

CITY OF LONG BEACH

(FILE WITH CONTRACT #29263)

--- INFORMATION COPY ONLY ---

ASSIGNMENT AND ASSUMPTION OF LEASE,
DATED JUNE 25, 2002



LEAD SHEET

02 1432900

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
JUN 25 2002
AT 8 A.M.

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

FEE

FEE \$ 510.11

A. F. N. F. CODE 94

D.T.T.

TRANSFER TAX
NOT A PUBLIC RECORD

CODE

20

DA FEE CODE 20

\$ 2.00

CODE

19

CODE

9

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

THIS FORM IS NOT TO BE DUPLICATED

02 1432900

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

The Abbey Company
12383 Lewis Street, Suite 200
Garden Grove, California 92840-4643
Attn: Donald Abbey

TRANSFER TAX	
NOT A PUBLIC RECORD	
DOCUMENTARY TRANSFER TAX \$	_____
_____	COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,
_____	OR COMPUTED ON FULL VALUE LESS LIENS AND
_____	ENCUMBRANCES REMAINING AT TIME OF SALE.
Signature of Declarant or Agent determining tax. Firm Name _____	

ASSIGNMENT AND ASSUMPTION OF LEASE

This ASSIGNMENT AND ASSUMPTION OF LEASE ("Assignment") is made and entered into as of June 25, 2002 ("Assignment Date"), between JOHN HANCOCK LIFE INSURANCE COMPANY, a Massachusetts corporation ("Assignor"), and AC - CATALINA LANDING LLC, a Delaware limited liability company ("Assignee"), in connection with that certain Lease dated June 30, 2000, and the Clarification Letter (as defined in the Purchase and Sale Agreement (Catalina Landing), dated April 30, 2002, between Assignor and Assignee ("Purchase Agreement")), and the clarification letter, dated May 23, 2002, from Landlord (defined below) to Assignor (collectively, the "Lease"), between the City of Long Beach ("Landlord") and Assignor, for the premises located at 310, 320, 330 and 340 Golden Shore Avenue, Long Beach, California, and more particularly described in Exhibit "A" attached hereto and incorporated herein by reference. A Memorandum of the Lease was recorded in the Official Records of Los Angeles County, California, on JUN 25 2002, 2002, as Instrument Number 02 - 1432897.

WITNESSETH:

WHEREAS, Landlord is the owner and ground lessor of the land situated in the City of Long Beach, County of Los Angeles, State of California, and Assignor is the ground lessee under the Lease.

WHEREAS, Assignor desires to assign all of its right, title and interest in and to the Lease to Assignee.

NOW, THEREFORE, in consideration of good and valuable consideration, the sufficiency of which is hereby acknowledged, Assignor and Assignee hereby agree as follows:

1. Assignment of Lease. Assignor hereby grants, conveys and assigns to Assignee, effective as of the Assignment Date, all of Assignor's right, title and interest in and to the Lease, together with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise appertaining; and the reversion or reversions, remainder or remainders, rents, issues, and profits thereof.

2. Assumption of Obligations. Assignor hereby assigns to Assignee, and Assignee hereby assumes, all obligations and liabilities of Assignor under the Lease that accrue on or after

0770-110

the Assignment Date. Assignee hereby agrees to defend, indemnify and hold Assignor harmless from all claims, demands, causes of action, liabilities, losses, costs and expenses (including, without limitation, attorneys' fees) arising from or in connection with the obligations and liabilities assumed by Assignee under this Assignment. Accordingly, Assignee shall pay and perform directly to Landlord, for Landlord's benefit, all monetary and non-monetary obligations accruing under the Lease on or after the Assignment Date. Assignor hereby agrees to defend, indemnify and hold Assignee harmless from all claims, demands, causes of action, liabilities, losses, costs and expenses (including, without limitation, attorneys' fees) arising from or in connection with any obligations or liabilities of Assignor under the Lease that accrue and are due and payable prior to the Assignment Date.

