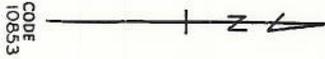


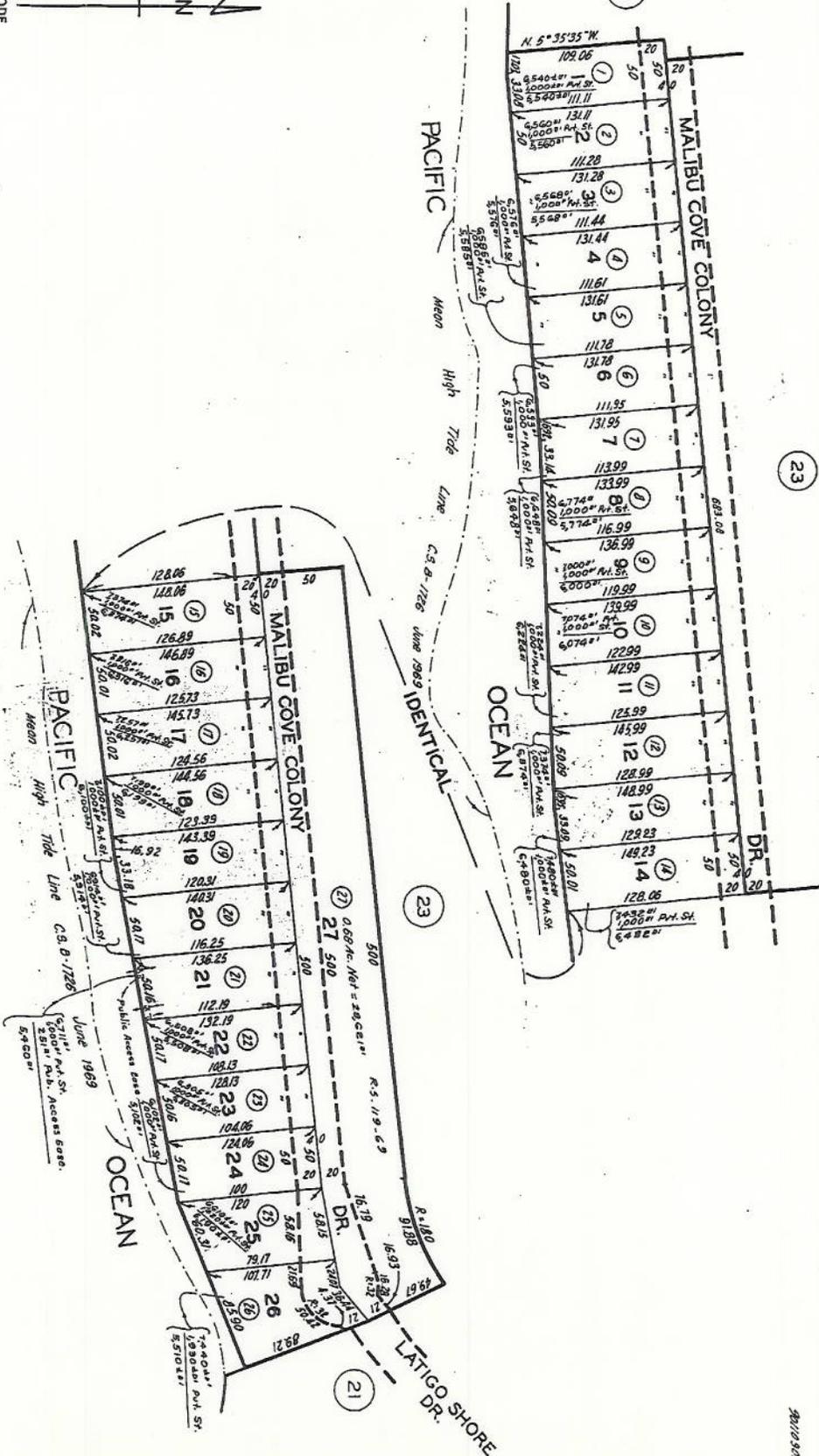
4460 25
SCALE 1" = 80'

1992



CODE
10853

FOR PREV. ASSW'T. SEE:
4460-25



TRACT NO. 24054

M.B. 636-55-56

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

REVISED
12-27-83
690114
770901
731205
751121
600473
98/10 947202/02-07
910606

XTRA COPY

77-1136665

HAND Delivered to SARA @ CCC by BT. 10/13/77

RECORDING REQUESTED BY AND MAIL TO
NAME CCC/SCR
STREET PO Box 1450
CITY Long Beach, CA 90801

RECORDED IN OFFICIAL RECORDS OF LOS ANGELES COUNTY, CA
1 MIN. PAST 3 P.M. OCT 13 1977
Recorder's Office

4:25A

CALIFORNIA COASTAL COMMISSION
SOUTH COAST REGION
DEED RESTRICTION

\$\$\$ \$6 $\frac{1}{4}$

This instrument, made this 25 day of September, 1977, by George Toberman and _____, of the ~~City~~ ~~of~~ County of Los Angeles, State of California, hereinafter collectively referred to as "the Permittee;"

