County of Los Angeles
CHIEF EXECUTIVE OFFICE
713 KENNETH HAHN HALL OF ADMINISTRATION
LOS ANGELES, CALIFORNIA 90012
(213) 974-1101
http://ceo.lacounty.gov

DAVID E. JANSSEN
Chief Executive Officer

Board of Supervisors
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First District

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Third District

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MICHAEL D. ANTONOVICH
Fifth District

July 24, 2007

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

Dear Supervisors:

CONVEYANCE OF COUNTY SURPLUS REAL PROPERTY TO THE MOUNTAINS RECREATION AND CONSERVATION AUTHORITY UNINCORPORATED MALIBU AND TOPANGA AREAS (THIRD DISTRICT) (4-VOTES)

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that the 16.5 acres of real property owned by the County of Los Angeles (County) located in unincorporated Malibu along Kanan Dume Road, south of Mulholland Highway, and described in Exhibit A to Attachment A, (subject property) is not required for County use and is no longer necessary for County purposes.

2. Find that 109 acres of County-owned real property located adjacent to, and in the vicinity of, Topanga State Park, and described in Exhibit A to Attachment A, (subject property) is not required for County use and is no longer necessary for County purposes.

3. Approve the sale of the County's right, title, and interest in the subject property to the Mountains Recreation and Conservation Authority (MRCA) for $370,000, and instruct the Chairman to sign upon presentation a Sale and Purchase Agreement similar to the attached (Attachment A) and a quitclaim deed after review and approval as to form by County Counsel.

4. Instruct the Auditor-Controller to deposit the sale proceeds into the Asset Development Implementation Fund as directed by the Chief Executive Officer except for a portion of the proceeds equal to $2,950 which represents the prorated value of a one-acre parcel of the subject property under the jurisdictional control of the Water Works District which will be deposited in a fund as directed by the Department of Public Works.

5. Authorize the Chief Executive Office (CEO) 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 necessary for County use to the MRCA for use as open space and for 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 Santa Monica Mountains to the benefit of the public.

FISCAL IMPACT/FINANCING

The MRCA has agreed to pay the County the sum of $370,000 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, including the Water Works District property, in the 1950's 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, annual costs to brush clear portions of the subject property for fire prevention purposes, 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 Santa Monica Mountains 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 $370,000. 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.

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 $370,000.

In accordance with State law, notice of your Board's intended action has been published pursuant to Government Code Section 6061 and 25365.

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

ENVIRONMENTAL DOCUMENTATION

The sale of surplus property is typically exempt from the California Environmental Quality Act (CEQA). However, because the property is located in an area of critical environmental sensitivity as identified in CEQA Section 15206(b)(4), then unless certain conditions exist, which are not applicable here, the Class 12 exemption is not applicable and an environmental finding must be made.

On February 13, 2007, your Board considered the initial study of environmental factors prepared by the CEO for all surplus property sales in the Topanga area. At that time a recommendation was adopted and a finding was made that the project, of which the subject sales are part, will not have a significant effect on the environment; that the Negative Declaration prepared for the project reflected the independent judgment of the

County; and that the project would not have any adverse effect on wildlife resources. In accordance with those findings, the CEO completed and filed a Certificate of Fee Exemption for the project. No further environmental findings are required.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Inasmuch as the MRCA will maintain 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 Sale and Purchase Agreements, two certified copies of the Minute Order, and the adopted, stamped Board letter to the CEO-Real Estate Division at 222 South Hill Street, 3rd Floor, Los Angeles, CA 90012 for further processing.

Respectfully submitted,

for DAVID E. JANSSEN
Chief Executive Officer

DEJ:WLD
CB:RH:dd

Attachments (1)

c: County Counsel
Auditor-Controller

Malibu.b

SALE AND PURCHASE AGREEMENT

THIS SALE AND PURCHASE AGREEMENT ("Agreement") is made and entered into as of the _____ day of _____, 2007, by and between the **COUNTY OF LOS ANGELES** ("Seller"), and **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 territories of Malibu and Topanga in the County of Los Angeles, State of California and described 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 Three Hundred Seventy Thousand and NO/100 Dollars ($370,000.00), payable by Buyer to Seller in full not less than one day prior to the conveyance of the Property in accordance with Section 4.

Payments shall be made by 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 shall be paid by Buyer. In the event there are any such costs are incurred by Seller, then Buyer shall immediately upon Seller's request 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 by quitclaim deed ("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, if any;
C) Seller reserves to itself and excepts from the conveyance contemplated herein of 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;
D) The condition that the Property is to be used for open space, public recreation and park purposes only;
E) 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;

F) The condition that Buyer maintain the Property, at its sole cost and expense, in compliance with the requirements of Los Angeles County Fire Code ("Code") including, but not limited to section 1117.2.2 which specifies that the Buyer maintain a fire break, as that term is defined in the Code, of at least 30 feet from any structures constructed by Buyer or structures constructed by others on property adjacent to the Property, and section 1117.2.3 of the Code which specifies that at the request of the chief the fire break may be up to 200 feet from any structures; and

G) The condition that in the event that Seller 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 Seller upon providing a 30 day notice to Buyer in possession of its failure to comply with these restrictions and without any necessity of any other affirmative actions on the part of the Seller.

