

MINUTE ITEM

This Calendar Item No. 27  
was approved by Minute Item  
No. 27 of the State Lands  
Commission, a sub. of 2  
to 0 at its 8/21/84  
meeting.

CALENDAR ITEM

27

08/21/84  
WP 175  
Louie  
Horn

GENERAL LEASE - INDUSTRIAL USE

During consideration of Calendar Item 27 attached, Mr. Roger Woolley of Western Salt Company appeared to ask that the proposed lease be amended to incorporate language stating the Lessor (SLC) will obtain the approval of the Lessee (Western Salt) prior to exercising the rights provided for in Section 2, Paragraph 2 of the lease form. Commission-Alternate Ordway requested that language stating that the Commission would consult with the Lessee be included in the lease.

Without objection, the resolution in Item 27, was approved with the understanding that the additional language stating that the Commission consult with the Lessee be incorporated in the lease form.

Attachment: Calendar Item 27.

CALENDAR ITEM

A 75, 80

27 4

08/21/84  
WP 175  
Louie/Horn  
PRC 175

S 40

GENERAL LEASE - INDUSTRIAL USE

APPLICANT: Western Salt Company  
702 West Washington Street  
San Diego, California 92103  
Attention: Mr. Jerry Boyle

AREA, TYPE LAND AND LOCATION:  
A 612.23-acre parcel of tide and submerged land  
in South San Diego Bay.

LAND USE: Salt production.

TERMS OF PROPOSED LEASE:  
Initial period: 25 years from February  
1, 1984.

Surety bond: \$20,000.

Public liability insurance: Combined single  
limit coverage of \$1,000,000.

CONSIDERATION: \$26,000 per annum; with the State reserving the  
right to fix a different rental on each fifth  
anniversary of the Lease.

BASIS FOR CONSIDERATION:  
Pursuant to 2 Cal. Adm. Code 2003.

APPLICANT STATUS:  
Applicant is owner of upland.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:  
Filing fee has been received.

STATUTORY AND OTHER REFERENCES:  
A. P.C.: Div. 6, Parts 1 and 2; Div. 13.  
B. Cal. Adm. Code: Title 2, Div. 3; Title 14,  
Div. 6.

AB 884: N/A.

OTHER PERTINENT INFORMATION:

1. BACKGROUND

PRC 175.1 covers 16 parcels of land in South San Diego Bay for the purpose of salt production. Individual leases covering these parcels were first authorized by the Board of State Harbor Commissioners in 1927. Additional parcels were leased in 1940. The leases authorized by the Board were for a period of fifty years.

In 1941, pursuant to Section 6216 of the Public Resources Code, management of the Western Salt Company leases were transferred to the State Lands Commission and consolidated under PRC 175.1. In August 1965 the Commission amended the leases to provide for a common termination date of January 31, 1984.

In September 1965 the t. e and submerged lands were conveyed in trust to the San Diego Unified Port District pursuant to Assembly Bill 3188. In 1973 Senate Bill No. 632 revoked the conveyance and directed the Resources Agency, in cooperation with the State Lands Commission, to study management alternatives.

The resultant San Diego Bay Tidelands Task Force presented a report and recommendation on the use of South San Diego Bay tide and submerged lands to the State Legislature in January 1978. Included in the report was the recommendation that the land should revert to the State Lands Commission and, in turn, be leased to the Department of Fish and Game for wildlife management purposes. The report further recommended that the Department work with Western Salt Company to evaluate the possibility of continued salt operations for compatibility with wildlife management.

2. CURRENT SITUATION

Western Salt Company has applied to the State Lands Commission for a replacement lease covering the salt pond operation. Commission staff has worked with the Department of Fish and Game and Western Salt to develop a lease proposal which addresses the concerns of each party. Included as special provisions are the following:

- a. As part of the consideration for this lease, the State reserves the right to grant leases and permits to other private or governmental entities for the purpose of scientific study, development of management plans and any other uses approved by the State, so long as such use does not substantially interfere with the Lessee's salt production operations.
- b. Lessee shall make no changes in the existing salt extraction operation which would result in an increase of significant impacts on fish and wildlife values.
- c. Lessee agrees to cooperate and work with the Department of Fish and Game regarding periodic closure of dikes and a mutually agreeable dike maintenance schedule.
- d. Upon expiration of the lease, Lessee has the right to extend the lease for an additional term of ten years, subject to the terms and conditions negotiated at that time. Should the parties not agree on reasonable terms and conditions for extending the lease, Lessor or Lessee may terminate the lease.

3. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorical exempt project. The project is exempt under Class 1, Existing Facilities 2 Cal. Adm. Code 2905(a) (2)).

Authority: P.R.C. 21084, 14 Cal. Adm. Code 15300, and 14 Cal. Adm. Code 2905.

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4. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. 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.

APPROVALS OBTAINED:

California Department of Fish and Game.

EXHIBITS:

- A. Land Description.  
B. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061 AS A CATEGORICAL EXEMPT PROJECT, CLASS 1, EXISTING FACILITIES, 2 CAL. ADM. CODE 2905.
2. FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED FOR THE LAND PURSUANT TO P.R.C. 6370, ET SEQ.
3. AUTHORIZE ISSUANCE TO WESTERN SALT COMPANY OF A 25-YEAR GENERAL LEASE - INDUSTRIAL USE FROM FEBRUARY 1, 1984, WITH LESSEE'S OPTION TO EXTEND THE LEASE FOR ONE ADDITIONAL PERIOD OF TEN YEARS EACH; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$20,000 DURING THE FIRST FIVE YEARS, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISIONS OF A \$20,000 SURETY BOND; PROVISIONS FOR COMBINED SINGLE LIMIT INSURANCE COVERAGE OF \$1,000,000; FOR SALT PRODUCTION OPERATIONS ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

## EXHIBIT "A"

## LAND DESCRIPTION

WP 175

Sixteen parcels of tide and submerged land in the south end of the Bay of San Diego, San Diego County, California, described as follows:

PARCEL NO. 1:

That certain piece or parcel of land shown on the official map as Parcel No. 1, being a part of the tidelands of said San Diego Bay, and more particularly shown and delineated on Miscellaneous Map No. 79, filed in the Office of the County Recorder of said San Diego County December 15, 1926, which said piece or parcel of land or tidelands is and are more particularly bounded and described as follows:

All of that certain portion of tidelands situated at the south end of the Bay of San Diego, in the County of San Diego, State of California and more particularly bounded and described as follows:

Beginning at a 4x4 stake at the center of Quarter Section 169, Rancho de la Nacion, thence South  $70^{\circ} 34'$  West along the center line of said Quarter Section, 542.8 feet to a point on the mean high tide line of San Diego Bay; thence South  $8^{\circ} 19'$  West along said mean high tide line 45.2 feet to a point on the southerly limits of the City of Chula Vista; thence South  $70^{\circ} 34'$  West along said southerly city limits extended, 945.95 feet; thence South  $23^{\circ} 55'$  West, 1882 feet; thence South  $42^{\circ} 38'$  West 419.7 feet to the TRUE POINT OF BEGINNING of said Parcel 1; thence North  $41^{\circ} 26'$  West, 1191 feet; thence South  $48^{\circ} 34'$  West 1426 feet; thence South  $41^{\circ} 26'$  East 1290 feet; thence North  $47^{\circ} 17'$  East 621.4 feet; thence North  $42^{\circ} 38'$  East 809.2 feet to the true point of beginning, containing 39.9 acres, and marked "Parcel No. 1" as shown on Miscellaneous Map No. 79, filed in the office of the County Recorder of San Diego County, California.

PARCEL NO. 2:

That certain piece or parcel of land shown on the official map as Parcel No. 2, being a part of the tidelands of said San Diego Bay, and more particularly shown and delineated on Miscellaneous Map No. 79, filed in the office of the County Recorder of said San Diego County December 15, 1926, which said piece or parcel of land or tidelands is and are more particularly bounded and described as follows:

All of that certain portion of tidelands situated at the South end of the Bay of San Diego, in the County of San Diego, State of California, and more particularly bounded and described as follows:

From a 4x4 stake at the center of Quarter Section 169, Rancho de la Nacion; thence South  $70^{\circ} 34'$  West along the center line of said Quarter Section 542.8 feet to the mean high tide line of San Diego Bay; thence South  $8^{\circ} 19'$  West along the said mean high tide line 45.2 feet to the Southerly city limits of the City of Chula Vista; thence South  $70^{\circ} 34'$  West along said Southerly city limits extended 945.95 feet to a TRUE POINT OF BEGINNING of said Parcel 2; thence continuing South  $70^{\circ} 34'$  West 1244.18 feet.

