



**To:** Mayor and City Council  
**From:** City Manager  
**Meeting Date:** June 8, 2021  
**Subject:** DISCUSS AND PROVIDE DIRECTION REGARDING THE PICO RIVERA GOLF COURSE OPERATIONS

**Recommendation:**

1. Discuss and provide staff with direction on the Pico Rivera Golf Course operations.

**Fiscal Impact:**

Fiscal year (FY) impacts will vary upon the golf course operations scenario selected.

Scenario 1 – Should the City cease operations completely on September 7, 2021, the net loss for FY 2021-22 is projected at \$265,383. Staff have conservatively estimated revenues for July – September 7, 2021 based on full course operations, and expenditures to account for the contractual agreement associated with USACE for maintaining the vacated land after September 7th which includes utilities, security and basic land maintenance.

<b>Normal Course Operations July 1 - Sept. 7, 2021; Maintenance Only after Sept. 7, 2021</b>	<b>FY 2021-22</b>
Revenues through September 7	\$ 266,200
Expenditures through September 7	\$ 210,000
Net Surplus through September 7	\$ 56,200
Revenues after September 7	\$0
Expenditures for maintenance only after September 7	
Water	\$ 99,000
Electric	\$ 30,000
Gas	\$ 150
Irrigation Software License Annual Fee	\$ 4,391
Lake/Pond Maintenance	\$ 6,000
Maintenance/Golf Cart Vehicle Lease	\$ 5,714
Security Alarm - Pro Shop/Banquet & Maint. Yard	\$ 1,848
Security on Grounds (Mon-Sun./6pm-6am/\$27 p.hr.)	\$ 98,280

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Landscape Maintenance	\$ 10,000
Fencing/Misc. Repairs	\$ 10,000
Net Deficit after September 7	\$ (265,383)

**TOTAL PROFIT/(LOSS) FY 2021-22** **\$ (209,183)**

Scenario 2 – Should the City choose to continue operating the banquet facilities despite the September 7<sup>th</sup> closure, this could potentially generate \$31,500 to \$57,000 per month in banquet rentals and restaurant sales. Based on the reduction in costs from the scaled down maintenance and operations, costs are estimated at an average of \$55,742 per month. Staff expects this scenario to enable the golf course to end the year with a small net profit of approximately \$37,000. However, if this option is selected the current contracted vendor will only commit to operating through June 2022.

Scenario 3 – Should the City continue golf course operations on a reduced basis after September 7<sup>th</sup>, it is predicted that there may be a deficit up to \$233,429 for the upcoming fiscal year. This scenario is what is currently budgeted for in the FY 2021-22 Golf Course Enterprise Fund. This scenario estimates revenues extremely conservatively and conversely estimates expenditures to be high. However, if actual revenues continue on-trend with current averages, they will be higher than predicted and may result in a surplus or much smaller deficit.

Any directed changes in the Golf Course operations and the related budgetary adjustments would be brought back to City Council once revised operating projections are more definite. There are no FY 2020-21 General Fund budget impacts.

## **Background:**

### Golf Course Land Lease

The City of Pico Rivera (City) leased land from the U.S. Army Corps of Engineers (USACE) in 1965 for the creation of the Pico Rivera Municipal Golf Course. Constructed in 1968 on approximately 30 acres, the golf course is an executive nine-hole, par 29 that includes a driving range and clubhouse. The lease was originally set to expire in 2034, however, with the Whittier Narrows Dam Safety Modification Project (WND Project) set to begin in September 2021, USACE has presented the City with a new lease agreement as shown in Enclosure 1. The revision includes a new term, expiring on September 7, 2021. It is anticipated that another lease agreement will be proposed by USACE for a period from September 8, 2021 through October 2022, at which time USACE will be taking complete control of the golf course grounds, excluding the parking lot and banquet facility.

All USACE agreements include language that makes it the City's responsibility to provide basic maintenance for the grounds which includes water, landscape and tree maintenance. In addition, the City is also responsible for ensuring the security of the facility and grounds.

