



County of Los Angeles CHIEF EXECUTIVE OFFICE

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DAVID E. JANSSEN
Chief Executive Officer

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Third District

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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

The Honorable Board of Supervisors
July 24, 2007
Page 4

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.

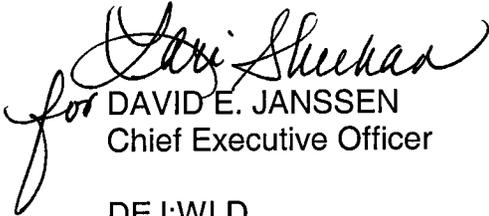
IMPACT ON CURRENT SERVICES (OR PROJECTS)

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

ATTACHMENT A

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.

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 Northwesternly 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 1/2 of Vacated Street Adjoining Lot 82 along the Westerly line of said Lot, and 1/2 of Vacated Street Adjoining Lot 83 on Northerly and Northwesternly 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 1/2 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.

4442-006-900

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 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.

SALE AND PURCHASE AGREEMENT

THIS SALE AND PURCHASE AGREEMENT ("Agreement") is made and entered into as of the 30th day of JULY, 2010, 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 approximately 126.5 acres of certain real property located in the unincorporated community of Topanga ("Topanga Parcels") and the unincorporated areas north of the city of Malibu ("Malibu Parcels"), all in the County of Los Angeles, State of California, and described in Exhibit A which is attached hereto and incorporated herein by reference (collectively, 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 two payments as set forth below:

- A. Malibu Parcels. The first payment will represent payment for the Malibu Parcels in the amount of One Hundred Sixty Thousand and NO/100 Dollars (\$160,000.00), to be paid not less than one day prior to the conveyance of the Malibu Parcels in accordance with Section 4.
- B. Topanga Parcels. The second payment will represent payment for the Topanga Parcels in the amount of Two Hundred Ten Thousand and NO/100 Dollars (\$210,000.00) to be paid not less than one day prior to the conveyance of the Topanga Parcels 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 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 Malibu Parcels and the Topanga Parcels to Buyer by separate quitclaim deeds ("Deeds"), 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) The condition that the Property is to be used for open space, public recreation and park purposes only;
 - D) The condition that the Property shall be equally open and available to residents of incorporated and unincorporated lands, and that there shall be no discrimination against or preference, gratuity, bonus or other benefits given to the residents of incorporated areas, that are not equally accorded residents of unincorporated lands;
 - E) 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
 - F) 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 the restrictions set forth herein and without any necessity of any other affirmative actions on the part of the Seller.

Buyer shall remit payment to Seller for the Malibu Parcels no later than July 8, 2010. Seller shall convey the Malibu Parcels on a date occurring 30 days after the execution of this Agreement by Seller and receipt of payment for the Malibu Parcels. Buyer shall remit payment to Seller for the Topanga Parcels no later than August 23, 2010. Seller shall convey the Topanga Parcels on a date occurring not more than 30 days after Seller's receipt of payment for the Topanga Parcels.

5. Mineral Rights. Seller reserves to itself and excepts from the conveyance contemplated herein, 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;

6. 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.

7. Recording. Seller shall prepare the Deeds for each conveyance indicating title to the Malibu Parcels and Topanga Parcels 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 Malibu Parcels 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. The Topanga Parcels Deed shall be recorded on a date occurring not more than 30 days after Seller's receipt of full payment for the Property, as stated in Section 4.

8. Delivery of Deeds. Seller shall transmit to Buyer a copy of each Deed stamped by the Recorder, the originals of which shall be mailed to the Buyer by the Recorder at the address for notice to Buyer pursuant to Section 13 hereof.

9. 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.

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

11. 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.

12. 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.

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

14. Notices. All notices, demands and requests 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: Chris Montana, 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.

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

HOA.669214.1

16. 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.

17. 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.

18. 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.

19. 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.

20. 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.

21. 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.

22. 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.

23. 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.

/

HOA.669214.1

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: Rorie Skei

Name: RORIE SKEI

Title: Chief Deputy Executive Officer

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

“SELLER”

COUNTY OF LOS ANGELES

By Gloria Molina
Chair, Board of Supervisors

77389

ATTEST:

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

By Sachi A. Hamai
Deputy **JUL 30 2010**

I hereby certify that pursuant to Section 25103 of the Government Code, delivery of this document has been made.

SACHI A. HAMAI
Executive Officer
Clerk of the Board of Supervisors

By Sachi A. Hamai
Deputy



APPROVED AS TO FORM:
ANDREA SHERIDAN ORDIN
County Counsel

By Amy M. Caves
Amy M. Caves
Senior Deputy County Counsel

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

Malibu.ConservancyPurchaseSaleAgreement

28 ■■■ ■ ■ JUL 24 2007

HOA.669214.1

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

EXHIBIT A

MALIBU LAND - SALE

A.I.N. 4467- 002, 4471- 014
and 016, and 4465-
003

T.G. 587-D7, 627-F7

I.M. 144-037, 114-037

R.D. 336

S.D. 3

M07D004702

LEGAL DESCRIPTION

(Sale of County-owned properties)

Parcel 1 (A.I.N. 4465-003-900 & 901):

That portion of Fractional Section 31, Township 1 South, Range 18 West, S.B.M., within that certain parcel of land described in deed to the COUNTY OF LOS ANGELES, recorded on May 21, 1976, as Document No. 43, in Book D7088, page 829, of Official Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles.

EXCEPTING therefrom that portion lying southerly of the southerly line of said Fractional Section 31.

Also EXCEPTING therefrom that portion lying within that certain 100-foot-wide strip of land described in RESOLUTION SETTING ASIDE PORTION OF COUNTY-OWNED PROPERTY FOR HIGHWAY PURPOSES-KANAN DUME ROAD, recorded on December 2, 1980, as Document No. 80-1211761, of said Official Records.

Containing: 11.82± acres

Parcel 2 (A.I.N. 4467-002-901):

That portion of that certain parcel of land in Rancho Topanga Malibu Sequit, as shown on map recorded in Book 1, pages 414, 415, and 416, of Patents, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as Parcel 9-23X, in deed to the COUNTY OF LOS ANGELES, recorded on May 16, 1973, as Document No. 4038, in Book D5873, page 705, of above-mentioned Official Records.

EXCEPTING therefrom that portion lying within that certain 100-foot-wide strip of land described in deed to the COUNTY OF LOS ANGELES, recorded on July, 28, 1971, as Instrument No. 3861, in Book D5140, page 454, of said Official Records.

Containing: 11,330± square feet

Parcel 3 (A.I.N. 4471-014-901):

That portion of Henry Drive (now known as Lofty Heights Drive), 26 feet wide, as shown on map of Tract No. 9013, recorded in Book 160, pages 33 through 36, inclusive, of Maps, in the office of above-mentioned Registrar-Recorder/County Clerk, vacated by resolution adopted by the Board of Supervisors on February 7, 1939, recorded on February 17, 1939, in Book 16309, page 331, of above-mentioned Official Records, lying within a strip of land 13 feet wide, the generally northerly sideline of said strip being described as follows:

Beginning at the southerly corner of Lot 92 of said tract; thence northeasterly and easterly along the generally northerly sideline of said Henry Drive to the southeasterly corner of Lot 88 of said tract.

The generally southerly sideline of the above-described 13-foot wide strip of land shall be prolonged or shortened at the beginning so as to terminate at the southeasterly prolongation of the southwesterly line of said Lot 92 and shall be prolonged or shortened at the end so as to terminate in the easterly boundary of said tract.

Containing: 4,030± square feet

Parcel 4 (A.I.N. 4471-014-902):

Part A

All of lot 22 and those portions of Lots 17 through 21, inclusive, all of above-mentioned tract, lying northwesterly of the northwesterly sideline of Kimberly Canyon Road (now known as Kanan Dume Road), 100 feet wide, as shown on County Surveyor's Map No. B-2661-4, on file in the office of the Director of the Department of Public Works of said County.

Part B

That portion of Barbara Lane, 26 feet wide, as shown on above-mentioned tract, vacated by above-mentioned resolution, lying within a strip of land 13 feet wide, the generally southeasterly sideline of said strip being described as follows:

Beginning at the northwesterly corner of Lot 22 of said tract; thence easterly, northeasterly, and northerly along the generally southeasterly sideline of said Barbara Lane to its intersection with the easterly prolongation of the northerly boundary of Lot 15 of said tract.

The generally northwesterly sidelines of the above-described 13-foot wide strip of land shall be prolonged at the beginning so as to terminate in the northerly prolongation of the westerly boundary of said Lot 22 and shall be shortened at the end so as to terminate in the easterly prolongation of the northerly boundary of said Lot 15.

Containing: 25,260± square feet

Parcel 5 (A.I.N. 4471-014-904):

Those portions of Lots 90, 91 and 92, of above-mentioned tract, lying within that certain parcel of land described as Parcel 2-29, in the Final Order of Condemnation, had in Superior Court Case No. 915 006, a certified copy of which was recorded on June 5, 1970, as Instrument No. 2314, in Book D4733, page 367, of above-mentioned Official Records, lying southeasterly of the generally easterly sideline of above-mentioned Kimberly Canyon Road (now known as Kanan Dume Road).

