



County of Los Angeles CHIEF ADMINISTRATIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION • LOS ANGELES, CALIFORNIA 90012
(213) 974-1101
<http://cao.co.la.ca.us>

DAVID E. JANSSEN
Chief Administrative Officer

November 29, 2005

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Board of Supervisors
GLORIA MOLINA
First District

YVONNE B. BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

Dear Supervisors:

CONVEYANCE OF COUNTY SURPLUS REAL PROPERTY TO THE MOUNTAINS RECREATION AND CONSERVATION AUTHORITY, CHATSWORTH (FIFTH DISTRICT) (4-VOTES)

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that the 46.5 acres of County-owned real property located in unincorporated Chatsworth in the Deer Lake Highlands and Devils Canyon area north of the 118 freeway, legally described in Exhibit A to Attachment A, (subject property) is no longer necessary for County purposes.
2. Find that the conveyance of the subject property to the Mountains Recreation and Conservation Authority (MRCA) is exempt under the California Environmental Quality Act (CEQA).
3. Approve the sale of the County's right, title and interest in the subject property to MRCA for \$100,000; and instruct the Chair to sign the attached Sale and Purchase Agreement (Attachment A) and quitclaim deed (Attachment B) which have been approved as to form by County Counsel.
4. Instruct the Auditor-Controller to deposit the sale proceeds, after deducting for expenses, into the Asset Development Implementation Fund as directed by the Chief Administrative Officer (CAO).
5. Authorize the CAO to execute all necessary documents to complete the sale transaction, upon approval of the documents by County Counsel.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to sell County-owned real property no longer required for County needs to the MRCA for use as open space and recreational purposes.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs that we provide the public with beneficial and responsive services (Goal 1). The transfer of the subject property will support the MRCA's efforts to maintain and expand recreational opportunities in the Devils Canyon and Deer Lake Highlands areas to the benefit of the public.

FISCAL IMPACT/FINANCING

The MRCA has agreed to pay the County the sum of \$100,000 which represents the County's acquisition costs and the estimated administrative and management expenses incurred during the County's ownership.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The MRCA works in cooperation with the Santa Monica Mountains Conservancy (Conservancy) and other local government partners to acquire parkland, participate in park planning processes, and complete major park improvement projects. The MRCA provides natural resources and scientific expertise, critical regional planning services, park construction services, park operations, fire prevention and ranger services. MRCA is a local government public entity established in 1985 pursuant to the Joint Powers Act.

The County acquired the subject property in 1952 as a result of tax default for nominal cost. The only administrative and management expenses incurred by the County have been in its prior attempts to process this property for sale and the costs associated with the proposed conveyance.

Public Resources Code (PRC) Section 33207 provides the Conservancy the right of first refusal to purchase any property within the Rim of the Valley Trail Zone proposed to be sold by the County. The PRC stipulates that the Conservancy may purchase the subject property at the County's original acquisition price plus any administrative and management costs incurred by the County. The County has determined that these costs total \$100,000. However, the MRCA is not afforded the same statutory rights as the Conservancy and the County is under no obligation to honor the Conservancy's request to assign its purchase privileges to the MRCA. In recognition of this fact, MRCA has agreed to stipulate that the subject property will be used for open space, public recreation and park purposes only.

The Honorable Board of Supervisors
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Government Code Section 25365 allows the County to sell to the State, a city, or special districts, which include the three entities comprising MRCA, real property no longer required for County use and to set terms and conditions of the sale that are determined to be in the County's best interest. Because MRCA has agreed to the use restrictions, the benefits gained by constituents have been determined to be fair compensation for the County's agreement to sell the property for \$100,000.

In accordance with State law, notice of your Board's intended action has been published pursuant to Government Code Section 6061.

County Counsel has reviewed the Sale and Purchase Agreement and quitclaim deed related to this transaction and approved the documents as to form.

ENVIRONMENTAL DOCUMENTATION

The transfer of ownership of land in order to establish a park is a Class 16 categorical exemption from CEQA pursuant to Section 15316 of the State CEQA guidelines and the revised Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Inasmuch as the MRCA will develop this open space for active recreational and park purposes, the impact to County constituents is expected to be beneficial.

CONCLUSION

It is requested that the Executive Officer, Board of Supervisors, return an original executed Quitclaim Deed, two executed original Purchase and Sale Agreements, two certified copies of the Minute Order and the adopted, stamped Board letter to the CAO Real Estate Division at 222 South Hill Street, 3rd Floor, Los Angeles, CA 90012 for further processing.

Respectfully submitted,



DAVID E. JANSSEN
Chief Administrative Officer

DEJ:WLD
CB:CK:cc
Attachments (2)
c: County Counsel
Auditor-Controller

SALE AND PURCHASE AGREEMENT

THIS SALE AND PURCHASE AGREEMENT ("Agreement") is made and entered into as of the _____ day of _____, 2005, by and between the **COUNTY OF LOS ANGELES** ("Seller"), and the **MOUNTAINS RECREATION AND CONSERVATION AUTHORITY** ("Buyer"). Based upon the mutual consideration provided for herein, Seller and Buyer agree as follows:

1. Sale and Purchase. Seller is the owner of certain real property located in the unincorporated Chatsworth territory of the County of Los Angeles, State of California and identified in Exhibit A, attached hereto and incorporated herein by reference, (the "Property").

Seller desires to sell the Property, and convey it to Buyer, and Buyer desires to purchase the Property and accept it from Seller, for the consideration and on the terms and conditions hereinafter set forth.

2. Purchase Price. The purchase price ("Purchase Price") for the Property is One Hundred Thousand and NO/100 Dollars (\$100,000.00), payable by Buyer to Seller in full on or before November 9, 2005 which is five (5) business days prior to the conveyance of the Property in accordance with Section 4.

Payments will be made by certified check payable to the County of Los Angeles.

3. Costs. To the extent there are any costs charged by the Registrar/Recorder related to this transaction then such costs and expenses shall be paid by Buyer. Upon request from Seller, Buyer shall immediately remit a check payable to the County of Los Angeles in an amount equal to such costs and expenses.

4. Conveyance and Closing Date. Seller shall convey the Property to Buyer on or before the latter of (i) November 17, 2005, or (ii) a date occurring fifteen (15) days after the County of Los Angeles Board of Supervisors approves the sale of the Property by quitclaim deed, subject to: a) All taxes, interest, penalties and assessments of record assessed but not yet due, if any; b) covenants, conditions, restrictions, reservations, easements, licenses, rights, and rights-of-way of record and off record and rights incident thereto, if any; c) the condition that the Property is to be used for open space, public recreation and park purposes only; d) the condition that the Property shall be equally open and available to residents of incorporated and unincorporated territory, and there shall be no discrimination against or preference, gratuity, bonus or other benefits given to residents of incorporated area not equally accorded residents of unincorporated territory; e) the condition that Buyer shall neither directly nor indirectly make any lot line adjustment relating to any portion of the Property; f) the restriction that Buyer shall neither directly nor indirectly sell or transfer any fee simple interest in all or any portion of the Property except to an entity qualified to accept conservation easements in accordance with the provisions

of Civil Code Section 815.3; g) the reservation to the County of Los Angeles of easements of not more than twenty (20) feet in width following a northerly/southerly direction and/or a westerly/easterly direction for public road purposes and highway purposes and other uses incidental thereto in and across all of Lots 4 and 5 in the Northwest Quarter of Section T.2 N., R. 16 W. County of Los Angeles, including any portion in the incorporated City of Los Angeles, State of California, including the Property and any other property now owned by the Buyer or any affiliates of Buyer, together with the right to set aside same for public use, provided that in no event shall more than two (2) twenty (20) foot wide easements traverse the Property and; h) the condition that in the event that County of Los Angeles determines that the owner in possession is not complying with these restrictions, then all right, title, and interest in and to the Property shall revert back to the County of Los Angeles upon providing a thirty (30) day notice to owner in possession of its failure to comply with these restrictions and without any necessity of any other affirmative action on the part of the County of Los Angeles, (the "Deed").

5. Title. Buyer understands that the Property is being sold without any warranty regarding the suitability of title to the Property. Buyer accepts all matters of record and understands that Seller will not provide a policy of title insurance and makes no representations or warranties as to condition of title. Seller recommends that Buyer retain, at Buyer's sole cost and expense, a licensed title company to issue a policy of title insurance. Buyer agrees that the condition of title shall not be cause for Buyer's cancellation of this Agreement.

6. Recording. Seller shall prepare the Deed indicating title to the Property to be vested in the name of the Buyer as follows: Mountains Recreation and Conservation Authority, a joint exercise of powers authority established pursuant to Government Code section 6500.

7. Delivery of Deed. Seller shall transmit to Buyer a copy of the Deed stamped by the Recorder, the original of which shall be mailed to the Buyer by the Recorder at the address for notice to Buyer pursuant to Section 14 hereof.

8. Condition of the Property. Buyer acknowledges that Buyer is purchasing the Property "as is" solely in reliance on Buyer's own investigation, and that no representation or warranties of any kind whatsoever, express or implied, have been made by Seller, or Seller's agents. Any information given or disclosure made to Buyer by Seller or Seller's agents concerning the Property shall not constitute a representation or warranty made by Seller. Buyer has been given the full opportunity to inspect the Property prior to execution of this Agreement. Buyer shall assume the cost and expense for the removal of all contaminated materials, toxic or hazardous substances, and asbestos, if any, on the Property.

Seller has disclosed to Buyer the following information that impacts Buyer's use of the Property:

none

Such disclosure does not imply that no other conditions impact Buyer's use of, or value of the Property or that other conditions are not know to Seller.

Buyer also acknowledges that it is aware of all zoning regulations, other governmental requirements, site and physical conditions, and all other matters affecting the use and condition of the Property, and Buyer agrees to purchase the Property in that condition.

9. Mineral Rights. Seller shall reserve and except unto Seller all oil, gas, hydrocarbons, or other minerals in and under the Property without the use of the surface or subsurface to a depth of 500 feet, measured vertically, from the surface of the Property.

10. Possession/Risk of Loss. All risk of loss or damage with respect to the Property shall pass from Seller to Buyer upon recordation of the Deed.

