

MINUTE ITEM

25

11/29/84  
WP 4560  
WP 4862  
PRC 4648  
Louie

Approval of Rent Modification  
Termination of Leases and Issuance  
of New General Lease Industrial Use,  
Acceptance of Quitclaim Deeds

Calendar Item 25, attached, was pulled from the agenda prior to the meeting.

Attachment: Calendar Item 25.

CALENDAR PAGE	
MINUTE PAGE	2700

CALENDAR ITEM

A 74  
S 31

25

11/29/84  
WP 4560  
WP 4862  
PRC 4648  
Louie

APPROVAL OF RENT MODIFICATION FOR PRC 4862.1  
TERMINATION OF LEASES PRC 4560.1,  
PRC 4648.1 and PRC 4862.1 AND ISSUANCE  
OF A NEW GENERAL LEASE - INDUSTRIAL USE;  
ACCEPTANCE OF QUITCLAIM DEEDS

APPLICANTS: Southern California Edison Company  
P.O. Box 410  
Long Beach, California 90801  
Attn: Right-of-Way and Land Department

San Diego Gas and Electric Company  
P.O. Box 1831  
San Diego, California 92112

City of Anaheim  
c/o Public Utilities Department  
P.O. Box 3222  
Anaheim, California 92803

City of Riverside  
Public Utilities Department  
3900 Main Street  
Riverside, California 92522

AREA, TYPE LAND AND LOCATION:

A 26.65-acre parcel of tide and submerged land  
located in the Pacific Ocean at San Onofre, San  
Diego County.

LAND USE:

Cooling water conduits, environmental  
monitoring buoys, temporary construction area  
and sand disposal, rock riprap and walkway.

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2701

CALENDAR ITEM NO. 15 (CONT'D)

TERMS OF PRIOR LEASES:

- (a) Lease PRC 4560.1  
Initial Period: Parcel "A" - five years from March 1, 1976.  
Renewal Option: None.  
Consideration: \$12,978 per annum
- (b) Lease PRC 4648.1  
Initial Period: Five years from September 24, 1979.  
Renewal Options: Three additional periods of five years each  
Consideration: \$1400 per annum, 5th year rent review
- (c) Lease PRC 4862.1  
Initial Period: Parcel "A" 49 years from February 1, 1974  
Parcel "B" 7 years from February 1, 1974  
Consideration: Parcel "A" \$15,000 per annum  
Parcel "B" \$52,500 per annum  
5th year rent review

TERMS OF PROPOSED LEASE:

Initial period: Parcels 1 and 4 (Cooling water Conduits, Walkway and riprap) - 42 years, Parcel 2 (environmental monitoring buoys) - 19 years, Parcel 3 (temporary construction area) - four years, beginning March 1, 1981.

Public liability insurance: Combined single limit coverage of \$5,000,000.

Special: Lessees are authorized to encumber their leasehold interests by lien or charge of any trust indenture, mortgage or deed of trust as may be necessary and reasonable for the benefit of Lessees' bonds.

CALENDAR ITEM NO. 25 (CONT'D)

CONSIDERATION: Parcels 1 and 4 - \$63,616.50 per annum; Parcel 2 \$1,400 per annum; Parcel 3 - \$80,000 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.

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

HB 884: N/A.

OTHER PERTINENT INFORMATION:

1. In connection with Units 2 and 3 of the San Onofre Nuclear Generating Station, Southern California Edison and San Diego Gas and Electric currently have two State Lands Commission Leases (PRC 4648.1 and PRC - 4862.1) and a third lease (PRC 4560.1) which has expired and is in holdover status. The Lessees have applied for a renewal of the expired lease. The Cities of Anaheim and Riverside have since acquired a 3.16 percent interest and a 1.79 percent interest respectively in Units 2 and 3. Since the above three leases are servicing the same units and are located in close proximity to one another, staff is recommending that the three individual leases be terminated and a single new lease be issued for these facilities. The new lease will provide greater ease in administration for both the Lessees and the State.
- 2(a) Lease PRC 4862.1 provides for a five year rent review. Lessees under that lease were notified of the new rent in the amount of

CALENDAR ITEM NO. 25 (CONT'D)

\$116,707.50 (Conduit and temporary construction area) to be effective February 1, 1979, in accordance with the terms of the lease. However, recommendation to the Commission of the new rent was delayed in anticipation of combining all the leases. (b) Lessees' use of the temporary construction area under PRC 4862.1 terminated as of February 1, 1981. Lessee is quitclaiming this temporary construction area back to the State.