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Golf Course Management

- 1968 – 1997, Contracted vendors provided for all golf course operations;
- 1997 – 2011, Contracted vendors provided for all F&B services, while the City assumed maintenance operations. Golf Course maintenance services were discontinued in 2011 due to the increasing fees associated with City employed maintenance staff salaries and benefits;
- 2011 – City awarded full golf course operation management services to Golflinks; agreement was terminated in May 2018; and
- 2018 – City awarded full golf course operation management to S&S LaBarge

With the termination of the Golflinks management agreement in 2018, the new agreement with S&S LaBarge included improved language for better City oversight and golf course operations. As a result of this increased oversight and S&S LaBarge Golf, Inc.'s approach to operations, golf course play and utilization has increased steadily over the years.

Community Benefit

The Pico Rivera Golf Course (Golf Course) has continued to exhibit a growth in play serving 58,382 patrons from July 2020 - March 2021 of this year; leading to a 48% increase in revenue compared to last fiscal year. The Golf Course also serves a wide range of people with approximately 14,595, or 25%, of the total 58,382 YTD golf patrons being Pico Rivera residents. This includes a large youth population; the course is home to both boys and girls high school teams from El Rancho and Santa Fe Springs School Districts, as well as an SCGA Youth Golf Program serving over 500 youth per year.

Golf Course Enterprise Fund

In FY 2018-19, the Golf Course realized an overall Net Loss of approximately \$718,453, including a little more than \$600,000 in one-time Capital Improvements and Golflinks buyout costs. These Capital Improvements were necessary as the facility had not been maintained properly by the Golflinks contracted vendor. Thus, the actual operating loss for S&S LaBarge in FY 2018-19, was only \$118,453 (less the CIP and buyout costs). This was a tremendous improvement from the FY 2017-18 net operating loss of \$1,035,051 experienced with Golflinks, which included no Capital Improvement costs. The profit and loss table below was compiled using the City's audited, Comprehensive Annual Financial Reports (CAFR) for FY 2015 through 2020, and year-to-date figures, from budget reports for FY 2021.

CAFR REPORT	FY 2014-15 Golflinks	FY 2015-16 Golflinks	FY 2016-17 Golflinks	FY 2017-18 Golflinks	FY 2018-19 S&S LaBarge	FY 2019-20 S&S LaBarge	FY 2020-21 YTD S&S LaBarge
Revenues	\$816,548	\$1,240,790	\$1,165,752	\$983,270	\$853,202	\$775,137	\$1,221,252
Expenditures	\$1,111,520	\$1,443,561	\$1,425,811	\$2,018,321	\$1,571,655	\$1,052,098	\$1,025,913
Net Gain or Loss	\$(294,972)	\$(202,709)	\$(260,059)	\$(1,035,051)	\$(718,453) *\$(118,453) S&S LaBarge Operating Loss	**\$(276,961) Attributable to COVID-19 Losses	***\$195,339

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CAFR REPORT	FY 2014-15 Golflinks	FY 2015-16 Golflinks	FY 2016-17 Golflinks	FY 2017-18 Golflinks	FY 2018-19 S&S LaBarge	FY 2019-20 S&S LaBarge	FY 2020-21 YTD S&S LaBarge
Fund Balance	\$(180,898)	\$(383,607)	\$(643,666)	\$(1,678,717)	\$(2,397,170)	\$(2,674,131)	\$(2,478,792)

\*FY 2018-19, one-time CIP project costs of \$600,000, included clubhouse roof replacement, golf course maintenance yard repairs, banquet room renovation, restaurant renovation, interior/exterior clubhouse painting, HVAC system replacement, irrigation system upgrade. In addition there was a one-time buyout cost associated with the termination of the Golflinks agreement. Actual operating losses for S&S LaBarge were only \$118,453, much less than the \$1 Million Dollar loss experienced the previous year by Golflinks.

\*\*FY 2019-20, one-time CIP project & equipment costs of \$36,561 for a replacement water pump, and buyout of a leased maintenance vehicle that was stolen. On March 13, 2021 the golf course was shut down due to the COVID-19 pandemic and not re-opened until May 8, 2020. During this time the course was still maintained and expenditures incurred however, was unable to generate any revenues.

