

AMENDMENT NO. 1

TO AMEND THE OPTION AGREEMENT FOR THE TRANSFER OF
REAL PROPERTY BY AND BETWEEN LANCASTER
REDEVELOPMENT AGENCY AND COUNTY OF LOS ANGELES
(Parcel "A")

THIS AMENDMENT TO THE OPTION AND SALE AGREEMENT (the "Amendment") entered into this _____ day of _____ 2010 (the "Date of the Amendment") between the LANCASTER REDEVELOPMENT AGENCY, a public body, corporate and politic (the "Agency" or "Seller") the COUNTY OF LOS ANGELES, a body corporate and politic (the "County" or "Buyer") amending the Option and Sale Agreement to transfer certain real property (referred to as Parcel "A") from the Agency to the County.

WHEREAS, the parties have previously approved an Option and Sale Agreement (Parcel "A") (the "Original Agreement") on December 15, 2009 involving the sale to the County of an approximate 14.91 acre property, as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property"),

WHEREAS, each party mutually desires to amend the Original Agreement in order provide for an extension to the Option Term for Parcel "A" from October 30, 2010 to April 30, 2011; and

WHEREAS, the Amendment shall further provide the Executive Director of the Agency the added ability to administratively extend the term of the Original Agreements for Parcel "A" in the future for up to three (3) consecutive terms of three (3) month periods, as needed provided there are no outstanding events of default under the Original Agreement.

NOW, THEREFORE, in consideration of the mutual undertakings herein, the parties agree that said Original Agreement shall be amended as follows:

1. Section 1.2 of the Original Agreement (Parcel "A") is amended by inserting April 30, 2011 in place of October 31, 2010.

2. Section 1.2 of the Original Agreement (Parcel "A") amended by adding the following sentence thereto:

"The Executive Director of the Agency, in his sole discretion, may grant the County up to three (3) additional extensions of three (3) months each upon written request of the County setting forth the reason for each extension."

IN WITNESS WHEREOF, the Agency and County have through their duly authorized officers, executed this Amendment as of the date first written above.

SELLER:

LANCASTER REDEVELOPMENT AGENCY,
a public body, corporate and politic

By: _____
Executive Director

ATTEST:

By: _____
Agency Secretary

APPROVED AS TO FORM:

STRADLING, YOCCA, CARLSON & RAUTH,
a professional corporation

By: _____
Agency Counsel

BUYER:

COUNTY OF LOS ANGELES
a body corporate and politic

By: _____
Name: _____

ATTEST:

By: _____
Clerk of the Board of Supervisors

APPROVED AS TO FORM:

ROBERT E. KALUNIAN, Acting County Counsel

By: _____
County Counsel

EXHIBIT "A"

**LEGAL DESCRIPTION
(PARCEL "A")**

THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS;

LOTS 96 THRU 99 INCLUSIVE OF TRACT NO. 22808, PER MAP RECORDED IN BOOK 601 PAGES 74 TO 78 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THAT PORTION OF 3RD STREET EAST LYING SOUTHERLY OF AVENUE H-14, AND THAT CERTAIN ALLEY LYING EASTERLY OF 3RD STREET EAST, AND THAT PORTION OF AVENUE H-14 LYING EASTERLY OF 3RD STREET EAST, ALL AS SHOWN ON SAID TRACT NO. 22808, ALONG WITH LOT 6 OF TRACT NO. 061166 PER MAP RECORDED IN BOOK 1309 PAGES 17 TO 19, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALONG WITH LOTS 51 THRU 66 INCLUSIVE, AND A PORTION OF LOT 111, ALL AS SHOWN UPON TRACT NO. 22809 PER MAP RECORDED IN BOOK 602 PAGES 51 TO 58, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THAT CERTAIN ALLEY LOCATED BETWEEN AVENUE H-13 AND AVENUE H-14, FROM 3RD STREET EAST TO 4TH STREET EAST, AND THAT PORTION OF AVENUE H-14, FROM 3RD STREET EAST TO 4TH STREET EAST, ALL AS SHOWN ON SAID TRACT NO. 22809.