11. Brokerage Commission. Buyer and Seller hereby acknowledge and represent that there are no broker's commission or finder's fees due in connection with this transaction. Each party shall indemnify and hold the other party harmless from any claim of any broker, agent or finder, licensed or otherwise, claiming through, under or by reason of the conduct of either party with respect to the transaction contemplated hereunder.

12. Conflicts. In the event of a conflict between the provisions of this Agreement and the provisions of any other documents executed or purported to be executed between the parties prior to the date hereto, the provisions contained in this Agreement shall in all instances govern and prevail.

13. Assignment. Buyer shall not assign or attempt to assign this Agreement, or any rights hereunder to any other person or entity without the Seller's prior written consent. Any such assignment or purported assignment without the Seller's prior written consent shall be null and void, and of no force and effect whatsoever.

14. Notices. All notices, demands and requests under this Agreement by either party shall be hand-delivered or sent by United States Mail, registered or certified postage prepaid and addressed to the parties as follows:

Seller: County of Los Angeles
Chief Administrative Office
222 South Hill Street, 3rd Floor
Los Angeles, CA 90012
Attention: Carlos Brea, Manager Property Management

Buyer: Mountains Recreation and Conservation Authority
5750 Ramirez Canyon Road
Malibu, CA 90265
Attention: Joseph T. Edmiston

Notices, demands and requests served in the above manner shall be considered sufficiently given or served for all purposes under this Agreement at the time the notice, demand or request is postmarked to the addresses shown above.

15. Time is of the Essence. Time is of the essence for each and every term, condition, covenant, obligation and provision of this Agreement.

16. Seller's Remedies. In the event of Buyer's failure to purchase the Property as set forth herein, Seller shall have all remedies in law and equity, and shall be entitled to enforce this Agreement and to obtain the benefit of the bargain contained herein.

17. Severability. In the event any portion of this Agreement shall be declared by any court of competent jurisdiction to be invalid, illegal, or unenforceable, such portion shall be severed from the Agreement, and the remaining parts hereof shall remain in full force and effect as fully as though such invalid, illegal, or unenforceable portion had never been part of the Agreement, provided the remaining Agreement can be reasonably and equitably enforced.

18. Binding on Successors. Subject to the limitations set forth herein, the Agreement shall be binding upon and inure to the benefit of the successors and assigns of the respective parties hereto.

19. Required Actions of Buyer and Seller. Buyer and Seller agree to execute all such instruments and documents and to take all action as may be required in order to consummate the purchase and sale herein contemplated.

20. Power and Authority. The Buyer has the legal power, right, and authority to enter into this Agreement and the instruments referenced herein, and to consummate the transactions contemplated hereby. The individuals executing this Agreement and the instruments referenced herein on behalf of any legal entity comprising Buyer, have the legal power, right and actual authority to bind the entity to the terms and conditions of this Agreement and the instruments referenced herein.

21. Survival of Covenants. The covenants, agreements, representations and warranties made herein are intended to survive the consummation of the sale of the Property and recordation of the Deed.

22. Interpretation. Unless the context of this Agreement clearly requires otherwise: (i) the plural and singular numbers shall be deemed to include the other; (ii) the masculine, feminine and neuter genders shall be deemed to include the others; (iii) "or" is not exclusive; and (iv) "includes" and "including" are not limiting.

23. Entire Agreement. This Agreement contains the entire agreement between the parties herein, and no addition or modification of any terms or provisions shall be effective unless set forth in writing, signed by both Seller and Buyer.

SIGNATURE PAGE FOLLOWS

IN WITNESS HEREOF, the parties have executed this Agreement as of the day and year first written above.

"BUYER"

**MOUNTAINS RECREATION AND
CONSERVATION AUTHORITY**

By: _____

Joseph T. Edmiston, Executive Director

officer

Upon approval of this Agreement, a signed copy will be mailed to Buyer.

"SELLER"

COUNTY OF LOS ANGELES

ATTEST:

VIOLET VARONA-LUKENS
Executive Officer, Clerk of the Board

By: _____

Gloria Molina, Chair
Board of Supervisors

By: _____

Deputy

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.
County Counsel

By: _____

Deputy

Exhibit A
Legal Description

Those portions of Lots 4 and 5 in the Northwest Quarter of Section 6, T. 2 N., R. 16 W., City of Los Angeles, County of Los Angeles, State of California, described as follows:

8.74 acres Beginning on the West line of Lot 4, Section 6, T. 2 N., R. 16 W. distant South 675 feet from the Northwest corner of said Lot 4; thence, East 606.46 feet; thence, South 525 feet; thence, West 100 feet; thence, South 100 feet; thence, East 100 feet; thence, South 16.33 feet to the South line of said Lot 4; thence, West thereon 612.61 feet; thence, North 641.24 feet to The Point of Beginning.

Except therefrom the following described property:

Beginning distant North 0° 32' 55" East 16.24 feet from Southwest corner of Lot 4, Section 6, T. 2 N., R. 16 W. thence, North 0° 32' 55" East 50 feet; thence, East 111.97 feet; thence, South 50 feet; thence, West 112.45 feet to The Point of Beginning. Shown as Parcels 2 and 3 in ORM 13161/368-369.

Beginning at a point on the West line of said Lot 4, distant South thereon 1050 feet from the Northwest corner of said Lot; thence, East 110.05 feet; thence, South 50 feet; thence, West 110.53 feet to said West line; thence, North 50 feet to The Point of Beginning.

Beginning at a point North 0° 32' 55" East 66.24 feet from the Southwest corner of said Lot 4; thence, North 0° 32' 55" East 75 feet; thence, East 111.25 feet; thence, South 75 feet; thence, West 111.97 feet to The point of Beginning.

Beginning distant North 0° 32' 55" East 166.24 feet from the Southwest corner of said Lot 4; thence, North 0° 32' 55" East 50 feet; thence, East 110.53 feet; thence, South 50 feet; thence, West 111.01 feet to The Point of Beginning.

Portion: 2821-16-900
Book 37600 Page 150 Official Records

Exhibit A continued
Legal Description

Those portions of Lots 4 and 5 in the Northwest Quarter of Section 6, T. 2 N., R. 16 W., City of Los Angeles, County of Los Angeles, State of California, described as follows:

8.22 acres Beginning distant East 600 feet and South 675 feet from the Northwest corner of said Lot 4; thence, East 400 feet; thence, South 75 feet; thence, East 100 feet; thence, South 150 feet; thence, East 100 feet; thence, North 25 feet; thence, West 100 feet; thence, North 50 feet; thence, East 100 feet; thence, North 50 feet; thence, West 100 feet; thence, North 100 feet; thence, East 197.62 feet to the East line of said Lot 4; thence, South 641.44 feet to the Southeast corner thereof; thence, West on South line of said Lot 494.75 feet; thence, North 166.36 feet; thence, East 100 feet; thence, South 150 feet; thence, East 100 feet; thence, North 225 feet; thence, West 100 feet; thence, North 75 feet; thence, West 100 feet; thence, South 125 feet; thence, West 100 feet; thence, South 25 feet; thence, West 100 feet; thence, North 475 feet to The Point of Beginning.

Except therefrom the following described property:

Beginning at the Southeast corner of said Lot 4; thence, North $89^{\circ} 59' 27''$ West 94.75 feet; thence, North 641.42 feet; thence, East 97.62 feet; thence, South 641.44 feet to The Point of Beginning.

Beginning at a point distant East 800 feet and South 1275 feet from the Northwest corner of said Lot 4; thence, South 25 feet with a uniform depth of 100 feet East.

Beginning at a point distant East 700 feet and South 675 feet from the Northwest corner of said Lot 4; thence, South 50 feet with a uniform depth of 100 feet East.

Beginning at a point distant East 800 feet and South 1250 feet from the Northwest corner of said Lot 4; thence, South 25 feet with a uniform depth of 100 feet East.

Beginning at a point distant East 700 feet and South 725 feet from the Northwest corner of said Lot 4; thence, South 75 feet with a uniform depth of 100 feet East.

Beginning at a point distant East 900 feet and South 1000 feet from the Northwest corner of said Lot 4; thence, South 75 feet with a uniform depth of 100 feet East.

Beginning at a point distant East 800 feet and South 725 feet from the Northwest corner of said Lot 4; thence, South 25 feet with a uniform depth of 100 feet East.

Beginning at a point distant East 800 feet and South 675 feet from the Northwest corner of said Lot 4; thence, South 50 feet with uniform depth of 100 feet East.

Beginning at a point distant East 700 feet and South 800 feet from the Northwest corner of said Lot 4; thence, South 50 feet with a uniform depth of 100 feet East.

Beginning at a point distant East 800 feet and South 825 feet from the Northwest corner of said Lot 4; thence, South 75 feet with a uniform depth of 100 feet East.

Portion: 2821-16-900

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Exhibit A continued
Legal Description

Those portions of Lots 4 and 5 in the Northwest Quarter of Section 6, T. 2 N., R. 16 W., City of Los Angeles, County of Los Angeles, State of California, described as follows:

Beginning at a point distant East 900 feet and South 1075 feet from the Northwest corner of said Lot 4; thence, South 25 feet with a uniform depth of 100 feet East.

Together with the following described property:

Beginning at a point distant East 900 feet and South 1125 feet from the Northwest corner of said Lot 4; thence, South 25 feet with a uniform depth of 100 feet East.

Beginning at a point distant East 900 feet and South 1150 feet from the Northwest corner of said Lot 4; thence, South 25 feet with a uniform depth of 100 feet East.

Beginning at a point distant North 41.63 feet from the Southeast corner of said Lot 5; thence, West 400 feet; thence, North 40 feet; thence, East 300 feet; thence, North 200 feet; thence, West 200 feet; thence, North 40 feet; thence, West 100 feet; thence, South 40 feet; thence, West 100 feet; thence, North 80 feet; thence, East 100 feet; thence, North 40 feet; thence, East 100 feet; thence, North 120 feet; thence, East 100 feet; thence, South 200 feet; thence, East 100 feet; thence, North 240 feet; thence, East 100 feet; thence, South 520 feet to The Point of Beginning.