\*\*\*Current FY that golf course is operating in the black and predicted to have a surplus. The current trend in revenues is predicted to remain steady and even increase with the allowance banquets in the near future.

Under the management of S&S LaBarge, the projected FY 2020-21 surplus of \$195,000 validates the viability of a self-sustaining golf course.

**Discussion:**

Scenario 1

Elimination of golf course operations, after September 7, 2021 would require the City to still comply with the USACE lease mandates. Expenses are estimated based on average costs for minimum required utilities, maintenance, and security services, as well as for the maintenance/golf cart vehicle leases (expiring in October 2021).

Utilities	\$129,150
Irrigation Software License Annual Fee	\$4,391
Lake/Pond Maintenance	\$6,000
Maintenance/Golf Cart Vehicle Leases	\$5,714
Security Alarm - Pro Shop/Banquet & Maint. Yard	\$1,848
Security of Grounds	\$98,280
Landscaping Maintenance	\$10,000
Fencing Repairs	\$10,000
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Total Maintenance Services	\$265,383

Without golf course operations, the City will expend an estimated minimum of \$265,383 per year in maintenance and security, with no revenue and no benefit to the community.

Further, by ceasing golf course operations, staff will have to contend with other issues including, but not limited to:

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- **The vacated land increasing the area’s vulnerability and susceptibility to a variety of damages and public safety concerns.** The City witnessed this firsthand when the Golf Course was forced to close for seven (7) weeks due to COVID-19. In this short amount of time, the City found a major increase in trespassing, discarded trash, fecal matter, and other unsanitary and dangerous debris across the property. During this time, residents’ whose homes border the Golf Course also reported people trespassing on their properties through their backyards. Additionally, similar to open space in other parts of the City and County, vacated areas often quickly become encampments for the displaced and homeless individuals. This type of activity could negatively impact surrounding neighborhoods and property values, and so would likely require regular property clean-up efforts and additional public safety staffing.
- **Increasing the overall cost of the City’s communication efforts connected to the WND Project.** Staff have been working closely with the USACE to prepare a robust community outreach effort to ensure Pico Rivera residents are fully informed about the project, why it is necessary, and the impacts it will ultimately have on their day-to-day life. In doing so, staff was making headway with the USACE to maintain golf course operations for as long as possible and all marketing materials currently reflect these efforts. All materials, from website content, to fact sheets and everything in-between, would need to be revised should the decision be made to close the golf course before the WND Project would require it. This could also set back the launch date of the City’s outreach efforts connected to the project.
- **Early loss of a local and regional recreational activity staple.** Although the WND Project would require the golf course to be fully and permanently closed eventually, many community members have expressed the desire to see it remain open for as long as possible. It is highly valued and widely viewed as an important gathering place for residents of all ages, from young children to grandparents alike.

Scenario 2

Maintaining banquet/restaurant operations after September 7, 2021 is a viable option and may result in a small FY surplus. However, the contracted vendor will only commit to operating in this manner until June 2022 as food and beverage operations are not the vendor’s primary business specialization. Further, to maintain revenues for banquets, the first hole of the golf course and pond closest to the club house must be maintained. Without maintenance, the land area will become dirt and issues with dead fish and an overgrowth of algae will result in unsettling smells and sights. As such, maintenance is key to marketing banquet operations for increased revenues.

Scenario 3

Continuation of partial golf course operations and food and beverage services after September 7, 2021 may result in a net operating loss of \$233,429 should the worst possible circumstances be realized. This deficit amount is what is currently budgeted for

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in FY 2020-21 as the most conservative estimate possible. However, S&S LaBarge actually predicts a small surplus with ongoing revenue trends, limiting expenditures through lower service levels related to the partial closure and resuming banquet operations. As the predicted net loss for *Scenario 1* is approximately \$265,383, continued operations of the Golf Course would actually save the City about \$31,954 per year by offsetting costs of maintenance with revenue compared with ceasing operations.

However, this scenario relies on being able to water the grounds and provide electricity for evening lighting. Though USACE believes that water and electrical lines will remain intact during the partial course closure, City staff believe there is a potential for USACE's heavy machinery to break these lines and cause disruption to utilities. Should this happen the City would have no choice but to either re-route these lines for continued operations, or cease all golf course operations; both at the sole expense of the City.

