



Caring for Your Coast

♦ ♦ ♦
Gary Jones
Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

Amy M. Caves
Deputy Director

October 15, 2019

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:

**QUITCLAIM OF EXCESS LAND TO THE CALIFORNIA DEPARTMENT OF PARKS AND RECREATION OF A PORTION OF MALIBU LAGOON STATE BEACH – PARCEL 10-1EXF AND
QUITCLAIM OF EXCESS LAND AND EASEMENT RIGHTS TO THE MOUNTAINS RECREATION AND CONSERVATION AUTHORITY OF EL SOL BEACH – PARCEL 17-1EXF AND VERTICAL EASEMENTS KNOWN AS THE “OUTRIGGER EASEMENT” – PARCEL 3-3EXE, “POINT DUME WHALE WATCH EASEMENT” – PARCELS 1-1EXE, 1-2EXE, 1-3EXE, AND “MOONSHADOWS EASEMENT” – PARCEL 1-2EXE, AS WELL AS ANY IMPROVEMENTS THEREON IN “AS IS” CONDITION, ALL IN THE CITY OF MALIBU (SUPERVISORIAL DISTRICT 3) (4 VOTES)**

SUBJECT

This action will allow the Department of Beaches and Harbors to quitclaim a portion of County fee-owned property at Malibu Lagoon State Beach to the California Department of Parks and Recreation and quitclaim County fee-owned property at El Sol Beach and vertical easements known as the “Outrigger easement,” “Point Dume Whale Watch easement,” and “Moonshadows easement,” as well as any improvements thereon in “as is” condition, to the Mountains Recreation and Conservation Authority in the City of Malibu.

IT IS RECOMMENDED THAT THE BOARD:

1. Find the quitclaim of excess land is categorically exempt from the California Environmental Quality Act pursuant to Sections 15302(c) and 15303(e), as it does not have a significant effect on the environment.
2. Find that pursuant to California Government Code Section 25365(a), the County may quitclaim real property or interest therein belonging to the County to the state, joint powers authority, or any public agency within the County if the interest to be quitclaimed is not required for County use.

3. Find the fee interest in a portion of Malibu Lagoon State Beach and El Sol Beach, located in the City of Malibu, is not required for County use and that the quitclaim of this portion of Malibu Lagoon State Beach and El Sol Beach will not interfere with the public recreation and beach use.
4. Find that the rights to vertical easements known as the “Outrigger easement,” over a portion of the property located at 22548 Pacific Coast Highway, “Point Dume Whale Watch easement,” over a portion of the property located at 6800 Westward Beach Road, and “Moonshadows easement,” over a portion of the property located at 20350 Pacific Coast Highway, located in the City of Malibu, are not required for County use and that the quitclaim of the “Outrigger easement,” “Point Dume Whale Watch easement,” and “Moonshadows easement,” along with any improvements thereon in “as is” condition, will not interfere with the public recreation use.
5. Approve the quitclaim of fee interest in the portion of Malibu Lagoon State Beach, identified as Parcel 10-1EXF, from the County to the California Department of Parks and Recreation.
6. Approve the quitclaim of fee interest in El Sol Beach, Parcel 17-1EXF, and easement rights to vertical easements known as the “Outrigger easement,” identified as Parcel 3-3EXE, “Point Dume Whale Watch easement,” identified as Parcels 1-1EXE, 1-2EXE, and 1-3EXE, and “Moonshadows easement,” identified as Parcel 1-2EXE, as well as any improvements thereon in “as is” condition, to the Mountains Recreation and Conservation Authority.
7. Instruct the Chair of the Board to sign the quitclaim deeds attached between the County and the California Department of Parks and Recreation and between the County and the Mountains Recreation and Conservation Authority.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTIONS

The purpose of the recommended actions is to obtain approval from the Board to quitclaim a portion of County fee-owned property at Malibu Lagoon State Beach, Parcel 10-1EXF, to the California Department of Parks and Recreation (State), and to quitclaim County fee-owned property at El Sol Beach, Parcel 17-1EXF, and easement rights to vertical easements known as the “Outrigger easement” (hereinafter referred to as the “vertical Outrigger easement”), Parcel 3-3EXE, “Point Dume Whale Watch easement” (hereinafter referred to as the “Point Dume Whale Watch easement”), Parcels 1-1EXE, 1-2EXE, and 1-3EXE, and “Moonshadows easement” (hereinafter referred to as the “vertical Moonshadows easement”), Parcel 1-2EXE, as well as any improvements thereon in “as is” condition, to the Mountains Recreation and Conservation Authority (MRCA).

Malibu Lagoon State Beach

The MRCA has received money and taken over responsibility to construct two new stairways, one adjacent to the Malibu Pier and one adjacent to Malibu Inn. Although the County has the authority to issue a right-of-entry permit, which would allow the MRCA to construct, maintain, and operate the portion of the stairways that touch the Malibu Lagoon State Beach, a right-of-entry permit is valid for at most ten years and would require ongoing renewal and administration. Moreover, those portions of beach immediately adjacent to the stairways and along the tideline have diminished in size due to erosion, with the land seaward of the mean high tide line being property of the State Lands Commission. The Department of Beaches and Harbors (“Department”), therefore, believes it makes most sense and is more efficient to transfer the subject portion of

Malibu Lagoon State Beach to the State, which will ensure MRCA carries out its obligations for the ongoing preservation and maintenance of the stairs. The beach area may not be transferred directly to MRCA due to deed restrictions that strictly prohibit any transfers of the subject property other than to the State, which originally deeded the property to the County.

El Sol Beach

El Sol Beach has never been opened to the public, although the County acquired it with the intention of providing access to the beach below the bluff top, complemented with bluff top amenities, such as a restroom, picnic facilities and a parking lot. The Department assessed the feasibility and the expense of such development, particularly because of the need to provide ADA access from a high bluff top area down to the beach much lower below, and determined it would be less expensive and more feasible to develop Dan Blocker Beach further east on the Malibu coastline. The property in its current undeveloped state has no purpose and potentially poses a liability to the County. The MRCA has expressed interest in developing El Sol Beach to provide public access.

Outrigger Easement

The vertical Outrigger easement has never been opened for public access to the beach below and, in fact, has been covered at the top within a parking lot for the adjacent condominium complex. Here, too, the MRCA has expressed interest in taking over the vertical Outrigger easement and developing the coastal accessway for public use.

