



LEAD SHEET

02 1025266

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

1:01 PM MAY 03 2002

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

FEE

D.T.T.

FEE \$ 370 P 12

CODE
20

DA. FEE Code 20

\$ 900

CODE
19

CODE
9

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO

02 1025266

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

Attention: Laurie Collins

GRANT OF EASEMENTS

PAYMENT of RECORDING FEE and DOCUMENTARY TRANSFER TAX EXEMPT
PURSUANT TO GOVERNMENT CODE SECTION 6103 and REVENUE & TAXATION
CODE SECTION 11922

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Lechuza Villas West, L.P., a California Limited Partnership (referred to herein as "Grantor") hereby grants to the Mountains Recreation and Conservation Authority, a joint exercise of powers authority established pursuant to Section 6500 of the Govt. Code (herein referred to as "Grantee"), the following easements over that portion of Lot A that is located easterly of the southerly extension of the easterly property line of Lot I and westerly of the northerly extension of the most westerly property line of Lot 155 of Tract No. 10630 as per map book 181, pages 6-11 inclusive of maps, in the office of the Los Angeles County Recorder:

1. An easement to construct and/or control and maintain pedestrian access gates on Lot A of said tract in the location of the existing pedestrian access gates as specified on Exhibit A, attached hereto and made a part hereof. "Existing pedestrian access gates" are defined as the pedestrian access gates that currently exist at the locations specified on Exhibit A, or, in the event that these gates are removed, new pedestrian access gates which are similar to the existing pedestrian access gates and which shall be constructed, owned, controlled, and maintained in good working condition by Grantee. Additionally, Grantee shall have the right to construct a new pedestrian access gate, and to own, control, and maintain this gate within the location designated by a circle on Exhibit A (page 1 of 3).
2. Grantee has the right to open the gates referenced in paragraph (1) above during the daylight hours of each and every day, providing that Grantee closes and locks the gates during non-daylight hours. The locks on said gate shall be maintained in good working condition.
3. A non-exclusive easement for public pedestrian ingress and egress during daylight hours of each and every day to any and all properties within Tract 10630 owned as of and subsequent to the date of the recording of this Grant of Easements by Grantee or its successor(s).

GRANT OF EASEMENTS
Page Two of Two

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4. A non-exclusive easement for ingress and egress for purposes of providing emergency, maintenance, and service access to any and all properties within Tract 10630 owned as of and subsequent to the date of the recording of this Grant of Easements by Grantee or its successor(s).
5. A non-exclusive easement for ingress and egress for vehicles driven by and/or occupied by persons with disabilities which vehicles exhibit Disabled Persons Parking placards or plates as provided for by the California Department of Motor Vehicles, or any alternative method approved by the State of California currently, or in the future, of designating vehicles which are driven by or occupied by Disabled Persons.
6. An exclusive easement for purposes of providing parking spaces for four (4) vehicles exhibiting Disabled Persons Parking placards or plates as provided by the California Department of Motor Vehicles, or any alternative method approved by the State of California currently, or in the future, of designating cars which are driven by or occupied by Disabled Persons. The specific location of the four (4) Disabled Persons Parking spaces shall be approved by Grantor; however, said approval shall not be unreasonably withheld. These Disabled Persons Parking spaces, when created, shall be used only by those vehicles exhibiting Disabled Persons Parking placards or plates provided by the California Department of Motor Vehicles or any alternative method approved by the State of California currently, or in the future, of designating cars which are driven by or occupied by Disabled Persons.
7. Grantee agrees to maintain a comprehensive policy of liability insurance with maximum policy limits of \$1,000,000 per incident, so long as Grantee retains the interests granted herein.

The easement rights specified in this instrument shall run with the land and be binding upon and inure to the benefit of Grantor's and Grantee's successors, heirs and assigns. Grantor reserves the right to use any portion the property described above for additional parking spaces or other uses so long as the rights of Grantee granted herein are not impeded or effected so as to defeat the purpose of this Grant of Easements.

Dated: 5-1-2002

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

02 1025266

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of LOS ANGELES } ss.

On MAY 1, 2002, before me, HOWARD R. SPANIER, NOTARY PUBLIC
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared NORMAN R. HOYME
Name(s) of Signer(s)

- personally known to me
- 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/hers/their authorized capacity(ies), and that by his/hers/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.