**Conclusion:**

Staff is requesting direction on which scenario should be implemented for golf course operations from September 7th onward. The scenario selected will determine what revised contracted golf course operations agreement will be proposed to City Council for approval at the next regular meeting; whether this be to provide services only through September 7, 2021 or on a month-to-month basis for partial operations.

Steve Carmona

SC:PY:kt

Enclosure: 1) USACE License

LICENSE NO. DACW09-3-21-3203

**DEPARTMENT OF THE ARMY LICENSE**  
**WHITTIER NARROWS FLOOD CONTROL BASIN**  
**LOS ANGELES COUNTY, CALIFORNIA**

**THE SECRETARY OF THE ARMY**, hereinafter referred to as the Secretary, under authority of Title 10 United States Code, Section 2668, hereby grants to the City of Pico Rivera, 6615 Passons Blvd., Pico Rivera CA 90660, hereinafter referred to as the Grantee, a license for use of government land to operate and maintain **the Pico Rivera Golf Course located near the San Gabriel River spillway** of the Whittier Narrows Flood Control Basin, over, across, in and upon lands of the United States, as identified in **Exhibit A**, attached hereto and made a part hereof, hereinafter referred to as the Golf Course Licensed Premises.

**THIS LICENSE** is granted subject to the following conditions:

**1. TERM**

This license is granted from the effective date of the executed DACW09-1-85-4 Supplemental Agreement No.1 to **September 7, 2021**, but revocable at will by the Secretary.

**2. CONSIDERATION**

The consideration for this License is the operation and maintenance of the Golf Course Licensed Premises by the Licensee for the benefit of the United States and the general public in accordance with the conditions herein set forth.

**3. NOTICES**

All correspondence and notices to be given pursuant to this license shall be addressed, if to the Grantee, to the City of Pico Rivera, ATTN: Steve Carmona, 6615 Passons Blvd., Pico Rivera CA 90660; and if to the United States, to the Real Estate Contracting Officer, Attention: Real Estate Division CESPL-RE-CW, Los Angeles District, 915 Wilshire Blvd Suite 930 Los Angeles, California 90017-3489; or as may from time to time otherwise be directed by the parties. Notice shall be deemed to have been duly given if and when enclosed in a properly sealed envelope or wrapper addressed as aforesaid, and deposited, postage prepaid, in a post office regularly maintained by the United States Postal Service.

**4. AUTHORIZED REPRESENTATIVES**

Except as otherwise specifically provided, any reference herein to "Secretary", Real Estate Contracting Officer, or "said officer" shall include their duly authorized

representatives. Any reference to "Grantee" shall include any duly authorized representatives.

## **5. SUPERVISION BY THE REAL ESTATE CONTRACTING OFFICER**

The use and occupation of the Golf Course Licensed Premises shall be subject to the general supervision and approval of the Real Estate Contracting Officer, Los Angeles District, hereinafter referred to as said officer, and to such rules and regulations as may be prescribed from time to time by said officer.

## **6. APPLICABLE LAWS AND REGULATIONS**

The Grantee shall comply with all applicable Federal, state, county and municipal laws, ordinances and regulations wherein the Golf Course Licensed Premises are located.

## **7. CONDITIONAL USE BY GRANTEE**

The exercise of the privileges herein granted shall be;

- a. without cost or expense to the United States;
- b. subject to the right of the United States to improve, use or maintain the Golf Course Licensed Premises;
- c. subject to other outgrants of the United States on the Golf Course Licensed Premises;
- d. personal to the Grantee, and this license, or any interest therein, may not be transferred or assigned.

## **8. CONDITION OF PREMISES**

The Grantee acknowledges that it has inspected the Golf Course Licensed Premises, knows its condition, and understands that the same is granted without any representations or warranties whatsoever and without any obligation on the part of the United States.

