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20121135980



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SEQ:  
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**LAWYERS TITLE**

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO

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



Attention: Laurie C. Collins

**GIFT DEED**

111085107

4449-007-017

DOCUMENT ENTITLED TO FREE RECORDATION PURSUANT TO GOVT CODE SECTION 6103 and TRANSFER IS EXEMPT  
PURSUANT TO REV. & TAX CODE SECTION 11922

**Lechuza Villas West LLC, a Delaware Limited Liability Company,**

does hereby grant to:

**Mountains Recreation and Conservation Authority, a local public entity  
established pursuant to Government Code Section 6500 et seq,**

the following described real property located in the County of Los Angeles, State of  
California:

**described in Exhibit A attached hereto and incorporated herein by reference.**

**Lechuza Villas West, LLC**

Dated: 7-12-2012

By: Norman R. Haynie  
Lechuza Villas West, L.P., a  
California Limited Partnership, its  
Member, by:  
Norman R. Haynie, General Partner

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

4B

**EXHIBIT A**

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

PARCEL 4:

THAT PORTION OF GOVERNMENT LOT 5 IN SECTION 31, TOWNSHIP 1 SOUTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE OCTOBER 5, 1896, LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE PACIFIC COAST HIGHWAY, AS SAID SOUTHERLY LINE WAS ESTABLISHED ON JANUARY 1, 1945, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID PACIFIC COAST HIGHWAY DISTANT EASTERLY THEREON 401.25 FEET FROM THE WESTERLY END OF THAT CERTAIN CURVE IN SAID SOUTHERLY LINE WHICH IS CONCAVE SOUTHERLY AND HAS A RADIUS OF 1,210 FEET AND WHICH IS TANGENT AT SAID WESTERLY END WITH A LINE BEARING SOUTH 66° 16' 00" WEST FROM A POINT DISTANT SOUTH 23° 44' 00" EAST 40 FEET FROM THE ENGINEER'S CENTER LINE STATION 100 PLUS 22.08 AT THE EASTERLY EXTREMITY OF THAT CERTAIN CENTER LINE COURSE OF SAID HIGHWAY DESCRIBED AS "NORTH 66° 16' 00" EAST 670.60 FEET" IN THE DEED FROM SOUTHERN COUNTIES LAND COMPANY TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 11716 PAGE 337, OFFICIAL RECORDS OF SAID COUNTY; THENCE CONTINUING ALONG SAID CURVE, A DISTANCE OF 201.15 FEET TO THE END OF SAID CURVE; THENCE SOUTH 85° 12' 30" EAST 2.15 FEET TANGENT TO THE LAST MENTIONED CURVE; THENCE SOUTH 4° 47' 30" WEST TO A POINT IN THE ORDINARY HIGH TIDE LINE OF THE PACIFIC OCEAN; THENCE WESTERLY ALONG SAID TIDE LINE TO THE INTERSECTION OF SAID TIDE LINE WITH A LINE THAT BEARS SOUTH 7° 09' 07" WEST, FROM THE POINT OF BEGINNING; THENCE NORTH 7° 09' 07" EAST, A DISTANCE OF 112 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THE WESTERLY 151.15 FEET MEASURED ALONG THE NORTHERLY LINE OF THE ABOVE DESCRIBED LAND, AS SHOWN IN THE CERTIFICATE OF COMPLIANCE RECORDED SEPTEMBER 25, 1978 AS INSTRUMENT NO. 78-1062870

ASSESSOR'S PARCEL NUMBER: 4449-007-017



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CERTIFICATE OF ACCEPTANCE

This is to certify that the Mountains Recreation and Conservation Authority, a local public entity established pursuant to Government Code Section 6500 *et. seq.*, hereby accepts the Gift Deed executed by Lechuza Villas West, LLC, a Delaware Limited Liability Company, on July 12, 2002, in favor of the Mountains Recreation and Conservation Authority, to which Gift Deed this Certificate of Acceptance is attached.

This acceptance is made pursuant to the authority conferred by Resolution No. 12-32 adopted on March 14, 2012 and the Mountains Recreation and Conservation Authority consents to the recordation of the Gift Deed and this Certificate of Acceptance.

Dated: July 16, 2012

MOUNTAINS RECREATION AND CONSERVATION AUTHORITY,  
a local public entity

BY: Rene Shi

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LEADSHEET



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SEQ:  
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LAWYERS TITLE

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO

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



Attention: Laurie C. Collins

111085107

4449-007-014  
4449-007-015

GRANT DEED

4449-007-016 4449-007-013

DOCUMENT ENTITLED TO FREE RECORDATION PURSUANT TO GOVT CODE SECTION 6103 and TRANSFER IS EXEMPT  
PURSUANT TO REV. & TAX CODE SECTION 11922

For a valuable consideration, receipt of which is hereby acknowledged,

**Lechuza Villas West LLC, a Delaware Limited Liability Company,  
Grey Granite LLC, a California Limited Liability Company,  
Horizon View LLC, a California Limited Liability Company,  
Las Tunas Beach LLC, a California Limited Liability Company**

do hereby grant their respective title and interests to:

**Mountains Recreation and Conservation Authority, a local public entity  
established pursuant to Government Code Section 6500 et seq,**

in the following described real property located in the County of Los Angeles, State of  
California:

**described in Exhibit A attached hereto and incorporated herein by reference.**

**Lechuza Villas West, LLC**

Dated: 7-12-2012

By: Norman R. Haynie  
Lechuza Villas West, L.P. a  
California Limited Partnership, its  
Member, by:  
Norman R. Haynie, General Partner

**Grey Granite, LLC.**

Dated: 7-12-2012

By: Norman R. Haynie  
Norman R. Haynie  
Chief Executive Manager

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**Horizon View, LLC**

Dated: 7-12-2012

By: Norman R. Haynie  
Norman R. Haynie  
Managing Member

**Las Tunas Beach, LLC**

Dated: 7-12-2012

By: Norman R. Haynie  
Norman R. Haynie  
Chief Executive Manager

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State of California )  
County of Los Angeles )

### CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

On July 12, 2012 before me, Amanda Monforte, Notary of Public,  
(here insert name and title of the officer)

personally appeared Norman R. Hagnie

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 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.

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 Amanda Monforte



(Seal)

#### OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

#### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Grant Deed

containing 4 pages, and dated 7/12/12

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s) \_\_\_\_\_ Title(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) or Entity(ies) Signer is Representing

#### Additional Information

##### Method of Signer Identification

Proved to me on the basis of satisfactory evidence  
 form(s) of identification     credible witness(es)

Notarial event is detailed in notary journal on  
Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact \_\_\_\_\_

##### Other

Additional Signer(s)     Signer(s) Thumbprint(s)

\_\_\_\_\_

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**EXHIBIT A**

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

**PARCEL 1:**

THE WESTERLY 51.15 FEET, MEASURED ALONG THE NORTHERLY LINE, OF THAT PORTION OF THE GOVERNMENT LOT 5 IN SECTION 31, TOWNSHIP 1 SOUTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE OCTOBER 5, 1896, LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE PACIFIC COAST HIGHWAY, AS SAID SOUTHERLY LINE WAS ESTABLISHED ON JANUARY 1, 1945, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID PACIFIC COAST HIGHWAY DISTANT EASTERLY THEREON 401.25 FEET FROM THE WESTERLY END OF THAT CERTAIN CURVE IN SAID SOUTHERLY LINE WHICH IS CONCAVE SOUTHERLY AND HAS A RADIUS OF 1210 FEET, AND WHICH IS TANGENT AT SAID WESTERLY END WITH A LINE BEARING SOUTH 66° 16' 00" WEST FROM A POINT DISTANT SOUTH 23° 44' 00" EAST 40 FEET FROM ENGINEER'S CENTER LINE STATION 100 PLUS 22.08 AT THE EASTERLY EXTREMITY OF THAT CERTAIN CENTER LINE COURSE OF SAID HIGHWAY DESCRIBED AS "NORTH 66° 16' 00" EAST 670.60 FEET" IN THE DEED FROM SOUTHERN COUNTIES LAND COMPANY TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 11716 PAGE 337, OFFICIAL RECORDS OF SAID COUNTY; THENCE CONTINUING ALONG SAID CURVE, A DISTANCE OF 201.15 FEET TO THE END OF SAID CURVE; THENCE SOUTH 85° 12' 30" EAST 2.15 FEET TANGENT TO THE LAST MENTIONED CURVE; THENCE SOUTH 4° 47' 30" WEST TO A POINT IN THE ORDINARY HIGH TIDE LINE OF THE PACIFIC OCEAN; THENCE WESTERLY ALONG SAID TIDE LINE TO THE INTERSECTION OF SAID TIDE LINE WITH A LINE THAT BEARS SOUTH 7° 09' 07" WEST, FROM THE POINT OF BEGINNING; THENCE NORTH 7° 09' 07" EAST, A DISTANCE OF 112 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AS SHOWN IN THE CERTIFICATE OF COMPLIANCE RECORDED SEPTEMBER 25, 1978 AS INSTRUMENT NO. 78-1062867

