

**CALENDAR ITEM
67**

A	19	04/06/11 AD 557 W 26279 PRC 6414 G11-00.7 G11-01
S	6	M. Bell K. Colson G. Kato J. Lucchesi J. Rusconi

CONSIDERATION OF: A TITLE SETTLEMENT, PUBLIC TRUST LAND EXCHANGE AND BOUNDARY LINE AGREEMENT AND A CANDLESTICK POINT STATE RECREATION AREA RECONFIGURATION, IMPROVEMENT AND TRANSFER AGREEMENT, PURSUANT TO CHAPTER 203, STATUTES OF 2009, BETWEEN THE SAN FRANCISCO REDEVELOPMENT AGENCY, THE PORT OF SAN FRANCISCO, THE CITY/COUNTY OF SAN FRANCISCO, THE CALIFORNIA DEPARTMENT OF PARKS AND RECREATION, AND THE STATE LANDS COMMISSION INVOLVING CERTAIN PARCELS WITHIN THE FORMER HUNTERS POINT NAVAL SHIPYARD AND CANDLESTICK POINT, LOCATED WITHIN THE CITY/COUNTY OF SAN FRANCISCO, INCLUDING THE TERMINATION OF LEASE NO. PRC 6414 AND ISSUANCE OF A NEW GENERAL LEASE – PUBLIC AGENCY USE 66-YEAR LEASE TO THE CALIFORNIA DEPARTMENT OF PARKS AND RECREATION FOR CERTAIN LANDS WITHIN CANDLESTICK POINT

PARTIES:

State of California
State Lands Commission
100 Howe Ave., Suite 100 South
Sacramento, California 95825

State of California
Department of Parks and Recreation
1416 9th Street
Sacramento, CA 95814

San Francisco Redevelopment Agency
One South Van Ness Avenue, 5th Floor
San Francisco, CA 94103

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City and County of San Francisco
Office of Economic and Workforce Development
City Hall, Rm. 448
1 Dr. Carlton B. Goodlett Place
San Francisco, California 94102

Port of San Francisco
Pier 1, The Embarcadero
San Francisco, CA 94111

INTRODUCTION:

The City of San Francisco, acting by and through its Redevelopment Agency (“Agency”) has requested that the State Lands Commission (“Commission”) consider and approve a Title Settlement, Public Trust Land Exchange and Boundary Line Agreement (“Trust Agreement”); a Candlestick Point State Recreation Area Reconfiguration, Improvement and Transfer Agreement (“Transfer Agreement”); Termination of Lease No. PRC 6414; and Issuance of a new Public Agency Use Lease to the California Department of Parks and Recreation for certain lands within Candlestick Point. The purpose of these agreements is to facilitate the Hunters Point Shipyard and Candlestick Point Phase II Project, a redevelopment of more than 700 acres of waterfront land along San Francisco’s southeastern shores, and the redevelopment of the Candlestick Point State Recreation Area.

PROPOSED TITLE SETTLEMENT, PUBLIC TRUST LAND EXCHANGE AND BOUNDARY LINE AGREEMENT:

The parties to the Trust Agreement are the State of California (“State”), acting by and through the Commission; the State of California, acting by and through the California Department of Parks and Recreation (“State Parks”); the Agency; the City and County of San Francisco, a charter city and county, acting by and through its Board of Supervisors (“City”); and the City and County of San Francisco, a charter city and county, acting by and through its Port Commission (“Port”).

The area that is subject to the Trust Agreement (“Trust Agreement Subject Area”) includes lands within Candlestick Point and the former Hunters Point Naval Shipyard (“Shipyard”) that: (1) were historic tide or submerged lands subject to the common law public trust for commerce, navigation, and fisheries (“Public Trust”); (2) were historic uplands that were not subject to the Public Trust; and (3) were historic tidelands in which the Public Trust may have been terminated. The Trust Agreement Subject Area, depicted in Exhibit A (Location and Site Map), consists of the following parcels of land: The Public Trust Parcels; The Trust Termination Parcels; The Alice Griffith Site; and The Hunters Point Submerged Lands. Also, see Exhibit C (Illustrative Plat of Final Public Trust Configuration). The purpose of the Trust Agreement is to settle certain

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boundary and title disputes within the Trust Agreement Subject Area related to the Public Trust, and to establish and reconfigure the location of lands subject to the Public Trust and lands free of the Public Trust within the Trust Agreement Subject Area.

The Parties desire through this Trust Agreement to establish the Public Trust on the Public Trust Parcels and terminate the Public Trust in the Trust Termination Parcels through a land exchange. The lands to be included in the exchange lie within the following eleven exchange areas: the Shipyard Site; the Parcel A Site; the Hilltop Trust Streets; the CP State Park Site; the Non-Park Commission Land; the Yosemite Slough Addition; the Navy ROW; the Walker Drive Site; the Old Stadium Development Site; the Park Addition; and the Port Site. See Exhibit B (Illustrative Plat of Exchange Areas).

The Parties also desire through this Trust Agreement to enter into a boundary line agreement for the purposes of fixing the Agreed 1869 Ordinary High Water Mark within Candlestick Point, and to confirm that the Public Trust does not encumber certain lands within the Alice Griffith Site. In addition, the Parties desire through this Trust Agreement to effectuate a conveyance from the Port to the Agency of the Hunters Point Submerged Lands, subject to the Public Trust. The Parties also desire, through the Trust Agreement, to terminate Lease No. PRC 6414 to State Parks and approve a new lease to State Parks for certain Public Trust Parcels within the CP State Park Site.

The Exchange will be accomplished through the following recorded conveyances and occur in several phases as outlined in the phasing provisions, conditions of closing, and other terms and conditions of the Trust Agreement:

1. The Agency will convey to the Commission by quitclaim deed all of its right, title and interest in those portions of the Public Trust Parcels and Trust Termination Parcels lying within the Shipyard Site, the Navy ROW, the Parcel A Site, the Old Stadium Development Site, and the Park Addition.
2. The City will convey to the Commission by quitclaim deed all of its right, title and interest in those portions of the Public Trust Parcels and Trust Termination Parcels lying within the Shipyard Site, the Hilltop Trust Streets, the CP State Park Site, the Non-Park Commission Land, the Yosemite Slough Addition, the Walker Drive Site, the Old Stadium Development Site, and the Park Addition.
3. The Port will convey to the Commission by quitclaim deed all of its right, title and interest in those portions of the Public Trust Parcels and Trust Termination Parcels lying within the CP State Park Site, the Non-Park Commission Land, the Walker Drive Site, Old Stadium Site, and the Port Site.
4. State Parks will convey to the Commission by quitclaim deed ("Lease Quitclaim") all of its right, claim, title, or interest arising by virtue of or pursuant to that certain

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lease designated Lease PRC 6414, and approved by the Commission on April 28, 1983.

5. The Commission will accept the Lease Quitclaim from State Parks.
6. State Parks will convey to the Commission by quitclaim deed all of its right, title and interest in those portions of the Public Trust Parcels and Trust Termination Parcels lying within the CP State Park Site.
7. The Commission will accept the CP State Park Site Public Trust Parcel as sovereign lands subject to the Public Trust, and will lease that parcel to State Parks for a term of 66 years.
8. The Commission will accept the CP State Park Site Trust Termination Parcel and the Navy ROW Trust Termination Parcel, and will convey to State Parks by quitclaim, free of the Public Trust and any statutory trust, all of its right, title and interest in those parcels.
9. The Commission will accept the Shipyard Site Public Trust Parcel, the Parcel A Public Trust Parcel, the Yosemite Slough Addition Public Trust Parcel, the Walker Drive Site Public Trust Parcel, the Old Stadium Development Site Public Trust Parcel, the Park Addition Public Trust Parcel, and the Port Site Public Trust Parcel, and will convey to the Agency by patent, as sovereign lands subject to the Public Trust and the Statutory Trust, all of its right title and interest in those parcels.
10. The Commission will accept the Hilltop Trust Streets Public Trust Parcel and will convey to the City by patent, as sovereign lands subject to the Public Trust and the Statutory Trust, all of its right title and interest in that parcel.
11. The Commission will accept the Shipyard Site Trust Termination Parcel, the Parcel A Site Trust Termination Parcel, the Non-Park Commission Land Trust Termination Parcel, the Yosemite Slough Addition Trust Termination Parcel, the Old Stadium Development Site Trust Termination Parcel, the Park Addition Trust Termination Parcel, and the Port Site Trust Termination Parcel, and will convey to the Agency by patent, free of the Public Trust and the Statutory Trust, all of its right title and interest in those parcels.

It is anticipated that the entire exchange will take several years to complete. Following the Exchange, the entire waterfront within the Trust Agreement Subject Area, as well as certain interior lands that have high Public Trust values, will be subject to the Public Trust. See Exhibit C (Illustrative Plat of Final Public Trust Configuration).

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BACKGROUND:

Beginning in 1861, certain of the tidelands within the Trust Agreement Subject Area were conveyed into private ownership by the State of California pursuant to various state statutes. Portions of those tidelands were subsequently filled and reclaimed. The Public Trust status of portions of the reclaimed tidelands is uncertain. Due to differences in the various statutes authorizing the conveyance of certain portions of the tidelands into private ownership, as well as other historical circumstances, some of the reclaimed tidelands, including lands located well inland from the current shoreline, have remained subject to the Public Trust, while other reclaimed tidelands, including most of the lands adjacent to the shoreline, may have been freed from the Public Trust.

Former Hunters Point Naval Shipyard

The Shipyard Site contains lands that were historic uplands and lands that were below the historic ordinary high water mark. The uplands were a part of Rancho Rincon de las Salinas y Potrero Nuevo confirmed in 1857. Beginning in the 1860's, the Legislature authorized the conveyance of tide and submerged lands at the Shipyard Site, through various statutes, including with special application to the Shipyard Site (Chapter 325, Statutes of 1863), and through statutes of general application, such as those pertaining to the sale of sovereign lands by the Board of Tide Land Commissioner's ("BTLC") (Chapter 543, Statutes of 1868 and Chapter 388, Statutes of 1870) and through tideland patents.

In 1939, the United States began acquiring lands, in part by condemnation, for purposes of constructing and operating what came to be the Hunters Point Naval Shipyard ("Shipyard"). The Shipyard was closed by the United States in 1974. The State and the federal government disagree as to the effect of federal condemnations on the existence of the Public Trust in the Shipyard lands. This disagreement adds to the Public Trust title uncertainties within the Shipyard. In addition, the City asserts certain reserved rights and interests in the Shipyard, including but not limited to rights and interests in former street areas. Pursuant to federal legislation closing the Shipyard, the United States Navy is authorized to convey the Shipyard, or portions of the Shipyard, to the City or to a local reuse authority approved by the City. The Agency is the approved local reuse authority for the Shipyard. The Shipyard Site and the Navy ROW comprise that portion of the Shipyard within the Trust Agreement Subject Area presently owned by the United States.

Pursuant to a 2004 conveyance agreement with the Agency, the United States Navy conveyed a portion of the Shipyard, commonly known as "Parcel A," to the Agency and has agreed to transfer the remainder to the Agency following hazardous materials remediation. The Commission approved a boundary line agreement between the

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Agency and the State on December 9, 2004 (Minute Item #45, Commission File No. BLA 274), establishing the boundary between lands within Parcel A that are free any Public Trust interest and lands that may be subject to the Public Trust.

The Hunters Point Submerged Lands consist of submerged lands held by the Port under the Burton Act that lie waterward of the submerged lands owned by the Navy, but within the boundaries of the Hunters Point Shipyard Redevelopment Area adopted by the Agency. Certain of the piers located at the Shipyard and owned by the Navy extend beyond the Navy owned lands and onto the Hunters Point Submerged Lands, and will ultimately be conveyed to the Agency under the Agency's agreement with the Navy.

Candlestick Point

The State's sovereign interest in the filled tidelands at Candlestick Point involves primarily BTLC reserved streets and portions of a former railroad right-of-way. In 1958, the State, through Chapter 2 of the Statutes of 1958, First Extraordinary Session ("1958 Act"), authorized the sale of a portion of the State's sovereign interests in Candlestick Point to the City for the purpose of developing a sports stadium. The State received consideration for the sale.

In 1968, the Legislature enacted the Burton Act (Chapter 1333 of the Statutes of 1968, as amended), which granted to the City the State's remaining interest in tidelands within the City, including the State's sovereign interests in the portion of Candlestick Point outside of the stadium site. This grant was made subject to the Public Trust and to the terms and conditions of the Burton Act. The lands granted to the City under the Burton Act are now held by the Port. At Candlestick Point, the lands held by the Port pursuant to the Burton Act consist primarily of streets and a former railroad right-of-way.

In 1973, the Legislature authorized State Parks to acquire and develop real property at Candlestick Point for the state park system. State Parks subsequently prepared a park acquisition plan including areas near and along the shoreline of Candlestick Point, and acquired certain private lands within the acquisition plan area to create the Candlestick Point State Recreation Area ("CPSRA"). In 1984, the City quitclaimed to the Commission those lands within the CPSRA boundary that the City had acquired under the 1958 Act and under the Burton Act ("1984 Quitclaim"). The 1984 Quitclaim reserved to the City a right of reversion in the event certain improvements were not made at the CP State Park Site. A portion of the lands described in the 1984 Quitclaim, which are primarily in the form of paper streets and a former railroad right of way, are held in fee by the Commission and, with the exception of certain portions of historic Carroll Avenue, Donner Avenue, Fitch Street and those portions of the former railroad right of way lying within San Francisco County Assessors Blocks 4853, 4876, 4884, 4885 and 4906, are currently leased to State Parks for a term of 49 years, of which 25 years remain, pursuant to Commission Lease PRC 6414.

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Candlestick Point, including the Alice Griffith Site, consists in part of former tidelands. The precise location of the boundary between lands that, prior to impacts of artificial influences, were landward of the mean high tide line and the lands that were waterward of the mean high tide line is uncertain. The historic uplands are within confirmed Mexican land grants, were never sovereign lands, and are not subject to the Public Trust. Portions of the former tidelands were conveyed by the State into private ownership pursuant to Chapter 543 of the Statutes of 1868 (BTLC), and are free of the Public Trust by application of the decision of the California Supreme Court in City of Berkeley v. Superior Court (1980) 26 Cal. 3d 515. The State, through the BTLC, reserved the remaining portions of the former tidelands within the Alice Griffith Site as streets. A portion of the reserved streets were conveyed to the City free of the Public Trust pursuant to the 1958 Act. In 1960, the State conveyed its interest in the remainder of the streets by patent to the Housing Authority of the City and County of San Francisco pursuant to an exchange authorized by Chapter 1573 of the Statutes of 1955, as amended by Chapter 1999 of the Statutes of 1957. Both the patent and a subsequent act of the Legislature (Chapter 1273 of the Statutes of 1963) resulted in the termination of the Public Trust in the patented lands.

Hunters Point Shipyard and Candlestick Point Phase II Project

The Hunters Point Shipyard and Candlestick Point Phase II Project ("Phase II Project") is designed, over the expected 15-20 year phased build out, to provide over 10,500 residential units, over 300 acres of new waterfront parks, approximately 700,000 square feet of destination retail and entertainment space and over 2.5 million square feet of commercial space. The project is also being designed to accommodate a new football stadium for the San Francisco 49ers, should the 49ers decide to stay in San Francisco. The first phase of the Shipyard's development is already underway ("Shipyard Phase I"). Up to 1,600 homes and 26 acres of open space will be built on Shipyard Parcel A.

In 2007, the City and the Agency undertook an integrated planning effort for the Phase II Project, which resulted in the adoption of a Conceptual Framework for Development ("Conceptual Framework"). The Conceptual Framework calls for a mixed use project within the Trust Agreement Subject Area that will provide, among other things, much needed parks and open space, including a major renovation of the CPSRA to enhance access by visitors to the waterfront; new business and employment opportunities; new housing opportunities affordable for residents of the neighboring Bayview Hunters Point community; a site for a new sports stadium on the Shipyard, with alternative uses if the San Francisco 49ers elect to build a new stadium elsewhere; and other economic and public benefits for the community and the City as a whole and the statewide public. In June 2008, the voters of the City approved Proposition G, the "Mixed Use Development Project for Candlestick Point and Hunters Point Shipyard."

In 2009, the Legislature enacted Chapter 203, Statutes of 2009 ("SB 792") for the purpose of facilitating the productive reuse of the former Hunters Point Naval Shipyard

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and Candlestick Point in a manner that furthers the purposes of the Public Trust and the Community Redevelopment Law. SB 792 authorizes the Commission to carry out an exchange of lands that will place or confirm the Public Trust on lands within the Trust Agreement Subject Area with substantial value for the Public Trust, and terminate the Public Trust in lands that are no longer useful for Public Trust purposes. SB 792 authorizes the Agency to hold Public Trust lands as trustee on behalf of the people of California, and grants to the Agency in trust all of the State's sovereign right, title and interest in lands within the Trust Agreement Subject Area in which the Agency owns or acquires fee title. The Trust Agreement and the Transfer Agreement are in furtherance of the Legislature's direction contained in SB 792.

PROPOSED CANDLESTICK POINT STATE RECREATION AREA RECONFIGURATION, IMPROVEMENT AND TRANSFER AGREEMENT:

In addition to authorizing a Public Trust exchange, SB 792 authorizes a reconfiguration of the CPSRA. The Parties to the Transfer Agreement are the Commission, State Parks and the Agency. Pursuant to the proposed Transfer Agreement, State Parks, the Commission and the Agency agree to make certain conveyances to implement the CPSRA reconfiguration authorized by SB 792, subject to the terms and conditions of the Transfer Agreement.

Specifically, the Transfer Agreement provides for the phased conveyance by the Commission of portions of the CP State Park Site Public Trust Parcel to the Agency, in trust, and the phased conveyance by State Parks of the CP State Park Site Trust Termination Parcel to the Agency in exchange for \$50 million in improvements. See Exhibit D (Illustrative Plat of Transfer Parcels). Also included are dedicated operations and maintenance funding to State Parks for the CPSRA and the conveyance by the Agency of the Yosemite Slough Addition Public Trust Parcel and the Park Addition Public Trust Parcel to the Commission, and the Yosemite Slough Addition Trust Termination Parcel and the Park Addition Trust Termination Parcel to State Parks, for inclusion in the CPSRA. The conveyances of lands within the CP State Park Site that are called for in the Transfer Agreement are part of the Initial Closing Phase and are intended to precede the conveyances of those portions of the CP State Park Site designated for transfer to the Agency under the Transfer Agreement.

In addition to providing for the reconfiguration of the CPSRA, another primary purpose of the Park Transfer Agreement is to facilitate the redesign and improvement of the CPSRA. To that end, State Parks has embarked on a General Plan Revision for the CPSRA, which is anticipated to include trail improvements, habitat restoration, increased public access, and enhanced public recreational facilities.

LEGAL REQUIREMENTS:

As required by SB 792, and to comply with Article X, Section 3 of the California Constitution, the Commission, to approve the proposed Trust Agreement and the proposed Transfer Agreement, must make the following findings:

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a. The portions of the lands or interests in lands to be exchanged out of the Public Trust have been filled and reclaimed, are cut off from access to the waters of San Francisco Bay and are no longer in fact tidelands or submerged lands or navigable waterways, are relatively useless for Public Trust purposes, and constitute a relatively small portion of the granted lands within the City;

b. The lands or interests in lands to be impressed with the Public Trust have a monetary value equal to or greater than the monetary value of the lands or interests in lands to be exchanged out of the Trust;

c. No substantial interference with Public Trust uses and purposes, including public rights of navigation and fishing, will ensue by virtue of the Exchange;

d. The lands or interests in lands impressed with the Public Trust will provide a significant benefit to the Public Trust and are useful for the particular Trust purposes authorized by SB 792;

e. The configuration of the Public Trust Parcels upon completion of the Exchange is substantially similar to the configuration shown on the diagram in Section 25 of SB 792, includes all lands within the Subject Area that are presently below mean high tide, and consists of lands suitable to be impressed with the Public Trust;

f. The final layout of streets in the Subject Area will provide access to the Public Trust Parcels and will be consistent with the beneficial use of the Public Trust Parcels;

g. The lands to be subject to the Public Trust are configured so as to be accessible from the streets as finally configured in the Subject Area;

h. Streets and other transportation facilities located on Public Trust Parcels will be designed to be compatible with the Public Trust and to serve primarily Public Trust purposes of access to shoreline improvements and shoreline circulation rather than serving nontrust purposes;

i. All surveys and legal descriptions required for the parcels in conjunction with the Exchange have been approved by the Commission;

j. The trustees who own or will own fee title in the Public Trust Parcels have approved this Agreement;

k. The Exchange otherwise complies with the requirements of SB 792;

l. The Exchange is consistent with and furthers the purpose of the Public Trust and SB 792;

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m. The Exchange is otherwise in the best interest of the statewide public;

The Commission also must make the following additional findings with respect to the phasing of the Trust Agreement, as required by SB 792:

n. Based on the Commission's consideration of the appraisals, legal analyses, Public Trust land configuration pertaining to each of the Primary Phase Areas and Secondary Phase Areas, the Commission has determined that the findings listed above (a-m), apply regardless of the order in which the Subsequent Closing Phases occur;

o. After the Initial Closing Phase, and after each Subsequent Closing Phase, the cumulative monetary value of all of the lands or interests in lands that have been exchanged into the Public Trust will be equal to or greater than the cumulative monetary value of all of the lands or interests in lands that have been exchanged out of the Public Trust;

p. After the Initial Closing Phase, and after each Subsequent Closing Phase, the lands or interests in lands exchanged into the Public Trust at each phase will be configured in a way that furthers the purposes of the overall exchange, including, but not limited to, having access to streets as finally configured in the Subject Area.

ANALYSIS AND STAFF RECOMMENDATION:

Commission staff has reviewed and analyzed in-house documents and other information submitted for the proposed Agreements, including appraisals, surveys, title reports, historic use reports, Phase I site assessments and other studies conducted for the proposed Trust Agreement and Transfer Agreement. Commission staff has also been engaged in extension negotiations with the staffs of the various parties to these agreements.

The Trust Agreement provides a mechanism for implementing the trust exchange contemplated in SB 792 through a series of conveyances that will result in the configuration of Public Trust lands substantially similar to that depicted on the diagram in Section 25 of SB 792. Following the conveyances, the Trust Termination Parcels will be freed of the Public Trust, as well as any applicable statutory trust; the Public Trust Parcels will be impressed with the Public Trust; and those Public Trust Parcels conveyed to the Agency will be impressed additionally with the Statutory Trust. The conveyances will also terminate any Statewide Interest Restrictions, resulting from the 1958 Act, in the lands conveyed, and will eliminate the City's reversionary interest in the CP State Park Site, pursuant to the 1984 Quitclaim, and any residual right, title or interest of the City in the Shipyard Site.

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The lands that will be removed from the Public Trust pursuant to the exchange have been filled and reclaimed, been cut off from navigable waters, are no longer needed or required for the promotion of the Public Trust, and constitute a relatively small portion of the granted public trust lands within the City. Further, no substantial interference with Public Trust uses and purposes, including public rights of navigation and fishing, will occur by virtue of the exchange.

In the interest of settlement, the Parties have conducted independent studies and evaluations of their respective factual and legal positions relating to the disputed title claims. Appraisals and property interest evaluation studies reviewed or completed by Commission staff have shown that the monetary value of the lands and interests to be exchanged into the Public Trust under the Agreements is equal to or greater than the monetary value of the lands and interests to be exchanged out of the Public Trust. Further, Commission staff has determined that after the Initial Closing Phase and after each Subsequent Closing Phase, as defined below, the cumulative monetary value of all of the lands or interests in lands that have been exchanged into the Public Trust will be equal to or greater than the cumulative monetary value of all of the lands or interests in lands that have been exchanged out of the Public Trust.

Final Public Trust Configuration

As shown in Exhibit C (Illustrative Plat of Final Public Trust Configuration), the final configuration of the Public Trust Parcels upon completion of the exchange is substantially similar to the configuration shown on the diagram of Section 25 of SB 792, includes all lands within the Trust Agreement Subject Area that are presently below mean high tide, and consists of lands suitable to be impressed with the Public Trust.

The Trust Agreement contemplates that the conveyances called for hereunder will occur in a series of phased closings (each a "Closing Phase"). The initial Closing Phase ("Initial Closing Phase") will effectuate the exchange within the CP State Park Site, the Parcel A Site, the Non-Park Commission Land, Yosemite Slough Addition, Walker Drive Site, and the Hilltop Trust Streets, as depicted for illustrative purposes in Exhibit E (Illustrative Plat of Initial Closing Phase Areas).

Subsequent Closing Phases (each a "Subsequent Closing Phase") will occur as the Agency acquires portions of the Shipyard Site and Navy ROW from the Navy, and, with respect to the Old Stadium Development Site and Park Addition, after the 49ers Lease expires or terminates and the Agency acquires the lands from City. See Exhibits F (Illustrative Plat of Primary Phase Areas) and G (Illustrative Plat of Secondary Phase Areas). It is anticipated that each Subsequent Closing Phase will be in substantial conformance with the phasing requirements set forth in the Trust Agreement. After the Initial Closing Phase, and after each Subsequent Closing Phase, the lands or interests in lands exchanged into the Public Trust at each phase will be configured in a way that furthers the purposes of the overall exchange, including, but not limited to, having access to streets as finally configured in the Trust Agreement Subject Area. As

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provided in the Trust Agreement, the Commission will review each Subsequent Closing Phase for conformity with the phasing requirements provided in the Trust Agreement.

Two parcels of land described in the Trust Agreement as the Yosemite Slough Addition Parcels may have private access rights attached to them. Pursuant to the Trust Agreement, neither the Commission nor State Parks is required to accept these parcels unless it is satisfied with the condition of title to the two parcels.

Hillside Open Space

SB 792 declares that a portion of the Shipyard, delineated as "Hillside Open Space" provides substantial value to the Public Trust as an open space and trust consistent recreational resource affording exceptional views of San Francisco Bay and the waterfront. Accordingly, SB 792 requires the Commission to ensure that significant view corridors to the waterfront are protected, adequate public access is provided, and other conditions related to the Hillside Open Space are met. To this end, the Trust Agreement requires that construction of new buildings within the Shipyard conform to certain height limitations in order to ensure views of San Francisco Bay and maintains public pedestrian and vehicular access between the Hillside Open Space and the waterfront. Further, the Trust Agreement provides that parking be made available to the public for regional and statewide use and not be restricted to residential parking. In addition, the Trust Agreement protects the State and the Agency, as trustee, from any liability to the owners of properties upslope of the Hillside Open Space from any ground failure that should occur on lands of the Hillside Open Space. Finally, the Trust Agreement also protects the Commission from liability to the owners of property on the southerly down slope side of the Hillside Open Space from any ground failure that should occur on the lands of the Hillside Open Space.

Streets Layout and Access

SB 792 requires that streets and other transportation facilities located on Public Trust Parcels will be designed to be compatible with the Public Trust and to serve primarily Public Trust purposes of access to shoreline improvements and shoreline circulation rather than serving nontrust purposes. To this end, the Trust Agreement: (a) provides access to the Public Trust Parcels and is consistent with the beneficial use of those lands; (b) provides for streets and transportation facilities located on the Public Trust Parcels that are compatible with the Public Trust and serve primarily Public Trust purposes of access to shoreline improvements and shoreline circulation; (c) maintains reasonable public pedestrian and vehicular access between the Hillside Open Space and the waterfront, and in addition, between the top of the Hillside Open Space and other areas of the city; (d) provides direct vehicular and pedestrian access from the lower portions of the Shipyard Site to the top of the Hillside Open Space; and, (e) provides adequate parking areas adjacent to the lower portion of the Hillside Open Space that is accessible to the public to support regional and statewide use of the Hillside Open Space.

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Public Trust Benefits

The Trust Agreement and the Transfer Agreement will provide significant benefits to the Public Trust by reconfiguring and consolidating public trust ownership along the waterfront within the Trust Agreement Subject Area. This reconfiguration and consolidation will allow for these Public Trust Parcels to be improved and enhanced through the development of a wide variety of open space areas, bike trails, walking and jogging paths, viewing areas to experience expansive views of San Francisco Bay, visitor-serving facilities and other trust consistent uses. Additionally, the CP State Park Site Public Trust Parcel, which is proposed to be leased to State Parks by the Commission, will benefit from the \$50 million in improvements and dedicated operations and maintenance funding for the CPSRA that State Parks will be receiving pursuant to the Transfer Agreement.

Implementation and Liability Measures for Hazardous Materials

The Shipyard Site is currently owned by the United States Navy. Under the terms of the 2004 Conveyance Agreement, the United States is required to transfer the Shipyard Site to the Agency after all the necessary hazardous materials clean up is complete. Under the Conveyance Agreement, California's Department of Toxic Substances Control and the Federal Environmental Protection Agency must concur that the property is safe for both people and the environment, in the context of the intended reuse of the property, before any transfer to the Agency. The United States Navy is currently in the process of remediating the Shipyard Site.

The Parties presently anticipate that some or all of the lands within the Shipyard Site will be remediated by the United States prior to transfer to the Agency, and that the United States will provide a warranty for the lands. However, it is possible that a portion of the lands within the Shipyard Site will be conveyed to the Agency by early transfer, prior to complete remediation by the United States. The Trust Agreement provides that lands within the Shipyard Site for which no warranty has been obtained may not be exchanged unless and until the United States has obtained a warranty deferral for the lands, approved by the Governor, and the Commission has found that sufficient liability measures and implementation measures will be in place upon the completion of the exchange.

Proposed Boundary Line Agreement

By this Agreement, the Parties also seek to confirm that the Alice Griffith Site is not encumbered by the Public Trust, or any other right, title or interest of the State. The Trust Agreement permanently fixes the Agreed 1869 Ordinary High Water Mark within Candlestick Point, including the Alice Griffith Site. See Exhibit H (Illustrative Plat of Agreed 1869 Ordinary High Water Mark). In addition, the State, by this Agreement, confirms that the Public Trust has been terminated on all former tidelands within the Alice Griffith Site, and disclaims any right, title or interest of the State in the Alice Griffith Site. The Parties believe that the Agreed 1869 Ordinary High Water Mark represents

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the best available evidence of the location of the boundary between historic uplands and former tidelands. Pursuant to Section 22 of SB 792, the Parties consider it expedient and necessary and in the best interests of the Parties and the public to settle by agreement the location of the Agreed 1869 Ordinary High Water Mark within Candlestick Point and to confirm the State's prior conveyance free of the Public Trust of the former tidelands within the Alice Griffith Site, thereby permanently fixing, establishing, and forever setting to rest any and all questions relating to the existence of any State sovereign interests in this location.

