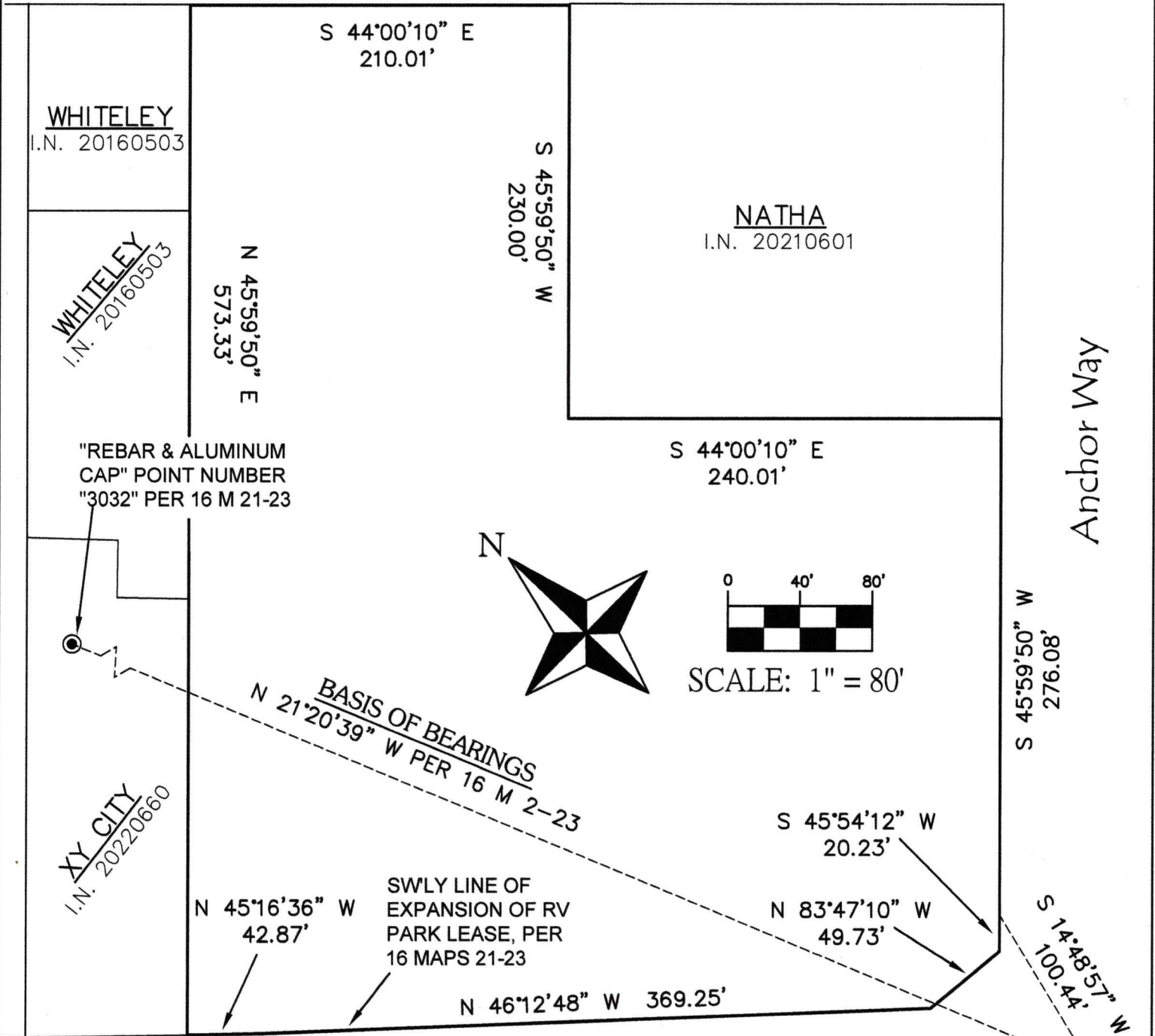


**GROUND LEASE
AREA "2"**

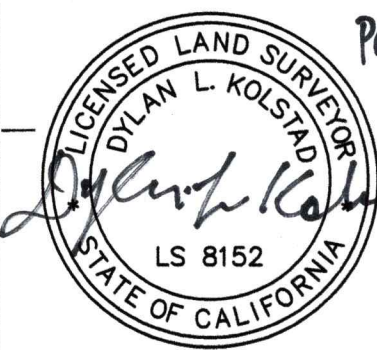
Highway 101



Anchor Way

Prepared June 22,
2026

Starfish Way



BEARINGS OF THIS LEASE
ARE BASED ON BOOK 16
OF MAPS, PAGES 21-23,
DEL NORTE COUNTY
RECORDS

THIS HARBOR
DISTRICT LEASE
AREA NOT
INCLUDED

**KOLSTAD LAND
SURVEYORS**
(707) 822-2718
WWW.KOLSTADPLS.COM
PO BOX 594
BAYSIDE, CA 95524

**AREA "2" LEASE
LEGAL DESCRIPTION**

All that certain real property situated in Section 28, Township 16 North, Range 1 West, Humboldt Meridian, Del Norte County, California, being a portion of those certain lands designated and shown as "Lands of Crescent City Harbor District" on the Survey filed in Book 16 of Maps, Page 22, Del Norte County Records, more particularly described as follows:

BEGINNING at a point lying on the Northwesterly line of Anchor Way, from which point a 3-1/2" brass cap, stamped "Corps of Engineers SB3 1986" designated as Point Number 3040 on said Survey bears South 14 degrees, 48 minutes, 57 seconds West, 100.44 feet;

Thence along the courses of the "Lands of Crescent City Harbor District" as shown on said Survey, the following courses:

South 83 degrees, 47 minutes, 10 seconds West, 49.73 feet;
North 46 degrees, 12 minutes, 48 seconds West, 369.25 feet;
North 45 degrees, 16 minutes, 36 seconds West, 42.87 feet to the southeasterly boundary of the Lands of XY City LLC. As conveyed by instrument number 20220660, Del Norte County Records;
Thence North 45 degrees, 59 minutes, 50 seconds East, along said southeasterly boundary, and continuing along the southeasterly boundary of the lands of Whiteley, as conveyed by instrument number 20160503, Del Norte County Records, 573.33 feet to the Southwesterly right of way of U.S. Highway 101;
Thence South 44 degrees, 00 minutes, 10 seconds East, along said Southwesterly right of way, 210.01 feet to the northwesterly boundary of the Lands of Natha, as conveyed by instrument number 20210601, Del Norte County Records;
Thence South 45 degrees, 59 minutes, 50 seconds West, 230.00 feet to the west most corner of said lands of Natha;
Thence South 44 degrees, 00 minutes, 10 seconds East, 240.01 feet to the south most corner of said lands of Natha, at the northwesterly line of Anchor Way;
Thence South 45 degrees, 59 minutes, 50 seconds West, 276.08 feet to the Point of Beginning.

END OF DESCRIPTION



A handwritten signature in black ink that reads "Dylan L. Kolstad". The signature is written in a cursive style and is positioned above a horizontal line.

Dylan L. Kolstad
LS 8152
Prepared June 22, 2026