

SIGN LICENSE AGREEMENT

(Culver Sign – Parcel B Project)

THIS SIGN LICENSE AGREEMENT (“Agreement”) dated as of _____, _____ (“Effective Date”), is entered into by and between the CITY OF CULVER CITY, a charter city of the State of California (“City” or “Licensor”), and COMBINED/HUDSON 9300 CULVER LLC, a Delaware limited liability company (“Licensee”). Licensor and Licensee are also referred to herein individually as a “Party” and collectively as the “Parties”, with regard to the following:

RECITALS

The following recitals and Attachment Numbers 1, 2 and 3 attached to this Agreement are substantive parts of this Agreement:

A. On January 31, 2012, Licensor and Licensee entered into that certain Disposition and Development Agreement (9300 Culver Boulevard), as subsequently amended by eleven (11) letter agreements (collectively, the “DDA”). All capitalized terms not defined herein shall have the meaning set forth in the DDA.

B. Pursuant to the DDA and upon Close of Escrow (as defined in the DDA), Licensee will be the owner of certain real property defined in the DDA as the “Developer Parcel”, commonly known as 9300 Culver Boulevard, in the City of Culver City, California, and legally described in Attachment No. 1, attached hereto and incorporated herein by this reference (“Property”).

C. Licensor owns a historical neon sign depicting in script the name “Culver” (“Culver Sign”). The Culver Sign was originally fabricated and installed at the Culver Theater, which is now known as the Kirk Douglas Theatre. Pursuant to the DDA and as part of the development of the Property and construction of the Parcel B Improvements (as defined in the DDA) to be located thereon, Licensor has agreed, at Licensee’s election and subject to the Parties’ reasonable approval of the form of this Agreement, to enter into this Agreement providing Licensee an exclusive license to use the Culver Sign owned by Licensor in conjunction with the Parcel B Improvements to be constructed on the Property and in accordance with the terms of this Agreement. While Licensor will continue to retain ownership of the Culver Sign, upon Licensee’s election to enter into this Agreement, Licensee has agreed to restore to operational and good condition and install the Culver Sign at Licensee’s sole cost and expense in the Parcel B Improvements to be constructed on the Property, and Licensee has further agreed to maintain the Culver Sign in a clean, good and working condition at Licensee’s sole cost and expense during the term of this Agreement.

D. Licensee has agreed, with Licensor’s approval, to install the Culver Sign on the Parcel B Improvements to be constructed on the Property in the location as depicted on Attachment No. 2, attached hereto and incorporated herein by this reference (“Sign Map”).

E. Licensors are willing to grant Licensee an exclusive license to use the Culver Sign as depicted on the Sign Map under the terms and conditions set forth in this Agreement.

NOW THEREFORE, in consideration of the mutual covenants, agreements and stipulations herein contained, and for Ten Dollars (\$10) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Grant of License; Consideration.** Licensors hereby grants to Licensee for the term of this Agreement an exclusive irrevocable license ("License") to use the Culver Sign solely as set forth herein at no ongoing cost to Licensee except as expressly provided in this Agreement, including, without limitation, the right to mount the Culver Sign on the Parcel B Improvements in the location indicated on the Sign Map attached hereto as Attachment No. 2. Subject to the prior written approval of Licensors (which approval shall not be unreasonably withheld or denied) and in accordance with the Culver City Municipal Code, all other applicable laws, and all terms and conditions set forth in this Agreement, Licensee may move or relocate the Culver Sign to other approved locations on the Parcel B Improvements during the Term of this Agreement. The foregoing License includes such additional rights as are reasonably necessary and incidental to Licensee's use and enjoyment of the License, including the restoration, maintenance, operation and illumination of the Culver Sign. In consideration of such License, Licensee agrees to restore the Culver Sign to its original historic condition and to a clean, good and working condition, to regularly maintain the Culver Sign in a clean, good and working condition during the Term, including any extension thereof pursuant to the Option (described below), and to perform such other activities with respect to the Culver Sign as are contemplated as Licensee responsibilities under this Agreement, including without limitation restoring and installing the Culver Sign in an appropriate historical manner consistent with the U.S. Secretary of Interior's Standards for Rehabilitation, at Licensee's sole cost and expense as set forth in this Agreement.

