

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

E&B Natural Resources Management Corporation
1608 Norris Road
Bakersfield, CA 93308

**PLEASE SEND TAX STATEMENTS
AND RELATED MATERIALS TO:**

NO CHANGE.

SPACE ABOVE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

{Confirming Termination of Oil and Gas Lease Well Site Rights}

The undersigned declares that no Documentary Transfer Tax is due in connection with the recordation of the within instrument because it is given to confirm the termination of specific surface rights under the hereinafter described oil and gas lease and the consideration and value is less than \$100. (R&T 11911.)

AFFECTS ASSESSOR'S PARCEL NO. 7406-026-918

E&B Natural Resources Management Corporation, a California corporation, (the "Grantor," and hereinafter referred to as "**E&B**") makes this conveyance to **COUNTY SANITATION DISTRICT NO. 8 OF LOS ANGELES COUNTY**, a county sanitation district organized and existing under provisions of the County Sanitation District Act, California Health & Safety Code Section 4700, *et seq.*, (the "**Grantee**," and hereinafter referred to as the "**District**"), effective as of the date set forth in the attached acknowledgement of execution of this conveyance on behalf of E&B.

E&B claims and represents to the District that it is the sole present successor-in-interest to National Iron Works, Incorporated in, to and under that certain Oil and Gas Lease dated October 2, 1944, between Arthur L. Spring and Mary W. Spring and Cora S. Holland (as "**Lessor**" therein) and National Iron Works, Incorporated ("**Lessee**" therein), and recorded on December 19, 1944 in Book 21485, Page 260 of Official Records of the Recorder of Los Angeles County (hereinafter referred to as the "**Lease**"). E&B further claims and represents to the District that it is the sole present successor-in-interest to Exxon Company, U.S.A., in, to and under that certain Surface Quitclaim dated October 3, 1979, between Exxon Company, U.S.A., successor Lessee, and Fletcher Oil & Refining Company, successor Lessor, both to the Oil and Gas Lease mentioned above, and said Surface Quitclaim was recorded on October 22, 1979, as Instrument No. 79-1183893 of Official Records of the Recorder of Los Angeles County.

E&B shall indemnify, defend, and hold harmless the District, the other County Sanitation Districts of Los Angeles County, and each of their directors, officers, employees, and agents (together the "**District's Parties**") from and against all liabilities, injuries, causes of action, claims, demands, losses, fees, costs and expenses (including but not limited to reasonable attorneys' fees and costs and reasonable engineering or other professional or expert costs of defense) suffered by the District's Parties arising out of or relating to: (i) any third party's claim to have an interest in the Lease in conflict with the interest hereinabove claimed and represented by E&B, or (ii) E&B's lack of authority to execute this quitclaim deed.

Now, therefore, in consideration of the acceptance hereof by the District, and for other consideration the receipt and sufficiency of which are hereby mutually acknowledged, and having plugged and abandoned the "Arthur #2" well (API No. 0403717359) within the leased land in 2015, E&B does hereby remise, surrender and quitclaim to the District, all and the entire present right, title and interest of E&B in, to and under the Lease and within the land remaining subject to the Lease insofar, and only insofar, as concerns the drilling and/or operation of the Arthur #2 well on the surface or at depths above five hundred (500 feet) beneath the surface, within that certain portion of the land remaining subject to the Lease (the "**Surrendered Well Site**"), and situated in the City of Carson, County of Los Angeles, State of California, excepting and reserving, however, to E&B: (a) all rights within the Surrendered Well Site in depths below five hundred feet (500 feet) beneath the surface, (b) all other existing right, title and interest in, to and under the Lease and throughout the land remaining subject to the Lease (except as expressly surrendered in the foregoing), and (c) all of E&B's liability to the State of California as the record operator of Well Arthur #2. The Surrendered Well Site acreage is further described in Exhibit 1 and depicted in a map as shown on Exhibit 2, both attached hereto and made a part hereof.

