

# TRACT NO. 41727

IN THE UNINCORPORATED TERRITORY OF LOS ANGELES COUNTY  
 STATE OF CALIFORNIA  
 BEING A SUBDIVISION OF PARCEL 2 PARCEL MAP NO. 10823 AS PER  
 MAP FILED IN BOOK III PAGES 5 TO 7 OF PARCEL MAPS IN THE  
 OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FILED  
 AT RECORDER'S OFFICE  
 SEP 13 1985  
 31 2 P.M.  
 IN BOOK 1057  
 AT PAGE 53  
 OF MAPS  
 LOS ANGELES COUNTY, CA.  
 Carlo Audway  
 FEE \$ 10.-

85-106854  
 85-106851

MAP & GRANT

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION. WE HEREBY GRANT TO LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 29 AN EASEMENT FOR WATER PIPELINES AND INGRESS AND EGRESS PURPOSES SO DESIGNATED ON SAID MAP AND THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, AND USE SAID PIPELINES, AND APPURTENANT STRUCTURES, IN AND ACROSS SAID EASEMENT SHOWN ON SAID MAP TOGETHER WITH THE RIGHT TO ENTER UPON AND TO PASS AND REPASS OVER AND ALONG SAID EASEMENT AND RIGHT-OF-WAY AND TO DEPOSIT TOOLS, IMPLEMENTS, AND OTHER MATERIALS THEREON BY SAID DISTRICT, ITS OFFICERS, AGENTS AND EMPLOYEES, AND BY ANY CONTRACTOR, HIS AGENTS AND EMPLOYEES ENGAGED BY SAID DISTRICT WHENEVER NECESSARY FOR THE PURPOSES ABOVE SET FORTH.

AND WHEREVER  
 B.F.S. PARTNERSHIP (OWNER)

Charles H. Stern  
 CHARLES H. STERN, PARTNER

Joanne F. Stern  
 JOANNE F. STERN (OWNER)

Charles H. Stern  
 CHARLES H. STERN (OWNER)

BY: Charles H. Stern  
 CHARLES H. STERN  
 ATTORNEY-IN-FACT

Leonard Gilman  
 LEONARD GILMAN (OWNER)

Lee Gilman  
 LEE GILMAN (OWNER)

BY: Charles H. Stern  
 CHARLES H. STERN  
 ATTORNEY-IN-FACT

BY: Charles H. Stern  
 CHARLES H. STERN  
 ATTORNEY-IN-FACT

Arthur Malin  
 ARTHUR MALIN (OWNER)

Naomi Malin  
 NAOMI MALIN (OWNER)

BY: Charles H. Stern  
 CHARLES H. STERN  
 ATTORNEY-IN-FACT

BY: Charles H. Stern  
 CHARLES H. STERN  
 ATTORNEY-IN-FACT

ESTELLE GROSSBLAT, OWNER AND AS EXECUTRIX OF THE ESTATE OF JACK GROSSBLAT, DECEASED, LOS ANGELES COUNTY SUPERIOR COURT CASE NO. 659341, PURSUANT TO ORDER OF THE COURT DATED OCTOBER 9, 1980, OWNER

Estelle Grossblat  
 ESTELLE GROSSBLAT

BY: Charles H. Stern  
 CHARLES H. STERN  
 ATTORNEY-IN-FACT

DOROTHY FREEMAN SUCCESSOR TRUSTEE OF THE FREEMAN FAMILY TRUST, DATED JULY 27, 1978.

Dorothy Freeman  
 DOROTHY FREEMAN, TRUSTEE

BY: Charles H. Stern  
 CHARLES H. STERN  
 ATTORNEY-IN-FACT

THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTIONS 66436 (c) (1) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IS CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

THE STATE OF CALIFORNIA FOR SLOPE PURPOSES BY DEED RECORDED IN BOOK 15228 PAGE 342, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

THE ADAMSON COMPANIES, A GENERAL PARTNERSHIP FOR UTILITY PURPOSES BY DEED RECORDED DECEMBER 1, 1939, AS INSTRUMENT NO. 688, IN BOOK 17121 PAGE 43, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

GENERAL TELEPHONE COMPANY OF CALIFORNIA, A CORPORATION, FORMERLY ASSOCIATED TELEPHONE COMPANY, LTD. FOR POLE LINES PURPOSES PER AGREEMENT RECORDED MARCH 12, 1940, AS INSTRUMENT NO. 902, IN BOOK 17146 PAGE 339 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR PUBLIC UTILITY PURPOSES BY DEED RECORDED OCTOBER 4, 1949, AS INSTRUMENT NO. 2359 IN BOOK 31152 PAGE 159 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

DENNIS CORDELL, FOR INGRESS AND EGRESS PURPOSES BY DEED RECORDED IN BOOK 32123 PAGE 300, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, SUCCESSOR BY MERGER TO SOUTHERN COUNTIES GAS COMPANY FOR PIPE LINE PURPOSES BY DEED RECORDED FEBRUARY 27, 1958, AS INSTRUMENT NO. 3741, IN BOOK D-27 PAGE 491 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

COUNTY OF LOS ANGELES, FOR SLOPE PURPOSES AS DEDICATED ON MAP OF PARCEL MAP NO. 10823, IN BOOK 111 PAGES 5 TO 7 INCLUSIVE OF PARCEL MAPS.

COLLEEN PHILLIPS, ET AL, OWNERS OF EASEMENT FOR PEDESTRIAN ACCESS TO AND FROM THE BEACH AS CREATED BY DEED RECORDED SEPTEMBER 25, 1979, AS INSTRUMENT NO. 79-1065358, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY AND BY OTHER DEEDS OF RECORD. (IT IS IMPRACTICAL TO DETERMINE THE PRESENT OWNERSHIP THEREOF).

**PORTIONS OF LOTS 2, 3 & 4 ARE SUBJECT TO FLOOD HAZARD.**

### ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA; THAT THIS FINAL MAP, CONSISTING OF 3 SHEETS IS A TRUE AND COMPLETE SURVEY AS SHOWN, AND WAS MADE BY ME OR UNDER MY DIRECTION ON JANUARY 9, 1984; THAT THE MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

James T. Emerson  
 JAMES T. EMERSON, R.C.E. NO. 16531

### BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON BEARING NORTH 87°39' 55" EAST OF THE CENTERLINE OF PACIFIC COAST HIGHWAY AS SHOWN ON MAP OF TRACT NO. 22886 RECORDED IN BOOK 604 PAGES 20 TO 22 OF MAPS RECORDED OF LOS ANGELES COUNTY.

STATE OF CALIFORNIA )  
 COUNTY OF LOS ANGELES ) SS.

ON THIS 19<sup>th</sup> DAY OF April, 1985, BEFORE ME B. Malekpour A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CHARLES H. STERN, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS ONE OF THE PARTNERS OF B.F.S. PARTNERSHIP, THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

B. Malekpour  
 NOTARY PUBLIC



STATE OF CALIFORNIA )  
 COUNTY OF LOS ANGELES ) SS.

ON THIS 19<sup>th</sup> DAY OF April, 1985, BEFORE ME B. Malekpour A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CHARLES H. STERN, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

B. Malekpour  
 NOTARY PUBLIC



### CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY THAT THE INTEREST IN REAL PROPERTY CONVEYED BY THE WITHIN DEED OR GRANT TO LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 29, A GOVERNMENTAL AGENCY, IS HEREBY ACCEPTED AND THE GRANTEE CONSENTS TO THE RECORDATION THEREOF.

September 13, 1985  
 DATE

COUNTY ENGINEER  
Kenneth R. Putnam  
 DEPUTY COUNTY ENGINEER

STATE OF CALIFORNIA )  
 COUNTY OF LOS ANGELES ) SS.

ON THIS 19<sup>th</sup> DAY OF April, 1985, BEFORE ME B. Malekpour A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CHARLES H. STERN, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AS THE ATTORNEY IN FACT OF DOROTHY FREEMAN, KNOWN TO ME TO BE THE TRUSTEE OF THE TRUST THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE TRUST, AND HE DULY ACKNOWLEDGED TO ME THAT HE SUBSCRIBED THE NAME OF DOROTHY FREEMAN, THERETO AS PRINCIPAL AND HIS OWN NAME AS ATTORNEY IN FACT AND ACKNOWLEDGED TO ME THAT SUCH TRUST EXECUTED THE SAME.

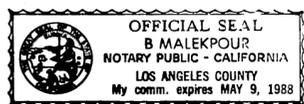
B. Malekpour  
 NOTARY PUBLIC



STATE OF CALIFORNIA )  
 COUNTY OF LOS ANGELES ) SS.

ON THIS 19<sup>th</sup> DAY OF April, 1985, BEFORE ME B. Malekpour A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CHARLES H. STERN, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AS THE ATTORNEY IN FACT OF ESTELLE GROSSBLAT KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS EXECUTRIX OF THE ESTATE OF JACK GROSSBLAT, DECEASED AND ACKNOWLEDGED TO ME THAT PURSUANT TO AN ORDER OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF LOS ANGELES, IN CASE NO. 659341, HE SIGNED AND EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID ESTATE AND HE DULY ACKNOWLEDGED TO ME THAT HE SUBSCRIBED THE NAME OF ESTELLE GROSSBLAT, HERETO AS PRINCIPAL AND HIS OWN NAME AS ATTORNEY IN FACT AND ACKNOWLEDGED TO ME THAT SUCH EXECUTRIX EXECUTED THE SAME.

B. Malekpour  
 NOTARY PUBLIC



STATE OF CALIFORNIA )  
 COUNTY OF LOS ANGELES ) SS.

ON THIS 19<sup>th</sup> DAY OF April, 1985, BEFORE ME B. Malekpour A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CHARLES H. STERN, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AS THE ATTORNEY IN FACT OF JOANNE F. STERN, ESTELLE GROSSBLAT, LEONARD GILMAN, LEE GILMAN, ARTHUR MALIN AND NAOMI MALIN AND ACKNOWLEDGED TO ME THAT HE SUBSCRIBED THE NAMES OF JOANNE F. STERN, ESTELLE GROSSBLAT, LEONARD GILMAN, LEE GILMAN, ARTHUR MALIN AND NAOMI MALIN THERETO AS PRINCIPALS AND HIS OWN NAME AS ATTORNEY IN FACT.

B. Malekpour  
 NOTARY PUBLIC



114-037

SCALE: 1" = 40'

SHEET 2 OF 3 SHEETS

# TRACT NO. 41727

IN THE UNINCORPORATED TERRITORY OF LOS ANGELES COUNTY  
STATE OF CALIFORNIA

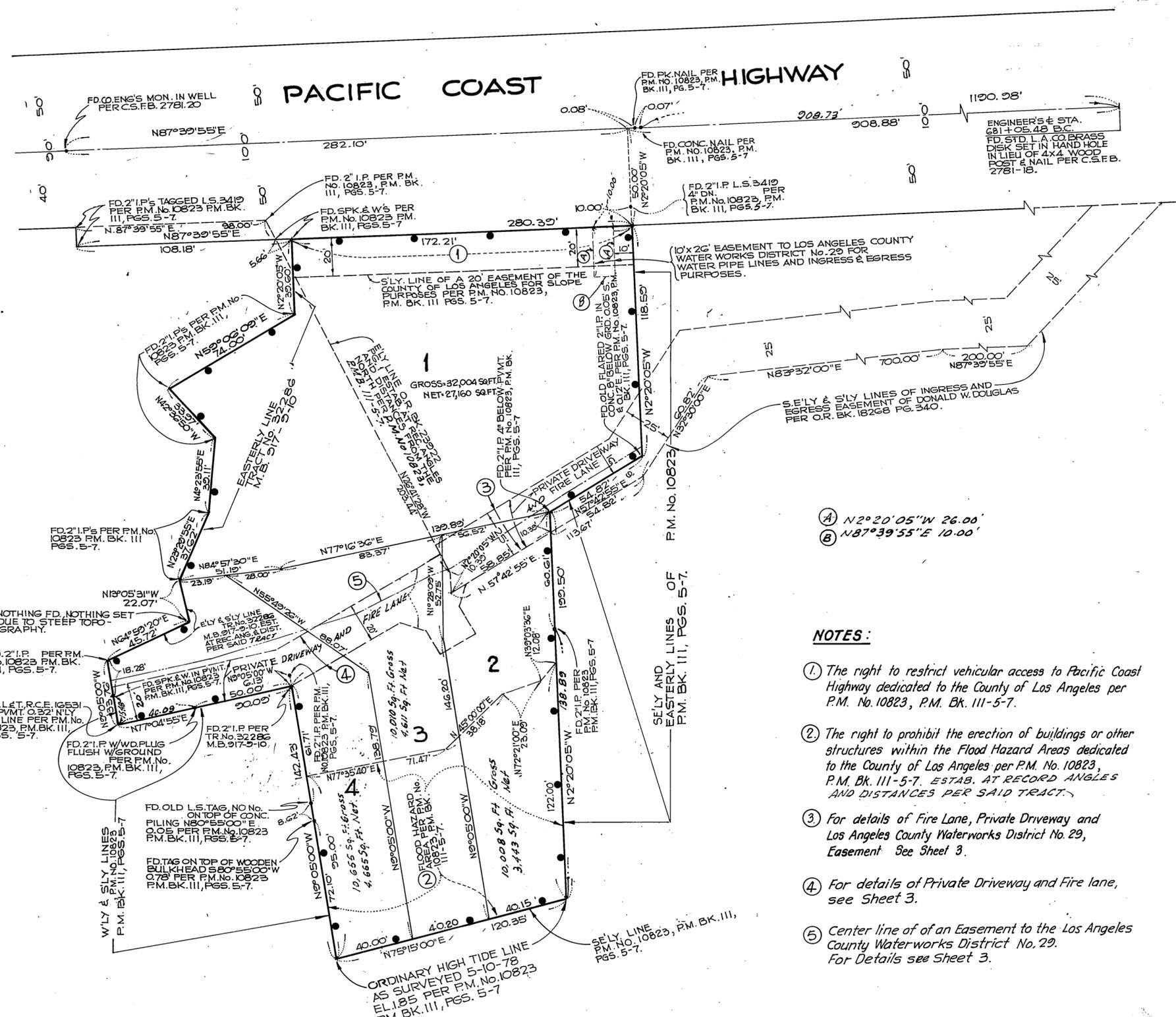
FILED WITH LOS ANGELES  
REGISTRAR-RECORDED  
SEP 13 1985

The signatures of Robert S. Dench, Rose Marie Dench, Sammy Cohen, and Phyllis Cohen, owners of road easement and / or their successors in interest as disclosed by deeds recorded September 23, 1948, in book 28323 page 171, of Official Records and October 10, 1956, in book 52539 page 18, of Official Records, both Records of Los Angeles County, have been omitted under the provisions of Section 66436, Subsection (C)(2), of the Subdivision Map Act, since by reason of changed condition, long disuse, or laches, said interest appears to be no longer of practical use or value and said signatures are impossible or impractical to obtain.

The signature of Pacific Coast Highlands No. 1, a California corporation, Lessee and as holder of right of first refusal to purchase under that certain unrecorded lease dated November 1, 1933 as disclosed by a memorandum of lease recorded November 23, 1933, as Instrument No. 83-1391097 of Official Records, Records of Los Angeles County, has been omitted under the provisions of Section 66436 Subsection (C)(1) of the Subdivision Map Act, its interest is such that it cannot ripen into a fee title and said signature is not required by the local agency.

The signatures of Donald W. Douglas, owners of ingress and egress easement and / or their successors in interest disclosed by deed recorded April 1, 1941, as Instrument No. 633 in book 18268 page 340, of Official Records, Records of Los Angeles County have been omitted under the provisions of Section 66436, Subsection (C)(2), of the Subdivision Map Act, since by reason of changed condition, long disuse, or laches, said interest appears to be no longer of practical use or value and said signatures are impossible or impractical to obtain.

The signatures of Marblehead Land Company, and / or their successors in interest owners of oil, gas or other hydrocarbons or minerals reserved in the deeds recorded December 1, 1939, as Instrument No. 688, in book 17121 page 43, of Official Records, book 20337 page 122, of Official Records and April 1, 1941, as Instrument No. 340 in book 18268 page 340, of Official Records, Records of Los Angeles County, have been omitted under the provisions of Section 66436, Subsection (C)(3) of the Subdivision Map Act.



- (A) N2°20'05"W 26.00'
- (B) N87°39'55"E 10.00'

- NOTES:**
- (1) The right to restrict vehicular access to Pacific Coast Highway dedicated to the County of Los Angeles per P.M. No. 10823, P.M. BK. III-5-7.
  - (2) The right to prohibit the erection of buildings or other structures within the Flood Hazard Areas dedicated to the County of Los Angeles per P.M. No. 10823, P.M. BK. III-5-7. ESTAB. AT RECORD ANGLES AND DISTANCES PER SAID TRACT.
  - (3) For details of Fire Lane, Private Driveway and Los Angeles County Waterworks District No. 29, Easement See Sheet 3.
  - (4) For details of Private Driveway and Fire lane, see Sheet 3.
  - (5) Center line of of an Easement to the Los Angeles County Waterworks District No. 29. For Details see Sheet 3.

**LEGEND:**  
— THE —  
INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

PORTIONS OF LOTS 2, 3 AND 4  
ARE SUBJECT TO FLOOD HAZARD.

1051 / 55

SCALE: 1" = 20'

# TRACT NO. 41727

IN THE UNINCORPORATED TERRITORY OF LOS ANGELES COUNTY  
STATE OF CALIFORNIA

FILED WITH LOS ANGELES  
REGISTRAR-RECORDER  
SEP 13 1985

IN RE TRACT NO. 41727 IT IS ORDERED THAT THE MAP  
OF TRACT NO. 41727 IS HEREBY APPROVED.

I HEREBY CERTIFY THAT THE FOREGOING ORDER  
WAS ADOPTED BY THE BOARD OF SUPERVISORS AT  
A MEETING HELD SEP 10 1985

EXECUTIVE OFFICER-  
CLERK OF THE BOARD OF SUPERVISORS  
OF THE COUNTY OF LOS ANGELES,  
STATE OF CALIFORNIA

BY William J. Thompson  
DEPUTY

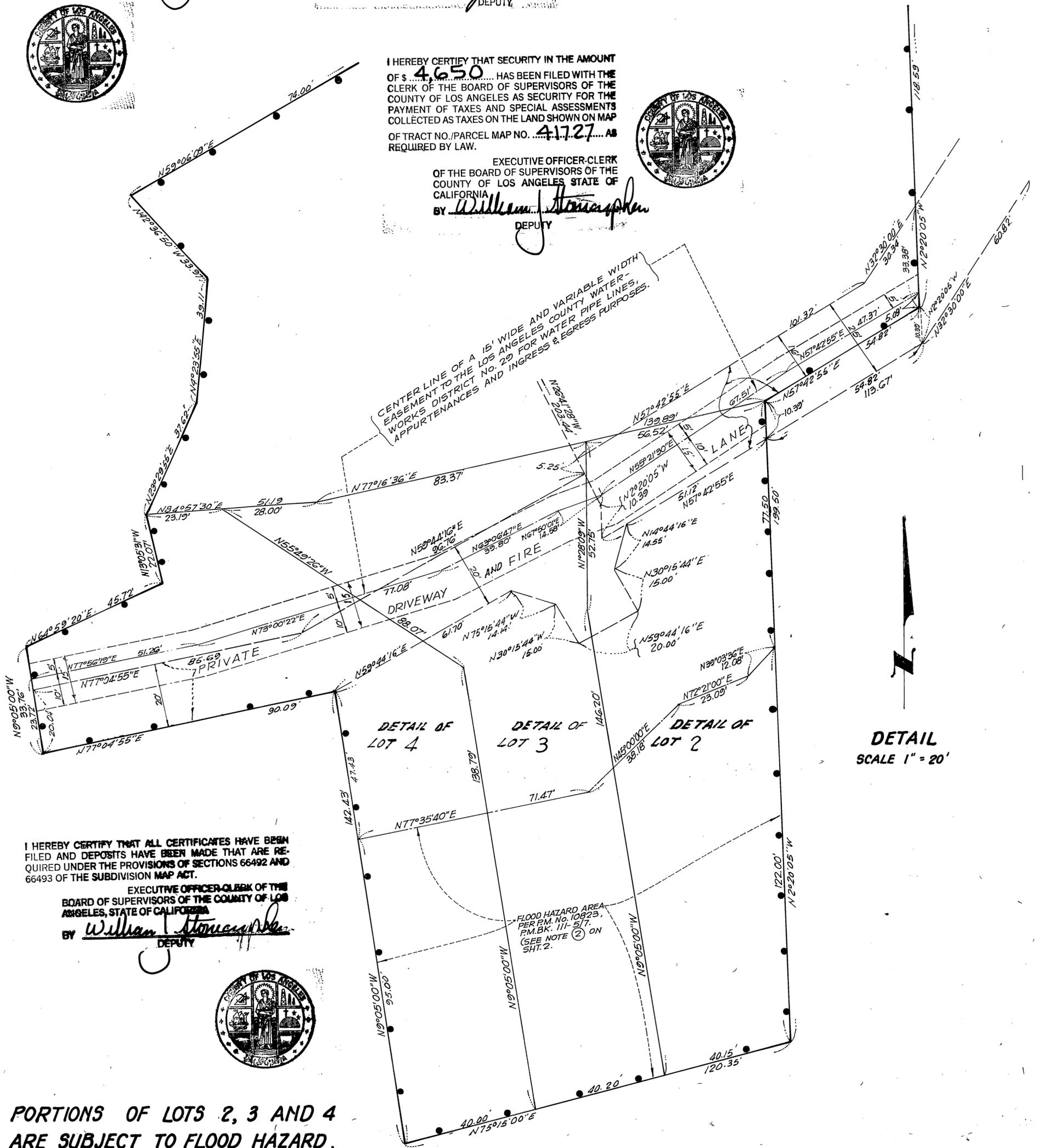
I HEREBY CERTIFY THAT I HAVE EXAMINED THIS  
MAP, THAT IT CONFORMS SUBSTANTIALLY TO THE  
TENTATIVE MAP AND ALL APPROVED ALTERATIONS  
THEREOF; THAT ALL PROVISIONS OF STATE LAW  
AND LOCAL SUBDIVISION ORDINANCES APPLICABLE  
AT THE TIME OF APPROVAL OF THE TENTATIVE  
MAP HAVE BEEN COMPLIED WITH; AND THAT I AM  
SATISFIED THAT THIS MAP IS TECHNICALLY  
CORRECT.

SEP 10 1985 COUNTY ENGINEER  
DATE BY Sejio B. Briones  
DEPUTY



I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT  
OF \$ 4,650 HAS BEEN FILED WITH THE  
CLERK OF THE BOARD OF SUPERVISORS OF THE  
COUNTY OF LOS ANGELES AS SECURITY FOR THE  
PAYMENT OF TAXES AND SPECIAL ASSESSMENTS  
COLLECTED AS TAXES ON THE LAND SHOWN ON MAP  
OF TRACT NO./PARCEL MAP NO. 41727 AS  
REQUIRED BY LAW.

EXECUTIVE OFFICER-CLERK  
OF THE BOARD OF SUPERVISORS OF THE  
COUNTY OF LOS ANGELES STATE OF  
CALIFORNIA  
BY William J. Thompson  
DEPUTY



DETAIL  
SCALE 1" = 20'

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN  
FILED AND DEPOSITS HAVE BEEN MADE THAT ARE RE-  
QUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND  
66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER-CLERK OF THE  
BOARD OF SUPERVISORS OF THE COUNTY OF LOS  
ANGELES, STATE OF CALIFORNIA  
BY William J. Thompson  
DEPUTY



PORTIONS OF LOTS 2, 3 AND 4  
ARE SUBJECT TO FLOOD HAZARD.