3. Lessees' use of Parcel B under PRC 4560.1 expired effective March 1, 1981. PRC 4560.1 provides that the Lessees shall continue to be liable for Parcel B for three years after its expiration. Lessees are therefore quitclaiming Parcel B back to the State.
4. Termination and Replacement of the State's Leases PRC 4560.1, PRC 4862.1 and PRC 4648.1 is for administrative purposes only, and does not change or enlarge the estate or use from that granted in the original lease. However, the use of Parcel A under PRC 4560.1 is extended for a period of four additional years.
5. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 15061), the staff has determined that a portion of this activity (that previously under PRC 4862.1 and PRC 4648.1) is exempt from the requirements of the CEQA because the activity is not a "project" as defined by CEQA and the State CEQA Guidelines.

Authority: P.R.C. 21065 and 14 Cal. Adm. Code 15378.

A portion of this activity (previously under PRC 4560.1) is the continuation of the use of an existing temporary construction area and is a categorical exempt project. This portion of the activity is exempt under Class 1, existing facilities, 2905(a)(2) Title 2 Division 3.

CALENDAR ITEM NO. 20 (CONT'D)

6. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq, but will not affect those significant lands.

EXHIBITS: A-1, A-2, A-3 Land Descriptions.  
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 BECAUSE A PORTION OF THE ACTIVITY IS NOT A PROJECT AS DEFINED BY P.R.C. 21065 AND 14 CAL. ADM. CODE 15378 AND THE REMAINING PORTION OF THE ACTIVITY IS AS A CATEGORICAL EXEMPT PROJECT, CLASS 1, EXISTING FACILITIES, 2 CAL. ADM. CODE 2905(a)(2).
2. FIND THAT THIS ACTIVITY WILL INVOLVE LANDS IDENTIFIED AS POSSESSING SIGNIFICANT ENVIRONMENTAL VALUES PURSUANT TO P.R.C. 6370, ET SEQ., BUT THAT SUCH ACTIVITY WILL HAVE NO DIRECT OR INDIRECT EFFECT ON SUCH LANDS.
3. APPROVE THE NEW RENT UNDER PRC 4862.1 IN THE AMOUNT OF \$116,707.50 PER ANNUM EFFECTIVE FEBRUARY 1, 1979.
4. TERMINATE LEASES PRC 4560.1, PRC 4648.1 AND PRC 4862.1.
5. AUTHORIZE ACCEPTANCE OF THE LEASE QUITCLAIMS FOR THE LAND DESCRIBED ON EXHIBIT "A-2" AND EXHIBIT "A-3" ATTACHED.
6. AUTHORIZE ISSUANCE TO SOUTHERN CALIFORNIA EDISON COMPANY, SAN DIEGO GAS AND ELECTRIC COMPANY, CITY OF ANAHEIM AND CITY OF RIVERSIDE OF A GENERAL LEASE - INDUSTRIAL USE BEGINNING MARCH 1, 1981 SUBSTANTIALLY IN THE FORM ON FILE IN THE OFFICE OF THE COMMISSION; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$145,016.50, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$5,000,000; FOR THE MAINTENANCE OF EXISTING COOLING WATER CONDUITS, ENVIRONMENTAL MONITORING BUOYS, RIP RAP AND WALKWAY AND SAND DISPOSAL AND TEMPORARY CONSTRUCTION AREA ON THE LAND DESCRIBED ON EXHIBIT "A-1" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

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EXHIBIT "A-1"  
LAND DESCRIPTION

P4862  
P4648  
P4560

Four parcels of tide and submerged land lying in the Pacific Ocean adjacent to the San Onofre Nuclear Generating Station, San Diego County, State of California, more particularly described as follows:

PARCEL 1

COMMENCING at the easterly terminus of that certain course in the southwesterly boundary line of the 83.63 acre parcel of land shown on the Licensed Surveyor's Map filed on June 13, 1963, as Map No. 6242 of Record of Surveys in the Office of the County Recorder of said County, said certain course is shown on said map as having a bearing of S 49° 34' 15" E and a length of 300.24 feet; thence S 57° 24' 41" E, 8.64 feet to the TRUE POINT OF BEGINNING; thence the following 45 courses:

1. S 33° 00' 00" W, 56.81 feet;
2. S 39° 44' 55" W, 2,347.44 feet;
3. N 57° 00' 00" W, 58.14 feet;
4. S 33° 00' 00" W, 140.00 feet;
5. S 57° 00' 00" E, 50.00 feet;
6. S 33° 00' 00" W, 681.39 feet;
7. N 57° 00' 00" W, 20.00 feet;
8. S 33° 00' 00" W, 140.00 feet;
9. S 57° 00' 00" E, 20.00 feet;
10. S 33° 00' 00" W, 5,029.50 feet;
11. S 57° 00' 00" E, 40.00 feet;
12. N 33° 00' 00" E, 5,029.50 feet;
13. S 57° 00' 00" E, 80.00 feet;
14. N 33° 00' 00" E, 140.00 feet;
15. N 57° 00' 00" W, 50.00 feet;
16. N 33° 00' 00" E, 681.39 feet;
17. S 57° 00' 00" E, 20.00 feet;
18. N 33° 00' 00" E, 140.00 feet;
19. N 57° 00' 00" W, 11.37 feet;
20. N 39° 44' 55" E, 543.88 feet;
21. S 50° 15' 05" E, 70.00 feet;
22. N 39° 44' 55" E, 140.00 feet;
23. N 50° 15' 05" W, 45.00 feet;
24. N 39° 44' 53" E, 1,660.88 feet;
25. S 61° 03' 16" E, 21.05 feet;
26. S 26° 17' 55" W, 2,343.08 feet;
27. N 57° 00' 00" W, 11.43 feet;
28. S 33° 00' 00" W, 140.00 feet;
29. S 57° 00' 00" E, 20.00 feet;
30. S 33° 00' 00" W, 681.38 feet;
31. N 57° 00' 00" W, 50.00 feet;
32. S 33° 00' 00" W, 140.00 feet;
33. S 57° 00' 00" E, 80.00 feet;
34. S 33° 00' 00" W, 2,699.50 feet;
35. S 57° 00' 00" E, 40.00 feet;

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- 36. N 33° 00' 00" E, 2,699.50 feet;
- 37. S 57° 00' 00" E, 20.00 feet;
- 38. N 33° 00' 00" E, 140.00 feet;
- 39. N 57° 00' 00" W, 20.00 feet;
- 40. N 33° 00' 00" E, 681.38 feet;
- 41. S 57° 00' 00" E, 50.00 feet;
- 42. N 33° 00' 00" E, 140.00 feet;
- 43. N 57° 00' 00" W, 58.09 feet;
- 44. N 26° 17' 55" E, 2,347.21 feet; and
- 45. N 33° 00' 00" E, 64.97 feet

to a point in the southwesterly boundary line of the 83.63 acre parcel of land shown on said Licensed Surveyor's Map No. 6242; thence along said southwesterly line, the following two courses:

- 46. N 65° 24' 53" W, 48.94 feet; and
- 47. N 57° 24' 41" W 137.60 feet

to the point of beginning.

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark.