Proposed General Lease – Public Agency Use 66-Year Lease to State Parks

SB 792 authorizes the Commission to lease the CP State Park Site Public Trust Parcel to State Parks for a term of 66 years. Staff recommends that the Commission, as part of the Trust Agreement, authorize a lease of the CP State Park Site Public Trust Parcel to State Parks for the operation and management of the CPSRA and the restoration and remediation of Yosemite Slough. See Exhibit I (Location and Site Map of Lease to State Parks of CP State Parks Site Public Trust Parcels). State Parks is currently in the process of amending the CPSRA Master Plan. State Parks, through this lease, agrees to consult with Commission staff during this amendment process and to submit a lease amendment application to the Commission upon the CPSRA Master Plan Amendment being finalized.

Best Interests of the State

The Trust Agreement and Transfer Agreement are in the best interests of the State for a variety of reasons including:

- The reconfiguration and consolidation of Public Trust lands to better serve the purposes of the Public Trust;
- The improvement and enhancement of the Public Trust Parcels through the development of a wide variety of open space areas, bike trails, walking and jogging paths, viewing areas to experience expansive views of San Francisco Bay, visitor-serving facilities and other trust consistent uses;
- The reconfiguration, redesign and improvement of the CPSRA for regional and statewide visitors;
- Settlement of title and boundary issues;
- Hazardous material remediation; and
- Protection from liability for hazardous material and slope failure.

STAFF RECOMMENDATION:

As described in the preceding paragraphs, based upon the Commission's staff's research, the documents and other information contained in the Commission's files, and this Calendar Item, the facts support each of the necessary findings the Commission must make. Commission staff and the Attorney General's Office have reviewed the proposed Trust Agreement and Transfer Agreement and believe all necessary legal elements have been met. Staff therefore recommends that the Commission (1) approve

CALENDAR ITEM NO. 67(CONT'D)

this Calendar Item and adopt its recommended findings pursuant to SB 792 and Article X, Section 3, of the California Constitution; (2) approve the Trust Agreement and the Park Transfer Agreement in the forms substantially similar to those currently on file in the Commission's Sacramento office; and (3) authorize execution of the Trust Agreement and Transfer Agreement and the execution and recordation of all documents necessary to implement them.

OTHER PERTINENT INFORMATION:

1. The State, acting by and through the Commission, is authorized under Division 6 of the Public Resources Code, and section 6357 and section 6307 of such code and specifically pursuant to Chapter 203, Statutes of 2009, to enter into the proposed Trust Agreement and Transfer Agreement.
2. Pursuant to Section 6501.1 of the Public Resources Code, the Commission has the authority to lease Sovereign Lands for specified purposes.
3. Pursuant to Calendar Item C19 the Commission will be considering, at its April 6, 2011 meeting, an amendment to Lease No. PRC 6414. The purpose of this lease amendment is to authorize the Yosemite Slough Restoration Project and allow for this project to proceed until escrow can close for the Initial Phase of the Trust Agreement and the Termination of Lease No. PRC 6414 and the issuance of the new 66-year lease to State Parks can become effective.
4. **For the Trust Agreement and Transfer Agreement:** Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), staff has determined that this activity is exempt from the requirements of CEQA as a statutorily exempt project. The project is exempt because it involves settlement of title and boundary problems.

Authority: Public Resources Code Section 21080.11

5. **For the Termination of Lease No. PRC 6414:** Pursuant to the Commission's delegation of authority and the State CEQA Guidelines [Title 14, California Code of Regulations, section 15060(c)(3)], staff has determined this activity is not subject to the provisions of CEQA because it is not a "project" as defined by CEQA and the State CEQA Guidelines.
6. **For the 66-Year Lease to State Parks:** For the portion of the lease that is part of the Yosemite Slough Restoration Project, a Mitigated Negative Declaration [SCH#2005122023] was prepared by the California Department of Parks and Recreation and adopted on June 5, 2006. The California State

CALENDAR ITEM NO. 67(CONT'D)

Lands Commission's staff has reviewed such document. A Mitigation Monitoring Program was adopted by the California Department of Parks and Recreation.

For the remaining portions of the lease, pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), staff has determined that this activity is exempt from the requirements of CEQA as a statutorily exempt project. The project is exempt because it involves settlement of title and boundary problems.

Authority: Public Resources Code Section 21080.11

7. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections 6370, et seq., but such activity will not affect those significant lands. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.
8. The Final Environmental Impact Report ("EIR") on the Candlestick Point – Hunters Point Shipyard Phase II Project [SCH #2007082168] was certified by the Agency and City Planning Commission on Thursday, June 3, 2010. On Tuesday, July 13, 2010, the City/County of San Francisco Board of Supervisors affirmed the certification of the Final EIR by the Planning Commission. Subsequently, project opponents challenged the adequacy of the City's EIR. It is estimated that it will take approximately one year before a hearing and decision by the trial court on the matter.
9. The Agency approved the Trust Agreement and Transfer Agreement through its approval of Agency Resolution No. 67-2010, on June 3, 2010. The City approved the Trust Agreement and Park Transfer Agreement through its approval of Board Resolution No. 348-10 on July 27, 2010. The Port approved the Trust Agreement and the Transfer Agreement through its approval of Port Resolution No. 10-40 on June 8, 2010.
10. State Parks has approved the Trust Agreement and Transfer Agreement.

EXHIBITS:

- A. Location and Site Map
- B. Illustrative Plat of Exchange Areas
- C. Illustrative Plat of Final Public Trust Configuration
- D. Illustrative Plat of the Transfer Parcels

CALENDAR ITEM NO. 67(CONT'D)

- E. Illustrative Plat of Initial Closing Phase Areas
- F. Illustrative Plat of Primary Phase Areas
- G. Illustrative Plat of Secondary Phase Areas
- H. Illustrative Plat of Agreed 1869 Ordinary High Water Mark
- I. Location and Site Map of Lease to State Parks of the CP State Parks Site Public Trust Parcels
- J. Land Description of Trust Agreement Subject Area
- K. Land Description of Hunters Point Submerged Lands
- L. Land Description of Agreed 1869 Ordinary High Water Mark
- M. Land Description of Trust Termination Parcels (Initial Phase)
- N. Land Description of Final Public Trust Parcels (Initial Phase)
- O. Land Description of Lease to State Parks of CP State Parks Site Public Trust Parcels
- P. 2010 Mean High Tide Line Survey

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Trust Agreement and Transfer Agreement: Find that the activity is exempt from the requirements of CEQA pursuant to 14 California Code of Regulations 15061 as a statutorily exempt project pursuant to Public Resources Code Section 21080.11, Settlement of Title and Boundary Problems and from the Subdivision Map Act pursuant to Government Code Section 66412(e).

Termination of Lease No. PRC 6414: Find that the activity is not subject to the requirements of CEQA pursuant to Title 14, California Code of Regulations, section 15060(c)(3) because the activity is not a project as defined by Public Resources Code section 21065 and Title 14, California Code of Regulations, section 15378.

66-Year Lease to State Parks: For the portion of the lease that is part of the Yosemite Slough Restoration Project, find that a Mitigated Negative Declaration [SCH#2005122023] and a Mitigation Monitoring Program were prepared by the California Department of Parks and Recreation and adopted on June 5, 2006 for this Project and that the Commission has reviewed and considered the information contained therein.

Adopt the Mitigation Monitoring Program, as contained in the Sacramento Offices of the State Lands Commission.

CALENDAR ITEM NO. 67(CONT'D)

For the remaining portions of the lease, find that the activity is exempt from the requirements of CEQA pursuant to 14 California Code of Regulations 15061 as a statutorily exempt project pursuant to Public Resources Code Section 21080.11, Settlement of Title and Boundary Problems and from the Subdivision Map Act pursuant to Government Code Section 66412(e).

Find that this activity is consistent with the use classification designated by the Commission for the land pursuant to Public Resources Code sections 6370, et seq.

AUTHORIZATION:

1. Based upon the foregoing, the information contained in the Commission's files and presented at the public meeting on the Trust Agreement, find that, with respect to the Trust Agreement and the Transfer Agreement:
 - i. The portions of the lands or interests in lands to be exchanged out of the Public Trust have been filled and reclaimed, are cut off from access to the waters of San Francisco Bay and are no longer in fact tidelands or submerged lands or navigable waterways, are relatively useless for Public Trust purposes, and constitute a relatively small portion of the granted lands within the City.
 - ii. The lands or interests in lands to be impressed with the Public Trust have a monetary value equal to or greater than the monetary value of the lands or interests in lands to be exchanged out of the Trust.
 - iii. No substantial interference with Public Trust uses and purposes, including public rights of navigation and fishing, will ensue by virtue of the Exchange.
 - iv. The lands or interests in lands impressed with the Public Trust will provide a significant benefit to the Public Trust and are useful for the particular Trust purposes authorized by SB 792.
 - v. The configuration of the Public Trust Parcels upon completion of the Exchange is substantially similar to the configuration shown on the diagram in Section 25 of

CALENDAR ITEM NO. 67(CONT'D)

SB 792, includes all lands within the Subject Area that are presently below mean high tide, and consists of lands suitable to be impressed with the Public Trust.

- vi. The final layout of streets in the Subject Area will provide access to the Public Trust Parcels and will be consistent with the beneficial use of the Public Trust Parcels.
- vii. The lands to be subject to the Public Trust are configured so as to be accessible from the streets as finally configured in the Subject Area.
- viii. Streets and other transportation facilities located on Public Trust Parcels will be designed to be compatible with the Public Trust and to serve primarily Public Trust purposes of access to shoreline improvements and shoreline circulation rather than serving nontrust purposes.
- ix. The trustees who own or will own fee title in the Public Trust Parcels have approved the Trust Agreement and the Transfer Agreement.
- x. The Exchange otherwise complies with the requirements of SB 792.
- xi. The Exchange is consistent with and furthers the purpose of the Public Trust and SB 792.
- xii. The Exchange is otherwise in the best interest of the statewide public.
- xiii. The findings numbered 1.i through 1.xii apply to the Initial Closing Phase and to each Subsequent Closing Phase, which are in substantial conformance with the phasing requirements of the Trust Agreement.
- xiv. The findings numbered 1.i through 1.xii apply regardless of the order in which the Subsequent Closing Phases occur.
- xv. After the Initial Closing Phase, and after each Subsequent Closing Phase, the cumulative monetary value of all of the lands or interests in lands that have been exchanged into the Public Trust will be equal to or

CALENDAR ITEM NO. 67(CONT'D)

greater than the cumulative monetary value of all of the lands or interests in lands that have been exchanged out of the Public Trust.

- xvi. After the Initial Closing Phase, and after each Subsequent Closing Phase, the lands or interests in lands exchanged into the Public Trust at each phase will be configured in a way that furthers the purposes of the overall exchange, including, but not limited to, having access to streets as finally configured in the Subject Area.
2. Accept PRC 6414 Lease Quitclaim by the California Department of Parks and Recreation.
 3. Approve and authorize the issuance of a 66-year General Lease – Public Agency Use – of the CP State Park Site Public Trust Parcel to California Department of Parks and Recreation, as provided for in the Trust Agreement, in substantially the form of the copy of such Lease on file in the Sacramento Office of the Commission.
 4. Approve the land descriptions attached as Exhibits J, K, L, M, N, and O.
 5. Approve the 2010 Mean High Tide Line Survey, on file in the Sacramento Office of the Commission.
 6. Approve and authorize the execution, acknowledgment, and recordation of the Hunters Point Shipyard/Candlestick Point Title Settlement, Public Trust Land Exchange and Boundary Line Agreement and Candlestick Point State Recreation Area Reconfiguration, Improvement and Transfer Agreement and associated deeds and acceptances by the Commission's Executive Officer on behalf of the California State Lands Commission, in substantially the form of the copies of such agreements on file in the Sacramento Office of the Commission.
 7. Authorize and direct staff of the Commission and/or the California Attorney General to take all necessary or appropriate action on behalf of the Commission, including the execution, acknowledgement, acceptance and recordation of all documents as may be necessary or convenient, to carry out the Hunters Point Shipyard/Candlestick Point

CALENDAR ITEM NO. 67(CONT'D)

Title Settlement, Public Trust Land Exchange and Boundary Line Agreement and Candlestick Point State Recreation Area Reconfiguration, Improvement and Transfer Agreement; and to appear on behalf of the Commission in any legal proceeding relating to the subject matter of the Hunters Point Shipyard/Candlestick Point Title Settlement, Public Trust Land Exchange and Boundary Line Agreement and Candlestick Point State Recreation Area Reconfiguration, Improvement and Transfer Agreement.

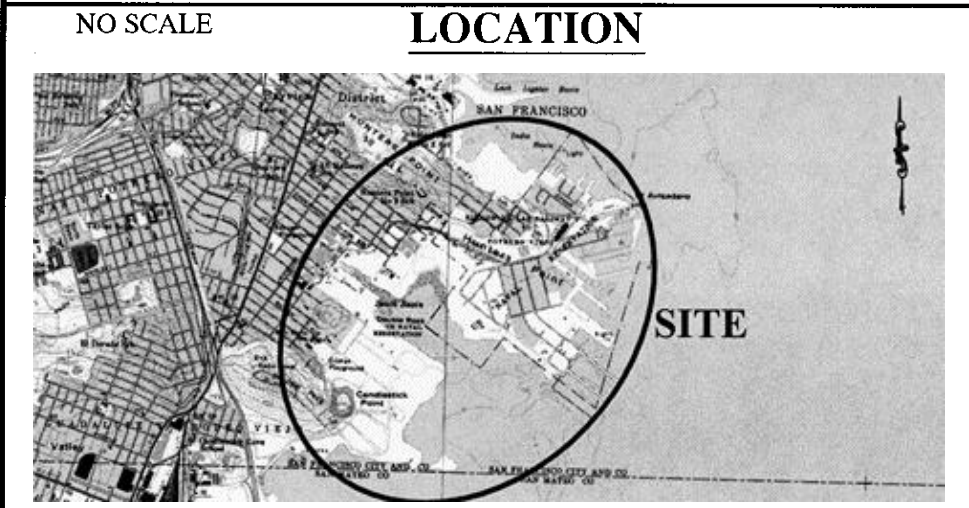
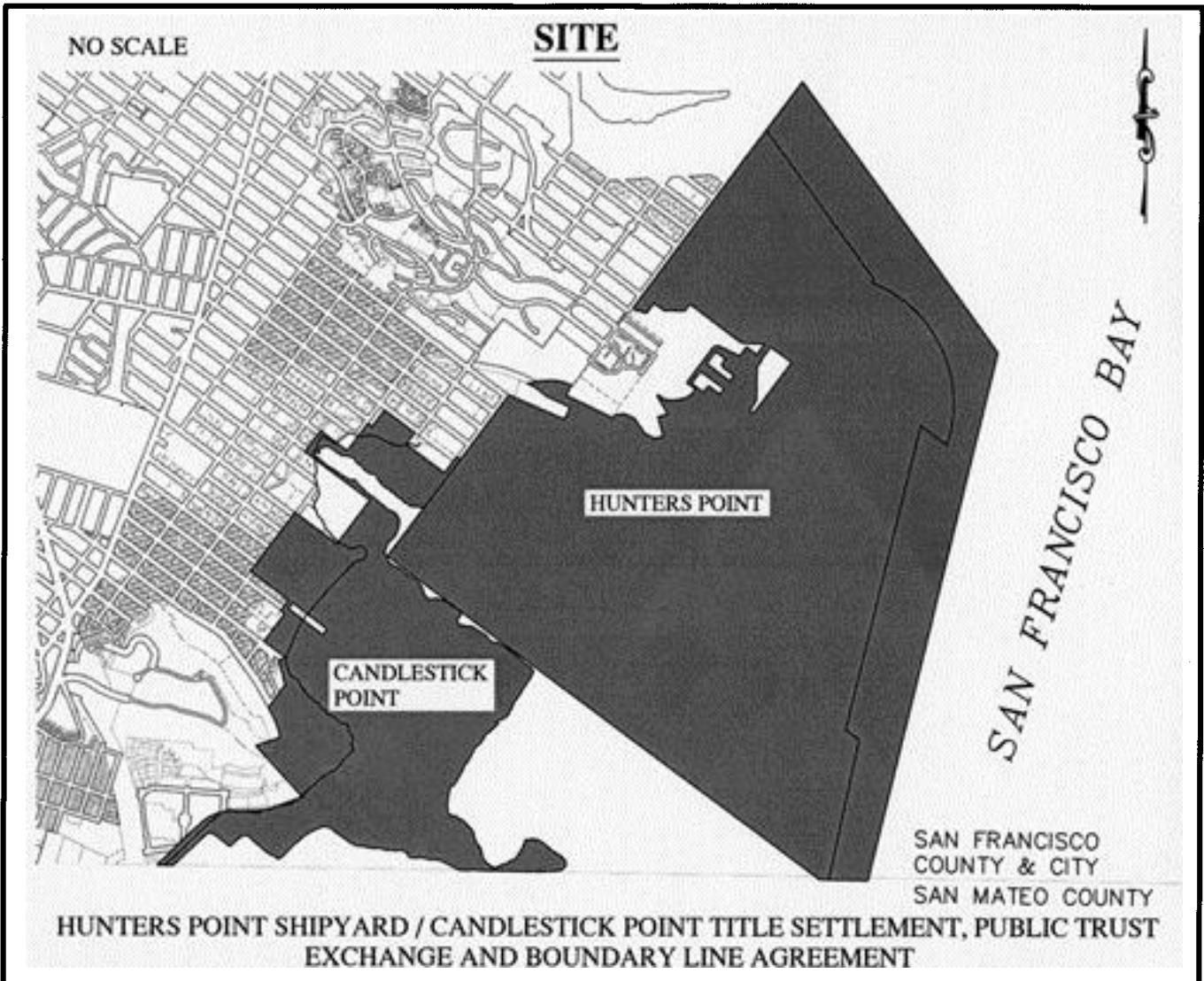


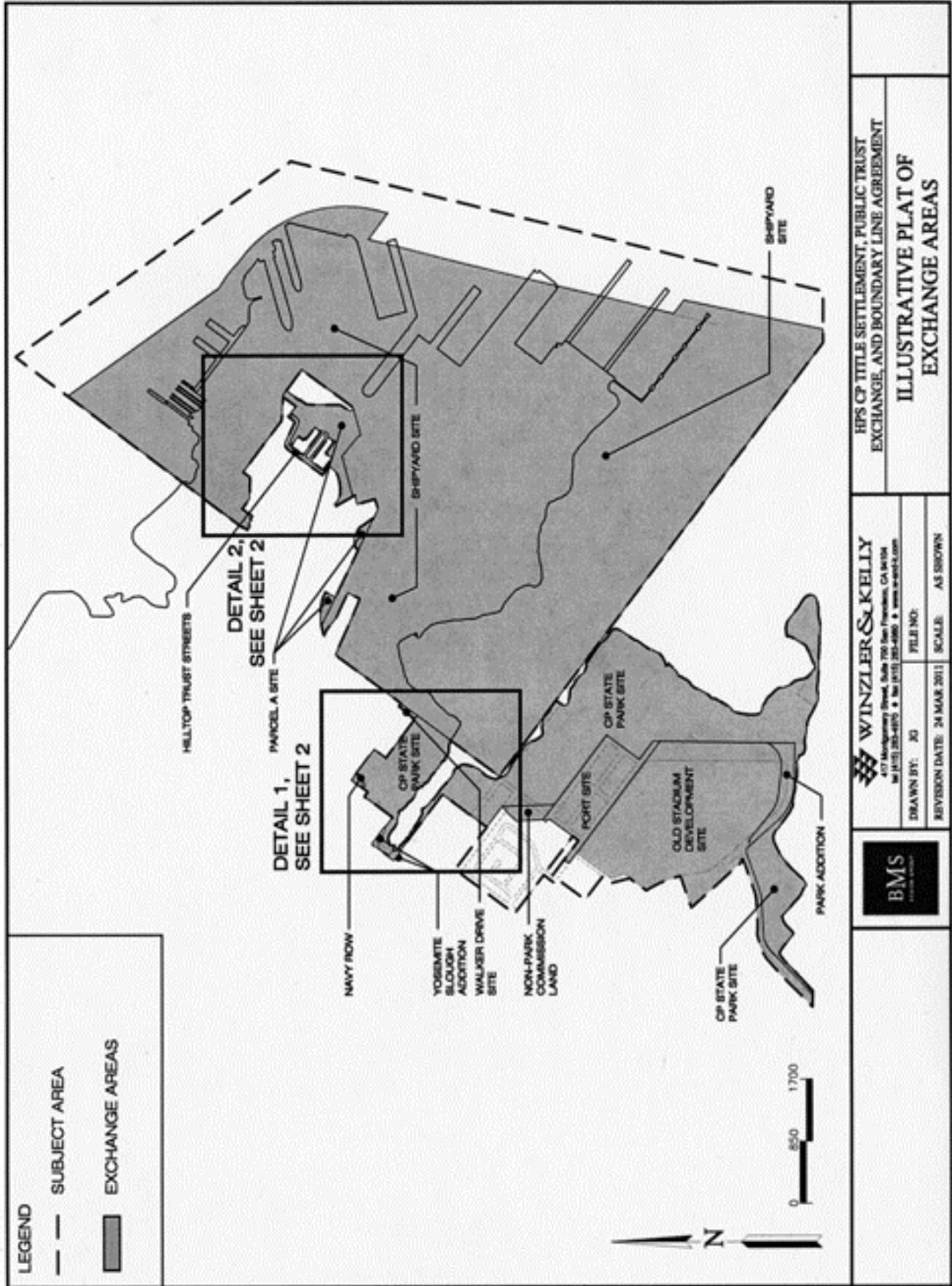
Exhibit A
W 26279 / AD 557
HUNTERS POINT SHIPYARD /
CANDLESTICK POINT
TITLE SETTLEMENT,
EXCHANGE & B.L.A.
CITY & COUNTY OF
SAN FRANCISCO



MAP SOURCE: USGS QUAD

This Exhibit is solely for purposes of generally defining the premises, is based on unverified information provided by the parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

EXHIBIT B, PG 1 OF 2



HFS CP TITLE SETTLEMENT, PUBLIC TRUST EXCHANGE, AND BOUNDARY LINE AGREEMENT

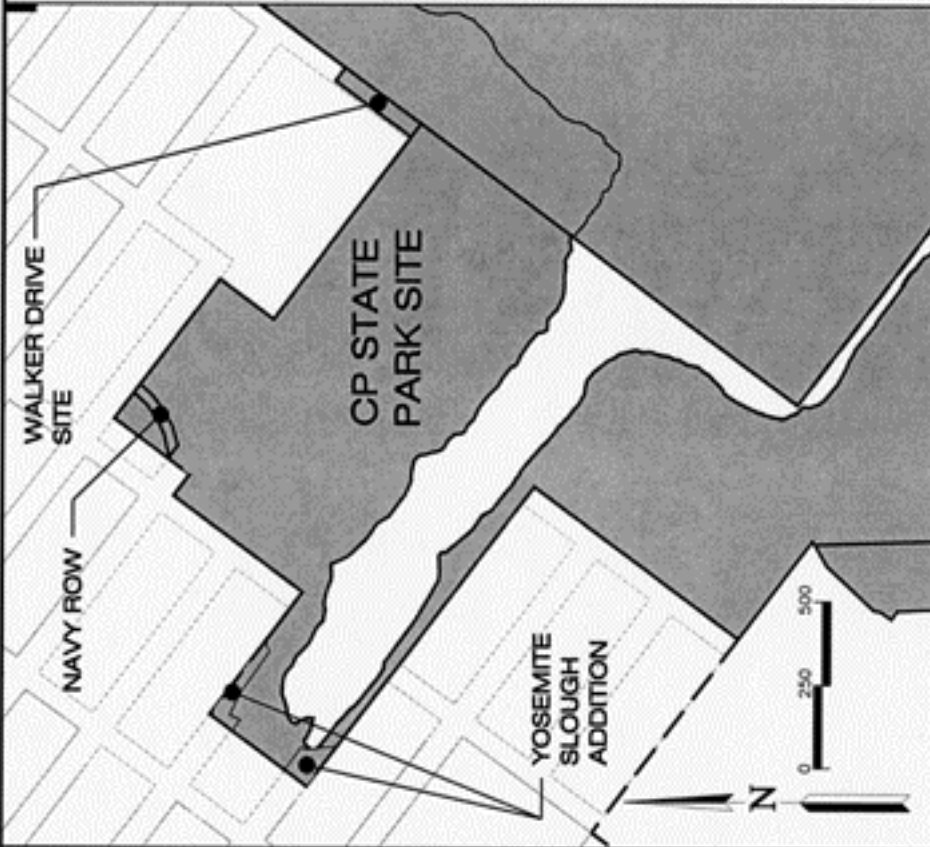
ILLUSTRATIVE PLAT OF EXCHANGE AREAS

WINZLER & KELLY
 417 Montgomery Street, Suite 700 San Francisco, CA 94104
 Tel: (415) 224-4870 • Fax: (415) 224-4880 • www.wkandk.com

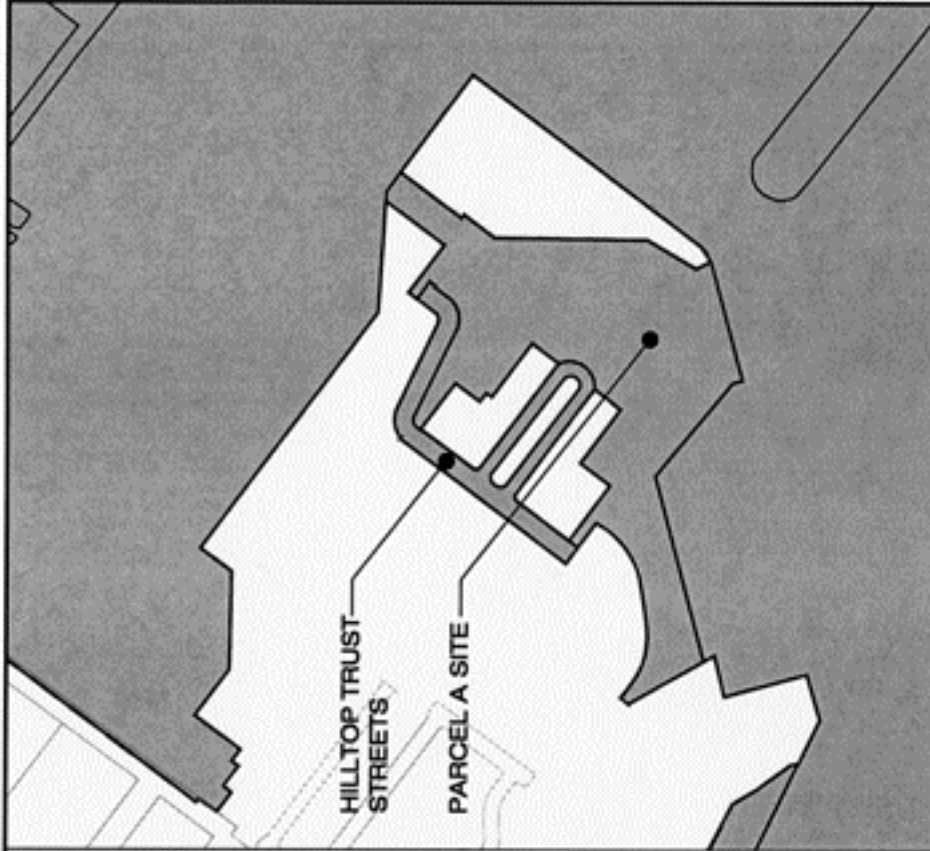
DRAWN BY: JG FILE NO:
 REVISION DATE: 24 MAR 2011 SCALE: AS SHOWN



EXHIBIT B, PG 2 OF 2



DETAIL 1



DETAIL 2



WINZLER & KELLY
 1711 Montgomery Street, Suite 700 San Francisco, CA 94134
 Tel: (415) 261-0815 • Fax: (415) 261-0810 • www.wkandk.com

HPS CP TITLE SETTLEMENT, PUBLIC TRUST
 EXCHANGE, AND BOUNDARY LINE AGREEMENT
**ILLUSTRATIVE PLAT OF
 EXCHANGE AREAS - DETAILS**