Beginning at a point distant West 800 feet from the Southeast corner of said Lot 5; thence, West 200 feet; thence, North 77.59 feet; thence, East 100 feet; thence, South 40 feet; thence, East 100 feet; thence, South 40 feet to The Point of Beginning.

The South 40 feet of the North 440 feet of the West 100 feet of the East 200 feet of said Lot 5.

The South 160 feet of the North 240 feet of the West 100 feet of the East 300 feet of said Lot 5.

Portions: 2821-16-900; 2821-17-904; 2821-18-901; 2821-18-904
Book 38693 Page 185 Official Records

Exhibit A continued
Legal Description

Those portions of Lots 4 and 5 in the Northwest Quarter of Section 6, T. 2 N., R. 16 W., City of Los Angeles, County of Los Angeles, State of California, described as follows:

Beginning at a point distant West 100 feet and South 320 feet from the Northeast corner of said Lot 5; thence, West 100 feet; thence, South 40 feet; thence, West 100 feet; thence, South 80 feet; thence, East 75 feet; thence, South 40 feet; thence, West 75 feet; thence, South 80 feet; thence, East 75 feet; thence, North 40 feet; thence, East 25 feet; thence, South 80 feet; thence, West 200 feet; thence, South 80 feet; thence, East 100 feet; thence, North 40 feet; thence, East 200 feet; thence, North 160 feet; thence, West 100 feet; thence, North 80 feet; thence, East 100 feet; thence, North 80 feet to The Point of Beginning.

Together with the following described property:

The South 40 feet of the North 840 feet of the West 100 feet of the East 200 feet of said Lot 5.

The South 40 feet of the North 880 feet of the West 100 feet of the East 200 feet of said Lot 5.

Beginning at a point distant South 1080 feet and West 200 feet from the Northeast corner of said Lot 5; thence, West 100 feet; thence, South 40 feet; thence, East 25 feet; thence, South 40 feet; thence, West 25 feet; thence, South 40 feet; thence, East 100 feet; thence, North 120 feet to The Point of Beginning.

The South 40 feet of the North 720 feet of the West 100 feet of the East 300 feet of said Lot 5.

The South 40 feet of the North 680 feet of the West 100 feet of the East 300 feet of said Lot 5.

The South 40 feet of the North 600 feet of the West 100 feet of the East 300 feet of said Lot 5.

The South 40 feet of the North 80 feet of the West 100 feet of the East 300 feet of said Lot 5.

The North 40 feet of the West 100 feet of the East 300 feet of said Lot 5.

The South 40 feet of the North 120 feet of the West 100 feet of the East 400 feet of said Lot 5.

The South 200 feet of the North 400 feet of the West 100 feet of the East 400 feet of said Lot 5.

The South 40 feet of the North 720 feet of the West 100 feet of the East 400 feet of said Lot 5.

The South 40 feet of the North 880 feet of the West 100 feet of the East 400 feet of said Lot 5.

Portions: 2821-17-904; 2821-18-900; 2821-18-901
Book 39495 Page 358 Official Records

Exhibit A continued
Legal Description

Those portions of Lots 4 and 5 in the Northwest Quarter of Section 6, T. 2 N., R. 16 W., City of Los Angeles, County of Los Angeles, State of California, described as follows:

Beginning at a point distant East 100 feet and 675 feet from the Northwest corner of said Lot 4; thence, South 75 feet with a uniform depth of 100 feet East.

Together with the following described property:

Beginning at a point distant East 1100 feet and South 775 feet from the Northwest corner of said Lot 4; thence, South 50 feet with a uniform depth of 100 feet East.

1.25 acres being the Southeast $\frac{1}{4}$ of the East 5 acres of the West 15 plus acres of the North 20 plus acres of said Lot 4.

The North 1.5 acres of the East 5 acres of the North 20 plus acres of said Lot 4.

The South 1.25 acres of the East 5 acres of the North 20 plus acres of said Lot 4.

The South 2.25 acres of the North 3.75 acres of the East 5 acres of the North 20 plus acres of said Lot 4.

The South 40 feet of the North 680 feet of the East 100 feet of said Lot 5.

The South 40 feet of the North 640 feet of the East 100 feet of said Lot 5.

The South 40 feet of the North 600 feet of the East 100 feet of said Lot 5.

The South 40 feet of the North 560 feet of the East 100 feet of said Lot 5.

The South 40 feet of the North 520 feet of the East 100 feet of said Lot 5.

Beginning at the Northeast corner of said Lot 5; thence, South 480 feet; thence, West 100 feet; thence, North 160 feet; thence, West 100 feet; thence, North 320 feet to the North line of said Lot 5; thence, East 200 feet to The Point of Beginning.

Portions: 2821-16-900; 2821-17-904; 2821-15-900
Book 39495 Page 373 Official Records

Exhibit A continued
Legal Description

Those portions of Lots 4 and 5 in the Northwest Quarter of Section 6, T. 2 N., R. 16 W., City of Los Angeles, County of Los Angeles, State of California, described as follows:

Beginning at a point on the West line of said Lot 5 distant South 480 feet from the Northwest corner of said Lot; thence, South 40 feet; thence, East 110 feet; thence, North 40 feet; thence, West 109.8 feet to The Point of Beginning.

Together with the following described property:

Beginning at a point distant South 320 feet from the Northwest corner of said Lot 5; thence, South 40 feet; thence, East 109.19 feet; thence, North 40 feet; thence, West 108.98 feet to The Point of Beginning.

Beginning at a point distant South 280 feet from the Northwest corner of said Lot 5; thence, South 40 feet; thence, East 108.98 feet; thence, North 40 feet; thence, West 108.78 feet to The Point of Beginning.

Portions: 2821-17-901; 2821-17-902
Book 39497 Page 219 Official Records

Exhibit A continued
Legal Description

Those portions of Lots 4 and 5 in the Northwest Quarter of Section 6, T. 2 N., R.16 W., City of Los Angeles, County of Los Angeles, State of California, described as follows:

The South 40 feet of the North 920 feet of the West 100 feet of the East 400 feet of said Lot 5.

The South 40 feet of the North 1120 feet of the West 50 feet of the East 400 feet of said Lot 5.

The South 40 feet of the North 1200 feet of the West 50 feet of the East 350 feet of said Lot 5.

Beginning at a point distant South 1120 feet and West 300 feet from Northeast corner of said Lot 5; thence, West 100 feet; thence, South 80 feet; thence, East 50 feet; thence, North 40 feet; thence, East 50 feet; thence, North 40 feet to The Point of Beginning.

The South 40 feet of the North 1240 feet of the West 100 feet of the East 400 feet of said Lot 5.

The South 40 feet of the North 1200 feet of the West 100 feet of the East 500 feet of said Lot 5.

The South 40 feet of the North 920 feet of the West 100 feet of the East 500 feet of said Lot 5.

Beginning at a point distant West 400 feet and South 680 feet from the Northeast corner of said Lot 5; thence, West 100 feet; thence, South 80 feet; thence, East 25 feet; thence, North 40 feet; thence, East 25 feet; thence, South 40 feet; thence, East 50 feet; thence, North 80 feet to The Point of Beginning.

The South 40 feet of the North 680 feet of the West 100 feet of the East 500 feet of said Lot 5.

The South 40 feet of the North 560 feet of the West 100 feet of the East 500 feet of said Lot 5.

The South 40 feet of the North 520 feet of the West 100 feet of the East 500 feet of said Lot 5.

The South 40 feet of the North 480 feet of the West 100 feet of the East 500 feet of said Lot 5.

The South 80 feet of the North 440 feet of the West 100 feet of the East 500 feet of said Lot 5.

The South 40 feet of the North 80 feet of the West 100 feet of the East 600 feet of said Lot 5.

The South 36 feet of the North 116 feet of the West 100 feet of the East 600 feet of said Lot 5.

Portions: 2821-17-904; 2821-17-905; 2821-18-900; 2821-18-901
Book 39495 Page 361 Official Records

Exhibit A continued
Legal Description

Those portions of Lots 4 and 5 in the Northwest Quarter of Section 6, T. 2 N., R. 16 W., City of Los Angeles, County of Los Angeles, State of California, described as follows:

The South 40 feet of the North 1200 feet of the West 100 feet of the East 1000 feet of said Lot 5.

Together with the following described property:

The South 40 feet of the North 920 feet of the West 100 feet of the East 1100 feet of said Lot 5.

The South 40 feet of the North 440 feet of the West 100 feet of the East 1100 feet of said Lot 5.

The South 40 feet of the North 280 feet of the West 100 feet of the East 1100 feet of said Lot 5.

The South 40 feet of the North 360 feet of the West 100 feet of the East 1200 feet of said Lot 5.

The South 280 feet of the North 1000 feet of the West 100 feet of the East 1200 feet of said Lot 5.

The South 40 feet of the North 1200 feet of the West 100 feet of the East 1200 feet of said Lot 5.

Beginning at a point distant South 1280 feet and West 1100 feet from the Northeast corner of said Lot 5; thence, West 100 feet; thence, South to the South line of said Lot; thence, East thereon 100 feet; thence, North to The Point of Beginning.

Beginning at a point distant on the West line of said Lot 5 South 720 feet from the Northwest corner of said Lot; thence, South 40 feet; thence, East 111.22 feet; thence, North 40 feet; thence, West 111.02 feet to The Point of Beginning.

Beginning at a point distant on the West line of said Lot 5 South 680 feet from the Northwest corner of said Lot; thence, South 40 feet; thence, East 111.02 feet; thence, North 40 feet; thence, West 110.81 feet to The Point of Beginning.

Beginning at a point distant on the West line of said Lot 5 South 640 feet from the Northwest corner of said Lot; thence, South 40 feet; thence, East 110.81 feet; thence, North 40 feet; thence, West 110.61 feet to The Point of Beginning.

Beginning at a point distant South 600 feet from the Northwest corner of said Lot 5; thence, South 40 feet; thence, East 110.61 feet; thence, North 40 feet; thence, West 110.40 feet to The Point of Beginning.