2. **Commencement; Termination.** Unless sooner terminated in accordance with the terms of this Agreement, the term of the License shall commence upon the Effective Date and shall expire and terminate upon the date that is fifty-five (55) years thereafter ("Term"), subject to further extension for an additional forty-four (44) year period as provided below. Unless this Agreement has been previously terminated by either Party, Licensee shall have the option ("Option") to extend the Term of the License upon the same terms as provided herein with respect to the initial Term, for up to an additional forty-four (44) years, or such shorter period as requested by Licensee or as required by applicable law, with such option term commencing upon the expiration of the initial Term of this Agreement. The Option shall be exercisable by Licensee upon written notice delivered to Licensors from and after the date which is twelve (12) months prior to the expiration of the initial Term, but no later than such date as is two (2) months prior to the expiration of the initial Term. Upon Licensee's timely and satisfactory exercise of the Option in accordance with this Agreement, the Term as defined in this Agreement shall thereafter mean and include the option term. This Agreement and the License shall automatically terminate upon the occurrence of demolition of the Parcel B Improvements. Licensors may terminate this Agreement and the License with cause upon fifteen (15) calendar days' prior written notice delivered to Licensee in the event of a default by Licensee which is not cured within the applicable cure period provided herein ("Uncured Default"). Licensors or Licensee may also each terminate this Agreement and the License

without cause, in its sole and absolute discretion, upon thirty (30) calendar days' prior written notice delivered to the other Party; provided, that, in no event shall Licensor have the right to terminate this Agreement or the License during the first twenty (20) years of the initial Term. If this Agreement and License is terminated (i) at Licensee's election, or (ii) upon Licensor's election with cause following an Uncured Default, or (iii) upon demolition of the Parcel B Improvements, or (iv) due to expiration of the Term, then removal and delivery to Licensor of the Culver Sign shall be at Licensee's sole cost and expense. If this Agreement and License is terminated at Licensor's election without cause, then removal and delivery to Licensor of the Culver Sign shall be at Licensor's sole cost and expense. Upon termination of this Agreement and the License, Licensee shall remove the Culver Sign from the Parcel B Improvements no later than thirty (30) calendar days from the date of the written termination notice (or the date of other occurrence causing a termination), and return the Culver Sign to Licensor in a clean, good and working condition; provided however, such removal and delivery by Licensee shall be conditioned upon Licensor's concurrent reimbursement of the reasonable costs for such removal and delivery in the event such termination is the result of a termination at Licensor's election without cause.

3. **Restoration and Maintenance.** In consideration of Licensor entering into this Agreement and granting the License to Licensee, Licensee agrees, at its sole cost and expense, and in a manner consistent with the requirements below, to (i) restore the Culver Sign as necessary to place it in its original historic condition and in a clean, good and working condition, (ii) safely and securely affix the Culver Sign to the Parcel B Improvements as specified on the Sign Map, (iii) regularly clean and maintain the Culver Sign in a clean, good and working condition, (iii) repair any damage caused for any reason to the Culver Sign (provided that such repair obligation shall be limited to the amount of available insurance proceeds (and Licensee's payment of the applicable deductible) unless such damage or destruction is caused solely by the direct negligence of Licensee upon which such repair obligation is not so limited), and (iv) maintain such insurance on the Culver Sign as is sufficient to cover its replacement in the clean, good, working and original historic condition under the same coverage as is maintained with respect to the balance of the Parcel B Improvements and consistent with Section 5 below. All work and maintenance performed on the Culver Sign which would alter the appearance or physical integrity of the Culver Sign in any material respect shall be subject to the prior written approval of Licensor. No prior written approval of Licensor shall be required for customary maintenance of the Culver Sign or any repairs which do not alter its prior appearance or physical integrity. Licensee agrees to perform its responsibilities under this Agreement with respect to the Culver Sign in an appropriate historical manner consistent with the U.S. Secretary of Interior's Standards for Rehabilitation.

