

February 21, 2024

Sent via Certified Mail; Return Receipt Requested

Charles Alvarez, Chairperson
Gabrieleno-Tongva Tribe



Re: Second Notice of Proposed Real Property Disposition - Right of First Offer

26th Street and Blanche Road, Manhattan Beach, California

Dear Tribal Leader:

In accordance with California Public Utilities Commission (“CPUC”) Resolution No. E-5076 and the CPUC's Tribal Land Policy, Southern California Edison Company (“SCE”) is notifying you of its intent to sell an office building and underlying property located in the City of Manhattan Beach in Los Angeles County, California (collectively referred to as the “Property”). The California Native American Heritage Commission has identified the Property as within or abutting the Gabrieleno-Tongva Tribe’s ancestral territory. The purpose of this letter is to notify the Tribe of its right of first offer on the sale of the Property and to request that the Tribe contact SCE if it has an interest in purchasing the Property.

The Property is located on the southern side of 26th Street between Bell Avenue and Blanche Road in the City of Manhattan Beach, Los Angeles County, California. The vacant parcel is approximately 0.12 acres. This site was the location of a former electrical distribution substation.

In accordance with the Tribal Land Transfer Policy, the Tribe has a time-sensitive “right of first offer” on the sale of the Property. If the Tribe is interested in acquiring the Property, the Tribe must notify SCE, in writing, of the Tribe's interest within thirty (30) days (by March 20, 2024). SCE is available for consultation with the Tribe, in accordance with California Government Code Section 64352.4, regarding the Tribe’s interest in the Property. Following receipt of a statement of interest, SCE will meet and confer with the Tribe over the ensuing sixty (60) day period to determine if a mutually agreeable sale may be negotiated.

This notice does not constitute a formal offer of sale but rather solely serves as a notification of SCE’s intent to dispose of the Property and of the Tribe’s right of first offer. SCE reserves the

right to withdraw this notice at any time. In addition, any resulting agreement for the sale of the Property will be conditioned upon obtaining approval from the CPUC. SCE makes no guarantees

regarding the CPUC's timing and whether the CPUC would approve and/or condition such a transaction.

In addition, SCE welcomes comments or information the Tribe would like to share regarding any cultural resources that may exist on the Property. The Tribe's input is valuable to the CPUC as it reviews any future disposition of the Property.

Should the Tribe have questions about this notice or the Property or wish to make a statement of interest in the Property, please contact me at Southern California Edison Company, 2 Innovation Way, PIV 2, 2nd Floor, Pomona, CA 91768 or by e-mail at richard.fujikawa@sce.com or by phone at (714) 657-6950. We request that any written communication be sent by mail and by e-mail to ensure receipt.

Sincerely,

Richard Fujikawa

Richard Fujikawa
Land Acquisitions
Southern California Edison Company

cc: Amy Olson, Tribal Liaison, SCE (by e-mail)
Aaron Thomas, Tribal Liaison, SCE (by e-mail)