MEETING DATE: **09/24/2012**

AGENDA ITEM: **JOINT CITY COUNCIL/SUCCESSOR AGENCY BOARD AGENDA ITEM: Adoption of Respective Resolutions Authorizing and Directing the Processing of Documentation Reflecting the Successor Agency's Ownership of Former Culver City Redevelopment Agency Owned Real Property.**

ATTACHMENTS

	Pages
1. Proposed City Council Resolution with Exhibits.	1-25
2. Proposed Successor Agency Resolution with Exhibits.	26-50

Attachment 1

RESOLUTION NO. 2012-R____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, AUTHORIZING THE PROCESSING OF DOCUMENTATION REFLECTING AND CONFIRMING OWNERSHIP OF REAL PROPERTY BY THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF CULVER CITY.

WHEREAS, the former Culver City Redevelopment Agency (the "Former CCRA") was a redevelopment agency in the City of Culver City (the "City"), duly created pursuant to the California Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the California Health and Safety Code) (the "CRL"); and

WHEREAS, the Former CCRA was responsible for the administration of redevelopment activities within the City; and

WHEREAS, Section 33220 of the CRL provides that certain public bodies may aid and cooperate in the planning, undertaking, construction or operation of redevelopment projects; and

WHEREAS, pursuant to such authority, set forth in the CRL and other applicable law, on or about March 10, 2011, the City and the Former CCRA entered into that certain Agreement of Purchase and Sale and Joint Escrow Instructions, as amended by that certain Waiver and Amendment dated March 10, 2010 (collectively, the "Purchase Agreement") in order to facilitate the implementation of redevelopment projects to effectuate the completion of redevelopment projects within that and future fiscal years; and

WHEREAS, pursuant to the Purchase Agreement and Resolution No. 2011-A006, on March 7, 2011, the Former CCRA authorized and directed the transfer of certain real property (the "CCRA Properties"), a list of which is attached hereto as Exhibit A and incorporated herein by this reference, for use by the City for municipal purposes and

consistent with the Purchase Agreement for ongoing efforts to redevelop, revitalize and/or eliminate blight in the Former CCRA's redevelopment project areas and/or for the purpose of repayment of debt owed to the City by the Former CCRA for previously approved loans/advances for operation of the Former CCRA; and

WHEREAS, pursuant to the Purchase Agreement and Resolution No. 2011-R016, the City approved and agreed to accept the transfer of the CCRA Properties, executing certificates of acceptance (the "Certificates of Acceptance") for the Former CCRA deeds designed to transfer ownership of the CCRA Properties from the Former CCRA to the City (the "CCRA Deeds"); and

WHEREAS, on or about March 14, 2011, the CCRA Deeds, along with the Certificates of Acceptance, were recorded in the official records of the County of Los Angeles as Document No. 20110388074; and

WHEREAS, neither the Purchase Agreement nor the purported transfer of the CCRA Properties (or any of the related documents and actions) were challenged within the applicable statute of limitations; and

WHEREAS, AB x1 26 ("AB 26") was signed by the Governor of California on June 28, 2011, making certain changes to the CRL and adding Part 1.8 and Part 1.85 to Division 24 of the California Health and Safety Code; and

WHEREAS, AB 26 states, in part, that "[t]he Legislature hereby finds that a transfer of assets by a redevelopment agency [after January 1, 2011] is deemed not to be in the furtherance of the [CRL] and is thereby unauthorized"; and

WHEREAS, AB 26 further states, in part, that "[c]ommencing [February 1, 2012],...arrangements between the city...that created the redevelopment agency and the redevelopment agency are invalid..."; and

WHEREAS, AB 26 further states, in part, that "[a]ll...properties [and] buildings...of the former redevelopment agency are transferred on [February 1, 2012], to the control of the successor agency"; and

WHEREAS, on or about April 20, 2012, the California State Controller issued correspondence stating, in part, that "[i]f your city...received any assets from a redevelopment agency after January 1, 2011, your city...hereby is ordered to...reverse the transfer and return the applicable assets to the successor agency of the relevant redevelopment agency"; and

WHEREAS, AB 1484 ("AB 1484") was signed by the Governor of California on June 27, 2012, making changes to AB 26 and certain additional changes to the CRL; and

WHEREAS, AB 1484, at Section 34179.5(c)(2) of Part 1.85 of the California Health and Safety Code, categorizes certain assets as those "transferred after January 1, 2011...by the redevelopment agency...to the city...that formed the redevelopment agency..." ("Section 34179.5(c)(2) Assets"); and

WHEREAS, AB 1484, Section 34179.5(c)(1) of Part 1.85 of the Health and Safety Code, categorizes certain other assets as those "transferred from the former redevelopment agency to the successor agency on or about February 1, 2012." ("Section 34179.5(c)(1) Assets"); and

WHEREAS, because (i) AB 26 states that a transfer of assets by a redevelopment agency after January 1, 2011 was "unauthorized", (ii) AB 26 states that commencing February 1, 2012, arrangements between a redevelopment agency and the city that created it are "invalid" and (iii) the State Controller has purported to order that ownership of certain assets be vested in successor agencies, the CCRA Properties are therefore not categorized as Section 34179.5(c)(2) Assets; and

WHEREAS, because AB 26 states that all properties and buildings of the former redevelopment agency are transferred on February 1, 2012 to the control of the successor agency, the CCRA Properties are therefore categorized as Section 34179.5(c)(1) Assets; and

WHEREAS, the City does not acknowledge that the purported transfer of the CCRA Properties by the CCRA to the City was not in furtherance of the CRL; and

WHEREAS, the Successor Agency does not acknowledge the effectiveness of the Legislature's proposition that the purported transfer of assets was not in furtherance of the CRL when in fact such transfers were conducted in accordance with the CRL at the time when completed and such transfers were not challenged within the applicable statute of limitations; and

WHEREAS, the City does not acknowledge that commencing February 1, 2012, arrangements between the Former CCRA and the City are invalid; and

WHEREAS, the City does not acknowledge the effectiveness of the California State Controller's order to reverse the transfer of the CCRA Properties and return the applicable assets to the Successor Agency to the Culver City Redevelopment Agency (the "Successor Agency"), a public entity, duly created, validly existing and in good standing under the laws of the State of California; and

WHEREAS, the City has limited financial resources and desires not to pursue its remedies at this time with regard to AB 26, AB 1484 and/or the purported order by the California State Controller that ownership of the CCRA Properties be vested in the Successor Agency; and

WHEREAS, in order to avoid the costs of pursuing its remedies and other costs, the City desires to take action in a manner consistent with AB 26, AB 1484 and the California State Controller's purported order, and in furtherance of the Successor Agency's duties under

California Health and Safety Code Sections 34179.6(h)(1) and CRL Section 34179.6(f), by processing documentation reflecting ownership of the CCRA Properties by the Successor Agency, without acknowledging the effectiveness of AB 26, AB 1484 and/or such order and duties, and expressly disclaiming the same; and

WHEREAS, the City's processing of documentation reflecting ownership of the CCRA Properties by the Successor Agency is not intended to waive, and shall not constitute a waiver, by the City of any constitutional, legal or equitable rights that the City may have to challenge, through administrative or judicial proceedings, the effectiveness and/or legality of all or any portion of AB 26 or AB 1484, any determinations rendered or actions or omissions to act by any public agency or government entity or division in the implementation of AB 26 and AB 1484, and any and all related legal and factual issues, and the City expressly reserves any and all rights, privileges, and defenses available under law and equity; and

WHEREAS, this Resolution has been reviewed with respect to applicability of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq., hereafter the "Guidelines"), and the City's environmental guidelines; and

WHEREAS, per Section 15301 of the State CEQA Guidelines, the transfer of real property is exempt from environmental review under CEQA because the transfer will result in a continuation of an existing facility involving no expansion of use and is therefore exempt from environmental review, and any future development of the real property will require separate environmental review; and

WHEREAS, all of the prerequisites with respect to the approval of this Resolution have been met.

NOW, THEREFORE, the City Council of the City of Culver City DOES HEREBY RESOLVE as follows:

SECTION 1. The foregoing recitals are true and correct and are a substantive part of this Resolution.

SECTION 2. The City hereby rescinds its previous acceptance of the transfer of the CCRA Properties.

SECTION 3. The City hereby authorizes and directs the processing of documentation via quitclaim deed(s) or other appropriate instrument in order to reflect and confirm ownership of the CCRA Properties, including the execution of certificates of acceptance therefor by the Successor Agency.

SECTION 4. The City Manager, or designee, is hereby authorized and directed to take such actions and execute such documents as are necessary to effectuate the intent of this Resolution on behalf of the City.

SECTION 5. This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED, this _____ day of _____, 2012.

ANDREW WEISSMAN, Mayor
City of Culver City

ATTEST:

MARTIN R. COLE, City Clerk

APPROVED AS TO FORM:

CAROL SCHWAB, City Attorney

A12-00839

Exhibit 'A'

Legal Descriptions:

1. This item intentionally left blank

2. INCE PARKING STRUCTURE 9099 Washington Blvd. 4206-032-926

Lot 3 of Parcel Map No. 25831 recorded in April 2002 with APN No. 4206-029-932

BEING A SUBDIVISION OF LOTS 1 TO 15 INCLUSIVE, AND LOTS 20 TO 28 INCLUSIVE AND LOT 34 AND PORTIONS OF LOTS 16, 17, 18, 19, 29, 30, 31, 32, 33 IN BLOCK 19 O TRACT NO. 2444 AS PER MAP RECORDED IN BOOK 24 PAGES 5 TO 7 INCLUSIVE OF MAPS, TOGETHER WITH A PORTION OF THAT 10 FOOT AND VARIABLE WIDTH ALLEY IN SAID BLOCK 19 AS DEDICATED BY THE MAP OF SAID TRACT NO. 2444 TOGETHER WITH THAT PORTION OF THE 10 FOOT ALLEY AND THAT PORTION OF INCE BLVD. FORMERLY SHERMAN PLACE WITHIN SAID BLOCK 19 OF SAID TRACT NO. 2444 VACATED BY RESOLUTION NO. 84-R073 RECORDED JUNE 5, 1984 AS INSTRUMENT NO. 84-66851 AND RECORDED SEPTEMBER 21, 1987 AS INSTRUMENT NO. 87-1502139 OFFICAL RECORDS, TOGETHER WITH LOTS 1 THROUGH 16 BLOCK 18 OF SAID TRACT NO. 2444 AND WITH THAT ALLEY WITHIN SAID BLOCK 18 VACATED BY ORDER OF BOARD OF SUPERVISORS RECORDED MAY 29, 1917 AS INSTRUMENT NO. 515 IN BOOK 257, PAGE 271 OF MISCELLANEOUS RECORDS, AND PORTIONS OF CULVER BOULEVARD (FORMERLY PUTNAM AVENUE), MAIN STREET AND WASHINGTON BOULEVARD AS DEDICATED BY SAID TRACT NO 2444.

3. WATSEKA PARKING STRUCTURE 3844-48 & 3864 Watseka Ave. 4207-001-900-904

LOTS 19, 20, 21, 22, 23, 24 AND 25 OF TRACT 2444, IN THE CITY OF CULVER CITY, AS PER MAP RECORDED IN BOOK 24 PAGES 5, 6 AND 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDED OF SAID COUNTY.

4. 12343 WASHINGTON BOULEVARD 4232-009-018

Those portions of Lots 96, 97, and 98 of the East Ocean Park Tract, in the City of Culver City, as per Map recorded in Book 6 Page 82 of Maps, in the office of the County Recorder of said County, lying Southeasterly of a line drawn through a point in the Southwesterly line of said Lot 96, said line being parallel to the South line of said Lot 96 and distant 140.78 feet measured Northwesterly along the Southwesterly lines of Lots 96, 97 and 98 from the Southwesterly corner of said Lot 98 and lying Southwesterly of a line which is distant 120 feet Northeasterly, measured at right angles from said Southwesterly lines of said Lots 96, 97 and 98.

5. 12337 WASHINGTON BOULEVARD 4232-009-018

Portions of Lots 96,97, 98 in the East Ocean Block Tract, Tract No. 16273, as per Map recorded in Book6 Page 82 and 83 of Maps in the office of the County Recorder of said county.

Exhibit 'A'

6. 12403-12423 Washington Blvd/ 4061 Centinela Avenue 4231-002-044 to 049, 051, 061

Parcel 1:

Lots 1 through 7 inclusive and lots 16 and 17 of Tract No. 7863, in the City of Culver City, in the County of Los Angeles, State of California, as per map recorded in book 93 pages(s) 26 and 27 of maps, in the office of the County Recorder of said County.

Parcel 2:

Lots 9 and 10 of Tract No. 7863, in the City of Culver City, County of Los Angeles, State of California, as per map recorded in book 93 pages(s) 26 and 27 of maps, in the office of the County Recorder of said County.

Parcel 3:

Lots 20 and 21 of Tract No. 7863, in the City of Culver City, County of Los Angeles, State of California, as per map recorded in book 93 page(s) 26 and 27 of maps, in the office of the County Recorder of said County.

Parcel 4:

That portion of lot 39 of Tract No. 7863, in the City of Culver City, County of Los Angeles, State of California, as per map recorded in book 93 page (s) 26 and 27 of maps, in the office of the County Recorder of said County, lying southeasterly of a line described as follows:

Beginning at a point in the Northeasterly line of said lot, distant north 32º 23' 15" west 10.58 feet from the most easterly corner of said lot; thence south 57º 29' 32" west 69.89 feet to a point in the southerly line of said lot, distant north 84º 29' 45" east 55.05 feet from the southwesterly corner of said lot

Parcel 5:

Lot 8 of Tract No. 7863, in the City of Culver City, County of Los Angeles, State of California, as per map recorded in book 93 page (s) 26 and 27 of maps, in the office of the County Recorder of said County.