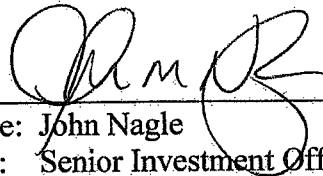
3. Assignment Subject to Certain Matters. This Assignment is intended to convey Assignor's interest under the Lease subject to all matters of record, all matters known to Assignee as of the date that this Assignment is recorded in the Official Records of Los Angeles County, California, and all matters discoverable by an inspection or survey of the land and other property relating to the Lease or by inquiry of any parties in possession of all or any part of such land and property.

4. Miscellaneous. This Assignment shall bind, and shall inure to the benefit of, the successors and assigns of the parties hereto. This Assignment may be executed in counterparts with the same effect as if the parties had executed one instrument, and each such counterpart shall constitute an original of this Assignment. No provision of this Assignment that is held to be inoperative, unenforceable or invalid shall affect the remaining provisions, and to this end all provisions of this Assignment shall be severable. This Assignment shall be governed by the laws of the State of California.

IN WITNESS WHEREOF, the parties have executed this Assignment as of the date first written above.

ASSIGNOR:

JOHN HANCOCK LIFE INSURANCE COMPANY, a Massachusetts corporation

By: 
Name: John Nagle
Title: Senior Investment Officer

ASSIGNEE:

AC - CATALINA LANDING LLC, a Delaware limited liability company

By: _____
Name: _____
Title: _____

the Assignment Date. Assignee hereby agrees to defend, indemnify and hold Assignor harmless from all claims, demands, causes of action, liabilities, losses, costs and expenses (including, without limitation, attorneys' fees) arising from or in connection with the obligations and liabilities assumed by Assignee under this Assignment. Accordingly, Assignee shall pay and perform directly to Landlord, for Landlord's benefit, all monetary and non-monetary obligations accruing under the Lease on or after the Assignment Date. Assignor hereby agrees to defend, indemnify and hold Assignee harmless from all claims, demands, causes of action, liabilities, losses, costs and expenses (including, without limitation, attorneys' fees) arising from or in connection with any obligations or liabilities of Assignor under the Lease that accrue and are due and payable prior to the Assignment Date.

3. Assignment Subject to Certain Matters. This Assignment is intended to convey Assignor's interest under the Lease subject to all matters of record, all matters known to Assignee as of the date that this Assignment is recorded in the Official Records of Los Angeles County, California, and all matters discoverable by an inspection or survey of the land and other property relating to the Lease or by inquiry of any parties in possession of all or any part of such land and property.

4. Miscellaneous. This Assignment shall bind, and shall inure to the benefit of, the successors and assigns of the parties hereto. This Assignment may be executed in counterparts with the same effect as if the parties had executed one instrument, and each such counterpart shall constitute an original of this Assignment. No provision of this Assignment that is held to be inoperative, unenforceable or invalid shall affect the remaining provisions, and to this end all provisions of this Assignment shall be severable. This Assignment shall be governed by the laws of the State of California.

IN WITNESS WHEREOF, the parties have executed this Assignment as of the date first written above.

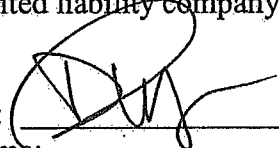
ASSIGNOR:

JOHN HANCOCK LIFE INSURANCE
COMPANY, a Massachusetts corporation

By: _____
Name: John Nagle
Title: Senior Investment Officer

ASSIGNEE:

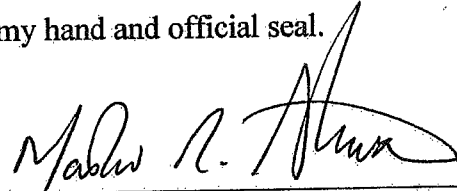
AC - CATALINA LANDING LLC, a Delaware
limited liability company