Howard R. Spanier
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Part of Easement

Document Date: 5/1/02 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer is Representing: _____

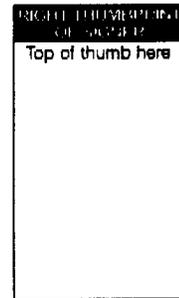
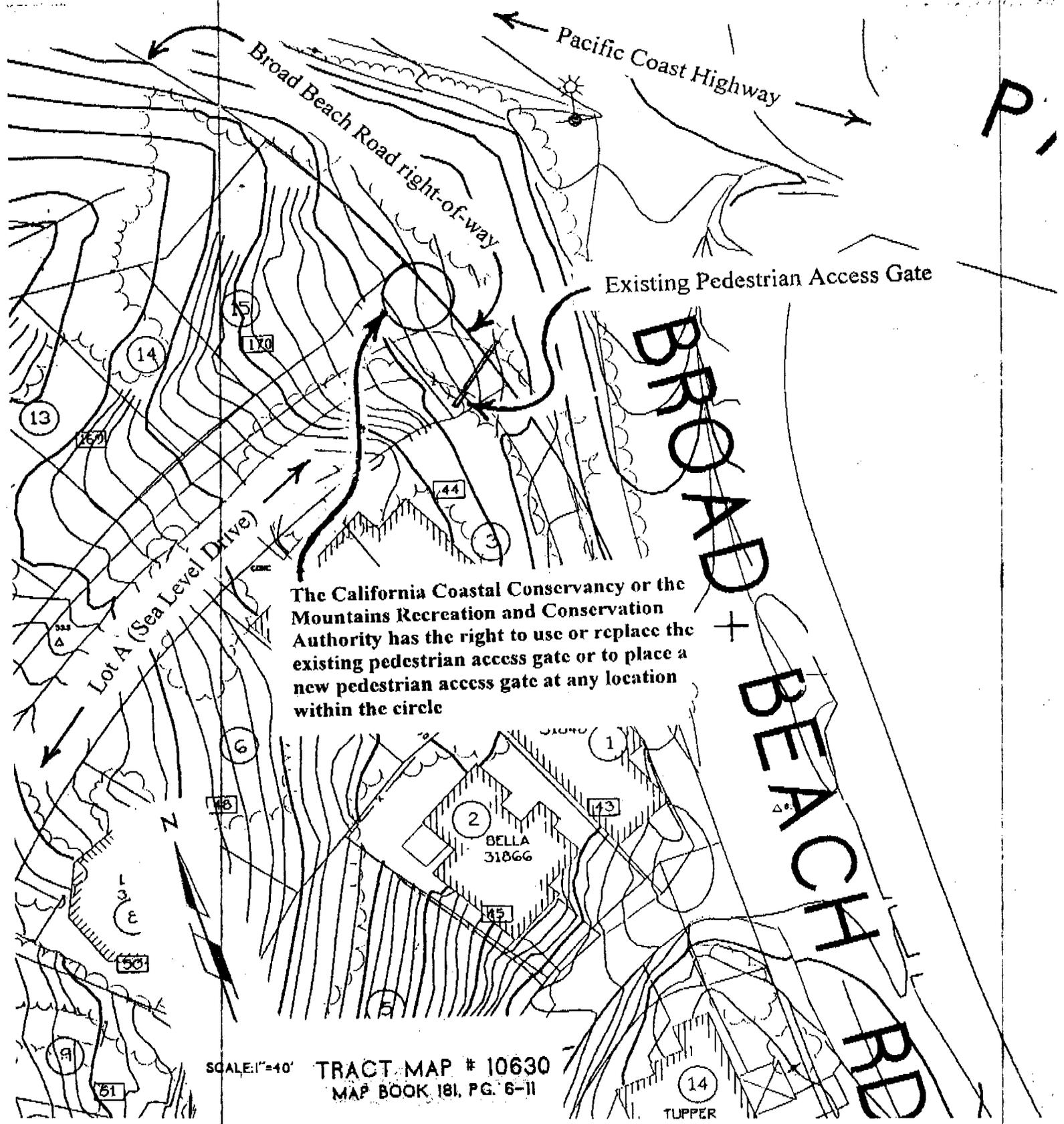


EXHIBIT A (Page One of Three)

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Location of existing pedestrian gate at the most westerly portion of Lot A at the intersection of the Broad Beach Road right-of-way.