7. 4064 COLONIAL AVE. 4231-002-060

PARCEL 1:

THE NORTHERLY 49.95 FEET OF LOT 39 OF TRACT 7863, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 93 PAGES 26 AND 27 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

Exhibit 'A'

LOT 39, TRACT 7863, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 93, PAGE 26, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE NORTHWESTERLY 49.95 FEET THEREOF.

ALSO EXCEPT THAT PORTION LYING SOUTHEASTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF SAID LOT, DISTANT NORTH 32 DEGREES 23 MINUTES 15 SECONDS WEST 10.58 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT; THENCE SOUTH 57 DEGREES 29 MINUTES 32 SECONDS WEST 69.89 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT, DISTANT NORTH 84 DEGREES 29 MINUTES 45 SECONDS EAST 55.04 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT.

8. PARCEL 'B' 9300 Washington Boulevard 4206-029-930

Being a subdivision of Parcel 1 of Parcel Map No. 25831, as per map filed in book 506 pages 92 to 94 inclusive of parcel maps, together with a portion of Main Street as shown on said parcel map, together with a portion of Washington Boulevard as shown on map of Tract No. 2444, as per map recorded in Book 24 pages 5 to 7 inclusive of maps, both in the office of the County recorded of said County.

Exhibit 'A'

9. VIRGINIA PARKING LOT 10401-10601 Virginia Ave. 4209-027-905 , 4209-029-900 & 923-925

EXHIBIT "A"

LEGAL DESCRIPTION

Real property in the City of Culver City, County of Los Angeles, State of California, described as follows:

THOSE PORTIONS OF THE RANCHO LA BALLONA, IN THE CITY OF CULVER CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, INCLUDING PORTIONS OF THE 11-25 ACRE AND THE 819.65 ACRE ALLOTMENTS TO HACENDONIO AGUILAR IN CASE NO. 965 OF THE DISTRICT COURT, AND A PORTION OF LAND DESCRIBED AS PARCEL 1 IN DOCUMENT NO. 5259, RECORDED OCTOBER 23, 1963 IN BOOK D-2230 PAGE 757, OFFICIAL RECORDS, IN AND FOR SAID COUNTY DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF TRACT NO. 10078, AS SHOWN ON THE MAP RECORDED IN BOOK 141 PAGES 23 TO 25 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID TRACT, NORTH 54° 34' 30" EAST 1,896.70 FEET TO THE MOST EASTERLY CORNER OF SAID TRACT IN THE SOUTHWESTERLY ONE OF TRACT NO. 1775, AS PER MAP RECORDED IN BOOK 21 PAGES 190 AND 191 OF MAPS, RECORDS OF SAID COUNTY; THENCE ALONG SAID SOUTHWESTERLY LINE, SOUTH 36° 35' 16" EAST 1,046.68 FEET; THENCE SOUTH 39° 23' 11" WEST 44.48 FEET; THENCE SOUTH 23° 58' 40" WEST 535.26 FEET; THENCE SOUTH 46° 58' 40" WEST 250.67 FEET; THENCE SOUTH 30° 36' 10" EAST 527.47 FEET; THENCE SOUTH 43° 34' 55" WEST 101.13 FEET; THENCE SOUTH 36° 58' 40" WEST 416.73 FEET; THENCE SOUTH 49° 08' 15" WEST 86.73 FEET; THENCE SOUTH 64° 32' 35" WEST 185.25 FEET; THENCE NORTH 21° 57' 55" WEST 693.74 FEET; THENCE SOUTH 69° 58' 40" WEST 49.78 FEET; THENCE NORTH 51° 01' 20" WEST 966.90 FEET; THENCE SOUTH 34° 85' 55" WEST 252.15 FEET TO THE NORTHEASTERLY LINE OF OVERLAND AVENUE, FORMERLY ROAD TO LOS ANGELES, AS SHOWN ON THE MAP RECORDED IN BOOK 3 PAGES 204, ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID AVENUE, NORTH 38° 39' 40" WEST 479.77 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION LYING NORTHWESTERLY OF THE SOUTHEAST LINE OF A LOS ANGELES COUNTY FLOOD CONTROL DISTRICT RIGHT-OFWAY, 230 FEET WIDE, AS CONDEMNED BY FINAL DECREE OF CONDEMNATION ENTERED IN CASE NO. 402182, SUPERIOR COURT, A CERTIFIED COPY THEREOF BEING RECORDED IN BOOK 17079 PAGE 314, OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT THAT PORTION OF THE REMAINDER THEREOF LYING NORTHEASTERLY OF A LINE BEGINNING AT A POINT IN SAID SOUTHEAST LINE OF SAID LOS ANGELES COUNTY FLOOD CONTROL DISTRICT RIGHT-OF-WAY, 230 FEET WIDE, SAID POINT BEING IN A CURVE IN SAID SOUTHEAST LINE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1115.00 FEET AND SAID CURVE BEING TANGENT AT ITS WESTERLY TERMINUS TO A LINE BEARING NORTH 71° 04' 55" EAST, A RADIAL LINE AT SAID POINT BEARS NORTH 20° 39' 44" WEST; THENCE SOUTH 20° 39' 44" EAST 62.00 FEET; THENCE SOUTH 51° 54' 52" EAST 34.88 FEET TO SAID NORTHWESTERLY LINE OF A STRIP OF LAND 25 FEET WIDE DESCRIBED HEREINAFTER.

ALSO EXCEPT THAT PORTION LYING SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF A STRIP OF LAND 25 FEET WIDE, LYING 12.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE CENTER LINES OF JORDAN WAY AND VIRGINIA AVENUE, AS SAID INTERSECTION IS SHOWN ON THE MAP OF TRACT NO. 10025, FILED IN BOOK 146 PAGE 8 OF MAPS, RECORDS OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTHEASTERLY ALONG SAID CENTER LINE OF VIRGINIA AVENUE AND ITS NORTHEASTERLY PROLONGATION NORTH 52° 05' 08" EAST 302.82 FEET; THENCE NORTHEASTERLY ALONG A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 300.00 FEET THROUGH CENTRAL ANGLE OF 14° 00' 00", AN ARC DISTANCE OF 73.30 FEET; THENCE TANGENT TO SAID CURVE, NORTH 38° 05' 08" EAST 130.12 FEET.

ALSO EXCEPT THAT PORTION OF THE REMAINDER LYING SOUTHWESTERLY OF A LINE PERPENDICULAR TO THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF VIRGINIA AVENUE, AS SHOWN ON SAID TRACT NO. 10025 THAT PASSES THROUGH A POINT ON SAID PROLONGATION, DISTANT NORTHEASTERLY 27.27 FEET FOR THE INTERSECTION OF SAID PROLONGATION WITH THE NORTHEASTERLY LINE OF THE LAND DESCRIBED AS PARCEL I IN DOCUMENT NO. 5259, RECORDED ON OCTOBER 23, 1963 IN BOOK D-2330 PAGE 757, OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT THAT PORTION OF THE REMAINDER THEREOF LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF PARCEL 1, AS DESCRIBED IN DOCUMENT NO. 5259, RECORDED ON OCTOBER 23,1963 IN BOOK D-2330 PAGE 757, OFFICIAL RECORDS, WITH THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF OCEAN DRIVE, AS SHOWN ON SAID TRACT NO. 10025; THENCE NORTHEASTERLY IN A DIRECT LINE TO THE WESTERLY TERMINUS OF

THAT CERTAIN CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1115.00 FEET AND SAID CURVE BEING THE SOUTHEASTERLY LINE OF SAID LOS ANGELES COUNTY FLOOD CONTROL DISTRICT RIGHT-OF-WAY, 230 FEET WIDE.

ALSO EXCEPT THAT PORTION OF THE REMAINDER THEREOF LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF THE BEFORE MENTIONED STRIP OF LAND BEING 25.00 FEET WIDE, DISTANT 20.00 FEET NORTHEASTERLY FROM THE INTERSECTION OF SAID NORTHWESTERLY LINE WITH THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF SAID TRACT NO. 10025; THENCE SOUTH 67° 27' 43" WEST 18.26 FEET.

AND INCLUDING THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF PARCEL 1, AS DESCRIBED IN DOCUMENT NO. 5259, RECORDED ON OCTOBER 23, 1963 IN BOOK D-2230 PAGE 757, OFFICIAL RECORDS, WITH THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF OCEAN DRIVE, AS SHOWN ON SAID TRACT NO. 10025; THENCE SOUTHWESTERLY ALONG THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID OCEAN DRIVE, 26.98 FEET; THENCE SOUTHEASTERLY ALONG THE AFOREMENTIONED LINE THAT IS PERPENDICULAR TO THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF VIRGINIA AVENUE AND PASSESS THROUGH A POINT ON SAID PROLONGATION DISTANT 27.27 FEET FROM THE INTERSECTION OF SAID PROLONGATION WITH THE NORTHEASTERLY LINE OF SAID PARCEL 1, TO THE NORTHEASTERLY LINE OF SAID PARCEL 1; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF PARCEL 1 TO THE POINT OF BEGINNING.

APN: 4209-027-905

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10. VENICE PARKING LOT 9415-25 Venice Blvd. 4313-019-900-903

Legal Description: Lots 20, 21, 22 and 23 of block 8 of tract no. 2444

Exhibit 'A'

11. 3433 WESLEY STREET 4312-028-901

LEGAL DESCRIPTION

Real property in the City of Culver City, County of Los Angeles, State of California, described as follows:

THAT PORTION OF WESLEY STREET, 50 FEET WIDE, AS SHOWN AND DEDICATED UPON THE MAP OF TRACT NO. 3772, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER THE MAP RECORDED IN BOOK 41 PAGE 91 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH THAT PORTION OF SAID WESLEY STREET, 50 FEET WIDE, AS DESCRIBED IN THE DOCUMENT AND DELINEATED ON THE MAP RECORDED IN BOOK 1123 PAGE 397 OF OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNT RECORDER.

TOGETHER WITH THAT PORTION OF SAID WESLEY STREET AS DESCRIBED IN PARCEL 3 OF THE CORPORATION GRANT DEED TO THE CITY OF CULVER CITY RECORDED MARCH 11, 1968 AS INSTRUMENT NO. 1933, SAID OFFICIAL RECORDS, ALL BOUNDED AS FOLLOWS:

BOUNDED NORTHEASTERLY BY A STRAIGHT LINE DRAWN FROM THE MOST NORTHERLY CORNER OF LOT 17 OF SAID TRACT NO. 3772 TO THE MOST WESTERLY CORNER OF LOT 20 OF SAID TRACT NO. 3772.

BOUNDED SOUTHERLY BY THE NORTHERLY LINE OF NATIONAL BOULEVARD AS DESCRIBED IN PARCEL 2 IN THE ABOVE MENTIONED CORPORATION GRANT DEED TO THE CITY OF CULVER CITY.

EXCEPT THEREFROM ALL OF THE MINERALS AND MINERAL ORES OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED UPON, WITHIN OR UNDERLYING SAID LAND OR THAT MAY BE PRODUCED THEREFROM, INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, ALL PETROLEUM, OIL, NATURAL GAS AND OTHER HYDROCARBON SUBSTANCES AND PRODUCTS DERIVED THEREFROM RECORDED MARCH 11, 1968 AS INSTRUMENT NO. 1933 OF OFFICIAL RECORDS.

NOTE: THE LEGAL DESCRIPTION CONTAINED IN THIS REPORT IS PRO FORMA IN NATURE AND MUST BE APPROVED BY ALL PARTIES INVOLVED IN THIS TRANSACTION. THERE IS NO ASSURANCE THAT THE LEGAL DESCRIPTION IS IN FACT INSURABLE, IN ITS PRESENT FORM, BY REASON OF ITS INCLUSION HEREIN.

12. 8831 EXPOSITION BOULEVARD 4312-014-039

LOTS 41, 42 AND 43 OF TRACT NO. 5461, PARTLY IN THE CITY OF LOS ANGELES AND PARTLY IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 57 PAGE 76 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT THEREFROM LOT 43 ALL OIL, GAS, AND MINERALS OR OTHER HYDROCARBON SUBSTANCES AS RESERVED IN A DEED RECORDED FEBRUARY 1, 1988 AS INSTRUMENT NO. 88-140779, OFFICIAL RECORDS.

13. 8829 EXPOSITION BOULEVARD 4312-014-038

LOT 40 OF TRACT NO. 5461, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 57, PAGE 76 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

14. 8843 EXPOSITION BOULEVARD 4312-014-042

LEGAL DESCRIPTION

Real property in the City of Culver City, County of Los Angeles, State of California, described as follows:

Lot 46 of Tract No. 5461, in the city of Culver City, as per map recorded in Book 57 Page 76 of Maps, in the office of the county recorder of said county.