4. **Limited Use of Culver Sign.** This Agreement and the License granted herein does not and shall not permit Licensee to use the Culver Sign except as specifically provided in this Agreement. There is no ongoing or other requirement for the payment of a fee or royalty to Licensor by Licensee during the Term of this Agreement, the obligations of restoration and maintenance set forth herein constituting full and adequate consideration to Licensor. This Agreement and the License granted herein does not and shall not permit Licensee to use the word and/or name "Culver" in any way except in connection with its use of the Culver Sign as expressly provided herein.

5. **Insurance.** During the Term, including any extension thereof pursuant to the Option, Licensee shall include the Parcel B Improvements and the Culver Sign on the list of insured properties under Licensee's property insurance policy in an amount of not less than Thirty Thousand Dollars (\$30,000) to insure and cover the Culver Sign's repair and replacement and under Licensee's liability insurance policy under the same coverage as is maintained with respect to the balance of the Parcel B Improvements. Licensors shall be a named insured on the insurance coverages for the Culver Sign as its interest may appear. No later than initial installation of the Culver Sign on the Parcel B Improvements, Licensee shall submit evidence of the insurance coverage required by this Section 5 to Licensors for Licensors' reasonable approval.

6. **Memorandum of Sign License Agreement.** The Parties agree to execute the Memorandum of Sign License Agreement, in substantial form as set forth in Attachment No. 3, attached hereto and incorporated herein by this reference, and Licensee agrees to record the Memorandum of Sign License Agreement in the official records of the County of Los Angeles concurrently with the Close of Escrow (as defined in the DDA).

7. **Licensee's Indemnity.** Licensee shall defend, indemnify, and hold Licensors and its agents, employees, independent contractors, affiliates, officers, council members, board members, committee members, and planning and other commissioners, attorneys, accountants, representatives, and staff harmless from and against all liability, loss, damage, costs or expenses (including reasonable attorneys' fees and court costs) arising from or as the result of any personal injury, accident, loss or damage whatsoever caused to any third party or to the property of any third party resulting from or in any way connected with Licensee's use of the Culver Sign pursuant to this Agreement and the License. The indemnity and other rights afforded Licensors by this Section 7 shall survive after the expiration or termination of this Agreement with respect to any indemnified claim arising during the Term of this Agreement, including any extension thereof pursuant to the Option.

8. **Defaults.** Failure or delay by either Party to perform any term or provision of this Agreement constitutes a default hereunder. The injured Party shall give written notice of default to the Party in default, specifying the default complained of by the injured Party. Upon receipt of written notice of such default, the Party in default must immediately commence to cure, correct, or remedy such failure or delay and shall complete such cure, correction or remedy with reasonable diligence. Except as required to protect against further damages, the injured Party may not institute proceedings against the Party in default until thirty (30) calendar days from the date of delivery of such notice or such additional time as is reasonably necessary to cure such default so long as Licensee is diligently pursuing the cure thereof but in no event later than ninety (90) calendar days from the date of delivery of such notice. Failure or delay in giving such notice shall not constitute a waiver of any default, nor shall it change the time of any default.

9. **Notices, Demands and Communications Between the Parties.**

Formal notices, demands, and communications between the Parties under this Agreement shall be given either by (i) personal service, (ii) delivery by a reputable document delivery service that provides a receipt showing the date and time of delivery, or (iii) mailing in the United States mail, certified mail, postage prepaid, return receipt requested, addressed to:

To Licensor: City of Culver City
Attn: Sol Blumenfeld, Community Development Director
9770 Culver Boulevard
Culver City, California 90232-0507

Copy to: City of Culver City
Attn: Carol Schwab, City Attorney
9770 Culver Boulevard
Culver City, California 90232-0507