The California Coastal Conservancy or the Mountains Recreation and Conservation Authority has the right to use or replace the existing pedestrian access gate or to place a new pedestrian access gate at any location within the circle

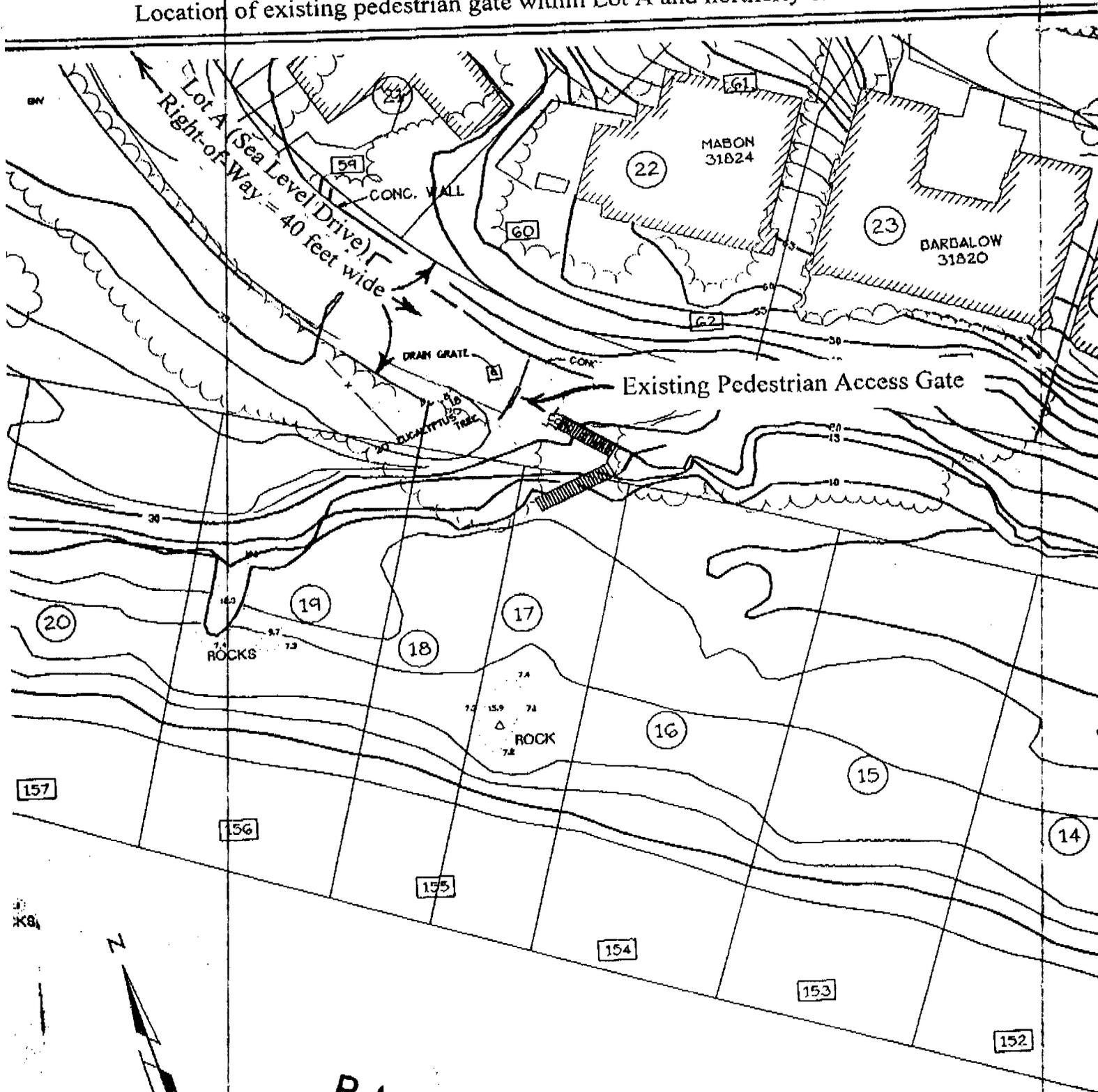
SCALE: 1"=40' TRACT MAP # 10630 MAP BOOK 181, PG. 6-11

14 TUPPER

EXHIBIT A (Page Two of Three)

02 1025266

Location of existing pedestrian gate within Lot A and northerly of Lot 155.