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to a point of curve having a radius bearing North 56° 26' West 3000 feet from said point of curve; thence Southwesterly along the arc of said curve, 785.4 feet; thence tangent to said curve South 48° 34' West 198.82 feet; thence South 41° 26' East 1191 feet; thence North 42° 38' East 419.7 feet; thence North 23° 55' East 1882 feet to the true point of beginning of said Parcel No. 2; containing 38.3 acres, and marked "Parcel No. 2", as shown on Miscellaneous Map No. 79, filed in the office of the County Recorder of San Diego County, California.

PARCEL NO. 3:

That certain piece or parcel of land shown on the official map approved and filed with the lessor as Parcel No. 3, being a part of the tidelands of said San Diego Bay, and more particularly shown and delineated on Miscellaneous Map No. 79, filed in the office of the County Recorder of said San Diego County December 15, 1926, which said piece or parcel of land or tidelands is and are more particularly bounded and described as follows:

All of that certain portion of tidelands situated at the south end of the Bay of San Diego, in the County of San Diego, State of California, and more particularly bounded and described as follows:

From a 4x4 stake at the center of Quarter Section 169, Rancho de la Nacion, thence South 70° 34' West along the center line of said Quarter Section, 542.8 feet to a point on the mean high tide line of San Diego Bay, thence South 8° 19' West 45.2 feet along said mean high tide line to a point on the Southerly city limits of the City of Chula Vista, said point being also the TRUE POINT OF BEGINNING, of said Parcel 3; thence South 70° 34' West, 945.95 feet; thence South 23° 55' West 1685.7 feet; thence North 79° 30' East 1466 feet to a point on said mean high tide line, thence along said mean high tide line, as follows:

North 5° 40' East 300 feet; North 16° 16' West 200 feet; North 8° 19' East 1109.8 feet to the true point of beginning of said Parcel 3, containing 38.2 acres, and marked "Parcel No. 3" as shown on Miscellaneous Map No. 79, filed in the office of the County Recorder of San Diego County, California.

PARCEL No. 4:

That certain piece or parcel of land shown on the official map approved and filed with the lessor as Parcel No. 4, being a part of the tidelands of said San Diego Bay, and more particularly shown and delineated on Miscellaneous Map No. 79 filed in the office of the County Recorder of said San Diego County December 15, 1926, which said piece or parcel of land or tidelands is and are more particularly bounded and described as follows:

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All of that certain portion of tidelands situated at the south end of the Bay of San Diego, in the County of San Diego, State of California, and more particularly bounded and described as follows:

BEGINNING at a point on the south boundary line of Rancho de la Nacion, bearing North 84° 12' West 1620 feet from the Southwest corner of the East half of Quarter Section 168 of said Rancho, said point of beginning being also on the mean high tide line of San Diego Bay, thence North 84° 12' West 718.1 feet; thence North 67° 31' West 1371.6 feet to the southeast line of Parcel 2, as shown on said Mis. Map No. 79, thence North 42° 38' East 378.9 feet; thence North 23° 55' East 196.3 feet; thence North 79° 30' East along the South line of Parcel 3 as shown on said Miscellaneous Map, 1466 feet to said mean high tide line; thence South 16° 37' East 800 feet; thence South 2° 33' West 556 feet to the point of beginning of said Parcel 4, containing, 39.9 acres, and marked "Parcel No. 4" as shown on Miscellaneous Map No. 79, filed in the office of the County Recorder of San Diego County, California.

