"W. ALONG THE EASTERLY LINE OF SAID PARCEL CONVEYED TO BIXBY RANCH AND ALONG SAID WESTERLY LINE OF STUDEBAKER ROAD, A DISTANCE OF 303.36 FEET;

THENCE SOUTHERLY ALONG SAID EASTERLY AND WESTERLY LINES AND ALONG THE WESTERLY LINE OF STUDEBAKER ROAD AS DESCRIBED IN GRANT OF EASEMENT RECORDED JULY 2, 1965 AS INSTRUMENT NO. 4310, OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, ON A CURVE CONCAVE

WESTERLY, HAVING A RADIUS OF 1950.00 FEET, THROUGH AN ANGLE OF 09° 51' 49" AN ARC LENGTH OF 335.70 FEET, TO THE SOUTHEAST CORNER OF SAID PARCEL CONVEYED TO BIXBY RANCH;

THENCE NORTH 48° 54' 15" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL CONVEYED TO BIXBY RANCH AND THE NORTHWESTERLY PROLONGATION THEREOF, A DISTANCE OF 386.41 FEET, TO A POINT IN THE SOUTHEASTERLY LINE OF THE LOS CERRITOS CHANNEL AS DESCRIBED IN DECREE OF CONDEMNATION (PARCEL 3) RECORDED NOVEMBER 8, 1955 IN BOOK 49471, PAGE 50 THEREOF, OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIFORNIA;

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1150.00 FEET, THROUGH AN ANGLE OF 10° 46' 45", AN ARC LENGTH OF 216.34 FEET, TO A LINE PARALLEL WITH AND 216.35 FEET SOUTHWESTERLY OF THE HEREIN BEFORE DESCRIBED COURSE OF NORTH 49° 00' 29" WEST, A DISTANCE OF 386.25 FEET (THE INITIAL RADIAL LINE BEARS. 40° 52' 03" EAST);

THENCE SOUTH 48° 54' 15" EAST ALONG SAID PARALLEL. LINE, A DISTANCE OF 448.33 FEET;

THENCE NORTH 41° 05' 45" EAST A DISTANCE OF 12.00 FEET, TO A LINE PARALLEL WITH AND 198.00 FEET SOUTHWESTERLY OF THE HEREIN BEFORE DESCRIBED COURSE OF NORTH 19 ° 00' 29" WEST A DISTANCE OF 386.25 FEET;

THENCE SOUTH 48° 54' 15" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 206.12 FEET TO THE EASTERLY LINE OF STUDEBAKER ROAD AS DESCRIBED IN GRANT OF EASEMENT RECORDED JULY 2, 1965 AS INSTRUMENT NO. 4310, OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIFORNIA;

THENCE SOUTH 14° 28' 41" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 108.46 FEET;

THENCE SOUTH 67° 01' 13" EAST, A DISTANCE OF 158.38 FEET;

THENCE SOUTH 75° 13' 55" EAST, A DISTANCE OF 46.34 FEET;

THENCE SOUTH 81° 33' 03" EAST, A DISTANCE OF 55.65 FEET;

THENCE SOUTH 86° 01' 40" EAST A DISTANCE OF 45.08 FEET;

THENCE NORTH 87° 47' 05" EAST, A DISTANCE OF 58.45 FEET;

THENCE SOUTH 85° 19' 42" EAST, A DISTANCE OF 221.36 FEET;

THENCE SOUTH 89° 19' 34" EAST, A DISTANCE OF 165.45 FEET;

THENCE SOUTH 00 ° 25' 37" WEST A DISTANCE OF 117.35 FEET;

THENCE SOUTH 00° 23' 44" EAST, A DISTANCE OF 152.50 FEET;

THENCE NORTH 89° 36' 16" EAST, A DISTANCE OF 50.78 FEET;

THENCE SOUTH 00° 01' 59" WEST, A DISTANCE OF 210.73 FEET;

THENCE SOUTH 89° 47' 00" EAST, A DISTANCE OF 734.42 FEET, TO THE WESTERLY LINE OF THE SAN GABRIEL RIVER AS DESCRIBED AS PARCEL 1 IN GRANT OF EASEMENT TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, RECORDED MAY 13, 1925 IN BOOK 4865, PAGE 275 THEREOF, OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIFORNIA;

