



Chicago Title Company

Commercial/Industrial Division,
700 South Flower, Suite 800 Los Angeles, CA 90017 (213) 488-4300

Title Department:

Chicago Title Company
Attn: Dave Balassi
Email: Dave.Balassi@CTT.com
Phone: (213) 488-4394
Fax: (213) 488-4360
Order No.: 116743050J-X49



PRELIMINARY REPORT

Property Address: Cherry Street South of Pico

Dated as of: August 1, 2011 at 7:30 am

In response to the application for a policy of title insurance referenced herein, Chicago 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 herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said Policy forms.

The printed Exceptions and Exclusion from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

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.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Chicago Title Insurance Company

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One 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.

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:

City of Los Angeles

3. The land referred to in this report is situated in the State of California, County of Los Angeles and is described in the Legal Description, attached hereto:

END OF SCHEDULE A

LEGAL DESCRIPTION

THAT PORTION OF CHERRY STREET AS SHOWN ON THE MAP OF OFFICIAL MAP NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED ON JUNE 14, 1989 AS INSTRUMENT NO. 89-958587, IN BOOK 5 PAGES 38 TO 40 OF OFFICIAL MAPS, DESCRIBED AS FOLLOWS:

BOUNDED ON THE NORTHEAST BY THE SOUTHWESTERLY LINE OF PICO BOULEVARD AS SHOWN ON SAID OFFICIAL MAP; AND

BOUNDED SOUTHWESTERLY BY THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF BOND STREET AS SHOWN ON SAID OFFICIAL MAP.

EXCEPT THEREFROM THAT PORTION OF SAID CHERRY STREET DESCRIBED IN THE DIRECTOR'S DEED FROM THE STATE OF CALIFORNIA TO THE CITY OF LOS ANGELES, RECORDED MARCH 1, 1994 AS INSTRUMENT NO. 94-415109, OF OFFICIAL RECORDS.

END OF LEGAL DESCRIPTION

SCHEDULE B

At the date hereof, items to be considered and exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. Taxes, bonds and assessments not covered by this report.
2. An easement in favor of the general public for public street purposes, over all of said land
3. Various oil and gas leases for the terms therein provided with certain covenants, conditions and provisions, together with easements, if any as set forth therein, executed by various lessors in favor of Standard Oil Company of California, one of which recorded July 26, 1965 as Instrument No. 3548, of Official Records

Reference is hereby made to said document for full particulars.

Affects that portion of said land lying below a depth of 500 feet from the surface thereof, without the right to enter upon or use any portion of said land lying above said depth.

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 interests of the lessor or lessee in said lease.

4. The fact that said land is included within the Central Business District, City of Los Angeles Redevelopment Project Area, and that proceedings for redevelopment have been instituted.

Recorded: July 22, 1975 as Instrument No. 3675, of Official Records and re-recorded July 30, 1975 as Instrument No. 3868, Official Records

A Revised Statement regarding property located in said project area was recorded November 30, 2007 as Instrument No. 20072636434, of Official Records.

5. The terms and provisions of that certain amended and restated assignment agreement, dated as of August 15, 1993 recorded as Instrument No. 93-1777409 on September 14, 1993, in the Official Records, as amended by the First Amendment to Amended and Restated Assignment Agreement, dated as of April 1, 2003, recorded as document no. 98-608528 on April 14, 1998, in the Official Records, and as further amended by that certain Second Amendment to Amended and Restated Assignment Agreement dated as of June 1, 2003 recorded on June 3, 2003 as Instrument No. 03-1571690 in the Official Records by and between the Los Angeles Convention and Exhibition Center Authority and U.S. Bank National Association, and as further amended by that certain Third Amendment to Amended and Restated Assignment Agreement dated as of October 1, 2008 recorded on October 15, 2008 as Instrument No. 08-1834755 in the Official Records by and between the Los Angeles Convention and Exhibition Center Authority and U.S. Bank National Association.

SCHEDULE B
(continued)

6. The terms and provisions of that certain Indenture of Trust, dated as of August 15, 1993, as supplemented by (I) that certain First Supplemental Indenture of Trust dated March 1, 1998, (II) that certain Second Supplemental Indenture of Trust dated April 1, 1998, (III) that certain Third Supplemental Indenture of Trust dated June 1, 2003, and (IV) that certain Fourth Supplemental Indenture of Trust dated June 1, 2003, by and among U.S. Bank National Association (successor to Bank of America National Trust and Savings Association), the City of Los Angeles and the Los Angeles Conventions and Exhibition Center Authority.
7. The terms and provisions of that certain Trust Agreement dated as of January 1, 1989 by and between U.S. Bank National Association (successor to Bank of America National Trust and Savings Association) and the Los Angeles Convention and Exhibition Center Authority, as supplemented by (I) that certain First Supplemental Trust Agreement dated as of August 1, 1990, and (II) that certain Second Supplemental Trust Agreement dated as of August 15, 1993, by and among the City of Los Angeles, the Los Angeles Convention and Exhibition Center Authority, and U.S. Bank National Association (successor to Bank of America National Trust and Savings Association) and (III) that certain Third Supplemental Trust Agreement dated as of September __, 2008, by and among the City of Los Angeles, the Los Angeles Convention and Exhibition Center Authority, and U.S. Bank National Association (successor to Bank of America National Trust and Savings Association).
8. Water rights, claims or title to water, whether or not disclosed by the public records.
9. Matters which may be disclosed by an inspection and/or by a correct ALTA/ACSM Land Title Survey of said land that is satisfactory to this Company, and/or by inquiry of the parties in possession thereof.

This office must be notified at least 7 business days prior to the scheduled closing in order to arrange for an inspection of the land; upon completion of this inspection you will be notified of the removal of specific coverage exceptions and/or additional exceptions to coverage.

10. Any rights of parties in possession of said land, based on any unrecorded lease, or leases.

This Company will require a full copy of any unrecorded lease, together with all supplements, assignments, and amendments for review.

END OF SCHEDULE B

INFORMATIONAL NOTES

Note No. 1: Section 12413.1, California Insurance Code became effective January 1, 1990. This legislation regulates the disbursement of funds deposited with any title entity acting in an escrow or sub-escrow capacity. The law requires that all funds be deposited and collected by the title entity's escrow and/or sub-escrow account prior to disbursement of any funds. Some methods of funding may be subject to a holding period, which must expire before any funds may be disbursed. In order to avoid any such delays, all funding should be done via wire transfer. Funds deposited with the Company via wire transfer may be disbursed upon receipt. Funds deposited by cashiers checks, certified checks, and teller's checks is one business day after the day deposited. Other checks may require hold periods from two to five business days after the day deposited, and may delay your closing. The Company may receive benefits from such banks based upon the balances in such accounts. Such benefits will be retained by the Company as part of its compensation for handling such funds.

Note No. 2: The charge where an order is cancelled after the issuance of the report of title, will be that amount which in the opinion of the Company is proper compensation for the services rendered or the purpose for which the report is used, but in no event shall said charge be less than the minimum amount required under Section 12404.1 of the Insurance Code of the State of California. If the report cannot be cancelled "no fee" pursuant to the provisions of said Insurance Code, then the minimum cancellation fee shall be that permitted by law.

Note No. 3: California Revenue and Taxation Code Section 18668, effective January 1, 1991, requires that the buyer in all sales of California Real Estate, withhold 3-1/3% of the total sales price as California State Income Tax, subject to the various provisions of the law as therein contained, and as amended.

Note No. 4: Wire Transfers

In the event your transaction is being escrowed by a Chicago Title office, contact should be made with the office to obtain correct wiring instructions. Failure to do so could result in a delay in the receipt of funds and subsequent closing of your transaction.

Chicago Title will disburse by wire-out only collected funds or funds received by confirmed wire-in.

The Company's wire-in instructions are:

Bank:	Bank of America 275 Valencia Blvd, 2nd Floor Brea, CA 92823
Bank ABA No.:	0260-0959-3
Account Name:	Chicago Title Company, Broadway Plaza Office
Account No.:	12351-50737
For Credit To:	Chicago Title Company 700 South Flower, Suite 800 Los Angeles, CA 90017
Order No.:	116743050J-X49

INFORMATIONAL NOTES

(continued)

LENDER NOTE: On the DATE you fund the Loan and WIRE Funds to Chicago Title and reference the above Order Number, you must send written NOTICE to the Title Officer's Unit by messenger or E-Mail that you sent the Funds.

Chicago Title will send an E-Mail acknowledging receipt of the funds as soon as practicable.

Chicago Title will NOT be responsible for any delay in Closing and Recording the transaction, nor will Chicago Title be liable for any claim of lost Interest unless such written Notice is sent the day of Funding and Chicago Title has acknowledged receipt of funds.

Note No. 5: Your application for title insurance was placed by reference to a street address or assessor's parcel number. Based upon our records, we believe that the description in this report covers the parcel that you requested.

To prevent errors, we require written confirmation that the legal description contained herein covers the parcel that you requested.

Note No. 6: The plat, (map), which is attached to this report, is to assist you in locating land with reference to streets and other parcels. While this plat is believed to be correct, the Company assumes no liability for any loss occurring by reason of reliance thereon.

Note No. 7: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.

Note No. 8: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

INFORMATIONAL NOTES

(continued)

Note No. 9: Important notice regarding documents to be recorded in the Los Angeles County. Please review the following CRITICAL MESSAGE from the Los Angeles County Recorder's Office as it will likely impact your closing:

SUBJECT: ACCEPTANCE OF NOTARY ACKNOWLEDGEMENTS

Effective May 1, 2008, the Los Angeles Registrar-Recorder/County Clerk's Office will work diligently to be more efficient in examining notary acknowledgements as our part in minimizing notary fraud. In our efforts, we will strictly adhere to the following requirements for accepting Notary Acknowledgments/Certificates:

- Notaries must comply with the requirements set forth by the state where the oath is administered.
- Notary Acknowledgments/Certificates may not contain white-out, corrective tape, arrows and/or asterisks.
- Notary Acknowledgments/Certificates completed by a California Notary that are destined for recording in the County of Los Angeles must be presented exactly in the form prescribed by Civil Code Section 1189(a)(1).

A Notary Acknowledgment/Certificate that does not meet existing state requirements in addition to the requirements set forth above may not be re-submitted after it has been rejected by the Recorder. A new Notary Acknowledgment/Certificate will be required when re-submitting a rejected document.

If you have any questions, please contact the Registrar-Recorder/County Clerk at (562) 462-2125.

INFORMATIONAL NOTES
(continued)

ATTACHMENT ONE

PRIVACY STATEMENT

IMPORTANT INFORMATION:

For those of you receiving this report by electronic delivery the Privacy Statement and Attachment One are linked to this report. Please review this information by selecting the link. For those of you who are receiving a hard copy of this report, a copy of this information has been submitted for your review.



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Email: Dave.Balassi@CTT.com
Phone: (213) 488-4394
Fax: (213) 488-4360
Order No.: 116743050F-X49



PRELIMINARY REPORT

Property Address: AEG Los Angeles Stadium and Event Center

Dated as of: August 1, 2011 at 7:30 am

In response to the application for a policy of title insurance referenced herein, Chicago 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 herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said Policy forms.

The printed Exceptions and Exclusion from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

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The policy(s) of title insurance to be issued hereunder will be policy(s) of Chicago Title Insurance Company

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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.

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:

City of Los Angeles

3. The land referred to in this report is situated in the State of California, County of Los Angeles and is described in the Legal Description, attached hereto:

END OF SCHEDULE A

LEGAL DESCRIPTION

PARCEL A:

LOTS 1 TO 6 INCLUSIVE OF TRACT 28165, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 814 PAGES 66 TO 69 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF TRENTON STREET SOUTH BETWEEN FIGUEROA STREET AND PICO BOULEVARD AS SHOWN AND DEDICATED ON THE MAP OF TRACT 28165, NOW VACATED BY (COUNCIL FILE NO. 82-1136 OF THE CITY OF LOS ANGELES) RESOLUTION NO. 83-01558 OF THE CITY OF LOS ANGELES, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY CLERK OF SAID CITY, AND RECORDED JUNE 5, 1990 AS INSTRUMENT NO. 90-1003283, AS SAID VACATION IS SHOWN IN VOLUME 23 PAGE 89 OF STREET VACATION MAPS ON FILE IN THE OFFICE OF CITY CLERKS OF SAID CITY AND TOGETHER WITH ALL OF NAGOYA STREET AND TRENTON STREET SHOWN AS TRENTON STREET NORTH ON THE MAP OF SAID TRACT 28165, BOUNDED AS FOLLOWS:

BOUNDED SOUTHEASTERLY BY A STRAIGHT LINE CONNECTING THE NORTHEASTERLY TERMINUS OF THAT CERTAIN COURSE IN THE SOUTHEASTERLY LINE OF LOT 1 OF SAID TRACT, SHOWN AS HAVING A BEARING AND LENGTH OF SOUTH 37° 41' 37" WEST, 187.38 FEET WITH THE SOUTHWESTERLY TERMINUS OF THAT CERTAIN COURSE IN THE SOUTHEASTERLY LINE OF LOT 3 OF SAID TRACT, SHOWN AS HAVING A BEARING AND LENGTH OF SOUTH 37° 41' 37" WEST, 363.89 FEET; AND BOUNDED NORTHERLY BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY TERMINUS OF THAT CERTAIN CURVE IN THE NORTHERLY LINE OF SAID LOT 1, SHOWN AS HAVING A RADIUS OF 651 FEET, AND AN ARC LENGTH OF 256.90 FEET; THENCE CONTINUING EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1° 59' 47", AN ARC DISTANCE OF 22.68 FEET; THENCE SOUTH 86° 28' 08" EAST, 99.75 FEET TO THE NORTHERLY LINE OF LOT 2, SAID TRACT 28165, NOW VACATED BY (COUNCIL FILE NO. 82-1136 OF THE CITY OF LOS ANGELES) RESOLUTION NO. 90-01558 OF THE CITY OF LOS ANGELES, ON FILE IN THE OFFICE OF THE CITY CLERK OF SAID CITY, AND RECORDED AUGUST 16, 1990 AS INSTRUMENT NO. 90-1426183, OFFICIAL RECORDS.

LEGAL DESCRIPTION

(continued)

EXCEPTING THEREFROM:

THOSE PORTIONS OF LOTS 1, 2 AND 3 AND TRENTON STREET NORTH, 82 FEET AND 97 FEET WIDE, NOW VACATED BY (COUNCIL FILE NO. 82-1136 OF THE CITY OF LOS ANGELES) RESOLUTION NO. 90-01558 OF THE CITY OF LOS ANGELES, ON FILE IN THE OFFICE OF THE CITY CLERK OF SAID CITY, AND RECORDED AUGUST 16, 1990 AS INSTRUMENT NO. 90-1426183, OFFICIAL RECORDS, AS SHOWN ON TRACT NO. 28165, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 814 PAGES 66 PAGES 66 TO 69 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF LOT 1, DISTANT THEREON SOUTH 61 DEGREES 51 MINUTES 21 SECONDS EAST 652.41 FEET FROM THE NORTHWESTERLY TERMINUS OF SAID LINE SHOWN AS SOUTH 61 DEGREES 51 MINUTES 43 SECONDS EAST 666.02 FEET ON SAID TRACT NO. 28165 THEREOF; THENCE SOUTH 28 DEGREES 08 MINUTES 39 SECONDS WEST 44.47 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 105.00 FEET; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY 138.02 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 75 DEGREES 18 MINUTES 41 SECONDS; THENCE NORTH 76 DEGREES 32 MINUTES 40 SECONDS WEST 33.23 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 43.00 FEET; THENCE WESTERLY 29.66 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39 DEGREES 31 MINUTES 13 SECONDS; THENCE ON A NON-TANGENT LINE SOUTH 61 DEGREES 32 MINUTES 47 SECONDS EAST 162.17 FEET; THENCE NORTH 28 DEGREES 27 MINUTES 13 SECONDS EAST 31.50 FEET; THENCE SOUTH 61 DEGREES 32 MINUTES 47 SECONDS EAST 34.73 FEET; THENCE SOUTH 28 DEGREES 27 MINUTES 13 SECONDS WEST 31.50 FEET; THENCE SOUTH 61 DEGREES 32 MINUTES 47 SECONDS EAST 32.62 FEET; THENCE 28 DEGREES 25 MINUTES 47 SECONDS WEST 269.35 FEET; THENCE SOUTH 61 DEGREES 48 MINUTES 26 SECONDS EAST 63.37 FEET; THENCE NORTH 73 DEGREES 31 MINUTES 42 SECONDS EAST 60.45 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 161.60 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 72 DEGREES 37 MINUTES 32 SECONDS EAST; THENCE SOUTHWESTERLY 100.58 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35 DEGREES 39 MINUTES 46 SECONDS; THENCE ON A NON-TANGENT LINE; SOUTH 61 DEGREES 37 MINUTES 19 SECONDS EAST 377.64 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF FIGUEROA STREET, 112 FEET WIDE, AS SHOWN ON SAID MAP, THENCE NORTH 37 DEGREES 41 MINUTES 47 SECONDS EAST 61.43 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF FIGUEROA STREET, 112 FEET WIDE, TO THE NORTHEASTERLY TERMINUS OF THAT CERTAIN COURSE IN THE MOST SOUTHEASTERLY LINE OF SAID LOT 1 SHOWN AS SOUTH 37 DEGREES 41 MINUTES 37 SECONDS WEST 187.38 FEET; THENCE ON A DIRECT LINE NORTH 42 DEGREES 20 MINUTES 09 SECONDS EAST 123.63 FEET TO THE EASTERLY TERMINUS OF THAT CERTAIN COURSE IN THE MOST SOUTHEASTERLY LINE OF SAID LOT