Seller shall convey the Property on or before the later of (i) September 17, 2007, or a date occurring 75 days after the County of Los Angeles Board of Supervisors approves the sale of the Property.

5. Title. Buyer understands that the Property is being sold without any warranty regarding the condition 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 et seq. and shall cause the Deed to be recorded in the official records of the Registrar Recorder, County of Los Angeles ("Recorder") upon the execution of this Agreement and the Deed.

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 13 hereof.

8. Condition of the Property.

A.) Buyer acknowledges that Buyer is purchasing the Property "as is," solely in reliance on Buyer's own investigation, and that no representation or warranty of any kind whatsoever, express or implied, has 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.

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

NONE

Such disclosures are not exhaustive and do not imply that no other conditions impact Buyer's use of, or the value of the Property or that other conditions are not known to Seller.

C.) 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 such condition.

9. 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.

10. Brokerage Commission. Buyer and Seller hereby acknowledge and represent that there are no broker's commissions or finder's fees due in connection with the transaction contemplated by this Agreement. 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.

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

12. 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.

13. Notices. All notices, demands and requests required or desired to be given pursuant to this Agreement by either party shall be sent by United States Mail, registered or certified postage prepaid, and addressed to the parties as follows:

Seller: County of Los Angeles
Chief Executive 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

Copy to: Mountains Recreation and Conservation Authority
570 W. Avenue 26, Suite 100
Los Angeles, CA 90065
Attention: Legal Department

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.

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

15. Seller's Remedies. In the event of Buyer's failure to consummate the transaction contemplated by this Agreement, Seller shall have all remedies in law or equity, and shall be entitled to enforce this Agreement and to obtain the benefit of the bargain contained herein.

16. County Lobbyist Ordinance. Buyer is aware of the requirements of Chapter 2.160 of the Los Angeles County Code with respect to County Lobbyists as such are defined in Section 2.160.010 of said Code, and certifies full compliance therewith. Failure to fully comply shall constitute a material breach upon which County may terminate or suspend this Agreement.

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. Governing Law and Forum. This Agreement shall be governed by and construed in accordance with the internal laws of the State of California. Any litigation with respect to this Agreement shall be conducted in the County of Los Angeles, State of California.

20. Waivers. No waiver by either party of any provision hereof shall be deemed a waiver of any other provision hereof or of any subsequent breach by either party of the same or any other provision.

21. Captions. The captions and the section and subsection numbers appearing in this Agreement are inserted only as a matter of convenience and in no way define, limit, construe or describe the scope or intent of such sections of this Agreement nor in any way affect this Agreement.

22. No Presumption Re: Drafter. The parties acknowledge and agree that the terms and provisions of this Agreement have been negotiated and discussed between the parties and their attorneys, and this Agreement reflects their mutual agreement regarding the same. Because of the nature of such negotiations and discussions, it would be inappropriate to deem any party to be the drafter of this Agreement, and therefore, no presumption for or against validity or as to any interpretation hereof, based upon the identity of the drafter shall be applicable in interpreting or enforcing this Agreement.

23. Assistance of Counsel. Each party hereto either had the assistance of counsel or had counsel available to it, in the negotiation for, and the execution of, this Agreement, and all related documents.

24. 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.

25. 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.

26. 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.

27. 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.

28. 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.

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: _____

Name: _____

Title: _____

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

"SELLER"

COUNTY OF LOS ANGELES

By _____
Chairman, Board of Supervisors

ATTEST:

Sachi A. Hamai
Executive Officer, Clerk of the Board of Supervisors

By _____
Deputy

APPROVED AS TO FORM:
RAYMOND G. FORTNER, JR.
County Counsel

By _____
Deputy

EXHIBIT A
PROPERTY DESCRIPTION

Malibu Parcels (legal descriptions pending review by Department of Public Works)

APN: 4465-003-900

That Portion Lying East of Center Line of a 100 Foot Strip of Land Described In Official Record D6339-748 of Lot 5 In Section 31 Township 1 South Range 18 West.

APN: 4465-003-901

Lot Commencing At Northeasterly Corner Of Lot 5 In Section 31 Township 1 South Range 18 West Then North To Northeasterly Line Of Land Described In Parcel 1 of Official Record D4662-913 to Adamson Companies, Then Northwesterly Thereon To Centerline of 100 Foot Strip of Land Described In Official Record D6339-748, Then South on Said Centerline To Northerly Line of Said Lot, Then East Thereon To Beginning Portion of Northeasterly 1/4 of Section 31 Township 1 South Range 18 West.