PARCEL 2

Twenty-six circular parcels of submerged land offshore from the San Onofre Nuclear Generating Station, twenty-four of the twenty-six parcels having a radius of 20 feet and two of the twenty-six parcels having a radius of 70 feet; the centers of said circles having the following California Coordinate System Zone 6 Coordinates:

Those parcels having a radius of 20 feet;

Location:

A	N 438,950	E 1,595,140
B	N 437,800	E 1,596,785
C	N 438,625	E 1,597,360
D	N 439,775	E 1,595,710
E	N 435,015	E 1,597,290
F	N 435,850	E 1,597,860
G	N 434,670	E 1,599,495
H	N 436,325	E 1,600,650
I	N 435,175	E 1,602,300
J	N 436,000	E 1,602,875
K	N 437,145	E 1,601,225
L	N 432,860	E 1,605,610
M	N 438,110	E 1,597,255
N	N 437,855	E 1,597,815
O	N 422,795	E 1,615,480
P	N 422,030	E 1,616,020
Q	N 421,930	E 1,616,115
R	N 421,405	E 1,616,475
S	N 409,340	E 1,621,035

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T	N 430,910	E 1,599,965
U	N 444,820	E 1,586,250
V	N 437,340	E 1,599,050
W	N 417,210	E 1,621,415
X	N 412,635	E 1,622,490

Those parcels having a radius of 70 feet:

Location:

Y	N 435,877	E 1,600,930
Z	N 423,061	E 1,615,705

PARCEL 3

COMMENCING at the northwesterly terminus of that certain course in the southwesterly boundary line of the 83.63 acre parcel of land shown on the Licensed Surveyor's Map filed on June 13, 1963, as Map No. 6242 of Records of Surveys in the Office of the County Recorder of said San Diego County shown as having a bearing of S 50° 06' 17" E and a length of 300.13 feet; thence along said boundary line S 50° 06' 17" E a distance of 183.66 feet to a point, said point being the TRUE POINT OF BEGINNING of this description; thence continuing along said southwesterly boundary line the following courses and distances: S 50° 06' 17" E, 116.47 feet; S 49° 34' 15" E, 300.24 feet; S 57° 24' 41" E, 146.24 feet; S 65° 24' 53" E, 169.60 feet and S 73° 50' 00" E, 284.85 feet; thence leaving said southwesterly boundary line S 33° 00' 00" W, 338.36 feet; thence N 57° 00' 00" W, 1000.00 feet; thence N 33° 00' 00" E, 282.80 feet to the true point of beginning.

EXCEPTING THEREFROM any portion thereof described in Parcel 1 above.

ALSO EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark.

PARCEL 4

Those tide and submerged lands adjacent to Parcel 3 above lying immediately beneath an existing walkway and rock riprap as shown in Southern California Edison Company's application on file in Lease PRC 4560 of the State Lands Commission.

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark.

END OF DESCRIPTION.

PREPARED 8/18/1983 BY BOUNDARY AND TITLE UNIT, LEROY WEED, SUPERVISOR.

DATE OF PREP	173
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## EXHIBIT "A-2"

## LAND DESCRIPTION

P 4862

A parcel of tide and submerged land lying in the Pacific Ocean adjacent to the San Onofre Nuclear Generating Station, San Diego County, State of California, more particularly described as follows:

BEGINNING at a point in that certain course in the southwesterly boundary line of the 83.63 acre parcel of land shown on the Licensed Surveyor's Map filed on June 13, 1963, as Map No. 6242 of Record of Surveys, in the office of the County Recorder of said County, said course is shown on said map as having a bearing of S 49° 34' 15" E, and a length of 300.24 feet, said point being S 49° 34' 15" E, 203.06 feet from the westerly terminus of said certain course; thence along the following 16 courses:

1. S 33° 00' 00" W, 63.12 feet;
2. S 39° 44' 55" W, 2416.74 feet;
3. S 33° 00' 00" W, 6108.25 feet;
4. S 57° 00' 00" E, 250.00 feet;
5. N 33° 00' 00" E, 5057.00 feet;
6. S 57° 00' 00" E, 50.00 feet;
7. N 33° 00' 00" E, 1033.57 feet;
8. N 39° 44' 55" E, 1545.73 feet;
9. S 26° 17' 55" W, 1545.52 feet;
10. S 33° 00' 00" W, 1033.63 feet;
11. S 57° 00' 00" E, 50.00 feet;
12. S 33° 00' 00" W, 2727.00 feet;
13. S 57° 00' 00" E, 250.00 feet;
14. N 33° 00' 00" E, 3778.20 feet;
15. N 26° 17' 55" E, 2416.51 feet;
16. N 33° 00' 00" E, 74.36 feet

to a point in the southwesterly boundary line of the 83.63 acre parcel of land shown on said Licensed Surveyor's Map No. 6242, thence along said southwesterly line, the following three courses:

17. N 65° 24' 53" W, 155.07 feet;
18. N 57° 24' 41" W, 146.24 feet and
19. N 49° 34' 15" W, 97.18 feet to the

point of beginning.