APN: 4312-014-042

15. 8828 National Blvd 4312-014-027

LOT 28 OF TRACT NO. 5461, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 57 PAGE 76 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

16. 8824, 8825, NATIONAL BOULEVARD; 8801, 8803 WASHINGTON BLVD
4312-014-029, 031, 058

LOTS 29, 30, 31, 32, 33, 34, 35 AND 36 OF TRACT 5461, IN THE CITY OF CULVER CITY, AS PER MAP RECORDED IN BOOK 57 PAGE 76 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Exhibit 'A'

17. 3713-15 ROBERTSON BLVD. 4206-033-916-917, 926-928

PARCEL 1:

LOTS 47 TO 50, INCLUSIVE OF TRACT 3872, IN THE CITY OF LOS ANGELES AND CITY OF CULVER CITY, AS PER MAP RECORDED IN BOOK 42, PAGE 29 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF LOT 47, INCLUDED WITHIN A STRIP OF LAND 33.53 FEET WIDE, LYING 15 FEET NORTHERLY AND NORTHWESTERLY AND 18.53 FEET SOUTHERLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY PROLONGATION OF A LINE PARALLEL WITH AND DISTANT 25 FEET NORTHWESTERLY MEASURED AT RIGHT ANGLES FROM THE SOUTHEASTERLY LINE OF VENICE BOULEVARD, 80 FEET WIDE, AS SAID STREET IS SHOWN ON THE MAP OF TRACT 7430, AS PER MAP RECORDED IN BOOK 80 PAGE 100 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITH THE NORTHERLY PROLONGATION OF A LINE PARALLEL WITH AND DISTANT 25 FEET EASTERLY MEASURED AT RIGHT ANGLES FROM THE WESTERLY LINE OF ROBERTSON BOULEVARD, 70 FEET WIDE, FORMERLY EASTMAN STREET, AS SAID STREET IS SHOWN ON THE MAP OF SAID TRACT 3872, THENCE SOUTHERLY ALONG SAID LAST MENTIONED PARALLEL LINE 233.41 FEET; THENCE WESTERLY ALONG A LINE EXTENDING AT RIGHT ANGLES FROM SAID LAST MENTIONED PARALLEL LINE 30 FEET TO A POINT, SAID POINT TO BE THE TRUE POINT OF BEGINNING FOR PURPOSES OF THIS DESCRIPTION; THENCE CONTINUING WESTERLY ALONG SAID LINE 87.31 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 25 FEET AND BEING TANGENT AT ITS POINT OF ENDING TO A LINE PARALLEL WITH SAID DISTANT 5 FEET SOUTHEASTERLY MEASURED AT RIGHT ANGLES FROM THE SOUTHEASTERLY LINES OF LOTS 19 TO 31 INCLUSIVE OF SAID TRACT 7430; THENCE WESTERLY ALONG SAID CURVE TO SAID POINT OF ENDING IN SAID LAST MENTIONED PARALLEL LINE.

ALSO, EXCEPT THEREFROM THOSE PORTIONS OF LOTS 47 TO 50, INCLUSIVE OF SAID TRACT 3872, INCLUDED WITHIN THE PARCEL OF LAND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID STRIP OF LAND 33.53 FEET WIDE WITH A LINE PARALLEL WITH AND DISTANT 5 FEET WESTERLY MEASURED AT RIGHT ANGLES FROM THE EASTERLY LINE OF SAID LOT 48; THENCE NORTHERLY ALONG SAID PARALLEL LINE 29.61 FEET; THENCE ALONG A TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 170 FEET TO A POINT IN THE NORTHERLY LINE OF SAID LOT 52, SAID POINT BEING DISTANT 34.23 FEET WESTERLY MEASURED ALONG SAID NORTHERLY LINE FROM THE EASTERLY LINE OF SAID LOT 52; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO SAID EASTERLY LINE; THENCE SOUTHERLY ALONG THE EASTERLY LINES OF SAID LOTS TO THE SOUTHERLY LINE OF SAID STRIP OF LAND 33.53 FEET WIDE; THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.

ALSO, EXCEPT THEREFROM THOSE PORTIONS OF SAID LOTS 47 TO 50, INCLUSIVE OF SAID TRACT 3872 LYING NORTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY PROLONGATION OF A LINE PARALLEL WITH AND DISTANT 10 FEET NORTHWESTERLY MEASURED AT RIGHT ANGLES FROM THE SOUTHEASTERLY LINE OF LOT 30, SAID TRACT 7430, WITH THE EASTERLY LINE OF LOT 51 OF SAID TRACT 3872; THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY PROLONGATION, AND ALONG SAID PARALLEL LINE AND ITS SOUTHWESTERLY PROLONGATION TO THE SOUTHWESTERLY LINE OF SAID LOT 30.

ALSO, EXCEPT, ALL OIL, GAS, WATER AND MINERAL RIGHTS WITHOUT, HOWEVER, THE RIGHT TO USE THE SURFACE OF SAID LAND OR ANY PORTION THEREOF TO A DEPTH OF 500 FEET BELOW THE SURFACE THEREOF FOR THE EXTRACTION OF SUCH OIL, GAS, WATER OR MINERALS, BY QUITCLAIM DEED RECORDED DECEMBER 7, 1951 AS INSTRUMENT NO. 51-1200982.

ALSO EXCEPT THEREFROM, ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED OR OTHERWISE IN SUCH MANNER AS TO ENDANGER THE SAFETY OF ANY HIGHWAY THAT MAY BE CONSTRUCTED ON SAID LANDS, RECORDED NOVEMBER 2, 1972 AS DOCUMENT NOS. 294, 295 AND 296.

Exhibit 'A'

PARCEL 2:

THE SOUTHERLY 10 FEET OF LOT 45 OF TRACT 3872, IN THE CITY OF CULVER CITY AND IN THE CITY OF LOS ANGELES, AS PER THE MAP RECORDED IN BOOK 42 PAGE 25 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION WHICH LIES EASTERLY AND SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID SOUTHERLY 10 FEET DISTANT THEREON NORTH 83° 01' 00" WEST 77.33 FEET FROM THE EASTERLY LINE OF SAID LOT; THENCE SOUTHWESTERLY ALONG A TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25 FEET, THROUGH A CENTRAL ANGLE OF 90° 02' 18", AN ARC DISTANCE OF 39.29 FEET TO ITS POINT OF TANGENCY IN THE WESTERLY LINE OF LOT 45 OF SAID TRACT.

EXCEPT THEREFROM ALL OIL, GAS, WATER AND MINERAL RIGHTS NOW VESTED IN THE CITY OF LOS ANGELES WITHOUT, HOWEVER, THE RIGHT TO USE THE SURFACE OF SAID LAND OR ANY PORTION THEREOF TO A DEPTH OF 500 FEET BELOW THE SURFACE, FOR THE EXTRACTION OF SUCH OIL, GAS, WATER AND MINERALS, BY GRANT DEED RECORDED JANUARY 6, 1986 AS INSTRUMENT NO. 86-29835.

ALSO EXCEPT THEREFROM, ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED OR OTHERWISE IN SUCH MANNER AS TO ENDANGER THE SAFETY OF ANY HIGHWAY THAT MAY BE CONSTRUCTED ON SAID LANDS, RECORDED NOVEMBER 1, 1972 AS DOCUMENT NOS. 294, 295 AND 296.

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18. 3727 ROBERTSON BLVD/ADJ. 4206-033-925

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE MOST SOUTHERLY 10.00 FEET OF LOT 44 OF TRACT 3872, IN THE CITY OF CULVER CITY, AS PER MAP RECORDED IN BOOK 42 PAGE 25 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERAL AND OTHER HYDROCARBONS LOCATED BELOW A DEPTH OF 500 FEET, WITHOUT RIGHT OF SURFACE ENTRY, WHICH WERE EXCEPTED BY PRIOR OWNERS.

PARCEL 2:

THAT PORTION OF ROBERTSON BOULEVARD ADJOINING SAID LAND ON THE EAST, AND THAT PORTION OF THE 15 FOOT ALLEY ADJOINING SAID LAND ON THE WEST THAT WOULD PASS BY A LEGAL CONVEYANCE OF SAID LAND.

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19. 3757 ROBERTSON BLVD. 4206-033-921

Being a portion of lots 25 and 26 of tract no. 3872, in the city of Culver City, county of Los Angeles, and State of California, recorded in book 42, page 25 official records of the county recorder of said county.

Exhibit 'A'

20. FORMER STUDIO DRIVE-IN PROPERTY REMNANT PIECE

ATTACHMENT NO. 2

LEGAL DESCRIPTION

Real property in the City of Culver City, County of Los Angeles, State of California, described as follows:

THAT PORTION OF THE BERNARDINO MACHADO 18.090535 ACRE TRACT, IN THE RANCHO LA BALLONA, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO MAP AND FINAL DECREE OF PARTITION IN CASE NO. 2722, DISTRICT COURT OF SAID COUNTY, AS PER MAP RECORDED IN BOOK 3 PAGES 204, ET. SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF TRACT NO. 26285, IN SAID CITY, COUNTY AND STATE, AS PER MAP RECORDED IN BOOK 583 PAGE 45 OF MAPS, IN SAID RECORDER'S OFFICE, WITH THE WESTERLY LINE OF THE EASTERLY 25 FEET OF SAID 18.090535 ACRE TRACT;
THENCE WESTERLY ALONG SAID SOUTHERLY LINE LAND AND ITS WESTERLY PROLONGATION TO THE NORTHEASTERLY LINE OF SEPULVEDA BOULEVARD, AS SHOWN ON TRACT NO. 29724, IN SAID CITY, COUNTY AND STATE, AS PER MAP RECORDED IN BOOK 736 PAGES 90 AND 91 OF MAPS, IN SAID RECORDER'S OFFICE;
THENCE SOUTHEASTERLY ALONG SAID SEPULVEDA BOULEVARD, TO THE SOUTHERLY LINE OF SAID 18.090535 ACRE TRACT;
THENCE EASTERLY ALONG SAID LAST MENTIONED SOUTHERLY LINE TO THE WESTERLY LINE OF THE EASTERLY 25 FEET OF SAID 18.090535 ACRE TRACT;
THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE EAST 16.50 FEET THEREOF.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING NORTHERLY OF THE CENTERLINE OF PARCEL 2-A, AS DESCRIBED IN AN EASEMENT DEED RECORDED JUNE 07, 1994 AS INSTRUMENT NO. 94-1090145 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL OIL, GAS AND MINERAL SUBSTANCES, TOGETHER WITH THE RIGHT TO EXPLORE FOR AND EXTRACT SUCH SUBSTANCES PROVIDED THAT THE SURFACE OPENING OF ANY WELL, HOLE, SHAFT OR OTHER MEANS OF EXPLORING FOR, REACHING OR REMOVING SUCH SUBSTANCES SHALL NOT BE LOCATED WITHIN THE OVERLAND-JEFFERSON REDEVELOPMENT PROJECT NO. 2 AND SHALL NOT PENETRATE ANY PART OF OR PORTION OF SAID PROJECT AREA WITHIN 500 FEET OF THE SURFACE THEREOF, AS RESERVED BY CULVER CITY REDEVELOPMENT AGENCY, A PUBLIC BODY, CORPORATE AND POLITIC, IN AN INSTRUMENT RECORDED MARCH 11, 1993 AS INSTRUMENT NO. 93-466973 OF OFFICIAL RECORDS.

APN: 4225-001-904

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21. 8846 National Blvd 4312-014-010, 020, 046, 047, 048, 053

Real property in the City of Culver City, County of Los Angeles, State of California, described as follows:

LOTS 20, 21, 47, 48, 49, 50, 51 AND 52 OF TRACT NO. 5461, PARTLY IN THE CITY OF LOS ANGELES AND PARTLY IN THE CITY OF CULVER CITY, AS PER MAP RECORDED IN BOOK 57 PAGE 76 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4312-014-020 and 4312-014-053 and 4312-014-046 and 4312-014-047 and 4312-014-048 and 4312-014-049 and 4312-014-020

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22. 8841 EXPOSITION BOULEVARD 4312-014-041

Real property in the City of Culver City, County of Los Angeles, State of California, described as follows:

Lot 45 of Tract No. 5461, in the city of Culver City, as per map recorded in Book 57 Page 76 of Maps, in the office of the county recorder of said county.

APN: 4312-014-041

Exhibit 'A'

23. 8842 NATIONAL BOULEVARD 4312-014-021

Real property in the City of Culver City, County of Los Angeles, State of California, described as follows:

LOTS 19, 20 AND 22 PARTLY IN THE CITIES OF LOS ANGELES AND CULVER CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ALL OF TRACT NO. 5461, AS PER MAP RECORDED IN BOOK 57 PAGE 76 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4312-014-055 and 4312-024-054 and 4312-014-021

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24. 8839 NATIONAL BOULEVARD 4312-014-040

Real property in the City of Culver City, County of Los Angeles, State of California, described as follows:

Lot 44 of Tract No. 5461, in the city of Culver City, as per map recorded in Book 57 Page 76 of Maps, in the office of the county recorder of said county.

APN: 4312-014-040

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25. 8836-8838 NATIONAL BOULEVARD 4312-014-0023, 024

Real property in the City of Culver City, County of Los Angeles, State of California, described as follows:

Lots 24 and 25 of Tract No. 5461, in the city of Culver City, as per map recorded in Book 57 Page 76 of Maps, in the office of the county recorder of said county.

APN: 4312-014-023,024

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26. 8840 EXPOSITION BOULEVARD 4312-014-022

Real property in the City of Culver City, County of Los Angeles, State of California, described as follows:

Lot 23 of Tract No. 5461, in the City of Culver City, as per Map recorded in Book 57 Page 76 of Maps, in the office of the County Recorder of said County.

