

**ASSIGNMENT OF CONTRACTS AND INTANGIBLES AND ASSUMPTION  
AGREEMENT**

THIS ASSIGNMENT OF CONTRACTS AND INTANGIBLES AND ASSUMPTION AGREEMENT (this “Assignment”) is made and entered into as of the 15<sup>th</sup> day of September, 2020 (the “Effective Date”), by and between **BERINGIA CENTRAL LLC**, a Delaware limited liability company (“Assignor”), and **USBT PROPERTY OWNER LP**, a Delaware limited partnership (“Assignee”).

**WITNESSETH:**

WHEREAS, Assignor and Assignee are parties to that certain Purchase and Sale Agreement and Joint Escrow Instructions, dated as of July 16, 2020 (as the same may have been amended prior to the date hereof, the “Purchase Agreement”), pursuant to which, *inter alia*, Assignor has agreed to sell to Assignee, and Assignee has agreed to purchase from Assignor, certain real property commonly known as 633 West Fifth Street, 700 West Fifth Street and 524 South Flower Street, City of Los Angeles, County of Los Angeles, State of California, and more particularly described on Exhibit A attached hereto and incorporated herein by reference (the “Real Property”). Capitalized terms used herein and not separately defined have the meanings ascribed to them in the Purchase Agreement.

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Assignor and Assignee hereby agree as follows:

1. Assignor does hereby assign, sell, transfer, set over and deliver to Assignee all of Assignor’s assignable right, title and interest in, to and under the Assigned Contracts, with all amendments, modifications and supplements thereof, listed on Exhibit B attached hereto and incorporated herein by this reference (the “Transferred Contracts”) and the other Intangibles related to the Transferred Contracts, in each case which relate to the Real Property all subject to the terms and conditions hereinafter set forth and the representations, warranties, covenants and limitations set forth in the Purchase Agreement.
2. Assignee hereby accepts such assignment by Assignor and agrees to fully perform and assume all of the terms and conditions, covenants, obligations and liabilities of Assignor under or in connection with the Transferred Contracts arising or accruing with respect to the period from and after the Effective Date and the Assumed Purchase Agreement Obligations (as herein defined).
3. Assignor hereby acknowledges that Assignor has retained, and Assignee shall not assume, or be responsible for, any of the obligations, covenants, terms and conditions of any of the Transferred Contracts or other Intangibles related to the Transferred Contracts, to the extent such obligations, covenants, terms and conditions were to be performed or observed by Assignor thereunder prior to the Effective Date
4. Subject to Sections 10.5 and 13.24 of the Purchase Agreement, Assignor shall indemnify, protect and defend Assignee and hold Assignee harmless from and against any and

all Claims pertaining to the obligations and liabilities under any of the Transferred Contracts and/or other Intangibles related to the Transferred Contracts to be performed, observed or paid by Assignor thereunder prior to the Effective Date.

5. Assignee shall indemnify, protect and defend Assignor and hold Assignor harmless from and against any and all Claims pertaining to the obligations and liabilities under the Transferred Contracts related to the Transferred Contracts and/or other Intangibles to be performed, observed or paid by Assignee thereunder to the extent arising or accruing with respect to the period from and after the Effective Date.

6. In any action or proceeding (whether judicial or non-judicial and whether arising at law or in equity) between Assignor and Assignee to enforce or interpret any of the covenants, conditions, agreements or provisions of this Assignment, the prevailing party in any such action or proceeding shall be entitled to recover all reasonable fees, costs and expenses incurred in connection with such action or proceeding, including, without limitation, attorneys' fees, charges, disbursements, court and filing fees and the fees and costs of expert witnesses.

7. This Assignment and the provisions hereof shall inure to the benefit of and be binding upon the parties to this Assignment and their respective successors, heirs and permitted assigns.

8. Each party agrees that it will execute and deliver such additional documents and take such additional actions as may be reasonably requested by the other party to consummate the transactions contemplated hereby.

9. Except as otherwise expressly set forth herein, Assignor and Assignee do not intend, and this Assignment shall not be construed, to create a third-party beneficiary status or interest in, nor give any third-party beneficiary rights or remedies to, any other person or entity not a party to this Assignment.

10. This Assignment shall be governed by, interpreted under, and construed and enforceable in accordance with, the laws of the State of California, and may not be modified or amended except by written agreement signed by both Assignor and Assignee.

11. This Assignment may be executed in counterparts, each of which shall be deemed an original, and all of which shall, when taken together, be deemed one document.

12. The parties hereby agree that a PDF copy of each party's original signature to this Assignment delivered by electronic mail shall be effective as such party's signature to this Assignment.

13. Nothing in this Assignment alters or amends any covenants, agreements, representations, warranties, releases or indemnities set forth in the Purchase Agreement, all of which shall be independent of the terms and conditions of this Assignment.

*[Signatures appear on the following page]*

IN WITNESS WHEREOF, the parties hereto have executed this Assignment as of the date first written above.

**ASSIGNOR:**

**BERINGIA CENTRAL LLC,**  
a Delaware limited liability company

By: 

Name: Dolf Renaud

Title: Authorized Representative

*[Signatures continue on the next page]*

**ASSIGNEE:**

**USBT PROPERTY OWNER LP,**  
a Delaware limited partnership

By: 

Name: Michael L. Levy

Title: Executive Vice President

## **EXHIBIT A**

### **Legal Description**

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

#### PARCEL 1:

THAT PARCEL OF LAND IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA CONSISTING OF A PORTION OF LOT 6, BLOCK "M" OF THE MOTT TRACT, AS PER MAP FILED IN BOOK 1, PAGE 489 OF MISCELLANEOUS RECORDS AND A PORTION OF LOTS 12, 13 AND 14 IN BLOCK 108 OF THE BELLEVUE TERRACE TRACT FILED IN BOOK 2, PAGE 585 OF MISCELLANEOUS RECORDS OF SAID COUNTY AND A PORTION OF THE LANDS DESIGNATED "BELLEVUE TERRACE" ON THE MAP OF SAID BELLEVUE TERRACE TRACT, TOGETHER WITH A PORTION OF HOPE STREET AS SHOWN ON MAP OF PARCEL MAP L.A. NO. 1896 FILED IN BOOK 24, PAGE 21 OF PARCEL MAP AND THAT PORTION CREATED BY INSTRUMENT NO. 82-465394 TOGETHER WITH THAT PORTION OF 5TH STREET FORMERLY BEING PARTS OF LOTS 11 AND 12, BLOCK 108, OF THE SAID BELLEVUE TERRACE TRACT AND BEING CREATED BY CITY ENGINEERS DEED C E. 2-64. ORDINANCE NO. 30.973 N.S. ORDINANCE NO. 63.630, ORDINANCE NO. 160.287 RECORDED ON APRIL 11, 1986 AS INSTRUMENT NO. 86-451366, RECORDED IN VOLUME 24, PAGE 4 OF STREET VACATION MAPS IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF LOS ANGELES AND THAT PORTION OF AN ALLEY (12 FEET WIDE) PER CITY ENGINEERS DEED C E. 14-367.368 AND RECORDED IN BOOK 4856, PAGE 317 OF DEEDS AND RECORDED IN BOOK 4871, PAGE 216 OF DEEDS RECORDS OF SAID COUNTY ALL BEING RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF SAID 5TH STREET (79 FEET WIDE) WITH THE NORTHWESTERLY LINE OF SAID HOPE STREET (83 FEET WIDE) AS SAID INTERSECTION IS SHOWN ON SAID STREET VACATION MAP; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE TO A POINT OF CUSP OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 50 FEET AS SHOWN ON SAID STREET VACATION MAP; THENCE SOUTHEASTERLY ALONG SAID CURVE TO A REVERSE CURVE AS SHOWN ON SAID LAST MENTIONED MAP AS BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 40 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO A POINT OF TANGENCY WITH A LINE PARALLEL WITH DISTANT SOUTHWESTERLY 95 FEET MEASURED AT RIGHT ANGLES FROM THE NORTHEASTERLY LINE OF LOT 7 IN BLOCK "M" OF SAID MOTT TRACT THENCE SOUTHEASTERLY ALONG SAID LINE TO THE SOUTHEASTERLY LINE OF SAID 12 FOOT WIDE ALLEY; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE TO SAID

NORTHEASTERLY LINE OF 5TH STREET; THENCE NORTHWESTERLY ALONG SAID LINE TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM ALL URANIUM, AND OTHER FISSIONABLE MATERIAL, ALL OIL, GAS, PETROLEUM, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES AND OTHER MINERALS AND MINERAL ORES OF EVERY KIND AND CHARACTER WHETHER SIMILAR TO THESE HEREIN SPECIFIED OR NOT, WITHIN OR UNDERLYING OR WHICH MAY BE PRODUCED FROM THAT PORTION OF THE FOLLOWING DESCRIBED REAL PROPERTY WHICH LIES BELOW A PLANE PARALLEL TO AND 500 FEET BELOW THE PRESENT SURFACE OF SAID LAND WITHOUT HOWEVER, THE RIGHT TO ENTER UPON THE SURFACE OR SUBSURFACE TO A DEPTH OF 500 FEET BELOW SAID SURFACE, FOR ANY PURPOSE WHATSOEVER, AS GRANTED BY SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION TO ASSOCIATED SOUTHERN INVESTMENT COMPANY, A CORPORATION, BY DEED RECORDED APRIL 22, 1969 IN BOOK M3194 PAGE 210, OFFICIAL RECORDS.

ALSO EXCEPT ALL OIL, GAS, PETROLEUM AND OTHER MINERAL OR HYDROCARBON SUBSTANCES IN AND UNDER OR WHICH MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH THE RIGHT TO USE THAT PORTION OF SAID LAND WHICH UNDERLIES A PLANE PARALLEL TO AND 500 FEET BELOW THE PRESENT SURFACE OF SAID LAND, FOR THE PURPOSE OF PROSPECTING FOR, DEVELOPING AND/OR EXTRACTING SAID OIL, GAS, PETROLEUM AND OTHER MINERAL AND HYDROCARBON SUBSTANCES FROM SAID LAND, BY MEANS OF WELLS DRILLED INTO SAID SURFACE OF SAID LAND FROM DRILL SITES LOCATED IN OTHER LAND, IT BEING EXPRESSLY UNDERSTOOD AND AGREED THAT SAID EDISON SECURITIES COMPANY, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE NO RIGHT TO ENTER UPON THE SURFACE OF SAID LAND; OR TO USE SAID LAND OR ANY PORTION THEREOF, TO SAID DEPTH OF 500 FEET, OR ANY PURPOSE WHATSOEVER, AS RESERVED BY EDISON SECURITIES COMPANY, A CORPORATION IN DEED RECORDED DECEMBER 27, 1955 AS INSTRUMENT NO. 2602 IN BOOK 49892, PAGE 323, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL OIL, GAS AND MINERAL SUBSTANCES TOGETHER WITH THE RIGHT TO EXTRACT SUCH SUBSTANCES PROVIDED THAT THE SURFACE OPENING OF ANY WELL, HOLE, SHAFT, OR OTHER MEANS OF REACHING OR REMOVING SUCH SUBSTANCES SHALL NOT BE LOCATED WITHIN THE BUNKER HILL URBAN RENEWAL PROJECT AREA. AS RECORDED IN BOOK M-335 PAGE 106, OFFICIAL RECORDS, AND SHALL NOT PENETRATE ANY PART OR PORTION OF SAID PROJECT AREA WITHIN 500 FEET OF THE SURFACE THEREOF, RESERVED BY GREATER LOS ANGELES PLANS. INC., A NON-PROFIT CORPORATION IN DEED RECORDED MAY 16, 1961 AS INSTRUMENT NO. 1598.

PARCEL 2:

THAT PARCEL OF LAND IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA CONSISTING OF A PORTION OF THE LANDS DESIGNATED

"BELLEVUE TERRACE" ON THE MAP OF THE BELLEVUE TERRACE TRACT RECORDED IN BOOK 2, PAGE 585 OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH IS NOW WITHIN 5TH STREET AND OR HOPE STREET PORTIONS OF WHICH STREET WERE ESTABLISHED BY THE CITY OF LOS ANGELES ORDINANCE NO. 63.630, ORDINANCE NO. 300973 N S, AND ORDINANCE NO. "60.28" ON FILE IN THE CITY CLERKS OFFICE OF SAID CITY AND BY THE DEED OF EASEMENT TO THE CITY BOOK 6413 PAGE 29 OF DEEDS RECORDS OF SAID COUNTY LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 288.00 FEET (SAID ELEVATION BEING BASED ON THE CITY OF LOS ANGELES BENCH MARK NO. 12-06690, HAVING AN ELEVATION OF 295.423 FEET, CITY OF LOS ANGELES 1975 ADJUSTMENT), SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF SAID HOPE STREET (83 FEET WIDE) WITH THE INTERSECTION OF THE NORTHEASTERLY LINE OF SAID 5TH STREET (79 FEET WIDE) AS SAID INTERSECTION IS SHOWN ON STREET VACATION MAP FILED IN VOLUME 24, BOOK 4 OF STREET VACATION MAPS A COPY OF WHICH WAS RECORDED ON APRIL 11, 1986 AS DOCUMENT NO. 86-451366, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE TO THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF AN ALLEY (12 FEET WIDE) PER CITY ENGINEER'S DEED C. E. 14-367, 368 AND RECORDED IN BOOK 4856, PAGE 317 OF DEEDS AND RECORDED IN BOOK 4871, PAGE 216 OF DEEDS RECORDS OF SAID COUNTY ALL BEING RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTHWESTERLY ALONG SAID LINE TO A LINE PARALLEL WITH AND DISTANT SOUTHWESTERLY 10 FEET MEASURED AT RIGHT ANGLES FROM SAID NORTHEASTERLY LINE; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE TO THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF HOPE STREET; THENCE NORTHEASTERLY ALONG SAID PROLONGATION TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL OIL, GAS AND MINERAL SUBSTANCES TOGETHER WITH THE RIGHT TO EXTRACT SUCH SUBSTANCES PROVIDED THAT THE SURFACE OPENING OF ANY WELL, HOLE, SHAFT, OR OTHER MEANS OF REACHING OR REMOVING SUCH SUBSTANCES SHALL NOT BE LOCATED WITHIN THE BUNKER HILL URBAN RENEWAL PROJECT AREA, AS RECORDED IN BOOK M-335 PAGE 106 OFFICIAL RECORDS, AND SHALL NOT PENETRATE ANY PART OR PORTION OF SAID PROJECT AREA WITHIN 500 FEET OF THE SURFACE THEREOF, RESERVED BY GREATER LOS ANGELES PLANS, INC., A NON-PROFIT CORPORATION IN DEED RECORDED MAY 16, 1961 AS INSTRUMENT NO. 1598 OFFICIAL RECORDS.

PARCEL 3:

THAT PARCEL OF LAND IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, CONSISTING OF A PORTION OF THE LAND DESIGNATED 'BELLEVUE TRACT' ON THE MAP OF BELLEVUE TERRACE TRACT,

RECORDED IN BOOK 2 PAGE 585 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH IS NOW WITHIN 5TH STREET AND/OR HOPE STREET, PORTIONS OF WHICH STREETS WERE ESTABLISHED BY THE CITY OF LOS ANGELES, ORDINANCE NO. 63.630, ORDINANCE NO. 30.973 N.S. AND ORDINANCE NO. 160.287 ON FILE IN THE CITY CLERK'S OFFICE OF SAID CITY AND BY THE DEED OF EASEMENT TO THE CITY OF LOS ANGELES, RECORDED ON DECEMBER 16, 1916 AS INSTRUMENT NO. 109 IN BOOK 6413 PAGE 29 OF DEEDS, AND QUITCLAIM DEED RECORDED ON JUNE 21, 1985 AS INSTRUMENT NO. 85-721095, OFFICIAL RECORDS, ALL BEING RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID HOPE STREET (83 FEET WIDE) AS SHOWN ON PARCEL MAP L.A. NO. 1896 FILED IN BOOK 24, PAGE 21 OF PARCEL MAPS, RECORDS OF SAID COUNTY, WITH THE NORTHWESTERLY PROLONGATION OF A LINE PARALLEL WITH AND DISTANT SOUTHWESTERLY 63 FEET MEASURED AT RIGHT ANGLES FROM THE SOUTHWESTERLY LINE OF LOT "A" OF THE NORMAL TRACT AS PER MAP FILED IN BOOK 3 PAGE 44 OF MAPS, BEING RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE TO THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF AN ALLEY (12 FEET WIDE) PER CITY ENGINEER'S DEED C E 14-367.368 AND RECORDED IN BOOK 4856, PAGE 317 OF DEEDS AND RECORDED IN BOOK 4871 PAGE 216 OF DEEDS RECORDS OF SAID COUNTY, ALL BEING RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THENCE NORTHEASTERLY TO A LINE PARALLEL WITH AND DISTANT SOUTHWESTERLY 10 FEET MEASURED AT RIGHT ANGLES FROM THE NORTHEASTERLY LINE OF SAID 5TH STREET (79 FEET WIDE) AS SHOWN ON STREET VACATION MAP FILED IN VOLUME 24, BOOK 4 OF STREET VACATION MAPS A COPY OF WHICH WAS RECORDED ON APRIL 11, 1986 AS DOCUMENT NO. 86-451366, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY THENCE NORTHWESTERLY ALONG LAST SAID PARALLEL LINE TO THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID HOPE STREET; THENCE SOUTHWESTERLY ALONG SAID PROLONGATION TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL OIL, GAS AND MINERAL SUBSTANCES TOGETHER WITH THE RIGHT TO EXTRACT SUCH SUBSTANCES PROVIDED THAT THE SURFACE OPENING OF ANY WELL, HOLE, SHAFT, OR OTHER MEANS OF REACHING OR REMOVING SUCH SUBSTANCES SHALL NOT BE LOCATED WITHIN THE BUNKER HILL URBAN RENEWAL PROJECT AREA, AS RECORDED IN BOOK M-335 PAGE 106 OFFICIAL RECORDS, AND SHALL NOT PENETRATE ANY PART OR PORTION OF SAID PROJECT AREA WITHIN 500 FEET OF THE SURFACE THEREOF, RESERVED BY GREATER LOS ANGELES PLANS, INC., A NON-PROFIT CORPORATION IN DEED RECORDED MAY 16, 1961 AS INSTRUMENT NO. 1598 OFFICIAL RECORDS.

PARCEL 4:

THAT PARCEL OF LAND IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, CONSISTING OF A PORTION OF LOT 6, BLOCK 'M' OF THE MOTT TRACT, AS PER MAP FILED IN BOOK 1 PAGE 489 OF MISCELLANEOUS RECORDS, TOGETHER WITH A PORTION OF HOPE STREET (83 FEET WIDE) AS SHOWN ON MAP OF PARCEL MAP L A. NO. 1896 FILED IN BOOK 24, PAGE 21 OF PARCEL MAPS AND THAT PORTION CREATED BY ORDINANCE NO. 160.287 LOCATED BELOW THE ELEVATION PLANE OF 349.00 FEET (1975 ADJUSTMENT) SAID ELEVATION BEING BASED ON THE LOS ANGELES CITY ENGINEER'S DATUM AS ESTABLISHED JULY 1, 1925, BY ORDINANCE NO. 5222, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THAT CERTAIN CURVE CONCAVE EASTERLY HAVING A RADIUS OF 60 FEET SAID CURVE IS SHOWN ON STREET VACATION MAP FILED IN VOLUME 24, BOOK 4 OF STREET VACATION MAPS A COPY OF WHICH WAS RECORDED ON APRIL 11, 1986 AS DOCUMENT NO. 86-451366, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY WITH A LINE PARALLEL WITH AND DISTANT SOUTHWESTERLY 95 FEET MEASURED AT RIGHT ANGLES TO THE NORTHEASTERLY LINE OF LOT 7 OF SAID MOTT TRACT; THENCE SOUTHEASTERLY ALONG SAID CURVE TO A REVERSE CURVE THEREIN CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 40 FEET; THENCE SOUTHEASTERLY ALONG SAID REVERSE CURVE TO A POINT OF TANGENCY WITH SAID PARALLEL LINE; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL OIL, GAS AND MINERAL SUBSTANCES TOGETHER WITH THE RIGHT TO EXTRACT SUCH SUBSTANCES PROVIDED THAT THE SURFACE OPENING OF ANY WELL, HOLE, SHAFT, OR OTHER MEANS OF REACHING OR REMOVING SUCH SUBSTANCES SHALL NOT BE LOCATED WITHIN THE BUNKER HILL URBAN RENEWAL PROJECT AREA, AS RECORDED IN BOOK M-335 PAGE 106 OFFICIAL RECORDS, AND SHALL NOT PENETRATE ANY PART OR PORTION OF SAID PROJECT AREA WITHIN 500 FEET OF THE SURFACE THEREOF, RESERVED BY GREATER LOS ANGELES PLANS, INC., A NON-PROFIT CORPORATION IN DEED RECORDED MAY 16, 1961 AS INSTRUMENT NO. 1598 OFFICIAL RECORDS.

PARCEL 5: (GARAGE PLAZA PARCEL)

LOTS 16, 17, 18, 19 AND PORTION OF LOT 20, BLOCK 103, BELLEVUE TERRACE TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 2 PAGE 585, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; PORTION OF THAT CERTAIN LOT KNOWN AS "BELLEVUE TERRACE" AS SHOWN ON SAID MAP OF THE BELLEVUE TERRACE TRACT AND LOT 3 AND PORTION OF LOT 2, DAN MORRIS TRACT, IN SAID CITY, COUNTY AND STATE, AS SHOWN ON MAP RECORDED IN BOOK 3 PAGE 72 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN THE FINAL DECREE HAD IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF LOS ANGELES, CASE NO. 118370, RECORDED MARCH 17, 1925 AS INSTRUMENT NO. 1165, IN BOOK 3860 PAGE 326 OF OFFICIAL RECORDS OF SAID COUNTY, SAID CORNER BEING A POINT ON THE SOUTHEASTERLY LINE OF FLOWER STREET, AS SHOWN ON SAID MAP OF THE DAN MORRIS TRACT, DISTANT THEREON 6.79 FEET NORTHEASTERLY FROM THE MOST WESTERLY CORNER OF LOT 2 OF SAID LAST MENTIONED TRACT; THENCE ALONG SAID FLOWER STREET, SOUTH 37° 49' 38" WEST 299.78 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 16 IN BLOCK 103 OF THE BELLEVUE TERRACE TRACT; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 16 AND ITS SOUTHEASTERLY PROLONGATION, SOUTH 52° 10' 15" WEST 371.26 FEET TO THE CENTERLINE OF HOPE STREET, 80 FEET WIDE, AS SHOWN ON THE MAP OF TRACT NO. 9181, IN SAID CITY, COUNTY AND STATE, RECORDED IN BOOK 184, PAGES 15 AND 16 OF MAPS, IN SAID OFFICE OF THE COUNTY RECORDER; THENCE ALONG THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF LOT 5 OF SAID LAST MENTIONED TRACT AND ALONG SAID NORTHEASTERLY LINE AND ITS SOUTHEASTERLY PROLONGATION, SOUTH 52° 12' 33" EAST 373.18 FEET TO THE MOST EASTERLY CORNER OF LOT 5 IN BLOCK 102 OF SAID BELLEVUE TERRACE TRACT, SAID CORNER BEING A POINT ON THE NORTHWESTERLY LINE OF GRAND AVENUE, 80 FEET WIDE; THENCE ALONG SAID GRAND AVENUE, NORTH 37° 50' 48" EAST 299.60 FEET TO THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN ORDINANCE NO. 41830, NEW SERIES, OF THE CITY OF LOS ANGELES, PASSED BY THE COUNCIL OF SAID CITY ON MAY 3, 1921, ON FILE IN THE OFFICE OF THE CLERK OF SAID CITY, SAID MOST SOUTHERLY CORNER BEING A POINT ON A LINE THAT IS PARALLEL WITH AND 60 FEET SOUTHWESTERLY, MEASURED ALONG SAID GRAND AVENUE, FROM THE SOUTHEASTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF SAID DAN MORRIS TRACT. THENCE ALONG SAID LAST MENTIONED PARALLEL LINE, NORTH 52° 13' 14" WEST 459.72 FEET TO A POINT ON THAT CERTAIN COURSE IN THE DEED TO THE CITY OF LOS ANGELES, RECORDED DECEMBER 16, 1916, IN BOOK 6413 PAGE 29 OF DEEDS, IN SAID OFFICE OF THE COUNTY RECORDER, DESCRIBED IN SAID DEED AS HAVING A BEARING AND DISTANCE OF SOUTH 39° 40' 43" WEST 60 FEET. THENCE ALONG SAID LAST MENTIONED COURSE SOUTH 39° 35' 31" WEST 8.44 FEET TO THE SOUTHWESTERLY TERMINUS THEREOF THENCE ALONG THE SOUTHWESTERLY LINE OF SAID DEED AND ITS NORTHWESTERLY PROLONGATION, NORTH 50° 24' 29" WEST 119.55 FEET TO THE MOST WESTERLY CORNER OF THE LAND DESCRIBED IN THE QUITCLAIM DEED TO THE CITY OF LOS ANGELES, RECORDED MARCH 17, 1917 IN BOOK 6453 PAGE 110 OF DEEDS, IN SAID OFFICE OF THE COUNTY RECORDER, SAID CORNER BEING A POINT IN THE SOUTHEASTERLY LINE OF SAID DAN MORRIS TRACT; THENCE ALONG SAID LAST MENTIONED SOUTHEASTERLY LINE, NORTH 37° 49' 38" EAST 4.65 FEET TO THE MOST EASTERLY CORNER OF THE LAND DESCRIBED IN SAID ABOVE MENTIONED FINAL DECREE HAD IN SUPERIOR COURT CASE NO. 118370, SAID MOST EASTERLY CORNER BEING A POINT DISTANT 6.55 FEET NORTHEASTERLY, MEASURED ALONG SAID LAST MENTIONED SOUTHEASTERLY LINE, FROM THE MOST

SOUTHERLY CORNER OF LOT 2 OF SAID DAN MORRIS TRACT. THENCE ALONG THE NORTHEASTERLY LINE OF THE LAND IN SAID FINAL DECREE, NORTH 52° 01' 07" WEST 165.06 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID FIRST HEREINABOVE DESCRIBED LAND LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THAT CERTAIN COURSE DESCRIBED ABOVE AS HAVING A BEARING AND DISTANCE OF "NORTH 52° 13' 14" WEST 459.72 FEET " SAID POINT BEING DISTANT ALONG SAID COURSE SOUTH 52° 13' 14" EAST 46.35 FEET FROM THE NORTHWESTERLY TERMINUS THEREOF, SAID POINT BEING ALSO ON THE NORTHEASTERLY PROLONGATION OF A NORTHWESTERLY FACE OF A PORTION OF THE CENTRAL LIBRARY BUILDING OF THE CITY OF LOS ANGELES, AS SHOWN ON 'EXHIBIT A' ATTACHED TO DOCUMENT RECORDED ON MAY 29, 1987 AS INSTRUMENT NO. 87-853230 OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID NORTHEASTERLY PROLONGATION AND ALONG SAID NORTHWESTERLY FACE SOUTH 37° 46' 46" WEST 27.26 FEET TO A LINE THAT IS PARALLEL WITH AND 7.83 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM A NORTHEASTERLY FACE OF A PORTION OF SAID CENTRAL LIBRARY BUILDING, AS SHOWN ON SAID "EXHIBIT A" THENCE ALONG SAID PARALLEL LINE NORTH 52° 13' 14" WEST 90.19 FEET TO A LINE THAT IS PARALLEL WITH AND 241.00 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM SAID HEREINABOVE DESCRIBED SOUTHEASTERLY LINE OF FLOWER STREET.

THENCE ALONG SAID LAST MENTIONED PARALLEL LINE SOUTH 37° 49' 38" WEST 29.08 FEET THENCE NORTH 52° 10' 22" WEST 10.00 FEET TO A LINE THAT IS PARALLEL WITH AND 231.00 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM SAID SOUTHEASTERLY LINE OF FLOWER STREET; THENCE ALONG SAID LAST MENTIONED PARALLEL LINE SOUTH 37° 49' 38" WEST 167.57 FEET; THENCE SOUTH 52° 10' 22" EAST 10.00 FEET THENCE SOUTH 37° 49' 38" WEST 20.00 FEET; THENCE NORTH 52° 10' 22" WEST 10.00 FEET TO SAID LAST MENTIONED PARALLEL LINE; THENCE ALONG SAID PARALLEL LINE, SOUTH 37° 49' 38" WEST 55.50 FEET TO A POINT IN THAT CERTAIN COURSE DESCRIBED ABOVE AS HAVING A BEARING AND DISTANCE OF "SOUTH 52° 10' 15" EAST 371.26 FEET" SUCH EXCEPTION IS HEREINAFTER CALLED "CENTRAL LIBRARY PARCEL".

ALSO EXCEPT THAT PORTION OF SAID LAND AS DESCRIBED IN THE DEED RECORDED MAY 17, 1990 AS INSTRUMENT NO. 90-902445, OF OFFICIAL RECORDS.

EXCEPTING ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS OF EVERY KIND AND CHARACTER LYING MORE THAN 500 FEET BELOW THE SURFACE, TOGETHER WITH THE RIGHT TO DRILL INTO, THROUGH, AND TO USE AND OCCUPY ALL PARTS OF THE PROPERTY LYING MORE THAN 500 FEET BELOW THE SURFACE THEREOF FOR ANY AND ALL PURPOSES INCIDENTAL TO THE EXPLORATION FOR AND PRODUCTION OF OIL, GAS, HYDROCARBON SUBSTANCES OR MINERALS FROM THE PROPERTY BUT WITHOUT, HOWEVER,

ANY RIGHT TO USE EITHER THE SURFACE FOR ANY PURPOSE OR PURPOSES WHATSOEVER, AS EXCEPTED AND RESERVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA, A PUBLIC BODY, CORPORATE AND POLITIC, IN A GRANT DEED RECORDED MAY 29, 1987 AS INSTRUMENT NO. 87-853230, OFFICIAL RECORDS.

PARCEL 6: (LIBRARY SERVICE DRIVE PARCEL)

AN EASEMENT FOR INGRESS AND EGRESS BY VEHICLE AS SET FORTH IN EASEMENT DEED RECORDED ON MAY 29, 1987 AS INSTRUMENT NO. 87-853231 OVER THAT PORTION OF THAT CERTAIN LOT KNOWN AS "BELLEVUE TERRACE" AS SHOWN ON THE MAP OF THE BELLEVUE TERRACE TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 2, PAGE 585 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING BETWEEN HORIZONTAL INCLINE PLANES PASSING THROUGH THE UPPER ELEVATIONS, SHOWN AS "U E". AND THE LOWER ELEVATIONS, SHOWN AS "L E" ON "EXHIBIT C" ATTACHED TO THE DOCUMENT RECORDED ON MAY 29, 1987 AS INSTRUMENT NO. 87-853231, OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, (SAID ELEVATIONS ARE BASED ON CITY OF LOS ANGELES BENCH MARK NO. 12-06690, HAVING AN ELEVATION OF 295.20 FEET, WHICH BENCH MARK HAS A CITY OF LOS ANGELES 1975 ADJUSTMENT ELEVATION OF 295.423 FEET BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929). DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 16 IN BLOCK 103 OF SAID BELLEVUE TERRACE TRACT; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 16. A DISTANCE OF 30 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 16 AND ITS SOUTHEASTERLY PROLONGATION 506.5 FEET TO A POINT IN A LINE THAT IS PARALLEL WITH AND 506.5 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES FROM SAID NORTHWESTERLY LINE OF LOT 16; THENCE SOUTHEASTERLY IN A DIRECT LINE TO THE INTERSECTION OF A LINE THAT IS PARALLEL WITH AND 69.5 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM SAID LAST MENTIONED PARALLEL LINE, WITH A LINE THAT IS PARALLEL WITH AND 40.5 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHEASTERLY LINE AND ITS SOUTHEASTERLY PROLONGATION OF LOT 5 OF TRACT NO. 9181, IN SAID CITY, COUNTY AND STATE, AS PER MAP RECORDED IN BOOK 184, PAGES 15 AND 16 OF MAPS, IN SAID OFFICE OF THE COUNTY RECORDER; THENCE SOUTHEASTERLY ALONG SAID LAST MENTIONED PARALLEL LINE, 168.5 FEET, MORE OR LESS, TO THE NORTHEASTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF LOT 5 IN BLOCK 102 OF SAID BELLEVUE TERRACE TRACT, SAID LAST MENTIONED SOUTHEASTERLY LINE BEING ALSO THE NORTHWESTERLY LINE OF GRAND AVENUE, 80 FEET WIDE; THENCE SOUTHWESTERLY ALONG SAID LAST MENTIONED NORTHEASTERLY PROLONGATION, 29 FEET, MORE OR LESS, TO A LINE THAT IS PARALLEL WITH AND 11.5 FEET NORTHEASTERLY, MEASURED AT

RIGHT ANGLES, FROM SAID NORTHEASTERLY LINE AND ITS SOUTHEASTERLY PROLONGATION OF LOT 5 OF TRACT NO. 9181; THENCE NORTHWESTERLY ALONG SAID LAST MENTIONED PARALLEL LINE, 168.5 FEET, MORE OR LESS, TO A POINT IN A LINE THAT IS PARALLEL WITH AND 576 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM SAID NORTHWESTERLY LINE OF LOT 16; THENCE NORTHWESTERLY IN A DIRECT LINE TO THE INTERSECTION OF A LINE THAT IS PARALLEL WITH AND 506.5 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM SAID NORTHWESTERLY LINE OF LOT 16, WITH SAID NORTHEASTERLY LINE OF LOT 5 OF TRACT NO. 9181; THENCE NORTHWESTERLY ALONG SAID LAST MENTIONED NORTHEASTERLY LINE AND ITS NORTHWESTERLY PROLONGATION TO THE CENTERLINE OF HOPE STREET, 80 FEET WIDE, AS SHOWN ON THE MAP OF SAID TRACT NO. 9181; THENCE ALONG THE SOUTHEASTERLY PROLONGATION OF SAID SOUTHWESTERLY LINE OF LOT 16 AND ALONG SAID LAST MENTIONED SOUTHWESTERLY LINE NORTH 52° 10' 15" WEST 371.26 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING NORTHWESTERLY OF THAT CERTAIN COURSE ON "EXHIBIT C" ATTACHED TO THE DOCUMENT RECORDED ON MAY 29, 1987, AS INSTRUMENT NO. 87-853231, OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS HAVING A BEARING AND DISTANCE OF SOUTH 37° 49' 38" WEST 55.50 FEET.

PARCEL 7:

AN EASEMENT FOR THE PURPOSES OF LOCATING, ERECTING, INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, ALTERING, REPLACING, OPERATING, USING AND/OR AT ANY TIME, SUBTERRANEAN, SURFACE AND ABOVE-GRADE PHYSICAL IMPROVEMENTS WHICH ARE PART OF AN OFFICE BUILDING, SUBTERRANEAN PARKING GARAGE AND RELATED IMPROVEMENTS (INCLUDING, WITHOUT LIMITATION, A PUBLIC STAIRWAY, PEDESTRIAN, ESCALATORS AND PLAZA AREAS) TO BE CONSTRUCTED AND LOCATED UPON THAT PARCEL OF LAND IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA CONSISTING OF A PORTION OF LOT 1 OF PARCEL MAP L.A. NO. 1896, FILED IN BOOK 24, PAGE 21 OF PARCEL MAPS TOGETHER WITH A PORTION OF TRACT NO. 7675 AS PER MAP RECORDED IN BOOK 187, PAGE 4 MAPS OF SAID COUNTY ALL BEING RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY INCLUDED WITHIN THE FOLLOWING DESCRIBED LINES:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF 5TH STREET (79 FEET WIDE) WITH THE NORTHWESTERLY LINE OF HOPE STREET (83 FEET WIDE) AS SAID STREETS ARE SHOWN ON THE MAP FILED IN VOLUME 24, PAGE 4 OF STREET VACATION MAPS IN THE OFFICE OF THE CITY ENGINEER OF SAID CITY. A COPY OF WHICH WAS RECORDED ON APRIL 11, 1986 AS INSTRUMENT NO. 86-451366, OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY THENCE NORTH 37° 49' 45" EAST 238.48 FEET. THENCE ALONG A LINE MEASURED AT RIGHT ANGLES TO SAID NORTHWESTERLY LINE SOUTHEASTERLY TO SAID NORTHWESTERLY LINE;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE TO THE POINT OF BEGINNING, AS GRANTED IN THAT INSTRUMENT RECORDED APRIL 7, 1989 AS INSTRUMENT NO. 89-539637 OF OFFICIAL RECORDS.

PARCEL 8:

PORTION OF LOTS 6 AND 7 IN BLOCK "M" OF THE MOTT TRACT IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGE 489 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EASTERLY LINE OF HOPE STREET, 35 FEET SOUTHERLY FROM THE NORTHWEST CORNER OF SAID LOT 7; THENCE SOUTHERLY ALONG SAID LINE OF HOPE STREET, 60 FEET, THENCE SOUTHEASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 7, 150 FEET; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF HOPE STREET, 60 FEET TO LAND CONVEYED BY S.C HUBBELL, TO MRS. ALICE N. GLASS, BY DEED RECORDED IN BOOK 159 PAGE 142 OF DEEDS; THENCE NORTHWESTERLY ALONG THE LINE OF SAID LAND OF MRS. GLASS, TO THE POINT OF BEGINNING.

EXCEPTING ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS OF EVERY KIND AND CHARACTER LYING MORE THAN 500 FEET BELOW THE SURFACE, TOGETHER WITH THE RIGHT TO DRILL INTO, THROUGH, AND TO USE AND OCCUPY ALL PARTS OF THE PROPERTY LYING MORE THAN 500 FEET BELOW THE SURFACE THEREOF FOR ANY AND ALL PURPOSES INCIDENTAL TO THE EXPLORATION FOR AND PRODUCTION OF OIL, GAS, HYDROCARBON SUBSTANCES OR MINERALS FROM THE PROPERTY BUT WITHOUT, HOWEVER, ANY RIGHT TO USE EITHER THE SURFACE FOR ANY PURPOSE OR PURPOSES WHATSOEVER, AS EXCEPTED AND RESERVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA, A PUBLIC BODY, CORPORATE AND POLITIC, IN A DEED RECORDED DECEMBER 6, 1989 AS INSTRUMENT NO. 89-1953121, OFFICIAL RECORDS.

PARCEL 9:

THOSE PORTIONS OF LOTS 6 AND 7 IN BLOCK 'M' OF THE MOTT TRACT, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGE 489 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF THE LAND DESCRIBED IN THE DEEDS TO THE CITY OF LOS ANGELES, RECORDED FEBRUARY 16, 1912 IN BOOK 4856 PAGE 317 OF DEEDS, AS INSTRUMENT NO. 121, RECORDS OF SAID COUNTY AND RECORDED FEBRUARY 16, 1912 IN BOOK 4871 PAGE 216 OF DEEDS, AS INSTRUMENT NO. 149, RECORDS OF SAID COUNTY, WITH THE

SOUTHWESTERLY LINE OF LOT 2 OF TRACT NO. 20898, AS PER MAP RECORDED IN BOOK 564 PAGES 14 AND 15 OF MAPS, RECORDS OF SAID COUNTY; THENCE ALONG THE BOUNDARIES OF SAID TRACT NO. 20898 AS FOLLOWS:

SOUTH 51° 44' 40" EAST 12.00 FEET AND SOUTH 38° 15' 20" WEST 7.10 FEET TO THE MOST NORTHERLY CORNER OF THE ROHDE TRACT, AS PER MAP RECORDED IN BOOK 12 PAGE 21 OF MAPS, RECORDS OF SAID COUNTY, THENCE ALONG THE NORTHWESTERLY LINE OF SAID ROHDE TRACT, SOUTH 38° 15' 20" WEST TO THE SOUTHEASTERLY PROLONGATION OF A LINE PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 7 AND WHICH PASSES THROUGH A POINT IN THE SOUTHEASTERLY LINE OF HOPE STREET, AS SHOWN ON THE MAP OF SAID MOTT TRACT, THAT IS DISTANT SOUTHEASTERLY THEREON 95.00 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT 7; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE TO THE NORTHWESTERLY LINE OF SAID HEREINABOVE FIRST MENTIONED DEEDS TO THE CITY OF LOS ANGELES; THENCE ALONG SAID LAST MENTIONED NORTHWESTERLY LINE, NORTH 38° 15' 20" EAST TO SAID POINT OF BEGINNING.

EXCEPTING ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS OF EVERY KIND AND CHARACTER LYING MORE THAN 500 FEET BELOW THE SURFACE, TOGETHER WITH THE RIGHT TO DRILL INTO, THROUGH, AND TO USE AND OCCUPY ALL PARTS OF THE PROPERTY LYING MORE THAN 500 FEET BELOW THE SURFACE THEREOF FOR ANY AND ALL PURPOSES INCIDENTAL TO THE EXPLORATION FOR AND PRODUCTION OF OIL, GAS, HYDROCARBON SUBSTANCES OR MINERALS FROM THE PROPERTY BUT WITHOUT, HOWEVER, ANY RIGHT TO USE EITHER THE SURFACE FOR ANY PURPOSE OR PURPOSES WHATSOEVER, AS EXCEPTED AND RESERVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA, A PUBLIC BODY, CORPORATE AND POLITIC, IN A DEED RECORDED DECEMBER 6, 1989 AS INSTRUMENT NO. 89-1953122, OFFICIAL RECORDS.

PARCEL 10:

NON EXCLUSIVE EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND FOUNDATIONS, FOOTINGS, UNDERPINNINGS, TIE-BACKS AND INGRESS AND EGRESS AS DESCRIBED IN THAT CERTAIN EASEMENT AGREEMENT RECORDED MARCH 7, 1986 AS INSTRUMENT NO. 86-294532.

PARCEL 11:

STEPS ENCROACHMENT EASEMENT AS DESCRIBED IN THAT CERTAIN MEMORANDUM OF AMENDED AND RESTATED LICENSE AND RECIPROCAL EASEMENT AGREEMENT RECORDED APRIL 7, 1989 AS INSTRUMENT NO. 89-539636 AS FOLLOWS:

THAT PARCEL OF LAND IN THE CITY OF LOS ANGELES, CONSISTING OF A PORTION OF HOPE STREET AS SHOWN ON PARCEL MAP L.A. NO. 1896 FILED IN

BOOK 24, PAGE 21 OF PARCEL MAPS AND THAT PORTION CREATED BY INSTRUMENT NO. 82-465394 TOGETHER WITH THAT PORTION OF 5TH STREET FORMERLY BEING PART OF LOT 12, BLOCK 108, OF THE BELLEVUE TERRACE TRACT FILED IN BOOK 2, PAGE 585 OF MISCELLANEOUS RECORDS OF SAID COUNTY AND BEING CREATED BY CITY ENGINEER'S DEED C E 2-64, ORDINANCE NO. 30, 973 N.S., ORDINANCE NO. 63,630 ORDINANCE NO. 160,287 RECORDED AS INSTRUMENT NO. 86-451366 ON APRIL 11, 1986 IN VOLUME 24, PAGE 4 OF STREET VACATION MAPS IN THE OFFICE OF THE CITY ENGINEER OF SAID CITY ALL BEING RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY INCLUDED WITHIN THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF SAID 5TH STREET (79 FEET WIDE) WITH THE NORTHWESTERLY LINE OF SAID HOPE STREET (83 FEET WIDE) AS SAID INTERSECTION IS SHOWN ON STREET VACATION MAP FILED IN VOLUME 24, BOOK 4 OF STREET VACATION MAPS A COPY OF WHICH WAS RECORDED ON APRIL 11, 1986 AS DOCUMENT NO. 86-451366 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTHEASTERLY 70 FEET ALONG SAID NORTHWESTERLY LINE TO THE TRUE POINT OF BEGINNING; THENCE NORTHWESTERLY 12 FEET ALONG A LINE MEASURED AT RIGHT ANGLES TO SAID NORTHWESTERLY LINE: THENCE NORTHEASTERLY 40 FEET ALONG A LINE PARALLEL WITH SAID NORTHWESTERLY LINE: THENCE NORTHWESTERLY 20 FEET ALONG A LINE MEASURED AT RIGHT ANGLES TO SAID NORTHWESTERLY LINE: THENCE NORTHEASTERLY 43 FEET ALONG A LINE PARALLEL WITH SAID NORTHWESTERLY LINE:

THENCE SOUTHEASTERLY 15 FEET ALONG A LINE MEASURED AT RIGHT ANGLES TO SAID NORTHWESTERLY LINE, THENCE NORTHEASTERLY 75 FEET ALONG A LINE PARALLEL WITH SAID NORTHWESTERLY LINE: THENCE SOUTHEASTERLY ALONG A LINE MEASURED AT RIGHT ANGLES TO SAID NORTHWESTERLY LINE TO SAID LINE, THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE TO THE TRUE POINT OF BEGINNING.

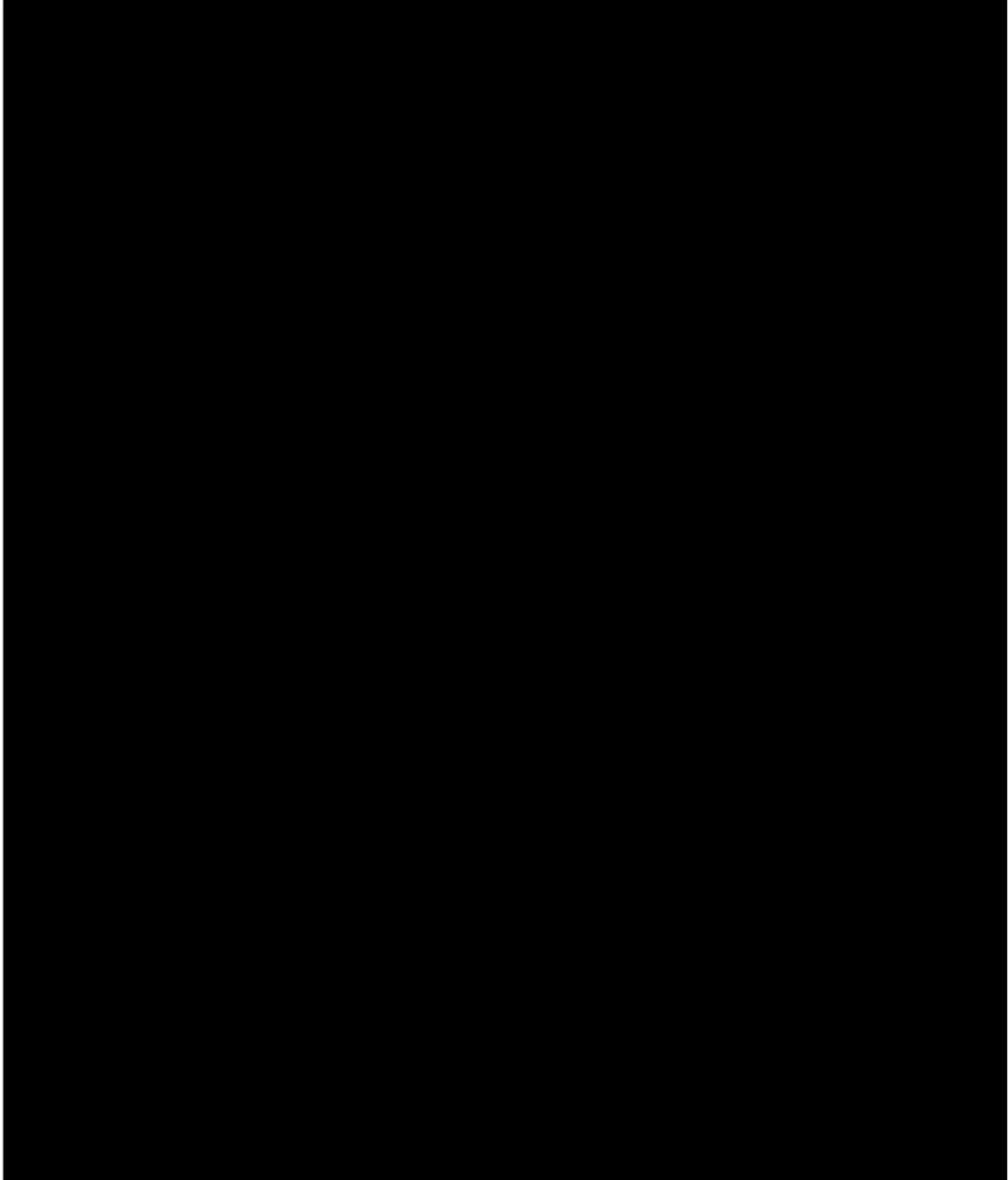
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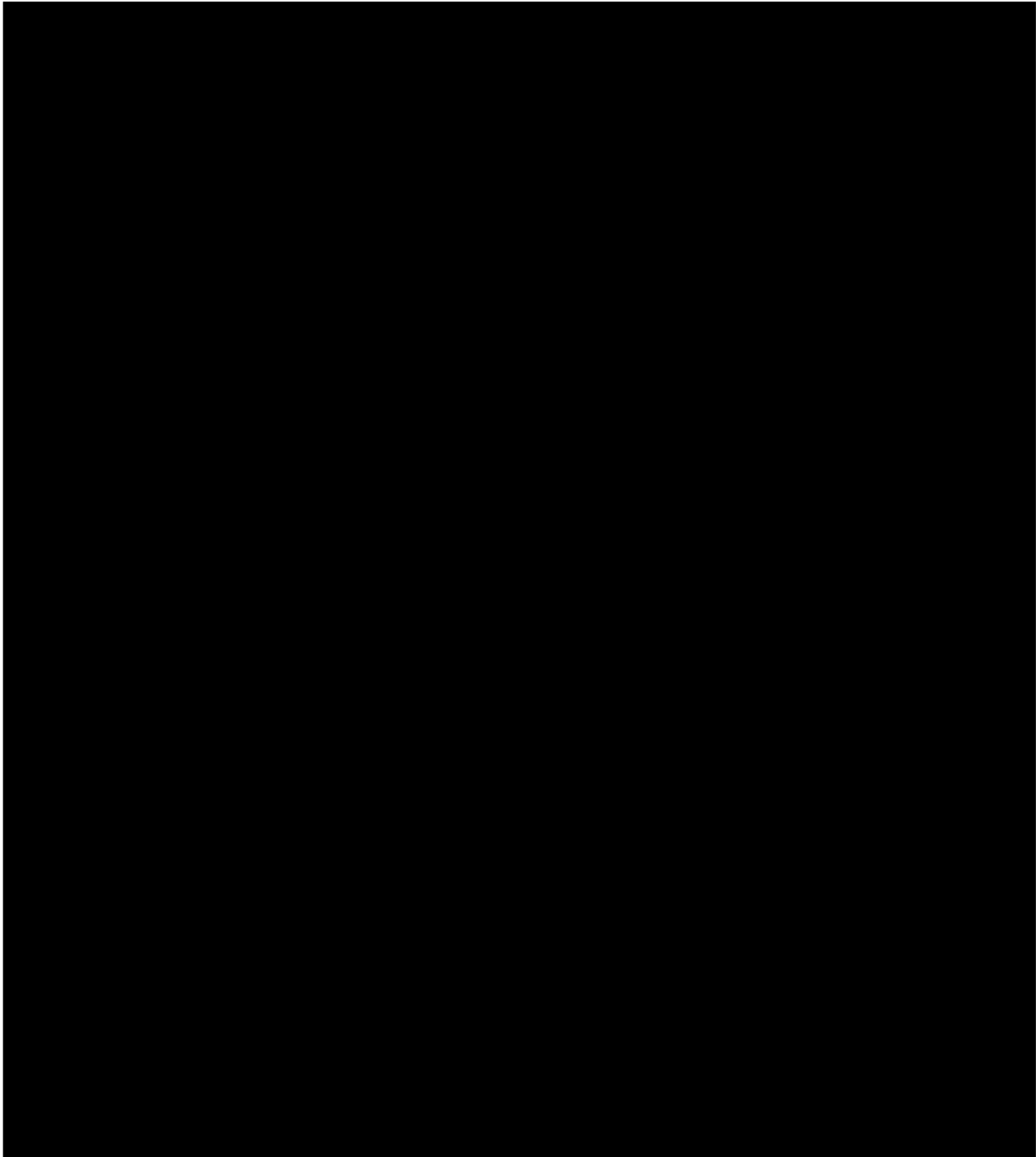

5151-017-021; 5151-017-028; 5151-025-002 and 5151-017-025

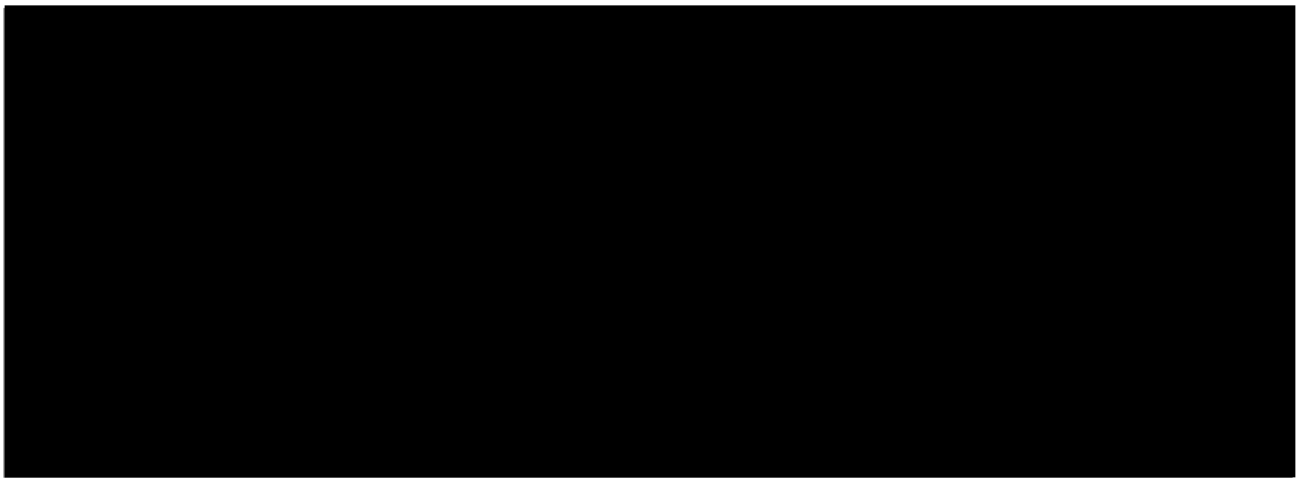
**EXHIBIT B**

**Transferred Contracts**

**Building Services Contracts (Recurring Services)**



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- Contract No. 769 Agreement for Maintenance of Central Library Landscape and Hardscape Areas dated on or about October 4, 2013 between the City of Los Angeles, a municipal corporation, acting by and through the Board of Library Commissioners, and Beringia Central, LLC (successor-in-interest to Library Square Associates, LLC, a Delaware limited liability company, as successor-in-interest to Maguire/Thomas Partners-Library Square, Ltd.).
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- Library Garage Parking Agreement dated as of September 10, 1985, by and between the City of Los Angeles, acting by and through the Board of Library Commissioners and the City Council of the City of Los Angeles, California, and Seller (as successor in interest to Maguire/Thomas Partners Development, Ltd., a California limited partnership).
  - First Amendment to the Library Garage Parking Agreement dated as of August 12, 1988, by and between the City of Los Angeles, acting by and through the Board of Library Commissioners and the City Council of the City of Los Angeles, California, and Seller
  - Second Amendment to the Library Garage Parking Agreement, Contract C-64027, dated on or about October 28, 2011, between the City of Los Angeles, a municipal corporation, acting by and through the Board of Library Commissioners and the City Council of the City of Los Angeles, California, and Seller.
- Agreement Containing Covenants Affecting Real Property (Library Tower and Bunker Hill Steps), dated as of May 28, 1987, by and between Seller (as successor in interest to Maguire/Thomas Partners-Library Square, Ltd., a California limited partnership) and The Community Redevelopment Agency of the City of Los Angeles, a public body, corporate and politic.