Portions: 2821-17-901; 2821-17-903; 2821-17-905; 2821-18-905; 2821-18-906; 2821-18-907; 2821-18-903

Book 39495 Page 351 Official Records

Exhibit A continued
Legal Description

Those portions of Lots 4 and 5 in the Northwest Quarter of Section 6, T. 2 N., R.16 W., City of Los Angeles, County of Los Angeles, State of California, described as follows:

The South 40 feet of the North 320 feet of the West 100 feet of the East 600 feet of said Lot 5.

Together with the following described property:

The South 40 feet of the North 520 feet of the West 100 feet of the East 600 feet of said Lot 5.

The South 40 feet of the North 560 feet of the West 100 feet of the East 600 feet of said Lot 5.

The South 40 feet of the North 600 feet of the West 100 feet of the East 600 feet of said Lot 5.

The South 40 feet of the North 640 feet of the West 100 feet of the East 600 feet of said Lot 5.

The South 40 feet of the North 960 feet of the West 100 feet of the East 600 feet of said Lot 5.

The South 40 feet of the North 1000 feet of the West 100 feet of the East 600 feet of said Lot 5.

The South 40 feet of the North 1080 feet of the West 100 feet of the East 600 feet of said Lot 5.

The South 40 feet of the North 1160 feet of the West 100 feet of the East 600 feet of said Lot 5.

The South 40 feet of the North 1120 feet of the West 100 feet of the East 700 feet of said Lot 5.

The South 40 feet of the North 1040 feet of the West 100 feet of the East 700 feet of said Lot 5.

The South 40 feet of the North 800 feet of the West 100 feet of the East 700 feet of said Lot 5.

The South 40 feet of the North 760 feet of the West 100 feet of the East 700 feet of said Lot 5.

The South 80 feet of the North 720 feet of the West 100 feet of the East 700 feet of said Lot 5.

The South 40 feet of the North 400 feet of the West 100 feet of the East 700 feet of said Lot 5.

The South 280 feet of the North 360 feet of the West 100 feet of the East 700 feet of said Lot 5.

The North 80 feet of the West 100 feet of the East 700 feet of said Lot 5.

Portions: 2821-17-904; 2821-17-905; 2821-18-901
Book 39495 Page 340 Official Records

Exhibit A continued
Legal Description

Those portions of Lots 4 and 5 in the Northwest Quarter of Section 6, T. 2 N., R.16 W., City of Los Angeles, County of Los Angeles, State of California, described as follows:

The South 40 feet of the North 280 feet of the West 100 feet of the East 800 feet of said Lot 5.

Together with the following described property:

The South 40 feet of the North 320 feet of the West 100 feet of the East 800 feet of said Lot 5.

The South 40 feet of the North 360 feet of the West 100 feet of the East 800 feet of said Lot 5.

The South 40 feet of the North 400 feet of the West 100 feet of the East 800 feet of said Lot 5.

The South 80 feet of the North 640 feet of the West 100 feet of the East 800 feet of said Lot 5.

The South 120 feet of the North 760 feet of the West 100 feet of the East 800 feet of said Lot 5.

The South 80 feet of the North 840 feet of the West 100 feet of the East 800 feet of said Lot 5.

Beginning at a point distant West 700 feet and South 1000 feet from the Northeast corner of said Lot 5; thence, South 120 feet; thence, West 200 feet; thence, North 40 feet; thence, East 100 feet; thence, North 40 feet; thence, West 100 feet; thence, North 80 feet; thence, East 100 feet; thence, South 40 feet; thence, East 100 feet to The Point of Beginning.

Except therefrom the following described property:

The South 80 feet of the North 1040 feet of the West 100 feet of the East 900 feet of said Lot 5.

The South 80 feet of the North 1280 feet of the West 100 feet of the East 800 feet of said Lot 5.

The South 40 feet of the North 1080 feet of the West 100 feet of the East 900 feet of said Lot 5.

The South 720 feet of the North 960 feet of the West 100 feet of the East 900 feet of said Lot 5.

The South 40 feet of the North 360 feet of the West 100 feet of the East 1000 feet of said Lot 5.

The South 40 feet of the North 480 feet of the West 100 feet of the East 1000 feet of said Lot 5.

The South 40 feet of the North 600 feet of the West 100 feet of the East 1000 feet of said Lot 5.

The South 40 feet of the North 880 feet of the West 100 feet of the East 1000 feet of said Lot 5.

Portions: 2821-17-905; 2821-18-901; 2821-18-905; 2821-18-902
Book 39495 Page 337 Official Records

Exhibit A continued
Legal Description

Those portions of Lots 4 and 5 in the Northwest Quarter of Section 6, T. 2 N., R.16 W., City of Los Angeles, County of Los Angeles, State of California, described as follows:

The South 80 feet of the North 1000 feet of the West 100 feet of the East 800 feet of said Lot 5.

Together with the following described property:

The South 40 feet of the North 240 feet of the West 100 feet of the East 900 feet of said Lot 5.

Beginning at a point distant on the West line of said Lot 5 South 840 feet from the Northwest corner of said Lot; thence, South 40 feet; thence, East 111.84 feet; thence, North 40 feet; thence, West 111.64 feet to The Point of Beginning.

Portions: 2821-17-905; 2821-18-905
Book 41995 Page 365 Official Records

Exhibit A continued
Legal Description

Those portions of Lots 4 and 5 in the Northwest Quarter of Section 6, T. 2 N., R.16 W., City of Los Angeles, County of Los Angeles, State of California, described as follows:

Beginning at a point distant East 700 feet and South 1200 feet from the Northwest corner of said Lot 4; thence, South 50 feet with a uniform depth of 100 feet East.

Together with the following described property:

The South 40 feet of the North 800 feet of the West 100 feet of the East 200 feet of said Lot 5.

The South 40 feet of the North 1120 feet of the West 100 feet of the East 200 feet of said Lot 5.

The South 40 feet of the North 1160 feet of the West 100 feet of the East 500 feet of said Lot 5.

The South 40 feet of the North 1120 feet of the West 100 feet of the East 500 feet of said Lot 5.

The South 40 feet of the North 1080 feet of the West 100 feet of the East 500 feet of said Lot 5.

The South 40 feet of the North 1200 feet of the West 100 feet of the East 800 feet of said Lot 5.

The South 40 feet of the North 440 feet of the West 100 feet of the East 1000 feet of said Lot 5.

Portions: 2821-16-900; 2831-17-905; 2821-18-901; 2821-18-902
Book 43647 Page 428

Exhibit A continued
Legal Description

Those portions of Lots 4 and 5 in the Northwest Quarter of Section 6, T. 2 N., R.16 W., City of Los Angeles, County of Los Angeles, State of California, described as follows:

Together with the following described property:

The South 160 feet of the North 560 feet of the West 100 feet of the East 400 feet of said Lot 5.

The South 40 feet of the North 840 feet of the West 100 feet of the East 400 feet of said Lot 5.

The South 40 feet of the North 1080 feet of the West 100 feet of the East 700 feet of said Lot 5.

Portions: 2821-17-904; 2821-18-901
Book 46765 Page 347 Official Records

Exhibit A continued
Legal Description

Those portions of Lots 4 and 5 in the Northwest Quarter of Section 6, T. 2 N., R.16 W., City of Los Angeles, County of Los Angeles, State of California, described as follows:

Beginning at a point distant East 1200 feet and South 850 feet from the Northwest corner of said Lot 4; thence, South 75 feet; thence, East to the East line of said Lot; thence, North on said East line 75 feet; thence, West to The Point of Beginning.

Together with the following described property:

The South 40 feet of the North 760 feet of the West 100 feet of the East 300 feet of said Lot 5.

The South 40 feet of the North 160 feet of the West 100 feet of the East 400 feet of said Lot 5.

The South 80 feet of the North 160 feet of the West 100 feet of the East 800 feet of said Lot 5.

Beginning at the Northwest corner of said Lot 5; thence, South 40 feet; thence, East 107.56 feet; thence, North 40 feet; thence, West 107.36 feet to The Point of Beginning.

Portions: 2821-16-900; 2821-17-904; 2821-17-900; 2821-17-905; 2821-18-900
Book 50379 Page 434 Official Records.

Exhibit A continued
Legal Description

Those portions of Lots 4 and 5 in the Northwest Quarter of Section 6, T. 2 N., R.16 W., City of Los Angeles, County of Los Angeles, State of California, described as follows:

Beginning at a point distant North 0° 32' 55" East 66.24 feet from the Southwest corner of said Lot 4; thence, North 0° 32' 55" East 25 feet; thence, East 111.73 feet; thence, South 25 feet; thence, West 111.97 feet to The Point of Beginning.

Together with the following described property:

Beginning at a point distant North 0° 32' 55" East 91.24 feet from the Southwest corner of said Lot 4; thence, North 0° 32' 55" East 25 feet; thence, East 111.49 feet; thence, South 25 feet; thence, West 111.73 feet to The Point of Beginning.

Beginning at a point distant North 0° 32' 55" East 116.24 feet from the Southwest corner of said Lot 4; thence, North 0° 32' 55" East 25 feet; thence, East 111.25 feet; thence, South 25 feet; thence, West 111.49 feet to The Point of Beginning.

Beginning at a point distant East 900 feet and South 1100 feet from the Northwest corner of said Lot 4; thence, South 25 feet with a uniform depth of 100 feet East.

The South 40 feet of the North 1240 feet of the West 100 feet of the East 500 feet of said Lot 5.

The South 120 feet of the North 920 feet of the West 100 feet of the East 700 feet of said Lot 5.

The South 80 feet of the North 920 feet of the West 100 feet of the East 800 feet of said Lot 5.

The South 40 feet of the North 880 feet of the West 100 feet of the East 1100 feet of said Lot 5.

Portions: 2821-16-900; 2821-17-905; 2821-18-905; 2821-18-901
Book 54939 Page 238 Official Records

Exhibit A continued
Legal Description

Those portions of Lots 4 and 5 in the Northwest Quarter of Section 6, T. 2 N., R.16 W., City of Los Angeles, County of Los Angeles, State of California, described as follows:

Beginning at a point distant North 36.30 feet from the Southwest corner of said Lot 5; thence, North 40 feet; thence, East 113.66 feet; thence, South 40 feet; thence, West 113.86 feet to The Point of Beginning.