LEGAL DESCRIPTION

(continued)

3; SHOWN AS SOUTH 78 DEGREES 04 MINUTES 11 SECONDS WEST 22.85 FEET; THENCE NORTH 37 DEGREES 41 MINUTES 47 SECONDS EAST 545.94 FEET ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF FIGUEROA STREET, 102 FEET WIDE, AS SHOWN ON SAID MAP TO THE MOST EASTERLY CORNER OF LOT 2; THENCE NORTH 15 DEGREES 32 MINUTES 53 SECONDS WEST 17.90 FEET ALONG THE EASTERLY LINE OF SAID LOT 2 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ELEVENTH STREET, 102 FEET WIDE, AS SHOWN ON SAID MAP, SAID RIGHT-OF-WAY LINE BEING A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 549.00 FEET TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 20 DEGREES 09 MINUTES 57 SECONDS EAST; THENCE WESTERLY 159.32 FEET ALONG SAID CURVED RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 16 DEGREES 37 MINUTES 40 SECONDS; THENCE NORTH 86 DEGREES 27 MINUTES 43 SECONDS WEST 235.98 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF ELEVENTH STREET, TO THE NORTHEASTERLY TERMINUS OF THAT CERTAIN COURSE IN THE NORTHERLY LINE OF SAID LOT 2; SHOWN AS NORTH 50 DEGREES 01 MINUTES 32 SECONDS EAST 21.76 FEET ON SAID MAP; THENCE NORTH 86 DEGREES 16 MINUTES 08 SECONDS WEST 122.45 FEET ALONG A DIRECT LINE TO THE EASTERLY TERMINUS OF THAT CERTAIN CURVE IN THE SOUTHERLY LINE OF SAID ELEVENTH STREET, 102 FEET WIDE, AS SHOWN ON SAID MAP, HAVING A RADIUS OF 651 FEET, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 651.00 FEET, AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 5 DEGREES 31 MINUTES 37 SECONDS WEST; THENCE WESTERLY AND NORTHWESTERLY 256.98 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22 DEGREES 37 MINUTES 03 SECONDS; THENCE NORTH 61 DEGREES 51 MINUTES 21 SECONDS WEST 13.62 FEET ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF ELEVENTH STREET, 102 FEET WIDE TO THE POINT OF BEGINNING.

EXCEPT FROM THAT PORTION OF SAID LAND INCLUDED WITHIN LOTS 13 AND 14, BLOCK 2 OF SAID SENTOUS TRACT, ALL GAS, OIL AND MINERAL BELOW A DEPTH OF 500 FEET, WITHOUT RIGHT OF SURFACE ENTRY, AS GRANTED TO ROBERT W.P. MONTGOMERY, A MARRIED MAN, BY DEED RECORDED JULY 18, 1967 IN BOOK D3706 PAGE 541, OFFICIAL RECORDS, AS INSTRUMENT NO. 3015.

ALSO EXCEPT FROM THAT PORTION OF SAID LAND INCLUDED WITHIN LOT 70 OF SAID KINCAID'S TRACT AND THE SOUTHWESTERLY 6 FEET OF THE ALLEY ADJOINING SAID LOT 70; LOTS 42 AND 43 OF SAID FORMAN'S SUBDIVISION OF THE WEST 20 ACRES OF LOT 8, BLOCK 36 OF HANCOCK'S SURVEY, ALL GAS, OIL AND MINERALS BELOW A DEPTH OF 500 FEET WITHOUT RIGHT OF SURFACE ENTRY AS GRANTED LOT JAMES A. HENDERSON, A MARRIED MAN BY DEED NOVEMBER 16, 1966 IN BOOK D3483 PAGE 677, OFFICIAL RECORDS, AS INSTRUMENT NO. 2050.

ALSO EXCEPT FROM THAT PORTION OF SAID LAND INCLUDED WITHIN LOT 16 OF SAID KUGHEN AND CASTERLINE'S SUBDIVISION OF THE WARD TRACT, AN UNDIVIDED ONE-HALF INTEREST AND TO ALL CARBONS, MINERALS HYDROCARBONS AND OIL AND GAS APPURTENANT TO SAID LAND AS GRANTED TO CAROLE L. BENSON BY DEED RECORDED MARCH 29, 1968 IN BOOK D3955 PAGE 794, OFFICIAL RECORDS.

BY AN INSTRUMENT DATED JUNE 6, 1968 EXECUTED BY CAROLE L. BENSON, ALL RIGHTS TO ENTER UPON THE SURFACE OF SAID LAND WERE QUITCLAIMED TO THE CITY OF LOS ANGELES RECORDED JUNE 28, 1968 AS INSTRUMENT NO. 2969.

LEGAL DESCRIPTION
(continued)

ALSO EXCEPT FROM THAT PORTION OF SAID LAND INCLUDED WITHIN LOT 38 OF SAID KINCAID'S TRACT, ALL OF THE OIL, GAS, GOLD, SILVER AND OTHER PRECIOUS METALS, MINERALS AND MINERAL SUBSTANCES AND OTHER HYDROCARBON SUBSTANCES, AS GRANTED TO SAHARA APTS., INC., A CORPORATION, BY DEED RECORDED IN BOOK 56379 PAGE 119, OFFICIAL RECORDS, BUT WITHOUT THE RIGHT OF SURFACE ENTRY AND QUITCLAIMED BY SAID SAHARA APTS., INC., IN DEED RECORDED IN BOOK D1492 PAGE 847, OFFICIAL RECORDS. A DEED TO THE CITY OF LOS ANGELES FURTHER RECITES, "IT IS FURTHER UNDERSTOOD THAT ALL DIRECTIONAL DRILLING SHALL BE CONDUCTED IN SUCH A MANNER THAT THE WELLS, HOLE, SHAFT OR OTHER MEANS OF REACHING OR REMOVING SUCH OIL, GAS OR OTHER HYDROCARBON SUBSTANCES DOES NOT PENETRATE ANY PART OR PORTION OF SAID REAL PROPERTY WITHIN 500 FEET OF THE SURFACE THEREOF".

ALSO EXCEPT FROM THAT PORTION OF SAID LAND INCLUDED WITHIN THAT LOT PORTION OF LOT 3, BLOCK 4 OF SAID SENTOUS TRACT, ALL MINERALS, OILS, GASES AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER SAID PORTION OF LOT 3, WITHOUT, HOWEVER THE RIGHT TO DRILL, DIG OR MINE THROUGH THE SURFACE OF SAID LAND AS RESERVED BY STATE OF CALIFORNIA, IN DEED RECORDED SEPTEMBER 24, 1958 AS INSTRUMENT NO. 3651 IN BOOK D225 PAGE 376, OFFICIAL RECORDS.

ALSO EXCEPT FROM THAT PORTION OF SAID LAND INCLUDED WITHIN LOTS 2, 3 AND 14, BLOCK 4 OF SAID SENTOUS TRACT, ALL GAS, OIL AND MINERALS BELOW THE DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY AS GRANTED TO COMERA TYPE, INC., A CORPORATION BY DEED RECORDED DECEMBER 19, 1967 AS INSTRUMENT NO. 2531 IN BOOK D3862 PAGE 920, OFFICIAL RECORDS.

ALSO EXCEPT FROM THAT PORTION OF SAID LAND INCLUDED WITHIN LOTS 1 TO 19 OF SAID KINCAID'S TRACT, ALL OIL, GAS AND HYDROCARBON SUBSTANCES LYING BENEATH A DEPTH OF 500 FEET FROM THE PRESENT SURFACE OF SAID LAND AND WITHOUT ANY RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND ABOVE SAID 500 FOOT DEPTH, TOGETHER WITH ANY AND ALL LEASES AFFECTING SUCH OIL AND GAS, ETC., WHETHER OF RECORD OR NOT, AS RESERVED TO THE GRANTOR THEREIN IN DEED EXECUTED BY R. LESLIE KELLEY, A MARRIED MAN RECORDED APRIL 1, 1966 IN BOOK D3257 PAGE 809, OFFICIAL RECORDS, AS INSTRUMENT NO. 1580.

A DEED TO THE CITY OF LOS ANGELES FURTHER RECITES; "IT IS FURTHER UNDERSTOOD THAT ALL DIRECTIONAL DRILLING SHALL BE CONDUCTED IN SUCH A MANNER THAT THE WELL, HOLE SHAFT OR OTHER MEANS OF REACHING OR REMOVING SUCH OIL, GAS OR OTHER HYDROCARBON SUBSTANCES DOES NOT PENETRATE ANY PART OR PORTION OF SAID REAL PROPERTY WITHIN 500 FEET OF THE SURFACE THEREOF".

LEGAL DESCRIPTION

(continued)

ALSO EXCEPT FROM THAT PORTION OF SAID LAND INCLUDED WITHIN PORTIONS OF LOT 8, BLOCK 36, HANCOCK'S SURVEY SPECIFICALLY DESCRIBED IN DECREES OF DISTRIBUTION RECORDED IN BOOK D4172 PAGE 989, OFFICIAL RECORDS, IN BOOK D4330 PAGE 949, OFFICIAL RECORDS, IN BOOK D4275 PAGE 35, OFFICIAL RECORDS AND IN BOOK D4038 PAGE 742, OFFICIAL RECORDS (CITY PARCELS 50, 51, 11, 12 AND 13). THE EASTERLY 25 FEET OF LOT 25 AND ALL OF LOTS 26, 30, 31, 41, 42, 59, 62, 63 AND 64. THE SOUTHWESTERLY 25 FEET OF LOT 53 ALL IN FORMAN'S SUBDIVISION OF THE WEST 20 ACRES OF LOT 8 BLOCK 36 OF HANCOCK'S SURVEY, PORTIONS OF LOTS 12 AND 13 OF KUGHEN AND CASTERLINE'S SUBDIVISION, OF THE WARD TRACT RECORDED IN BOOK D4330 PAGE 975, OFFICIAL RECORDS (CITY PARCEL 52); LOTS 39, 45 (44 PORTIONS OF 46 AND 48, RECORDED IN BOOK D4337 PAGE 756, OFFICIAL RECORDS), (ALL OF LOT 47 AND PORTION OF LOT 49 RECORDED OCTOBER 28, 1969 AS INSTRUMENT NO. 7262 IN BOOK M3334 PAGE 145, OFFICIAL RECORDS). LOTS 51, 68, 69, 27 AND 29 ALL IN KINCAID'S TRACT AND ALL OF THE FIRESTONE TRACT, ALL CRUDE OIL, PETROLEUM, GAS, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS OF WHATEVER NATURE IN, UNDER, AND RECOVERABLE FROM THE REAL PROPERTIES, WITHOUT THE RIGHT TO ENTER, DRILL OR PENETRATE IN OR UPON THE SURFACE OF SAID REAL PROPERTIES, OR WITHIN 500 FEET THEREOF FOR THE PURPOSE OF RECOVERING CRUDE OIL, PETROLEUM, GAS, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS OF WHATEVER NATURE AS EXCEPTED IN THE FINAL ORDERS OF CONDEMNATION, A CERTIFIED COPY OF WHICH, WERE RECORDED IN VARIOUS INSTRUMENTS OF RECORD.

ALSO EXCEPT FROM THAT PORTION OF SAID LAND INCLUDED WITHIN THE REMAINING LOTS ACQUIRED BY THE CITY OF LOS ANGELES, BY VARIOUS DEEDS OF RECORD (BUT NOT INCLUDING THOSE PORTIONS OF SENTOUS STREET, ELEVENTH STREET, GEORGIA STREET DESCRIBED IN DEEDS RECORDED APRIL 9, 1885, IN BOOK 137 PAGE 390 OF DEEDS, IN BOOK 137 PAGE 391 OF DEEDS, IN BOOK 137 PAGE 392 OF DEEDS, IN BOOK 137 PAGE 393 OF DEEDS, RELINQUISHMENT RECORDED APRIL 22, 1964 IN BOOK R1896 PAGE 67, OFFICIAL RECORDS AND LOT 17 OF KUGHEN AND CASTERLINE'S SUBDIVISION OF THE WARD TRACT):

ALL OIL, GAS AND OTHER CARBON SUBSTANCES IN, UNDER AND RECOVERABLE FROM SAID HEREINBEFORE DESCRIBED PROPERTY, TOGETHER WITH THE RIGHT TO DRILL FOR AND PRODUCE SUCH OIL, GAS AND OTHER HYDROCARBON SUBSTANCES BY DIRECTIONAL DRILLING CONDUCTED FROM SURFACE LOCATIONS ON LAND OTHER THAN THE LANDS HEREINABOVE MENTIONED; IT BEING UNDERSTOOD THAT SUCH EXCEPTION AND RESERVATION SHALL NOT OPERATE TO CREATE ANY RIGHT TO CONDUCT DRILLING OPERATIONS FROM ANY PORTIONS OF THE SURFACE OF SAID ABOVE DESCRIBED LAND. IT IS FURTHER UNDERSTOOD THAT ALL DIRECTIONAL DRILLING, SHALL BE CONDUCTED IN SUCH A MANNER THAT THE WELL, HOLE SHAFT OR OTHER MEANS OF REACHING OR REMOVING SUCH OIL, GAS OR OTHER HYDROCARBON SUBSTANCES DOES NOT PENETRATE ANY PART OR PORTION OF SAID REAL PROPERTY WITHIN 500 FEET OF THE SURFACE THEREOF, AS RESERVED BY VARIOUS DEEDS OF RECORD.

LEGAL DESCRIPTION

(continued)

ALSO EXCEPT FROM THAT PORTION OF SAID LAND INCLUDED WITHIN THE LAND DESCRIBED IN THE FINAL ORDER OF CONDEMNATION, A CERTIFIED COPY OF WHICH WAS RECORDED APRIL 25, 1969 AS INSTRUMENT NO. 3171 ALL CRUDE OIL, PETROLEUM, GAS, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS OF WHATEVER NATURE IN, UNDER AND RECOVERABLE FROM THE SAID REAL PROPERTIES WITHOUT THE RIGHT TO ENTER, DRILL OR PENETRATE IN OR UPON THE SURFACE OF SAID REAL PROPERTIES, OR WITHIN 500 FEET THEREOF, FOR THE PURPOSES OF RECOVERING CRUDE OIL, PETROLEUM, GAS, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS OF WHATEVER NATURE. AS EXCEPTED IN THE FINAL ORDER OF CONDEMNATION, A CERTIFIED COPY OF WHICH WAS RECORDED APRIL 25, 1969 IN BOOK D4350 PAGE 624, OFFICIAL RECORDS AS INSTRUMENT NO. 3171.

ALSO EXCEPT FROM THAT PORTION OF SAID LAND INCLUDED WITHIN THE LAND DESCRIBED IN THE FINAL ORDER OF CONDEMNATION, A CERTIFIED COPY OF WHICH WAS RECORDED JUNE 10, 1969 AS INSTRUMENT NO. 2600 ALL CRUDE OIL, PETROLEUM, GAS, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS OF WHATEVER NATURE IN, UNDER AND RECOVERABLE FROM THE SAID REAL PROPERTIES WITHOUT THE RIGHT TO ENTER, DRILL OR PENETRATE IN OR UPON THE SURFACE OF SAID REAL PROPERTIES, OR WITHIN 500 FEET THEREOF, FOR THE PURPOSES OF RECOVERING CRUDE OIL, PETROLEUM, GAS, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS OF WHATEVER NATURE, AS EXCEPTED IN THE FINAL ORDER OF CONDEMNATION, A CERTIFIED COPY OF WHICH WAS RECORDED JUNE 10, 1969 IN BOOK D4397 PAGE 132, OFFICIAL RECORDS, AS INSTRUMENT NO. 2600.

ALSO EXCEPT FROM THAT PORTION OF SAID LAND INCLUDED WITHIN THE LAND DESCRIBED IN THE FINAL ORDER OF CONDEMNATION, A CERTIFIED COPY OF WHICH WAS RECORDED JANUARY 23, 1970 AS INSTRUMENT NO. 2758 ALL CRUDE OIL, PETROLEUM, GAS, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS OF WHATEVER NATURE IN, UNDER AND RECOVERABLE FROM THE SAID REAL PROPERTIES WITHOUT THE RIGHT TO ENTER, DRILL OR PENETRATE IN OR UPON THE SURFACE OF SAID REAL PROPERTIES, OR WITHIN 500 FEET THEREOF, FOR THE PURPOSES OF RECOVERING CRUDE OIL, PETROLEUM, GAS, ASPHALTUM AND KINDRED SUBSTANCES AND OTHER MINERALS OF WHATEVER NATURE, AS EXCEPTED IN THE FINAL ORDER OF CONDEMNATION, A CERTIFIED COPY OF WHICH WAS RECORDED JANUARY 23, 1970 IN BOOK D4615 PAGE 229, OFFICIAL RECORDS.