THENCE SOUTH 00° 15' 54" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 522.82 FEET;

THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2664.93 FEET, THROUGH AN ANGLE OF 18° 34' 59", AN ARC LENGTH OF 864.33 FEET, TO THE SOUTHERLY LINE OF SAID SECTION 2, ALSO BEING THE CENTERLINE OF WESTMINSTER AVENUE;

THENCE SOUTH 89° 43' 58" EAST ALONG SAID SOUTHERLY LINE AND SAID CENTERLINE, A DISTANCE OF 419.09 FEET, TO THE EASTERLY LINE OF SAID SAN GABRIEL RIVER;

THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3065.09 FEET, THROUGH AN ANGLE OF 16° 05' 10", AN ARC LENGTH OF 860.54 FEET;

THENCE NORTH 00° 15' 54" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 4056.93 FEET, TO A LINE PARALLEL WITH AND 390.00 FEET SOUTHERLY OF THE NORTHERLY LINE OF SAID SECTION 2;

THENCE SOUTH 89° 43' 42" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 125.93 FEET, TO A POINT IN THE EASTERLY BOUNDARY LINE OF THE COUNTY OF LOS ANGELES AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 84 OF RECORD OF SURVEYS, PAGE 00 THEREOF, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA;

THENCE NORTH 27° 10' 42" WEST ALONG SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 162.91 FEET, TO AN ANGLE POINT THEREIN;

THENCE NORTH 31° 24' 56" WEST ALONG SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 288.43 FEET, TO A POINT IN SAID NORTHERLY LINE OF SECTION 2, ALSO BEING THE CENTERLINE OF STATE HIGHWAY 22 (FORMERLY 7TH STREET);

THENCE NORTH 89° 43' 42" WEST ALONG SAID NORTHERLY LINE AND SAID CENTERLINE, A DISTANCE OF 299.52 FEET, TO A POINT IN SAID WESTERLY LINE OF THE SAN GABRIEL RIVER, ALSO BEING THE NORTHEAST CORNER OF THE PARCEL CONVEYED TO STATE OF CALIFORNIA BY GRANT DEED RECORDED

APRIL 4, 1962 AS INSTRUMENT NO. 1941, OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIFORNIA;

THENCE SOUTH 00° 15' 54" WEST ALONG SAID WESTERLY LINE AND THE EASTERLY LINE OF SAID PARCEL CONVEYED TO THE STATE OF CALIFORNIA, A DISTANCE OF 60.00 FEET, TO THE SOUTHEAST CORNER THEREOF;

THENCE CONTINUING SOUTH 00° 15' 54" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 978.08 FEET;

THENCE NORTH 89° 47' 03" WEST, A DISTANCE OF 212.39 FEET;

THENCE SOUTH 00° 09' 11" WEST, A DISTANCE OF 176.59 FEET;

THENCE NORTH 89° 43' 38" WEST, A DISTANCE OF 944.79 FEET;

THENCE SOUTH 21° 18' 51" EAST, A DISTANCE OF 171.42 FEET;

THENCE NORTH 89° 53' 42" WEST, A DISTANCE OF 299.63 FEET, TO THE EASTERLY LINE OF SAID STUDEBAKER ROAD AS DESCRIBED IN GRANT OF EASEMENT RECORDED JUNE 20, 1973 AS INSTRUMENT NO. 2689, OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIFORNIA;

THENCE NORTHERLY ALONG SAID EASTERLY LINE ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 153.00 FEET, THROUGH AN ANGLE OF 01° 39' 58", AN ARC LENGTH OF 4.45 FEET (THE INITIAL RADIAL LINE BEARS SOUTH 68° 23' 46" WEST);

THENCE NORTH 00° 16' 10" EAST ALONG SAID EASTERLY LINE AND ALONG THE EASTERLY LINE OF SAID STUDEBAKER ROAD AS DESCRIBED IN GRANT OF EASEMENT RECORDED MAY 19, 1965 AS INSTRUMENT NO. 3602, OF 94.21 FEET, TO THE MOST NORTHERLY CORNER OF SAID GRANT OF EASEMENT RECORDED MAY 19, 1965 AS INSTRUMENT NO. 3602;