APN: 4312-014-022

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27. 8830 NATIONAL BOULEVARD 4312-014-059

LOTS 26, 27, 37, 38 AND 39 OF TRACT NUMBER 5461, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 57, PAGE(S) 76 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM LOT 26 ALL OIL, GAS, PETROLEUM AND OTHER MINERAL OR HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, TOGETHER WITH THE RIGHT TO USE ONLY THAT PORTION OF SAID LAND WHICH UNDERLIES A PLANE PARALLEL WITH AND 2000 FEET BELOW THE PRESENT SURFACE OF SAID LAND, FOR THE PURPOSE OF PROSPECTING FOR, DEVELOPING AND/OR EXTRACTING SAID OIL, GAS, PETROLEUM AND OTHER MINERAL OR HYDROCARBON SUBSTANCES FROM SAID LAND, BY MEANS OF WELLS DRILLED INTO SAID SUBSURFACE OF SAID LAND FROM DRILL SITES LOCATED ON OTHER LAND, IT BEING EXPRESSLY UNDERSTOOD THAT SAID MORRIS DE LEE, HIS HEIRS AND ASSIGNS, SHALL HAVE NO RIGHT TO ENTER UPON THE SURFACE OF SAID LAND FOR THE PURPOSE OF PROSPECTING FOR, DEVELOPING AND/OR EXTRACTING SAID OIL, GAS, PETROLEUM AND/OR OTHER MINERAL OR HYDROCARBON SUBSTANCES FROM SAID LAND, OR FOR ANY OTHER PURPOSE WHATSOEVER, ALL SUCH OIL AND MINERAL RIGHTS SET FORTH ABOVE SHALL REVERT TO THE GRANTEE HEREIN 20 YEARS AFTER THE DATE THIS DEED IS RECORDED, AS RESERVED BY MORRIS DE LEE, IN DEED RECORDED JUNE 29, 1956 IN BOOK 51604, PAGE 150 OF OFFICIAL RECORDS, IN SAID RECORDER'S OFFICE AND

ALSO EXCEPT AND RESERVING FROM LOTS 27, 37, 38 AND 39 UNTO SAID LODESTAR CORPORATION, THEIR HEIRS AND ASSIGNS, ALL OIL, GAS, PETROLEUM AND OTHER MINERAL OR HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, TOGETHER WITH THE RIGHT TO USE ONLY THAT PORTION OF SAID LAND WHICH UNDERLIES A PLANE PARALLEL WITH AND 2000 FEET BELOW THE PRESENT SURFACE OF SAID LAND, FOR THE PURPOSE OF PROSPECTING FOR, DEVELOPING AND/OR EXTRACTING SAID OIL, GAS, PETROLEUM AND OTHER MINERAL OR HYDROCARBON SUBSTANCES FROM SAID LAND BY MEANS OF WELLS DRILLED INTO SAID SUBSURFACE OF SAID LAND FROM DRILL SITES LOCATED ON OTHER LAND, IT BEING EXPRESSLY UNDERSTOOD THAT SAID LODESTAR CORPORATION, THEIR HEIRS AND ASSIGNS, SHALL HAVE NO RIGHT TO ENTER UPON THE SURFACE OF SAID LAND FOR THE PURPOSE OF PROSPECTING FOR, DEVELOPING AND/OR EXTRACTING SAID OIL, GAS, PETROLEUM AND/OR OTHER MINERAL OR HYDROCARBON SUBSTANCES FROM SAID LAND OR FOR ANY PURPOSES WHATSOEVER ALL SUCH OIL AND MINERAL RIGHTS SET FORTH ABOVE SHALL REVERT TO THE GRANTEE HEREIN 20 YEARS AFTER THE DATE THIS DEED IS RECORDED, AS RESERVED BY THE LODESTAR CORPORATION, A CORPORATION, IN DEED RECORDED JUNE 29, 1956 IN BOOK 51604, PAGE 151 OF OFFICIAL RECORDS IN SAID RECORDER'S OFFICE.

Exhibit 'A'

28. 12823 WASHINGTON BOULEVARD 4236-021-007

Real property in the city of Culver City, county of Los Angeles, state of California, as described as follows:

Lots 55, 56 and 57 of tract no. 5951, in the city of Culver City, as per map recorded in book 77 page 72 of maps, in the office of the county recorder of said county

29. 12813 WASHINGTON BOULEVARD 4236-021-008

Real property in the city of Culver City, county of Los Angeles, state of California, as described as follows:

Those portions of lots 58 and 59 of tract no.5951, in the city of culver city, as per map recorded in book 77 page 72 of maps, in the office of the county recorder of said county.

30. 12811 WASHINGTON BOULEVARD 4236-021-009

Real property in the city of Culver City, county of Los Angeles, state of California, as described as follows:

Lots 60 and 61 of tract no.5951, in the city of Culver City, as per map recorded in book 37, page 72 of maps, in the office of the county recorder of said county.

Apn: 4236-021-009

Exhibit 'A'

31. 12803 WASHINGTON BOULEVARD 4236-021-010

Real property in the city of Culver City, county of Los Angeles, state of California, as described as follows:

Lots 62 and 63 of tract 5951, in the city of Culver City, as per map recorded in book 77 page 72 of maps, in the office of the county recorder of said county.

32. 11056 WASHINGTON BOULEVARD 4213-007-003

Real property in the city of Culver City, county of Los Angeles, state of California, as described as follows:

Lots 4, 5, 6, 7 and 8 of tract no. 9648, in the City of Culver City, county of Los Angeles, state of California, as per map recorded in book 142, page(s) 13 to 15 inclusive of maps, in the office of the county recorder of said county.

33. 11054 WASHINGTON BOULEVARD 4213-007-002

Real property in the city of Culver City, county of Los Angeles, state of California, as described as follows:

Lots 3 of tract no. 9648, in the City of Culver City, county of Los Angeles, state of California, as per map recorded in book 142, page(s) 13, 14 ando 15 inclusive of maps, in the office of the county recorder of said county.

34. 9814 WASHINGTON BLVD. 4207-006-915

Real property in the city of Culver City, county of Los Angeles, state of California, as described as follows:

That portion of lot 27, block 1 of tract no. 1775, as per map recorded in book 21 page 190 of maps, in the office of the county recorder of said county.

Exhibit 'A'

35. KIRK DOUGLAS THEATRE 9820 Washington Blvd. 4207-006-914

APN 4207-006-914 – 9820 Washington Boulevard

PARCEL 1:
LOT 6 AND THAT PORTION OF LOT 27, BLOCK 1 OF TRACT 1775, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21 PAGES 190 AND 191 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 27, WHICH IS 68.49 FEET FROM ITS MOST EASTERLY CORNER, AND RUNNING THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID NORTHWEST LINE 58 FEET; THENCE IN A SOUTHEASTERLY DIRECTION AT RIGHT ANGLES TO SAID NORTHWESTERLY LINE, A DISTANCE OF 43.42 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT; THENCE NORTHEASTERLY ALONG SAID LAST MENTIONED LINE, 53.26 FEET TO A POINT; THENCE NORTHWESTERLY 26.77 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
LOT 5, BLOCK 1 OF TRACT 1775, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21 PAGES 190 AND 191 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO THAT PORTION OF LOT 27 IN SAID BLOCK, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 27, DISTANT THEREON SOUTH 54 DEGREES 31 MINUTES WEST 16.4 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT; THENCE SOUTH 54 DEGREES 31 MINUTES WEST ALONG SAID NORTHWESTERLY LINE 60 FEET; THENCE SOUTH 35 DEGREES 29 MINUTES EAST AT RIGHT ANGLES TO SAID NORTHWESTERLY LINE 24.77 FEET; MORE OR LESS, TO THE SOUTHEASTERLY LINE OF SAID LOT; THENCE NORTH 54 DEGREES 03 MINUTES 50 SECONDS EAST, ALONG SAID SOUTHEASTERLY LINE 59.93 FEET, MORE OR LESS TO A POINT WHICH BEARS SOUTH 35 DEGREES 29 MINUTES EAST AT RIGHT ANGLES TO THE NORTHWESTERLY LINE OF SAID LOT, FROM THE POINT OF BEGINNING; THENCE NORTH 35 DEGREES 29 MINUTES WEST 6.12 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

36. IVY SUBSTATION/ MEDIA PARK 9070 Venice Blvd. 4206-030-902 & 4206-034-904

Real property in the city of Culver City, county of Los Angeles, state of California, as described as follows:

That portion of lot 2, block 17, tract no. 2444, as per map recorded in book 24, pages 5 to 7, inclusive of maps in the office of the County recorder of Los Angeles County

37. JACKSON AVENUE APARTMENTS 4031-35 Jackson Avenue 4209-001-903

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARCEL MAP 17355, IN THE CITY OF CULVER CITY, AS PER MAP RECORDED IN BOOK 192, PAGES 35 AND 37 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

38. 9743-49 BRADDOCK DR. & 4075 LAFAYETTE PL 4207-008-914-916

All of the property situated in the City of Culver City, County of Los Angeles, State of California, legally described as follows:

PARCEL 1:

THE NORTHERLY 75 FEET OF LOT 5 OF NOLAN PARK TRACT, IN THE CITY OF CULVER CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 32 PAGE 45 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

THAT PORTION OF LOT 5 OF NOLAN PARK TRACT, IN THE CITY OF CULVER CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 32 PAGE 45 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

PARCEL 3:

THE SOUTHERLY 50 FEET MEASURED ON THE WEST LINE OF BRADDOCK DRIVE OF LOT 5 OF THE NOLAN PARK TRACT, IN THE CITY OF CULVER CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 32 PAGE 45 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THE NORTH LINE THEREOF BEING PARALLEL TO THE SOUTHERLY LINE OF SAID LOT.

39. 4044 GLOBE AVENUE 4233-033-014

Real property in the City of Culver City, County of Los Angeles, State of California, described as follows:

THAT PORTION OF LOTS 469 AND 470 OF TRACT 6936, IN THE CITY OF CULVER CITY, AS PER MAP RECORDED IN BOOK 79 PAGE 43 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF LOT 71 OF TRACT 8895, AS PER MAP RECORDED 120 PAGES 69 TO 71 INCLUSIVE OF MAPS, DESCRIBED AS A WHOLE AS FOLLOWS:

Exhibit 'A'

40. 4048 GLOBE AVENUE 4233-033-003

Real property in the City of Culver City, County of Los Angeles, State of California, described as follows:

PARCEL 1:

THAT PORTION OF LOT 470 OF TRACT 8956, IN THE CITY OF CULVER CITY, AS PER MAP RECORDED IN BOOK 79 PAGE 43 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHEASTERLY OF A LINE THAT IS PARALLEL WITH AND DISTANT NORTHWESTERLY 94 FEET, MEASURED AT RIGHT ANGLES, FROM THE SOUTHEASTERLY LINE OF LOT 71 OF TRACT 8895, AS PER MAP RECORDED IN BOOK 120 PAGES 69 TO 71 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

THE NORTHWESTERLY 50 FEET OF THE SOUTHEAST 94 FEET OF LOT 71 OF TRACT 8895, IN THE CITY OF CULVER CITY, AS PER MAP RECORDED IN BOOK 120 PAGES 69 TO 71 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

41. 4050 GLOBE AVENUE 4233-033-004

Real property in the City of Culver City, County of Los Angeles, State of California, described as follows:

The Southeasterly 44 feet of Lot 71 of Tract 8895, in the city of Culver City, as per map recorded in Book 120 Pages 69 to 71 inclusive of Maps, in the office of the county recorder of said county.

42. 4054 GLOBE AVENUE 4233-033-005

Real property in the City of Culver City, County of Los Angeles, State of California, described as follows:

LOT 72 OF TRACT 8895, IN THE CITY OF CULVER CITY, AS PER MAP RECORDED IN BOOK 120 PAGES 69 TO 71 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

43. 4058 GLOBE AVENUE 4233-033-006

Real property in the City of Culver City, County of Los Angeles, State of California, described as follows:

Lot 73 of Tract 8895, in the city of Culver City, as per map recorded in Book 120 Pages 69 to 71 inclusive of Maps, in the office of the county recorder of said county.

44. 4062 GLOBE AVENUE 4233-033-007

Real property in the City of Culver City, County of Los Angeles, State of California, described as follows:

LOT 74 OF TRACT 8895, IN THE CITY OF CULVER CITY, AS PER MAP RECORDED IN BOOK 120 PAGES 69 TO 71 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4233-033-007

45. 4068 GLOBE AVENUE 4233-033-008

Real property in the City of Culver City, County of Los Angeles, State of California, described as follows:

LOT 75 OF TRACT 8305, IN THE CITY OF CULVER CITY, AS PER MAP RECORDED IN BOOK 120, PAGES 69 TO 71, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SAID LAND IS ALSO SHOWN ON RECORD OF SURVEY RECORDED SEPTEMBER 9, 1993 IN BOOK 137 PAGE 18 OF RECORD OF SURVEYS.

APN: 4233-033-008

46. CANFIELD PARKING LOT 3825 Canfield Avenue 4206-030-901

No legal description available

47. LANDSCAPED BUFFERSo. Side of Slauson Ave. between Hannum & 90 Fwy. 4134-020-903

No legal description available

48. FOX HILLS SIGN Bristol Parkway @ Centinela Ave. 4134-440-018-002

No legal description available

49. BALLONA CREEK REMNANT Overland @ Ocean 4205-026-001

No legal description available

50. LA BALLONA CREEK PARCEL 4205-005-909

No legal description available

51. LA BALLONA CREEK PARCEL 4209-030-901-902

No legal description available

52. TOWN PLAZA DOWNTOWN

No legal description available (May not be owned by the RDA)

53. PASEO 9527 CULVER BLVD 4207-001-904

No legal description available

RESOLUTION NO. 2012-SA____

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY AUTHORIZING THE PROCESSING OF DOCUMENTATION REFLECTING AND CONFIRMING ITS OWNERSHIP OF REAL PROPERTY.