PACIFIC OCEAN

SCALE: 1"=40'

TRACT MAP # 10630
MAP BOOK 181, PG. 6-11

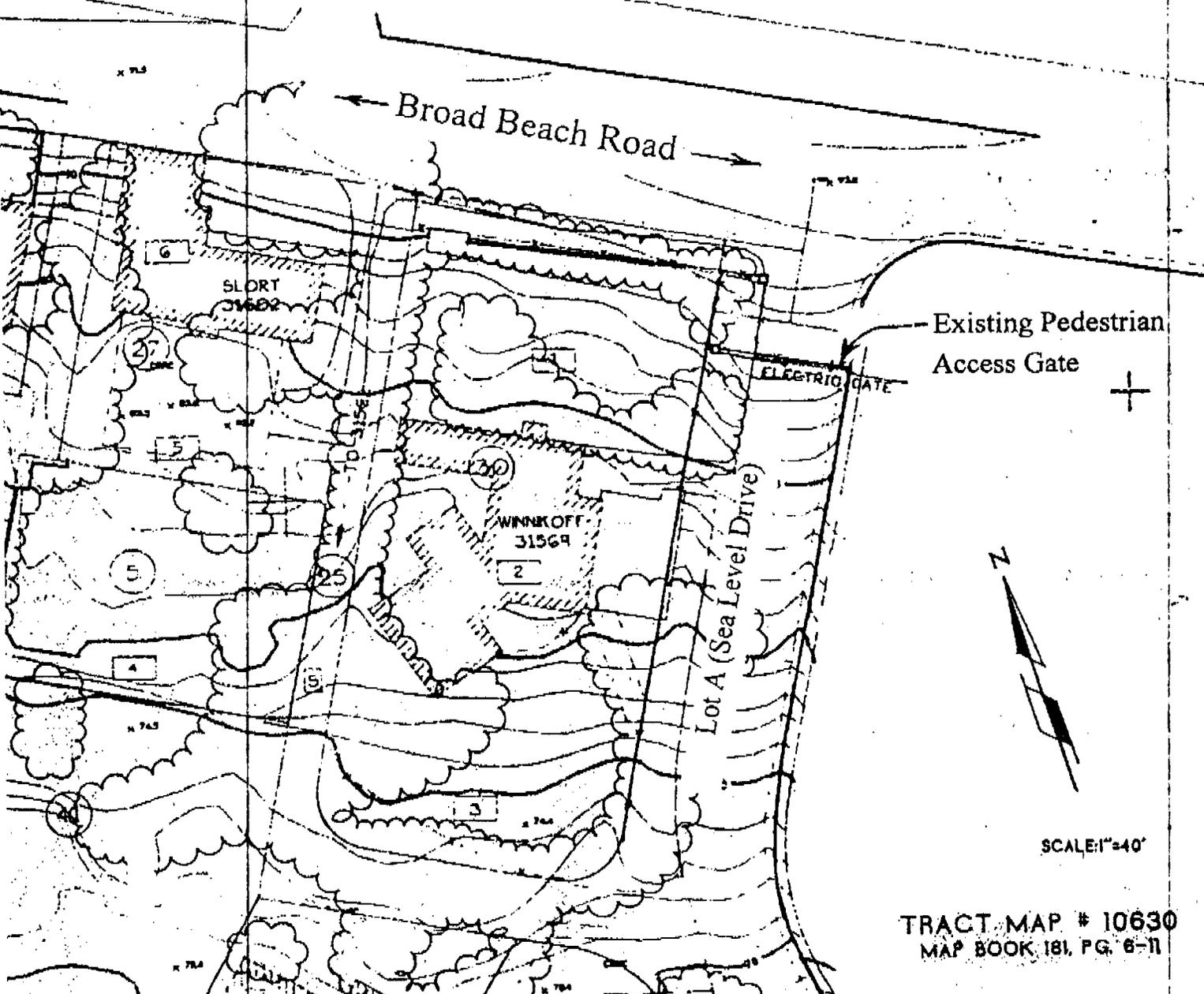
EXHIBIT A (Page Three of Three)

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Location of existing pedestrian gate at the most easterly portion of Lot A approximately 30 feet southerly of Broad Beach Road.