THENCE SOUTH 10° 04' 56" WEST ALONG THE NORTHERLY LINE OF SAID GRANT OF EASEMENT RECORDED MAY 19, 1965 AS INSTRUMENT NO. 3602, A DISTANCE OF 58.67 FEET, TO AN ANGLE POINT THEREIN;

THENCE NORTH 89° 43' 44" WEST ALONG SAID NORTHERLY LINE AND THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 96.07 FEET, TO A LINE PARALLEL WITH AND DISTANT 149.00 FEET EASTERLY OF SAID WESTERLY LINE OF THE EAST ONE-HALF OF SECTION 2:

THENCE NORTH 00° 16' 10" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 1334.27 FEET, TO A POINT IN SAID NORTHERLY LINE OF SECTION 2, ALSO BEING THE CENTERLINE OF STATE HIGHWAY 22 (FORMERLY 7TH STREET);

THENCE NORTH 89° 43' 42" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 149.00 FEET, TO **THE POINT OF BEGINNING.**

EXCEPT THERE FROM THAT PORTION OF THE EAST ONE-HALF OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 12 WEST, IN THE RANCHO LOS ALAMITOS, AS SHOWN ON PARTITION MAP RECORDED IN BOOK 700, PAGE 141 OF DEEDS, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID EAST ONE-HALF;

THENCE SOUTH 89° 49' 51" EAST ALONG THE NORTHERLY LINE OF SAID SECTION 2, A DISTANCE OF 246.00 FEET, TO A LINE PARALLEL WITH AND DISTANT 246.00 FEET EASTERLY OF THE WESTERLY LINE OF SAID EAST ONE-HALF OF SECTION 2;

THENCE SOUTH 00° 10' 03" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 2614.95 FEET, BEING THE MOST NORTHERLY CORNER OF THAT PARCEL OF LAND CONVEYED TO BIXBY RANCH BY DEED RECORDED MAY 22, 1963 AS INSTRUMENT NO. 4371, OFFICIAL RECORDS OF LOS ANGELES COUNTY, ALSO BEING A POINT ON THE EASTERLY LINE OF STUDEBAKER ROAD AS DESCRIBED IN GRANT OF EASEMENT RECORDED MAY 19, 1965 AS INSTRUMENT NO. 3602, OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, BEING THE **TRUE POINT OF BEGINNING**;

THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE AND ALONG THE WESTERLY LINE OF SAID PARCEL CONVEYED TO BIXBY RANCH, ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2050.00 FEET, THROUGH AN ANGLE OF 11° 31' 34", AN ARC LENGTH OF 412.40 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL CONVEYED TO BIXBY RANCH;

THENCE SOUTH 48° 54' 15" EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL CONVEYED TO BIXBY RANCH, A DISTANCE OF 54.63 FEET, TO A LINE PARALLEL WITH AND 246.00 FEET EASTERLY OF SAID WESTERLY LINE OF THE EAST ONE-HALF OF SECTION 2, ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL CONVEYED TO BIXBY RANCH;

THENCE SOUTH 00° 16' 10" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 12.30 FEET;

THENCE SOUTH 89° 39' 05" EAST, A DISTANCE OF 862.40 FEET;

THENCE NORTH 89° 50' 40" EAST, A DISTANCE OF 219.36 FEET;

THENCE NORTH 00° 17' 19" WEST, A DISTANCE OF 283.83 FEET;

THENCE NORTH 06° 11' 33" EAST A DISTANCE OF 57.86 FEET;

THENCE NORTH 89° 15' 38" WEST, A DISTANCE OF 160.46 FEET;

THENCE NORTH 00° 40' 11" EAST, A DISTANCE OF 182.33 FEET;

THENCE NORTH 44° 43' 38" EAST, A DISTANCE OF 37.01 FEET;

THENCE NORTH 00° 13' 05" WEST, A DISTANCE OF 200.42 FEET;

THENCE NORTH 89° 45' 07" WEST, A DISTANCE OF 300.22 FEET;

THENCE NORTH 00° 14' 53" EAST, A DISTANCE OF 20.92 FEET;