PARCEL B:

PARCELS 1 AND 2 OF OFFICIAL MAP NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED ON JUNE 14, 1989 AS INSTRUMENT NO. 89-958587, IN BOOK 5 PAGES 38 TO 40 OF OFFICIAL MAPS.

EXCEPT FROM SAID PARCEL 1 THAT PORTION THEREOF DESCRIBED AS "PARCEL S-1 AND S-3" IN GRANT DEED TO THE STATE OF CALIFORNIA RECORDED MARCH 1, 1994 AS INSTRUMENT NO. 94-415105, OF OFFICIAL RECORDS.

LEGAL DESCRIPTION
(continued)

PARCEL C:

PARCEL 1:

A PARCEL OF LAND, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF THE AIRSPACE OVER PICO BOULEVARD, 102 FEET WIDE, AS SHOWN ON THE MAP OF TRACT 28165, AS PER MAP RECORDED IN BOOK 814 PAGES 66 PAGES 66 TO 69 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED NORTHWESTERLY BY A LINE PARALLEL WITH AND DISTANT 280 FEET NORTHWESTERLY MEASURED AT RIGHT ANGLES FROM THE SOUTHEASTERLY LINE AND ITS PROLONGATION OF LOT 5, DENNIS AND STEWART'S ADDITION, AS PER MAP RECORDED IN BOOK 6 PAGE 440 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND BOUNDED SOUTHEASTERLY BY A LINE PARALLEL WITH AND DISTANT 10 FEET NORTHWESTERLY MEASURED AT RIGHT ANGLES FROM THE SOUTHEASTERLY LINE AND ITS PROLONGATION OF SAID LOT 5, SAID AIRSPACE LYING ABOVE A HORIZONTAL DATUM PLANE AT AN ELEVATION WHICH IS 15 FEET 0 INCH ABOVE THE MAXIMUM TOP OF CURB ELEVATION BELOW SAID AIRSPACE ON THE NORTHERLY SIDE OF SAID PICO BOULEVARD AS SAID CURB IS SHOWN ON PLAN NO. P-25905 ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF LOS ANGELES.

PARCEL 2:

A PARCEL OF LAND, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF THE AIRSPACE OVER PICO BOULEVARD, 102 FEET WIDE, AS SHOWN ON SAID MAP OF TRACT 28165, BOUNDED NORTHWESTERLY BY A LINE PARALLEL WITH AND DISTANT 7 FEET THE NORTHWESTERLY MEASURED AT RIGHT ANGLES FROM THE NORTHWESTERLY LINE AND ITS PROLONGATION OF LOT 4, BLOCK 1, WRIGHT'S SUBDIVISION OF THE SISTER OF CHARITY TRACT, AS PER MAP RECORDED IN BOOK 5 PAGE 431 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND BOUNDED SOUTHEASTERLY BY A LINE PARALLEL WITH AND DISTANT 28 FEET SOUTHEASTERLY MEASURED AT RIGHT ANGLES FROM SAID NORTHWESTERLY LINE AND ITS PROLONGATION OF LOT 4, SAID AIRSPACE LYING ABOVE A HORIZONTAL DATUM PLANE AT AN ELEVATION WHICH IS 15 FEET 0 INCH ABOVE THE MAXIMUM TOP OF CURB ELEVATION BELOW SAID AIRSPACE ON THE NORTHERLY SIDE OF SAID PICO BOULEVARD AS SAID CURB IS SHOWN ON PLAN NO. P-25905 ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF LOS ANGELES.

LEGAL DESCRIPTION
(continued)

PARCEL D: (STAPLES CENTER)

THOSE PORTIONS OF LOTS 1, 2 AND 3 AND TRENTON STREET NORTH, 82 FEET AND 97 FEET WIDE, NOW VACATED BY (COUNCIL FILE NO. 82-1136 OF THE CITY OF LOS ANGELES) RESOLUTION NO. 90-01558 OF THE CITY OF LOS ANGELES, ON FILE IN THE OFFICE OF THE CITY CLERK OF SAID CITY, AND RECORDED AUGUST 16, 1990 AS INSTRUMENT NO. 90-1426183, OFFICIAL RECORDS, AS SHOWN ON TRACT NO. 26165, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 814 PAGES 66 TO 69 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF LOT 1, DISTANT THEREON SOUTH 61 DEGREES 51 MINUTES 21 SECONDS EAST 652.41 FEET FROM THE NORTHWESTERLY TERMINUS OF SAID LINE SHOWN AS SOUTH 61 DEGREES 51 MINUTES 43 SECONDS EAST 66.02 FEET ON SAID TRACT NO. 28165 THEREOF; THENCE SOUTH 28 DEGREES 08 MINUTES 39 SECONDS WEST 44.47 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 105.00 FEET; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY 138.02 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 75 DEGREES 18 MINUTES 41 SECONDS; THENCE NORTH 76 DEGREES 32 MINUTES 40 SECONDS WEST 33.23 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 43.00 FEET; THENCE WESTERLY 29.66 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29 DEGREES 31 MINUTES 13 SECONDS; THENCE ON A NON-TANGENT LINE SOUTH 61 DEGREES 32 MINUTES 47 SECONDS EAST 162.17 FEET; THENCE SOUTH 28 DEGREES 27 MINUTES 13 SECONDS WEST 31.50 FEET; THENCE SOUTH 61 DEGREES 32 MINUTES 47 SECONDS EAST 34.73 FEET; THENCE SOUTH 28 DEGREES 27 MINUTES 13 SECONDS WEST 31.50 FEET; THENCE SOUTH 61 DEGREES 32 MINUTES 47 SECONDS EAST 32.62 FEET; THENCE 28 DEGREES 25 MINUTES 47 SECONDS WEST 269.35 FEET; THENCE SOUTH 61 DEGREES 48 MINUTES 26 SECONDS EAST 63.37 FEET; THENCE NORTH 73 DEGREES 31 MINUTES 42 SECONDS EAST 60.45 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 161.60 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 72 DEGREES 37 MINUTES 32 SECONDS EAST; THENCE SOUTHWESTERLY 100.58 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35 DEGREES 39 MINUTES 46 SECONDS;

LEGAL DESCRIPTION

(continued)

THENCE ON A NON-TANGENT LINE; SOUTH 61 DEGREES 37 MINUTES 19 SECONDS EAST 377.64 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF FIGUEROA STREET, 112 FEET WIDE, AS SHOWN ON SAID MAP, THENCE NORTH 37 DEGREES 41 MINUTES 47 SECONDS EAST 61.43 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF FIGUEROA STREET, 112 FEET WIDE, TO THE NORTHEASTERLY TERMINUS OF THAT CERTAIN COURSE IN THE MOST SOUTHEASTERLY LINE OF SAID LOT 1 SHOWN AS SOUTH 37 DEGREES 41 MINUTES 37 SECONDS WEST 187.38 FEET; THENCE ON A DIRECT LINE NORTH 42 DEGREES 20 MINUTES 09 SECONDS EAST 123.63 FEET TO THE EASTERLY TERMINUS OF THAT CERTAIN COURSE IN THE MOST SOUTHEASTERLY LINE OF SAID LOT 3; SHOWN AS SOUTH 78 DEGREES 04 MINUTES 11 SECONDS WEST 22.85 FEET; THENCE NORTH 37 DEGREES 41 MINUTES 47 SECONDS EAST 545.94 FEET ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF FIGUEROA STREET, 102 FEET WIDE, AS SHOWN ON SAID MAP TO THE MOST EASTERLY CORNER OF LOT 2; THENCE NORTH 15 DEGREES 32 MINUTES 53 SECONDS WEST 17.90 FEET ALONG THE EASTERLY LINE OF SAID LOT 2 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ELEVENTH STREET, 102 FEET WIDE, AS SHOWN ON SAID MAP, SAID RIGHT-OF-WAY LINE BEING A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 549.00 FEET TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 20 DEGREES 09 MINUTES 57 SECONDS EAST; THENCE WESTERLY 159.32 FEET ALONG SAID CURVED RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 16 DEGREES 37 MINUTES 40 SECONDS; THENCE NORTH 86 DEGREES 27 MINUTES 43 SECONDS WEST 235.98 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF ELEVENTH STREET, TO THE NORTHEASTERLY TERMINUS OF THAT CERTAIN COURSE IN THE NORTHERLY LINE OF SAID LOT 2; SHOWN AS NORTH 50 DEGREES 01 MINUTES 32 SECONDS EAST 21.76 FEET ON SAID MAP; THENCE NORTH 86 DEGREES 16 MINUTES 08 SECONDS WEST 122.45 FEET ALONG A DIRECT LINE TO THE EASTERLY TERMINUS OF THAT CERTAIN CURVE IN THE SOUTHERLY LINE OF SAID ELEVENTH STREET, 102 FEET WIDE, AS SHOWN ON SAID MAP, HAVING A RADIUS OF 651 FEET, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 651.00 FEET, AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 5 DEGREES 31 MINUTES 27 SECONDS WEST; THENCE WESTERLY AND NORTHWESTERLY 256.96 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22 DEGREES 37 MINUTES 03 SECONDS; THENCE NORTH 61 DEGREES 51 MINUTES 21 SECONDS WEST 13.62 FEET ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF ELEVENTH STREET, 102 FEET WIDE TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION

(continued)

EXCEPT THEREFROM, ALL OIL, CRUDE OIL, GAS, PETROLEUM, ASPHALTUM, HYDROCARBONS, CARBONS, MINERALS, AND MINERAL SUBSTANCES, GOLD, SILVER AND OTHER PRECIOUS METALS, AND OTHER KINDRED SUBSTANCES AND MINERALS OF WHATEVER NATURE, IN, UNDER AND RECOVERABLE FROM THE HEREINBEFORE DESCRIBED LAND, TOGETHER WITH THE RIGHT TO DRILL FOR AND PRODUCE SUCH OIL, GAS AND OTHER HYDROCARBON SUBSTANCES BY DIRECTIONAL DRILLING CONDUCTED FROM SURFACE LOCATIONS ON LAND OTHER THAN THE LANDS HEREINABOVE MENTIONED, SUCH EXCEPTION AND RESERVATION SHALL NOT OPERATE TO CREATE ANY RIGHT TO CONDUCT DRILLING OPERATIONS FROM ANY PORTION OF THE SURFACE OF SAID ABOVE DESCRIBED LAND, ALL DIRECTIONAL DRILLING SHALL BE CONDUCTED IN SUCH A MANNER THAT THE WELL, HOLE SHAFT OR OTHER HYDROCARBON SUBSTANCES DOES NOT PENETRATE ANY PART OR PORTION OF SAID REAL PROPERTY WITHIN 500 FEET OF THE SURFACE THEREOF, AS EXCEPTED AND RESERVED IN VARIOUS INSTRUMENTS OF RECORD, THREE OF WHICH RECORDED JANUARY 10, 1958 AS INSTRUMENT NO. 2914, IN BOOK 56379, PAGE 119, OCTOBER 23, 1968 AS INSTRUMENT NO. 2933, IN BOOK D4172 PAGE 989 AND JANUARY 23, 1970 AS INSTRUMENT NO. 2758 IN BOOK D4615 PAGE 229, ALL OF OFFICIAL RECORDS.

PARCEL E: (PICO BOULEVARD)

A PARCEL OF LAND, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF PICO BOULEVARD, 102 FEET WIDE, AS SHOWN ON THE MAP OF TRACT 28165, AS PER MAP RECORDED IN BOOK 814 PAGES 66 PAGES 66 TO 69 INCLUSIVE OF MAPS BOUNDED AS FOLLOWS:

ON THE WEST BY THE SOUTHERLY PROLONGATION OF THE NORTHWESTERLY LINE OF LOT 1 OF THE AFOREMENTIONED TRACT 28165 HAVING A BEARING OF NORTH 28° 21' 02" EAST AND A DISTANCE OF 927.29 FEET;

ON THE EAST BY THE NORTHERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF PARCEL 1 OF OFFICIAL MAP NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED ON JUNE 14, 1989 AS INSTRUMENT NO. 89-958587, IN BOOK 5 PAGES 38 TO 40 OF OFFICIAL MAPS, HAVING A BEARING OF NORTH 27° 57' 40" EAST AND A DISTANCE OF 1,245.85 FEET.

PARCEL F: (SENTOUS STREET)

A PARCEL OF LAND, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF SENTOUS STREET, 102 FEET WIDE, AS SHOWN ON THE MAP OF TRACT 28165, AS PER MAP RECORDED IN BOOK 814 PAGES 66 PAGES 66 TO 69 INCLUSIVE OF MAPS BOUNDED AS FOLLOWS:

ON THE NORTH BY THE SOUTHEASTERLY PROLONGATION OF A LINE IN THE NORTHERLY LINE OF LOT 5 OF SAID TRACT 28165, HAVING A BEARING OF SOUTH 7° 24' 08" WEST AND A DISTANCE OF 29.20 FEET, AND ON THE SOUTH BY THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 1 OF SAID TRACT 28165 HAVING A BEARING OF 61° 33' 15" WEST, AND A DISTANCE OF 920.18 FEET.

LEGAL DESCRIPTION

(continued)

PARCEL G: (TWELFTH STREET)

A PARCEL OF LAND, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF TWELFTH STREET, AS SHOWN ON THE MAP OF TRACT 28165, AS PER MAP RECORDED IN BOOK 814 PAGES 66 PAGES 66 TO 69 INCLUSIVE OF MAPS BOUNDED AS FOLLOWS:

ON THE EAST BY THE NORTHERLY PROLONGATION OF A LINE IN THE EASTERLY LINE OF LOT 6 OF SAID TRACT 28165, HAVING A BEARING OF NORTH 28° 21' 02" EAST AND A DISTANCE OF 509.35 FEET, AND ON THE WEST BY THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 6 OF SAID TRACT 28165 HAVING A BEARING OF NORTH 42° 47' 39" EAST, AND A DISTANCE OF 211.40 FEET.

PARCEL H: (PARTIAL LOTS ALONG WEST BOUNDARY OF SOUTH HALL)

PARCEL H-1:

THOSE PORTIONS OF LOTS 3, 6, 8, 10, 12 AND 14 IN BLOCK 2 OF WRIGHT'S SUBDIVISION OF THE SISTERS OF CHARITY TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 5 PAGE 431 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; TOGETHER WITH THAT PORTION OF THAT CERTAIN ALLEY (12.00 FEET WIDE) IN SAID CITY, COUNTY AND STATE, ADJOINING LOTS 3 AND 6 IN BLOCK 2 AND AS SHOWN ON SAID WRIGHT'S SUBDIVISION, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE SOUTHERLY TERMINUS OF THAT CERTAIN CURVE IN THE PARCEL OF LAND ACQUIRED BY THE STATE OF CALIFORNIA BY DEED RECORDED IN BOOK 55833 PAGE 47 OF OFFICIAL RECORDS IN SAID OFFICE, DESCRIBED THEREIN AS HAVING A RADIUS OF 155.00 FEET AND ARC DISTANCE OF 2.02 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0 DEGREES 20 MINUTES 03 SECONDS AN ARC DISTANCE OF .90 FEET A RADIAL LINE TO THE BEGINNING OF SAID CURVE BEARS SOUTH 87 DEGREES 18 MINUTES 55 SECONDS EAST AS SHOWN ON OFFICIAL MAP NO. 2 RECORDED IN BOOK 5 PAGES 38-40 OF OFFICIAL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY TO A NON TANGENT LINE THAT IS PARALLEL WITH AND DISTANT 45.00 FEET SOUTHEASTERLY FROM A LINE THAT BEARS SOUTH 27 DEGREES 37 MINUTES 46 SECONDS WEST AND PASSES THROUGH A POINT IN THE CENTER LINE OF PICO BOULEVARD (VARIOUS IN WIDTH) SAID POINT BEING DISTANT THEREOF SOUTH 61 DEGREES 33 MINUTES 15 SECONDS EAST 28.39 FEET FROM THE INTERSECTION OF THE CENTER LINE OF SAID PICO BOULEVARD WITH THE CENTER LINE OF SENTOUS STREET, SAID INTERSECTION AS SHOWN ON SAID OFFICIAL MAP; THENCE ALONG SAID PARALLEL LINE SOUTH 27 DEGREES 37 MINUTES 46 SECONDS WEST 277.86 FEET TO A POINT IN A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 165.00 FEET AS RECITED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED MARCH 15, 1957 AS INSTRUMENT NO. 2228 OF OFFICIAL RECORDS OF SAID COUNTY, (FOR PURPOSES OF THIS DESCRIPTION, SAID CURVE SHALL HAVE A RADIUS OF 164.78 FEET) A RADIAL LINE BEARS FROM SAID POINT SOUTH 42 DEGREES 59 MINUTES 14 SECONDS EAST;

LEGAL DESCRIPTION

(continued)

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 4 DEGREES 34 MINUTES 20 SECONDS, AN ARC DISTANCE OF 13.15 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 184.75 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23 DEGREES 57 MINUTES 12 SECONDS, AN ARC DISTANCE OF 77.23 FEET; THENCE TANGENT TO SAID CURVE NORTH 27 DEGREES 37 MINUTES 54 SECONDS EAST 103.58 FEET TO THE MOST WESTERLY CORNER OF THE LAND DESCRIBED IN THE STATE OF CALIFORNIA RELINQUISHMENT NO. 745 RECORDED MAY 7, 1970 AS INSTRUMENT NO. 1711 IN BOOK R-3414 PAGE 358 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE BOUNDARIES OF SAID RELINQUISHMENT AS FOLLOWS: NORTH 27 DEGREES 33 MINUTES 45 SECONDS EAST 20.36 FEET AND NORTH 03 DEGREES 10 MINUTES 56 SECONDS WEST 11.41 FEET TO A POINT IN A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 159.96 FEET, A RADIAL LINE FROM SAID POINT BEARS NORTH 66 DEGREES 27 MINUTES 01 SECONDS WEST; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20 DEGREES 51 MINUTES 54 SECONDS, AN ARC DISTANCE OF 58.25 FEET; TO THE POINT OF BEGINNING.

