MINUTE ITEM
This Calendar Item No. C32 was approved as Minute Item No. 32 by the California State Lands Commission by a vote of 3 to 0 at its 1-29-99 meeting.

CALENDAR ITEM
C32

A 78

S 39

01/29/99
PRC 175.1
J. Smith

ACCEPTANCE OF A QUITCLAIM DEED AND TERMINATION OF GENERAL LEASE - INDUSTRIAL USE

LESSEE:
Western Salt Company
P.O. Box 149
San Diego, California 92112

AREA, LAND TYPE, AND LOCATION:
612.23 acres, more or less, of tide and submerged lands in South San Diego Bay, cities of San Diego, Coronado, Imperial Beach and National City, San Diego County.

AUTHORIZED USE:
Salt production.

LEASE TERM:
25 years, beginning February 1, 1984.

CONSIDERATION:
$31,860 per year, with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease.

SPECIFIC LEASE PROVISIONS:
Insurance:
Liability insurance: Combined single limit coverage of no less than $1,000,000.
Bond:
$20,000 surety bond.

OTHER PERTINENT INFORMATION:
1. On August 21, 1984, the Commission authorized the issuance of a 25-year lease to Western Salt Company for purposes of continuing its salt production operations. The lease authorizes salt ponds, levees, dikes, brine, pipes and other such production facilities.

2. Through coordination with Commission staff and with the approval of the Commission, the Western Salt Company, the San Diego Unified Port District (District) and the United States Fish and Wildlife Service (Service) are preparing an agreement providing for the District's purchase of Western Salt Company's fee-owned lands. The majority of these lands, along with the tide and submerged lands presently leased to Western Salt under Lease No. PRC 175.1, will be leased to the Service for inclusion in the South San Diego Bay National Wildlife Refuge. Three other parcels will be held by the District for Public Trust purposes.

   This is a companion item to Calendar Item 45, addressing the approval and execution of a title settlement agreement. The termination of Lease PRC 175.1 is an element of the title settlement agreement and will be effective upon close of escrow of that agreement.

3. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), the staff has determined that this activity is exempt from the requirements of the CEQA because the activity is not a "project" as defined by the CEQA and the State CEQA Guidelines.

   Authority: Public Resources Code section 21065 and Title 14, California Code of Regulations, section 15378.

EXHIBITS:

A. Land Description
B. Location Map

PERMIT STREAMLINING ACT DEADLINE:

N/A

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 BECAUSE THE ACTIVITY IS NOT A

PROJECT AS DEFINED BY PUBLIC RESOURCES CODE SECTION 21065 AND TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15378.

AUTHORIZATION:

AUTHORIZE THE ACCEPTANCE OF A QUITCLAIM DEED FROM WESTERN SALT COMPANY, AND TERMINATION OF GENERAL LEASE - INDUSTRIAL USE, LEASE NO. PRC 175.1, APPROVED BY THE CALIFORNIA STATE LANDS COMMISSION ON AUGUST 21, 1984, EFFECTIVE FEBRUARY 1, 1984 FOR A TERM OF 25 YEARS, FOR SALT PRODUCTION OPERATIONS ON THE LAND DESCRIBED ON EXHIBIT A ATTACHED AND BY REFERENCE MADE A PART HEREOF; TERMINATION TO BE EFFECTIVE UPON CLOSE OF ESCROW AS PROVIDED IN THE SETTLEMENT AGREEMENT BETWEEN THE CALIFORNIA STATE LANDS COMMISSION, WESTERN SALT COMPANY AND THE SAN DIEGO UNIFIED PORT DISTRICT.

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° 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 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° 34' West along said southerly city limits extended, 945.95 feet; thence South 23° 55' West, 1882 feet; thence South 42° 38' West 419.7 feet to the TRUE POINT OF BEGINNING of said Parcel 1; thence North 41° 26' West, 1191 feet; thence South 48° 34' West 1426 feet; thence South 41° 26' East 1290 feet; thence North 47° 17' East 621.4 feet; thence North 42° 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 particulary 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 the mean high tide line of San Diego Bay; thence South 8° 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° 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° 34' West 1244.18 feet

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:

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:

BEGINNNING 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 situtated 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:

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 2009.6 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

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

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 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° 12' West 718.1 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 40° East 300 feet to the mean high tide line of San Diego Bay; thence along said mean high tide line as follows:

North 57° East 850 feet; North 5° 11' East 1740 feet; North 43° East 1170 feet, North 81° East 530 feet, North 60° East 770 feet, South 85° 44' East 300 feet; thence North 2° 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° 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° 12' East along the northerly line of said Parcel 9, 1890.0 feet; thence North 8° 11' West 1461.5 feet; thence South 89° 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° 54' East 137.92 feet; South 41° 22' East 155.25 feet; South 25° 04' East 103.27 feet; South 43° 13' East 81.1 feet; North 67° 16' East 55.6 feet; South 51° 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.