THENCE NORTH 89° 26' 01" WEST, A DISTANCE OF 640.78 FEET TO SAID LINE PARALLEL WITH AND 246.00 FEET EASTERLY OF THE WESTERLY LINE THE EAST ONE-HALF OF SECTION 2;

THENCE SOUTH 00° 16' 10" WEST ALONG SAID LINE, A DISTANCE OF 318.81 FEET TO **THE POINT OF BEGINNING.**

HEREINABOVE DESCRIBED PARCEL CONTAINING A GROSS AREA OF 5,507,944 SQ. FT. / 126.44 AC, MORE OR LESS;

SUBJECT TO CONDITIONS, COVENANTS, RESTRICTIONS, DEDICATIONS, DEEDS, AND RIGHTS OF WAY OF RECORD, IF ANY;

THE BASIS OF BEARINGS FOR THIS DESCRIPTION AND EXHIBIT IS THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83) ZONE V, WHICH IS BASED ON THE 2007.00 EPOCH OF THE NORTH AMERICAN DATUM OF 1983 (NAD83). ALL DISTANCES SHOWN HEREIN ARE GROUND DISTANCES. TO OBTAIN GRID DISTANCES, MULTIPLY THE GROUND DISTANCE BY THE PROJECT COMBINATION FACTOR OF 0.99987686.

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

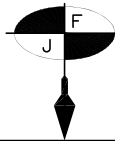
THIS DESCRIPTION WAS PREPARED BY ME IN CONFORMANCE WITH THE CALIFORNIA PROFESSIONAL LAND SURVEYORS ACT ON MAY 8, 2012.

ANTHONY C. CUOMO, PLS 6042

EXP. 6/30/2013

DATED: 5/8/2012





JOHNSON-FRANK & ASSOC., INC.

LAND SURVEYING - MAPPING
5150 E. HUNTER AVENUE
ANAHEIM, CALIFORNIA 92807-2049
(714) 777-8877 FAX (714) 777-1641

EXHIBIT 'B'