APN: 4467-002-901

Land Of Matthew Keller In The Rancho Topanga Malibu Sequit, That Part of Land Described In Document No. 4038, dated 5-16-73, of Lots 9 And Lot 10.

APN: 4471-014-901

Those portions of Tract No. 9013, in the unincorporated territory of the County of Los Angeles as follows:

1/2 of Vacated Lofty Heights Drive Adjoining Lots 88, 89, 90, 91 AND 92 along the Southeasterly line of said Lots.

APN: 4471-014-902

Those portions of Tract No. 9013, in the unincorporated territory of the County of Los Angeles as follows:

1/2 of Vacated Barbara Lane Adjoining Lots 18, 19, 20, 21, and 22 along the Northerly and Northeasterly Line of Said Lots and Lot Commencing at Northwesterly Corner of Lot 22 Then South to Southwesterly Corner of Said Lot Then Northeasterly on Southeasterly Line of Said Lot To Southwesterly Line of Lot 92 Then Southeasterly Thereon To Northwesterly Line of Kanan Dume Road Then Northeasterly on Said Northwesterly Line To Northerly Line of Lot 17 Then Westerly on Said Northerly Line To

Southeasterly Line of Barbara Lane Then Southwesterly Thereon and Southwesterly on Southeasterly Line of Barbara Lane Vacated To Beginning Part of Lots 17, 18, 19, 20, 21 and 92 and all of Lot 22.

APN: 4471-014-904
Those portions of Tract No. 9013, in the unincorporated territory of the County of Los Angeles as follows:

Lot Commencing at Most Southerly Corner of Lot 92 Then Northeasterly on Northwesterly Line of Vacated Henry Drive 134.39 Feet Then N 45°50'15" W To Southeasterly Line of Kanan Dume Road Then Southwesterly on Said Southeasterly Line To Southwesterly Line of Said Lot Then Southeasterly Thereon To Beginning Part of Lots 90, 91 and Lot 92.

APN: 4471-016-901

Those portions of Tract No. 9013, in the unincorporated territory of the County of Los Angeles as follows:

1/2 of Vacated Street Adjoining Lot 81 along the Westerly line of said Lot, and ½ of Vacated Street Adjoining Lot 82 along the Westerly line of said Lot, and ½ of Vacated Street Adjoining Lot 83 on Northerly and Northwesterly line of said Lot, and 1/2 of Vacated Street Adjoining Lots 84, 85, 86, and Lot 87 along Northerly Line of said Lots and Lots 82, 83, 84, 85, 86, and 87.

Topanga Parcels (legal descriptions pending review by Department of Public Works)

APN: 4440-008-900, 4440-010-900, 4440-010-901, 4440-010-902, 4440-010-903, 4440-010-904, 4440-010-905, 4440-011-901, 4440-011-903, 4440-012-900, 4440-013-903, 4440-013-900, 4440-013-904, 4440-014-900, 4440-016-901, 4440-017-903, 4440-027-900, 4440-028-900,

Tract No. 6943, in the unincorporated territory of the County of Los Angeles, State of California, as shown on map filed in book 105, pages 74 to 82 inclusive, of Maps, in the office of the Registrar-Recorder of said County.

Lots 105, 106, 111, 112, 114, 119, 156, 157, 158, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 529, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 599, 600, and ½ of vacated street known as Brownhill Trail south and east of lots 562, 563, and 564,

Excepting all right, title and interest of the County of Los Angeles in and to that

portion thereof which lies within that certain 80 foot strip of land described in deed to County of Los Angeles, for Topanga Canyon Road, recorded on August 12, 1931, in Book 11097, page 74, of Official Records, in the office of said Registrar-Recorder.

APN: 4441-012-900

Commencing at Southwesterly corner of Lot 12 of Tract No. 3729, in the unincorporated territory of the County of Los Angeles, State of California, as shown on map filed in book 41, pages 17 to 20 inclusive, of Maps, in the office of the Registrar-Recorder of said County. Then North 89°58'50" East 482 feet Then North 9°19'30" West 160.32 feet Then South 73°28'10" West 44.72 feet Then North 16°31'50" West 175 feet Then North 73°28'10" East 66.85 feet Then North 9°19'30" West 263.28 feet Then Southwesterly to a point in Southwesterly line of said Lot Southeasterly thereon 450.16 feet From Northwesterly Corner of Said Lot Then South 16°31'50" East to beginning part of Lot 12. Excluding therefrom the land described in Certificate No LV 103599 to Joe McKinnon.

