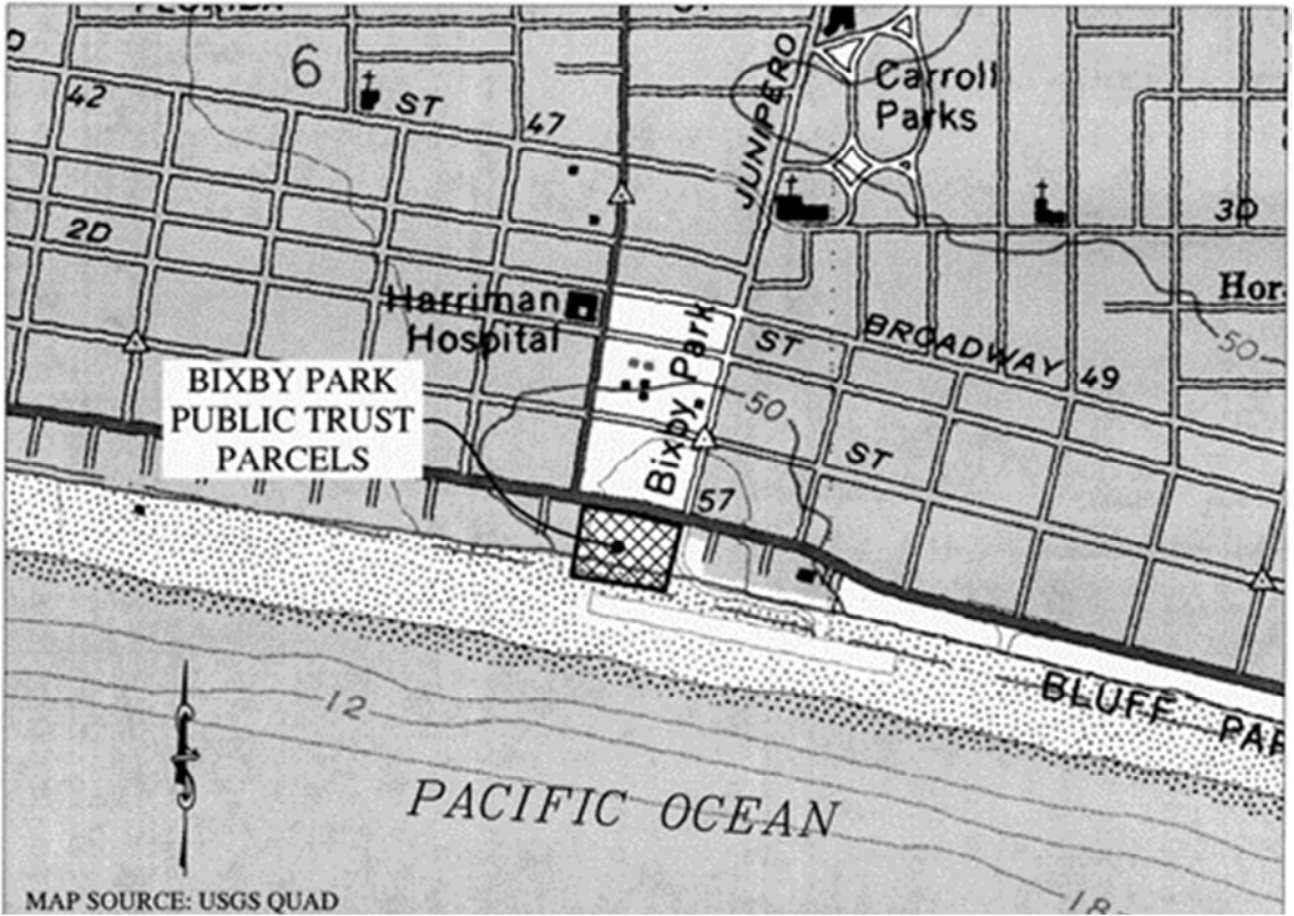


NO SCALE

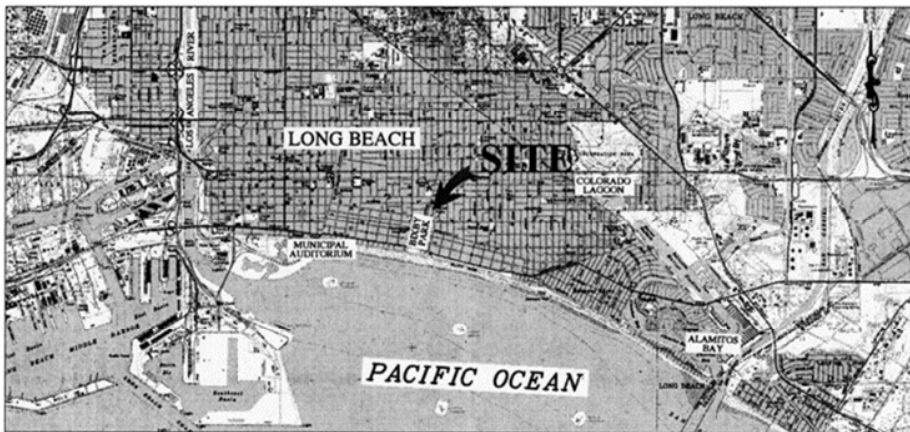
**SITE**



**BIXBY PARK PUBLIC TRUST PARCELS  
QUEENSWAY BAY EXCHANGE AGREEMENT**

NO SCALE

**LOCATION**



MAP SOURCE: USGS QUAD

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 B**

W 26386  
TITLE SETTLEMENT  
CITY OF  
LONG BEACH  
LOS ANGELES COUNTY



JWP 03/11