EXCEPTING THEREFROM the following described parcel of tide and submerged land:

COMMENCING at the easterly terminus of that certain course in the southwesterly boundary line of the 83.63 acre parcel of land shown on the Licensed Surveyor's Map filed on June 13, 1963, as Map No. 6242 of Record of Surveys in the Office of the County Recorder of said County, said certain course is shown on said map as having a bearing of S 49° 34' 15" E and a length of 300.24 feet; thence S 57° 24' 41" E, 8.64 feet to the TRUE POINT OF BEGINNING; thence the following 45 courses:

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1. S 33° 00' 00" W, 56.81 feet;
2. S 39° 44' 55" W, 2,347.44 feet;
3. N 57° 00' 00" W, 58.41 feet;
4. S 33° 00' 00" W, 140.00 feet;
5. S 57° 00' 00" E, 50.00 feet;
6. S 33° 00' 00" W, 681.39 feet;
7. N 57° 00' 00" W, 20.00 feet;
8. S 33° 00' 00" W, 140.00 feet;
9. S 57° 00' 00" E, 20.00 feet;
10. S 33° 00' 00" W, 5,029.50 feet;
11. S 57° 00' 00" E, 40.00 feet;
12. N 33° 00' 00" E, 5,029.50 feet;
13. S 57° 00' 00" E, 80.00 feet;
14. N 33° 00' 00" E, 140.00 feet;
15. N 57° 00' 00" W, 50.00 feet;
16. N 33° 00' 00" E, 681.39 feet;
17. S 57° 00' 00" E, 20.00 feet;
18. N 33° 00' 00" E, 140.00 feet;
19. N 57° 00' 00" W, 11.37 feet;
20. N 39° 44' 55" E, 543.88 feet;
21. S 50° 15' 05" E, 70.00 feet;
22. N 39° 44' 55" E, 140.00 feet;
23. N 50° 15' 05" W, 45.00 feet;
24. N 39° 44' 53" E, 1,660.88 feet;
25. S 61° 03' 16" E, 21.05 feet;
26. S 26° 17' 55" W, 2,343.08 feet;
27. N 57° 00' 00" W, 11.43 feet;
28. S 33° 00' 00" W, 140.00 feet;
29. S 57° 00' 00" E, 20.00 feet;
30. S 33° 00' 00" W, 681.38 feet;
31. N 57° 00' 00" W, 50.00 feet;
32. S 33° 00' 00" W, 140.00 feet;
33. S 57° 00' 00" E, 80.00 feet;
34. S 33° 00' 00" W, 2,699.50 feet;
35. S 57° 00' 00" E, 40.00 feet;
36. N 33° 00' 00" E, 2,699.50 feet;
37. S 57° 00' 00" E, 20.00 feet;
38. N 33° 00' 00" E, 140.00 feet;
39. N 57° 00' 00" W, 20.00 feet;
40. N 33° 00' 00" E, 681.38 feet;
41. S 57° 00' 00" E, 50.00 feet;
42. N 33° 00' 00" E, 140.00 feet;
43. N 57° 00' 00" W, 58.09 feet;
44. N 26° 17' 55" E, 2,347.21 feet; and
45. N 33° 00' 00" E, 64.97 feet

to a point in the southwesterly boundary line of the 83.63 acre parcel of land shown on said Licensed Surveyor's Map No. 6242; thence along said southwesterly line, the following two courses:

46. N 65° 24' 53" W, 48.94 feet; and
47. N 57° 24' 41" W, 137.60 feet

to the point of beginning.