Point Dume Whale Watch Easement

The stairway up the bluff within the Point Dume Whale Watch easement was destroyed in the Woolsey Fire and the slope has been further damaged by subsequent winter rain storms. The area has since been closed to the public because it poses a danger to those who may try to access the trail. The MRCA has expressed interest in taking over the Point Dume Whale Watch easement and restoring access to the public.

Moonshadows Easement

The vertical Moonshadows easement was open to the public for a period of time until the accessway gradually fell into disrepair. The accessway has been closed for nearly two decades due to its advanced state of deterioration, non-compliance with prevailing building codes, and the fact that the beach to which the stairs lead is often under water and does not have ordinary beachgoer amenities. The Department has no intention of renovating and reopening the accessway, whereas the MRCA has expressed interest in doing so.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

Transferring the properties and easement rights furthers Countywide Strategic Plan Goal II, Foster Vibrant and Resilient Communities, Strategy II.2, Support the Wellness of our Communities, as the MRCA intends to develop and/or repair the properties, thereby expanding public access to recreational opportunities.

FISCAL IMPACT/ FINANCING

There is no operating budget impact to the Department as a result of these actions, as the Department has not been maintaining the subject portion of Malibu Lagoon State Beach, El Sol

Beach, Point Dume Whale Watch easement, or the vertical Moonshadows easement and has never operated the vertical Outrigger easement.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The MRCA is a local government public entity established in 2004 pursuant to the Joint Powers Act. The MRCA is a partnership between the Santa Monica Mountains Conservancy (SMMC), which is a state agency established by the Legislature, and the Conejo and Rancho Simi Recreation and Park Districts, both of which are local park agencies established by the vote of the people in those communities. The MRCA manages more than 75,000 acres of parkland owned by either the MRCA or the SMMC. The mission of the MRCA is to complement the work of other agencies that protect land in the Southern California mountains by using its unique abilities to acquire and improve open space and parkland, offer environmental education opportunities, and provide stewardship for a wide variety of public park and open space amenities.

Required Notice:

Pursuant to Government Code sections 25365(c) and 6061 a notice of intent to transfer the specified property has been published in a newspaper of general circulation within the County at least one week prior to the meeting of this Board.

Malibu Lagoon State Beach:

In 1987, Malibu Inn was granted a Coastal Development Permit (CDP) to renovate the existing hotel property. A condition of the CDP required the Malibu Inn owners to construct two stairways, one adjacent to Malibu Inn and one adjacent to Malibu Pier, both leading to Malibu Lagoon State Beach. Because neither were completed, in 2016, the California Coastal Commission ordered the present owners of Malibu Inn to dispense funds in the amount of \$494,637 to the MRCA for the explicit and sole purpose of constructing the stairways. The MRCA assumed primary responsibility for the construction of the stairways and ongoing stairway maintenance and operation, as well as any liability attendant thereto.

The State granted Malibu Lagoon State Beach to the County in 1995, on the condition that the property could not be transferred. However, the Department does not want the responsibility of maintaining the beach immediately adjacent to or in the vicinity of the stairways or for executing permits with the MRCA allowing it to do so. With transfer of title back to the State for this portion of Malibu Lagoon State Beach, the Department will fully extricate itself from this area, allowing the MRCA to properly construct, maintain, and operate the stairways and the adjacent thin strip of beach.

El Sol Beach:

On August 31, 1976, the County acquired El Sol Beach by condemnation using 1974 State Park Bond Act funds under the condition that the property would be used for public recreation in perpetuity. Pursuant to the 1974 State Park Bond Act, the transfer document for this parcel requires the following term: "The use of this property shall be restricted to outdoor recreation or historical purpose under the State Beach, Park, Recreational and Historical Facilities Bond Act of 1974."

Outrigger Easement:

On August 16, 1973, Malibu Terrace, LTD., granted to the County of Los Angeles an easement for pedestrian ingress and egress purposes across the real property in the unincorporated territory

of the County of Los Angeles, State of California over a portion of the property located at 22548 Pacific Coast Highway, now in the City of Malibu.

Point Dume Whale Watch Easement:

On September 13, 1977, the Adamson Companies granted to the County of Los Angeles a non-exclusive easement for pedestrian access purposes in and across the real property in the unincorporated territory of the County of Los Angeles, State of California over a portion of the property located at 6800 Westward Beach Road, now in the City of Malibu.

Moonshadows Easement:

In March 1957, John Morehart and Frances Morehart granted to the County of Los Angeles an easement for pedestrian ingress and egress purposes across the real property in the unincorporated territory of the County of Los Angeles, State of California over a portion of the property located at 20350 Pacific Coast Highway, now in the City of Malibu.

All of the proposed quitclaims are authorized pursuant to California Government Code Section 25365(a), which provides as follows:

“The board of supervisors may, by a four-fifths vote, grant, convey, quitclaim, assign, or otherwise transfer to the state or to any community redevelopment agency, housing authority, community development commission, surplus property authority, federal agency, city, school district, county board of education, special district, joint powers agency, or any other public agency within the county or exchange with those public agencies, any real or personal property, or interest therein belonging to the county upon the terms and conditions as are agreed upon and without complying with any other provisions of this code, if the property or interest therein to be granted and conveyed or quitclaimed is not required for county use or in the event of an exchange, the property to be acquired is required for county use.”

The quitclaim of fee interest in a portion of Malibu Lagoon State Beach, the quitclaim of fee interest in El Sol Beach, and the quitclaim of the rights to the vertical Outrigger easement, Point Dume Whale Watch easement, and vertical Moonshadows easement, as well as any improvements thereon in “as is” condition, are not considered adverse to the County’s purposes and will only enhance public access.

County Counsel approved the quitclaim deeds as to form. Subsequent to Board approval and execution of the deeds by the Chair of the Board, the documents will be recorded.

The Beach Commission considered the Director’s recommendations at its September 25, 2019 meeting. By a vote of 14-2, the Beach Commission requested continuance of the item for 60 days in order to have time to study and seek feedback on the intended quitclaims, as well as to ensure adequate safeguards for public access. Nonetheless, we are confident the properties will be used for public access and are comfortable moving the item forward. As we advised the Beach Commission at its meeting, the County has been in possession of the land and easement rights since at least the 1970s and, due to overriding priorities and funding constraints, has no plans to develop them for enhanced public use.

ENVIRONMENTAL DOCUMENTATION

This quitclaim of land not required for County use is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Sections 15303(e) and 15302(c), as it does not have a significant effect on the environment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Quitclaiming fee interest to a portion of Malibu Lagoon State Beach, El Sol Beach, and the County's easement rights to the vertical Outrigger easement, Point Dume Whale Watch easement, and vertical Moonshadows easement, along with any improvements thereon in "as is" condition, has no impact on current services or projects.