## **9. COST OF UTILITIES**

The Grantee shall pay the cost, as determined by the officer having immediate supervision over the Golf Course Licensed Premises, of producing and/or supplying any utilities and other services furnished by the Government or through Government-owned facilities for the use of the Grantee, including the Grantee's proportionate share of the cost of operation and maintenance of the Government-owned facilities by which such



utilities or services are produced or supplied. The Government shall be under no obligation to furnish utilities or services. Payment shall be made in the manner prescribed by the officer having such jurisdiction.

## **10. PROTECTION OF PROPERTY**

The Grantee shall keep the Golf Course Licensed Premises in good order and in a clean, safe condition by and at the expense of the Grantee. The Grantee shall be responsible for any damage that may be caused to property of the United States by the activities of the Grantee under this license, and shall exercise due diligence in the protection of all property located on the Golf Course Licensed Premises against fire or damage from any and all other causes. Any property of the United States damaged or destroyed by the Grantee incident to the exercise of the privileges herein granted shall be promptly repaired or replaced by the Grantee to a condition satisfactory to said officer, or at the election of said officer, reimbursement made therefore by the Grantee in an amount necessary to restore or replace the property to a condition satisfactory to said officer.

## **11. INDEMNITY**

The United States shall not be responsible for damages to property or injuries to persons which may arise from or be incident to the exercise of the privileges herein granted, or for damages to the property of the Grantee, or for damages to the property or injuries to the person of the Grantee's officers, agents, or employees or others who may be on the Golf Course Licensed Premises at their invitation or the invitation of any one of them, and the Grantee shall hold the United States harmless from any and all such claims not including damages due to the fault or negligence of the United States or its contractors to the extent allowed by law.

## **12. RESTORATION**

On or before the expiration of this license or its termination by the Grantee, the Grantee shall vacate the Golf Course Licensed Premises, remove the property of the Grantee, and restore the Golf Course Licensed Premises to a condition satisfactory to said officer. If, however, this license is revoked, the Grantee shall vacate the Golf Course Licensed Premises, remove said property and restore the Golf Course Licensed Premises to the aforesaid condition within such time as said officer may designate. In either event, if the Grantee shall fail or neglect to remove said property and restore the Golf Course Licensed Premises, then, at the option of said officer, the property shall either become the property of the United States without compensation therefore, or said officer may cause the property to be removed and no claim for damages against the United States or its officers or agents shall be created by or made on account of such removal and restoration work. The Grantee shall also pay the United States on demand any sum which may be expended by the United States after the expiration, revocation, or termination of this license in restoring the Golf Course Licensed Premises.

### **13. NON-DISCRIMINATION**

The Grantee shall not discriminate against any person or persons or exclude them from participation in the Grantee's operations, programs or activities because of race, color, religion, sex, age, handicap or national origin in the conduct of operations on the Golf Course Licensed Premises. The Grantee will comply with the Americans with Disabilities Act and attendant Americans with Disabilities Act Accessibility Guidelines (ADAAG) published by the Architectural and Transportation Barriers Compliance Board.

### **14. TERMINATION**

This license may be terminated by the Grantee at any time by giving said officer at least ten (10) days notice in writing provided that no refund by the United States of any consideration previously paid shall be made and provided further, that in the event that said notice is not given at least ten (10) days prior to the rental due date, the Grantee shall be required to pay the consideration for the period shown in the Condition on **CONSIDERATION**.

### **15. ENVIRONMENTAL PROTECTION**

a. Within the limits of their respective legal powers, the parties to this license shall protect the Golf Course Licensed Premises against pollution of its air, ground and water. The Grantee shall comply with any laws, regulations, conditions, or instructions affecting the activity hereby authorized if and when issued by the Environmental Protection Agency, or any Federal, state, interstate or local governmental agency having jurisdiction to abate or prevent pollution. The disposal of any toxic or hazardous materials within the Golf Course Licensed Premises is specifically prohibited. Such regulations, conditions, or instructions in effect or prescribed by said Environmental Protection Agency, or any Federal, state, interstate or local governmental agency are hereby made a condition of this license. The Grantee shall not discharge waste or effluent from the Golf Course Licensed Premises in such a manner that the discharge will contaminate streams or other bodies of water or otherwise become a public nuisance.

b. The Grantee will use all reasonable means available to protect the environment and natural resources, and where damage nonetheless occurs from the Grantee's activities, the Grantee shall be liable to restore the damaged resources.

c. The Grantee must obtain approval in writing from said officer before any pesticides or herbicides are applied to the Golf Course Licensed Premises.

