



County of Los Angeles
CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
<http://ceo.lacounty.gov>

WILLIAM T FUJIOKA
Chief Executive Officer

Board of Supervisors
GLORIA MOLINA
First District
MARK RIDLEY-THOMAS
Second District
ZEV YAROSLAVSKY
Third District
DON KNABE
Fourth District
MICHAEL D. ANTONOVICH
Fifth District

October 25, 2011

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

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

#9

October 25, 2011

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

SET: November 22, 2011 @ 9:30 a.m.

Dear Supervisors:

**DEPARTMENT OF PARKS AND RECREATION:
APPROVE AND ORDER PUBLICATION
OF NOTICE OF INTENTION TO PURCHASE REAL PROPERTY
PORTION OF ASSESSOR PARCEL NUMBER 4455-021-076,
COLD CREEK PRESERVE, SANTA MONICA MOUNTAINS;
APPROVE AMENDMENT NO. 3 TO THE MOUNTAINS RESTORATION TRUST
MANAGEMENT AGREEMENT NO. 72551;
APPROVE CAPITAL PROJECT NO. C.P. 77577,
PROJECT BUDGET AND APPROPRIATION ADJUSTMENT
(THIRD DISTRICT) (4 VOTES)**

SUBJECT

Approval of the recommended actions will allow the County of Los Angeles to acquire title to a ten-acre parcel of unimproved real property (Portion of Assessor Parcel Number 4455-021-076) from the Mountains Restoration Trust, approve project budget, and appropriation adjustment.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that the proposed action is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Sections 15316 and 15325 of the State of California Environmental Quality Act Guidelines and Classes 16 and 25 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987.

"To Enrich Lives Through Effective And Caring Service"

**Please Conserve Paper – This Document and Copies are Two-Sided
Intra-County Correspondence Sent Electronically Only**

2. Approve the Notice of Intention to purchase a ten-acre parcel of unimproved real property located in the Cold Creek Preserve area of the Santa Monica Mountains from the Mountains Restoration Trust for a total purchase price of \$126,345.
3. Instruct the Executive Officer of the Board of Supervisors to publish the Notice of Intention in accordance with Sections 6063 and 25350 of the Government Code.
4. Set the date of November 22, 2011, for a Public Hearing to receive comment and consummate the proposed acquisition.

IT IS FURTHER RECOMMENDED THAT, AT THE TIME OF CONSUMMATION, YOUR BOARD:

5. Order the purchase consummated in accordance with Section 25350 of the Government Code.
6. Approve and instruct the Mayor to sign the Agreement for Purchase and Sale of Real Property with the Seller, Mountains Restoration Trust, to acquire the subject property.
7. Approve Capital Project No. 77577 with a total project budget of \$136,097 and approve the attached Appropriation Adjustment in the amount of \$137,000 to fund the proposed acquisition, historical research, and State of California surcharge.
8. Authorize the Chief Executive Office to manage escrow and execute any required documentation necessary to complete the transfer of title and to accept the deed conveying title to the County of Los Angeles.
9. Approve and instruct the Mayor to sign the Amendment No. 3 to Agreement No. 72551 with the Mountains Restoration Trust to manage and maintain this property.
10. Approve and instruct the Mayor to sign the Declaration of Restrictive Covenants (Exhibit C - First Amendment to Declaration of Restrictive Covenants) with the State of California which imposes a use restriction on the subject property for open space preservation, public outdoor recreation, and public access purposes in perpetuity.
11. Request the Assessor to remove the subject property from the tax roll effective upon transfer of title.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to acquire fee title to a ten-acre parcel of unimproved real property (Portion of Assessor Parcel Number 4455-021-076) located in the Cold Creek Preserve area of the Santa Monica Mountains (Property) from the Mountains Restoration Trust (MRT).

The County of Los Angeles (County) and MRT have agreed that the County will compensate MRT in the amount of \$126,345 as total consideration for conveyance of title with funds secured through the Federal Land and Water Conservation Fund (LWCF) grant program. The proposed acquisition will serve to promote the ongoing partnership effort by MRT and the County to acquire properties for open space, passive recreational use, preservation of riparian and wildlife habitat, and trail development. The remainder of the \$136,097 grant funds will pay for the historical research of the property in the amount of \$225 and for the State of California surcharge imposed for administering the grant program in the amount of \$9,527.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operation Effectiveness (Goal 1) by promoting fiscal sustainability as in this project where the use of public/private partnership between MRT and the County is effectively used to accomplish the acquisition of this open space property and to provide long-term property management at no cost to the County. It also directs that we ensure Community and Municipal Services (Goal 3) by enhancing the County's cultural and recreational opportunities through the preservation of open space and sensitive plant and wildlife habitat, and by expanding passive recreation uses in Los Angeles County.

FISCAL IMPACT/FINANCING

On June 12, 2007, your Board approved a resolution authorizing the Department of Parks and Recreation (Parks) to submit a LWCF grant application for the proposed acquisition in the amount of \$136,097, which was subsequently awarded to the County in June 2011. The awarded grant funds will be applied exclusively towards the purchase price of the Property in the amount of \$126,345, a mandatory State of California surcharge for administering the LWCF grant application in the amount of \$9,527, and historical research fees in the amount of \$225.

The LWCF requires a 50 percent match of non-Federal funds based upon the total acquisition cost. Since the total acquisition cost is equal to the fair market value of the Property, appraised to be \$272,000, the matching amount will be an in kind donation from the owner/seller. All other costs beyond the \$272,000 total acquisition cost necessary to consummate the transaction will be the sole responsibility of MRT. Approval of the attached Appropriation Adjustment (Attachment A) in the amount of \$137,000 will make sufficient appropriation available in the Fiscal Year 2011-12 Capital Project Budget for the acquisition.

Operating Budget Impact

This acquisition will not result in any one-time or ongoing operating and maintenance costs. As provided in the attached Management Agreement, MRT will assume all property management responsibilities at its sole cost and expense.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

For the past 25 years, MRT has been working in partnership with federal, state, and local government agencies to protect, preserve, and restore valuable natural habitat in the Santa Monica Mountains. Through its efforts, MRT has established the Cold Creek Preserve, which currently exceeds 1,000 acres of pristine land and includes 13 waterfalls and numerous species unique to the area.

MRT has offered to sell the County a ten-acre portion of unimproved real property from recently acquired acreage added to their holdings which lies adjacent to other County properties in the Cold Creek Preserve. The fair market value of the Property has been determined to be \$272,000, established by an independent outside appraisal and confirmed by Chief Executive Office (CEO) Real Estate Division's staff appraiser.

The County will acquire the Property from MRT for the total purchase price of \$126,345 pursuant to the terms and conditions of the Agreement for Purchase and Sale of Real Property (Attachment C) with funds received from the LWCF grant program. The remaining balance of the fair market value of the Property will come from a market value in kind donation by MRT. The combination of these two funding sources is sufficient to satisfy the County's total cost to consummate this acquisition, since the County will not be responsible for any escrow or other related transactional costs.

Since the County is using LWCF grant funds for this acquisition, the State of California (State), which administers the County's LWCF grant fund application, requires that the Property be retained in perpetuity for open space, public outdoor recreation, and public access uses. Thus, the County will take title to the Property subject to a restrictive covenant which runs with the land and provides the State with reversionary rights to the Property should the Declaration of Restrictive Covenants (Attachment F) be violated by the County.

Because Parks does not possess the necessary personnel and funding to manage the Property after it is acquired, the existing 55-year Management Agreement (Attachment E) approved by your Board on December 21, 1999, will be amended to include this Property. This Agreement provides for MRT to manage, maintain, and control these County-owned properties for public benefit at no cost to the County.

As required by Government Code Section 65402, the proposed acquisition was submitted to the County of Los Angeles Department of Regional Planning (DRP). DRP has determined that the proposed project is in compliance with its General Plan.

A preliminary title report has been issued and reveals no claims or encumbrances which would significantly affect or impair the Property's title. Additionally, a Phase I environmental site assessment concludes that no further investigation of the subsurface conditions are warranted.

Parks has reviewed and concurs with the recommended actions. County Counsel has reviewed the Notice of Intention (Attachment B), Amendment No. 3 to Agreement No. 75221 (Attachment D), the Agreement for Purchase and Sale of Real Property (Attachment C) and the Declaration of Restrictive Covenants (Attachment F) in connection with this transaction and has approved them as to form.

ENVIRONMENTAL DOCUMENTATION

This acquisition is categorically exempt from California Environmental Quality Act (CEQA) pursuant to Sections 15316 (a) (Transfer of Ownership of Land in Order to Create Parks) and 15325 (a) (Transfers of Ownership of Interest in Land to Preserve Existing Natural Conditions) of the State CEQA Guidelines and Class 16 and 25 of the County's Environmental Document Reporting Procedures and Guidelines, adopted by your Board on November 17, 1987.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The recommended actions will serve to increase passive recreational opportunities for the public and has no impact on any other current services or projects.

CONCLUSION

It is requested that the Executive Officer, Board of Supervisors, return two original copies of the Agreement for Purchase and Sale of Real Property, one original copy of Amendment No. 3 to Agreement No. 75221, one original copy of the Declaration of Restrictive Covenants, and 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. Additionally, please forward one adopted, stamped copy of the Board letter to the Department of Parks and Recreation.

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

WTF:RLR
CMM:RL:ls

Attachments

c: Executive Office, Board of Supervisors
County Counsel
Auditor-Controller
Assessor
Parks and Recreation

LIST OF ATTACHMENTS

- A. APPROPRIATION ADJUSTMENT FOR COLD CREEK TRAIL ACQUISITION
- B. NOTICE OF INTENTION
- C. AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY
- D. AMENDMENT NO. 3 TO AGREEMENT NO. 72551
- E. MANAGEMENT AGREEMENT NO. 72551
- F. DECLARATION OF RESTRICTIVE COVENANTS
(EXHIBIT C – First Amendment to Declaration of Restrictive Covenants)

ATTACHMENT A
APPROPRIATION ADJUSTMENT FOR
COLD CREEK HIGH TRAIL ACQUISITION
C.P. 77577
(THIRD DISTRICT) (4 VOTES)

F.Y. 2011 - 12

SOURCES:

Department of Parks and Recreation
Capital Project/Refurbishments
Cold Creek (3)
High Trail Acquisition
A01-CP-90-8942-65043-77577
Rev.: Land & Water Cons Fd/CP - \$137,000
Increase Revenue

SOURCES TOTAL: \$137,000

USES:

Department of Parks & Recreation
Capital Project/Refurbishments
Cold Creek (3)
High Trail Acquisition
A01-CP-6006-65043-77577
Fixed Assets – Land - \$137,000
Increase Appropriation

USES TOTAL: \$137,000

Justification: Adjustment is necessary to increase the revenue and appropriation to provide sufficient funds and establish the Cold Creek High Trail Acquisition project.

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPT'S. NO. 600

DEPARTMENT OF PARKS AND RECREATION

October 25, 2011

AUDITOR-CONTROLLER:

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR

FY 2011-12

4 - VOTES

SOURCES

USES

CAPITAL PROJECTS/REFURBISHMENTS
Parks and Recreation
Cold Creek High Trail Acquisition (3)
A01-CP-90-8942-65043-77577
Rev.: Land & Water Cons Fd/CP
INCREASE REVENUE \$137,000

CAPITAL PROJECTS/REFURBISHMENTS
Parks and Recreation
Cold Creek High Trail Acquisition (3)
A01-CP-6006-65043-77577
Fixed Assets - Land
INCREASE APPROPRIATION \$137,000

SOURCES TOTAL: \$ 137,000

USES TOTAL: \$ 137,000

JUSTIFICATION

Adjustment is necessary to increase the revenue and appropriation to provide sufficient funds and establish the Cold Creek High Trail Acquisition project.

ADOPTED
BOARD OF SUPERVISORS

Handwritten signature of Dawn McDivitt
AUTHORIZED SIGNATURE DAWN McDIVITT

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

NOV 22 2011

Handwritten signature of Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR ---

- ACTION
RECOMMENDATION

- APPROVED AS REQUESTED
APPROVED AS REVISED

AUDITOR-CONTROLLER

BY Handwritten signature

CHIEF EXECUTIVE OFFICER

Handwritten signature of Jacqueline A. White
October 12 2011

B.A. NO. 031

October 11 20 11

ATTACHMENT B
NOTICE OF INTENTION

**NOTICE OF INTENTION
TO PURCHASE REAL PROPERTY**

NOTICE IS HEREBY GIVEN that it is the intention of the Board of Supervisors of the County of Los Angeles, State of California to purchase a 10 acre parcel of unimproved real property (Portion of Assessor's Parcel Number 4455-021-076) located in the Cold Creek Preserve area of the Santa Monica Mountains, County of Los Angeles, State of California, as legally described on the attached Exhibit A for the sum of One Hundred Twenty-Six Thousand Three Hundred Forty-Five Dollars (\$126,345) from the Mountains Restoration Trust.

NOTICE IS HEREBY GIVEN that the purchase of real property will be consummated by the Board of Supervisors of the County of Los Angeles, State of California, on the 22th day of November, 2011, at 9:30 a.m. in the Hearing Room of the Board of Supervisors, Room 381, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. No obligation will arise against the County and in favor of the Seller with respect to the purchase of the property described herein until the Board of Supervisors approves the purchase on the named consummation date.

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

By _____
Deputy

APPROVED AS TO FORM:

ANDREA SHERIDAN ORDIN
County Counsel

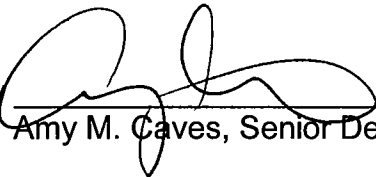
By  _____
Amy M. Caves, Senior Deputy

EXHIBIT A
LEGAL DESCRIPTION

LEGAL DESCRIPTION

PARCEL 1:

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA ACCORDING TO THE OFFICIAL PLAT THEREOF.

AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHERLY 30 FEET OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE AUGUST 31, 1896.

EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION WITH THE NORTHWESTERLY LINE OF STUNT ROAD, 60 FEET WIDE, AS SAID ROAD WAS FORMERLY KNOWN AS SADDLE PEAK ROAD, AS DESCRIBED IN THE DEED TO SAID COUNTY OF LOS ANGELES, RECORDED JUNE 18, 1941 AS INSTRUMENT NO. 1148 IN BOOK 18523 PAGE 105, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT OF BEGINNING BEING DISTANT ALONG SAID SOUTHERLY LINE NORTH 89° 44' 50" WEST 520.03 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION; THENCE ALONG SAID NORTHWESTERLY LINE NORTH 21° 16' 25" EAST 202.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 330 FEET AND A CENTRAL ANGLE OF 17° 52' 50"; THENCE NORTHEASTERLY ALONG SAID CURVE 102.98 FEET; THENCE TANGENT TO SAID CURVE NORTH 39° 09' 15" EAST 433.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 330 FEET AND A CENTRAL ANGLE OF 26° 36' 15"; THENCE NORTHEASTERLY ALONG SAID CURVE 153.23 FEET; THENCE TANGENT TO SAID CURVE NORTH 65° 45' 30" EAST 1.06 FEET TO THE EASTERLY LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID EASTERLY LINE SOUTH 0° 01' 20" EAST 708.09 FEET TO SAID SOUTHEAST CORNER OF SECTION 9; THENCE NORTH 89° 44' 50" WEST 520.03 FEET TO THE POINT OF BEGINNING.

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND A RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE, MAINTAIN AND REPAIR A ROADWAY IN, ON, OVER AND ACROSS THOSE PORTIONS OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 9, AND OF THE SOUTHWEST ¼ OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH LIES WITHIN A STRIP OF LAND 30 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, DISTANT THEREON NORTH 00° 41' 48" EAST, 586.70 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER; THENCE,

1ST: SOUTH 83° 09' 27" EAST, 323.82 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

LEGAL DESCRIPTION CONTINUED

2ND: EASTERLY THROUGH A CENTRAL ANGLE OF 10° 34' 38", AN ARC DISTANCE OF 36.92 FEET; THENCE TANGENT TO SAID CURVE,

3RD: SOUTH 72° 34' 49" EAST, 705.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

4TH: EASTERLY THROUGH A CENTRAL ANGLE OF 54° 02' 07", AN ARC DISTANCE OF 188.62 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID REVERSE CURVE,

5TH: EASTERLY THROUGH A CENTRAL ANGLE OF 71° 27' 33", AN ARC DISTANCE OF 74.83 FEET; THENCE TANGENT TO SAID REVERSE CURVE,

6TH: SOUTH 55° 09' 24" EAST, 28.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

7TH: EASTERLY THROUGH A CENTRAL ANGLE OF 71° 11' 57", AN ARC DISTANCE OF 74.56 FEET; THENCE TANGENT TO SAID CURVE,

8TH: NORTH 53° 38' 39" EAST, 135.42 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

9TH: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 7° 56' 21", AN ARC DISTANCE OF 27.71 FEET; THENCE TANGENT TO SAID CURVE,

10TH: NORTH 45° 42' 18" EAST, 137.15 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

11TH: EASTERLY THROUGH A CENTRAL ANGLE OF 70° 19' 36", AN ARC DISTANCE OF 61.37 FEET; THENCE TANGENT TO SAID CURVE,

12TH: SOUTH 63° 58' 06" EAST, 35.49 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

13TH: EASTERLY THROUGH A CENTRAL ANGLE OF 39° 02' 09", AN ARC DISTANCE OF 85.16 FEET; THENCE TANGENT TO SAID CURVE,

14TH: NORTH 76° 59' 45" EAST, 92.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

15TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 64° 17' 23", AN ARC DISTANCE OF 67.32 FEET; THENCE TANGENT TO SAID CURVE,

16TH: SOUTH 38° 42' 52" EAST, 9.83 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

17TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 22° 49' 16", AN ARC DISTANCE OF 49.79 FEET; THENCE TANGENT TO SAID CURVE,

18TH: SOUTH 61° 32' 08" EAST, 24.29 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

19TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 21° 08' 33", AN ARC DISTANCE OF 48.13 FEET; THENCE TANGENT TO SAID CURVE,

20TH: SOUTH 40° 23' 35" EAST 28.70 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 35 FEET; THENCE ALONG SAID CURVE,

LEGAL DESCRIPTION CONTINUED

21ST: SOUTHEASTERLY, EASTERLY, NORTHEASTERLY AND NORTHERLY THROUGH A CENTRAL ANGLE OF 145° 08' 45", AN ARC DISTANCE OF 88.66 FEET; THENCE TANGENT TO SAID CURVE,

22ND: NORTH 5° 32' 20" WEST, 152.71 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30 FEET; THENCE ALONG SAID CURVE,

23RD: NORTHERLY, NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 145° 59' 27", AN ARC DISTANCE OF 76.44 FEET; THENCE TANGENT TO SAID CURVE,

24TH: SOUTH 39° 32' 53" EAST, 73.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

25TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 54° 47' 42", AN ARC DISTANCE OF 47.82 FEET; THENCE TANGENT TO SAID CURVE,

26TH: NORTH 85° 39' 25" EAST, 86.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

27TH: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 43° 18' 24", AN ARC DISTANCE OF 45.35 FEET; THENCE TANGENT TO SAID CURVE,

28TH: NORTH 42° 21' 01" EAST, 44.16 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

29TH: NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 24° 25' 37", AN ARC DISTANCE OF 42.63 FEET; THENCE TANGENT TO SAID CURVE,

30TH: NORTH 66° 46' 38" EAST, 264.66 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 90 FEET, THENCE ALONG SAID CURVE,

31ST: EASTERLY TO THE INTERSECTION WITH THE NORTHWESTERLY LINE OF STUNT ROAD (60 FEET WIDE).

THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE WESTERLY IN SAID EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 9 AND EASTERLY IN SAID SOUTHWESTERLY LINE OF STUNT ROAD.

BECAUSE THE ABOVE EASEMENT IS LOCATED IN A MOUNTAIN AREA ANY 30 FOOT WIDE ROAD THAT IS CONSTRUCTED WOULD REQUIRE CUTS AND FILLS OUTSIDE OF THE BOUNDARIES OF THE EASEMENT AS DESCRIBED HEREIN. THEREFORE, THE GRANTORS HEREBY GRANT ANY AND ALL SLOPE EASEMENTS THAT WOULD BE REQUIRED TO ACCOMMODATE THE CUTS AND FILLS NECESSARY TO CONSTRUCT A ROAD WITHIN THE BOUNDARIES OF THE ROAD EASEMENT AS DESCRIBED.

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE, MAINTAIN AND REPAIR A ROADWAY, IN, ON OVER AND ACROSS THOSE PORTIONS OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH LIES WITHIN A STRIP OF LAND 30 FEET WIDE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 9 DISTANT THEREON NORTH 00° 41' 48" EAST, 586.70 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE,

LEGAL DESCRIPTION CONTINUED

1ST: NORTH 83° 09' 27" WEST, 46.56 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 80 FEET; THENCE ALONG SAID CURVE,
2ND: NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 41° 22' 36", AN ARC DISTANCE OF 57.77 FEET; THENCE TANGENT TO SAID CURVE,
3RD: NORTH 41° 46' 51" WEST, 84.26 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 25 FEET; THENCE ALONG SAID CURVE,
4TH: NORTHWESTERLY, WESTERLY, SOUTHWESTERLY AND SOUTHERLY, THROUGH A CENTRAL ANGLE OF 147° 35' 21", AN ARC DISTANCE OF 64.40 FEET; THENCE TANGENT TO SAID CURVE,
5TH: SOUTH 9° 22' 12" EAST, 153.78 FEET; THENCE,
6TH: SOUTH 61° 29' 26" WEST, 134.21 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 25 FEET; THENCE ALONG SAID CURVE,
7TH: SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 83° 58' 25", AN ARC DISTANCE OF 36.64 FEET; THENCE TANGENT TO SAID CURVE,
8TH: NORTH 34° 32' 09" WEST, 50.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,
9TH: NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 41° 41' 32", AN ARC DISTANCE OF 36.38 FEET; THENCE TANGENT TO SAID CURVE,
10TH: NORTH 76° 13' 41" WEST, 77.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 300 FEET; THENCE ALONG SAID CURVE,
11TH: NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 21° 46' 22", AN ARC DISTANCE OF 114.00 FEET; THENCE TANGENT TO SAID CURVE,
12TH: NORTH 54° 27' 19" WEST, 99.08 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 35 FEET; THENCE ALONG SAID CURVE,
13TH: WESTERLY, THROUGH A CENTRAL ANGLE OF 54° 39' 51", AN ARC DISTANCE OF 33.39 FEET; THENCE TANGENT TO SAID CURVE,
14TH: SOUTH 70° 52' 50" WEST, 65.37 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,
15TH: WESTERLY, THROUGH A CENTRAL ANGLE OF 40° 50' 30", AN ARC DISTANCE OF 71.28 FEET; THENCE TANGENT TO SAID CURVE,
16TH: NORTH 68° 16' 40" WEST, 148.81 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,
17TH: WESTERLY, THROUGH A CENTRAL ANGLE OF 59° 15' 21", AN ARC DISTANCE OF 103.42 FEET; THENCE TANGENT TO SAID CURVE,
18TH: SOUTH 52° 27' 58" WEST, 112.06 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,
19TH: SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 26° 07' 57", AN ARC DISTANCE OF 45.61 FEET; THENCE TANGENT TO SAID CURVE,

LEGAL DESCRIPTION CONTINUED

20TH: SOUTH 26° 20' 01" WEST, 32.22 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

21ST: SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 24° 56' 28", AN ARC DISTANCE OF 43.53 FEET; THENCE TANGENT TO SAID CURVE,

22ND: SOUTH 51° 16' 29" WEST, 97.59 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

23RD: SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 14° 24' 17", AN ARC DISTANCE OF 25.14 FEET TO THE WESTERLY LINE OF THE SOUTHEAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 9.

THE SIDE LINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE WESTERLY IN SAID WESTERLY LINE.

BECAUSE THE ABOVE ROAD AND UTILITY EASEMENT IS LOCATED IN A MOUNTAIN AREA, ANY 30 FOOT WIDE ROAD THAT IS CONSTRUCTED WOULD REQUIRE CUTS AND FILLS OUTSIDE OF THE BOUNDARIES OF THE EASEMENT AS DESCRIBED HEREIN. THEREFORE THE GRANTORS HEREBY GRANT ANY AND ALL SLOPE EASEMENTS THAT WOULD BE REQUIRED TO ACCOMMODATE THE CUTS AND FILLS NECESSARY TO CONSTRUCT A 30 FOOT WIDE ROAD WITHIN THE BOUNDARIES OF THE EASEMENT AS DESCRIBED.

END OF LEGAL DESCRIPTION

ATTACHMENT C

AGREEMENT OF PURCHASE AND SALE OF REAL PROPERTY

AGREEMENT OF PURCHASE AND SALE OF REAL PROPERTY

THIS AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY ("Agreement"), is made and entered into as of this 22nd day of November, 2011, by and between the Seller, the MOUNTAINS RESTORATION TRUST ("MRT") and Buyer, the COUNTY OF LOS ANGELES ("COUNTY").

RECITALS

- A. MRT is the owner of certain unimproved real property known as Assessor's Parcel Number 4455-021-076, located in the Cold Creek Preserve area of the Santa Monica Mountains.
- B. COUNTY desires to add to its current land holdings in the Cold Creek Preserve area for open space, passive recreational use and future trail development and is seeking to acquire a portion of Assessor's Parcel Number 4455-021-076 from MRT for these purposes.
- C. COUNTY desires to purchase an approximately ten acre portion of Assessor's Parcel Number 4455-021-076, as more fully described on Exhibit A hereto (the "Property"), from MRT, and MRT is willing to sell the Property to County on the terms and conditions set forth in this Agreement.

AGREEMENT

The terms and conditions of this Agreement are as follows:

- 1. Purchase and Sale. MRT agrees to sell to COUNTY, and COUNTY agrees to purchase from MRT, the Property upon the terms and conditions herein set forth.
- 2. Purchase Price. The "Purchase Price" for the Property shall be One Hundred Twenty-Six Thousand Three Hundred Forty-Five and 00/100 Dollars (\$126,345). MRT agrees that this amount encompasses payment and compensation for any and all claims connected with the acquisition of the Property by the COUNTY. Accordingly, MRT hereby waives and releases COUNTY from any and all claims for further compensation, expenses and/or damages, arising from or connected with the COUNTY's acquisition of the Property, including without limitation, claims for compensation for real estate, improvements pertaining to the realty, fixtures and equipment, loss of business goodwill, benefits under the relocation assistance program, loss and/or damage to personal property and inventory, moving and/or relocation costs, damages to any business interest, and any other costs and/or expenses related directly or indirectly to the acquisition of the Property by the COUNTY.
- 3. Payment of Purchase Price. COUNTY shall pay the Purchase Price for the Property by delivering such Purchase Price into Escrow prior to the "Closing" (as defined in Section 9), and as provided for in this Agreement.

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The Purchase Price shall be disbursed to MRT by cash, wire transfer, warrant or a certified or bank cashier's check(s), made payable to MRT, in an amount equal to the Purchase Price.

4. Form of Grant Deed. Fee simple absolute title to the Property shall be conveyed by MRT to County as described in and by grant deed in the form attached hereto as Exhibit "B" ("Grant Deed"), duly executed and acknowledged by MRT, subject only to matters of record approved in writing by the COUNTY pursuant to paragraph 5.02, below.
5. Contingencies. Completion of the transaction contemplated by this Agreement is contingent upon the following ("Contingencies"):
 - 5.01 Approval of Purchase and Sale. The County of Los Angeles Board of Supervisors approving the purchase and sale of the Property.
 - 5.02 Condition of Title to Transfer Property. MRT at its sole cost and expense, shall purchase a C.L.T.A. Standard Coverage Form Policy of Title Insurance ("Title Policy") issued by Equity Title Company (the "Title Company") in an amount equal to the value of the Purchase Price. MRT shall cause the conveyance of good and marketable fee absolute title to the Property to the COUNTY as evidenced by the Title Policy. The Title Policy shall show as exceptions only matters approved in writing by the COUNTY. If any exception is disapproved or deemed disapproved, MRT shall use its best efforts to cause each disapproved exception to be discharged, satisfied, released or terminated, as the case may be, of record, and in a form that is reasonably satisfactory to COUNTY, at MRT's sole cost and expense, within thirty (30) days of County's disapproval. If an exception cannot be discharged, satisfied, released or terminated, as the case may be, of record, said exception may be eliminated by any feasible method that is mutually acceptable to COUNTY and MRT, including but not limited to, special endorsement, bond, indemnification, etc., at MRT's sole cost and expense. If within thirty (30) days of COUNTY's disapproval, MRT is unable to obtain a discharge, satisfaction, release, or termination, and is unable to otherwise eliminate any disapproved exceptions for any reason, COUNTY, as its sole and exclusive remedy, may (i) waive this condition and proceed with this transaction, or (ii) terminate this Agreement and neither party shall have any further liability to the other except as expressly provided for in this Agreement.
 - 5.03 MRT's Disclosures. MRT shall disclose to COUNTY any matters required by applicable law. COUNTY shall approve or disapprove of the matters disclosed within ten (10) business days thereafter. Disapproval of any matter disclosed shall be deemed a non-satisfaction of this Contingency for the purposes of Section 6, below.

- 5.04 First Amendment to Declaration of Restrictive Covenants. COUNTY shall record in favor of the California State Coastal Conservancy (CONSERVANCY), an agency of the State of California, a First Amendment to Declaration of Restrictive Covenants in substantially the form attached hereto as Exhibit C.
6. Non-Satisfaction of Contingencies. Upon non-satisfaction of any one of the above Contingencies, COUNTY may either allow MRT a thirty (30) day opportunity to cure or terminate the transaction by notice to MRT of such termination. By mutual written agreement the parties may extend the period within which MRT is required to cure a non-satisfaction. If the Agreement is terminated as set forth herein, neither of the parties thereafter shall have any liability to the other except as expressly provided for in this Agreement.
7. Escrow.
- 7.01 Within fifteen (15) days after the execution of this Agreement by all parties, the parties shall open an escrow (the "Escrow") with West Coast Escrow, 879 S. Westlake Blvd., Suite 102, Westlake Village, California 91361, (the "Escrow Holder") for the purpose of consummating the purchase and sale of the Property. The parties shall execute and deliver to Escrow Holder, within ten (10) business days of receipt, such escrow instructions prepared by Escrow Holder as may be required to consummate the transaction contemplated by this Agreement. Any such instructions shall not conflict with, amend, or supersede any provisions of this Agreement. If there is any inconsistency between such instructions and this Agreement, this Agreement shall control unless the parties expressly agree, in writing, otherwise.
- 7.02 Escrow Holder is authorized to:
- 7.02.01 Pay, and charge MRT, for any delinquent taxes, and penalties and interest thereon, and for any delinquent or nondelinquent assessments or bonds against the Property, except those which title is to be taken subject to and in accordance with the terms of this Agreement;
- 7.02.02 Pay, and charge MRT, for any amounts necessary to place the title in the condition necessary to enable conveyance pursuant to this Agreement; including but not limited to, title insurance costs, documentary transfer tax, and recording fees, provided that all such items (and the amounts thereof) shall have been approved in writing by MRT prior to closing;
- 7.02.03 Pay, and charge MRT, for all of the escrow fees;

- 7.02.04 Prorate all real property taxes, if any, which are a lien and/or unpaid as of the close of Escrow according to the formula adopted by the Los Angeles County Assessor's Office.
- 7.02.05 When conditions of Escrow have been fulfilled by COUNTY and MRT: (1) record documents of conveyance; (2) disburse the Purchase Price to Seller, less prorations and MRT's expenses; (3) deliver to COUNTY and MRT copies of the Escrow closing statements; and (4) deliver to COUNTY and MRT any items or documents given to Escrow Holder to hold for COUNTY and/or MRT.

8. Conditions to Closing.

- 8.01 COUNTY's obligation to consummate the transaction contemplated by this Agreement is conditioned upon: (i) Satisfaction of the Contingencies contained in Section 5; (ii) MRT's delivery of the Grant Deed to Escrow Holder and the recordation thereof in the Official Records of Los Angeles County ("Official Records"); (iii) MRT's representations, warranties and covenants shall be true and correct as of Closing; and (iv) Title Company's irrevocable commitment to issue the Title Policy. Upon non-satisfaction of any one of the above conditions, COUNTY may either allow MRT an opportunity to cure or terminate the transaction by notice to MRT of such termination. If this transaction is terminated as set forth herein, neither of the parties thereafter shall have any liability to the other except as expressly provided for in this Agreement. If COUNTY does not object to MRT's non-satisfaction of said conditions, they shall be deemed satisfied as of the Closing.
- 8.02 MRT's obligation to consummate the transaction contemplated by this Agreement is conditioned upon: (i) the County of Los Angeles Board of Supervisors approving the purchase of the Property; and (ii) COUNTY's deposit of the Purchase Price into Escrow no later than ten (10) business days after approval of the purchase and sale by the Board of Supervisors.

After non-satisfaction by COUNTY of one of the above conditions MRT may either waive the time limitation set forth therein or terminate the transaction by notice to COUNTY of such termination. If this transaction is terminated as set forth herein, neither of the parties thereafter shall have any liability to the other except as expressly provided for in this Agreement. If MRT does not object to COUNTY's non-satisfaction of said conditions, they shall be deemed satisfied as of the Closing.

9. Closing. For the purposes of this Agreement, the "Closing" shall be defined as the recordation of the Grant Deed in the Official Records and the issuance of the Title Policy. The date upon which the Closing occurs is the "Closing Date". The parties agree to use their best efforts to effect the Closing by December 15, 2011. The parties agree that the Closing may occur prior to the expected December 15, 2011 closing date. The parties may agree in writing to extensions of the Closing if such extensions appear to either party to be necessary. If the Closing does not occur by said date or by any extended date agreed to by the parties in writing, either party, who is not then in default, may cancel this Agreement by delivering written notice of such cancellation to the other party and to Escrow Holder before Closing occurs. Neither of the parties thereafter shall have any liability to the other except as expressly provided for in this Agreement.
10. Possession. On or before the Closing, MRT shall provide keys or other means to operate all locks and alarms on the Property. Any personal property remaining after the vacation of the Property by MRT will be deemed abandoned.
11. Maintenance of the Property. Between the MRT's execution of this Agreement and the Closing, MRT shall maintain the Property in good order and condition.
12. Notices. All notices or other communications required or permitted hereunder shall be in writing, and shall be personally delivered or sent by registered or certified mail, postage prepaid, return receipt requested or by Express Mail or Federal Express to the following address:

To COUNTY:

County of Los Angeles
Chief Executive Office, Real Estate Division
222 South Hill Street, 3rd Floor
Los Angeles, California 90012
Attention: Christopher M. Montana
Phone: (213) 974-4200 - Fax: (213) 217-4968

With a Copy to:

Office of County Counsel
Room 648 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012
Attention: Amy Caves, Senior Deputy

To MRT:

Mountains Restoration Trust
Attn: Acting Executive Director
3815 Old Topanga Canyon Rd
Calabasas, CA 91302
818-591-1701

Notice shall be deemed given on the day delivered by a carrier as specified above. Notice of change of address shall be given by written notice in the manner detailed in this Section.

13. Seller's Representations and Warranties. In consideration of COUNTY entering into this Agreement and as an inducement to COUNTY to purchase the Property, MRT makes the following representations and warranties, each of which is material and is being relied upon by COUNTY and the truth and accuracy of which shall constitute a condition precedent to COUNTY's obligations hereunder. Each of the following representations and warranties shall be deemed to have been remade as of the Closing.
- 13.01 Power. MRT has the legal power, right and authority to enter into this Agreement and the instruments referenced herein, and to consummate the transaction contemplated hereby.
- 13.02 Requisite Action. All requisite action has been taken by MRT in connection with entering into this Agreement and the instruments referenced herein, and, by the Closing, all such necessary action will have been taken to authorize the consummation of this transaction. By the Closing, no additional consent of any person or entity, judicial or administrative body, governmental authority or other party shall be required for MRT to consummate this transaction.
- 13.03 Individual Authority. The individuals executing this Agreement and the instruments reference herein on behalf of MRT have the legal power, right and actual authority to bind MRT to the terms and conditions hereof and thereof.
- 13.04 Validity. This Agreement and all documents required hereby to be executed by MRT are and shall be valid, legally binding obligations of and enforceable against MRT in accordance with their terms, subject only to applicable bankruptcy, insolvency, reorganization, moratorium laws or similar laws or equitable principles affecting or limiting the right of contracting parties generally.
- 13.06 Violations. MRT has no present actual knowledge of any outstanding, uncured, written notice or citation from applicable governmental authorities of violation of any applicable codes, environmental zoning and land use laws, subdivision laws, and other applicable federal, state and local laws, regulations and ordinances, including, but not limited to, those relating to environmental conditions, hazardous materials or wastes, toxic materials or wastes or other similar materials or wastes regarding the Property.
- 13.06 Litigation. MRT has no present actual knowledge of any litigation pending or threatened against MRT on any basis therefor that arises out of the ownership of the Property or that might detrimentally affect the Property or adversely affect the ability of MRT to perform its obligations under this Agreement.
14. COUNTY's Representations and Warranties. In consideration of MRT entering into this Agreement and as an inducement to MRT to sell the Property, COUNTY makes the following representations and warranties, each of which is material and is being relied upon by MRT and the truth and accuracy of which shall constitute a condition precedent to MRT's obligations hereunder. Each of the following representations and warranties shall be deemed to have been remade as of the Closing.

- 14.01 Power. COUNTY has the legal power, right and authority to enter into this Agreement and the instruments referenced herein, and to consummate the transaction contemplated hereby.
- 14.02 Requisite Action. All requisite action has been taken by COUNTY in connection with entering into this Agreement and the instruments referenced herein, and, by the Closing, all such necessary action will have been taken to authorize the consummation of this transaction. By the Closing, no additional consent of any person or entity, judicial or administrative body, governmental authority or other party shall be required for COUNTY to consummate this transaction.
- 14.03 Individual Authority. The individuals executing this Agreement and the instruments referenced herein on behalf of COUNTY have the legal power, right and actual authority to bind COUNTY to the terms and conditions hereof and thereof.
- 14.04 Validity. This Agreement and all documents required hereby to be executed by COUNTY are and shall be valid, legally binding obligations of and enforceable against COUNTY in accordance with their terms, subject only to applicable bankruptcy, insolvency, reorganization, moratorium laws or similar laws or equitable principles affecting or limiting the right of contracting parties generally.
15. Inspection of the Site. MRT agrees to provide COUNTY and/or COUNTY's employees, representatives and agents with access to the Property, upon reasonable notice, to conduct any inspections COUNTY deems appropriate at any time prior to the Closing.
16. Condition of Property. With the exception of Section 14, COUNTY acknowledges that neither MRT, its agents, employees nor its other representatives have made any representations or warranties to COUNTY regarding any matter relating to the Property, including but not limited to the Property's condition, fitness, environmental conditions, adequacy of design, suitability for a particular purpose, the effect of zoning and other applicable laws, regulations and governmental rulings, or the accuracy, completeness or relevance of any materials or information regarding the Property provided by MRT. COUNTY agrees that COUNTY is relying exclusively on COUNTY's own independent investigation of all such matters.
17. Survival of Covenants. The covenants, indemnities, agreements, representations and warranties made herein are intended to survive the Closing and recordation and delivery of the Grant Deed conveying the Property to COUNTY.
18. Required Actions of Buyer and Seller. COUNTY and MRT agree to execute all such instruments and documents and to take all actions pursuant to the provisions hereof in order to consummate this transaction and shall use their best efforts to effect the Closing in accordance with the provisions hereof.

19. Entire Agreement. This Agreement contains the entire agreement between the parties hereto and no addition or modification of any term or provision shall be effective unless set forth in writing, signed by both MRT and COUNTY.
20. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same Agreement.
21. California Law. This Agreement shall be construed in accordance with the internal laws of the State of California.
22. 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.
23. 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.
24. 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.
25. Severability. This Agreement shall not be deemed severable. In the event any portion of this Agreement shall be declared by any court of competent jurisdiction to be invalid, illegal or unenforceable, this Agreement shall be void and of no further effect.
26. Delegation of Authority. COUNTY hereby delegates to its Chief Executive Officer or his designee, the authority to issue any and all approvals required by this Agreement and to execute any and all instruments necessary to consummate this transaction.
27. Binding Effect. The provisions of this Agreement shall be binding upon the parties hereto and their respective successors-in-interest.
28. 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.
29. 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.

IN WITNESS WHEREOF, MRT has executed this Agreement or caused it to be duly executed and this Agreement has been executed by the Mayor of the Los Angeles County Board of Supervisors the day, month, and year first above written.

MOUNTAINS RESTORATION TRUST

By: *Debra Bruscher*
Debra Bruscher, Acting Executive Director

ATTEST:

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

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: *Lachelle Smitheman*
Deputy



By: *Lachelle Smitheman*
Deputy

COUNTY OF LOS ANGELES

By: *Mike Antonovich*
Mayor, Board of Supervisors

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

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APPROVED AS TO FORM:

ANDREA SHERIDAN ORDIN
County Counsel

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

By: *Andrea Sheridan Ordin*
Senior Deputy

LIST OF EXHIBITS

- A. LEGAL DESCRIPTION
- B. GRANT DEED
- C. DECLARATION OF RESTRICTIVE COVENANTS

EXHIBIT A

LEGAL DESCRIPTION

LEGAL DESCRIPTION

PARCEL 1:

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA ACCORDING TO THE OFFICIAL PLAT THEREOF.

AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHERLY 30 FEET OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE AUGUST 31, 1896.

EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION WITH THE NORTHWESTERLY LINE OF STUNT ROAD, 60 FEET WIDE, AS SAID ROAD WAS FORMERLY KNOWN AS SADDLE PEAK ROAD, AS DESCRIBED IN THE DEED TO SAID COUNTY OF LOS ANGELES, RECORDED JUNE 18, 1941 AS INSTRUMENT NO. 1148 IN BOOK 18523 PAGE 105, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT OF BEGINNING BEING DISTANT ALONG SAID SOUTHERLY LINE NORTH 89° 44' 50" WEST 520.03 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION; THENCE ALONG SAID NORTHWESTERLY LINE NORTH 21° 16' 25" EAST 202.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 330 FEET AND A CENTRAL ANGLE OF 17° 52' 50"; THENCE NORTHEASTERLY ALONG SAID CURVE 102.98 FEET; THENCE TANGENT TO SAID CURVE NORTH 39° 09' 15" EAST 433.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 330 FEET AND A CENTRAL ANGLE OF 26° 36' 15"; THENCE NORTHEASTERLY ALONG SAID CURVE 153.23 FEET; THENCE TANGENT TO SAID CURVE NORTH 65° 45' 30" EAST 1.06 FEET TO THE EASTERLY LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID EASTERLY LINE SOUTH 0° 01' 20" EAST 708.09 FEET TO SAID SOUTHEAST CORNER OF SECTION 9; THENCE NORTH 89° 44' 50" WEST 520.03 FEET TO THE POINT OF BEGINNING.

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND A RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE, MAINTAIN AND REPAIR A ROADWAY IN, ON, OVER AND ACROSS THOSE PORTIONS OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 9, AND OF THE SOUTHWEST ¼ OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH LIES WITHIN A STRIP OF LAND 30 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, DISTANT THEREON NORTH 00° 41' 48" EAST, 586.70 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER; THENCE,

1ST: SOUTH 83° 09' 27" EAST, 323.82 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

LEGAL DESCRIPTION CONTINUED

- 2ND: EASTERLY THROUGH A CENTRAL ANGLE OF 10° 34' 38", AN ARC DISTANCE OF 36.92 FEET; THENCE TANGENT TO SAID CURVE,
- 3RD: SOUTH 72° 34' 49" EAST, 705.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,
- 4TH: EASTERLY THROUGH A CENTRAL ANGLE OF 54° 02' 07", AN ARC DISTANCE OF 188.62 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID REVERSE CURVE,
- 5TH: EASTERLY THROUGH A CENTRAL ANGLE OF 71° 27' 33", AN ARC DISTANCE OF 74.83 FEET; THENCE TANGENT TO SAID REVERSE CURVE,
- 6TH: SOUTH 55° 09' 24" EAST, 28.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,
- 7TH: EASTERLY THROUGH A CENTRAL ANGLE OF 71° 11' 57", AN ARC DISTANCE OF 74.56 FEET; THENCE TANGENT TO SAID CURVE,
- 8TH: NORTH 53° 38' 39" EAST, 135.42 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,
- 9TH: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 7° 56' 21", AN ARC DISTANCE OF 27.71 FEET; THENCE TANGENT TO SAID CURVE,
- 10TH: NORTH 45° 42' 18" EAST, 137.15 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,
- 11TH: EASTERLY THROUGH A CENTRAL ANGLE OF 70° 19' 36", AN ARC DISTANCE OF 61.37 FEET; THENCE TANGENT TO SAID CURVE,
- 12TH: SOUTH 63° 58' 06" EAST, 35.49 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,
- 13TH: EASTERLY THROUGH A CENTRAL ANGLE OF 39° 02' 09", AN ARC DISTANCE OF 85.16 FEET; THENCE TANGENT TO SAID CURVE,
- 14TH: NORTH 76° 59' 45" EAST, 92.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,
- 15TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 64° 17' 23", AN ARC DISTANCE OF 67.32 FEET; THENCE TANGENT TO SAID CURVE,
- 16TH: SOUTH 38° 42' 52" EAST, 9.83 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,
- 17TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 22° 49' 16", AN ARC DISTANCE OF 49.79 FEET; THENCE TANGENT TO SAID CURVE,
- 18TH: SOUTH 61° 32' 08" EAST, 24.29 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,
- 19TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 21° 08' 33", AN ARC DISTANCE OF 48.13 FEET; THENCE TANGENT TO SAID CURVE,
- 20TH: SOUTH 40° 23' 35" EAST 28.70 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 35 FEET; THENCE ALONG SAID CURVE,

LEGAL DESCRIPTION CONTINUED

21ST: SOUTHEASTERLY, EASTERLY, NORTHEASTERLY AND NORTHERLY THROUGH A CENTRAL ANGLE OF 145° 08' 45", AN ARC DISTANCE OF 88.66 FEET; THENCE TANGENT TO SAID CURVE,

22ND: NORTH 5° 32' 20" WEST, 152.71 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30 FEET; THENCE ALONG SAID CURVE,

23RD: NORTHERLY, NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 145° 59' 27", AN ARC DISTANCE OF 76.44 FEET; THENCE TANGENT TO SAID CURVE,

24TH: SOUTH 39° 32' 53" EAST, 73.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

25TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 54° 47' 42", AN ARC DISTANCE OF 47.82 FEET; THENCE TANGENT TO SAID CURVE;

26TH: NORTH 85° 39' 25" EAST, 86.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

27TH: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 43° 18' 24", AN ARC DISTANCE OF 45.35 FEET; THENCE TANGENT TO SAID CURVE,

28TH: NORTH 42° 21' 01" EAST, 44.16 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

29TH: NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 24° 25' 37", AN ARC DISTANCE OF 42.63 FEET; THENCE TANGENT TO SAID CURVE,

30TH: NORTH 66° 46' 38" EAST, 264.66 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 90 FEET, THENCE ALONG SAID CURVE,

31ST: EASTERLY TO THE INTERSECTION WITH THE NORTHWESTERLY LINE OF STUNT ROAD (60 FEET WIDE).

THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE WESTERLY IN SAID EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 9 AND EASTERLY IN SAID SOUTHWESTERLY LINE OF STUNT ROAD.

BECAUSE THE ABOVE EASEMENT IS LOCATED IN A MOUNTAIN AREA ANY 30 FOOT WIDE ROAD THAT IS CONSTRUCTED WOULD REQUIRE CUTS AND FILLS OUTSIDE OF THE BOUNDARIES OF THE EASEMENT AS DESCRIBED HEREIN. THEREFORE, THE GRANTORS HEREBY GRANT ANY AND ALL SLOPE EASEMENTS THAT WOULD BE REQUIRED TO ACCOMMODATE THE CUTS AND FILLS NECESSARY TO CONSTRUCT A ROAD WITHIN THE BOUNDARIES OF THE ROAD EASEMENT AS DESCRIBED.

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE, MAINTAIN AND REPAIR A ROADWAY, IN, ON OVER AND ACROSS THOSE PORTIONS OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH LIES WITHIN A STRIP OF LAND 30 FEET WIDE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 9 DISTANT THEREON NORTH 00° 41' 48" EAST, 586.70 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE,

LEGAL DESCRIPTION CONTINUED

1ST: NORTH 83° 09' 27" WEST, 46.56 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 80 FEET; THENCE ALONG SAID CURVE,

2ND: NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 41° 22' 36", AN ARC DISTANCE OF 57.77 FEET; THENCE TANGENT TO SAID CURVE,

3RD: NORTH 41° 46' 51" WEST, 84.26 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 25 FEET; THENCE ALONG SAID CURVE,

4TH: NORTHWESTERLY, WESTERLY, SOUTHWESTERLY AND SOUTHERLY, THROUGH A CENTRAL ANGLE OF 147° 35' 21", AN ARC DISTANCE OF 64.40 FEET; THENCE TANGENT TO SAID CURVE,

5TH: SOUTH 9° 22' 12" EAST, 153.78 FEET; THENCE,

6TH: SOUTH 61° 29' 26" WEST, 134.21 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 25 FEET; THENCE ALONG SAID CURVE,

7TH: SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 83° 58' 25", AN ARC DISTANCE OF 36.64 FEET; THENCE TANGENT TO SAID CURVE,

8TH: NORTH 34° 32' 09" WEST, 50.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

9TH: NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 41° 41' 32", AN ARC DISTANCE OF 36.38 FEET; THENCE TANGENT TO SAID CURVE,

10TH: NORTH 76° 13' 41" WEST, 77.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 300 FEET; THENCE ALONG SAID CURVE,

11TH: NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 21° 46' 22", AN ARC DISTANCE OF 114.00 FEET; THENCE TANGENT TO SAID CURVE,

12TH: NORTH 54° 27' 19" WEST, 99.08 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 35 FEET; THENCE ALONG SAID CURVE,

13TH: WESTERLY, THROUGH A CENTRAL ANGLE OF 54° 39' 51", AN ARC DISTANCE OF 33.39 FEET; THENCE TANGENT TO SAID CURVE,

14TH: SOUTH 70° 52' 50" WEST, 65.37 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

15TH: WESTERLY, THROUGH A CENTRAL ANGLE OF 40° 50' 30", AN ARC DISTANCE OF 71.28 FEET; THENCE TANGENT TO SAID CURVE,

16TH: NORTH 68° 16' 40" WEST, 148.81 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

17TH: WESTERLY, THROUGH A CENTRAL ANGLE OF 59° 15' 21", AN ARC DISTANCE OF 103.42 FEET; THENCE TANGENT TO SAID CURVE,

18TH: SOUTH 52° 27' 58" WEST, 112.06 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

19TH: SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 26° 07' 57", AN ARC DISTANCE OF 45.61 FEET; THENCE TANGENT TO SAID CURVE,

LEGAL DESCRIPTION CONTINUED

20TH: SOUTH 26° 20' 01" WEST, 32.22 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

21ST: SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 24° 56' 28", AN ARC DISTANCE OF 43.53 FEET; THENCE TANGENT TO SAID CURVE,

22ND: SOUTH 51° 16' 29" WEST, 97.59 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

23RD: SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 14° 24' 17", AN ARC DISTANCE OF 25.14 FEET TO THE WESTERLY LINE OF THE SOUTHEAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 9.

THE SIDE LINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE WESTERLY IN SAID WESTERLY LINE.

BECAUSE THE ABOVE ROAD AND UTILITY EASEMENT IS LOCATED IN A MOUNTAIN AREA, ANY 30 FOOT WIDE ROAD THAT IS CONSTRUCTED WOULD REQUIRE CUTS AND FILLS OUTSIDE OF THE BOUNDARIES OF THE EASEMENT AS DESCRIBED HEREIN. THEREFORE THE GRANTORS HEREBY GRANT ANY AND ALL SLOPE EASEMENTS THAT WOULD BE REQUIRED TO ACCOMMODATE THE CUTS AND FILLS NECESSARY TO CONSTRUCT A 30 FOOT WIDE ROAD WITHIN THE BOUNDARIES OF THE EASEMENT AS DESCRIBED.

END OF LEGAL DESCRIPTION

EXHIBIT B

GRANT DEED

**RECORDING REQUESTED BY
COUNTY OF LOS ANGELES**

WHEN RECORDED MAIL TO:

County of Los Angeles
222 South Hill Street, 3rd Floor
Los Angeles, CA 90012
Attention: Chris Montana

Space above this line for Recorders use

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

ASSESSOR'S IDENTIFICATION NUMBER:
PORTION OF 4455-021-076

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

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **MOUNTAINS RESTORATION TRUST** (hereinafter called "Grantor"), a California nonprofit public benefit corporation, does hereby grant to the **COUNTY OF LOS ANGELES**, (hereinafter called "County") a body corporate and politic, all of the Grantor's rights, title and interests to that certain real property in the unincorporated territory of the County of Los Angeles, State of California, legally described in Exhibit A, attached hereto and incorporated herein by this reference.

County shall take possession subject to any and all restrictions as stated in the Declaration of Restrictive Covenants dated January 5, 2011, attached hereto as Exhibit B and by this reference made a part hereof.

IN WITNESS WHEREOF, on _____ **MOUNTAINS RESTORATION TRUST**, a California nonprofit public benefit corporation, has caused this Grant Deed to be executed by its duly authorized officers pursuant to its by-laws or pursuant to a resolution adopted by its Board of Directors.

MOUNTAINS RESTORATION TRUST,
a California nonprofit public benefit
corporation

By _____

By _____

EXHIBIT A

LEGAL DESCRIPTION

LEGAL DESCRIPTION

PARCEL 1:

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA ACCORDING TO THE OFFICIAL PLAT THEREOF.

AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHERLY 30 FEET OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE AUGUST 31, 1896.

EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION WITH THE NORTHWESTERLY LINE OF STUNT ROAD, 60 FEET WIDE, AS SAID ROAD WAS FORMERLY KNOWN AS SADDLE PEAK ROAD, AS DESCRIBED IN THE DEED TO SAID COUNTY OF LOS ANGELES, RECORDED JUNE 18, 1941 AS INSTRUMENT NO. 1148 IN BOOK 18523 PAGE 105, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT OF BEGINNING BEING DISTANT ALONG SAID SOUTHERLY LINE NORTH 89° 44' 50" WEST 520.03 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION; THENCE ALONG SAID NORTHWESTERLY LINE NORTH 21° 16' 25" EAST 202.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 330 FEET AND A CENTRAL ANGLE OF 17° 52' 50"; THENCE NORTHEASTERLY ALONG SAID CURVE 102.98 FEET; THENCE TANGENT TO SAID CURVE NORTH 39° 09' 15" EAST 433.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 330 FEET AND A CENTRAL ANGLE OF 26° 36' 15"; THENCE NORTHEASTERLY ALONG SAID CURVE 153.23 FEET; THENCE TANGENT TO SAID CURVE NORTH 65° 45' 30" EAST 1.06 FEET TO THE EASTERLY LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID EASTERLY LINE SOUTH 0° 01' 20" EAST 708.09 FEET TO SAID SOUTHEAST CORNER OF SECTION 9; THENCE NORTH 89° 44' 50" WEST 520.03 FEET TO THE POINT OF BEGINNING.

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND A RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE, MAINTAIN AND REPAIR A ROADWAY IN, ON, OVER AND ACROSS THOSE PORTIONS OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 9, AND OF THE SOUTHWEST ¼ OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH LIES WITHIN A STRIP OF LAND 30 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, DISTANT THEREON NORTH 00° 41' 48" EAST, 586.70 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER; THENCE,

1ST: SOUTH 83° 09' 27" EAST, 323.82 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

LEGAL DESCRIPTION CONTINUED

2ND: EASTERLY THROUGH A CENTRAL ANGLE OF 10° 34' 38", AN ARC DISTANCE OF 36.92 FEET;
THENCE TANGENT TO SAID CURVE,

3RD: SOUTH 72° 34' 49" EAST, 705.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
NORTHERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

4TH: EASTERLY THROUGH A CENTRAL ANGLE OF 54° 02' 07", AN ARC DISTANCE OF 188.62 FEET
TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID
REVERSE CURVE,

5TH: EASTERLY THROUGH A CENTRAL ANGLE OF 71° 27' 33", AN ARC DISTANCE OF 74.83 FEET;
THENCE TANGENT TO SAID REVERSE CURVE,

6TH: SOUTH 55° 09' 24" EAST, 28.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
NORTHERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

7TH: EASTERLY THROUGH A CENTRAL ANGLE OF 71° 11' 57", AN ARC DISTANCE OF 74.56 FEET;
THENCE TANGENT TO SAID CURVE,

8TH: NORTH 53° 38' 39" EAST, 135.42 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
NORTHWESTERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

9TH: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 7° 56' 21", AN ARC DISTANCE OF 27.71
FEET; THENCE TANGENT TO SAID CURVE,

10TH: NORTH 45° 42' 18" EAST, 137.15 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
SOUTHERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

11TH: EASTERLY THROUGH A CENTRAL ANGLE OF 70° 19' 36", AN ARC DISTANCE OF 61.37 FEET;
THENCE TANGENT TO SAID CURVE,

12TH: SOUTH 63° 58' 06" EAST, 35.49 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
NORTHERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

13TH: EASTERLY THROUGH A CENTRAL ANGLE OF 39° 02' 09", AN ARC DISTANCE OF 85.16 FEET;
THENCE TANGENT TO SAID CURVE,

14TH: NORTH 76° 59' 45" EAST, 92.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE
SOUTHWESTERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

15TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 64° 17' 23", AN ARC DISTANCE OF 67.32
FEET; THENCE TANGENT TO SAID CURVE,

16TH: SOUTH 38° 42' 52" EAST, 9.83 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
NORTHEASTERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

17TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 22° 49' 16", AN ARC DISTANCE OF 49.79
FEET; THENCE TANGENT TO SAID CURVE,

18TH: SOUTH 61° 32' 08" EAST, 24.29 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
SOUTHWESTERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

19TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 21° 08' 33", AN ARC DISTANCE OF 48.13
FEET; THENCE TANGENT TO SAID CURVE,

20TH: SOUTH 40° 23' 35" EAST 28.70 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
NORTHERLY AND HAVING A RADIUS OF 35 FEET; THENCE ALONG SAID CURVE,

LEGAL DESCRIPTION CONTINUED

21ST: SOUTHEASTERLY, EASTERLY, NORTHEASTERLY AND NORTHERLY THROUGH A CENTRAL ANGLE OF 145° 08' 45", AN ARC DISTANCE OF 88.66 FEET; THENCE TANGENT TO SAID CURVE,

22ND: NORTH 5° 32' 20" WEST, 152.71 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30 FEET; THENCE ALONG SAID CURVE,

23RD: NORTHERLY, NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 145° 59' 27", AN ARC DISTANCE OF 76.44 FEET; THENCE TANGENT TO SAID CURVE,

24TH: SOUTH 39° 32' 53" EAST, 73.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

25TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 54° 47' 42", AN ARC DISTANCE OF 47.82 FEET; THENCE TANGENT TO SAID CURVE;

26TH: NORTH 85° 39' 25" EAST, 86.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

27TH: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 43° 18' 24", AN ARC DISTANCE OF 45.35 FEET; THENCE TANGENT TO SAID CURVE,

28TH: NORTH 42° 21' 01" EAST, 44.16 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

29TH: NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 24° 25' 37", AN ARC DISTANCE OF 42.63 FEET; THENCE TANGENT TO SAID CURVE,

30TH: NORTH 66° 46' 38" EAST, 264.66 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 90 FEET, THENCE ALONG SAID CURVE,

31ST: EASTERLY TO THE INTERSECTION WITH THE NORTHWESTERLY LINE OF STUNT ROAD (60 FEET WIDE).

THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE WESTERLY IN SAID EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 9 AND EASTERLY IN SAID SOUTHWESTERLY LINE OF STUNT ROAD.

BECAUSE THE ABOVE EASEMENT IS LOCATED IN A MOUNTAIN AREA ANY 30 FOOT WIDE ROAD THAT IS CONSTRUCTED WOULD REQUIRE CUTS AND FILLS OUTSIDE OF THE BOUNDARIES OF THE EASEMENT AS DESCRIBED HEREIN. THEREFORE, THE GRANTORS HEREBY GRANT ANY AND ALL SLOPE EASEMENTS THAT WOULD BE REQUIRED TO ACCOMMODATE THE CUTS AND FILLS NECESSARY TO CONSTRUCT A ROAD WITHIN THE BOUNDARIES OF THE ROAD EASEMENT AS DESCRIBED.

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE, MAINTAIN AND REPAIR A ROADWAY, IN, ON OVER AND ACROSS THOSE PORTIONS OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH LIES WITHIN A STRIP OF LAND 30 FEET WIDE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 9 DISTANT THEREON NORTH 00° 41' 48" EAST, 586.70 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE,

LEGAL DESCRIPTION CONTINUED

1ST: NORTH 83° 09' 27" WEST, 46.56 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 80 FEET; THENCE ALONG SAID CURVE,

2ND: NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 41° 22' 36", AN ARC DISTANCE OF 57.77 FEET; THENCE TANGENT TO SAID CURVE,

3RD: NORTH 41° 46' 51" WEST, 84.26 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 25 FEET; THENCE ALONG SAID CURVE,

4TH: NORTHWESTERLY, WESTERLY, SOUTHWESTERLY AND SOUTHERLY, THROUGH A CENTRAL ANGLE OF 147° 35' 21", AN ARC DISTANCE OF 64.40 FEET; THENCE TANGENT TO SAID CURVE,

5TH: SOUTH 9° 22' 12" EAST, 153.78 FEET; THENCE,

6TH: SOUTH 61° 29' 26" WEST, 134.21 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 25 FEET; THENCE ALONG SAID CURVE,

7TH: SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 83° 58' 25", AN ARC DISTANCE OF 36.64 FEET; THENCE TANGENT TO SAID CURVE,

8TH: NORTH 34° 32' 09" WEST, 50.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

9TH: NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 41° 41' 32", AN ARC DISTANCE OF 36.38 FEET; THENCE TANGENT TO SAID CURVE,

10TH: NORTH 76° 13' 41" WEST, 77.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 300 FEET; THENCE ALONG SAID CURVE,

11TH: NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 21° 46' 22", AN ARC DISTANCE OF 114.00 FEET; THENCE TANGENT TO SAID CURVE,

12TH: NORTH 54° 27' 19" WEST, 99.08 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 35 FEET; THENCE ALONG SAID CURVE,

13TH: WESTERLY, THROUGH A CENTRAL ANGLE OF 54° 39' 51", AN ARC DISTANCE OF 33.39 FEET; THENCE TANGENT TO SAID CURVE,

14TH: SOUTH 70° 52' 50" WEST, 65.37 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

15TH: WESTERLY, THROUGH A CENTRAL ANGLE OF 40° 50' 30", AN ARC DISTANCE OF 71.28 FEET; THENCE TANGENT TO SAID CURVE,

16TH: NORTH 68° 16' 40" WEST, 148.81 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

17TH: WESTERLY, THROUGH A CENTRAL ANGLE OF 59° 15' 21", AN ARC DISTANCE OF 103.42 FEET; THENCE TANGENT TO SAID CURVE,

18TH: SOUTH 52° 27' 58" WEST, 112.06 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

19TH: SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 26° 07' 57", AN ARC DISTANCE OF 45.61 FEET; THENCE TANGENT TO SAID CURVE,

LEGAL DESCRIPTION CONTINUED

20TH: SOUTH 26° 20' 01" WEST, 32.22 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

21ST: SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 24° 56' 28", AN ARC DISTANCE OF 43.53 FEET; THENCE TANGENT TO SAID CURVE,

22ND: SOUTH 51° 16' 29" WEST, 97.59 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

23RD: SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 14° 24' 17", AN ARC DISTANCE OF 25.14 FEET TO THE WESTERLY LINE OF THE SOUTHEAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 9.

THE SIDE LINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE WESTERLY IN SAID WESTERLY LINE.

BECAUSE THE ABOVE ROAD AND UTILITY EASEMENT IS LOCATED IN A MOUNTAIN AREA, ANY 30 FOOT WIDE ROAD THAT IS CONSTRUCTED WOULD REQUIRE CUTS AND FILLS OUTSIDE OF THE BOUNDARIES OF THE EASEMENT AS DESCRIBED HEREIN. THEREFORE THE GRANTORS HEREBY GRANT ANY AND ALL SLOPE EASEMENTS THAT WOULD BE REQUIRED TO ACCOMMODATE THE CUTS AND FILLS NECESSARY TO CONSTRUCT A 30 FOOT WIDE ROAD WITHIN THE BOUNDARIES OF THE EASEMENT AS DESCRIBED.

END OF LEGAL DESCRIPTION

EXHIBIT B

DECLARATION OF RESTRICTIVE COVENANTS

01/10/2011



RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

State Coastal Conservancy
1330 Broadway, 13th Floor
Oakland, CA 94612
Attention: Elena Eger, Counsel

LA1061822

(Space Above This Line for Recorder's Use Only)
[Exempt from recording fee per Gov. Code § 27383]

A.P.N. 4455-021-076
ETAL

DECLARATION OF RESTRICTIVE COVENANTS

This Declaration of Restrictive Covenants is made this 7 day of JANUARY, 2011, by the MOUNTAINS RESTORATION TRUST, a California nonprofit organization ("Declarant"), for the benefit of STATE COASTAL CONSERVANCY, an agency of the State of California ("Conservancy"), and the COUNTY OF LOS ANGELES, a California municipal corporation ("County") and is made with specific reference to the following facts:

RECITALS

- A. Declarant and Conservancy are parties to Conservancy Grant Agreement No. 10-023 (the "Grant Agreement"), which provides: (i) for Conservancy to provide Declarant with a grant to finance the purchase price to be paid by Declarant in connection with Declarant's acquisition of certain real property in the County of Los Angeles, State of California and more particularly described in the attached Exhibit A (the "Property"); and (ii) for Declarant to record certain covenants and restrictions against the Property to ensure its continued use for the purposes described in the Grant Agreement.
- B. County has entered into an agreement with the State of California Department of Parks and Recreation, for a Land and Water Conservation Fund grant (the "federal grant") that requires the property more particularly described in the attached Exhibit B to be retained in perpetuity for public outdoor recreation use (the "County Property").
- C. County anticipates purchasing the County Property from Declarant after Declarant purchases the Property. County agrees that after it purchases the County Property, County shall impose the restrictive covenants declared in this agreement on the County Property by recording an amendment to this Declaration of Restrictive Covenants in substantially the form attached and incorporated by reference as Exhibit C.

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D. As contemplated by the Grant Agreement, Declarant has acquired the Property from Tryon and Dolores Sisson.

E. Declarant now desires to satisfy the requirements of the Grant Agreement and the federal grant by recording this Declaration against the Property, provided that the Declaration shall not be effective against the County Property until County holds title to the County Property.

DECLARATIONS

NOW THEREFORE, Declarant hereby declares that the Property shall be held, conveyed, mortgaged, encumbered, leased, rented, used, occupied, sold and improved subject to the following restrictions:

1. Use Restriction. The Property and County Property were acquired by Declarant pursuant to the grant of funds from the Conservancy, the federal grant, the Regional Open Space District Proposition A grant, and several other sources for the purpose of habitat and open space preservation, public outdoor recreation use and public access. No use of the Property inconsistent with that purpose is permitted.

2. Mitigation. Without the written permission of the Conservancy's Executive Officer, the Declarant shall not use or allow the use of any portion of the Property for mitigation (in other words, to compensate for adverse changes to the environment elsewhere). All funds generated in connection with any authorized or allowable mitigation on the Property shall be remitted promptly to the Conservancy until the Conservancy has been fully paid for all of its past, present, and future costs with respect to the Property, including, without limitation, staff, planning, development, restoration, operation and maintenance, and monitoring costs, and acquisition costs at fair market value as of the time the mitigation is to begin. Mitigation uses on the County Property shall require the approval of the County's Board of Supervisors and any benefit therefrom would likewise be determined by the Board of Supervisors, in accordance with the terms of the federal grant.

3. No Encumbrances. The Property (including any portion of it or any interest in it), including County Property, may not be used as security for any debt without the written approval of the State of California, acting through the Executive Officer of the Conservancy, and the County or their respective successors.

4. Transfers Subject to Conservancy Approval. The Property (including any portion of it or any interest in it) may not be transferred without the approval of the State of California, through the Executive Officer of the Conservancy, and the County Board of Supervisors or their respective successors. In addition, any transfer of the County Property requires the approval of the United States Secretary of the Interior or his/her designee prior to transfer or conversion thereof.

5. Operation and Maintenance Requirements. The Declarant is obligated to use, manage, operate and maintain the Property as described in the "Use,

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Management, Operation and Maintenance" section of the Grant Agreement (defined in Recital A), as it may be amended from time to time.

6. Reversionary Interest. If any of the restrictions stated herein are violated, all of the Declarant's right, title and interest in the Property shall automatically vest in the State of California, with the approval of the County Board of Supervisors, for the benefit of the Conservancy or its successor, upon acceptance of the Property and approval of the State Public Works Board; provided, however, that the State, through the Executive Officer of the Conservancy, or its successor, with prior concurrence of the County Board of Supervisors, may designate another public agency or a nonprofit organization to accept the right, title and interest, in which case vesting shall be in that agency or organization rather than in the State.

7. Access to Property. The Conservancy shall have reasonable access to the Property to monitor compliance with the essential provisions stated above.

8. Eminent Domain. Declarant or its successor shall promptly notify the Conservancy and the County of any eminent domain (public taking) proceeding affecting the Property, or any portion of it, and shall continuously provide the Conservancy and the County with copies of all relevant documents. If Declarant receives any "just compensation" payment as a result of the proceeding, whether by agreement of the parties or by court order, then Declarant shall promptly pay to the Conservancy, County and County Open Space District a share of the proceeds proportionate to their respective contributions towards the purchase price of the Property.

9. Federal Interest. The federal grant requires the County Property is retained in perpetuity for public outdoor recreational use. Any change in use may be subject to remedies as described under the Federal Land and Water Conservation Fund Act.

10. Miscellaneous.

a. This Declaration shall be recorded in the Official Records of Los Angeles County.

b. The headings of this Declaration are for purposes of reference only and shall not limit or define the meaning of the provisions of this Declaration.

c. Each restriction and covenant contained herein shall run with the land as an equitable servitude, and shall be binding upon Declarant and its successors and assigns, and all parties having or acquiring any right, title or interest in or to any part of the Property, including the County Property.

d. If any one or more of the terms, provisions, promises, covenants or conditions of this Declaration shall be to any extent adjudged invalid, unenforceable, void or voidable for any reason whatsoever by a court of competent jurisdiction each

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and all of the remaining terms, provisions, promises, covenants and conditions of this Declaration shall not be affected thereby and shall be valid and enforceable to the fullest extent permitted by law.

IN WITNESS WHEREOF, the undersigned Declarant executes this Declaration on the date first set forth above.

"DECLARANT"

MOUNTAINS RESTORATION TRUST

By Mary Jo Kitz

Its:

State of California)
County of Los Angeles)

On January 7, 2011 before me, Debra Anne Bruschaber, Notary Public
(insert name and title of the officer)

personally appeared Mary Jo Kitz

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Debra Anne Bruschaber
Signature of Notary Public

(Seal)



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EXHIBIT A
CONSISTING OF EXHIBITS A-1 AND A-2
PROPERTY LEGAL DESCRIPTION

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EXHIBIT "A-1"

PARCEL 1:

THE SOUTHWEST QUARTER THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2:

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 3:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHERLY 30 FEET OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE AUGUST 31, 1896.

EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION WITH THE NORTHWESTERLY LINE OF STUNT ROAD, 60 FEET WIDE, AS SAID ROAD WAS FORMERLY KNOWN AS SADDLE PEAK ROAD, AS DESCRIBED IN THE DEED TO SAID COUNTY OF LOS ANGELES, RECORDED JUNE 18, 1941 AS INSTRUMENT NO. 1148 IN BOOK 18523 PAGE 105, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT OF BEGINNING BEING DISTANT ALONG SAID SOUTHERLY LINE NORTH 89° 44' 50" WEST 520.03 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION; THENCE ALONG SAID NORTHWESTERLY LINE NORTH 21° 16' 25" EAST 202.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 330 FEET AND A CENTRAL ANGLE OF 17° 52' 50"; THENCE NORTHEASTERLY ALONG SAID CURVE 102.98 FEET; THENCE TANGENT TO SAID CURVE NORTH 39° 09' 15" EAST 433.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 330 FEET AND A CENTRAL ANGLE OF 26° 36' 15" THENCE NORTHEASTERLY ALONG SAID CURVE 153.23 FEET; THENCE TANGENT TO SAID CURVE NORTH 65° 45' 30" EAST 1.06 FEET TO THE EASTERLY LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID EASTERLY LINE SOUTH 0° 01' 20" EAST 708.09 FEET TO SAID SOUTHEAST CORNER OF SECTION 9; THENCE NORTH 89° 44' 50" WEST 520.03 FEET TO THE POINT OF BEGINNING.

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PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND A RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE, MAINTAIN AND REPAIR A ROADWAY IN, ON, OVER AND ACROSS THOSE PORTIONS OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, AND OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH LIES WITHIN A STRIP OF LAND 30 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, DISTANT THEREON NORTH 00° 41' 48" EAST, 586.70 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER; THENCE,

1ST: SOUTH 83° 08' 27" EAST, 323.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

2ND: EASTERLY THROUGH A CENTRAL ANGLE OF 10° 34' 38", AN ARC DISTANCE OF 36.92 FEET; THENCE TANGENT TO SAID CURVE,

3RD: SOUTH 72° 34' 49" EAST, 705.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

4TH: EASTERLY THROUGH A CENTRAL ANGLE OF 54° 02' 07", AN ARC DISTANCE OF 188.62 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID REVERSE CURVE,

5TH: EASTERLY THROUGH A CENTRAL ANGLE OF 71° 27' 33", AN ARC DISTANCE OF 74.83 FEET; THENCE TANGENT TO SAID REVERSE CURVE,

6TH: SOUTH 55° 09' 24" EAST, 28.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

7TH: EASTERLY THROUGH A CENTRAL ANGLE OF 71° 11' 57", AN ARC DISTANCE OF 74.56 FEET; THENCE TANGENT TO SAID CURVE,

8TH: NORTH 53° 38' 39" EAST, 135.42 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

9TH: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 7° 56' 21", AN ARC DISTANCE OF 27.71 FEET; THENCE TANGENT TO SAID CURVE,

10TH: NORTH 45° 42' 18" EAST, 137.15 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

11TH: EASTERLY THROUGH A CENTRAL ANGLE OF 70° 19' 36", AN ARC DISTANCE OF 61.37 FEET; THENCE TANGENT TO SAID CURVE,

12TH: SOUTH 63° 58' 06" EAST, 35.49 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

13TH: EASTERLY THROUGH A CENTRAL ANGLE OF 39° 02' 09", AN ARC DISTANCE OF 85.16 FEET; THENCE TANGENT TO SAID CURVE,

14TH: NORTH 76° 59' 45" EAST, 92.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

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15TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 64° 17' 23" AN ARC DISTANCE OF 67.32 FEET; THENCE TANGENT TO SAID CURVE,

16TH: SOUTH 38° 42' 52" EAST, 9.83 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

17TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 22° 49' 16", AN ARC DISTANCE OF 49.79 FEET; THENCE TANGENT TO SAID CURVE,

18TH: SOUTH 61° 32' 08" EAST, 24.29 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

19TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 21° 08' 33", AN ARC DISTANCE OF 48.13 FEET; THENCE TANGENT TO SAID CURVE,

20TH: SOUTH 40° 23' 35" EAST 28.70 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 35 FEET; THENCE ALONG SAID CURVE,

21ST: SOUTHEASTERLY, EASTERLY, NORTHEASTERLY AND NORTHERLY THROUGH A CENTRAL ANGLE OF 145° 08' 45", AN ARC DISTANCE OF 88.66 FEET; THENCE TANGENT SAID CURVE,

22ND: NORTH 5° 32' 20" WEST, 152.71 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30 FEET; THENCE ALONG SAID CURVE,

23RD: NORTHERLY, NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 145° 59' 27", AN ARC DISTANCE OF 76.44 FEET; THENCE TANGENT TO SAID CURVE,

24TH: SOUTH 39° 32' 53" EAST, 73.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

25TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 54° 47' 42", AN ARC DISTANCE OF 47.82 FEET; THENCE TANGENT TO SAID CURVE,

26TH: NORTH 85° 39' 25" EAST, 86.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE

27TH: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 43° 18' 24", AN ARC DISTANCE OF 45.35 FEET; THENCE TANGENT TO SAID CURVE,

28TH: NORTH 42° 21' 01" EAST, 44.16 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

29TH: NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 24° 25' 37", AN ARC DISTANCE OF 42.63 FEET; THENCE TANGENT TO SAID CURVE,

30TH: NORTH 66° 46' 38" EAST, 264.66 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 90 FEET, THENCE ALONG SAID CURVE,

31ST: EASTERLY TO THE INTERSECTION WITH THE NORTHWESTERLY LINE OF STUNT ROAD (60 FEET WIDE).

THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE WESTERLY IN SAID EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 9 AND EASTERLY IN SAID SOUTHWESTERLY LINE OF STUNT ROAD.

BECAUSE THE ABOVE EASEMENT IS LOCATED IN A MOUNTAIN AREA ANY 30 FOOT WIDE ROAD THAT IS CONSTRUCTED WOULD REQUIRE CUTS AND FILLS OUTSIDE OF THE BOUNDARIES OF THE EASEMENT AS DESCRIBED HEREIN. THEREFORE, THE GRANTORS HEREBY GRANT ANY AND ALL SLOPE EASEMENTS THAT WOULD BE REQUIRED TO ACCOMMODATE THE CUTS AND FILLS NECESSARY TO CONSTRUCT A ROAD WITHIN THE BOUNDARIES OF THE ROAD EASEMENT AS DESCRIBED.

PARCEL 5:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE, MAINTAIN AND REPAIR A ROADWAY, IN, ON OVER AND ACROSS THOSE PORTIONS OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA WHICH LIES WITHIN A STRIP OF LAND 30 FEET WIDE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 9 DISTANT THEREON NORTH 00° 41' 48" EAST, 586.70 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE,

1ST NORTH 83° 09' 27" WEST, 46.56 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 80 FEET; THENCE ALONG SAID CURVE,

2ND NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 41° 22' 36", AN ARC DISTANCE OF 57.77 FEET; THENCE TANGENT TO SAID CURVE,

3RD NORTH 41° 46' 51" WEST, 84.26 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 25 FEET; THENCE ALONG SAID CURVE,

4TH NORTHWESTERLY, WESTERLY, SOUTHWESTERLY AND SOUTHERLY, THROUGH A CENTRAL ANGLE OF 147° 35' 21", AN ARC DISTANCE OF 64.40 FEET; THENCE TANGENT TO SAID CURVE,

5TH SOUTH 9° 22' 12" EAST, 153.78 FEET; THENCE,

6TH SOUTH 61° 29' 26" WEST, 134.21 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING RADIUS OF 25 FEET; THENCE ALONG SAID CURVE,

7TH SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 83° 58' 25", AN ARC DISTANCE OF 36.64 FEET; THENCE TANGENT TO SAID CURVE,

8TH NORTH 34° 32' 09" WEST, 50.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

9TH NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 41° 41' 32", AN ARC DISTANCE OF 36.38 FEET; THENCE TANGENT TO SAID CURVE,

10TH NORTH 76° 13' 41" WEST, 77.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 300 FEET; THENCE ALONG SAID CURVE,

11TH NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 21° 46' 22", AN ARC DISTANCE OF 114.00 FEET; THENCE TANGENT TO SAID CURVE,

12TH NORTH 54° 27' 19" WEST, 99.08 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 35 FEET; THENCE ALONG SAID CURVE,

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13TH WESTERLY, THROUGH A CENTRAL ANGLE OF 54° 39' 51", AN ARC DISTANCE OF 33.39 FEET;
THENCE TANGENT TO SAID CURVE,

14TH SOUTH 70° 52' 50" WEST, 65.37 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
NORTHERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

15TH WESTERLY, THROUGH A CENTRAL ANGLE OF 40° 50' 30", AN ARC DISTANCE OF 71.28 FEET;
THENCE TANGENT TO SAID CURVE,

16TH NORTH 68° 16' 40" WEST, 148.81 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
SOUTHERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

17TH WESTERLY, THROUGH A CENTRAL ANGLE OF 59° 15' 21", AN ARC DISTANCE OF 103.42 FEET;
THENCE TANGENT TO SAID CURVE,

18TH SOUTH 52° 27' 58" WEST, 112.06 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
SOUTHEASTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

19TH SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 26° 07' 57", AN ARC DISTANCE OF 45.61
FEET; THENCE TANGENT TO SAID CURVE,

20TH SOUTH 26° 20' 01" WEST, 32.22 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
NORTHWESTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

21ST SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 24° 56' 28", AN ARC DISTANCE OF 43.53
FEET; THENCE TANGENT TO SAID CURVE,

22ND SOUTH 51° 16' 29" WEST, 97.59 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
NORTHWESTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

23RD SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 14° 24' 17", AN ARC DISTANCE OF 25.14
FEET TO THE WESTERLY LINE OF THE SOUTHEAST ONE QUARTER OF THE SOUTHWEST ONE
QUARTER OF SAID SECTION 9.

THE SIDE LINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO
TERMINATE WESTERLY IN SAID WESTERLY LINE.

BECAUSE THE ABOVE ROAD AND UTILITY EASEMENT IS LOCATED IN A MOUNTAIN AREA, ANY 30
FOOT WIDE ROAD THAT IS CONSTRUCTED WOULD REQUIRE CUTS AND FILLS OUTSIDE OF THE
BOUNDARIES OF THE EASEMENT AS DESCRIBED HEREIN. THEREFORE THE GRANTORS HEREBY
GRANT ANY AND ALL SLOPE EASEMENTS THAT WOULD BE REQUIRED TO ACCOMMODATE THE
CUTS AND FILLS NECESSARY TO CONSTRUCT A 30 FOOT WIDE ROAD WITHIN THE BOUNDARIES
OF THE EASEMENT AS DESCRIBED.

END OF LEGAL DESCRIPTION

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EXHIBIT "A-2"

PARCEL 1:

PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 5774, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 74, PAGE(S) 28, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2A:

THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, EXCEPT THE WEST 37 FEET NORTH OF THE SOUTH 120 FEET THEREOF, AND THE SOUTH 120 FEET OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO BASE AND MERIDIAN.

PARCEL 2B:

AN EASEMENT FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND INCIDENTAL PURPOSES, OVER A STRIP OF LAND 60 FEET WIDE IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL GOVERNMENT SURVEY ON FILE IN THE DISTRICT LAND OFFICE AND LYING 30 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT IN THE CENTERLINE OF STUNT ROAD, 60 FEET WIDE, SAID POINT BEING IN A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 300 FEET; SAID POINT ALSO BEING NORTHEASTERLY 92.13 FEET FROM THE SOUTHWESTERLY TERMINUS OF SAID CURVE, AS SHOWN ON LOS ANGELES COUNTY ROAD DEPARTMENT MAP T-59-3; THENCE LEAVING SAID CENTERLINE, RADIALLY, NORTH 50° 55' 44" WEST 30.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 50° 55' 44" WEST 10.59 FEET TO A POINT IN A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 300.00 FEET; A RADIAL LINE OF SAID CURVE OF SAID LAST MENTIONED POINT BEARS NORTH 50° 55' 44" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 26' 42" AND AN ARC DISTANCE OF 122.76 FEET TO A REVERSE CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 95.00 FEET; SAID CURVE BEING TANGENT TO A LINE PARALLEL WITH AND DISTANT NORTHERLY 30.00 FEET MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 9; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 195° 34' 58" AND AN ARC DISTANCE OF 324.29 FEET TO A REVERSE CURVE CONCAVE, SOUTHWESTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE NORTHERLY, WESTERLY AND SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 170° 34' 53" AND AN ARC DISTANCE OF 297.72 TO A REVERSE CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 280.00 FEET; THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 79° 27' 16" AND AN ARC DISTANCE OF 388.29 FEET; THENCE TANGENT TO SAID CURVE NORTH 59° 59' 05" WEST 318.76 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 389.89 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 09' 24" AND AN ARC DISTANCE OF 75.92 FEET; THENCE TANGENT TO SAID CURVE NORTH 48° 45' 41" WEST 501.62 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE NORTHWESTERLY, NORTHERLY, NORTHEASTERLY AND

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SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 180° 00' 00" AND AN ARC DISTANCE OF 314.16 FEET; THENCE TANGENT TO SAID CURVE SOUTH 48° 45' 41" EAST 100.00 FEET TO ITS TERMINUS.

THE SIDELINES OF SAID STRIP ARE TO BE LENGTHENED OR SHORTENED SO AS TO TERMINATE WESTERLY IN THE WEST LINE OF SAID STUNT ROAD AND EASTERLY IN A LINE WHICH BEARS NORTH 41° 14' 19" EAST AND WHICH PASSES THROUGH SAID TERMINUS.

EXCEPT THEREFROM THAT PORTION LYING OUTSIDE OF THE EXTERIOR BOUNDARIES OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN.

ALSO EXCEPT THEREFROM THAT PORTION THEREOF LYING WITHIN THE LINES OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND INCIDENTAL PURPOSES OVER THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE NORTHEASTERLY TERMINUS OF THAT CERTAIN COURSE DESCRIBED ABOVE AS HAVING A BEARING AND LENGTH OF SOUTH 48° 45' 41" EAST 100.00 FEET; THENCE AT RIGHT ANGLES NORTH 41° 14' 19" EAST 30.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 41° 14' 19" EAST 50.00 FEET; THENCE SOUTH 48° 45' 14" EAST 50.00 FEET; THENCE SOUTH 41° 14' 19" WEST 50.00 FEET TO A LINE WHICH BEARS SOUTH 48° 45' 41" EAST FROM THE TRUE POINT OF BEGINNING; THENCE ALONG SAID LINE NORTH 48° 45' 41" WEST 50.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG THE NORTHERLY LINE OF SAID LAND NORTH 89° 52' 47" WEST 250.00 FEET; THENCE SOUTH 200.00 FEET; THENCE SOUTH 30° 00' 00" WEST 200.00 FEET; THENCE SOUTH 390.00 FEET; THENCE SOUTH 30° 00' 00" EAST 155.88 FEET TO THE NORTHWESTERLY LINE OF STUNT ROAD (60.00 FEET WIDE); THENCE ALONG SAID NORTHWESTERLY LINE THE FOLLOWING THREE COURSES: NORTH 391° 06' 23" EAST 238.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 330.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 58' 05" AN ARC DISTANCE OF 120.77 FEET; THENCE TANGENT TO SAID CURVE NORTH 60° 04' 28" EAST 35.04 FEET TO THE EASTERLY LINE OF SAID SECTION 9; THENCE ALONG SAID EASTERLY LINE NORTH 00° 01' 40" WEST 141.05 FEET TO THE SOUTHERLY LINE OF THE LAND CONVEYED TO LAS VIRGENES MUNICIPAL WATER DISTRICT BY DEED RECORDED IN BOOK D-2665, PAGE 344 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE BOUNDARIES OF SAID LAND OF LAS VIRGENES MUNICIPAL WATER DISTRICT THE FOLLOWING THREE COURSES: SOUTH 89° 58' 20" WEST 26.94 FEET; THENCE NORTH 00° 01' 40" WEST 175.00 FEET, THENCE NORTH 89° 58' 20" EAST 26.94 FEET TO SAID EASTERLY LINE OF SECTION 9; THENCE ALONG SAID EASTERLY LINE, NORTH 00° 01' 40" WEST 301.08 FEET TO THE POINT OF BEGINNING.

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PARCEL 4:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WESTERLY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER DISTANT THEREON NORTH 00° 20' 15" EAST 597.65 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE EAST 212.05 FEET; THENCE SOUTH 240.00 FEET; THENCE NORTH 53° 00' 00" EAST 270.00 FEET; THENCE NORTH 30° 00' 00" EAST 290.00 FEET, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 380.00 FEET; THENCE NORTH 30° 00' 00" WEST 200.00 FEET TO THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG SAID NORTHERLY LINE, SOUTH 89° 52' 47" EAST 615.00 FEET TO A POINT DISTANT THEREON NORTH 89° 52' 47" WEST 250.00 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 200.00 FEET; THENCE SOUTH 30° 00' 00" WEST 200.00 FEET; THENCE SOUTH 390.00 FEET; THENCE SOUTH 30° 00' 00" EAST, 155.88 FEET TO THE NORTHWESTERLY LINE OF STUNT ROAD (60.00 FEET WIDE); THENCE ALONG SAID NORTHWESTERLY LINE THE FOLLOWING TWO (2) COURSES: SOUTH 39° 06' 23" WEST 194.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 330.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 14' 13" AN ARC DISTANCE OF 81.90 FEET TO THE INTERSECTION WITH A LINE WHICH BEARS SOUTH 30° 00' 00" EAST AND WHICH PASSES THROUGH THE TRUE POINT OF BEGINNING; THENCE ALONG SAID LINE NORTH 30° 00' 00" WEST 654.08 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 5:

PARCEL 1 OF PARCEL MAP NO. 6989-A, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 190, PAGE(S) 19 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 6:

PARCEL 2 OF PARCEL MAP NO. 6989-A, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 190, PAGE(S) 19 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 6A:

AN EASEMENT FOR INGRESS AND EGRESS, UTILITIES AND A ROADWAY OVER THAT PORTION OF THE NORTHEAST ONE QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF THE NORTHERLY LINE OF SAID SECTION, DISTANT THEREON NORTH 89° 47' 02" WEST, 813.37 FEET FROM THE NORTHEAST CORNER OF SAID SECTION; THENCE ALONG SAID NORTHERLY LINE,

1ST: NORTH 89° 47' 02" WEST, 77.10 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 15.00 FEET; THENCE ALONG SAID CURVE,

2ND: EASTERLY, SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 142° 31' 44", AN ARC DISTANCE OF 37.31 FEET; THENCE TANGENT TO SAID CURVE,

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3RD: SOUTH 52° 44' 02" WEST, 195.63 FEET TO THE NORTHERLY LINE OF STUNT ROAD (60.00 FEET WIDE); THENCE ALONG SAID NORTHERLY LINE OF STUNT ROAD,

4TH: NORTH 88° 30' 58" EAST, 34.21 FEET; THENCE,

5TH: NORTH 52° 44' 02" EAST, 238.20 FEET TO THE POINT OF BEGINNING.

PARCEL 7:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE EAST 3.00 FEET; THENCE SOUTH 881.53; THENCE SOUTH 58° 00' 00" EAST 117.10 FEET; THENCE SOUTH 08° 30' 00" EAST 46.71 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20° 50' 00", AN ARC DISTANCE OF 181.81 FEET; THENCE TANGENT TO SAID CURVE SOUTH 12° 20' 00" WEST 449.94 FEET; THENCE SOUTH 193.51 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST 3.00 FEET; THENCE SOUTH 160.00 FEET; THENCE NORTH 71° 54' 10" EAST 160.96 FEET; THENCE NORTH 110.00 FEET; THENCE WEST 150.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM ANY PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF STUNT ROAD, 60.00 FEET WIDE. THE BASIS OF BEARINGS FOR THE ABOVE DESCRIPTION IS THE WEST LINE OF SAID SECTION 10. SAID WEST LINE IS ASSUMED TO BEAR NORTH.

ALSO EXCEPT ALL OIL, GAS AND OTHER MINERALS IN AND UNDER SAID LAND, BELOW A DEPTH OF 500 FEET BELOW THE SURFACE, WITHOUT THE RIGHT OF SURFACE ENTRY, BUT WITH THE SOLE AND EXCLUSIVE RIGHT TO DRILL INTO, THROUGH AND UNDER SAID LAND BY MEANS OF WELLS, THE SURFACE LOCATIONS OF WHICH SHALL BE ON OTHER LANDS, AS RESERVED IN DEED RECORDED AUGUST 21, 1964, IN BOOK D-2600, PAGE 212, OFFICIAL RECORDS.

PARCEL 8:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND A RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE AND MAINTAIN AND REPAIR A ROADWAY IN, ON, OVER AND ACROSS THAT PORTION OF SECTION TEN (10), TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, (EXCEPT THOSE PORTIONS LYING WITHIN THE BOUNDARIES OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN), IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH LIES WITHIN A STRIP OF LAND 30 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, DISTANT THEREON NORTH 00° 41' 48" WEST, 586.70 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER; THENCE

1ST: SOUTH 83° 09' 27" EAST, 323.82 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

2ND: EASTERLY THROUGH A CENTRAL ANGLE OF 10° 34' 38" AN ARC DISTANCE OF 36.92 FEET; THENCE TANGENT TO SAID CURVE,

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3RD: SOUTH 72° 34' 49" EAST, 705.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

4TH: EASTERLY THROUGH A CENTRAL ANGLE OF 54° 02' 07", AN ARC DISTANCE OF 188.62 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID REVERSE CURVE,

5TH: EASTERLY THROUGH A CENTRAL ANGLE OF 71° 27' 33", AN ARC DISTANCE OF 74.83 FEET; THENCE TANGENT TO SAID REVERSE CURVE,

6TH: SOUTH 55° 09' 24" EAST, 28.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

7TH: EASTERLY THROUGH A CENTRAL ANGLE OF 71° 11' 57", AN ARC DISTANCE OF 74.56 FEET; THENCE TANGENT TO SAID CURVE,

8TH: NORTH 53° 38' 39" EAST, 135.42 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

9TH: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 7° 56' 21", AN ARC DISTANCE OF 27.71 FEET; THENCE TANGENT TO SAID CURVE,

10TH: NORTH 45° 42' 18" EAST, 137.15 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

11TH: EASTERLY THROUGH A CENTRAL ANGLE OF 70° 19' 36", AN ARC DISTANCE OF 61.37 FEET; THENCE TANGENT TO SAID CURVE,

12TH: SOUTH 63° 58' 06" EAST, 35.49 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

13TH: EASTERLY THROUGH A CENTRAL ANGLE OF 39° 02' 09", AN ARC DISTANCE OF 85.16 FEET; THENCE TANGENT TO SAID CURVE,

14TH: NORTH 76° 59' 45" EAST, 92.21 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

15TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 64° 17' 23", AN ARC DISTANCE OF 67.32 FEET; THENCE TANGENT TO SAID CURVE,

16TH: SOUTH 38° 42' 52" EAST, 9.83 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

17TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 22° 49' 16", AN ARC DISTANCE OF 49.79 FEET; THENCE TANGENT TO SAID CURVE,

18TH: SOUTH 61° 32' 08" EAST, 24.29 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

19TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 21° 08' 33", AN ARC DISTANCE OF 46.13 FEET; THENCE TANGENT TO SAID CURVE,

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20TH: SOUTH 40° 23' 35" EAST, 28.70 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 35 FEET; THENCE ALONG SAID CURVE,

21ST: SOUTHEASTERLY, EASTERLY, NORTHEASTERLY AND NORTHERLY THROUGH A CENTRAL ANGLE OF 145° 08' 45", AN ARC DISTANCE OF 88.66 FEET; THENCE TANGENT TO SAID CURVE,
22ND: NORTH 05° 32' 20" WEST, 152.71 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30 FEET; THENCE ALONG SAID CURVE,

23RD: NORTHERLY, NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 145° 59' 27", AN ARC DISTANCE OF 76.44 FEET; THENCE TANGENT TO SAID CURVE,

24TH: SOUTH 39° 32' 53" EAST, 73.79 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

25TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 54° 47' 42", AN ARC DISTANCE OF 47.82 FEET; THENCE TANGENT TO SAID CURVE,

26TH: NORTH 85° 39' 25" EAST, 86.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

27TH: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 43° 18' 24", AN ARC DISTANCE OF 45.35 FEET; THENCE TANGENT TO SAID CURVE,

28TH: NORTH 42° 21' 01" EAST, 44.16 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

29TH: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 24° 25' 37", AN ARC DISTANCE OF 42.63 FEET; THENCE TANGENT TO SAID CURVE,

30TH: NORTH 66° 46' 38" EAST, 264.66 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 90 FEET; THENCE ALONG SAID CURVE,

31ST: EASTERLY TO THE INTERSECTION WITH THE NORTHWESTERLY LINE OF STUNT ROAD (60 FEET WIDE).

THE SIDE LINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE WESTERLY IN SAID EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 9 AND EASTERLY IN SAID NORTHWESTERLY LINE OF STUNT ROAD.

BECAUSE THE ABOVE DESCRIBED EASEMENT IS LOCATED IN A MOUNTAIN AREA ANY 30 FOOT WIDE ROAD CONSTRUCTED WOULD REQUIRE CUTS AND FILLS OUTSIDE OF THE BOUNDARIES OF THE EASEMENT AS DESCRIBED HEREIN. THEREFORE, ANY AND ALL SLOPE EASEMENTS THAT WOULD BE REQUIRED TO ACCOMMODATE THE CUTS AND FILLS REQUIRED TO CONSTRUCT A ROAD WITHIN THE BOUNDARIES OF THE ROAD EASEMENT AS DESCRIBED ARE ALSO PART OF THE EASEMENT.

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PARCEL 9:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND A RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE, MAINTAIN AND REPAIR A ROADWAY IN, ON, OVER AND ACROSS THAT PORTION OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH LIES WITHIN A STRIP OF LAND 30 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 9 DISTANT THEREON NORTH 00° 41' 48" EAST, 586.70 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE,

1ST : NORTH 83° 09' 27" WEST, 46.56 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 80 FEET; THENCE ALONG SAID CURVE,

2ND : NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 41° 22' 36", AN ARC DISTANCE OF 57.77 FEET; THENCE TANGENT TO SAID CURVE,

3RD : NORTH 41° 46' 51" WEST, 84.26 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 25 FEET; THENCE ALONG SAID CURVE,

4TH : NORTHWESTERLY, WESTERLY, SOUTHWESTERLY AND SOUTHERLY, THROUGH A CENTRAL ANGLE OF 147° 35' 21", AN ARC DISTANCE OF 64.40 FEET; THENCE TANGENT TO SAID CURVE,

5TH : SOUTH 9° 22' 12" EAST, 153.78 FEET; THENCE,

6TH : SOUTH 61° 29' 26" WEST, 134.21 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 25 FEET; THENCE ALONG SAID CURVE,

7TH : SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 83° 58' 25", AN ARC DISTANCE OF 36.64 FEET; THENCE TANGENT TO SAID CURVE,

8TH : NORTH 34° 32' 09" WEST, 50.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

9TH : NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 41° 41' 32", AN ARC DISTANCE OF 36.38 FEET; THENCE TANGENT TO SAID CURVE,

10TH : NORTH 76° 13' 41" WEST, 77.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 300 FEET; THENCE ALONG SAID CURVE,

11TH : NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 21° 46' 22", AN ARC DISTANCE OF 114.00 FEET; THENCE TANGENT TO SAID CURVE,

12TH : NORTH 54° 27' 19" WEST, 99.08 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 35 FEET; THENCE ALONG SAID CURVE,

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13TH : WESTERLY, THROUGH A CENTRAL ANGLE OF 54° 39' 51", AN ARC DISTANCE OF 33.39 FEET; THENCE TANGENT TO SAID CURVE,

14TH : SOUTH 70° 52' 50" WEST, 65.37 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

15TH : WESTERLY, THROUGH A CENTRAL ANGLE OF 40° 50' 30", AN ARC DISTANCE OF 71.28 FEET; THENCE TANGENT TO SAID CURVE,

16TH : NORTH 68° 16' 40" WEST, 148.81 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

17TH : WESTERLY, THROUGH A CENTRAL ANGLE OF 59° 15' 21", AN ARC DISTANCE OF 103.42 FEET; THENCE TANGENT TO SAID CURVE,

18TH : SOUTH 52° 27' 58" WEST, 112.06 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

19TH : SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 26° 07' 37", AN ARC DISTANCE OF 45.61 FEET; THENCE TANGENT TO SAID CURVE,

20TH : SOUTH 26° 20' 01" WEST, 32.22 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

21ST : SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 24° 56' 28", AN ARC DISTANCE OF 43.53 FEET; THENCE TANGENT TO SAID CURVE,

22ND : SOUTH 51° 16' 29" WEST, 97.59 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

23RD : SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 14° 24' 17", AN ARC DISTANCE OF 25.14 FEET TO THE WESTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 9.

THE SIDE LINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE EASTERLY IN SAID EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER.

PARCEL 10:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND A RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE, MAINTAIN AND REPAIR A ROADWAY IN, ON, OVER AND ACROSS THOSE PORTIONS OF THE SOUTH ¼ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH LIES WITHIN A STRIP OF LAND 30 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, DISTANT THEREON NORTH 00° 41' 48" EAST, 586.70 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER; THENCE,

1ST: SOUTH 83° 09' 27" EAST, 323.82 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

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2ND: EASTERLY THROUGH A CENTRAL ANGLE OF 10° 34' 38", AN ARC DISTANCE OF 36.92 FEET; THENCE TANGENT TO SAID CURVE,

3RD: SOUTH 72° 34' 49" EAST, 705.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

4TH: EASTERLY THROUGH A CENTRAL ANGLE OF 54° 02' 07", AN ARC DISTANCE OF 188.62 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID REVERSE CURVE,

5TH: EASTERLY THROUGH A CENTRAL ANGLE OF 71° 27' 33", AN ARC DISTANCE OF 74.83 FEET; THENCE TANGENT TO SAID REVERSE CURVE,

6TH: SOUTH 55° 09' 24" EAST, 28.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

7TH: EASTERLY THROUGH A CENTRAL ANGLE OF 71° 11' 57", AN ARC DISTANCE OF 74.56 FEET; THENCE TANGENT TO SAID CURVE,

8TH: NORTH 53° 38' 39" EAST, 135.42 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

9TH: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 7° 56' 21", AN ARC DISTANCE OF 27.71 FEET; THENCE TANGENT TO SAID CURVE,

10TH: NORTH 45° 42' 18" EAST, 137.15 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

11TH: EASTERLY THROUGH A CENTRAL ANGLE OF 70° 19' 36", AN ARC DISTANCE OF 61.37 FEET; THENCE TANGENT TO SAID CURVE,

12TH: SOUTH 63° 58' 06" EAST, 35.49 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

13TH: EASTERLY THROUGH A CENTRAL ANGLE OF 39° 02' 09", AN ARC DISTANCE OF 85.16 FEET; THENCE TANGENT TO SAID CURVE,

14TH: NORTH 76° 59' 45" EAST, 92.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

15TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 64° 17' 23", AN ARC DISTANCE OF 67.32 FEET; THENCE TANGENT TO SAID CURVE,

16TH: SOUTH 38° 42' 52" EAST, 9.83 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

17TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 22° 49' 16", AN ARC DISTANCE OF 49.79 FEET; THENCE TANGENT TO SAID CURVE,

18TH: SOUTH 61° 32' 08" EAST, 24.29 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

19TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 21° 08' 33", AN ARC DISTANCE OF 48.13 FEET; THENCE TANGENT TO SAID CURVE,

19

20TH: SOUTH 40° 23' 35" EAST, 28.70 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 35 FEET; THENCE ALONG SAID CURVE,

21ST: SOUTHEASTERLY, EASTERLY, NORTHEASTERLY AND NORTHERLY THROUGH A CENTRAL ANGLE OF 145° 08' 45", AN ARC DISTANCE OF 88.66 FEET; THENCE TANGENT TO SAID CURVE,

22ND: NORTH 5° 32' 20" WEST, 152.71 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30 FEET; THENCE ALONG SAID CURVE,

23RD: NORTHERLY, NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 145° 59' 27", AN ARC DISTANCE OF 76.44 FEET; THENCE TANGENT TO SAID CURVE,

24TH: SOUTH 39° 32' 53" EAST, 73.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

25TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 54° 47' 42", AN ARC DISTANCE OF 47.82 FEET; THENCE TANGENT TO SAID CURVE,

26TH: NORTH 85° 39' 25" EAST, 86.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE

27TH: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 43° 18' 24", AN ARC DISTANCE OF 45.35 FEET; THENCE TANGENT TO SAID CURVE,

28TH: NORTH 42° 21' 01" EAST, 44.16 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

29TH: NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 24° 25' 37", AN ARC DISTANCE OF 42.63 FEET; THENCE TANGENT TO SAID CURVE,

30TH: NORTH 66° 46' 38" EAST, 264.66 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 90 FEET, THENCE ALONG SAID CURVE,

31ST: EASTERLY TO THE INTERSECTION WITH THE NORTHWESTERLY LINE OF STUNT ROAD (60 FEET WIDE).

THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE WESTERLY IN SAID EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 9 AND EASTERLY IN SAID SOUTHWESTERLY LINE OF STUNT ROAD.

BECAUSE THE ABOVE EASEMENT IS LOCATED IN A MOUNTAIN AREA ANY 30 FOOT WIDE ROAD THAT IS CONSTRUCTED WOULD REQUIRE CUTS AND FILLS OUTSIDE OF THE BOUNDARIES OF THE EASEMENT AS DESCRIBED HEREIN. THEREFORE, THE GRANTORS HEREBY GRANT ANY AND ALL SLOPE EASEMENTS THAT WOULD BE REQUIRED TO ACCOMMODATE THE CUTS AND FILLS NECESSARY TO CONSTRUCT A ROAD WITHIN THE BOUNDARIES OF THE ROAD EASEMENT AS DESCRIBED.

PARCEL 11:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE, MAINTAIN AND REPAIR A ROADWAY, IN, ON OVER AND ACROSS THOSE PORTIONS OF THE SOUTHWEST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH LIES WITHIN A STRIP OF LAND 30 FEET WIDE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 9 DISTANT THEREON NORTH 00° 41' 48" EAST, 586.70 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE,

1ST: NORTH 83° 09' 27" WEST, 46.56 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 80 FEET; THENCE ALONG SAID CURVE,

2ND: NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 41° 22' 36", AN ARC DISTANCE OF 57.77 FEET; THENCE TANGENT TO SAID CURVE,

3RD: NORTH 41° 46' 51" WEST, 84.26 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 25 FEET; THENCE ALONG SAID CURVE,

4TH: NORTHWESTERLY, WESTERLY, SOUTHWESTERLY AND SOUTHERLY, THROUGH A CENTRAL ANGLE OF 147° 35' 21", AN ARC DISTANCE OF 64.40 FEET; THENCE TANGENT TO SAID CURVE,

5TH: SOUTH 9° 22' 12" EAST, 153.78 FEET; THENCE,

6TH: SOUTH 61° 29' 26" WEST, 134.21 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 25 FEET; THENCE ALONG SAID CURVE,

7TH: SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 83° 58' 25", AN ARC DISTANCE OF 36.64 FEET; THENCE TANGENT TO SAID CURVE,

8TH: NORTH 34° 32' 09" WEST, 50.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

9TH: NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 41° 41' 32", AN ARC DISTANCE OF 36.38 FEET; THENCE TANGENT TO SAID CURVE,

10TH: NORTH 76° 13' 41" WEST, 77.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 300 FEET; THENCE ALONG SAID CURVE,

11TH: NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 21° 46' 22", AN ARC DISTANCE OF 114.00 FEET; THENCE TANGENT TO SAID CURVE,

12TH: NORTH 54° 27' 19" WEST, 99.08 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 35 FEET; THENCE ALONG SAID CURVE,

13TH: WESTERLY, THROUGH A CENTRAL ANGLE OF 54° 39' 51", AN ARC DISTANCE OF 33.39 FEET; THENCE TANGENT TO SAID CURVE,

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14TH: SOUTH 70° 52' 50" WEST, 65.37 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

15TH: WESTERLY, THROUGH A CENTRAL ANGLE OF 40° 50' 30", AN ARC DISTANCE OF 71.28 FEET; THENCE TANGENT TO SAID CURVE,

16TH: NORTH 68° 16' 40" WEST, 148.81 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

17TH: WESTERLY, THROUGH A CENTRAL ANGLE OF 59° 15' 21", AN ARC DISTANCE OF 103.42 FEET; THENCE TANGENT TO SAID CURVE,

18TH: SOUTH 52° 27' 58" WEST, 112.06 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

19TH: SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 26° 07' 57", AN ARC DISTANCE OF 45.61 FEET; THENCE TANGENT TO SAID CURVE,

20TH: SOUTH 26° 20' 01" WEST, 32.22 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

21ST: SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 24° 56' 28", AN ARC DISTANCE OF 43.53 FEET; THENCE TANGENT TO SAID CURVE,

22ND: SOUTH 51° 16' 29" WEST, 97.59 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

23RD: SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 14° 24' 17", AN ARC DISTANCE OF 25.14 FEET TO THE WESTERLY LINE OF THE SOUTHWEST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 9.

THE SIDE LINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE WESTERLY IN SAID WESTERLY LINE. BECAUSE THE ABOVE ROAD AND UTILITY EASEMENT IS LOCATED IN A MOUNTAIN AREA, ANY 30 FOOT WIDE ROAD THAT IS CONSTRUCTED WOULD REQUIRE CUTS AND FILLS OUTSIDE OF THE BOUNDARIES OF THE EASEMENT AS DESCRIBED HEREIN. THEREFORE THE GRANTORS HEREBY GRANT ANY AND ALL SLOPE EASEMENTS THAT WOULD BE REQUIRED TO ACCOMMODATE THE CUTS AND FILLS NECESSARY TO CONSTRUCT A 30 FOOT WIDE ROAD WITHIN THE BOUNDARIES OF THE EASEMENT AS DESCRIBED.

PARCEL 12:

A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND A RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE, MAINTAIN AND REPAIR A ROADWAY IN, ON, OVER AND ACROSS THAT PORTION OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 9, T1S, R17W, SBMM, STATE OF CALIFORNIA, WHICH LINES WITHIN A STRIP OF LAND 60 FEET WIDE, LYING 15 FEET SOUTHWESTERLY AND 45 FEET NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID LAND DISTANT THEREON NORTH 89° 50' 18" EAST, 179.08 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 53° 34' 20" WEST TO THE WESTERLY LINE OF SAID LAND.

THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE SOUTHERLY IN SAID SOUTHERLY LINE WESTERLY IN SAID WESTERLY LINE.

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PARCEL 13:

A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND A RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE, MAINTAIN, AND REPAIR A ROADWAY IN, ON, OVER AND ACROSS THAT PORTION OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, STATE OF CALIFORNIA, WHICH LIES WITHIN A STRIP OF LAND 30 FEET WIDE, LYING 15 FEET ON EITHER SIDE OF THE FOLLOWING CENTERLINE:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID LAND DISTANT THEREON NORTH 89° 50' 18" EAST, 179.08 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 53° 34' 20" WEST, 185.93 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY, NORTHERLY, NORTHEASTERLY AND EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 141° 45' 21", AN ARC DISTANCE OF 61.85 FEET; THENCE TANGENT TO SAID CURVE, NORTH 88° 11' 01" EAST, 65.06 FEET; THENCE, SOUTH 73° 15' 08" EAST, 119.88 FEET; THENCE, SOUTH 86° 59' 57" EAST, 175.77 FEET; THENCE, SOUTH 54° 27' 52" EAST, 59.63 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 115.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE WESTERLY LINE OF THE EAST HALF OF THE EAST HALF OF SAID LAND AND THE TERMINUS OF SAID CENTERLINE.

THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE SOUTHERLY IN SAID SOUTHERLY LINE AND EASTERLY IN SAID WESTERLY LINE. EXCEPT FOR THOSE PORTIONS OF THE ABOVE DESCRIBED EASEMENT LYING OUTSIDE OF THE BOUNDARIES OF THE FOLLOWING DESCRIBED LAND: THE WEST ½ OF THE WEST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 9, T1S, R17W, SBBM.

*****END OF LEGAL DESCRIPTION*****

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EXHIBIT B
COUNTY PROPERTY LEGAL DESCRIPTION

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EXHIBIT " B "

PARCEL 1:

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHERLY 30 FEET OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE AUGUST 31, 1896.

EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION WITH THE NORTHWESTERLY LINE OF STUNT ROAD, 60 FEET WIDE, AS SAID ROAD WAS FORMERLY KNOWN AS SADDLE PEAK ROAD, AS DESCRIBED IN THE DEED TO SAID COUNTY OF LOS ANGELES, RECORDED JUNE 18, 1941 AS INSTRUMENT NO. 1148 IN BOOK 18523 PAGE 105, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT OF BEGINNING BEING DISTANT ALONG SAID SOUTHERLY LINE NORTH 89° 44' 50" WEST 520.03 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION; THENCE ALONG SAID NORTHWESTERLY LINE NORTH 21° 16' 25" EAST 202.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 330 FEET AND A CENTRAL ANGLE OF 17° 52' 50"; THENCE NORTHEASTERLY ALONG SAID CURVE 102.98 FEET; THENCE TANGENT TO SAID CURVE NORTH 39° 09' 15" EAST 433.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 330 FEET AND A CENTRAL ANGLE OF 26° 36' 15"; THENCE NORTHEASTERLY ALONG SAID CURVE 153.23 FEET; THENCE TANGENT TO SAID CURVE NORTH 65° 45' 30" EAST 1.06 FEET TO THE EASTERLY LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID EASTERLY LINE SOUTH 0° 04' 20" EAST 708.09 FEET TO SAID SOUTHEAST CORNER OF SECTION 9; THENCE NORTH 89° 44' 50" WEST 520.03 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND A RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE, MAINTAIN AND REPAIR A ROADWAY IN, ON, OVER AND ACROSS THOSE PORTIONS OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, AND OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH LIES WITHIN A STRIP OF LAND 30 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, DISTANT THEREON NORTH 00° 41' 48" EAST, 586.70 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER; THENCE,

1ST: SOUTH 83° 09' 27" EAST, 323.82 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

LEGAL DESCRIPTION CONTINUED

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2ND: EASTERLY THROUGH A CENTRAL ANGLE OF 10° 34' 38", AN ARC DISTANCE OF 36.92 FEET;
THENCE TANGENT TO SAID CURVE,

3RD: SOUTH 72° 34' 49" EAST, 705.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
NORTHERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

4TH: EASTERLY THROUGH A CENTRAL ANGLE OF 54° 02' 07", AN ARC DISTANCE OF 188.62 FEET
TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID
REVERSE CURVE,

5TH: EASTERLY THROUGH A CENTRAL ANGLE OF 71° 27' 33", AN ARC DISTANCE OF 74.83 FEET;
THENCE TANGENT TO SAID REVERSE CURVE,

6TH: SOUTH 55° 09' 24" EAST, 28.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
NORTHERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

7TH: EASTERLY THROUGH A CENTRAL ANGLE OF 71° 11' 57", AN ARC DISTANCE OF 74.56 FEET;
THENCE TANGENT TO SAID CURVE,

8TH: NORTH 53° 38' 39" EAST, 135.42 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
NORTHWESTERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

9TH: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 7° 56' 21", AN ARC DISTANCE OF 27.71
FEET; THENCE TANGENT TO SAID CURVE,

10TH: NORTH 45° 42' 18" EAST, 137.15 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
SOUTHERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

11TH: EASTERLY THROUGH A CENTRAL ANGLE OF 70° 19' 36", AN ARC DISTANCE OF 61.37 FEET;
THENCE TANGENT TO SAID CURVE,

12TH: SOUTH 63° 58' 06" EAST, 35.49 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
NORTHERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

13TH: EASTERLY THROUGH A CENTRAL ANGLE OF 39° 02' 09", AN ARC DISTANCE OF 85.16 FEET;
THENCE TANGENT TO SAID CURVE,

14TH: NORTH 76° 59' 45" EAST, 92.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE
SOUTHWESTERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

15TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 64° 17' 23", AN ARC DISTANCE OF 67.32
FEET; THENCE TANGENT TO SAID CURVE,

16TH: SOUTH 38° 42' 52" EAST, 9.83 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
NORTHEASTERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

17TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 22° 49' 16", AN ARC DISTANCE OF 49.79
FEET; THENCE TANGENT TO SAID CURVE,

18TH: SOUTH 61° 32' 08" EAST, 24.29 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
SOUTHWESTERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

19TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 21° 08' 33", AN ARC DISTANCE OF 48.13
FEET; THENCE TANGENT TO SAID CURVE,

20TH: SOUTH 40° 23' 35" EAST 28.70 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
NORTHERLY AND HAVING A RADIUS OF 35 FEET; THENCE ALONG SAID CURVE,

LEGAL DESCRIPTION CONTINUED

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21ST: SOUTHEASTERLY, EASTERLY, NORTHEASTERLY AND NORTHERLY THROUGH A CENTRAL ANGLE OF 145° 08' 45", AN ARC DISTANCE OF 88.66 FEET; THENCE TANGENT TO SAID CURVE,

22ND: NORTH 5° 32' 20" WEST, 152.71 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30 FEET; THENCE ALONG SAID CURVE,

23RD: NORTHERLY, NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 145° 59' 27", AN ARC DISTANCE OF 76.44 FEET; THENCE TANGENT TO SAID CURVE,

24TH: SOUTH 39° 32' 53" EAST, 73.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

25TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 54° 47' 42", AN ARC DISTANCE OF 47.82 FEET; THENCE TANGENT TO SAID CURVE,

26TH: NORTH 85° 39' 25" EAST, 86.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

27TH: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 43° 18' 24", AN ARC DISTANCE OF 45.35 FEET; THENCE TANGENT TO SAID CURVE,

28TH: NORTH 42° 21' 01" EAST, 44.16 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

29TH: NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 24° 25' 37", AN ARC DISTANCE OF 42.63 FEET; THENCE TANGENT TO SAID CURVE,

30TH: NORTH 66° 46' 38" EAST, 264.66 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 90 FEET, THENCE ALONG SAID CURVE,

31ST: EASTERLY TO THE INTERSECTION WITH THE NORTHWESTERLY LINE OF STUNT ROAD (60 FEET WIDE).

THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE WESTERLY IN SAID EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 9 AND EASTERLY IN SAID SOUTHWESTERLY LINE OF STUNT ROAD.

BECAUSE THE ABOVE EASEMENT IS LOCATED IN A MOUNTAIN AREA ANY 30 FOOT WIDE ROAD THAT IS CONSTRUCTED WOULD REQUIRE CUTS AND FILLS OUTSIDE OF THE BOUNDARIES OF THE EASEMENT AS DESCRIBED HEREIN. THEREFORE, THE GRANTORS HEREBY GRANT ANY AND ALL SLOPE EASEMENTS THAT WOULD BE REQUIRED TO ACCOMMODATE THE CUTS AND FILLS NECESSARY TO CONSTRUCT A ROAD WITHIN THE BOUNDARIES OF THE ROAD EASEMENT AS DESCRIBED.

PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE, MAINTAIN AND REPAIR A ROADWAY, IN, ON OVER AND ACROSS THOSE PORTIONS OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH LIES WITHIN A STRIP OF LAND 30 FEET WIDE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 9 DISTANT THEREON NORTH 00° 41' 48" EAST, 586.70 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE,

LEGAL DESCRIPTION CONTINUED

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1ST: NORTH 83° 09' 27" WEST, 46.56 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 80 FEET; THENCE ALONG SAID CURVE,

2ND: NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 41° 22' 36", AN ARC DISTANCE OF 57.77 FEET; THENCE TANGENT TO SAID CURVE,

3RD: NORTH 41° 46' 51" WEST, 84.26 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 25 FEET; THENCE ALONG SAID CURVE,

4TH: NORTHWESTERLY, WESTERLY, SOUTHWESTERLY AND SOUTHERLY, THROUGH A CENTRAL ANGLE OF 147° 35' 21", AN ARC DISTANCE OF 64.40 FEET; THENCE TANGENT TO SAID CURVE,

5TH: SOUTH 9° 22' 12" EAST, 153.78 FEET; THENCE,

6TH: SOUTH 61° 29' 26" WEST, 134.21 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 25 FEET; THENCE ALONG SAID CURVE,

7TH: SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 83° 58' 25", AN ARC DISTANCE OF 36.64 FEET; THENCE TANGENT TO SAID CURVE,

8TH: NORTH 34° 32' 09" WEST, 50.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

9TH: NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 41° 41' 32", AN ARC DISTANCE OF 36.38 FEET; THENCE TANGENT TO SAID CURVE,

10TH: NORTH 76° 13' 41" WEST, 77.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 300 FEET; THENCE ALONG SAID CURVE,

11TH: NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 21° 46' 22", AN ARC DISTANCE OF 114.00 FEET; THENCE TANGENT TO SAID CURVE,

12TH: NORTH 54° 27' 19" WEST, 99.08 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 35 FEET; THENCE ALONG SAID CURVE,

13TH: WESTERLY, THROUGH A CENTRAL ANGLE OF 54° 39' 51", AN ARC DISTANCE OF 33.39 FEET; THENCE TANGENT TO SAID CURVE,

14TH: SOUTH 70° 52' 50" WEST, 65.37 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

15TH: WESTERLY, THROUGH A CENTRAL ANGLE OF 40° 50' 30", AN ARC DISTANCE OF 71.28 FEET; THENCE TANGENT TO SAID CURVE,

16TH: NORTH 68° 16' 40" WEST, 148.81 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

17TH: WESTERLY, THROUGH A CENTRAL ANGLE OF 59° 15' 21", AN ARC DISTANCE OF 103.42 FEET; THENCE TANGENT TO SAID CURVE,

18TH: SOUTH 52° 27' 58" WEST, 112.06 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

19TH: SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 26° 07' 57", AN ARC DISTANCE OF 45.61 FEET; THENCE TANGENT TO SAID CURVE,

LEGAL DESCRIPTION CONTINUED

28

20TH: SOUTH 26° 20' 01" WEST, 32.22 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

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21ST: SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 24° 56' 28", AN ARC DISTANCE OF 43.53 FEET; THENCE TANGENT TO SAID CURVE,

22ND: SOUTH 51° 16' 29" WEST, 97.59 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

23RD: SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 14° 24' 17", AN ARC DISTANCE OF 25.14 FEET TO THE WESTERLY LINE OF THE SOUTHEAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 9.

THE SIDE LINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE WESTERLY IN SAID WESTERLY LINE.

BECAUSE THE ABOVE ROAD AND UTILITY EASEMENT IS LOCATED IN A MOUNTAIN AREA, ANY 30 FOOT WIDE ROAD THAT IS CONSTRUCTED WOULD REQUIRE CUTS AND FILLS OUTSIDE OF THE BOUNDARIES OF THE EASEMENT AS DESCRIBED HEREIN. THEREFORE THE GRANTORS HEREBY GRANT ANY AND ALL SLOPE EASEMENTS THAT WOULD BE REQUIRED TO ACCOMMODATE THE CUTS AND FILLS NECESSARY TO CONSTRUCT A 30 FOOT WIDE ROAD WITHIN THE BOUNDARIES OF THE EASEMENT AS DESCRIBED.

END OF LEGAL DESCRIPTION

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EXHIBIT C

First Amendment to Declaration of Restrictive Covenants

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

State Coastal Conservancy
1330 Broadway, 13th Floor
Oakland, CA 94612
Attention: Elena Eger, Counsel

(Space Above This Line for Recorder's Use Only)
[Exempt from recording fee per Gov Code § 27383]

FIRST AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS

This First Amendment to the Declaration of Restrictive Covenants, recorded on the ___ day of _____ as Document No. _____ in the Official Records of the County of Los Angeles (the "Declaration of Restrictive Covenants") is made this ___ day of _____, 2011, by the COUNTY OF LOS ANGELES, a California municipal corporation, ("County"), for the benefit of STATE COASTAL CONSERVANCY, an agency of the State of California ("Conservancy"), the STATE DEPARTMENT OF PARKS and RECREATION, as administrator of the Land and Water Conservation Act Funds, and the MOUNTAINS RESTORATION TRUST (the "MRT") and is made with specific reference to the following facts:

RECITALS

- A. The MRT, the Conservancy and the County are parties to the Declaration of Restrictive Covenants, which provides that after County purchases the property described in the attached Exhibit A (the "County Property"), the County shall record an amendment to the Declaration of Restrictive Covenants to restrict the County Property under the same terms and conditions contained in the Declaration of Restrictive Covenants.
- B. As contemplated by the parties, the County has acquired the County Property from the MRT.
- C. The County now desires to satisfy the requirements of the Declaration of Restrictive Covenants by recording this First Amendment to the Declaration of Restrictive Covenants against the County Property.

HOA 758702.1

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DECLARATIONS

NOW THEREFORE, the County hereby declares that the County Property shall be held, conveyed, mortgaged, encumbered, leased, rented, used, occupied, sold and improved subject to the restrictions contained in the Declaration of Restrictive Covenants.

IN WITNESS WHEREOF, the County executes this First Amendment to the Declaration of Restrictive Covenants on the date first set forth above.

COUNTY OF LOS ANGELES

SIGNATURE PAGE FOLLOWS

By: _____

Its:

State of California)

County of _____)

On _____ before me, _____
(insert name and title of the officer)

personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

Signature of Notary Public

COUNTY OF LOS ANGELES

a body politic and corporate

By _____
Mayor, Board of Supervisors

ATTEST:

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

By _____
Deputy

APPROVED AS TO FORM:

ANDREA SHERIDAN ORDIN
County Counsel

By _____
Senior Deputy

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EXHIBIT A

COUNTY PROPERTY LEGAL DESCRIPTION

PARCEL 1:

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHERLY 30 FEET OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE AUGUST 31, 1896.

EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION WITH THE NORTHWESTERLY LINE OF STUNT ROAD, 60 FEET WIDE, AS SAID ROAD WAS FORMERLY KNOWN AS SADDLE PEAK ROAD, AS DESCRIBED IN THE DEED TO SAID COUNTY OF LOS ANGELES, RECORDED JUNE 18, 1941 AS INSTRUMENT NO. 1148 IN BOOK 18523 PAGE 105, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT OF BEGINNING BEING DISTANT ALONG SAID SOUTHERLY LINE NORTH 89° 44' 50" WEST 520.03 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION; THENCE ALONG SAID NORTHWESTERLY LINE NORTH 21° 16' 25" EAST 202.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 330 FEET AND A CENTRAL ANGLE OF 17° 52' 50"; THENCE NORTHEASTERLY ALONG SAID CURVE 102.98 FEET; THENCE TANGENT TO SAID CURVE NORTH 39° 09' 15" EAST 433.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 330 FEET AND A CENTRAL ANGLE OF 26° 38' 15"; THENCE NORTHEASTERLY ALONG SAID CURVE 153.23 FEET; THENCE TANGENT TO SAID CURVE NORTH 65° 45' 30" EAST 1.06 FEET TO THE EASTERLY LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID EASTERLY LINE SOUTH 0° 01' 20" EAST 708.09 FEET TO SAID SOUTHEAST CORNER OF SECTION 9; THENCE NORTH 89° 44' 50" WEST 520.03 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND A RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE, MAINTAIN AND REPAIR A ROADWAY IN, ON, OVER AND ACROSS THOSE PORTIONS OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, AND OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH LIES WITHIN A STRIP OF LAND 30 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, DISTANT THEREON NORTH 00° 41' 48" EAST, 586.70 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER; THENCE,

1ST: SOUTH 83° 09' 27" EAST, 323.82 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

LEGAL DESCRIPTION CONTINUED

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2ND: EASTERLY THROUGH A CENTRAL ANGLE OF 10° 34' 38", AN ARC DISTANCE OF 36.92 FEET; THENCE TANGENT TO SAID CURVE,

3RD: SOUTH 72° 34' 49" EAST, 705.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

4TH: EASTERLY THROUGH A CENTRAL ANGLE OF 54° 02' 07", AN ARC DISTANCE OF 188.62 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID REVERSE CURVE,

5TH: EASTERLY THROUGH A CENTRAL ANGLE OF 71° 27' 33", AN ARC DISTANCE OF 74.83 FEET; THENCE TANGENT TO SAID REVERSE CURVE,

6TH: SOUTH 55° 09' 24" EAST, 28.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

7TH: EASTERLY THROUGH A CENTRAL ANGLE OF 71° 11' 57", AN ARC DISTANCE OF 74.56 FEET; THENCE TANGENT TO SAID CURVE,

8TH: NORTH 53° 38' 39" EAST, 135.42 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

9TH: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 7° 56' 21", AN ARC DISTANCE OF 27.71 FEET; THENCE TANGENT TO SAID CURVE,

10TH: NORTH 45° 42' 18" EAST, 137.15 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

11TH: EASTERLY THROUGH A CENTRAL ANGLE OF 70° 19' 36", AN ARC DISTANCE OF 61.37 FEET; THENCE TANGENT TO SAID CURVE,

12TH: SOUTH 63° 58' 08" EAST, 35.49 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

13TH: EASTERLY THROUGH A CENTRAL ANGLE OF 39° 02' 09", AN ARC DISTANCE OF 85.16 FEET; THENCE TANGENT TO SAID CURVE,

14TH: NORTH 76° 59' 45" EAST, 92.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

15TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 64° 17' 23", AN ARC DISTANCE OF 67.32 FEET; THENCE TANGENT TO SAID CURVE,

16TH: SOUTH 38° 42' 52" EAST, 9.83 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

17TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 22° 49' 16", AN ARC DISTANCE OF 49.79 FEET; THENCE TANGENT TO SAID CURVE,

18TH: SOUTH 61° 32' 08" EAST, 24.29 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

19TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 21° 08' 33", AN ARC DISTANCE OF 48.13 FEET; THENCE TANGENT TO SAID CURVE,

20TH: SOUTH 40° 23' 35" EAST 28.70 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 35 FEET; THENCE ALONG SAID CURVE,

LEGAL DESCRIPTION CONTINUED

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21ST: SOUTHEASTERLY, EASTERLY, NORTHEASTERLY AND NORTHERLY THROUGH A CENTRAL ANGLE OF 145° 08' 45", AN ARC DISTANCE OF 88.66 FEET; THENCE TANGENT TO SAID CURVE,

22ND: NORTH 5° 32' 20" WEST, 152.71 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30 FEET; THENCE ALONG SAID CURVE,

23RD: NORTHERLY, NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 145° 59' 27", AN ARC DISTANCE OF 76.44 FEET; THENCE TANGENT TO SAID CURVE,

24TH: SOUTH 39° 32' 53" EAST, 73.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

25TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 54° 47' 42", AN ARC DISTANCE OF 47.82 FEET; THENCE TANGENT TO SAID CURVE,

26TH: NORTH 85° 39' 25" EAST, 86.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

27TH: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 43° 18' 24", AN ARC DISTANCE OF 45.35 FEET; THENCE TANGENT TO SAID CURVE,

28TH: NORTH 42° 21' 01" EAST, 44.16 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

29TH: NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 24° 25' 37", AN ARC DISTANCE OF 42.63 FEET; THENCE TANGENT TO SAID CURVE,

30TH: NORTH 66° 46' 38" EAST, 264.66 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 90 FEET, THENCE ALONG SAID CURVE,

31ST: EASTERLY TO THE INTERSECTION WITH THE NORTHWESTERLY LINE OF STUNT ROAD (60 FEET WIDE).

THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE WESTERLY IN SAID EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 9 AND EASTERLY IN SAID SOUTHWESTERLY LINE OF STUNT ROAD.

BECAUSE THE ABOVE EASEMENT IS LOCATED IN A MOUNTAIN AREA ANY 30 FOOT WIDE ROAD THAT IS CONSTRUCTED WOULD REQUIRE CUTS AND FILLS OUTSIDE OF THE BOUNDARIES OF THE EASEMENT AS DESCRIBED HEREIN. THEREFORE, THE GRANTORS HEREBY GRANT ANY AND ALL SLOPE EASEMENTS THAT WOULD BE REQUIRED TO ACCOMMODATE THE CUTS AND FILLS NECESSARY TO CONSTRUCT A ROAD WITHIN THE BOUNDARIES OF THE ROAD EASEMENT AS DESCRIBED.

PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE, MAINTAIN AND REPAIR A ROADWAY, IN, ON OVER AND ACROSS THOSE PORTIONS OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH LIES WITHIN A STRIP OF LAND 30 FEET WIDE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 9 DISTANT THEREON NORTH 00° 41' 48" EAST, 586.70 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE,

LEGAL DESCRIPTION CONTINUED

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- 1ST: NORTH 83° 09' 27" WEST, 46.56 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 80 FEET; THENCE ALONG SAID CURVE,
- 2ND: NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 41° 22' 36", AN ARC DISTANCE OF 57.77 FEET; THENCE TANGENT TO SAID CURVE,
- 3RD: NORTH 41° 46' 51" WEST, 84.26 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 25 FEET; THENCE ALONG SAID CURVE,
- 4TH: NORTHWESTERLY, WESTERLY, SOUTHWESTERLY AND SOUTHERLY, THROUGH A CENTRAL ANGLE OF 147° 35' 21", AN ARC DISTANCE OF 64.40 FEET; THENCE TANGENT TO SAID CURVE,
- 5TH: SOUTH 9° 22' 12" EAST, 153.78 FEET; THENCE,
- 6TH: SOUTH 61° 29' 26" WEST, 134.21 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 25 FEET; THENCE ALONG SAID CURVE,
- 7TH: SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 83° 58' 25", AN ARC DISTANCE OF 36.64 FEET; THENCE TANGENT TO SAID CURVE,
- 8TH: NORTH 34° 32' 09" WEST, 50.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,
- 9TH: NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 41° 41' 32", AN ARC DISTANCE OF 36.38 FEET; THENCE TANGENT TO SAID CURVE,
- 10TH: NORTH 76° 13' 41" WEST, 77.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 300 FEET; THENCE ALONG SAID CURVE,
- 11TH: NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 21° 46' 22", AN ARC DISTANCE OF 114.00 FEET; THENCE TANGENT TO SAID CURVE,
- 12TH: NORTH 54° 27' 19" WEST, 99.08 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 35 FEET; THENCE ALONG SAID CURVE,
- 13TH: WESTERLY, THROUGH A CENTRAL ANGLE OF 54° 39' 51", AN ARC DISTANCE OF 33.39 FEET; THENCE TANGENT TO SAID CURVE,
- 14TH: SOUTH 70° 52' 50" WEST, 65.37 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,
- 15TH: WESTERLY, THROUGH A CENTRAL ANGLE OF 40° 50' 30", AN ARC DISTANCE OF 71.28 FEET; THENCE TANGENT TO SAID CURVE,
- 16TH: NORTH 68° 16' 40" WEST, 148.81 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,
- 17TH: WESTERLY, THROUGH A CENTRAL ANGLE OF 59° 15' 21", AN ARC DISTANCE OF 103.42 FEET; THENCE TANGENT TO SAID CURVE,
- 18TH: SOUTH 52° 27' 58" WEST, 112.06 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,
- 19TH: SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 26° 07' 57", AN ARC DISTANCE OF 45.61 FEET; THENCE TANGENT TO SAID CURVE,

LEGAL DESCRIPTION CONTINUED

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20TH: SOUTH 26° 20' 01" WEST, 32.22 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

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21ST: SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 24° 56' 28", AN ARC DISTANCE OF 43.53 FEET; THENCE TANGENT TO SAID CURVE,

22ND: SOUTH 51° 16' 29" WEST, 97.59 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

23RD: SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 14° 24' 17", AN ARC DISTANCE OF 25.14 FEET TO THE WESTERLY LINE OF THE SOUTHEAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 9.

THE SIDE LINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE WESTERLY IN SAID WESTERLY LINE.

BECAUSE THE ABOVE ROAD AND UTILITY EASEMENT IS LOCATED IN A MOUNTAIN AREA, ANY 30 FOOT WIDE ROAD THAT IS CONSTRUCTED WOULD REQUIRE CUTS AND FILLS OUTSIDE OF THE BOUNDARIES OF THE EASEMENT AS DESCRIBED HEREIN. THEREFORE THE GRANTORS HEREBY GRANT ANY AND ALL SLOPE EASEMENTS THAT WOULD BE REQUIRED TO ACCOMMODATE THE CUTS AND FILLS NECESSARY TO CONSTRUCT A 30 FOOT WIDE ROAD WITHIN THE BOUNDARIES OF THE EASEMENT AS DESCRIBED.

END OF LEGAL DESCRIPTION

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EXHIBIT C

DECLARATION OF RESTRICTIVE COVENANTS

01/10/2011



20110045530

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

State Coastal Conservancy
1330 Broadway, 13th Floor
Oakland, CA 94612
Attention: Elena Eger, Counsel

LA1061822

(Space Above This Line for Recorder's Use Only)
[Exempt from recording fee per Gov. Code § 27383]

A.P.N. 4455-021-076
ETAL.

DECLARATION OF RESTRICTIVE COVENANTS

This Declaration of Restrictive Covenants is made this 7 day of JANUARY, 2011, by the MOUNTAINS RESTORATION TRUST, a California nonprofit organization ("Declarant"), for the benefit of STATE COASTAL CONSERVANCY, an agency of the State of California ("Conservancy"), and the COUNTY OF LOS ANGELES, a California municipal corporation ("County") and is made with specific reference to the following facts:

RECITALS

- A. Declarant and Conservancy are parties to Conservancy Grant Agreement No. 10-023 (the "Grant Agreement"), which provides: (i) for Conservancy to provide Declarant with a grant to finance the purchase price to be paid by Declarant in connection with Declarant's acquisition of certain real property in the County of Los Angeles, State of California and more particularly described in the attached Exhibit A (the "Property"); and (ii) for Declarant to record certain covenants and restrictions against the Property to ensure its continued use for the purposes described in the Grant Agreement.
- B. County has entered into an agreement with the State of California Department of Parks and Recreation, for a Land and Water Conservation Fund grant (the "federal grant") that requires the property more particularly described in the attached Exhibit B to be retained in perpetuity for public outdoor recreation use (the "County Property").
- C. County anticipates purchasing the County Property from Declarant after Declarant purchases the Property. County agrees that after it purchases the County Property, County shall impose the restrictive covenants declared in this agreement on the County Property by recording an amendment to this Declaration of Restrictive Covenants in substantially the form attached and incorporated by reference as Exhibit C.

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D. As contemplated by the Grant Agreement, Declarant has acquired the Property from Tryon and Dolores Sisson.

E. Declarant now desires to satisfy the requirements of the Grant Agreement and the federal grant by recording this Declaration against the Property, provided that the Declaration shall not be effective against the County Property until County holds title to the County Property.

DECLARATIONS

NOW THEREFORE, Declarant hereby declares that the Property shall be held, conveyed, mortgaged, encumbered, leased, rented, used, occupied, sold and improved subject to the following restrictions:

1. Use Restriction. The Property and County Property were acquired by Declarant pursuant to the grant of funds from the Conservancy, the federal grant, the Regional Open Space District Proposition A grant, and several other sources for the purpose of habitat and open space preservation, public outdoor recreation use and public access. No use of the Property inconsistent with that purpose is permitted.

2. Mitigation. Without the written permission of the Conservancy's Executive Officer, the Declarant shall not use or allow the use of any portion of the Property for mitigation (in other words, to compensate for adverse changes to the environment elsewhere). All funds generated in connection with any authorized or allowable mitigation on the Property shall be remitted promptly to the Conservancy until the Conservancy has been fully paid for all of its past, present, and future costs with respect to the Property, including, without limitation, staff, planning, development, restoration, operation and maintenance, and monitoring costs, and acquisition costs at fair market value as of the time the mitigation is to begin. Mitigation uses on the County Property shall require the approval of the County's Board of Supervisors and any benefit therefrom would likewise be determined by the Board of Supervisors, in accordance with the terms of the federal grant.

3. No Encumbrances. The Property (including any portion of it or any interest in it), including County Property, may not be used as security for any debt without the written approval of the State of California, acting through the Executive Officer of the Conservancy, and the County or their respective successors.

4. Transfers Subject to Conservancy Approval. The Property (including any portion of it or any interest in it) may not be transferred without the approval of the State of California, through the Executive Officer of the Conservancy, and the County Board of Supervisors or their respective successors. In addition, any transfer of the County Property requires the approval of the United States Secretary of the Interior or his/her designee prior to transfer or conversion thereof.

5. Operation and Maintenance Requirements. The Declarant is obligated to use, manage, operate and maintain the Property as described in the "Use,

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Management, Operation and Maintenance" section of the Grant Agreement (defined in Recital A), as it may be amended from time to time.

6. Reversionary Interest. If any of the restrictions stated herein are violated, all of the Declarant's right, title and interest in the Property shall automatically vest in the State of California, with the approval of the County Board of Supervisors, for the benefit of the Conservancy or its successor, upon acceptance of the Property and approval of the State Public Works Board; provided, however, that the State, through the Executive Officer of the Conservancy, or its successor, with prior concurrence of the County Board of Supervisors, may designate another public agency or a nonprofit organization to accept the right, title and interest, in which case vesting shall be in that agency or organization rather than in the State.

7. Access to Property. The Conservancy shall have reasonable access to the Property to monitor compliance with the essential provisions stated above.

8. Eminent Domain. Declarant or its successor shall promptly notify the Conservancy and the County of any eminent domain (public taking) proceeding affecting the Property, or any portion of it, and shall continuously provide the Conservancy and the County with copies of all relevant documents. If Declarant receives any "just compensation" payment as a result of the proceeding, whether by agreement of the parties or by court order, then Declarant shall promptly pay to the Conservancy, County and County Open Space District a share of the proceeds proportionate to their respective contributions towards the purchase price of the Property.

9. Federal Interest. The federal grant requires the County Property is retained in perpetuity for public outdoor recreational use. Any change in use may be subject to remedies as described under the Federal Land and Water Conservation Fund Act.

10. Miscellaneous.

a. This Declaration shall be recorded in the Official Records of Los Angeles County.

b. The headings of this Declaration are for purposes of reference only and shall not limit or define the meaning of the provisions of this Declaration.

c. Each restriction and covenant contained herein shall run with the land as an equitable servitude, and shall be binding upon Declarant and its successors and assigns, and all parties having or acquiring any right, title or interest in or to any part of the Property, including the County Property.

d. If any one or more of the terms, provisions, promises, covenants or conditions of this Declaration shall be to any extent adjudged invalid, unenforceable, void or voidable for any reason whatsoever by a court of competent jurisdiction each

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and all of the remaining terms, provisions, promises, covenants and conditions of this Declaration shall not be affected thereby and shall be valid and enforceable to the fullest extent permitted by law.

IN WITNESS WHEREOF, the undersigned Declarant executes this Declaration on the date first set forth above.

"DECLARANT"

MOUNTAINS RESTORATION TRUST

By Mary Jo Kitz

Its:

State of California)
County of Los Angeles)

On January 7, 2011 before me, Debra Anne Bruschaber, Notary Public
(insert name and title of the officer)

personally appeared Mary Jo Kitz

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Debra Anne Bruschaber
Signature of Notary Public

(Seal)



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EXHIBIT A
CONSISTING OF EXHIBITS A-1 AND A-2
PROPERTY LEGAL DESCRIPTION

EXHIBIT "A-1"

PARCEL 1:

THE SOUTHWEST QUARTER THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2:

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 3:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHERLY 30 FEET OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE AUGUST 31, 1896.

EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION WITH THE NORTHWESTERLY LINE OF STUNT ROAD, 60 FEET WIDE, AS SAID ROAD WAS FORMERLY KNOWN AS SADDLE PEAK ROAD, AS DESCRIBED IN THE DEED TO SAID COUNTY OF LOS ANGELES, RECORDED JUNE 18, 1941 AS INSTRUMENT NO. 1148 IN BOOK 18523 PAGE 105, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT OF BEGINNING BEING DISTANT ALONG SAID SOUTHERLY LINE NORTH 89° 44' 50" WEST 520.03 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION; THENCE ALONG SAID NORTHWESTERLY LINE NORTH 21° 16' 25" EAST 202.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 330 FEET AND A CENTRAL ANGLE OF 17° 52' 50"; THENCE NORTHEASTERLY ALONG SAID CURVE 102.98 FEET; THENCE TANGENT TO SAID CURVE NORTH 39° 09' 15" EAST 433.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 330 FEET AND A CENTRAL ANGLE OF 26° 36' 15" THENCE NORTHEASTERLY ALONG SAID CURVE 153.23 FEET; THENCE TANGENT TO SAID CURVE NORTH 65° 45' 30" EAST 1.06 FEET TO THE EASTERLY LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID EASTERLY LINE SOUTH 0° 01' 20" EAST 708.09 FEET TO SAID SOUTHEAST CORNER OF SECTION 9; THENCE NORTH 89° 44' 50" WEST 520.03 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND A RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE, MAINTAIN AND REPAIR A ROADWAY IN, ON, OVER AND ACROSS THOSE PORTIONS OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, AND OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH LIES WITHIN A STRIP OF LAND 30 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, DISTANT THEREON NORTH 00° 41' 48" EAST, 586.70 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER; THENCE,

1ST: SOUTH 83° 08' 27" EAST, 323.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

2ND: EASTERLY THROUGH A CENTRAL ANGLE OF 10° 34' 38", AN ARC DISTANCE OF 36.92 FEET; THENCE TANGENT TO SAID CURVE,

3RD: SOUTH 72° 34' 49" EAST, 705.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

4TH: EASTERLY THROUGH A CENTRAL ANGLE OF 54° 02' 07", AN ARC DISTANCE OF 188.62 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID REVERSE CURVE,

5TH: EASTERLY THROUGH A CENTRAL ANGLE OF 71° 27' 33", AN ARC DISTANCE OF 74.83 FEET; THENCE TANGENT TO SAID REVERSE CURVE,

6TH: SOUTH 55° 09' 24" EAST, 28.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

7TH: EASTERLY THROUGH A CENTRAL ANGLE OF 71° 11' 57", AN ARC DISTANCE OF 74.56 FEET; THENCE TANGENT TO SAID CURVE,

8TH: NORTH 53° 38' 39" EAST, 135.42 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

9TH: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 7° 56' 21", AN ARC DISTANCE OF 27.71 FEET; THENCE TANGENT TO SAID CURVE,

10TH: NORTH 45° 42' 18" EAST, 137.15 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

11TH: EASTERLY THROUGH A CENTRAL ANGLE OF 70° 19' 36", AN ARC DISTANCE OF 61.37 FEET; THENCE TANGENT TO SAID CURVE,

12TH: SOUTH 63° 58' 06" EAST, 35.49 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

13TH: EASTERLY THROUGH A CENTRAL ANGLE OF 39° 02' 09", AN ARC DISTANCE OF 85.16 FEET; THENCE TANGENT TO SAID CURVE,

14TH: NORTH 76° 59' 45" EAST, 92.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

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15TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 64° 17' 23" AN ARC DISTANCE OF 67.32 FEET; THENCE TANGENT TO SAID CURVE,

16TH: SOUTH 38° 42' 52" EAST, 9.83 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

17TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 22° 49' 16", AN ARC DISTANCE OF 49.79 FEET; THENCE TANGENT TO SAID CURVE,

18TH: SOUTH 61° 32' 08" EAST, 24.29 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

19TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 21° 08' 33", AN ARC DISTANCE OF 48.13 FEET; THENCE TANGENT TO SAID CURVE,

20TH: SOUTH 40° 23' 35" EAST 28.70 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 35 FEET; THENCE ALONG SAID CURVE,

21ST: SOUTHEASTERLY, EASTERLY, NORTHEASTERLY AND NORTHERLY THROUGH A CENTRAL ANGLE OF 145° 08' 45", AN ARC DISTANCE OF 88.66 FEET; THENCE TANGENT SAID CURVE,

22ND: NORTH 5° 32' 20" WEST, 152.71 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30 FEET; THENCE ALONG SAID CURVE,

23RD: NORTHERLY, NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 145° 59' 27", AN ARC DISTANCE OF 76.44 FEET; THENCE TANGENT TO SAID CURVE,

24TH: SOUTH 39° 32' 53" EAST, 73.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

25TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 54° 47' 42", AN ARC DISTANCE OF 47.82 FEET; THENCE TANGENT TO SAID CURVE,

26TH: NORTH 85° 39' 25" EAST, 86.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE

27TH: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 43° 18' 24", AN ARC DISTANCE OF 45.35 FEET; THENCE TANGENT TO SAID CURVE,

28TH: NORTH 42° 21' 01" EAST, 44.16 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

29TH: NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 24° 25' 37", AN ARC DISTANCE OF 42.63 FEET; THENCE TANGENT TO SAID CURVE,

30TH: NORTH 66° 46' 38" EAST, 264.66 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 90 FEET, THENCE ALONG SAID CURVE,

31ST: EASTERLY TO THE INTERSECTION WITH THE NORTHWESTERLY LINE OF STUNT ROAD (60 FEET WIDE).

THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE WESTERLY IN SAID EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 9 AND EASTERLY IN SAID SOUTHWESTERLY LINE OF STUNT ROAD.

BECAUSE THE ABOVE EASEMENT IS LOCATED IN A MOUNTAIN AREA ANY 30 FOOT WIDE ROAD THAT IS CONSTRUCTED WOULD REQUIRE CUTS AND FILLS OUTSIDE OF THE BOUNDARIES OF THE EASEMENT AS DESCRIBED HEREIN. THEREFORE, THE GRANTORS HEREBY GRANT ANY AND ALL SLOPE EASEMENTS THAT WOULD BE REQUIRED TO ACCOMMODATE THE CUTS AND FILLS NECESSARY TO CONSTRUCT A ROAD WITHIN THE BOUNDARIES OF THE ROAD EASEMENT AS DESCRIBED.

PARCEL 5:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE, MAINTAIN AND REPAIR A ROADWAY, IN, ON OVER AND ACROSS THOSE PORTIONS OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA WHICH LIES WITHIN A STRIP OF LAND 30 FEET WIDE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 9 DISTANT THEREON NORTH 00° 41' 48" EAST, 586.70 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE,

1ST NORTH 83° 09' 27" WEST, 46.56 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 80 FEET; THENCE ALONG SAID CURVE,

2ND NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 41° 22' 36", AN ARC DISTANCE OF 57.77 FEET; THENCE TANGENT TO SAID CURVE,

3RD NORTH 41° 46' 51" WEST, 84.26 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 25 FEET; THENCE ALONG SAID CURVE,

4TH NORTHWESTERLY, WESTERLY, SOUTHWESTERLY AND SOUTHERLY, THROUGH A CENTRAL ANGLE OF 147° 35' 21", AN ARC DISTANCE OF 64.40 FEET; THENCE TANGENT TO SAID CURVE,

5TH SOUTH 9° 22' 12" EAST, 153.78 FEET; THENCE,

6TH SOUTH 61° 29' 26" WEST, 134.21 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING RADIUS OF 25 FEET; THENCE ALONG SAID CURVE,

7TH SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 83° 58' 25", AN ARC DISTANCE OF 36.64 FEET; THENCE TANGENT TO SAID CURVE,

8TH NORTH 34° 32' 09" WEST, 50.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

9TH NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 41° 41' 32", AN ARC DISTANCE OF 36.38 FEET; THENCE TANGENT TO SAID CURVE,

10TH NORTH 76° 13' 41" WEST, 77.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 300 FEET; THENCE ALONG SAID CURVE,

11TH NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 21° 46' 22", AN ARC DISTANCE OF 114.00 FEET; THENCE TANGENT TO SAID CURVE,

12TH NORTH 54° 27' 19" WEST, 99.08 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 35 FEET; THENCE ALONG SAID CURVE,

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13TH WESTERLY, THROUGH A CENTRAL ANGLE OF 54° 39' 51", AN ARC DISTANCE OF 33.39 FEET;
THENCE TANGENT TO SAID CURVE,

14TH SOUTH 70° 52' 50" WEST, 65.37 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
NORTHERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

15TH WESTERLY, THROUGH A CENTRAL ANGLE OF 40° 50' 30", AN ARC DISTANCE OF 71.28 FEET;
THENCE TANGENT TO SAID CURVE,

16TH NORTH 68° 16' 40" WEST, 148.81 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
SOUTHERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

17TH WESTERLY, THROUGH A CENTRAL ANGLE OF 59° 15' 21", AN ARC DISTANCE OF 103.42 FEET;
THENCE TANGENT TO SAID CURVE,

18TH SOUTH 52° 27' 58" WEST, 112.06 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
SOUTHEASTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

19TH SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 26° 07' 57", AN ARC DISTANCE OF 45.61
FEET; THENCE TANGENT TO SAID CURVE,

20TH SOUTH 26° 20' 01" WEST, 32.22 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
NORTHWESTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

21ST SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 24° 56' 28", AN ARC DISTANCE OF 43.53
FEET; THENCE TANGENT TO SAID CURVE,

22ND SOUTH 51° 16' 29" WEST, 97.59 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
NORTHWESTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

23RD SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 14° 24' 17", AN ARC DISTANCE OF 25.14
FEET TO THE WESTERLY LINE OF THE SOUTHEAST ONE QUARTER OF THE SOUTHWEST ONE
QUARTER OF SAID SECTION 9.

THE SIDE LINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO
TERMINATE WESTERLY IN SAID WESTERLY LINE.

BECAUSE THE ABOVE ROAD AND UTILITY EASEMENT IS LOCATED IN A MOUNTAIN AREA, ANY 30
FOOT WIDE ROAD THAT IS CONSTRUCTED WOULD REQUIRE CUTS AND FILLS OUTSIDE OF THE
BOUNDARIES OF THE EASEMENT AS DESCRIBED HEREIN. THEREFORE THE GRANTORS HEREBY
GRANT ANY AND ALL SLOPE EASEMENTS THAT WOULD BE REQUIRED TO ACCOMMODATE THE
CUTS AND FILLS NECESSARY TO CONSTRUCT A 30 FOOT WIDE ROAD WITHIN THE BOUNDARIES
OF THE EASEMENT AS DESCRIBED.

END OF LEGAL DESCRIPTION

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EXHIBIT "A-2"

PARCEL 1:

PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 5774, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 74, PAGE(S) 28, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2A:

THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, EXCEPT THE WEST 37 FEET NORTH OF THE SOUTH 120 FEET THEREOF, AND THE SOUTH 120 FEET OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO BASE AND MERIDIAN.

PARCEL 2B:

AN EASEMENT FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND INCIDENTAL PURPOSES, OVER A STRIP OF LAND 60 FEET WIDE IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL GOVERNMENT SURVEY ON FILE IN THE DISTRICT LAND OFFICE AND LYING 30 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT IN THE CENTERLINE OF STUNT ROAD, 60 FEET WIDE, SAID POINT BEING IN A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 300 FEET; SAID POINT ALSO BEING NORTHEASTERLY 92.13 FEET FROM THE SOUTHWESTERLY TERMINUS OF SAID CURVE, AS SHOWN ON LOS ANGELES COUNTY ROAD DEPARTMENT MAP T-59-3; THENCE LEAVING SAID CENTERLINE, RADIALY, NORTH 50° 55' 44" WEST 30.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 50° 55' 44" WEST 10.59 FEET TO A POINT IN A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 300.00 FEET; A RADIAL LINE OF SAID CURVE OF SAID LAST MENTIONED POINT BEARS NORTH 50° 55' 44" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 26' 42" AND AN ARC DISTANCE OF 122.76 FEET TO A REVERSE CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 95.00 FEET; SAID CURVE BEING TANGENT TO A LINE PARALLEL WITH AND DISTANT NORTHERLY 30.00 FEET MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 9; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 195° 34' 58" AND AN ARC DISTANCE OF 324.29 FEET TO A REVERSE CURVE CONCAVE, SOUTHWESTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE NORTHERLY, WESTERLY AND SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 170° 34' 53" AND AN ARC DISTANCE OF 297.72 TO A REVERSE CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 280.00 FEET; THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 79° 27' 16" AND AN ARC DISTANCE OF 388.29 FEET; THENCE TANGENT TO SAID CURVE NORTH 59° 59' 05" WEST 318.76 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 389.89 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 09' 24" AND AN ARC DISTANCE OF 75.92 FEET; THENCE TANGENT TO SAID CURVE NORTH 48° 45' 41" WEST 501.62 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE NORTHWESTERLY, NORTHERLY, NORTHEASTERLY AND

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SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 180° 00' 00" AND AN ARC DISTANCE OF 314.16 FEET; THENCE TANGENT TO SAID CURVE SOUTH 48° 45' 41" EAST 100.00 FEET TO ITS TERMINUS.

THE SIDELINES OF SAID STRIP ARE TO BE LENGTHENED OR SHORTENED SO AS TO TERMINATE WESTERLY IN THE WEST LINE OF SAID STUNT ROAD AND EASTERLY IN A LINE WHICH BEARS NORTH 41° 14' 19" EAST AND WHICH PASSES THROUGH SAID TERMINUS.

EXCEPT THEREFROM THAT PORTION LYING OUTSIDE OF THE EXTERIOR BOUNDARIES OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN.

ALSO EXCEPT THEREFROM THAT PORTION THEREOF LYING WITHIN THE LINES OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND INCIDENTAL PURPOSES OVER THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE NORTHEASTERLY TERMINUS OF THAT CERTAIN COURSE DESCRIBED ABOVE AS HAVING A BEARING AND LENGTH OF SOUTH 48° 45' 41" EAST 100.00 FEET; THENCE AT RIGHT ANGLES NORTH 41° 14' 19" EAST 30.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 41° 14' 19" EAST 50.00 FEET; THENCE SOUTH 48° 45' 14" EAST 50.00 FEET; THENCE SOUTH 41° 14' 19" WEST 50.00 FEET TO A LINE WHICH BEARS SOUTH 48° 45' 41" EAST FROM THE TRUE POINT OF BEGINNING; THENCE ALONG SAID LINE NORTH 48° 45' 41" WEST 50.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG THE NORTHERLY LINE OF SAID LAND NORTH 89° 52' 47" WEST 250.00 FEET; THENCE SOUTH 200.00 FEET; THENCE SOUTH 30° 00' 00" WEST 200.00 FEET; THENCE SOUTH 390.00 FEET; THENCE SOUTH 30° 00' 00" EAST 155.88 FEET TO THE NORTHWESTERLY LINE OF STUNT ROAD (60.00 FEET WIDE); THENCE ALONG SAID NORTHWESTERLY LINE THE FOLLOWING THREE COURSES: NORTH 391° 06' 23" EAST 238.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 330.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 58' 05" AN ARC DISTANCE OF 120.77 FEET; THENCE TANGENT TO SAID CURVE NORTH 60° 04' 28" EAST 35.04 FEET TO THE EASTERLY LINE OF SAID SECTION 9; THENCE ALONG SAID EASTERLY LINE NORTH 00° 01' 40" WEST 141.05 FEET TO THE SOUTHERLY LINE OF THE LAND CONVEYED TO LAS VIRGENES MUNICIPAL WATER DISTRICT BY DEED RECORDED IN BOOK D-2665, PAGE 344 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE BOUNDARIES OF SAID LAND OF LAS VIRGENES MUNICIPAL WATER DISTRICT THE FOLLOWING THREE COURSES: SOUTH 89° 58' 20" WEST 26.94 FEET; THENCE NORTH 00° 01' 40" WEST 175.00 FEET, THENCE NORTH 89° 58' 20" EAST 26.94 FEET TO SAID EASTERLY LINE OF SECTION 9; THENCE ALONG SAID EASTERLY LINE, NORTH 00° 01' 40" WEST 301.08 FEET TO THE POINT OF BEGINNING.

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PARCEL 4:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WESTERLY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER DISTANT THEREON NORTH 00° 20' 15" EAST 597.65 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE EAST 212.05 FEET; THENCE SOUTH 240.00 FEET; THENCE NORTH 53° 00' 00" EAST 270.00 FEET; THENCE NORTH 30° 00' 00" EAST 290.00 FEET, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 380.00 FEET; THENCE NORTH 30° 00' 00" WEST 200.00 FEET TO THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG SAID NORTHERLY LINE, SOUTH 89° 52' 47" EAST 615.00 FEET TO A POINT DISTANT THEREON NORTH 89° 52' 47" WEST 250.00 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 200.00 FEET; THENCE SOUTH 30° 00' 00" WEST 200.00 FEET; THENCE SOUTH 390.00 FEET; THENCE SOUTH 30° 00' 00" EAST, 155.88 FEET TO THE NORTHWESTERLY LINE OF STUNT ROAD (60.00 FEET WIDE); THENCE ALONG SAID NORTHWESTERLY LINE THE FOLLOWING TWO (2) COURSES: SOUTH 39° 06' 23" WEST 194.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 330.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 14' 13" AN ARC DISTANCE OF 81.90 FEET TO THE INTERSECTION WITH A LINE WHICH BEARS SOUTH 30° 00' 00" EAST AND WHICH PASSES THROUGH THE TRUE POINT OF BEGINNING; THENCE ALONG SAID LINE NORTH 30° 00' 00" WEST 654.08 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 5:

PARCEL 1 OF PARCEL MAP NO. 6989-A, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 190, PAGE(S) 19 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 6:

PARCEL 2 OF PARCEL MAP NO. 6989-A, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 190, PAGE(S) 19 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 6A:

AN EASEMENT FOR INGRESS AND EGRESS, UTILITIES AND A ROADWAY OVER THAT PORTION OF THE NORTHEAST ONE QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF THE NORTHERLY LINE OF SAID SECTION, DISTANT THEREON NORTH 89° 47' 02" WEST, 813.37 FEET FROM THE NORTHEAST CORNER OF SAID SECTION; THENCE ALONG SAID NORTHERLY LINE,

1ST: NORTH 89° 47' 02" WEST, 77.10 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 15.00 FEET; THENCE ALONG SAID CURVE,

2ND: EASTERLY, SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 142° 31' 44", AN ARC DISTANCE OF 37.31 FEET; THENCE TANGENT TO SAID CURVE,

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3RD: SOUTH 52° 44' 02" WEST, 195.63 FEET TO THE NORTHERLY LINE OF STUNT ROAD (60.00 FEET WIDE); THENCE ALONG SAID NORTHERLY LINE OF STUNT ROAD,

4TH: NORTH 88° 30' 58" EAST, 34.21 FEET; THENCE,

5TH: NORTH 52° 44' 02" EAST, 238.20 FEET TO THE POINT OF BEGINNING.

PARCEL 7:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE EAST 3.00 FEET; THENCE SOUTH 881.53; THENCE SOUTH 58° 00' 00" EAST 117.10 FEET; THENCE SOUTH 08° 30' 00" EAST 46.71 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20° 50' 00", AN ARC DISTANCE OF 181.81 FEET; THENCE TANGENT TO SAID CURVE SOUTH 12° 20' 00" WEST 449.94 FEET; THENCE SOUTH 193.51 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST 3.00 FEET; THENCE SOUTH 160.00 FEET; THENCE NORTH 71° 54' 10" EAST 160.96 FEET; THENCE NORTH 110.00 FEET; THENCE WEST 150.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM ANY PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF STUNT ROAD, 60.00 FEET WIDE. THE BASIS OF BEARINGS FOR THE ABOVE DESCRIPTION IS THE WEST LINE OF SAID SECTION 10. SAID WEST LINE IS ASSUMED TO BEAR NORTH.

ALSO EXCEPT ALL OIL, GAS AND OTHER MINERALS IN AND UNDER SAID LAND, BELOW A DEPTH OF 500 FEET BELOW THE SURFACE, WITHOUT THE RIGHT OF SURFACE ENTRY, BUT WITH THE SOLE AND EXCLUSIVE RIGHT TO DRILL INTO, THROUGH AND UNDER SAID LAND BY MEANS OF WELLS, THE SURFACE LOCATIONS OF WHICH SHALL BE ON OTHER LANDS, AS RESERVED IN DEED RECORDED AUGUST 21, 1964, IN BOOK D-2600, PAGE 212, OFFICIAL RECORDS.

PARCEL 8:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND A RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE AND MAINTAIN AND REPAIR A ROADWAY IN, ON, OVER AND ACROSS THAT PORTION OF SECTION TEN (10), TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, (EXCEPT THOSE PORTIONS LYING WITHIN THE BOUNDARIES OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN), IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH LIES WITHIN A STRIP OF LAND 30 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, DISTANT THEREON NORTH 00° 41' 48" WEST, 586.70 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER; THENCE

1ST: SOUTH 83° 09' 27" EAST, 323.82 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

2ND: EASTERLY THROUGH A CENTRAL ANGLE OF 10° 34' 38" AN ARC DISTANCE OF 36.92 FEET; THENCE TANGENT TO SAID CURVE,

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3RD: SOUTH 72° 34' 49" EAST, 705.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

4TH: EASTERLY THROUGH A CENTRAL ANGLE OF 54° 02' 07", AN ARC DISTANCE OF 188.62 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID REVERSE CURVE,

5TH: EASTERLY THROUGH A CENTRAL ANGLE OF 71° 27' 33", AN ARC DISTANCE OF 74.83 FEET; THENCE TANGENT TO SAID REVERSE CURVE,

6TH: SOUTH 55° 09' 24" EAST, 28.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

7TH: EASTERLY THROUGH A CENTRAL ANGLE OF 71° 11' 57", AN ARC DISTANCE OF 74.56 FEET; THENCE TANGENT TO SAID CURVE,

8TH: NORTH 53° 38' 39" EAST, 135.42 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

9TH: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 7° 56' 21", AN ARC DISTANCE OF 27.71 FEET; THENCE TANGENT TO SAID CURVE,

10TH: NORTH 45° 42' 18" EAST, 137.15 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

11TH: EASTERLY THROUGH A CENTRAL ANGLE OF 70° 19' 36", AN ARC DISTANCE OF 61.37 FEET; THENCE TANGENT TO SAID CURVE,

12TH: SOUTH 63° 58' 06" EAST, 35.49 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

13TH: EASTERLY THROUGH A CENTRAL ANGLE OF 39° 02' 09", AN ARC DISTANCE OF 85.16 FEET; THENCE TANGENT TO SAID CURVE,

14TH: NORTH 76° 59' 45" EAST, 92.21 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

15TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 64° 17' 23", AN ARC DISTANCE OF 67.32 FEET; THENCE TANGENT TO SAID CURVE,

16TH: SOUTH 38° 42' 52" EAST, 9.83 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

17TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 22° 49' 16", AN ARC DISTANCE OF 49.79 FEET; THENCE TANGENT TO SAID CURVE,

18TH: SOUTH 61° 32' 08" EAST, 24.29 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

19TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 21° 08' 33", AN ARC DISTANCE OF 46.13 FEET; THENCE TANGENT TO SAID CURVE,

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20TH: SOUTH 40° 23' 35" EAST, 28.70 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 35 FEET; THENCE ALONG SAID CURVE,

21ST: SOUTHEASTERLY, EASTERLY, NORTHEASTERLY AND NORTHERLY THROUGH A CENTRAL ANGLE OF 145° 08' 45", AN ARC DISTANCE OF 88.66 FEET; THENCE TANGENT TO SAID CURVE,
22ND: NORTH 05° 32' 20" WEST, 152.71 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30 FEET; THENCE ALONG SAID CURVE,

23RD: NORTHERLY, NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 145° 59' 27", AN ARC DISTANCE OF 76.44 FEET; THENCE TANGENT TO SAID CURVE,

24TH: SOUTH 39° 32' 53" EAST, 73.79 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

25TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 54° 47' 42", AN ARC DISTANCE OF 47.82 FEET; THENCE TANGENT TO SAID CURVE,

26TH: NORTH 85° 39' 25" EAST, 86.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

27TH: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 43° 18' 24", AN ARC DISTANCE OF 45.35 FEET; THENCE TANGENT TO SAID CURVE,

28TH: NORTH 42° 21' 01" EAST, 44.16 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

29TH: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 24° 25' 37", AN ARC DISTANCE OF 42.63 FEET; THENCE TANGENT TO SAID CURVE,

30TH: NORTH 66° 46' 38" EAST, 264.66 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 90 FEET; THENCE ALONG SAID CURVE,

31ST: EASTERLY TO THE INTERSECTION WITH THE NORTHWESTERLY LINE OF STUNT ROAD (60 FEET WIDE).

THE SIDE LINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE WESTERLY IN SAID EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 9 AND EASTERLY IN SAID NORTHWESTERLY LINE OF STUNT ROAD.

BECAUSE THE ABOVE DESCRIBED EASEMENT IS LOCATED IN A MOUNTAIN AREA ANY 30 FOOT WIDE ROAD CONSTRUCTED WOULD REQUIRE CUTS AND FILLS OUTSIDE OF THE BOUNDARIES OF THE EASEMENT AS DESCRIBED HEREIN. THEREFORE, ANY AND ALL SLOPE EASEMENTS THAT WOULD BE REQUIRED TO ACCOMMODATE THE CUTS AND FILLS REQUIRED TO CONSTRUCT A ROAD WITHIN THE BOUNDARIES OF THE ROAD EASEMENT AS DESCRIBED ARE ALSO PART OF THE EASEMENT.

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PARCEL 9:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND A RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE, MAINTAIN AND REPAIR A ROADWAY IN, ON, OVER AND ACROSS THAT PORTION OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH LIES WITHIN A STRIP OF LAND 30 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 9 DISTANT THEREON NORTH 00° 41' 48" EAST, 586.70 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE,

1ST : NORTH 83° 09' 27" WEST, 46.58 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 80 FEET; THENCE ALONG SAID CURVE,

2ND : NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 41° 22' 36", AN ARC DISTANCE OF 57.77 FEET; THENCE TANGENT TO SAID CURVE,

3RD : NORTH 41° 46' 51" WEST, 84.26 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 25 FEET; THENCE ALONG SAID CURVE,

4TH : NORTHWESTERLY, WESTERLY, SOUTHWESTERLY AND SOUTHERLY, THROUGH A CENTRAL ANGLE OF 147° 35' 21", AN ARC DISTANCE OF 64.40 FEET; THENCE TANGENT TO SAID CURVE,

5TH : SOUTH 9° 22' 12" EAST, 153.78 FEET; THENCE,

6TH : SOUTH 61° 29' 26" WEST, 134.21 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 25 FEET; THENCE ALONG SAID CURVE,

7TH : SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 83° 58' 25", AN ARC DISTANCE OF 36.64 FEET; THENCE TANGENT TO SAID CURVE,

8TH : NORTH 34° 32' 09" WEST, 50.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

9TH : NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 41° 41' 32", AN ARC DISTANCE OF 36.38 FEET; THENCE TANGENT TO SAID CURVE,

10TH : NORTH 76° 13' 41" WEST, 77.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 300 FEET; THENCE ALONG SAID CURVE,

11TH : NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 21° 46' 22", AN ARC DISTANCE OF 114.00 FEET; THENCE TANGENT TO SAID CURVE,

12TH : NORTH 54° 27' 19" WEST, 99.08 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 35 FEET; THENCE ALONG SAID CURVE,

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13TH : WESTERLY, THROUGH A CENTRAL ANGLE OF 54° 39' 51", AN ARC DISTANCE OF 33.39 FEET; THENCE TANGENT TO SAID CURVE,

14TH : SOUTH 70° 52' 50" WEST, 65.37 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

15TH : WESTERLY, THROUGH A CENTRAL ANGLE OF 40° 50' 30", AN ARC DISTANCE OF 71.28 FEET; THENCE TANGENT TO SAID CURVE,

16TH : NORTH 68° 16' 40" WEST, 148.81 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

17TH : WESTERLY, THROUGH A CENTRAL ANGLE OF 59° 15' 21", AN ARC DISTANCE OF 103.42 FEET; THENCE TANGENT TO SAID CURVE,

18TH : SOUTH 52° 27' 58" WEST, 112.06 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

19TH : SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 26° 07' 37", AN ARC DISTANCE OF 45.61 FEET; THENCE TANGENT TO SAID CURVE,

20TH : SOUTH 26° 20' 01" WEST, 32.22 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

21ST : SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 24° 56' 28", AN ARC DISTANCE OF 43.53 FEET; THENCE TANGENT TO SAID CURVE,

22ND : SOUTH 51° 16' 29" WEST, 97.59 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

23RD : SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 14° 24' 17", AN ARC DISTANCE OF 25.14 FEET TO THE WESTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 9.

THE SIDE LINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE EASTERLY IN SAID EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER.

PARCEL 10:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND A RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE, MAINTAIN AND REPAIR A ROADWAY IN, ON, OVER AND ACROSS THOSE PORTIONS OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH LIES WITHIN A STRIP OF LAND 30 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, DISTANT THEREON NORTH 00° 41' 48" EAST, 586.70 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER; THENCE,

1ST: SOUTH 83° 09' 27" EAST, 323.82 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

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2ND: EASTERLY THROUGH A CENTRAL ANGLE OF 10° 34' 38", AN ARC DISTANCE OF 36.92 FEET;
THENCE TANGENT TO SAID CURVE,

3RD: SOUTH 72° 34' 49" EAST, 705.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
NORTHERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

4TH: EASTERLY THROUGH A CENTRAL ANGLE OF 54° 02' 07", AN ARC DISTANCE OF 188.62 FEET
TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID
REVERSE CURVE,

5TH: EASTERLY THROUGH A CENTRAL ANGLE OF 71° 27' 33", AN ARC DISTANCE OF 74.83 FEET;
THENCE TANGENT TO SAID REVERSE CURVE,

6TH: SOUTH 55° 09' 24" EAST, 28.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
NORTHERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

7TH: EASTERLY THROUGH A CENTRAL ANGLE OF 71° 11' 57", AN ARC DISTANCE OF 74.56 FEET;
THENCE TANGENT TO SAID CURVE,

8TH: NORTH 53° 38' 39" EAST, 135.42 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
NORTHWESTERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

9TH: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 7° 56' 21", AN ARC DISTANCE OF 27.71
FEET; THENCE TANGENT TO SAID CURVE,

10TH: NORTH 45° 42' 18" EAST, 137.15 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
SOUTHERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

11TH: EASTERLY THROUGH A CENTRAL ANGLE OF 70° 19' 36", AN ARC DISTANCE OF 61.37 FEET;
THENCE TANGENT TO SAID CURVE,

12TH: SOUTH 63° 58' 06" EAST, 35.49 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
NORTHERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

13TH: EASTERLY THROUGH A CENTRAL ANGLE OF 39° 02' 09", AN ARC DISTANCE OF 85.16 FEET;
THENCE TANGENT TO SAID CURVE,

14TH: NORTH 76° 59' 45" EAST, 92.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE
SOUTHWESTERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

15TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 64° 17' 23", AN ARC DISTANCE OF 67.32
FEET; THENCE TANGENT TO SAID CURVE,

16TH: SOUTH 38° 42' 52" EAST, 9.83 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
NORTHEASTERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

17TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 22° 49' 16", AN ARC DISTANCE OF 49.79
FEET; THENCE TANGENT TO SAID CURVE,

18TH: SOUTH 61° 32' 08" EAST, 24.29 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
SOUTHWESTERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

19TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 21° 08' 33", AN ARC DISTANCE OF 48.13
FEET; THENCE TANGENT TO SAID CURVE,

19

20TH: SOUTH 40° 23' 35" EAST, 28.70 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 35 FEET; THENCE ALONG SAID CURVE,

21ST: SOUTHEASTERLY, EASTERLY, NORTHEASTERLY AND NORTHERLY THROUGH A CENTRAL ANGLE OF 145° 08' 45", AN ARC DISTANCE OF 88.66 FEET; THENCE TANGENT TO SAID CURVE,

22ND: NORTH 5° 32' 20" WEST, 152.71 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30 FEET; THENCE ALONG SAID CURVE,

23RD: NORTHERLY, NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 145° 59' 27", AN ARC DISTANCE OF 76.44 FEET; THENCE TANGENT TO SAID CURVE,

24TH: SOUTH 39° 32' 53" EAST, 73.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

25TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 54° 47' 42", AN ARC DISTANCE OF 47.82 FEET; THENCE TANGENT TO SAID CURVE,

26TH: NORTH 85° 39' 25" EAST, 86.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE

27TH: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 43° 18' 24", AN ARC DISTANCE OF 45.35 FEET; THENCE TANGENT TO SAID CURVE,

28TH: NORTH 42° 21' 01" EAST, 44.16 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

29TH: NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 24° 25' 37", AN ARC DISTANCE OF 42.63 FEET; THENCE TANGENT TO SAID CURVE,

30TH: NORTH 66° 46' 38" EAST, 264.66 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 90 FEET, THENCE ALONG SAID CURVE,

31ST: EASTERLY TO THE INTERSECTION WITH THE NORTHWESTERLY LINE OF STUNT ROAD (60 FEET WIDE).

THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE WESTERLY IN SAID EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 9 AND EASTERLY IN SAID SOUTHWESTERLY LINE OF STUNT ROAD.

BECAUSE THE ABOVE EASEMENT IS LOCATED IN A MOUNTAIN AREA ANY 30 FOOT WIDE ROAD THAT IS CONSTRUCTED WOULD REQUIRE CUTS AND FILLS OUTSIDE OF THE BOUNDARIES OF THE EASEMENT AS DESCRIBED HEREIN. THEREFORE, THE GRANTORS HEREBY GRANT ANY AND ALL SLOPE EASEMENTS THAT WOULD BE REQUIRED TO ACCOMMODATE THE CUTS AND FILLS NECESSARY TO CONSTRUCT A ROAD WITHIN THE BOUNDARIES OF THE ROAD EASEMENT AS DESCRIBED.

PARCEL 11:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE, MAINTAIN AND REPAIR A ROADWAY, IN, ON OVER AND ACROSS THOSE PORTIONS OF THE SOUTHWEST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH LIES WITHIN A STRIP OF LAND 30 FEET WIDE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 9 DISTANT THEREON NORTH 00° 41' 48" EAST, 586.70 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE,

1ST: NORTH 83° 09' 27" WEST, 46.56 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 80 FEET; THENCE ALONG SAID CURVE,

2ND: NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 41° 22' 36", AN ARC DISTANCE OF 57.77 FEET; THENCE TANGENT TO SAID CURVE,

3RD: NORTH 41° 46' 51" WEST, 84.26 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 25 FEET; THENCE ALONG SAID CURVE,

4TH: NORTHWESTERLY, WESTERLY, SOUTHWESTERLY AND SOUTHERLY, THROUGH A CENTRAL ANGLE OF 147° 35' 21", AN ARC DISTANCE OF 64.40 FEET; THENCE TANGENT TO SAID CURVE,

5TH: SOUTH 9° 22' 12" EAST, 153.78 FEET; THENCE,

6TH: SOUTH 61° 29' 26" WEST, 134.21 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 25 FEET; THENCE ALONG SAID CURVE,

7TH: SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 83° 58' 25", AN ARC DISTANCE OF 36.64 FEET; THENCE TANGENT TO SAID CURVE,

8TH: NORTH 34° 32' 09" WEST, 50.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

9TH: NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 41° 41' 32", AN ARC DISTANCE OF 36.38 FEET; THENCE TANGENT TO SAID CURVE,

10TH: NORTH 76° 13' 41" WEST, 77.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 300 FEET; THENCE ALONG SAID CURVE,

11TH: NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 21° 46' 22", AN ARC DISTANCE OF 114.00 FEET; THENCE TANGENT TO SAID CURVE,

12TH: NORTH 54° 27' 19" WEST, 99.08 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 35 FEET; THENCE ALONG SAID CURVE,

13TH: WESTERLY, THROUGH A CENTRAL ANGLE OF 54° 39' 51", AN ARC DISTANCE OF 33.39 FEET; THENCE TANGENT TO SAID CURVE,

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14TH: SOUTH 70° 52' 50" WEST, 65.37 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

15TH: WESTERLY, THROUGH A CENTRAL ANGLE OF 40° 50' 30", AN ARC DISTANCE OF 71.28 FEET; THENCE TANGENT TO SAID CURVE,

16TH: NORTH 68° 16' 40" WEST, 148.81 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

17TH: WESTERLY, THROUGH A CENTRAL ANGLE OF 59° 15' 21", AN ARC DISTANCE OF 103.42 FEET; THENCE TANGENT TO SAID CURVE,

18TH: SOUTH 52° 27' 58" WEST, 112.06 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

19TH: SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 26° 07' 57", AN ARC DISTANCE OF 45.61 FEET; THENCE TANGENT TO SAID CURVE,

20TH: SOUTH 26° 20' 01" WEST, 32.22 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

21ST: SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 24° 56' 28", AN ARC DISTANCE OF 43.53 FEET; THENCE TANGENT TO SAID CURVE,

22ND: SOUTH 51° 16' 29" WEST, 97.59 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

23RD: SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 14° 24' 17", AN ARC DISTANCE OF 25.14 FEET TO THE WESTERLY LINE OF THE SOUTHWEST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 9.

THE SIDE LINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE WESTERLY IN SAID WESTERLY LINE. BECAUSE THE ABOVE ROAD AND UTILITY EASEMENT IS LOCATED IN A MOUNTAIN AREA, ANY 30 FOOT WIDE ROAD THAT IS CONSTRUCTED WOULD REQUIRE CUTS AND FILLS OUTSIDE OF THE BOUNDARIES OF THE EASEMENT AS DESCRIBED HEREIN. THEREFORE THE GRANTORS HEREBY GRANT ANY AND ALL SLOPE EASEMENTS THAT WOULD BE REQUIRED TO ACCOMMODATE THE CUTS AND FILLS NECESSARY TO CONSTRUCT A 30 FOOT WIDE ROAD WITHIN THE BOUNDARIES OF THE EASEMENT AS DESCRIBED.

PARCEL 12:

A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND A RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE, MAINTAIN AND REPAIR A ROADWAY IN, ON, OVER AND ACROSS THAT PORTION OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 9, T1S, R17W, SBMM, STATE OF CALIFORNIA, WHICH LINES WITHIN A STRIP OF LAND 60 FEET WIDE, LYING 15 FEET SOUTHWESTERLY AND 45 FEET NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID LAND DISTANT THEREON NORTH 89° 50' 18" EAST, 179.08 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 53° 34' 20" WEST TO THE WESTERLY LINE OF SAID LAND.

THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE SOUTHERLY IN SAID SOUTHERLY LINE WESTERLY IN SAID WESTERLY LINE.

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PARCEL 13:

A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND A RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE, MAINTAIN, AND REPAIR A ROADWAY IN, ON, OVER AND ACROSS THAT PORTION OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, STATE OF CALIFORNIA, WHICH LIES WITHIN A STRIP OF LAND 30 FEET WIDE, LYING 15 FEET ON EITHER SIDE OF THE FOLLOWING CENTERLINE:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID LAND DISTANT THEREON NORTH 89° 50' 18" EAST, 179.08 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 53° 34' 20" WEST, 185.93 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY, NORTHERLY, NORTHEASTERLY AND EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 141° 45' 21", AN ARC DISTANCE OF 61.85 FEET; THENCE TANGENT TO SAID CURVE, NORTH 88° 11' 01" EAST, 65.06 FEET; THENCE, SOUTH 73° 15' 08" EAST, 119.88 FEET; THENCE, SOUTH 86° 59' 57" EAST, 175.77 FEET; THENCE, SOUTH 54° 27' 52" EAST, 59.63 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 115.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE WESTERLY LINE OF THE EAST HALF OF THE EAST HALF OF SAID LAND AND THE TERMINUS OF SAID CENTERLINE.

THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE SOUTHERLY IN SAID SOUTHERLY LINE AND EASTERLY IN SAID WESTERLY LINE. EXCEPT FOR THOSE PORTIONS OF THE ABOVE DESCRIBED EASEMENT LYING OUTSIDE OF THE BOUNDARIES OF THE FOLLOWING DESCRIBED LAND: THE WEST ½ OF THE WEST ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 9, T1S, R17W, SBBM.

END OF LEGAL DESCRIPTION

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EXHIBIT B
COUNTY PROPERTY LEGAL DESCRIPTION

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EXHIBIT " B "

PARCEL 1:

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHERLY 30 FEET OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE AUGUST 31, 1896.

EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION WITH THE NORTHWESTERLY LINE OF STUNT ROAD, 60 FEET WIDE, AS SAID ROAD WAS FORMERLY KNOWN AS SADDLE PEAK ROAD, AS DESCRIBED IN THE DEED TO SAID COUNTY OF LOS ANGELES, RECORDED JUNE 18, 1941 AS INSTRUMENT NO. 1148 IN BOOK 18523 PAGE 105, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT OF BEGINNING BEING DISTANT ALONG SAID SOUTHERLY LINE NORTH 89° 44' 50" WEST 520.03 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION; THENCE ALONG SAID NORTHWESTERLY LINE NORTH 21° 16' 25" EAST 202.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 330 FEET AND A CENTRAL ANGLE OF 17° 52' 50"; THENCE NORTHEASTERLY ALONG SAID CURVE 102.98 FEET; THENCE TANGENT TO SAID CURVE NORTH 39° 09' 15" EAST 433.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 330 FEET AND A CENTRAL ANGLE OF 26° 36' 15"; THENCE NORTHEASTERLY ALONG SAID CURVE 153.23 FEET; THENCE TANGENT TO SAID CURVE NORTH 65° 45' 30" EAST 1.06 FEET TO THE EASTERLY LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID EASTERLY LINE SOUTH 0° 01' 20" EAST 708.09 FEET TO SAID SOUTHEAST CORNER OF SECTION 9; THENCE NORTH 89° 44' 50" WEST 520.03 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND A RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE, MAINTAIN AND REPAIR A ROADWAY IN, ON, OVER AND ACROSS THOSE PORTIONS OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 9, AND OF THE SOUTHWEST ¼ OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH LIES WITHIN A STRIP OF LAND 30 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, DISTANT THEREON NORTH 00° 41' 48" EAST, 586.70 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER; THENCE,

1ST: SOUTH 83° 09' 27" EAST, 323.82 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

LEGAL DESCRIPTION CONTINUED

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2ND: EASTERLY THROUGH A CENTRAL ANGLE OF 10° 34' 38", AN ARC DISTANCE OF 36.92 FEET;
THENCE TANGENT TO SAID CURVE,

3RD: SOUTH 72° 34' 49" EAST, 705.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
NORTHERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

4TH: EASTERLY THROUGH A CENTRAL ANGLE OF 54° 02' 07", AN ARC DISTANCE OF 188.62 FEET
TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID
REVERSE CURVE,

5TH: EASTERLY THROUGH A CENTRAL ANGLE OF 71° 27' 33", AN ARC DISTANCE OF 74.83 FEET;
THENCE TANGENT TO SAID REVERSE CURVE,

6TH: SOUTH 55° 09' 24" EAST, 28.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
NORTHERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

7TH: EASTERLY THROUGH A CENTRAL ANGLE OF 71° 11' 57", AN ARC DISTANCE OF 74.56 FEET;
THENCE TANGENT TO SAID CURVE,

8TH: NORTH 53° 38' 39" EAST, 135.42 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
NORTHWESTERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

9TH: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 7° 56' 21", AN ARC DISTANCE OF 27.71
FEET; THENCE TANGENT TO SAID CURVE,

10TH: NORTH 45° 42' 18" EAST, 137.15 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
SOUTHERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

11TH: EASTERLY THROUGH A CENTRAL ANGLE OF 70° 19' 36", AN ARC DISTANCE OF 61.37 FEET;
THENCE TANGENT TO SAID CURVE,

12TH: SOUTH 63° 58' 06" EAST, 35.49 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
NORTHERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

13TH: EASTERLY THROUGH A CENTRAL ANGLE OF 39° 02' 09", AN ARC DISTANCE OF 85.16 FEET;
THENCE TANGENT TO SAID CURVE,

14TH: NORTH 76° 59' 45" EAST, 92.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE
SOUTHWESTERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

15TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 64° 17' 23", AN ARC DISTANCE OF 67.32
FEET; THENCE TANGENT TO SAID CURVE,

16TH: SOUTH 38° 42' 52" EAST, 9.83 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
NORTHEASTERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

17TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 22° 49' 16", AN ARC DISTANCE OF 49.79
FEET; THENCE TANGENT TO SAID CURVE,

18TH: SOUTH 61° 32' 08" EAST, 24.29 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
SOUTHWESTERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

19TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 21° 08' 33", AN ARC DISTANCE OF 48.13
FEET; THENCE TANGENT TO SAID CURVE,

20TH: SOUTH 40° 23' 35" EAST 28.70 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
NORTHERLY AND HAVING A RADIUS OF 35 FEET; THENCE ALONG SAID CURVE,

LEGAL DESCRIPTION CONTINUED

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21ST: SOUTHEASTERLY, EASTERLY, NORTHEASTERLY AND NORTHERLY THROUGH A CENTRAL ANGLE OF 145° 08' 45", AN ARC DISTANCE OF 88.66 FEET; THENCE TANGENT TO SAID CURVE,

22ND: NORTH 5° 32' 20" WEST, 152.71 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30 FEET; THENCE ALONG SAID CURVE,

23RD: NORTHERLY, NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 145° 59' 27", AN ARC DISTANCE OF 76.44 FEET; THENCE TANGENT TO SAID CURVE,

24TH: SOUTH 39° 32' 53" EAST, 73.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

25TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 54° 47' 42", AN ARC DISTANCE OF 47.82 FEET; THENCE TANGENT TO SAID CURVE,

26TH: NORTH 85° 39' 25" EAST, 86.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

27TH: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 43° 18' 24", AN ARC DISTANCE OF 45.35 FEET; THENCE TANGENT TO SAID CURVE,

28TH: NORTH 42° 21' 01" EAST, 44.16 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

29TH: NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 24° 25' 37", AN ARC DISTANCE OF 42.63 FEET; THENCE TANGENT TO SAID CURVE,

30TH: NORTH 66° 46' 38" EAST, 264.66 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 90 FEET, THENCE ALONG SAID CURVE,

31ST: EASTERLY TO THE INTERSECTION WITH THE NORTHWESTERLY LINE OF STUNT ROAD (60 FEET WIDE).

THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE WESTERLY IN SAID EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 9 AND EASTERLY IN SAID SOUTHWESTERLY LINE OF STUNT ROAD.

BECAUSE THE ABOVE EASEMENT IS LOCATED IN A MOUNTAIN AREA ANY 30 FOOT WIDE ROAD THAT IS CONSTRUCTED WOULD REQUIRE CUTS AND FILLS OUTSIDE OF THE BOUNDARIES OF THE EASEMENT AS DESCRIBED HEREIN. THEREFORE, THE GRANTORS HEREBY GRANT ANY AND ALL SLOPE EASEMENTS THAT WOULD BE REQUIRED TO ACCOMMODATE THE CUTS AND FILLS NECESSARY TO CONSTRUCT A ROAD WITHIN THE BOUNDARIES OF THE ROAD EASEMENT AS DESCRIBED.

PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE, MAINTAIN AND REPAIR A ROADWAY, IN, ON OVER AND ACROSS THOSE PORTIONS OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH LIES WITHIN A STRIP OF LAND 30 FEET WIDE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 9 DISTANT THEREON NORTH 00° 41' 48" EAST, 586.70 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE,

LEGAL DESCRIPTION CONTINUED

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1ST: NORTH 83° 09' 27" WEST, 46.56 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 80 FEET; THENCE ALONG SAID CURVE,

2ND: NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 41° 22' 36", AN ARC DISTANCE OF 57.77 FEET; THENCE TANGENT TO SAID CURVE,

3RD: NORTH 41° 46' 51" WEST, 84.26 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 25 FEET; THENCE ALONG SAID CURVE,

4TH: NORTHWESTERLY, WESTERLY, SOUTHWESTERLY AND SOUTHERLY, THROUGH A CENTRAL ANGLE OF 147° 35' 21", AN ARC DISTANCE OF 64.40 FEET; THENCE TANGENT TO SAID CURVE,

5TH: SOUTH 9° 22' 12" EAST, 153.78 FEET; THENCE,

6TH: SOUTH 61° 29' 26" WEST, 134.21 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 25 FEET; THENCE ALONG SAID CURVE,

7TH: SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 83° 58' 25", AN ARC DISTANCE OF 36.64 FEET; THENCE TANGENT TO SAID CURVE,

8TH: NORTH 34° 32' 09" WEST, 50.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

9TH: NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 41° 41' 32", AN ARC DISTANCE OF 36.38 FEET; THENCE TANGENT TO SAID CURVE,

10TH: NORTH 76° 13' 41" WEST, 77.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 300 FEET; THENCE ALONG SAID CURVE,

11TH: NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 21° 46' 22", AN ARC DISTANCE OF 114.00 FEET; THENCE TANGENT TO SAID CURVE,

12TH: NORTH 54° 27' 19" WEST, 99.08 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 35 FEET; THENCE ALONG SAID CURVE,

13TH: WESTERLY, THROUGH A CENTRAL ANGLE OF 54° 39' 51", AN ARC DISTANCE OF 33.39 FEET; THENCE TANGENT TO SAID CURVE,

14TH: SOUTH 70° 52' 50" WEST, 65.37 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

15TH: WESTERLY, THROUGH A CENTRAL ANGLE OF 40° 50' 30", AN ARC DISTANCE OF 71.28 FEET; THENCE TANGENT TO SAID CURVE,

16TH: NORTH 68° 16' 40" WEST, 148.81 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

17TH: WESTERLY, THROUGH A CENTRAL ANGLE OF 59° 15' 21", AN ARC DISTANCE OF 103.42 FEET; THENCE TANGENT TO SAID CURVE,

18TH: SOUTH 52° 27' 58" WEST, 112.06 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

19TH: SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 26° 07' 57", AN ARC DISTANCE OF 45.61 FEET; THENCE TANGENT TO SAID CURVE,

LEGAL DESCRIPTION CONTINUED

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20TH: SOUTH 26° 20' 01" WEST, 32.22 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

30

21ST: SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 24° 56' 28", AN ARC DISTANCE OF 43.53 FEET; THENCE TANGENT TO SAID CURVE,

22ND: SOUTH 51° 16' 29" WEST, 97.59 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

23RD: SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 14° 24' 17", AN ARC DISTANCE OF 25.14 FEET TO THE WESTERLY LINE OF THE SOUTHEAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 9.

THE SIDE LINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE WESTERLY IN SAID WESTERLY LINE.

BECAUSE THE ABOVE ROAD AND UTILITY EASEMENT IS LOCATED IN A MOUNTAIN AREA, ANY 30 FOOT WIDE ROAD THAT IS CONSTRUCTED WOULD REQUIRE CUTS AND FILLS OUTSIDE OF THE BOUNDARIES OF THE EASEMENT AS DESCRIBED HEREIN. THEREFORE THE GRANTORS HEREBY GRANT ANY AND ALL SLOPE EASEMENTS THAT WOULD BE REQUIRED TO ACCOMMODATE THE CUTS AND FILLS NECESSARY TO CONSTRUCT A 30 FOOT WIDE ROAD WITHIN THE BOUNDARIES OF THE EASEMENT AS DESCRIBED.

END OF LEGAL DESCRIPTION

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EXHIBIT C

First Amendment to Declaration of Restrictive Covenants

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

State Coastal Conservancy
1330 Broadway, 13th Floor
Oakland, CA 94612
Attention: Elena Eger, Counsel

(Space Above This Line for Recorder's Use Only)
[Exempt from recording fee per Gov Code § 27383]

FIRST AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS

This First Amendment to the Declaration of Restrictive Covenants, recorded on the ___ day of _____ as Document No. _____ in the Official Records of the County of Los Angeles (the "Declaration of Restrictive Covenants") is made this ___ day of _____, 2011, by the COUNTY OF LOS ANGELES, a California municipal corporation, ("County"), for the benefit of STATE COASTAL CONSERVANCY, an agency of the State of California ("Conservancy"), the STATE DEPARTMENT OF PARKS and RECREATION, as administrator of the Land and Water Conservation Act Funds, and the MOUNTAINS RESTORATION TRUST (the "MRT") and is made with specific reference to the following facts:

RECITALS

- A. The MRT, the Conservancy and the County are parties to the Declaration of Restrictive Covenants, which provides that after County purchases the property described in the attached Exhibit A (the "County Property"), the County shall record an amendment to the Declaration of Restrictive Covenants to restrict the County Property under the same terms and conditions contained in the Declaration of Restrictive Covenants.
- B. As contemplated by the parties, the County has acquired the County Property from the MRT.
- C. The County now desires to satisfy the requirements of the Declaration of Restrictive Covenants by recording this First Amendment to the Declaration of Restrictive Covenants against the County Property.

HOA 7587021

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DECLARATIONS

NOW THEREFORE, the County hereby declares that the County Property shall be held, conveyed, mortgaged, encumbered, leased, rented, used, occupied, sold and improved subject to the restrictions contained in the Declaration of Restrictive Covenants.

IN WITNESS WHEREOF, the County executes this First Amendment to the Declaration of Restrictive Covenants on the date first set forth above.

COUNTY OF LOS ANGELES

SIGNATURE PAGE FOLLOWS

By: _____

Its:

State of California)
County of _____)

On _____ before me, _____
(insert name and title of the officer)

personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

(Seal)

COUNTY OF LOS ANGELES
a body politic and corporate

By _____
Mayor, Board of Supervisors

ATTEST:

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

By _____
Deputy

APPROVED AS TO FORM:

ANDREA SHERIDAN ORDIN
County Counsel

By _____
Senior Deputy

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EXHIBIT A

COUNTY PROPERTY LEGAL DESCRIPTION

PARCEL 1:

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHERLY 30 FEET OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE AUGUST 31, 1896.

EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION WITH THE NORTHWESTERLY LINE OF STUNT ROAD, 60 FEET WIDE, AS SAID ROAD WAS FORMERLY KNOWN AS SADDLE PEAK ROAD, AS DESCRIBED IN THE DEED TO SAID COUNTY OF LOS ANGELES, RECORDED JUNE 18, 1941 AS INSTRUMENT NO. 1148 IN BOOK 18523 PAGE 105, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT OF BEGINNING BEING DISTANT ALONG SAID SOUTHERLY LINE NORTH 89° 44' 50" WEST 520.03 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION; THENCE ALONG SAID NORTHWESTERLY LINE NORTH 21° 16' 25" EAST 202.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 330 FEET AND A CENTRAL ANGLE OF 17° 52' 50"; THENCE NORTHEASTERLY ALONG SAID CURVE 102.98 FEET; THENCE TANGENT TO SAID CURVE NORTH 39° 09' 15" EAST 433.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 330 FEET AND A CENTRAL ANGLE OF 26° 38' 15"; THENCE NORTHEASTERLY ALONG SAID CURVE 153.23 FEET; THENCE TANGENT TO SAID CURVE NORTH 65° 45' 30" EAST 1.06 FEET TO THE EASTERLY LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID EASTERLY LINE SOUTH 0° 01' 20" EAST 708.09 FEET TO SAID SOUTHEAST CORNER OF SECTION 9; THENCE NORTH 89° 44' 50" WEST 520.03 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND A RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE, MAINTAIN AND REPAIR A ROADWAY IN, ON, OVER AND ACROSS THOSE PORTIONS OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, AND OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH LIES WITHIN A STRIP OF LAND 30 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, DISTANT THEREON NORTH 00° 41' 48" EAST, 586.70 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER; THENCE,

1ST: SOUTH 83° 09' 27" EAST, 323.82 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

LEGAL DESCRIPTION CONTINUED

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2ND: EASTERLY THROUGH A CENTRAL ANGLE OF 10° 34' 38", AN ARC DISTANCE OF 36.92 FEET; THENCE TANGENT TO SAID CURVE,

3RD: SOUTH 72° 34' 49" EAST, 705.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

4TH: EASTERLY THROUGH A CENTRAL ANGLE OF 54° 02' 07", AN ARC DISTANCE OF 188.62 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID REVERSE CURVE,

5TH: EASTERLY THROUGH A CENTRAL ANGLE OF 71° 27' 33", AN ARC DISTANCE OF 74.83 FEET; THENCE TANGENT TO SAID REVERSE CURVE,

6TH: SOUTH 55° 09' 24" EAST, 28.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

7TH: EASTERLY THROUGH A CENTRAL ANGLE OF 71° 11' 57", AN ARC DISTANCE OF 74.56 FEET; THENCE TANGENT TO SAID CURVE,

8TH: NORTH 53° 38' 39" EAST, 135.42 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

9TH: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 7° 56' 21", AN ARC DISTANCE OF 27.71 FEET; THENCE TANGENT TO SAID CURVE,

10TH: NORTH 45° 42' 18" EAST, 137.15 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

11TH: EASTERLY THROUGH A CENTRAL ANGLE OF 70° 19' 36", AN ARC DISTANCE OF 61.37 FEET; THENCE TANGENT TO SAID CURVE,

12TH: SOUTH 63° 58' 06" EAST, 35.49 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

13TH: EASTERLY THROUGH A CENTRAL ANGLE OF 39° 02' 09", AN ARC DISTANCE OF 85.16 FEET; THENCE TANGENT TO SAID CURVE,

14TH: NORTH 76° 59' 45" EAST, 92.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

15TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 64° 17' 23", AN ARC DISTANCE OF 67.32 FEET; THENCE TANGENT TO SAID CURVE,

16TH: SOUTH 38° 42' 52" EAST, 9.83 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

17TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 22° 49' 16", AN ARC DISTANCE OF 49.79 FEET; THENCE TANGENT TO SAID CURVE,

18TH: SOUTH 61° 32' 08" EAST, 24.29 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

19TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 21° 08' 33", AN ARC DISTANCE OF 48.13 FEET; THENCE TANGENT TO SAID CURVE,

20TH: SOUTH 40° 23' 35" EAST 28.70 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 35 FEET; THENCE ALONG SAID CURVE,

LEGAL DESCRIPTION CONTINUED

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35

21ST: SOUTHEASTERLY, EASTERLY, NORTHEASTERLY AND NORTHERLY THROUGH A CENTRAL ANGLE OF 145° 08' 45", AN ARC DISTANCE OF 88.66 FEET; THENCE TANGENT TO SAID CURVE,

22ND: NORTH 5° 32' 20" WEST, 152.71 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30 FEET; THENCE ALONG SAID CURVE,

23RD: NORTHERLY, NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 145° 59' 27", AN ARC DISTANCE OF 76.44 FEET; THENCE TANGENT TO SAID CURVE,

24TH: SOUTH 39° 32' 53" EAST, 73.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

25TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 54° 47' 42", AN ARC DISTANCE OF 47.82 FEET; THENCE TANGENT TO SAID CURVE,

26TH: NORTH 85° 39' 25" EAST, 86.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

27TH: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 43° 18' 24", AN ARC DISTANCE OF 45.35 FEET; THENCE TANGENT TO SAID CURVE,

28TH: NORTH 42° 21' 01" EAST, 44.16 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

29TH: NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 24° 25' 37", AN ARC DISTANCE OF 42.63 FEET; THENCE TANGENT TO SAID CURVE,

30TH: NORTH 68° 46' 38" EAST, 264.66 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 90 FEET, THENCE ALONG SAID CURVE,

31ST: EASTERLY TO THE INTERSECTION WITH THE NORTHWESTERLY LINE OF STUNT ROAD (60 FEET WIDE).

THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE WESTERLY IN SAID EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 9 AND EASTERLY IN SAID SOUTHWESTERLY LINE OF STUNT ROAD.

BECAUSE THE ABOVE EASEMENT IS LOCATED IN A MOUNTAIN AREA ANY 30 FOOT WIDE ROAD THAT IS CONSTRUCTED WOULD REQUIRE CUTS AND FILLS OUTSIDE OF THE BOUNDARIES OF THE EASEMENT AS DESCRIBED HEREIN. THEREFORE, THE GRANTORS HEREBY GRANT ANY AND ALL SLOPE EASEMENTS THAT WOULD BE REQUIRED TO ACCOMMODATE THE CUTS AND FILLS NECESSARY TO CONSTRUCT A ROAD WITHIN THE BOUNDARIES OF THE ROAD EASEMENT AS DESCRIBED.

PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE, MAINTAIN AND REPAIR A ROADWAY, IN, ON OVER AND ACROSS THOSE PORTIONS OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH LIES WITHIN A STRIP OF LAND 30 FEET WIDE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 9 DISTANT THEREON NORTH 00° 41' 48" EAST, 586.70 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE,

LEGAL DESCRIPTION CONTINUED

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1ST: NORTH 83° 09' 27" WEST, 46.56 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 80 FEET; THENCE ALONG SAID CURVE,

2ND: NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 41° 22' 36", AN ARC DISTANCE OF 57.77 FEET; THENCE TANGENT TO SAID CURVE,

3RD: NORTH 41° 46' 51" WEST, 84.26 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 25 FEET; THENCE ALONG SAID CURVE,

4TH: NORTHWESTERLY, WESTERLY, SOUTHWESTERLY AND SOUTHERLY, THROUGH A CENTRAL ANGLE OF 147° 35' 21", AN ARC DISTANCE OF 64.40 FEET; THENCE TANGENT TO SAID CURVE,

5TH: SOUTH 9° 22' 12" EAST, 153.78 FEET; THENCE,

6TH: SOUTH 61° 29' 26" WEST, 134.21 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 25 FEET; THENCE ALONG SAID CURVE,

7TH: SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 83° 58' 25", AN ARC DISTANCE OF 36.64 FEET; THENCE TANGENT TO SAID CURVE,

8TH: NORTH 34° 32' 09" WEST, 50.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

9TH: NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 41° 41' 32", AN ARC DISTANCE OF 36.38 FEET; THENCE TANGENT TO SAID CURVE,

10TH: NORTH 76° 13' 41" WEST, 77.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 300 FEET; THENCE ALONG SAID CURVE,

11TH: NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 21° 46' 22", AN ARC DISTANCE OF 114.00 FEET; THENCE TANGENT TO SAID CURVE,

12TH: NORTH 54° 27' 19" WEST, 99.08 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 35 FEET; THENCE ALONG SAID CURVE,

13TH: WESTERLY, THROUGH A CENTRAL ANGLE OF 54° 39' 51", AN ARC DISTANCE OF 33.39 FEET; THENCE TANGENT TO SAID CURVE,

14TH: SOUTH 70° 52' 50" WEST, 65.37 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

15TH: WESTERLY, THROUGH A CENTRAL ANGLE OF 40° 50' 30", AN ARC DISTANCE OF 71.28 FEET; THENCE TANGENT TO SAID CURVE,

16TH: NORTH 68° 16' 40" WEST, 148.81 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

17TH: WESTERLY, THROUGH A CENTRAL ANGLE OF 59° 15' 21", AN ARC DISTANCE OF 103.42 FEET; THENCE TANGENT TO SAID CURVE,

18TH: SOUTH 52° 27' 58" WEST, 112.06 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

19TH: SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 26° 07' 57", AN ARC DISTANCE OF 45.61 FEET; THENCE TANGENT TO SAID CURVE,

LEGAL DESCRIPTION CONTINUED

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20TH: SOUTH 26° 20' 01" WEST, 32.22 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

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21ST: SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 24° 56' 28", AN ARC DISTANCE OF 43.53 FEET; THENCE TANGENT TO SAID CURVE,

22ND: SOUTH 51° 16' 29" WEST, 97.59 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

23RD: SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 14° 24' 17", AN ARC DISTANCE OF 25.14 FEET TO THE WESTERLY LINE OF THE SOUTHEAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 9.

THE SIDE LINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE WESTERLY IN SAID WESTERLY LINE.

BECAUSE THE ABOVE ROAD AND UTILITY EASEMENT IS LOCATED IN A MOUNTAIN AREA, ANY 30 FOOT WIDE ROAD THAT IS CONSTRUCTED WOULD REQUIRE CUTS AND FILLS OUTSIDE OF THE BOUNDARIES OF THE EASEMENT AS DESCRIBED HEREIN. THEREFORE THE GRANTORS HEREBY GRANT ANY AND ALL SLOPE EASEMENTS THAT WOULD BE REQUIRED TO ACCOMMODATE THE CUTS AND FILLS NECESSARY TO CONSTRUCT A 30 FOOT WIDE ROAD WITHIN THE BOUNDARIES OF THE EASEMENT AS DESCRIBED.

END OF LEGAL DESCRIPTION

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ATTACHMENT D

AMENDMENT NO. 3 TO AGREEMENT NO. 72551

Recording Requested by
and When Recorded Mail to:

County of Los Angeles
Executive Officer, Board of Supervisors
500 West Temple Street, Room 383
Los Angeles, CA 90012

This Document is Exempt from Recording Fees
Government Code Sections 6103 and 27383

**AMENDMENT NO. 3 TO AGREEMENT NO. 72551
MANAGEMENT AGREEMENT AND COVENANT
RUNNING WITH THE LAND**

This Amendment to Management Agreement and Covenant is made and entered into this 22nd day of November, 2011, by and between the County of Los Angeles ("County") and Mountains Restoration Trust, a California public benefit nonprofit corporation ("MRT").

PREMISES:

- A. County is or is about to become the owner of certain real property in the County of Los Angeles, State of California, more fully described on Exhibit A-3 (the "Added Property"), having acquired the Added Property by means of a grant from the Federal Land and Water Conservation Fund grant program (LWCF) and donation of land value from a previous owner. The Added Property consists of 10 acres, more or less, of undeveloped land in its natural state, and the County is charged with the duty of managing the Added Property and maintaining it in that natural state as a wilderness preserve.
- B. County does not have the personnel or funds necessary to provide management for the Added Property and MRT will assume all property management responsibility at its sole cost and expense.
- C. MRT has the ability, and is willing, to provide management for the Added Property, and County desires assurances that the Added Property will be managed and operated in a manner which will not result in injury to its resource value as a natural open space.
- D. On December 21, 1999, County and MRT entered into a certain Management Agreement and Covenant Running With The Land with respect to certain properties adjacent to the Added Property (the "Original Agreement") setting forth assurances of the type desired by the County. Said Original Agreement was recorded as Document No. 2000-024325, Official Records of Los Angeles County, California and is identified as County of Los Angeles Agreement No. 72551. County and MRT entered into Amendment No.1 to Agreement No. 72551 on June 24, 2003, and Amendment No. 2 to Agreement No. 72551 on February 24, 2003, each Amendment extending the rights, duties and obligations of the parties under the Original Agreement to certain other additional property described therein and making certain other modifications of the terms of the Original Agreement.

72551
Supplement No. 3

E. The parties desire to further amend the Original Agreement to extend the rights, duties and obligations of the parties contained therein to the Added Property.

NOW THEREFORE, it is agreed as follows:

1. **ADDITION OF ADDED PROPERTY.** The Original Agreement, as amended, is hereby modified to include in the description of the real property for which MRT is named as sole and exclusive manager the Added Property, as described in Exhibit A-3 attached hereto.

2. **INCORPORATION OF OTHER PROVISIONS.** All the rights, duties, obligations, liabilities, terms, conditions and provisions set forth in the Original Agreement, as amended, shall henceforth be equally applicable to the Added Property.

3. **NO OTHER CHANGES.** Except as expressly set forth herein, the Original Agreement, as amended, shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment by their authorized officials as of the day and year first above written.

COUNTY OF LOS ANGELES

MOUNTAINS RESTORATION TRUST
a California public benefit,
nonprofit corporation

By Mike Antonovich
Mayor, Board of Supervisors

By Debra Benschaber
Debra Benschaber
Acting Executive Director

ATTEST:
SACHI A. HAMAI
Executive Officer – Clerk of
the Board of Supervisors



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 Lachelle Smitheman
Deputy

By Lachelle Smitheman
Deputy

APPROVED AS TO FORM:
ANDREA SHERIDAN ORDIN
County Counsel

By [Signature]
Deputy

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

72551 Supplement No. 2

EXHIBIT A-3

LEGAL DESCRIPTION

LEGAL DESCRIPTION

PARCEL 1:

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA ACCORDING TO THE OFFICIAL PLAT THEREOF.

AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHERLY 30 FEET OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE AUGUST 31, 1896.

EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION WITH THE NORTHWESTERLY LINE OF STUNT ROAD, 60 FEET WIDE, AS SAID ROAD WAS FORMERLY KNOWN AS SADDLE PEAK ROAD, AS DESCRIBED IN THE DEED TO SAID COUNTY OF LOS ANGELES, RECORDED JUNE 18, 1941 AS INSTRUMENT NO. 1148 IN BOOK 18523 PAGE 105, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT OF BEGINNING BEING DISTANT ALONG SAID SOUTHERLY LINE NORTH 89° 44' 50" WEST 520.03 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION; THENCE ALONG SAID NORTHWESTERLY LINE NORTH 21° 16' 25" EAST 202.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 330 FEET AND A CENTRAL ANGLE OF 17° 52' 50"; THENCE NORTHEASTERLY ALONG SAID CURVE 102.98 FEET; THENCE TANGENT TO SAID CURVE NORTH 39° 09' 15" EAST 433.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 330 FEET AND A CENTRAL ANGLE OF 26° 36' 15"; THENCE NORTHEASTERLY ALONG SAID CURVE 153.23 FEET; THENCE TANGENT TO SAID CURVE NORTH 65° 45' 30" EAST 1.06 FEET TO THE EASTERLY LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID EASTERLY LINE SOUTH 0° 01' 20" EAST 708.09 FEET TO SAID SOUTHEAST CORNER OF SECTION 9; THENCE NORTH 89° 44' 50" WEST 520.03 FEET TO THE POINT OF BEGINNING.

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND A RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE, MAINTAIN AND REPAIR A ROADWAY IN, ON, OVER AND ACROSS THOSE PORTIONS OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 9, AND OF THE SOUTHWEST ¼ OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH LIES WITHIN A STRIP OF LAND 30 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, DISTANT THEREON NORTH 00° 41' 48" EAST, 586.70 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER; THENCE,

1ST: SOUTH 83° 09' 27" EAST, 323.82 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

LEGAL DESCRIPTION CONTINUED

- 2ND: EASTERLY THROUGH A CENTRAL ANGLE OF 10° 34' 38", AN ARC DISTANCE OF 36.92 FEET; THENCE TANGENT TO SAID CURVE,
- 3RD: SOUTH 72° 34' 49" EAST, 705.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,
- 4TH: EASTERLY THROUGH A CENTRAL ANGLE OF 54° 02' 07", AN ARC DISTANCE OF 188.62 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID REVERSE CURVE,
- 5TH: EASTERLY THROUGH A CENTRAL ANGLE OF 71° 27' 33", AN ARC DISTANCE OF 74.83 FEET; THENCE TANGENT TO SAID REVERSE CURVE,
- 6TH: SOUTH 55° 09' 24" EAST, 28.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,
- 7TH: EASTERLY THROUGH A CENTRAL ANGLE OF 71° 11' 57", AN ARC DISTANCE OF 74.56 FEET; THENCE TANGENT TO SAID CURVE,
- 8TH: NORTH 53° 38' 39" EAST, 135.42 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,
- 9TH: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 7° 56' 21", AN ARC DISTANCE OF 27.71 FEET; THENCE TANGENT TO SAID CURVE,
- 10TH: NORTH 45° 42' 18" EAST, 137.15 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,
- 11TH: EASTERLY THROUGH A CENTRAL ANGLE OF 70° 19' 36", AN ARC DISTANCE OF 61.37 FEET; THENCE TANGENT TO SAID CURVE,
- 12TH: SOUTH 63° 58' 06" EAST, 35.49 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,
- 13TH: EASTERLY THROUGH A CENTRAL ANGLE OF 39° 02' 09", AN ARC DISTANCE OF 85.16 FEET; THENCE TANGENT TO SAID CURVE,
- 14TH: NORTH 76° 59' 45" EAST, 92.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,
- 15TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 64° 17' 23", AN ARC DISTANCE OF 67.32 FEET; THENCE TANGENT TO SAID CURVE,
- 16TH: SOUTH 38° 42' 52" EAST, 9.83 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,
- 17TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 22° 49' 16", AN ARC DISTANCE OF 49.79 FEET; THENCE TANGENT TO SAID CURVE,
- 18TH: SOUTH 61° 32' 08" EAST, 24.29 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,
- 19TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 21° 08' 33", AN ARC DISTANCE OF 48.13 FEET; THENCE TANGENT TO SAID CURVE,
- 20TH: SOUTH 40° 23' 35" EAST 28.70 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 35 FEET; THENCE ALONG SAID CURVE,

LEGAL DESCRIPTION CONTINUED

21ST: SOUTHEASTERLY, EASTERLY, NORTHEASTERLY AND NORTHERLY THROUGH A CENTRAL ANGLE OF 145° 08' 45", AN ARC DISTANCE OF 88.66 FEET; THENCE TANGENT TO SAID CURVE,
22ND: NORTH 5° 32' 20" WEST, 152.71 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30 FEET; THENCE ALONG SAID CURVE,
23RD: NORTHERLY, NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 145° 59' 27", AN ARC DISTANCE OF 76.44 FEET; THENCE TANGENT TO SAID CURVE,
24TH: SOUTH 39° 32' 53" EAST, 73.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,
25TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 54° 47' 42", AN ARC DISTANCE OF 47.82 FEET; THENCE TANGENT TO SAID CURVE;
26TH: NORTH 85° 39' 25" EAST, 86.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,
27TH: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 43° 18' 24", AN ARC DISTANCE OF 45.35 FEET; THENCE TANGENT TO SAID CURVE,
28TH: NORTH 42° 21' 01" EAST, 44.16 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,
29TH: NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 24° 25' 37", AN ARC DISTANCE OF 42.63 FEET; THENCE TANGENT TO SAID CURVE,
30TH: NORTH 66° 46' 38" EAST, 264.66 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 90 FEET, THENCE ALONG SAID CURVE,
31ST: EASTERLY TO THE INTERSECTION WITH THE NORTHWESTERLY LINE OF STUNT ROAD (60 FEET WIDE).

THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE WESTERLY IN SAID EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 9 AND EASTERLY IN SAID SOUTHWESTERLY LINE OF STUNT ROAD.

BECAUSE THE ABOVE EASEMENT IS LOCATED IN A MOUNTAIN AREA ANY 30 FOOT WIDE ROAD THAT IS CONSTRUCTED WOULD REQUIRE CUTS AND FILLS OUTSIDE OF THE BOUNDARIES OF THE EASEMENT AS DESCRIBED HEREIN. THEREFORE, THE GRANTORS HEREBY GRANT ANY AND ALL SLOPE EASEMENTS THAT WOULD BE REQUIRED TO ACCOMMODATE THE CUTS AND FILLS NECESSARY TO CONSTRUCT A ROAD WITHIN THE BOUNDARIES OF THE ROAD EASEMENT AS DESCRIBED.

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE, MAINTAIN AND REPAIR A ROADWAY, IN, ON OVER AND ACROSS THOSE PORTIONS OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH LIES WITHIN A STRIP OF LAND 30 FEET WIDE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 9 DISTANT THEREON NORTH 00° 41' 48" EAST, 586.70 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE,

LEGAL DESCRIPTION CONTINUED

1ST: NORTH 83° 09' 27" WEST, 46.56 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 80 FEET; THENCE ALONG SAID CURVE,

2ND: NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 41° 22' 36", AN ARC DISTANCE OF 57.77 FEET; THENCE TANGENT TO SAID CURVE,

3RD: NORTH 41° 46' 51" WEST, 84.26 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 25 FEET; THENCE ALONG SAID CURVE,

4TH: NORTHWESTERLY, WESTERLY, SOUTHWESTERLY AND SOUTHERLY, THROUGH A CENTRAL ANGLE OF 147° 35' 21", AN ARC DISTANCE OF 64.40 FEET; THENCE TANGENT TO SAID CURVE,

5TH: SOUTH 9° 22' 12" EAST, 153.78 FEET; THENCE,

6TH: SOUTH 61° 29' 26" WEST, 134.21 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 25 FEET; THENCE ALONG SAID CURVE,

7TH: SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 83° 58' 25", AN ARC DISTANCE OF 36.64 FEET; THENCE TANGENT TO SAID CURVE,

8TH: NORTH 34° 32' 09" WEST, 50.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

9TH: NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 41° 41' 32", AN ARC DISTANCE OF 36.38 FEET; THENCE TANGENT TO SAID CURVE,

10TH: NORTH 76° 13' 41" WEST, 77.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 300 FEET; THENCE ALONG SAID CURVE,

11TH: NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 21° 46' 22", AN ARC DISTANCE OF 114.00 FEET; THENCE TANGENT TO SAID CURVE,

12TH: NORTH 54° 27' 19" WEST, 99.08 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 35 FEET; THENCE ALONG SAID CURVE,

13TH: WESTERLY, THROUGH A CENTRAL ANGLE OF 54° 39' 51", AN ARC DISTANCE OF 33.39 FEET; THENCE TANGENT TO SAID CURVE,

14TH: SOUTH 70° 52' 50" WEST, 65.37 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

15TH: WESTERLY, THROUGH A CENTRAL ANGLE OF 40° 50' 30", AN ARC DISTANCE OF 71.28 FEET; THENCE TANGENT TO SAID CURVE,

16TH: NORTH 68° 16' 40" WEST, 148.81 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

17TH: WESTERLY, THROUGH A CENTRAL ANGLE OF 59° 15' 21", AN ARC DISTANCE OF 103.42 FEET; THENCE TANGENT TO SAID CURVE,

18TH: SOUTH 52° 27' 58" WEST, 112.06 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

19TH: SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 26° 07' 57", AN ARC DISTANCE OF 45.61 FEET; THENCE TANGENT TO SAID CURVE,

LEGAL DESCRIPTION CONTINUED

20TH: SOUTH 26° 20' 01" WEST, 32.22 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

21ST: SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 24° 56' 28", AN ARC DISTANCE OF 43.53 FEET; THENCE TANGENT TO SAID CURVE,

22ND: SOUTH 51° 16' 29" WEST, 97.59 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

23RD: SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 14° 24' 17", AN ARC DISTANCE OF 25.14 FEET TO THE WESTERLY LINE OF THE SOUTHEAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 9.

THE SIDE LINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE WESTERLY IN SAID WESTERLY LINE.

BECAUSE THE ABOVE ROAD AND UTILITY EASEMENT IS LOCATED IN A MOUNTAIN AREA, ANY 30 FOOT WIDE ROAD THAT IS CONSTRUCTED WOULD REQUIRE CUTS AND FILLS OUTSIDE OF THE BOUNDARIES OF THE EASEMENT AS DESCRIBED HEREIN. THEREFORE THE GRANTORS HEREBY GRANT ANY AND ALL SLOPE EASEMENTS THAT WOULD BE REQUIRED TO ACCOMMODATE THE CUTS AND FILLS NECESSARY TO CONSTRUCT A 30 FOOT WIDE ROAD WITHIN THE BOUNDARIES OF THE EASEMENT AS DESCRIBED.

END OF LEGAL DESCRIPTION

ATTACHMENT E

MANAGEMENT AGREEMENT NO. 72551

72551

**MANAGEMENT AGREEMENT AND COVENANT
RUNNING WITH THE LAND**

This Management Agreement and Covenant is made and entered into this 21st day of December, 1999, by and between the County of Los Angeles (County) and the Mountains Restoration Trust (MRT), a California public benefit, non-profit corporation.

PREMISES

- A. County is the owner of certain real property in the County of Los Angeles, State of California, more fully described on Exhibit A hereto, (the "Property"), having acquired the Property by means of a grant from the Habitat Conservation Fund (Proposition 117). The Property consists of 30.30 acres of undeveloped land in its natural state, and the County is charged with the duty of managing the Property and maintaining it in that natural state as a wilderness preserve.
- B. County does not have the personnel or funds necessary to provide management for the property.
- C. MRT has the ability, and is willing, to provide management for the Property and County desires assurances that the Property will be managed and operated in a manner which will not result in injury to its resource value as a natural open space.

NOW THEREFORE, it is agreed to as follows:

- 1. Appointment of Manager:** County hereby appoints MRT as exclusive manager of the property and grants to MRT sole and exclusive rights to manage and control the Property during the term hereof.
- 2. Acceptance of Appointment:** In consideration of the sum of \$1.00 and other good and valuable consideration including the right to manage the Property in conjunction with the management of the Preserve, receipt of which is acknowledged hereby, MRT accepts such appointment to manage the Property.
- 3. Duties of Manager:** MRT agrees, in conjunction with its management of the Preserve, to manage, control and maintain the Property in accordance herewith, complying at all times with the provisions of Paragraph 10 hereof. It is understood that MRT will manage Property for the full benefit of the residents of Los Angeles County with equal access provided to residents of incorporated and unincorporated areas. MRT shall comply with all applicable requirements of local fire protection agencies and shall use its best efforts to keep the Property free of trash and debris. MRT shall have the right to close the Property to the general public only in cases where public health

and safety is of concern, including rules for fire closure and other emergencies, which are consistent with the policies of Local fire protection agencies in the County.

4. **Indemnification:** MRT agrees to indemnify, defend, and hold harmless County and its special Districts, elected and appointed officers, employees, and agents (County) from and against any and all liability and expense, including defense costs and legal fees, arising from or connected with claims and lawsuits for damages or workers' compensation benefits relating to MRT operations or its services, which result from bodily injury, death, personal injury, or property damage (including damage to MRT's property). MRT shall not be obligated to indemnify for liability and expense arising from the active negligence of the County.

5. **Insurance:** Without limiting MRT's indemnification of County and during the term of this Agreement, MRT shall provide and maintain at its own expense, the following programs of insurance. Such programs and evidence of insurance shall be satisfactory to the County and primary to and not contributing with any other insurance maintained by the County. Certificate(s) or other evidence of coverage and certified copy(ies) of additional insured endorsement(s), shall be delivered to the Director prior to commencing services under this Agreement, shall specifically identify this Agreement, and shall contain the express condition that County is to be given written notice by registered mail at least thirty (30) days in advance of any modification or termination of insurance. Failure by Contractor to procure and maintain the required insurance shall constitute a material breach of contract upon which County may immediately terminate or suspend this Agreement.

a. **Liability:** Such insurance shall be endorsed naming the County of Los Angeles Angeles as an additional insured and shall include:

i. General Liability insurance written on a commercial general liability form or on a comprehensive general liability form covering the hazards of premises/operations, contractual independent contractors, advertising, products/completed operations, broad form of property damage, and personal injury with a combined single limit of not less than \$1,000,000 per occurrence.

1) If written in an annual aggregate limit, the policy should be three times the above required occurrence limit.

2) If written on a claims made form, the Contractor required to provide an extended two years reporting period commencing upon termination or cancellation of this agreement.

ii. Comprehensive Auto Liability endorsed for all owned, non-owned, and hired vehicles with a combined limit of not less than \$1,000,000 per occurrence.

- b. **Workers' Compensation:** MRT shall maintain a program of Workers' Compensation Insurance in the amount and form to meet all applicable requirements of the Labor Code of the State of California including Employer's Liability with a \$1,000,000 limit to covering all persons providing services on behalf of MRT and all risk to such persons under the Agreement.

6. **Taxes and Assessments:** The County shall be responsible for payment of any and all real property taxes and assessments levied against the Property, and MRT shall have no responsibility therefor.

7. **Term of Agreement:** The term of MRT's appointment hereunder shall commence on the date on which the County takes title to the Property and, unless earlier terminated, as herein provided, shall continue for 55 years. Thereafter, this Management Agreement shall be automatically renewed for successive periods of ten years each unless either party give notice in writing of its intention not to renew at least one-year prior to the next regular expiration date.

8. **Early Termination of Management Agreement:**

- a. Either party shall have the right to terminate this Management Agreement for cause if, after ninety (90) days' notice of the grounds therefor, the other party has failed to cure such grounds or, in the event the nature of the grounds for termination are such that more than ninety (90) days is required to effect a cure, if within such 90 (ninety) days the other party has failed to commence such cure and fails to diligently pursue it thereafter.
- b. Either party shall have the right to terminate this Management Agreement without cause on one year's advance, written notice to the other party.

9. **Assignments:** Subject to the prior written consent of the County which consent shall not be unreasonably withheld or delayed, MRT shall have the right to assign its obligations under this agreement to either a governmental agency or to a non-profit corporation having the power and authority to carry out the purposes hereof. Except as provided herein above to the contrary, neither this Management Agreement nor the rights hereunder may be assigned, nor may the duties hereunder be delegated, without the prior written consent of the other party, which consent shall not be unreasonably withheld or delayed.

10. **Covenant:** In consideration of the appointment referred to in Paragraph 2 herein above, receipt of which is acknowledged hereby, and the MRT's agreement to undertake the obligations herein above set forth, MRT agrees, on behalf of itself, its successors and assigns, that:

- a. MRT will maintain the Property during the term of this Agreement in its natural state as open space and will not change or modify the Property or its uses or construct thereon any improvements, including, without limitation overlook areas, without the prior written consent of County. Anything herein to the contrary notwithstanding, the following may be accomplished without such prior consent:
 - i. Such weed abatement or other fire prevention activities as shall be required by the local fire department.
 - ii. Installation of hiking and/or equestrian trails.
 - iii. MRT shall not be obligated to install soil support devices on property adjacent to Cold Canyon Road.
- b. MRT shall also have the sole right to place a protective scenic easement along the riparian area with respect to the property.
- c. In the event that MRT is dissolved or shall otherwise cease to exist, this agreement will terminate.
- d. The foregoing shall be a covenant running with the land, binding upon MRT, its successors and assigns and on the Cold Creek Western Preserve, as the burdened parcel, in favor of MRT, its successors and assigns, and the Preserve, as the benefited parcel. It is agreed that, by reason of the proximity of the Property to the Preserve and its status as a buffer therefor, there is no adequate remedy at law for a breach of this covenant, and the same may be specifically enforced. If any action be filed to enforce said covenant, the prevailing party shall bear its own costs of suit including attorney's fees. No termination of MRT's appointment as manager of the property shall, in any manner, affect this covenant.

11. Use of County Lobbyists: MRT and each County Lobbyist or County Lobbyist firm as defined in Los Angeles County Code Section 2.160.010, retained by MRT, shall fully comply with the County Lobbyist Ordinance, Los Angeles County Code 2.160. Failure on the part of MRT or any County Lobbyist or County Lobbying firm retained by MRT to fully comply with the County Lobbyist Ordinance shall constitute a material breach of this Agreement upon which County may immediately terminate or suspend this Agreement.

County may, by written notice to MRT, immediately terminate the right of MRT to proceed under this Agreement if it is found that consideration, in any form, was offered or given by MRT, either directly or through an intermediary, to any County officer, employee or agent with the intent of securing the Agreement or securing favorable treatment with respect to the award, amendment or extension of the Agreement or the

making of any determinations with respect to the MRT's performance pursuant to the Agreement. In the event of such termination, County shall be entitled to pursue the same remedies against MRT as it could pursue in the event of default by the MRT.

MRT shall immediately report any attempt by a County officer, employee or agent to solicit such improper consideration. The report shall be made either to the County manager charged with the supervision of the employee or to the County Auditor-Controller's Employee Fraud Hotline at (213) 974-0914 or (800) 544-6861 or to such other number as may be provided to MRT in writing by the County.

Among other items, such improper consideration may take the form of cash, discounts, service, the provision of travel or entertainment, or tangible gifts.

12. Employment Offers to GAIN Participants: In the event that MRT requires additional and/or replacement personnel after the effective date of this Agreement, MRT shall give consideration for any such employment opportunities to participants in the County's Department of Public Social Services' Greater Avenues for Independence (GAIN) Program who meet the MRT's minimum qualifications for the open position(s). The County will refer GAIN participants by job category to MRT.

13. County's Quality Assurance Plan: The County or its agent will evaluate MRT's performance under this Agreement on not less than an annual basis. Such evaluation will include assessing MRT's compliance with all contract terms and performance standards. MRT deficiencies which County determines are severe or continuing and that may place performance of the agreement in jeopardy if not corrected, will be reported to the Board of Supervisors. The report will include improvement/corrective action measures taken by the County and MRT. If improvement does not occur consistent with the corrective action measure, the County may terminate this Agreement or impose other penalties as specified in this Agreement.

14. Warranty of Adherence to County Child Support Program: MRT acknowledges that the County has established a goal of ensuring that all individuals who benefit financially from the County through this Agreement are in compliance with their court-ordered child, family and spousal support obligations in order to mitigate the economic burden otherwise imposed upon the County and its taxpayers.

As required by the County's Child Support Compliance Program (County Code Chapter 2.200) and without limiting MRT's duty under this Agreement to comply with all applicable provisions of law, MRT warrants that it is now in compliance and shall during the term of this Agreement maintain compliance with employment and wage reporting requirements as required by the Federal Social Security Act (42 USC Section 653a) and California Unemployment Insurance Code Section 1088.5, and shall implement all lawfully served Wage and Earnings Withholding Orders or District Attorney Notices of Wage and Earnings Assignment for Child or Spousal Support, pursuant to Code of Civil Procedure Section 706.031 and Family Code Section 5246(b).

Failure of MRT to maintain compliance with the requirements set forth in Section 21 "Warranty of Adherence to County's Child Support Compliance Program" shall constitute a default by MRT under this Agreement. Without limiting the rights and remedies available to the County under any other provision of this Agreement, failure to cure such default within 90 (ninety) days of notice by the Los Angeles County District Attorney shall be grounds upon which the County Board of Supervisors may terminate this Agreement.

15. **Amendments:** This Agreement may be modified, amended or changed only by an instrument in writing signed by the parties hereto or their successors in interest, provided further, that any modification of Paragraph 8 hereof shall become effective only when recorded in the land records of the County in which the Property is located.

16. **Recordation:** Upon execution and approval of Agreement, MRT shall return the original and two (2) copies to the County for recordation purposes.

17. **Notices:** Any notice to be given hereunder shall be in writing and shall be deposited in the U.S. mail, postage prepaid, certified mail, return receipt requested, addressed as follows:

To: Mountains Restoration Trust (MRT)
ATTN: President
7050 Owensmouth Avenue, Suite #206
Canoga Park, CA 91303-2097

To: Los Angeles County
Department of Parks and Recreation
ATTN: Executive Director
433 South Vermont Avenue
Los Angeles, CA 90020-1979

Either party may change its address for service of notices by giving written notice thereof to the other party in accordance herewith.

(SIGNATURE PAGE FOLLOWS)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by their authorized officials on the dates indicated below.

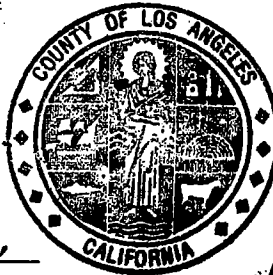
COUNTY OF LOS ANGELES

MOUNTAINS RESTORATION TRUST,
a California public benefit, non-profit
corporation

Gloria Molina
Chair of the Board of Supervisors

By: *Steph A. Harris*
Stephen A. Harris, President

ATTEST:
JOANNE STURGES,
Executive Officer-Clerk of
the Board of Supervisors



By: *Sylvia G. Villalobos*
Deputy

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

APPROVED AS TO FORM:

36

DEC 21 1999

LLOYD W. PELLMAN
County Counsel

By: *Lloyd W. Pellman*
Principal Deputy

Joanne Sturges
JOANNE STURGES
EXECUTIVE OFFICER

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5907

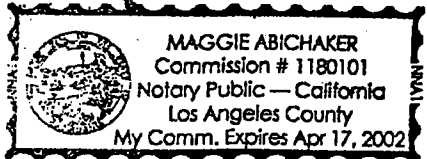
State of California

County of Los Angeles

On Nov. 18. 1999 before me, Maggie Abichaker Notary Public
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Stephen J. Harris (President)
NAME(S) OF SIGNER(S)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Maggie Abichaker
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
- CORPORATE OFFICER
President
TITLE(S)
- PARTNER(S) LIMITED
- GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

Management Agreement
TITLE OR TYPE OF DOCUMENT

7
NUMBER OF PAGES

11-18-99
DATE OF DOCUMENT

None
SIGNER(S) OTHER THAN NAMED ABOVE

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

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 Chair of the Board on all papers, documents, or instruments requiring the Chair's signature.

The undersigned hereby certifies that on this 21st day of December, 1999, 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 Chair of the Board of Supervisors of the County of Los Angeles.

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



JOANNE STURGES, Executive Officer-
Clerk of the Board of Supervisors of
the County of Los Angeles

By Sylvia J. Villalobos
Deputy

Exhibit "A"

PARCEL 1:

THAT PORTION OF THE WEST HALF OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SECTION 9, WITH THE CENTER LINE OF COLD CANYON ROAD, AS DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES RECORDED ON APRIL 17, 1925 AS INSTRUMENT NO. 1380 IN BOOK 4844 PAGE 305, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID INTERSECTION BEING A POINT IN A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 100.00 FEET, A RADIAL LINE TO SAID LAST MENTIONED POINT BEARS NORTH 42° 54' 56" WEST; THENCE NORTHEASTERLY ALONG SAID CENTER LINE AND SAID CURVE A DISTANCE OF 49.05 FEET; THENCE CONTINUING ALONG SAID CENTER LINE NORTH 75° 11' 25" EAST 138.84 FEET TO THE INTERSECTION AND THAT CERTAIN CURVE IN THE CENTER LINE OF COLD CANYON ROAD, DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED ON JULY 11, 1933 AS INSTRUMENT NO. 670 IN BOOK 12212 PAGE 319, OFFICIAL RECORDS OF SAID COUNTY, AS BEING A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 750.00 FEET; THENCE NORTHEASTERLY ALONG SAID LAST MENTIONED CENTER LINE AND SAID CURVE A DISTANCE OF 456.33 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE AND CONTINUING ALONG SAID LAST MENTIONED CENTER LINE OF COLD CANYON ROAD NORTH 40° 19' 45" EAST 38.00 FEET; THENCE LEAVING SAID LAST MENTIONED CENTER LINE OF COLD CANYON ROAD, SOUTH 28° 22' 06" EAST 111.70 FEET; THENCE SOUTH 62° 13' 39" EAST 382.01 FEET; THENCE SOUTH 39° 29' 31" EAST 397.82 FEET; THENCE SOUTH 68° 00' 34" EAST 112.16 FEET; THENCE SOUTH 31° 05' 49" EAST 147.15 FEET TO THE NORTHWESTERLY CORNER OF THE LAND DESCRIBED IN PARCEL 1 OF THE DEED TO MARY LOUISE VOGEL, RECORDED ON MARCH 3, 1972 AS DOCUMENT NO. 5925 IN BOOK D5379 PAGE 324, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE WESTERLY LINE OF SAID LAND OF VOGEL, SOUTH 00° 00' 45" WEST 130.00 FEET; THENCE LEAVING SAID LAST MENTIONED WESTERLY LINE SOUTH 83° 28' 18" WEST 202.28 FEET; THENCE SOUTH 42° 56' 49" WEST 290.42 FEET TO THE TRUE POINT OF BEGINNING OF THE DESCRIPTION; THENCE ALONG THE EASTERLY LINE OF THE LAND DESCRIBED IN PARCEL 1 OF THE DEED TO MARY LOUISE VOGEL, RECORDED ON MARCH 3, 1972 AS DOCUMENT NO. 5923, IN BOOK D5379 PAGE 316 OF SAID OFFICIAL RECORDS SOUTH 00° 00' 45" WEST 567.76 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE ALONG SAID SOUTH LINE NORTH 89° 59' 15" WEST 1006.31 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE ALONG SAID WEST LINE NORTH 00° 00' 12" WEST 45.03 FEET TO THE GENERALLY SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN THE SECOND PARCEL 1 OF THE DEED TO SUZETTE FERTE, RECORDED ON MARCH 3, 1972 AS DOCUMENT NO. 5922 IN BOOK D5379 PAGE 309, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID GENERALLY SOUTHEASTERLY LINE AS FOLLOWS:

NORTH 60° 00' 00" EAST 372.18 FEET; NORTH 75° 11' 57" EAST 508.89 FEET; NORTH 42° 56' 49" EAST 282.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

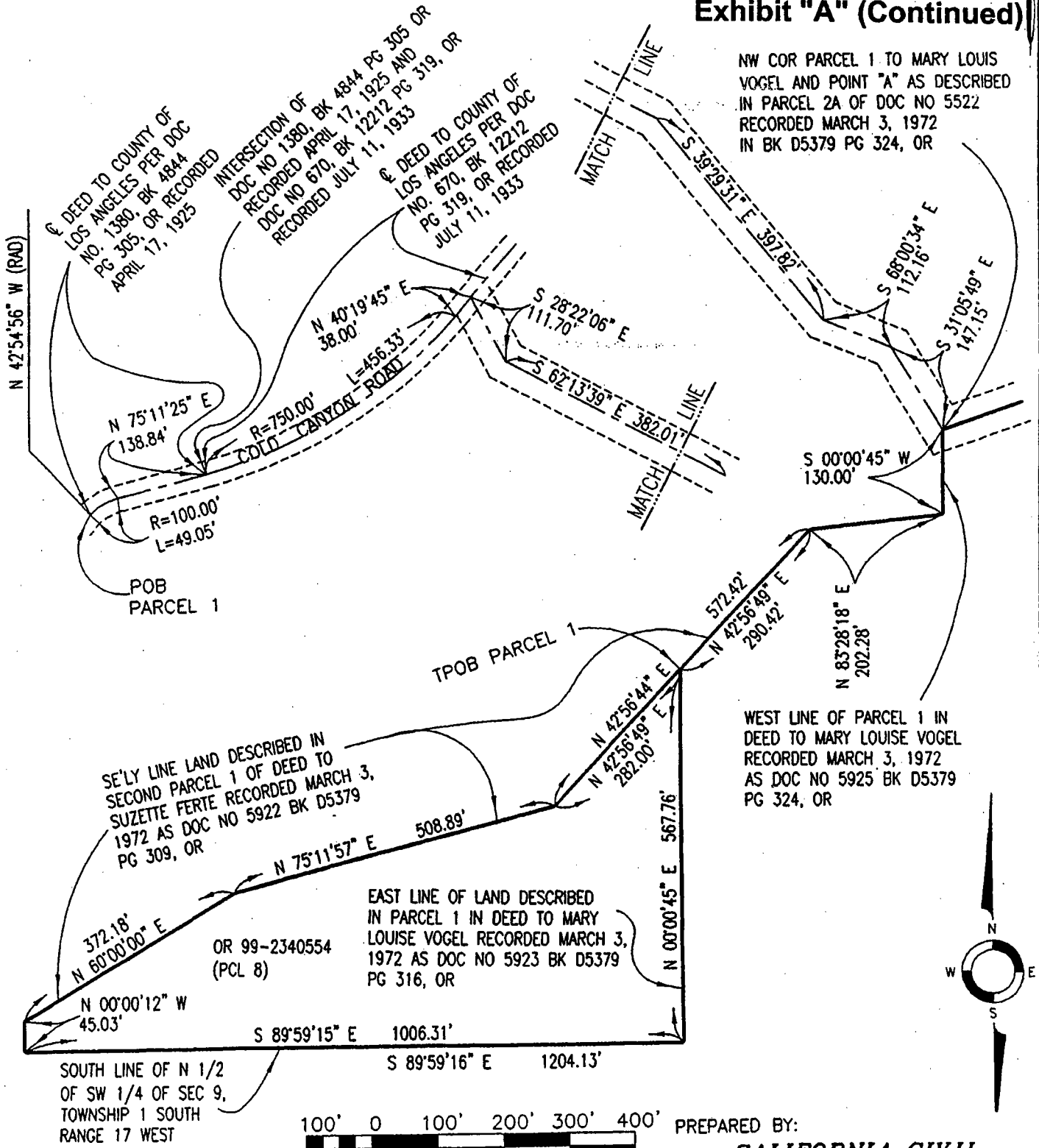
ALL AS SHOWN ON THE MAP TO ACCOMPANY LEGAL DESCRIPTION ATTACHED HERewith AND MADE A PART HEREOF



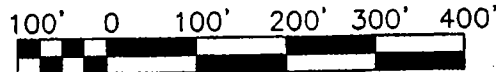
MAP TO ACCOMPANY LEGAL DESCRIPTION PARCEL 1

A PORTION OF THE WEST HALF OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST,
SAN BERNARDINO BASE LINE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF

Exhibit "A" (Continued)



SAID PARCEL BEING
FIRST PARCEL 1 DEED TO SUZETTE FERTE
(PARCEL 5) DOC 5922 D5379/309 RECORDED
MARCH 3, 1972



SCALE: 1" = 200'

DATE: 11/23/99

PREPARED BY:

**CALIFORNIA CIVIL
DESIGN GROUP**

647 KENDALE LANE
THOUSAND OAKS, CA 91360

(805) 379-9222 FAX (805) 379-0572

Exhibit "A" (Continued)

PARCEL 2:

THAT PORTION OF THE WEST HALF OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SECTION 9, WITH THE CENTER LINE OF COLD CANYON ROAD, AS DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES RECORDED ON APRIL 17, 1925 AS INSTRUMENT NO. 1380 IN BOOK 4844 PAGE 305, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID INTERSECTION BEING A POINT IN A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 100.00 FEET, A RADIAL LINE TO SAID LAST MENTIONED POINT BEARS NORTH 42° 54' 56" WEST; THENCE NORTHEASTERLY ALONG SAID CENTER LINE AND SAID CURVE A DISTANCE OF 49.05 FEET; THENCE CONTINUING ALONG SAID CENTER LINE NORTH 75° 11' 25" EAST 138.84 FEET TO THE INTERSECTION WITH THAT CERTAIN CURVE IN THE CENTER LINE OF COLD CANYON ROAD, DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED ON JULY 11, 1933 AS INSTRUMENT NO. 670 IN BOOK 12212 PAGE 319, OFFICIAL RECORDS OF SAID COUNTY, AS BEING A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 750.00 FEET; THENCE NORTHEASTERLY ALONG SAID LAST MENTIONED CENTER LINE AND SAID CURVE A DISTANCE OF 456.33 FEET; THENCE TANGENT TO SAID LAST MENTIONED CENTER LINE OF COLD CANYON ROAD NORTH 40° 19' 45" EAST 38.00 FEET; THENCE LEAVING SAID LAST MENTIONED CENTER LINE OF COLD CANYON ROAD, SOUTH 28° 22' 06" EAST 111.70 FEET; THENCE SOUTH 62° 13' 39" EAST 382.01 FEET; THENCE SOUTH 39° 29' 31" EAST 397.82 FEET; THENCE SOUTH 68° 00' 34" EAST 112.16 FEET; THENCE SOUTH 31° 05' 49" EAST 147.15 FEET TO THE NORTHWESTERLY CORNER OF THE LAND DESCRIBED IN PARCEL 1 OF THE DEED TO MARY LOUISE VOGEL, RECORDED ON MARCH 3, 1972 AS DOCUMENT NO. 5925 IN BOOK D5379 PAGE 324, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE WESTERLY LINE OF SAID LAND OF VOGEL, SOUTH 00° 00' 45" WEST 130.00 FEET; THENCE LEAVING SAID LAST MENTIONED WESTERLY LINE SOUTH 83° 28' 18" WEST 202.28 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 00° 00' 45" WEST 780.38 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE ALONG SAID SOUTH LINE NORTH 89° 59' 15" WEST 197.82 FEET TO THE EASTERLY LINE OF THE LAND DESCRIBED IN PARCEL 1 OF THE DEED TO MARY LOUISE VOGEL, RECORDED ON MARCH 3, 1972 AS DOCUMENT NO. 5923 IN BOOK D5379 PAGE 316, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID EASTERLY LINE, AND LEAVING SAID SOUTH LINE, NORTH 00° 00' 45" EAST 567.76 FEET TO THE GENERALLY SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN THE SECOND PARCEL 1 OF THE DEED TO SUZETTE FERTE, RECORDED ON MARCH 3, 1972 AS DOCUMENT NO. 5922 IN BOOK D5379 PAGE 309, OFFICIAL RECORDS, OF SAID COUNTY; THENCE ALONG SAID GENERALLY SOUTHEASTERLY LINE NORTH 42° 56' 49" EAST 290.42 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

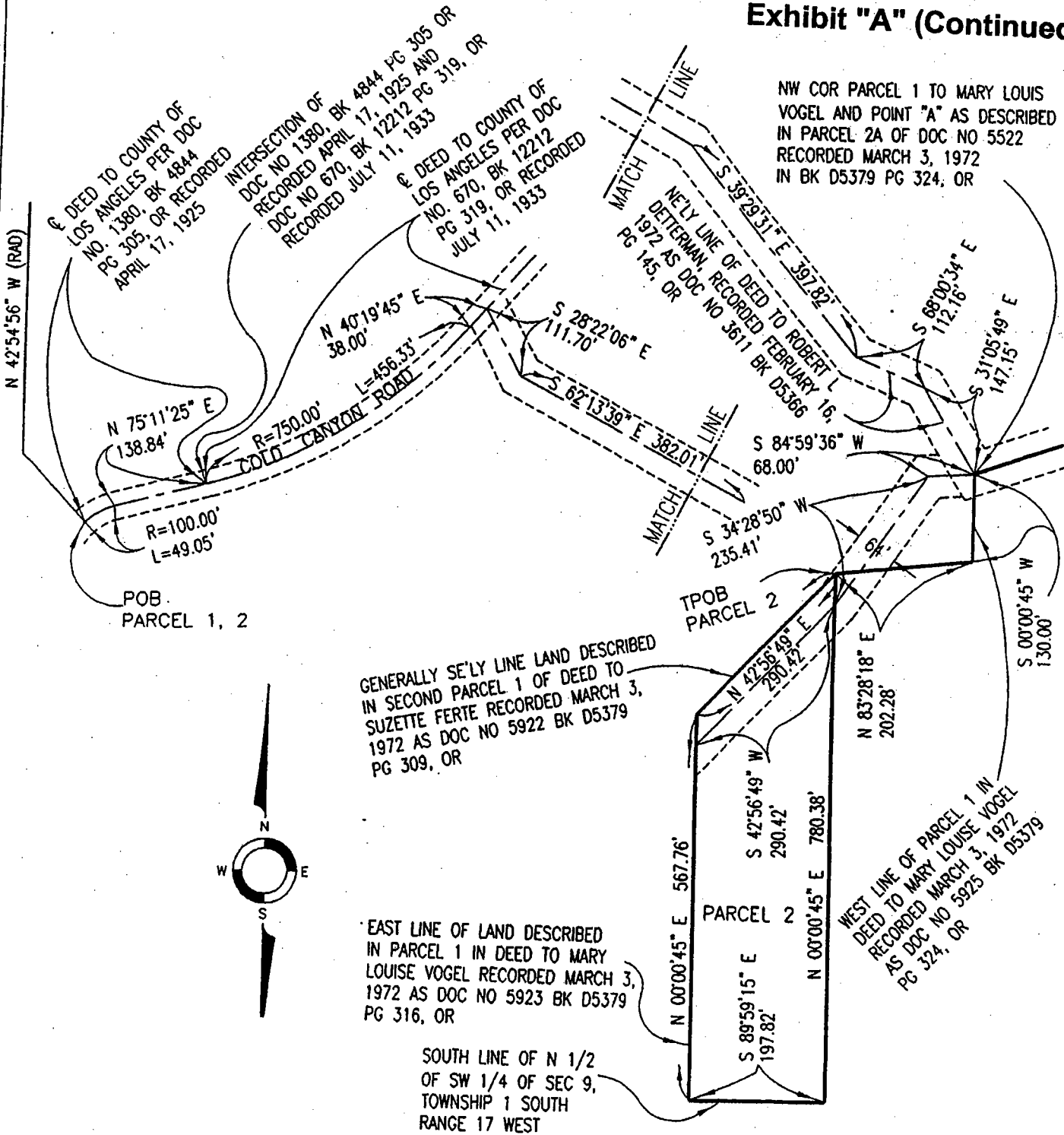
ALL AS SHOWN ON THE MAP TO ACCOMPANY LEGAL DESCRIPTION ATTACHED HERewith AND MADE A PART HEREOF



MAP TO ACCOMPANY LEGAL DESCRIPTION PARCEL 2

A PORTION OF THE WEST HALF OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST,
SAN BERNARDINO BASE LINE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF

Exhibit "A" (Continued)



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DATE: 11/23/99

100' 0 100' 200' 300' 400'



SCALE: 1" = 200'

Exhibit "A" (Continued)

PARCEL 5:

THAT PORTION OF THE WEST HALF OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SECTION 9, WITH THE CENTER LINE OF COLD CANYON ROAD, AS DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES RECORDED ON APRIL 17, 1925 AS INSTRUMENT NO. 1380 IN BOOK 4844 PAGE 305, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID INTERSECTION BEING A POINT IN A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 100.00 FEET, A RADIAL LINE TO SAID LAST MENTIONED POINT BEARS, NORTH 42° 54' 56" WEST; THENCE NORTHEASTERLY ALONG SAID CENTER LINE AND SAID CURVE A DISTANCE OF 49.05 FEET; THENCE CONTINUING ALONG SAID CENTER LINE NORTH 75° 11' 25" EAST 138.84 FEET TO THE INTERSECTION WITH THAT CERTAIN CURVE IN THE CENTER LINE OF COLD CANYON ROAD, DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED ON JULY 11, 1933 AS INSTRUMENT NO. 670 IN BOOK 12212 PAGE 319, OFFICIAL RECORDS OF SAID COUNTY, AS BEING A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 750.00 FEET; THENCE NORTHEASTERLY ALONG SAID LAST MENTIONED CENTER LINE AND SAID CURVE A DISTANCE OF 456.33 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE AND CONTINUING ALONG SAID LAST MENTIONED CENTER LINE OF COLD CANYON ROAD NORTH 40° 19' 45" EAST 38.00 FEET; THENCE LEAVING SAID LAST MENTIONED CENTER LINE OF COLD CANYON ROAD, SOUTH 28° 22' 06" EAST 111.70 FEET; THENCE SOUTH 62° 13' 39" EAST 382.01 FEET; THENCE SOUTH 39° 29' 31" EAST 397.82 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 68° 00' 34" EAST 112.16 FEET; THENCE SOUTH 31° 05' 49" EAST 147.15 FEET TO THE SOUTHERLY LINE OF THE LAND DESCRIBED IN PARCEL 1 OF THE DEED TO ROBERT L. DETTERMAN, RECORDED ON FEBRUARY 16, 1972 AS INSTRUMENT NO. 3611 IN BOOK D5356 PAGE 145, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID SOUTHERLY LINE, SOUTH 84° 59' 36" WEST 774.74 FEET TO THE NORTHWESTERLY LINE OF THE LAND DESCRIBED IN THE FIRST PARCEL 1 OF THE DEED TO SUZETTE FERTE, RECORDED ON MARCH 3, 1972 AS INSTRUMENT NO. 5922 IN BOOK D5379 PAGE 309, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID NORTHWESTERLY LINE AS FOLLOWS:

NORTH 45° 14' 36" EAST 286.28 FEET; NORTH 84° 59' 36" EAST 390.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

ALL AS SHOWN ON THE MAP TO ACCOMPANY LEGAL DESCRIPTION ATTACHED HERewith AND MADE A PART HEREOF.

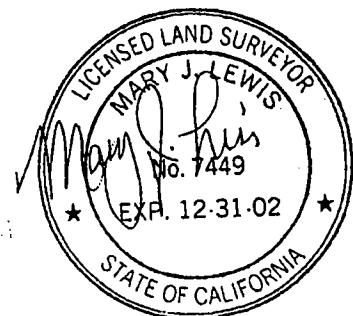


Exhibit "A" (Continued)

PARCEL 6:

AN EASEMENT FOR INGRESS AND EGRESS AND ROAD PURPOSES OVER THAT PORTION OF THE WEST HALF OF SECTION 9, TOWNSHIP I SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, INCLUDED WITHIN A STRIP OF LAND 64 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SECTION 9, WITH THE CENTER LINE OF COLD CANYON ROAD, AS DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES RECORDED ON APRIL 17, 1925 AS INSTRUMENT NO. 1380 IN BOOK 4844 PAGE 305, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID INTERSECTION BEING A POINT IN A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 100.00 FEET, A RADIAL LINE TO SAID LAST MENTIONED POINT BEARS NORTH 42° 54' 56" WEST; THENCE NORTHEASTERLY ALONG SAID CENTER LINE AND SAID CURVE A DISTANCE OF 49.05 FEET; THENCE CONTINUING ALONG SAID CENTERLINE NORTH 75° 11' 25" EAST 138.84 FEET TO THE INTERSECTION WITH THAT CERTAIN CURVE IN THE CENTER LINE OF COLD CANYON ROAD, DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED ON JULY 11, 1933 AS INSTRUMENT NO. 670 IN BOOK 12212 PAGE 319, OFFICIAL RECORDS OF SAID COUNTY, AS BEING A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 750.00 FEET; THENCE NORTHEASTERLY ALONG SAID LAST MENTIONED CENTER LINE AND SAID CURVE A DISTANCE OF 456.33 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE AND CONTINUING ALONG SAID LAST MENTIONED CENTERLINE OF COLD CANYON ROAD NORTH 40° 19' 45" EAST 38.00 FEET; THENCE LEAVING SAID LAST MENTIONED CENTER LINE OF COLD CANYON ROAD SOUTH 28° 22' 06" EAST 111.70 FEET; THENCE SOUTH 62° 13' 39" EAST 382.01 FEET; THENCE SOUTH 39° 29' 31" EAST 221.70 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 71° 25' 37" WEST 97.05 FEET; THENCE SOUTH 28° 36' 38" WEST 75.18 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A" THENCE NORTH 84° 29' 52" WEST 216.75 FEET; THENCE NORTH 54° 49' 10" WEST 74.63 FEET; THENCE NORTH 85° 07' 46" WEST 398.18 FEET; THENCE NORTH 33° 07' 47" WEST 113.44 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE NORTH 50° 59' 17" EAST 255.49 FEET; THENCE NORTH 14° 28' 54" EAST 72.06 FEET TO THE CENTERLINE OF SAID COLD CANYON ROAD.

THE SIDE LINES OF SAID 64 FEET WIDE STRIP ARE TO BE SHORTENED OR PROLONGED SO AS TO MEET AT ANGLE POINTS AND TO TERMINATE NORTHEASTERLY IN A LINE PARALLEL WITH AND DISTANT SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, 32 FEET FROM THAT CERTAIN COURSE HEREINABOVE DESCRIBED AS HAVING A BEARING OF SOUTH 39° 29' 31" EAST, AND TO TERMINATE NORTHWESTERLY IN THE SOUTHEASTERLY LINE OF SAID COLD CANYON ROAD.

ALSO A STRIP OF LAND 64 FEET WIDE, OVER SAID SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE HEREINBEFORE MENTIONED POINT "A"; THENCE SOUTH 50° 00' 00" EAST 84.56 FEET TO THE NORTHERLY LINE OF THE LAND DESCRIBED IN THE FIRST PARCEL 1 OF THE DEED TO SUZETTE FERTE, RECORDED ON MARCH 3, 1972 AS INSTRUMENT NO. 5922 IN BOOK D5379 PAGE 309, OFFICIAL RECORDS OF SAID COUNTY.

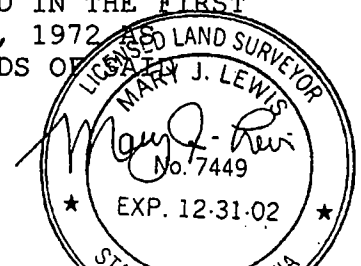


Exhibit "A" (Continued)

THE SIDE LINES OF SAID 64 FEET WIDE STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO MEET AT ANGLE POINTS AND TO TERMINATE SOUTHERLY IN THE HEREINABOVE MENTIONED NORTHERLY LINE OF THE LAND OF SUZETTE FERTE.

ALSO A STRIP OF LAND 64 FEET WIDE, OVER SAID SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE HEREINBEFORE MENTIONED POINT "B"; THENCE SOUTH 50° 39' 17" WEST 52.13 FEET TO THE WESTERLY LINE OF THE LAND DESCRIBED IN DEED TO W. SCOTT HUSTED, JR. RECORDED ON MARCH 3, 1972 AS INSTRUMENT NO. 5919 IN BOOK D5379 PAGE 296, OFFICIAL RECORDS OF SAID COUNTY.

THE SIDE LINES OF SAID 64 FEET WIDE STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO MEET AT ANGLE POINTS AND TERMINATE WESTERLY IN THE HEREINABOVE MENTIONED WESTERLY LINE OF THE LAND OF W. SCOTT HUSTED JR.

ALL AS SHOWN ON THE MAP TO ACCOMPANY LEGAL DESCRIPTION ATTACHED HERewith AND MADE A PART HEREOF



Exhibit "A" (Continued)

PARCEL 8:

THAT PORTION OF THE WEST HALF OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SECTION 9, WITH THE CENTER LINE OF COLD CANYON ROAD, AS DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES RECORDED ON APRIL 17, 1925 AS INSTRUMENT NO. 1380 IN BOOK 4844 PAGE 305, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID INTERSECTION BEING A POINT IN A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 100.00 FEET, A RADIAL LINE TO SAID LAST MENTIONED POINT BEARS NORTH 42° 54' 56" WEST; THENCE NORTHEASTERLY ALONG SAID CENTER LINE AND SAID CURVE A DISTANCE OF 49.05 FEET; THENCE CONTINUING ALONG SAID CENTER LINE NORTH 75° 11' 25" EAST 138.84 FEET TO THE INTERSECTION AND THAT CERTAIN CURVE IN THE CENTER LINE OF COLD CANYON ROAD, DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED ON JULY 11, 1933 AS INSTRUMENT NO. 670 IN BOOK 12212 PAGE 319, OFFICIAL RECORDS OF SAID COUNTY, AS BEING A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 750.00 FEET; THENCE NORTHEASTERLY ALONG SAID LAST MENTIONED CENTER LINE AND SAID CURVE A DISTANCE OF 456.33 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE AND CONTINUING ALONG SAID LAST MENTIONED CENTER LINE OF COLD CANYON ROAD NORTH 40° 19' 45" EAST 38.00 FEET; THENCE LEAVING SAID LAST MENTIONED CENTER LINE OF COLD CANYON ROAD SOUTH 28° 22' 06" EAST 111.70 FEET; THENCE SOUTH 62° 13' 39" EAST 382.01 FEET; THENCE NORTH 39° 29' 31" EAST 397.82 FEET; THENCE SOUTH 68° 00' 34" EAST 112.16 FEET; THENCE SOUTH 31° 05' 49" EAST 147.15 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; ALSO BEING THE NORTHWESTERLY CORNER OF PARCEL 1 OF THE LAND DESCRIBED IN DEED TO MARY LOUISE VOGEL, RECORDED ON MARCH 3, 1972 AS INSTRUMENT NO. 5925 IN BOOK D5379 PAGE 324, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE WESTERLY LINE OF SAID LAND OF VOGEL, SOUTH 00° 00' 45" WEST 130.00 FEET; THENCE LEAVING SAID LAST MENTIONED WESTERLY LINES ALONG THE GENERALLY SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN THE SECOND PARCEL 1 OF THE DEED TO SUZETTE FERTE, RECORDED ON MARCH 3, 1972 AS DOCUMENT NO. 5922 IN BOOK D5379, PAGE 309, OF SAID OFFICIAL RECORDS SOUTH 83° 28' 18" WEST 202.28 FEET; THENCE SOUTH 42° 56' 49" WEST 572.42 FEET; THENCE SOUTH 75° 11' 57" WEST 508.89 FEET; THENCE SOUTH 60° 00' 00" WEST 372.18 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE ALONG SAID WEST LINE NORTH 00° 00' 12" WEST 764.97 FEET TO THE SOUTHERLY LINE OF THE LAND DESCRIBED IN PARCEL 1 OF THE DEED TO ROBERT L. DETTERMAN, RECORDED ON FEBRUARY 16, 1972 AS INSTRUMENT NO. 3611 IN BOOK D5356 PAGE 145, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID SOUTHERLY LINE, NORTH 84° 59' 36" EAST 1410.74 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

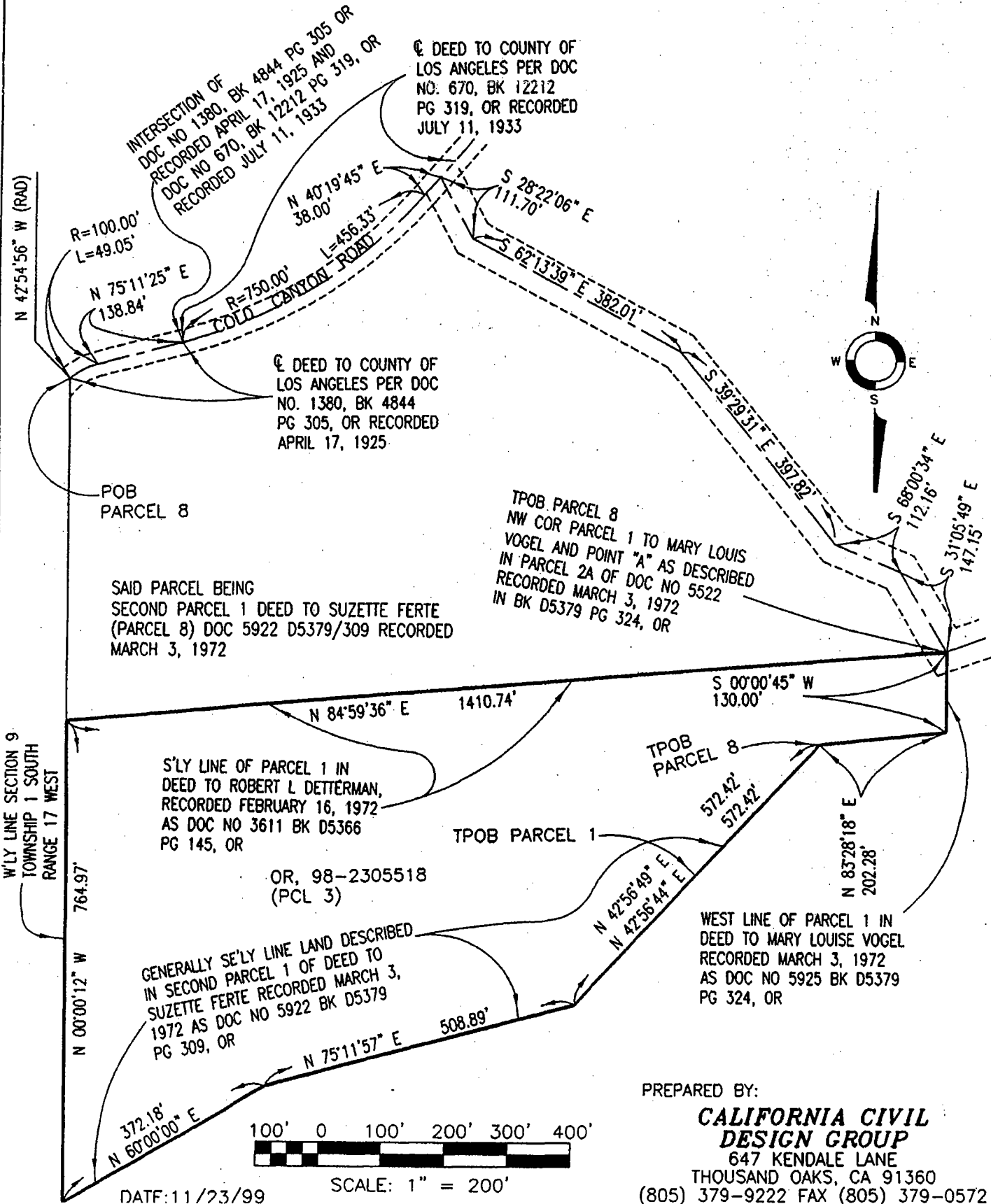
ALL AS SHOWN ON THE MAP TO ACCOMPANY LEGAL DESCRIPTION ATTACHED HERewith AND MADE A PART HEREOF



Exhibit "A" (Continued)

**MAP TO ACCOMPANY LEGAL DESCRIPTION
PARCEL 8**

A PORTION OF THE WEST HALF OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST,
SAN BERNARDINO BASE LINE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF



PREPARED BY:
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Exhibit "A" (Continued)

PARCEL 9:

THAT PORTION OF THE WEST HALF OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SECTION 9, WITH THE CENTERLINE OF COLD CANYON ROAD, AS DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED ON APRIL 17, 1925 AS INSTRUMENT NO. 1380 IN BOOK 4844 PAGE 305, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID INTERSECTION BEING A POINT IN A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 100.00 FEET, A RADIAL LINE TO SAID LAST MENTIONED POINT BEARS NORTH 42° 54' 56" WEST; THENCE NORTHEASTERLY ALONG SAID CENTER LINE AND SAID CURVE A DISTANCE OF 49.05 FEET; THENCE CONTINUING ALONG SAID CENTER LINE NORTH 75° 11' 25" EAST 138.84 FEET TO THE INTERSECTION WITH THAT CERTAIN CURVE IN THE CENTER LINE OF COLD CANYON ROAD, DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED ON JULY 11, 1933 AS INSTRUMENT NO. 670 IN BOOK 12212 PAGE 319 OF SAID OFFICIAL RECORDS,

AS BEING A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 750.00 FEET; THENCE NORTHEASTERLY ALONG SAID LAST MENTIONED CENTER LINE AND SAID CURVE A DISTANCE OF 456.33 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE AND CONTINUING ALONG SAID LAST MENTIONED CENTER LINE OF COLD CANYON ROAD, NORTH 40° 19' 45" EAST 38.00 FEET; THENCE LEAVING SAID LAST MENTIONED CENTER LINE OF COLD CANYON ROAD, SOUTH 28° 22' 06" EAST 111.70 FEET; THENCE SOUTH 62° 13' 39" EAST 382.01 FEET; THENCE SOUTH 39° 29' 31" EAST 397.82 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 33° 56' 46" EAST 372.49 FEET TO AN ANGLE POINT IN THE WESTERLY LINE OF THE LAND DESCRIBED IN PARCEL 1 IN THE DEED TO ROBERT L. DETTERMAN, RECORDED ON MARCH 3, 1972 AS DOCUMENT NO. 5930 IN BOOK D5379 PAGE 345 OF SAID OFFICIAL RECORDS; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LAND OF DETTERMAN, SOUTH 47° 40' 08" EAST 366.27 FEET TO THE NORTHWESTERLY LINE OF THE LAND DESCRIBED IN PARCEL 1 OF THE DEED TO W. SCOTT HUSTED, JR., RECORDED ON MARCH 3, 1972 AS DOCUMENT NO. 5926, IN BOOK D5379 PAGE 328 OF OFFICIAL RECORDS; THENCE ALONG SAID NORTHWESTERLY LINE, AS FOLLOWS:

SOUTH 57° 28' 51" WEST 129.00 FEET; SOUTH 28° 21' 40" WEST 128.41 FEET; SOUTH 69° 35' 24" WEST 137.64 FEET TO THE MOST EASTERLY CORNER OF THE LAND DESCRIBED IN PARCEL 1 OF THE DEED TO ROBERT L. DETTERMAN, RECORDED ON FEBRUARY 16, 1972 AS DOCUMENT NO. 3611 IN BOOK D5356 PAGE 145 OF OFFICIAL RECORDS; THENCE ALONG THE NORTHEASTERLY LINE OF PARCEL 1 OF LAST SAID DEED, NORTH 31° 05' 49" WEST 147.15 FEET; NORTH 68° 00' 34" WEST 112.16 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

ALL AS SHOWN ON THE MAP TO ACCOMPANY LEGAL DESCRIPTION ATTACHED HERewith AND MADE A PART HEREOF



Exhibit "A" (Continued)

MAP TO ACCOMPANY LEGAL DESCRIPTION
PARCEL 9

A PORTION OF THE WEST HALF OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST,
SAN BERNARDINO BASE LINE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF

INTERSECTION OF
DOC NO 1380, BK 4844 PG 305 OR
RECORDED APRIL 17, 1925
LOS ANGELES PER DOC
PG 305, OR RECORDED
APRIL 17, 1925
DOC NO 670, BK 12212 PG 319, OR
RECORDED JULY 11, 1933
LOS ANGELES PER DOC
PG 319, OR RECORDED
JULY 11, 1933

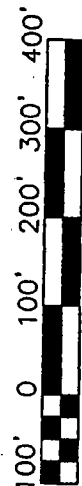
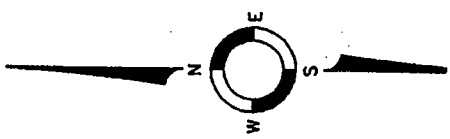
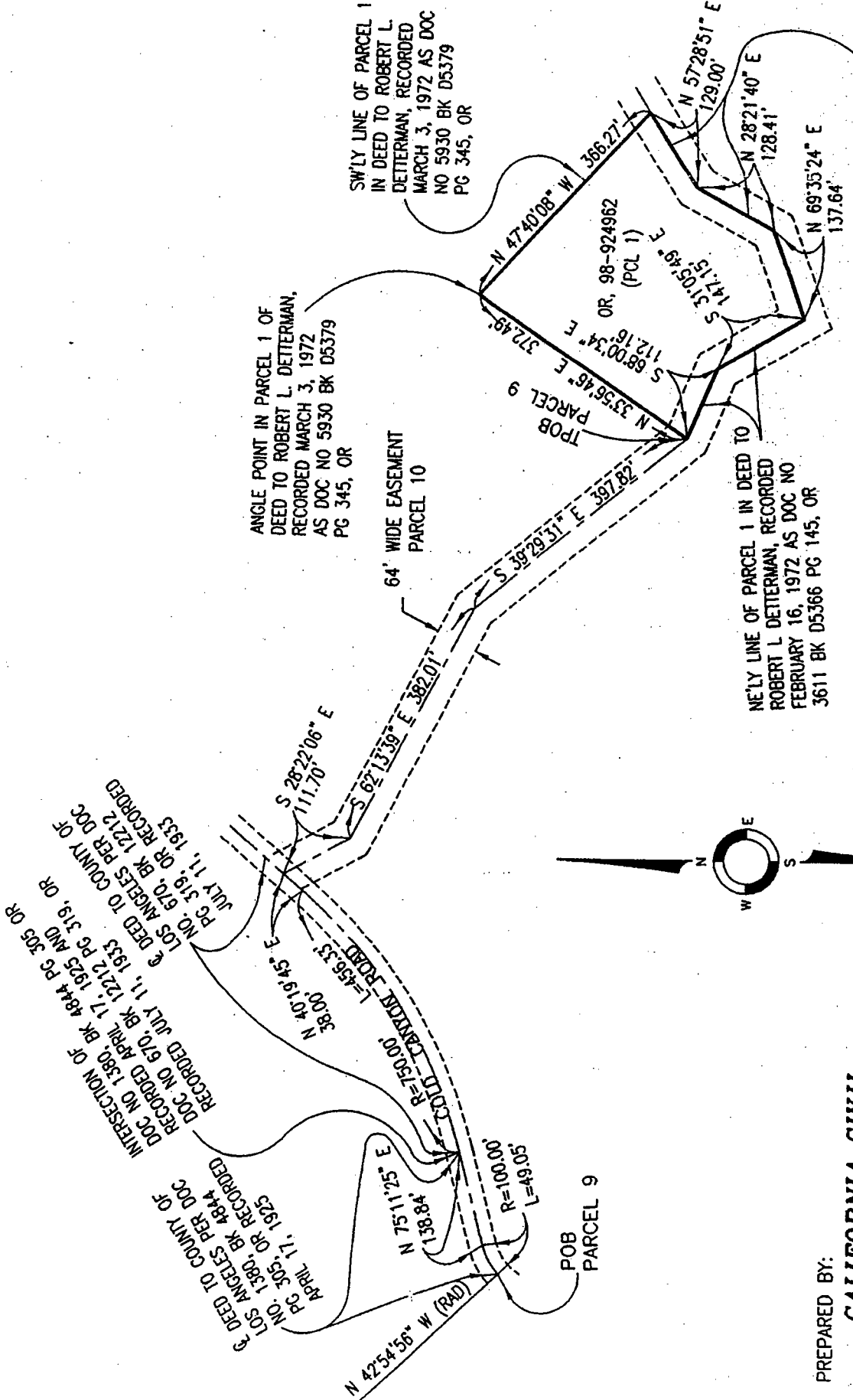
ANGLE POINT IN PARCEL 1 OF
DEED TO ROBERT L. DETTERMAN,
RECORDED MARCH 3, 1972
AS DOC NO 5930 BK D5379
PG 345, OR

SW'LY LINE OF PARCEL 1
IN DEED TO ROBERT L.
DEETTERMAN, RECORDED
MARCH 3, 1972 AS DOC
NO 5930 BK D5379
PG 345, OR

64' WIDE EASEMENT
PARCEL 10

NE'LY LINE OF PARCEL 1 IN DEED TO
ROBERT L. DETTERMAN, RECORDED
FEBRUARY 16, 1972 AS DOC NO
3611 BK D5366 PG 145, OR

NW'LY LINE OF DEED TO
W. SCOTT HUSTED, JR.
RECORDED MARCH 3, 1972
AS DOC NO 5926 BK D5379
PG 328, OR



SCALE: 1" = 200'

DATE: 11/23/99

PREPARED BY:
**CALIFORNIA CIVIL
DESIGN GROUP**
647 KENDALE LANE
THOUSAND OAKS, CA 91360
(805) 379-9222 FAX (805) 379-0572

Exhibit "A" (Continued)

PARCEL 10:

A NON-EXCLUSIVE EASEMENT FOR ROAD, UTILITY, STORM DRAIN, AND SANITARY SEWER PURPOSES OVER THAT PORTION OF THE WEST HALF OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF INCLUDED WITHIN A STRIP OF LAND OF UNIFORM WIDTH OF 64 FEET, THE CENTER LINE OF WHICH IS DESCRIBED IN PARCELS 2A AND 2B IN THAT CERTAIN DEED RECORDED MARCH 3, 1972 AS DOCUMENT NO. 5923 IN BOOK D5379 PAGE 316, OFFICIAL RECORDS.

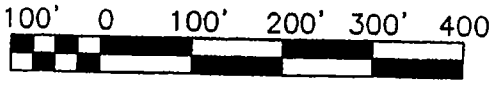
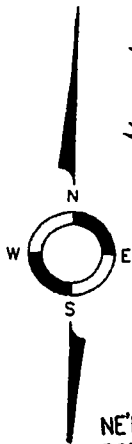
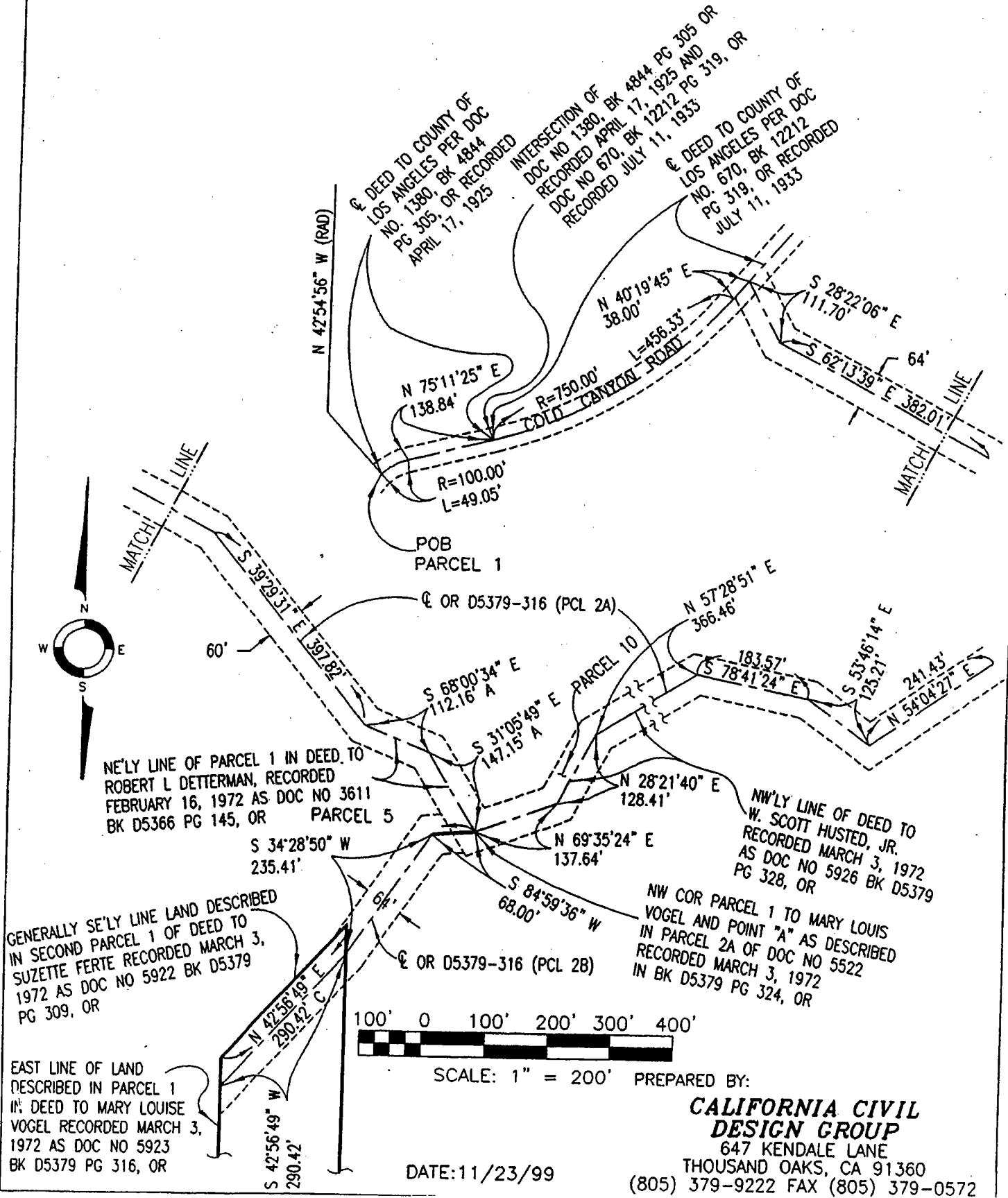
ALL AS SHOWN ON THE MAP TO ACCOMPANY LEGAL DESCRIPTION ATTACHED HERewith AND MADE A PART HEREOF



Exhibit "A" (Continued)

MAP TO ACCOMPANY LEGAL DESCRIPTION PARCEL 10

A PORTION OF THE WEST HALF OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST,
SAN BERNARDINO BASE LINE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF



SCALE: 1" = 200' PREPARED BY:

**CALIFORNIA CIVIL
DESIGN GROUP**

647 KENDALE LANE
THOUSAND OAKS, CA 91360

(805) 379-9222 FAX (805) 379-0572

DATE: 11/23/99

GENERALLY SE'LY LINE LAND DESCRIBED
IN SECOND PARCEL 1 OF DEED TO
SUZETTE FERTE RECORDED MARCH 3,
1972 AS DOC NO 5922 BK D5379
PG 309, OR

EAST LINE OF LAND
DESCRIBED IN PARCEL 1
IN DEED TO MARY LOUISE
VOGEL RECORDED MARCH 3,
1972 AS DOC NO 5923
BK D5379 PG 316, OR

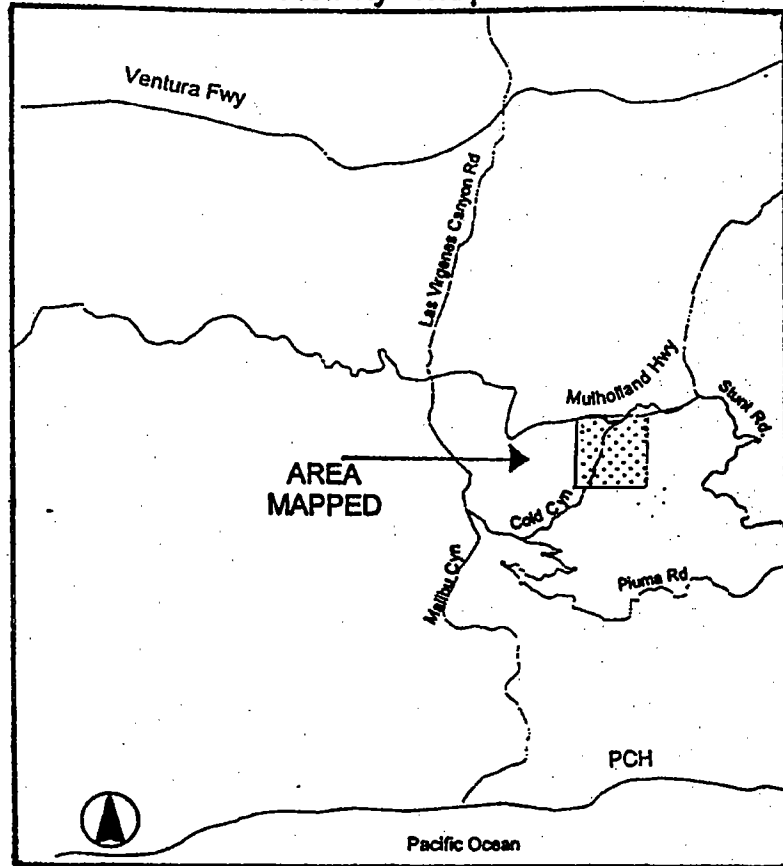
NE'LY LINE OF PARCEL 1 IN DEED TO
ROBERT L DETTERMAN, RECORDED
FEBRUARY 16, 1972 AS DOC NO 3611
BK D5366 PG 145, OR PARCEL 5

NW'LY LINE OF DEED TO
W. SCOTT HUSTED, JR.
RECORDED MARCH 3, 1972
AS DOC NO 5926 BK D5379
PG 328, OR

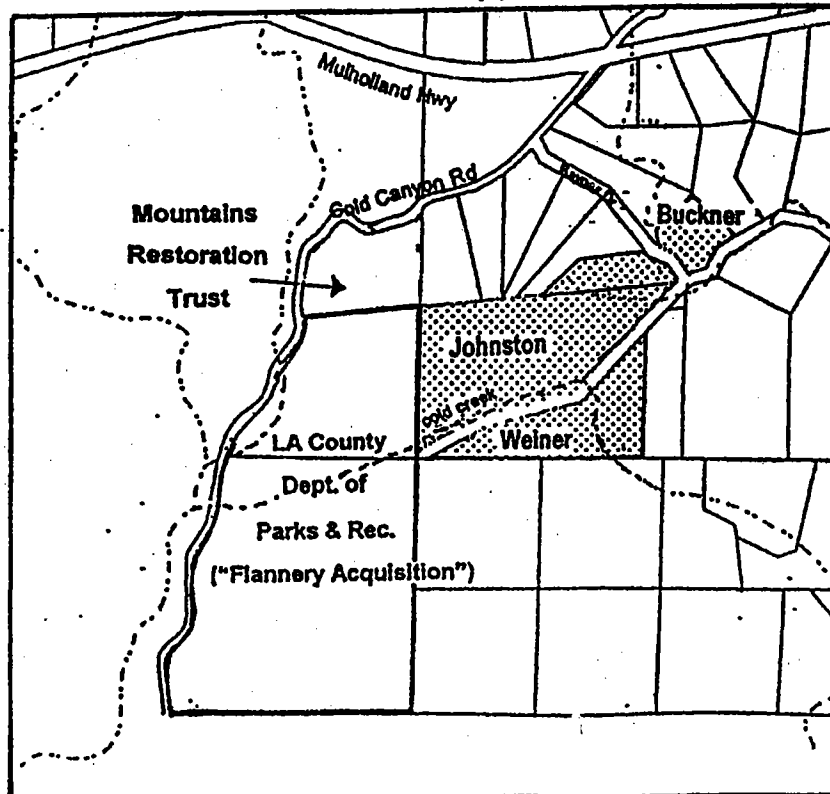
NW COR PARCEL 1 TO MARY LOUIS
VOGEL AND POINT "A" AS DESCRIBED
IN PARCEL 2A OF DOC NO 5522
RECORDED MARCH 3, 1972
IN BK D5379 PG 324, OR

Buckner, Johnston, & Weiner Transfer

Vicinity Map



Area Mapped



Properties to be transferred to Los Angeles County Department of Parks and Recreation are Buckner, Weiner, and Johnston. Flannery property was previously transferred to the County.

ATTACHMENT F

**DECLARATION OF RESTRICTIVE COVENANTS
(Exhibit C – First Amendment to Declaration of Restrictive Covenants)**

01/10/2011



RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

State Coastal Conservancy
1330 Broadway, 13th Floor
Oakland, CA 94612
Attention: Elena Eger, Counsel

20110045530

LA1061822

(Space Above This Line for Recorder's Use Only)
[Exempt from recording fee per Gov. Code § 27383]

A.P.N. 4455-021-076
ETAL.

DECLARATION OF RESTRICTIVE COVENANTS

This Declaration of Restrictive Covenants is made this 7 day of JANUARY, 2011, by the MOUNTAINS RESTORATION TRUST, a California nonprofit organization ("Declarant"), for the benefit of STATE COASTAL CONSERVANCY, an agency of the State of California ("Conservancy"), and the COUNTY OF LOS ANGELES, a California municipal corporation ("County") and is made with specific reference to the following facts:

RECITALS

- A. Declarant and Conservancy are parties to Conservancy Grant Agreement No. 10-023 (the "Grant Agreement"), which provides: (i) for Conservancy to provide Declarant with a grant to finance the purchase price to be paid by Declarant in connection with Declarant's acquisition of certain real property in the County of Los Angeles, State of California and more particularly described in the attached Exhibit A (the "Property"); and (ii) for Declarant to record certain covenants and restrictions against the Property to ensure its continued use for the purposes described in the Grant Agreement.
- B. County has entered into an agreement with the State of California Department of Parks and Recreation, for a Land and Water Conservation Fund grant (the "federal grant") that requires the property more particularly described in the attached Exhibit B to be retained in perpetuity for public outdoor recreation use (the "County Property").
- C. County anticipates purchasing the County Property from Declarant after Declarant purchases the Property. County agrees that after it purchases the County Property, County shall impose the restrictive covenants declared in this agreement on the County Property by recording an amendment to this Declaration of Restrictive Covenants in substantially the form attached and incorporated by reference as Exhibit C.

HOA 758702.1

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D. As contemplated by the Grant Agreement, Declarant has acquired the Property from Tryon and Dolores Sisson.

E. Declarant now desires to satisfy the requirements of the Grant Agreement and the federal grant by recording this Declaration against the Property, provided that the Declaration shall not be effective against the County Property until County holds title to the County Property.

DECLARATIONS

NOW THEREFORE, Declarant hereby declares that the Property shall be held, conveyed, mortgaged, encumbered, leased, rented, used, occupied, sold and improved subject to the following restrictions:

1. Use Restriction. The Property and County Property were acquired by Declarant pursuant to the grant of funds from the Conservancy, the federal grant, the Regional Open Space District Proposition A grant, and several other sources for the purpose of habitat and open space preservation, public outdoor recreation use and public access. No use of the Property inconsistent with that purpose is permitted.

2. Mitigation. Without the written permission of the Conservancy's Executive Officer, the Declarant shall not use or allow the use of any portion of the Property for mitigation (in other words, to compensate for adverse changes to the environment elsewhere). All funds generated in connection with any authorized or allowable mitigation on the Property shall be remitted promptly to the Conservancy until the Conservancy has been fully paid for all of its past, present, and future costs with respect to the Property, including, without limitation, staff, planning, development, restoration, operation and maintenance, and monitoring costs, and acquisition costs at fair market value as of the time the mitigation is to begin. Mitigation uses on the County Property shall require the approval of the County's Board of Supervisors and any benefit therefrom would likewise be determined by the Board of Supervisors, in accordance with the terms of the federal grant.

3. No Encumbrances. The Property (including any portion of it or any interest in it), including County Property, may not be used as security for any debt without the written approval of the State of California, acting through the Executive Officer of the Conservancy, and the County or their respective successors.

4. Transfers Subject to Conservancy Approval. The Property (including any portion of it or any interest in it) may not be transferred without the approval of the State of California, through the Executive Officer of the Conservancy, and the County Board of Supervisors or their respective successors. In addition, any transfer of the County Property requires the approval of the United States Secretary of the Interior or his/her designee prior to transfer or conversion thereof.

5. Operation and Maintenance Requirements. The Declarant is obligated to use, manage, operate and maintain the Property as described in the "Use,

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Management, Operation and Maintenance" section of the Grant Agreement (defined in Recital A), as it may be amended from time to time.

6. Reversionary Interest. If any of the restrictions stated herein are violated, all of the Declarant's right, title and interest in the Property shall automatically vest in the State of California, with the approval of the County Board of Supervisors, for the benefit of the Conservancy or its successor, upon acceptance of the Property and approval of the State Public Works Board; provided, however, that the State, through the Executive Officer of the Conservancy, or its successor, with prior concurrence of the County Board of Supervisors, may designate another public agency or a nonprofit organization to accept the right, title and interest, in which case vesting shall be in that agency or organization rather than in the State.

7. Access to Property. The Conservancy shall have reasonable access to the Property to monitor compliance with the essential provisions stated above.

8. Eminent Domain. Declarant or its successor shall promptly notify the Conservancy and the County of any eminent domain (public taking) proceeding affecting the Property, or any portion of it, and shall continuously provide the Conservancy and the County with copies of all relevant documents. If Declarant receives any "just compensation" payment as a result of the proceeding, whether by agreement of the parties or by court order, then Declarant shall promptly pay to the Conservancy, County and County Open Space District a share of the proceeds proportionate to their respective contributions towards the purchase price of the Property.

9. Federal Interest. The federal grant requires the County Property is retained in perpetuity for public outdoor recreational use. Any change in use may be subject to remedies as described under the Federal Land and Water Conservation Fund Act.

10. Miscellaneous.

a. This Declaration shall be recorded in the Official Records of Los Angeles County.

b. The headings of this Declaration are for purposes of reference only and shall not limit or define the meaning of the provisions of this Declaration.

c. Each restriction and covenant contained herein shall run with the land as an equitable servitude, and shall be binding upon Declarant and its successors and assigns, and all parties having or acquiring any right, title or interest in or to any part of the Property, including the County Property.

d. If any one or more of the terms, provisions, promises, covenants or conditions of this Declaration shall be to any extent adjudged invalid, unenforceable, void or voidable for any reason whatsoever by a court of competent jurisdiction each

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and all of the remaining terms, provisions, promises, covenants and conditions of this Declaration shall not be affected thereby and shall be valid and enforceable to the fullest extent permitted by law.

IN WITNESS WHEREOF, the undersigned Declarant executes this Declaration on the date first set forth above.

"DECLARANT"

MOUNTAINS RESTORATION TRUST

By: Mary Jo Kitz

Its:

State of California)
County of Los Angeles)

On January 7, 2011 before me, Debra Anne Bruschaber, Notary Public
(insert name and title of the officer)

personally appeared Mary Jo Kitz

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Debra Anne Bruschaber
Signature of Notary Public

(Seal)



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EXHIBIT A
CONSISTING OF EXHIBITS A-1 AND A-2
PROPERTY LEGAL DESCRIPTION

EXHIBIT "A-1"

PARCEL 1:

THE SOUTHWEST QUARTER THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2:

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 3:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHERLY 30 FEET OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE AUGUST 31, 1896.

EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION WITH THE NORTHWESTERLY LINE OF STUNT ROAD, 60 FEET WIDE, AS SAID ROAD WAS FORMERLY KNOWN AS SADDLE PEAK ROAD, AS DESCRIBED IN THE DEED TO SAID COUNTY OF LOS ANGELES, RECORDED JUNE 18, 1941 AS INSTRUMENT NO. 1148 IN BOOK 18523 PAGE 105, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT OF BEGINNING BEING DISTANT ALONG SAID SOUTHERLY LINE NORTH 89° 44' 50" WEST 520.03 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION; THENCE ALONG SAID NORTHWESTERLY LINE NORTH 21° 16' 25" EAST 202.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 330 FEET AND A CENTRAL ANGLE OF 17° 52' 50"; THENCE NORTHEASTERLY ALONG SAID CURVE 102.98 FEET; THENCE TANGENT TO SAID CURVE NORTH 39° 09' 15" EAST 433.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 330 FEET AND A CENTRAL ANGLE OF 26° 36' 15" THENCE NORTHEASTERLY ALONG SAID CURVE 153.23 FEET; THENCE TANGENT TO SAID CURVE NORTH 65° 45' 30" EAST 1.06 FEET TO THE EASTERLY LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID EASTERLY LINE SOUTH 0° 01' 20" EAST 708.09 FEET TO SAID SOUTHEAST CORNER OF SECTION 9; THENCE NORTH 89° 44' 50" WEST 520.03 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND A RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE, MAINTAIN AND REPAIR A ROADWAY IN, ON, OVER AND ACROSS THOSE PORTIONS OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, AND OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH LIES WITHIN A STRIP OF LAND 30 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, DISTANT THEREON NORTH $00^{\circ} 41' 48''$ EAST, 586.70 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER; THENCE,

1ST: SOUTH $83^{\circ} 08' 27''$ EAST, 323.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

2ND: EASTERLY THROUGH A CENTRAL ANGLE OF $10^{\circ} 34' 38''$, AN ARC DISTANCE OF 36.92 FEET; THENCE TANGENT TO SAID CURVE,

3RD: SOUTH $72^{\circ} 34' 49''$ EAST, 705.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

4TH: EASTERLY THROUGH A CENTRAL ANGLE OF $54^{\circ} 02' 07''$, AN ARC DISTANCE OF 188.62 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID REVERSE CURVE,

5TH: EASTERLY THROUGH A CENTRAL ANGLE OF $71^{\circ} 27' 33''$, AN ARC DISTANCE OF 74.83 FEET; THENCE TANGENT TO SAID REVERSE CURVE,

6TH: SOUTH $55^{\circ} 09' 24''$ EAST, 28.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

7TH: EASTERLY THROUGH A CENTRAL ANGLE OF $71^{\circ} 11' 57''$, AN ARC DISTANCE OF 74.56 FEET; THENCE TANGENT TO SAID CURVE,

8TH: NORTH $53^{\circ} 38' 39''$ EAST, 135.42 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

9TH: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF $7^{\circ} 56' 21''$, AN ARC DISTANCE OF 27.71 FEET; THENCE TANGENT TO SAID CURVE,

10TH: NORTH $45^{\circ} 42' 18''$ EAST, 137.15 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

11TH: EASTERLY THROUGH A CENTRAL ANGLE OF $70^{\circ} 19' 36''$, AN ARC DISTANCE OF 61.37 FEET; THENCE TANGENT TO SAID CURVE,

12TH: SOUTH $63^{\circ} 58' 06''$ EAST, 35.49 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

13TH: EASTERLY THROUGH A CENTRAL ANGLE OF $39^{\circ} 02' 09''$, AN ARC DISTANCE OF 85.16 FEET; THENCE TANGENT TO SAID CURVE,

14TH: NORTH $76^{\circ} 59' 45''$ EAST, 92.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

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15TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 64° 17' 23" AN ARC DISTANCE OF 67.32 FEET; THENCE TANGENT TO SAID CURVE,

16TH: SOUTH 38° 42' 52" EAST, 9.83 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

17TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 22° 49' 16", AN ARC DISTANCE OF 49.79 FEET; THENCE TANGENT TO SAID CURVE,

18TH: SOUTH 61° 32' 08" EAST, 24.29 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

19TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 21° 08' 33", AN ARC DISTANCE OF 48.13 FEET; THENCE TANGENT TO SAID CURVE,

20TH: SOUTH 40° 23' 35" EAST 28.70 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 35 FEET; THENCE ALONG SAID CURVE,

21ST: SOUTHEASTERLY, EASTERLY, NORTHEASTERLY AND NORTHERLY THROUGH A CENTRAL ANGLE OF 145° 08' 45", AN ARC DISTANCE OF 88.66 FEET; THENCE TANGENT SAID CURVE,

22ND: NORTH 5° 32' 20" WEST, 152.71 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30 FEET; THENCE ALONG SAID CURVE,

23RD: NORTHERLY, NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 145° 59' 27", AN ARC DISTANCE OF 76.44 FEET; THENCE TANGENT TO SAID CURVE,

24TH: SOUTH 39° 32' 53" EAST, 73.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

25TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 54° 47' 42", AN ARC DISTANCE OF 47.82 FEET; THENCE TANGENT TO SAID CURVE,

26TH: NORTH 85° 39' 25" EAST, 86.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE

27TH: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 43° 18' 24", AN ARC DISTANCE OF 45.35 FEET; THENCE TANGENT TO SAID CURVE,

28TH: NORTH 42° 21' 01" EAST, 44.16 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

29TH: NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 24° 25' 37", AN ARC DISTANCE OF 42.63 FEET; THENCE TANGENT TO SAID CURVE,

30TH: NORTH 66° 46' 38" EAST, 264.66 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 90 FEET, THENCE ALONG SAID CURVE,

31ST: EASTERLY TO THE INTERSECTION WITH THE NORTHWESTERLY LINE OF STUNT ROAD (60 FEET WIDE).

THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE WESTERLY IN SAID EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 9 AND EASTERLY IN SAID SOUTHWESTERLY LINE OF STUNT ROAD.

BECAUSE THE ABOVE EASEMENT IS LOCATED IN A MOUNTAIN AREA ANY 30 FOOT WIDE ROAD THAT IS CONSTRUCTED WOULD REQUIRE CUTS AND FILLS OUTSIDE OF THE BOUNDARIES OF THE EASEMENT AS DESCRIBED HEREIN. THEREFORE, THE GRANTORS HEREBY GRANT ANY AND ALL SLOPE EASEMENTS THAT WOULD BE REQUIRED TO ACCOMMODATE THE CUTS AND FILLS NECESSARY TO CONSTRUCT A ROAD WITHIN THE BOUNDARIES OF THE ROAD EASEMENT AS DESCRIBED.

PARCEL 5:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE, MAINTAIN AND REPAIR A ROADWAY, IN, ON OVER AND ACROSS THOSE PORTIONS OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA WHICH LIES WITHIN A STRIP OF LAND 30 FEET WIDE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 9 DISTANT THEREON NORTH $00^{\circ} 41' 48''$ EAST, 586.70 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE,

1ST NORTH $83^{\circ} 09' 27''$ WEST, 46.56 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 80 FEET; THENCE ALONG SAID CURVE,

2ND NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF $41^{\circ} 22' 36''$, AN ARC DISTANCE OF 57.77 FEET; THENCE TANGENT TO SAID CURVE,

3RD NORTH $41^{\circ} 46' 51''$ WEST, 84.28 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 25 FEET; THENCE ALONG SAID CURVE,

4TH NORTHWESTERLY, WESTERLY, SOUTHWESTERLY AND SOUTHERLY, THROUGH A CENTRAL ANGLE OF $147^{\circ} 35' 21''$, AN ARC DISTANCE OF 64.40 FEET; THENCE TANGENT TO SAID CURVE,

5TH SOUTH $9^{\circ} 22' 12''$ EAST, 153.78 FEET; THENCE,

6TH SOUTH $61^{\circ} 29' 26''$ WEST, 134.21 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING RADIUS OF 25 FEET; THENCE ALONG SAID CURVE,

7TH SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF $83^{\circ} 58' 25''$, AN ARC DISTANCE OF 36.64 FEET; THENCE TANGENT TO SAID CURVE,

8TH NORTH $34^{\circ} 32' 09''$ WEST, 50.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

9TH NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF $41^{\circ} 41' 32''$, AN ARC DISTANCE OF 36.38 FEET; THENCE TANGENT TO SAID CURVE,

10TH NORTH $76^{\circ} 13' 41''$ WEST, 77.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 300 FEET; THENCE ALONG SAID CURVE,

11TH NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF $21^{\circ} 46' 22''$, AN ARC DISTANCE OF 114.00 FEET; THENCE TANGENT TO SAID CURVE,

12TH NORTH $54^{\circ} 27' 19''$ WEST, 99.08 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 35 FEET; THENCE ALONG SAID CURVE,

9

13TH WESTERLY, THROUGH A CENTRAL ANGLE OF 54° 39' 51", AN ARC DISTANCE OF 33.39 FEET;
THENCE TANGENT TO SAID CURVE,

14TH SOUTH 70° 52' 50" WEST, 65.37 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
NORTHERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

15TH WESTERLY, THROUGH A CENTRAL ANGLE OF 40° 50' 30", AN ARC DISTANCE OF 71.28 FEET;
THENCE TANGENT TO SAID CURVE,

16TH NORTH 68° 16' 40" WEST, 148.81 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
SOUTHERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

17TH WESTERLY, THROUGH A CENTRAL ANGLE OF 59° 15' 21", AN ARC DISTANCE OF 103.42 FEET;
THENCE TANGENT TO SAID CURVE,

18TH SOUTH 52° 27' 58" WEST, 112.06 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
SOUTHEASTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

19TH SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 26° 07' 57", AN ARC DISTANCE OF 45.61
FEET; THENCE TANGENT TO SAID CURVE,

20TH SOUTH 26° 20' 01" WEST, 32.22 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
NORTHWESTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

21ST SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 24° 56' 28", AN ARC DISTANCE OF 43.53
FEET; THENCE TANGENT TO SAID CURVE,

22ND SOUTH 51° 16' 29" WEST, 97.59 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
NORTHWESTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

23RD SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 14° 24' 17", AN ARC DISTANCE OF 25.14
FEET TO THE WESTERLY LINE OF THE SOUTHEAST ONE QUARTER OF THE SOUTHWEST ONE
QUARTER OF SAID SECTION 9.

THE SIDE LINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO
TERMINATE WESTERLY IN SAID WESTERLY LINE.

BECAUSE THE ABOVE ROAD AND UTILITY EASEMENT IS LOCATED IN A MOUNTAIN AREA, ANY 30
FOOT WIDE ROAD THAT IS CONSTRUCTED WOULD REQUIRE CUTS AND FILLS OUTSIDE OF THE
BOUNDARIES OF THE EASEMENT AS DESCRIBED HEREIN. THEREFORE THE GRANTORS HEREBY
GRANT ANY AND ALL SLOPE EASEMENTS THAT WOULD BE REQUIRED TO ACCOMMODATE THE
CUTS AND FILLS NECESSARY TO CONSTRUCT A 30 FOOT WIDE ROAD WITHIN THE BOUNDARIES
OF THE EASEMENT AS DESCRIBED.

END OF LEGAL DESCRIPTION

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EXHIBIT "A-2"

PARCEL 1:

PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 5774, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 74, PAGE(S) 28, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2A:

THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, EXCEPT THE WEST 37 FEET NORTH OF THE SOUTH 120 FEET THEREOF, AND THE SOUTH 120 FEET OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO BASE AND MERIDIAN.

PARCEL 2B:

AN EASEMENT FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND INCIDENTAL PURPOSES, OVER A STRIP OF LAND 60 FEET WIDE IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL GOVERNMENT SURVEY ON FILE IN THE DISTRICT LAND OFFICE AND LYING 30 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT IN THE CENTERLINE OF STUNT ROAD, 60 FEET WIDE, SAID POINT BEING IN A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 300 FEET; SAID POINT ALSO BEING NORTHEASTERLY 92.13 FEET FROM THE SOUTHWESTERLY TERMINUS OF SAID CURVE, AS SHOWN ON LOS ANGELES COUNTY ROAD DEPARTMENT MAP T-59-3; THENCE LEAVING SAID CENTERLINE, RADially, NORTH 50° 55' 44" WEST 30.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 50° 55' 44" WEST 10.59 FEET TO A POINT IN A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 300.00 FEET; A RADIAL LINE OF SAID CURVE OF SAID LAST MENTIONED POINT BEARS NORTH 50° 55' 44" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 26' 42" AND AN ARC DISTANCE OF 122.76 FEET TO A REVERSE CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 95.00 FEET; SAID CURVE BEING TANGENT TO A LINE PARALLEL WITH AND DISTANT NORTHERLY 30.00 FEET MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 9; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 195° 34' 58" AND AN ARC DISTANCE OF 324.29 FEET TO A REVERSE CURVE CONCAVE, SOUTHWESTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE NORTHERLY, WESTERLY AND SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 170° 34' 53" AND AN ARC DISTANCE OF 297.72 TO A REVERSE CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 280.00 FEET; THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 79° 27' 16" AND AN ARC DISTANCE OF 388.29 FEET; THENCE TANGENT TO SAID CURVE NORTH 59° 59' 05" WEST 318.76 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 389.89 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 09' 24" AND AN ARC DISTANCE OF 75.92 FEET; THENCE TANGENT TO SAID CURVE NORTH 48° 45' 41" WEST 501.62 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE NORTHWESTERLY, NORTHERLY, NORTHEASTERLY AND

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SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 180° 00' 00" AND AN ARC DISTANCE OF 314.16 FEET; THENCE TANGENT TO SAID CURVE SOUTH 48° 45' 41" EAST 100.00 FEET TO ITS TERMINUS.

THE SIDELINES OF SAID STRIP ARE TO BE LENGTHENED OR SHORTENED SO AS TO TERMINATE WESTERLY IN THE WEST LINE OF SAID STUNT ROAD AND EASTERLY IN A LINE WHICH BEARS NORTH 41° 14' 19" EAST AND WHICH PASSES THROUGH SAID TERMINUS.

EXCEPT THEREFROM THAT PORTION LYING OUTSIDE OF THE EXTERIOR BOUNDARIES OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN.

ALSO EXCEPT THEREFROM THAT PORTION THEREOF LYING WITHIN THE LINES OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND INCIDENTAL PURPOSES OVER THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE NORTHEASTERLY TERMINUS OF THAT CERTAIN COURSE DESCRIBED ABOVE AS HAVING A BEARING AND LENGTH OF SOUTH 48° 45' 41" EAST 100.00 FEET; THENCE AT RIGHT ANGLES NORTH 41° 14' 19" EAST 30.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 41° 14' 19" EAST 50.00 FEET; THENCE SOUTH 48° 45' 14" EAST 50.00 FEET; THENCE SOUTH 41° 14' 19" WEST 50.00 FEET TO A LINE WHICH BEARS SOUTH 48° 45' 41" EAST FROM THE TRUE POINT OF BEGINNING; THENCE ALONG SAID LINE NORTH 48° 45' 41" WEST 50.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG THE NORTHERLY LINE OF SAID LAND NORTH 89° 52' 47" WEST 250.00 FEET; THENCE SOUTH 200.00 FEET; THENCE SOUTH 30° 00' 00" WEST 200.00 FEET; THENCE SOUTH 390.00 FEET; THENCE SOUTH 30° 00' 00" EAST 155.88 FEET TO THE NORTHWESTERLY LINE OF STUNT ROAD (60.00 FEET WIDE); THENCE ALONG SAID NORTHWESTERLY LINE THE FOLLOWING THREE COURSES: NORTH 391° 06' 23" EAST 238.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 330.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 58' 05" AN ARC DISTANCE OF 120.77 FEET; THENCE TANGENT TO SAID CURVE NORTH 60° 04' 28" EAST 35.04 FEET TO THE EASTERLY LINE OF SAID SECTION 9; THENCE ALONG SAID EASTERLY LINE NORTH 00° 01' 40" WEST 141.05 FEET TO THE SOUTHERLY LINE OF THE LAND CONVEYED TO LAS VIRGENES MUNICIPAL WATER DISTRICT BY DEED RECORDED IN BOOK D-2665, PAGE 344 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE BOUNDARIES OF SAID LAND OF LAS VIRGENES MUNICIPAL WATER DISTRICT THE FOLLOWING THREE COURSES: SOUTH 89° 58' 20" WEST 26.94 FEET; THENCE NORTH 00° 01' 40" WEST 175.00 FEET, THENCE NORTH 89° 58' 20" EAST 26.94 FEET TO SAID EASTERLY LINE OF SECTION 9; THENCE ALONG SAID EASTERLY LINE, NORTH 00° 01' 40" WEST 301.08 FEET TO THE POINT OF BEGINNING.

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PARCEL 4:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WESTERLY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER DISTANT THEREON NORTH 00° 20' 15" EAST 597.65 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE EAST 212.05 FEET; THENCE SOUTH 240.00 FEET; THENCE NORTH 53° 00' 00" EAST 270.00 FEET; THENCE NORTH 30° 00' 00" EAST 290.00 FEET, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 380.00 FEET; THENCE NORTH 30° 00' 00" WEST 200.00 FEET TO THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG SAID NORTHERLY LINE, SOUTH 89° 52' 47" EAST 615.00 FEET TO A POINT DISTANT THEREON NORTH 89° 52' 47" WEST 250.00 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 200.00 FEET; THENCE SOUTH 30° 00' 00" WEST 200.00 FEET; THENCE SOUTH 390.00 FEET; THENCE SOUTH 30° 00' 00" EAST, 155.88 FEET TO THE NORTHWESTERLY LINE OF STUNT ROAD (60.00 FEET WIDE); THENCE ALONG SAID NORTHWESTERLY LINE THE FOLLOWING TWO (2) COURSES: SOUTH 39° 06' 23" WEST 194.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 330.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 14' 13" AN ARC DISTANCE OF 81.90 FEET TO THE INTERSECTION WITH A LINE WHICH BEARS SOUTH 30° 00' 00" EAST AND WHICH PASSES THROUGH THE TRUE POINT OF BEGINNING; THENCE ALONG SAID LINE NORTH 30° 00' 00" WEST 654.08 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 5:

PARCEL 1 OF PARCEL MAP NO. 6989-A, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 190, PAGE(S) 19 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 6:

PARCEL 2 OF PARCEL MAP NO. 6989-A, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 190, PAGE(S) 19 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 6A:

AN EASEMENT FOR INGRESS AND EGRESS, UTILITIES AND A ROADWAY OVER THAT PORTION OF THE NORTHEAST ONE QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF THE NORTHERLY LINE OF SAID SECTION, DISTANT THEREON NORTH 89° 47' 02" WEST, 813.37 FEET FROM THE NORTHEAST CORNER OF SAID SECTION; THENCE ALONG SAID NORTHERLY LINE,

1ST: NORTH 89° 47' 02" WEST, 77.10 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 15.00 FEET; THENCE ALONG SAID CURVE,

2ND: EASTERLY, SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 142° 31' 44", AN ARC DISTANCE OF 37.31 FEET; THENCE TANGENT TO SAID CURVE,

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3RD: SOUTH 52° 44' 02" WEST, 195.63 FEET TO THE NORTHERLY LINE OF STUNT ROAD (60.00 FEET WIDE); THENCE ALONG SAID NORTHERLY LINE OF STUNT ROAD,

4TH: NORTH 88° 30' 58" EAST, 34.21 FEET; THENCE,

5TH: NORTH 52° 44' 02" EAST, 238.20 FEET TO THE POINT OF BEGINNING.

PARCEL 7:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE EAST 3.00 FEET; THENCE SOUTH 881.53; THENCE SOUTH 58° 00' 00" EAST 117.10 FEET; THENCE SOUTH 08° 30' 00" EAST 46.71 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20° 50' 00", AN ARC DISTANCE OF 181.81 FEET; THENCE TANGENT TO SAID CURVE SOUTH 12° 20' 00" WEST 449.94 FEET; THENCE SOUTH 193.51 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST 3.00 FEET; THENCE SOUTH 160.00 FEET; THENCE NORTH 71° 54' 10" EAST 160.96 FEET; THENCE NORTH 110.00 FEET; THENCE WEST 150.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM ANY PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF STUNT ROAD, 60.00 FEET WIDE. THE BASIS OF BEARINGS FOR THE ABOVE DESCRIPTION IS THE WEST LINE OF SAID SECTION 10. SAID WEST LINE IS ASSUMED TO BEAR NORTH.

ALSO EXCEPT ALL OIL, GAS AND OTHER MINERALS IN AND UNDER SAID LAND, BELOW A DEPTH OF 500 FEET BELOW THE SURFACE, WITHOUT THE RIGHT OF SURFACE ENTRY, BUT WITH THE SOLE AND EXCLUSIVE RIGHT TO DRILL INTO, THROUGH AND UNDER SAID LAND BY MEANS OF WELLS, THE SURFACE LOCATIONS OF WHICH SHALL BE ON OTHER LANDS, AS RESERVED IN DEED RECORDED AUGUST 21, 1964, IN BOOK D-2600, PAGE 212, OFFICIAL RECORDS.

PARCEL 8:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND A RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE AND MAINTAIN AND REPAIR A ROADWAY IN, ON, OVER AND ACROSS THAT PORTION OF SECTION TEN (10), TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, (EXCEPT THOSE PORTIONS LYING WITHIN THE BOUNDARIES OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN), IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH LIES WITHIN A STRIP OF LAND 30 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, DISTANT THEREON NORTH 00° 41' 48" WEST, 586.70 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER; THENCE

1ST: SOUTH 83° 09' 27" EAST, 323.82 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

2ND: EASTERLY THROUGH A CENTRAL ANGLE OF 10° 34' 38" AN ARC DISTANCE OF 36.92 FEET; THENCE TANGENT TO SAID CURVE,

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3RD: SOUTH 72° 34' 49" EAST, 705.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

4TH: EASTERLY THROUGH A CENTRAL ANGLE OF 54° 02' 07", AN ARC DISTANCE OF 188.62 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID REVERSE CURVE,

5TH: EASTERLY THROUGH A CENTRAL ANGLE OF 71° 27' 33", AN ARC DISTANCE OF 74.83 FEET; THENCE TANGENT TO SAID REVERSE CURVE,

6TH: SOUTH 55° 09' 24" EAST, 28.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

7TH: EASTERLY THROUGH A CENTRAL ANGLE OF 71° 11' 57", AN ARC DISTANCE OF 74.56 FEET; THENCE TANGENT TO SAID CURVE,

8TH: NORTH 53° 38' 39" EAST, 135.42 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

9TH: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 7° 56' 21", AN ARC DISTANCE OF 27.71 FEET; THENCE TANGENT TO SAID CURVE,

10TH: NORTH 45° 42' 18" EAST, 137.15 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

11TH: EASTERLY THROUGH A CENTRAL ANGLE OF 70° 19' 36", AN ARC DISTANCE OF 61.37 FEET; THENCE TANGENT TO SAID CURVE,

12TH: SOUTH 63° 58' 06" EAST, 35.49 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

13TH: EASTERLY THROUGH A CENTRAL ANGLE OF 39° 02' 09", AN ARC DISTANCE OF 85.16 FEET; THENCE TANGENT TO SAID CURVE,

14TH: NORTH 76° 59' 45" EAST, 92.21 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

15TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 64° 17' 23", AN ARC DISTANCE OF 67.32 FEET; THENCE TANGENT TO SAID CURVE,

16TH: SOUTH 38° 42' 52" EAST, 9.83 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

17TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 22° 49' 16", AN ARC DISTANCE OF 49.79 FEET; THENCE TANGENT TO SAID CURVE,

18TH: SOUTH 61° 32' 08" EAST, 24.29 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

19TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 21° 08' 33", AN ARC DISTANCE OF 46.13 FEET; THENCE TANGENT TO SAID CURVE,

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20TH: SOUTH 40° 23' 35" EAST, 28.70 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 35 FEET; THENCE ALONG SAID CURVE,

21ST: SOUTHEASTERLY, EASTERLY, NORTHEASTERLY AND NORTHERLY THROUGH A CENTRAL ANGLE OF 145° 08' 45", AN ARC DISTANCE OF 88.66 FEET; THENCE TANGENT TO SAID CURVE,

22ND: NORTH 05° 32' 20" WEST, 152.71 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30 FEET; THENCE ALONG SAID CURVE,

23RD: NORTHERLY, NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 145° 59' 27", AN ARC DISTANCE OF 76.44 FEET; THENCE TANGENT TO SAID CURVE,

24TH: SOUTH 39° 32' 53" EAST, 73.79 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

25TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 54° 47' 42", AN ARC DISTANCE OF 47.82 FEET; THENCE TANGENT TO SAID CURVE,

26TH: NORTH 85° 39' 25" EAST, 86.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

27TH: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 43° 18' 24", AN ARC DISTANCE OF 45.35 FEET; THENCE TANGENT TO SAID CURVE,

28TH: NORTH 42° 21' 01" EAST, 44.16 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

29TH: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 24° 25' 37", AN ARC DISTANCE OF 42.63 FEET; THENCE TANGENT TO SAID CURVE,

30TH: NORTH 66° 46' 38" EAST, 264.68 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 90 FEET; THENCE ALONG SAID CURVE,

31ST: EASTERLY TO THE INTERSECTION WITH THE NORTHWESTERLY LINE OF STUNT ROAD (60 FEET WIDE).

THE SIDE LINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE WESTERLY IN SAID EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 9 AND EASTERLY IN SAID NORTHWESTERLY LINE OF STUNT ROAD.

BECAUSE THE ABOVE DESCRIBED EASEMENT IS LOCATED IN A MOUNTAIN AREA ANY 30 FOOT WIDE ROAD CONSTRUCTED WOULD REQUIRE CUTS AND FILLS OUTSIDE OF THE BOUNDARIES OF THE EASEMENT AS DESCRIBED HEREIN. THEREFORE, ANY AND ALL SLOPE EASEMENTS THAT WOULD BE REQUIRED TO ACCOMMODATE THE CUTS AND FILLS REQUIRED TO CONSTRUCT A ROAD WITHIN THE BOUNDARIES OF THE ROAD EASEMENT AS DESCRIBED ARE ALSO PART OF THE EASEMENT.

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PARCEL 9:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND A RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE, MAINTAIN AND REPAIR A ROADWAY IN, ON, OVER AND ACROSS THAT PORTION OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH LIES WITHIN A STRIP OF LAND 30 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 9 DISTANT THEREON NORTH 00° 41' 48" EAST, 586.70 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE,

1ST : NORTH 83° 09' 27" WEST, 46.58 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 80 FEET; THENCE ALONG SAID CURVE,

2ND : NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 41° 22' 36", AN ARC DISTANCE OF 57.77 FEET; THENCE TANGENT TO SAID CURVE,

3RD : NORTH 41° 46' 51" WEST, 84.26 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 25 FEET; THENCE ALONG SAID CURVE,

4TH : NORTHWESTERLY, WESTERLY, SOUTHWESTERLY AND SOUTHERLY, THROUGH A CENTRAL ANGLE OF 147° 35' 21", AN ARC DISTANCE OF 64.40 FEET; THENCE TANGENT TO SAID CURVE,

5TH : SOUTH 9° 22' 12" EAST, 153.78 FEET; THENCE,

6TH : SOUTH 61° 29' 26" WEST, 134.21 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 25 FEET; THENCE ALONG SAID CURVE,

7TH : SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 83° 58' 25", AN ARC DISTANCE OF 36.64 FEET; THENCE TANGENT TO SAID CURVE,

8TH : NORTH 34° 32' 09" WEST, 50.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

9TH : NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 41° 41' 32", AN ARC DISTANCE OF 36.38 FEET; THENCE TANGENT TO SAID CURVE,

10TH : NORTH 76° 13' 41" WEST, 77.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 300 FEET; THENCE ALONG SAID CURVE,

11TH : NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 21° 46' 22", AN ARC DISTANCE OF 114.00 FEET; THENCE TANGENT TO SAID CURVE,

12TH : NORTH 54° 27' 19" WEST, 99.08 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 35 FEET; THENCE ALONG SAID CURVE,

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13TH : WESTERLY, THROUGH A CENTRAL ANGLE OF 54° 39' 51", AN ARC DISTANCE OF 33.39 FEET; THENCE TANGENT TO SAID CURVE,

14TH : SOUTH 70° 52' 50" WEST, 65.37 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

15TH : WESTERLY, THROUGH A CENTRAL ANGLE OF 40° 50' 30", AN ARC DISTANCE OF 71.28 FEET; THENCE TANGENT TO SAID CURVE,

16TH : NORTH 68° 16' 40" WEST, 148.81 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

17TH : WESTERLY, THROUGH A CENTRAL ANGLE OF 59° 15' 21", AN ARC DISTANCE OF 103.42 FEET; THENCE TANGENT TO SAID CURVE,

18TH: SOUTH 52° 27' 58" WEST, 112.06 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

19TH: SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 26° 07' 37", AN ARC DISTANCE OF 45.61 FEET; THENCE TANGENT TO SAID CURVE,

20TH: SOUTH 26° 20' 01" WEST, 32.22 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

21ST: SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 24° 56' 28", AN ARC DISTANCE OF 43.53 FEET; THENCE TANGENT TO SAID CURVE,

22ND: SOUTH 51° 16' 29" WEST, 97.59 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

23RD: SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 14° 24' 17", AN ARC DISTANCE OF 25.14 FEET TO THE WESTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 9.

THE SIDE LINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE EASTERLY IN SAID EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER.

PARCEL 10:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND A RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE, MAINTAIN AND REPAIR A ROADWAY IN, ON, OVER AND ACROSS THOSE PORTIONS OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH LIES WITHIN A STRIP OF LAND 30 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, DISTANT THEREON NORTH 00° 41' 48" EAST, 586.70 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER; THENCE,

1ST: SOUTH 83° 09' 27" EAST, 323.82 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

18

20
2ND: EASTERLY THROUGH A CENTRAL ANGLE OF 10° 34' 38", AN ARC DISTANCE OF 36.92 FEET;
THENCE TANGENT TO SAID CURVE,

3RD: SOUTH 72° 34' 49" EAST, 705.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
NORTHERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

4TH: EASTERLY THROUGH A CENTRAL ANGLE OF 54° 02' 07", AN ARC DISTANCE OF 188.62 FEET
TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID
REVERSE CURVE,

5TH: EASTERLY THROUGH A CENTRAL ANGLE OF 71° 27' 33", AN ARC DISTANCE OF 74.83 FEET;
THENCE TANGENT TO SAID REVERSE CURVE,

6TH: SOUTH 55° 09' 24" EAST, 28.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
NORTHERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

7TH: EASTERLY THROUGH A CENTRAL ANGLE OF 71° 11' 57", AN ARC DISTANCE OF 74.56 FEET;
THENCE TANGENT TO SAID CURVE,

8TH: NORTH 53° 38' 39" EAST, 135.42 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
NORTHWESTERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

9TH: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 7° 56' 21", AN ARC DISTANCE OF 27.71
FEET; THENCE TANGENT TO SAID CURVE,

10TH: NORTH 45° 42' 18" EAST, 137.15 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
SOUTHERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

11TH: EASTERLY THROUGH A CENTRAL ANGLE OF 70° 19' 36", AN ARC DISTANCE OF 61.37 FEET;
THENCE TANGENT TO SAID CURVE,

12TH: SOUTH 63° 58' 06" EAST, 35.49 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
NORTHERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

13TH: EASTERLY THROUGH A CENTRAL ANGLE OF 39° 02' 09", AN ARC DISTANCE OF 85.16 FEET;
THENCE TANGENT TO SAID CURVE,

14TH: NORTH 76° 59' 45" EAST, 92.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE
SOUTHWESTERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

15TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 64° 17' 23", AN ARC DISTANCE OF 67.32
FEET; THENCE TANGENT TO SAID CURVE,

16TH: SOUTH 38° 42' 52" EAST, 9.83 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
NORTHEASTERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

17TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 22° 49' 16", AN ARC DISTANCE OF 49.79
FEET; THENCE TANGENT TO SAID CURVE,

18TH: SOUTH 61° 32' 08" EAST, 24.29 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
SOUTHWESTERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

19TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 21° 08' 33", AN ARC DISTANCE OF 48.13
FEET; THENCE TANGENT TO SAID CURVE,

19

20TH: SOUTH 40° 23' 35" EAST, 28.70 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 35 FEET; THENCE ALONG SAID CURVE,

21ST: SOUTHEASTERLY, EASTERLY, NORTHEASTERLY AND NORTHERLY THROUGH A CENTRAL ANGLE OF 145° 08' 45", AN ARC DISTANCE OF 88.66 FEET; THENCE TANGENT TO SAID CURVE,

22ND: NORTH 5° 32' 20" WEST, 152.71 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30 FEET; THENCE ALONG SAID CURVE,

23RD: NORTHERLY, NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 145° 59' 27", AN ARC DISTANCE OF 76.44 FEET; THENCE TANGENT TO SAID CURVE,

24TH: SOUTH 39° 32' 53" EAST, 73.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

25TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 54° 47' 42", AN ARC DISTANCE OF 47.82 FEET; THENCE TANGENT TO SAID CURVE,

26TH: NORTH 85° 39' 25" EAST, 86.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE

27TH: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 43° 18' 24", AN ARC DISTANCE OF 45.35 FEET; THENCE TANGENT TO SAID CURVE,

28TH: NORTH 42° 21' 01" EAST, 44.16 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

29TH: NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 24° 25' 37", AN ARC DISTANCE OF 42.63 FEET; THENCE TANGENT TO SAID CURVE,

30TH: NORTH 66° 46' 38" EAST, 264.66 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 90 FEET, THENCE ALONG SAID CURVE,

31ST: EASTERLY TO THE INTERSECTION WITH THE NORTHWESTERLY LINE OF STUNT ROAD (60 FEET WIDE).

THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE WESTERLY IN SAID EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 9 AND EASTERLY IN SAID SOUTHWESTERLY LINE OF STUNT ROAD.

BECAUSE THE ABOVE EASEMENT IS LOCATED IN A MOUNTAIN AREA ANY 30 FOOT WIDE ROAD THAT IS CONSTRUCTED WOULD REQUIRE CUTS AND FILLS OUTSIDE OF THE BOUNDARIES OF THE EASEMENT AS DESCRIBED HEREIN. THEREFORE, THE GRANTORS HEREBY GRANT ANY AND ALL SLOPE EASEMENTS THAT WOULD BE REQUIRED TO ACCOMMODATE THE CUTS AND FILLS NECESSARY TO CONSTRUCT A ROAD WITHIN THE BOUNDARIES OF THE ROAD EASEMENT AS DESCRIBED.

PARCEL 11:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE, MAINTAIN AND REPAIR A ROADWAY, IN, ON OVER AND ACROSS THOSE PORTIONS OF THE SOUTHWEST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH LIES WITHIN A STRIP OF LAND 30 FEET WIDE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 9 DISTANT THEREON NORTH 00° 41' 48" EAST, 586.70 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE,

1ST: NORTH 83° 09' 27" WEST, 46.56 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 80 FEET; THENCE ALONG SAID CURVE,

2ND: NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 41° 22' 36", AN ARC DISTANCE OF 57.77 FEET; THENCE TANGENT TO SAID CURVE,

3RD: NORTH 41° 46' 51" WEST, 84.26 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 25 FEET; THENCE ALONG SAID CURVE,

4TH: NORTHWESTERLY, WESTERLY, SOUTHWESTERLY AND SOUTHERLY, THROUGH A CENTRAL ANGLE OF 147° 35' 21", AN ARC DISTANCE OF 64.40 FEET; THENCE TANGENT TO SAID CURVE,

5TH: SOUTH 9° 22' 12" EAST, 153.78 FEET; THENCE,

6TH: SOUTH 61° 29' 26" WEST, 134.21 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 25 FEET; THENCE ALONG SAID CURVE,

7TH: SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 83° 58' 25", AN ARC DISTANCE OF 36.64 FEET; THENCE TANGENT TO SAID CURVE,

8TH: NORTH 34° 32' 09" WEST, 50.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

9TH: NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 41° 41' 32", AN ARC DISTANCE OF 36.38 FEET; THENCE TANGENT TO SAID CURVE,

10TH: NORTH 76° 13' 41" WEST, 77.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 300 FEET; THENCE ALONG SAID CURVE,

11TH: NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 21° 46' 22", AN ARC DISTANCE OF 114.00 FEET; THENCE TANGENT TO SAID CURVE,

12TH: NORTH 54° 27' 19" WEST, 99.08 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 35 FEET; THENCE ALONG SAID CURVE,

13TH: WESTERLY, THROUGH A CENTRAL ANGLE OF 54° 39' 51", AN ARC DISTANCE OF 33.39 FEET; THENCE TANGENT TO SAID CURVE,

21

14TH: SOUTH 70° 52' 50" WEST, 65.37 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

15TH: WESTERLY, THROUGH A CENTRAL ANGLE OF 40° 50' 30", AN ARC DISTANCE OF 71.28 FEET; THENCE TANGENT TO SAID CURVE,

16TH: NORTH 68° 16' 40" WEST, 148.81 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

17TH: WESTERLY, THROUGH A CENTRAL ANGLE OF 59° 15' 21", AN ARC DISTANCE OF 103.42 FEET; THENCE TANGENT TO SAID CURVE,

18TH: SOUTH 52° 27' 58" WEST, 112.06 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

19TH: SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 26° 07' 57", AN ARC DISTANCE OF 45.61 FEET; THENCE TANGENT TO SAID CURVE,

20TH: SOUTH 26° 20' 01" WEST, 32.22 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

21ST: SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 24° 56' 28", AN ARC DISTANCE OF 43.53 FEET; THENCE TANGENT TO SAID CURVE,

22ND: SOUTH 51° 16' 29" WEST, 97.59 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

23RD: SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 14° 24' 17", AN ARC DISTANCE OF 25.14 FEET TO THE WESTERLY LINE OF THE SOUTHWEST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 9.

THE SIDE LINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE WESTERLY IN SAID WESTERLY LINE. BECAUSE THE ABOVE ROAD AND UTILITY EASEMENT IS LOCATED IN A MOUNTAIN AREA, ANY 30 FOOT WIDE ROAD THAT IS CONSTRUCTED WOULD REQUIRE CUTS AND FILLS OUTSIDE OF THE BOUNDARIES OF THE EASEMENT AS DESCRIBED HEREIN. THEREFORE THE GRANTORS HEREBY GRANT ANY AND ALL SLOPE EASEMENTS THAT WOULD BE REQUIRED TO ACCOMMODATE THE CUTS AND FILLS NECESSARY TO CONSTRUCT A 30 FOOT WIDE ROAD WITHIN THE BOUNDARIES OF THE EASEMENT AS DESCRIBED.

PARCEL 12:

A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND A RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE, MAINTAIN AND REPAIR A ROADWAY IN, ON, OVER AND ACROSS THAT PORTION OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 9, T1S, R17W, SBMM, STATE OF CALIFORNIA, WHICH LINES WITHIN A STRIP OF LAND 60 FEET WIDE, LYING 15 FEET SOUTHWESTERLY AND 45 FEET NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID LAND DISTANT THEREON NORTH 89° 50' 18" EAST, 179.08 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 53° 34' 20" WEST TO THE WESTERLY LINE OF SAID LAND.

THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE SOUTHERLY IN SAID SOUTHERLY LINE WESTERLY IN SAID WESTERLY LINE.

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PARCEL 13:

A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND A RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE, MAINTAIN, AND REPAIR A ROADWAY IN, ON, OVER AND ACROSS THAT PORTION OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, STATE OF CALIFORNIA, WHICH LIES WITHIN A STRIP OF LAND 30 FEET WIDE, LYING 15 FEET ON EITHER SIDE OF THE FOLLOWING CENTERLINE:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID LAND DISTANT THEREON NORTH 89° 50' 18" EAST, 179.08 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 53° 34' 20" WEST, 185.93 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY, NORTHERLY, NORTHEASTERLY AND EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 141° 45' 21", AN ARC DISTANCE OF 61.85 FEET; THENCE TANGENT TO SAID CURVE, NORTH 88° 11' 01" EAST, 65.06 FEET; THENCE, SOUTH 73° 15' 08" EAST, 119.88 FEET; THENCE, SOUTH 86° 59' 57" EAST, 175.77 FEET; THENCE, SOUTH 54° 27' 52" EAST, 59.63 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 115.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE WESTERLY LINE OF THE EAST HALF OF THE EAST HALF OF SAID LAND AND THE TERMINUS OF SAID CENTERLINE.

THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE SOUTHERLY IN SAID SOUTHERLY LINE AND EASTERLY IN SAID WESTERLY LINE. EXCEPT FOR THOSE PORTIONS OF THE ABOVE DESCRIBED EASEMENT LYING OUTSIDE OF THE BOUNDARIES OF THE FOLLOWING DESCRIBED LAND: THE WEST ½ OF THE WEST ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 9, T1S, R17W, SBBM.

END OF LEGAL DESCRIPTION

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EXHIBIT B

COUNTY PROPERTY LEGAL DESCRIPTION

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EXHIBIT " B "

PARCEL 1:

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHERLY 30 FEET OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE AUGUST 31, 1896.

EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION WITH THE NORTHWESTERLY LINE OF STUNT ROAD, 60 FEET WIDE, AS SAID ROAD WAS FORMERLY KNOWN AS SADDLE PEAK ROAD, AS DESCRIBED IN THE DEED TO SAID COUNTY OF LOS ANGELES, RECORDED JUNE 18, 1941 AS INSTRUMENT NO. 1148 IN BOOK 18523 PAGE 105, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT OF BEGINNING BEING DISTANT ALONG SAID SOUTHERLY LINE NORTH 89° 44' 50" WEST 520.03 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION; THENCE ALONG SAID NORTHWESTERLY LINE NORTH 21° 16' 25" EAST 202.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 330 FEET AND A CENTRAL ANGLE OF 17° 52' 50"; THENCE NORTHEASTERLY ALONG SAID CURVE 102.98 FEET; THENCE TANGENT TO SAID CURVE NORTH 39° 09' 15" EAST 433.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 330 FEET AND A CENTRAL ANGLE OF 26° 36' 15"; THENCE NORTHEASTERLY ALONG SAID CURVE 153.23 FEET; THENCE TANGENT TO SAID CURVE NORTH 65° 45' 30" EAST 1.06 FEET TO THE EASTERLY LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID EASTERLY LINE SOUTH 0° 01' 20" EAST 708.09 FEET TO SAID SOUTHEAST CORNER OF SECTION 9; THENCE NORTH 89° 44' 50" WEST 520.03 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND A RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE, MAINTAIN AND REPAIR A ROADWAY IN, ON, OVER AND ACROSS THOSE PORTIONS OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 9, AND OF THE SOUTHWEST ¼ OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH LIES WITHIN A STRIP OF LAND 30 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, DISTANT THEREON NORTH 00° 41' 48" EAST, 586.70 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER; THENCE,

1ST: SOUTH 83° 09' 27" EAST, 323.82 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

LEGAL DESCRIPTION CONTINUED

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2ND: EASTERLY THROUGH A CENTRAL ANGLE OF 10° 34' 38", AN ARC DISTANCE OF 36.92 FEET;
THENCE TANGENT TO SAID CURVE,

3RD: SOUTH 72° 34' 49" EAST, 705.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
NORTHERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

4TH: EASTERLY THROUGH A CENTRAL ANGLE OF 54° 02' 07", AN ARC DISTANCE OF 188.62 FEET
TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID
REVERSE CURVE,

5TH: EASTERLY THROUGH A CENTRAL ANGLE OF 71° 27' 33", AN ARC DISTANCE OF 74.83 FEET;
THENCE TANGENT TO SAID REVERSE CURVE,

6TH: SOUTH 55° 09' 24" EAST, 28.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
NORTHERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

7TH: EASTERLY THROUGH A CENTRAL ANGLE OF 71° 11' 57", AN ARC DISTANCE OF 74.56 FEET;
THENCE TANGENT TO SAID CURVE,

8TH: NORTH 53° 38' 39" EAST, 135.42 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
NORTHWESTERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

9TH: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 7° 56' 21", AN ARC DISTANCE OF 27.71
FEET; THENCE TANGENT TO SAID CURVE,

10TH: NORTH 45° 42' 18" EAST, 137.15 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
SOUTHERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

11TH: EASTERLY THROUGH A CENTRAL ANGLE OF 70° 19' 36", AN ARC DISTANCE OF 61.37 FEET;
THENCE TANGENT TO SAID CURVE,

12TH: SOUTH 63° 58' 06" EAST, 35.49 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
NORTHERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

13TH: EASTERLY THROUGH A CENTRAL ANGLE OF 39° 02' 09", AN ARC DISTANCE OF 85.16 FEET;
THENCE TANGENT TO SAID CURVE,

14TH: NORTH 76° 59' 45" EAST, 92.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE
SOUTHWESTERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

15TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 64° 17' 23", AN ARC DISTANCE OF 67.32
FEET; THENCE TANGENT TO SAID CURVE,

16TH: SOUTH 38° 42' 52" EAST, 9.83 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
NORTHEASTERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

17TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 22° 49' 16", AN ARC DISTANCE OF 49.79
FEET; THENCE TANGENT TO SAID CURVE,

18TH: SOUTH 61° 32' 08" EAST, 24.29 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
SOUTHWESTERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

19TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 21° 08' 33", AN ARC DISTANCE OF 48.13
FEET; THENCE TANGENT TO SAID CURVE,

20TH: SOUTH 40° 23' 35" EAST 28.70 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE
NORTHERLY AND HAVING A RADIUS OF 35 FEET; THENCE ALONG SAID CURVE,

LEGAL DESCRIPTION CONTINUED

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21ST: SOUTHEASTERLY, EASTERLY, NORTHEASTERLY AND NORTHERLY THROUGH A CENTRAL ANGLE OF 145° 08' 45", AN ARC DISTANCE OF 88.66 FEET; THENCE TANGENT TO SAID CURVE,

22ND: NORTH 5° 32' 20" WEST, 152.71 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30 FEET; THENCE ALONG SAID CURVE,

23RD: NORTHERLY, NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 145° 59' 27", AN ARC DISTANCE OF 76.44 FEET; THENCE TANGENT TO SAID CURVE,

24TH: SOUTH 39° 32' 53" EAST, 73.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

25TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 54° 47' 42", AN ARC DISTANCE OF 47.82 FEET; THENCE TANGENT TO SAID CURVE,

26TH: NORTH 85° 39' 25" EAST, 86.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

27TH: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 43° 18' 24", AN ARC DISTANCE OF 45.35 FEET; THENCE TANGENT TO SAID CURVE,

28TH: NORTH 42° 21' 01" EAST, 44.16 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

29TH: NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 24° 25' 37", AN ARC DISTANCE OF 42.63 FEET; THENCE TANGENT TO SAID CURVE,

30TH: NORTH 66° 46' 38" EAST, 264.66 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 90 FEET, THENCE ALONG SAID CURVE,

31ST: EASTERLY TO THE INTERSECTION WITH THE NORTHWESTERLY LINE OF STUNT ROAD (60 FEET WIDE).

THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE WESTERLY IN SAID EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 9 AND EASTERLY IN SAID SOUTHWESTERLY LINE OF STUNT ROAD.

BECAUSE THE ABOVE EASEMENT IS LOCATED IN A MOUNTAIN AREA ANY 30 FOOT WIDE ROAD THAT IS CONSTRUCTED WOULD REQUIRE CUTS AND FILLS OUTSIDE OF THE BOUNDARIES OF THE EASEMENT AS DESCRIBED HEREIN. THEREFORE, THE GRANTORS HEREBY GRANT ANY AND ALL SLOPE EASEMENTS THAT WOULD BE REQUIRED TO ACCOMMODATE THE CUTS AND FILLS NECESSARY TO CONSTRUCT A ROAD WITHIN THE BOUNDARIES OF THE ROAD EASEMENT AS DESCRIBED.


PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE, MAINTAIN AND REPAIR A ROADWAY, IN, ON OVER AND ACROSS THOSE PORTIONS OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH LIES WITHIN A STRIP OF LAND 30 FEET WIDE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 9 DISTANT THEREON NORTH 00° 41' 48" EAST, 586.70 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE,

LEGAL DESCRIPTION CONTINUED

27

- 
- 1ST: NORTH 83° 09' 27" WEST, 46.56 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 80 FEET; THENCE ALONG SAID CURVE,
- 2ND: NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 41° 22' 36", AN ARC DISTANCE OF 57.77 FEET; THENCE TANGENT TO SAID CURVE,
- 3RD: NORTH 41° 46' 51" WEST, 84.26 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 25 FEET; THENCE ALONG SAID CURVE,
- 4TH: NORTHWESTERLY, WESTERLY, SOUTHWESTERLY AND SOUTHERLY, THROUGH A CENTRAL ANGLE OF 147° 35' 21", AN ARC DISTANCE OF 64.40 FEET; THENCE TANGENT TO SAID CURVE,
- 5TH: SOUTH 9° 22' 12" EAST, 153.78 FEET; THENCE,
- 6TH: SOUTH 61° 29' 26" WEST, 134.21 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 25 FEET; THENCE ALONG SAID CURVE,
- 7TH: SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 83° 58' 25", AN ARC DISTANCE OF 36.64 FEET; THENCE TANGENT TO SAID CURVE,
- 8TH: NORTH 34° 32' 09" WEST, 50.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,
- 9TH: NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 41° 41' 32", AN ARC DISTANCE OF 36.38 FEET; THENCE TANGENT TO SAID CURVE,
- 10TH: NORTH 76° 13' 41" WEST, 77.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 300 FEET; THENCE ALONG SAID CURVE,
- 11TH: NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 21° 46' 22", AN ARC DISTANCE OF 114.00 FEET; THENCE TANGENT TO SAID CURVE,
- 12TH: NORTH 54° 27' 19" WEST, 99.08 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 35 FEET; THENCE ALONG SAID CURVE,
- 13TH: WESTERLY, THROUGH A CENTRAL ANGLE OF 54° 39' 51", AN ARC DISTANCE OF 33.39 FEET; THENCE TANGENT TO SAID CURVE,
- 14TH: SOUTH 70° 52' 50" WEST, 65.37 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,
- 15TH: WESTERLY, THROUGH A CENTRAL ANGLE OF 40° 50' 30", AN ARC DISTANCE OF 71.28 FEET; THENCE TANGENT TO SAID CURVE,
- 16TH: NORTH 68° 16' 40" WEST, 148.81 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,
- 17TH: WESTERLY, THROUGH A CENTRAL ANGLE OF 59° 15' 21", AN ARC DISTANCE OF 103.42 FEET; THENCE TANGENT TO SAID CURVE,
- 18TH: SOUTH 52° 27' 58" WEST, 112.06 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,
- 19TH: SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 26° 07' 57", AN ARC DISTANCE OF 45.61 FEET; THENCE TANGENT TO SAID CURVE,

LEGAL DESCRIPTION CONTINUED

28

20TH: SOUTH 26° 20' 01" WEST, 32.22 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

30

21ST: SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 24° 56' 28", AN ARC DISTANCE OF 43.53 FEET; THENCE TANGENT TO SAID CURVE,

22ND: SOUTH 51° 16' 29" WEST, 97.59 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

23RD: SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 14° 24' 17", AN ARC DISTANCE OF 25.14 FEET TO THE WESTERLY LINE OF THE SOUTHEAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 9.

THE SIDE LINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE WESTERLY IN SAID WESTERLY LINE.

BECAUSE THE ABOVE ROAD AND UTILITY EASEMENT IS LOCATED IN A MOUNTAIN AREA, ANY 30 FOOT WIDE ROAD THAT IS CONSTRUCTED WOULD REQUIRE CUTS AND FILLS OUTSIDE OF THE BOUNDARIES OF THE EASEMENT AS DESCRIBED HEREIN. THEREFORE THE GRANTORS HEREBY GRANT ANY AND ALL SLOPE EASEMENTS THAT WOULD BE REQUIRED TO ACCOMMODATE THE CUTS AND FILLS NECESSARY TO CONSTRUCT A 30 FOOT WIDE ROAD WITHIN THE BOUNDARIES OF THE EASEMENT AS DESCRIBED.

END OF LEGAL DESCRIPTION

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EXHIBIT C

First Amendment to Declaration of Restrictive Covenants

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

State Coastal Conservancy
1330 Broadway, 13th Floor
Oakland, CA 94612
Attention: Elena Eger, Counsel

(Space Above This Line for Recorder's Use Only)
[Exempt from recording fee per Gov Code § 27383]

FIRST AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS

This First Amendment to the Declaration of Restrictive Covenants, recorded on the 8th day of December, 2011 as ^{Board Order} Document No. 2 in the Official Records of the County of Los Angeles (the "Declaration of Restrictive Covenants") is made this 22nd day of November, 2011, by the COUNTY OF LOS ANGELES, a California municipal corporation, ("County"), for the benefit of STATE COASTAL CONSERVANCY, an agency of the State of California ("Conservancy"), the STATE DEPARTMENT OF PARKS and RECREATION, as administrator of the Land and Water Conservation Act Funds, and the MOUNTAINS RESTORATION TRUST (the "MRT") and is made with specific reference to the following facts:

RECITALS

- A. The MRT, the Conservancy and the County are parties to the Declaration of Restrictive Covenants, which provides that after County purchases the property described in the attached Exhibit A (the "County Property"), the County shall record an amendment to the Declaration of Restrictive Covenants to restrict the County Property under the same terms and conditions contained in the Declaration of Restrictive Covenants.
- B. As contemplated by the parties, the County has acquired the County Property from the MRT.
- C. The County now desires to satisfy the requirements of the Declaration of Restrictive Covenants by recording this First Amendment to the Declaration of Restrictive Covenants against the County Property.

HOA 758702.1

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DECLARATIONS

NOW THEREFORE, the County hereby declares that the County Property shall be held, conveyed, mortgaged, encumbered, leased, rented, used, occupied, sold and improved subject to the restrictions contained in the Declaration of Restrictive Covenants.

IN WITNESS WHEREOF, the County executes this First Amendment to the Declaration of Restrictive Covenants on the date first set forth above.

COUNTY OF LOS ANGELES

SIGNATURE PAGE FOLLOWS

By: _____

Its:

State of California)
County of LOS ANGELES)

On DECEMBER 8, 2011 before me, IVONNE EVELYN UMANA, Notary Public
(insert name and title of the officer)

personally appeared LACHELLE SMITHERMAN

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Signature [Handwritten Signature]
Signature of Notary Public

(Seal)



COUNTY OF LOS ANGELES
a body politic and corporate

By Mike Antonovich
Mayor, Board of Supervisors



ATTEST:

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

By Lachelle Smithemas
Deputy

APPROVED AS TO FORM:

ANDREA SHERIDAN ORDIN
County Counsel

By Andrea Sheridan Ordin
Senior Deputy

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EXHIBIT A
COUNTY PROPERTY LEGAL DESCRIPTION

PARCEL 1:

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHERLY 30 FEET OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE AUGUST 31, 1896.

EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION WITH THE NORTHWESTERLY LINE OF STUNT ROAD, 60 FEET WIDE, AS SAID ROAD WAS FORMERLY KNOWN AS SADDLE PEAK ROAD, AS DESCRIBED IN THE DEED TO SAID COUNTY OF LOS ANGELES, RECORDED JUNE 18, 1941 AS INSTRUMENT NO. 1148 IN BOOK 18523 PAGE 105, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT OF BEGINNING BEING DISTANT ALONG SAID SOUTHERLY LINE NORTH 89° 44' 50" WEST 520.03 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION; THENCE ALONG SAID NORTHWESTERLY LINE NORTH 21° 16' 25" EAST 202.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 330 FEET AND A CENTRAL ANGLE OF 17° 52' 50"; THENCE NORTHEASTERLY ALONG SAID CURVE 102.98 FEET; THENCE TANGENT TO SAID CURVE NORTH 39° 09' 15" EAST 433.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 330 FEET AND A CENTRAL ANGLE OF 26° 36' 15"; THENCE NORTHEASTERLY ALONG SAID CURVE 153.23 FEET; THENCE TANGENT TO SAID CURVE NORTH 65° 45' 30" EAST 1.06 FEET TO THE EASTERLY LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID EASTERLY LINE SOUTH 0° 01' 20" EAST 708.09 FEET TO SAID SOUTHEAST CORNER OF SECTION 9; THENCE NORTH 89° 44' 50" WEST 520.03 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND A RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE, MAINTAIN AND REPAIR A ROADWAY IN, ON, OVER AND ACROSS THOSE PORTIONS OF THE SOUTH 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, AND OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH LIES WITHIN A STRIP OF LAND 30 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, DISTANT THEREON NORTH 00° 41' 48" EAST, 586.70 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER; THENCE,

1ST: SOUTH 83° 09' 27" EAST, 323.82 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

LEGAL DESCRIPTION CONTINUED

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2ND: EASTERLY THROUGH A CENTRAL ANGLE OF 10° 34' 38", AN ARC DISTANCE OF 36.92 FEET; THENCE TANGENT TO SAID CURVE,

3RD: SOUTH 72° 34' 49" EAST, 705.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

4TH: EASTERLY THROUGH A CENTRAL ANGLE OF 54° 02' 07", AN ARC DISTANCE OF 188.62 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID REVERSE CURVE,

5TH: EASTERLY THROUGH A CENTRAL ANGLE OF 71° 27' 33", AN ARC DISTANCE OF 74.83 FEET; THENCE TANGENT TO SAID REVERSE CURVE,

6TH: SOUTH 55° 09' 24" EAST, 28.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

7TH: EASTERLY THROUGH A CENTRAL ANGLE OF 71° 11' 57", AN ARC DISTANCE OF 74.56 FEET; THENCE TANGENT TO SAID CURVE,

8TH: NORTH 53° 38' 39" EAST, 135.42 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 200 FEET; THENCE ALONG SAID CURVE,

9TH: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 7° 56' 21", AN ARC DISTANCE OF 27.71 FEET; THENCE TANGENT TO SAID CURVE,

10TH: NORTH 45° 42' 18" EAST, 137.15 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

11TH: EASTERLY THROUGH A CENTRAL ANGLE OF 70° 19' 36", AN ARC DISTANCE OF 61.37 FEET; THENCE TANGENT TO SAID CURVE,

12TH: SOUTH 63° 58' 06" EAST, 35.49 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

13TH: EASTERLY THROUGH A CENTRAL ANGLE OF 39° 02' 09", AN ARC DISTANCE OF 85.16 FEET; THENCE TANGENT TO SAID CURVE,

14TH: NORTH 76° 59' 45" EAST, 92.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

15TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 64° 17' 23", AN ARC DISTANCE OF 67.32 FEET; THENCE TANGENT TO SAID CURVE,

16TH: SOUTH 38° 42' 52" EAST, 9.83 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

17TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 22° 49' 16", AN ARC DISTANCE OF 49.79 FEET; THENCE TANGENT TO SAID CURVE,

18TH: SOUTH 61° 32' 08" EAST, 24.29 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 125 FEET; THENCE ALONG SAID CURVE,

19TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 21° 08' 33", AN ARC DISTANCE OF 48.13 FEET; THENCE TANGENT TO SAID CURVE,

20TH: SOUTH 40° 23' 35" EAST 28.70 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 35 FEET; THENCE ALONG SAID CURVE,

LEGAL DESCRIPTION CONTINUED

33

35

21ST: SOUTHEASTERLY, EASTERLY, NORTHEASTERLY AND NORTHERLY THROUGH A CENTRAL ANGLE OF 145° 08' 45", AN ARC DISTANCE OF 88.66 FEET; THENCE TANGENT TO SAID CURVE,

22ND: NORTH 5° 32' 20" WEST, 152.71 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30 FEET; THENCE ALONG SAID CURVE,

23RD: NORTHERLY, NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 145° 59' 27", AN ARC DISTANCE OF 76.44 FEET; THENCE TANGENT TO SAID CURVE,

24TH: SOUTH 39° 32' 53" EAST, 73.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

25TH: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 54° 47' 42", AN ARC DISTANCE OF 47.82 FEET; THENCE TANGENT TO SAID CURVE,

26TH: NORTH 85° 39' 25" EAST, 86.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE,

27TH: NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 43° 18' 24", AN ARC DISTANCE OF 45.35 FEET; THENCE TANGENT TO SAID CURVE,

28TH: NORTH 42° 21' 01" EAST, 44.16 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

29TH: NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 24° 25' 37", AN ARC DISTANCE OF 42.63 FEET; THENCE TANGENT TO SAID CURVE,

30TH: NORTH 66° 46' 38" EAST, 264.66 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 90 FEET, THENCE ALONG SAID CURVE,

31ST: EASTERLY TO THE INTERSECTION WITH THE NORTHWESTERLY LINE OF STUNT ROAD (60 FEET WIDE).

THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE WESTERLY IN SAID EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 9 AND EASTERLY IN SAID SOUTHWESTERLY LINE OF STUNT ROAD.

BECAUSE THE ABOVE EASEMENT IS LOCATED IN A MOUNTAIN AREA ANY 30 FOOT WIDE ROAD THAT IS CONSTRUCTED WOULD REQUIRE CUTS AND FILLS OUTSIDE OF THE BOUNDARIES OF THE EASEMENT AS DESCRIBED HEREIN. THEREFORE, THE GRANTORS HEREBY GRANT ANY AND ALL SLOPE EASEMENTS THAT WOULD BE REQUIRED TO ACCOMMODATE THE CUTS AND FILLS NECESSARY TO CONSTRUCT A ROAD WITHIN THE BOUNDARIES OF THE ROAD EASEMENT AS DESCRIBED.

PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, USE, MAINTAIN AND REPAIR A ROADWAY, IN, ON OVER AND ACROSS THOSE PORTIONS OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH LIES WITHIN A STRIP OF LAND 30 FEET WIDE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 9 DISTANT THEREON NORTH 00° 41' 48" EAST, 586.70 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE,

LEGAL DESCRIPTION CONTINUED

34

1ST: NORTH 83° 09' 27" WEST, 46.56 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 80 FEET; THENCE ALONG SAID CURVE,

2ND: NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 41° 22' 36", AN ARC DISTANCE OF 57.77 FEET; THENCE TANGENT TO SAID CURVE,

3RD: NORTH 41° 46' 51" WEST, 84.26 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 25 FEET; THENCE ALONG SAID CURVE,

4TH: NORTHWESTERLY, WESTERLY, SOUTHWESTERLY AND SOUTHERLY, THROUGH A CENTRAL ANGLE OF 147° 35' 21", AN ARC DISTANCE OF 64.40 FEET; THENCE TANGENT TO SAID CURVE,

5TH: SOUTH 9° 22' 12" EAST, 153.78 FEET; THENCE,

6TH: SOUTH 61° 29' 26" WEST, 134.21 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 25 FEET; THENCE ALONG SAID CURVE,

7TH: SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 83° 58' 25", AN ARC DISTANCE OF 36.64 FEET; THENCE TANGENT TO SAID CURVE,

8TH: NORTH 34° 32' 09" WEST, 50.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE,

9TH: NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 41° 41' 32", AN ARC DISTANCE OF 36.38 FEET; THENCE TANGENT TO SAID CURVE,

10TH: NORTH 76° 13' 41" WEST, 77.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 300 FEET; THENCE ALONG SAID CURVE,

11TH: NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 21° 46' 22", AN ARC DISTANCE OF 114.00 FEET; THENCE TANGENT TO SAID CURVE,

12TH: NORTH 54° 27' 19" WEST, 99.08 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 35 FEET; THENCE ALONG SAID CURVE,

13TH: WESTERLY, THROUGH A CENTRAL ANGLE OF 54° 39' 51", AN ARC DISTANCE OF 33.39 FEET; THENCE TANGENT TO SAID CURVE,

14TH: SOUTH 70° 52' 50" WEST, 65.37 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

15TH: WESTERLY, THROUGH A CENTRAL ANGLE OF 40° 50' 30", AN ARC DISTANCE OF 71.28 FEET; THENCE TANGENT TO SAID CURVE,

16TH: NORTH 68° 16' 40" WEST, 148.81 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

17TH: WESTERLY, THROUGH A CENTRAL ANGLE OF 59° 15' 21", AN ARC DISTANCE OF 103.42 FEET; THENCE TANGENT TO SAID CURVE,

18TH: SOUTH 52° 27' 58" WEST, 112.06 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

19TH: SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 26° 07' 57", AN ARC DISTANCE OF 45.61 FEET; THENCE TANGENT TO SAID CURVE,

LEGAL DESCRIPTION CONTINUED

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20TH: SOUTH 26° 20' 01" WEST, 32.22 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

21ST: SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 24° 56' 28", AN ARC DISTANCE OF 43.53 FEET; THENCE TANGENT TO SAID CURVE,

22ND: SOUTH 51° 16' 29" WEST, 97.59 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 100 FEET; THENCE ALONG SAID CURVE,

23RD: SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 14° 24' 17", AN ARC DISTANCE OF 25.14 FEET TO THE WESTERLY LINE OF THE SOUTHEAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 9.

THE SIDE LINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE WESTERLY IN SAID WESTERLY LINE.

BECAUSE THE ABOVE ROAD AND UTILITY EASEMENT IS LOCATED IN A MOUNTAIN AREA, ANY 30 FOOT WIDE ROAD THAT IS CONSTRUCTED WOULD REQUIRE CUTS AND FILLS OUTSIDE OF THE BOUNDARIES OF THE EASEMENT AS DESCRIBED HEREIN. THEREFORE THE GRANTORS HEREBY GRANT ANY AND ALL SLOPE EASEMENTS THAT WOULD BE REQUIRED TO ACCOMMODATE THE CUTS AND FILLS NECESSARY TO CONSTRUCT A 30 FOOT WIDE ROAD WITHIN THE BOUNDARIES OF THE EASEMENT AS DESCRIBED.

END OF LEGAL DESCRIPTION

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