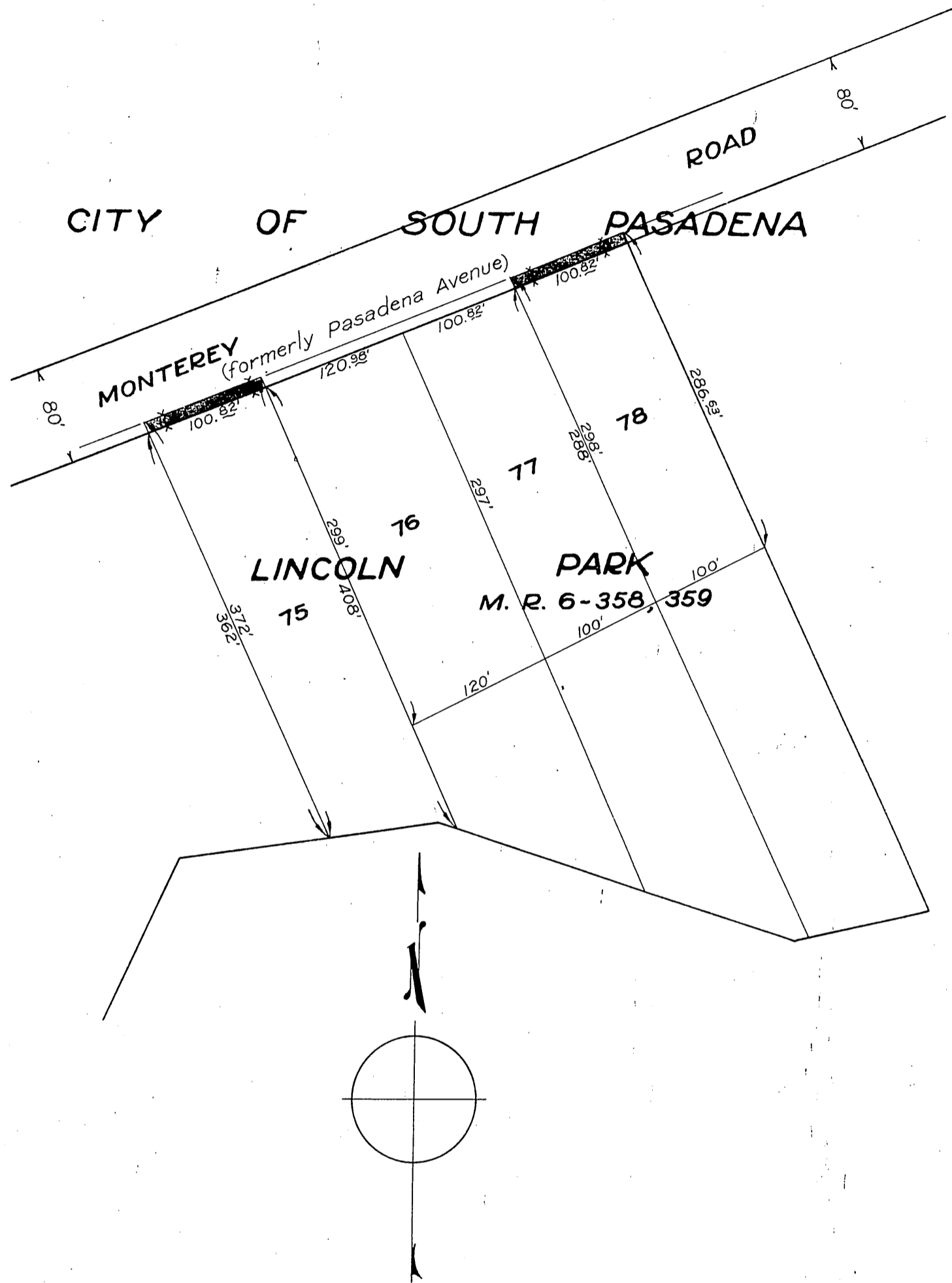


PACIFIC ELECTRIC LAND COMPANY
TO
CITY OF SOUTH PASADENA

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Comp. L.C.
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