Together with the following described property:

Beginning at a point distant on the West line of said Lot 5 South 40 feet from the Northwest corner of said Lot; thence, South 40 feet; thence, East 107.76 feet; thence, North 40 feet; thence, West 107.56 feet to The Point of Beginning.

Portions: 2821-17-900; 2821-18-908
Book 54939 Page 254 Official Records.

Exhibit A continued
Legal Description

Those portions of Lots 4 and 5 in the Northwest Quarter of Section 6, T. 2 N., R. 16 W., City of Los Angeles, County of Los Angeles, State of California, described as follows:

Beginning at a point distant East 800 feet and South 1000 feet from the Northwest corner of said Lot 4; thence, South 25 feet with a uniform depth of 100 feet East.

Together with the following described property:

Beginning at a point distant on the West line of said Lot 5 South 240 feet from the Northwest corner of said Lot; thence, South 40 feet; thence, East 108.78 feet; thence, North 40 feet; thence, West 108.57 feet to The Point of Beginning.

Beginning at a point distant on the West line of said Lot 5 South 200 feet from the Northwest corner of said Lot; thence, South 40 feet; thence, East 108.57 feet; thence, North 40 feet; thence, West 108.37 feet to The Point of Beginning.

Beginning at a point distant on the West line of said Lot 5 South 160 feet from the Northwest corner of said Lot; thence, South 40 feet; thence, East 108.37 feet; thence, North 40 feet; thence, West 108.17 feet to The Point of Beginning.

Portions: 2821-17-900; 2821-17-901; 2821-16-900
Book 56401 Page 206

Exhibit A continued
Legal Description

Those portions of Lots 4 and 5 in the Northwest Quarter of Section 6, T. 2 N., R. 16 W., City of Los Angeles, County of Los Angeles, State of California, described as follows:

Beginning at a point distant East 600 feet and South 125 feet from the Northwest corner of said Lot 4; thence, South 25 feet with a uniform depth of 100 feet East.

The South 40 feet of the North 800 feet of the West 100 feet of the East 500 feet of said Lot 5.

The South 40 feet of the North 80 feet of the West 100 feet of the East 1200 feet of said Lot 5.

Portions: 2821-16-900; 2821-17-900

Recorded: September 4, 1958 Instrument No. 4379

Exhibit A continued
Legal Description

Those portions of Lots 4 and 5 in the Northwest Quarter of Section 6, T. 2 N., R. 16 W., City of Los Angeles, County of Los Angeles, State of California, described as follows:

Beginning at a point distant East 500 feet and South 1200 feet from the Northwest corner of said Lot 4; thence, South 100 feet with a uniform depth of 100 feet East.

The South 40 feet of the North 960 feet of the West 100 feet of the East 500 feet of said Lot 5.

Beginning at a point distant West 1100 feet and North 277.16 feet from the Southeast corner of said Lot 5; thence, North 40 feet with a uniform depth of 100 feet West.

Portions: 2821-18-901; 2821-18-905; 2821-16-900
Recorded: September 29, 1961 Instrument No. 5778

Exhibit A continued
Legal Description

Those portions of Lots 4 and 5 in the Northwest Quarter of Section 6, T. 2 N., R.16 W.,
City of Los Angeles, County of Los Angeles, State of California, described as follows:

Beginning at a point distant East 800 feet and South 825 feet from the Northwest corner
of said Lot 4; thence, South 75 feet with a uniform depth of 100 feet East.

Portion: 2821-16-900

Recorded August 11, 1965 Instrument No. 4288

Exhibit A continued
Legal Description

Those portions of Lots 4 and 5 in the Northwest Quarter of Section 6, T. 2 N., R. 16 W.,
City of Los Angeles, County of Los Angeles, State of California, described as follows:

The South 40 feet of the North 760 feet of the West 100 feet of the East 400 feet of said
Lot 5.

Portion: 2821-18-900

Recorded: May 2, 1967 Instrument No. 2910

Exhibit A continued
Legal Description

Those portions of Lots 4 and 5 in the Northwest Quarter of Section 6, T. 2 N., R. 16 W., City of Los Angeles, County of Los Angeles, State of California, described as follows:

That portion of said Lot 4 shown as Parcel 232 of Official Recorder's Map recorded in Book 13046 Page 375 of Official Recorder's Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point distant 725.00 feet South and 806.94, more or less, East of the Northwest corner of said Lot 4; thence, Easterly 100.00 feet; thence, Southerly 25.00 feet; thence, Westerly 100.00 feet; thence, Northerly 25.00 feet to The Point of Beginning.

Together with the following described property:

That portion of said Lot 4 shown as Parcels 233 and 234 of Official Recorder's Map recorded in Book 13046 Page 375 of Official Recorder's Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point distant 675.00 feet South and 806.94, more or less, East of the Northwest corner of said Lot 4; thence, Easterly 100 feet; thence, Southerly 50.00 feet; thence, Westerly 100.00 feet; thence, Northerly 50.00 feet to The Point of Beginning.

The Northeast quarter of the East 5 acres of the West 15 acres of the Northerly one-half of Lot 4.

Portion: 2821-16-902

RECORDING REQUESTED BY: .
County of Los Angeles .
AND MAIL TO .
Mountains Recreation and Cons. Auth. .
570 West Avenue 26, Suite 100 .
Los Angeles, CA 90065 .
ATTN: Laurie Collins .
.

Space above this line for Recorder's use _____

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTION 27383 OF THE GOVERNMENT CODE

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX PURSUANT TO SECTION 11922 OF THE REVENUE AND TAXATION CODE

TAX PARCELS: 2821-016-900; 2821-015-900; 2821-018-900; 2821-018-901;
2821-018-902; 2821-018-903; 2821-018-904; 2821-018-905; 2821-018-906; 2821-018-
907; 2821-018-908; 2821-017-900; 2821-017-901; 2821-017-902; 2821-017-903;
2821-017-904; 2821-017-905

QUITCLAIM DEED

The **COUNTY OF LOS ANGELES, a body corporate and politic**, for valuable consideration receipt of which is hereby acknowledged or has been secured by a deed of trust, does hereby surrender, quitclaim and release to:

Mountains Recreation and Conservation Authority, (herein referred to as Buyer) a joint exercise of powers authority established pursuant to Government Code section 6500 *et seq.*

all of the County's right, title and interest in and to the described real property, ("Property") reserving and excepting to the County all oil, gas, hydrocarbons, and other minerals in and under the Property without the right to the use of the surface or subsurface to a depth of 500 feet, measured vertically from the surface of the Property.

The Property is located in the Unincorporated territory of the County of Los Angeles, State of California and is further described in Exhibit A attached hereto.

SUBJECT TO AND BUYER TO ASSUME:

- a. All taxes, interest, penalties and assessments of record, if any. All taxes, interest, penalties and assessments of record assessed but not yet due, if any;

- b. Covenants, conditions, restrictions, reservations, easements, licenses, rights, and rights-of-way of record and off record and rights incident thereto, if any;
- c. the condition that the Property is to be used for open space, public recreation and park purposes only;
- d. the condition that the Property shall be equally open and available to residents of incorporated and unincorporated territory, and there shall be no discrimination against or preference, gratuity, bonus or other benefits given to residents of incorporated area not equally accorded residents of unincorporated territory;
- e. the condition that Buyer shall neither directly nor indirectly make any lot line adjustment relating to any portion of the Property;
- f. the restriction that Buyer shall neither directly nor indirectly sell or transfer any fee simple interest in all or any portion of the Property except to an entity qualified to accept conservation easements in accordance with the provisions of Civil Code Section 815.3;
- g. the reservation to the County of Los Angeles of easements of not more than twenty (20) feet in width following a northerly/southerly direction and/or a westerly/easterly direction for public road purposes and highway purposes and other uses incidental thereto in and across all of Lots 4 and 5 in the Northwest Quarter of Section T.2 N., R. 16 W. County of Los Angeles, including any portion in the incorporated City of Los Angeles, State of California, including the Property and any other property now owned by the Buyer or any affiliates of Buyer, together with the right to set aside same for public use, provided that in no event shall more than two (2) twenty (20) foot wide easements traverse the Property and;
- h. the condition that in the event that County of Los Angeles determines that the owner in possession is not complying with these restrictions, then all right, title, and interest in and to the Property shall revert back to the County of Los Angeles upon providing a thirty (30) day notice to owner in possession of its failure to comply with these restrictions and without any necessity of any other affirmative action on the part of the County of Los Angeles.

Dated _____

COUNTY OF LOS ANGELES

COLA LOG NO. _____

By _____

Gloria Molina
Chair, Board of Supervisors

Approved as to form:

RAYMOND G. FORTNER, JR.
County Counsel

By Kathleen D. Felice
Kathleen D. Felice
Deputy County Counsel

Exhibit A
Legal Description

Those portions of Lots 4 and 5 in the Northwest Quarter of Section 6, T. 2 N., R. 16 W., City of Los Angeles, County of Los Angeles, State of California, described as follows:

8.74 acres Beginning on the West line of Lot 4, Section 6, T. 2 N., R. 16 W. distant South 675 feet from the Northwest corner of said Lot 4; thence, East 606.46 feet; thence, South 525 feet; thence, West 100 feet; thence, South 100 feet; thence, East 100 feet; thence, South 16.33 feet to the South line of said Lot 4; thence, West thereon 612.61 feet; thence, North 641.24 feet to The Point of Beginning.

Except therefrom the following described property:

Beginning distant North 0° 32' 55" East 16.24 feet from Southwest corner of Lot 4, Section 6, T. 2 N., R. 16 W. thence, North 0° 32' 55" East 50 feet; thence, East 111.97 feet; thence, South 50 feet; thence, West 112.45 feet to The Point of Beginning. Shown as Parcels 2 and 3 in ORM 13161/368-369.