CONCLUSION

Please return one adopted copy of this letter and the executed original Quitclaim Deed documents to the Department of Beaches and Harbors, Asset Management Division. Retain the duplicates for your files.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Gary Jones". The signature is fluid and cursive, with a large initial "G" and "J".

GARY JONES,
Director

GJ:ibp

Enclosures

c: Chief Administrative Officer
County Counsel
Auditor-Controller
Executive Officer, Board of Supervisors

ORIGINAL

WHEN RECORDED MAIL THIS
DOCUMENT AND TAX STATEMENT
TO:

California State Parks
Acquisition and Real Property Services Division
1 Capitol Mall, Suite 410
Sacramento, CA 95814

Space Above This Line Reserved for Recorder's Use

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

Assessor's Identification Number:
4452-005-901

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

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the COUNTY OF LOS ANGELES, a body corporate and politic, does hereby remise, release, and forever quitclaim to THE STATE OF CALIFORNIA, acting by and through the Department of Parks and Recreation, all its right, title, and interest in and to the real property in the City of Malibu, County of Los Angeles, State of California, described in Exhibit A and shown on and delineated on Exhibit B, both of which are attached hereto and by this reference made a part hereof.

RESERVING to the public the right of access to the Pacific Ocean over this real property as required by Government Code section 53036.

ALSO EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated _____

COUNTY OF LOS ANGELES,
a body corporate and politic

By _____
Chair, Board of Supervisors of the
County of Los Angeles

(COUNTY-SEAL)

ATTEST:

CELIA ZAVALA, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

County Properties transfer to the State of
California Department of Parks and Recreation
(File: BEACH FRONTAGE (10))
Parcel 10-1EXF
I.M. 114-077
S.D. 3 M18PDUME01
Project ID No. MPM0000849

By _____
Deputy

SM
SMP-9/CONF DOC PREP FOR QCD FEE COUNTY PROPERTIES TRANSFER TO THE
STATE OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION RRVSD 100819

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring the Chair's signature.

The undersigned hereby certifies that on this _____ day of _____, 20____, the facsimile signature of _____, Chair of the Board of Supervisors of the COUNTY OF LOS ANGELES, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chair of the Board of Supervisors of the COUNTY OF LOS ANGELES.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

CELIA ZAVALA, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(COUNTY-SEAL)

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By Rory Allen
Deputy

APPROVED as to title and execution,
_____, 20____
LOS ANGELES COUNTY PUBLIC WORKS
Survey/Mapping & Property Management Division
Supervising Title Examiner
By _____

CERTIFICATE OF ACCEPTANCE

Agency Department of Parks and Recreation
Park
Agency Parcel No. 72-
County
APN 4452-005-901

Pursuant to Government Code 14664, the Director of the Department of General Services hereby accepts the interest in real property conveyed by Quitclaim Deed dated _____, 2018 from the **COUNTY OF LOS ANGELES**, a body corporate and politic, to the State of California, with the consent of the California Department of Parks and Recreation.

Accepted DEPARTMENT OF GENERAL SERVICES

By: _____ **Dated:** _____
MICHAEL P. BUTLER, CHIEF
REAL PROPERTY SERVICES SECTION

Consent DEPARTMENT OF PARKS AND RECREATION

By: _____ **Dated:** _____
BRIAN DEWEY, ASSISTANT DEPUTY
DIRECTOR
ACQUISITION AND DEVELOPMENT

EXHIBIT A

Project name: County Properties transfer to the State of California
Department of Parks and Recreation
BEACH FRONTAGE 10-1EXF
A.I.N. 4452-005-901
I.M. 114-077
Third District
M18PDUME01

LEGAL DESCRIPTION

PARCEL NO. 10-1EXF (Quitclaim of fee):

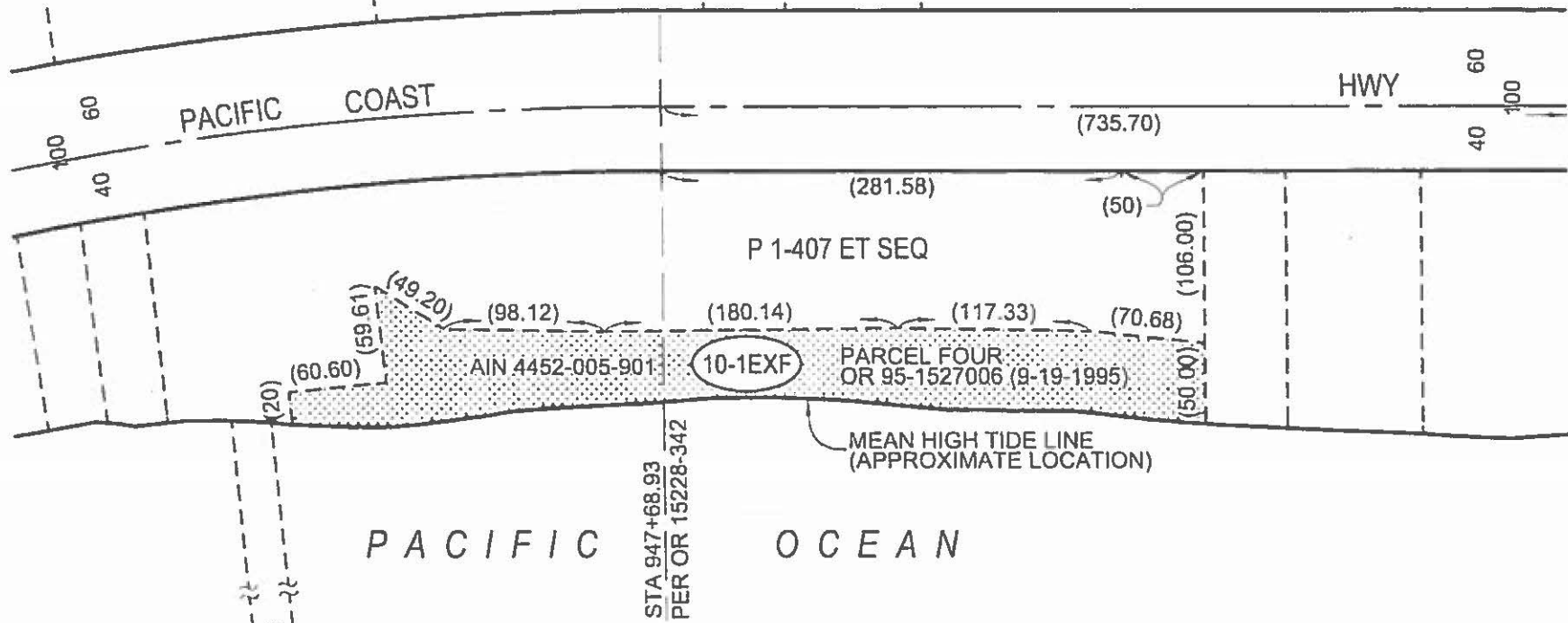
That portion of Rancho Topanga Malibu Sequit, as confirmed to Matthew Keller by patent recorded in Book 1, page 407 et seq., of Patents, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as PARCEL FOUR in deed to said county, recorded on September 19, 1995, as Document No. 95-1527006, of Official Records, in the office of said Registrar-Recorder/County Clerk.