WHEREAS, the former Culver City Redevelopment Agency (the "Former CCRA") was a redevelopment agency in the City of Culver City (the "City"), duly created pursuant to the California Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the California Health and Safety Code) (the "CRL"); and

WHEREAS, the Former CCRA was responsible for the administration of redevelopment activities within the City; and

WHEREAS, Section 33220 of the CRL provides that certain public bodies may aid and cooperate in the planning, undertaking, construction or operation of redevelopment projects; and

WHEREAS, pursuant to such authority, set forth in the CRL and other applicable law, on or about March 10, 2011, the City and the Former CCRA entered into that certain Agreement of Purchase and Sale and Joint Escrow Instructions, as amended by that certain Waiver and Amendment dated March 10, 2010 (collectively, the "Purchase Agreement") in order to facilitate the implementation of redevelopment projects to effectuate the completion of redevelopment projects within that and future fiscal years; and

WHEREAS, pursuant to the Purchase Agreement and Resolution No. 2011-A006, on March 7, 2011, the Former CCRA authorized and directed the transfer of certain real property (the "CCRA Properties"), a list of which is attached hereto as Exhibit A and incorporated herein by this reference, for use by the City for municipal purposes and

consistent with the Purchase Agreement for ongoing efforts to redevelop, revitalize and/or eliminate blight in the Former CCRA's redevelopment project areas and/or for the purpose of repayment of debt owed to the City by the Former CCRA for previously approved loans/advances for operation of the Former CCRA; and

WHEREAS, pursuant to the Purchase Agreement and Resolution No. 2011-R016, the City approved and agreed to accept the transfer of the CCRA Properties, executing certificates of acceptance (the "Certificates of Acceptance") for the Former CCRA deeds designed to transfer ownership of the CCRA Properties from the Former CCRA to the City (the "CCRA Deeds"); and

WHEREAS, on or about March 14, 2011, the CCRA Deeds, along with the Certificates of Acceptance, were recorded in the official records of the County of Los Angeles as Document No. 20110388074; and

WHEREAS, neither the Purchase Agreement nor the purported transfer of the CCRA Properties (or any of the related documents and actions) were challenged within the applicable statute of limitations; and

WHEREAS, AB x1 26 ("AB 26") was signed by the Governor of California on June 28, 2011, making certain changes to the CRL and adding Part 1.8 and Part 1.85 to Division 24 of the California Health and Safety Code; and

WHEREAS, AB 26 states, in part, that "[t]he Legislature hereby finds that a transfer of assets by a redevelopment agency [after January 1, 2011] is deemed not to be in the furtherance of the [CRL] and is thereby unauthorized"; and

WHEREAS, AB 26 further states, in part, that "[c]ommencing [February 1, 2012],...arrangements between the city...that created the redevelopment agency and the redevelopment agency are invalid..."; and

WHEREAS, AB 26 further states, in part, that "[a]ll...properties [and] buildings...of the former redevelopment agency are transferred on [February 1, 2012], to the control of the successor agency"; and

WHEREAS, on or about April 20, 2012, the California State Controller issued correspondence stating, in part, that "[i]f your city...received any assets from a redevelopment agency after January 1, 2011, your city...hereby is ordered to...reverse the transfer and return the applicable assets to the successor agency of the relevant redevelopment agency"; and

WHEREAS, AB 1484 ("AB 1484") was signed by the Governor of California on June 27, 2012, making changes to AB 26 and certain additional changes to the CRL; and

WHEREAS, AB 1484, at Section 34179.5(c)(2) of Part 1.85 of the California Health and Safety Code, categorizes certain assets as those "transferred after January 1, 2011...by the redevelopment agency...to the city...that formed the redevelopment agency..." ("Section 34179.5(c)(2) Assets"); and

WHEREAS, AB 1484, Section 34179.5(c)(1) of Part 1.85 of the Health and Safety Code, categorizes certain other assets as those "transferred from the former redevelopment agency to the successor agency on or about February 1, 2012." ("Section 34179.5(c)(1) Assets"); and

WHEREAS, because (i) AB 26 states that a transfer of assets by a redevelopment agency after January 1, 2011 was "unauthorized", (ii) AB 26 states that commencing February 1, 2012, arrangements between a redevelopment agency and the city that created it are "invalid" and (iii) the State Controller has purported to order that ownership of certain assets be vested in successor agencies, the CCRA Properties are therefore not categorized as Section 34179.5(c)(2) Assets; and

WHEREAS, because AB 26 states that all properties and buildings of the former redevelopment agency are transferred on February 1, 2012 to the control of the successor agency, the CCRA Properties are therefore categorized as Section 34179.5(c)(1) Assets; and

WHEREAS, the Successor Agency to the Culver City Redevelopment Agency (the "Successor Agency") does not acknowledge that the purported transfer of the CCRA Properties by the CCRA to the City was not in furtherance of the CRL; and

WHEREAS, the Successor Agency does not acknowledge the effectiveness of the Legislature's proposition that the purported transfer of assets was not in furtherance of the CRL when in fact such transfers were conducted in accordance with the CRL at the time when completed and such transfers were not challenged within the applicable statute of limitations; and

WHEREAS, the Successor Agency does not acknowledge that commencing February 1, 2012, arrangements between the Former CCRA and the City are invalid; and

WHEREAS, the Successor Agency does not acknowledge the effectiveness of the California State Controller's order to reverse the transfer of the CCRA Properties and return the applicable assets to the Successor Agency; and

WHEREAS, the Successor Agency has limited financial resources and desires not to pursue its remedies at this time with regard to AB 26, AB 1484 and/or the purported order by the California State Controller that ownership of the CCRA Properties be vested in the Successor Agency; and

WHEREAS, in order to avoid the costs of pursuing its remedies and other costs, the Successor Agency desires to take action in a manner consistent with AB 26, AB 1484 and the California State Controller's purported order, and in furtherance of the Successor Agency's duties under California Health and Safety Code Sections 34179.6(h)(1) and CRL

Section 34179.6(f), by processing documentation reflecting ownership of the CCRA Properties by the Successor Agency, without acknowledging the effectiveness of AB 26, AB 1484 and/or such order and duties, and expressly disclaiming the same; and

WHEREAS, the Successor Agency's processing of documentation reflecting its ownership of the CCRA Properties is not intended to waive, and shall not constitute a waiver, by the Successor Agency of any constitutional, legal or equitable rights that the Successor Agency may have to challenge, through administrative or judicial proceedings, the effectiveness and/or legality of all or any portion of AB 26 or AB 1484, any determinations rendered or actions or omissions to act by any public agency or government entity or division in the implementation of AB 26 and AB 1484, and any and all related legal and factual issues, and the Successor Agency expressly reserves any and all rights, privileges, and defenses available under law and equity; and

WHEREAS, this Resolution has been reviewed with respect to applicability of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq., hereafter the "Guidelines"), and the City's environmental guidelines; and

WHEREAS, per Section 15301 of the State CEQA Guidelines, the transfer of real property is exempt from environmental review under CEQA because the transfer will result in a continuation of an existing facility involving no expansion of use and is therefore exempt from environmental review, and any future development of the real property will require separate environmental review; and

WHEREAS, all of the prerequisites with respect to the approval of this Resolution have been met.

NOW, THEREFORE, the Board of Directors of the Successor Agency to the Culver City Redevelopment Agency DOES HEREBY RESOLVE as follows:

SECTION 1. The foregoing recitals are true and correct and are a substantive part of this Resolution.

SECTION 2. The Successor Agency hereby authorizes and directs the processing of documentation reflecting and confirming its ownership of the CCRA Properties, including the execution of certificate(s) of acceptance or other appropriate instruments therefor.

SECTION 3. The Executive Director, or designee, is hereby authorized and directed to take such actions and execute such documents as are necessary to effectuate the intent of this Resolution on behalf of the Successor Agency.

SECTION 4. This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED, this _____ day of _____, 2012.

ANDREW WEISSMAN, Chair
Successor Agency to the Culver City Redevelopment Agency

ATTEST:

MARTIN R. COLE, Secretary

APPROVED AS TO FORM:

CAROL SCHWAB, Successor Agency Counsel

A12-00838

Exhibit 'A'

Legal Descriptions:

1. This item intentionally left blank

2. INCE PARKING STRUCTURE 9099 Washington Blvd. 4206-032-926

Lot 3 of Parcel Map No. 25831 recorded in April 2002 with APN No. 4206-029-932

BEING A SUBDIVISION OF LOTS 1 TO 15 INCLUSIVE, AND LOTS 20 TO 28 INCLUSIVE AND LOT 34 AND PORTIONS OF LOTS 16, 17, 18, 19, 29, 30, 31, 32, 33 IN BLOCK 19 O TRACT NO. 2444 AS PER MAP RECORDED IN BOOK 24 PAGES 5 TO 7 INCLUSIVE OF MAPS, TOGETHER WITH A PORTION OF THAT 10 FOOT AND VARIABLE WIDTH ALLEY IN SAID BLOCK 19 AS DEDICATED BY THE MAP OF SAID TRACT NO. 2444 TOGETHER WITH THAT PORTION OF THE 10 FOOT ALLEY AND THAT PORTION OF INCE BLVD. FORMERLY SHERMAN PLACE WITHIN SAID BLOCK 19 OF SAID TRACT NO. 2444 VACATED BY RESOLUTION NO. 84-R073 RECORDED JUNE 5, 1984 AS INSTRUMENT NO. 84-66851 AND RECORDED SEPTEMBER 21, 1987 AS INSTRUMENT NO. 87-1502139 OFFICAL RECORDS, TOGETHER WITH LOTS 1 THROUGH 16 BLOCK 18 OF SAID TRACT NO. 2444 AND WITH THAT ALLEY WITHIN SAID BLOCK 18 VACATED BY ORDER OF BOARD OF SUPERVISORS RECORDED MAY 29, 1917 AS INSTRUMENT NO. 515 IN BOOK 257, PAGE 271 OF MISCELLANEOUS RECORDS, AND PORTIONS OF CULVER BOULEVARD (FORMERLY PUTNAM AVENUE), MAIN STREET AND WASHINGTON BOULEVARD AS DEDICATED BY SAID TRACT NO 2444.

3. WATSEKA PARKING STRUCTURE 3844-48 & 3864 Watseka Ave. 4207-001-900-904

LOTS 19, 20, 21, 22, 23, 24 AND 25 OF TRACT 2444, IN THE CITY OF CULVER CITY, AS PER MAP RECORDED IN BOOK 24 PAGES 5, 6 AND 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDED OF SAID COUNTY.

4. 12343 WASHINGTON BOULEVARD 4232-009-018

Those portions of Lots 96, 97, and 98 of the East Ocean Park Tract, in the City of Culver City, as per Map recorded in Book 6 Page 82 of Maps, in the office of the County Recorder of said County, lying Southeasterly of a line drawn through a point in the Southwesterly line of said Lot 96, said line being parallel to the South line of said Lot 96 and distant 140.78 feet measured Northwesterly along the Southwesterly lines of Lots 96, 97 and 98 from the Southwesterly corner of said Lot 98 and lying Southwesterly of a line which is distant 120 feet Northeasterly, measured at right angles from said Southwesterly lines of said Lots 96, 97 and 98.

5. 12337 WASHINGTON BOULEVARD 4232-009-018

Portions of Lots 96,97, 98 in the East Ocean Block Tract, Tract No. 16273, as per Map recorded in Book6 Page 82 and 83 of Maps in the office of the County Recorder of said county.

Exhibit 'A'

6. 12403-12423 Washington Blvd/ 4061 Centinela Avenue 4231-002-044 to 049, 051, 061

Parcel 1:

Lots 1 through 7 inclusive and lots 16 and 17 of Tract No. 7863, in the City of Culver City, in the County of Los Angeles, State of California, as per map recorded in book 93 pages(s) 26 and 27 of maps, in the office of the County Recorder of said County.

Parcel 2:

Lots 9 and 10 of Tract No. 7863, in the City of Culver City, County of Los Angeles, State of California, as per map recorded in book 93 pages(s) 26 and 27 of maps, in the office of the County Recorder of said County.

Parcel 3:

Lots 20 and 21 of Tract No. 7863, in the City of Culver City, County of Los Angeles, State of California, as per map recorded in book 93 page(s) 26 and 27 of maps, in the office of the County Recorder of said County.

Parcel 4:

That portion of lot 39 of Tract No. 7863, in the City of Culver City, County of Los Angeles, State of California, as per map recorded in book 93 page (s) 26 and 27 of maps, in the office of the County Recorder of said County, lying southeasterly of a line described as follows:

Beginning at a point in the Northeasterly line of said lot, distant north 32º 23' 15" west 10.58 feet from the most easterly corner of said lot; thence south 57º 29' 32" west 69.89 feet to a point in the southerly line of said lot, distant north 84º 29' 45" east 55.05 feet from the southwesterly corner of said lot

Parcel 5:

Lot 8 of Tract No. 7863, in the City of Culver City, County of Los Angeles, State of California, as per map recorded in book 93 page (s) 26 and 27 of maps, in the office of the County Recorder of said County.