Beginning at a point on the West line of said Lot 4, distant South thereon 1050 feet from the Northwest corner of said Lot; thence, East 110.05 feet; thence, South 50 feet; thence, West 110.53 feet to said West line; thence, North 50 feet to The Point of Beginning.

Beginning at a point North 0° 32' 55" East 66.24 feet from the Southwest corner of said Lot 4; thence, North 0° 32' 55" East 75 feet; thence, East 111.25 feet; thence, South 75 feet; thence, West 111.97 feet to The point of Beginning.

Beginning distant North 0° 32' 55" East 166.24 feet from the Southwest corner of said Lot 4; thence, North 0° 32' 55" East 50 feet; thence, East 110.53 feet; thence, South 50 feet; thence, West 111.01 feet to The Point of Beginning.

Portion: 2821-16-900
Book 37600 Page 150 Official Records

Exhibit A continued
Legal Description

Those portions of Lots 4 and 5 in the Northwest Quarter of Section 6, T. 2 N., R. 16 W., City of Los Angeles, County of Los Angeles, State of California, described as follows:

8.22 acres Beginning distant East 600 feet and South 675 feet from the Northwest corner of said Lot 4; thence, East 400 feet; thence, South 75 feet; thence, East 100 feet; thence, South 150 feet; thence, East 100 feet; thence, North 25 feet; thence, West 100 feet; thence, North 50 feet; thence, East 100 feet; thence, North 50 feet; thence, West 100 feet; thence, North 100 feet; thence, East 197.62 feet to the East line of said Lot 4; thence, South 641.44 feet to the Southeast corner thereof; thence, West on South line of said Lot 494.75 feet; thence, North 166.36 feet; thence, East 100 feet; thence, South 150 feet; thence, East 100 feet; thence, North 225 feet; thence, West 100 feet; thence, North 75 feet; thence, West 100 feet; thence, South 125 feet; thence, West 100 feet; thence, South 25 feet; thence, West 100 feet; thence, North 475 feet to The Point of Beginning.

Except therefrom the following described property:

Beginning at the Southeast corner of said Lot 4; thence, North $89^{\circ} 59' 27''$ West 94.75 feet; thence, North 641.42 feet; thence, East 97.62 feet; thence, South 641.44 feet to The Point of Beginning.

Beginning at a point distant East 800 feet and South 1275 feet from the Northwest corner of said Lot 4; thence, South 25 feet with a uniform depth of 100 feet East.

Beginning at a point distant East 700 feet and South 675 feet from the Northwest corner of said Lot 4; thence, South 50 feet with a uniform depth of 100 feet East.

Beginning at a point distant East 800 feet and South 1250 feet from the Northwest corner of said Lot 4; thence, South 25 feet with a uniform depth of 100 feet East.

Beginning at a point distant East 700 feet and South 725 feet from the Northwest corner of said Lot 4; thence, South 75 feet with a uniform depth of 100 feet East.

Beginning at a point distant East 900 feet and South 1000 feet from the Northwest corner of said Lot 4; thence, South 75 feet with a uniform depth of 100 feet East.

Beginning at a point distant East 800 feet and South 725 feet from the Northwest corner of said Lot 4; thence, South 25 feet with a uniform depth of 100 feet East.

Beginning at a point distant East 800 feet and South 675 feet from the Northwest corner of said Lot 4; thence, South 50 feet with uniform depth of 100 feet East.

Beginning at a point distant East 700 feet and South 800 feet from the Northwest corner of said Lot 4; thence, South 50 feet with a uniform depth of 100 feet East.

Beginning at a point distant East 800 feet and South 825 feet from the Northwest corner of said Lot 4; thence, South 75 feet with a uniform depth of 100 feet East.

Portion: 2821-16-900

Book 37600 Page 154 Official Records

Exhibit A continued
Legal Description

Those portions of Lots 4 and 5 in the Northwest Quarter of Section 6, T. 2 N., R. 16 W., City of Los Angeles, County of Los Angeles, State of California, described as follows:

Beginning at a point distant East 900 feet and South 1075 feet from the Northwest corner of said Lot 4; thence, South 25 feet with a uniform depth of 100 feet East.

Together with the following described property:

Beginning at a point distant East 900 feet and South 1125 feet from the Northwest corner of said Lot 4; thence, South 25 feet with a uniform depth of 100 feet East.

Beginning at a point distant East 900 feet and South 1150 feet from the Northwest corner of said Lot 4; thence, South 25 feet with a uniform depth of 100 feet East.

Beginning at a point distant North 41.63 feet from the Southeast corner of said Lot 5; thence, West 400 feet; thence, North 40 feet; thence, East 300 feet; thence, North 200 feet; thence, West 200 feet; thence, North 40 feet; thence, West 100 feet; thence, South 40 feet; thence, West 100 feet; thence, North 80 feet; thence, East 100 feet; thence, North 40 feet; thence, East 100 feet; thence, North 120 feet; thence, East 100 feet; thence, South 200 feet; thence, East 100 feet; thence, North 240 feet; thence, East 100 feet; thence, South 520 feet to The Point of Beginning.

Beginning at a point distant West 800 feet from the Southeast corner of said Lot 5; thence, West 200 feet; thence, North 77.59 feet; thence, East 100 feet; thence, South 40 feet; thence, East 100 feet; thence, South 40 feet to The Point of Beginning.

The South 40 feet of the North 440 feet of the West 100 feet of the East 200 feet of said Lot 5.

The South 160 feet of the North 240 feet of the West 100 feet of the East 300 feet of said Lot 5.

Portions: 2821-16-900; 2821-17-904; 2821-18-901; 2821-18-904
Book 38693 Page 185 Official Records

Exhibit A continued
Legal Description

Those portions of Lots 4 and 5 in the Northwest Quarter of Section 6, T. 2 N., R. 16 W., City of Los Angeles, County of Los Angeles, State of California, described as follows:

Beginning at a point distant West 100 feet and South 320 feet from the Northeast corner of said Lot 5; thence, West 100 feet; thence, South 40 feet; thence, West 100 feet; thence, South 80 feet; thence, East 75 feet; thence, South 40 feet; thence, West 75 feet; thence, South 80 feet; thence, East 75 feet; thence, North 40 feet; thence, East 25 feet; thence, South 80 feet; thence, West 200 feet; thence, South 80 feet; thence, East 100 feet; thence, North 40 feet; thence, East 200 feet; thence, North 160 feet; thence, West 100 feet; thence, North 80 feet; thence, East 100 feet; thence, North 80 feet to The Point of Beginning.

Together with the following described property:

The South 40 feet of the North 840 feet of the West 100 feet of the East 200 feet of said Lot 5.

The South 40 feet of the North 880 feet of the West 100 feet of the East 200 feet of said Lot 5.

Beginning at a point distant South 1080 feet and West 200 feet from the Northeast corner of said Lot 5; thence, West 100 feet; thence, South 40 feet; thence, East 25 feet; thence, South 40 feet; thence, West 25 feet; thence, South 40 feet; thence, East 100 feet; thence, North 120 feet to The Point of Beginning.

The South 40 feet of the North 720 feet of the West 100 feet of the East 300 feet of said Lot 5.

The South 40 feet of the North 680 feet of the West 100 feet of the East 300 feet of said Lot 5.

The South 40 feet of the North 600 feet of the West 100 feet of the East 300 feet of said Lot 5.

The South 40 feet of the North 80 feet of the West 100 feet of the East 300 feet of said Lot 5.

The North 40 feet of the West 100 feet of the East 300 feet of said Lot 5.

The South 40 feet of the North 120 feet of the West 100 feet of the East 400 feet of said Lot 5.

The South 200 feet of the North 400 feet of the West 100 feet of the East 400 feet of said Lot 5.

The South 40 feet of the North 720 feet of the West 100 feet of the East 400 feet of said Lot 5.

The South 40 feet of the North 880 feet of the West 100 feet of the East 400 feet of said Lot 5.

Portions: 2821-17-904; 2821-18-900; 2821-18-901
Book 39495 Page 358 Official Records

Exhibit A continued
Legal Description

Those portions of Lots 4 and 5 in the Northwest Quarter of Section 6, T. 2 N., R. 16 W., City of Los Angeles, County of Los Angeles, State of California, described as follows:

Beginning at a point distant East 100 feet and 675 feet from the Northwest corner of said Lot 4; thence, South 75 feet with a uniform depth of 100 feet East.

Together with the following described property:

Beginning at a point distant East 1100 feet and South 775 feet from the Northwest corner of said Lot 4; thence, South 50 feet with a uniform depth of 100 feet East.

1.25 acres being the Southeast $\frac{1}{4}$ of the East 5 acres of the West 15 plus acres of the North 20 plus acres of said Lot 4.

The North 1.5 acres of the East 5 acres of the North 20 plus acres of said Lot 4.

The South 1.25 acres of the East 5 acres of the North 20 plus acres of said Lot 4.

The South 2.25 acres of the North 3.75 acres of the East 5 acres of the North 20 plus acres of said Lot 4.

The South 40 feet of the North 680 feet of the East 100 feet of said Lot 5.

The South 40 feet of the North 640 feet of the East 100 feet of said Lot 5.

The South 40 feet of the North 600 feet of the East 100 feet of said Lot 5.

The South 40 feet of the North 560 feet of the East 100 feet of said Lot 5.

The South 40 feet of the North 520 feet of the East 100 feet of said Lot 5.

Beginning at the Northeast corner of said Lot 5; thence, South 480 feet; thence, West 100 feet; thence, North 160 feet; thence, West 100 feet; thence, North 320 feet to the North line of said Lot 5; thence, East 200 feet to The Point of Beginning.

Portions: 2821-16-900; 2821-17-904; 2821-15-900
Book 39495 Page 373 Official Records

Exhibit A continued
Legal Description

Those portions of Lots 4 and 5 in the Northwest Quarter of Section 6, T. 2 N., R. 16 W., City of Los Angeles, County of Los Angeles, State of California, described as follows:

Beginning at a point on the West line of said Lot 5 distant South 480 feet from the Northwest corner of said Lot; thence, South 40 feet; thence, East 110 feet; thence, North 40 feet; thence, West 109.8 feet to The Point of Beginning.

