

Recording Requested by and  
When Recorded, Mail to:  
California Coastal Commission  
631 Howard Street, 4th Floor  
San Francisco, California 94105  
Attention: Legal Department

84 199296

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CA

FEB 16 1984 AT 8 A.M.

Recorder's Office

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IRREVOCABLE OFFER TO DEDICATE PUBLIC ACCESS EASEMENT

AND

DECLARATION OF RESTRICTIONS

A7426

THIS IRREVOCABLE OFFER TO DEDICATE PUBLIC ACCESS EASEMENT AND  
DECLARATION OF RESTRICTIONS (hereinafter "offer") is made this 23rd day  
of December, 19 83, by Dorothy J. Friedman, an unmarried woman,  
(hereinafter referred to as "Grantor").

I. WHEREAS, Grantor is the legal owner of a fee interest of certain real  
properties located in the County of Los Angeles, State of  
California, and described in the attached Exhibit A (hereinafter referred to as  
the "Property"); and

II. WHEREAS, all of the Property is located within the coastal zone as  
defined in Section 30103 of the California Public Resources Code (which code is  
hereinafter referred to as the "Public Resources Code"); and

III. WHEREAS, the California Coastal Act of 1976, (hereinafter referred to  
as the "Act") creates the California Coastal Commission (hereinafter referred to  
as the "Commission") and requires that any development approved by the  
Commission must be consistent with the policies of the Act set forth in Chapter  
3 of Division 20 of the Public Resources Code; and

IV. WHEREAS, Pursuant to the Act, Grantor applied to the Commission  
for a permit to undertake development as defined in the Act within the Coastal  
zone of Los Angeles County (hereinafter the "Permit"); and

V. WHEREAS, a coastal development permit (Permit No. 5-83-456)  
was granted on 25th of August, 19 83, by the Commission in

This document filed for record by California Land  
Title Company as an accommodation only. It has  
not been examined as to its execution or as to its  
effect upon the title.

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1 accordance with the provision of the Staff Recommendation and Findings,  
2 Exhibit B, attached hereto and hereby incorporated by reference, subject to  
3 the following condition:

4 Lateral Access. Prior to the transmittal of a permit, the Executive  
5 Director shall certify in writing that the following condition has been  
6 satisfied. The applicant shall execute and record a document, in a form  
7 and content approved in writing by the Executive Director of the Commission,  
8 irrevocably offering to dedicate to a public agency or a private association  
9 approved by the Executive Director, an easement for public access and  
10 passive recreational use along the shoreline. The easement shall include  
11 all area from the mean high tide line landward to the dripline of the most  
12 seaward extent of the structure. The document submitted for recording shall  
13 include a record of survey illustrating the easement and shall include  
14 legal descriptions of both the applicant's entire parcel and the easement  
15 area. Such offer of dedication shall be recorded free of prior liens  
16 except for tax liens and free of prior encumbrances which the Executive  
17 Director determines may affect the interest being conveyed.

18 VI. WHEREAS, the subject property is a parcel located between the first  
19 public road and the shoreline; and

20 VII. WHEREAS, under the policies of Sections 30210 through 30212 of the  
21 California Coastal Act of 1976, public access to the shoreline and along  
22 the coast is to be maximized, and in all new development projects located  
23 between the first public road and the shoreline shall be provided; and

24 VIII. WHEREAS, the Commission found that but for the imposition of the  
25 above condition, the proposed development could not be found consistent with  
26 the public access policies of Section 30210 through 30212 of the California  
27 Coastal Act of 1976 and that therefore in the absence of such a condition, a  
permit could not have been granted;

1 IX. WHEREAS, it is intended that this Offer is irrevocable and shall  
2 constitute enforceable restrictions within the meaning of Article XIII, Section  
3 8 of the California Constitution and that said Offer, when accepted, shall  
4 thereby qualify as an enforceable restriction under the provision of the  
5 California Revenue and Taxation Code, Section 402.1;

6 NOW THEREFORE, in consideration of the granting of Permit No. 5-83-456 to  
7 the owner(s) by the Commission, the owner(s) hereby offer(s) to dedicate to the  
8 People of California or the Commission's designee an easement in perpetuity for  
9 the purposes of Public access and passive recreation use along the shore-  
10 line

11  
12 located on the subject property From the mean high tide line landward  
13 to the dripline of the most seaward extent of the structure

14 and as specifically set forth by attached Exhibit C hereby incorporated by  
15 reference.