7. 4064 COLONIAL AVE. 4231-002-060

PARCEL 1:

THE NORTHERLY 49.95 FEET OF LOT 39 OF TRACT 7863, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 93 PAGES 26 AND 27 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

Exhibit 'A'

LOT 39, TRACT 7863, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 93, PAGE 26, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE NORTHWESTERLY 49.95 FEET THEREOF.

ALSO EXCEPT THAT PORTION LYING SOUTHEASTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF SAID LOT, DISTANT NORTH 32 DEGREES 23 MINUTES 15 SECONDS WEST 10.58 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT; THENCE SOUTH 57 DEGREES 29 MINUTES 32 SECONDS WEST 69.89 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT, DISTANT NORTH 84 DEGREES 29 MINUTES 45 SECONDS EAST 55.04 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT.

8. PARCEL 'B' 9300 Washington Boulevard 4206-029-930

Being a subdivision of Parcel 1 of Parcel Map No. 25831, as per map filed in book 506 pages 92 to 94 inclusive of parcel maps, together with a portion of Main Street as shown on said parcel map, together with a portion of Washington Boulevard as shown on map of Tract No. 2444, as per map recorded in Book 24 pages 5 to 7 inclusive of maps, both in the office of the County recorded of said County.

Exhibit 'A'

9. VIRGINIA PARKING LOT 10401-10601 Virginia Ave. 4209-027-905 , 4209-029-900 & 923-925

EXHIBIT "A"

LEGAL DESCRIPTION

Real property in the City of Culver City, County of Los Angeles, State of California, described as follows:

THOSE PORTIONS OF THE RANCHO LA BALLONA, IN THE CITY OF CULVER CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, INCLUDING PORTIONS OF THE 11-25 ACRE AND THE 819.63 ACRE ALLOTMENTS TO HACENDONIO AGUILAR IN CASE NO. 965 OF THE DISTRICT COURT, AND A PORTION OF LAND DESCRIBED AS PARCEL 1 IN DOCUMENT NO. 5259, RECORDED OCTOBER 23, 1963 IN BOOK D-2230 PAGE 757, OFFICIAL RECORDS, IN AND FOR SAID COUNTY DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF TRACT NO. 10078, AS SHOWN ON THE MAP RECORDED IN BOOK 141 PAGES 25 TO 25 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID TRACT, NORTH 54° 34' 30" EAST 1,856.70 FEET TO THE MOST EASTERLY CORNER OF SAID TRACT IN THE SOUTHWESTERLY ONE OF TRACT NO. 1775, AS PER MAP RECORDED IN BOOK 21 PAGES 190 AND 191 OF MAPS, RECORDS OF SAID COUNTY; THENCE ALONG SAID SOUTHWESTERLY LINE, SOUTH 36° 35' 16" EAST 1,046.68 FEET; THENCE SOUTH 39° 23' 11" WEST 44.48 FEET; THENCE SOUTH 23° 58' 40" WEST 535.26 FEET; THENCE SOUTH 46° 58' 40" WEST 250.67 FEET; THENCE SOUTH 30° 36' 10" EAST 527.47 FEET; THENCE SOUTH 43° 34' 55" WEST 101.13 FEET; THENCE SOUTH 36° 58' 40" WEST 416.73 FEET; THENCE SOUTH 49° 08' 15" WEST 86.73 FEET; THENCE SOUTH 64° 32' 35" WEST 185.25 FEET; THENCE NORTH 21° 57' 55" WEST 693.74 FEET; THENCE SOUTH 60° 58' 40" WEST 49.78 FEET; THENCE NORTH 51° 01' 20" WEST 966.90 FEET; THENCE SOUTH 34° 05' 55" WEST 252.15 FEET TO THE NORTHEASTERLY LINE OF OVERLAND AVENUE, FORMERLY ROAD TO LOS ANGELES, AS SHOWN ON THE MAP RECORDED IN BOOK 3 PAGES 204, ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID AVENUE, NORTH 38° 39' 40" WEST 479.77 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION LYING NORTHWESTERLY OF THE SOUTHEAST LINE OF A LOS ANGELES COUNTY FLOOD CONTROL DISTRICT RIGHT-OFWAY, 230 FEET WIDE, AS CONDEMNED BY FINAL DECREE OF CONDEMNATION ENTERED IN CASE NO. 402182, SUPERIOR COURT, A CERTIFIED COPY THEREOF BEING RECORDED IN BOOK 17079 PAGE 314, OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT THAT PORTION OF THE REMAINDER THEREOF LYING NORTHEASTERLY OF A LINE BEGINNING AT A POINT IN SAID SOUTHEAST LINE OF SAID LOS ANGELES COUNTY FLOOD CONTROL DISTRICT RIGHT-OF-WAY, 230 FEET WIDE, SAID POINT BEING IN A CURVE IN SAID SOUTHEAST LINE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1115.00 FEET AND SAID CURVE BEING TANGENT AT ITS WESTERLY TERMINUS TO A LINE BEARING NORTH 71° 04' 55" EAST, A RADIAL LINE AT SAID POINT BEARS NORTH 20° 39' 44" WEST; THENCE SOUTH 20° 39' 44" EAST 62.00 FEET; THENCE SOUTH 51° 54' 52" EAST 34.88 FEET TO SAID NORTHWESTERLY LINE OF A STRIP OF LAND 25 FEET WIDE DESCRIBED HEREINAFTER.

ALSO EXCEPT THAT PORTION LYING SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF A STRIP OF LAND 25 FEET WIDE, LYING 12.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE CENTER LINES OF JORDAN WAY AND VIRGINIA AVENUE, AS SAID INTERSECTION IS SHOWN ON THE MAP OF TRACT NO. 10025, FILED IN BOOK 146 PAGE 8 OF MAPS, RECORDS OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTHEASTERLY ALONG SAID CENTER LINE OF VIRGINIA AVENUE AND ITS NORTHEASTERLY PROLONGATION NORTH 52° 05' 08" EAST 302.82 FEET; THENCE NORTHEASTERLY ALONG A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 300.00 FEET THROUGH CENTRAL ANGLE OF 14° 00' 00", AN ARC DISTANCE OF 73.30 FEET; THENCE TANGENT TO SAID CURVE, NORTH 38° 05' 08" EAST 130.12 FEET.

ALSO EXCEPT THAT PORTION OF THE REMAINDER LYING SOUTHWESTERLY OF A LINE PERPENDICULAR TO THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF VIRGINIA AVENUE, AS SHOWN ON SAID TRACT NO. 10025 THAT PASSES THROUGH A POINT ON SAID PROLONGATION, DISTANT NORTHEASTERLY 27.27 FEET FOR THE INTERSECTION OF SAID PROLONGATION WITH THE NORTHEASTERLY LINE OF THE LAND DESCRIBED AS PARCEL 1 IN DOCUMENT NO. 5259, RECORDED ON OCTOBER 23, 1963 IN BOOK D-2330 PAGE 757, OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT THAT PORTION OF THE REMAINDER THEREOF LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF PARCEL 1, AS DESCRIBED IN DOCUMENT NO. 5259, RECORDED ON OCTOBER 23,1963 IN BOOK D-2330 PAGE 757, OFFICIAL RECORDS, WITH THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF OCEAN DRIVE, AS SHOWN ON SAID TRACT NO. 10025; THENCE NORTHEASTERLY IN A DIRECT LINE TO THE WESTERLY TERMINUS OF

THAT CERTAIN CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1115.00 FEET AND SAID CURVE BEING THE SOUTHEASTERLY LINE OF SAID LOS ANGELES COUNTY FLOOD CONTROL DISTRICT RIGHT-OF-WAY, 230 FEET WIDE.

ALSO EXCEPT THAT PORTION OF THE REMAINDER THEREOF LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF THE BEFORE MENTIONED STRIP OF LAND BEING 25.00 FEET WIDE, DISTANT 20.00 FEET NORTHEASTERLY FROM THE INTERSECTION OF SAID NORTHWESTERLY LINE WITH THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF SAID TRACT NO. 10025; THENCE SOUTH 67° 27' 43" WEST 18.26 FEET.

AND INCLUDING THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF PARCEL 1, AS DESCRIBED IN DOCUMENT NO. 5259, RECORDED ON OCTOBER 23, 1963 IN BOOK D-2230 PAGE 757, OFFICIAL RECORDS, WITH THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF OCEAN DRIVE, AS SHOWN ON SAID TRACT NO. 10025; THENCE SOUTHWESTERLY ALONG THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID OCEAN DRIVE, 26.98 FEET; THENCE SOUTHEASTERLY ALONG THE AFOREMENTIONED LINE THAT IS PERPENDICULAR TO THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF VIRGINIA AVENUE AND PASSESS THROUGH A POINT ON SAID PROLONGATION DISTANT 27.27 FEET FROM THE INTERSECTION OF SAID PROLONGATION WITH THE NORTHEASTERLY LINE OF SAID PARCEL 1, TO THE NORTHEASTERLY LINE OF SAID PARCEL 1; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF PARCEL 1 TO THE POINT OF BEGINNING.

APN: 4209-027-905

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10. VENICE PARKING LOT 9415-25 Venice Blvd. 4313-019-900-903

Legal Description: Lots 20, 21, 22 and 23 of block 8 of tract no. 2444

Exhibit 'A'

11. 3433 WESLEY STREET 4312-028-901

LEGAL DESCRIPTION

Real property in the City of Culver City, County of Los Angeles, State of California, described as follows:

THAT PORTION OF WESLEY STREET, 50 FEET WIDE, AS SHOWN AND DEDICATED UPON THE MAP OF TRACT NO. 3772, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER THE MAP RECORDED IN BOOK 41 PAGE 91 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH THAT PORTION OF SAID WESLEY STREET, 50 FEET WIDE, AS DESCRIBED IN THE DOCUMENT AND DELINEATED ON THE MAP RECORDED IN BOOK 1123 PAGE 397 OF OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNT RECORDER.

TOGETHER WITH THAT PORTION OF SAID WESLEY STREET AS DESCRIBED IN PARCEL 3 OF THE CORPORATION GRANT DEED TO THE CITY OF CULVER CITY RECORDED MARCH 11, 1968 AS INSTRUMENT NO. 1933, SAID OFFICIAL RECORDS, ALL BOUNDED AS FOLLOWS:

BOUNDED NORTHEASTERLY BY A STRAIGHT LINE DRAWN FROM THE MOST NORTHERLY CORNER OF LOT 17 OF SAID TRACT NO. 3772 TO THE MOST WESTERLY CORNER OF LOT 20 OF SAID TRACT NO. 3772.

BOUNDED SOUTHERLY BY THE NORTHERLY LINE OF NATIONAL BOULEVARD AS DESCRIBED IN PARCEL 2 IN THE ABOVE MENTIONED CORPORATION GRANT DEED TO THE CITY OF CULVER CITY.

EXCEPT THEREFROM ALL OF THE MINERALS AND MINERAL ORES OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED UPON, WITHIN OR UNDERLYING SAID LAND OR THAT MAY BE PRODUCED THEREFROM, INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, ALL PETROLEUM, OIL, NATURAL GAS AND OTHER HYDROCARBON SUBSTANCES AND PRODUCTS DERIVED THEREFROM RECORDED MARCH 11, 1968 AS INSTRUMENT NO. 1933 OF OFFICIAL RECORDS.

NOTE: THE LEGAL DESCRIPTION CONTAINED IN THIS REPORT IS PRO FORMA IN NATURE AND MUST BE APPROVED BY ALL PARTIES INVOLVED IN THIS TRANSACTION. THERE IS NO ASSURANCE THAT THE LEGAL DESCRIPTION IS IN FACT INSURABLE, IN ITS PRESENT FORM, BY REASON OF ITS INCLUSION HEREIN.

Exhibit 'A'

12. 8831 EXPOSITION BOULEVARD 4312-014-039

LOTS 41, 42 AND 43 OF TRACT NO. 5461, PARTLY IN THE CITY OF LOS ANGELES AND PARTLY IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 57 PAGE 76 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT THEREFROM LOT 43 ALL OIL, GAS, AND MINERALS OR OTHER HYDROCARBON SUBSTANCES AS RESERVED IN A DEED RECORDED FEBRUARY 1, 1988 AS INSTRUMENT NO. 88-140779, OFFICIAL RECORDS.

13. 8829 EXPOSITION BOULEVARD 4312-014-038

LOT 40 OF TRACT NO. 5461, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 57, PAGE 76 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

14. 8843 EXPOSITION BOULEVARD 4312-014-042

LEGAL DESCRIPTION

Real property in the City of Culver City, County of Los Angeles, State of California, described as follows:

Lot 46 of Tract No. 5461, in the city of Culver City, as per map recorded in Book 57 Page 76 of Maps, in the office of the county recorder of said county.