Together with the following described property:

Beginning at a point distant South 320 feet from the Northwest corner of said Lot 5; thence, South 40 feet; thence, East 109.19 feet; thence, North 40 feet; thence, West 108.98 feet to The Point of Beginning.

Beginning at a point distant South 280 feet from the Northwest corner of said Lot 5; thence, South 40 feet; thence, East 108.98 feet; thence, North 40 feet; thence, West 108.78 feet to The Point of Beginning.

Portions: 2821-17-901; 2821-17-902
Book 39497 Page 219 Official Records

Exhibit A continued
Legal Description

Those portions of Lots 4 and 5 in the Northwest Quarter of Section 6, T. 2 N., R.16 W., City of Los Angeles, County of Los Angeles, State of California, described as follows:

The South 40 feet of the North 920 feet of the West 100 feet of the East 400 feet of said Lot 5.

The South 40 feet of the North 1120 feet of the West 50 feet of the East 400 feet of said Lot 5.

The South 40 feet of the North 1200 feet of the West 50 feet of the East 350 feet of said Lot 5.

Beginning at a point distant South 1120 feet and West 300 feet from Northeast corner of said Lot 5; thence, West 100 feet; thence, South 80 feet; thence, East 50 feet; thence, North 40 feet; thence, East 50 feet; thence, North 40 feet to The Point of Beginning.

The South 40 feet of the North 1240 feet of the West 100 feet of the East 400 feet of said Lot 5.

The South 40 feet of the North 1200 feet of the West 100 feet of the East 500 feet of said Lot 5.

The South 40 feet of the North 920 feet of the West 100 feet of the East 500 feet of said Lot 5.

Beginning at a point distant West 400 feet and South 680 feet from the Northeast corner of said Lot 5; thence, West 100 feet; thence, South 80 feet; thence, East 25 feet; thence, North 40 feet; thence, East 25 feet; thence, South 40 feet; thence, East 50 feet; thence, North 80 feet to The Point of Beginning.

The South 40 feet of the North 680 feet of the West 100 feet of the East 500 feet of said Lot 5.

The South 40 feet of the North 560 feet of the West 100 feet of the East 500 feet of said Lot 5.

The South 40 feet of the North 520 feet of the West 100 feet of the East 500 feet of said Lot 5.

The South 40 feet of the North 480 feet of the West 100 feet of the East 500 feet of said Lot 5.

The South 80 feet of the North 440 feet of the West 100 feet of the East 500 feet of said Lot 5.

The South 40 feet of the North 80 feet of the West 100 feet of the East 600 feet of said Lot 5.

The South 36 feet of the North 116 feet of the West 100 feet of the East 600 feet of said Lot 5.

Portions: 2821-17-904; 2821-17-905; 2821-18-900; 2821-18-901
Book 39495 Page 361 Official Records

Exhibit A continued
Legal Description

Those portions of Lots 4 and 5 in the Northwest Quarter of Section 6, T. 2 N., R. 16 W., City of Los Angeles, County of Los Angeles, State of California, described as follows:

The South 40 feet of the North 1200 feet of the West 100 feet of the East 1000 feet of said Lot 5.

Together with the following described property:

The South 40 feet of the North 920 feet of the West 100 feet of the East 1100 feet of said Lot 5.

The South 40 feet of the North 440 feet of the West 100 feet of the East 1100 feet of said Lot 5.

The South 40 feet of the North 280 feet of the West 100 feet of the East 1100 feet of said Lot 5.

The South 40 feet of the North 360 feet of the West 100 feet of the East 1200 feet of said Lot 5.

The South 280 feet of the North 1000 feet of the West 100 feet of the East 1200 feet of said Lot 5.

The South 40 feet of the North 1200 feet of the West 100 feet of the East 1200 feet of said Lot 5.

Beginning at a point distant South 1280 feet and West 1100 feet from the Northeast corner of said Lot 5; thence, West 100 feet; thence, South to the South line of said Lot; thence, East thereon 100 feet; thence, North to The Point of Beginning.

Beginning at a point distant on the West line of said Lot 5 South 720 feet from the Northwest corner of said Lot; thence, South 40 feet; thence, East 111.22 feet; thence, North 40 feet; thence, West 111.02 feet to The Point of Beginning.

Beginning at a point distant on the West line of said Lot 5 South 680 feet from the Northwest corner of said Lot; thence, South 40 feet; thence, East 111.02 feet; thence, North 40 feet; thence, West 110.81 feet to The Point of Beginning.

Beginning at a point distant on the West line of said Lot 5 South 640 feet from the Northwest corner of said Lot; thence, South 40 feet; thence, East 110.81 feet; thence, North 40 feet; thence, West 110.61 feet to The Point of Beginning.

Beginning at a point distant South 600 feet from the Northwest corner of said Lot 5; thence, South 40 feet; thence, East 110.61 feet; thence, North 40 feet; thence, West 110.40 feet to The Point of Beginning.

Portions: 2821-17-901; 2821-17-903; 2821-17-905; 2821-18-905; 2821-18-906; 2821-18-907; 2821-18-903

Book 39495 Page 351 Official Records

Exhibit A continued
Legal Description

Those portions of Lots 4 and 5 in the Northwest Quarter of Section 6, T. 2 N., R.16 W., City of Los Angeles, County of Los Angeles, State of California, described as follows:

The South 40 feet of the North 320 feet of the West 100 feet of the East 600 feet of said Lot 5.

Together with the following described property:

The South 40 feet of the North 520 feet of the West 100 feet of the East 600 feet of said Lot 5.

The South 40 feet of the North 560 feet of the West 100 feet of the East 600 feet of said Lot 5.

The South 40 feet of the North 600 feet of the West 100 feet of the East 600 feet of said Lot 5.

The South 40 feet of the North 640 feet of the West 100 feet of the East 600 feet of said Lot 5.

The South 40 feet of the North 960 feet of the West 100 feet of the East 600 feet of said Lot 5.

The South 40 feet of the North 1000 feet of the West 100 feet of the East 600 feet of said Lot 5.

The South 40 feet of the North 1080 feet of the West 100 feet of the East 600 feet of said Lot 5.

The South 40 feet of the North 1160 feet of the West 100 feet of the East 600 feet of said Lot 5.

The South 40 feet of the North 1120 feet of the West 100 feet of the East 700 feet of said Lot 5.

The South 40 feet of the North 1040 feet of the West 100 feet of the East 700 feet of said Lot 5.

The South 40 feet of the North 800 feet of the West 100 feet of the East 700 feet of said Lot 5.

The South 40 feet of the North 760 feet of the West 100 feet of the East 700 feet of said Lot 5.

The South 80 feet of the North 720 feet of the West 100 feet of the East 700 feet of said Lot 5.

The South 40 feet of the North 400 feet of the West 100 feet of the East 700 feet of said Lot 5.

The South 280 feet of the North 360 feet of the West 100 feet of the East 700 feet of said Lot 5.

The North 80 feet of the West 100 feet of the East 700 feet of said Lot 5.

Portions: 2821-17-904; 2821-17-905; 2821-18-901
Book 39495 Page 340 Official Records

Exhibit A continued
Legal Description

Those portions of Lots 4 and 5 in the Northwest Quarter of Section 6, T. 2 N., R.16 W., City of Los Angeles, County of Los Angeles, State of California, described as follows:

The South 40 feet of the North 280 feet of the West 100 feet of the East 800 feet of said Lot 5.

Together with the following described property:

The South 40 feet of the North 320 feet of the West 100 feet of the East 800 feet of said Lot 5.

The South 40 feet of the North 360 feet of the West 100 feet of the East 800 feet of said Lot 5.

The South 40 feet of the North 400 feet of the West 100 feet of the East 800 feet of said Lot 5.

The South 80 feet of the North 640 feet of the West 100 feet of the East 800 feet of said Lot 5.

The South 120 feet of the North 760 feet of the West 100 feet of the East 800 feet of said Lot 5.

The South 80 feet of the North 840 feet of the West 100 feet of the East 800 feet of said Lot 5.

Beginning at a point distant West 700 feet and South 1000 feet from the Northeast corner of said Lot 5; thence, South 120 feet; thence, West 200 feet; thence, North 40 feet; thence, East 100 feet; thence, North 40 feet; thence, West 100 feet; thence, North 80 feet; thence, East 100 feet; thence, South 40 feet; thence, East 100 feet to The Point of Beginning.

Except therefrom the following described property:

The South 80 feet of the North 1040 feet of the West 100 feet of the East 900 feet of said Lot 5.

The South 80 feet of the North 1280 feet of the West 100 feet of the East 800 feet of said Lot 5.

The South 40 feet of the North 1080 feet of the West 100 feet of the East 900 feet of said Lot 5.

The South 720 feet of the North 960 feet of the West 100 feet of the East 900 feet of said Lot 5.

The South 40 feet of the North 360 feet of the West 100 feet of the East 1000 feet of said Lot 5.

The South 40 feet of the North 480 feet of the West 100 feet of the East 1000 feet of said Lot 5.

The South 40 feet of the North 600 feet of the West 100 feet of the East 1000 feet of said Lot 5.

The South 40 feet of the North 880 feet of the West 100 feet of the East 1000 feet of said Lot 5.

Portions: 2821-17-905; 2821-18-901; 2821-18-905; 2821-18-902
Book 39495 Page 337 Official Records

Exhibit A continued
Legal Description

Those portions of Lots 4 and 5 in the Northwest Quarter of Section 6, T. 2 N., R. 16 W., City of Los Angeles, County of Los Angeles, State of California, described as follows:

The South 80 feet of the North 1000 feet of the West 100 feet of the East 800 feet of said Lot 5.

Together with the following described property:

The South 40 feet of the North 240 feet of the West 100 feet of the East 900 feet of said Lot 5.

Beginning at a point distant on the West line of said Lot 5 South 840 feet from the Northwest corner of said Lot; thence, South 40 feet; thence, East 111.84 feet; thence, North 40 feet; thence, West 111.64 feet to The Point of Beginning.