← Pacific Coast Highway →

← Broad Beach Road →



Existing Pedestrian Access Gate



SCALE: 1"=40'

TRACT MAP # 10630
MAP BOOK 181, PG. 6-11

EXHIBIT B (PAGE 2 OF 5)

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EASTERLY LOT A

/// = PAVED AREA

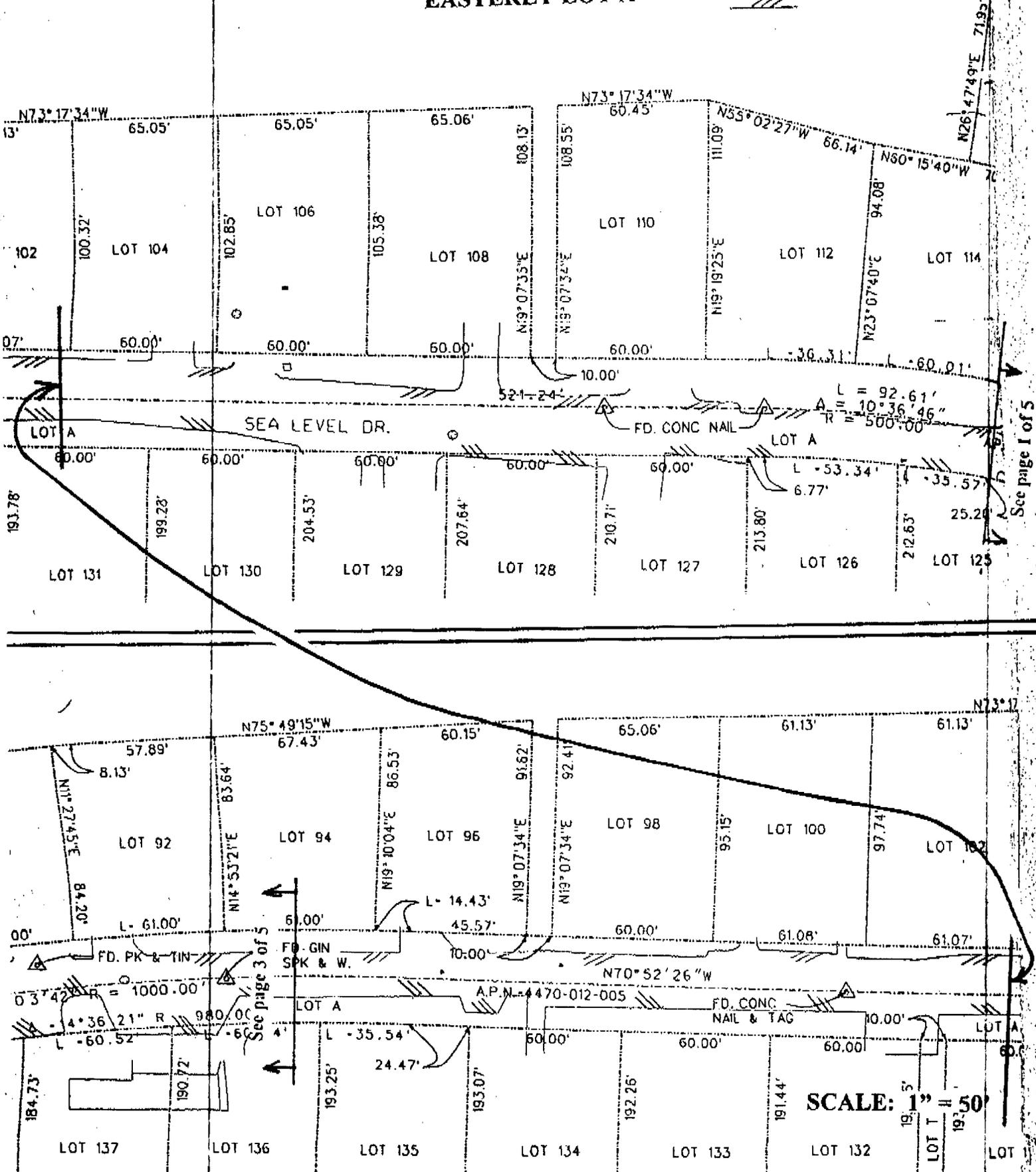
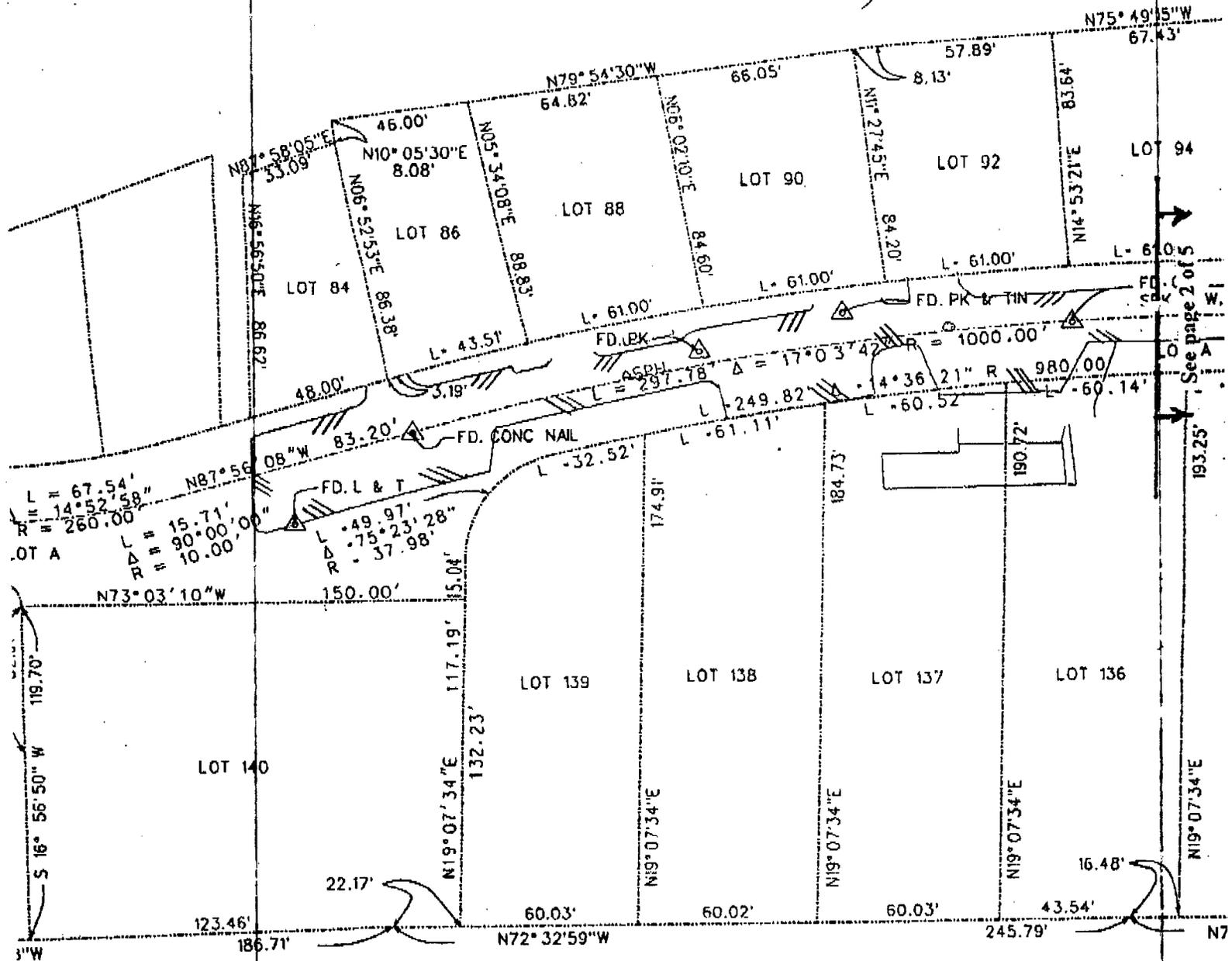