APN: 4312-014-042

15. 8828 National Blvd 4312-014-027

LOT 28 OF TRACT NO. 5461, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 57 PAGE 76 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

16. 8824, 8825, NATIONAL BOULEVARD; 8801, 8803 WASHINGTON BLVD
4312-014-029, 031, 058

LOTS 29, 30, 31, 32, 33, 34, 35 AND 36 OF TRACT 5461, IN THE CITY OF CULVER CITY, AS PER MAP RECORDED IN BOOK 57 PAGE 76 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Exhibit 'A'

17. 3713-15 ROBERTSON BLVD. 4206-033-916-917, 926-928

PARCEL 1:

LOTS 47 TO 50, INCLUSIVE OF TRACT 3972, IN THE CITY OF LOS ANGELES AND CITY OF CULVER CITY, AS PER MAP RECORDED IN BOOK 43, PAGE 25 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF LOT 47, INCLUDED WITHIN A STRIP OF LAND 33.53 FEET WIDE, LYING 16 FEET NORTHERLY AND NORTHWESTERLY AND 16.53 FEET SOUTHERLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY PROLONGATION OF A LINE PARALLEL WITH AND DISTANT 25 FEET NORTHWESTERLY MEASURED AT RIGHT ANGLES FROM THE SOUTHEASTERLY LINE OF VENICE BOULEVARD, 60 FEET WIDE, AS SAID STREET IS SHOWN ON THE MAP OF TRACT 7430, AS PER MAP RECORDED IN BOOK 89 PAGE 100 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITH THE NORTHERLY PROLONGATION OF A LINE PARALLEL WITH AND DISTANT 25 FEET EASTERLY MEASURED AT RIGHT ANGLES FROM THE WESTERLY LINE OF ROBERTSON BOULEVARD, 80 FEET WIDE, FORMERLY EASTHAM STREET, AS SAID STREET IS SHOWN ON THE MAP OF SAID TRACT 3972; THENCE SOUTHERLY ALONG SAID LAST MENTIONED PARALLEL LINE 259.44 FEET; THENCE WESTERLY ALONG A LINE EXTENDING AT RIGHT ANGLES FROM SAID LAST MENTIONED PARALLEL LINE 30 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR PURPOSES OF THIS DESCRIPTION; THENCE CONTINUING WESTERLY ALONG SAID LINE 31.31 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 25 FEET AND BEING TANGENT AT ITS POINT OF ENDING TO A LINE PARALLEL WITH SAID DISTANT 5 FEET SOUTHEASTERLY MEASURED AT RIGHT ANGLES FROM THE SOUTHEASTERLY LINES OF LOTS 19 TO 31 INCLUSIVE OF SAID TRACT 7430; THENCE WESTERLY ALONG SAID CURVE TO SAID POINT OF ENDING IN SAID LAST MENTIONED PARALLEL LINE.

ALSO, EXCEPT THEREFROM THOSE PORTIONS OF LOTS 47 TO 50, INCLUSIVE OF SAID TRACT 3972, INCLUDED WITHIN THE PARCEL OF LAND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID STRIP OF LAND 33.53 FEET WIDE WITH A LINE PARALLEL WITH AND DISTANT 5 FEET WESTERLY MEASURED AT RIGHT ANGLES FROM THE EASTERLY LINE OF SAID LOT 45; THENCE NORTHERLY ALONG SAID PARALLEL LINE 76.81 FEET; THENCE ALONG A TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 170 FEET TO A POINT IN THE NORTHERLY LINE OF SAID LOT 52 SAID POINT BEING DISTANT 34.23 FEET WESTERLY MEASURED ALONG SAID NORTHERLY LINE FROM THE EASTERLY LINE OF SAID LOT 52; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO SAID EASTERLY LINE; THENCE SOUTHERLY ALONG THE EASTERLY LINES OF SAID LOTS TO THE SOUTHERLY LINE OF SAID STRIP OF LAND 33.53 FEET WIDE; THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.

ALSO, EXCEPT THEREFROM THOSE PORTIONS OF SAID LOTS 47 TO 50, INCLUSIVE OF SAID TRACT 3972, LYING NORTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY PROLONGATION OF A LINE PARALLEL WITH AND DISTANT 10 FEET NORTHWESTERLY MEASURED AT RIGHT ANGLES FROM THE SOUTHEASTERLY LINE OF LOT 30, SAID TRACT 7430, WITH THE EASTERLY LINE OF LOT 51 OF SAID TRACT 3972; THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY PROLONGATION, AND ALONG SAID PARALLEL LINE AND ITS SOUTHWESTERLY PROLONGATION TO THE SOUTHWESTERLY LINE OF SAID LOT 30.

ALSO, EXCEPT, ALL OIL, GAS, WATER AND MINERAL RIGHTS WITHOUT, HOWEVER, THE RIGHT TO USE THE SURFACE OF SAID LAND OR ANY PORTION THEREOF TO A DEPTH OF 500 FEET BELOW THE SURFACE THEREOF FOR THE EXTRACTION OF SUCH OIL, GAS, WATER OR MINERALS, BY QUITCLAIM DEED RECORDED DECEMBER 7, 1951 AS INSTRUMENT NO. 51-1206362.

ALSO EXCEPT THEREFROM, ALL OIL, OR RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED OR OTHERWISE IN SUCH MANNER AS TO ENDANGER THE SAFETY OF ANY HIGHWAY THAT MAY BE CONSTRUCTED ON SAID LANDS, RECORDED NOVEMBER 7, 1972 AS DOCUMENT NOS. 2596, 2597 AND 2598.

Exhibit 'A'

PARCEL 2:

THE SOUTHERLY 10 FEET OF LOT 46 OF TRACT 3872, IN THE CITY OF CULVER CITY AND IN THE CITY OF LOS ANGELES, AS PER THE MAP RECORDED IN BOOK 42 PAGE 25 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION WHICH LIES EASTERLY AND SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID SOUTHERLY 10 FEET DISTANT THEREON NORTH 83° 01' 00" WEST 77.33 FEET FROM THE EASTERLY LINE OF SAID LOT; THENCE SOUTHWESTERLY ALONG A TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25 FEET, THROUGH A CENTRAL ANGLE OF 90° 02' 18", AN ARC DISTANCE OF 39.29 FEET TO ITS POINT OF TANGENCY IN THE WESTERLY LINE OF LOT 45 OF SAID TRACT.

EXCEPT THEREFROM ALL OIL, GAS, WATER AND MINERAL RIGHTS NOW VESTED IN THE CITY OF LOS ANGELES WITHOUT, HOWEVER, THE RIGHT TO USE THE SURFACE OF SAID LAND OR ANY PORTION THEREOF TO A DEPTH OF 500 FEET BELOW THE SURFACE, FOR THE EXTRACTION OF SUCH OIL, GAS, WATER AND MINERALS, BY GRANT DEED RECORDED JANUARY 6, 1986 AS INSTRUMENT NO. 86-8985.

ALSO EXCEPT THEREFROM ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED OR OTHERWISE IN SUCH MANNER AS TO ENDANGER THE SAFETY OF ANY HIGHWAY THAT MAY BE CONSTRUCTED ON SAID LANDS, RECORDED NOVEMBER 1, 1972 AS DOCUMENT NOS. 294, 295 AND 296.

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18. 3727 ROBERTSON BLVD/ADJ. 4206-033-925

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE MOST SOUTHERLY 10.00 FEET OF LOT 44 OF TRACT 3872, IN THE CITY OF CULVER CITY, AS PER MAP RECORDED IN BOOK 42 PAGE 25 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERAL AND OTHER HYDROCARBONS LOCATED BELOW A DEPTH OF 500 FEET, WITHOUT RIGHT OF SURFACE ENTRY, WHICH WERE EXCEPTED BY PRIOR OWNERS.

PARCEL 2:

THAT PORTION OF ROBERTSON BOULEVARD ADJOINING SAID LAND ON THE EAST, AND THAT PORTION OF THE 15 FOOT ALLEY ADJOINING SAID LAND ON THE WEST THAT WOULD PASS BY A LEGAL CONVEYANCE OF SAID LAND.

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19. 3757 ROBERTSON BLVD. 4206-033-921

Being a portion of lots 25 and 26 of tract no. 3872, in the city of Culver City, county of Los Angeles, and State of California, recorded in book 42, page 25 official records of the county recorder of said county.

Exhibit 'A'

20. FORMER STUDIO DRIVE-IN PROPERTY REMNANT PIECE

ATTACHMENT NO. 2

LEGAL DESCRIPTION

Real property in the City of Culver City, County of Los Angeles, State of California, described as follows:

THAT PORTION OF THE BERNARDINO MACHADO 18.090535 ACRE TRACT, IN THE RANCHO LA BALLONA, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO MAP AND FINAL DECREE OF PARTITION IN CASE NO. 2722, DISTRICT COURT OF SAID COUNTY, AS PER MAP RECORDED IN BOOK 3 PAGES 204, ET. SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF TRACT NO. 26265, IN SAID CITY, COUNTY AND STATE, AS PER MAP RECORDED IN BOOK 361 PAGE 45 OF MAPS, IN SAID RECORDER'S OFFICE, WITH THE WESTERLY LINE OF THE EASTERLY 25 FEET OF SAID 18.090535 ACRE TRACT;
THENCE WESTERLY ALONG SAID SOUTHERLY LINE LAND AND ITS WESTERLY PROLONGATION TO THE NORTHEASTERLY LINE OF SEPULVEDA BOULEVARD, AS SHOWN ON TRACT NO. 29724, IN SAID CITY, COUNTY AND STATE, AS PER MAP RECORDED IN BOOK 736 PAGES 90 AND 91 OF MAPS, IN SAID RECORDERS OFFICE;
THENCE SOUTHEASTERLY ALONG SAID SEPULVEDA BOULEVARD, TO THE SOUTHERLY LINE OF SAID 18.090535 ACRE TRACT;
THENCE EASTERLY ALONG SAID LAST MENTIONED SOUTHERLY LINE TO THE WESTERLY LINE OF THE EASTERLY 25 FEET OF SAID 18.090535 ACRE TRACT;
THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE EAST 16.50 FEET THEREOF.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING NORTHERLY OF THE CENTERLINE OF PARCEL 2-A, AS DESCRIBED IN AN EASEMENT DEED RECORDED JUNE 07, 1994 AS INSTRUMENT NO. 94-1090145 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL OIL, GAS AND MINERAL SUBSTANCES, TOGETHER WITH THE RIGHT TO EXPLORE FOR AND EXTRACT SUCH SUBSTANCES PROVIDED THAT THE SURFACE OPENING OF ANY WELL, HOLE, SHAFT OR OTHER MEANS OF EXPLORING FOR, REACHING OR REMOVING SUCH SUBSTANCES SHALL NOT BE LOCATED WITHIN THE OVERLAND-JEFFERSON REDEVELOPMENT PROJECT NO. 2 AND SHALL NOT PENETRATE ANY PART OF OR PORTION OF SAID PROJECT AREA WITHIN 500 FEET OF THE SURFACE THEREOF, AS RESERVED BY CULVER CITY REDEVELOPMENT AGENCY, A PUBLIC BODY, CORPORATE AND POLITIC, IN AN INSTRUMENT RECORDED MARCH 31, 1993 AS INSTRUMENT NO. 93-466973 OF OFFICIAL RECORDS.

APN: 4215-001-904

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21. 8846 National Blvd 4312-014-010, 020, 046, 047, 048, 053

Real property in the City of Culver City, County of Los Angeles, State of California, described as follows:

LOTS 16, 21, 47, 48, 49, 50, 51 AND 52 OF TRACT NO. 5461, PARTLY IN THE CITY OF LOS ANGELES AND PARTLY IN THE CITY OF CULVER CITY, AS PER MAP RECORDED IN BOOK 57 PAGE 76 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4312-014-020 and 4312-014-053 and 4312-014-046 and 4312-014-047 and 4312-014-048 and 4312-014-049 and 4312-014-020

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22. 8841 EXPOSITION BOULEVARD 4312-014-041

Real property in the City of Culver City, County of Los Angeles, State of California, described as follows:

Lot 45 of Tract No. 5461, in the city of Culver City, as per map recorded in Book 57 Page 76 of Maps, in the office of the county recorder of said county.

APN: 4312-014-041

Exhibit 'A'

23. 8842 NATIONAL BOULEVARD 4312-014-021

Real property in the City of Culver City, County of Los Angeles, State of California, described as follows:

LOTS 19, 20 AND 22 PARTLY IN THE CITIES OF LOS ANGELES AND CULVER CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ALL OF TRACT NO. 5461, AS PER MAP RECORDED IN BOOK 57 PAGE 76 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4312-014-055 and 4312-014-054 and 4312-014-021

24. 8839 NATIONAL BOULEVARD 4312-014-040

Real property in the City of Culver City, County of Los Angeles, State of California, described as follows:

Lot 44 of Tract No. 5461, in the city of Culver City, as per map recorded in Book 57 Page 76 of Maps, in the office of the county recorder of said county.

APN: 4312-014-040

25. 8836-8838 NATIONAL BOULEVARD 4312-014-0023, 024

Real property in the City of Culver City, County of Los Angeles, State of California, described as follows:

Lots 24 and 25 of Tract No. 5461, in the city of Culver City, as per map recorded in Book 57 Page 76 of Maps, in the office of the county recorder of said county.

APN: 4312-014-023,024

26. 8840 EXPOSITION BOULEVARD 4312-014-022

Real property in the City of Culver City, County of Los Angeles, State of California, described as follows:

Lot 23 of Tract No. 5461, in the City of Culver City, as per Map recorded in Book 57 Page 76 of Maps, in the office of the County Recorder of said County.