Copy to: Kane, Ballmer & Berkman, Special Counsel
Attn: Kendall D. Levan, Esq.
515 S. Figueroa Street; Suite 780
Los Angeles, California 90071

To Licensee: Combined/Hudson 9300 Culver, LLC
c/o Combined Properties, Incorporated
Attn: Marianne Lowenthal,
Executive Vice President, Development & Acquisitions
9320 Wilshire Boulevard; Suite 310
Beverly Hills, California 90212

Copy to: General Counsel
Combined Properties, Incorporated
1025 Thomas Jefferson Street NW; Suite 700 East
Washington, DC 20007-5201

Copy to: Combined/Hudson 9300 Culver, LLC
c/o Hudson Pacific Properties, Inc.
Attn: Alex Vouvalides
Senior Vice President, Acquisitions
11601 Wilshire Boulevard; Suite 1600
Los Angeles, California 90025

Copy to: Chris Barton
Executive Vice President, Operations and Development
Hudson Pacific Properties, Inc.
11601 Wilshire Boulevard; Suite 1600
Los Angeles, California 90025

Copy to: General Counsel
Hudson Pacific Properties, Inc.
11601 Wilshire Boulevard; Suite 1600
Los Angeles, California 90025

Copy to: Liner LLP
1100 Glendon Avenue; 14th Floor

Los Angeles, California 90024-3503
Attn: Dennis S. Roy, Esq.

Any notices, demands, and communications shall be deemed received immediately if delivered by hand and shall be deemed received on the third day from the date it is postmarked if delivered by registered or certified mail.

10. **Applicable Law; Venue.** This Agreement shall be governed by the laws of the State of California. To the extent permitted by law, any legal action brought under this Agreement must be instituted in an appropriate court in the County of Los Angeles.

11. **Removal of Culver Sign.** During the Term of this Agreement, including any extension thereof pursuant to the Option, unless Licensee has obtained the prior written approval of Licensor, Licensee is not permitted to remove the Culver Sign from the Parcel B Improvements or to otherwise move or relocate the Culver Sign on the Parcel B Improvements from the locations designated on the Sign Map.

12. **Assignment.** Licensee shall have no right to assign or transfer this Agreement or the License to any person or entity without first obtaining Licensor's prior written consent, except that Licensee shall have the right to assign this Agreement and the License to any person or entity acquiring title to the Parcel B Improvements provided that such transfer and acquisition of title is made in accordance with any then applicable terms and conditions of the DDA or other document executed pursuant thereto, and provided further that the transferee executes an assignment and assumption agreement in the form as reasonably approved by Licensor whereby the transferee agrees to comply with all terms and conditions, and perform all applicable obligations, set forth in this Agreement. This Agreement shall be binding on all permitted successors and assigns of the Parties to this Agreement.

13. **No Interest or Estate in Culver Sign.** Licensee agrees that it does not have, and will not have, at any time any property interest or estate of any kind, or to any extent, in the Culver Sign by virtue of this Agreement, the License granted in this Agreement, or Licensee's use of the Culver Sign, and that, except for the contractual rights expressly provided by this Agreement, Licensee shall not claim any such interest or estate in the Culver Sign.

14. **Conflicts of Interest.** No member, official or employee of Licensor shall have any direct or indirect interest in this Agreement, nor shall such member, official or employee participate in any decision relating to the Agreement which is prohibited by law.

15. **Nonliability of Party Officials, Members and Employees.** No member, official or employee of the Parties shall be personally liable to the other Party, or any successor in interest, in the event of any default or breach by a Party or for any amount which may become due to the other Party or its successor in interest or on any obligation under the terms of this Agreement.

16. **Written Agreement as Entire Understanding of Parties.** The making, execution and delivery of this Agreement by the Parties have not been induced by any representations, statements, warranties, or agreements other than those herein expressed and in the DDA. Other than as addressed in the DDA, this Agreement embodies the entire

understanding of the Parties with regard to the Culver Sign, and there are no further or other agreements or understandings, written or oral, in effect between the Parties, other than the DDA, relating to the grant of the License.

17. **Amendment of Agreement.** No modification, rescission, waiver, release or amendment of any provision of this Agreement shall be made except by a written agreement executed by the appropriate representatives of the Parties.

18. **Administration.** This Agreement shall be administered by the City Manager or Community Development Director following approval of this Agreement by the City. Whenever a reference is made in this Agreement to an action, finding or approval to be undertaken by the City, the City Manager or the Community Development Director is authorized to act on behalf of the City. Whenever a reference is made in this Agreement to an action, finding or approval to be undertaken by the City Manager, the Community Development Director is authorized to act on behalf of the City Manager as his designee. The City Manager or the Community Development Director shall have the authority to issue interpretations, waive provisions and enter into amendments of this Agreement on behalf of the City so long as such actions do not substantially change the use of the Culver Sign permitted by this Agreement, or materially add to the costs of the City as specified herein or as agreed to by the City Council. Notwithstanding the foregoing, the City Manager or the Community Development Director may in his or her sole and absolute discretion refer any matter to the City Council for action, direction or approval.

19. **Counterparts.** This Agreement may be signed in counterparts, each of which shall be deemed to be an original. The Parties specifically agree that signatures on this Agreement transmitted electronically or by facsimile shall be legally binding and that each Party is entitled and authorized to rely on such electronic or facsimile signature of the other Party hereon as if it were an original signature. Original signatures of Licensee shall also be provided to the City for its records.

[Signatures on Following Pages]

IN WITNESS WHEREOF, the Parties have executed this Agreement effective as of the date first set forth above.

“LICENSEE”

COMBINED/HUDSON 9300 CULVER LLC,
a Delaware limited liability company

By: Combined Culver Venture LLC,
a Delaware limited liability company,
its managing member

Date: _____

By: _____

Name: _____

Its: _____

By: Hudson 9300 Culver, LLC,
a Delaware limited liability company,
its managing member

By: Hudson Pacific Properties, L.P.,
a Maryland limited partnership,
its sole member

By: Hudson Pacific Properties, Inc.,
a Maryland corporation,
its general partner

Date: _____

By: _____

Name: _____

Title: _____

[Signatures Continue on Following Page]

“LICENSOR”

CITY OF CULVER CITY,
a charter city of the State of California

Date: _____ By: _____
John M. Nachbar
City Manager

APPROVED AS TO CONTENT:

By: _____
Sol Blumenfeld
Community Development Director

ATTEST:

By: _____
Martin Cole
City Clerk

APPROVED AS TO FORM:

By: _____
Carol Schwab
City Attorney

By: _____
KANE, BALLMER & BERKMAN
City Special Counsel

ATTACHMENT NO. 1

LEGAL DESCRIPTION OF PROPERTY

(Developer Parcel)

9300 Culver Boulevard, Culver City, California

The land referred to hereinbelow is situated in the City of Culver City, County of Los Angeles, State of California, and is described as follows:

1. Parcel 'B' 9300 Washington Boulevard.

Assessor Parcel No.: 4206-029-934.

PARCEL 1 OF PARCEL MAP NO. 66158, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 355, PAGES 86 THROUGH 88 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