THE EXTERIOR BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF AVENUE I, 50.00 FOOT WIDE HALF STREET AS SHOWN ON SAID TRACT NO. 22809, SAID POINT DISTANT THEREON 27.00 FEET WESTERLY FROM THE SOUTHEAST CORNER OF SAID LOT 111; THENCE, PARALLEL TO THE EASTERLY LINE OF SAID LOT 111, NORTH 00°14'20" EAST A DISTANCE OF 620.77 FEET; THENCE, CONTINUING PARALLEL TO SAID EASTERLY LINE, NORTH 23°15'40" WEST A DISTANCE OF 50.71 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF AVENUE H-14, 60 FEET WIDE AS SHOWN ON SAID TRACT NO. 22809; THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 66°44'20" WEST A DISTANCE OF 27.00 FEET TO A POINT ALONG THE SOUTHERLY PROLONGATION OF THE WESTERLY RIGHT-OF-WAY LINE OF 4TH STREET EAST, 54 FEET WIDE AS SHOWN ON SAID TRACT NO. 22809; THENCE, ALONG SAID PROLONGATED LINE AND SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 23°15'40" WEST A DISTANCE OF 266.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVED SOUTHERLY AND HAVING A RADIUS OF 15.00 FEET; THENCE, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF AVENUE H-13, 60 FEET WIDE AS SHOWN ON SAID TRACT NO. 22809; THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 66°44'20" WEST A DISTANCE OF 213.01 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVED NORTHERLY AND HAVING A RADIUS OF 640.41 FEET; THENCE, ALONG SAID CURVE AND RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 23°02'54" AN ARC DISTANCE OF 257.62 FEET; THENCE, CONTINUING ALONG

SAID RIGHT-OF-WAY LINE AND TANGENT TO LAST SAID MENTIONED CURVE, SOUTH 89°47'14" WEST A DISTANCE OF 136.41 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVED SOUTHEASTERLY AND HAVING A RADIUS OF 15.00 FEET; THENCE, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF 3RD STREET EAST, 60 FEET WIDE AS SHOWN ON SAID TRACT NO. 22808; THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 00°12'46" EAST A DISTANCE OF 231.29 FEET; THENCE SOUTH 02°30' 11" EAST A DISTANCE OF 50.04 FEET TO A POINT WHICH LIES 32.00 FEET EASTERLY OF THE CENTERLINE OF 3RD STREET EAST AS SHOWN ON SAID TRACTS 22808, 22809 AND 061166, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVED WESTERLY AND HAVING A RADIUS OF 462.00 FEET, A RADIAL TO SAID BEGINNING POINT BEARS SOUTH 89°59'54" EAST; THENCE, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°36'21" AN ARC DISTANCE OF 238.72 FEET; THENCE, TANGENT TO LAST SAID MENTIONED CURVE AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF 3RD STREET EAST, 64 FEET WIDE AS SHOWN ON SAID TRACT NO. 061166, SOUTH 29°36'27" WEST A DISTANCE OF 72.71 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVED EASTERLY AND HAVING A RADIUS OF 398.00 FEET; THENCE, SOUTHWESTERLY ALONG SAID CURVE AND RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 25°20'33" AN ARC DISTANCE OF 176.04 FEET, A RADIAL TO LAST MENTIONED POINT BEARS NORTH 85°44'06" WEST; THENCE SOUTH 39°03'16" EAST A DISTANCE OF 36.92 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF AVENUE I, 50 FOOT WIDE HALF STREET AS SHOWN ON SAID TRACT NO. 061166 AND 22809; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF AVENUE I, NORTH 89°16'20" EAST A DISTANCE OF 885.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 649,353 S.F. (14.91 AC.)

NOTE: THE ABOVE LEGAL DESCRIPTION IS BASED UPON RECORD DATA PER TRACT NO. 22808, M.B. 601, PG'S 74 TO 78; TRACT NO. 22809, M.B. 602, PG'S 51 TO 58; TRACT NO. 061166, M.B. 1309, PAGES 17 TO 19 (ROTATED); AND IS SUBJECT TO CHANGE BASED UPON A FIELD SURVEY.

AMENDMENT NO. 1

TO AMEND THE OPTION AGREEMENT FOR THE TRANSFER OF
REAL PROPERTY BY AND BETWEEN LANCASTER
REDEVELOPMENT AGENCY AND COUNTY OF LOS ANGELES
(Parcel "B")

THIS AMENDMENT TO THE OPTION AND SALE AGREEMENT (the "Amendment") entered into this _____ day of _____ 2010 (the "Date of the Amendment") between the LANCASTER REDEVELOPMENT AGENCY, a public body, corporate and politic (the "Agency" or "Seller") the COUNTY OF LOS ANGELES, a body corporate and politic (the "County" or "Buyer") amending the Option and Sale Agreement to transfer certain real property (referred to as Parcel "B") from the Agency to the County.

WHEREAS, the parties have previously approved an Option and Sale Agreement (Parcel "B") (the "Original Agreement") on December 15, 2009 involving the sale to the County of an approximate 5.98 acre property, as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property"),

WHEREAS, each party mutually desires to amend the Original Agreement in order provide the Executive Director of the Agency the added ability to administratively extend the term of the Original Agreement for Parcel "B" in the future for up to three (3) consecutive terms of three (3) month periods, as needed provided there are no outstanding events of default under the Original Agreement.

NOW, THEREFORE, in consideration of the mutual undertakings herein, the parties agree that said Original Agreement shall be amended as follows:

Section 1.2 of the Original Agreement (Parcel "B") amended by adding the following sentence thereto:

"The Executive Director of the Agency, in his sole discretion, may grant the County up to three (3) additional extensions of three (3) months each upon written request of the County setting forth the reason for each extension."

IN WITNESS WHEREOF, the Agency and County have through their duly authorized officers, executed this Amendment as of the date first written above.

SELLER:

LANCASTER REDEVELOPMENT AGENCY,
a public body, corporate and politic

By: _____
Executive Director

ATTEST:

By: _____
Agency Secretary

APPROVED AS TO FORM:

STRADLING, YOCCA, CARLSON & RAUTH,
a professional corporation

By: _____
Agency Counsel

BUYER:

COUNTY OF LOS ANGELES
a body corporate and politic

By: _____

Name: _____

ATTEST:

By: _____
Clerk of the Board of Supervisors

APPROVED AS TO FORM:

ROBERT E. KALUNIAN, Acting County Counsel

By: _____
County Counsel

EXHIBIT "A"

**LEGAL DESCRIPTION
(PARCEL "B")**

THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS;

LOTS 88 TO 110 AND THE EASTERLY 27.00 FEET OF LOT 111, AS SHOWN UPON TRACT NO. 22809 PER MAP RECORDED IN BOOK 602 PAGES 51 TO 58 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALONG WITH THAT PORTION OF RAYSACK AVENUE LYING SOUTHERLY OF AVENUE H-14 AS SHOWN ON SAID TRACT NO. 22809.

A METES AND BOUNDS FOR SAID PORTION DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 7 NORTH, RANGE 12 WEST, SAN BERNARDINO MERIDIAN, ALSO BEING THE CENTERLINE INTERSECTION OF AVENUE I AND 5TH STREET EAST; THENCE, ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, ALSO BEING THE CENTERLINE OF AVENUE I, SOUTH 89°16'20" WEST A DISTANCE OF 393.17 FEET; THENCE, AT RIGHT ANGLES TO SAID CENTERLINE OF AVENUE I, NORTH 00°43'40" WEST A DISTANCE OF 50.00 FEET TO A POINT OF THE NORTHERLY RIGHT-A-WAY LINE OF AVENUE I, SAID POINT DISTANT THEREON 27.00 FEET WESTERLY FROM THE SOUTHEAST CORNER OF SAID LOT 111, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE, PARALLEL TO THE EASTERLY LINE OF SAID LOT 111, NORTH 00°14'20" EAST A DISTANCE OF 620.77 FEET; THENCE NORTH 23°15'40" WEST A DISTANCE OF 50.71 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF AVENUE H-14, 60 FEET WIDE AS SHOWN ON SAID TRACT NO. 22809; THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ITS EASTERLY PROLONGATION, NORTH 66°44'20" EAST A DISTANCE OF 185.87 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVED SOUTHERLY AND HAVING A RADIUS OF 267.02 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°02'54" AN ARC DISTANCE OF 107.41 FEET; THENCE, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND TANGENT TO LAST SAID MENTIONED CURVE, NORTH 89°47'14" EAST A DISTANCE OF 74.17 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVED SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°27'06" AN ARC DISTANCE OF 39.47 FEET TO A POINT OF TANGENCY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF 5TH STREET EAST, 40 FOOT WIDE HALF STREET AS SHOWN ON SAID TRACT NO. 22809; THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 00°14'20" WEST A DISTANCE OF 708.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVED NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°02'00" AN ARC DISTANCE OF 38.85 FEET TO A POINT OF TANGENCY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF AVENUE I, 50 FOOT WIDE HALF STREET AS SHOWN ON SAID TRACT NO 22809; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF AVENUE I, SOUTH 89°16'20" WEST A DISTANCE OF 329.43 FEET TO THE POINT OF BEGINNING.

CONTAINING: 260,531 Square Feet (5.98 Acres.)