PARCEL H-2:

THOSE PORTIONS OF LOTS 20, 21, 22 AND 23 IN BLOCK 2 OF WRIGHT'S SUBDIVISION OF THE SISTERS OF CHARITY TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5 PAGE 431 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH EASTERLY LINE OF SAID LOT 21 AND THE NORTHWESTERLY LINE OF WRIGHT STREET. FOR THE PURPOSE OF THIS DEED WRIGHT STREET BEARS NORTH 27 DEGREES 32 MINUTES 36 SECONDS EAST; THENCE SOUTH 68 DEGREES 22 MINUTES 04 SECONDS WEST 3.46 FEET TO A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 29.50 FEET, THENCE FROM A TANGENT BEARING SOUTH 60 DEGREES 33 MINUTES 14 SECONDS WEST, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27 DEGREES 55 MINUTES 49 SECONDS AN ARC DISTANCE OF 14.38 FEET TO A POINT OF A REVERSE CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 40.50 FEET, A RADIAL LINE OF SAID REVERSE CURVE THROUGH SAID POINT BEARS NORTH 01 DEGREES 30 MINUTES 57 SECONDS WEST; THENCE SOUTHWESTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 100 DEGREES 28 MINUTES 14 SECONDS AN ARC DISTANCE OF 71.02 FEET; THENCE NON-TANGENT TO SAID CURVE NORTH 29 DEGREES 18 MINUTES 57 SECONDS WEST 66.07 FEET; THENCE NORTH 20 DEGREES 26 MINUTES 59 SECONDS WEST 86.06 FEET TO THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE RECITED AS HAVING A BEARING AND LENGTH OF "NORTH 00 DEGREES 39 MINUTES 18 SECONDS EAST 52.41 FEET" IN THE DIRECTOR'S DEED TO DAVID BENEZRA, WILLIAM VEPRIN AND JEANETTE VEPRIN, RECORDED MAY 31, 1966 AS INSTRUMENT NO. 2125 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH 36 DEGREES 36 MINUTES 32 SECONDS EAST 42.32 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 21 IN BLOCK 2; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 21 TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION

(continued)

PARCEL H-3:

THOSE PORTIONS OF LOTS 25 THROUGH 30, 32, AND 34, IN BLOCK 1 OF WRIGHT'S SUBDIVISION OF THE SISTERS OF CHARITY TRACT, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 431 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; TOGETHER WITH THOSE PORTIONS OF WRIGHT STREET (50.00 FEET WIDE) AND DELONG STREET, FORMERLY VIRGINIA STREET, 46.00 FEET WIDE, AS SHOWN ON SAID WRIGHT'S SUBDIVISION OF THE SISTERS OF CHARITY TRACT; ALSO TOGETHER WITH THOSE PORTIONS OF LOTS 4 AND 5 IN BLOCK 3 OF THE HARVEY TRACT, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 77 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED AS PARCEL 9 IN THE STATE OF CALIFORNIA RELINQUISHMENT NO. 285 RECORDED JANUARY 6, 1964 AS INSTRUMENT NO. 3869, RECORDS OF SAID COUNTY; THENCE NORTH 27 DEGREES 30 MINUTES 39 SECONDS EAST 0.10 FEET TO THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO FRED J. TABERY, RECORDED FEBRUARY 7, 1964 AS INSTRUMENT NO. 4333, RECORDS OF SAID COUNTY; THENCE ALONG THE WESTERLY LINE OF SAID DEED TO FRED J. TABERY, NORTH 17 DEGREES 43 MINUTES 26 SECONDS WEST 113.34 FEET TO THE SOUTHWESTERLY LINE OF THE NORTHEASTERLY 1 FOOT OF LOT 30, IN BLOCK 1 OF SAID WRIGHT'S SUBDIVISION OF THE SISTERS OF CHARITY TRACT; THENCE ALONG SAID SOUTHWESTERLY LINE NORTH 61 DEGREES 20 MINUTES 44 SECONDS WEST 2.87 FEET TO THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED JANUARY 26, 1959 AS INSTRUMENT NO. 1874, RECORDS OF SAID COUNTY, SAID MOST SOUTHERLY CORNER BEING A POINT IN A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 634.33 FEET IN THE EASTERLY LINE OF SAID DEED TO THE STATE OF CALIFORNIA, A RADIAL LINE FROM SAID POINT BEARS SOUTH 68 DEGREES 45 MINUTES 05 SECONDS WEST; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 4 DEGREES 17 MINUTES 42 SECONDS, AN ARC DISTANCE OF 47.55 FEET TO THE SOUTHEASTERLY LINE OF LOT 27, BLOCK 1 OF SAID WRIGHT'S SUBDIVISION OF THE SISTERS OF CHARITY; THENCE NON-TANGENT TO SAID CURVE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF LOTS 27 AND 25 IN SAID BLOCK 1 NORTH 27 DEGREES 31 MINUTES 32 SECONDS EAST 74.78 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 25; THENCE NORTH 61 DEGREES 33 MINUTES 33 SECONDS WEST 120.25 FEET ALONG THE NORTHEASTERLY LINE OF SAID LOT 25 TO THE MOST NORTHERLY CORNER OF SAID LOT 25;

LEGAL DESCRIPTION

(continued)

THENCE SOUTH 27 DEGREES 32 MINUTES 27 SECONDS WEST 9.12 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT 25, TO THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN PARCEL 10, IN THE STATE OF CALIFORNIA RELINQUISHMENT NO. 285, RECORDED JANUARY 6, 1964 AS INSTRUMENT NO. 3869, RECORDS OF SAID COUNTY;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 10, NORTH 62 DEGREES 27 MINUTES 33 SECONDS WEST 18.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.50 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 4 DEGREES 58 MINUTES 08 SECONDS, AN ARC DISTANCE OF 1.35 FEET; THENCE NON-TANGENT TO SAID CURVE SOUTH 29 DEGREES 18 MINUTES 57 SECONDS EAST 168.28 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 486.33 FEET; THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 33 DEGREES 34 MINUTES 29 SECONDS, AN ARC DISTANCE OF 284.98 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1968.00 FEET, A RADIAL FROM SAID POINT BEARS SOUTH 77 DEGREES 43 MINUTES 08 SECONDS WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0 DEGREES 03 MINUTES 30 SECONDS, AN ARC DISTANCE OF 2.00 FEET TO A POINT ON THE WESTERLY LINE OF THE LAND DESCRIBED AS PARCEL 9, IN THE HEREIN ABOVE MENTIONED STATE OF CALIFORNIA RELINQUISHMENT NO. 285. SAID POINT BEING A POINT IN A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 487.00 FEET IN THE WESTERLY LINE OF SAID RELINQUISHMENT NO. 285, A RADIAL LINE FROM SAID POINT BEARS NORTH 85 DEGREES 32 MINUTES 43 SECONDS WEST; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 5 DEGREES 41 MINUTES 53 SECONDS, AN ARC DISTANCE OF 48.43 FEET; THENCE NON-TANGENT TO SAID CURVE, NORTH 1 DEGREES 55 MINUTES 12 SECONDS EAST 97.04 FEET TO THE POINT OF BEGINNING

PARCEL H-4:

THAT CERTAIN PORTION OF AN ALTERED STREET, KNOWN AS WRIGHT STREET, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS NOW LOCATED AND CONSTRUCTED EASTERLY OF THE HARBOR FREEWAY, UPON, OVER AND ACROSS THOSE PORTIONS OF LOTS 21 AND 23 IN BLOCK 2 OF WRIGHT'S SUBDIVISION OF THE SISTERS OF CHARITY TRACT, AS SHOWN ON MAP RECORDED IN BOOK 5, PAGE 431 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; AND THAT PORTION OF WRIGHT STREET, 50.00 FEET WIDE, DESCRIBED AS A WHOLE AS FOLLOWS:

LEGAL DESCRIPTION

(continued)

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 21, THENCE SOUTH 68 DEGREES 22 MINUTES 04 SECONDS, 3.46 FEET TO A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 29.50 FEET; THENCE FROM A TANGENT BEARING SOUTH 60 DEGREES 33 MINUTES 14 SECONDS WEST, WESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 27 DEGREES 55 MINUTES 49 SECONDS, AN ARC DISTANCE OF 14.38 FEET TO A POINT OF REVERSE CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 40.50 FEET, A RADIAL LINE OF SAID REVERSE CURVE THROUGH SAID POINT BEARS SOUTH 1 DEGREE 30 MINUTES 57 SECONDS EAST; THENCE SOUTHWESTERLY ALONG SAID REVERSE CURVE THROUGH AN ANGLE OF 117 DEGREES 47 MINUTES 55 SECONDS, AN ARC DISTANCE OF 83.27 FEET; THENCE SOUTH 29 DEGREES 18 MINUTES 52 SECONDS EAST, 46.18 FEET TO A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 15.50 FEET; THENCE SOUTHEASTERLY ALONG LAST SAID CURVE THROUGH AN ANGLE OF 33 DEGREES 08 MINUTES 32 SECONDS, AN ARC DISTANCE OF 8.97 FEET; THENCE TANGENT SOUTH 62 DEGREES 27 MINUTES 24 SECONDS EAST, 18.00 FEET TO THE SOUTHEASTERLY LINE OF SAID WRIGHT STREET; THENCE ALONG SAID SOUTHEASTERLY LINE NORTH 27 DEGREES 32 MINUTES 36 SECONDS EAST, 109.42 FEET; THENCE AT RIGHT ANGLES NORTH 62 DEGREES 27 MINUTES 24 SECONDS WEST, 50.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION THEREOF LYING WITHIN PARCEL 1 OF OFFICIAL MAP NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED ON JUNE 14, 1989 AS INSTRUMENT NO. 89-958587, IN BOOK 5 PAGES 38 TO 40 OF OFFICIAL MAPS.

ALSO EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED AS "PARCEL S-2" IN GRANT DEED TO THE STATE OF CALIFORNIA RECORDED MARCH 1, 1994 AS INSTRUMENT NO. 94-415105, OF OFFICIAL RECORDS.

LEGAL DESCRIPTION

(continued)

PARCEL H-5:

THAT CERTAIN PORTION OF AN ALTERED STREET, KNOWN AS DE LONG STREET, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS NOW LOCATED AND CONSTRUCTED EASTERLY OF AN SANTA MONICA FREEWAY CONNECTION, UPON, OVER AND ACROSS THOSE PORTIONS OF LOTS 4, 5, 6, 7 AND 8 IN BLOCK 3 OF THE HARVEY TRACT, AS SHOWN ON MAP RECORDED IN BOOK 10, PAGE 77 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; AN THAT PORTION OF SAID DE LONG STREET, 46.00 FEET WISE, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF SAID DE LONG STREET, DISTANT THEREON NORTH 27 DEGREES 30 MINUTES 44 SECONDS EAST, 21.62 FEET FROM THE MOST WESTERLY CORNER OF LOT 2 IN SAID BLOCK 3; THENCE ALONG SAID SOUTHEASTERLY LINE SOUTH 27 DEGREES 30 MINUTES 44 SECONDS WEST, 67.15 FEET TO A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 47.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH AN ANGLE OF 34 DEGREES 31 MINUTES 41 SECONDS, AN ARC DISTANCE OF 28.32 FEET; THENCE TANGENT SOUTH 7 DEGREES 00 MINUTES 57 EAST, 45.58 FEET TO A TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 223.00 FEET; THENCE SOUTHERLY ALONG LAST SAID CURVE THROUGH AN ANGLE OF 45 DEGREES 45 MINUTES 28 SECONDS AN ARC DISTANCE OF 178.07 FEET; THENCE NORTH 11 DEGREES 45 MINUTES 51 SECONDS EAST, 115.91 FEET TO A TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 487.00 FEET; THENCE NORTHERLY ALONG LAST SAID CURVE THROUGH AN ANGLE OF 13 DEGREES 00 MINUTES 29 SECONDS, AN ARC DISTANCE OF 110.57 FEET; THENCE NORTH 1 DEGREE 55 MINUTES 34 SECONDS EAST, 96.99 FEET TO THE NORTHWESTERLY LINE OF SAID DE LONG STREET; THENCE AT RIGHT ANGLES TO SAID NORTHWESTERLY LINE SOUTH 62 DEGREES 29 MINUTES 16 SECONDS EAST, 46.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION THEREOF LYING WITHIN PARCEL 1 OF OFFICIAL MAP NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED ON JUNE 14, 1989 AS INSTRUMENT NO. 89-958587, IN BOOK 5 PAGES 38 TO 40 OF OFFICIAL MAPS.

ALSO EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED AS "PARCEL S-1 AND S-3" IN GRANT DEED TO THE STATE OF CALIFORNIA RECORDED MARCH 1, 1994 AS INSTRUMENT NO. 94-415105, OF OFFICIAL RECORDS.

LEGAL DESCRIPTION
(continued)

PARCEL I:

THAT PORTION OF CHERRY STREET AS SHOWN ON THE MAP OF OFFICIAL MAP NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED ON JUNE 14, 1989 AS INSTRUMENT NO. 89-958587, IN BOOK 5 PAGES 38 TO 40 OF OFFICIAL MAPS, DESCRIBED AS FOLLOWS:

BOUNDED ON THE NORTHEAST BY THE SOUTHWESTERLY LINE OF PICO BOULEVARD AS SHOWN ON SAID OFFICIAL MAP; AND

BOUNDED SOUTHWESTERLY BY THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF BOND STREET AS SHOWN ON SAID OFFICIAL MAP.

END OF LEGAL DESCRIPTION

SCHEDULE B

At the date hereof, items to be considered and exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

- A. Property taxes, including any assessments collected with taxes, for the fiscal year 2011 - 2012 that are a lien not yet due.

- B. Said land is shown as exempt on the Los Angeles County Tax Roll for the fiscal year 2010 - 2011

Assessors Parcel Numbers: 5138-016-908, 909, 912, 913, 914 and 5134-007-921, 933

Affects: The fee interest

- C. Property taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2010 - 2011

1st Installment: \$2,142,813.44 (Paid)
 2nd Installment: \$2,142,814.44
 Penalty and Cost: \$214,291.34 (Due after April 10)
 Homeowners Exemption: \$None
 Code Area: 0000211

Assessors Parcel Number: 8940-356-003

Affects: The possessory interest of LA Arena Funding LLC, dba Staples Center

- D. Property taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2010 - 2011

1st Installment: \$515.05 (Paid)
 2nd Installment: \$515.04
 Penalty and Cost: \$61.50 (Due after April 10)
 Homeowners Exemption: \$None
 Code Area: 0000211

Assessors Parcel Number: 8940-382-628

Affects: Possessory interest of Sabrina Automotive Group LLC, dba Honda of Downtown LA

SCHEDULE B
(continued)

E. Property taxes, including any assessments collected with taxes, for the fiscal year 2010 - 2011

1st Installment: \$488.90
 Penalty: \$48.89 (Due after December 10)
 2nd Installment: \$488.89
 Penalty and Cost: \$58.89 (Due after April 10)
 Homeowners Exemption: \$None
 Code Area: 0000211

Assessors Parcel Number: 8940-438-003

Affects: Possessory interest of Annual Home Remodeling

F. Property taxes, for the fiscal year 2010 - 2011 are paid. For proration purposes the amounts are:

1st Installment: \$46.24 Paid
 2nd Installment: \$46.23 Paid
 Code Area: 0000211

Assessors Parcel Number: 8940-438-007

Affects: Possessory interest of Apartment Owners Trade Show

G. Property taxes, for the fiscal year 2010 - 2011 are paid. For proration purposes the amounts are:

1st Installment: \$4,203.23 Paid
 2nd Installment: \$4,203.23 Paid
 Code Area: 430.32

Assessors Parcel Number: 8940-438-011

Affects: Possessory interest of California Gift Show

H. Property taxes, including any assessments collected with taxes, for the fiscal year 2010 - 2011

1st Installment: \$595.41
 Penalty: \$59.54 (Due after December 10)
 2nd Installment: \$595.41
 Penalty and Cost: \$69.54 (Due after April 10)
 Homeowners Exemption: \$None
 Code Area: 0000211

Assessors Parcel Number: 8940-438-016

Affects: Possessory interest of El Sembrador

SCHEDULE B
(continued)

- I. Property taxes, for the fiscal year 2010 - 2011 are paid. For proration purposes the amounts are:

1st Installment: \$82.34 Paid
2nd Installment: \$82.33 Paid
Code Area: 0000211

Assessors Parcel Number: 8940-438-017

Affects: Possessory interest of El Shaddai DWXI PPFII

- J. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Part 0.5, Chapter 3.5 or Part 2, Chapter 3, Articles 3 and 4 respectively (commencing with Section 75) of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A; or as a result of changes in ownership or new construction occurring prior to date of policy.