EXHIBIT B (PAGE 3 OF 5)

EASTERLY LOT A

 = PAVED AREA

02 1025266



SCALE: 1" = 50'

PROPERTY ADDRESS:

EXHIBIT B (PAGE 4 OF 5)

Pacific Coast Highway

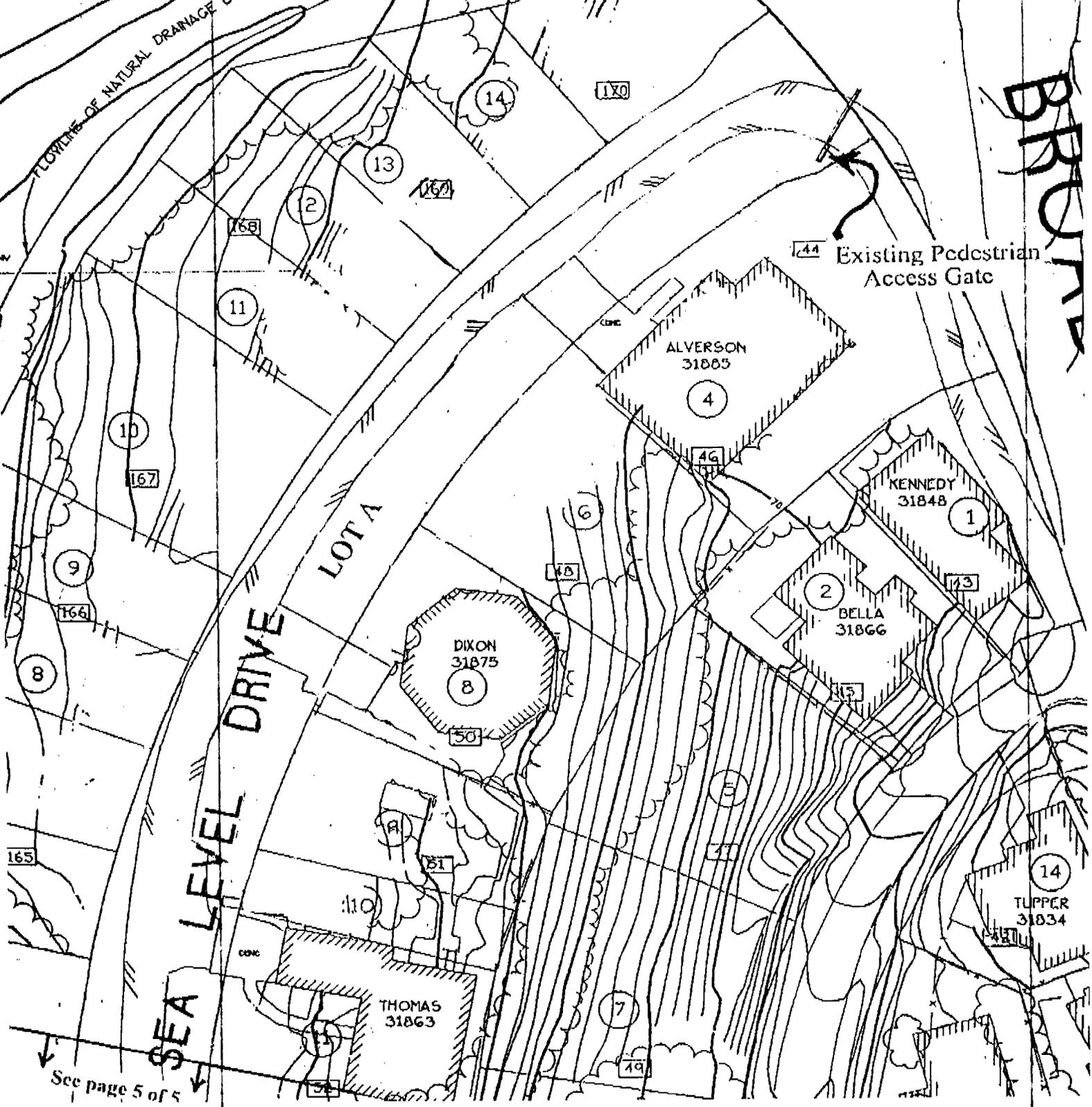
WESTERLY LOT A

02 1025268

PAVED AREA

SCALE: 1" = 40'