DRAWN BY: JO
 REVISION DATE: 24 MAR 2011 SCALE: AS SHOWN

EXHIBIT C

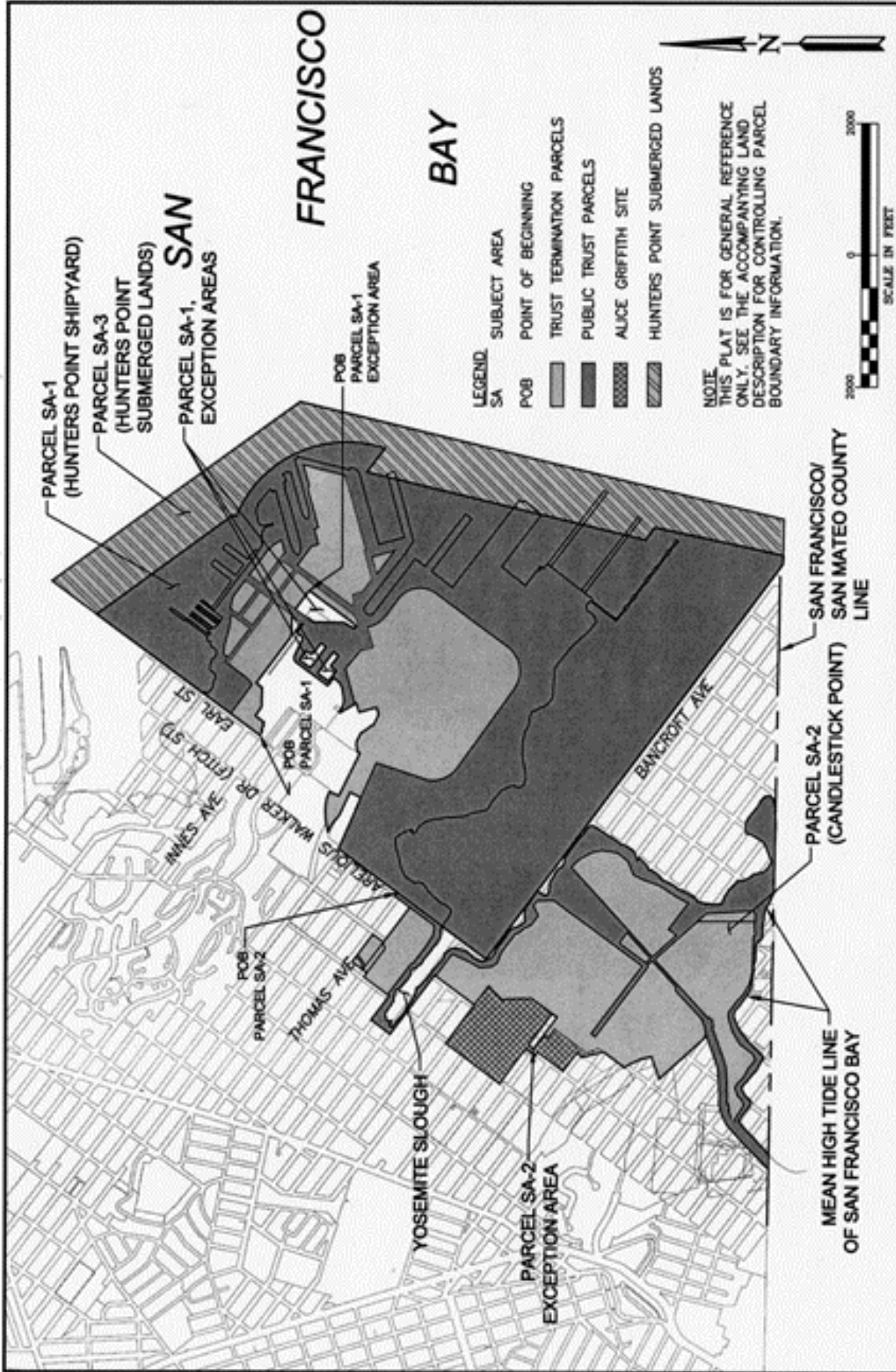
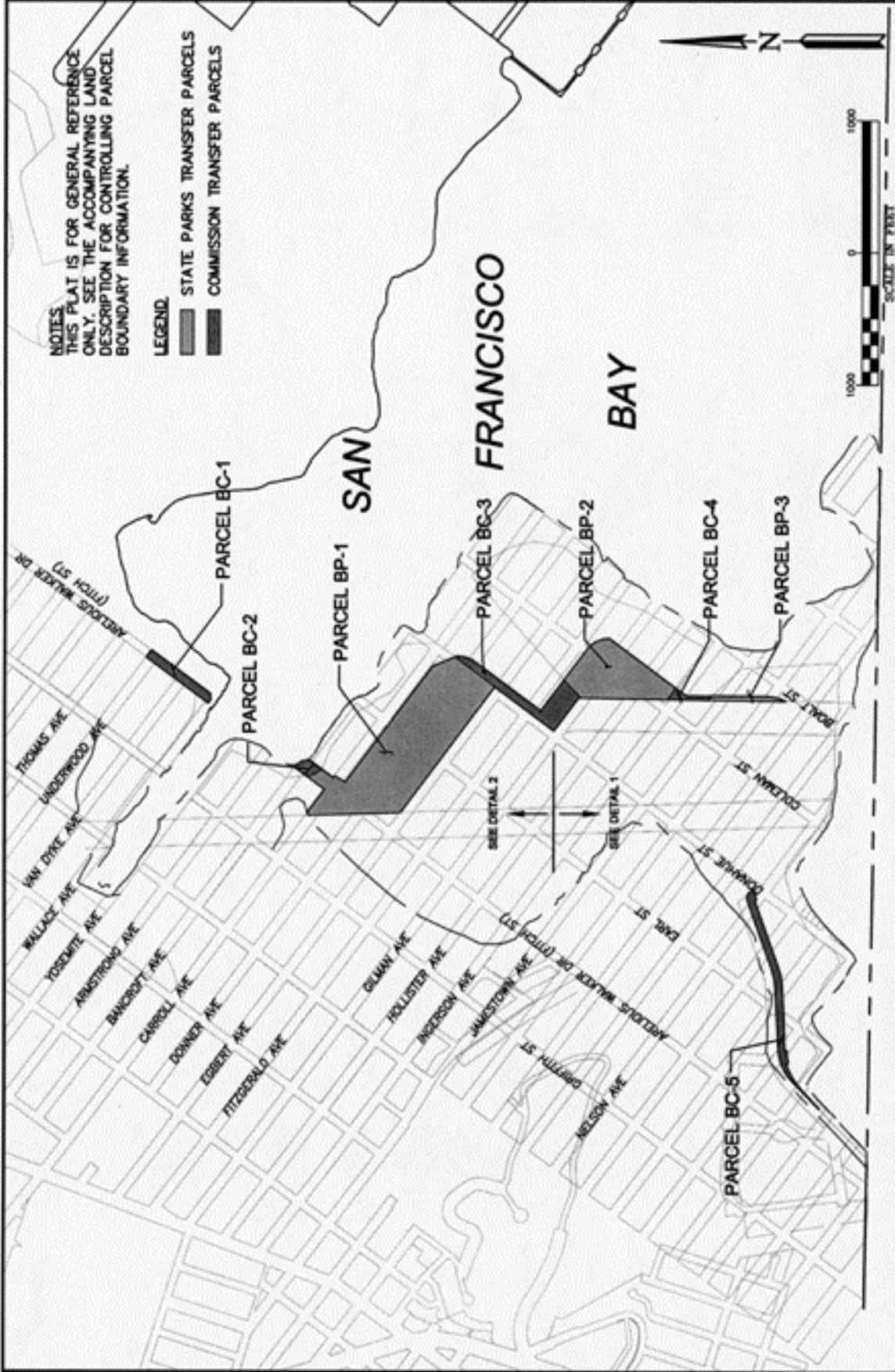
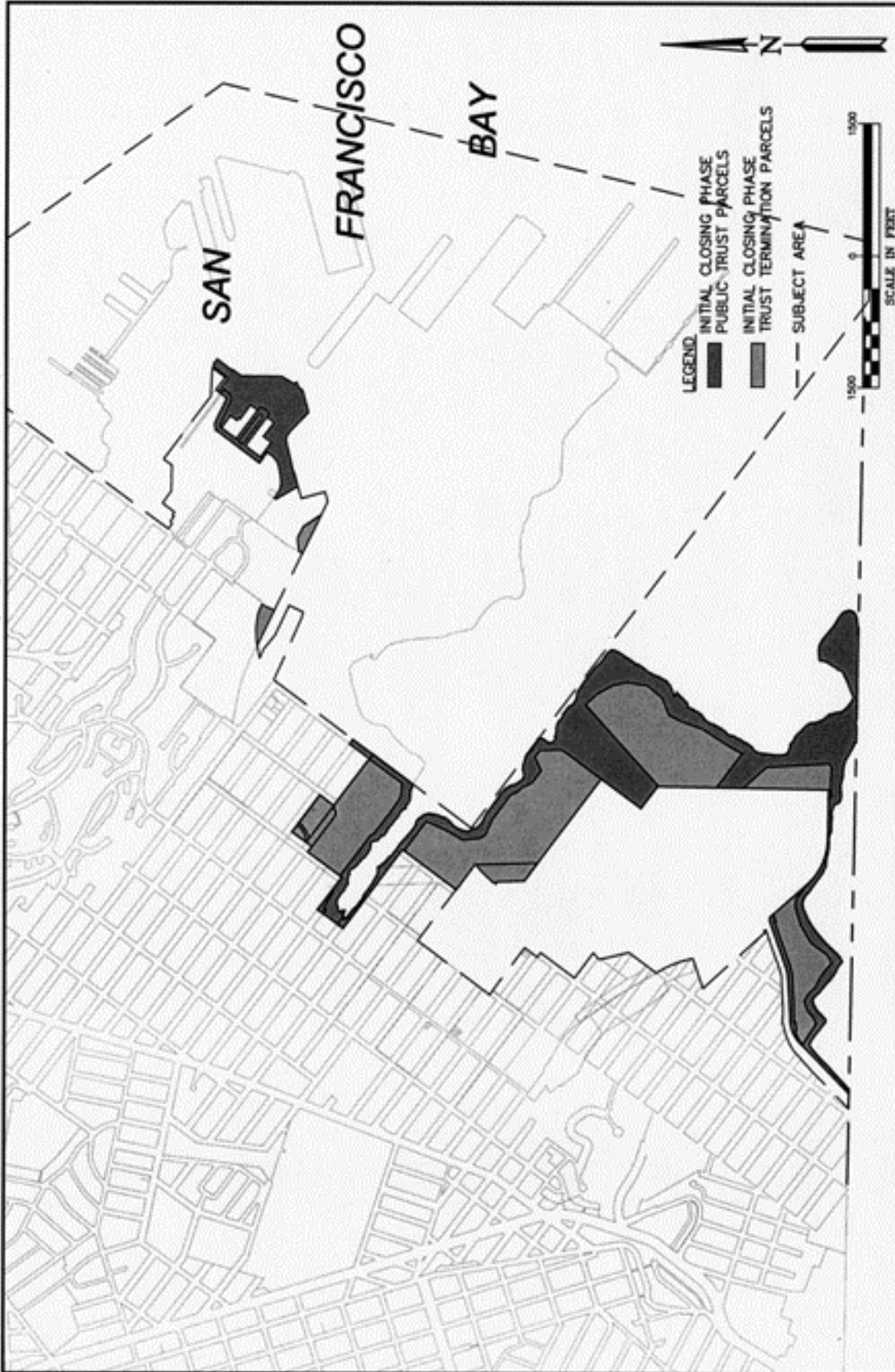


EXHIBIT D



WINZLER & KELLY 417 Montgomery Street, Suite 702 San Francisco, CA 94104 Tel: (415) 263-8875 • Fax: (415) 263-4880 • www.wak.com	CPSRA RECONFIGURATION, IMPROVEMENT, AND TRANSFER AGREEMENT	
	ILLUSTRATIVE PLAT OF TRANSFER PARCELS	
DRAWN BY: JMS	FILE NO:	SCALE: AS SHOWN
REVISION DATE: 10 MAR 2011	SCALE: AS SHOWN	AS SHOWN

EXHIBIT E

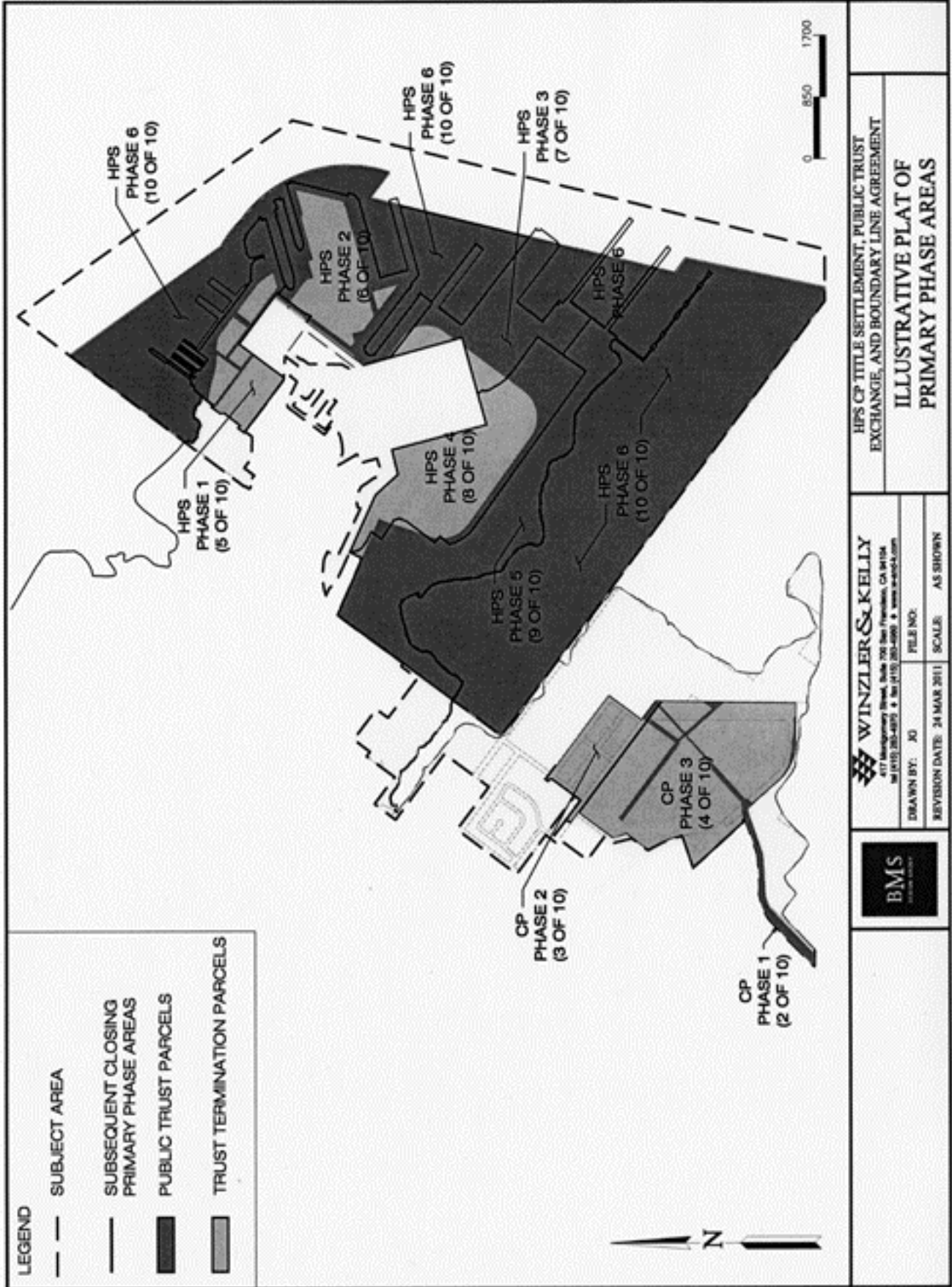


HFS CP TITLE SETTLEMENT, PUBLIC TRUST EXCHANGE, AND BOUNDARY LINE AGREEMENT
 ILLUSTRATIVE PLAT OF INITIAL CLOSING PHASE AREAS

WINZLER & KELLY
 417 Montgomery Street, Suite 700 San Francisco, CA 94104
 Tel: (415) 263-4805 • Fax: (415) 263-4880 • www.wkandk.com

DRAWN BY: JAS FILE NO:
 REVISION DATE: 28 FEB 2011 SCALE: AS SHOWN

EXHIBIT F



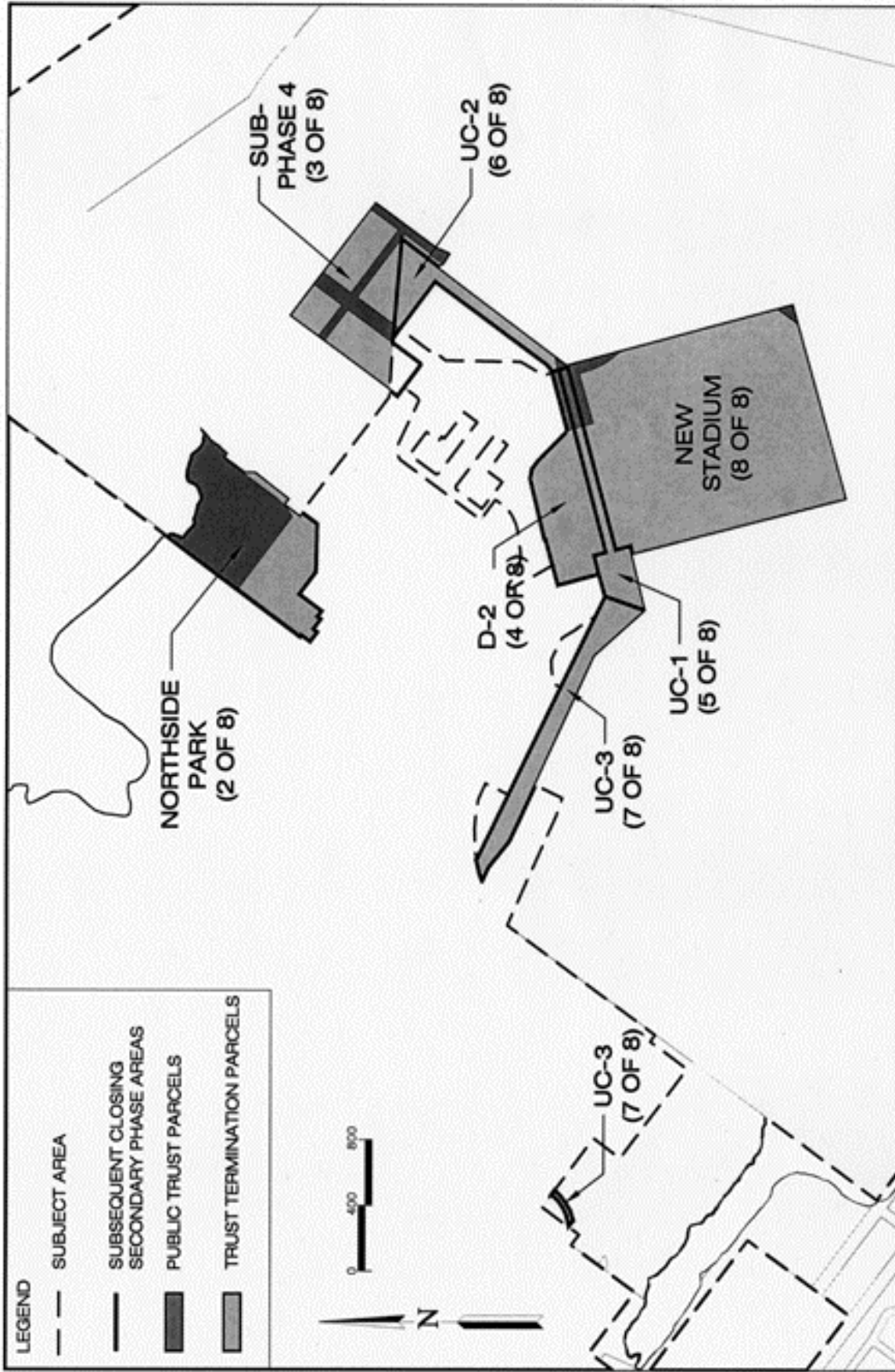
HPS CP TITLE SETTLEMENT, PUBLIC TRUST EXCHANGE, AND BOUNDARY LINE AGREEMENT
ILLUSTRATIVE PLAT OF PRIMARY PHASE AREAS

WINZLER & KELLY
 417 Montgomery Street, Suite 200 San Francisco, CA 94104
 Tel (415) 393-4892 • Fax (415) 393-4890 • www.wkandk.com

DRAWN BY: JO FILE NO.:
 REVISION DATE: 24 MAR 2011 SCALE: AS SHOWN

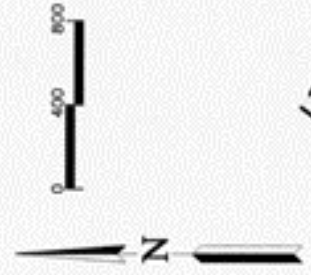


EXHIBIT G



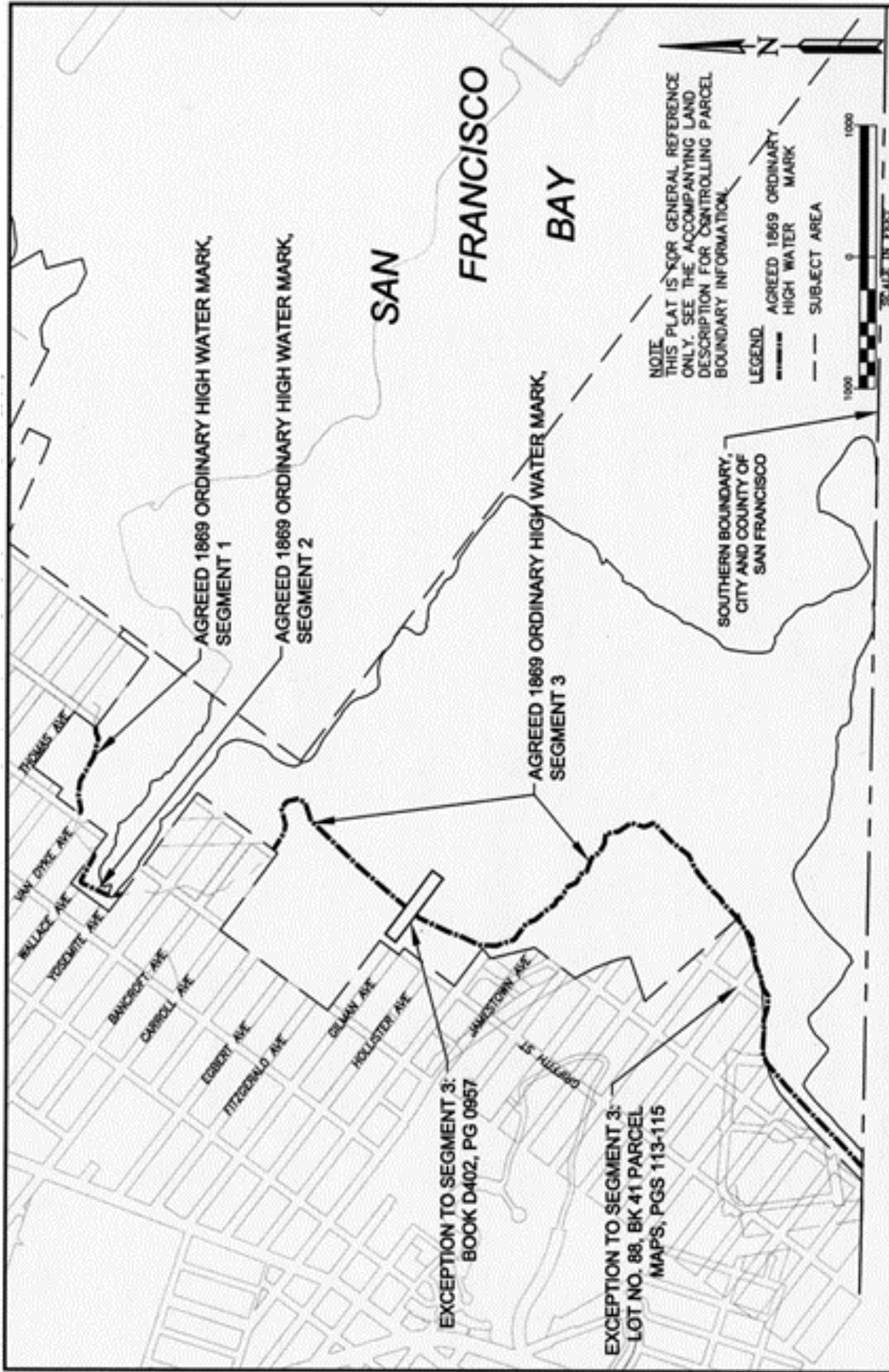
LEGEND

---	SUBJECT AREA
---	SUBSEQUENT CLOSING SECONDARY PHASE AREAS
■	PUBLIC TRUST PARCELS
■	TRUST TERMINATION PARCELS



	WINZLER & KELLY 117 Montgomery Street, Suite 100 San Francisco, CA 94104 Tel: (415) 263-4875 • Fax: (415) 263-4880 • www.wkandk.com	HPS CP TITLE SETTLEMENT, PUBLIC TRUST EXCHANGE, AND BOUNDARY LINE AGREEMENT	
		ILLUSTRATIVE PLAT OF SECONDARY PHASE AREAS	
DRAWN BY: JG		FILE NO.:	SCALE: AS SHOWN
REVISION DATE: 24 MAR 2011		AS SHOWN	

EXHIBIT H



NOTE
THIS PLAT IS FOR GENERAL REFERENCE ONLY. SEE THE ACCOMPANYING LAND DESCRIPTION FOR CONTROLLING PARCEL BOUNDARY INFORMATION.

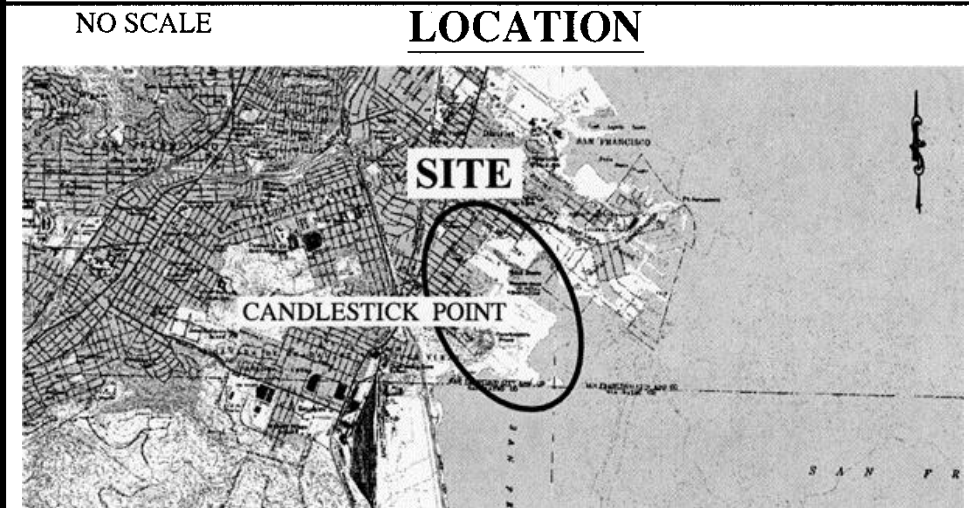
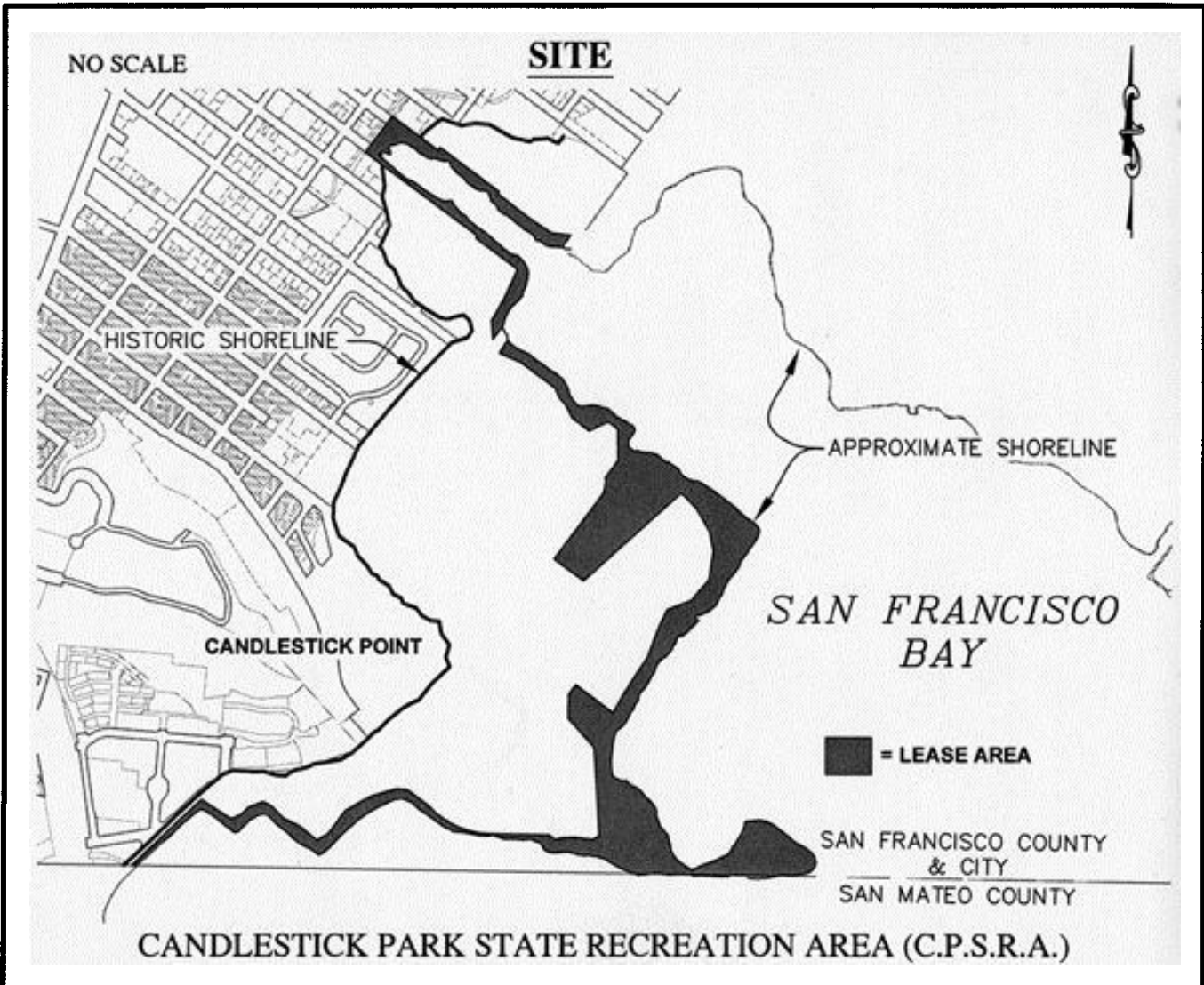
LEGEND
 - - - - - AGREED 1869 ORDINARY HIGH WATER MARK
 - - - - - SUBJECT AREA

SOUTHERN BOUNDARY, CITY AND COUNTY OF SAN FRANCISCO

HPS CP TITLE SETTLEMENT, PUBLIC TRUST EXCHANGE, AND BOUNDARY LINE AGREEMENT
 ILLUSTRATIVE PLAT OF
 AGREED 1869 ORDINARY HIGH WATER MARK

WINZLER & KELLY
 417 Montgomery Street, Suite 700 San Francisco, CA 94104
 Tel: (415) 263-8875 • Fax: (415) 263-4880 • www.w-k.com

DRAWN BY: JMS FILE NO:
 REVISION DATE: 28 FEB 2011 SCALE: AS SHOWN



MAP SOURCE: USGS QUAD

Exhibit I
 WP 6414
 C.P.S.R.A. LEASE
 AMENDMENT
 GENERAL LEASE -
 RECREATIONAL USE
 CITY & COUNTY OF
 SAN FRANCISCO



This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

EXHIBIT J

W 26279
AD 557

**HUNTERS POINT SHIPYARD/CANDLESTICK POINT
TITLE SETTLEMENT, PUBLIC TRUST EXCHANGE
AND BOUNDARY LINE AGREEMENT**

LEGAL DESCRIPTION

Subject Area

Parcel SA-1 Hunters Point

All that certain real property, including tide lands and submerged lands, whether filled or unfilled, situate in the City and County of San Francisco, State of California, described as follows:

COMMENCING at the intersection of the northeasterly line of Innes Avenue and the southeasterly line of Earl Street, as said avenue and street are designate and shown on Final Map 4231, filed in Book CC of Survey Maps at Pages 165-175 in the office of the Recorder of said City and County;

thence along said southeasterly line North $36^{\circ}41'45''$ West 31.24 feet to the POINT OF BEGINNING;

thence along the northeasterly prolongation of said southeasterly line North $36^{\circ}41'45''$ West 3079.36 feet to the United States 1948 Bulkhead Line as shown on the map entitled "Real Estate Summary Map NAVFAC Drawing No. 1045757" on file at the Department of the Navy, WESTDIV, San Bruno, California;

thence southeasterly along said 1948 Bulkhead Line and the northeasterly line of that certain property conveyed in declaration of taking, Civil Action No. 22147 as shown on said summary map to a line parallel with and 450 feet southeasterly of the southeasterly line of Boalt Street (64 feet wide);

thence southwesterly along said parallel line to the northeasterly line of the land described in the deed filed in Book 3677 of Official Records at page 349 in the Office of the County Recorder of said county, said northeasterly line being the arc of a curve, concave southwesterly and having a radius of 1,800 feet;

thence southeasterly and southerly along said arc to the southeasterly prolongation of the northeasterly line of Evans Avenue (80 feet wide);

thence northwesterly along said prolongation and said northeasterly line of Evans Avenue to the 1941 Bulkhead Line as shown on said summary map;

thence southerly along said 1941 Bulkhead Line to the northeasterly line of that certain property conveyed in declaration of taking, Civil Action No. 36272 as shown on said summary map;

thence southeasterly along said northeasterly line to said 1948 Bulkhead Line as shown on said summary map;

thence southerly along said 1948 Bulkhead Line to the line dividing the City and County of San Francisco from the County of San Mateo;

Exhibit J Legal Description of Subject Area

thence westerly along said county line 128.30 feet, more or less, to the southeasterly prolongation of the northeasterly line of Bancroft Avenue (80 feet wide);
thence along said prolongation and said northeasterly line of Bancroft Avenue North $53^{\circ}17'47''$ West 7482.19 feet to the southeasterly line of Arelious Walker Drive (also known as Fitch Street, 64 feet wide);
thence along said southeasterly line of Arelious Walker Drive North $36^{\circ}42'01''$ East, 2800.00 feet to the intersection of said southeasterly line with the northeasterly line of Palou Avenue (80 feet wide), said intersection being also in the southerly line of the Lands of Lowpensky as described in that document filed in the office of said Recorder in Book D238 Official Records at Page 80;
thence easterly along the southerly line of said Lands of Lowpensky to the southeasterly corner of the said Lands of Lowpensky, being also the southwest corner of that certain parcel of land conveyed by the United States of America to the Regents of the University of California by deed recorded under document number A 99377 in Liber C562 of the official records, at page 582, in the office of the Recorder of said City and County of San Francisco;
thence southeasterly along the southwest boundary of said parcel to the most southerly corner thereof;
thence northeasterly along the southeasterly boundary of said parcel to the most easterly corner thereof;
thence northwesterly along the northeasterly boundary of said parcel to a point from which the most westerly corner of Lot F, as said lot is designated and shown on Final Map 5255, filed in Book CC of Survey Maps at Pages 176-185 in the office of said Recorder, bears North $79^{\circ}13'47''$ East 151.72 feet;
thence North $79^{\circ}13'47''$ East 151.72 feet to said most westerly corner of Lot F;
thence along the boundary of said lot the following six (6) courses:
1) North $79^{\circ}13'47''$ East 40.69 feet
2) North $87^{\circ}39'16''$ East 150.36 feet,
3) South $84^{\circ}36'58''$ East 82.58 feet,
4) South $80^{\circ}40'21''$ East 95.15 feet,
5) South $66^{\circ}20'59''$ East 76.50 feet, and
6) South $68^{\circ}43'56''$ East 29.86 feet;
thence South $25^{\circ}47'31''$ West 156.12 feet to the southerly line of the Lands of Crisp Building Inc. as described in the deed filed in book D767 of Official Records at page 1051 in the office of said Recorder of said County;
thence along said southerly line South $64^{\circ}12'29''$ East 727.07 feet to the most westerly corner of Lot J, as said lot is designated and shown on said Final Map 4231 ;
thence along the boundary of said lot the following seven (7) courses:
1) North $25^{\circ}47'31''$ East 45.62 feet,
2) North $81^{\circ}19'41''$ East 101.78 feet,
3) North $88^{\circ}13'36''$ East 48.36 feet,
4) South $62^{\circ}59'35''$ East 149.80 feet,
5) South $31^{\circ}04'53''$ East 85.74 feet,
6) South $36^{\circ}41'35''$ East 123.71 feet, and
7) South $11^{\circ}05'12''$ East 23.02 feet to the southerly boundary of said Final Map 4231;
thence along said southerly boundary the following four (4) courses:
1) South $64^{\circ}12'29''$ East 176.39 feet,

Exhibit J Legal Description of Subject Area

2) North $74^{\circ}44'14''$ East 115.20 feet,
3) North $15^{\circ}15'46''$ West 280.49 feet, and
4) North $74^{\circ}50'42''$ East 139.91 feet;
thence North $30^{\circ}07'50''$ West 288.28 feet;
thence North $36^{\circ}43'28''$ East 21.29 feet to the most southerly corner of Lot 115, as said lot is designated and shown on said map;
thence South $53^{\circ}43'52''$ East 62.39 feet to the most westerly corner of Lot 116, as said lot is designated and shown on said map, said corner being on the northerly boundary of Lot H, as said lot is designated and shown on said map;
thence along said northerly boundary the following five (5) courses:
1) along a tangent curve to the left, concave northeasterly, having a radius 235.00 feet, through a central angle of $41^{\circ}16'35''$, an arc distance of 169.30 feet;
2) North $81^{\circ}43'28''$ East 119.47 feet;
3) along a tangent curve to the left, concave northwesterly, having a radius 235.00 feet, through a central angle of $45^{\circ}00'00''$, an arc distance of 184.57 feet;
4) North $36^{\circ}43'28''$ East, 55.17 feet;
5) North $53^{\circ}16'32''$ West 90.00 feet to the southeasterly line of Kirkwood Avenue, as said avenue is designated and shown on said map;
thence along said southeasterly line South $36^{\circ}43'28''$ West 2.29 feet to the most southerly corner of Lot 169, as said lot is designated and shown on said map, said lot being also a portion of Coleman Street, as said street is designated and shown on said map;
thence along the southwesterly line of said Lot 169 North $53^{\circ}16'32''$ West 60.00 feet to the most westerly corner of said Lot 169 and the northwesterly line of said Coleman Street;
thence along said line in a generally northeasterly direction the following five (5) courses:
1) North $36^{\circ}43'28''$ East 616.00 feet,
2) South $53^{\circ}16'32''$ East 3.71 feet,
3) from a tangent which bears North $53^{\circ}13'52''$ East, along a non-tangent curve to the right, concave southeasterly having a radius of 90.00 feet, through a central angle of $62^{\circ}17'28''$, an arc distance of 97.85 feet,
4) South $64^{\circ}28'40''$ East 277.46 feet, and
5) along a tangent a curve to the left, concave northerly, having a radius of 25.00 feet, through central angle of $78^{\circ}47'52''$, an arc distance of 34.38 feet;
thence continuing along said line of Coleman Street and the northeasterly extension thereof North $36^{\circ}43'28''$ East 100.07 feet;
South $53^{\circ}18'15''$ East 178.29 feet;
thence North $36^{\circ}41'45''$ East 215.83 feet to the northerly boundary of Lot 190 as said lot is designated and shown on said map;
thence along said northerly boundary North $86^{\circ}23'35''$ West 330.08 feet to the northeasterly line of Galvez Avenue, as said avenue is designated and shown on said map;
e thence along said northeasterly line North $53^{\circ}18'15''$ West 881.95 feet to the northwesterly line of Donahue Street, as said street is designated and shown on said map;
thence along said northwesterly line South $36^{\circ}41'45''$ West 113.08 feet;
thence North $89^{\circ}00'36''$ West 293.57 feet;
thence North $54^{\circ}43'24''$ West 168.48 feet;
thence South $36^{\circ}53'00''$ West 172.00 feet;
thence North $52^{\circ}33'00''$ West 43.50 feet;

thence South 33°53'00" West 24.00 feet;
thence North 52°29'00" West 73.50 feet;
thence South 41°19'00" West 33.00 feet;
thence North 53°18'15" West 74.15 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM all that portion described as follows:

BEGINNING at the most easterly corner of Lot I, as said lot is designated and shown on said Final Map 4231;

thence along the southeasterly boundary of said lot the following four (4) courses:

- 1) South 36°30'14" West 576.71 feet,
- 2) South 37°06'33" West 266.47 feet,
- 3) South 50°44'56" West 44.32 feet, and
- 4) South 69°51'12" West 16.83 feet;

thence leaving said southeasterly boundary North 26°11'03" West 45.92 feet;

thence North 30°22'32" East 168.66 feet;

thence North 00°45'26" East 455.47 feet;

thence North 37°00'20" East 105.64 feet;

thence North 52°59'40" West 14.07 feet;

thence North 36°41'45" East 233.37 feet to the northeasterly line of said Lot I;

thence along said northeasterly line South 53°54'45" East 360.23 feet to the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM Lot Q, Lot R, Lot T, and Lots 137-154, as said lots are designated and shown on said Final Map 4231.

Parcel SA-2 Candlestick Point

All that certain real property, including tide lands and submerged lands, whether filled or unfilled, situate in the City and County of San Francisco, State of California, described as follows:

BEGINNING at the intersection of the northeasterly line of Thomas Avenue (formerly 20th Avenue) with the southeasterly line of Arelious Walker Drive (formerly F Street), as said 20th Avenue and F Street are designated and shown on that certain map entitled "Map of the Salt Marsh and Tide Lands and Lands Lying Under Water South of Second Street and Situate in the City and County Of San Francisco" approved by the Board of Tide Land Commissioners March 19, 1869 and filed in Map Book W at Pages 46-47, Document Number X45805, in the office of the Recorder of said City and County;

thence along said southeasterly line South 36°42'01" West 835.70 feet, more or less, to the mean high tide line of Yosemite Slough (shown as South Basin Canal on said map);

thence along said mean high tide line of Yosemite Slough, with all its sinuosities, in the following three (3) general directions and distances:

- 1) northwesterly 1,500 feet, more or less,
- 2) southwesterly 200 feet, more or less, and
- 3) southeasterly 1,500 feet, more or less to the mean high tide line of San Francisco Bay;

Exhibit J Legal Description of Subject Area

thence along said mean high tide of San Francisco Bay, with all its sinuosities, in the following seven (7) general directions and distances:

- 1) southwesterly 600 feet, more or less,
- 2) southeasterly 2,600 feet, more or less,
- 3) southwesterly 2,200 feet, more or less,
- 4) southeasterly 1,000 feet, more or less,
- 5) northeasterly 700 feet, more or less,
- 6) southeasterly 700 feet, more or less, and
- 7) westerly 200 feet, more or less to the county line between San Mateo County and said City and County of San Francisco;

thence westerly along said county line 1,300 feet, more or less, to said mean high tide line of San Francisco Bay;

thence, along said mean high tide line, with all its sinuosities, in a generally westerly direction 4,000 feet, more or less, to said county line;

thence along said county line North 89°01'31" West 221.62;

thence North 45°25'34" East 583.17 feet;

thence North 48°15'02" East 330.07 feet;

thence North 60°04'26" East 102.65 feet;

thence North 67°07'32" East 91.57 feet;

thence North 75°41'22" East 162.09 feet;

thence South 85°13'25" East 87.60 feet,

thence North 89°08'45" East 75.00 feet;

thence North 86°41'01" East 100.03 feet;

thence North 86°41'01" East 188.57 feet;

thence from a tangent which bears South 89°51'34" East, along a non-tangent curve to the left, concave northwesterly having a radius 391.19 feet, through a central angle of 19°16'26", an arc distance of 131.59 feet;

thence North 71°00'52" East 100.51 feet;

thence North 70°20'57" East 103.87 feet;

thence North 70°20'57" East 178.98 feet;

thence North 70°20'57" East 103.51 feet;

thence North 47°50'21" West 31.24 feet;

thence South 52°23'28" West 18.10 feet to the extension of the southwesterly line of Bay View Park Lands as described in the deed filed in Book 897 of Official Records at Page 104 in the office of said Recorder;

thence North 42°11'50" West 940.39 feet;

thence North 70°58'32" East 206.10 feet along the northwesterly line of said Bay View Park Lands;

thence continuing along said northwesterly line of Bay View Park Lands North 71°02'19" East 150.31 feet;

thence from a tangent which bears North 06°51'40" West, along a non-tangent curve to the left, concave southwesterly, having a radius of 611.41 feet, through a central angle of 13°39'56", an arc distance of 145.82 feet along the westerly line of Jamestown Avenue;

thence from a tangent which bears North 18°44'10" West, along a non-tangent curve to the left, concave southwesterly, having a radius 1291.27 feet, through a central angle of 11°43'08" an arc distance of 264.11 feet;

Exhibit J Legal Description of Subject Area

thence North 30°18'05" West 37.08 feet to the northwesterly line of said Arelious Walker Drive; thence along said northwesterly line North 36°41'04" East 482.39 feet to the easterly line of Giants Drive as said line is designated and shown on the "Map Showing the Opening of Giants Drive Southerly from Gilman Avenue", Drawing A-17-48, prepared by the City and County of San Francisco Department of Public Works Bureau of Engineering, Division of Surveys and Mapping;

thence along said easterly line and the southeasterly line of said Giants Drive the following three (3) courses:

- 1) North 20°18'21" West 163.60 feet;
- 2) along a tangent curve to the right, concave easterly, having a radius of 50.00 feet, through central angle of 57°01'23", an arc distance of 49.76 feet;
- 3) North 36°42'01" East 548.62 feet to the southwesterly line of Gilman Avenue, as said avenue is designated and shown on the "Map showing the Widening of Gilman Avenue Between Griffith and Donahue Streets", Drawing T-17-15, prepared by the City and County of San Francisco Department of Public Works Bureau of Engineering, Division of Surveys and Mapping;

thence along said southwesterly line North 53°18'15" West 162.69 feet to the Agreed 1869 Ordinary High Water Mark described in Exhibit 25 to that certain Hunters Point Shipyard/Candlestick Point Title Settlement, Public Trust Exchange and Boundary Line Agreement recorded in Reel _____, Image _____, Document No. _____, in the office of said Recorder;

thence in a generally northeasterly direction along said Agreed 1869 Ordinary High Water Mark 101 feet, more or less, to the northeasterly line of said Gilman Avenue as shown on said "Map showing the Widening of Gilman Avenue Between Griffith and Donahue Streets", said northeasterly line being also the southwesterly boundary of that certain Parcel Map filed in Parcel Map Book 45, at Page 154, in the office of said Recorder;

thence along said northeasterly line and said southwesterly boundary South 53°18'15" East 337.71 feet to the northwesterly line of said Arelious Walker Drive and the southeasterly boundary of said parcel map;

thence along said northwesterly line and said southeasterly boundary North 36°41'45" East 100.00 feet to the most southerly corner of that certain Parcel Map 5217, filed in Map Book 48, Pages 1-3, Document No. I817606, in the office of said Recorder;

thence along the southeasterly boundary of said parcel map North 36°42'03" East 389.03 feet to the easterly boundary of said parcel map;

thence along said easterly boundary the following seven (7) courses:

- 1) North 01°47'49" West 39.74 feet,
- 2) North 53°17'57" West 31.87 feet,
- 3) North 36°43'53" East 40.04 feet,
- 4) North 01°47'49" West 307.35 feet,
- 5) North 53°18'15" West 31.77 feet,
- 6) North 36°41'45" East 39.60 feet, and
- 7) North 53°18'15" West 5.78 feet to said Agreed 1869 Ordinary High Water Mark;

thence in a generally northeasterly direction along said Agreed 1869 Ordinary High Water Mark 294 feet, more or less, to the northeasterly line of Carroll Avenue (formerly 27th Avenue), as said 27th Avenue is designated and shown on said "Map of the Salt Marsh and Tide Lands and Lands

Exhibit J Legal Description of Subject Area

Lying Under Water South of Second Street and Situate in the City and County Of San Francisco";

thence along said northeasterly line North 53°18'15" West 380.21 feet, more or less, to the southeasterly line of Griffith Street (formerly G Street), as said G Street is designated and shown on that certain map entitled "Property of the Bay View Homestead Association, filed June 19, 1872 in Parcel Map Book "C&D", Page 3, in the office of said Recorder, said southeasterly line being a portion of the northwesterly boundary of the Candlestick Point State Recreation Area, described in Exhibit "1" to that certain Quitclaim Deed recorded in Book D633 Image 1952, Document Number D454657 in the office of said Recorder;

thence along said northwesterly boundary of said Candlestick Point State Recreation Area the following ten (10) courses:

- 1) along said southeasterly line of said Griffith Street North 36°42'01" East 760.00 feet to the southwesterly line of Yosemite Avenue,
- 2) along said southwesterly line of Yosemite Avenue North 53°18'15" West 1123.00 feet to a point 205.00 feet southeasterly of, measured along said southwesterly line, the southeasterly line of Ingalls Street,
- 3) along a line parallel with said southeasterly line of Ingalls Street North 36°42'01" East 360.00 feet to the northeasterly line of Wallace Avenue,
- 4) along said northeasterly line of Wallace Avenue South 53°18'15" East 459.00 feet to the southeasterly line of Hawes Street,
- 5) along said southeasterly line of Hawes Street North 36°42'01" East 480.00 feet to the southwesterly line of Underwood Avenue,
- 6) along said southeasterly line of Underwood Avenue South 53°18'15" East 75.00 feet,
- 7) North 36°42'01" East 280.00 feet to the southwesterly line of Thomas Avenue,
- 8) along said southwesterly line of Thomas Avenue South 53°18'15" East 525.00 feet to the northwesterly line of Griffith Street,
- 9) along said northwesterly line of Griffith Street South 36°42'01" West 200.00 feet to said northeasterly line of Underwood Avenue, and
- 10) along said northeasterly line of Underwood Avenue South 53°18'15" East 664.00 feet to the northwesterly line of Arelious Walker Drive;

thence leaving said Candlestick Point State Recreation Area boundary along said northeasterly line of Arelious Walker Drive North 36°42'01" West 280.00 feet to said northeasterly line of Thomas Avenue;

thence along said northeasterly line of Thomas Avenue South 53°18'15" East 64.00 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM any portion lying within Lot 9 of Block 881, as said lot and block are designated and shown on said "Map of the Salt Marsh and Tide Lands and Lands Lying Under Water South of Second Street and Situate in the City and County Of San Francisco"

Parcel SA-3 Hunters Point Submerged Lands

All that certain real property, including tide lands and submerged lands, whether filled or unfilled, situate in the City and County of San Francisco, described as follows:

Exhibit J Legal Description of Subject Area

BEGINNING at the intersection of the northeasterly prolongation of the southeasterly line of Earl Street (64 feet wide) with the 1948 Bulkhead Line as shown on the map entitled "Real Estate Summary Map NAVFAC Drawing No. 1045757" on file at the Department of the Navy, WESTDIV, San Bruno, California;
thence southeasterly along said 1948 Bulkhead Line and the northeasterly line of that certain property conveyed in declaration of taking, Civil Action No. 22147 as shown on said summary map to a line parallel with and 450 feet southeasterly of the southeasterly line of Boalt Street (64 feet wide);
thence southwesterly along said parallel line to the northeasterly line of the land described in the deed filed in Book 3677 of Official Records at page 349 in the Office of the County Recorder of said county, said northeasterly line being the arc of a curve, concave southwesterly and having a radius of 1,800 feet;
thence southeasterly and southerly along said arc to the southeasterly prolongation of the northeasterly line of Evans Avenue (80 feet wide);
thence northwesterly along said prolongation and said northeasterly line of Evans Avenue to the 1941 Bulkhead Line as shown on said summary map;
thence southerly along said 1941 Bulkhead Line to the northeasterly line of that certain property conveyed in declaration of taking, Civil Action No. 36272 as shown on said summary map;
thence southeasterly along said northeasterly line to said 1948 Bulkhead Line as shown on said summary map;
thence southerly along said 1948 Bulkhead Line to the line dividing the City and County of San Francisco from the County of San Mateo;
thence easterly along said county line to the United States Pierhead Line as shown on the map entitled "Hunters Point Naval Shipyard, General Development Map, Key Map No. 1174922" on file at the Department of the Navy, Western Division San Bruno, California;
thence northeasterly and northwesterly along said Pierhead Line as shown on said General Development Map to said northeasterly prolongation of the southeasterly line of said Earl Street (64 feet wide);
thence southwesterly along said prolongation of the southeasterly line of said Earl Street to the said 1948 Bulkhead Line and the POINT OF BEGINNING.

Parcel SA-4 Alice Griffith Site

All that certain real property, including tide lands and submerged lands, whether filled or unfilled, situate in the City and County of San Francisco, State of California, described as follows:

BEGINNING at the intersection of the northwesterly line of Hawes Street (formerly H Street) with the northeasterly line of Carroll Avenue (formerly 27th Avenue), as said H Street and said 27th Avenue are designated and shown on that certain map of "Property of the Bay View Homestead Association", filed June 19, 1872 in Parcel Map Book "C&D", Page 3, in the office of the Recorder of said City and County;
thence along said northeasterly line of Carroll Avenue South 53°18'15" East, 1108.21 feet to the Agreed 1869 Ordinary High Water Mark described in Exhibit 25 to that certain Hunters Point Shipyard/Candlestick Point Title Settlement, Public Trust Exchange and Boundary Line Agreement recorded in Reel _____, Image _____, Document No. _____, in the office of said Recorder;

Exhibit J Legal Description of Subject Area

thence in a generally southwesterly direction along said Agreed 1869 Ordinary High Water Mark 294 feet, more or less, to the easterly boundary of Parcel A, as said parcel is designated and shown on that certain Parcel Map 5217, filed in Map Book 48, Pages 1-3, Document No. I817606, in the office of said Recorder;

thence along said easterly boundary of Parcel and the easterly boundary of Parcel B, as said Parcel B is designated and shown on said Parcel Map, the following seven (7) courses:

South 53°18'15" East 5.78 feet,
South 36°41'45" West 39.60 feet,
South 53°18'15" East 31.77 feet,
South 01°47'49" East 307.35 feet,
South 36°43'53" West 40.04 feet,
South 53°17'57" East 31.87 feet, and
South 01°47'49" East 39.74 feet to the southeasterly line of said Parcel B;

thence along said southeasterly line South 36°42'03" West 389.03 feet to the most southerly corner of said Parcel B;

thence along the southwesterly line of said Parcel B and the southwesterly line of said Parcel A North 53°18'15" West 600.00 feet to the southeasterly line of Griffith Street (formerly G Street), as said G Street is designated and shown on said map of "Property of the Bay View Homestead Association";

thence along said southeasterly line South 36°42'01" West 100.00 feet to the northeasterly line of Gilman Avenue, as said avenue is designated and shown on the "Map showing the Widening of Gilman Avenue Between Griffith and Donahue Streets", Drawing T-17-15, prepared by the City and County of San Francisco Department of Public Works Bureau of Engineering, Division of Surveys and Mapping;

thence along said northeasterly line South 53°18'15" East, 262.29 feet, more or less, to said Agreed 1869 Ordinary High Water Mark;

thence in a generally southwesterly direction along said Agreed 1869 Ordinary High Water Mark 101 feet, more or less, to the southwesterly line of said Gilman Avenue as said avenue is designated and shown on said "Map showing the Widening of Gilman Avenue Between Griffith and Donahue Streets";

thence along said southwesterly line South 53°18'15" East 162.69 feet to the southeasterly line of Giants Drive, as said drive is designated and shown on the "Map Showing the Opening of Giants Drive Southerly from Gilman Avenue", Drawing A-17-48, prepared by the City and County of San Francisco Department of Public Works Bureau of Engineering, Division of Surveys and Mapping;

thence along said southeasterly line and the easterly line of said Giants Drive the following three (3) courses:

- 1) South 36°42'01" West 548.62 feet,
- 2) along a tangent curve to the left, concave easterly, having a radius 50.00 feet through a central angle 57°01'23", an arc distance of 49.76 feet;
- 3) South 20°18'21" East 163.60 feet to the northwesterly line of Arelious Walker Drive, as said drive is shown on said "Map Showing the Opening of Giants Drive Southerly from Gilman Avenue";

thence along said northwesterly line South 36°41'04" West 95.78 feet to the westerly line of said Giants Drive;

thence along said westerly line North 13°38'21" West 346.75 feet;

Exhibit J Legal Description of Subject Area

thence North 50°57'23" East 97.10 feet to the northeasterly line of Ingerson Avenue, as said avenue is designated and shown on said "Map Showing the Opening of Giants Drive Southerly from Gilman Avenue";
thence along said northeasterly line North 53°18'15" West 357.06 feet to the southeasterly line of said Griffith Street as said southeasterly line is described in Parcel 1 of that certain document recorded November 10, 1933 in Book 2565 at Page 425 in the office of said Recorder;
thence along said southeasterly line North 36°42'01" East 480.00 to the southwesterly line of said Gilman Avenue as shown on said "Map showing the Widening of Gilman Avenue Between Griffith and Donahue Streets";
thence along said southwesterly line North 53°18'15" West 64.00 feet to the northwesterly line of said Griffith Street;
thence along said northwesterly line North 36°42'01" East 180.00 feet to said southwesterly line of Parcel A;
thence along said southwesterly line North 53°18'15" West 664.00 feet to said northwesterly line of Hawes Street;
thence along said northwesterly line North 36°42'01" East 1020.28 feet to the POINT OF BEGINNING.

BASIS OF BEARING of this description is North 37 ° 08' 31" East between found monuments designated and shown on that certain Record of Survey filed in Book AA of Maps at Pages 49 to 58 in the Office of the City and County of San Francisco Recorder as points "CANDLESTICK" (HPGN D CA 04 GF, PID-AB7679, EPOCH 1991.35) and "US Navy Monument", a brass disk located at Innes Avenue and Earl Street with coordinates Northing 2,093,622.933 feet and Easting 6,020,345.522 feet.

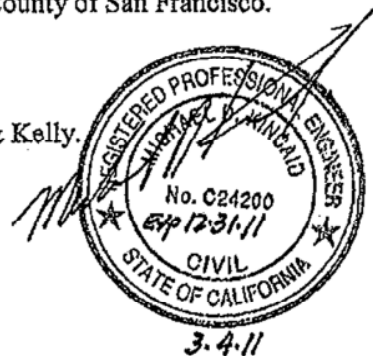
DISTANCES in this description are U.S. Survey feet and decimals thereof and are "Ground" measurements per Survey Control Note No. 4 as shown on Sheet 1 of said Record of Survey.

Unless otherwise noted herein all block number citations are based upon that certain map entitled "Map of the Salt Marsh and Tide Lands and Lands Lying Under Water South of Second Street and Situate in the City and County Of San Francisco" approved by the Board of Tide Lands Commissioners March 19, 1869 and filed in Map Book W at Pages 46-47, Document Number X45805, in the Office of the Recorder of said City and County of San Francisco.

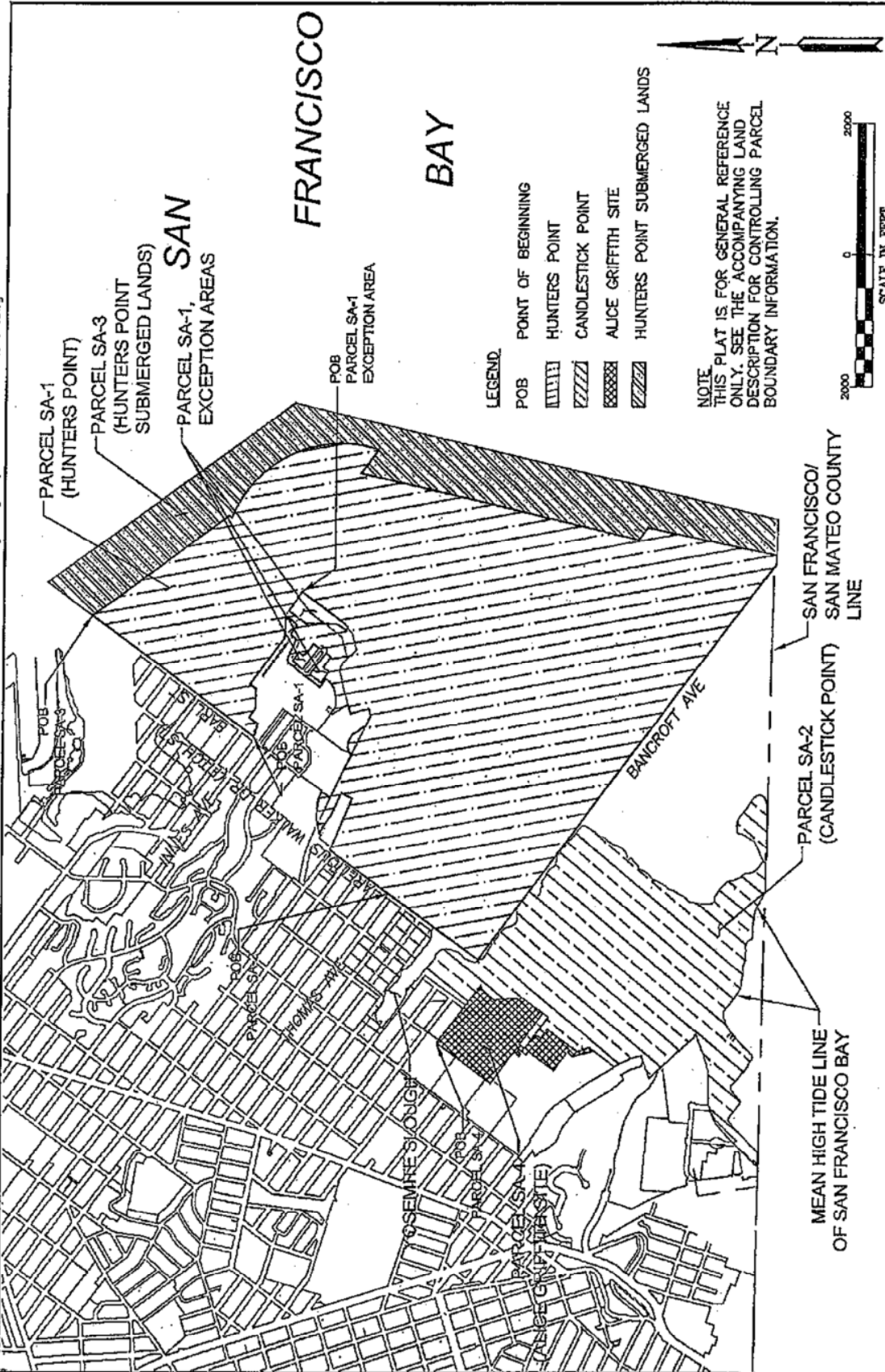
Unless otherwise noted herein all street citations are based upon that certain map entitled "Map of Lands Transferred in Trust to the City and County of San Francisco" as approved by the State Land Commission on October 29, 1975 and March 25, 1976 on file in Liber C169 pages 573 to 664, Document Number Y 88209 dated September 1974 and said map filed in Map Book W Pages 66 to 72 inclusive in the office of the Recorder of said City and County of San Francisco.