### **16. HISTORIC PRESERVATION**

The Grantee shall not remove or disturb, or cause or permit to be removed or disturbed, any historical, archeological, architectural or other cultural artifacts, relics, remains or objects of antiquity. In the event such items are discovered on the Golf Course Licensed Premises, the Grantee shall immediately notify said officer and protect the site and the material from further disturbance until said officer gives clearance to proceed.

## **17. DISCLAIMER**

This license is effective only insofar as the rights of the United States in the Golf Course Licensed Premises are concerned; and the Grantee shall obtain any permit or license which may be require by Federal, state, or local statute in connection with the use of the Golf Course Licensed Premises. It is understood that the granting of this license does not preclude the necessity of obtaining a Department of the Army permit for activities which involve the discharge of dredge or fill material or the placement of fixed structures in the waters of the United States, pursuant to the provisions of Section 10 of the Rivers and Harbors Act of 3 March 1899 (33 USC 403), and Section 404 of the Clean Waters Act (33 USC 1344).

## **18. DETERMINATION REGARDING EXECUTIVE ORDER 13658**

a. It has been determined this contract is not subject to Executive Order 13658 or the regulations issued by the Secretary of Labor in 29 CFR Part 10 pursuant to the Executive Order.

b. If a duly authorized representative of the United States discovers or determines, whether before or subsequent to executing this contract, that an erroneous determination regarding the applicability of Executive Order 13658 was made, contractor, to the extent permitted by law, agrees to indemnify and hold harmless the United States, its officers, agents, and employees, for and from any and all liabilities, losses, claims, expenses, suites, fines, penalties, judgments, demands or actions, costs, fees, and damages directly or indirectly arising out of, caused by, related to, resulting from or in any way predicated upon, in whole or in part, the erroneous Executive Order 13658 determination. This includes contractor releasing any claim or entitlement it would otherwise have to an equitable adjustment to the contract and indemnifying and holding harmless the United States from the claims of subcontractors and contractor employees.

## **19. ADDED CONDITIONS**

**THIS LICENSE** is not subject to Title 10, United States Code, Section 2662, as amended.

LICENSE NO. DACW09-3-21-3203

IN WITNESS WHEREOF, I have hereunto set my hand by authority of the Secretary of the Army this 27th day of May, 2021.



Cheryl Connett  
Chief, Real Estate Division  
Real Estate Contracting Officer

**THIS LICENSE** is also executed by the Grantee this 26th day of May, 2021.



Signature



Title

**DEPARTMENT OF THE ARMY**  
CORPS OF ENGINEERS, SOUTH PACIFIC DIVISION,  
LOS ANGELES DISTRICT, ASSET MANAGEMENT DIVISION,  
ADMINISTRATIVE & TECHNICAL SERVICES SECTION  
915 Wilshire Boulevard  
LOS ANGELES, CALIFORNIA 90017

DATE: 14 May 2021  
UNIT: "A-136"  
ACREAGE: 25.61  
PROJECT: WHITTIER NARROWS FLOOD CONTROL BASIN  
LOCATION: LOS ANGELES COUNTY, CALIFORNIA  
FILE: 142-K-229.4

License No. DACW09-3-21-3203 (formerly portion of No. DACW09-1-85-4)

LICENSE TO CITY OF PICO RIVEA FOR OPERATION AND MAINTENANCE OF  
PICO RIVERA GOLF COURSE  
PARCEL NO. 2-A

That portion of the Rancho La Merced, as shown on Map recorded in Book 12, page 24 of Patents, in the office of the Recorder of said County, described as follows:

**Commencing** at the intersection of the Compromise Line between Rancho La Merced and the Rancho Paso de Bartolo, as established by Case No. 19464 in the Superior Court of said County and shown on Map filed in Book 1, page 73, Record of Surveys, in the office of the Recorder of said County, with the Northwesterly line of Durfee Avenue, 40 feet wide, as described in a Deed to the County of Los Angeles, Recorded in Book 1207, page 74 of Deeds in the Office of said Recorder;

Thence North 26°14'00" East; 389.27 feet; Thence North 68°40'44" East; 2732.05 feet; Thence South 28°13'57" West; 117.97 feet; Thence South 64°36'35" West; 314.38 feet; Thence North 84°29'30" East; 340.42 feet; Thence South 27°45'28" East; 686.71 feet; **To the POINT OF BEGINNING.**

Thence South 45°00'00" West; 514.8 +/- feet.