PARCEL NO. 5:

That certain piece or parcel of land shown on the official map approved and filed with the lessor as Parcel No. 5 being a part of the tidelands of said San Diego Bay, and more particularly shown and delineated on Miscellaneous Map No. 79 filed in the office of the County Recorder of said San Diego County December 15, 1926, which said piece or parcel of land or tidelands is and are more particularly bounded and described as follows:

All of that certain portion of tidelands situated at the south end of the Bay of San Diego, in the County of San Diego, State of California, and more particularly bounded and described as follows:

BEGINNING at a point on the southerly line of the Rancho de la Nacion extended Westerly, said point bearing North 84° 12' West 2338.1 feet from the Southwest corner of the East Half of Quarter Section 168 of said Rancho; thence North 67° 31' West 1371.6 feet to the southeasterly line of Parcel 2, as shown on Miscellaneous Map No. 79, thence South 42° 38' West 850 feet, thence South 47° 17' West 900 feet; thence South 40° 40' East 781.7 feet; thence North 46° 47' East 1374 feet; thence North 69° 54' East 1058 feet to the point of beginning of said Parcel 5, containing 39.4 acres, and marked "Parcel No. 5" as shown on Miscellaneous Map No. 79, filed in the office of the County Recorder of San Diego County, California.

PARCEL NO. 6

That certain piece or parcel of land shown on the official map approved and filed with the lessor as Parcel No. 6, being a part of the tidelands of said San Diego Bay, and more particularly shown and delineated on Miscellaneous Map No. 79 filed in the office of the County Recorder of said San Diego County December 15, 1926, which said piece or parcel of land or tidelands is and are more particularly bounded and described as follows:

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All of that certain portion of tidelands situated at the south end of the Bay of San Diego, in the County of San Diego, State of California, and more particularly bounded and described as follows:

From the Southwest corner of the East Half of Quarter Section 168, Rancho de la Nacion; thence North 84° 12' West along the South line of said Rancho, 2338.1 feet; thence South 69° 54' West 1058 feet; thence South 46° 48' West 1374 feet to the TRUE POINT OF BEGINNING of said Parcel 6, being also the southerly corner of Parcel 5 of said Miscellaneous Map No. 79; thence South 9° 25' West 1790 feet; thence North 35° 43' West 2009.0 feet; thence North 57° 36' East 640 feet; thence North 47° 17' East 566.4 feet; thence South 40° 40' East 781.7 feet to the true point of beginning containing 39.4 acres, and marked "Parcel No. 6" as shown on Miscellaneous Map No. 79, filed in the office of the County Recorder of San Diego County, California.

PARCEL NO. 7

That certain piece or parcel of land shown on the official map approved and filed with the lessor as Parcel No. 7, being a part of the tidelands of said San Diego Bay, and more particularly shown and delineated on Miscellaneous Map No. 79, filed in the office of the County Recorder of said San Diego County December 15, 1926, which said piece or parcel of land or tidelands is and are more particularly bounded and described as follows:

All of that certain portion of tidelands situated at the south end of the Bay of San Diego, in the County of San Diego, State of California, and more particularly bounded and described as follows:

From the southwest corner of the East Half of Quarter Section 168, Rancho de la Nacion; thence North 84° 12' West 2338.1 feet; thence South 69° 54' West 1058 feet; thence South 46° 47' West 1374 feet; thence South 9° 25' West 1790 feet to the TRUE POINT OF BEGINNING of Parcel 7; being also the southerly corner of Parcel 6, as shown on said Miscellaneous Map No. 79, thence South 48° 11' West 470 feet; thence South 73° 09' West 400 feet; thence North 35° 48' West 1979.5 feet; thence North 57° 36' East 850 feet; thence South 35° 43' East 2009.6 feet to the true point of beginning, containing 39.7 acres, and marked "Parcel No. 7" as shown on Miscellaneous Map No. 79 filed in the office of the County Recorder of San Diego County, California.

PARCEL NO. 8

That certain piece or parcel of land shown on the official map approved and filed with the lessor as Parcel No. 8, being a part of the tidelands of said San Diego Bay, and more particularly shown and delineated on Miscellaneous Map No. 79, filed in the office of the County Recorder of said San Diego County December 15, 1926, which said piece or parcel of land or tidelands is and are more particularly bounded and described as follows:

All of that certain portion of the tidelands situated at the south end of the Bay of San Diego, in the County of San Diego, State of

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California and more particularly bounded and described as follows:

From the Southwest corner of the East half of Quarter Section 168, Rancho de la Nacion; thence North 84° 12' West along the South line of said Rancho, 2338.1 feet; thence South 69° 54' West 1058 feet; thence South 46° 47' West 1374 feet; thence South 9° 25' West 1790 feet; thence South 48° 11' West 470 feet; thence South 73° 09' West 400 feet to the TRUE POINT OF BEGINNING of said Parcel 8, said point being also the southerly corner of Parcel 7, as shown on said Miscellaneous Map No. 79; thence South 73° 09' West 1056 feet; thence South 53° 34' West 257 feet; thence North 12° 42' West 1817.1 feet; thence North 57° 36' East 544 feet; thence South 35° 48' East 1979.5 feet to true point of beginning, containing 38.1 acres, and marked "Parcel No. 8" as shown on Miscellaneous Map No. 79, filed in the office of the County Recorder of San Diego County, California.

PARCEL NO. 9:

That certain piece or parcel of land shown on the official map approved and filed with the lessor as Parcel No. 9, being a part of the tidelands of said San Diego Bay, and more particularly shown and delineated on Miscellaneous Map No. 79, filed in the office of the County Recorder of said San Diego County December 15, 1926, which said piece or parcel of land or tidelands is and are more particularly bounded and described as follows:

All of that certain portion of tidelands situated at the South end of the Bay of San Diego, in the County of San Diego, State of California and more particularly bounded and described as follows:

From the Southwest corner of the East Half of Quarter Section 168, Rancho de la Nacion; thence North 84° 12' West along the South line of said Rancho 2338.1 feet; thence South 69° 54' West 1058 feet; thence South 46° 47' West 1374 feet; thence South 9° 25' West 1790 feet; thence South 48° 11' West 470 feet to the TRUE POINT OF BEGINNING of said Parcel 9, said point being also an angle point on the Southeasterly line of Parcel 7, as shown on said Miscellaneous Map No. 79; thence South 73° 09' West 1456 feet; thence South 53° 34' West 257 feet; thence North 83° 56' West 96 feet; thence North 64° 18' West 2050 feet to a point on the mean high tide line of San Diego Bay; thence along said mean high tide line as follows: South 51° 26' East 1275.3 feet, South 70° East 1300 feet, due East 730 feet, North 60° East 1000 feet, North 24° West 200 feet; thence North 40° West 300 feet to the true point of beginning, containing 34 acres, and marked "Parcel No. 9" as shown on Miscellaneous Map No. 79, filed in the office of the County Recorder of San Diego County, California.

PARCEL NO. 10:

That certain piece or parcel of land shown on the official map approved and filed with the lessor as Parcel No. 10, being a part of the tidelands of said San Diego Bay, and more particularly shown and delineated on Miscellaneous Map No. 79, filed in the office of the County Recorder of said San Diego County December 15, 1926 which

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said piece or parcel of land or tidelands is and are more particularly bounded and described as follows:

All of that certain portion of tidelands situated at the South end of the Bay of San Diego in the County of San Diego, State of California, and more particularly bounded and described as follows:

From the Southwest corner of the East Half of Quarter Section 168, Rancho de la Nacion, thence North  $84^{\circ} 12'$  West along the southerly line of said Rancho, 1620 feet to the TRUE POINT OF BEGINNING, said point being also the Southeast corner of Parcel 4, as shown on said Miscellaneous Map No. 79; thence North  $84^{\circ} 12'$  West 718.1 feet; thence South  $69^{\circ} 54'$  West 1058 feet; thence South  $46^{\circ} 47'$  West 1374 feet; thence South  $9^{\circ} 25'$  West 1790 feet; thence South  $48^{\circ} 11'$  West 470 feet; thence South  $40^{\circ}$  East 300 feet to the mean high tide line of San Diego Bay; thence along said mean high tide line as follows:

North  $57^{\circ}$  East 850 feet; North  $5^{\circ} 11'$  East 1740 feet; North  $43^{\circ}$  East 1170 feet, North  $81^{\circ}$  East 530 feet, North  $60^{\circ}$  East 770 feet, South  $85^{\circ} 44'$  East 300 feet; thence North  $2^{\circ} 33'$  East, 44 feet to the true point of beginning, containing 39.5 acres, and marked "Parcel No. 10" as shown on miscellaneous Map No. 79, filed in the office of the County Recorder of San Diego County, California.

PARCEL NO. 11

That certain piece or parcel of land shown as "Lease Area 11", on map made by John F. Covert, Civil Engineer, said Map being filed in the office of the County Recorder of San Diego County on Sept. 11, 1940, and known as Miscellaneous Map No. 149 of the records of said office, being a part of the tidelands of said San Diego Bay and lying easterly of the subdivision of Coronado Heights, as shown upon the map thereof on file in the said Recorder's Office, known as Map No. 460, and lying northerly and westerly of the tidelands of said Bay shown upon Miscellaneous Map No. 79, filed in said County Recorder's office on December 15th, 1926, and more particularly described as follows:

BEGINNING at the extreme westerly corner of Parcel 9, shown on Miscellaneous Map No. 79, and filed in the office of the Recorder of said San Diego County, said point bearing South  $62^{\circ} 31'$  East 1073.4 feet from the southeast corner of Block 33, Coronado Heights, as per Map No. 460, on file in said Recorder's Office, said point being also on the mean high tide line of San Diego Bay; thence South  $63^{\circ} 12'$  East along the northerly line of said Parcel 9, 1690.0 feet; thence North  $8^{\circ} 11'$  West 1461.5 feet; thence South  $89^{\circ} 06'$  West 1975.8 feet to a point on the mean high tide line, thence along said mean high tide line as follows:

South  $7^{\circ} 54'$  East 137.92 feet; South  $41^{\circ} 22'$  East 155.25 feet; South  $25^{\circ} 04'$  East 103.27 feet; South  $43^{\circ} 13'$  East 81.1 feet; North  $67^{\circ} 16'$  East 55.6 feet; South  $51^{\circ} 23'$  East 287.29 feet to the place of beginning, containing 39.9 acres.

PARCEL NO. 12:

That certain piece or parcel of land shown as "Lease Area 12", on Map made by John F. Covert, Civil Engineer, said Map being filed in the office of the County Recorder of San Diego County on September 11, 1940, and known as Miscellaneous Map No. 149, of the records of said office, being a part of tidelands of said San Diego Bay and lying easterly of the subdivision of Coronado Heights, as shown upon the Map thereof on file in the said Recorder's Office, known as Map No. 460, and lying northerly and westerly of the tidelands of said Bay shown upon Miscellaneous Map No. 79, filed in said County Recorder's Office on December 15th, 1926, and more particularly described as follows:

BEGINNING at the Northwest corner of Lease Area No. 11, as per Miscellaneous Map No. 149, made by John F. Covert, Civil Engineer, said point being on the mean high tide line of San Diego Bay; thence North 89° 06' East along the north line of said Lease Area No. 11, 1975.8 feet to the northeast corner of said Lease Area No. 11; thence North 8° 11' West 891.0 feet; thence South 89° 06' West 1802.8 feet to a point on the mean high tide line of San Diego Bay; thence along said mean high tide line as follows:

South 41° 30' West 149.35 feet; South 10° 20' East 116.85 feet; South 28° 09' West 140.47 feet; South 5° 32' East 325.62 feet; South 20° 45' East 167.0 feet; South 7° 54' East 54.0 feet to the place of beginning, containing 39.9 acres.

PARCEL NO. 13:

That certain piece or parcel of land shown as "Lease Area 13" on Map made by John F. Covert, Civil Engineer, said Map being filed in the office of the County Recorder of San Diego County, on September 11, 1940, and known as Miscellaneous Map No. 149, of the records of said office, being a part of the tidelands of said San Diego Bay and lying easterly of the subdivision of Coronado Heights, as shown upon the map thereof on file in the said Recorder's Office, known as Map No. 460, and lying northerly and westerly of the tidelands of said bay shown upon Miscellaneous Map No. 79, filed in said County Recorder's Office on December 15th, 1926, and more particularly described as follows:

BEGINNING at the Northwest corner of Lease Area No. 12, as per Miscellaneous Map No. 149, made by John F. Covert, Civil Engineer, said point being also on the mean high tide line of San Diego Bay; thence North 89° 06' East 1802.8 feet to the northeast corner of said Lease Area No. 12; thence North 8° 11' West 963.2 feet; thence South 89° 06' West 1833.6 feet to a point on the mean high tide line of San Diego Bay; thence along said mean high tide line as follows:

South 10° 37' West 264.89 feet; South 30° 42' East 285.24 feet; South 23° 02' East 280.4 feet; South 6° 05' West 166.36 feet; South 41° 30' West 31.65 feet to the place of beginning, containing 39.98 acres.

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PARCEL NO. 14:

That certain piece or parcel of land shown as "Lease Area 14" on map made by John F. Covert, Civil Engineer said map being filed in the office of the County Recorder of San Diego County on September 11, 1940, and known as Miscellaneous Map No. 149 of the records of said office, being a part of the tidelands of said San Diego Bay and lying Easterly of the subdivision of Coronado Heights, as shown upon the map thereof on file in the said Recorder's Office, known as Map No. 460, and lying northerly and westerly of the tidelands of said bay shown upon Miscellaneous Map No. 79, filed in said County Recorder's Office on December 15th, 1926, and more particularly described as follows:

BEGINNING at the northwest corner of Lease Area No. 13, as per Miscellaneous Map No. 149, made by John F. Covert, Civil Engineer, said point being also on the mean high tide line of San Diego Bay; thence North 89° 06' East along the North line of said Lease Area No. 13, 1833.6 feet to the Northeast corner of said Lease Area No. 13; thence North 8° 11' West 545.2 feet; thence South 89° 06' West 2551.8 feet to a point on the mean high tide line of San Diego Bay; thence along said mean high tide line as follows:

South 74° 56' East 131.03 feet; South 57° 00' East 192.62 feet; South 42° 18' East 115.9 feet; South 74° 34' East 236.08 feet; South 59° 21' East 148.14 feet; South 24° 19' East 181.6 feet to the place of beginning, containing 26.15 acres.

PARCEL NO 15:

That certain piece or parcel of land shown as "Lease Area 15" on map made by John F. Covert, Civil Engineer, said map being filed in the office of the County Recorder of San Diego County on September 11, 1940, and known as Miscellaneous Map No. 149 of the records of said office being a part of the tidelands of said San Diego Bay and lying easterly of the subdivision of Coronado Heights, as shown upon the map thereof on file in the said Recorder's Office, known as Map No. 460, and lying northerly and westerly of the tidelands of said bay shown upon Miscellaneous Map No. 79, filed in said County Recorder's Office on December 15th, 1926, and more particularly described as follows:

BEGINNING at the most westerly corner of Parcel No. 6, shown on Miscellaneous Map 79, filed in the Recorder's Office of said San Diego County; thence South 58° 42' West along the northwesterly line of said Parcel 7 and Parcel 8, 1237.8 feet; thence North 8° 11' West 2069.8 feet; thence North 89° 06' East 229.7 feet to a point on a curve having a radius bearing North 4° 56' East 2000 feet thence easterly along the arc of said curve 554.4 feet to a point which is South 10° 57' East 2000 feet from the center point of said curve; thence South 21° 38' East 1547.3 feet to the place of beginning, containing 39.96 acres

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PARCEL NO. 16:

That certain piece or parcel of land shown as "Lease Area 16" on map made by John F. Covert, Civil Engineer, said map being filed in the office of the County Recorder of San Diego County on September 11, 1940, and known as Miscellaneous Map No. 149 of the records of said office, being a part of the tidelands of said San Diego Bay and lying easterly of the Subdivision of Coronado Heights, as shown upon the map thereof on file in the said Recorder's Office, known as Map No. 460 and lying northerly and westerly of the tidelands of said bay shown upon Miscellaneous Map No. 79, filed in said County Recorder's Office on December 15th, 1926, and more particularly described as follows:

BEGINNING at the most westerly corner of Parcel 6, shown on Miscellaneous Map No. 79, on file in the office of County Recorder of said San Diego County, thence North 21° 38' West along the east line of Lease Area No. 15, as per Miscellaneous Map No. 149, made by John F. Covert, Civil Engineer, 1547.3 feet to a point on a curve having a radius bearing North 10° 57' West 2000 feet; thence Northeasterly along the arc of said curve 1025.7 feet to a point which is South 40° 20' East 2000 feet from the center of said curve, said point being also the most westerly corner of Parcel No. 1, shown on Miscellaneous Map No. 79; thence South 40° 20' East along the southwesterly line of said Parcel No. 1, 1290.0 feet to the southerly corner of said Parcel No. 1; thence South 48° 23' West along the northwesterly line of Parcels 5 and 6 of said Miscellaneous Map No. 79, 845.4 feet; thence South 58° 42' West along the northwesterly line of said Parcel 6, 640 feet to the place of beginning containing 39.94 acres.

END OF DESCRIPTION

REVIEWED JULY 12, 1984 BY BOUNDARY AND TITLE UNIT.

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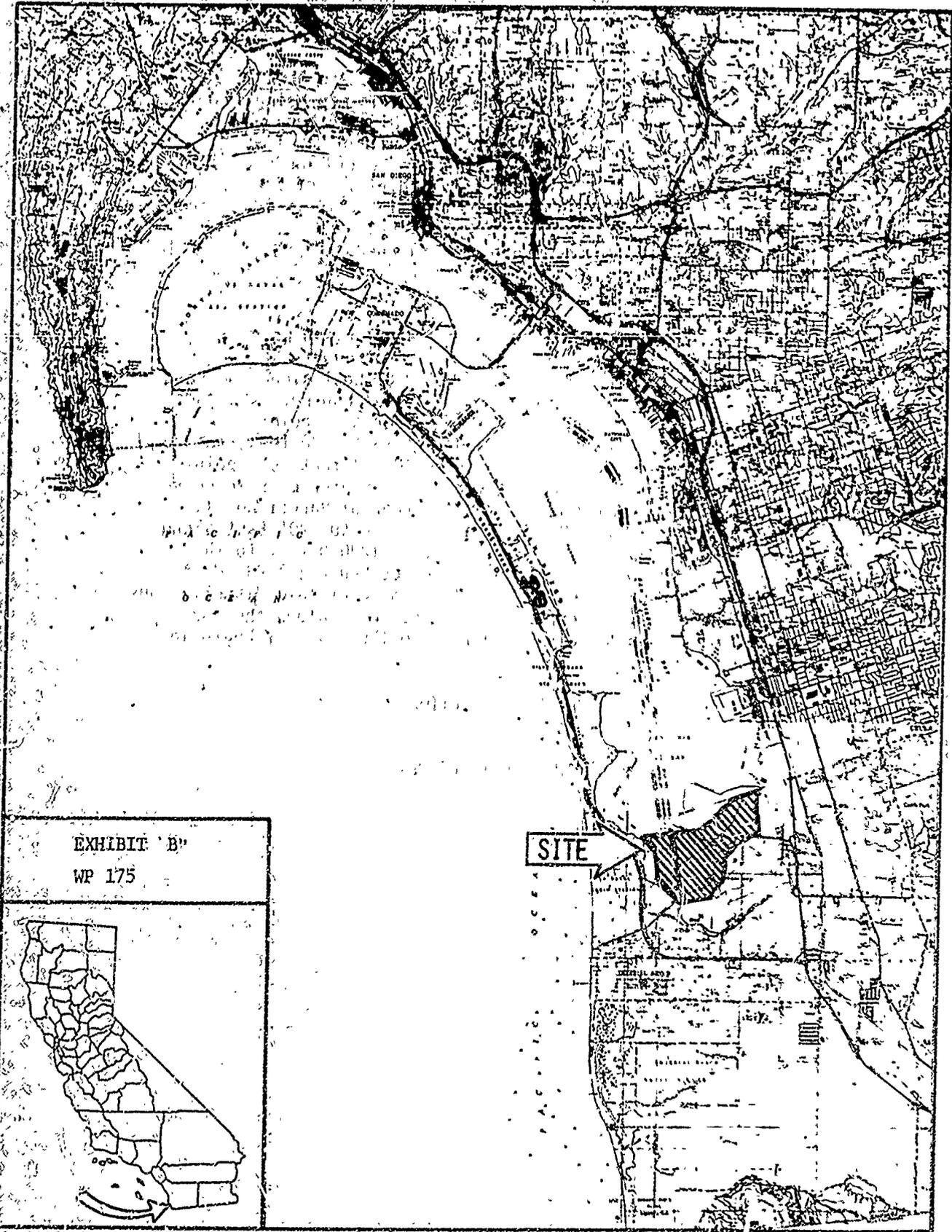


EXHIBIT 'B'  
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