16 1. BENEFIT AND BURDEN. This Offer shall run with and burden the  
17 Property and all obligations, terms, conditions, and restrictions hereby  
18 imposed shall be deemed to be covenants and restrictions running with the land  
19 and shall be effective limitations on the use of the Property from the date of  
20 recordation of this document and shall bind the Grantor and all successors and  
21 assigns. This Offer shall benefit the State of California.

22 2. DECLARATION OF RESTRICTIONS. The Grantor is restricted from  
23 interfering with the use by the public of the area subject to the offered  
24 easement for public access. This restriction shall be effective from the time  
25 of recordation of this Offer and Declaration of Restrictions.

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1           3. ADDITIONAL TERMS, CONDITIONS, AND LIMITATIONS. Prior to the  
2 opening of the accessway, the Grantee, in consultation with the Grantor, may  
3 record additional reasonable terms, conditions, and limitations on the use of  
4 the subject property in order to assure that this Offer for public access is  
5 effectuated.

6           4. CONSTRUCTION OF VALIDITY. If any provision of these restrictions  
7 is held to be invalid or for any reason becomes unenforceable, no other  
8 provision shall be thereby affected or impaired.

9           5. SUCCESSORS AND ASSIGNS. The terms, covenants, conditions,  
10 exceptions, obligations, and reservations contained in this Offer shall be  
11 binding upon and inure to the benefit of the successors and assigns of both the  
12 Grantor and the Grantee, whether voluntary or involuntary.

13           6. TERM. This irrevocable offer of dedication shall be binding for a  
14 period of 21 years. Upon recordation of an acceptance of this Offer by the  
15 Grantee, this Offer and terms, conditions, and restrictions shall have the  
16 effect of a grant of access easement in gross and perpetuity that shall run  
17 with the land and be binding on the parties, heirs, assigns, and successors.  
18 The People of the State of California shall accept this offer through the local  
19 government in whose jurisdiction the subject property lies, or through a public  
20 agency or a private association acceptable to the Executive Director of the  
21 Commission or its successor in interest.

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1 Acceptance of the Offer is subject to a covenant which runs with the  
2 land, providing that any offeree to accept the easement may not abandon it but  
3 must instead offer the easement to other public agencies or private  
4 associations acceptable to the Executive Director of the Commission for the  
5 duration of the term of the original Offer to Dedicate.

6 Executed on this 13 day of January, 1984, at Los Angeles  
7 County, California.

8 Dated: January 19 1984

Signed *Dorothy J. Friedman*  
Owner

Dorothy J. Friedman  
Type or Print

Signed \_\_\_\_\_  
Type or Print

14 NOTE TO NOTARY PUBLIC: If you are notarizing the signatures of persons signing  
15 on behalf of a corporation, partnership, trust, etc., please use the correct  
16 notary jurat (acknowledgment) as explained in your Notary Public Law Book.

17 State of California, )  
18 )SS  
19 County of LOS ANGELES )

20 On this 13 day of January, in the year 1984, before  
21 me KENNETH W. MOULDER, a Notary Public, personally appeared  
22 DOROTHY J. FRIEDMAN

23 ~~// personally known to me~~ **84 199296**  
24 // proved to me on the basis of satisfactory evidence  
25 to be the person(s) whose name is subscribed to this instrument, and  
26 acknowledged that he/she/they executed it.



*Kenneth W. Moulder*  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND  
STATE

1 This is to certify that the Offer to Dedicate set forth above is hereby  
2 acknowledged by the undersigned officer on behalf of the California Coastal  
3 Commission pursuant to authority conferred by the California Coastal Commission  
4 when it granted Coastal Development Permit  
5 No. 5-83-456 on August 25, 1983 and the California  
6 Coastal Commission consents to recordation thereof by its duly authorized  
7 officer.

8 Dated: January 4, 1984

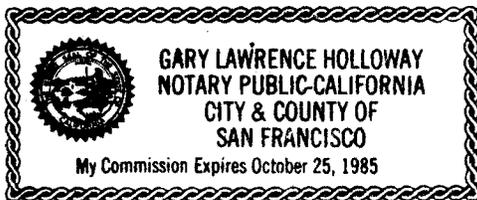
9 Cynthia K Long  
10 CYNTHIA K LONG, STAFF COUNSEL  
11 California Coastal Commission

12  
13 STATE OF California )  
14 )

15 COUNTY OF San Francisco )

16 On 4 January 1984, before me Gary Lawrence Holloway,  
17 a Notary Public, personally appeared Cynthia K. Long, personally known to  
18 me to be the person who executed this instrument as the Staff Counsel  
19 TITLE

20 and authorized representative of the California Coastal Commission and  
21 acknowledged to me that the California Coastal Commission executed it.



