

GROUND LEASE AREA "1"

Highway 101

"REBAR & ALUMINUM
CAP" POINT NUMBER
"3032" PER 16 M 21-23

S 44°00'10" E
146.20'

GRANT
I.N. 20030259

THIS HARBOR
DISTRICT LEASE
AREA NOT
INCLUDED

WHITELEY
I.N. 20160503

Neptune
Way

S 45°59'50" W
10.00'

S 45°59'50" W
74.63'

N 45°33'29" E
170.06'

S 45°59'50" W
95.00'

S 44°00'10" E
120.00'

S 44°00'10" E
30.00'

Lease boundary 0.5'
SE'ly of chain link fence

S 43°54'51" E
275.15'

Lease boundary 0.5'
SW'ly of chain link fence

POINT OF
BEGINNING OF
LEASE
DESCRIPTION

Citizens Dock Road

N 45°59'50" E 293.68'

BASIS OF BEARINGS
S 21°20'39" E PER 16 M 2-23

LEASE AREA "1"

470.86'

S 45°59'50" W

N 44°44'25" W
157.39'

Lease boundary 0.5'
NE'ly of chain link fence

"HARBOR CONTROL
POINT SB3" POINT
NUMBER "3040" PER
16 M 21-23

THIS HARBOR
DISTRICT LEASE
AREA NOT
INCLUDED

N 46°06'18" E
123.35'

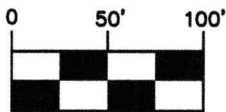
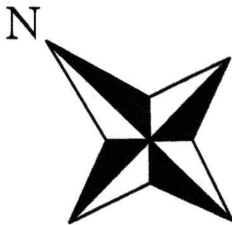
Lease boundary 0.5'
SE'ly of chain link fence

N 42°57'08" W
10.20'

N 45°16'36" W 402.80'

ORDINARY HIGH WATER LINE OF
1948 PER 16 M 21-23

Starfish Way



SCALE: 1" = 100'

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



Prepared June 22,
2026

**KOLSTAD LAND
SURVEYORS**

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BAYSIDE, CA 95524

AREA "1" 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, Pages 21-23, Del Norte County Records, more particularly described as follows:

BEGINNING at a point lying on the Southeasterly line of Citizens Dock Road, from which point a 5/8" rebar with 2" aluminum cap designated as Point Number 3032 on said Survey bears North 45 degrees, 59 minutes, 50 seconds East, 74.63 feet;

Thence leaving said Southeasterly line of Citizens Dock Road, running parallel with an existing chain link fence and 0.5 feet distant therefrom and southwesterly thereof, South 43 degrees, 54 minutes, 51 seconds East, 275.15 feet;

Continuing parallel with said existing chain link fence, and 0.5 feet distant therefrom and southeasterly thereof, North 45 degrees, 33 minutes, 29 seconds East, 170.06 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 line, 146.20 feet to the most northerly corner of the Lands of Whiteley as described by instrument number 20160503, Del Norte County Records;

Thence along the boundary of Crescent City Harbor District as described by Book 192 of Official Records, Page 136, and shown on said Survey, the following courses:

South 45 degrees, 59 minutes, 50 seconds West, 95.00 feet;

South 44 degrees, 00 minutes, 10 seconds East, 120.00 feet;

South 45 degrees, 59 minutes, 50 seconds West, 10.00 feet;

South 44 degrees, 00 minutes, 10 seconds East, 30.00 feet;

South 45 degrees, 59 minutes, 50 seconds West, 470.86 feet to the "Ordinary High Water Line of 1948" as shown on said Survey;

Thence North 45 degrees, 16 minutes, 36 seconds West, along said Ordinary High Water Line, 402.80 feet;

Thence North 42 degrees, 57 minutes, 08 seconds West, along said Ordinary High Water Line, 10.20 feet;

Thence leaving said Ordinary High Water Line, parallel with an existing fence and 0.5 feet distant therefrom and southeasterly thereof, North 46 degrees, 06 minutes, 18 seconds East, 123.35 feet;

Thence continuing parallel with said existing fence and 0.5 feet distant therefrom and northeasterly thereof, North 44 degrees, 44 minutes, 25 seconds West, 157.38 feet to the southeasterly line of Citizens Dock Road;

Thence North 45 degrees, 59 minutes, 50 seconds East, 293.68 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