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

DATE 2012-05-08 SHEET 1 OF 4

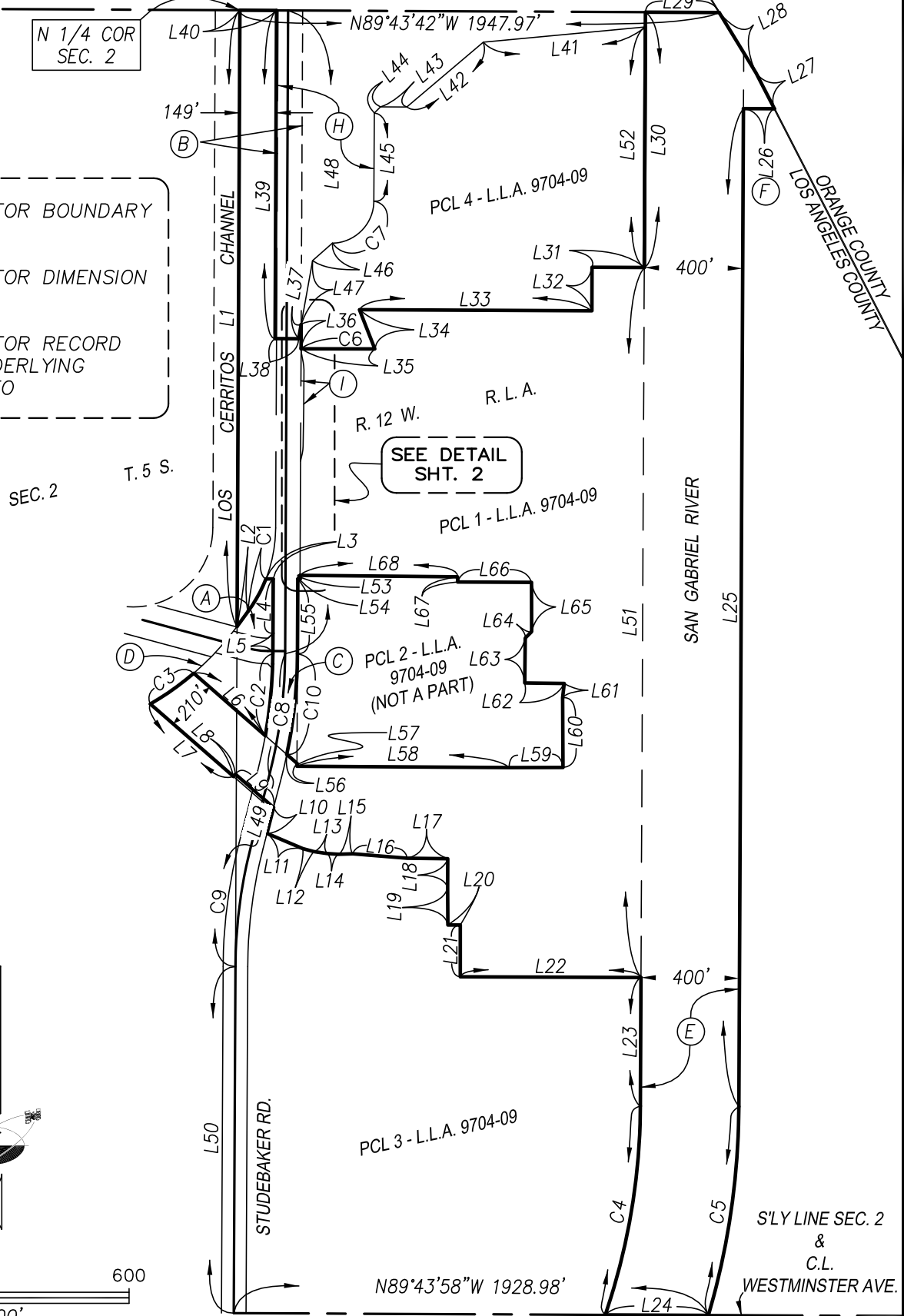
SEE SHEET 2 FOR BOUNDARY
DETAIL

SEE SHEET 3 FOR DIMENSION
TABLES

SEE SHEET 4 FOR RECORD
DATA AND UNDERLYING
REFERENCE INFO

N 1/4 COR
SEC. 2

STATE HWY. 22



SEE DETAIL
SHT. 2

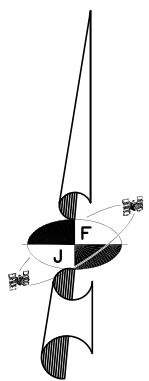
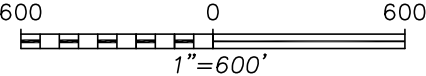
PCL 3 - L.L.A. 9704-09

PCL 2 - L.L.A. 9704-09
(NOT A PART)

PCL 1 - L.L.A. 9704-09

PCL 4 - L.L.A. 9704-09

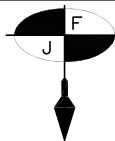
S'LY LINE SEC. 2
&
C.L.
WESTMINSTER AVE.



SEC. 2

T. 5 S.

ORANGE COUNTY
LOS ANGELES COUNTY



JOHNSON-FRANK & ASSOC., INC.