SCHEDULE B
(continued)

1. Various oil and gas leases for the terms therein provided with certain covenants, conditions and provisions, together with easements, if any as set forth therein.

Lessor:	As provided therein
Lessee:	Standard Oil Company of California
Recorded:	July 26, 1965 as Instrument <u>No. 3548</u> , of Official Records; August 2, 1963 as Instrument <u>No. 4886</u> in Book M1317 Page 875, of Official Records; May 20, 1966 as Instrument <u>No. 4461</u> in Book M2227 Page 702, of Official Records; <u>March 12, 1965 as Instrument No. 3343</u> , of Official Records; <u>September 18, 1957 as Instrument No. 2892</u> , in Book 55639 Page 436, of Official Records; <u>March 26, 1959 as Instrument No. 4384</u> in Book M248 Page 488, of Official Records; August 16, 1963 as Instrument <u>No. 4792</u> in Book M1327 Page 887, of Official Records; <u>September 4, 1964 as Instrument No. 5417</u> , of Official Records; <u>August 29, 1957 as Instrument No. 2711</u> in Book 35472 Page 128, of Official Records; <u>August 14, 1957 as Instrument No. 5096</u> in Book 55327 Page 20, of Official Records; <u>December 17, 1964 as Instrument No. 2846</u> , of Official Records; <u>August 2, 1963 as Instrument No. 4886</u> in Book M1377 Page 875, of Official Records; <u>September 11, 1957 as Instrument No. 3046</u> , in Book 55570 Page 228, of Official Records; <u>June 27, 1957 as Instrument No. 2702</u> , of Official Records; <u>May 10, 1957 as Instrument No. 4355</u> in Book 54470 Page 292, of Official Records; August 6, 1957 as Instrument <u>No. 3337</u> in Book 55257 Page 186, of Official Records; <u>June 12, 1957 as Instrument No. 2937</u> in Book 54764 Page 92, of Official Records; <u>March 24, 1966 as Instrument No. 2902</u> , of Official Records; <u>July 13, 1965 as Instrument No. 3799</u> , of Official Records; <u>August 14, 1957 as Instrument No. 5213</u> in Book 55343 Page 259, of Official Records; <u>July 22, 1964 as Instrument No. 4088</u> , of Official Records; <u>June 27, 1957 as Instrument No. 2744</u> in Book 54094 Page 246, of Official Records; <u>September 18, 1957 as Instrument No. 2896</u> in Book 55639 Page 426, of Official Records; <u>September 18, 1957 as Instrument No. 4059</u> in Book 55637 Page 358, of Official Records; <u>October 6, 1966 as Instrument No. 2902</u> , of Official Records; <u>August 14, 1957 as Instrument No. 5243</u> in Book 55343 Page 220, of Official Records; <u>November 12, 1963 as Instrument No. 5616</u> in Book D1389 Page 353, of Official Records; <u>March 5, 1965 as Instrument No. 3447</u> , of Official Records; <u>September 18, 1957 as Instrument No. 2885</u> in Book 55636 Page 440, of Official Records;

SCHEDULE B

(continued)

August 6, 1957 as Instrument No. 3336 in Book 55257 Page 188, of Official Records; August 6, 1957 as Instrument No. 3314 in Book 55257 Page 232, of Official Records; August 29, 1957 as Instrument No. 2696 in Book 56473 Page 160, of Official Records; April 15, 1964 as Instrument No. 5467 in Book M1500 Page 318, of Official Records; February 10, 1967 as Instrument No. 1974, of Official Records; May 22, 1961 as Instrument No. 4371 in Book M775 Page 93, of Official Records (By an instrument dated November 3, 1964 executed by Bekins Van & Storage Co., a corporation, to correct the description as set forth in the above mentioned lease recorded January 19, 1965 as Instrument No. 3094 in Book M1738 Page 44, Official Records); July 22, 1964 as Instrument No. 4082 in Book M1577 Page 578, of Official Records; May 16, 1963 as Instrument No. 4832 in Book M1267 Page 559, of Official Records; October 2, 1963 as Instrument No. 5514, of Official Records; March 24, 1965 as Instrument No. 3365 in Book M1810 Page 388, of Official Records and January 29, 1964 as Instrument No. 4306 in Book M1441 Page 619, Official Records; December 1, 1964 as Instrument No. 5204 in Book M1591 Page 374, of Official Records; January 29, 1964 as Instrument No. 4306 in Book M1441 Page 619, of Official Records; September 11, 1957 as Instrument No. 3051 in Book 55566 Page 381, of Official Records; December 5, 1963 as Instrument No. 4957 in Book M1404 Page 76, of Official Records; June 16, 1961 as Instrument No. 5069 in Book M792 Page 347, of Official Records; July 30, 1957 as Instrument No. 4142 in Book 55195 Page 222, of Official Records; August 29, 1963 as Instrument No. 6192 in Book M1337 Page 291, of Official Records; November 4, 1966 as Instrument No. 3017, of Official Records; August 2, 1963 as Instrument No. 4886 in Book M1317 Page 375, of Official Records; August 2, 1963 as Instrument No. 4886 in Book M1317 Page 375, of Official Records; November 10, 1964 as Instrument No. 3339, of Official Records; February 10, 1967 as Instrument No. 1975 in Book M2468 Page 445, of Official Records; April 29, 1965 as Instrument No. 1101 in Book M1846 Page 534, of Official Records; September 11, 1957 as Instrument No. 3055 in Book 55570 Page 270, of Official Records; August 24, 1967 as Instrument No. 2316, of Official Records; September 11, 1957 as Instrument No. 3051 in Book 55566 Page 381, of Official Records; August 2, 1963 as Instrument No. 4886 in Book M1317 Page 375, of Official Records; December 10, 1964 as Instrument No. 5139 in Book M1700 Page 46; June 20, 1963 as Instrument No. 5243 in Book M1289 Page 792, Official Records

Reference is hereby made to said document for full particulars.

Affects that portion of said land lying below a depth of 500 feet from the surface thereof, without the right to enter upon or use any portion of said land lying above said depth.

SCHEDULE B
(continued)

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 interests of the lessor or lessee in said lease.

2. The fact that the ownership of portions of said land do not include rights of access to or from the freeway abutting said land, such rights having been relinquished by certain documents

Recorded: February 7, 1964 as Instrument No. 4334, of Official Records; April 29, 1958 as Instrument No. 1561, of Official Records; January 22, 1958 as Instrument No. 1557 in Book 56418 Page 214, of Official Records; May 31, 1966 as Instrument No. 2125, of Official Records; October 14, 1957 as Instrument No. 2045 in Book 55833 Page 39, of Official Records; March 19, 1974 as Instrument No. 2064, Official Records; June 27, 1974 as Instrument No. 3718, of Official Records; February 7, 1964 as Instrument No. 4333, of Official Records; June 11, 1964 as Instrument No. 432, of Official Records; April 30, 1964 as Instrument No. 4474, in Book D2454 Page 553, of Official Records

Affects: That portion of said land as described in the document attached hereto.

3. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
(No representation is made as to the present ownership of said easement)

In Favor of: State of California
Purpose: ingress and egress
Recorded: February 7, 1964 as Instrument No. 4333 of Official Records
Affects: That portion of said land as described in the document attached hereto.

Affects: Lots 30 and 32, Block 1, Wrights Subdivision

4. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
(No representation is made as to the present ownership of said easement)

In Favor of: the City of Los Angeles
Purpose: underground storm drain
Recorded: January 13, 1953 as Instrument No. 2295, of Official Records
Affects: That portion of said land as described in the document attached hereto.

SCHEDULE B

(continued)

5. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
(No representation is made as to the present ownership of said easement)

In Favor of: the City of Los Angeles
Purpose: storm sewer
Recorded: February 7, 1923 in Book 1889 Page 174, of Official Records
Affects: That portion of said land as described in the document attached hereto.

6. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
(No representation is made as to the present ownership of said easement)

In Favor of: Bekins Van & Storage Co., a corporation
Purpose: sewer pipe
Recorded: March 9, 1929 in Book 9120 Page 74, of Official Records
Affects: That portion of said land as described in the document attached hereto.

The exact location and extent of said easement is not disclosed of record.

7. An easement affecting the portion of said land and for the purposes stated herein, and incidental purposes, condemned by final decree.

Purpose: as stated therein
Case No.: 56379
Recorded: August 25, 1910 in Book 4280 Page 64, of Deeds
Affects: That portion of said land as described in the document attached hereto.

8. An easement affecting the portion of said land and for the purposes stated herein, and incidental purposes, condemned by final decree.

Purpose: street
Case No.: 56379
Recorded: August 25, 1910 in Book 4280 Page 64, of Deeds
Affects: That portion of said land as described in the document attached hereto.

Affects: Lots 9 and 11 of the Harvey Tract

SCHEDULE B
(continued)

9. An easement affecting the portion of said land and for the purposes stated herein, and incidental purposes, condemned by final decree.

Purpose: widening of Sixteenth Street
Case No.: 56379
Recorded: August 25, 1910 in Book 4280 Page 64, of Deeds
Affects: That portion of said land as described in the document attached hereto.

Affects: Lots 15 and 17, Block 2, Harvey Tract

10. An easement affecting the portion of said land and for the purposes stated herein, and incidental purposes, condemned by final decree.

Purpose: widening of Sixteenth Street
Case No.: 56379
Recorded: August 25, 1910 in Book 4280 Page 64, of Deeds
Affects: That portion of said land as described in the document attached hereto.

Affects: Lot 19, Block 2 Harvey Tract

11. A permanent easement and right at any time, or from time to time to construct, maintain, operate, replace, remove and renew storm drains, and appurtenant structures, over the entire portion of the public street area proposed to be vacated; also reserving and excepting from said vacation the permanent easement and right-of-way and from time to time, to construct, maintain, operate, replace, remove and renew conduits, cables, wires, poles and other convenient structures, equipment and fixtures for the transportation or distribution of electric energy and incidental purposes over the southwesterly 12 feet of the northeasterly 15 feet and over the southwesterly 15 feet of the public street area purposes to be vacated, including access and the right to keep the property free from inflammable materials and wood growth and otherwise protect the same from all hazards in, upon and over the public street proposed to be vacated as excepted and reserved by the City of Los Angeles in the Ordinance of Intention filed May 13, 1957, Ordinance No. 109406, and as referred to in the Final Ordinance of Vacation, recorded June 24, 1958 as Instrument No. 2842.
12. A document entitled "Joint Exercise of Powers Agreement", dated January 16, 1967 executed by the City of Los Angeles and the County of Los Angeles, subject to all the terms, provisions and conditions therein contained, recorded February 7, 1968 as instrument no. 2508 in Book M2770 Page 340, Official Records.

The terms and provisions set out in that certain document entitled "Amendment No. 3 to Joint Exercise of Powers Agreement between the City of Los Angeles and the County of Los Angeles", recorded March 27, 1998 as Instrument No. 98-501496, Official Records.

SCHEDULE B
(continued)

13. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Purpose: sewer
Recorded: November 4, 1968 as Instrument No. 1428 and 1429, of Official Records
Affects: That portion of said land as described in the document attached hereto.

Affects: Said Lots 12, 13 and 14 of Kughen & Casterline's Subdivision

14. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Purpose: sewer
Recorded: November 12, 1968 as Instrument No. 2423, of Official Records
Affects: That portion of said land as described in the document attached hereto.

Affects: Said Lots 14 and 15 of Kughen & Casterline's Subdivision

15. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Purpose: underground sanitary sewer and storm drains and appurtenant structures
Recorded: June 27, 1968 as Instrument No. 1707, of Official Records
Affects: That portion of said land as described in the document attached hereto.

Affects: Lot 16 Kughen & Casterline's Subdivision

16. Conditions in the final order of condemnation that portion 11Z is condemned in fee simple, to the use of the plaintiff, and to the use of the public for public buildings and grounds for the construction and maintenance of convention and exhibition hall, trade and industrial center, auditorium and related facilities for public assembly, including off-street motor vehicle parking places and that parcel 11AA is condemned in fee simple to the use of the plaintiff and to the use of the public for public street and incidental purposes of the City of Los Angeles, a certified copy of said decree was recorded October 23, 1968 as Instrument No. 2933 In Book D4172 Page 989, Official Records.

Affects: that portion of Lot 8, Block 36, Hancock's Survey as therein described.

SCHEDULE B
(continued)

17. Conditions in the final order of condemnation that portion 12Z is condemned in fee simple, to the use of the plaintiff, and to the use of the public for public buildings and grounds for the construction and maintenance of convention and exhibition hall, trade and industrial center, auditorium and related facilities for public assembly, including off-street motor vehicle parking places and that parcel 12AA is condemned in fee simple to the use of the plaintiff and to the use of the public for public street and incidental purposes of the City of Los Angeles, a certified copy of said decree was recorded April 7, 1969 as Instrument No. 2932 In Book D4330 Page 949, Official Records.

Affects: that portion of Lot 8, Block 36, Hancock's Survey as therein described.

18. Conditions in the final order of condemnation that portion 13Z is condemned in fee simple, to the use of the plaintiff, and to the use of the public for public buildings and grounds for the construction and maintenance of convention and exhibition hall, trade and industrial center, auditorium and related facilities for public assembly, including off-street motor vehicle parking places and that parcel 13AA is condemned in fee simple to the use of the plaintiff and to the use of the public for public street and incidental purposes of the City of Los Angeles, a certified copy of said decree was recorded February 10, 1969 as Instrument No. 2349 In Book D4275 Page 35, Official Records.

Affects: that portion of Lot 8, Block 36, Hancock's survey as therein described.

19. Conditions in the final order of condemnation that portion 29Z is condemned in fee simple, to the use of the plaintiff, and to the use of the public for public buildings and grounds for the construction and maintenance of convention and exhibition hall, trade and industrial center, auditorium and related facilities for public assembly, including off-street motor vehicle parking places recorded August 26, 1969 as Instrument No. 2690 In Book D4478 Page 309, Official Records

Affects: southeast one-half of Lot 25, Forman's Subdivision and portion of street adjacent to said lot.

20. Conditions in the final order of condemnation that portion 30Z is condemned in fee simple, to the use of the plaintiff, and to the use of the public for public buildings and grounds for the construction and maintenance of convention and exhibition hall, trade and industrial center, auditorium and related facilities for public assembly, including off-street motor vehicle parking places recorded October 28, 1969 as Instrument No. 2262 In Book M3334 Page 145, Official Records.

Affects: Lot 26, Forman's Subdivision and portion of Eleventh Place adjacent said lot.

SCHEDULE B
(continued)

21. Conditions in the final order of condemnation that portion 32Z is condemned in fee simple, to the use of the plaintiff, and to the use of the public for public buildings and grounds for the construction and maintenance of convention and exhibition hall, trade and industrial center, auditorium and related facilities for public assembly, including off-street motor vehicle parking places recorded February 17, 1969 as Instrument No. 1906 In Book D4281 Page 159, Official Records

Affects: a portion of Lot 30, Forman's Subdivision of portion of Eleventh Place adjacent as therein described

22. Conditions in the final order of condemnation that portion 33Z is condemned in fee simple, to the use of the plaintiff, and to the use of the public for public buildings and grounds for the construction and maintenance of convention and exhibition hall, trade and industrial center, auditorium and related facilities for public assembly, including off-street motor vehicle parking places recorded December 16, 1968 as Instrument No. 2363 In Book D4225 Page 507, Official Records

Affects: Lot 31 and a portion of Eleventh Place adjacent as therein described

23. Conditions in the final order of condemnation that portion 42Z is condemned in fee simple, to the use of the plaintiff, and to the use of the public for public buildings and grounds for the construction and maintenance of convention and exhibition hall, trade and industrial center, auditorium and related facilities for public assembly, including off-street motor vehicle parking places, a certified copy of said decree was recorded June 4, 1969 as Instrument No. 3296 In Book D4281 Page 582, Official Records.

Affects: Lots 40 and 41 of Forman's Subdivision and a portion of Twelfth Place adjacent as therein described

24. Conditions in the final order of condemnation that portion 46Z is condemned in fee simple, to the use of the plaintiff, and to the use of the public for public buildings and grounds for the construction and maintenance of convention and exhibition hall, trade and industrial center, auditorium and related facilities for public assembly, including off-street motor vehicle parking places a certified copy of said decree was recorded March 13, 1969 as Instrument No. 2265 In Book D4306 Page 449, Official Records.

Affects: the southwesterly 25 feet of Lot 53, Forman's Subdivision

SCHEDULE B
(continued)

25. Conditions in the final order of condemnation that portion 48Z is condemned in fee simple, to the use of the plaintiff, and to the use of the public for public buildings and grounds for the construction and maintenance of convention and exhibition hall, trade and industrial center, auditorium and related facilities for public assembly, including off-street motor vehicle parking places that parcel 48-aa is condemned in fee simple to the use of the plaintiff and to the use of the public for public street and incidental purposes of the City of Los Angeles, a certified copy of said decree was recorded December 31, 1968 as Instrument No. 3722 In Book D4239 Page 145, Official Records.

Affects: Lot 59 and a portion of Lot 60 of Forman's Subdivision as therein described

26. Conditions in the final order of condemnation that portion 50Z is condemned in fee simple, to the use of the plaintiff, and to the use of the public for public buildings and grounds for the construction and maintenance of convention and exhibition hall, trade and industrial center, auditorium and related facilities for public assembly, including off-street motor vehicle parking places that parcel 50-aa is condemned in fee simple to the use of the plaintiff and to the use of the public for public street and incidental purposes of the City of Los Angeles, a certified copy of said decree was recorded June 19, 1968 as Instrument No. 2372 In Book D-4028 Page 742, Official Records.

Affects: a portion of Lot 8, Block 36, Hancock's Survey, as therein described

27. Conditions in the final order of condemnation that portion 51Z is condemned in fee simple, to the use of the plaintiff, and to the use of the public for public buildings and grounds for the construction and maintenance of convention and exhibition hall, trade and industrial center, auditorium and related facilities for public assembly, including off-street motor vehicle parking places that parcel 51-AA is condemned in fee simple to the use of the plaintiff and to the use of the public for public street and incidental purposes of the City of Los Angeles, a certified copy of said decree was recorded June 19, 1968 as Instrument No. 2372 In Book D4038 Page 742, Official Records.

Affects: a portion of Lots 62, 63 and 64 of Forman's Subdivision

28. Conditions in the final order of condemnation that portion 52Z is condemned in fee simple, to the use of the plaintiff, and to the use of the public for public buildings and grounds for the construction and maintenance of convention and exhibition hall, trade and industrial center, auditorium and related facilities for public assembly, including off-street motor vehicle parking places that parcel 52-AA is condemned in fee simple to the use of the plaintiff and to the use of the public for public street and incidental purposes of the City of Los Angeles, a certified copy of said decree was recorded April 7, 1969 as Instrument No. 2936 In Book D4330 Page 975, Official Records.

Affects: portions of Lots 12 and 13 of Kughen and Casterline's Subdivision and a portion of 11th Street adjacent

SCHEDULE B

(continued)

29. Conditions in the final order of condemnation that portion 59Z is condemned in fee simple, to the use of the plaintiff, and to the use of the public for public buildings and grounds for the construction and maintenance of convention and exhibition hall, trade and industrial center, auditorium and related facilities for public assembly, including off-street motor vehicle parking places, a certified copy of said decree was recorded December 4, 1968 as Instrument No. 2280 In Book D4214 Page 264, Official Records.

Affects: Lot 39, Kincaid's Tract

30. Conditions in the final order of condemnation that portion 64Z is condemned in fee simple, to the use of the plaintiff, and to the use of the public for public buildings and grounds for the construction and maintenance of convention and exhibition hall, trade and industrial center, auditorium and related facilities for public assembly, including off-street motor vehicle parking places a certified copy of said decree was recorded October 28, 1969 as Instrument No. 2262 In Book M3334 Page 145, Official Records.

Affects: portions of Lots 47 and 49 of Kincaid's Tract

31. Conditions in the final order of condemnation that portion 65Z is condemned in fee simple, to the use of the plaintiff, and to the use of the public for public buildings and grounds for the construction and maintenance of convention and exhibition hall, trade and industrial center, auditorium and related facilities for public assembly, including off-street motor vehicle parking places and that parcel 65AA is condemned in fee simple to the use of the plaintiff and to the use of the public for public street and incidental purposes of the City of Los Angeles, a certified copy of said decree was recorded April 14, 1969 as Instrument No. 2659 In Book D4337 Page 756, Official Records.

Affects: Lots 44 and 45 and portions of 46 and 48 of Kincaid's Tract and a portion of Trenton Street adjacent as therein described

32. Conditions in the final order of condemnation that portion 66Z is condemned in fee simple, to the use of the plaintiff, and to the use of the public for public buildings and grounds for the construction and maintenance of convention and exhibition hall, trade and industrial center, auditorium and related facilities for public assembly, including off-street motor vehicle parking places a certified copy of said decree was recorded December 12, 1968 as Instrument No. 1956 In Book D4222 Page 669, Official Records.

Affects: Lot 51, Kincaid's Tract

SCHEDULE B
(continued)

33. Conditions in the final order of condemnation that portion 72Z is condemned in fee simple, to the use of the plaintiff, and to the use of the public for public buildings and grounds for the construction and maintenance of convention and exhibition hall, trade and industrial center, auditorium and related facilities for public assembly, including off-street motor vehicle parking places and that parcel 72AA is condemned in fee simple to the use of the plaintiff and to the use of the public for public street purposes and incidental purposes of the City of Los Angeles, a certified copy of said decree was recorded March 28, 1969 as Instrument No. 3337 In Book D4322 Page 447, Official Records.

Affects: Lot 68, Kincaid's Tract and a portion of the alley adjacent.

34. Conditions in the final order of condemnation dated March 7, 1969 that portion 73Z to the use of the public buildings and grounds for the construction and maintenance of convention and exhibition hall, trade and industrial center, auditorium and related facilities for public assembly, including off-street motor vehicle parking places and the recital in said condemnation that parcel 73AA, is condemned for public street purposes, a certified copy of said decree was recorded March 24, 1969 as Instrument No. 2310 in Book D4316 Page 473, Official Records and by other decrees of record.

Affects: Lot 69, Kincaid's Tract and a portion of the alley purposes

35. Conditions in the final order of condemnation that portion 129Z is condemned in fee simple, to the use of the plaintiff, and to the use of the public for public buildings and grounds for the construction and maintenance of convention and exhibition hall, trade and industrial center, auditorium and related facilities for public assembly, including off-street motor vehicle parking places and that parcel 129AA is condemned in vehicle parking places and that parcel 129AA is condemned in fee simple to the use of the plaintiff and to the use of public street purposes and incidental purposes of the City of Los Angeles, a certified copy of said decree was recorded March 27, 1969 as Instrument No. 3077 in Book D4320 Page 814, Official Records.

Affects: Lots 27 and 29, Kincaid's Tract

36. Conditions in the final order of condemnation that portion 135Z is condemned in fee simple, to the use of the plaintiff, and to the use of the public for public buildings and grounds for the construction and maintenance of convention and exhibition hall, trade and industrial center, auditorium and related facilities for public assembly, including off-street motor vehicle parking places and that parcel 129AA is condemned in vehicle parking places and that parcel 135AA is condemned in fee simple to the use of the plaintiff and to the use of public for public street purposes and incidental purposes of the City of Los Angeles, a certified copy of said decree was recorded April 18, 1969 as Instrument No. 3231 in Book D4343 Page 658, Official Records.

Affects: the Firestone Tract

SCHEDULE B
(continued)

37. Conditions in the final order of condemnation in favor of the City of Los Angeles in which Parcel 117AS is condemned for public street purposes and in which parcel 117R is condemned for the establishment and maintenance of reservations in, about, along and leading to said public street for the purposes of, acquiring and removing buildings and/or structures thereon, and for the purposes of providing a working and constructing area needed to complete the public works, and in order to protect said public works and improvements and their environs and usefulness, and any portions thereof not needed after completion of said public improvements may be sold with reservations concerning the future use and occupation of such real properties including joinder with other contiguous real properties so as to protect such public works and improvements and their environs and to preserve the view, appearance light, air and usefulness of such public works, a certified copy of said final order of condemnation was recorded April 25, 1969 as Instrument No. 3171 in Book D4350 Page 624, or as Instrument No. 3171, Official Records

Affects: portion of Lot 1, Kughen and Casterline's Subdivision of the Ward Tract.

38. Conditions in the final order of condemnation in favor of the City of Los Angeles in which parcel 114AA is condemned for public street purposes and in which parcel 114R is condemned for the establishment and maintenance of reservations in, about, along and leading to said public street for the purposes of, acquiring and removing buildings and/or structures thereon, and for the purposes of providing a working and constructing area needed to complete the public works, and in order to protect said public works and improvements and their environs and usefulness, and any portions thereof not needed after completion of said public improvements may be sold with reservations concerning the future use and occupation of such real properties including joinder with other contiguous real properties so as to protect such public works and improvements and their environs and to preserve the view, appearance light, air and usefulness of such public works, a certified copy of said decree was recorded June 10, 1969 as Instrument No. 2600 in Book D4397 Page 132, Official Records.

Affects: portion of Lots 4 and 16 of Kughen and Casterline's Subdivision of the Ward Tract

SCHEDULE B
(continued)

39. Conditions in the final order of condemnation in favor of the City of Los Angeles, that parcel 115AA and 116AA are condemned in fee for public street purposes, together with right to remove, construct and maintain said public street in accordance with, to the grades, in the manner, and with the limits designated and shown on plans and profiles nos. P-25903, P-25904, P-25905, P-25906, D-21734 and D-21735 on file in the office of the city engineer of the City of Los Angeles and that parcel 115-R and 116-R are condemned in fee simple, to the use of the City of Los Angeles, and to the use of the public for the establishment and maintenance of reservations, in, about, along the leading to said public street for the purpose of acquiring and removing buildings and/or structures thereon, and for the purpose of providing a working and construction area needed to complete the public works, and in order to protect said public works and improvements and their works, and in order to protect said public works and improvements and their environs and usefulness, and any portions thereof not needed after completion of said public improvements may be sole with reservations concerning the future use and occupation of such real property including joinder with other contiguous real properties so as to protect such public works and improvements and their environs and to preserve the view, appearance, light, air and usefulness of said public works.

A certified copy of said decree was recorded January 23, 1970 as Instrument No. 2758 in Book D4615 Page 229, Official Records.

40. The fact that said land is included within the Central Business District, City of Los Angeles Redevelopment Project Area, and that proceedings for redevelopment have been instituted.

Recorded: July 22, 1975 as Instrument No. 3675, of Official Records and re-recorded July 30, 1975 as Instrument No. 3868, Official Records

A Revised Statement regarding property located in said project area was recorded November 30, 2007 as Instrument No. 20072636434, of Official Records.

41. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the recorded map shown below:

Map of: Tract No. 28165
Purpose: drainage
Affects: That portion of said land as shown on said map.

42. A covenant and agreement upon and subject to the terms and conditions therein

Recorded: December 22, 1980 as Instrument No. 80-1283907, of Official Records

Reference is hereby made to said document for full particulars.

Affects: Lots 2, 3, 4 and 6 of Tract No. 28165

This covenant and agreement shall run with the land and shall be binding upon any future owners, encumbrances, their successors, heirs or assigns and shall continue in effect until the proper government agency approves its termination.

SCHEDULE B
(continued)

43. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Purpose: sanitary sewer, storm drain and electrical facilities
Recorded: June 5, 1990 as Instrument No. 90-1003283, of Official Records
Affects: That portion of said land as described in the document attached hereto.

Affects: that portion of Trenton Street and Tehran Street between Figueroa Street and Pico Boulevard, as reserved in resolution to vacate, No. 83-10558 of the City of Los Angeles, on file in the office of the city clerk of said city

44. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Purpose: storm drain and sanitary sewer facilities
Recorded: August 16, 1990 as Instrument No. 90-1426183, of Official Records
Affects: That portion of said land as described in the document attached hereto.

Affects: that portion of Nagoya Street and Trenton Street, as reserved in Resolution to Vacate, No. 90-01558 of the City of Los Angeles, on file in the office of the City Clerk of said City

45. Covenants, conditions and restrictions (but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law) as set forth in the document

Recorded: July 17, 1989 as Instrument No. 89-1130460, of Official Records

Note: Section 12956.1 of the government code provides the following: "If this document contains any restriction based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status."

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or deed of trust made in good faith and for value.

SCHEDULE B
(continued)

46. The leasehold estate created by that certain Ground Lease for the Los Angeles Convention and Exhibition Center II dated as of December 1, 1985 by and between the City of Los Angeles, as lessor and the Los Angeles Convention and Exhibition Center Authority, as lessee, recorded July 17, 1989 as Instrument No. 89-1130461 in the Official Records of Los Angeles County, as amended by that certain Amendment to the Ground Lease for the Los Angeles Convention and Exhibition Center II dated as of January 1, 1989, recorded in the Official Records of Los Angeles County on July 17, 1989 as Instrument No. 89-1130462, and as further amended by that certain Second Amendment to the Ground Lease for the Los Angeles Convention and Exhibition Center II, dated as of August 1, 1990, recorded in the Official Records of Los Angeles County on August 28, 1990 as Instrument No. 90-1483309, and as amended and restated in its entirety by that certain Amended and Restated Ground Lease for the Los Angeles Convention and Exhibition Center II dated August 15, 1993 by and between the City of Los Angeles, as lessor, and the Los Angeles Convention and Exhibition Authority, as lessee, recorded in the Official Records of Los Angeles County on September 14, 1993 as Instrument No. 93-1777407, as amended by that certain First Amendment to Amended and Restated Ground Lease dated as of March 1, 1998 and recorded in the Official Records of Los Angeles County on March 27, 1998 as Instrument No. 98-501494.

The present ownership of the leasehold created by said lease and other matters affecting the interest of the lessee are not shown herein.

Affects: Parcels A, B and C

47. The terms and provisions of that certain amended and restated assignment agreement, dated as of August 15, 1993 recorded as Instrument No. 93-1777409 on September 14, 1993, in the Official Records, as amended by the First Amendment to Amended and Restated Assignment Agreement, dated as of April 1, 2003, recorded as document no. 98-608528 on April 14, 1998, in the Official Records, and as further amended by that certain Second Amendment to Amended and Restated Assignment Agreement dated as of June 1, 2003 recorded on June 3, 2003 as Instrument No. 03-1571690 in the Official Records by and between the Los Angeles Convention and Exhibition Center Authority and U.S. Bank National Association, and as further amended by that certain Third Amendment to Amended and Restated Assignment Agreement dated as of October 1, 2008 recorded on October 15, 2008 as Instrument No. 08-1834755 in the Official Records by and between the Los Angeles Convention and Exhibition Center Authority and U.S. Bank National Association.
48. The terms and provisions of that certain Indenture of Trust, dated as of August 15, 1993, as supplemented by (I) that certain First Supplemental Indenture of Trust dated March 1, 1998, (II) that certain Second Supplemental Indenture of Trust dated April 1, 1998, (III) that certain Third Supplemental Indenture of Trust dated June 1, 2003, and (IV) that certain Fourth Supplemental Indenture of Trust dated June 1, 2003, by and among U.S. Bank National Association (successor to Bank of America National Trust and Savings Association), the City of Los Angeles and the Los Angeles Conventions and Exhibition Center Authority.

SCHEDULE B
(continued)

49. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Purpose: water distribution facilities
Recorded: April 9, 1992 as Instrument No. 92-625889, of Official Records
Affects: That portion of said land as described in the document attached hereto.

50. A document subject to all the terms, provisions and conditions therein contained.

Entitled: Reciprocal Easement and Environmental Restriction Agreement
Recorded: March 27, 1998 as Instrument No. 98-501502, of Official Records

Modification(s) of the terms and provisions of said document as therein provided.

Recorded: December 1, 2005 as Instrument No. 05-2934860, of Official Records

Modification(s) of the terms and provisions of said document as therein provided.

Recorded: December 1, 2005 as Instrument No. 05-2934859, of Official Records

51. A Certificate of Compliance for Lot-Line Adjustment, City of Los Angeles Department of City Planning, recorded March 27, 1998 as Instrument No. 98-501497, Official Records.

Affects: Parcel A and other property

52. A document subject to all the terms, provisions and conditions therein contained.

Entitled: Agency Declaration of Covenant and Memorandum of Disposition and Development Agreement and Reciprocal Easement and Environmental Restriction Agreement
Recorded: March 11, 1999 as Instrument No. 99-407374, of Official Records

53. A document subject to all the terms, provisions and conditions therein contained.

Entitled: Agency Declaration of Covenant and Memorandum of Disposition and Development Agreement and Reciprocal Easement and Environmental Restriction Agreement
Recorded: June 25, 1999 as Instrument No. 99-1170360, of Official Records

54. A document subject to all the terms, provisions and conditions therein contained.

Entitled: Agency Declaration of Covenant and Memorandum of Disposition and Development Agreement and Reciprocal Easement and Environmental Restriction Agreement
Recorded: August 18, 1999 as Instrument No. 99-1556707, of Official Records

SCHEDULE B
(continued)

55. A document subject to all the terms, provisions and conditions therein contained.

Entitled: Agency Declaration of Covenant and Memorandum of Disposition
and Development Agreement and Reciprocal Easement and
Environmental Restriction Agreement
Recorded: October 15, 1999 as Instrument No. 99-1951132, of Official Records

56. A document subject to all the terms, provisions and conditions therein contained.

Entitled: Agency Declaration of Covenant and Memorandum of Disposition
and Development Agreement and Reciprocal Easement and
Environmental Restriction Agreement
Recorded: February 15, 2000 as Instrument No. 00-227349, of Official Records

57. A document subject to all the terms, provisions and conditions therein contained.

Entitled: Master Covenant and Agreement
Recorded: June 1, 2000 as Instrument No. 00-848479, of Official Records

58. A document subject to all the terms, provisions and conditions therein contained.

Entitled: Agency Declaration of Covenant and Memorandum of Disposition
and Development Agreement and Reciprocal Easement and
Environmental Restriction Agreement
Recorded: June 28, 2002 as Instrument No. 02-1467623, of Official Records

59. The terms and provisions of that certain Trust Agreement dated as of January 1, 1989 by and between U.S. Bank National Association (successor to Bank of America National Trust and Savings Association) and the Los Angeles Convention and Exhibition Center Authority, as supplemented by (I) that certain First Supplemental Trust Agreement dated as of August 1, 1990, and (II) that certain Second Supplemental Trust Agreement dated as of August 15, 1993, by and among the City of Los Angeles, the Los Angeles Convention and Exhibition Center Authority, and U.S. Bank National Association (successor to Bank of America National Trust and Savings Association) and (III) that certain Third Supplemental Trust Agreement dated as of September __, 2008, by and among the City of Los Angeles, the Los Angeles Convention and Exhibition Center Authority, and U.S. Bank National Association (successor to Bank of America National Trust and Savings Association).