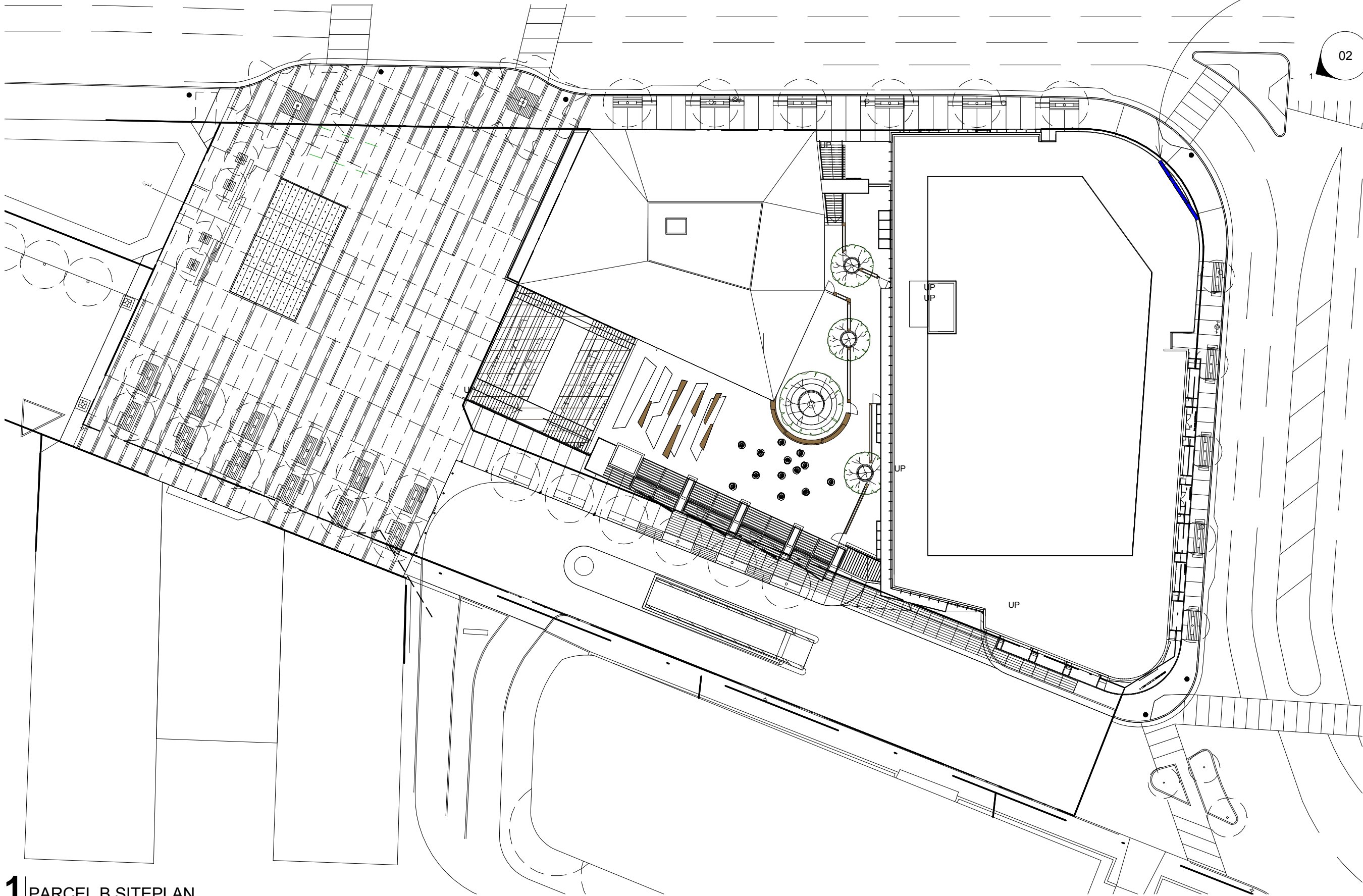
End of Legal Description.

ATTACHMENT NO. 2

SIGN MAP

SIGN GOES HERE

02



1 PARCEL B SITEPLAN
1" = 40'-0"



1 | NE CORNER ELEVATION
1" = 20'-0"

ATTACHMENT NO. 3

MEMORANDUM OF SIGN LICENSE AGREEMENT

[attached]

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

CITY OF CULVER CITY
Attn: Martin Cole, City Clerk
9770 Culver Boulevard
Culver City, California 90232-0507

SPACE ABOVE THIS LINE FOR RECORDING USE

Assessor's Parcel No. 4206-029-934

OFFICIAL BUSINESS
Document Entitled to Free Recording
Per Government Code §§ 6103 & 27383

MEMORANDUM OF SIGN LICENSE AGREEMENT

This Memorandum of Sign License Agreement ("Memorandum") is dated for identification purposes as of this ____ day of _____, _____, by and between the CITY OF CULVER CITY, a charter city of the State of California ("City" or "Licensor"), and COMBINED/HUDSON 9300 CULVER LLC, a Delaware limited liability company ("Licensee"), individually referred to herein as a "Party" and collectively referred to herein as the "Parties".

