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RECORDING REQUESTED BY AND MAIL TO
LAW OFFICES OF
JOYCE S. MENDLIN
10051 WEST PICO BOULEVARD
THIRD FLOOR
LOS ANGELES, CALIFORNIA 90064

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
31 MIN. 9 A.M. JUL 12 1989
PAST.

89-1110075

REVOCABLE LICENSE AGREEMENT

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THIS AGREEMENT made this 28 day of February, 1989, by and between HASKELL WEXLER ("LICENSOR") and GERALDINE SEFFENSE ("LICENSEE").

A. LICENSOR is the sole owner of certain real property commonly referred to as 19618 Pacific Coast Highway, Malibu, California, described as follows:

A 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 on 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 1210 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, 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.

B. LICENSEE is the owner of certain real property commonly known as 19620 Pacific Coast Highway, Malibu, California, described as follows:

A portion of Lot 5, Section 31, Township 1 South, Range 16 West, San Bernardino Meridian, 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 the 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 1210 feet, being also tangent to the Southerly line of said Pacific Coast Highway, a distance of 240 feet to the true point of beginning; thence continuing along said curve a distance of 75.00 feet to a point to which a radial line bears North 8° 49' 03" West; thence South 8° 49' 03" East along said radial line 119 feet more or less to 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 that radial line which bears South 12° 22' 08" East from the true point of beginning; thence North 12° 22' 08" West 130 feet more or less to the said true point of beginning.

C. For purposes of reference, a drawing of the LICENSOR's and LICENSEE's properties is attached as Exhibit A. The LICENSEE's property is referred to as Parcel 1 and the LICENSOR's property is referred to as Parcel 2 on the drawing. The "block wall" shown on Exhibit A is partially on LICENSEE's property and partially on LICENSOR's property. The revocable license which is the subject of this agreement concerns the LICENSEE's right to have that portion of the "block wall" on Exhibit A which lies upon LICENSOR's property remain on LICENSOR'S property.

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It is agreed as follows:

1. To the extent that a portion of the "block wall" lies upon LICENSOR's property, this revocable license gives the LICENSEE the right to have that portion of the "block wall" remain on the LICENSOR's property;

2. The privileged conferred by this revocable license is personal to the LICENSEE and cannot be inherited, conveyed or assigned by her. Any attempted transfer or assignment terminates this revocable license.

3. The LICENSOR can revoke the license at any time without excuse or without consideration to the LICENSEE.

4. A conveyance of the LICENSOR's property revokes the license.

5. In the event this license is revoked for any reason, LICENSOR or his successors shall be solely liable for the cost of removal of that portion of the "block wall" that lies upon the property of LICENSOR. Removal of that portion of the "block wall" shall be in such manner so as not to cause any damage or destruction to LICENSEE's property or wall.

This revocable license does not create or convey any interest or estate in the LICENSOR's real property. This revocable license merely makes lawful the existence of that portion of the "block wall" on the LICENSOR's property which otherwise constitutes a trespass.

LICENSOR


HASKELL WEXLER

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PACIFIC COAST HIGHWAY

"BLOCK WALL"

PARCEL 2

PARCEL 1

Existing Residence
19620 Pacific Coast Highway

Wood Deck

SEA WALL

Santa Monica Bay

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