By:  _____
Name: _____
Title: _____

COMMONWEALTH OF MASSACHUSETTS }
 }ss
COUNTY OF SUFFOLK }

On JUNE 19, 2002, before me, MATTHEW R. STRAUSS,
Notary Public, personally appeared JOHN NAGLE, SENIOR INVESTMENT
OFFICER, personally known to me (or
proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/here/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature 
MATTHEW R. STRAUSS
Notary Public
My Commission Expires August 9, 2002

(This area for official notarial seal)

STATE OF CALIFORNIA }
 }ss
COUNTY OF _____ }

On _____, before me, _____,
Notary Public, personally appeared _____,
personally known to me (or
proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/here/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____

(This area for official notarial seal)

b.

COMMONWEALTH OF MASSACHUSETTS }
 }ss
COUNTY OF SUFFOLK }

On _____, before me, _____,
Notary Public, personally appeared _____

_____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/here/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____

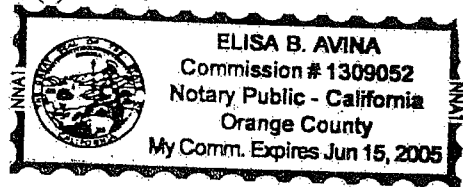
(This area for official notarial seal)

STATE OF CALIFORNIA }
 }ss
COUNTY OF Orange }

On June 19, 2002 before me, Elisa B. Avina,
Notary Public, personally appeared Donald G. Abbey

_____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/here/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Signature Elisa B Avina

(This area for official notarial seal)

Exhibit "A"

Legal Description
310 to 340 GOLDEN SHORE
LONG BEACH, CALIFORNIA

THE REAL PROPERTY SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES DESCRIBED AS FOLLOWS:

PARCEL 1:

A PORTION OF THE ARTIFICIALLY CREATED LAND WITHIN THE TIDELANDS AND SUBMERGED LANDS CONVEYED TO THE CITY OF LONG BEACH BY THE STATE OF CALIFORNIA UNDER AN ACT OF MAY 1, 1911, CHAPTER 676, PAGE 1304, AS AMENDED, AS SHOWN ON CITY ENGINEERS FILE MAP NO. B-1774, SHEETS 1 THROUGH 4, DATED JUNE 9, 1959 ON FILE WITH THE CITY OF LONG BEACH, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 2 OF RECORD OF SURVEY FILED IN BOOK 86 PAGES 21 AND 22 OF RECORD OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 0 DEGREES 01 MINUTES 08 SECONDS WEST 4.00 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 25 SECONDS EAST 68.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 107.50 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45 DEGREES 00 MINUTES 00 SECONDS, AN ARC LENGTH OF 84.43 FEET; THENCE NORTH 44 DEGREES 59 MINUTES 25 SECONDS EAST 44.67 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 35 SECONDS WEST 64.57 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 80.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45 DEGREES 00 MINUTES 00 SECONDS, AN ARC LENGTH OF 62.83 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 35 SECONDS WEST 215.66 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 35.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AN ARC LENGTH OF 54.98 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 25 SECONDS EAST 578.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 35.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AN ARC LENGTH OF 54.98 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 35 SECONDS EAST 202.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 80.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45 DEGREES 00 MINUTES 00 SECONDS, AN ARC LENGTH OF 62.83 FEET; THENCE SOUTH 44 DEGREES 59 MINUTES 25 SECONDS WEST 79.00 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 35 SECONDS EAST 184.04 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS

OF 745.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 83 DEGREES 16 MINUTES 28 SECONDS EAST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19 DEGREES 20 MINUTES 21 SECONDS AN ARC LENGTH OF 251.46 FEET; THENCE SOUTH 12 DEGREES 36 MINUTES 49 SECONDS WEST 83.00 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 25 SECONDS WEST 143.58 FEET, MORE OR LESS, TO A POINT ON THE FACE OF A CONCRETE BULKHEAD, SAID POINT ALSO BEING THE WATER LINE AND BEING ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 690.00 FEET, A RADIAL TO SAID POINT BEARS SOUTH 87 DEGREES 31 MINUTES 05 SECONDS EAST; THENCE NORTHERLY AND WESTERLY ALONG SAID CONCRETE BULKHEAD THE FOLLOWING COURSES AND DISTANCES: NORTHERLY ALONG SAID LAST MENTIONED CURVE HAVING A RADIUS OF 690.00 FEET THROUGH A CENTRAL ANGLE OF 2 DEGREES 29 MINUTES 30 SECONDS, AN ARC LENGTH OF 30.00 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 35 SECONDS WEST 170.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 50.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AN ARC LENGTH OF 78.54 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 25 SECONDS WEST 482.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41 DEGREES 18 MINUTES 55 SECONDS, AN ARC LENGTH OF 36.05 FEET; THENCE LEAVING SAID CONCRETE BULKHEAD LINE, NORTH 51 DEGREES 09 MINUTES 08 SECONDS WEST 60.76 FEET; THENCE NORTH 0 DEGREES 01 MINUTES 08 SECONDS WEST 18.97 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 52 SECONDS WEST 19.29 FEET; THENCE NORTH 0 DEGREES 01 MINUTES 08 SECONDS WEST 96.05 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL MINERALS AND MINERAL RIGHTS OF EVERY KIND OR NATURE LYING BELOW THE SURFACE OF SAID AREA, AND EXCEPT THEREFROM ALL RIGHTS TO THE SUBSURFACE OF SAID LAND AND WATER AREA MORE THAN ONE HUNDRED (100) FEET BELOW GROUND LEVEL OR WATER SURFACE LEVEL, OTHER THAN THE RIGHT TO DRIVE PILES TO A DEPTH GREATER THAN ONE HUNDRED (100) FEET, AS RESERVED IN THE LEASE DATED MAY 6, 1981, EXECUTED BY CITY OF LONG BEACH, AS LESSOR AND CROWLEY DEVELOPMENT CORPORATION, LESSEE, A SHORT FORM OF SAID LEASE BEING RECORDED ON AUGUST 5, 1983 AS INSTRUMENT NO. 83-901168. SAID LEASE FURTHER PROVIDES:

LANDLORD SHALL NOT EXERCISE ANY RIGHT OF SURFACE ENTRY ON THE PREMISES NOR ANY RIGHT TO USE THE SUBSURFACES OF THE LAND AND WATER AREAS DESCRIBED WITHIN ONE HUNDRED (100) FEET BELOW GROUND LEVEL OR WATER SURFACE LEVEL OF SAID PREMISES FOR THE PURPOSE OF MINERAL EXPLORATION OR DEVELOPMENT.

PARCEL 2:

A PORTION OF THE ARTIFICIALLY CREATED LAND AND WATER AREA WITHIN THE TIDELANDS AND SUBMERGED LANDS CONVEYED TO THE CITY OF LONG BEACH BY THE STATE OF CALIFORNIA UNDER AN ACT OF MAY 1, 1911, CHAPTER 676, PAGE 1304, AS AMENDED, AS SHOWN ON CITY ENGINEERS FILE MAP NO. B-1774, SHEETS 1 THROUGH 4, DATED JUNE 9, 1959 ON FILE WITH THE CITY OF LONG BEACH, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 2 OF RECORD OF SURVEY FILED IN BOOK 86 PAGES 21 AND 22 OF RECORD OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTH 0 DEGREES 01 MINUTES 08 SECONDS EAST 96.05 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 52 SECONDS EAST 19.29 FEET; THENCE SOUTH 0 DEGREES 01 MINUTES 08 SECONDS EAST 18.97 FEET; THENCE SOUTH 51 DEGREES 09 MINUTES 08 SECONDS EAST 60.76 FEET, MORE OR LESS, TO A POINT ON THE FACE OF A CONCRETE BULKHEAD, SAID POINT ALSO BEING THE WATER LINE AND BEING ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 50.00 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 41 DEGREES 19 MINUTES 30 SECONDS EAST, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41 DEGREES 18 MINUTES 55 SECONDS, AN ARC LENGTH OF 36.05 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 25 SECONDS EAST 482.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AN ARC LENGTH OF 78.54 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 35 SECONDS EAST 170.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 690.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26 DEGREES 50 MINUTES 41 SECONDS, AN ARC LENGTH OF 323.28 FEET; THENCE NORTH 63 DEGREES 09 MINUTES 54 SECONDS WEST ALONG A RADIAL LINE 75.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 615.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS SOUTH 63 DEGREES 09 MINUTES 54 SECONDS EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 615.00 FEET, THROUGH A CENTRAL ANGLE OF 3 DEGREES 09 MINUTES 19 SECONDS, AN ARC LENGTH OF 33.87 FEET TO A POINT OF COMPOUND CURVE; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 915.00 FEET, THROUGH A CENTRAL ANGLE OF 10 DEGREES 25 MINUTES 52 SECONDS, AN ARC LENGTH OF 166.58 FEET, A RADIAL LINE FROM SAID POINT BEARS NORTH 49 DEGREES 34 MINUTES 43 SECONDS WEST; THENCE NORTH 66 DEGREES 00 MINUTES 35 SECONDS WEST 118.52 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 15.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS SOUTH 66 DEGREES 00 MINUTES 35 SECONDS EAST; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 15.00 FEET,

THROUGH A CENTRAL ANGLE OF 123 DEGREES 33 MINUTES 26 SECONDS, AN ARC LENGTH OF 32.35 FEET TO A POINT OF REVERSE CURVE; THENCE WESTERLY ALONG A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 33 DEGREES 33 MINUTES 26 SECONDS, AN ARC LENGTH OF 8.79 FEET TO A POINT OF COMPOUND CURVE; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 300.00 FEET THROUGH A CENTRAL ANGLE OF 45 DEGREES 16 MINUTES 05 SECONDS, AN ARC LENGTH OF 237.02 FEET TO A POINT OF COMPOUND CURVE; THENCE NORTHERLY ALONG A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 580.10 FEET THROUGH A CENTRAL ANGLE OF 20 DEGREES 43 MINUTES 55 SECONDS, AN ARC LENGTH OF 209.90 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 35 SECONDS WEST, 170.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 50.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48 DEGREES 41 MINUTES 05 SECONDS, AN ARC LENGTH OF 42.49 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM ALL MINERALS AND MINERAL RIGHTS OF EVERY KIND OR NATURE LYING BELOW THE SURFACE OF SAID AREA, AND EXCEPT THEREFROM ALL RIGHTS TO THE SUBSURFACE OF SAID LAND AND WATER AREA MORE THAN ONE HUNDRED (100) FEET BELOW GROUND LEVEL OR WATER SURFACE LEVEL, OTHER THAN THE RIGHT TO DRIVE PILES TO A DEPTH GREATER THAN ONE HUNDRED (100) FEET, AS RESERVED IN THE LEASE DATED MAY 6, 1981, EXECUTED BY CITY OF LONG BEACH, AS LESSOR AND CROWLEY DEVELOPMENT CORPORATION, LESSEE, A SHORT FORM OF SAID LEASE BEING RECORDED ON AUGUST 5, 1983 AS INSTRUMENT NO. 83-901168 OFFICIAL RECORDS.