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ALSO EXCEPTING THEREFROM any portion thereof lying within the following described parcel of tide and submerged land:

COMMENCING at the northwesterly terminus of that certain course in the southwesterly boundary line of the 83.63 acre parcel of land shown on the Licensed Surveyor's Map filed on June 13, 1963, as Map No. 6242 of Records of Surveys in the Office of the County Recorder of said San Diego County shown as having a bearing of S 50° 06' 17" E and length of 300.13 feet; thence along said boundary line S 50° 05' 17" E a distance of 183.66 feet to a point, said point being the TRUE POINT OF BEGINNING of this description; thence continuing along said southwesterly boundary line the following courses and distances: S 50° 06' 17" E, 116.47 feet; S 49° 34' 15" E, 300.24 feet; S 57° 24' 41" E, 146.24 feet; S 65° 24' 53" E, 169.60 feet and S 73° 50' 00" E, 284.85 feet; thence leaving said southwesterly boundary line S 33° 00' 00" W, 338.36 feet; thence N 57° 00' 00" W, 1000.00 feet; thence N 33° 00' 00" E, 282.80 feet to the true point of beginning.

ALSO EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark.

END OF DESCRIPTION

PREPARED AUGUST 25, 1983 BY BOUNDARY AND TITLE UNIT, LEROY WEED, SUPERVISOR.

DATE OF REVISION	176
PLATE NO.	2711

EXHIBIT "A-3"

LAND DESCRIPTION

P-4560

A parcel of tide and submerged land lying in the Pacific Ocean adjacent to the San Onofre Nuclear Generating Station, San Diego County, California, described as follows:

Those tidelands lying within a strip of land 200 feet wide the northeasterly line of which is described as follows:

COMMENCING at the northwesterly terminus of that certain course in the southwesterly boundary line of the 83.63 acre parcel of land shown on the Licensed Surveyor's Map filed on June 13, 1963, as Map No. 6242 of Records of Surveys in the Office of the County Recorder of said San Diego County, shown as having a bearing of "S 50° 06' 17" E and a length of 300.13"; thence S 50° 06' 17" E along said southwesterly boundary line a distance of 183.66 feet to a point, said point being the TRUE POINT OF BEGINNING of this description; thence continuing along said southwesterly boundary line the following courses and distances: S 50° 06' 17" E, 116.47 feet; S 49° 34' 15" E, 300.24 feet; S 57° 24' 41" E, 146.24 feet, S 65° 24' 53" E, 169.60 feet; S 73° 50' 00" E, 301.73 feet; S 68° 35' 07" E, 299.99 feet; S 62° 34' 52" E, 301.10 feet; S 64° 46' 32" E, 224.38 feet; S 60° 59' 25" E, 364.49 feet; S 55° 13' 23" E, 299.98 feet and S 56° 06' 51" E, 334.54 feet to the southwest corner of said 83.63 acre parcel of land.

EXCEPTING THEREFROM any portion thereof lying within the following described parcel of land:

COMMENCING at the northwesterly terminus of that certain course in the southwesterly boundary line of the 83.63 acre parcel of land shown on the Licensed Surveyor's Map filed on June 13, 1963, as Map No. 6242 of Records of Surveys in the Office of the County Recorder of said San Diego County shown as having a bearing of S 50° 06' 17" E and a length of 300.13 feet; thence along said boundary line S 50° 06' 17" E a distance of 183.66 feet to a point, said point being the TRUE POINT OF BEGINNING of this description; thence continuing along said southwesterly boundary line the following courses and distances: S 50° 06' 17" E, 116.47 feet; S 49° 34' 15" E, 300.24 feet; S 57° 24' 41" E, 146.24 feet; S 65° 24' 53" E, 169.60 feet and S 73° 50' 00" E, 284.85 feet; thence leaving said southwesterly boundary line S 33° 00' 00" W, 338.36 feet; thence N 57° 00' 00" W, 1000.00 feet; thence N 33° 00' 00" E, 282.80 feet to the true point of beginning.

ALSO EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark.

END OF DESCRIPTION

PREPARED AUGUST 24, 1983 BY BOUNDARY AND TITLE UNIT, LEROY WEEB, SUPERVISOR.

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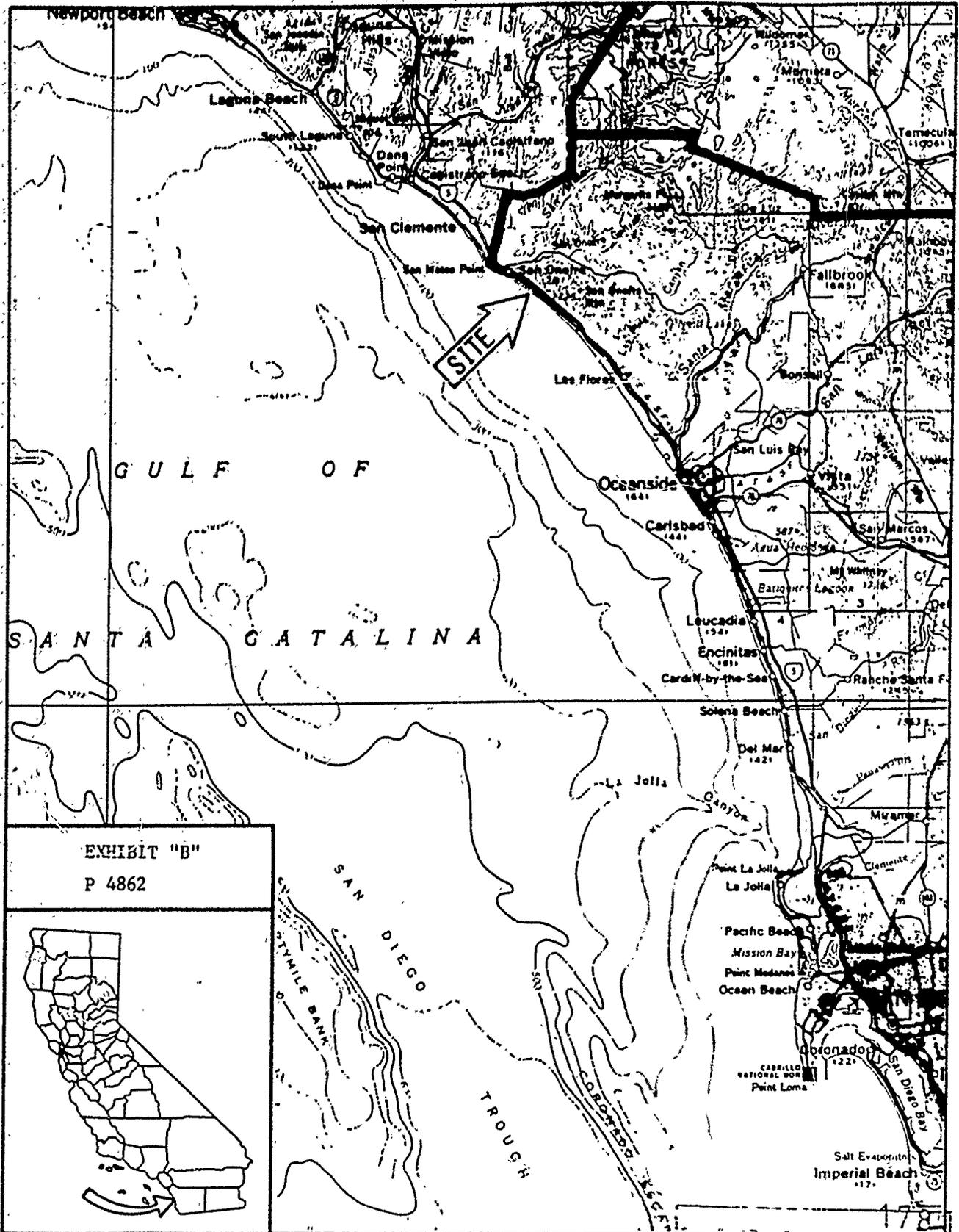


EXHIBIT "B"  
P 4862