APN: 4441-014-900

Commencing at Southeasterly corner of Lot 13 of Tract No. 3729, in the unincorporated territory of the County of Los Angeles, State of California, as shown on map filed in book 41, pages 17 to 20 inclusive, of Maps, in the office of the Registrar-Recorder of said County. Then North 8°04'40" West 275.71 FT Then South 73°28'10" West 11.14 FT Then North 16°31'50" W 87.5 FT Then South 73°28'10" W 62.5 FT Then North 16°31'50" West 125 FT Then North 73°28'10" E 62.5 FT Then North 16°31'50" West 100 FT Then North 73°28'10" East 57.58 FT Then North 8°04'40" West 25.27 FT Then South 73°28'10" West 248.80 FT Then South 16°31'50" East 162.5 FT Then South 73°28'10" West 62.5 FT Then North 16°31'50" West 162.5 FT Then North 73°28'10" East 311.30 FT Then North 8°04'40" West 63.13 feet Then Southwesterly to a point in Westerly line of said lot North thereon 600 feet from Southwesterly corner of said Lot Then South on said Westerly line 600 feet Then North 89°58'50" East 300.28 feet Then North 16°31'50" West 131.89 feet Then South 73°28'10" West 62.5 feet Then North 16°31'50" West 50 feet Then North 73°28'10" East 62.5 feet Then South 16°31'50" East 125 feet Then North 73°28'10" East 62.5 feet Then South 16°31'50" East 75.41 feet Then North 89°58'50" East 34.53 feet to Beginning Point of Lot 13

APN: 4441-015-901 (SUBJECT TO ADJUSTMENT DUE TO VARIOUS ENCROACHMENTS)

Commencing from most Northerly corner of Lot 14 of Tract No. 3729, in the unincorporated territory of the County of Los Angeles, State of California, as shown on map filed in book 41, pages 17 to 20 inclusive, of Maps, in the office of the Registrar-Recorder of said County. Then South 5°34'40" East 52.82 FT Then South 5°34'40" East 177.98 feet Then South 73°28'10" West 288.95 feet Then South 16°31'50" East 50 feet Then North 73°28'10" East 62.5 feet Then North 16°31'50" West 50 feet Then North 73°28'10" East 226.45 feet Then South 5°34'40" East 584.34 feet Then South 76°52'20" West 240.42 feet Then North 16°31'50" West 9.42 feet Then South 73°28'10" West 62.5 feet Then South 16°31'50" East 5.7 feet Then South 76°52'20" West 305.36 feet Then

North 8°04'40" West 391.83 feet Then North 73°28'10" East 246.77 feet Then South 16°31'50" East 25 feet Then North 73°28'10" East 62.5 feet Then South 16°31'50" East 50 feet Then North 73°28'10" East 125 feet Then North 16°31'50" West 125 feet Then South 73°28'10" West 62.5 feet Then South 16°31'50" East 50 feet Then South 73°28'10" West 371.77 feet Then North 8°04'40" West 25.28 feet Then North 73°28'10" East 243.06 feet Then North 16°31'50" West 100 feet Then South 73°28'10" West 62.5 feet Then South 16°31'50" East 100 feet Then South 73°28'10" West 115.95 feet Then North 16°31'50" West 75 FT Then South 73°28'10" West 53.46 FT Then North 8°04'40" West 69.89 feet Then North 65°36'05" East 57.94 feet Then North 24°23'55" West 62.5 feet Then North 65°36'05" East 75 feet Then South 24°23'55" East 62.5 feet Then North 65°36'05" East 25 feet Then North 24°23'55" West 62.5 feet Then South 65°36'05" West 25 feet Then North 24°23'55" West 50 feet Then North 65°36'05" East 75 feet Then South 24°23'55" East 50 feet Then North 65°36'05" East 25 feet Then North 24°23'55" West 50 feet Then North 65°36'05" East 25 feet Then South 24°23'55" East 112.5 feet Then North 65°36'05" East 400 feet Then North 24°23'55" West 62.5 feet Then North 65°36'05" East 26.46 feet to Beginning point of Lot 14

APN: 4441-016-901 (SUBJECT TO ADJUSTMENTS – MESAROS ENCROACHMENT)

Commencing at Southeasterly corner of Lot 14 of Tract No. 3729, in the unincorporated territory of the County of Los Angeles, State of California, as shown on map filed in book 41, pages 17 to 20 inclusive, of Maps, in the office of the Registrar-Recorder of said County. Then North 5°34'40" West 559.18 feet Then South 73°28'10" West 41.78 feet Then North 16°31'50" West 62.5 feet Then North 73°28'10" East 53.87 feet Then North 5°34'40" West 192.29 feet Then South 76°52'20" West 240.42 feet Then South 16°31'50" East 265.58 feet Then South 73°28'10" West 62.5 feet Then North 16°31'50" West 269.30 feet Then South 76°52'20" West 305.36 feet Then South 8°04'40" East to Southwesterly corner of said lot Then North 89°58'50" East 421.76 feet Then North 16°31'50" West 180.13 FT Then South 73°28'10" West 62.5 feet Then North 16°31'50" West 25 feet Then North 73°28'10" East 62.5 feet Then South 16°31'50" East 205.13 feet Then North 89°58'50" East 154.40 feet to beginning point of Lot 14.