APN: 4312-014-022

Exhibit 'A'

27. 8830 NATIONAL BOULEVARD 4312-014-059

LOTS 26, 27, 37, 38 AND 39 OF TRACT NUMBER 5461, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 57, PAGE(S) 76 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM LOT 26 ALL OIL, GAS, PETROLEUM AND OTHER MINERAL OR HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, TOGETHER WITH THE RIGHT TO USE ONLY THAT PORTION OF SAID LAND WHICH UNDERLIES A PLANE PARALLEL WITH AND 2000 FEET BELOW THE PRESENT SURFACE OF SAID LAND, FOR THE PURPOSE OF PROSPECTING FOR, DEVELOPING AND/OR EXTRACTING SAID OIL, GAS, PETROLEUM AND OTHER MINERAL OR HYDROCARBON SUBSTANCES FROM SAID LAND, BY MEANS OF WELLS DRILLED INTO SAID SUBSURFACE OF SAID LAND FROM DRILL SITES LOCATED ON OTHER LAND, IT BEING EXPRESSLY UNDERSTOOD THAT SAID MORRIS DE LEE, HIS HEIRS AND ASSIGNS, SHALL HAVE NO RIGHT TO ENTER UPON THE SURFACE OF SAID LAND FOR THE PURPOSE OF PROSPECTING FOR, DEVELOPING AND/OR EXTRACTING SAID OIL, GAS, PETROLEUM AND/OR OTHER MINERAL OR HYDROCARBON SUBSTANCES FROM SAID LAND, OR FOR ANY OTHER PURPOSE WHATSOEVER, ALL SUCH OIL AND MINERAL RIGHTS SET FORTH ABOVE SHALL REVERT TO THE GRANTEE HEREIN 20 YEARS AFTER THE DATE THIS DEED IS RECORDED, AS RESERVED BY MORRIS DE LEE, IN DEED RECORDED JUNE 29, 1956 IN BOOK 51604, PAGE 150 OF OFFICIAL RECORDS, IN SAID RECORDER'S OFFICE AND

ALSO EXCEPT AND RESERVING FROM LOTS 27, 37, 38 AND 39 UNTO SAID LODESTAR CORPORATION, THEIR HEIRS AND ASSIGNS, ALL OIL, GAS, PETROLEUM AND OTHER MINERAL OR HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, TOGETHER WITH THE RIGHT TO USE ONLY THAT PORTION OF SAID LAND WHICH UNDERLIES A PLANE PARALLEL WITH AND 2000 FEET BELOW THE PRESENT SURFACE OF SAID LAND, FOR THE PURPOSE OF PROSPECTING FOR, DEVELOPING AND/OR EXTRACTING SAID OIL, GAS, PETROLEUM AND OTHER MINERAL OR HYDROCARBON SUBSTANCES FROM SAID LAND BY MEANS OF WELLS DRILLED INTO SAID SUBSURFACE OF SAID LAND FROM DRILL SITES LOCATED ON OTHER LAND, IT BEING EXPRESSLY UNDERSTOOD THAT SAID LODESTAR CORPORATION, THEIR HEIRS AND ASSIGNS, SHALL HAVE NO RIGHT TO ENTER UPON THE SURFACE OF SAID LAND FOR THE PURPOSE OF PROSPECTING FOR, DEVELOPING AND/OR EXTRACTING SAID OIL, GAS, PETROLEUM AND/OR OTHER MINERAL OR HYDROCARBON SUBSTANCES FROM SAID LAND OR FOR ANY PURPOSES WHATSOEVER ALL SUCH OIL AND MINERAL RIGHTS SET FORTH ABOVE SHALL REVERT TO THE GRANTEE HEREIN 20 YEARS AFTER THE DATE THIS DEED IS RECORDED, AS RESERVED BY THE LODESTAR CORPORATION, A CORPORATION, IN DEED RECORDED JUNE 29, 1956 IN BOOK 51604, PAGE 151 OF OFFICIAL RECORDS IN SAID RECORDER'S OFFICE.

Exhibit 'A'

28. 12823 WASHINGTON BOULEVARD 4236-021-007

Real property in the city of Culver City, county of Los Angeles, state of California, as described as follows:

Lots 55, 56 and 57 of tract no. 5951, in the city of Culver City, as per map recorded in book 77 page 72 of maps, in the office of the county recorder of said county

29. 12813 WASHINGTON BOULEVARD 4236-021-008

Real property in the city of Culver City, county of Los Angeles, state of California, as described as follows:

Those portions of lots 58 and 59 of tract no.5951, in the city of culver city, as per map recorded in book 77 page 72 of maps, in the office of the county recorder of said county.

30. 12811 WASHINGTON BOULEVARD 4236-021-009

Real property in the city of Culver City, county of Los Angeles, state of California, as described as follows:

Lots 60 and 61 of tract no.5951, in the city of Culver City, as per map recorded in book 37, page 72 of maps, in the office of the county recorder of said county.

Apn: 4236-021-009

Exhibit 'A'

31. 12803 WASHINGTON BOULEVARD 4236-021-010

Real property in the city of Culver City, county of Los Angeles, state of California, as described as follows:

Lots 62 and 63 of tract 5951, in the city of Culver City, as per map recorded in book 77 page 72 of maps, in the office of the county recorder of said county.

32. 11056 WASHINGTON BOULEVARD 4213-007-003

Real property in the city of Culver City, county of Los Angeles, state of California, as described as follows:

Lots 4, 5, 6, 7 and 8 of tract no. 9648, in the City of Culver City, county of Los Angeles, state of California, as per map recorded in book 142, page(s) 13 to 15 inclusive of maps, in the office of the county recorder of said county.

33. 11054 WASHINGTON BOULEVARD 4213-007-002

Real property in the city of Culver City, county of Los Angeles, state of California, as described as follows:

Lots 3 of tract no. 9648, in the City of Culver City, county of Los Angeles, state of California, as per map recorded in book 142, page(s) 13, 14 ando 15 inclusive of maps, in the office of the county recorder of said county.

34. 9814 WASHINGTON BLVD. 4207-006-915

Real property in the city of Culver City, county of Los Angeles, state of California, as described as follows:

That portion of lot 27, block 1 of tract no. 1775, as per map recorded in book 21 page 190 of maps, in the office of the county recorder of said county.

Exhibit 'A'

35. KIRK DOUGLAS THEATRE 9820 Washington Blvd. 4207-006-914

APN 4207-006-914 – 9820 Washington Boulevard

PARCEL 1:
LOT 6 AND THAT PORTION OF LOT 27, BLOCK 1 OF TRACT 1775, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21 PAGES 190 AND 191 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 27, WHICH IS 69.40 FEET FROM ITS MOST EASTERLY CORNER, AND RUNNING THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID NORTHWEST LINE 50 FEET; THENCE IN A SOUTHEASTERLY DIRECTION AT RIGHT ANGLES TO SAID NORTHWESTERLY LINE, A DISTANCE OF 43.42 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT; THENCE NORTHEASTERLY ALONG SAID LAST MENTIONED LINE, 63.36 FEET TO A POINT; THENCE NORTHWESTERLY 24.77 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
LOT 6, BLOCK 1 OF TRACT 1775, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21 PAGES 190 AND 191 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO THAT PORTION OF LOT 27 IN SAID BLOCK, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 27, DISTANT THEREON SOUTH 54 DEGREES 31 MINUTES WEST 16.4 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT; THENCE SOUTH 54 DEGREES 31 MINUTES WEST ALONG SAID NORTHWESTERLY LINE 60 FEET; THENCE SOUTH 35 DEGREES 29 MINUTES EAST AT RIGHT ANGLES TO SAID NORTHWESTERLY LINE 24.77 FEET; MORE OR LESS, TO THE SOUTHEASTERLY LINE OF SAID LOT; THENCE NORTH 34 DEGREES 03 MINUTES 50 SECONDS EAST, ALONG SAID SOUTHEASTERLY LINE 53.36 FEET, MORE OR LESS TO A POINT WHICH BEARS SOUTH 35 DEGREES 29 MINUTES EAST AT RIGHT ANGLES TO THE NORTHWESTERLY LINE OF SAID LOT, FROM THE POINT OF BEGINNING; THENCE NORTH 35 DEGREES 29 MINUTES WEST 6.62 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

36. IVY SUBSTATION/ MEDIA PARK 9070 Venice Blvd. 4206-030-902 & 4206-034-904

Real property in the city of Culver City, county of Los Angeles, state of California, as described as follows:

That portion of lot 2, block 17, tract no. 2444, as per map recorded in book 24, pages 5 to 7, inclusive of maps in the office of the County recorder of Los Angeles County

37. JACKSON AVENUE APARTMENTS 4031-35 Jackson Avenue 4209-001-903

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARCEL MAP 17355, IN THE CITY OF CULVER CITY, AS PER MAP RECORDED IN BOOK 192, PAGES 35 AND 37 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Exhibit 'A'

38. 9743-49 BRADDOCK DR. & 4075 LAFAYETTE PL 4207-008-914-916

All of the property situated in the City of Culver City, County of Los Angeles, State of California, legally described as follows:

PARCEL 1:

THE NORTHERLY 75 FEET OF LOT 5 OF NOLAN PARK TRACT, IN THE CITY OF CULVER CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 32 PAGE 45 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

THAT PORTION OF LOT 5 OF NOLAN PARK TRACT, IN THE CITY OF CULVER CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 32 PAGE 45 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

PARCEL 3:

THE SOUTHERLY 50 FEET MEASURED ON THE WEST LINE OF BRADDOCK DRIVE OF LOT 5 OF THE NOLAN PARK TRACT, IN THE CITY OF CULVER CITY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 32 PAGE 45 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THE NORTH LINE THEREOF BEING PARALLEL TO THE SOUTHERLY LINE OF SAID LOT.

39. 4044 GLOBE AVENUE 4233-033-014

Real property in the City of Culver City, County of Los Angeles, State of California, described as follows:

THAT PORTION OF LOTS 469 AND 470 OF TRACT 6936, IN THE CITY OF CULVER CITY, AS PER MAP RECORDED IN BOOK 79 PAGE 43 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF LOT 71 OF TRACT 8895, AS PER MAP RECORDED 120 PAGES 69 TO 71 INCLUSIVE OF MAPS, DESCRIBED AS A WHOLE AS FOLLOWS:

Exhibit 'A'

40. 4048 GLOBE AVENUE 4233-033-003

Real property in the City of Culver City, County of Los Angeles, State of California, described as follows:

PARCEL 1:

THAT PORTION OF LOT 470 OF TRACT 8996, IN THE CITY OF CULVER CITY, AS PER MAP RECORDED IN BOOK 79 PAGE 43 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHEASTERLY OF A LINE THAT IS PARALLEL WITH AND DISTANT NORTHWESTERLY 94 FEET, MEASURED AT RIGHT ANGLES, FROM THE SOUTHEASTERLY LINE OF LOT 71 OF TRACT 8895, AS PER MAP RECORDED IN BOOK 120 PAGES 69 TO 71 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

THE NORTHWESTERLY 50 FEET OF THE SOUTHEAST 94 FEET OF LOT 71 OF TRACT 8895, IN THE CITY OF CULVER CITY, AS PER MAP RECORDED IN BOOK 120 PAGES 69 TO 71 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

41. 4050 GLOBE AVENUE 4233-033-004

Real property in the City of Culver City, County of Los Angeles, State of California, described as follows:

The Southeasterly 44 feet of Lot 71 of Tract 8895, in the city of Culver City, as per map recorded in Book 120 Pages 69 to 71 inclusive of Maps, in the office of the county recorder of said county.

42. 4054 GLOBE AVENUE 4233-033-005

Real property in the City of Culver City, County of Los Angeles, State of California, described as follows:

LOT 72 OF TRACT 8895, IN THE CITY OF CULVER CITY, AS PER MAP RECORDED IN BOOK 120 PAGES 69 TO 71 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

43. 4058 GLOBE AVENUE 4233-033-006

Real property in the City of Culver City, County of Los Angeles, State of California, described as follows:

Lot 73 of Tract 8895, in the city of Culver City, as per map recorded in Book 120 Pages 69 to 71 inclusive of Maps, in the office of the county recorder of said county.

44. 4062 GLOBE AVENUE 4233-033-007

Real property in the City of Culver City, County of Los Angeles, State of California, described as follows:

LOT 74 OF TRACT 8895, IN THE CITY OF CULVER CITY, AS PER MAP RECORDED IN BOOK 120 PAGES 69 TO 71 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4233-033-007

Exhibit 'A'

45. 4068 GLOBE AVENUE 4233-033-008

Real property in the City of Culver City, County of Los Angeles, State of California, described as follows:

LOT 75 OF TRACT 8385, IN THE CITY OF CULVER CITY, AS PER MAP RECORDED IN BOOK 120, PAGES 69 TO 71 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SAID LAND IS ALSO SHOWN ON RECORD OF SURVEY RECORDED SEPTEMBER 9, 1993 IN BOOK 137 PAGE 18 OF RECORD OF SURVEYS.

APN: 4233-033-008

46. CANFIELD PARKING LOT 3825 Canfield Avenue 4206-030-901

No legal description available

47. LANDSCAPED BUFFERSo. Side of Slauson Ave. between Hannum & 90 Fwy. 4134-020-903

No legal description available

48. FOX HILLS SIGN Bristol Parkway @ Centinela Ave. 4134-440-018-002

No legal description available

49. BALLONA CREEK REMNANT Overland @ Ocean 4205-026-001

No legal description available

50. LA BALLONA CREEK PARCEL 4205-005-909

No legal description available

51. LA BALLONA CREEK PARCEL 4209-030-901-902

No legal description available

52. TOWN PLAZA DOWNTOWN

No legal description available (May not be owned by the RDA)

53. PASEO 9527 CULVER BLVD 4207-001-904

No legal description available