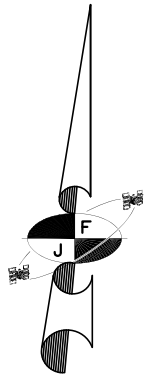
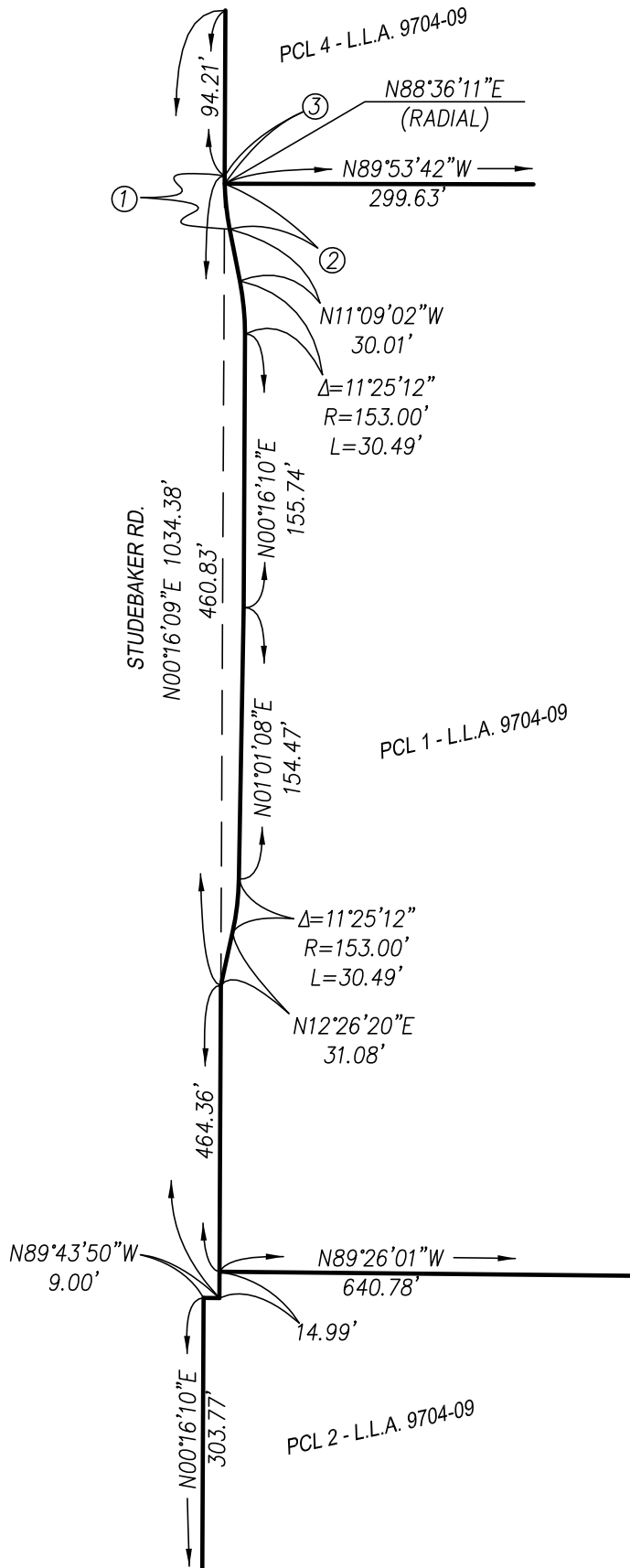
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DATE 2012-05-08 SHEET 2 OF 4

- ① $\Delta=11^{\circ}25'12''$
 $R=153.00'$
 $L=30.49'$
- ② $\Delta=9^{\circ}45'14''$
 $R=153.00'$
 $L=26.05'$
- ③ $\Delta=1^{\circ}39'58''$
 $R=153.00'$
 $L=4.45'$



NOT TO SCALE

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	2505.18	N00°16'10"E	L36	94.21	N00°16'10"E
L2	74.85	N36°20'40"E	L37	58.67	N10°04'56"E
L3	29.45	N89°43'50"W	L38	96.07	N89°43'44"W
L4	221.02	N00°16'10"E	L39	1334.27	N00°16'10"E
L5	82.34	N00°16'10"E	L40	149.00	N89°43'42"W
L6	386.41	N48°54'15"W	L41	661.63	N84°36'28"E
L7	448.33	N48°54'15"W	L42	407.83	N49°44'46"E
L8	12.00	N41°05'45"E	L43	106.99	NS89°43'44"W
L9	206.12	N48°54'15"W	L44	35.35	N45°16'06"E
L10	108.46	N14°28'41"E	L45	357.97	N00°16'10"E
L11	158.38	N67°01'13"W	L46	106.99	N48°39'42"E
L12	46.34	N75°13'55"W	L47	264.05	N10°04'56"E
L13	55.65	N81°33'03"W	L48	2614.61	N00°16'10"E
L14	45.08	N86°01'40"W	L49	300.25	N14°28'41"E
L15	58.45	N87°47'05"E	L50	1408.87	N00°16'10"E
L16	221.36	N85°19'42"W	L51	2886.08	N00°15'54"E
L17	165.45	N89°19'34"W	L52	978.08	N00°15'54"E
L18	117.35	N00°25'37"E	L53	14.99	N00°16'10"E
L19	152.50	N00°23'44"W	L54	9.00	N89°43'50"W
L20	50.78	N89°36'16"E	L55	303.77	N00°16'10"E
L21	210.73	N00°01'59"E	L56	54.63	N48°54'15"W
L22	734.42	N89°47'00"W	L57	12.30	N00°16'10"E
L23	522.82	N00°15'54"E	L58	862.40	N89°39'05"W
L24	419.09	N89°43'58"W	L59	219.36	N89°50'40"E
L25	4056.93	N00°15'54"E	L60	283.83	N00°17'19"W
L26	125.93	N89°43'42"W	L61	57.86	N06°11'33"E
L27	162.91	N27°10'42"W	L62	160.46	N89°15'38"W
L28	288.43	N31°24'56"W	L63	182.33	N00°40'11"E
L29	299.52	N89°43'42"W	L64	37.01	N44°43'38"E
L30	1038.08	N00°15'54"W	L65	200.42	N00°13'05"W
L31	212.39	N89°47'03"W	L66	300.22	N89°45'07"W
L32	176.59	N00°09'11"E	L67	20.92	N00°14'53"E
L33	944.79	N89°43'38"W	L68	640.78	N89°26'01"W
L34	171.42	N21°18'51"W			
L35	299.63	N89°53'42"W			