This Memorandum is made with reference to the following:

1. Licensee is the owner in fee of that certain real property located in the City of Culver City, County of Los Angeles, State of California, more particularly described in the legal description attached hereto as Exhibit "A" and incorporated herein by this reference ("Property").

2. Licensor and Licensee have entered into that certain Sign License Agreement ("Agreement"), made and effective as of _____, _____ that provides for the license ("License") of a certain historical neon sign depicting in script the name "Culver" ("Culver Sign") to Licensee for Licensee's restoration and use by affixing the Culver Sign on the Parcel B Improvements once constructed on the Property, in a location approved by Licensor, pursuant to the terms and conditions set forth in the Agreement. The term of the License is for an initial period of fifty-five (55) years, with an option of Licensee to extend the term of the License upon the same terms as provided in the Agreement for up to an additional forty-four (44) years, or such shorter period as requested by Licensee or as required by applicable law. The Culver Sign is owned by Licensor, and Licensee has no right to transfer the Culver Sign, or to transfer or assign the Agreement or the License except as specifically provided in the Agreement. The Agreement is a public record and is available for public inspection in the office of the City Clerk of the City of Culver City at City Hall located at 9770 Culver Boulevard, Culver City, California 90232.

3. The purpose of this Memorandum is to provide notice to all persons of the existence of the Agreement and the License, and Licensor's continued ownership of the Culver Sign. This Memorandum is prepared for the purpose of recordation and in no way modifies the provisions of the Agreement or the terms and conditions of the License.

4. This Memorandum may be executed in any number of counterparts, each of which shall constitute an original, but all of which, when taken together, shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Parties have executed this Memorandum effective as of the date first set forth above.

"LICENSEE"

COMBINED/HUDSON 9300 CULVER LLC,
a Delaware limited liability company

By: Combined Culver Venture LLC,
a Delaware limited liability company,
its managing member

Date: _____

By: _____

Name: _____

Its: _____

By: Hudson 9300 Culver, LLC,
a Delaware limited liability company,
its managing member

By: Hudson Pacific Properties, L.P.,
a Maryland limited partnership,
its sole member

By: Hudson Pacific Properties, Inc.,
a Maryland corporation,
its general partner

Date: _____

By: _____

Name: _____

Title: _____

[Signatures Continue on Following Page]

“LICENSOR”

CITY OF CULVER CITY,
a charter city of the State of California

Date: _____ By: _____
John M. Nachbar
City Manager

APPROVED AS TO CONTENT:

By: _____
Sol Blumenfeld
Community Development Director

ATTEST:

By: _____
Martin Cole
City Clerk

APPROVED AS TO FORM:

By: _____
Carol Schwab
City Attorney

By: _____
KANE, BALLMER & BERKMAN
City Special Counsel

Signer is Representing: _____

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

STATE OF CALIFORNIA)
) SS.
COUNTY OF LOS ANGELES)

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

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

WITNESS my hand and official seal.

Signature_____ (Seal)

-----OPTIONAL-----

Description of Attached Document

Title or Type of Documents: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed By Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner - ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other:

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner - ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other:

Signer is Representing: _____

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

WITNESS my hand and official seal.

Signature_____ (Seal)

-----OPTIONAL-----

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Signer is Representing: _____

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

(Developer Parcel)

9300 Culver Boulevard, Culver City, California

The land referred to hereinbelow is situated in the City of Culver City, County of Los Angeles, State of California, and is described as follows:

2. Parcel 'B' 9300 Washington Boulevard.

Assessor Parcel No.: 4206-029-934.

PARCEL 1 OF PARCEL MAP NO. 66158, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 355, PAGES 86 THROUGH 88 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

End of Legal Description.