WHEREAS, pursuant to the California Coastal Act of 1976, Sections 30000 through 30900 of the California Public Resources Code, the Permittee has made Application No. P-574 to the California Coastal Commission, South Coast Region, for the issuance of a permit for the construction of a single family dwelling

(Describe Proposed Project)
on certain real property owned/~~leased~~ _____
(Other - state Permittee's interest in subject property)

by the Permittee and more particularly described below; and
WHEREAS, said Commission has determined to grant said application and issue a permit for the construction of a single family dwelling

(Describe Approved Project)
on said real property, subject to the following conditions, imposed for the benefit of the Public, and without agreement to which by Permittee, said Commission could not grant the permit:
FILL IN CONDITIONS) Dedicate an easement for public access to the County of Los Angeles or other public agency which easement shall be five (5) feet in width and shall extend from the northerly property line to the line of mean high tide, provided, that such easement may not be improved or used for public access until such time as a public agency acquire a right of access from the Pacific Coast Highway to the northerly property line of applicant's property.

NOW, THEREFORE, in consideration of the issuance of said development permit, and of the benefit conferred thereby on the subject property, Permittee agrees that there shall be, and hereby is, created the following restriction on the use and enjoyment of said property, to be attached to and become a part of the deed to the property: Permittee shall make an offer of dedication to the County of Los Angeles and the California Coastal Commission of an easement for the general public across a portion of the real property described below which portion is more particularly described in Exhibit A attached herewith.

Permittee acknowledges that any violation of this deed restriction shall constitute a violation of the permit and shall subject Permittee or any other violator thereof to civil action for violation of the terms of said permit and of the Coastal Act of 1976. Said deed restriction shall apply to the single family dwelling
(Project)

to be constructed/~~reconstructed~~/
(other)

on that certain real property in the City of _____, County of Los Angeles, State of California, described as: that portion of Lot 20 of Tract 24054 as recorded in Book 636 pages 55 and 56 of Maps in the Office of the County Recorder of said County, which portion is more particularly described in Exhibit A attached herewith
(Legal Description/Address of the Property)

Unless specifically modified or terminated by affirmative vote of the issuing Commission, said deed restriction shall remain in full force and effect during the period that said permit, or any modification or amendment thereof, remains effective, and during the period that the development authorized by said permit, or any modification of said development, remains in existence in or upon any part of, and thereby confers benefit upon, the real property described herein, and to that extent, said deed restriction is hereby deemed and agreed by Permittee to be a covenant running with the land, and shall bind Permittee and all his successors and assigns.

Nothing shall become payable to Permittee, nor to the successors or assigns of Permittee, for the agreement herein set forth.

Executed the date above written.

When accepted, such easement shall not be improved or used for public access until such time as the accepting agency acquires a right of access for the general public from the public right of way on the roadway known as the _____ to the _____ property line of said real property.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

ss.

GEORGE TOBERMAN, Permittee

On September 23, 1977, before me, the undersigned



persons
acknowledged

year in

the



22241 Pacific Coast Hwy., Malibu, CA 90265

(This area for official notarial seal)

TO BE FILLED IN BY COMMISSION

This is to certify that the deed restriction set forth above, dated September 23, 1977, and signed by George Toberman

Permittee,

is hereby accepted by order of the California Coastal Commission, South Coast Region, on October 11, 1977 and said Commission consents to recordation thereof by its Executive Director, its duly authorized officer.

Date _____

By Donald E. Nelson
Chairman, California Coastal Commission, South Coast Region

STATE OF CALIFORNIA

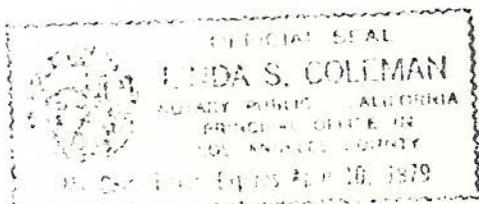
COUNTY OF San Angeles

ss.

On this 11 day of October, 1977, before me, the undersigned Notary Public, personally appeared Donald Wilson

known to me to be the Chairman of the California Coastal Commission, South Coast Region, and known to me to be the person who executed the foregoing instrument on behalf of said Commission, and acknowledged to me that such Commission executed the same

Witness my hand and official seal the day and year in the certificate first above written.



Notary Public in and for the County of San Angeles State of California.