4441-009-900/901/902

Lot 10, Tract No. 3729, in the unincorporated territory of the County of Los Angeles, State of California, as shown on map filed in Book 41, pages 17 to 20 inclusive, of Maps, in the office of the Registrar-Recorder of said County.

Excepting there from that portion thereof, within the following described boundaries:

Beginning at a point in the westerly line of said lot, distant North 0° 03' 15" West thereon 430.94 feet from the southwesterly corner of said lot; thence South 76° 48′ 20" East 217.34 feet; thence North 13° 11′ 40" East 37.50 feet; thence North 76° 48′ 20" West 62.50 feet; thence North 13° 11′ 40" East 25.00 feet; thence North 76° 48′ 20" West 62.50 feet; thence North 13° 11′ 40" East 62.50 feet; thence North 76° 48′ 20" West 87.50 feet; thence South 13° 11′ 40" West 62.50 feet; thence North 76° 48′ 20" West 1956 feet to said westerly line; thence South 0°03′ 15" East along said westerly

line 64.21 feet to the point of beginning.

Also excepting there from that portion thereof, within the following described boundaries:

Beginning at a point in the easterly line of said lot, distant South 12° 52′ 00″ East thereon 120.20 feet from the most northerly corner of said lot; thence South 58° 11′ 40″ West 5.61 feet; thence South 46°09′ 20″ West 51.31 feet; thence South 51° 30′ 40″ West 116.36 feet; thence South 38° 29′ 20″ East 62.50 feet; thence North 51° 30′ 40″ East 37.50 feet; thence North 47° 44′ 10″ East 107.17 feet to said easterly line ; thence North 12° 52′ 00″ West along said easterly line 66.08 feet to the point of beginning.

Also excepting there from that portion thereof, within the following described boundaries:

Commencing at a point in the westerly line of said lot, distant North 0° 03′ 15″ West thereon 803.35 feet from the southwesterly corner of said lot; thence South 76° 48′ 20″ East 52.69 feet to the true point of beginning; thence continuing South 76° 48′ 20″ East 62.50 feet; thence South 13° 11′ 40″ East 75.00 feet to said true point of beginning.

Also excepting there from that portion thereof, within the following described boundaries:

Commencing at a point in the westerly line of said lot, distant North 0° 03′ 15″ West thereon 559.36 feet from the southwesterly corner of said lot; thence South 76° 48′ 20″ East 59.27 feet; thence North 13° 11′ 40″ East 87.50 feet to the true point of beginning; thence continuing North 13° 11′ 40″ East 75.00 feet; thence North 76° 48′ 20″ West 62.50 feet; thence South 13° 11′ 40″ West 75.00 feet; thence South 75° 48′ 20″ East 62.50 feet to said true point of beginning.

Also excepting there from that portion thereof, within the following described boundaries:

Commencing at a point in the westerly line of said lot, distant North 0° 13′ 15″ West thereon 803.35 feet from the southwesterly corner of said lot; thence South 76° 48′ 20″ East 177.69 feet; thence South 13°11′ 40″ West 100.00 feet to the true point of beginning; thence continuing South 13°11′ 40″ West 100.00 feet; thence South 76° 48′ 20″ East 62.50 feet; thence North 13°11′ 40″ East 100.00 feet; thence North 76° 48′ 20″ West 62.50 feet to said true point of beginning.

<u>4442-006-900</u>

THAT PORTION OF LOT A OF TRACT NO. 3729 AS PER MAP RECORDED IN BOOK 41 PAGES 17 THROUGH 20 OF MAPS IN THE OFFICE OF THE COUNTY OF LOS ANGELES RECORDER DESCRIBED AS FOLLOWS:

LOTS 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 24, 27, 28, 29,30, 54, 55, 56, 57, 58, 59,

60, 61, 64, 66, 93, 94, 97, 98,99, 124, 125, 127, AND 128 AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 26 PAGE 37 OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES

4442-006-901

THAT PORTION OF LOT A OF TRACT NO. 3729 AS PER MAP RECORDED IN BOOK 41 PAGES 17 THROUGH 20 OF MAPS IN THE OFFICE OF THE COUNTY OF LOS ANGELES RECORDER DESCRIBED AS FOLLOWS:

LOT 62 AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 26 PAGE 37 OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES

4442-007-900

THAT PORTION OF LOT A OF TRACT NO. 3729 AS PER MAP RECORDED IN BOOK 41 PAGES 17 THROUGH 20 OF MAPS IN THE OFFICE OF THE COUNTY OF LOS ANGELES RECORDER DESCRIBED AS FOLLOWS:

LOT 2 AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 28 PAGE 41 OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES AND AS PREVIOUSLY SHOWN AS:

LOTS 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, AND 186 AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 26 PAGE 37 OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES.