APPROVE AS TO DESCRIPTION
By 
LICENSED LAND SURVEYOR
Los Angeles County Department of Public Works
Dated <u>AUG 21, 2018</u>

EXHIBIT B

LAND OF MATTHEW KELLER IN THE RANCHO TOPANGA MALIBU SEQUIT

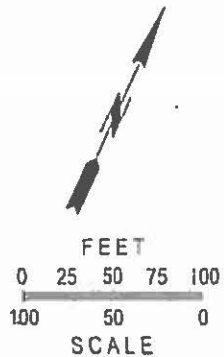


PACIFIC OCEAN



BY: *[Signature]* 8/21/18
LICENSED SURVEYOR DATE

ALL IN THE CITY OF MALIBU



LEGEND:

() DENOTES RECORD DIMENSIONS.
DIMENSIONS ARE IN FEET.

REFERENCES:	LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY/MAPPING & PROPERTY MANAGEMENT DIVISION		
OR 95-1527006 (9-19-1995) AMB 4452-005 IM 114-077	PROJECT: COUNTY PROPERTIES TRANSFER TO THE STATE OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION		
PROJECT I.D. MPM0000849	PREPARED BY V LIPANA	DATE 8-21-2018	SHEET 1 OF 1

ORIGINAL

WHEN RECORDED MAIL THIS
DOCUMENT AND TAX STATEMENT TO:

Mountains Recreation and
Conservation Authority
570 West Avenue 26, Suite 100
Los Angeles, CA 90065

Space Above This Line Reserved for Recorder's Use

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

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

Assessor's Identification Numbers:
4473-020-900, 901, 902, and 903

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the COUNTY OF LOS ANGELES, a body corporate and politic, does hereby remise, release, and forever quitclaim to MOUNTAINS RECREATION AND CONSERVATION AUTHORITY, a joint powers agency established pursuant to Section 6500 et. seq. of the California Government Code, all its right, title, and interest in and to the real property in the City of Malibu, County of Los Angeles, State of California, described in Exhibit A and shown on and delineated on Exhibit B, both of which are attached hereto and by this reference made a part hereof.

The use of this property shall be restricted to outdoor recreation or historical purpose under the State Beach, Park, Recreational and Historical Facilities Bond Act of 1974.

RESERVING to the public the right of access to the Pacific Ocean over this real property as required by Government Code section 53036.

ALSO EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated _____

COUNTY OF LOS ANGELES,
a body corporate and politic

By _____
Chair, Board of Supervisors of the
County of Los Angeles

(COUNTY-SEAL)

ATTEST:

CELIA ZAVALA, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

County Properties to MRCA (File: BEACH FRONTAGE (17)) Parcel 17-1EXF I.M. 114-997 S.D. 3 Project ID: MPM0000849	M18PDUME01
--	------------

By _____
Deputy

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring the Chair's signature.

The undersigned hereby certifies that on this _____ day of _____, 20____, the facsimile signature of _____, Chair of the Board of Supervisors of the COUNTY OF LOS ANGELES, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chair of the Board of Supervisors of the COUNTY OF LOS ANGELES.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

CELIA ZAVALA, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(COUNTY-SEAL)

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By Roy Allen
Deputy

APPROVED as to title and execution,
_____, 20____
LOS ANGELES COUNTY PUBLIC WORKS
Survey/Mapping & Property Management Division
Supervising Title Examiner
By _____

CERTIFICATE OF ACCEPTANCE

This is to certify that the Mountains Recreation and Conservation Authority, a joint powers agency established pursuant to Section 6500 et. seq. of the California Government Code, hereby accepts the Quitclaim of Easement executed by the County of Los Angeles, a body corporate and politic, on _____, 20____, in favor of the Mountains Recreation and Conservation Authority, to which this Certificate of Acceptance is attached.

This acceptance is made pursuant to the authority conferred by Resolution No. _____ adopted on _____, 20____ and the Mountains Recreation and Conservation Authority consents to the recordation of the Quitclaim of Easement and this Certificate of Acceptance.

Dated: _____

MOUNTAINS RECREATION AND CONSERVATION AUTHORITY,
a joint powers agency

By: _____

Name: _____

Title: _____

EXHIBIT A

Project name: County Properties Transfer to MRCA
BEACH FRONTAGE 17-1EXF
A.I.N. 4473-020-900 through 903
I.M. 114-997
Third District
M18PDUME01

LEGAL DESCRIPTION

PARCEL NO. 17-1EXF (Quitclaim of fee):

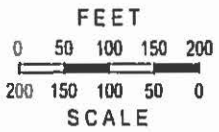
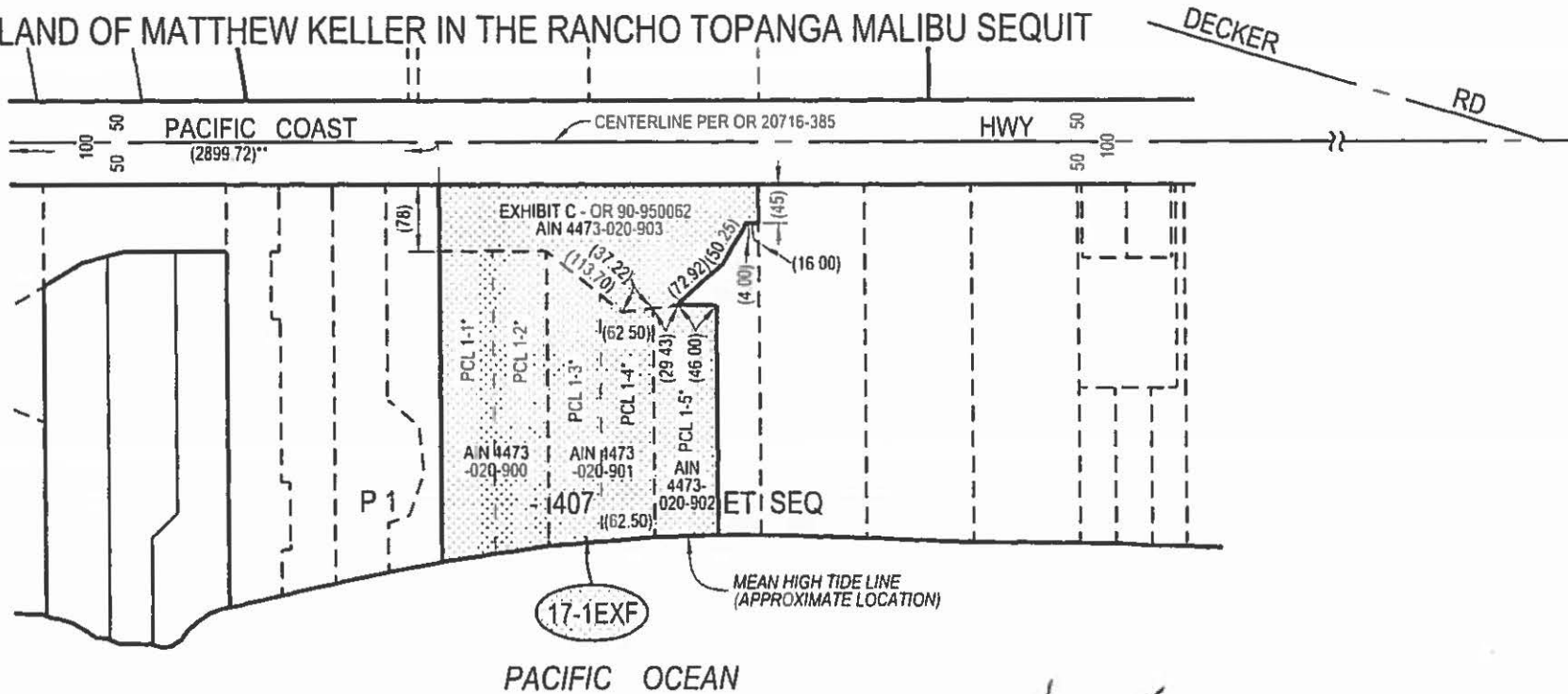
Those portions of Rancho Topanga Malibu Sequit, as confirmed to Matthew Keller by patent recorded in Book 1, page 407 et seq., of Patents, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as Parcels 1-1, 1-2, 1-3, 1-4, and 1-5 in a Final Order of Condemnation, had in Superior Court Case No. C 162242, a certified copy of which was recorded on October 1, 1976, as Document No. 5963, in Book D7265, page 884, of Official Records, in the office of said Registrar-Recorder/County Clerk, and that portion of said rancho described as Parcel of Land to be Set Aside by County of Los Angeles for Public Purposes in Exhibit C of Resolution of the Board of Supervisors of said county, recorded on May 25, 1990, as Document No. 90-950062, of said Official Records.



APPROVED AS TO DESCRIPTION	
By	
	LICENSED LAND SURVEYOR Los Angeles County Public Works
Dated	JULY 29, 2019

EXHIBIT B

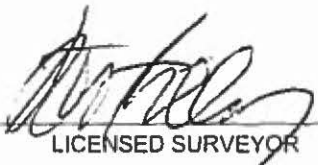
LAND OF MATTHEW KELLER IN THE RANCHO TOPANGA MALIBU SEQUIT



LEGEND:

- * OR D7265-884
- ** DISTANCE FROM ENGR'S CENTERLINE STA 192+85.81 PER OR D5144-873
- () DENOTES RECORD DIMENSIONS. DIMENSIONS ARE IN FEET.



BY:  LICENSED SURVEYOR
DATE: 7/29/19

ALL IN THE CITY OF MALIBU

REFERENCES: AMB 4473-020 FM 11698-1 IM 114-997	LOS ANGELES COUNTY PUBLIC WORKS SURVEY/MAPPING & PROPERTY MANAGEMENT DIVISION		
	PROJECT: COUNTY PROPERTIES TRANSFER TO MRCA FILE: BEACH FRONTAGE (17)		
PROJECT I.D. MPM0000849	PREPARED BY V LIPANA	DATE 7-29-19	SHEET 1 OF 1

ORIGINAL

WHEN RECORDED MAIL THIS DOCUMENT AND TAX STATEMENT TO:

Mountains Recreation and Conservation Authority
570 West Avenue 26, Suite 100
Los Angeles, CA 90065

Space Above This Line Reserved for Recorder's Use

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

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

Assessor's Identification Numbers:
4452-003-032 to 073 (Portions)

QUITCLAIM OF EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the COUNTY OF LOS ANGELES, a body corporate and politic, does hereby remise, release, and forever quitclaim to MOUNTAINS RECREATION AND CONSERVATION AUTHORITY, a joint powers agency established pursuant to Section 6500 et. seq. of the California Government Code, all its right, title, and interest in and to that certain easement for pedestrian ingress and egress purposes, as shown on and dedicated on the map of Tract No. 29628, recorded in Book 835, pages 49 and 50, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, insofar and only insofar as said easement exists on the real property in the City of Malibu, County of Los Angeles, State of California, described in Exhibit A and shown on and delineated on Exhibit B, both of which are attached hereto and by this reference made a part hereof.

Dated _____

COUNTY OF LOS ANGELES,
a body corporate and politic

By _____
Chair, Board of Supervisors of the
County of Los Angeles

(COUNTY-SEAL)

ATTEST:

CELIA ZAVALA, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

County Properties to MRCA
(File: BEACH ACCESS (3))
Parcel 3-3EXE
I.M. 114-077
S.D. 3
Project ID: MPM0000839
M18PDUME01

SM
P:CONF:DOC PREP FOR QCD EASE COUNTY PROPERTIES TO
MRCA PCL 3-3EXE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) SS.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring the Chair's signature.

The undersigned hereby certifies that on this _____ day of _____, 20____, the facsimile signature of _____, Chair of the Board of Supervisors of the COUNTY OF LOS ANGELES, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chair of the Board of Supervisors of the COUNTY OF LOS ANGELES.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

CELIA ZAVALA, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(COUNTY-SEAL)

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By *Mary C. Wickham*
Deputy

APPROVED as to title and execution,
_____, 20____
DEPARTMENT OF PUBLIC WORKS
Survey/Mapping & Property Management Division
Supervising Title Examiner
By _____

CERTIFICATE OF ACCEPTANCE

This is to certify that the Mountains Recreation and Conservation Authority, a joint powers agency established pursuant to Section 6500 et. seq. of the California Government Code, hereby accepts the Quitclaim of Easement executed by the County of Los Angeles, a body corporate and politic, on _____, 20____, in favor of the Mountains Recreation and Conservation Authority, to which this Certificate of Acceptance is attached.

This acceptance is made pursuant to the authority conferred by Resolution No. _____ adopted on _____, 20____ and the Mountains Recreation and Conservation Authority consents to the recordation of the Quitclaim of Easement and this Certificate of Acceptance.

Dated: _____

MOUNTAINS RECREATION AND CONSERVATION AUTHORITY,
a joint powers agency

By: _____

Name: _____

Title: _____

EXHIBIT A

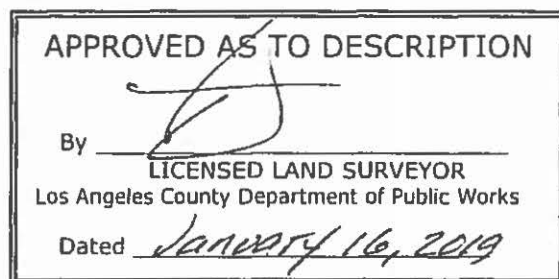
Project name: County Properties to MRCA
BEACH ACCESS 3-3EXE
A.I.N. 4452-003-032 to 073
I.M. 114-077
Third District
M18PDUME01

LEGAL DESCRIPTION

PARCEL NO. 3-3EXE (Quitclaim of easement):

That certain 10-foot-wide strip of land in Lot 1, Tract No. 29628, as shown on map filed in Book 835, pages 49 and 50, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, designated as "easement to the County of Los Angeles for pedestrian ingress and egress purposes", on said map.

Containing: 2,688± square feet



ORIGINAL

WHEN RECORDED MAIL THIS
DOCUMENT AND TAX STATEMENT
TO:

Mountains Recreation and
Conservation Authority
570 West Avenue 26, Suite 100
Los Angeles, CA 90065

Space Above This Line Reserved for Recorder's Use

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

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

Assessor's Identification Numbers:
4468-022-001 to 091 (Portions)

QUITCLAIM OF EASEMENTS

For a valuable consideration, receipt of which is hereby acknowledged, the COUNTY OF LOS ANGELES, a body corporate and politic, does hereby remise, release, and forever quitclaim to MOUNTAINS RECREATION AND CONSERVATION AUTHORITY, a joint powers agency established pursuant to Section 6500 et. seq. of the California Government Code, all its right, title, and interest in and to the following easements insofar and only insofar as said easements exist on the real property in the City of Malibu, County of Los Angeles, State of California, described in Exhibit A and shown on and delineated on Exhibit B, both of which are attached hereto and by this reference made a part hereof.

An easement for pedestrian access purposes, recorded September 13, 1977, as Document No. 77-1006954, of Official Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as Parcel 1-1EXE in said Exhibit A and shown on said Exhibit B.

An easement for pedestrian access and public viewing purposes, recorded September 13, 1977, as Document No. 77-1006954, of Official Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as Parcel 1-2EXE in said Exhibit A and shown on said Exhibit B.

An easement for pedestrian access purposes, recorded September 22, 1978, as Document No. 78-1058259, of Official Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as Parcel 1-3EXE in said Exhibit A and shown on said Exhibit B.

County Properties Transfer
(File: PUBLIC VIEWING STATION (1))
Parcels 1-1EXE, 1-2EXE, and 1-3EXE
I.M. 114-037
S.D. 3 M18PDUME01
Project ID: MPM0000849

SM

P:\CONF.DOC PREP FOR QCD EASES COUNTY PROPERTIES TRANSFER TO MRCA PCLS 1-1EXE, 1-2EXE, AND 1-3EXE FNL 100318

Dated _____

COUNTY OF LOS ANGELES,
a body corporate and politic

By _____
Chair, Board of Supervisors of the
County of Los Angeles

(COUNTY-SEAL)

ATTEST:

CELIA ZAVALA, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring the Chair's signature.

The undersigned hereby certifies that on this _____ day of _____, 20____, the facsimile signature of _____, Chair of the Board of Supervisors of the COUNTY OF LOS ANGELES, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chair of the Board of Supervisors of the COUNTY OF LOS ANGELES.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

CELIA ZAVALA, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(COUNTY-SEAL)

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By Roy Allen
Deputy

APPROVED as to title and execution,
_____, 20____
LOS ANGELES COUNTY PUBLIC WORKS
Survey/Mapping & Property Management Division
Supervising Title Examiner
By _____

CERTIFICATE OF ACCEPTANCE

This is to certify that the Mountains Recreation and Conservation Authority, a joint powers agency established pursuant to Section 6500 et. seq. of the California Government Code, hereby accepts the Quitclaim of Easements executed by the County of Los Angeles, a body corporate and politic, on _____, 20____, in favor of the Mountains Recreation and Conservation Authority, to which this Certificate of Acceptance is attached.

This acceptance is made pursuant to the authority conferred by Resolution No. _____ adopted on _____, 20____ and the Mountains Recreation and Conservation Authority consents to the recordation of the Quitclaim of Easements and this Certificate of Acceptance.

Dated: _____

MOUNTAINS RECREATION AND CONSERVATION AUTHORITY,
a joint powers agency

By: _____

Name: _____

Title: _____

EXHIBIT A

Project name: County Properties Transfer
PUBLIC VIEWING STATION 1-1EXE
Includes: Parcels Nos. 1-2EXE and 1-3EXE
A.I.N. 4468-022-001 to 091
I.M. 114-037
Third District
M18PDUME01

LEGAL DESCRIPTION

PARCEL NO. 1-1EXE (Quitclaim of easement):

That portion of Lot 4, Tract No. 30887, as shown on amending map of said tract filed in Book 1209, pages 48 through 53, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as Parcel 1-1 in deed to said county, recorded on September 13, 1977, as Document No. 77-1006954, of Official Records, in the office of said Registrar-Recorder/County Clerk.

Containing: 988± square feet

PARCEL NO. 1-2EXE (Quitclaim of easement):

Those portions of Lots 3 and 4 of the above-mentioned tract, described as Parcel 1-2 in the above-mentioned deed.

Containing: 1,750± square feet

PARCEL NO. 1-3EXE (Quitclaim of easement):

That portion of Rancho Topanga Malibu Sequit, as confirmed to Matthew Keller by patent recorded in Book 1, page 407 et seq., of Patents, in the office of the above-mentioned Registrar-Recorder/County Clerk, described in deed to the above-mentioned county, recorded on September 22, 1978, as Document No. 78-1058259, of the above-mentioned Official Records.

Containing: 150± square feet

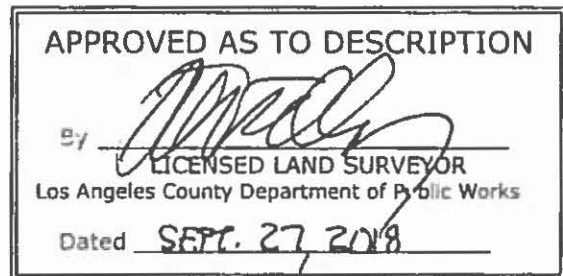
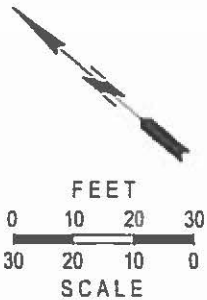
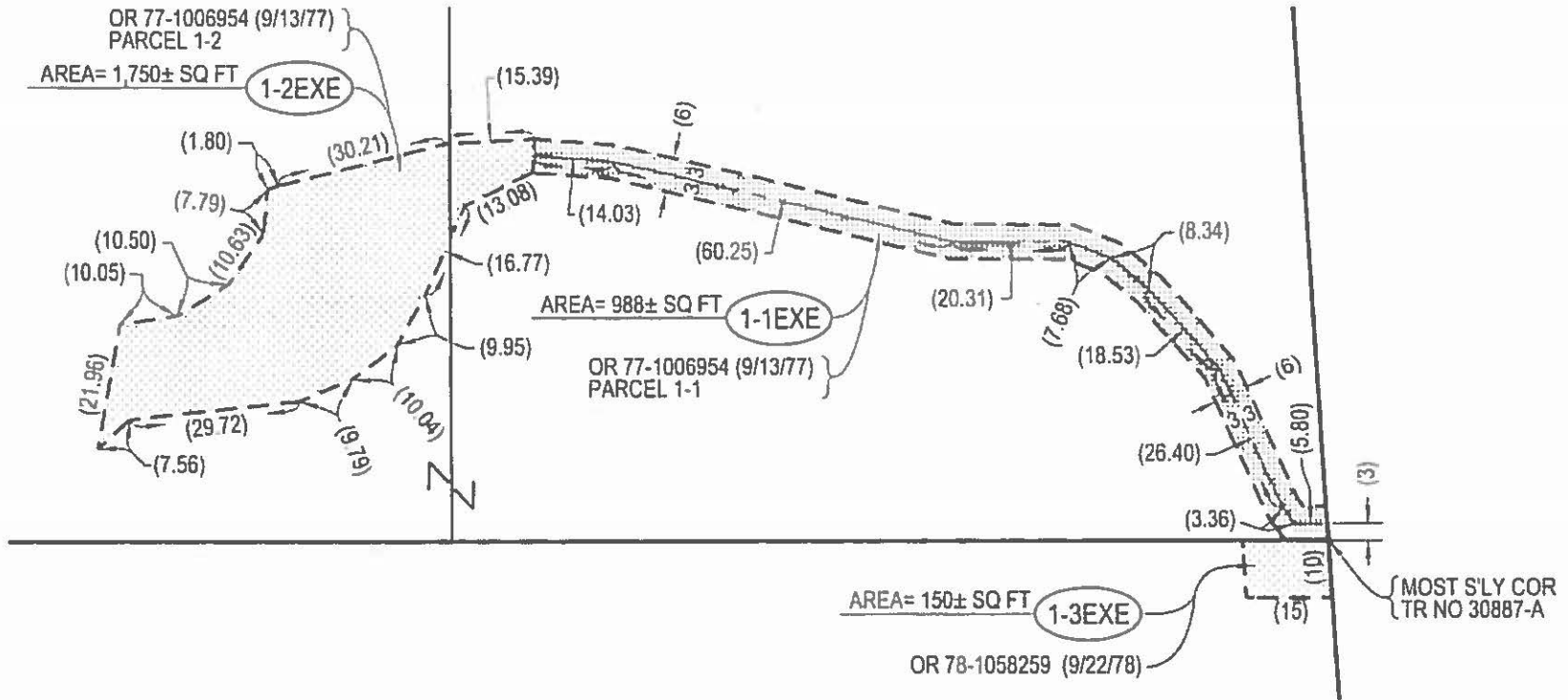


EXHIBIT B



LEGEND:

() DENOTES RECORD DIMENSIONS.
DIMENSIONS ARE IN FEET.

ALL IN THE CITY OF MALIBU

REFERENCES:	LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY/MAPPING & PROPERTY MANAGEMENT DIVISION		
AMB 4468-022 IM 114-037	PROJECT: COUNTY PROPERTIES TRANSFER FILE: PUBLIC VIEWING STATION (1)		
PROJECT I.D. MPM0000849	PREPARED BY V LIPANA	DATE 9-27-18	SHEET 2 OF 2

WHEN RECORDED MAIL THIS DOCUMENT AND TAX STATEMENT TO:

Mountains Recreation and Conservation Authority
570 West Avenue 26, Suite 100
Los Angeles, CA 90065

Space Above This Line Reserved for Recorder's Use

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

Assessor's Identification Number:
4450-004-031 (Portion)

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

QUITCLAIM OF EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the COUNTY OF LOS ANGELES, a body corporate and politic, does hereby remise, release, and forever quitclaim to MOUNTAINS RECREATION AND CONSERVATION AUTHORITY, a joint powers agency established pursuant to Section 6500 et. seq. of the California Government Code, all its right, title, and interest in and to that certain easement for ingress and egress purposes, as shown on and dedicated on the map of Tract No. 24025, recorded in Book 625, pages 70 through 72, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, insofar and only insofar as said easement exists on the real property in the City of Malibu, County of Los Angeles, State of California, described in Exhibit A and shown on and delineated on Exhibit B, both of which are attached hereto and by this reference made a part hereof.

Dated _____

COUNTY OF LOS ANGELES,
a body corporate and politic

By _____
Chair, Board of Supervisors of the
County of Los Angeles

(COUNTY-SEAL)

ATTEST:

CELIA ZAVALA, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

County Properties to MRCA
(File: BEACH ACCESS (1))
Parcel 1-2EXE
I.M. 114-097
S.D. 3 M18PDUME01
Project ID: MPM0000849

By _____
Deputy

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring the Chair's signature.

The undersigned hereby certifies that on this _____ day of _____, 20____, the facsimile signature of _____, Chair of the Board of Supervisors of the COUNTY OF LOS ANGELES, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chair of the Board of Supervisors of the COUNTY OF LOS ANGELES.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

CELIA ZAVALA, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(COUNTY-SEAL)

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By Roy Allen
Deputy

APPROVED as to title and execution,
_____, 20____
LOS ANGELES COUNTY PUBLIC WORKS
Survey/Mapping & Property Management Division
Supervising Title Examiner
By _____

CERTIFICATE OF ACCEPTANCE

This is to certify that the Mountains Recreation and Conservation Authority, a joint powers agency established pursuant to Section 6500 et. seq. of the California Government Code, hereby accepts the Quitclaim of Easement executed by the County of Los Angeles, a body corporate and politic, on _____, 20____, in favor of the Mountains Recreation and Conservation Authority, to which this Certificate of Acceptance is attached.

This acceptance is made pursuant to the authority conferred by Resolution No. _____ adopted on _____, 20____ and the Mountains Recreation and Conservation Authority consents to the recordation of the Quitclaim of Easement and this Certificate of Acceptance.

Dated: _____

MOUNTAINS RECREATION AND CONSERVATION AUTHORITY,
a joint powers agency

By: _____

Name: _____

Title: _____

EXHIBIT A

Project name: County Properties to MRCA
BEACH ACCESS 1-2EXE
A.I.N. 4450-004-031
I.M. 114-097
Third District
M18PDUME01

LEGAL DESCRIPTION

PARCEL NO. 1-2EXE (Quitclaim of easement):

That certain 15-foot-wide strip of land in Lot 8, Tract No. 24025, as shown on map recorded in Book 625, pages 70 through 72, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, designated as "15' Easement for Ingress & Egress purposes to Los Angeles County for public use", on said map.

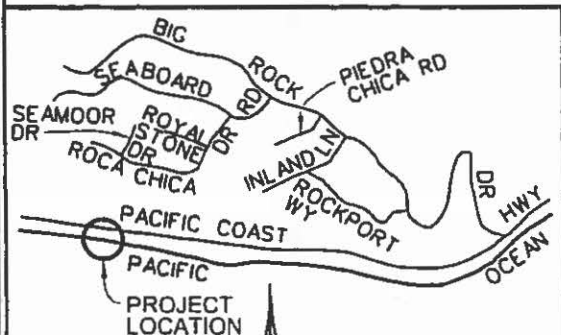
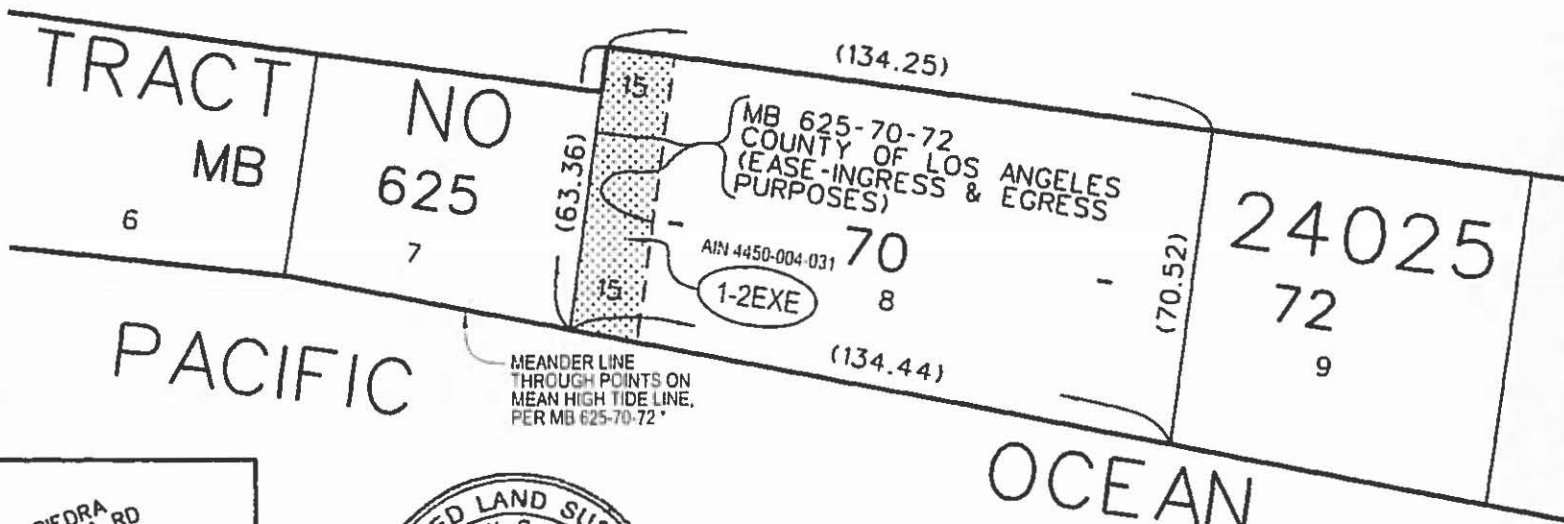
Containing: 956± square feet



EXHIBIT B

PACIFIC COAST

HWY



VICINITY MAP
NOT TO SCALE



BY: *[Signature]* 7/23/19
 LICENSED SURVEYOR DATE
 ALL IN THE CITY OF MALIBU

LEGEND:
 () DENOTES RECORD DIMENSIONS.
 DIMENSIONS ARE IN FEET.
 * ACTUAL MEAN HIGH TIDE LINE NOT SHOWN HEREON.

REFERENCES: AMB 4450-004 IM 114-097	LOS ANGELES COUNTY PUBLIC WORKS SURVEY/MAPPING & PROPERTY MANAGEMENT DIVISION
PROJECT: COUNTY PROPERTIES TO MRCA FILE: BEACH ACCESS (1)	
PROJECT I.D. MPM0000849	PREPARED BY J BURGESS
DATE 7-22-2019	SHEET 1 OF 1