EXHIBIT A

That portion of Lot 20 of Tract 24054 in the County of Los Angeles, State of California, as recorded in Book 636 pages 55 and 56 of Maps in the Office of the County Recorder of said County, which portion is more particularly described as follows:

Beginning at the intersection of the westerly boundary of said Lot 20 and the line of mean high tide of the Pacific Ocean, thence northerly along said westerly boundary to the northerly boundary of said Lot 20, thence easterly along said northerly boundary a distance of five (5) feet, thence southerly along a line parallel to the westerly boundary of said Lot 20 to the line of mean high tide of the Pacific Ocean, thence westerly along said tide line to the point of beginning.

This instrument, made this 15 day of September, 1974, by George Toberman and _____, of the ~~City~~ County of Los Angeles, State of California, hereinafter collectively referred to as "the Permittee;"

WHEREAS, pursuant to the California Coastal Act of 1976, Sections 30000 through 30900 of the California Public Resources Code, the Permittee has made Application No. P-574 to the California Coastal Commission, South Coast Region, for the issuance of a permit for the construction of a single family dwelling

(Describe Proposed Project)

on certain real property owned/~~leased~~ (Other - state Permittee's interest in subject property)

by the Permittee and more particularly described below; and

WHEREAS, said Commission has determined to grant said application and issue a permit for the construction of a single family dwelling

(Describe Approved Project)

on said real property, subject to the following conditions, imposed for the benefit of the Public, and without agreement to which by

Permittee, said Commission could not grant the permit:

- FILL IN CONDITIONS) Dedicate an easement for public access to the County of Los Angeles or other public agency which easement shall be five (5) feet in width and shall extend from the northerly property line to the line of mean high tide, provided, that such easement may not be improved or used for public access until such time as a public agency acquires a right of access from the Pacific Coast Highway to the northerly property line of applicant's property.

77-574
Toberman

South Coast LA Co.

CALIFORNIA COASTAL COMMISSION

SOUTH COAST REGIONAL COMMISSION

100 E. MAIN BOULEVARD, SUITE 3107

LOS ANGELES, CALIFORNIA 90012

TELEPHONE (213) 845-0143

FAX (213) 845-0143

COASTAL DEVELOPMENT PERMIT



Application Number:

P-4-5-77-574

Name of Applicant:

George Toberman

22241 Pacific Coast Highway, Malibu, CA 90265

Permit Type:

 Emergency Standard Administrative

Development Location:

26834 Malibu Cove Colony Drive, Malibu, CA

Development Description: Construct a two-story, single-family dwelling with a two-car garage, 21 feet above centerline of frontage road, with conditions.

The proposed development is subject to the following conditions imposed pursuant to the California Coastal Act of 1976:

Prior to issuance of permit, applicant shall: 1. submit a deed restriction for recording granting lateral public access up to 25 feet inland from the mean high tide line, however, in no case will said dedication be nearer than five feet to the proposed development; and 2. dedicate an easement for public access to the County of Los Angeles or other public agency which easement shall be five (5) feet in width and shall extend from the northerly property line to the line of mean high tide, provided, that such easement may not be improved or used for public access until such time as a public agency acquires a right of access from the (Pacific Coast Highway) to the northerly property line of applicant's property.

Condition's Met On

By

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Page 1 of 2

11. The South Coast Commission finds that

A. The proposed development, or as conditioned, is:

1. In conformity with the provisions of Chapter 3 of the California Coastal Act of 1976 and will not prejudice the ability of local government to prepare a local coastal program in conformity with said Chapter.
2. If located between the nearest public road and the shoreline of any body of water in the coastal zone is in conformity with public access and public recreation policies of Chapter 3, California Coastal Act of 1976.
3. That there are/are no feasible alternatives, or feasible mitigation measures, as provided in the California Environmental Quality Act, available which would substantially lessen any significant adverse impact that the development as finally proposed may have on the environment.

12. Whereas, at a public hearing, held on June 16, 1977 at Torrance by a 9 to 0 vote permit application number P-4-5-77-574 is approved.

13. This permit may not be assigned to another person except as provided in Section 13170, Coastal Commission Rules and Regulations.

14. This permit shall not become effective until a copy of this permit has been returned to the Regional Commission, upon which copy all permittees or agent(s) authorized in the permit application have acknowledged that they have received a copy of the permit and have accepted its contents.

15. Work authorized by this permit must commence within two years from the date of the Regional Commission vote upon the application. Any extension of time of said commencement date must be applied for prior to expiration of the permit.

16. Issued on behalf of the South Coast Regional Commission on October 17, 1977.

M. J. Carpenter
Executive Director

[Signature], permittee/agent, hereby acknowledge receipt of Permit Number P-4-5-77-574 and have accepted its contents.