4442-007-901

THAT PORTION OF LOT A OF TRACT NO. 3729 AS PER MAP RECORDED IN BOOK 41 PAGES 17 THROUGH 20 OF MAPS IN THE OFFICE OF THE COUNTY OF LOS ANGELES RECORDER DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 31, 33, 34, 35, 36, 37, 38, 39, 40, 41,42, 43 ,44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 100, 102, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 116, 117, 119, 120, 121, 122, 123, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, AND 140 AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 26 PAGE 37 OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES

4442-008-901

THAT PORTION OF LOT A OF TRACT NO. 3729 AS PER MAP RECORDED IN BOOK 41 PAGES 17 THROUGH 20 OF MAPS IN THE OFFICE OF THE COUNTY OF LOS ANGELES RECORDER DESCRIBED AS FOLLOWS:

LOTS 27, 28, 29, 30, 31, 32, 34, 35, 36, 37, 38, 39, 42, 43, 44, 45, 46, 82, 83, 84, 85, 87, 88, 89, 90, 91, 93, 97, 98, 99, 100, 102, 103, 104, 105, 106, 107, 110, 111, 148, 156, 157, 158, 160, 162, 163, 164, AND 165 AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 26 PAGE 17 OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES

4442-008-902

THAT PORTION OF LOT A OF TRACT NO. 3729 AS PER MAP RECORDED IN BOOK 41 PAGES 17 THROUGH 20 OF MAPS IN THE OFFICE OF THE COUNTY OF LOS ANGELES RECORDER DESCRIBED AS FOLLOWS:

LOTS 48 AND 49 AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 26 PAGE 17 OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES.

4442-008-904 (SUBJECT TO ADJUSTMENTS – GARINKEL ENCROACHMENT)

THAT PORTION OF LOT A OF TRACT NO. 3729 AS PER MAP RECORDED IN BOOK 41 PAGES 17 THROUGH 20 OF MAPS IN THE OFFICE OF THE COUNTY OF LOS ANGELES RECORDER DESCRIBED AS FOLLOWS:

LOTS 144, 145, 146, 147, 149, 150, 151, 166, 168, 169, 170, 171, 172, 173, 174, 175, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, AND 242 AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 26 PAGE 17 OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES.

4442-008-905

THAT PORTION OF LOT A OF TRACT NO. 3729 AS PER MAP RECORDED IN BOOK 41 PAGES 17 THROUGH 20 OF MAPS IN THE OFFICE OF THE COUNTY OF LOS ANGELES RECORDER DESCRIBED AS FOLLOWS:

LOTS 161, 224, AND 225 AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 26 PAGE 17 OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES.

4442-009-900 (SUBJECT TO ADJUSTMENT – PENNY ROAD HAIRPIN)

THAT PORTION OF LOT A OF TRACT NO. 3729 AS PER MAP RECORDED IN BOOK 41 PAGES 17 THROUGH 20 OF MAPS IN THE OFFICE OF THE COUNTY OF LOS ANGELES RECORDER DESCRIBED AS FOLLOWS:

LOTS 243, 244, 245, 246, 247, 248, 249, 250, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 303, 304, 305, 306, 307, 308, 310, 311, 312, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, AND 360 AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 28 PAGE 44 OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES

LOTS 251, 252, 309, AND 333 AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 26 PAGE 17 OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES.

4442-019-900

THAT PORTION OF LOT 16 OF TRACT NO. 3729 AS PER MAP RECORDED IN BOOK 41 PAGES 17 THROUGH 20 OF MAPS IN THE OFFICE OF THE COUNTY OF LOS ANGELES RECORDER DESCRIBED AS FOLLOWS:

PORTIONS OF LOT 1 AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 28 PAGE 41 OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES AND AS PREVIOUSLY SHOWN AS:

LOTS A, B, 1, 2, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 50, 51, 52, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111,112 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 155, 156, 157, 158, 159, 160, 161, 162, 163, 165, 166, 167, 168, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 186, 187, 188, 189, 190, 191, 192, 193, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, AND 279 AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 27 PAGE 47 OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES.

4442-020-900

THAT PORTION OF LOT 16 OF TRACT NO. 3729 AS PER MAP RECORDED IN BOOK 41 PAGES 17 THROUGH 20 OF MAPS IN THE OFFICE OF THE COUNTY OF LOS ANGELES RECORDER DESCRIBED AS FOLLOWS:

PORTIONS OF LOT 1 SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 28 PAGE 41 OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES AND AS PREVIOUSLY SHOWN AS:

LOTS 42 AND 236 AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 27 PAGE 47 OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES.