Thence South 32°03'21" West; 380.0 +/- feet.

Thence South 46°00'45" East; 81.9 +/- feet.

Thence North 41°58'51" East; 887.1 +/- feet.

Thence North 46°00'45" West; 120.3 +/- feet.

to the point of beginning, containing 111,559.95 square feet, or 25.61 acres of land.

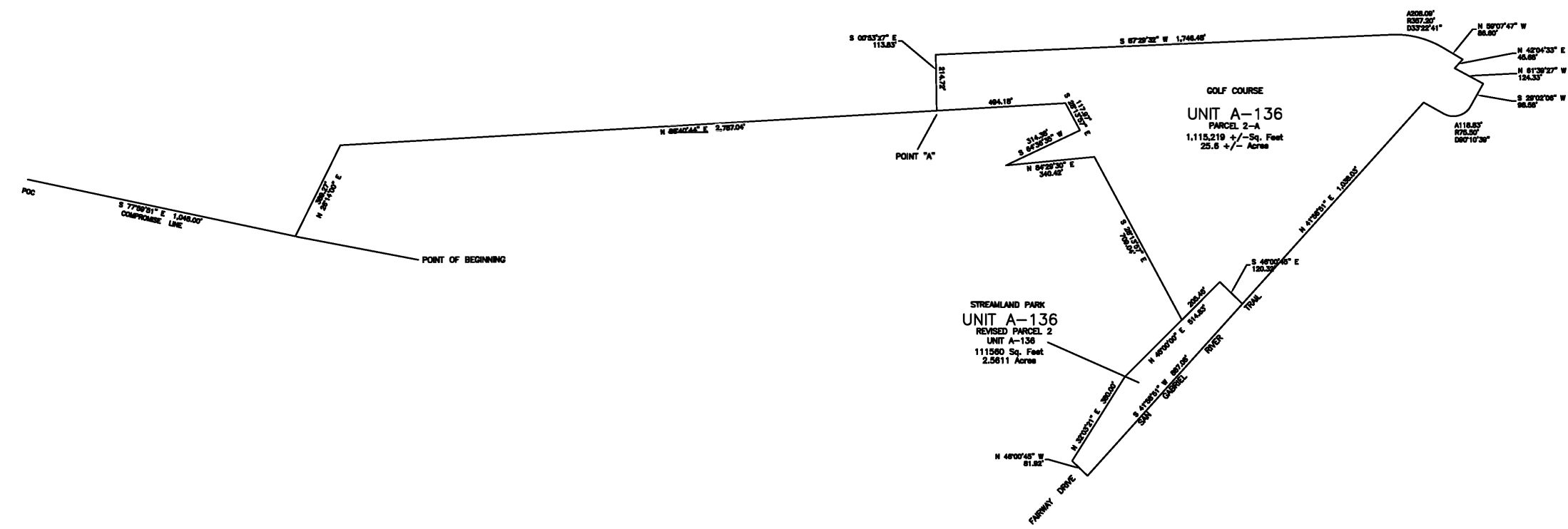


EXHIBIT A  
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DEPARTMENT OF THE ARMY  
CORPS OF ENGINEERS, SOUTH PACIFIC DIVISION  
LOS ANGELES DISTRICT, REAL ESTATE DIVISION  
WHITTIER NARROWS  
FLOOD CONTROL BASIN  
**LICENSE TO**  
**THE CITY OF PICO RIVERA**  
— FOR THE  
**PICO RIVERA GOLF COURSE**  
UNIT "A-136", Parcel 2-A  
DACW09-3-21-3203

DATE: 13 MAY 2021      DWG. NO. 142-K-229.4