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

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.

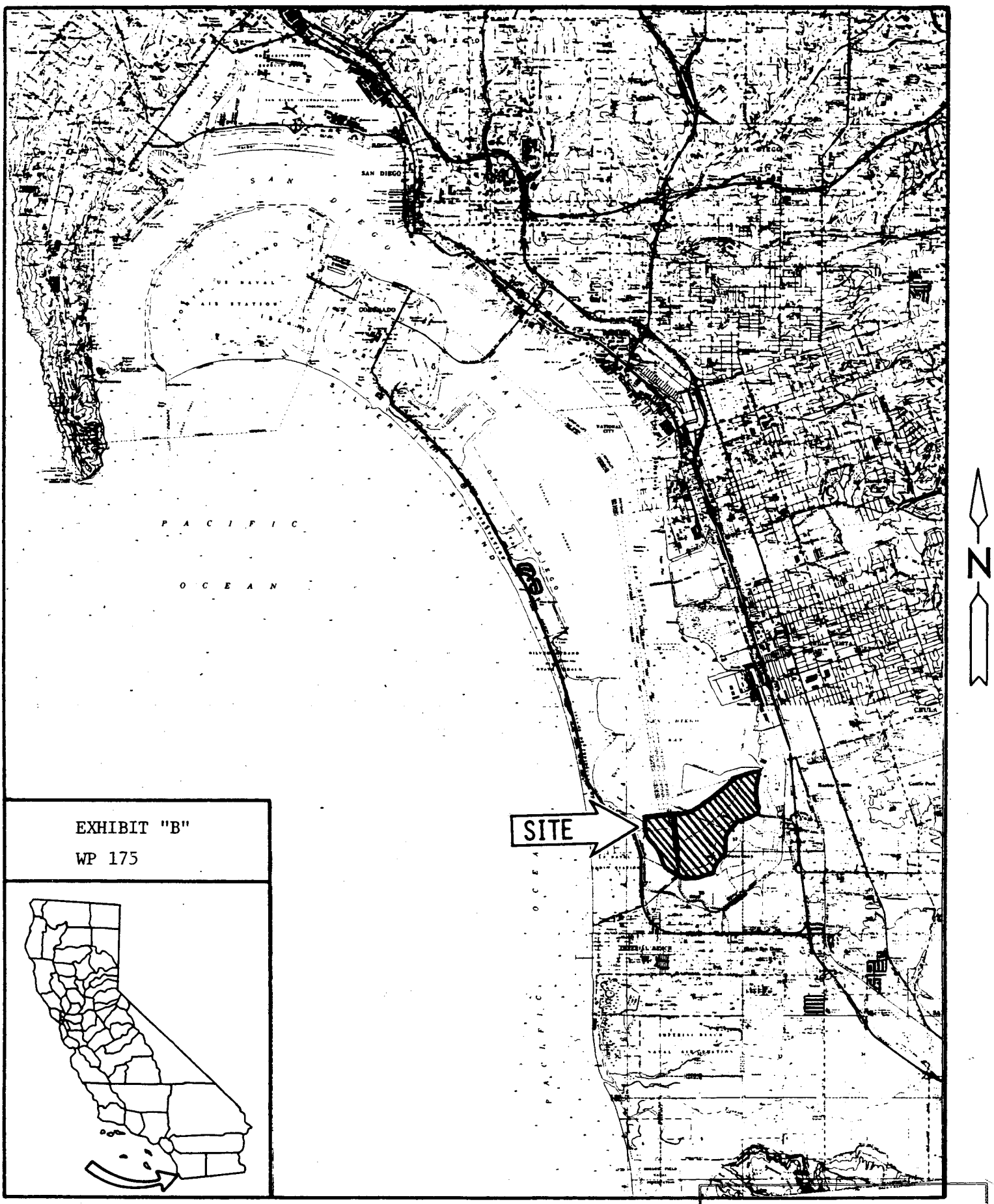

EXHIBIT "B"

WP 175