Containing: 7,400± square feet

Parcel 6 (A.I.N. 4471-016-901):

Part A

All of Lots 82 through 87, inclusive, of above-mentioned tract.

Part B

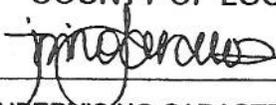
That portion of above-mentioned Henry Drive (now known as Lofty Heights Drive), vacated by above-mentioned resolution, lying within a strip of land 13 feet wide, the easterly, southeasterly, and southerly sidelines of said strip being described as follows:

Beginning at the southwesterly corner of Lot 81 of said tract; thence northerly, northeasterly and easterly along the easterly, southeasterly, and southerly sidelines of said Henry Drive to the northeasterly corner of said Lot 87.

The westerly and northerly sidelines of the above-described 13-foot wide strip of land shall be prolonged at the beginning so as to terminate in the westerly prolongation of the southerly boundary of said Lot 81 and shall be prolonged at the end so as to terminate in the easterly boundary of said tract.

Containing: 1.63 ± acres

Total area: 17.42± acres

APPROVED AS TO DESCRIPTION	
March 5, 2009	
COUNTY OF LOS ANGELES	
By	
SUPERVISING CADASTRAL ENGINEER III	
Mapping and Property Management Division	

This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California Business and Professions Code.

EXHIBIT A

TOPANGA PARCELS

LEGAL DESCRIPTION

AIN: 4440-008-900, 4440-010-900, 4440-010-901, 4440-010-902, 4440-010-903, 4440-010-904, 4440-010-905, 4440-010-906, 4440-011-901, 4440-014-900, 4440-016-901, 4440-028-900

Part A:

Lots 111, 119, 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, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 599, and 600 in 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 County Recorder of said County.

Said land also being described in the Quitclaim Deed recorded September 22, 1948, in Book 28299, page 266, of Official Records, in the Office of the County Recorder of said County.

Part B:

The northerly and northeasterly half of Broadhaven Drive, 26 feet wide, vacated by that Resolution of Summary Vacation, recorded on February 28, 2007, as Document No. 20070436855, of Official Records, in the Office of the County Recorder of said County, adjoining above-mentioned Lots 432 through 435, inclusive.

AIN: 4440-012-900

Lots 156, 157, 158, 584, 585, 586, 587, 588, 589, 590, and 591 in 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 County Recorder of said County.

Said land also being described in the Quitclaim Deed recorded September 22, 1948, in Book 28299, page 266 and in the Grant Deed recorded February 18, 1928, in Book 7835, page 89, both of Official Records, in the Office of the County Recorder of said County.

EXHIBIT A

TOPANGA PARCELS

AIN: 4440-013-900

Lot 106 in 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 County Recorder of said County.

AIN: 4440-013-903, 4440-027-900

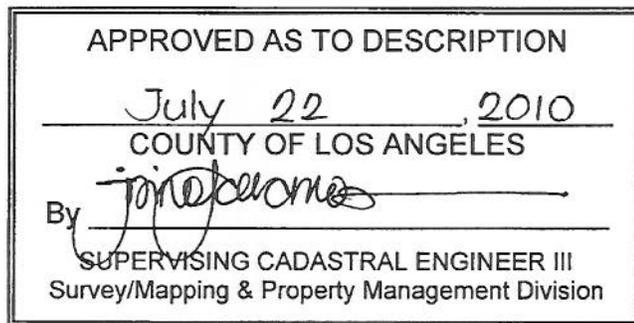
Lots 105 and 114 in Tract No. 6943, in the unincorporated territory of the County of Los Angeles, State of California, as shown on map filed in Book 105, pages 74 to 82 inclusive, of Maps, in the Office of the County Recorder of said County.

Said land also being described in the Grant Deed recorded December 11, 1931, in Book 11270, page 74, of Official Records, in the Office of the County Recorder of said County.

AIN: 4440-017-903

Lot 112 in 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 County Recorder of said County.

Said land also being described in the Grant Deed recorded August 27, 1943, in Book 20199, page 197, of Official Records, in the Office of the County Recorder of said County.



This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California Business and Professions Code.

**EXHIBIT A
TOPANGA PARCELS
LEGAL DESCRIPTIONS**

APN 4442-006-901

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

LOT 62 OF LICENSED SURVEYOR'S MAP, FILED IN BOOK 26, PAGE 37 OF RECORDS OF SURVEY, IN THE OFFICE OF SAID COUNTY RECORDER.

APN 4442-007-900

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

LOT 2 OF LICENSED SURVEYOR'S MAP, FILED IN BOOK 28, PAGE 41 OF RECORDS OF SURVEY, IN THE OFFICE OF SAID COUNTY RECORDER.

APN 4442-008-901

THAT PORTION OF LOT 16 OF TRACT NO. 3729, IN UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 41, PAGES 17 THROUGH 20 OF MAPS, IN THE OFFICE OF SAID COUNTY 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, INCLUSIVE, OF LICENSED SURVEYOR'S MAP, FILED IN BOOK 26, PAGE 17 OF RECORDS OF SURVEY IN THE OFFICE OF SAID COUNTY RECORDER.

APN 4442-008-902

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

LOTS 48 AND 49 OF LICENSED SURVEYOR'S MAP FILED IN BOOK 26, PAGE 17 OF RECORDS OF SURVEY, IN THE OFFICE OF SAID COUNTY RECORDER.

APN 4442-020-900

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

LOTS 42 AND 236 OF LICENSED SURVEYOR'S MAP FILED IN BOOK 27, PAGE 47 OF RECORDS OF SURVEY, IN THE OFFICE OF SAID COUNTY RECORDER.

APN 4442-026-900

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

LOTS 341, 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, INCLUSIVE, OF LICENSED SURVEYOR'S MAP FILED IN BOOK 23, PAGE 27 OF RECORDS OF SURVEY, IN THE OFFICE OF SAID COUNTY RECORDER.

APN 4442-026-901

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

LOTS 347, 348, 349, AND 350, INCLUSIVE, OF LICENSED SURVEYOR'S MAP FILED IN BOOK 23, PAGE 27 OF RECORDS OF SURVEY, IN THE OFFICE OF SAID COUNTY RECORDER.

APN 4442-027-900

THAT PORTION OF LOT 15 OF TRACT NO. 3729, IN UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 41, PAGES 17 THROUGH 20 OF MAPS, IN THE OFFICE OF SAID COUNTY 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, INCLUSIVE, OF LICENSED SURVEYOR'S MAP FILED IN BOOK 23, PAGE 27 OF RECORDS OF SURVEY, IN THE OFFICE OF SAID COUNTY RECORDER.

APN 4442-028-900

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

LOT 1 OF LICENSED SURVEYOR'S MAP FILED IN BOOK 28, PAGE 45 OF RECORDS OF SURVEY, IN THE OFFICE OF SAID COUNTY RECORDER.

TOGETHER WITH LOTS 21, 22, 24, 25, 26, 38, 40, 41, 42, 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, INCLUSIVE, OF LICENSED SURVEYOR'S MAP FILED IN BOOK 26, PAGE 21 OF RECORDS OF SURVEY, IN THE OFFICE OF SAID COUNTY RECORDER.

APN 4442-028-901

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

LOT 43 OF LICENSED SURVEYOR'S MAP FILED IN BOOK 26, PAGE 21 OF RECORDS OF SURVEY, IN THE OFFICE OF SAID COUNTY RECORDER.

APN 4442-029-900

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

LOTS 1 AND 2 AS SHOWN ON LICENSED SURVEYOR'S MAP FILED IN BOOK 26, PAGE 21 OF RECORDS OF SURVEY, IN THE OFFICE OF SAID COUNTY RECORDER.

APN 4442-029-901

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

LOT 4 AS SHOWN ON LICENSED SURVEYOR'S MAP FILED IN BOOK 26, PAGE 21 OF RECORDS OF SURVEY, IN THE OFFICE OF SAID COUNTY RECORDER.

APN 4442-030-901

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

LOTS 11, 12, 13, AND 21 AS SHOWN ON LICENSED SURVEYOR'S MAP FILED IN BOOK 25, PAGE 34 OF RECORDS OF SURVEY, IN THE OFFICE OF SAID COUNTY RECORDER.

APN 4442-030-902

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

LOTS 81, 82, 99, AND 100 AS SHOWN ON LICENSED SURVEYOR'S MAP FILED IN BOOK 25, PAGE 34 OF RECORDS OF SURVEY, IN THE OFFICE OF SAID COUNTY RECORDER.

APN 4442-030-904

THAT PORTION OF LOT 15 OF TRACT NO. 3729, IN UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 41, PAGES 17 THROUGH 20 OF MAPS, IN THE OFFICE OF SAID COUNTY 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, INCLUSIVE, AS SHOWN ON LICENSED SURVEYOR'S MAP FILED IN BOOK 25, PAGE 34 OF RECORDS OF SURVEY, IN THE OFFICE OF SAID COUNTY RECORDER.

APN 4442-031-904

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

LOT 208 AS SHOWN ON LICENSED SURVEYOR'S MAP FILED IN BOOK 25, PAGE 34 OF RECORDS OF SURVEY, IN THE OFFICE OF SAID COUNTY RECORDER.