END OF DESCRIPTION

This description and its accompanying plat were prepared by Winzler & Kelly.



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- LEGEND.**
- POB POINT OF BEGINNING
 - ||||| HUNTERS POINT
 - ||||| CANDLESTICK POINT
 - ||||| ALICE GRIFFITH SITE
 - ||||| HUNTERS POINT SUBMERGED LANDS

NOTE
 THIS PLAT IS FOR GENERAL REFERENCE ONLY. SEE THE ACCOMPANYING LAND DESCRIPTION FOR CONTROLLING PARCEL BOUNDARY INFORMATION.

<p>WINZLER & KELLY 477 Montgomery Street, Suite 700 San Francisco, CA 94104 Tel: (415) 263-6870 • Fax: (415) 263-6880 • www.w-k.com</p>		<p>HPS CP TITLE SETTLEMENT, PUBLIC TRUST EXCHANGE, AND BOUNDARY LINE AGREEMENT</p>	<p>EXHIBIT 1</p>
<p>DRAWN BY: JMS</p>		<p>PLAT TO ACCOMPANY LEGAL DESCRIPTION OF SUBJECT AREA</p>	<p>1 OF 1</p>
<p>REVISION DATE: 30 MAR 2011</p>	<p>SCALE: AS SHOWN</p>		

EXHIBIT K

W 26279
AD 557

**HUNTERS POINT SHIPYARD/CANDLESTICK POINT
TITLE SETTLEMENT, PUBLIC TRUST EXCHANGE
AND BOUNDARY LINE AGREEMENT**

LEGAL DESCRIPTION
Hunters Point Submerged Lands

All that certain real property, including tide lands and submerged lands, whether filled or unfilled, situate in the City and County of San Francisco, State of California, described as follows:

BEGINNING at the intersection of the northeasterly prolongation of the southeasterly line of Earl Street (64 feet wide) with the 1948 Bulkhead Line as shown on the map entitled "Real Estate Summary Map NAVFAC Drawing No. 1045757" on file at the Department of the Navy, WESTDIV, San Bruno, California;

thence southeasterly along said 1948 Bulkhead Line and the northeasterly line of that certain property conveyed in declaration of taking, Civil Action No. 22147 as shown on said summary map to a line parallel with and 450 feet southeasterly of the southeasterly line of Boalt Street (64 feet wide);

thence southwesterly along said parallel line to the northeasterly line of the land described in the deed filed in Book 3677 of Official Records at page 349 in the Office of the County Recorder of said county, said northeasterly line being the arc of a curve, concave southwesterly and having a radius of 1,800 feet;

thence southeasterly and southerly along said arc to the southeasterly prolongation of the northeasterly line of Evans Avenue (80 feet wide);

thence northwesterly along said prolongation and said northeasterly line of Evans Avenue to the 1941 Bulkhead Line as shown on said summary map;

thence southerly along said 1941 Bulkhead Line to the northeasterly line of that certain property conveyed in declaration of taking, Civil Action No. 36272 as shown on said summary map;

thence southeasterly along said northeasterly line to said 1948 Bulkhead Line as shown on said summary map;

thence southerly along said 1948 Bulkhead Line to the line dividing the City and County of San Francisco from the County of San Mateo;

thence easterly along said county line to the United States Pierhead Line as shown on the map entitled "Hunters Point Naval Shipyard, General Development Map, Key Map No. 1174922" on file at the Department of the Navy, Western Division San Bruno, California;

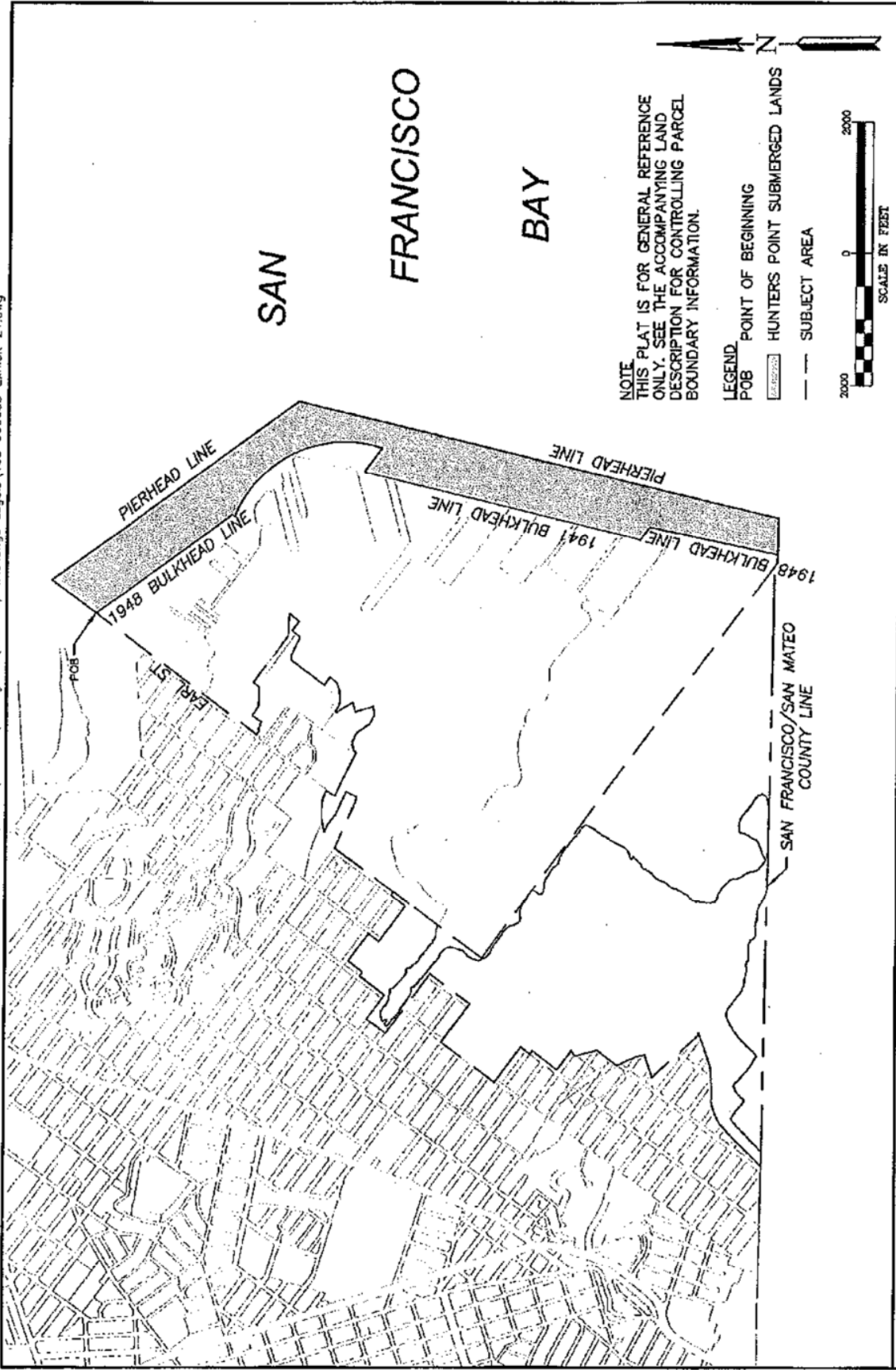
thence northeasterly and northwesterly along said Pierhead Line as shown on said General Development Map to said northeasterly prolongation of the southeasterly line of said Earl Street (64 feet wide);

thence southwesterly along said prolongation of the southeasterly line of said Earl Street to the said 1948 Bulkhead Line and the POINT OF BEGINNING.

END OF DESCRIPTION

This description and its accompanying plat were prepared by Winzler & Kelly.





<p>WINZLER & KELLY 417 Montgomery Street, Suite 700 San Francisco, CA 94104 Tel: (415) 253-4000 • Fax: (415) 262-4880 • www.w-k.com</p>		<p>HPS CP TITLE SETTLEMENT, PUBLIC TRUST EXCHANGE, AND BOUNDARY LINE AGREEMENT</p>	
		<p>PLAT TO ACCOMPANY LEGAL DESCRIPTION OF HUNTERS POINT SUBMERGED LANDS</p>	
<p>DRAWN BY: JMS</p>	<p>FILE NO:</p>	<p>REVISION DATE: 30 MAR 2011</p>	<p>SCALE: AS SHOWN</p>

EXHIBIT L

W 26279
AD 557

**HUNTERS POINT SHIPYARD/CANDLESTICK POINT
TITLE SETTLEMENT, PUBLIC TRUST EXCHANGE
AND BOUNDARY LINE AGREEMENT**

LEGAL DESCRIPTION

Agreed 1869 Ordinary High Water Mark

Agreed 1869 Ordinary High Water Mark Segment 1

All that portion of the "Meanders of the line of ordinary high tide of San Francisco Bay" described in the "Field Notes of the Survey of Salt Marsh and Tide Lands, City and County of San Francisco, State of California", as surveyed by order of the Board of Tide Land Commissioners under authority of "An Act to survey and dispose of certain salt marsh and tide lands belonging to the State of California", approved March 30, 1868', pages 17 through 22 of said field notes being recorded in Reel K347, Image 0610, Document J146887 in the office of the Recorder of said City and County, and said meanders being also shown but not labeled on that certain "Map of the Salt Marsh and Tide Lands and Lands Lying Under Water South of Second Street and Situate in the City and County of San Francisco", filed in Map Book W, Pages 46-47, Document X45805 in the office of said Recorder, said portion being described as follows:

BEGINNING at the intersection of said meanders with the northeasterly line of 21st Avenue (also known as Van Dyke Avenue) as said 21st Avenue is designated and shown on said map; thence generally westerly along said meanders to the intersection of said meanders with the southeasterly line of H Street (also known as Hawes Street) as said H Street is designated and shown on said map.

Agreed 1869 Ordinary High Water Mark Segment 2

All that portion of the "Meanders of the line of ordinary high tide of San Francisco Bay" described in the "Field Notes of the Survey of Salt Marsh and Tide Lands, City and County of San Francisco, State of California", as surveyed by order of the Board of Tide Land Commissioners under authority of "An Act to survey and dispose of certain salt marsh and tide lands belonging to the State of California", approved March 30, 1868', pages 17 through 22 of said field notes being recorded in Reel K347, Image 0610, Document J146887 in the office of the Recorder of said City and County, and said meanders being also shown but not labeled on that certain "Map of the Salt Marsh and Tide Lands and Lands Lying Under Water South of Second Street and Situate in the City and County of San Francisco", filed in Map Book W, Pages 46-47, Document X45805 in the office of said Recorder, said portion being described as follows:

BEGINNING at the intersection of said meanders with the northeasterly line of 23rd Avenue (also known as Wallace Avenue) as said 23rd Avenue is designated and shown on said map; thence generally northwesterly and southerly along said meanders to the intersection of said meanders with the southwesterly line of 24th Avenue (also known as Yosemite Avenue) as said 24th Avenue is designated and shown on said map.

Agreed 1869 Ordinary High Water Mark Segment 3

All that portion of the "Meanders of the line of ordinary high tide of San Francisco Bay" described in the "Field Notes of the Survey of Salt Marsh and Tide Lands, City and County of San Francisco, State of California", as surveyed by order of the Board of Tide Land Commissioners under authority of "An Act to survey and dispose of certain salt marsh and tide lands belonging to the State of California", approved March 30, 1868', pages 17 through 22 of said field notes being recorded in Reel K347, Image 0610, Document J146887 in the office of the Recorder of said City and County, and said meanders being also shown but not labeled on that certain "Map of the Salt Marsh and Tide Lands and Lands Lying Under Water South of Second Street and Situate in the City and County of San Francisco", filed in Map Book W, Pages 46-47, Document X45805 in the office of said Recorder, said portion being described as follows:

BEGINNING at the intersection of said meanders with the southeasterly line of G Street (also known as Griffith Street) as said G Street is designated and shown on said map; thence generally easterly, southwesterly, southeasterly and southwesterly along said meanders to the intersection of said meanders with the southern boundary of said City and County.

EXCEPTING THEREFROM those portions of said meanders lying within the boundary of that certain parcel map filed July 22, 2003 in Parcel Map Book 45 at Page 154, in the office of said Recorder.

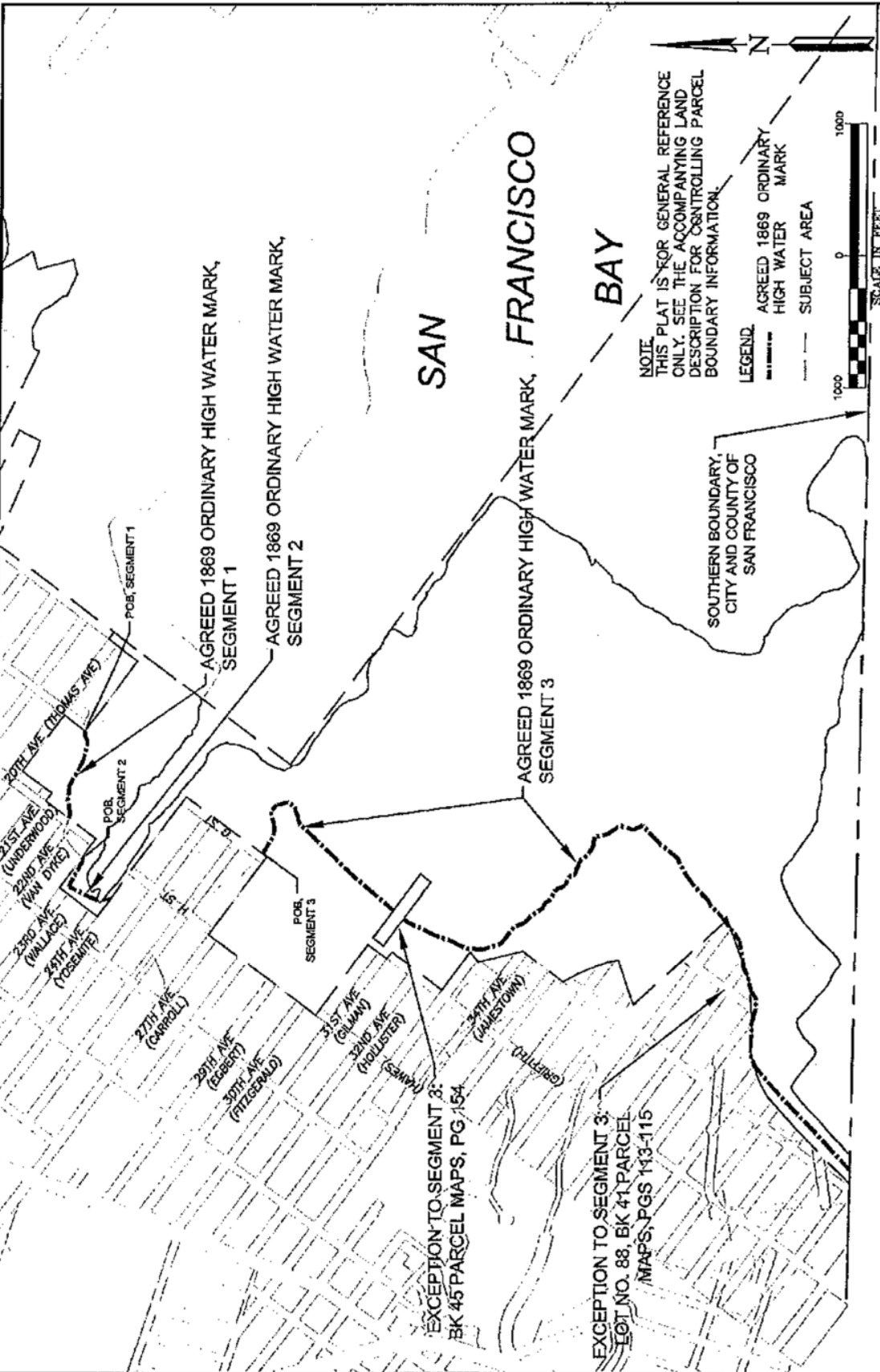
ALSO EXCEPTING THEREFROM any portions of said meanders lying within Lot No. 88, as said lot is shown and so designated on that certain "Parcel Map of San Francisco Executive Park III", filed in Parcel Map Book 41 at Pages 113 to 115, in the office of said Recorder.

END OF DESCRIPTION

This description and its accompanying plat were prepared under the direction of the California State Lands Commission Boundary Unit.



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EXCEPTION TO SEGMENT 3:
BK 45 PARCEL MAPS, PG 154

EXCEPTION TO SEGMENT 3:
LOT NO. 88, BK 41 PARCEL
MAPS, PGS 113-115

<p>WINZLERS & KELLY 11 Montgomery Street, Suite 700 San Francisco, CA 94104 Tel: (415) 224-8970 • Fax: (415) 224-6880 • www.w-k.com</p>		<p>HPS CP TITLE SETTLEMENT, PUBLIC TRUST EXCHANGE, AND BOUNDARY LINE AGREEMENT</p>	
<p>DRAWN BY: JMS</p>		<p>FILE NO:</p>	
<p>REVISION DATE: 30 MAR 2011</p>		<p>SCALE: AS SHOWN</p>	
<p>PLAT TO ACCOMPANY LEGAL DESCRIPTION OF AGREED 1869 ORDINARY HIGH WATER MARK</p>			

EXHIBIT M

W 26279
AD 557

**HUNTERS POINT SHIPYARD/CANDLESTICK POINT
TITLE SETTLEMENT, PUBLIC TRUST EXCHANGE
AND BOUNDARY LINE AGREEMENT**

LEGAL DESCRIPTION

Trust Termination Parcels

Initial Closing Phase

Parcel A Site Trust Termination Parcel 1

All that certain real property, including tide lands and submerged lands, whether filled or unfilled, situate in the City and County of San Francisco, State of California, described as follows:

Lot J, as designated and shown on that certain map titled "Final Map No. 4231", filed in Map Book CC of Survey Maps at Pages 165-175 inclusive, Official Records of said City and County.

Parcel A Site Trust Termination Parcel 2

All that certain real property, including tide lands and submerged lands, whether filled or unfilled, situate in the City and County of San Francisco, State of California, described as follows:

Lot F, as designated and shown on that certain map titled "Final Map No. 5255", filed in Map Book CC of Survey Maps at Pages 176-185 inclusive, Official Records of said City and County.

Non-Park Commission Land Trust Termination Parcel

All that certain real property, including tide lands and submerged lands, whether filled or unfilled, situate in the City and County of San Francisco, State of California, and being portions of Blocks 512, 513 and 828 and portions of Carroll Avenue (Formerly 27th Avenue), Donner Avenue (Formerly 28th Avenue), and Arelious Walker Drive (Formerly F Street), all as designated and shown on that certain map entitled "Map of the Salt Marsh and Tide Lands and Lands Lying Under Water South of Second Street and Situate in the City and County Of San Francisco", filed in Map Book W at Pages 46-47, Document Number X45805, in the office of the Recorder of said City and County of San Francisco, described as follows:

BEGINNING at the intersection of the northeasterly line of said Egbert Avenue (29th Avenue) as shown on said "Map of the Salt Marsh and Tide Lands and Lands Lying Under Water South of

Second Street and Situate in the City and County Of San Francisco" with the easterly line of the 200 foot wide right of way for the Southern Pacific and Western Pacific Railroad Companies as said right of way is shown on Board of Tide Land Commissioners Block Map No. 9 by G. F. Allardt dated December 20, 1869, a copy of which is filed in Map Book W, Pages 50-52, Document X405, in the office of said Recorder;

thence along said northeasterly line of Egbert Avenue North $53^{\circ}18'15''$ West 255.53 feet to the westerly line of said 200 foot wide railroad right of way, said westerly line being also a portion of the easterly boundary of that certain Parcel Map 5217, filed in Map Book 48, Pages 1-3, Document No. 1817606, in the office of said Recorder;

thence along said easterly boundary of said parcel map the following seven (7) courses:

- 1) North $01^{\circ}47'49''$ West 39.74 feet,
 - 2) North $53^{\circ}17'57''$ West 31.87 feet,
 - 3) North $36^{\circ}43'53''$ East 40.04 feet,
 - 4) North $01^{\circ}47'49''$ West 307.35 feet,
 - 5) North $53^{\circ}18'15''$ West 31.77 feet,
 - 6) North $36^{\circ}41'45''$ East 39.60 feet, and
 - 7) North $53^{\circ}18'15''$ West 5.78 feet to the Agreed 1869 Ordinary High Water Mark described in Exhibit 25 to that certain Hunters Point Shipyard/Candlestick Point Title Settlement, Public Trust Exchange and Boundary Line Agreement recorded in Reel _____, Image _____, Document No. _____, in the office of said Recorder;
- thence in a generally northeasterly direction along said Agreed 1869 Ordinary High Water Mark 242 feet, more or less, to said easterly line of said railroad right of way;
- thence along said easterly line South $01^{\circ}47'49''$ East 693.40 feet to the POINT OF BEGINNING.

CP State Park Site Trust Termination Parcel 1

All that certain real property, including tide lands and submerged lands, whether filled or unfilled, situate in the City and County of San Francisco, State of California, described as follows:

Those certain portions of the lands conveyed to the State of California from the city and county of San Francisco by Quitclaim Deed recorded January 24, 1984 in book D633, Image 1952 of Official Records of said City and County, said portions being PARCEL 9 and PARCEL 10 of said Quitclaim Deed, more particularly described as follows:

PARCEL 9:

Lot 10 of Assessor's Block No. 4806, tide Land Block 399, described as Parcel One in the deed from Thad Brown, Tax Collector of the City and County of San Francisco, to the City and County of San Francisco, dated September 1975, recorded September 4, 1975 in Book C 60, Page 442 of Official Records in the office of the Recorder of said City and County, said parcel being more particularly described as follows:

BEGINNING at a point on the northeasterly line of Underwood Avenue distant thereon 75 feet southeasterly of the southeasterly line of Hawes Street and thence running northeasterly parallel to said line of Hawes Street 200 feet to the southwesterly line of Thomas Avenue;

thence at a right angle southeasterly 102 feet to the northwesterly line of a parcel of land of the United States of America;
thence southwesterly and westerly along said northwesterly line 226.95 feet to said northeasterly line of Underwood Avenue;
thence northwesterly along said line of Underwood Avenue 8 feet to the POINT OF BEGINNING.

PARCEL 10:

Lot 8 of Assessor's Block No. 4806, Tide Land block 399, described as Parcel Two in the deed from Thad Brown, Tax Collector of the City and County of San Francisco, to the City and County of San Francisco, dated September 1975 and recorded September 4, 1975 in Book C 60, Page 442 of Official Records of said City and County, said parcel being more particularly described as follows:

BEGINNING at the point of intersection of the northeasterly line of Underwood Avenue and the northwesterly line of Griffith Street and thence running northeasterly along said line of Griffith Street 200 feet to the southwesterly line of Thomas Avenue;
thence at a right angle northwesterly 391 feet to the southeasterly line of a parcel of land of the United States of America;
thence southwesterly and westerly along said southeasterly line 220.29 feet to said northeasterly line of Underwood Avenue;
thence southeasterly along said line of Underwood Avenue 472 feet to the POINT OF BEGINNING.

CP State Park Site Trust Termination Parcel 2

All that certain real property, including tide lands and submerged lands, whether filled or unfilled, situate in the City and County of San Francisco, State of California, and being a portion of fractional Block 426, as said block is designated and shown on that certain map entitled "Map of the Property of the South San Francisco Homestead and R. R. Association", filed April 15, 1867 in Map Book 2 A and B, on Page 39, in the office of the Recorder of said City and County; a portion of fractional Block 426, as said block is designated and shown on that certain map entitled "Property of the Bay View Homestead Association", filed June 19, 1872 in Map Book "C & D", Page 3, in the office of said Recorder; a portion of Van Dyke Avenue (formerly 21st Avenue), as said avenue is designated and shown on said map of "Property of the Bay View Homestead Association"; fractional Block 426, Blocks 427, 431, 432, portions of Underwood Avenue (formerly 21st Avenue), Van Dyke Avenue (formerly 22nd Avenue), Griffith Street (formerly G Street) and Wallace Avenue (formerly 23rd avenue), as said fractional block, blocks, avenues and streets are designated and shown on that certain map entitled "Map of the Salt Marsh and Tide Lands and Lands Lying Under Water South of Second Street and Situate in the City and County Of San Francisco", filed in Map Book W at Pages 46-47, Document Number X45805, in the office of said Recorder; described as follows:

BEGINNING at the intersection of southeasterly line of said Hawes Street with southwesterly line of said Underwood Avenue;

thence along said southwesterly line South 53°18'15" East 516.54 feet, more or less, to the Agreed 1869 Ordinary High Water Mark described in Exhibit 25 to that certain Hunters Point Shipyard/Candlestick Point Title Settlement, Public Trust Exchange and Boundary Line Agreement recorded in Reel _____, Image _____, Document No. _____, in the office of said Recorder;

thence in a generally northeasterly direction along said Agreed 1869 Ordinary High Water Mark 122 feet, more or less, to the northeasterly line of said Underwood Avenue;

thence along said northeasterly line South 53°18'15" East 662.95 feet to the northwesterly line of Arelious Walker Drive (formerly F Street), as said F Street is designated and shown on said "Map of the Salt Marsh and Tide Lands and Lands Lying Under Water South of Second Street and Situate in the City and County Of San Francisco";

thence along said northwesterly line South 36°42'01" West 466.21 feet;

thence North 83°01'52" West 158.40 feet;

thence North 56°23'09" West 220.08 feet;

thence North 52°08'03" West 134.28 feet;

thence North 52°20'04" West 172.46 feet;

thence North 03°34'00" East 22.28 feet, and

thence North 53°19'18" West 587.83 feet to said southeasterly line of Hawes Street;

thence along said southeasterly line North 36°42'01" East 452.45 feet to the POINT OF BEGINNING.

CP State Park Site Trust Termination Parcel 3

All that certain real property, including tide lands and submerged lands, whether filled or unfilled, situate in the City and County of San Francisco, State of California, and being a portion of Block 490, as said block is designated and shown on that certain map entitled "Property of the Bay View Homestead Association", filed June 19, 1872 in Map Book "C & D", Page 3, in the office of the Recorder of said City and County; Blocks 808, 809, 827, 828, portions of Blocks 463, 489, 490, 512, 806 and 807, portions of Armstrong Avenue (formerly 25th Avenue), Bancroft Avenue (formerly 26th Avenue), Carroll Avenue (formerly 27th Avenue), Donner Avenue (formerly 28th Avenue), Arelious Walker Drive (formerly F Street), Earl Street (formerly E Street) and Donahue Street (formerly D Street), all as designated and shown on that certain map entitled "Map of the Salt Marsh and Tide Lands and Lands Lying Under Water South of Second Street and Situate in the City and County Of San Francisco" approved by the Board of Tide Land Commissioners March 19, 1869 and filed in Map Book W at Pages 46-47, Document Number X45805, in the office of said Recorder, described as follows:

BEGINNING at the intersection of the northeasterly line of said Carroll Avenue with the southeasterly line of Griffith Street (shown as G Street on said "Property of the Bay View Homestead Association");

thence along said southeasterly line North 36°42'01" East 737.20 feet to a point from which survey control monument "Candlestick" described hereafter in the Basis of Bearings bears South 25°41'02" West 6512.27 feet;

thence South 53°19'18" East 418.74 feet;

thence South 24°22'08" West 263.40 feet;

thence South 29°54'22" West 201.41 feet;

thence South 05°05'26" East 173.61 feet;
thence South 37°09'59" East 6.16 feet;
thence South 11°34'22" East 28.96 feet;
thence South 34°54'42" East 37.11 feet;
thence South 31°47'46" East 17.73 feet;
thence South 43°48'13" East 16.06 feet;
thence South 66°56'28" East 177.48 feet;
thence South 53°18'15" East 351.99 feet;
thence South 24°48'20" East 87.64 feet;
thence South 42°34'38" East 75.09 feet;
thence South 25°19'23" East 117.62 feet;
thence South 53°18'15" East 173.94 feet;
thence North 65°07'25" East 168.91 feet;
thence South 53°19'14" East 96.45 feet;
thence South 00°45'03" East 250.63 feet to a point from which said point "Candlestick" bears South 44°14'33" West 5693.66 feet;
thence South 36°41'45" West 549.44 feet to the northeasterly line of Egbert Avenue (29th Avenue) as shown on said "Map of the Salt Marsh and Tide Lands and Lands Lying Under Water South of Second Street and Situate in the City and County Of San Francisco";
thence along said northeasterly line North 53°17'44" West 1193.01 feet to the easterly line of the 200 foot wide railroad right of way shown on Board of Tide Land Commissioners Block Map No. 9, filed in Map Book W, Pages 50-52 in the office of said Recorder;
thence along said easterly line North 01°47'49" West 693.40 feet to the Agreed 1869 Ordinary High Water Mark described in Exhibit 25 to that certain Hunters Point Shipyard/Candlestick Point Title Settlement, Public Trust Exchange and Boundary Line Agreement recorded in Reel _____, Image _____, Document No. _____, in the office of said Recorder;
thence in a generally northeasterly direction along said Agreed 1869 Ordinary High Water Mark 22 feet, more or less, to the northeasterly line of said Carroll Avenue;
thence along said northeasterly line North 53°18'15" West 380.21 feet to the POINT OF BEGINNING.