10/17/77
(date)

[Signature]
(signature)

77-1136666

RECORDING REQUESTED BY AND MAIL TO
NAME CCC/SCR
STREET PO Box 1450
CITY Long Beach, CA 90801

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
MIN. 1 PAST 3 P.M. OCT 13 1977
Recorder's Office

CALIFORNIA COASTAL COMMISSION
SOUTH COAST REGION
DEED RESTRICTION

EEB \$6 $\frac{1}{2}$

This instrument, made this _____ day of September,
1977, by George Toberman and _____, of the ~~Six~~
~~County of Los Angeles~~ County of Los Angeles, State of California, hereinafter
collectively referred to as "the Permittee;"

WHEREAS, pursuant to the California Coastal Act of 1976,
Sections 30000 through 30900 of the California Public Resources Code,
the Permittee has made Application No. P-574 to the California Coastal
Commission, South Coast Region, for the issuance of a permit for the
construction of single family dwelling

(Describe Proposed Project)

on certain real property owned/~~leased~~/
(Other -- state Permittee's
interest in subject property)

by the Permittee and more particularly described below; and

WHEREAS, said Commission has determined to grant said
application and issue a permit for the construction of a single
family dwelling

(Describe Approved Project)

on said real property, subject to the following conditions, imposed
for the benefit of the Public, and without agreement to which by
Permittee, said Commission could not grant the permit:

- FILL) The Permittee grants lateral public access up
- IN) to 25 feet inland from the mean high tide line,
- CONDITIONS) however, in no case will said dedication be
-) nearer than 5 feet to the proposed development.

RECEIVED

NOW, THEREFORE, in consideration of the issuance of said development permit, and of the benefit conferred thereby on the subject property, Permittee agrees that there shall be, and hereby is, created the following restriction on the use and enjoyment of said property, to be attached to and become a part of the deed to the property: Permittee, his heirs and assigns, shall permit the general public to pass and repass across a portion of permittee's real property described below, which portion is described herein in Exhibit A.

Permittee acknowledges that any violation of this deed restriction shall constitute a violation of the permit and shall subject Permittee or any other violator thereof to civil action for violation of the terms of said permit and of the Coastal Act of 1976. Said deed restriction shall apply to the single family dwelling
(Project)

to be constructed/~~reconstructed~~/(other)

on that certain real property in the City of _____,
County of Los Angeles, State of California, described as:
that portion of Lot 20 of Tract 24054 as recorded in Book 636 pages 55
and 56 of Maps in the Office of the County Recorder of said County,
which portion is described herein in Exhibit A.
(Legal Description/Address of the Property)

Unless specifically modified or terminated by affirmative vote of the issuing Commission, said deed restriction shall remain in full force and effect during the period that said permit, or any modification or amendment thereof, remains effective, and during the period that the development authorized by said permit, or any modification of said development, remains in existence in or upon any part of, and thereby confers benefit upon, the real property described herein, and to that extent, said deed restriction is hereby deemed and agreed by Permittee to be a covenant running with the land, and shall bind Permittee and all his successors and assigns.

Nothing shall become payable to Permittee, nor to the
successors or assigns of Permittee, for the agreement herein set forth.

Executed the date above written.

77-1136666

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) ss.

GEORGE TOBERMAN Permittee



ersigned

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STATE OF CALIFORNIA
COUNTY OF

ss.

On _____
State personally appeared

before me, the undersigned, a Notary Public in and for said

to be the person whose name known to me
to the within instrument and acknowledged that subscribed
executed the same.

WITNESS my hand and official seal.

Signature _____



22241 Pacific Coast Hwy., Malibu, CA 90265

(This area for official notarial seal)
State of California.

ear in

the

TO BE FILLED IN BY COMMISSION

This is to certify that the deed restriction set forth
above, dated September 26, 1977, and signed by George Toberman
and _____ Permittee,
is hereby accepted by order of the California Coastal Commission,
South Coast Region, on October 11, 1977 and said Commission con-
sents to recordation thereof by its Executive Director, its duly
authorized officer.

Date _____

By Donald E. Wilson
Chairman, California Coastal
Commission, South Coast Region

STATE OF CALIFORNIA)
COUNTY OF San Diego) ss.

On this 11 day of October, 1977, before me,
the undersigned Notary Public, personally appeared Donald E. Wilson
_____, known to me to be the Chairman of the California
Coastal Commission, South Coast Region, and known to me to be the
person who executed the foregoing instrument on behalf of said Com-
mission, and acknowledged to me that such Commission executed the same.

Witness my hand and official seal the day and year in
the certificate first above written.

77-1136666

John Colman
Notary Public in and for the
County of _____

State of California.