APN 4442-032-900

THAT PORTION OF LOT 15 OF TRACT NO. 3729, IN UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 41, PAGES 17 THROUGH 20 OF MAPS, IN THE OFFICE OF SAID COUNTY 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, INCLUSIVE, AS SHOWN ON LICENSED SURVEYOR'S MAP FILED IN BOOK 25, PAGE 34 OF RECORDS OF SURVEY IN THE OFFICE OF SAID COUNTY RECORDER.

APN 4442-032-901

THAT PORTION OF LOT 15 OF TRACT NO. 3729, IN UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 41,

Coast Surveying, Inc.
March 26, 2008

PAGES 17 THROUGH 20 OF MAPS, IN THE OFFICE OF SAID COUNTY 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, INCLUSIVE, AS SHOWN ON LICENSED SURVEYOR'S MAP FILED IN BOOK 23, PAGE 27 OF RECORDS OF SURVEY IN THE OFFICE OF SAID COUNTY RECORDER.

DATED THIS 26th DAY OF MARCH, 2008.

Gwen-Vera del Castillo

GWEN-VERA DEL CASTILLO, PLS 5108
REGISTRATION EXPIRES 6/30/09



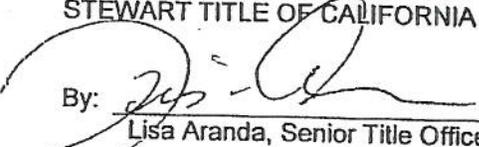
EXHIBIT "A"

LOTS 562 TO 573, INCLUSIVE, OF TRACT NO. 6943, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 105, PAGES 74 TO 82, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF BROWNHILL TRAIL (VACATED) ADJOINING LOTS 562, 563 AND 564.

APN: 4440-011-903

4440-011-903

Description Verified
STEWART TITLE OF CALIFORNIA

By: 

Lisa Aranda, Senior Title Officer

EXHIBIT "A"

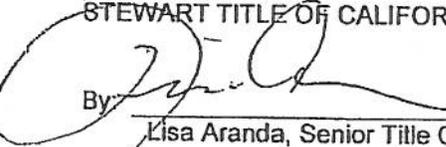
LOT 601 OF TRACT NO. 6943, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 105, PAGES 74 TO 82, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID LOT 601 LYING WITHIN TOPANGA CANYON BOULEVARD (80 FEET WIDE).

APN: 4440-013-904

4440-013-904

Description Verified
STEWART TITLE OF CALIFORNIA

By: 

Lisa Aranda, Senior Title Officer

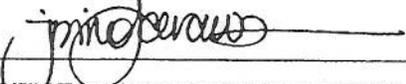
4441-009-900

EXHIBIT "A"

THAT PORTION OF LOT 10 OF TRACT NO. 3729, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 41, PAGES 17 TO 20, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 10, THENCE SOUTH $12^{\circ}52'$ EAST 120.20 FEET; THENCE SOUTH $58^{\circ}11'40''$ WEST 5.61 FEET; THENCE SOUTH $46^{\circ}09'20''$ WEST 51.31 FEET; THENCE SOUTH $51^{\circ}30'40''$ WEST 116.36 FEET; THENCE SOUTH $38^{\circ}29'20''$ EAST 62.5 FEET; THENCE SOUTH $51^{\circ}30'40''$ WEST 73.95 FEET; THENCE SOUTH $13^{\circ}11'40''$ WEST 27.31 FEET; THENCE NORTH $76^{\circ}48'20''$ WEST 115.19 FEET; THENCE NORTH $0^{\circ}03'15''$ WEST 129.65 FEET; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 10 NORTH $51^{\circ}30'40''$ EAST 311.20 FEET TO THE POINT OF BEGINNING.

APN: 4441-009-900

APPROVED AS TO DESCRIPTION
<u>January 29, 2009</u>
COUNTY OF LOS ANGELES
By <u></u>
SUPERVISING CADASTRAL ENGINEER III
Mapping and Property Management Division

This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California Business and Professions Code.

ra:\C:\MyFiles\vacation projects\dept inquiry\Topanga parcels sale\Legal Description.rtf

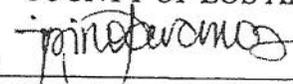
4441-009-901

EXHIBIT "A"

THAT PORTION OF LOT 10 OF TRACT NO 3729, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 41, PAGES 17 TO 20, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE REGISTRAR-RECORDER/COUNTY CLERK OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 10, THENCE SOUTH 12°52'00" EAST ALONG THE EASTERLY LINE OF SAID LOT, A DISTANCE OF 410 95 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 59°38'40" WEST 56.67 FEET, THENCE SOUTH 13°11'40" WEST 262.17 FEET; THENCE NORTH 76°48'20" WEST 62 5 FEET. THENCE SOUTH 13°11'40" WEST 25 FEET; THENCE SOUTH 76°48'20" EAST 62.5 FEET. THENCE SOUTH 13°11'40" WEST 37 5 FEET, THENCE NORTH 76°48'20" WEST 217.34 FEET TO THE WESTERLY LINE OF SAID LOT, THENCE SOUTH 0°03'15" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 430 94 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT, THENCE NORTH 89°58'50" EAST ALONG THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 500 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT. THENCE NORTH 12°52'00" WEST ALONG THE EASTERLY LINE OF SAID LOT, A DISTANCE OF 744 58 FEET TO THE TRUE POINT OF BEGINNING.

APN: 4441-009-901

APPROVED AS TO DESCRIPTION
April 1, 2009
COUNTY OF LOS ANGELES
By: 
SUPERVISING CADASTRAL ENGINEER III
Mapping and Property Management Division

This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California Business and Professions Code.

4441-009-902

EXHIBIT "A"

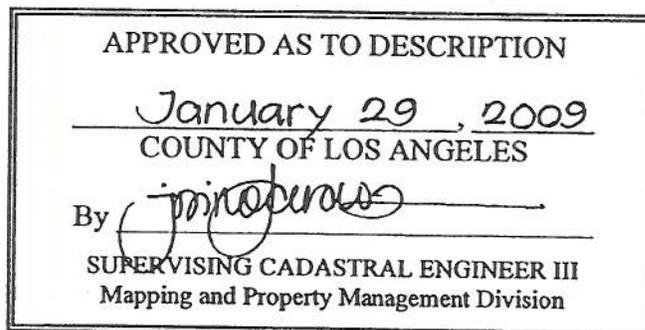
THAT PORTION OF LOT 10 OF TRACT NO. 3729, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 41, PAGES 17 TO 20, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 10, THENCE SOUTH 12°52' EAST 186.28 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 12°52' EAST 224.67 FEET; THENCE SOUTH 59°38'40" WEST 56.67 FEET; THENCE SOUTH 13°11'40" WEST 262.17 FEET; THENCE NORTH 76°48'20" WEST 125 FEET; THENCE NORTH 13°11'40" EAST 62.5 FEET; THENCE NORTH 76°48'20" WEST 87.5 FEET; THENCE SOUTH 13°11'40" WEST 62.5 FEET; THENCE NORTH 76°48'20" WEST 19.56 FEET; THENCE NORTH 0°03'15" WEST 308.20 FEET; THENCE SOUTH 76°48'20" EAST 52.69 FEET; THENCE SOUTH 13°11'40" WEST 150 FEET; THENCE SOUTH 76°48'20" EAST 62.5 FEET; THENCE NORTH 13°11'40" EAST 177.31 FEET; THENCE NORTH 51°30'40" EAST 111.45 FEET; THENCE NORTH 47°44'10" EAST 107.17 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 10, THENCE SOUTH 12°52' EAST 186.28 FEET; THENCE SOUTH 47°44'10" WEST 107.17 FEET; THENCE SOUTH 51°30'40" WEST 111.45 FEET; THENCE SOUTH 13°11'40" WEST 27.31 FEET; THENCE SOUTH 76°48'20" EAST 62.5 FEET; THENCE SOUTH 13°11'40" WEST 100 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 76°48'20" EAST 62.5 FEET; THENCE SOUTH 13°11'40" WEST 100 FEET; THENCE NORTH 76°48'20" WEST 62.5 FEET; THENCE NORTH 13°11'40" EAST 100 FEET TO THE TRUE POINT OF BEGINNING.

APN: 4441-009-902



This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California Business and Professions Code.

EXHIBIT "A"

LOT 12 OF TRACT NO. 3729, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 41, PAGES 17 TO 20, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING NORTHERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID LOT 12, SAID POINT BEING NORTH 9°19'30" WEST 600 FEET FROM THE SOUTHEAST CORNER OF SAID LOT, THENCE SOUTHWESTERLY IN A DIRECT LINE TO A POINT IN THE WEST LINE OF SAID LOT 12, SAID POINT BEING NORTH 16°31'50" WEST 499.92 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 12.

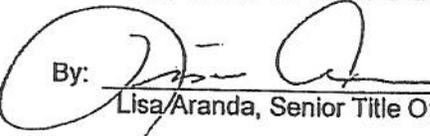
ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 12, THENCE ALONG THE EASTERLY LINE OF SAID LOT 12 NORTH 9°19'30" WEST 160.32 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID LOT 12, NORTH 9°19'30" WEST 176.40 FEET; THENCE SOUTH 73°28'10" WEST 66.85 FEET; THENCE SOUTH 16°31'50" EAST 175 FEET; THENCE NORTH 73°28'10" EAST 44.72 FEET TO THE TRUE POINT OF BEGINNING.

APN: 4441-012-900

4441-012-900

Description Verified
STEWART TITLE OF CALIFORNIA

By: 
Lisa Aranda, Senior Title Officer

444-014-900

EXHIBIT "A"

LOT 13 OF TRACT NO. 3729, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 41, PAGES 17 TO 20, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING NORTHERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID LOT 13, SAID POINT BEING SOUTH 8°04'40" EAST 680.05 FEET FROM THE NORTHEASTERLY CORNER OF SAID LOT 13; THENCE SOUTHWESTERLY IN A DIRECT LINE TO A POINT IN THE WEST LINE OF SAID LOT 13, SAID POINT BEING NORTH 9°19'30" WEST 600 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 13.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 13, THENCE ALONG THE EASTERLY LINE OF SAID LOT 13 NORTH 8°04'40" WEST 275.71 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID LOT 13 NORTH 8°04'40" WEST 315.94 FEET; THENCE SOUTH 73°28'10" WEST 57.58 FEET; THENCE SOUTH 16°31'50" EAST 312.5 FEET; THENCE NORTH 73°28'10" EAST 11.14 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 13, THENCE ALONG THE EASTERLY LINE OF SAID LOT 13 NORTH 8°04'40" WEST 275.71 FEET; THENCE SOUTH 73°28'10" WEST 11.14 FEET; THENCE NORTH 16°31'50" WEST 87.5 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 16°31'50" WEST 125 FEET; THENCE SOUTH 73°28'10" WEST 62.5 FEET; THENCE SOUTH 16°31'50" EAST 125 FEET; THENCE NORTH 73°28'10" EAST 62.5 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 13, THENCE ALONG THE EASTERLY LINE OF SAID LOT 13 NORTH 8°04'40" WEST 616.92 FEET; THENCE SOUTH 73°28'10" WEST 248.80 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 73°28'10" WEST 62.5 FEET; THENCE SOUTH 16°31'50" EAST 50 FEET; THENCE NORTH 73°28'10" EAST 62.5 FEET; THENCE NORTH 16°31'50" WEST 50 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 13, THENCE ALONG THE EASTERLY LINE OF SAID LOT 13 NORTH 8°04'40" WEST 566.37 FEET; THENCE SOUTH 73°28'10" WEST 241.37 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 73°28'10" WEST 62.5 FEET; THENCE SOUTH 16°31'50" EAST 112.5 FEET; THENCE NORTH 73°28'10" EAST 62.5 FEET; THENCE NORTH 16°31'50" WEST 112.5 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 13, THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 13 SOUTH 89°58'50" WEST 99.72 FEET; THENCE NORTH 16°31'50" WEST 131.89 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 16°31'50" WEST 50 FEET; THENCE SOUTH 73°28'10" WEST 62.5 FEET; THENCE SOUTH 16°31'50" EAST 50 FEET; THENCE NORTH 73°28'10" EAST 62.5 FEET TO THE TRUE POINT OF BEGINNING.

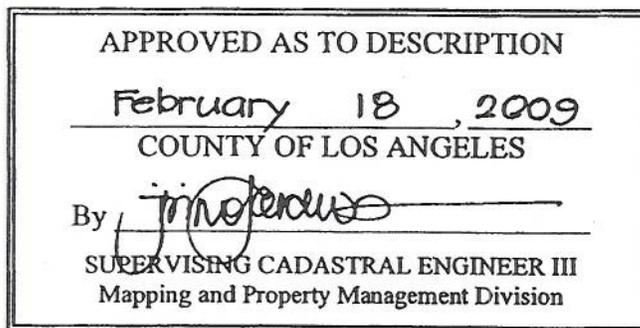
ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 13, THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 13 SOUTH 89°58'50" WEST 34.53 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 16°31'50" WEST 50.41 FEET; THENCE SOUTH 73°28'10" WEST 62.5 FEET; THENCE SOUTH 16°31'50" EAST 31.89 FEET; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 13 NORTH 89°58'50" EAST 65.19 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 13, THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 13 SOUTH 89°58'50" WEST 34.53 FEET; THENCE NORTH 16°31'50" WEST 50.41 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 16°31'50" WEST 25 FEET; THENCE SOUTH 73°28'10" WEST 62.5 FEET; THENCE SOUTH 16°31'50" EAST 25 FEET; THENCE NORTH 73°28'10" EAST 62.5 FEET TO THE TRUE POINT OF BEGINNING.

APN: 4441-014-900



This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California Business and Professions Code.

4441-015-901

EXHIBIT "A"

LOT 14 OF TRACT NO. 3729, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 41, PAGES 17 TO 20, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING SOUTHERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID LOT 14, SAID POINT BEING SOUTH 5°34'40" EAST 815.14 FEET FROM THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 76°52'20" WEST 240.42 FEET; THENCE NORTH 16°31'50" WEST 9.42 FEET; THENCE SOUTH 73°28'10" WEST 62.5 FEET; THENCE SOUTH 16°31'50" EAST 5.70 FEET; THENCE SOUTH 76°52'20" WEST 305.36 FEET TO A POINT IN THE WEST LINE OF SAID LOT 14, SAID POINT BEING SOUTH 8°04'40" EAST 680.05 FEET FROM THE NORTHWEST CORNER OF SAID LOT 14.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 14, THENCE ALONG THE NORTHERLY LINE OF SAID LOT 14 NORTH 65°36'05" EAST 25 FEET; THENCE SOUTH 24°23'55" EAST 50 FEET; THENCE SOUTH 65°36'05" WEST 39.64 FEET; THENCE ALONG THE WESTERLY LINE OF SAID LOT 14 NORTH 8°04'40" WEST 52.10 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 14, THENCE ALONG THE WESTERLY LINE OF SAID LOT 14 SOUTH 8°04'40" EAST 52.10 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 8°04'40" EAST 65.13 FEET; THENCE NORTH 65°36'05" EAST 57.94 FEET; THENCE NORTH 24°23'55" WEST 62.5 FEET; THENCE SOUTH 65°36'05" WEST 39.64 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 14, THENCE ALONG THE NORTHERLY LINE OF SAID LOT 14 NORTH 65°36'05" EAST 25 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 65°36'05" EAST 75 FEET; THENCE SOUTH 24°23'55" EAST 50 FEET; THENCE SOUTH 65°36'05" WEST 75 FEET; THENCE NORTH 24°23'55" WEST 50 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 14, THENCE ALONG THE NORTHERLY LINE OF SAID LOT 14 NORTH 65°36'05" EAST 100 FEET; THENCE SOUTH 24°23'55" EAST 50 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 24°23'55" EAST 62.5 FEET; THENCE NORTH 65°36'05" EAST 25 FEET; THENCE NORTH 24°23'55" WEST 62.5 FEET; THENCE SOUTH 65°36'05" WEST 25 FEET TO THE TRUE POINT OF BEGINNING.

4441-016-901

EXHIBIT "A"

LOT 14 OF TRACT NO. 3729, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 41, PAGES 17 TO 20, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING NORTHERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID LOT 14, SAID POINT BEING SOUTH 5°34'40" EAST 815.14 FEET FROM THE NORTHEAST CORNER OF SAID LOT. THENCE SOUTH 76°52'20" WEST 240.42 FEET; THENCE NORTH 16°31'50" WEST 9.42 FEET; THENCE SOUTH 73°28'10" WEST 62.5 FEET; THENCE SOUTH 16°31'50" EAST 5.70 FEET; THENCE SOUTH 76°52'20" WEST 305.36 FEET TO A POINT IN THE WEST LINE OF SAID LOT 14, SAID POINT BEING SOUTH 8°04'40" EAST 680.05 FEET FROM THE NORTHWEST CORNER OF SAID LOT 14.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 14, THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 14 SOUTH 89°58'50" WEST 154.4 FEET; THENCE NORTH 16°31'50" WEST 180.13 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 16°31'50" WEST 25 FEET; THENCE SOUTH 73°28'10" WEST 62.5 FEET; THENCE SOUTH 16°31'50" EAST 25 FEET; THENCE NORTH 73°28'10" EAST 62.5 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EASTERLY LINE OF SAID LOT 14 WHICH IS SOUTH 5°34'40" EAST 815.14 FEET FROM THE NORTHEAST CORNER OF SAID LOT, THENCE SOUTH 76°52'20" WEST 240.42 FEET; THENCE NORTH 16°31'50" WEST 9.42 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 73°28'10" WEST 62.5 FEET; THENCE SOUTH 16°31'50" EAST 75 FEET; THENCE NORTH 73°28'10" EAST 62.5 FEET; THENCE NORTH 16°31'50" WEST 75 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EASTERLY LINE OF SAID LOT 14 WHICH IS SOUTH 5°34'40" EAST 815.14 FEET FROM THE NORTHEAST CORNER OF SAID LOT, THENCE SOUTH 76°52'20" WEST 240.42 FEET; THENCE SOUTH 16°31'50" EAST 65.58 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 16°31'50" EAST 200 FEET; THENCE SOUTH 73°28'10" WEST 62.5 FEET; THENCE NORTH 16°31'50" WEST 200 FEET; THENCE NORTH 73°28'10" EAST 62.5 FEET TO THE TRUE POINT OF BEGINNING.

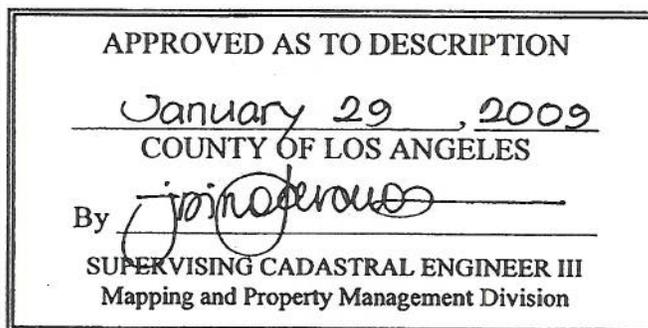
ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 14; THENCE ALONG THE EASTERLY LINE OF SAID LOT 14, SOUTH 5°34'40" EAST 867.38 FEET TO THE NORTHEASTERLY CORNER OF PARCEL 217 AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 44 PAGES 25, 26 AND 27 OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 217, SOUTH 73°28'10" WEST 43.00 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL 217; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL

217 SOUTH 16°31'50" EAST 25.00 FEET TO THE NORTHEASTERLY CORNER OF PARCEL 241 AS SHOWN ON SAID RECORD OF SURVEY MAP; THENCE ALONG THE NORTHERLY LINE OF PARCELS 241 AND 260 AS SHOWN ON SAID RECORD OF SURVEY MAP SOUTH 73°28'10" WEST 125.00 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL 260; THENCE ALONG THE WESTERLY LINE OF PARCELS 221 AND 260 TO 263, INCLUSIVE, AS SHOWN ON SAID RECORD OF SURVEY MAP SOUTH 16°31'50" EAST 150.00 FEET TO THE NORTHEASTERLY CORNER OF PARCEL 278 AS SHOWN ON SAID RECORD OF SURVEY MAP; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 278 SOUTH 73°28'10" WEST 62.50 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL 278; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 278 SOUTH 16°31'50" EAST 25.00 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL 317; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 317 AND 348 AS SHOWN ON SAID RECORD OF SURVEY SOUTH 73°28'10" WEST 125.00 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL 348; THENCE ALONG THE WESTERLY LINE OF PARCELS 348, 349, 350, 351 AND 352 AS SHOWN ON SAID RECORD OF SURVEY MAP SOUTH 16°31'50" EAST 150.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 352; THENCE ALONG THE SOUTHERLY LINE OF PARCELS 352, 313, AND 283 AS SHOWN ON SAID RECORD OF SURVEY MAP NORTH 73°28'10" EAST 187.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 283; THENCE ALONG THE WESTERLY LINE OF PARCELS 227, 228 AND 229 AS SHOWN ON SAID RECORD OF SURVEY MAP SOUTH 16°31'50" EAST 75.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 229; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 229 NORTH 73°28'10" EAST 85.73 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL 229; THENCE ALONG THE EASTERLY LINE OF PARCELS 217, 218, AND 222 TO 229, INCLUSIVE, ALSO BEING THE EASTERLY LINE OF SAID LOT 14 NORTH 5°34'40" WEST 432.87 TO THE TRUE POINT OF BEGINNING.

THE ABOVE LEGAL DESCRIPTION DESCRIBES PARCELS 217 THROUGH 229, 238 THROUGH 241, 260 THROUGH 263, 278 THROUGH 283, 313 THROUGH 317 AND 348 THROUGH 352, ALL INCLUSIVE, AS SHOWN ON SAID RECORD OF SURVEY MAP.

APN: 4441-016-901



This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California Business and Professions Code.

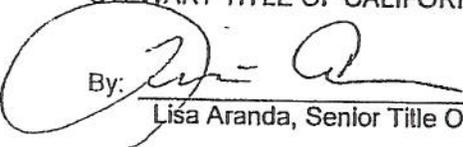
EXHIBIT "A"

LOTS 102, 104 TO 111, INCLUSIVE, 115, 117 TO 122, INCLUSIVE, 124 TO 128, INCLUSIVE, 130 TO 159, INCLUSIVE, 162, 163, 165, 166, 168 TO 175, INCLUSIVE, 177 TO 184, INCLUSIVE, 186 TO 190, INCLUSIVE, 193 TO 203, INCLUSIVE, 205 TO 207, INCLUSIVE, AND 209 TO 211, INCLUSIVE, AS SHOWN ON A LICENSED SURVEYOR'S MAP, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 25, PAGE 34 OF LICENSED SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4442-031-903

4441 - 031 - 903

Description Verified
STEWART TITLE OF CALIFORNIA

By: 

Lisa Aranda, Senior Title Officer

EXHIBIT "A"

LOT 16 OF TRACT NO. 3729, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 41, PAGES 17 TO 20, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WESTERLY AND SOUTHERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT 16, SAID POINT BEING NORTH 89°51'15" WEST 268.66 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT, THENCE SOUTH 0°02'40" WEST 98.98 FEET; THENCE NORTH 89°58'50" EAST 25 FEET; THENCE SOUTH 0°02'40" WEST 300 FEET; THENCE NORTH 89°58'50" EAST 38.38 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 16.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED IN THE DOCUMENT RECORDED MARCH 9, 1989 AS INSTRUMENT NO. 89-374160 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 16, THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT SOUTH 27°18' WEST 54.27 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°58'50" WEST 43.79 FEET; THENCE SOUTH 0°02'40" WEST 50 FEET; THENCE NORTH 89°58'50" EAST 18.01 FEET; THENCE NORTH 27°18' EAST 56.28 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 16, THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT SOUTH 27°18' WEST 54.27 FEET; THENCE SOUTH 89°58'50" WEST 93.79 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°58'50" WEST 50 FEET; THENCE SOUTH 0°02'40" WEST 50 FEET; THENCE NORTH 89°58'50" EAST 50 FEET; THENCE NORTH 0°02'40" EAST 50 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

4442-006-900

COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 16, THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT SOUTH 27°18' WEST 166.83 FEET; THENCE SOUTH 89°58'50" WEST 42.24 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°58'50" WEST 25 FEET; THENCE SOUTH 0°02'40" WEST 50 FEET; THENCE NORTH 89°58'50" EAST 25 FEET; THENCE NORTH 0°02'40" EAST 50 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 16, THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT SOUTH 27°18' WEST 166.83 FEET; THENCE SOUTH 89°58'50" WEST 67.24 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°58'50" WEST 25 FEET; THENCE SOUTH 0°02'40" WEST 50 FEET; THENCE NORTH 89°58'50" EAST 25 FEET; THENCE NORTH 0°02'40" EAST 50 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 16, THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT SOUTH 27°18' WEST 166.83 FEET; THENCE SOUTH 89°58'50" WEST 117.24 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°58'50" WEST 25 FEET; THENCE SOUTH 0°02'40" WEST 50 FEET; THENCE NORTH 89°58'50" EAST 25 FEET; THENCE NORTH 0°02'40" EAST 50 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 16, THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT SOUTH 27°18' WEST 223.10 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°58'50" WEST 41.47 FEET; THENCE SOUTH 0°02'40" WEST 50 FEET; THENCE NORTH 89°58'50" EAST 15.69 FEET; THENCE NORTH 27°18' EAST 56.28 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 16, THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT SOUTH 27°18' WEST 223.10 FEET; THENCE SOUTH 89°58'50" WEST 91.47 FEET TO THE TRUE POINT OF

BEGINNING; THENCE CONTINUING SOUTH 89°58'50" WEST 25 FEET; THENCE SOUTH 0°02'40" WEST 50 FEET; THENCE NORTH 89°58'50" EAST 25 FEET; THENCE NORTH 0°02'40" EAST 50 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 16, THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT SOUTH 27°18' WEST 223.10 FEET; THENCE SOUTH 89°58'50" WEST 116.47 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°58'50" WEST 25 FEET; THENCE SOUTH 0°02'40" WEST 50 FEET; THENCE NORTH 89°58'50" EAST 25 FEET; THENCE NORTH 0°02'40" EAST 50 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

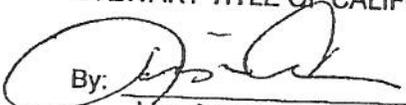
COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 16, THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT SOUTH 27°18' WEST 279.38 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°58'50" WEST 40.69 FEET; THENCE SOUTH 0°02'40" WEST 50 FEET; THENCE NORTH 89°58'50" EAST 14.92 FEET; THENCE NORTH 27°18' EAST 56.28 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 16, THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT SOUTH 27°18' WEST 335.66 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°58'50" WEST 39.92 FEET; THENCE SOUTH 0°02'40" WEST 50 FEET; THENCE NORTH 89°58'50" EAST 14.15 FEET; THENCE NORTH 27°18' EAST 56.27 FEET TO THE TRUE POINT OF BEGINNING.

APN: 4442-006-900

Description Verified
STEWART TITLE OF CALIFORNIA

By: 

Lisa Aranda, Senior Title Officer

EXHIBIT "A"

THAT PORTION OF LOT 16 OF TRACT NO. 3729, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 41, PAGES 17 TO 20, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 16, THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT SOUTH 27°18' WEST 448.21 FEET; THENCE SOUTH 89°58'50" WEST 38.38 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°58'50" WEST 300 FEET; THENCE NORTH 0°02'40" EAST TO A POINT IN THE NORTHERLY LINE OF SAID LOT 16 WHICH IS NORTH 89°51'15" WEST 543.66 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 16 SOUTH 89°51'15" EAST 275 FEET; THENCE SOUTH 0°02'40" WEST 98.98 FEET; THENCE NORTH 89°58'50" EAST 25 FEET; THENCE SOUTH 0°02'40" WEST 300 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 16; THENCE ALONG THE NORTHERLY LINE OF SAID LOT NORTH 89°51'15" WEST 368.66 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°51'15" WEST 25 FEET; THENCE SOUTH 0°02'40" WEST 49.34 FEET; THENCE NORTH 89°58'50" EAST 25 FEET; THENCE NORTH 0°02'40" EAST 49.27 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 16, THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT SOUTH 27°18' WEST 54.27 FEET; THENCE SOUTH 89°58'50" WEST 268.79 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°58'50" WEST 25 FEET; THENCE SOUTH 0°02'40" WEST 50 FEET; THENCE NORTH 89°58'50" EAST 25 FEET; THENCE NORTH 0°02'40" EAST 50 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 16, THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT SOUTH 27°18' WEST 448.21 FEET; THENCE SOUTH 89°58'50" WEST 38.38 FEET; THENCE NORTH

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0°02'40" EAST 150 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 0°02'40" EAST 50 FEET; THENCE SOUTH 89°58'50" WEST 25 FEET; THENCE SOUTH 0°02'40" WEST 50 FEET; THENCE NORTH 89°58'50" EAST 25 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 16, THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT SOUTH 27°18' WEST 448.21 FEET; THENCE SOUTH 89°58'50" WEST 63.38 FEET; THENCE NORTH 0°02'40" EAST 100 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 0°02'40" EAST 50 FEET; THENCE SOUTH 89°58'50" WEST 25 FEET; THENCE SOUTH 0°02'40" WEST 50 FEET; THENCE NORTH 89°58'50" EAST 25 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 16, THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT SOUTH 27°18' WEST 448.21 FEET; THENCE SOUTH 89°58'50" WEST 113.38 FEET; THENCE NORTH 0°02'40" EAST 100 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 0°02'40" EAST 50 FEET; THENCE SOUTH 89°58'50" WEST 25 FEET; THENCE SOUTH 0°02'40" WEST 50 FEET; THENCE NORTH 89°58'50" EAST 25 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 16, THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT SOUTH 27°18' WEST 448.21 FEET; THENCE SOUTH 89°58'50" WEST 163.38 FEET; THENCE NORTH 0°02'40" EAST 50 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 0°02'40" EAST 50 FEET; THENCE SOUTH 89°58'50" WEST 25 FEET; THENCE SOUTH 0°02'40" WEST 50 FEET; THENCE NORTH 89°58'50" EAST 25 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 16, THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT SOUTH 27°18' WEST

448.21FEET; THENCE SOUTH 89°58'50" WEST 238.38 FEET; THENCE NORTH 0°02'40" EAST 50 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 0°02'40" EAST 50 FEET; THENCE SOUTH 89°58'50" WEST 25 FEET; THENCE SOUTH 0°02'40" WEST 50 FEET; THENCE NORTH 89°58'50" EAST 25 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 16, THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT SOUTH 27°18' WEST 448.21FEET; THENCE SOUTH 89°58'50" WEST 263.38 FEET; THENCE NORTH 0°02'40" EAST 50 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 0°02'40" EAST 50 FEET; THENCE SOUTH 89°58'50" WEST 25 FEET; THENCE SOUTH 0°02'40" WEST 50 FEET; THENCE NORTH 89°58'50" EAST 25 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 16, THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT SOUTH 27°18' WEST 448.21FEET; THENCE SOUTH 89°58'50" WEST 313.38 FEET; THENCE NORTH 0°02'40" EAST 150 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 0°02'40" EAST 50 FEET; THENCE SOUTH 89°58'50" WEST 25 FEET; THENCE SOUTH 0°02'40" WEST 50 FEET; THENCE NORTH 89°58'50" EAST 25 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 16, THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT SOUTH 27°18' WEST 448.21FEET; THENCE SOUTH 89°58'50" WEST 313.38 FEET; THENCE NORTH 0°02'40" EAST 200 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 0°02'40" EAST 50 FEET; THENCE SOUTH 89°58'50" WEST 25 FEET; THENCE SOUTH 0°02'40" WEST 50 FEET; THENCE NORTH 89°58'50" EAST 25 FEET TO THE TRUE POINT OF BEGINNING.

APN: 4442-007-901

Description Verified
STEWART TITLE OF CALIFORNIA

By:

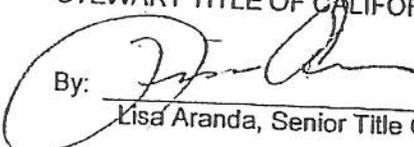

Lisa Aranda, Senior Title Officer

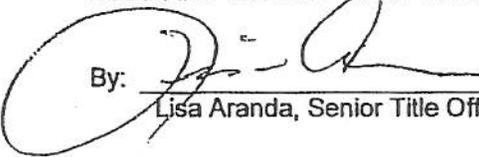
EXHIBIT "A"

LOTS 48 AND 49 AS SHOWN ON A LICENSED SURVEYOR'S MAP, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 26, PAGE 17 OF LICENSED SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4442-008-902

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Description Verified
STEWART TITLE OF CALIFORNIA

By: 

Lisa Aranda, Senior Title Officer

EXHIBIT "A"

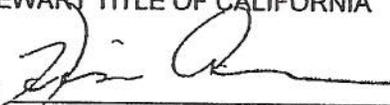
THAT PORTION OF LOT 1 AS SHOWN ON A LICENSED SURVEYOR'S MAP, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 28, PAGE 44 OF LICENSED SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, THENCE NORTH 0°02'40" EAST 50 FEET; THENCE NORTH 89°58'50" EAST 25 FEET; THENCE NORTH 0°02'40" EAST 150 FEET; THENCE SOUTH 89°58'50" WEST 25 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°58'50" WEST 425 FEET; THENCE NORTH 0°02'40" EAST 100 FEET; THENCE NORTH 89°58'50" EAST 75 FEET; THENCE NORTH 0°02'40" EAST 50 FEET; THENCE SOUTH 89°58'50" WEST 50 FEET; THENCE NORTH 0°02'40" EAST 50 FEET; THENCE NORTH 89°58'50" EAST 100 FEET; THENCE SOUTH 0°02'40" WEST 50 FEET; THENCE NORTH 89°58'50" EAST 25 FEET; THENCE NORTH 0°02'40" EAST 50 FEET; THENCE NORTH 89°58'50" EAST 75 FEET; THENCE SOUTH 0°02'40" WEST 50 FEET; THENCE NORTH 89°58'50" EAST 50 FEET; THENCE SOUTH 0°02'40" WEST 50 FEET; THENCE NORTH 89°58'50" EAST 25 FEET; THENCE NORTH 0°02'40" EAST 50 FEET; THENCE NORTH 89°58'50" EAST 25 FEET; THENCE SOUTH 0°02'40" WEST 50 FEET; THENCE NORTH 89°58'50" EAST 100 FEET; THENCE SOUTH 0°02'40" WEST 100 FEET TO THE TRUE POINT OF BEGINNING.

APN: 4442-008-904

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Description Verified
STEWART TITLE OF CALIFORNIA

By: 

Lisa Aranda, Senior Title Officer

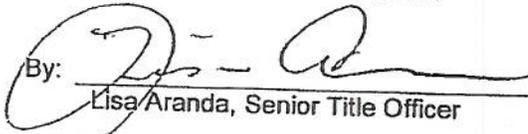
EXHIBIT "A"

LOTS 161, 224 AND 225 AS SHOWN ON A LICENSED SURVEYOR'S MAP, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 26, PAGE 17 OF LICENSED SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4442-008-905

4442-008-905

Description Verified
STEWART TITLE OF CALIFORNIA

By: 
Lisa Aranda, Senior Title Officer

4442-009-900

EXHIBIT "A"

PARCEL 1:

LOTS 309 AND 333 AS SHOWN ON A LICENSED SURVEYOR'S MAP, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 26, PAGE 17 OF LICENSED SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

THAT PORTION OF LOT 1 AS SHOWN ON LICENSED SURVEYOR'S MAP, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 28, PAGE 44 OF LICENSED SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT 1, SAID POINT BEING NORTH 0°02'40" EAST 250 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89°58'50" EAST 350 FEET; THENCE SOUTH 0°02'40" WEST 50 FEET; THENCE NORTH 89°58'50" EAST 450 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 1, SAID POINT BEING NORTH 0°02'40" EAST 200 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 1.

EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT NORTH 89°58'50" EAST 175 FEET; THENCE NORTH 0°02'40" EAST 100 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 0°02'40" EAST 84.33 FEET; THENCE SOUTH 84°25' WEST 22.78 FEET; THENCE SOUTHWESTERLY 2°41' THROUGH A TANGENT CURVE, CONCAVE TO THE SOUTH AND WITH A RADIUS OF 50 FEET, AN ARC DISTANCE OF 2.34 FEET; THENCE SOUTHWESTERLY 31°51' THROUGH A TANGENT CURVE, CONCAVE TO THE SOUTHEAST AND WITH A RADIUS OF 50 FEET, AN ARC DISTANCE OF 27.80 FEET; THENCE SOUTH 0°02'40" WEST 70.61 FEET; THENCE NORTH 89°58'50" EAST 50 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT NORTH 89°58'50" EAST 250 FEET; THENCE NORTH 0°02'40" EAST 50 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 0°02'40" EAST 50 FEET; THENCE NORTH 89°58'50" EAST 25 FEET; THENCE SOUTH 0°02'40" WEST 50 FEET; THENCE SOUTH 89°58'50" WEST 25 FEET TO THE TRUE POINT OF BEGINNING.

4442-019-900

EXHIBIT "A"

LOT 1 AS SHOWN ON A LICENSED SURVEYOR'S MAP, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 28, PAGE 41 OF LICENSED SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE ALONG THE WESTERLY LINE OF SAID LOT NORTH 0°02'40" EAST 200 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°58'50" EAST 92.59 FEET; THENCE NORTH 30°27' EAST 8.32 FEET; THENCE NORTH 49°13' EAST 67.94 FEET; THENCE NORTHERLY ALONG A TANGENT CURVE, CONCAVE WESTERLY AND WITH A RADIUS OF 50 FEET, AN ARC DISTANCE OF 55.05 FEET; THENCE NORTH 13°52' WEST 101.56 FEET; THENCE NORTHERLY ALONG A TANGENT CURVE, CONCAVE EASTERLY AND WITH A RADIUS OF 50 FEET, AN ARC DISTANCE OF 20.77 FEET; THENCE SOUTH 89°58'50" WEST 63.88 FEET; THENCE NORTH 0°02'40" EAST 79.42 FEET; THENCE SOUTH 89°58'50" WEST 25 FEET; THENCE SOUTH 0°02'40" WEST 79.42 FEET; THENCE SOUTH 89°58'50" WEST 50 FEET; THENCE ALONG THE WESTERLY LINE OF SAID LOT 1 SOUTH 0°02'40" WEST 220.58 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE ALONG THE NORTHERLY LINE OF SAID LOT NORTH 89°58'50" EAST 175 FEET; THENCE SOUTH 0°02'40" WEST 50 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0°02'40" WEST 50 FEET; THENCE NORTH 89°58'50" EAST 150 FEET; THENCE NORTH 0°02'40" EAST 50 FEET; THENCE SOUTH 89°58'50" WEST 150 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE ALONG THE NORTHERLY LINE OF SAID LOT NORTH 89°58'50" EAST 400 FEET; THENCE SOUTH 0°02'40" WEST 200 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0°02'40" WEST 50 FEET; THENCE NORTH 89°58'50" EAST 25 FEET; THENCE NORTH 0°02'40" EAST 50 FEET; THENCE SOUTH 89°58'50" WEST 25 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE ALONG THE NORTHERLY LINE OF SAID LOT NORTH 89°58'50" EAST 425 FEET; THENCE SOUTH 0°02'40" WEST 250 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0°02'40" WEST 50 FEET; THENCE NORTH 89°58'50" EAST 25 FEET; THENCE NORTH 0°02'40" EAST 50 FEET; THENCE SOUTH 89°58'50" WEST 25 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE ALONG THE NORTHERLY LINE OF SAID LOT NORTH 89°58'50" EAST 475 FEET; THENCE SOUTH 0°02'40" WEST 400 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0°02'40" WEST 50 FEET; THENCE NORTH 89°58'50" EAST 50 FEET; THENCE NORTH 0°02'40" EAST 50 FEET; THENCE SOUTH 89°58'50" WEST 50 FEET TO THE TRUE POINT OF BEGINNING.

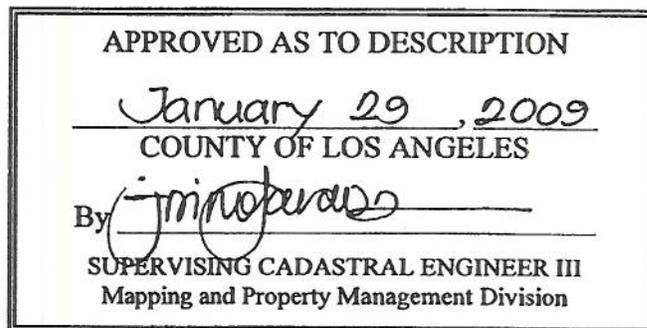
ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE ALONG THE NORTHERLY LINE OF SAID LOT NORTH 89°58'50" EAST 525 FEET; THENCE SOUTH 0°02'40" WEST 200 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0°02'40" WEST 50 FEET; THENCE NORTH 89°58'50" EAST 50 FEET; THENCE NORTH 0°02'40" EAST 50 FEET; THENCE SOUTH 89°58'50" WEST 50 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE ALONG THE NORTHERLY LINE OF SAID LOT NORTH 89°58'50" EAST 250 FEET; THENCE SOUTH 0°02'40" WEST 150 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0°02'40" WEST 25 FEET; THENCE SOUTH 89°58'50" WEST 81.37 FEET; THENCE NORTH 32°08' EAST 29.52 FEET; THENCE NORTH 89°58'50" EAST 65.68 FEET TO THE TRUE POINT OF BEGINNING.

APN: 4442-019-900



This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California Business and Professions Code.

EXHIBIT "A"

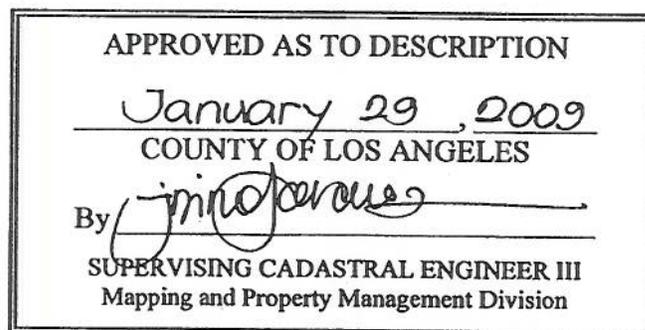
THAT PORTION OF LOTS 15 AND 16 OF TRACT NO. 3729, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 41, PAGES 17 TO 20, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID LOT 16, SAID POINT BEING SOUTH 27°18' WEST 1404.92 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT; THENCE CONTINUING SOUTH 27°18' WEST 793.91 FEET; THENCE SOUTH 89°58'50" WEST 536.65 FEET; THENCE NORTH 0°02'40" EAST 1355.35 FEET; THENCE NORTH 89°58'50" EAST 400 FEET; THENCE SOUTH 0°02'40" WEST 650 FEET; THENCE NORTH 89°58'50" EAST 500.24 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LOT 15 WITHIN A STRIP OF LAND 50 FEET WIDE, THE WESTERLY SIDELINE OF WHICH IS THE EASTERLY LINE OF LOTS 266, 300, 301, 337, AND 338 AS SHOWN ON A LICENSED SURVEYOR'S MAP, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 20, PAGE 34, OF LICENSED SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LOT 16 WITHIN A STRIP OF LAND 30 FEET WIDE, THE NORTHERLY SIDELINE OF WHICH IS THE SOUTHERLY LINE OF LOT 343 AS SHOWN ON A LICENSED SURVEYOR'S MAP IN SAID COUNTY, AS PER MAP FILED IN BOOK 20, PAGE 43, OF LICENSED SURVEYS, IN THE OFFICE OF SAID RECORDER AND LOT 360 AS SHOWN ON A LICENSED SURVEYOR'S MAP, IN SAID COUNTY, AS PER MAP FILED IN BOOK 26, PAGE 17, OF LICENSED SURVEYS, IN THE OFFICE OF SAID RECORDER.

APN: 4442-021-900



This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California Business and Professions Code.

4442-029-902

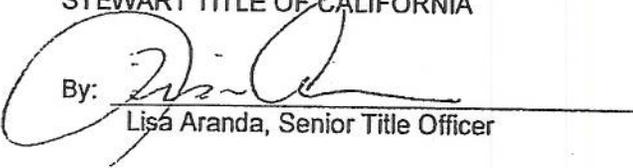
EXHIBIT "A"

LOTS 6 TO 20, INCLUSIVE, 46 TO 52, INCLUSIVE, 55 TO 57, INCLUSIVE,, INCLUSIVE, 72 TO 77, INCLUSIVE, 79, 80, 106, 111, 112, 114 TO 117, INCLUSIVE, 120, 122 TO 128, INCLUSIVE, 130 TO 138, INCLUSIVE, AND 167 TO 170, INCLUSIVE, AS SHOWN ON A LICENSED SURVEYOR'S MAP, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 26, PAGE 21 OF LICENSED SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4442-029-902

Description Verified
STEWART TITLE OF CALIFORNIA

By:



Lisa Aranda, Senior Title Officer

RECORDING REQUESTED BY & MAIL TO)
)
County of Los Angeles)
Chief Executive Office)
Real Estate Division)
222 South Hill Street, Third Floor)
Los Angeles, CA 90012)
Attn: Chris Montana)

Space above this line for Recorder's use

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

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

QUITCLAIM DEED

The COUNTY OF LOS ANGELES, a body corporate and politic, for valuable consideration receipt of which is hereby acknowledged, does hereby surrender, quitclaim and release to:

MOUNTAINS RECREATION AND CONSERVATION AUTHORITY (MRCA), a joint exercise of powers authority established pursuant to Government Code Section 6500 et. seq.

all of the County's right, title and interest in and to the described real property (Property) consisting of the following parcel:

16.5 acres of unimproved land located along Kanan Dume Road in the unincorporated areas north of the City of Malibu

County reserves to itself and excepts from the conveyance herein all oil, gas, hydrocarbons, and other minerals in and under the Property without the right to the use of the surface or subsurface to a depth of 500 feet, measured vertically from the surface of the Property.

The Property is located in the unincorporated areas north of the City of Malibu, County of Los Angeles, State of California as further described in Exhibit A attached hereto and incorporated herein.

SUBJECT TO AND TRANSFEREE TO ASSUME:

- a. All taxes, interest, penalties and assessments of record, if any.
- b. Covenants, conditions, restrictions, reservations, easements, rights, and rights-of-way of record, if any.
- c. At all times and under all conditions, said Property shall be equally open and available to residents of incorporated and unincorporated lands and there shall be no discrimination against or preference, gratuity, bonus or other benefits given to the residents of the incorporated areas that are not equally accorded residents of the unincorporated lands.
- d. At all times and under all conditions, the Property is to be used for open space, public recreation, and park purposes only.
- e. MRCA 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 Fire Chief, the fire break may be up to 200 feet from any structures.
- f. In the event the MRCA does not continuously operate/maintain the Property as open space or parkland, then all right, title and interest in and to said Property shall revert back to the County of Los Angeles upon providing a 30 day notice to MRCA of its failure to comply with the restrictions set forth herein and without any necessity of any affirmative actions on the part of the County of Los Angeles.

Dated July 30, 2010



COLA LOG NO. _____
ATTEST: SACHI A. HAMAI
EXECUTIVE OFFICER
CLERK OF THE BOARD OF SUPERVISORS

By [Signature], Deputy
July 30, 2010

COUNTY OF LOS ANGELES

By [Signature]
Gloria Molina
Chair, Board of Supervisors

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 which authorized the use of facsimile signatures of the Chairperson of the Board on all papers, documents, or instruments requiring said signature.

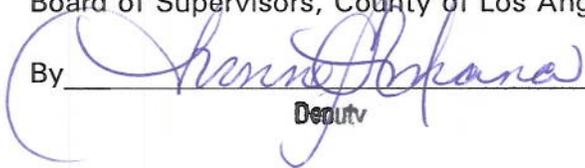
The undersigned hereby certifies that on this 30TH day of July, 2010, the facsimile signature of GLORIA MOLINA, Chair of the Board of Supervisors of the County of Los Angeles was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chairman 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.



SACHI A. HAMAI, Executive Officer
Board of Supervisors, County of Los Angeles

By


Deputy

APPROVED AS TO FORM:

ANDREA SHERIDAN ORDIN
County Counsel

By:


Senior Deputy County Counsel

EXHIBIT A

MALIBU LAND - SALE

A.I.N. 4467- 002, 4471- 014
and 016, and 4465-
003

T.G. 587-D7, 627-F7

I.M. 144-037, 114-037

R.D. 336

S.D. 3

M07D004702

LEGAL DESCRIPTION

(Sale of County-owned properties)

Parcel 1 (A.I.N. 4465-003-900 & 901):

That portion of Fractional Section 31, Township 1 South, Range 18 West, S.B.M., within that certain parcel of land described in deed to the COUNTY OF LOS ANGELES, recorded on May 21, 1976, as Document No. 43, in Book D7088, page 829, of Official Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles.

EXCEPTING therefrom that portion lying southerly of the southerly line of said Fractional Section 31.

Also EXCEPTING therefrom that portion lying within that certain 100-foot-wide strip of land described in RESOLUTION SETTING ASIDE PORTION OF COUNTY-OWNED PROPERTY FOR HIGHWAY PURPOSES-KANAN DUME ROAD, recorded on December 2, 1980, as Document No. 80-1211761, of said Official Records.

Containing: 11.82± acres

Parcel 2 (A.I.N. 4467-002-901):

That portion of that certain parcel of land in Rancho Topanga Malibu Sequit, as shown on map recorded in Book 1, pages 414, 415, and 416, of Patents, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as Parcel 9-23X, in deed to the COUNTY OF LOS ANGELES, recorded on May 16, 1973, as Document No. 4038, in Book D5873, page 705, of above-mentioned Official Records.

EXCEPTING therefrom that portion lying within that certain 100-foot-wide strip of land described in deed to the COUNTY OF LOS ANGELES, recorded on July, 28, 1971, as Instrument No. 3861, in Book D5140, page 454, of said Official Records.

Containing: 11,330± square feet

Parcel 3 (A.I.N. 4471-014-901):

That portion of Henry Drive (now known as Lofty Heights Drive), 26 feet wide, as shown on map of Tract No. 9013, recorded in Book 160, pages 33 through 36, inclusive, of Maps, in the office of above-mentioned Registrar-Recorder/County Clerk, vacated by resolution adopted by the Board of Supervisors on February 7, 1939, recorded on February 17, 1939, in Book 16309, page 331, of above-mentioned Official Records, lying within a strip of land 13 feet wide, the generally northerly sideline of said strip being described as follows:

Beginning at the southerly corner of Lot 92 of said tract; thence northeasterly and easterly along the generally northerly sideline of said Henry Drive to the southeasterly corner of Lot 88 of said tract.

The generally southerly sideline of the above-described 13-foot wide strip of land shall be prolonged or shortened at the beginning so as to terminate at the southeasterly prolongation of the southwesterly line of said Lot 92 and shall be prolonged or shortened at the end so as to terminate in the easterly boundary of said tract.

Containing: 4,030± square feet

Parcel 4 (A.I.N. 4471-014-902):

Part A

All of lot 22 and those portions of Lots 17 through 21, inclusive, all of above-mentioned tract, lying northwesterly of the northwesterly sideline of Kimberly Canyon Road (now known as Kanan Dume Road), 100 feet wide, as shown on County Surveyor's Map No. B-2661-4, on file in the office of the Director of the Department of Public Works of said County.

Part B

That portion of Barbara Lane, 26 feet wide, as shown on above-mentioned tract, vacated by above-mentioned resolution, lying within a strip of land 13 feet wide, the generally southeasterly sideline of said strip being described as follows:

Beginning at the northwesterly corner of Lot 22 of said tract; thence easterly, northeasterly, and northerly along the generally southeasterly sideline of said Barbara Lane to its intersection with the easterly prolongation of the northerly boundary of Lot 15 of said tract.

The generally northwesterly sidelines of the above-described 13-foot wide strip of land shall be prolonged at the beginning so as to terminate in the northerly prolongation of the westerly boundary of said Lot 22 and shall be shortened at the end so as to terminate in the easterly prolongation of the northerly boundary of said Lot 15.

Containing: 25,260± square feet

Parcel 5 (A.I.N. 4471-014-904):

Those portions of Lots 90, 91 and 92, of above-mentioned tract, lying within that certain parcel of land described as Parcel 2-29, in the Final Order of Condemnation, had in Superior Court Case No. 915 006, a certified copy of which was recorded on June 5, 1970, as Instrument No. 2314, in Book D4733, page 367, of above-mentioned Official Records, lying southeasterly of the generally easterly sideline of above-mentioned Kimberly Canyon Road (now known as Kanan Dume Road).

Containing: 7,400± square feet

Parcel 6 (A.I.N. 4471-016-901):

Part A

All of Lots 82 through 87, inclusive, of above-mentioned tract.

Part B

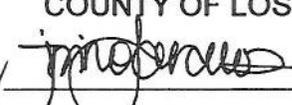
That portion of above-mentioned Henry Drive (now known as Lofty Heights Drive), vacated by above-mentioned resolution, lying within a strip of land 13 feet wide, the easterly, southeasterly, and southerly sidelines of said strip being described as follows:

Beginning at the southwesterly corner of Lot 81 of said tract; thence northerly, northeasterly and easterly along the easterly, southeasterly, and southerly sidelines of said Henry Drive to the northeasterly corner of said Lot 87.

The westerly and northerly sidelines of the above-described 13-foot wide strip of land shall be prolonged at the beginning so as to terminate in the westerly prolongation of the southerly boundary of said Lot 81 and shall be prolonged at the end so as to terminate in the easterly boundary of said tract.

Containing: 1.63 ± acres

Total area: 17.42± acres

APPROVED AS TO DESCRIPTION	
March 5, 2009	
COUNTY OF LOS ANGELES	
By	
SUPERVISING CADASTRAL ENGINEER III	
Mapping and Property Management Division	

This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California Business and Professions Code.