Notice Respecting Oil Field Operations and Improvements:

The property affected by this quitclaim deed, and by the rights that are the subject of this quitclaim deed, are situated in an area that has been subject to oil and gas operations. Oil wells and/or related oil field facilities, fixtures and improvements have been abandoned in place within or in the vicinity of this property in accordance with State of California Department of Conservation Geologic Energy Management Division (CalGEM) oversight. Details concerning the location and condition of these facilities, fixtures and improvements can be obtained from the CalGEM. Construction in the vicinity of such facilities, fixtures and improvements may be subject to special requirements or restrictions under regulations published by Los Angeles County or other governmental agencies.

IN WITNESS OF WHICH, E&B Natural Resources Management Corporation, has caused this instrument to be executed and delivered effective as of the date set forth in the attached acknowledgment of signature on its behalf.

DATED: 11/8/2022

GRANTOR:

E&B Natural Resources Management Corporation,
a California corporation

By: 

Gary Richardson
Vice President Business Development

EXHIBIT 1

Quitclaim No. 382

Assessor's Parcel No: 7406-026-918

Those certain parcels of land in the City of Carson described in, a portion of Exhibit "A", a portion of Exhibit "B", Area 2 in Exhibit "C", and Area 1 in Exhibit "D", all of which pertain to Arthur No. 2 Well in the Surface Quitclaim to Fletcher Oil & Refining Company, executed on October 3, 1979, and recorded on October 22, 1979, as Instrument No. 79-1183893 of Official Records in the Office of the Recorder of the County of Los Angeles, State of California more specifically described below as they are written in said Surface Quitclaim:

Portion of Exhibit "A"

A parcel of land located in that certain portion of the Antonio Jacinto Rocha 800 acre tract in the Rancho San Pedro described in attached Quitclaim Deed (Surface Quitclaim), such parcel of land being described as follows:

BEGINNING at the intersection of the center line of Main Street with the center line of Lomita Boulevard;

THENCE South 89° 29' 10" West along the center line of Lomita Boulevard 246.86 feet to a point for corner;

THENCE Northerly at right angles to the center line of Lomita Boulevard 50.00 feet to the North boundary line of Lomita Boulevard, and continuing Northerly on the same course an additional 80.60 feet to the center point of the well bore of the Arthur No. 2 Well;

THENCE continuing Northerly at right angles to the center line of Lomita Boulevard 10 feet to the **TRUE POINT OF BEGINNING**;

THENCE Easterly on a line parallel to the center line of Lomita Boulevard 25 feet to a point for corner;

THENCE Southerly on a line at right angles to the center line of Lomita Boulevard 20 feet to a point for corner;

THENCE Westerly on a line parallel to the center line of Lomita Boulevard 100 feet to a point for corner;

THENCE Northerly on a line at right angles to the center line of Lomita Boulevard 20 feet to a point for corner;

THENCE Easterly on a line parallel to the center line of Lomita Boulevard 75 feet to the **TRUE POINT OF BEGINNING**.

Portion of Exhibit "B"

A parcel of land located in that certain portion of the Antonio Jacinto Rocha 800 acre tract in the Rancho San Pedro described in attached Quitclaim Deed (Surface Quitclaim), such parcel of land being described as follows:

BEGINNING at the intersection of the center line of Main Street with the center line of Lomita Boulevard;

THENCE South 86° 29' 10" West along the center line of Lomita Boulevard 337.54 feet to a point for corner;

THENCE Northerly at right angles to the center line of Lomita Boulevard 50.0 feet to the Northerly boundary line of Lomita Boulevard and continuing Northerly on the same course an additional 36.10 feet to the **TRUE POINT OF BEGINNING**;

THENCE Easterly on a line parallel to the North line of Lomita Boulevard 172.0 feet to a point for corner;

THENCE Northerly at right angles to the center line of Lomita Boulevard 89.0 feet to a point for corner;

THENCE Westerly on a line parallel to the North line of Lomita Boulevard 172.0 feet to a point for corner;

THENCE Southerly at right angles to the center line of Lomita Boulevard 89.0 feet to the **TRUE POINT OF BEGINNING**.

Area 2 in Exhibit "C"

A ten-foot non-exclusive easement for utilities, including an underground pipeline, running through that certain portion of the Antonio Jacinto Rocha 800 acre tract in the Rancho San Pedro described in attached Quitclaim Deed (Surface Quitclaim), the center line of which easement is described as follows:

BEGINNING at the Southwest corner of the Non-Exclusive Area for Arthur No. 2 Well as described in Exhibit "B" to attached Quitclaim Deed;

THENCE Northerly along the Westerly line of said Non-Exclusive Area referred to above a distance of 5 feet to the **TRUE POINT OF BEGINNING**;

THENCE Westerly on a line parallel to and 41.10 feet North of the Northerly line of Lomita Boulevard 230.46 feet, more or less, to a point 5 feet North of the Southeast corner of the Non-Exclusive Area for Arthur No. 4 Well as such Area is described in Exhibit-"B" to attached Quitclaim Deed.

Area 1 in Exhibit "D"

An exclusive easement for ingress to and egress from that certain area set forth and described as "Exclusive Area For Arthur No. 2 Well" in Exhibit "A" to the attached Quitclaim Deed (Surface Quitclaim), which ingress-egress area is described as follows:

BEGINNING at the Southwest corner of that certain Exclusive Area for Arthur No. 2 Well as described in said Exhibit "A";
THENCE Easterly along the Southerly line of said Exclusive Area 50 feet to a point for corner;
THENCE Southerly at right angles to such last mentioned line a distance of 70.6 feet, more or less, to the Northerly line of Lomita Boulevard;
THENCE Westerly along the Northerly line of Lomita Boulevard 50 feet to a point for corner;
THENCE Northerly at right angles to said last mentioned line 70.6 feet, more or less, to the POINT OF BEGINNING.

Portion of Exhibit "A" – 2,000 Square Feet more or less
Portion of Exhibit "B" – 15,308 Square Feet more or less
Area 2 in Exhibit "C" – 2,305 Square Feet more or less
Area 1 in Exhibit "D" – 3,530 Square Feet more or less

Total Area containing 23,143 Square Feet more or less

As shown on Exhibit 2 attached hereto and made a part thereof.

Prepared by me or under my supervision:



Date: 11/01/2022

Eric L. Cyphers, P.L.S. No. 8688
Supervising Land Surveyor
Los Angeles County Sanitation Districts



EA01 DATE: 11-1-2022 IDOC: NO. 6740803

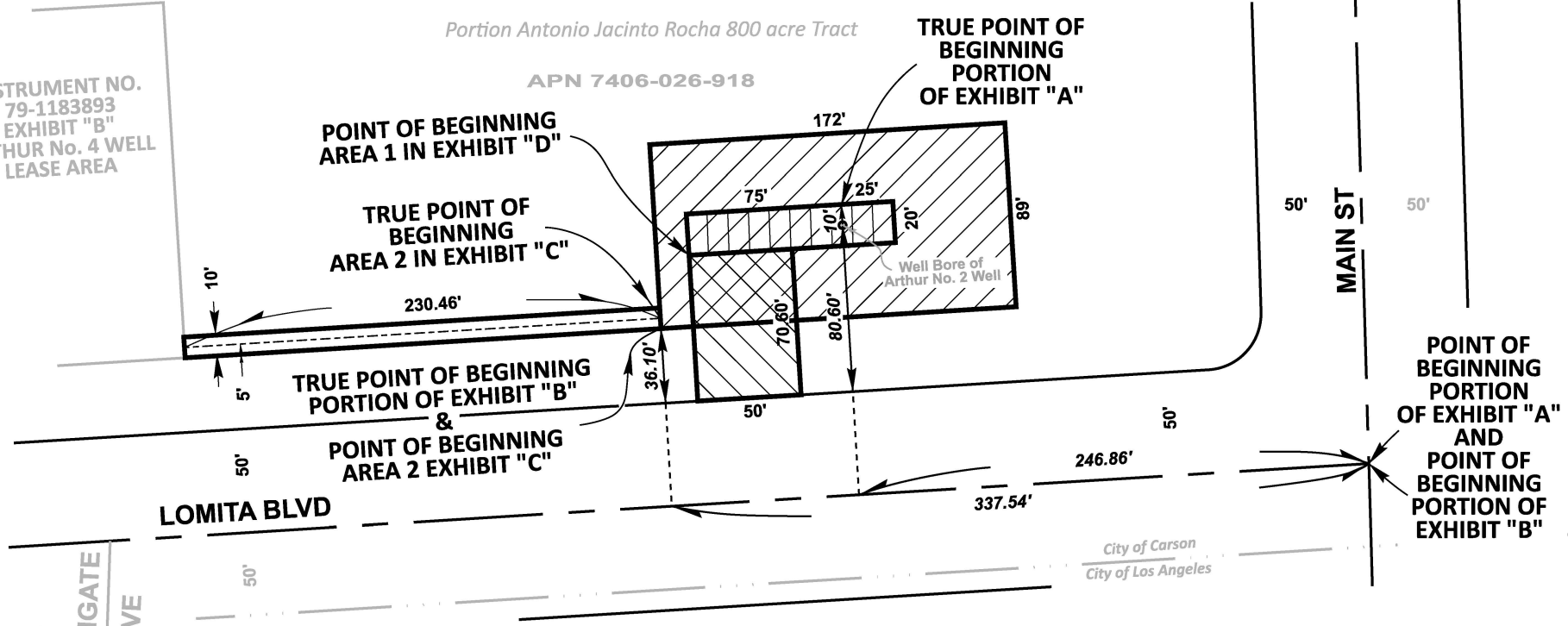
RANCHO SAN PEDRO

P. 1/119

Portion Antonio Jacinto Rocha 800 acre Tract

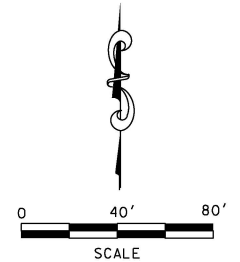
APN 7406-026-918

INSTRUMENT NO.
79-1183893
EXHIBIT "B"
ARTHUR No. 4 WELL
LEASE AREA



INSTRUMENT NO. 79-1183893 - AREAS PERTAINING TO ARTHUR No. 2 WELL

	PORTION OF EXHIBIT "A": EXCLUSIVE USE AREA FOR OPERATING OIL WELL	2,000 ± Sq Ft
	PORTION OF EXHIBIT "B": EXCLUSIVE USE AREA FOR WATER INJECTION WELLS AND ADDITIONAL OIL WELLS	15,308 ± Sq Ft
	AREA 2 IN EXHIBIT "C": 10FT WIDE NON-EXCLUSIVE USE AREA FOR OIL, GAS, AND OTHER PIPELINES	2,305 ± Sq Ft
	AREA 1 IN EXHIBIT "D": EXCLUSIVE USE AREA FOR INGRESS/EGRESS	3,530 ± Sq Ft
	TOTAL	23,143 ± Sq Ft



COUNTY SANITATION DISTRICT No 8

OF LOS ANGELES COUNTY, CALIFORNIA

FACILITY: JOINT WATER POLLUTION CONTROL PLANT (FORMER FORCO SITE)

GRANTOR : E & B NATURAL RESOURCES MANAGEMENT CORPORATION

GRANTEE: COUNTY SANITATION DISTRICT No 8 OF LOS ANGELES COUNTY

THOMAS GUIDE: 794/C3

DRAWING No: N/A

QUITCLAIM
No: 382

ASSESSOR
PARCEL No: 7406-026-918

EXHIBIT 2

R:\Planning\PropertyManagement\Projects\Quitclaim\Spring Oil Well 2 - Quitclaim - 382\Spring Oil Arthur Well 2 Lease OC 382 Exhibit 2.dgn

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the interest in real property conveyed by Quitclaim Deed No. 382 dated November 8, 2022, from **E&B NATURAL RESOURCES MANAGEMENT CORPORATION**, a California corporation, to **COUNTY SANITATION DISTRICT NO. 8 OF LOS ANGELES COUNTY**, a county sanitation district organized and existing under provisions of the County Sanitation District Act, California Health & Safety Code Section 4700 et seq. (the District), **is hereby accepted** by Kimberly S. Christensen, Secretary to the Board of Directors of the District, pursuant to authority conferred by the Board of Directors of the District on December 14, 2022, and grantee consents to recordation.

By: _____
Kimberly S. Christensen
Secretary to the Board of Directors

Dated: _____



**LOS ANGELES COUNTY
SANITATION DISTRICTS**
Converting Waste Into Resources

1955 WORKMAN MILL ROAD, WHITTIER, CA 90601
(562) 699-7411