ASSESSOR'S PARCEL NUMBER: 4449-007-014

**PARCEL 2:**

THE EASTERLY 50 FEET OF THE WESTERLY 101.15 FEET, SAID DISTANCE BEING MEASURED ALONG THE NORTHERLY LINE, OF THAT PORTION OF GOVERNMENT LOT 5 IN SECTION 31, TOWNSHIP 1 SOUTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE OCTOBER 5, 1896, LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE PACIFIC COAST HIGHWAY, AS SAID SOUTHERLY LINE WAS ESTABLISHED ON JANUARY 1, 1945, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID PACIFIC COAST HIGHWAY DISTANT EASTERLY THEREON 401.25 FEET FROM THE WESTERLY END OF THAT CERTAIN CURVE IN SAID SOUTHERLY LINE WHICH IS CONCAVE SOUTHERLY AND HAS A RADIUS OF 1,210 FEET, AND WHICH IS TANGENT AT SAID WESTERLY END WITH A LINE BEARING SOUTH 66° 16' 00" WEST FROM A POINT DISTANT SOUTH 23° 44' 00" EAST 40 FEET FROM ENGINEER'S CENTER LINE STATION 100 PLUS 22.08 AT THE EASTERLY EXTREMITY OF THAT CERTAIN CENTER LINE COURSE OF SAID HIGHWAY DESCRIBED AS "NORTH 66° 16' 00" EAST 670.60 FEET" IN THE DEED FROM SOUTHERN COUNTIES LAND COMPANY TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 11716 PAGE 337, OFFICIAL RECORDS OF SAID COUNTY; THENCE CONTINUING ALONG SAID CURVE, A DISTANCE OF 201.15 FEET TO THE END OF SAID CURVE; THENCE SOUTH 85° 12' 30" EAST 2.15 FEET TANGENT TO THE LAST MENTIONED CURVE; THENCE SOUTH 4° 47' 30" WEST TO A POINT IN THE ORDINARY HIGH TIDE LINE OF THE PACIFIC OCEAN; THENCE WESTERLY ALONG SAID TIDE LINE TO THE INTERSECTION OF SAID TIDE LINE WITH A LINE THAT BEARS SOUTH 7° 09' 07" WEST, FROM THE POINT OF BEGINNING; THENCE NORTH 7° 09' 07" EAST, A DISTANCE

RECORDER MEMO: 15 COUNTY S U an U CIVIL RECORD.

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**EXHIBIT A , Page 2**

OF 112 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AS SHOWN IN THE CERTIFICATE OF COMPLIANCE RECORDED SEPTEMBER 25, 1978 AS INSTRUMENT NO. 78-1062868

ASSESSOR'S PARCEL NUMBER: 4449-007-015

PARCEL 3:

THE EASTERLY 50.00 FEET OF THE WESTERLY 151.15 FEET SAID DISTANCES BEING MEASURED ALONG THE NORTHERLY LINE OF THAT PORTION OF GOVERNMENT LOT 5 IN SECTION 31, TOWNSHIP 1 SOUTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE OCTOBER 5, 1896, LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE PACIFIC COAST HIGHWAY, AS SAID SOUTHERLY LINE WAS ESTABLISHED ON JANUARY 1, 1945, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID PACIFIC COAST HIGHWAY DISTANT EASTERLY THEREON 401.25 FEET FROM THE WESTERLY END OF THAT CERTAIN CURVE IN SAID SOUTHERLY LINE WHICH IS CONCAVE SOUTHERLY AND HAS A RADIUS OF 1210 FEET AND WHICH IS TANGENT AT SAID WESTERLY END WITH A LINE BEARING SOUTH 66° 16' 00" WEST FROM A POINT DISTANT SOUTH 23° 44' 00" EAST 40 FEET FROM ENGINEER'S CENTER LINE STATION 100 PLUS 22.08 AT THE EASTERLY EXTREMITY OF THAT CERTAIN CENTER LINE COURSE OF SAID HIGHWAY DESCRIBED AS "NORTH 66° 16' 00" EAST 670.60 FEET" IN THE DEED FROM SOUTHERN COUNTIES LAND COMPANY TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 11716 PAGE 337, OFFICIAL RECORDS OF SAID COUNTY; THENCE CONTINUING ALONG SAID CURVE, A DISTANCE OF 201.15 FEET TO THE END OF SAID CURVE; THENCE SOUTH 85° 12' 30" EAST 2.15 FEET TANGENT TO THE LAST MENTIONED CURVE; THENCE SOUTH 4° 47' 30" WEST TO A POINT IN THE ORDINARY HIGH TIDE LINE OF THE PACIFIC OCEAN; THENCE WESTERLY ALONG SAID TIDE LINE TO THE INTERSECTION OF SAID TIDE LINE WITH A LINE THAT BEARS SOUTH 7° 09' 07" WEST, FROM THE POINT OF BEGINNING; THENCE NORTH 7° 09' 07" EAST, A DISTANCE OF 112 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AS SHOWN IN THE CERTIFICATE OF COMPLIANCE RECORDED SEPTEMBER 25, 1978 AS INSTRUMENT NO. 78-1062869

ASSESSOR'S PARCEL NUMBER: 4449-007-016

PARCEL 5:

THAT PORTION OF LOT 5 SECTION 31, TOWNSHIP 1 SOUTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT, LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE PACIFIC COAST HIGHWAY, AS SAID SOUTHERLY LINE WAS ESTABLISHED ON JANUARY 1, 1945, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID PACIFIC COAST HIGHWAY WHICH BEARS SOUTH 23° 44' 00" EAST 40 FEET, FROM ENGINEERS CENTER LINE STATION 100 PLUS 22.08 AT THE EASTERLY EXTREMITY OF THAT CERTAIN CENTER LINE COURSE OF SAID HIGHWAY DESCRIBED AS "NORTH 66° 16' 00" EAST 670.60 FEET" IN THE DEED FROM SOUTHERN COUNTIES LAND COMPANY, TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 11716 PAGE 337, OFFICIAL RECORDS; THENCE EASTERLY ALONG A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1,210 FEET BEING ALSO TANGENT TO THE SOUTHERLY LINE OF SAID PACIFIC COAST HIGHWAY, A DISTANCE OF 315 FEET TO A POINT TO WHICH A RADIAL LINE OF SAID CURVE BEARS NORTH 8° 49' 03" WEST, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CURVE A DISTANCE OF 86.25 FEET; THENCE SOUTH 7° 09' 07" WEST 115 FEET, MORE OR LESS, TO A POINT IN THE ORDINARY HIGH TIDE LINE OF THE PACIFIC OCEAN, AS FOUND BY SURVEY ON APRIL 17, 1947; THENCE WESTERLY ALONG SAID TIDE LINE TO THE INTERSECTION OF SAID TIDE LINE WITH THE ABOVE MENTIONED RADIAL LINE WHICH BEARS SOUTH 8° 49' 03" EAST FROM THE TRUE POINT OF BEGINNING; THENCE ALONG SAID RADIAL LINE NORTH 8° 49' 03" WEST 119 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING, AS SHOWN IN THE CERTIFICATE OF COMPLIANCE RECORDED SEPTEMBER 25, 1978 AS INSTRUMENT NO. 78-1062866

ASSESSOR'S PARCEL NUMBER: 4449-007-013

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CERTIFICATE OF ACCEPTANCE

This is to certify that the Mountains Recreation and Conservation Authority, a local public entity established pursuant to Government Code Section 6500 *et. seq.*, hereby accepts the Grant Deed executed by Grey Granite LLC, a California Limited Liability Company, Horizon View LLC, a California Limited Liability Company, Las Tunas Beach LLC, a California Limited Liability Company, Lechuza Villas West, LLC, a Delaware Limited Liability Company, on July 12, 2002, in favor of the Mountains Recreation and Conservation Authority, to which Grant Deed this Certificate of Acceptance is attached.

This acceptance is made pursuant to the authority conferred by Resolution No. 12-32 adopted on March 14, 2012 and the Mountains Recreation and Conservation Authority consents to the recordation of the Grant Deed and this Certificate of Acceptance.

Dated: July 16, 2012

MOUNTAINS RECREATION AND CONSERVATION AUTHORITY,  
a local public entity

BY: 

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LAWYERS TITLE

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RECORDING REQUESTED BY:  
State Coastal Conservancy

WHEN RECORDED RETURN TO:

State Coastal Conservancy  
1330 Broadway, 13<sup>th</sup> Floor  
Oakland, CA 94612  
Attn: Legal Counsel (JJ)

Project: Las Tunas Beach (Haynie)

111085107



Recording Fees Exempt per Gov Code § 6103

a

APN's: 4449-007-013, 4449-007-014, 4449-007-015,  
4449-007-016, 4449-007-017

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**IRREVOCABLE OFFER TO DEDICATE TITLE IN FEE  
AND DECLARATION OF RESTRICTIVE COVENANTS**

Las Tunas Beach (Haynie) Properties, Los Angeles County, California

This IRREVOCABLE OFFER TO DEDICATE TITLE IN FEE AND DECLARATION OF RESTRICTIVE COVENANTS (the "Offer and Declaration") is made this 25 day of JULY, 2012, by Mountains Recreation and Conservation Authority, a local public entity established pursuant to California Government Code Sections 6500 et seq. ("the Offeror").

**Pertinent Facts**

- A. The Offeror is the legal owner of the fee interest in real property ("the Real Property") in the County of Los Angeles, State of California (described in Exhibit A, which is incorporated by reference and attached) and conveyed to the Offeror under the Grant Deed and the Gift Deed recorded on 8-1-, 2012, concurrently with this offer.
- B. The Offeror is a local public entity created and existing under the laws of the State of California.
- C. The Offeror purchased the Real Property using funds from the California State Coastal Conservancy ("the Conservancy") provided under Division 21 of the California Public Resources Code for grants to public entities for the acquisition of Real Property; and under unrecorded Grant Agreement No. 12-008 ("the Grant

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Agreement”) between the Offeror and the Conservancy, a copy of which is maintained in the offices of the Conservancy and the Offeror. Specifically, the Conservancy provided funds from the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006 (Proposition 84; Public Resources Code §§75001, et seq., hereafter “the bond act”), adopted by the voters of California on November 7, 2006, which authorizes the acquisition of real property to protect the natural habitat values of coastal watershed lands, prevent degradation of coastal waters and watersheds and to promote public access to and enjoyment of coastal resources.

- D. The Grant Agreement requires that the Offeror permanently dedicate the Real Property for specified purposes.
- E. The Offeror is executing this offer to comply with the Grant Agreement, and to protect the public’s interest in the Real Property, which was acquired with the assistance of state funds.
- F. The Offeror intends through this offer to bind itself and its assigns and successors in interest.