Portions: 2821-17-905; 2821-18-905
Book 41995 Page 365 Official Records

Exhibit A continued
Legal Description

Those portions of Lots 4 and 5 in the Northwest Quarter of Section 6, T. 2 N., R.16 W., City of Los Angeles, County of Los Angeles, State of California, described as follows:

Beginning at a point distant East 700 feet and South 1200 feet from the Northwest corner of said Lot 4; thence, South 50 feet with a uniform depth of 100 feet East.

Together with the following described property:

The South 40 feet of the North 800 feet of the West 100 feet of the East 200 feet of said Lot 5.

The South 40 feet of the North 1120 feet of the West 100 feet of the East 200 feet of said Lot 5.

The South 40 feet of the North 1160 feet of the West 100 feet of the East 500 feet of said Lot 5.

The South 40 feet of the North 1120 feet of the West 100 feet of the East 500 feet of said Lot 5.

The South 40 feet of the North 1080 feet of the West 100 feet of the East 500 feet of said Lot 5.

The South 40 feet of the North 1200 feet of the West 100 feet of the East 800 feet of said Lot 5.

The South 40 feet of the North 440 feet of the West 100 feet of the East 1000 feet of said Lot 5.

Portions: 2821-16-900; 2831-17-905; 2821-18-901; 2821-18-902
Book 43647 Page 428

Exhibit A continued
Legal Description

Those portions of Lots 4 and 5 in the Northwest Quarter of Section 6, T. 2 N., R.16 W.,
City of Los Angeles, County of Los Angeles, State of California, described as follows:

Together with the following described property:

The South 160 feet of the North 560 feet of the West 100 feet of the East 400 feet of said
Lot 5.

The South 40 feet of the North 840 feet of the West 100 feet of the East 400 feet of said
Lot 5.

The South 40 feet of the North 1080 feet of the West 100 feet of the East 700 feet of said
Lot 5.

Portions: 2821-17-904; 2821-18-901
Book 46765 Page 347 Official Records

Exhibit A continued
Legal Description

Those portions of Lots 4 and 5 in the Northwest Quarter of Section 6, T. 2 N., R.16 W., City of Los Angeles, County of Los Angeles, State of California, described as follows:

Beginning at a point distant East 1200 feet and South 850 feet from the Northwest corner of said Lot 4; thence, South 75 feet; thence, East to the East line of said Lot; thence, North on said East line 75 feet; thence, West to The Point of Beginning.

Together with the following described property:

The South 40 feet of the North 760 feet of the West 100 feet of the East 300 feet of said Lot 5.

The South 40 feet of the North 160 feet of the West 100 feet of the East 400 feet of said Lot 5.

The South 80 feet of the North 160 feet of the West 100 feet of the East 800 feet of said Lot 5.

Beginning at the Northwest corner of said Lot 5; thence, South 40 feet; thence, East 107.56 feet; thence, North 40 feet; thence, West 107.36 feet to The Point of Beginning.

Portions: 2821-16-900; 2821-17-904; 2821-17-900; 2821-17-905; 2821-18-900
Book 50379 Page 434 Official Records.

Exhibit A continued
Legal Description

Those portions of Lots 4 and 5 in the Northwest Quarter of Section 6, T. 2 N., R.16 W., City of Los Angeles, County of Los Angeles, State of California, described as follows:

Beginning at a point distant North 0° 32' 55" East 66.24 feet from the Southwest corner of said Lot 4; thence, North 0° 32' 55" East 25 feet; thence, East 111.73 feet; thence, South 25 feet; thence, West 111.97 feet to The Point of Beginning.

Together with the following described property:

Beginning at a point distant North 0° 32' 55" East 91.24 feet from the Southwest corner of said Lot 4; thence, North 0° 32' 55" East 25 feet; thence, East 111.49 feet; thence, South 25 feet; thence, West 111.73 feet to The Point of Beginning.

Beginning at a point distant North 0° 32' 55" East 116.24 feet from the Southwest corner of said Lot 4; thence, North 0° 32' 55" East 25 feet; thence, East 111.25 feet; thence, South 25 feet; thence, West 111.49 feet to The Point of Beginning.

Beginning at a point distant East 900 feet and South 1100 feet from the Northwest corner of said Lot 4; thence, South 25 feet with a uniform depth of 100 feet East.

The South 40 feet of the North 1240 feet of the West 100 feet of the East 500 feet of said Lot 5.

The South 120 feet of the North 920 feet of the West 100 feet of the East 700 feet of said Lot 5.

The South 80 feet of the North 920 feet of the West 100 feet of the East 800 feet of said Lot 5.

The South 40 feet of the North 880 feet of the West 100 feet of the East 1100 feet of said Lot 5.

Portions: 2821-16-900; 2821-17-905; 2821-18-905; 2821-18-901
Book 54939 Page 238 Official Records

Exhibit A continued
Legal Description

Those portions of Lots 4 and 5 in the Northwest Quarter of Section 6, T. 2 N., R.16 W., City of Los Angeles, County of Los Angeles, State of California, described as follows:

Beginning at a point distant North 36.30 feet from the Southwest corner of said Lot 5; thence, North 40 feet; thence, East 113.66 feet; thence, South 40 feet; thence, West 113.86 feet to The Point of Beginning.

Together with the following described property:

Beginning at a point distant on the West line of said Lot 5 South 40 feet from the Northwest corner of said Lot; thence, South 40 feet; thence, East 107.76 feet; thence, North 40 feet; thence, West 107.56 feet to The Point of Beginning.

Portions: 2821-17-900; 2821-18-908
Book 54939 Page 254 Official Records.

Exhibit A continued
Legal Description

Those portions of Lots 4 and 5 in the Northwest Quarter of Section 6, T. 2 N., R. 16 W., City of Los Angeles, County of Los Angeles, State of California, described as follows:

Beginning at a point distant East 800 feet and South 1000 feet from the Northwest corner of said Lot 4; thence, South 25 feet with a uniform depth of 100 feet East.

Together with the following described property:

Beginning at a point distant on the West line of said Lot 5 South 240 feet from the Northwest corner of said Lot; thence, South 40 feet; thence, East 108.78 feet; thence, North 40 feet; thence, West 108.57 feet to The Point of Beginning.

Beginning at a point distant on the West line of said Lot 5 South 200 feet from the Northwest corner of said Lot; thence, South 40 feet; thence, East 108.57 feet; thence, North 40 feet; thence, West 108.37 feet to The Point of Beginning.

Beginning at a point distant on the West line of said Lot 5 South 160 feet from the Northwest corner of said Lot; thence, South 40 feet; thence, East 108.37 feet; thence, North 40 feet; thence, West 108.17 feet to The Point of Beginning.

Portions: 2821-17-900; 2821-17-901; 2821-16-900
Book 56401 Page 206

Exhibit A continued
Legal Description

Those portions of Lots 4 and 5 in the Northwest Quarter of Section 6, T. 2 N., R. 16 W., City of Los Angeles, County of Los Angeles, State of California, described as follows:

Beginning at a point distant East 600 feet and South 125 feet from the Northwest corner of said Lot 4; thence, South 25 feet with a uniform depth of 100 feet East.

The South 40 feet of the North 800 feet of the West 100 feet of the East 500 feet of said Lot 5.

The South 40 feet of the North 80 feet of the West 100 feet of the East 1200 feet of said Lot 5.

Portions: 2821-16-900; 2821-17-900

Recorded: September 4, 1958 Instrument No. 4379

Exhibit A continued
Legal Description

Those portions of Lots 4 and 5 in the Northwest Quarter of Section 6, T. 2 N., R. 16 W., City of Los Angeles, County of Los Angeles, State of California, described as follows:

Beginning at a point distant East 500 feet and South 1200 feet from the Northwest corner of said Lot 4; thence, South 100 feet with a uniform depth of 100 feet East.

The South 40 feet of the North 960 feet of the West 100 feet of the East 500 feet of said Lot 5.

Beginning at a point distant West 1100 feet and North 277.16 feet from the Southeast corner of said Lot 5; thence, North 40 feet with a uniform depth of 100 feet West.

Portions: 2821-18-901; 2821-18-905; 2821-16-900
Recorded: September 29, 1961 Instrument No. 5778

Exhibit A continued
Legal Description

Those portions of Lots 4 and 5 in the Northwest Quarter of Section 6, T. 2 N., R.16 W.,
City of Los Angeles, County of Los Angeles, State of California, described as follows:

Beginning at a point distant East 800 feet and South 825 feet from the Northwest corner
of said Lot 4; thence, South 75 feet with a uniform depth of 100 feet East.

Portion: 2821-16-900

Recorded August 11, 1965 Instrument No. 4288

Exhibit A continued
Legal Description

Those portions of Lots 4 and 5 in the Northwest Quarter of Section 6, T. 2 N., R. 16 W., City of Los Angeles, County of Los Angeles, State of California, described as follows:

The South 40 feet of the North 760 feet of the West 100 feet of the East 400 feet of said Lot 5.

Portion: 2821-18-900

Recorded: May 2, 1967 Instrument No. 2910

Exhibit A continued
Legal Description

Those portions of Lots 4 and 5 in the Northwest Quarter of Section 6, T. 2 N., R. 16 W., City of Los Angeles, County of Los Angeles, State of California, described as follows:

That portion of said Lot 4 shown as Parcel 232 of Official Recorder's Map recorded in Book 13046 Page 375 of Official Recorder's Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point distant 725.00 feet South and 806.94, more or less, East of the Northwest corner of said Lot 4; thence, Easterly 100.00 feet; thence, Southerly 25.00 feet; thence, Westerly 100.00 feet; thence, Northerly 25.00 feet to The Point of Beginning.

Together with the following described property:

That portion of said Lot 4 shown as Parcels 233 and 234 of Official Recorder's Map recorded in Book 13046 Page 375 of Official Recorder's Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point distant 675.00 feet South and 806.94, more or less, East of the Northwest corner of said Lot 4; thence, Easterly 100 feet; thence, Southerly 50.00 feet; thence, Westerly 100.00 feet; thence, Northerly 50.00 feet to The Point of Beginning.

The Northeast quarter of the East 5 acres of the West 15 acres of the Northerly one-half of Lot 4.

Portion: 2821-16-902