4442-021-900 (SUBJECT TO ADJUSTMENT – ROCHE ENCROACHMENT)

THOSE PORTIONS OF LOTS 15 AND 16 OF TRACT NO. 3729, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 41, PAGES 17 TO 20 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE REGISTRAR-RECORDER OF SAID COUNTY, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT THE NORTHEASTERLY CORNER OF PARCEL 21, AS SHOWN ON MAP FILED IN BOOK 20, PAGE 34, OF RECORD OF SURVEYS, IN THE OFFICE OF SAID REGISTRAR-RECORDER; THENCE SOUTH 0°02' 40" WEST ALONG THE EASTERLY LINE OF SAID PARCEL, AND ITS SOUTHERLY PROLONGATION, 1355.35 FEET TO THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF PARCEL 1, AS SHOWN ON MAP FILED IN BOOK 26, PAGE 21, OF SAID RECORD OF SURVEYS; THENCE NORTH 89 ° 58' 50" EAST ALONG SAID WESTERLY PROLONGATION AND SAID NORTHERLY LINE 536.65 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 15; THENCE NORTH 27°18'00" EAST ALONG SAID SOUTHEASTERLY LINE AND THE SOUTHEASTERLY LINE OF SAID LOT 16 A DISTANCE OF 793.91 FEET TO THE SOUTHEASTERLY CORNER OF PARCEL 1, AS SHOWN ON MAP FILED IN BOOK 28, PAGE 41, OF SAID RECORD OF SURVEYS; THENCE SOUTH 89 °58' 50" WEST ALONG THE SOUTHERLY LINE OF SAID LAST MENTIONED PARCEL A DISTANCE OF 500.24 FEET TO THE SOUTHWESTERLY CORNER OF SAID LAST MENTIONED PARCEL; THENCE NORTH 0°02' 40" EAST ALONG THE WESTERLY LINE OF SAID LAST MENTIONED PARCEL 650.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LAST MENTIONED PARCEL; THENCE SOUTH 89 ° 58' 50" WEST ALONG THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LAST MENTIONED PARCEL 400.00 FEET TO THE POINT OF BEGINNING.

4442-026-900

THAT PORTION OF LOT 15 OF TRACT NO. 3729 AS PER MAP RECORDED IN BOOK 41 PAGES 17 THROUGH 20 OF MAPS IN THE OFFICE OF THE COUNTY OF LOS ANGELES RECORDER DESCRIBED AS FOLLOWS:

LOTS 342, 343, 344, 345, 346, 351, 352, 353, 354, 355, 356, 357, 358, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, AND 395 AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 23 PAGE 27 OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES.

4442-026-901

THAT PORTION OF LOT 15 OF TRACT NO. 3729 AS PER MAP RECORDED IN BOOK 41 PAGES 17 THROUGH 20 OF MAPS IN THE OFFICE OF THE COUNTY OF LOS ANGELES RECORDER DESCRIBED AS FOLLOWS:

LOTS 347, 348, 349, AND 350 AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 23 PAGE 27 OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES.

4442-027-900

THAT PORTION OF LOT 15 OF TRACT NO. 3729 AS PER MAP RECORDED IN BOOK 41 PAGES 17 THROUGH 20 OF MAPS IN THE OFFICE OF THE COUNTY OF LOS ANGELES RECORDER DESCRIBED AS FOLLOWS:

LOTS 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, AND 485 AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 23 PAGE 27 OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES.

4442-028-900

THAT PORTION OF LOT 15 OF TRACT NO. 3729 AS PER MAP RECORDED IN BOOK 41 PAGES 17 THROUGH 20 OF MAPS IN THE OFFICE OF THE COUNTY OF LOS ANGELES RECORDER DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, 4, 5, 6, 7, AND 8 AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 25 PAGE 34 OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES.

LOTS 21, 22, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 40, 41, 42, 43,

81, 82, 83, 84, 85, 86, 87, 88, 91, 92, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 139, 140, 141, 142, 143, 144, 145, 146, 147, 149, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 171, 172, 173, 174 175 177, 178, 179, 180, 181, 194, 195, 196, 197, 198, 199, 200, 201, 204, 205, 206, 207, 220, 221, 222, AND 223 AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 26 PAGE 21 OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES.