**The Offeror hereby irrevocably offers to dedicate** fee title to the Real Property to the State of California, acting through the Conservancy, and agrees to the restrictive covenants, as follows, in light of the pertinent facts, above, and in consideration of the Conservancy’s grant to the Offeror for the acquisition of the Real Property and the preservation of the public’s interest in the Real Property.

1. **OFFER TO DEDICATE FEE TITLE.** The Offeror hereby irrevocably offers to dedicate fee title to the Real Property to the State of California, acting through the Conservancy.
  - a. **TERMS OF ACCEPTANCE.** The offer made by the Offeror may be accepted only if the Conservancy finds that the existence of the Offeror has terminated; or that the Offeror or its successor in interest in the Real Property has violated with respect to the Real Property, or any portion of it or interest in it, one or more of the Restrictive Covenants set forth in this Offer and Declaration.

In addition, the Conservancy may accept the offer made by the Offeror where the Real Property is under threat of condemnation or condemnation proceedings have been initiated. Condemnation means a permanent taking through the exercise of any government power (by legal proceedings or otherwise) by any party having the right of eminent domain (“condemnor”); or through a voluntary sale or transfer by the Offeror to any condemnor, either under threat of exercise of eminent domain by a condemnor or while legal proceedings for eminent domain are pending. If the Conservancy or its designee (an “accepting party”) accepts this

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offer due to threat of condemnation or initiation of condemnation proceedings and receives proceeds following condemnation, the accepting party shall distribute a proportionate share to the Offeror. If an accepting party accepts the OTD due to threat or initiation of condemnation, and condemnation does not occur, then the accepting party shall reconvey the Real Property to the Offeror, unless the accepting party and the Offeror agree otherwise.

- b. **PROCESS FOR ACCEPTANCE.** Upon a finding by the Conservancy, following written notice and a reasonable opportunity to cure, that any of the restrictive covenants set forth in this Offer and Declaration has been violated; or that the existence of the Offeror has terminated for any reason prior to a transfer of the Real Property in compliance with this Offer and Declaration; or that the Real Property is under threat of condemnation or condemnation proceedings have been initiated; the Conservancy, or another public agency or a nonprofit organization designated by the Conservancy and which has agreed to accept the obligations of the Offeror under this Offer and Declaration, may accept the offer made by the Offeror in accordance with law, by recording in the Official Records of Los Angeles County a Certificate of Acceptance substantially in the form of the attached Exhibit B.
- c. **RECORDATION OF ACCEPTANCE.** The offer made by this Offer and Declaration is irrevocable, and upon recordation of an acceptance in the form of Exhibit B, this offer shall have the effect of a grant of the Real Property to the State of California or other accepting entity designated by the Conservancy having executed a substantially similar acceptance, as provided in this Offer and Declaration.
2. **DECLARATION OF RESTRICTIVE COVENANTS.** The Offeror hereby declares that the Real Property shall be held, conveyed, mortgaged, encumbered, leased, rented, used, occupied, sold and improved subject to the following restrictions:
- a. **USE OF THE REAL PROPERTY.** The Real Property shall be used solely for the purposes of preserving open space and providing public access and recreation, (collectively, the "acquisition purposes"). No use of the Real Property inconsistent with the acquisition purposes is permitted. No development, as defined in California Public Resources Code section 30106, shall be undertaken on the Real Property except that development for and in furtherance of the acquisition purposes or for prudent and reasonable open space management and stewardship (such as development necessary to address hazards or avoid of injury, or other similar activities).

The Real Property shall be used, managed, operated and maintained as provided in the Grant Agreement and consistent with the bond act.

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- b. **USE OF THE REAL PROPERTY AS SECURITY FOR DEBT.** The Real Property shall not be used as security for any debt without the written approval of the Executive Officer of the Conservancy.
  - c. **TRANSFER OF THE REAL PROPERTY.** Any transfer of the Real Property, or portion of or interest in it, is subject to the prior written approval of the Executive Officer of the Conservancy. The transferee shall be subject to all provisions of this Offer and Declaration, including, without limitation, the use restrictions. If the Conservancy deems necessary, prior to the Conservancy's approval of any transfer of the Real Property, the transferee and the Conservancy shall enter into a new agreement sufficient to protect the interest of the people of California.
  - d. **MITIGATION.** The Real Property shall not be used for mitigation (in other words, to compensate for adverse changes to the environment elsewhere) without the written permission of the Executive Officer. In providing permission, the Executive Officer may require that funds generated in connection with any authorized or allowable mitigation on the Real Property will be promptly remitted to the Conservancy.
  - e. **CONDEMNATION.** If the Real Property is under threat of condemnation or condemnation proceedings have been initiated, as defined above, the Offeror shall promptly notify the Conservancy in writing, shall assert any applicable presumption regarding the use of the Real Property for the acquisition purposes as the highest and best use under Public Resources Code §5542.5(a), Code of Civil Procedure §1240.680 or any successor, subsequent or other legislation, and shall use its best efforts to obtain the maximum compensation possible. Upon receiving condemnation proceeds, the Offeror shall promptly pay to the Conservancy a percentage of the condemnation proceeds equivalent to the percentage of the total acquisition cost originally contributed by the Conservancy (100%).
  - f. **INSPECTION OF THE PROPERTY.** On reasonable prior notice to the Offeror, the Conservancy shall have the right to inspect the Real Property to ascertain compliance with this Offer and Declaration.
3. **BENEFIT AND BURDEN.** This Offer and Declaration shall run with and burden the Real Property. All obligations, terms, conditions, and restrictions imposed by this Offer and Declaration shall be deemed covenants and restrictions running with the land, shall be effective limitations on the use of the Real Property from the date of recordation of this document, and shall bind the Offeror and all its successors and assigns. This Offer and Declaration shall benefit the State of California.
4. **SUCCESSORS AND ASSIGNS.** The provisions of this Offer and Declaration shall bind and inure to the benefit of the successors and assigns of both the Offeror and the Conservancy, whether voluntary or involuntary.