FLOWLINE OF NATURAL DRAINAGE COURSE



BROWN

SEA LEVEL DRIVE

LOT A

DIXON 31875

ALVERSON 31865

KENNEDY 31848

BELLA 31866

THOMAS 31863

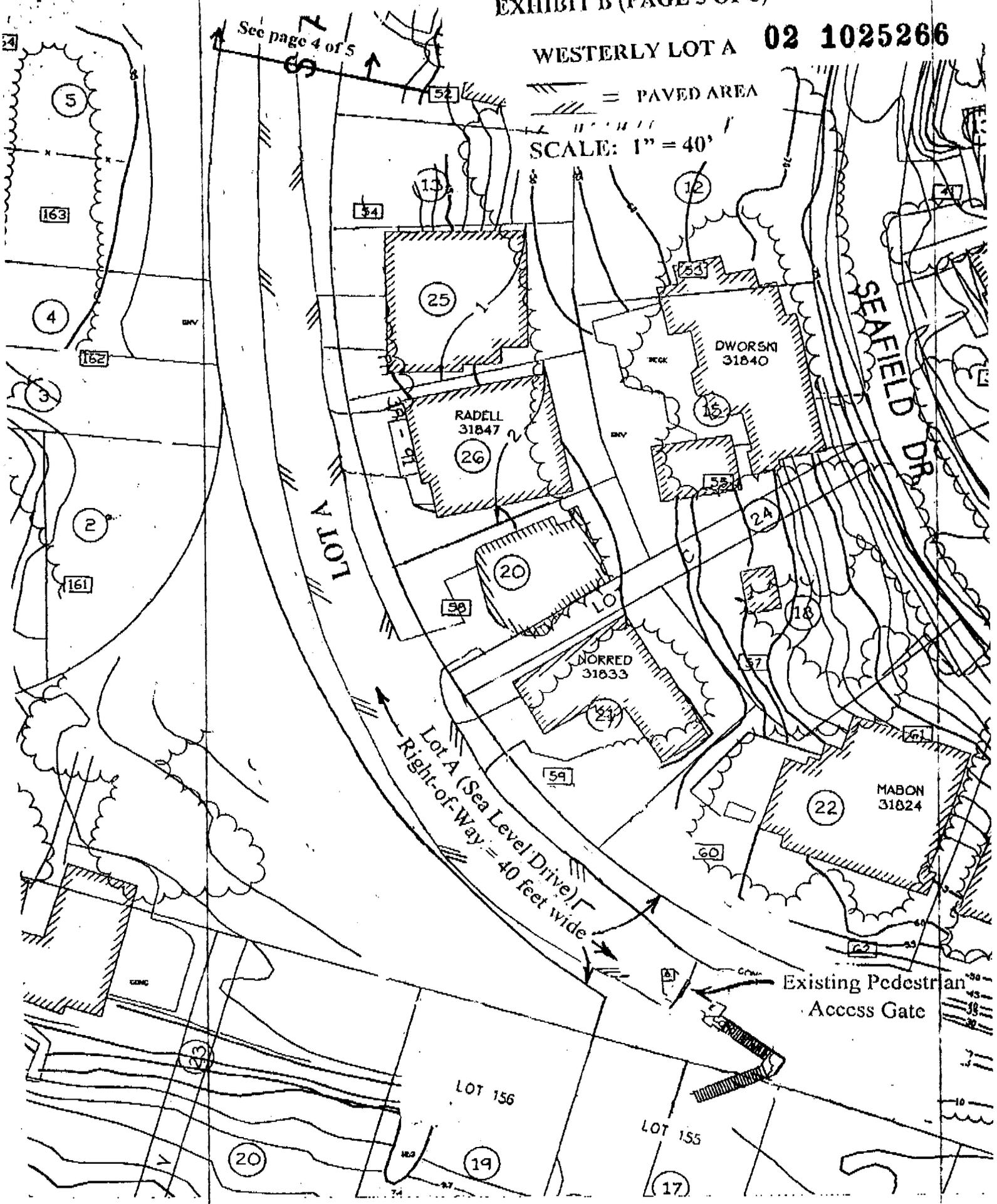
TUPPER 31834

Existing Pedestrian Access Gate

See page 5 of 5

EXHIBIT B (PAGE 5 OF 5)

WESTERLY LOT A 02 1025266



See page 4 of 5

= PAVED AREA

SCALE: 1" = 40'

SEAFIELD DR

LOT A

RADELL 31847

DWORSKI 31840

MORRED 31833

MABON 31824

LOT 156

LOT 155

Existing Pedestrian Access Gate

20

19

17

5

4

2

13

12

25

26

20

15

24

18

22

163

162

161

34

33

31

30

39

60

62

DW

RCK

DW

DW

MORRED 31833

02 1025266

CERTIFICATE OF ACCEPTANCE

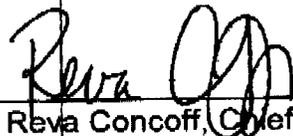
This is to certify that the Mountains Recreation and Conservation Authority, a joint powers agency established pursuant to Government Code Section 6500 *et. seq.*, hereby accepts the Grant of Easements executed by Lechuza Villas West, L.P., a California Limited Partnership, on May 1, 2002, in favor of the Mountains Recreation and Conservation Authority, to which Grant of Easements this Certificate of Acceptance is attached.

This acceptance is made pursuant to the authority conferred by Resolution No. 01-14 adopted on January 22, 2001 and the Mountains Recreation and Conservation Authority consents to the recordation of the Grant of Easements and this Certificate of Acceptance.

Dated: 5/02/02

MOUNTAINS RECREATION AND CONSERVATION AUTHORITY,
a joint powers agency

BY:



Reva Concoff, Chief Operating Officer