CP State Park Site Trust Termination Parcel 4

All that certain real property, including tide lands and submerged lands, whether filled or unfilled, situate in the City and County of San Francisco, State of California, and being portions of Blocks 804, 805, 810, 811, 825, 826, 830, 831, 843, 844, 847, 848, 857 and 858 and portions of Carroll Avenue (formerly 27th Avenue), Donner Avenue (formerly 28th Avenue), Egbert Avenue (formerly 29th Avenue), Fitzgerald Avenue (formerly 30th Avenue), Gilman Avenue (formerly 31st Avenue), Hollister Avenue (formerly 32nd Avenue) and Coleman Street (formerly C Street), all as designated and shown on that certain map entitled "Map of the Salt Marsh and Tide Lands and Lands Lying Under Water South of Second Street and Situate in the City and County Of San Francisco" approved by the Board of Tide Land Commissioners March 19, 1869 and filed in Map Book W at Pages 46-47, Document Number X45805, in the office of the Recorder of said City and County, described as follows;

BEGINNING at a point from which survey control monument "Candlestick" described hereafter in the Basis of Bearings bears South 49°34'30" West 5,884.36 feet;
thence South 50°22'41" East 36.37 feet;
thence South 43°26'10" East 139.81 feet;
thence South 29°00'46" East 209.96 feet;
thence South 12°33'35" East 161.50 feet;
thence South 09°36'28" West 234.06 feet;
thence South 39°58'07" West 215.81 feet;
thence South 68°45'03" West 206.80 feet;
thence South 26°20'05" West 149.63 feet;
thence South 20°18'03" West 267.80 feet;
thence South 33°06'40" West 343.27 feet;
thence South 28°29'56" West 181.80 feet;
thence North 53°17'46" West 483.43 feet to a point on the easterly line of Hunters Point Expressway as said Expressway is shown and designated on "Map Showing the Opening of Hunters point Expressway from Gilman Avenue to County Line", filed in Map Book U, Page 59, in the office of said Recorder, from which point the intersection of said easterly line with the northeasterly line of said Gilman Avenue bears along said easterly line North 00°56'49" East 667.58 feet;
thence along said easterly line North 00°56'49" East 652.89 feet;
thence North 47°59'55" East 431.40 feet;
thence North 48°00'38" East 806.04 feet to the POINT OF BEGINNING.

CP State Park Site Trust Termination Parcel 5

All that certain real property, including tide lands and submerged lands, whether filled or unfilled, situate in the City and County of San Francisco, State of California, being portions of Blocks 860, 866, 867, 868, 869 and 871 and portions of Jamestown Avenue (formerly 34th Avenue), Key Avenue (formerly 35th Avenue), Le Conte Avenue (formerly 36th Avenue) and Boalt Street (formerly B Street), all as designated and shown on that certain map entitled "Map of the Salt Marsh and Tide Lands and Lands Lying Under Water South of Second Street and Situate in the City and County Of San Francisco" approved by the Board of Tide Land Commissioners March 19, 1869 and filed in Map Book W at Pages 46-47, Document Number X45805, in the office of the Recorder of said City and County, described as follows:

BEGINNING at a point on the easterly line of Hunters Point Expressway as said Expressway is shown and designated on "Map Showing the Opening of Hunters point Expressway from Gilman Avenue to County Line" filed in Map Book U, Page 59, in the office of said Recorder, from which the intersection of said easterly line with the northeasterly line of Gilman Avenue, as shown on last said map, bears along said easterly line North 00°56'49" East 968.17 feet
thence South 41°59'03" East 355.46 feet;
thence South 03°29'53" East 712.73 feet;
thence South 58°35'30" West 54.42 feet;
thence North 83°52'07" West 152.76 feet;
thence South 88°03'07" West 105.18 feet;
thence South 77°30'04" West 56.70 feet;

thence North 52°04'06" West 57.17 feet to the easterly projection of the southerly line of Jamestown Avenue as said avenue is shown and designated on "Map Showing Widening and Extension of Jamestown Avenue from Hunters Point Expressway to Redondo Street", filed in Map Book U, Pages 60-63, in the office of said Recorder, from which survey control monument "Candlestick" described hereafter in the Basis of Bearings bears South 72°41'35" West 3583.66 feet;
thence along said projection North 89°16'37" East 106.66 feet to said easterly line of Hunters Point Expressway;
thence along said easterly line North 00°56'49" East 967.15 feet to the POINT OF BEGINNING.

CP State Park Site Trust Termination Parcel 6

All that certain real property, including tide lands and submerged lands, whether filled or unfilled, situate in the City and County of San Francisco, State of California, and being portions of Blocks 615, 616, 617, 618, 878, 879, 880 and 883 and portions of Nelson Avenue (formerly 38th Avenue), Olncy Avenue (formerly 39th Avenue), Pulaski Avenue (formerly 40th Avenue), Quebec Avenue (formerly 41st Avenue), Earl Street (formerly E Street) and Donahue Street (formerly D Street), all as designated and shown on that certain map entitled "Map of the Salt Marsh and Tide Lands and Lands Lying Under Water South of Second Street and Situate in the City and County Of San Francisco" approved by the Board of Tide Land Commissioners March 19, 1869 and filed in Map Book W at Pages 46-47, Document Number X45805, in the office of the Recorder of said City and County of San Francisco, described as follows:

BEGINNING at a point on the southwesterly line of Jamestown Avenue as said avenue is designated and shown on "Map Showing Widening and Extension of Jamestown Avenue from Hunters Point Expressway to Redondo Street", filed in Map Book U, Pages 60-63, in the office of said Recorder, from which point the most easterly corner of Parcel 2, as said parcel is designated and shown on the "Map Showing the Widening of Harney Way from Jamestown Avenue to Alana Way", filed May 9, 1979 in Map Book X, Pages 4 and 5, in the office of said Recorder, bears along said southwesterly line of Jamestown Avenue North 41°47'14" West 42.08 feet;
thence along said southwesterly line South 41°47'14" East 509.57 feet;
thence leaving said southwesterly line North 52°58'06" West 206.28 feet;
thence North 85°22'26" West 87.38 feet;
thence South 73°48'12" West 214.43 feet;
thence South 59°53'58" West 233.55 feet;
thence South 36°20'30" West 235.12 feet;
thence South 63°31'31" West 102.86 feet;
thence North 50°45'14" West 148.74 feet;
thence North 54°07'51" West 43.39 feet;
thence North 63°50'44" West 133.57 feet;
thence North 43°15'05" West 119.42 feet;
thence North 60°39'53" West 88.05 feet;
thence South 70°06'35" West 121.71 feet;
thence South 45°25'04" West 85.86 feet;

thence South 66°15'15" West 89.60 feet;
thence North 56°53'02" West 282.67 feet;
thence from a tangent which bears North 52°39'16" East along a curve to the right, concave southeasterly, having a radius of 500.00 feet, through a central angle of 20°19'52", an arc distance of 177.42 feet;
thence South 17°00'52" East 16.72 feet;
thence from a tangent which bears North 72°59'08" East along a curve to the right, concave southeasterly, having a radius of 300.00 feet, through a central angle of 18°32'51", an arc distance of 97.11 feet;
thence North 01°31'59" West 17.03 feet;
thence North 88°55'05" East 227.49 feet;
thence North 86°54'48" East 260.68 feet;
thence northeasterly along a line running parallel with and 35.00 feet distant southeasterly from the southeasterly line Harney Way as shown and designated on said "Map Showing the Widening of Harney Way from Jamestown Avenue to Alana Way" the following two (2) courses:
 (1) along a tangent curve to the left, concave northwesterly, having a radius of 492.00 feet, though a central angle of 16°27'53", an arc distance of 141.38 feet, and
 (2) North 70°26'55" East 543.19 feet;
thence South 19°31'59" East 13.92 feet;
thence North 70°28'01" East 78.73 feet to the POINT OF BEGINNING.

CP State Park Site Trust Termination Parcel 7

All that certain real property, including tide lands and submerged lands, whether filled or unfilled, situate in the City and County of San Francisco, State of California, and being a portion of Underwood Avenue (Formerly 21st Avenue) between Hawes Street (Formerly H Street) and Griffith Street (Formerly G Street) all as designated and shown on that certain map entitled "Map of Bay View Homestead Association" dated June 18, 1872, and filed in Parcel Map Book "C" & "D", Page 3, in the office of the said Recorder of the City and County of San Francisco and on that certain map titled "Portion of Assessors Block 4807" filed in Parcel Map Book 5, Pages 14 in the office of the said Recorder of the City and County of San Francisco, described as follows:

COMMENCING at the intersection of the northeasterly line of Underwood Avenue (shown as 21st Avenue on said maps) with the southeasterly line of Hawes Street (shown as H Street on said maps);

thence southeasterly along said northeasterly line of Underwood Avenue South 53°18'15" East 75.00 feet to the TRUE POINT OF BEGINNING;

thence continuing along said northeasterly line South 53°18'15" East 526.05 feet to the Agreed 1869 Ordinary High Water Mark described in Exhibit 25 to that certain Hunters Point Shipyard/Candlestick Point Title Settlement, Public Trust Exchange and Boundary Line Agreement recorded in Reel _____, Image _____, Document No. _____, in the office of said Recorder;

thence in a generally southwesterly direction along said Agreed 1869 Ordinary High Water Mark 122 feet, more or less, to the southwesterly line of said Underwood Avenue;

thence along said southwesterly line North 53°18'15" West 441.54 feet to a point 75.00 feet southeasterly, measured along last southwesterly line, from Hawes Street;
thence parallel with said southeasterly line of Hawes Street North 36°42'01" East 80.00 feet to the TRUE POINT OF BEGINNING.

BASIS OF BEARING of this description is North 37°08'31" East between found monuments designated and shown on that certain Record of Survey filed in Book AA of Maps at Pages 49 to 58 in the Office of the City and County of San Francisco Recorder as points "CANDLESTICK" (HPGN D CA 04 GF, PID-AB7679, EPOCH 1991.35) and "US Navy Monument", a brass disk located at Innes Avenue and Earl Street with coordinates Northing 2,093,622.933 feet and Easting 6,020,345.522 feet.

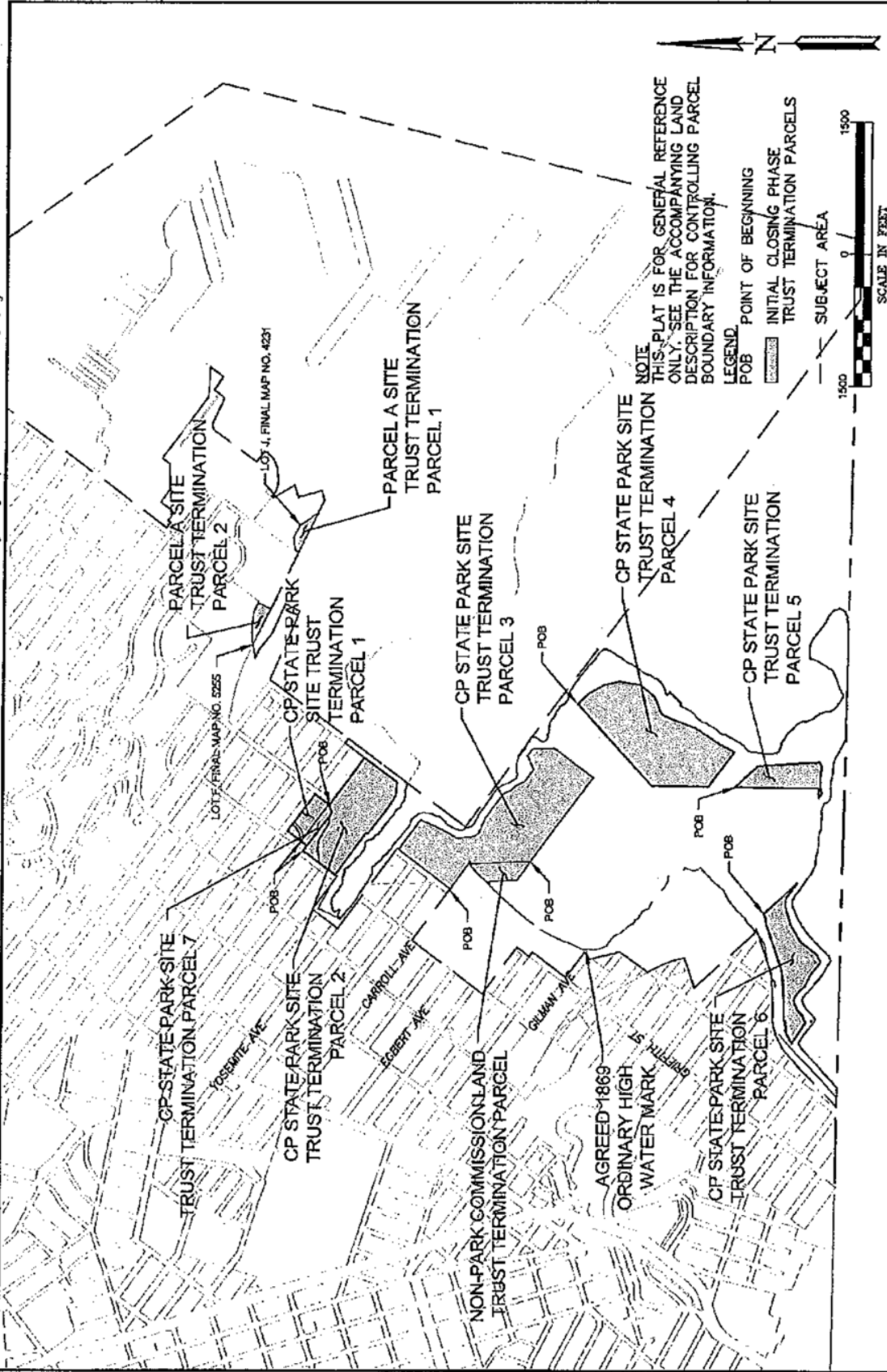
DISTANCES in this description are U.S. Survey feet and decimals thereof and are "Ground" measurements per Survey Control Note No. 4 as shown on Sheet 1 of said Record of Survey.

Unless otherwise noted herein all street citations are based upon that certain map entitled "Map of Lands Transferred in Trust to the City and County of San Francisco" as approved by the State Land Commission on October 29, 1975 and March 25, 1976 on file in Liber C169 pages 573 to 664, Document Number Y 88209 dated September 1974 and said map filed in Map Book W Pages 66 to 72 inclusive in the office of the Recorder of said City and County of San Francisco.

END OF DESCRIPTION

This description and its accompanying plat were prepared by Winzler & Kelly.





<p>WINZLERS & KELLY 417 Montgomery Street, Suite 700 San Francisco, CA 94104 tel (415) 285-8070 • fax (415) 285-8880 • www.w-k.com</p>		<p>EPS CP TITLE SETTLEMENT, PUBLIC TRUST EXCHANGE, AND BOUNDARY LINE AGREEMENT PLAT TO ACCOMPANY LEGAL DESCRIPTION OF TRUST TERMINATION PARCELS FOR INITIAL CLOSING PHASE</p>	
<p>DRAWN BY: JMS</p>	<p>FILE NO:</p>	<p>REVISION DATE: 30 MAR 2011</p>	<p>SCALE: AS SHOWN</p>

EXHIBIT N

W 26279
AD 557

**HUNTERS POINT SHIPYARD/CANDLESTICK POINT
TITLE SETTLEMENT, PUBLIC TRUST EXCHANGE
AND BOUNDARY LINE AGREEMENT**

LEGAL DESCRIPTION

Public Trust Parcels For
Initial Closing Phase

Parcel A Site Public Trust Parcel 1

All that certain real property situate in the City and County of San Francisco, State of California and being portions of Lots H and I as said lots are designated and shown on that certain map entitled Final Map No. 4231, filed in Book CC of Survey Maps, Pages 165-175 inclusive, in the office of the Recorder of said City and County of San Francisco, described as follows:

Commencing at the most northerly corner of Lot 152 as designated and shown on said map, said corner being on the boundary of Lot 158, said lot being a portion of Coleman Street as designated and shown on said map;

thence North $36^{\circ}43'28''$ East 7.33 feet to the POINT OF BEGINNING;

thence along the southeasterly boundary of said Lot 158 the following five (5) courses:

- (1) North $36^{\circ}43'28''$ East 6.59 feet,
- (2) along a tangent curve to the right, concave southeasterly, having a radius of 30.00 feet, through a central angle of $78^{\circ}47'52''$, an arc distance of 41.26 feet,
- (3) South $64^{\circ}28'40''$ East 277.46 feet,
- (4) along a tangent curve to the left, concave northerly, having a radius of 85.00 feet, through a central angle of $78^{\circ}47'52''$ an arc distance of 116.90 feet, and
- (5) North $36^{\circ}43'28''$ East 49.12 feet to the southwesterly line of Lot 189, said lot being Galvez Avenue Widening, as said lot is designated and shown on said map;

thence along said southwesterly line South $53^{\circ}18'15''$ East 5.31 feet to the southeasterly line of said lot;

thence along said southeasterly line North $36^{\circ}29'35''$ East 19.55 feet to the most easterly corner of said lot, said corner also being the most southerly corner of Lot 191, said lot being Galvez Avenue, as said lot is designated and shown on said map;

thence along the southwesterly line of said Lot 191 North $53^{\circ}18'15''$ West 65.23 feet to the intersection of said southwesterly line with the northeasterly extension of the northwesterly line of said Lot 158;

thence to the northeasterly boundary of Lot 190 along the following three (3) courses:

- (1) North $36^{\circ}43'28''$ East 31.43 feet;
- (2) South $53^{\circ}18'15''$ East 178.29 feet, and
- (3) North $36^{\circ}41'45''$ East 215.83 feet to the northerly boundary of Lot 190;

thence along said northerly boundary of Lot 190 the following two (2) courses:

- (1) South 86°23'35" East 30.88 feet, and
- (2) South 53°54'45" East 64.14 feet;

thence to the southerly line of Lot I along the following six (6) courses:

- (1) South 36°41'45" West 233.37 feet,
- (2) South 52°59'40" East 14.07 feet,
- (3) South 37°00'20" West 105.64 feet,
- (4) South 00°45'26" West 455.47 feet,
- (5) South 30°22'32" West 168.66 feet, and
- (6) South 26°11'03" East 45.92 feet to the southerly boundary of Lot I, as said lot is designated and shown on said map;

thence along said southerly boundary along the following four (4) courses:

- (1) South 69°51'12" West 40.80 feet,
- (2) South 39°22'27" West 58.43 feet,
- (3) South 74°49'44" West 260.61 feet, and
- (4) North 45°32'15" West 189.19 feet to the southerly boundary of Lot H, as said lot is designated and shown on said map;

thence along said southerly boundary the following eight (8) courses:

- (1) North 45°32'15" West 102.91 feet,
- (2) North 53°48'15" West 65.57 feet,
- (3) North 80°13'45" West 58.78 feet,
- (4) South 76°37'38" West 381.65 feet,
- (5) South 01°37'07" East 7.61 feet,
- (6) South 74°50'42" West 148.91 feet,
- (7) North 30°07'50" West 288.28 feet, and
- (8) North 36°43'28" East 21.29 feet to the most southerly corner of Lot 115, as said lot is designated and shown on said map;

thence South 53°43'52" East 62.39 feet to the most westerly corner of Lot 116, as said lot is designated and shown on said map, said corner also being on the northerly boundary of said Lot H;

thence along said northerly boundary the following nineteen (19) courses:

- (1) along a tangent curve to the left, concave northerly, having a radius of 235.00 feet, through a central angle of 41°16'35", an arc distance of 169.30 feet,
- (2) North 81°43'28" East 119.47 feet,
- (3) along a tangent curve to the left, concave northwesterly, having a radius of 235.00 feet, through a central angle of 45°00'00", an arc distance of 184.57 feet,
- (4) North 36°43'28" East 55.17 feet,
- (5) North 53°16'32" West 90.00 feet,
- (6) North 36°43'28" East 29.70 feet,
- (7) South 53°16'32" East 204.01 feet,
- (8) North 36°43'28" East 110.97 feet,
- (9) South 53°16'32" East 200.00 feet,
- (10) North 36°43'28" East 98.96 feet,
- (11) South 53°16'32" East 38.70 feet,

- (12) from a tangent which bears North 76°06'57" East, along a non-tangent curve to the left, concave northwesterly, having a radius of 104.00 feet, through a central angle of 78°46'59", an arc distance of 143.00 feet,
- (13) North 53°16'32" West 38.70 feet,
- (14) North 36°43'28" East 98.96 feet,
- (15) North 53°16'32" West 200.00 feet,
- (16) North 36°43'28" East 20.08 feet,
- (17) North 53°16'32" West 32.00 feet,
- (18) North 36°43'28" East 90.88 feet, and
- (19) North 53°16'32" West 172.01 feet to the POINT OF BEGINNING.

Parcel A Site Public Trust Parcel 2

All that certain real property situated in the City and County of San Francisco, State of California, described as follows:

Lot A, as said lot is designated and shown on Final Map 4231, filed in Book CC of Survey Maps, Pages 165-175 inclusive, in the office of the Recorder of said City and County of San Francisco.

Hilltop Public Trust Streets

All that certain real property situated in the City and County of San Francisco, State of California, described as follows:

Lots 158 through 169 inclusive, said lots being Innes Court and portions of Coleman Street, as said lots, Court and Street are designated and shown on Final Map 4231, filed in Book CC of Survey Maps, Pages 165-175 inclusive, in the office of the Recorder of said City and County of San Francisco.

TOGETHER WITH a portion of Galvez Avenue Widening, as said widening is designated and shown on said map, described as follows:

BEGINNING at the most easterly corner of said Lot 158 and said street, said corner being on the southwesterly line of said widening;
thence along said southwesterly line of said lot and said street North 53°16'32" West 60.00 feet to the intersection of said southwesterly line with the northwesterly boundary of said lot and said street;
thence along the northeasterly extension of said northwesterly boundary North 36°43'28" East 19.55 feet to the northeasterly line of said widening;
thence along said northeasterly line South 53°18'15" East 65.23 feet to the southeasterly line of said widening;
thence along said southeasterly line South 36°29'35" West 19.54 feet to said southwesterly line of said widening;

thence along said southwesterly line North 53°18'15" West 5.31 feet to the POINT OF BEGINNING.

Walker Drive Site Public Trust Parcel

All that certain real property, including tide lands and submerged lands, whether filled or unfilled, situate in the City and County of San Francisco, State of California, described as follows:

All that portion of Aurelius Walker Drive (formerly F Street) lying between the southwesterly line of Thomas Avenue (formerly 20th Avenue) and the northeasterly line of Underwood Avenue (formerly 21st Avenue), as said F Street, 20th Avenue and 21st Avenue are designated and shown on that certain map entitled "Map of the Salt Marsh and Tide Lands and Lands Lying Under Water South of Second Street and Situate in the City and County Of San Francisco" approved by the Board of Tide Land Commissioners March 19, 1869 and filed in Map Book W at Pages 46-47, Document Number X45805, in the office of the Recorder of said City and County of San Francisco.

Yosemite Slough Addition Public Trust Parcel 1

All that certain real property situate in the City and County of San Francisco, State of California being a portion of Yosemite Avenue (Formerly 24th Avenue) between Hawes Street (Formerly H Street) and Ingalls Street (Formerly I Street) all as designated and shown on that certain map entitled "Map of Bay View Homestead Association" dated June 18, 1872 and filed in Parcel Map Book "C&D" page 3 in the office of the Recorder of the City and County of San Francisco and as more explicitly shown by Parcel Map No. 4559 on file in Parcel Map Book 47, Pages 130-131 in the office of said Recorder, described as follows:

COMMENCING at the intersection of the southeasterly line of said Ingalls Street with the northeasterly line of said Yosemite Avenue;
thence along last said northeasterly line South 53°18'15" East 205.00 feet to the TRUE POINT OF BEGINNING;
thence continuing along last said northeasterly line South 53°18'15" East 95.47 feet to the Agreed 1869 Ordinary High Water Mark described in Exhibit 25 to that certain Hunters Point Shipyard/Candlestick Point Title Settlement, Public Trust Exchange and Boundary Line Agreement recorded in Reel _____, Image _____, Document No. _____, in the office of said Recorder;
thence in a generally southeasterly direction along said Agreed 1869 Ordinary High Water Mark 108 feet, more or less, to the southwesterly line of said Yosemite Avenue;
thence along said southwesterly line North 53°18'15" West 165.21 feet to a point 205 feet southeasterly of, measured along last said southwesterly line from said Ingalls Street;
thence leaving last said southwesterly line North 36°42'01" East 80.00 feet to the TRUE POINT OF BEGINNING.

Yosemite Slough Addition Public Trust Parcel 2

All that certain real property situate in the City and County of San Francisco, State of California being a portion of Wallace Avenue (Formerly 23rd Avenue between Hawes Street (Formerly H Street) and Ingalls Street (Formerly I Street) all as designated and shown on that certain map entitled "Map of Bay View Homestead Association" dated June 18, 1872 and filed in Parcel Map Book "C&D" page 3 in the office of the Recorder of the City and County of San Francisco and as more explicitly shown by Portion of Assessors Block 4828 on file in Parcel Map Book 22, Page 57 in the office of the said Recorder of the City and County of San Francisco described as follows:

COMMENCING at the intersection of the southeasterly line of said Ingalls Street with the northeasterly line of said Wallace Avenue;
thence along last said northeasterly line South 53°18'15" East 205.00 feet to the TRUE POINT OF BEGINNING.
thence continuing along last said northeasterly line South 53°18'15" East 277.61 feet to the Agreed 1869 Ordinary High Water Mark described in Exhibit 25 to that certain Hunters Point Shipyard/Candlestick Point Title Settlement, Public Trust Exchange and Boundary Line Agreement recorded in Reel _____, Image _____, Document No. _____, in the office of said Recorder;
thence in a generally northwesterly direction along said Agreed 1869 Ordinary High Water Mark 277 feet, more or less, to the southwesterly line of said Wallace Avenue;
thence along last said southwesterly line North 53°18'15" West 52.48 feet to a point 205 feet southeasterly of, measured along last said southwesterly line from said Ingalls Street;
thence leaving last said southwesterly line North 36°42'01" East 80.00 feet to the TRUE POINT OF BEGINNING.

CP State Park Site Public Trust Parcel

All that certain real property, including tide lands and submerged lands, whether filled or unfilled, situate in the City and County of San Francisco, State of California, and being all or portions of Blocks 431, 432, 458, 463, 489, 490, 617, 804, 805, 806, 807, 810, 811, 825, 826, 830, 831, 843, 844, 848, 854, 857, 860, 863, 864, 865, 866, 867, 869, 870, 871, 872, 873, 874, 875, 877, 878, 880, 881, 882, 883, 885, 887 and 890,

TOGETHER WITH portions of Underwood Avenue (Formerly 21st Avenue), Van Dyke Avenue (Formerly 22nd Avenue), Wallace Avenue (Formerly 23rd Avenue), Yosemite Avenue (Formerly 24th Avenue), Armstrong Avenue (Formerly 25th Avenue), Bancroft Avenue (Formerly 26th Avenue), Carroll Avenue (Formerly 27th Avenue), Donner Avenue (Formerly 28th Avenue), Egbert Avenue (Formerly 29th Avenue), Fitzgerald Avenue (Formerly 30th Avenue), Gilman Avenue (Formerly 31st Avenue), Hollister Avenue (Formerly 32nd Avenue), Ingerson Avenue (Formerly 33rd Avenue), Jamestown Avenue (Formerly 34th Avenue), Key Avenue (Formerly 35th Avenue), Le Conte Avenue (Formerly 36th Avenue), Mead Avenue (Formerly 37th Avenue), Nelson Avenue (Formerly 38th Avenue), Olney Avenue (Formerly 39th Avenue), Pulaski Avenue (Formerly 40th Avenue), Quebec Avenue (Formerly 41st Avenue), Richter Avenue (Formerly

42nd Avenue), Sampson Avenue (Formerly 43rd Avenue), Tovar Avenue (Formerly 44th Avenue), Hawes Street (Formerly H Street), Griffith Street (Formerly G Street), Arelious Walker Drive (Formerly F Street), Earl Street (Formerly E Street), Donahue Street (Formerly D Street), Coleman Street (Formerly C Street), Boalt Street (Formerly B Street), Alvord Street (Formerly A Street), Ship Street and Dock Street, as said blocks, avenues and streets are designated and shown on that certain map entitled "Map of the Salt Marsh and Tide Lands and Lands Lying Under Water South of Second Street and Situate in the City and County Of San Francisco" approved by the Board of Tide Land Commissioners March 19, 1869 and filed in Map Book W at Pages 46-47, Document Number X45805, in the office of the Recorder of said City and County,

TOGETHER WITH portions of Yosemite Avenue (Formerly 24th Avenue) and Wallace Avenue (Formerly 23rd Avenue) as said avenues are designated and shown on that certain map entitled "Property of the Bay View Homestead Association", filed June 18, 1872 in Parcel Map Book "C and D", Page 3 in the office of said Recorder, described as follows:

BEGINNING at the intersection of the northeasterly line of said Underwood Avenue with the northwesterly line of said Arelious Walker Drive;
thence along said northeasterly line South 53°18'15" East, 64.00 feet to the southeasterly line of said Arelious Walker Drive;
thence South 36°42'01" West, 554.63 feet along the southeasterly line of said Arelious Walker Drive to the mean high tide line of Yosemite Slough;
thence, along said mean high tide line of Yosemite Slough, with all its sinuosities, in the following three (3) general directions and distances:

- (1) northwesterly 1,500 feet, more or less,
- (2) southwesterly 200 feet, more or less, and
- (3) southeasterly 1,500 feet, more or less, to the mean high tide line of San Francisco Bay;

thence, along said mean high tide of San Francisco Bay, with all its sinuosities, in the following seven (7) general directions and distances:

- (1) southwesterly 600 feet, more or less,
- (2) southeasterly 2,600 feet, more or less,
- (3) southwesterly 2,200 feet, more or less,
- (4) southeasterly 1,000 feet, more or less,
- (5) northeasterly 700 feet, more or less,
- (6) southeasterly 700 feet, more or less, and
- (7) westerly 200 feet, more or less, to the county line between San Mateo County and said City and County of San Francisco;

thence, westerly along said county line 1,300 feet, more or less, to said mean high tide line of San Francisco Bay;

thence, along said mean high tide line, with all its sinuosities, in a generally westerly direction 4,000 feet, more or less, to said county line;

thence along said county line North 89°03'12" West, 50.11 feet, more or less, to the southeasterly boundary of Harney Way as designated and shown on that certain Map entitled "Map Showing the Opening of Harney Way from Jamestown to County Line", filed in Book U of Maps at Pages 64 and 65 under Document No. N63258, in the office of said Recorder;

thence along said southeasterly boundary the following seven (7) courses:

- (1) North 45°51'33" East 516.68 feet,
- (2) North 45°51'33" East 298.70 feet,
- (3) along a tangent curve to the right, concave southeasterly, having a radius of 360.00 feet, through a central angle of 41°03'15", an arc distance of 257.95 feet,
- (4) North 86°54'48" East 484.11 feet,
- (5) along a tangent curve to the left, concave northwesterly, having a radius of 440.00 feet, through a central angle of 16°27'53", an arc distance of 126.44 feet,
- (6) North 70°26'55" East 547.13 feet, and
- (7) along a tangent curve to the right, concave southerly, having a radius of 92.00 feet, through a central angle of 36°59'56", an arc distance of 59.41 feet to the southerly line of Jamestown Avenue as said Avenue is designated and shown on "Map Showing the Widening and Extension of Jamestown Avenue from Hunters Point Expressway to Redondo Street", filed in Map Book U, Pages 60-63, in the office of said Recorder;

thence along the southwesterly line of said Jamestown Avenue South 41°47'14" East 51.24 feet to a point from which survey control monument "Candlestick" described hereafter in the Basis of Bearing, bears South 51°20'09" West 2700.50 feet;

thence leaving said southwesterly line of Jamestown Avenue South 70°28'01" West 78.73 feet; thence North 19°31'59" West 13.92 feet;

thence southwesterly along a line running parallel with and 35.00 feet distant southeasterly from the southerly line of Harney Way as said southerly line is designated and shown on that certain map entitled "Map Showing the Widening of Harney Way from Jamestown Avenue to Alana Way", filed May 9, 1979 in Book X of Maps at Pages 4 and 5, under Document No. B099873, in the office of said Recorder the following two (2) courses:

- (1) South 70°26'55" West 543.19 feet, and
- (2) along a tangent curve to the right, concave northwesterly, having a radius of 492.00 feet, through a central angle of 16°27'53", an arc distance of 141.38 feet;

thence South 86°54'48" West 260.68 feet;

thence South 88°55'05" West 227.49 feet;

thence South 01°31'59" West 17.03 feet;

thence from a tangent which bears North 88°28'01" West along a non-tangent curve to the left, concave southeasterly, having a radius of 300.00 feet, through a central angle of 18°32'51", an arc distance of 97.11 feet;

thence North 17°00'52" West 16.72 feet;

thence from a tangent which bears South 72°59'08" West, along a curve to the left, concave southeasterly, having a radius of 500.00 feet, through a central angle of 20°19'52", an arc distance of 177.42 feet;

thence the following fifteen (15) courses:

- (1) South 56°53'02" East 282.67 feet,
- (2) North 66°15'15" East 89.60 feet,
- (3) North 45°25'04" East 85.86 feet,
- (4) North 70°06'35" East 121.71 feet,
- (5) South 60°39'53" East 88.05 feet,
- (6) South 43°15'05" East 119.42 feet,
- (7) South 63°50'44" East 133.57 feet,

- (8) South 54°07'51" East 43.39 feet,
- (9) South 50°45'14" East 148.74 feet,
- (10) North 63°31'31" East 102.86 feet,
- (11) North 36°20'30" East 235.12 feet,
- (12) North 59°53'58" East 233.55 feet,
- (13) North 73°48'12" East 214.43 feet,
- (14) South 85°22'26" East 87.38 feet, and
- (15) South 52°58'06" East 206.28 feet to a point on the southwesterly line of Jamestown Avenue as shown on Sheet 1 of 4 of the "Map Showing the Widening and Extension of Jamestown Avenue from Hunters Point Expressway to Redondo Street", filed in Book "U" of Maps at Pages 60 through 63 under Document No. N63257 in the office of said Recorder;

thence along said southwesterly boundary of Jamestown from a tangent which bears South 41°47'17" East, along a non-tangent curve to the left, concave northeasterly, having a radius of 700.00 feet, through a central angle of 47°15'56" an arc distance of 577.46 feet;
thence continuing along said boundary and its easterly prolongation South 89°03'10" East 462.95 feet to a point from which said survey control monument "Candlestick" bears South 72°41'35" West 3583.66 feet;

thence along the following seven (7) courses:

- (1) South 52°04'06" East 57.17 feet,
- (2) North 77°30'04" East 56.70 feet,
- (3) North 88°03'07" East 105.18 feet,
- (4) South 83°52'07" East 152.76 feet,
- (5) North 58°35'30" East 54.42 feet,
- (6) North 03°29'53" West 712.73 feet, and
- (7) North 41°59'03" West 355.46 feet to a point on the easterly line of Hunters Point Expressway as shown by the "Map Showing The Opening Of Hunters Point Expressway From Gilman Avenue to County Line", a copy of which is filed in Map Book U, Page 59, Document N63256 in the Office of the Recorder, from which survey control monument "Candlestick" described hereafter in the Basis of Bearing, bears South 60°08'31" West 4086.48 feet;

thence along said easterly line of Hunters Point Expressway North 00°56'49" East 300.59 feet to a point from which said survey control monument "Candlestick" bears South 56°39'28" West 4248.28 feet;

thence leaving last said easterly line and along the following fourteen (14) courses:

- (1) South 53°17'46" East 483.43 feet,
- (2) North 28°29'56" East 181.80 feet,
- (3) North 33°06'40" East 343.27 feet,
- (4) North 20°18'03" East 267.80 feet,
- (5) North 26°20'05" East 149.63 feet,
- (6) North 68°45'03" East 206.80 feet,
- (7) North 39°58'07" East 215.81 feet,
- (8) North 09°36'28" East 234.06 feet,
- (9) North 12°33'35" West 161.50 feet,
- (10) North 29°00'46" West 209.96 feet,
- (11) North 43°26'10" West 139.81 feet,

(12) North 50°22'41" West 36.37 feet to a point from which said survey control monument "Candlestick" bears South 49°34'30" West 5884.36 feet,
(13) South 48°00'38" West 806.04 feet, and
(14) South 47°59'55" West 419.20 feet to the northeasterly line of said Gilman Avenue;
thence along said Gilman Avenue North 53°18'15" West 323.38 feet to the southeasterly line of said Donahue Street;

thence along said Donahue Street North 36°41'45" East 1109.44 feet to a point from which said survey control monument "Candlestick" bears South 44°14'38" West 5693.66 feet;

thence the following nineteen (19) courses:

- (1) North 00°45'03" West 250.63 feet,
- (2) North 53°19'14" West 96.45 feet,
- (3) South 65°07'25" West 168.91 feet,
- (4) North 53°18'15" West 173.94 feet,
- (5) North 25°19'23" West 117.62 feet,
- (6) North 42°34'38" West 75.09 feet,
- (7) North 24°48'20" West 87.64 feet,
- (8) North 53°18'15" West 351.99 feet,
- (9) North 66°56'28" West 177.17 feet,
- (10) North 53°18'15" West 0.74 feet,
- (11) North 43°48'13" West 15.61 feet,
- (12) North 31°47'46" West 17.73 feet,
- (13) North 34°54'42" West 37.11 feet,
- (14) North 11°34'22" West 28.96 feet,
- (15) North 37°09'59" West 6.16 feet,
- (16) North 05°05'26" West 173.61 feet,
- (17) North 29°54'22" East 201.41 feet,
- (18) North 24°22'08" East 263.40 feet, and
- (19) North 53°19'18" West 418.36 feet to the southeasterly line of said Griffith Street,
from which point said survey control monument "Candlestick" bears South 25°41'14" West 6512.19 feet;

thence North 36°42'01" East 22.94 feet along said southeasterly line to the southwesterly line of Yosemite Avenue;

thence along said southwesterly line North 53°18'15" East 958.17 feet to the Agreed 1869 Ordinary High Water Mark described in Exhibit 25 to that certain Hunters Point Shipyard/Candlestick Point Title Settlement, Public Trust Exchange and Boundary Line Agreement recorded in Reel _____, Image _____, Document No.

_____, in the office of said Recorder;

thence in a generally northwesterly direction along said Agreed 1869 Ordinary High Water Mark 108 feet, more or less, to the northeasterly line of said Yosemite Avenue;

thence along said northeasterly line North 53°18'15" West 94.03 feet to a point 205 feet southeasterly of, measured along last said northeasterly line from said Ingalls Street;

thence North 36°42'01" East 200.00 feet to the southwesterly line of said Wallace Avenue to a point 205 feet southeasterly of, measured along last said southwesterly line, said Ingalls Street;
thence along said southwesterly line South 53°18'15" East 52.48 feet to said Agreed 1869 Ordinary High Water;

thence in a generally southeasterly direction along said Agreed 1869 Ordinary High Water Mark 277 feet, more or less, to the northeasterly line of said Wallace Avenue;
thence along said northeasterly line North 53°18'15" East 181.63 to the southeasterly line of said Hawes Street;

thence along said southeasterly line North 36°42'01" East 27.55 feet;

thence South 53°19'18" East 587.58 feet;

thence South 03°34'00" West 22.28 feet;

thence along the following four (4) courses:

- (1) South 52°20'04" East 172.46 feet,
- (2) South 52°08'03" East 134.28 feet,
- (3) South 56°23'09" East 220.08 feet, and
- (4) South 83°01'52" East 158.40 feet to the northwesterly line of said Arelious Walker Drive;

thence along said northwesterly line North 36°42'01" East 466.08 feet to the northeasterly line of Underwood Avenue and the POINT OF BEGINNING.

BASIS OF BEARING of this description is North 37° 08' 31" East between found monuments designated and shown on that certain Record of Survey filed in Book AA of Maps at Pages 49 to 58 in the Office of the City and County of San Francisco Recorder as points "CANDLESTICK" (HPGN D CA 04 GF, PID-AB7679, EPOCH 1991.35) and "US Navy Monument", a brass disk located at Innes Avenue and Earl Street with coordinates Northing 2,093,622.933 feet and Easting 6,020,345.522 feet.

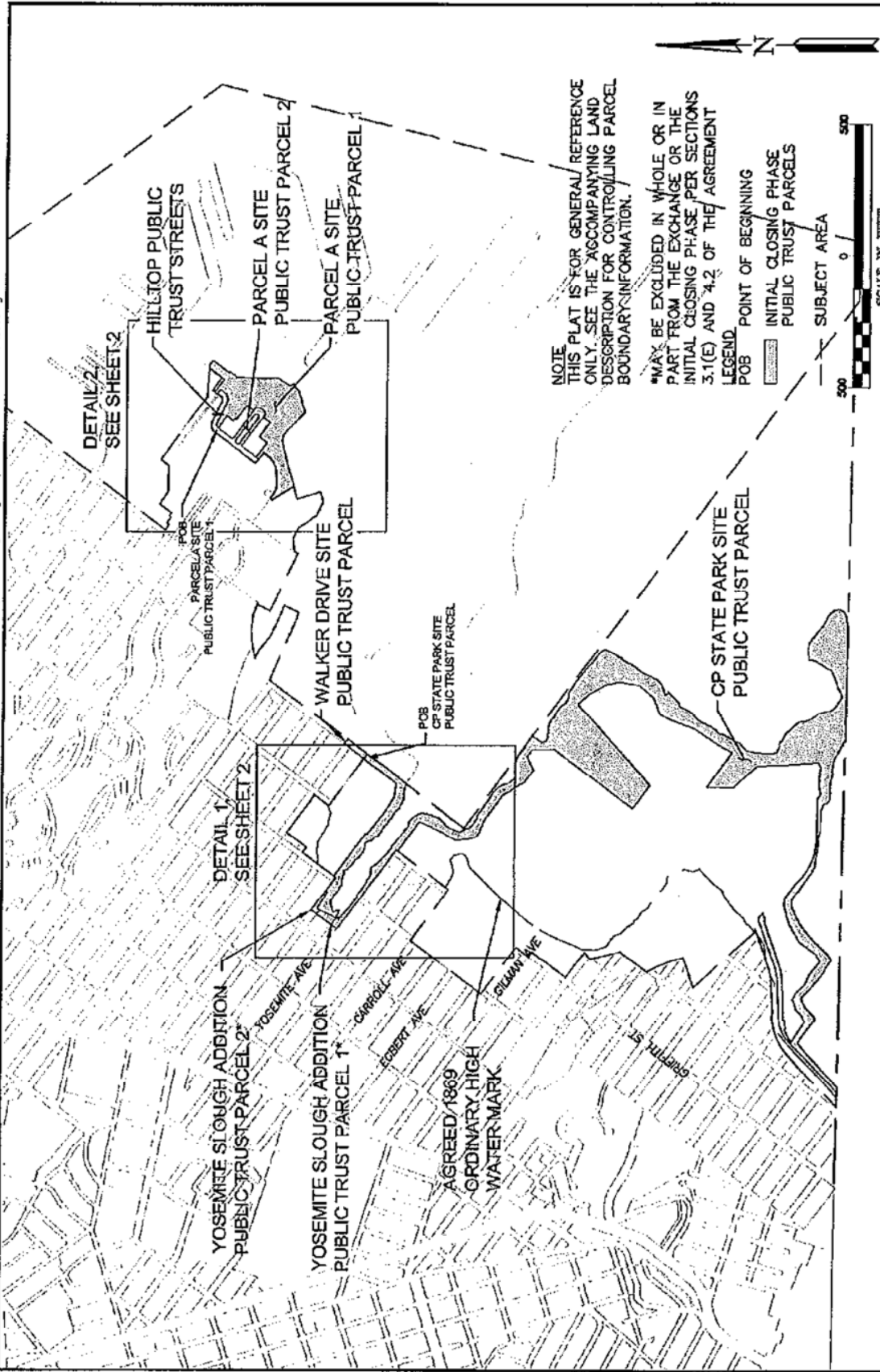
DISTANCES in this description are U.S. Survey feet and decimals thereof and are "Ground" measurements per Survey Control Note No. 4 as shown on Sheet 1 of said Record of Survey.

Unless otherwise noted herein all street citations are based upon that certain map entitled "Map of Lands Transferred in Trust to the City and County of San Francisco" as approved by the State Land Commission on October 29, 1975 and March 25, 1976 on file in Liber C169 pages 573 to 664, Document Number Y 88209 dated September 1974 and said map filed in Map Book W Pages 66 to 72 inclusive in the office of the Recorder of said City and County of San Francisco.

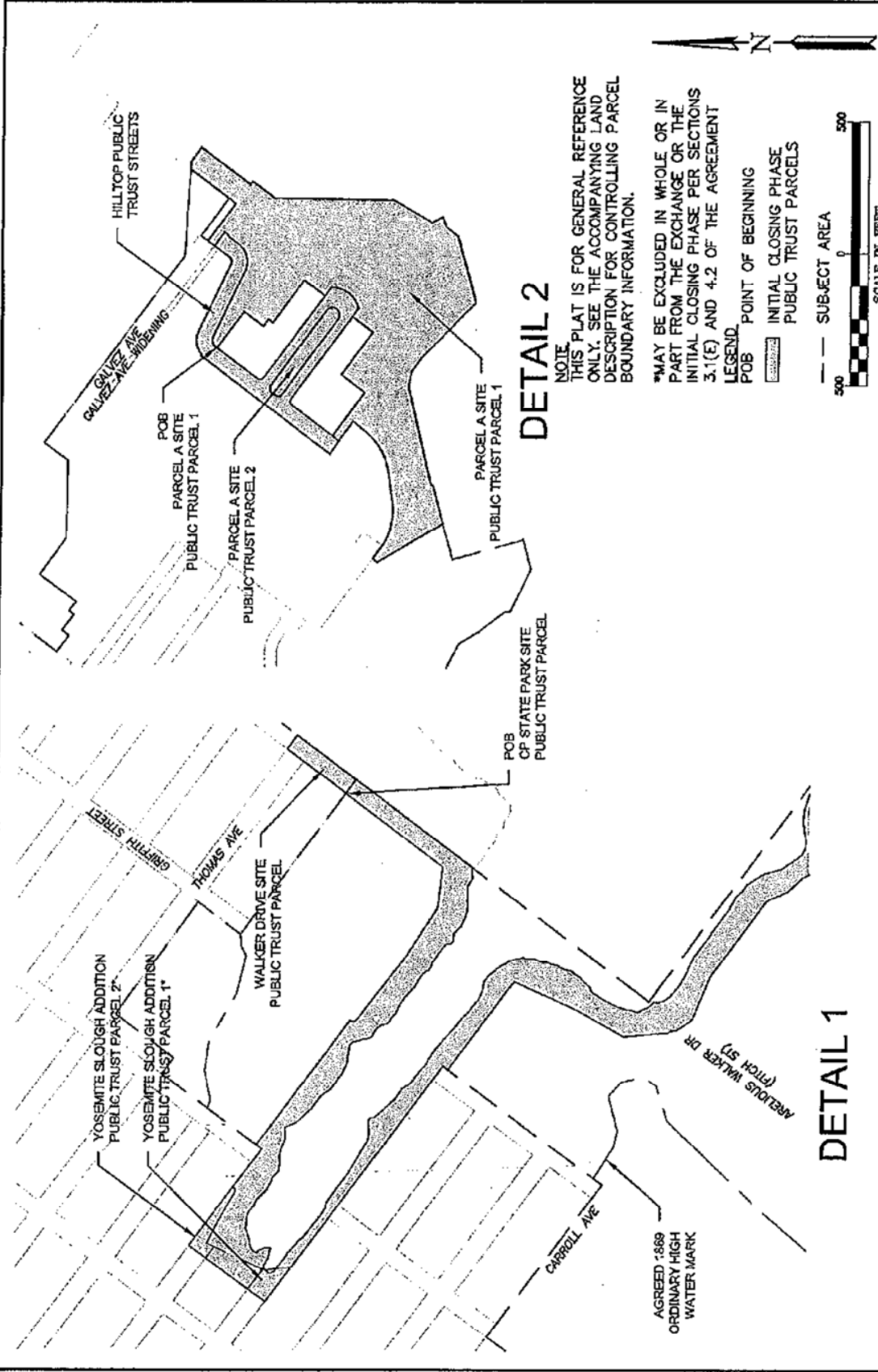
END OF DESCRIPTION

This description and its accompanying plat were prepared by Winzler & Kelly





WINTZLER & KELLY 417 Mendocino Street, Suite 700, San Francisco, CA 94104 Tel: (415) 223-8970 • Fax: (415) 223-8980 • www.w-k.com		HPS CP TITLE SETTLEMENT, PUBLIC TRUST EXCHANGE, AND BOUNDARY LINE AGREEMENT	
		PLAT TO ACCOMPANY LEGAL DESCRIPTION OF PUBLIC TRUST PARCELS FOR INITIAL CLOSING PHASE	
DRAWN BY: JMS	FILE NO:	REVISION DATE: 30 MAR 2011	SCALE: AS SHOWN



<p>WINZLER & KELLY 417 Montgomery Street, Suite 700 San Francisco, CA 94104 Tel: (415) 263-4670 Fax: (415) 263-4660 www.wk-land.com</p>		<p>HPS CP TITLE SETTLEMENT, PUBLIC TRUST EXCHANGE, AND BOUNDARY LINE AGREEMENT</p>	
<p>DRAWN BY: JMS</p>		<p>PLAT TO ACCOMPANY LEGAL DESCRIPTION OF PUBLIC TRUST PARCELS FOR INITIAL CLOSING PHASE</p>	
<p>REVISION DATE: 30 MAR 2011</p>		<p>FILE NO:</p>	
<p>SCALE: AS SHOWN</p>		<p>AS SHOWN</p>	

EXHIBIT O

W 26279
AD 557

LAND DESCRIPTION

Lease to State Parks of CP State Parks Site Public Trust Parcels

All that certain real property, including tide lands and submerged lands, whether filled or unfilled, situate in the City and County of San Francisco, State of California, described as follows:

BEGINNING at the intersection of the northeasterly line of Underwood Avenue (formerly 21st Avenue) with the northwesterly line of Arelious Walker Drive (formerly F Street) as said avenue and street is shown and so designated on that certain "Map of the Salt Marsh and Tide Lands and Lands Lying Under Water South of Second Street and Situate in the City and County Of San Francisco" filed in Map Book W at Pages 46-47, Document Number X45805, Official Records of said City and County;

thence along said northeasterly line South 53°18'15" East, 64.00 feet to the southeasterly line of said Arelious Walker Drive;

thence South 36°42'01" West, 554.63 feet along the southeasterly line of said Arelious Walker Drive to the mean high tide line of Yosemite Slough;

thence, along said mean high tide line of Yosemite Slough, with all its sinuosities, in the following three (3) general directions and distances:

- (1) northwesterly 1,500 feet, more or less,
- (2) southwesterly 200 feet, more or less, and
- (3) southeasterly 1,500 feet, more or less, to the mean high tide line of San Francisco Bay;

thence, along said mean high tide of San Francisco Bay, with all its sinuosities, in the following seven (7) general directions and distances:

- (1) southwesterly 600 feet, more or less,
- (2) southeasterly 2,600 feet, more or less,
- (3) southwesterly 2,200 feet, more or less,
- (4) southeasterly 1,000 feet, more or less,
- (5) northeasterly 700 feet, more or less,
- (6) southeasterly 700 feet, more or less, and
- (7) westerly 200 feet, more or less, to the county line between San Mateo County and said City and County of San Francisco;

thence, westerly along said county line 1,300 feet, more or less, to said mean high tide line of San Francisco Bay;

thence, along said mean high tide line, with all its sinuosities, in a generally westerly direction 4,000 feet, more or less, to said county line;

thence along said county line North 89°03'12" West, 50.11 feet, more or less, to the southeasterly boundary of Harney Way as designated and shown on that certain Map entitled "Map Showing the Opening of Harney Way from Jamestown to County Line", filed in Book U of Maps at Pages 64 and 65 under Document No. N63258, in the office of said Recorder;

thence along said southeasterly boundary North 45°51'33" East 516.68 feet;
thence North 46°57'55" East 202.58 feet;
thence from a tangent that bears North 46°38'06" East along a non-tangent curve to the right, concave southeasterly, having a radius of 405.80 feet, through a central angle of 7°01'26", an arc distance of 49.75 feet;

- (1) South 56°53'02" East 282.67 feet,
- (2) North 66°15'15" East 89.60 feet,
- (3) North 45°25'04" East 85.86 feet,
- (4) North 70°06'35" East 121.71 feet,
- (5) South 60°39'53" East 88.05 feet,
- (6) South 43°15'05" East 119.42 feet,
- (7) South 63°50'44" East 133.57 feet,
- (8) South 54°07'51" East 43.39 feet,
- (9) South 50°45'14" East 148.74 feet,
- (10) North 63°31'31" East 102.86 feet,
- (11) North 36°20'30" East 235.12 feet,
- (12) North 59°53'58" East 233.55 feet,
- (13) North 73°48'12" East 214.43 feet,
- (14) South 85°22'26" East 87.38 feet, and
- (15) South 52°58'06" East 206.28 feet to a point on the southwesterly line of Jamestown Avenue as shown on Sheet 1 of 4 of the "Map Showing the Widening and Extension of Jamestown Avenue from Hunters Point Expressway to Redondo Street", filed in Book "U" of Maps at Pages 60 through 63 under Document No. N63257 in the office of said Recorder;

thence along said southwesterly boundary of Jamestown from a tangent which bears South 41°47'17" East, along a non-tangent curve to the left, concave northeasterly, having a radius of 700.00 feet, through a central angle of 47°15'56" an arc distance of 577.46 feet;
thence continuing along said boundary and its easterly prolongation South 89°03'10" East 462.95 feet to a point from which said survey control monument "Candlestick" bears South 72°41'35" West 3583.66 feet;

thence along the following seven (7) courses:

- (1) South 52°04'06" East 57.17 feet,
- (2) North 77°30'04" East 56.70 feet,
- (3) North 88°03'07" East 105.18 feet,
- (4) South 83°52'07" East 152.76 feet,
- (5) North 58°35'30" East 54.42 feet,
- (6) North 03°29'53" West 712.73 feet, and
- (7) North 41°59'03" West 355.46 feet to a point on the easterly line of Hunters Point Expressway as shown by the "Map Showing The Opening Of Hunters Point Expressway From Gilman Avenue to County Line", a copy of which is filed in Map Book U, Page 59, Document N63256 in the Office of the Recorder, from which survey control monument "Candlestick" described hereafter in the Basis of Bearing, bears South 60°08'31" West 4086.48 feet;

thence along said easterly line of Hunters Point Expressway North 00°56'49" East 300.59 feet to a point from which said survey control monument "Candlestick" bears South 56°39'28" West 4248.28 feet;

thence leaving last said easterly line and along the following fourteen (14) courses:

- (1) South 53°17'46" East 483.43 feet,
- (2) North 28°29'56" East 181.80 feet,
- (3) North 33°06'40" East 343.27 feet,
- (4) North 20°18'03" East 267.80 feet,
- (5) North 26°20'05" East 149.63 feet,
- (6) North 68°45'03" East 206.80 feet,
- (7) North 39°58'07" East 215.81 feet,
- (8) North 09°36'28" East 234.06 feet,
- (9) North 12°33'35" West 161.50 feet,
- (10) North 29°00'46" West 209.96 feet,
- (11) North 43°26'10" West 139.81 feet,
- (12) North 50°22'41" West 36.37 feet to a point from which said survey control monument "Candlestick" bears South 49°34'30" West 5884.36 feet,
- (13) South 48°00'38" West 806.04 feet, and
- (14) South 47°59'55" West 419.20 feet to the northeasterly line of said Gilman Avenue;

thence along said Gilman Avenue North 53°18'15" West 323.38 feet to the southeasterly line of said Donahue Street;

thence along said Donahue Street North 36°41'45" East 1109.44 feet to a point from which said survey control monument "Candlestick" bears South 44°14'38" West 5693.66 feet;

thence the following nineteen (19) courses:

- (1) North 00°45'03" West 250.63 feet,
- (2) North 53°19'14" West 96.45 feet,
- (3) South 65°07'25" West 168.91 feet,
- (4) North 53°18'15" West 173.94 feet,
- (5) North 25°19'23" West 117.62 feet,
- (6) North 42°34'38" West 75.09 feet,
- (7) North 24°48'20" West 87.64 feet,
- (8) North 53°18'15" West 351.99 feet,
- (9) North 66°56'28" West 177.17 feet,
- (10) North 53°18'15" West 0.74 feet,
- (11) North 43°48'13" West 15.61 feet,
- (12) North 31°47'46" West 17.73 feet,
- (13) North 34°54'42" West 37.11 feet,
- (14) North 11°34'22" West 28.96 feet,
- (15) North 37°09'59" West 6.16 feet,
- (16) North 05°05'26" West 173.61 feet,
- (17) North 29°54'22" East 201.41 feet,
- (18) North 24°22'08" East 263.40 feet, and
- (19) North 53°19'18" West 418.36 feet to the southeasterly line of said Griffith Street, from which point said survey control monument "Candlestick" bears South 25°41'14" West 6512.19 feet;

thence North 36°42'01" East 22.94 feet along said southeasterly line to the southwesterly line of Yosemite Avenue;

thence along said southwesterly line North 53°18'15" East 958.17 feet to the Agreed 1869 Ordinary High Water Mark described in Exhibit 25 to that certain Hunters Point

Shipyard/Candlestick Point Title Settlement, Public Trust Exchange and Boundary Line Agreement recorded in Reel _____, Image _____, Document No.

_____, in the office of said Recorder;

thence in a generally northwesterly direction along said Agreed 1869 Ordinary High Water Mark 108 feet, more or less, to the northeasterly line of said Yosemite Avenue;

thence along said northeasterly line North 53°18'15" West 94.03 feet to a point 205 feet

southeasterly of, measured along last said northeasterly line from said Ingalls Street;

thence North 36°42'01" East 200.00 feet to the southwesterly line of said Wallace Avenue to a

point 205 feet southeasterly of, measured along last said southwesterly line, said Ingalls Street;

thence along said southwesterly line South 53°18'15" East 52.48 feet to said Agreed 1869

Ordinary High Water;

thence in a generally southeasterly direction along said Agreed 1869 Ordinary High Water Mark 277 feet, more or less, to the northeasterly line of said Wallace Avenue;

thence along said northeasterly line North 53°18'15" East 181.63 to the southeasterly line of said Hawes Street;

thence along said southeasterly line North 36°42'01" East 27.55 feet;

thence South 53°19'18" East 587.58 feet;

thence South 03°34'00" West 22.28 feet;

thence along the following four (4) courses:

(1) South 52°20'04" East 172.46 feet,

(2) South 52°08'03" East 134.28 feet,

(3) South 56°23'09" East 220.08 feet, and

(4) South 83°01'52" East 158.40 feet to the northwesterly line of said Arelious Walker Drive;

thence along said northwesterly line North 36°42'01" East 466.08 feet to the northeasterly line of Underwood Avenue and the POINT OF BEGINNING.

BASIS OF BEARING of this description is North 37° 08' 31" East between found monuments designated and shown on that certain Record of Survey filed in Book AA of Maps at Pages 49 to 58 in the Office of the City and County of San Francisco Recorder as points "CANDLESTICK" (HPGN D CA 04 GF, PID-AB7679, EPOCH 1991.35) and "US Navy Monument", a brass disk located at Innes Avenue and Earl Street with coordinates Northing 2,093,622.933 feet and Easting 6,020,345.522 feet.

DISTANCES in this description are U.S. Survey feet and decimals thereof and are "Ground" measurements per Survey Control Note No. 4 as shown on Sheet 1 of said Record of Survey.

Unless otherwise noted herein all street citations are based upon that certain map entitled "Map of Lands Transferred in Trust to the City and County of San Francisco" as approved by the State Land Commission on October 29, 1975 and March 25, 1976 on file in Liber C169 pages 573 to 664, Document Number Y 88209 dated September 1974 and said map filed in Map Book W Pages 66 to 72 inclusive in the office of the Recorder of said City and County of San Francisco.

EXCEPTING THEREFROM all those portions lying within the following described Exception Parcels One through Four:

Exception Parcel One

All that certain real property including tidelands and submerged land, whether filled or unfilled, situate in the City and County of San Francisco, State of California and being portions of Arelious Walker Drive (Formerly F Street) between Underwood Avenue (Formerly 21st Avenue) and Wallace Avenue (Formerly 23rd Avenue) all as designated and shown on that certain map entitled "Map of the Salt Marsh and Tide Lands and Lands Lying Under Water South of Second Street and Situate in the City and County Of San Francisco" approved by the Board of Tide Land Commissioners March 19, 1869 and filed in Map Book W at Pages 46-47, Document Number X45805, in the office of the Recorder of said City and County of San Francisco described as follows:

BEGINNING at the intersection of the northeasterly line of said Underwood Avenue with the northwesterly line of said Arelious Walker Drive;
thence along said northeasterly line of Underwood Avenue South 53°18'15" East 64.00 feet to the southeasterly line of said Arelious Walker Drive;
thence South 36°42'01" West 555.70 feet to the mean high tide line of San Francisco Bay;
thence along said mean high tide line with all its sinuosities, westerly 74 feet, more or less, to said northwesterly line of Arelious Walker Drive;
thence leaving said mean high tide line and along last said northwesterly line North 36°42'01" East 584.71 feet, more or less, to the POINT OF BEGINNING.