PARCEL 3:

A NONEXCLUSIVE RIGHT OF WAY FOR ACCESS OVER, UPON AND ACROSS THE FOLLOWING DESCRIBED REAL PROPERTY:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF GOLDEN SHORE (FORMERLY GOLDEN AVENUE), 64 FEET IN WIDTH, AND THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF BLOCK 5, OCEAN PIER WEST, AS PER MAP RECORDED IN BOOK 5 PAGE 131 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES; THENCE ALONG THE SOUTHERLY PROLONGATION OF SAID CENTERLINE SOUTH 0 DEGREES 00 MINUTES 35 SECONDS EAST 20.84 FEET TO AN ANGLE POINT; THENCE ALONG THAT LINE HAVING A BEARING OF NORTH 0 DEGREES 01 MINUTES 32 SECONDS WEST AND DESCRIBED AS "TRANSIT LINE PER C.L.B. F.B. C-420 P.53, 59 & 60" ON RECORD OF SURVEY FILED IN BOOK 86 OF RECORDS OF SURVEYS AT PAGE 21 RECORDS OF LOS ANGELES COUNTY, SOUTH 0 DEGREES 01 MINUTES 32 SECONDS EAST 629.58 FEET TO A POINT PERPENDICULARLY DISTANT 29.00 FEET WESTERLY OF THE NORTHERLY TERMINUS OF A 101.00 FOOT RADIUS CURVE IN THE WESTERLY BOUNDARY OF PARCEL 1 OF THE DEED TO THE TRUSTEES OF THE CALIFORNIA STATE UNIVERSITY AND COLLEGES, RECORDED ON JUNE 4, 1973 AS

INSTRUMENT NO. 3863, SAID ANGLES NORTH 89 DEGREES 58 MINUTES 28 SECONDS EAST 19.00 FEET TO THE TRUE POINT OF BEGINNING OF THE ACCESS WAY TO BE HEREIN DESCRIBED; THENCE FROM A TANGENT THAT BEARS SOUTH 0 DEGREES 01 MINUTES 32 SECONDS EAST SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 111.00 FEET THROUGH A CENTRAL ANGLE OF 89 DEGREES 58 MINUTES 28 SECONDS, AN ARC DISTANCE OF 174.30 FEET TO A TANGENT POINT ON THE SOUTHERLY LINE OF THE ABOVE DESCRIBED PARCEL 1; THENCE ALONG SAID SOUTHERLY LINE OF PARCEL 1 EAST 198.25 FEET TO THE SOUTHEASTERLY CORNER THEREOF; THENCE SOUTH 38.00 FEET; THENCE WEST 55.75 FEET; THENCE SOUTH 10.0 FEET TO THE NORTHEAST CORNER OF PARCEL 2 OF SAID INSTRUMENT NO. 3863, SAID PARCEL ALSO BEING SHOWN ON THE ABOVE DESCRIBED RECORD OF SURVEY; THENCE ALONG SAID NORTHERLY LINE OF PARCEL 2 AND ITS WESTERLY PROLONGATION WEST 291.33 FEET TO A LINE THAT IS PARALLEL WITH AND 19.00 FEET WESTERLY OF THE TRANSIT LINE SHOWN ON SAID RECORD OF SURVEY; THENCE ALONG LAST SAID PARALLEL LINE NORTH 0 DEGREES 01 MINUTES 32 SECONDS WEST TO A LINE THAT IS PARALLEL WITH AND 19.00 FEET WESTERLY OF SAID SOUTHERLY PROLONGATION OF THE CENTERLINE OF GOLDEN SHORE; THENCE ALONG LAST SAID PARALLEL LINE NORTH 0 DEGREES 00 MINUTES 35 SECONDS WEST TO THE GENERAL NORTHERLY LINE OF SEASIDE WAY, 100 FEET WIDE, AS SHOWN ON MAP OF SEASIDE PARK PLAT NO. 3, RECORDED IN BOOK 10 PAGE 27 OF MAPS, RECORDS OF LOS ANGELES COUNTY; THENCE EASTERLY ALONG SAID GENERAL NORTHERLY LINE OF SEASIDE WAY AS SHOWN ON LAST SAID MAP AND SAID MAP OF OCEAN PIER WEST TO A LINE PARALLEL WITH AND 19.00 FEET EASTERLY OF THE CENTERLINE OF GOLDEN SHORE AND ITS SOUTHERLY PROLONGATION; THENCE ALONG SAID PARALLEL LINE SOUTH 0 DEGREES 00 MINUTES 35 SECONDS EAST TO A LINE THAT IS PARALLEL WITH AND 19.00 FEET EASTERLY OF THE ABOVE DESCRIBED TRANSIT LINE; THENCE ALONG LAST SAID PARALLEL LINE SOUTH 0 DEGREES 01 MINUTES 32 SECONDS EAST TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS "PARCEL B" IN A GRANT DEED RECORDED FEBRUARY 3, 2000, AS INSTRUMENT NO. 00-016934 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