4442-028-901

THAT PORTION OF LOT 15 OF TRACT NO. 3729 AS PER MAP RECORDED IN BOOK 41 PAGES 17 THROUGH 20 OF MAPS IN THE OFFICE OF THE COUNTY OF LOS ANGELES RECORDER DESCRIBED AS FOLLOWS:

LOT 43 AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 26 PAGE 21 OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES

4442-029-900

THAT PORTION OF LOT A OF TRACT NO. 3729 AS PER MAP RECORDED IN BOOK 41 PAGES 17 THROUGH 20 OF MAPS IN THE OFFICE OF THE COUNTY OF LOS ANGELES RECORDER DESCRIBED AS FOLLOWS:

LOTS 1 AND 2 AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 26 PAGE 21 OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES

4442-029-901

THAT PORTION OF LOT A OF TRACT NO. 3729 AS PER MAP RECORDED IN BOOK 41 PAGES 17 THROUGH 20 OF MAPS IN THE OFFICE OF THE COUNTY OF LOS ANGELES RECORDER DESCRIBED AS FOLLOWS:

LOT 4 AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 26 PAGE 21 OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES

4442-029-902

THAT PORTION OF LOT A OF TRACT NO. 3729 AS PER MAP RECORDED IN BOOK 41 PAGES 17 THROUGH 20 OF MAPS IN THE OFFICE OF THE COUNTY OF LOS ANGELES RECORDER DESCRIBED AS FOLLOWS:

LOTS 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 46, 47, 48, 49, 50, 51, 52, 55, 56, 57, 64, 65, 66, 67, 68, 69, 70, 72, 73, 74, 75, 76, 77, 79, 80, 106, 111, 112, 114,

115, 116, 117, 120, 122, 123, 124, 125, 126, 127, 128, 130, 131, 132, 133, 134, 135, 136, 137, 138, 167, 168, 169, AND 170 AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 26 PAGE 21 OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES

4442-030-901

THAT PORTION OF LOT 15 OF TRACT NO. 3729 AS PER MAP RECORDED IN BOOK 41 PAGES 17 THROUGH 20 OF MAPS IN THE OFFICE OF THE COUNTY OF LOS ANGELES RECORDER AS FOLLOWS:

LOTS 11, 12, 13, AND 21 AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 25 PAGE 34 OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES

4442-030-902

THAT PORTION OF LOT A OF TRACT NO. 3729 AS PER MAP RECORDED IN BOOK 41 PAGES 17 THROUGH 20 OF MAPS IN THE OFFICE OF THE COUNTY OF LOS ANGELES RECORDER DESCRIBED AS FOLLOWS:

LOTS 81, 82, 99, AND 100 AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 25 PAGE 34 OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES

4442-030-904

THAT PORTION OF LOT 15 OF TRACT NO. 3729 AS PER MAP RECORDED IN BOOK 41 PAGES 17 THROUGH 20 OF MAPS IN THE OFFICE OF THE COUNTY OF LOS ANGELES RECORDER DESCRIBED AS FOLLOWS:

LOTS 16, 17, 18, 20, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 35, 36, 37, 38, 40, 41, 42, 43, 44, 46, 47, 48, 49, 50, 51, 53, 54, 55, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 78, 79, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, AND 95 AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 25 PAGE 34 OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES

4442-031-903

THAT PORTION OF LOT 15 OF TRACT NO. 3729 AS PER MAP RECORDED IN BOOK 41 PAGES 17 THROUGH 20 OF MAPS IN THE OFFICE OF THE COUNTY OF LOS ANGELES RECORDER DESCRIBED AS FOLLOWS:

LOTS 102, 104, 105, 106, 107, 108, 109, 110, 111, 115, 117, 118, 119, 120, 121, 122, 124, 125, 126, 127, 128,130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143,144,145,146,147,148,149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 162, 163, 165, 166, 168, 169, 170, 171, 172, 173, 174, 175, 177, 178, 179, 180, 181, 182, 183, 184, 186, 187, 188, 189, 190, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 205, 206, 207, 209, 210, AND 211 AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 25 PAGE 34 OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES

4442-031-904

THAT PORTION OF LOT 15 OF TRACT NO. 3729 AS PER MAP RECORDED IN BOOK 41 PAGES 17 THROUGH 20 OF MAPS IN THE OFFICE OF THE COUNTY OF LOS ANGELES RECORDER DESCRIBED AS FOLLOWS:

LOT 208 AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 25 PAGE 34 OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES

4442-032-900

THAT PORTION OF LOT 15 OF TRACT NO. 3729 AS PER MAP RECORDED IN BOOK 41 PAGES 17 THROUGH 20 OF MAPS IN THE OFFICE OF THE COUNTY OF LOS ANGELES RECORDER DESCRIBED AS FOLLOWS:

LOTS 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 242, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, AND 281 AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 25 PAGE 34 OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES

4442-032-901

THAT PORTION OF LOT 15 OF TRACT NO. 3729 AS PER MAP RECORDED IN BOOK 41 PAGES 17 THROUGH 20 OF MAPS IN THE OFFICE OF THE COUNTY OF LOS ANGELES RECORDER DESCRIBED AS FOLLOWS:

LOTS 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, AND 521 AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 23 PAGE 27 OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES.