

27628

ASSIGNMENT OF GROUND LEASE

WHEREAS, that certain Master Ground Lease executed September 15, 1997 (the "Ground Lease") by and between the City of Long Beach, a Municipal Corporation (the "Ground Lessor"), and Westland Parcel Partners, LLC., a California Limited Liability Company; and

WHEREAS, the Assignment of Ground Lease as Exhibit "B" in Agreement of Purchase and Sale dated January 8, 2002 between City of Long Beach, a Municipal Corporation ("Ground Lessor") and Westland Parcel J Partners, LLC., a California Corporation ("Lessee"), to Amazing Grace, LLC.(FliteServ, LLC), a California Limited Liability Company; and

KNOW ALL MEN BY THESE PRESENTS, that Amazing Grace, LLC.(FliteServ, LLC.) ("Assignor"), for good and valuable consideration given the receipt and sufficiency of which is hereby acknowledged, does convey, transfer, assign and set ove unto TUNCANG GROUP INC., a California Corporation ("Assignee"), all of Assignor's right, title and interest in and to that certain Ground Lease for Parcel J9 ("Ground Lease") by and between CITY OF LONG BEACH ("Lessor") and Assignor as Lessee, dated 3/12/99, for the real property described in Exhibit A, attached hereto and incorporated herein by reference, to have and to hold UNTO Assignee, Assignee's successors and assigns, subject to the terms, covenants, conditions and obligations set forth in said Ground Lease as well as all the subsequent Assignment of Ground Lease.

IT IS THE INTENT and purpose of this Agreement to convey and assign unto Assignee, Assignee's successors and assigns, all of the leasehold estate and interest of Lessee in the described property, subject to all the terms and conditions stated in said Ground Lease.

IN CONSIDERATION of this Agreement, Assignee and Assignee's successor's and assigns, assume and agree to perform henceforth all of the covenants and agreement undertaken by Lessee in said Ground Lease.

Dated: 4-1-15


Assignor: Amazing Grace, LLC.(FliteServ, LLC.)
a California Limited Liability Company




David J. Parsons, Managing Member

CONSENT

The City of Long Beach consents to this Assignment.

4-7-20-15
CHARLES PARKIN, City Attorney
By 
RICHARD ANTHONY
DEPUTY CITY ATTORNEY

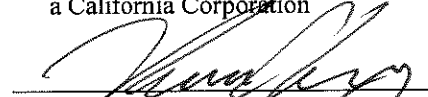
Lessor: City of Long Beach
a Municipal Corporation


Asst. City Manager

EXECUTED PURSUANT
TO SECTION 301 OF
THE CITY CHARTER.
Title

Acknowledged and Agreed to:

Assignee: Tuncang Group Inc.
a California Corporation **Assistant City Manager**



Karena Chuang, Its: COD

ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Los Angeles }

On April 1, 2015 before me, Earl L. Hooper, Notary Public
(Here insert name and title of the officer)

personally appeared Karena Chuang + David J. Parsons,
 who 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/her/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.

I certify under PENALTY OF PERJURY under the laws of the State of California that
 the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Earl L. Hooper
 Notary Public Signature



(Notary Public Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
Assignment of Ground
(Title or description of attached document)
Lease J9
(Title or description of attached document continued)
 Number of Pages 1 Document Date 4/1/15

CAPACITY CLAIMED BY THE SIGNER

Individual (s)

Corporate Officer
COO + Managing
(Title) Member

Partner(s)

Attorney-in-Fact

Trustee(s)

Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles
On 4.15.15 before me, Melodi Nantes, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Thomas B. Modica
Name(s) of Signer(s)

who 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/her/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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Melodi Nantes
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Assignment of Ground Lease Document Date: None
Number of Pages: 1 Signer(s) Other Than Named Above: Charles Parvin/Richard Anthony

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____
 Partner — Limited General Partner — Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer Is Representing: _____ Signer Is Representing: _____