PARCEL 4:

(a) A NONEXCLUSIVE RIGHT OF WAY FOR ACCESS OVER, UPON AND ACROSS THAT PORTION OF THE ARTIFICIALLY CREATED LAND WITHIN THE TIDELANDS AND SUBMERGED LANDS CONVEYED TO THE CITY OF LONG BEACH BY THE STATE OF CALIFORNIA UNDER AN ACT OF MAY 1, 1911, CHAPTER 676, PAGE 1304, AS AMENDED, AS SHOWN ON CITY ENGINEERS FILED MAP NO. B-1774, SHEETS 1 THROUGH 4, DATED JUNE 9, 1959, ON FILED WITH THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA INCLUDED WITHIN THE ROADWAYS DEPICTED ON EXHIBIT B-2 OF THE SECOND AMENDMENT TO GROUND LEASE, DATED JUNE 29, 1989, AS FILED IN THE CITY CLERKS OFFICE OF THE CITY OF LONG BEACH AS CLERKS DOCUMENT NO. 15366, AND AS SHOWN ON

02 1432900

12

EXHIBIT "B" OF THE MEMORANDUM OF SECOND AMENDMENT TO GROUND
LEASE RECORDED AUGUST 1, 1989 AS INSTRUMENT NO. 89-1229721.

JUN 25 2002

~~02-1432900~~
02-1432900

STATEMENT OF TAX DUE AND REQUEST THAT THE AMOUNT PAID NOT BE MADE A PART OF THE PERMANENT RECORD IN THE OFFICE OF THE COUNTY RECORDER

(PURSUANT TO SECTION 11932 R & T CODE AND SECTION 12 OF L.A. COUNTY ORDINANCE NO. 9573)

TO: LOS ANGELES COUNTY REGISTRAR-RECORDER

REQUEST IS HEREBY MADE IN ACCORDANCE WITH THE PROVISIONS OF THE DOCUMENTARY TRANSFER TAX ACT THAT THIS FORM SHOWING THE AMOUNT OF TAX DUE BE AFFIXED TO THE ACCOMPANYING DOCUMENT AFTER THE PERMANENT RECORD IS MADE.

THE DOCUMENT NAMES:

John Hancock Life Insurance
(NAME OF ONE GRANTOR OR LESSOR)

AND

A. C. Catalina Landing
(NAME OF ONE GRANTEE OR LESSEE)

PROPERTY DESCRIBED IN THE ACCOMPANYING DOCUMENT IS LOCATED IN:

City of Long Beach (43)
(SHOW NAME OF CITY OR UNINCORP. AREA)

THE AMOUNT OF TAX DUE ON THE ACCOMPANYING DOCUMENT IS \$ - 21,120.00

~ COMPUTED ON FULL VALUE OF PROPERTY DESCRIBED, OR

~ COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF TRANSFER

Paul Balassi Agent
SIGNATURE OF PARTY OR AGENT

~ CHICAGO TITLE INSURANCE CO.
FIRM NAME

NOTE: AFTER THE PERMANENT RECORD IS MADE, THIS FORM WILL BE AFFIXED TO THE CONVEYING DOCUMENT AND RETURNED WITH IT.