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- 5. **CONSTRUCTION OF VALIDITY.** If a court in a final determination holds any provision of the Offer and Declaration invalid, or if, for any other reason it becomes unenforceable, no other provision shall be affected.
- 6. **AMENDMENT.** No change in this Offer and Declaration shall be valid unless made in writing, signed by the Offeror and the Conservancy, and recorded in the official records of Los Angeles County, California.
- 7. **TERM.** This Offer and Declaration is irrevocable (except to the extent provided to the contrary in ¶ 2(c), above), and upon recordation of an acceptance in the form of Exhibit B, this offer shall have the effect of a grant of the Real Property to the State of California or other accepting entity designated by the Conservancy and having executed a substantially similar acceptance, as provided in this offer.

The Offeror executes this document on the date first written above.

MOUNTAINS RECREATION AND CONSERVATION AUTHORITY, the Offeror

By: *Lisa Soghor*  
LISA SOGHOR  
 Print Name

Its: DEPUTY EXECUTIVE OFFICER  
 Title

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**EXHIBIT "A"**

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

PARCEL 1:

THE WESTERLY 51.15 FEET, MEASURED ALONG THE NORTHERLY LINE, OF THAT PORTION OF THE GOVERNMENT LOT 5 IN SECTION 31, TOWNSHIP 1 SOUTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE OCTOBER 5, 1896, LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE PACIFIC COAST HIGHWAY, AS SAID SOUTHERLY LINE WAS ESTABLISHED ON JANUARY 1, 1945, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID PACIFIC COAST HIGHWAY DISTANT EASTERLY THEREON 401.25 FEET FROM THE WESTERLY END OF THAT CERTAIN CURVE IN SAID SOUTHERLY LINE WHICH IS CONCAVE SOUTHERLY AND HAS A RADIUS OF 1210 FEET, AND WHICH IS TANGENT AT SAID WESTERLY END WITH A LINE BEARING SOUTH 66° 16' 00" WEST FROM A POINT DISTANT SOUTH 23° 44' 00" EAST 40 FEET FROM ENGINEER'S CENTER LINE STATION 100 PLUS 22.08 AT THE EASTERLY EXTREMITY OF THAT CERTAIN CENTER LINE COURSE OF SAID HIGHWAY DESCRIBED AS "NORTH 66° 16' 00" EAST 670.60 FEET" IN THE DEED FROM SOUTHERN COUNTIES LAND COMPANY TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 11716 PAGE 337, OFFICIAL RECORDS OF SAID COUNTY; THENCE CONTINUING ALONG SAID CURVE, A DISTANCE OF 201.15 FEET TO THE END OF SAID CURVE; THENCE SOUTH 85° 12' 30" EAST 2.15 FEET TANGENT TO THE LAST MENTIONED CURVE; THENCE SOUTH 4° 47' 30" WEST TO A POINT IN THE ORDINARY HIGH TIDE LINE OF THE PACIFIC OCEAN; THENCE WESTERLY ALONG SAID TIDE LINE TO THE INTERSECTION OF SAID TIDE LINE WITH A LINE THAT BEARS SOUTH 7° 09' 07" WEST, FROM THE POINT OF BEGINNING; THENCE NORTH 7° 09' 07" EAST, A DISTANCE OF 112 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AS SHOWN IN THE CERTIFICATE OF COMPLIANCE RECORDED SEPTEMBER 25, 1978 AS INSTRUMENT NO. 78-1062867

ASSESSOR'S PARCEL NUMBER: 4449-007-014

PARCEL 2:

THE EASTERLY 50 FEET OF THE WESTERLY 101.15 FEET, SAID DISTANCE BEING MEASURED ALONG THE NORTHERLY LINE, OF THAT PORTION OF GOVERNMENT LOT 5 IN SECTION 31, TOWNSHIP 1 SOUTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE OCTOBER 5, 1896, LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE PACIFIC COAST HIGHWAY, AS SAID SOUTHERLY LINE WAS ESTABLISHED ON JANUARY 1, 1945, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID PACIFIC COAST HIGHWAY DISTANT EASTERLY THEREON 401.25 FEET FROM THE WESTERLY END OF THAT CERTAIN CURVE IN SAID SOUTHERLY LINE WHICH IS CONCAVE SOUTHERLY AND HAS A RADIUS OF 1,210 FEET, AND WHICH IS TANGENT AT SAID WESTERLY END WITH A LINE BEARING SOUTH 66° 16' 00" WEST FROM A POINT DISTANT SOUTH 23° 44' 00" EAST 40 FEET FROM ENGINEER'S CENTER LINE STATION 100 PLUS 22.08 AT THE EASTERLY EXTREMITY OF THAT CERTAIN CENTER LINE COURSE OF SAID HIGHWAY DESCRIBED AS "NORTH 66° 16' 00" EAST 670.60 FEET" IN THE DEED FROM SOUTHERN COUNTIES LAND COMPANY TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 11716 PAGE 337, OFFICIAL RECORDS OF SAID COUNTY; THENCE CONTINUING ALONG SAID CURVE, A DISTANCE OF 201.15 FEET TO THE END OF SAID CURVE; THENCE SOUTH 85° 12' 30" EAST 2.15 FEET TANGENT TO THE LAST MENTIONED CURVE; THENCE SOUTH 4° 47' 30" WEST TO A POINT IN THE ORDINARY HIGH TIDE LINE OF THE PACIFIC OCEAN; THENCE WESTERLY ALONG SAID TIDE LINE TO THE INTERSECTION OF SAID TIDE LINE WITH A LINE THAT BEARS SOUTH 7° 09' 07" WEST, FROM THE POINT OF BEGINNING; THENCE NORTH 7° 09' 07" EAST, A DISTANCE

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File No: 11085197

OF 112 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AS SHOWN IN THE CERTIFICATE OF COMPLIANCE RECORDED SEPTEMBER 25, 1978 AS INSTRUMENT NO. 78-1062868

ASSESSOR'S PARCEL NUMBER: 4449-007-015

PARCEL 3:

THE EASTERLY 50.00 FEET OF THE WESTERLY 151.15 FEET SAID DISTANCES BEING MEASURED ALONG THE NORTHERLY LINE OF THAT PORTION OF GOVERNMENT LOT 5 IN SECTION 31, TOWNSHIP 1 SOUTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE OCTOBER 5, 1896, LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE PACIFIC COAST HIGHWAY, AS SAID SOUTHERLY LINE WAS ESTABLISHED ON JANUARY 1, 1945, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID PACIFIC COAST HIGHWAY DISTANT EASTERLY THEREON 401.25 FEET FROM THE WESTERLY END OF THAT CERTAIN CURVE IN SAID SOUTHERLY LINE WHICH IS CONCAVE SOUTHERLY AND HAS A RADIUS OF 1210 FEET AND WHICH IS TANGENT AT SAID WESTERLY END WITH A LINE BEARING SOUTH 66° 16' 00" WEST FROM A POINT DISTANT SOUTH 23° 44' 00" EAST 40 FEET FROM ENGINEER'S CENTER LINE STATION 100 PLUS 22.08 AT THE EASTERLY EXTREMITY OF THAT CERTAIN CENTER LINE COURSE OF SAID HIGHWAY DESCRIBED AS "NORTH 66° 16' 00" EAST 670.60 FEET" IN THE DEED FROM SOUTHERN COUNTIES LAND COMPANY TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 11716 PAGE 337, OFFICIAL RECORDS OF SAID COUNTY; THENCE CONTINUING ALONG SAID CURVE, A DISTANCE OF 201.15 FEET TO THE END OF SAID CURVE; THENCE SOUTH 85° 12' 30" EAST 2.15 FEET TANGENT TO THE LAST MENTIONED CURVE; THENCE SOUTH 4° 47' 30" WEST TO A POINT IN THE ORDINARY HIGH TIDE LINE OF THE PACIFIC OCEAN; THENCE WESTERLY ALONG SAID TIDE LINE TO THE INTERSECTION OF SAID TIDE LINE WITH A LINE THAT BEARS SOUTH 7° 09' 07" WEST, FROM THE POINT OF BEGINNING; THENCE NORTH 7° 09' 07" EAST, A DISTANCE OF 112 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AS SHOWN IN THE CERTIFICATE OF COMPLIANCE RECORDED SEPTEMBER 25, 1978 AS INSTRUMENT NO. 78-1062869

ASSESSOR'S PARCEL NUMBER: 4449-007-016

PARCEL 4:

THAT PORTION OF GOVERNMENT LOT 5 IN SECTION 31, TOWNSHIP 1 SOUTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE OCTOBER 5, 1896, LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE PACIFIC COAST HIGHWAY, AS SAID SOUTHERLY LINE WAS ESTABLISHED ON JANUARY 1, 1945, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID PACIFIC COAST HIGHWAY DISTANT EASTERLY THEREON 401.25 FEET FROM THE WESTERLY END OF THAT CERTAIN CURVE IN SAID SOUTHERLY LINE WHICH IS CONCAVE SOUTHERLY AND HAS A RADIUS OF 1,210 FEET AND WHICH IS TANGENT AT SAID WESTERLY END WITH A LINE BEARING SOUTH 66° 16' 00" WEST FROM A POINT DISTANT SOUTH 23° 44' 00" EAST 40 FEET FROM THE ENGINEER'S CENTER LINE STATION 100 PLUS 22.08 AT THE EASTERLY EXTREMITY OF THAT CERTAIN CENTER LINE COURSE OF SAID HIGHWAY DESCRIBED AS "NORTH 66° 16' 00" EAST 670.60 FEET" IN THE DEED FROM SOUTHERN COUNTIES LAND COMPANY TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 11716 PAGE 337, OFFICIAL RECORDS OF SAID COUNTY; THENCE CONTINUING ALONG SAID CURVE, A DISTANCE OF 201.15 FEET TO THE END OF SAID CURVE; THENCE SOUTH 85° 12' 30" EAST 2.15 FEET TANGENT TO THE LAST MENTIONED CURVE; THENCE SOUTH 4° 47' 30" WEST TO A POINT IN THE ORDINARY HIGH TIDE LINE OF THE PACIFIC OCEAN; THENCE WESTERLY ALONG SAID TIDE LINE TO THE INTERSECTION OF SAID TIDE LINE WITH A LINE THAT BEARS SOUTH 7° 09' 07" WEST, FROM THE POINT OF BEGINNING; THENCE NORTH 7° 09' 07" EAST, A DISTANCE OF 112 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

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EXCEPT THE WESTERLY 151.15 FEET MEASURED ALONG THE NORTHERLY LINE OF THE ABOVE DESCRIBED LAND, AS SHOWN IN THE CERTIFICATE OF COMPLIANCE RECORDED SEPTEMBER 25, 1978 AS INSTRUMENT NO. 78-1062870

ASSESSOR'S PARCEL NUMBER: 4449-007-017

PARCEL 5:

THAT PORTION OF LOT 5 SECTION 31, TOWNSHIP 1 SOUTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT, LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE PACIFIC COAST HIGHWAY, AS SAID SOUTHERLY LINE WAS ESTABLISHED ON JANUARY 1, 1945, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID PACIFIC COAST HIGHWAY WHICH BEARS SOUTH 23° 44' 00" EAST 40 FEET, FROM ENGINEERS CENTER LINE STATION 100 PLUS 22.08 AT THE EASTERLY EXTREMITY OF THAT CERTAIN CENTER LINE COURSE OF SAID HIGHWAY DESCRIBED AS "NORTH 66° 16' 00" EAST 670.60 FEET" IN THE DEED FROM SOUTHERN COUNTIES LAND COMPANY, TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 11716 PAGE 337, OFFICIAL RECORDS; THENCE EASTERLY ALONG A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1,210 FEET BEING ALSO TANGENT TO THE SOUTHERLY LINE OF SAID PACIFIC COAST HIGHWAY, A DISTANCE OF 315 FEET TO A POINT TO WHICH A RADIAL LINE OF SAID CURVE BEARS NORTH 8° 49' 03" WEST, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CURVE A DISTANCE OF 86.25 FEET; THENCE SOUTH 7° 09' 07" WEST 115 FEET, MORE OR LESS, TO A POINT IN THE ORDINARY HIGH TIDE LINE OF THE PACIFIC OCEAN, AS FOUND BY SURVEY ON APRIL 17, 1947; THENCE WESTERLY ALONG SAID TIDE LINE TO THE INTERSECTION OF SAID TIDE LINE WITH THE ABOVE MENTIONED RADIAL LINE WHICH BEARS SOUTH 8° 49' 03" EAST FROM THE TRUE POINT OF BEGINNING; THENCE ALONG SAID RADIAL LINE NORTH 8° 49' 03" WEST 119 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING, AS SHOWN IN THE CERTIFICATE OF COMPLIANCE RECORDED SEPTEMBER 25, 1978 AS INSTRUMENT NO. 78-1062866

ASSESSOR'S PARCEL NUMBER: 4449-007-013

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State of California )  
County of LOS ANGELES )

### CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

on 07/25/2012 before me, Nicole Ashley N. Villarreal-Sanchez,  
(here insert name and title of the officer) **Notary Public**

personally appeared LISA V. SOGHOR

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 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.

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]

(Seal)

#### OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

#### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of IRREVOCABLE OFFER TO DEDICATE TITLE IN FEE & DECLARATION OF RESTRICTIVE COVENANTS containing 7 pages, and dated 7/25/2012.

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s) \_\_\_\_\_ Title(s) \_\_\_\_\_
- Guardian/Conservator
- Partner Limited/General
- Trustee(s)
- Other \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) or Entity(ies) Signer is Representing

#### Additional Information

**Method of Signer Identification**

Proved to me on the basis of satisfactory evidence  
 form(s) of identification     credible witness(es)

Notarial event is detailed in notary journal on  
 Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact \_\_\_\_\_

**Other**

Additional Signer(s)     Signer(s) Thumbprint(s)

\_\_\_\_\_

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