SCHEDULE B
(continued)

60. An unrecorded lease with certain terms, covenants, conditions and provisions as set forth therein as disclosed by a document.

Dated: November 10, 2005
Lessor: The City of Los Angeles, a municipal corporation
Lessee: L.A. Arena Land Company, a Delaware corporation
Disclosed By: Memorandum of Lease
Recorded: November 21, 2005 as Instrument No. 05-2833324, of Official Records

The present ownership of the leasehold created by said lease and other matters affecting the interest of the lessee are not shown herein.

Affects: Parcel 1

61. The sub-leasehold estate created by that certain Fifth Amended and Restated Convention and Exhibition Center II Lease dated as of October 1, 2008 by and between the City of Los Angeles and the Los Angeles Convention and Exhibition Center Authority, which lease was recorded in the Official Records of Los Angeles County on October 15, 2008, as Instrument No. 08-1834754 as assigned pursuant to the terms of that certain Third Amendment to Amended and Restated Assignment Agreement dated as of October 1, 2008, by and between the Los Angeles Convention and Exhibition Center Authority and U.S. Bank National Association recorded October 1, 2008 as Instrument No. 08-1834755, Official Records.

The present ownership of the leasehold created by said lease and other matters affecting the interest of the lessee are not shown herein.

Affects: Parcels A, B and C

62. A covenant and agreement upon and subject to the terms and conditions therein

Recorded: September 8, 2010 as Instrument No. 20101261237, of Official Records

Reference is hereby made to said document for full particulars.

This covenant and agreement shall run with the land and shall be binding upon any future owners, encumbrances, their successors, heirs or assigns and shall continue in effect until the proper government agency approves its termination.

SCHEDULE B
(continued)

THE FOLLOWING MATTERS AFFECT PARCEL D:

63. The effect of a unit agreement for the Los Angeles Downtown Field to promote the conservation and increase the ultimate recovery of oil, gas and associated hydrocarbon substances, to effect primary and secondary recovery, pressure maintenance and other operations as hereinafter provided and upon the terms and covenants therein set forth, executed by Standard Oil Company of California, a corporation and Atlantic Richfield Company, recorded November 23, 1966 as Instrument No. 2785, Official Records.

A document entitled "Ratification and Joinder Unit Agreement for the Los Angeles Downtown Field Los Angeles County, California", dated January 17, 1967 executed by Ruth Dockweiler Brady; Julia Stearns Dockweiler; John Eldredge Stearns Dockweiler; Henry I. Dockweiler; George A. Dockweiler; Edward V. Dockweiler, also known as Edward Vincent Dockweiler; S. Eriksen Dockweiler; Frederick C. Dockweiler; Mary Dockweiler Young also known as Mary Dockweiler Sooy and Rosario Dockweiler Crahan, subject to all the terms, provisions and conditions therein contained, recorded February 27, 1967 as Instrument No. 3214, Official Records.

Said unit agreement and various recorded oil and gas leases under said unit agreement affect only that portion of said land lying below a depth of 500 feet, without the right of surface entry.

64. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Purpose:	underground sanitary sewer and storm drains and appurtenant structures
Recorded:	<u>June 27, 1968 as Instrument No. 1707</u> of Official Records
Affects:	That portion of said land as described in the document attached hereto.

Reference is hereby made to said document for full particulars.

65. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted to:	The City of Los Angeles (a municipal corporation of the State of California)
Purpose:	the construction, reconstruction, inspection, maintenance, operation and repair of underground sanitary sewer and storm drain and appurtenant structures
Recorded:	<u>November 4, 1968 as Instrument No. 1428</u> , of Official Records
Affects:	That portion of said land as described in the document attached hereto.

Reference is hereby made to said document for full particulars.

SCHEDULE B
(continued)

66. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted to: The City of Los Angeles, (a municipal corporation of the State of California)
Purpose: a permanent easement and right of way for the construction, reconstruction, inspection, maintenance, operation and repair of underground sanitary sewer and storm drain and appurtenant structures
Recorded: November 4, 1968 as Instrument No. 1429, of Official Records
Affects: That portion of said land as described in the document attached hereto.

Reference is hereby made to said document for full particulars.

67. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted to: The City of Los Angeles, (a municipal corporation of the State of California)
Purpose: a permanent easement and right of way for the construction, reconstruction, inspection, maintenance, operation and repair of underground sanitary sewer and storm drain and appurtenant structures
Recorded: November 12, 1968 as Instrument No. 2423, of Official Records
Affects: That portion of said land as described in the document attached hereto.

Reference is hereby made to said document for full particulars.

68. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the recorded map shown below:

Map of: Tract No. 28165
Purpose: drainage
Affects: That portion of said land as shown on said map.

Affects: Parcel 1

69. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the recorded map shown below:

Map of: Tract No. 28165
Purpose: storm drain and sanitary sewer easements
Affects: That portion of said land as shown on said map.

Affects: Parcel 1

SCHEDULE B
(continued)

70. A Certificate of Correction for Tract No. 28165, recorded June 30, 1972 as Instrument No. 8078, Official Records.

Reference is hereby made to said document for full particulars.

71. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Purpose: storm drain and sanitary sewer facilities
Recorded: August 16, 1990 as Instrument No. 90-1426183, of Official Records
Affects: That portion of said land as described in the document attached hereto.

Affects: That portion of Nagoya Street and Trenton Street vacated by said instrument.

72. A license agreement executed on June 30, 1990, by and between the City of Los Angeles and Ogden Allied Leisure Services, Inc., a corporation, and as amended, as disclosed by inspection and investigation.

73. A covenant and agreement upon and subject to the terms and conditions therein

Recorded: March 27, 1998 as Instrument No. 98-501501, of Official Records

Reference is hereby made to said document for full particulars.

74. A document entitled "Reciprocal Easement and Environmental Restriction Agreement", dated March 26, 1998 executed by City of Los Angeles, the Community Redevelopment Agency of the City of Los Angeles and L.A. Arena Land Company, Inc., subject to all the terms, provisions and conditions therein contained, recorded March 27, 1998 as Instrument No. 98-501502, Official Records.

The terms and provisions of that certain First Amendment to Reciprocal Easement and Environmental Restriction Agreement recorded December 1, 2005 as Instrument No. 05-2934860, of Official Records.

The terms and provisions of that certain Second Amendment to Reciprocal Easement and Environmental Restriction Agreement recorded December 1, 2005 as Instrument No. 05-2934859, of Official Records.

75. A document entitled "Development Agreement", dated March 26, 1998 executed by the City of Los Angeles and L.A. Arena Land Company, LLC, subject to all the terms, provision(s) and conditions therein contained, recorded March 27, 1998 as Instrument No. 98-501503, Official Records.

SCHEDULE B
(continued)

76. A document entitled "Memorandum of Disposition and Development Agreement", dated March 26, 1998 executed by the City of Los Angeles, the Community Redevelopment Agency of the City of Los Angeles and L.A. Arena Land Company, Inc., subject to all the terms, provision(s) and conditions therein contained, recorded March 27, 1998 as Instrument No. 98-501504, Official Records.

77. An unrecorded lease with certain terms, covenants, conditions and provisions as set forth therein as disclosed by a document.

Lessor:	The City of Los Angeles, a municipal corporation
Lessee:	L.A. Arena Land Company, Inc., a Delaware corporation
Disclosed By	Memorandum of Lease
Recorded:	March 27, 1998 as Instrument No. <u>98-501505</u> , of Official Records

A document entitled "Non-disturbance and Attornment Agreement", dated April 27, 1999 executed by L.A. Arena Land Company, Inc., a Delaware corporation; the Los Angeles Lakers, Inc., a California corporation and Fleet National Bank, a national banking association, subject to all the terms, provisions and conditions therein contained, recorded April 27, 1999 as Instrument No. 99-743959, Official Records.

The present ownership of the leasehold created by said lease and other matters affecting the interest of the lessee are not shown herein.

78. An unrecorded lease with certain terms, covenants, conditions and provisions as set forth therein as disclosed by a document.

Lessor:	L.A. Arena Land Company
Lessee:	L.A. Arena Company, LLC, a Delaware limited liability company
Disclosed By	Memorandum of Sublease
Recorded:	March 27, 1998 as Instrument No. <u>98-501506</u> , of Official Records

A document entitled "Assignment and Quitclaim Deed", dated April 27, 1999 executed by L.A. Arena Company, LLC, a Delaware limited liability company and L.A. Arena Funding, LLC, a Delaware limited liability company, subject to all the terms, provisions and conditions therein contained, recorded April 27, 1999 as Instrument No. 99-743952, Official Records.

An unrecorded First Amendment to Arena Ground Sublease, dated April 27, 1999, by and between L.A. Arena Land Company, Inc., a Delaware corporation and L.A. Arena Funding, LLC, a Delaware limited liability company, as disclosed in an instrument recorded April 27, 1999 as Instrument No. 99-743959, Official Records.

The present ownership of the leasehold created by said lease and other matters affecting the interest of the lessee are not shown herein.

SCHEDULE B
(continued)

79. The terms, conditions and provisions of that certain waiver of damages, indemnification agreement, and right of ingress and egress to run with the land,

Recorded: January 13, 1999 as Instrument No. 99-54028, of Official Records

80. Those rights to occupy and use said land as contained in that certain unrecorded Lakers Venue Contract dated as of June 14, 1996, amended May 4, 1998, October 30, 1998, (as so amended, and as further amended from time to time), executed by and between L.A. Arena Funding, LLC, a Delaware limited liability company, The Los Angeles Lakers Inc., a California corporation, and California Forum, a California limited partnership, upon the terms, conditions, provisions and obligations therein set forth as disclosed in a Memorandum of Lakers Venue Contract recorded April 27, 1999 as Instrument No. 99-743953, Official Records

Said interest is subject to the following:

A Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount: \$60,000,000.00
Dated: April 27, 1999
Trustor: The Los Angeles Lakers, Inc., a California corporation
Trustee: Chicago Title Company, a California corporation
Beneficiary: Fleet National Bank, a national banking association
Loan No.: Not shown
Recorded: April 27, 1999 as Instrument No. 99-743954 of Official Records.

An agreement to modify the terms and provisions of said deed of trust as therein provided.

Recorded: April 14, 2003 as Instrument No. 03-1044181, of Official Records

An agreement to modify the terms and provisions of said deed of trust as therein provided.

Recorded: June 26, 2007 as Instrument No. 20071528526, of Official Records

An agreement to modify the terms and provisions of said deed of trust as therein provided.

Recorded: May 18, 2011 as Instrument No. 2011-699041, of Official Records

The present ownership of the leasehold created by said lease and other matters affecting the interest of the lessee are not shown herein.

SCHEDULE B

(continued)

81. A document entitled "Amended and Restated Team Lender Consent and Recognition Agreement", dated April 27, 1999 executed by L.A. Arena Funding, LLC, a Delaware limited liability company, L.A. Arena Company, LLC, a Delaware limited liability company, Fleet National Bank, The Los Angeles Lakers, Inc., a California corporation and California Forum, a California limited partnership, subject to all the terms, provisions and conditions therein contained, recorded April 27, 1999 as Instrument No. 99-743955, Official Records.

A document entitled "Assignment of Team Lender Consent and Recognition Agreement", dated April 27, 1999 executed by Bankers Trust Company, Fleet National Bank, L.A. Arena Funding, LLC, a Delaware limited liability company, the Los Angeles Lakers, Inc., a California corporation and California Forum, a California limited partnership, subject to all the terms, provisions and conditions therein contained, recorded April 27, 1999 as Instrument No. 99-743956, Official Records.

82. A document entitled "Indenture Trustee Consent and Recognition Agreement", dated April 27, 1999 executed by the Los Angeles Lakers, Inc., California Forum, a California limited partnership, L.A. Arena Funding, LLC, a Delaware limited liability company and Bankers Trust Company, a New York banking corporation, subject to all the terms, provisions and conditions therein contained, recorded April 27, 1999 as Instrument No. 99-743957, Official Records.

A document entitled "Assignment of Indenture Trustee Consent and Recognition Agreement", dated April 27, 1999 executed by Bankers Trust Company, Fleet National Bank, L.A. Arena Funding, LLC, a Delaware limited liability company, the Los Angeles Lakers, Inc., a California corporation and California Forum, a California limited partnership, subject to all the terms, provisions and conditions therein contained, recorded April 27, 1999 as Instrument No. 99-743958, Official Records.

83. A document entitled "Non-Disturbance and Attornment Agreement", dated April 27, 1999 executed by L.A. Arena Land Company, Inc., a Delaware corporation, the Los Angeles Lakers, Inc., a California corporation and Fleet National Bank, a national banking association, subject to all the terms, provisions and conditions therein contained, recorded April 27, 1999 as Instrument No. 99-743959, Official Records.

84. The terms, conditions and provisions of that certain waiver of damages, indemnification agreement, and right of ingress and egress to run with the land,

Recorded: June 21, 1999 as Instrument No. 99-1131767, of Official Records

SCHEDULE B
(continued)

85. A document entitled "Agency Declaration of Covenant and Memorandum of Disposition and Development Agreement and Reciprocal Easement and Environmental Restriction Agreement", dated June 23, 1999 executed by the Community Redevelopment Agency of the City of Los Angeles, a public body corporate and politic, subject to all the terms, provisions and conditions therein contained, recorded June 25, 1999 as Instrument No. 99-1170360, Official Records.
86. A document entitled "Agency Declaration of Covenant and Memorandum of Disposition and Development Agreement and Reciprocal Easement and Environmental Restriction Agreement", dated July 29, 1999 executed by the Community Redevelopment Agency of the City of Los Angeles, a public body corporate and politic, subject to all the terms, provisions and conditions therein contained, recorded August 18, 1999 as Instrument No. 99-1556707, Official Records.
87. A document entitled "Agency Declaration of Covenant and Memorandum of Disposition and Development Agreement and Reciprocal Easement and Environmental Restriction Agreement", dated October 14, 1999 executed by the Community Redevelopment Agency of the City of Los Angeles, a public body corporate and politic, subject to all the terms, provisions and conditions therein contained, recorded October 15, 1999 as Instrument No. 99-1951132, Official Records.
88. A document entitled "Agency Declaration of Covenant and Memorandum of Disposition and Development Agreement and Reciprocal Easement and Environmental Restriction Agreement", dated January 31, 2000 executed by the Community Redevelopment Agency of the City of Los Angeles, a public body corporate and politic, subject to all the terms, provisions and conditions therein contained, recorded February 15, 2000 as Instrument No. 00-227349, Official Records.
89. A covenant and agreement upon and subject to the terms and conditions therein

Recorded: June 1, 2000 as Instrument No. 00-848479, of Official Records

Reference is hereby made to said document for full particulars.

This covenant and agreement shall run with the land and shall be binding upon any future owners, encumbrances, their successors, heirs or assigns and shall continue in effect until the proper government agency approves its termination.

90. A document entitled "Agency Declaration of Covenant and Memorandum of Disposition and Development Agreement and Reciprocal Easement and Environmental Restriction Agreement", dated May 22, 2002 executed by the Community Redevelopment Agency of the City of Los Angeles, a public body corporate and politic, subject to all the terms, provisions and conditions therein contained, recorded June 28, 2002 as Instrument No. 02-1467623, Official Records.

THE FOLLOWING MATTERS AFFECT PARCEL E:

91. An easement in favor of the general public for public street purposes, over all of the land described in Parcel E of Schedule A.

SCHEDULE B
(continued)

92. A document entitled "Resolution to Vacate No. 89-21612 (California Streets and Highways Code Sections 8324 and 8325)", dated May 23, 1989 executed by City Clerk of City of Los Angeles, subject to all the terms, provision(s) and conditions therein contained, recorded June 1, 1989 as Instrument No. 89-884247 of Official Records.

THE FOLLOWING MATTERS AFFECT PARCEL F:

93. An easement in favor of the general public for public street purposes, over all of the land described in Parcel F of Schedule A.

THE FOLLOWING MATTERS AFFECT PARCEL G:

94. An easement in favor of the general public for public street purposes, over all of the land described in Parcel F of Schedule A.

THE FOLLOWING MATTERS AFFECT PARCEL I:

95. An easement in favor of the general public for public street purposes, over all of the land described in Parcel E of Schedule A.