CURVE TABLE				CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA	CURVE	LENGTH	RADIUS	DELTA
C1	152.30	578.44	15°05'09"	C6	4.45	153.00	1°39'58"
C2	335.70	1950.00	9°51'49"	C7	266.17	172.00	88°40'03"
C3	216.35	1150.00	10°46'45"	C8	495.97	2000.00	14°12'31"
C4	864.33	2664.93	18°34'59"	C9	495.97	2000.00	14°12'31"
C5	860.54	3065.09	16°05'10"	C10	412.40	2050.00	11°31'34"



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EXHIBIT 'B'
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

DATE 2012-05-08 SHEET 3 OF 4

(A)

CONVEYED TO BIXBY RANCH, BY GRANT DEED RECORDED MAY 22, 1963 AS INSTRUMENT NO. 4371, OFFICIAL RECORDS OF LOS ANGELES COUNTY.

(B)

WESTERLY LINE OF STUDEBAKER AS DESCRIBED IN GRANT OF EASEMENT MAY 19, 1965 AS INSTRUMENT NO. 3602, OFFICIAL RECORDS OF LOS ANGELES COUNTY.

(C)

WESTERLY LINE OF STUDEBAKER ROAD AS DESCRIBED IN GRANT OF EASEMENT RECORDED JULY 2, 1965 AS INSTRUMENT NO. 4310, OFFICIAL RECORDS OF LOS ANGELES COUNTY

(D)

SOUTHEASTERLY LINE OF THE LOS CERRITOS CHANNEL AS DESCRIBED IN DECREE OF CONDEMNATION (PARCEL 3) RECORDED NOVEMBER 8, 1955 IN BOOK 49471, PAGE 50 THEREOF, OFFICIAL RECORDS OF LOS ANGELES COUNTY

(E)

WESTERLY LINE OF THE SAN GABRIEL RIVER AS DESCRIBED AS PARCEL 1 IN GRANT OF EASEMENT TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, RECORDED MAY 13, 1925 IN BOOK 4865, PAGE 275 THEREOF, OFFICIAL RECORDS OF LOS ANGELES COUNTY

(F)

LINE PARALLEL WITH AND 390.00 FEET SOUTHERLY OF THE NORTHERLY LINE OF SAID SECTION 2

(G)

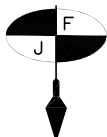
LINE PARALLEL WITH AND 390.00 FEET SOUTHERLY OF THE NORTHERLY LINE OF SAID SECTION 2

(H)

PARCEL CONVEYED TO STATE OF CALIFORNIA BY GRANT DEED RECORDED APRIL 4, 1962 AS INSTRUMENT NO. 1941, OFFICIAL RECORDS OF LOS ANGELES COUNTY

(I)

EASTERLY LINE OF SAID STUDEBAKER ROAD AS DESCRIBED IN GRANT OF EASEMENT RECORDED JUNE 20, 1973 AS INSTRUMENT NO. 2689, OFFICIAL RECORDS OF LOS ANGELES COUNTY



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EXHIBIT 'B'

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UNDERLYING RECORD REFERENCES

DATE 2012-05-08 SHEET 4 OF 4