Exception Parcel Two

All that certain real property including tidelands and submerged land, whether filled or unfilled, situate in the City and County of San Francisco, State of California and being portions of Arelious Walker Drive (Formerly F Street), Bancroft Avenue (Formerly 26th Avenue) and Block 807, all as designated and shown on that certain map entitled "Map of the Salt Marsh and Tide Lands and Lands Lying Under Water South of Second Street and Situate in the City and County Of San Francisco" approved by the Board of Tide Land Commissioners March 19, 1869 and filed in Map Book W at Pages 46-47, Document Number X45805, in the office of the Recorder of said City and County of San Francisco described as follows;

COMMENCING at the intersection of the northeasterly line of Carroll Avenue (Formerly 27th Avenue) as shown on said Map of Tidelands previously cited with the northwesterly line of said Arelious Walker Drive;
thence along said northwesterly line of Arelious Walker Drive North 36°42'01" East 166.79 feet to the TRUE POINT OF BEGINNING;
thence leaving said northwesterly line South 05°05'26" East 21.78 feet;
thence South 37°09'59" East 6.16 feet;
thence South 11°34'22" East 28.96 feet;
thence South 34°54'42" East 37.11 feet;
thence South 31°47'46" East 17.73 feet;

thence South 43°48'13" East 13.34 feet to a point from which survey control monument "Candlestick", described hereafter in the Basis of Bearings, bears South 31°22'22" West 5789.28 feet;
thence North 36°41'45" East 123.04 feet, more or less, to the mean high tide line of San Francisco Bay;
thence along said mean high tide line, with all its sinuosities, northwesterly 134 feet, more or less, to said northwesterly line of Arcelius Walker Drive;
thence leaving said mean high tide line and along last said northwesterly line South 36°42'01" West 134.65 feet, more or less, to the TRUE POINT OF BEGINNING.

Exception Parcel Three

All that certain real property including tidelands and submerged land, whether filled or unfilled, situate in the City and County of San Francisco, State of California and being portions of Blocks 810, 826, 830, 844, together with portions of Donner Avenue (Formerly 28th Avenue), Egbert Avenue (Formerly 29th Avenue) and Fitzgerald Avenue (Formerly 30th Avenue), all as designated and shown on that certain map entitled "Map of the Salt Marsh and Tide Lands and Lands Lying Under Water South of Second Street and Situate in the City and County Of San Francisco" approved by the Board of Tide Land Commissioners March 19, 1869 and filed in Map Book W at Pages 46-47, Document Number X45805, in the office of the Recorder of said City and County of San Francisco, described as follows;

BEGINNING at the intersection of the northeasterly line of Gilman Avenue with the southeasterly line of Donahue Street as said Avenue and Street are shown on said certain map entitled "Map of the Salt Marsh and Tide Lands Lying Under Water South of Second Street and Situate in the City and County of San Francisco" previously cited;
thence along said southeasterly line of Donahue Street North 36°41'45" East 933.86 feet to a point from which said survey control monument "Candlestick bears South 44°29'00" West 5519.65 feet;
thence leaving said southeasterly line, South 21°59'15" East 16.88 feet;
thence from a tangent which bears South 04° 02' 51" West along a curve to the right, concave westerly, having a radius of 390.00 feet, through a central angle 16° 38' 07", an arc distance of 113.23 feet;
thence along a line parallel with said southeasterly line of Donahue Street South 36°41'45" West 655.11 feet;
thence leaving said parallel line South 53°18'15" East 295.88 feet;
thence South 47°59'55" West 182.68 feet;
thence North 00°56'49" East 14.75 feet to said northeasterly line of Gilman Avenue;
thence along said northeasterly line North 53°18'15" West 312.37 feet to the POINT OF BEGINNING.

Exception Parcel Four

All that certain real property including tidelands and submerged land, whether filled or unfilled, situate in the City and County of San Francisco, State of California and being portions of Blocks

860 and 857, together with portions of Ingerson Avenue (Formerly 33rd Avenue) as designated and shown on that certain map entitled "Map of the Salt Marsh and Tide Lands and Lands Lying Under Water South of Second Street and Situate in the City and County Of San Francisco" approved by the Board of Tide Land Commissioners March 19, 1869 and filed in Map Book W at Pages 46-47, Document Number X45805, in the office of the Recorder of said City and County of San Francisco, described as follows:

COMMENCING at the intersection of the northeasterly line of Gilman Avenue with the southeasterly line of Donahue Street, as said Avenue and Street are shown on said certain map entitled "Map of the Salt Marsh and Tide Lands lying under water South of Second Street and situate in the City and County of San Francisco", previously cited;
thence along said northeasterly line of Gilman Avenue South 53°18'15" East 312.37 feet;
thence leaving said northeasterly line and along the easterly line of Hunters Point Expressway as shown by the "Map Showing The Opening Of Hunters Point Expressway From Gilman Avenue to County Line" a copy of which is filed in Map Book U Page 59 Document N63256 in the Office of the Recorder of said City and County, South 00°56'49" West 667.72 feet to the TRUE POINT OF BEGINNING;
thence South 53°18'15" East 105.06 feet to a point from which said survey control monument "Candlestick" bears South 57°58'42" West 4285.22 feet;
thence South 36°41'45" West 96.78 feet;
thence South 00°43'22" West 179.14 feet;
thence South 89°16'38" East 1.50 feet;
thence South 00°43'22" West 14.75 feet;
thence North 41°59'00" West 45.43 feet to the said easterly line of said Hunters Point Expressway;
thence along last said easterly line, North 00°56'49" East 300.51 feet to the TRUE POINT OF BEGINNING.

The BASIS OF BEARINGS of this description is North 37°08'31" East between found monuments designated and shown on that certain Record of Survey filed in Book AA of Maps at Pages 49 to 58 in the Office of the City and County of San Francisco Recorder as survey control monuments "Candlestick" (HPGN D CA 04 GF, PID-AB7679, EPOCH 1991.35) and "US Navy Monument", a brass disk located at Innes Avenue and Earl Street with coordinates Northing 2,093,622.933 feet and Easting 6,020,345.522 feet.

DISTANCES in this description are ground measurements expressed in U.S. Survey per Survey Control Note No. 4 as shown on sheet 1 of said Record of Survey.

END OF DESCRIPTION

Prepared 3/30/2011 by the California State Lands Commission Boundary Unit



EXHIBIT P, PG 1 OF 3

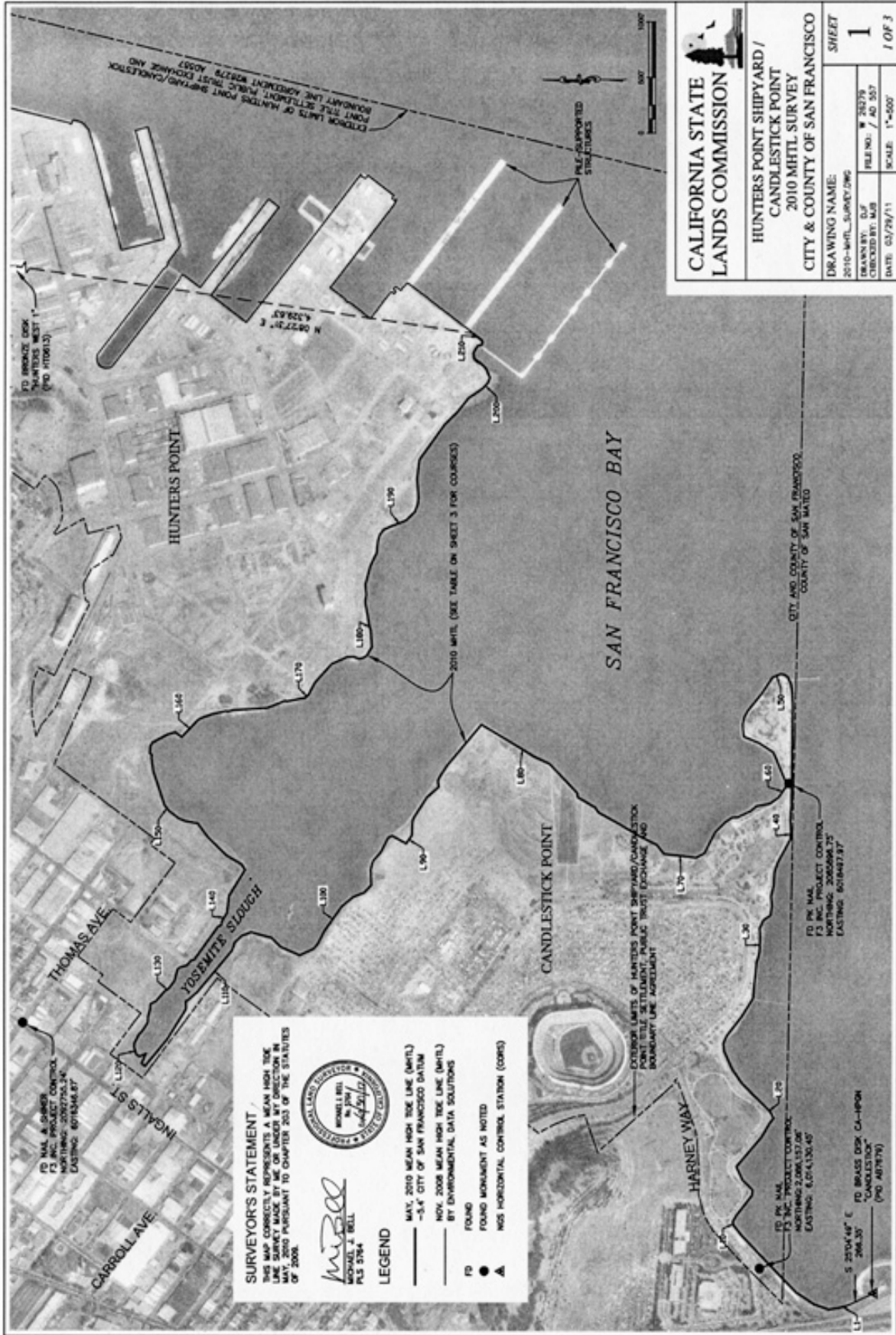


EXHIBIT P, PG 2 OF 3

BASE OF BEARINGS

THE BASIS OF BEARINGS OF THIS SURVEY IS FOR PROJECT CONTROL PROVIDED BY F-3 INC. AND BASED UPON BOOK AA OF MAPS AT PAGES 49 - 54, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO. THE BEARING IS COMPUTED AS N 47°23'40" E BETWEEN TOWNSHIP MONUMENTS 'CANDLESTICK', AS SHOWN ON SAID MAP, BEING NATIONAL GEODETIC SURVEY PD 487670, AND NATIONAL GEODETIC SURVEY 'HUNTERS WEST 1', PD 4170613.

HUNTERS WEST 1 - N. 2084053.807 E. 6022198.78
CANDLESTICK - N. 2085127.77 E. 6013911.09

BENCH MARK

THE BENCHMARK FOR THIS SURVEY IS NATIONAL GEODETIC SURVEY STATION 'HUNTERS WEST 1', PD 4170613, BEING A 1.5 METERS HIGH BRASS BENCHMARK WITH AN ALUMINUM MARK AT HUNTERS POINT SHIPYARD. THE ELEVATION OF THIS POINT TAKEN TO BE -0.33 FEET, CITY OF SAN FRANCISCO DATUM.

MEAN HIGH TIDE LINE STATEMENT

THE ELEVATION OF THE MEAN HIGH TIDE LINE (1985 - 2001 TOTAL EPOCH) IS TAKEN TO BE -0.4 FEET CITY OF SAN FRANCISCO (COSF) DATUM FOR THE PURPOSE OF THIS SURVEY.

THIS ELEVATION WAS DETERMINED WITH THE AID OF N.G.S. BENCH MARK SHEETS FOR STATIONS 'HUNTERS POINT', SAN FRANCISCO BAY, STATION PD 4170613 AND 'CANDLESTICK', SAN FRANCISCO BAY, STATION PD 4170613. THE DATUM AT ALAMANDA, CA WAS APPLIED TO THE 1985 - 1978 TOTAL EPOCH FOR 'HUNTERS POINT, SAN FRANCISCO BAY' TO CALCULATE A NEW ELEVATION OF -0.4 FEET COSF DATUM.

SURVEY PROCEDURE

THE 2010 MHTL SURVEY WAS PERFORMED BY HUN GEOSPATIAL, INC. USING PHOTOGRAMMETRIC METHODS CONSISTENT WITH A 1"-20', 6.5' CONTOUR INTERVAL SURVEY, BASED ON GROUND CONTROL PROVIDED BY STATE LANDS SURVEY CREWS USING LEICA AT802 ANTENNAS AND LEICA SP350 GPS RECEIVERS, EMPLOYING RTK GPS PROCEDURES. SURVEY CREWS PERFORMING THE 2010 MHTL SURVEY WERE DENIED ACCESS TO THE IMPROVED SHORELINE OF THE SHIPYARD DUE TO DANGEROUS CONDITIONS. THE RELIABILITY OF THE NOV. 2008 MHTL SHOWN HEREON WAS DECIDED USING ORIGINATED DIGITAL PHOTO QUANTER QUAD MAPS. THIS HAS BEEN TAKEN INTO CONSIDERATION DRAWINGS FOR THE HUNTERS POINT NAVAL SHIPYARD.

BASE IMAGERY

0000 IMAGE (3715297-446, 3712294-462)
OBTAINED FROM CAL-ATLAS : <http://www.eftba.ca.gov/>
REPRODUCTION DATE 5/16/1999

**CALIFORNIA STATE
LANDS COMMISSION**

HUNTERS POINT SHIPYARD /
CANDLESTICK POINT
2010 MHTL SURVEY

CITY & COUNTY OF SAN FRANCISCO

DRAWING NAME:	SHEET
2010-MHTL-SURVEY.DWG	2
DRAWN BY: DAF	FILE NO.: W 20279
CHECKED BY: MJB	FILE NO.: / AD 557
DATE: 03/28/11	SCALE: 1"=500'

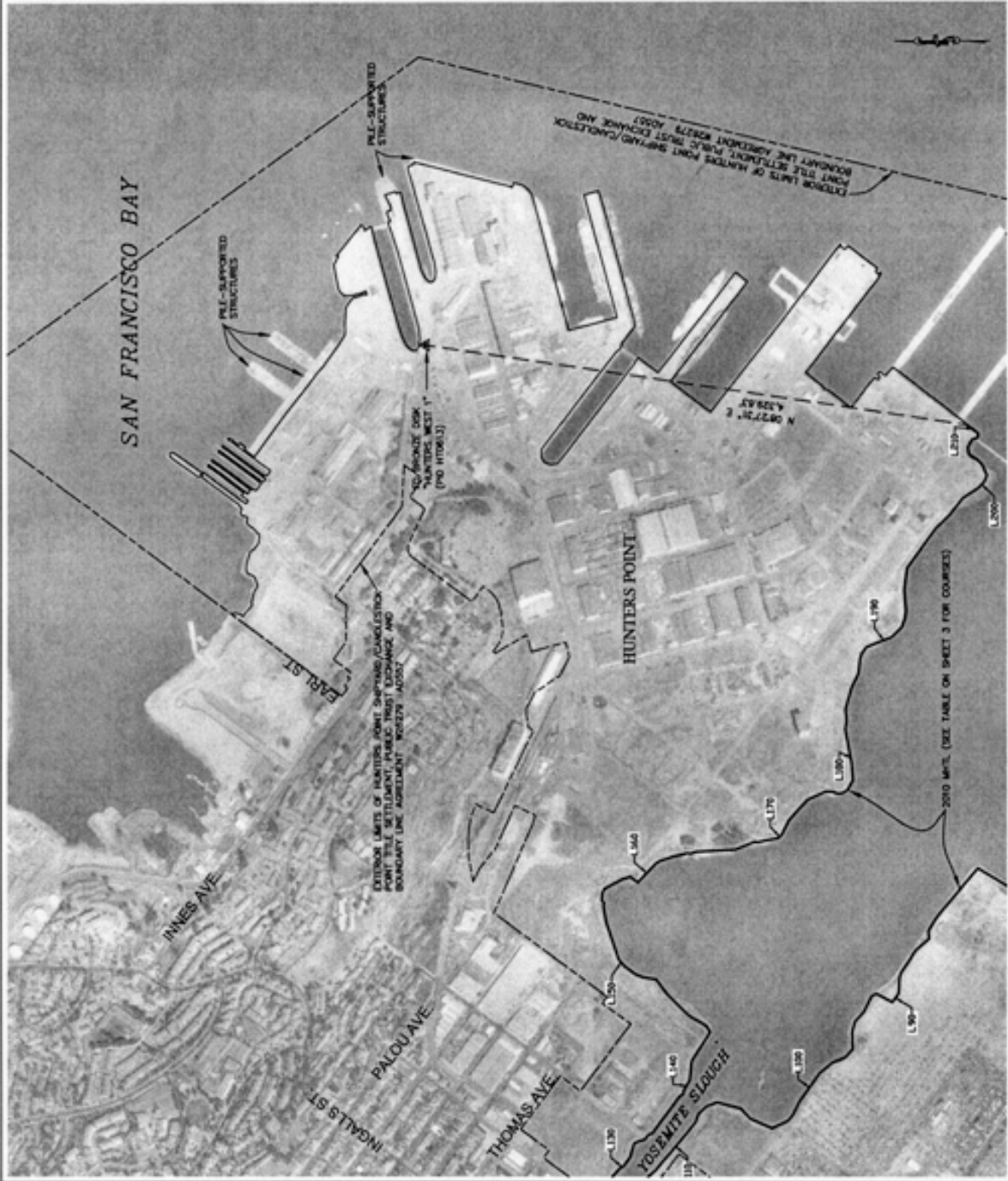


EXHIBIT P, PG 3 OF 3

Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L200	74.265	S47°44'33.45"E	L170	49.973	S39°15'32.23"E	L100	39.234	S97°34'47.75"E
L201	48.039	S60°43'43.32"E	L171	122.785	S62°50'20.69"E	L101	30.168	S89°13'44.80"E
L202	61.617	N65°25'26.86"E	L172	223.690	S48°07'43.01"E	L102	60.681	N88°33'04.18"E
L203	61.467	N45°10'16.47"E	L173	154.492	S24°24'18.33"E	L103	136.967	S84°48'47.44"E
L204	69.973	N33°30'21.15"E	L174	54.957	S01°18'45.28"E	L104	142.754	N89°52'45.61"E
L205	96.484	N78°42'37.63"E	L175	49.644	S20°27'02.27"E	L105	92.588	N67°32'00.76"E
L206	76.124	S59°30'24.83"E	L176	35.395	S29°39'20.97"E	L106	75.245	N81°53'12.21"E
L207	36.817	S12°37'03.56"E	L177	45.852	S29°39'20.97"E	L107	76.595	N67°41'31.37"E
L208	23.614	S68°38'45.36"E	L178	91.031	S60°50'41.01"E	L108	37.637	N37°00'51.37"E
L209	30.346	N88°13'55.49"E	L179	144.731	N85°33'41.01"E	L109	36.535	N12°02'08.73"E
L210	100.842	N38°13'33.14"E	N. 2,088,236.66	E. 6,010,261.41	L110	80.472	N23°49'36.68"E	
N. 2,088,733.76	E. 6,027,525.30	L170	49.973	S39°15'32.23"E	L111	170.646	N65°46'44.14"E	

Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L186	210.630	S46°19'23.55"E	L171	122.785	S62°50'20.69"E	L150	71.982	N51°42'05.35"E
L187	171.896	S22°06'26.99"E	L172	223.690	S48°07'43.01"E	L151	311.714	N71°30'35.70"E
L188	2,648	S32°52'13.75"E	L173	154.492	S24°24'18.33"E	L152	131.944	N81°06'19.88"E
L189	168.988	S11°17'1.38"E	L174	54.957	S01°18'45.28"E	L153	19.431	S75°48'50.51"E
N. 2,088,236.66	E. 6,010,261.41	L175	49.644	S20°27'02.27"E	L154	28.737	S72°25'33.77"E	
L170	49.973	S39°15'32.23"E	L176	35.395	S29°39'20.97"E	L155	67.312	S84°46'50.82"E
L171	122.785	S62°50'20.69"E	L177	45.852	S29°39'20.97"E	L156	32.356	S60°21'50.86"E
L172	223.690	S48°07'43.01"E	L178	91.031	S60°50'41.01"E	L157	155.078	S78°46'47.08"E
L173	154.492	S24°24'18.33"E	L179	144.731	N85°33'41.01"E	L158	68.111	S71°14'00.28"E
L174	54.957	S01°18'45.28"E	N. 2,088,650.23	E. 6,018,881.99	L159	73.438	S38°35'51.85"E	
L175	49.644	S20°27'02.27"E	L180	67.861	N77°07'42.65"E	N. 2,091,339.81	E. 6,018,911.41	
L176	35.395	S29°39'20.97"E	L181	68.877	N79°50'38.34"E	L160	86.206	N65°08'16.61"E
L177	45.852	S29°39'20.97"E	L182	83.138	S80°23'19.16"E	L161	143.371	N28°07'01.66"E
L178	91.031	S60°50'41.01"E	L183	91.268	N64°10'31.24"E	L162	35.102	N50°03'30.70"E
L179	144.731	N85°33'41.01"E	L184	173.869	S74°40'04.81"E	L163	190.665	N10°25'03.42"E
N. 2,088,650.23	E. 6,018,881.99	L185	132.866	S64°10'08.14"E	L164	70.057	N39°45'24.21"E	
L186	210.630	S46°19'23.55"E	L186	173.869	S74°40'04.81"E	L165	45.969	N02°39'23.30"E
L187	171.896	S22°06'26.99"E	L187	132.866	S64°10'08.14"E	L166	74.939	N37°46'44.37"E
L188	2,648	S32°52'13.75"E	L188	132.866	S64°10'08.14"E	L167	131.535	N44°37'22.60"E
L189	168.988	S11°17'1.38"E	L189	132.866	S64°10'08.14"E	L168	214.054	N63°00'06.39"E
N. 2,088,236.66	E. 6,010,261.41	L190	132.866	S64°10'08.14"E	L169	82.792	N25°57'18.25"E	
L170	49.973	S39°15'32.23"E	L191	132.866	S64°10'08.14"E	L170	287.589	N08°15'37.12"E
L171	122.785	S62°50'20.69"E	L192	132.866	S64°10'08.14"E	L171	103.708	N01°46'28.71"E
L172	223.690	S48°07'43.01"E	L193	132.866	S64°10'08.14"E	L172	170.451	N26°49'28.95"E
L173	154.492	S24°24'18.33"E	L194	132.866	S64°10'08.14"E	L173	271.978	N37°41'14.71"E
L174	54.957	S01°18'45.28"E	L195	132.866	S64°10'08.14"E	L174	205.38	N29°06'53.00"E
L175	49.644	S20°27'02.27"E	L196	132.866	S64°10'08.14"E	L175	84.795	N62°12'37.19"E
L176	35.395	S29°39'20.97"E	L197	132.866	S64°10'08.14"E	L176	185.710	N11°03'18.83"E
L177	45.852	S29°39'20.97"E	L198	132.866	S64°10'08.14"E	L177	35.138	N86°16'00.44"E
L178	91.031	S60°50'41.01"E	L199	132.866	S64°10'08.14"E	L178	381.955	N48°41'43.14"E
L179	144.731	N85°33'41.01"E	L200	132.866	S64°10'08.14"E	L179	117.445	N24°30'36.45"E
N. 2,088,650.23	E. 6,018,881.99	L201	132.866	S64°10'08.14"E	N. 2,088,179.96	E. 6,018,735.01		
L180	67.861	N77°07'42.65"E	L202	132.866	S64°10'08.14"E	N. 2,085,883.97	E. 6,017,988.86	
L181	68.877	N79°50'38.34"E	L203	132.866	S64°10'08.14"E	L10	34.016	N68°55'33.83"E
L182	83.138	S80°23'19.16"E	L204	132.866	S64°10'08.14"E	L11	64.812	S50°14'55.23"E
L183	91.268	N64°10'31.24"E	L205	132.866	S64°10'08.14"E	L12	232.507	S51°55'01.59"E
L184	173.869	S74°40'04.81"E	L206	132.866	S64°10'08.14"E	L13	47.139	S36°38'38.97"E
L185	132.866	S64°10'08.14"E	L207	132.866	S64°10'08.14"E	L14	126.719	N44°38'46.84"E
L186	173.869	S74°40'04.81"E	L208	132.866	S64°10'08.14"E	L15	130.448	N65°11'24.95"E
L187	132.866	S64°10'08.14"E	L209	132.866	S64°10'08.14"E	L16	355.041	S49°31'50.93"E
L188	132.866	S64°10'08.14"E	L210	132.866	S64°10'08.14"E	L17	148.898	S60°21'52.91"E
L189	132.866	S64°10'08.14"E	L211	132.866	S64°10'08.14"E	L18	50.102	S90°36'46.67"E
L190	132.866	S64°10'08.14"E	L212	132.866	S64°10'08.14"E	L19	57.915	N63°30'35.53"E
L191	132.866	S64°10'08.14"E	L213	132.866	S64°10'08.14"E	N. 2,088,456.36	E. 6,015,337.12	
L192	132.866	S64°10'08.14"E	L214	132.866	S64°10'08.14"E	L20	45.029	N47°21'28.41"E
L193	132.866	S64°10'08.14"E	L215	132.866	S64°10'08.14"E	L21	308.246	N42°19'05.43"E
L194	132.866	S64°10'08.14"E	L216	132.866	S64°10'08.14"E	L22	148.001	N55°49'34.73"E
L195	132.866	S64°10'08.14"E	L217	132.866	S64°10'08.14"E	L23	181.817	N65°04'42.55"E
L196	132.866	S64°10'08.14"E	L218	132.866	S64°10'08.14"E	L24	67.857	N85°04'32.66"E
L197	132.866	S64°10'08.14"E	L219	132.866	S64°10'08.14"E	L25	74.540	S86°12'19.60"E
L198	132.866	S64°10'08.14"E	L220	132.866	S64°10'08.14"E	L26	227.733	S22°17'31.87"E
L199	132.866	S64°10'08.14"E	L221	132.866	S64°10'08.14"E	L27	164.092	S58°46'27.38"E
L200	132.866	S64°10'08.14"E	L222	132.866	S64°10'08.14"E	L28	310.919	S64°03'33.40"E
N. 2,088,179.96	E. 6,018,735.01	L223	132.866	S64°10'08.14"E	L29	100.895	S74°29'13.10"E	
N. 2,085,883.97	E. 6,017,988.86	L224	132.866	S64°10'08.14"E	N. 2,086,160.75	E. 6,016,680.37		
L10	34.016	N68°55'33.83"E	L225	132.866	S64°10'08.14"E	L30	39.234	S97°34'47.75"E
L11	64.812	S50°14'55.23"E	L226	132.866	S64°10'08.14"E	L31	73.223	N88°16'16.90"E
L12	232.507	S51°55'01.59"E	L227	132.866	S64°10'08.14"E	L32	82.030	S68°25'42.67"E
L13	47.139	S36°38'38.97"E	L228	132.866	S64°10'08.14"E	L33	74.900	S31°06'54.63"E
L14	126.719	N44°38'46.84"E	L229	132.866	S64°10'08.14"E	L34	88.884	S60°45'38.93"E
L15	130.448	N65°11'24.95"E	L230	132.866	S64°10'08.14"E	L35	84.795	N62°12'37.19"E
L16	355.041	S49°31'50.93"E	L231	132.866	S64°10'08.14"E	L36	109.27	S70°21'28.69"E
L17	148.898	S60°21'52.91"E	L232	132.866	S64°10'08.14"E	L37	116.944	S68°46'38.96"E
L18	50.102	S90°36'46.67"E	L233	132.866	S64°10'08.14"E	L38	65.784	S71°00'49.57"E
L19	57.915	N63°30'35.53"E	L234	132.866	S64°10'08.14"E	L39	243.241	S81°42'54.15"E
N. 2,088,456.36	E. 6,015,337.12	L235	132.866	S64°10'08.14"E	N. 2,085,883.97	E. 6,017,988.86		
L20	45.029	N47°21'28.41"E	L236	132.866	S64°10'08.14"E	L30	39.234	S97°34'47.75"E
L21	308.246	N42°19'05.43"E	L237	132.866	S64°10'08.14"E	L31	73.223	N88°16'16.90"E
L22	148.001	N55°49'34.73"E	L238	132.866	S64°10'08.14"E	L32	82.030	S68°25'42.67"E
L23	181.817	N65°04'42.55"E	L239	132.866	S64°10'08.14"E	L33	74.900	S31°06'54.63"E
L24	67.857	N85°04'32.66"E	L240	132.866	S64°10'08.14"E	L34	88.884	S60°45'38.93"E
L25	74.540	S86°12'19.60"E	L241	132.866	S64°10'08.14"E	L35	84.795	N62°12'37.19"E
L26	227.733	S22°17'31.87"E	L242	132.866	S64°10'08.14"E	L36	109.27	S70°21'28.69"E
L27	164.092	S58°46'27.38"E	L243	132.866	S64°10'08.14"E	L37	116.944	S68°46'38.96"E
L28	310.919	S64°03'33.40"E	L244	132.866	S64°10'08.14"E	L38	65.784	S71°00'49.57"E
L29	100.895	S74°29'13.10"E	L245	132.866	S64°10'08.14"E	L39	243.241	S81°42'54.15"E
N. 2,086,160.75	E. 6,016,680.37	L246	132.866	S64°10'08.14"E	N. 2,085,883.97	E. 6,017,988.86		
L30	39.234	S97°34'47.75"E	L247	132.866	S64°10'08.14"E	L30	39.234	S97°34'47.75"E
L31	73.223	N88°16'16.90"E	L248	132.866	S64°10'08.14"E	L31	73.223	N88°16'16.90"E
L32	82.030	S68°25'42.67"E	L249	132.866	S64°10'08.14"E	L32	82.030	S68°25'42.67"E
L33	74.900	S31°06'54.63"E	L250	132.866	S64°10'08.14"E	L33	74.900	S31°06'54.63"E
L34	88.884	S60°45'38.93"E	L251	132.866	S64°10'08.14"E	L34	88.884	S60°45'38.93"E
L35	84.795	N62°12'37.19"E	L252	132.866	S64°10'08.14"E	L35	84.795	N62°12'37.19"E
L36	109.27	S70°21'28.69"E	L253	132.866	S64°10'08.14"E	L36	109.27	S70°21'28.69"E