THE FOLLOWING MATTERS AFFECT ALL OF SAID LAND:

96. Water rights, claims or title to water, whether or not disclosed by the public records.
97. Matters which may be disclosed by an inspection and/or by a correct ALTA/ACSM Land Title Survey of said land that is satisfactory to this Company, and/or by inquiry of the parties in possession thereof.

This office must be notified at least 7 business days prior to the scheduled closing in order to arrange for an inspection of the land; upon completion of this inspection you will be notified of the removal of specific coverage exceptions and/or additional exceptions to coverage.

98. Any rights of parties in possession of said land, based on any unrecorded lease, or leases.

This Company will require a full copy of any unrecorded lease, together with all supplements, assignments, and amendments for review.

END OF SCHEDULE B

INFORMATIONAL NOTES

Note No. 1: Section 12413.1, California Insurance Code became effective January 1, 1990. This legislation regulates the disbursement of funds deposited with any title entity acting in an escrow or sub-escrow capacity. The law requires that all funds be deposited and collected by the title entity's escrow and/or sub-escrow account prior to disbursement of any funds. Some methods of funding may be subject to a holding period, which must expire before any funds may be disbursed. In order to avoid any such delays, all funding should be done via wire transfer. Funds deposited with the Company via wire transfer may be disbursed upon receipt. Funds deposited by cashiers checks, certified checks, and teller's checks is one business day after the day deposited. Other checks may require hold periods from two to five business days after the day deposited, and may delay your closing. The Company may receive benefits from such banks based upon the balances in such accounts. Such benefits will be retained by the Company as part of its compensation for handling such funds.

Note No. 2: The charge where an order is cancelled after the issuance of the report of title, will be that amount which in the opinion of the Company is proper compensation for the services rendered or the purpose for which the report is used, but in no event shall said charge be less than the minimum amount required under Section 12404.1 of the Insurance Code of the State of California. If the report cannot be cancelled "no fee" pursuant to the provisions of said Insurance Code, then the minimum cancellation fee shall be that permitted by law.

Note No. 3: California Revenue and Taxation Code Section 18668, effective January 1, 1991, requires that the buyer in all sales of California Real Estate, withhold 3-1/3% of the total sales price as California State Income Tax, subject to the various provisions of the law as therein contained, and as amended.

Note No. 4: Wire Transfers

In the event your transaction is being escrowed by a Chicago Title office, contact should be made with the office to obtain correct wiring instructions. Failure to do so could result in a delay in the receipt of funds and subsequent closing of your transaction.

Chicago Title will disburse by wire-out only collected funds or funds received by confirmed wire-in.

The Company's wire-in instructions are:

Bank:	Bank of America 275 Valencia Blvd, 2nd Floor Brea, CA 92823
Bank ABA No.:	0260-0959-3
Account Name:	Chicago Title Company, Broadway Plaza Office
Account No.:	12351-50737
For Credit To:	Chicago Title Company 700 South Flower, Suite 800 Los Angeles, CA 90017
Order No.:	116743050F-X49

INFORMATIONAL NOTES

(continued)

LENDER NOTE: On the DATE you fund the Loan and WIRE Funds to Chicago Title and reference the above Order Number, you must send written NOTICE to the Title Officer's Unit by messenger or E-Mail that you sent the Funds.

Chicago Title will send an E-Mail acknowledging receipt of the funds as soon as practicable.

Chicago Title will NOT be responsible for any delay in Closing and Recording the transaction, nor will Chicago Title be liable for any claim of lost Interest unless such written Notice is sent the day of Funding and Chicago Title has acknowledged receipt of funds.

Note No. 5: Your application for title insurance was placed by reference to a street address or assessor's parcel number. Based upon our records, we believe that the description in this report covers the parcel that you requested.

To prevent errors, we require written confirmation that the legal description contained herein covers the parcel that you requested.

Note No. 6: The plat, (map), which is attached to this report, is to assist you in locating land with reference to streets and other parcels. While this plat is believed to be correct, the Company assumes no liability for any loss occurring by reason of reliance thereon.

Note No. 7: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.

Note No. 8: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

Note No. 9: This report covers the fee estate or interest in and to the parcel of land described in Schedule A above. When the lease is duly executed and a memorandum thereof is recorded, our Policy, when issued, will cover the leasehold estate created by the lease.

To enable this Company to issue its Leasehold Policy of Title Insurance, kindly submit for examination, an executed copy of the lease, including any supplements or amendments thereto.

INFORMATIONAL NOTES

(continued)

Note No. 10: Important notice regarding documents to be recorded in the Los Angeles County. Please review the following CRITICAL MESSAGE from the Los Angeles County Recorder's Office as it will likely impact your closing:

SUBJECT: ACCEPTANCE OF NOTARY ACKNOWLEDGEMENTS

Effective May 1, 2008, the Los Angeles Registrar-Recorder/County Clerk's Office will work diligently to be more efficient in examining notary acknowledgements as our part in minimizing notary fraud. In our efforts, we will strictly adhere to the following requirements for accepting Notary Acknowledgments/Certificates:

- Notaries must comply with the requirements set forth by the state where the oath is administered.
- Notary Acknowledgments/Certificates may not contain white-out, corrective tape, arrows and/or asterisks.
- Notary Acknowledgments/Certificates completed by a California Notary that are destined for recording in the County of Los Angeles must be presented exactly in the form prescribed by Civil Code Section 1189(a)(1).

A Notary Acknowledgment/Certificate that does not meet existing state requirements in addition to the requirements set forth above may not be re-submitted after it has been rejected by the Recorder. A new Notary Acknowledgment/Certificate will be required when re-submitting a rejected document.

If you have any questions, please contact the Registrar-Recorder/County Clerk at (562) 462-2125.

INFORMATIONAL NOTES
(continued)

ATTACHMENT ONE

PRIVACY STATEMENT

IMPORTANT INFORMATION:

For those of you receiving this report by electronic delivery the Privacy Statement and Attachment One are linked to this report. Please review this information by selecting the link. For those of you who are receiving a hard copy of this report, a copy of this information has been submitted for your review.

APPRAISER QUALIFICATIONS

MARK D. BRUSCA

APPRAISAL EXPERIENCE

Entered the real estate field in 2004 and began working as a junior appraiser with Riggs and Riggs, Inc., an appraisal and consulting company. Services rendered involved appraisal report preparation for residential, commercial and other income-producing properties for institutional and acquisition purposes, and partial take valuation, including determination of severance damages and/or benefits for public projects.

CURRENT EMPLOYMENT

Junior appraiser with RIGGS & RIGGS, INC., Real Estate Appraisers and Consultants, located at:

4195 Valley Fair Street, Suite 207
Simi Valley, California 93063

EDUCATION

University of California, Los Angeles; Bachelor of Arts Degree in Political Science

Areas of Study at University of California, Los Angeles:

- Foreign Relations
- Soviet Studies
- Economics
- Psychology

Moorpark College; Associate of Science Degree in Computer Network Systems Engineering

Areas of Study at Moorpark College:

- Computer Hardware
- HTML Programming
- Networking

Areas of Study at the Appraisal Institute:

- Appraisal Procedures, Course 110
- Appraisal Procedures, Course 120
- Basic Income Capitalization, Course 310
- General Applications, Course 320
- Advanced Income Capitalization, Course 510
- Highest & Best Use and Market Analysis, Course 520
- Advanced Sales Comparison and Cost Approaches, Course 530
- Advanced Applications, Course 550
- National Uniform Standards of Professional Appraisal Practice (USPAP) Course, 15-Hour

Areas of Study at the International Right-Of-Way Association:

- Partial Acquisition, Course 401
- Engineering Plan Development and Application, Course 901
- Principles of Real Estate Negotiations, Course 200
- Standards of Practice for the Right of Way Professional, Course 104
- Alternative Dispute Resolution, Course 203
- Eminent Domain Law Basics for Right-of-Way Professionals, Course 803
- Easement Valuation, Course 403
- Principles of Land Acquisition, Course 100

Areas of Study at California State University, Northridge:

- Appraisal Report Writing

GENERAL BACKGROUND

Employed as an insurance investigator from 1992 through 2002. Became a licensed private investigator in 2000. Skills included interviews, formal statements, research, analysis and narrative report preparation.

PROFESSIONAL AFFILIATIONS, LICENSES & CERTIFICATION

State of California General Real Estate Appraiser, Certificate No. AG036814
Associate Member of the Appraisal Institute No. 455039, January 2004
Member of the International Right of Way Association No. 7889036, 2005
A+ Certified Computer Technician, December 2001
Licensed Private Investigator, November 2000

APPRAISAL QUALIFICATIONS
JOYCE L. RIGGS, MAI, SR/WA

APPRAISAL EXPERIENCE

Entered the appraisal profession in **1988** as an appraisal assistant with B.G.R. Appraisals in Simi Valley, California. Services rendered involved appraisal report preparation for a variety of property types including: commercial/retail and office; industrial; bulk acreage; and multi-family residential.

In **1991**, I accepted a position as a Real Estate Representative for The Metropolitan Water District of Southern California ("MWDSC"). Services rendered involved appraisal report preparation, review, mass appraisal cost studies for budget purposes, and evaluation of full and partial takings of property for capital projects and surplus portfolio properties; coordination between Legal, Right-of-Way, Engineering, Planning, and Environmental Divisions relative to appraisal issues as appraisal project manager of the Diamond Valley Reservoir Project, a capital project.

From **1993 to 2001**, I was associated with the appraisal firm of Mason & Mason in Montrose, California. Services rendered involved appraisal review, and full and partial take appraisal report preparation of retail, office, industrial, agricultural, and residential uses, including determination of severance damages and/or benefits for condemnation acquisitions, redevelopment acquisitions, property tax appeals, deficiency judgments, financial decisions, and planning purposes throughout Southern California.

Since **2001**, I joined Riggs & Riggs, Inc., an appraisal and consulting firm in Simi Valley, California, and serve as Vice President of the corporation. Services rendered include expert witness testimony, appraisal review, appraisal report preparation for full and partial take of fee, permanent easement, or temporary easement right of way assignments, and appraisal report preparation for private and lending assignments. Property types include retail, office, industrial, agricultural, mobile home parks, and residential uses, including determination of severance damages and/or benefits for condemnation acquisitions, redevelopment acquisitions, property tax appeals, deficiency judgments, financial decisions, and planning purposes. Appraisal assignments have been undertaken in the Los Angeles, Ventura, Orange, Riverside, San Bernardino San Diego, and Santa Barbara County regions.

Experience includes completion or major contributions to the following:

- Litigation appraisals for the widening and realignment of Lewis Road and U.S. Highway 101, Highway 395 and Phelan Road, and realignment and widening projects along the 405, 210, 5, 10, 215, 91/215/60, and 134 Freeways in Los Angeles, San Bernardino, Ventura, Orange, and Riverside Counties, 1995 to present
- Consulting Valuation Cost Study prepared for budgeting purposes relative to the projects in Orange and Riverside Counties for The Metropolitan Water District, 2006, Riverside County Flood Control & Water Conservation District in 2008 and 2009, and a Grade Separation Project for OCTA and HDR Pharos, 2008
- Market Rental Study on Port-Oriented Property in Los Angeles Harbor area, for Southern California Edison, Los Angeles County, 2007
- Appraisal of Partial Acquisition and Disposition of Fee and Easement Interests in port-related properties for the Port of Long Beach, Los Angeles County, 2004 and 2006
- Appraisals of partial fee, permanent, and temporary construction easement acquisitions for Murrieta Creek Project Phases 1 and 2, and Eagle Canyon Dam, for Riverside County Flood Control and Water Conservation District, Temecula, Palm Springs, and Cathedral City, 2002 to present
- Appraisals of partial fee, easement, and temporary construction easement acquisitions along Interstate 10 for interchange projects, for the County of Riverside and City of Palm Springs, Riverside County, 2007 to 2009
- Appraisals of partial fee, easement, and temporary construction easement acquisitions for the widening of Flower Street, Glendale, 2005
- Appraisals of partial fee, easement, and temporary construction easement acquisitions for the widening of Van Buren Boulevard, Riverside, 2004-2005
- Appraisals of partial fee, easement, and temporary construction easement acquisitions for Kanan Road/U.S. Highway 101 Interchange Project, Agoura Hills, 2004
- Appraisals of partial fee and temporary construction easement acquisitions for the Alameda Corridor East, San Gabriel Valley, Los Angeles County, 2001 to present

- Litigation appraisals for inverse condemnation cases proximate to Ontario Airport, Santa Monica Airport, and 210 Freeway extension through San Bernardino County, to determine diminution in value freeway effects, if any, in 2006-present, and airport noise and vibrations, in the City of Ontario, San Bernardino County, 1993 to 1997 and in the West Los Angeles, 2000 to 2001
- Appraisals of partial fee and temporary construction easement acquisitions for the Pasadena Gold Line, Cities of Pasadena and South Pasadena, Los Angeles County, 1999-2001, 2004-2005

The following is a partial list of government agencies, attorneys, and private clients:

Adorno, Yoss, Alvarado & Smith	Luce, Forward, Hamilton & Scripps, LLC
Best, Best & Krieger	Metropolitan Water District of So. California
California Department of Transportation	Metrolink
City of Agoura Hills	McCormick, Kidman & Behrens
City of Loma Linda	Mullen & Henzel
City of Los Angeles - General Services	Murphy & Evertz
City of Los Angeles - CRA	Nevers, Palazzo, Maddux & Packard, PLC
City of Los Angeles - Department of Airports	Nossaman, Guthner, Knox & Elliott, LLP
City of Palm Springs	Orange County Transportation Authority
City of Pasadena	Port of Long Beach
City of Riverside	Paragon Partners, Ltd.
City of Santa Clarita	Richards, Watson & Gershon
County of Orange	Riverside County Flood Control & Water
County of Riverside	Conservation District
County of San Bernardino	Riverside County Transportation Commission
County of Ventura	Santa Barbara Bank & Trust
Demetriou, Del Guercio, Springer & Francis	Sempra Energy
Epic Land Solutions, Inc.	Southern California Edison
Glendale Community College	State of California, Department of Justice
HDR Pharos	Stradling, Yocca, Carlson, & Rauth
Los Angeles County Metropolitan Transportation	University of California, Riverside
Commission (MTA)	Wells Fargo Bank
Los Angeles Unified School District	Western Municipal Water District
	United States Army Corps of Engineers
	Yaspan & Thau

PROFESSIONAL AFFILIATIONS, ACTIVITIES, TRAINING & CERTIFICATION

Elected to MAI membership in the Appraisal Institute, October 1995, Member No. 10852; certified through 2010, under Appraisal Institute's Voluntary Continuing Educational Program
 Certified General Real Estate Appraiser, State of California; recertified to April 7, 2013, No. AG005451
 Senior Right of Way Member, International Right of Way Association, Member No. 4495; certified through 2014
 Qualified as an expert witness in Ventura, Los Angeles, Orange, San Bernardino, and Riverside Superior Courts

SPECIALIZED APPRAISAL COURSES

Appraisal Institute Courses

- Real Estate Appraisal Principles
- Basic Valuation Procedures
- Capitalization Theory and Techniques Part A
- Capitalization Theory and Techniques Part B
- 7 Hour USPAP Update
- Report Writing and Valuation Analysis
- Advanced Applications
- OREA Update Workshop
- Business Practices & Ethics

International Right of Way Association

- Principles of Real Estate Acquisition Engineering, Course 101
- Bargaining Negotiations, Course 205
- Presentation Skills, Course 206
- Appraisal of Partial Acquisitions, Course 401
- Easement Valuation, Course 402
- Legal Aspects of Easements, Course 802
- Eminent Domain Law Basics for R/W Professionals, Course 803
- Engineering Plan Development and Application, Course 901
- Introduction to Property Management, Course 700

Attended numerous workshops and seminars presented by the Appraisal Institute and International Right of Way Association.

POSITIONS HELD

Appraisal Institute

Region VII

1996-1998 General Guidance Committee Chairperson

Southern California Chapter

2006-2007 Director of Central Coast Branch, Litigation Seminar Chairperson
2004 Immediate Past President, Nominating and Litigation Seminar Chairperson
2003 President
2002 Vice President and Region VII Representative
2001 Treasurer
1999 - 2000 Director
1998 Secretary
1997 General Guidance Committee Chairperson
1996 - 1998 Experience Review Committee
1997, 2006 Litigation Seminar Co-Chairperson
1995 - 1997 Installation Committee Chairperson
1994 - 1995 Candidate Liaison and Chairperson Candidate Leadership Committee

International Right of Way Association (IRWA) Chapter 1 Activities

2005 Secretary, PDC Member, and Nominations/Awards Chair
2001 Immediate Past President, Nominating and Awards Chairperson
2000 President
1999 President Elect and International Director
1998 Vice President
1997 Treasurer
1996, 2001, 2006-7 Fall Seminar Committee Chairperson and/or Committee Member
1996-97, 1999,
2005-2007, 2009-2011 Valuation Conference Committee Member

TEACHING EXPERIENCE

1999 Instructor, Real Estate Principles at Glendale Community College
1998 Instructor, Real Estate Appraisal at Glendale Community College

EDUCATIONAL BACKGROUND

California State University, Northridge

Bachelor of Science Degree in Business Administration with dual emphasis in
Real Estate and Finance