26 Gary Lawrence Holloway  
27 Notary Public in and for said County and State

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## EXHIBIT "A"

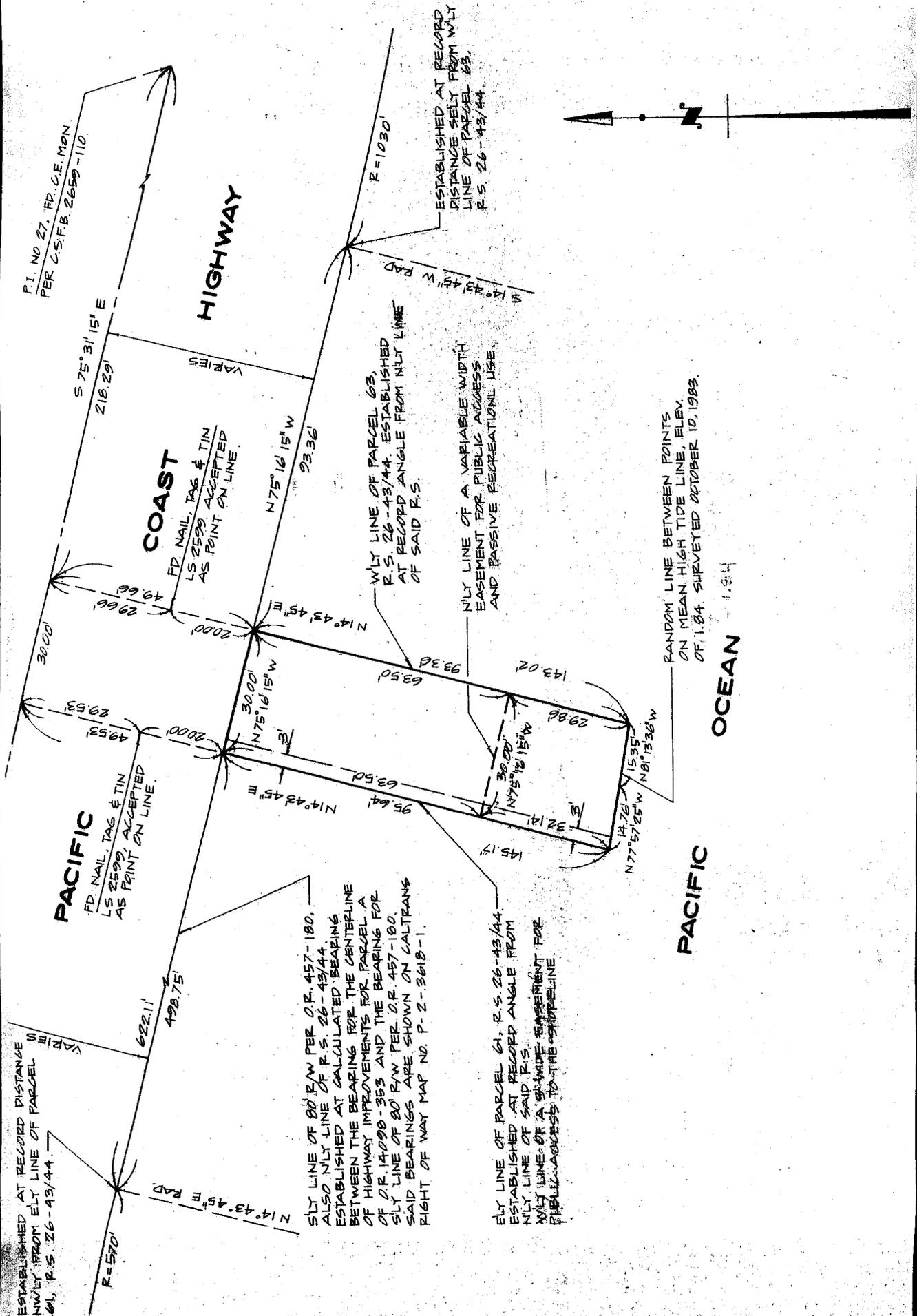
## Legal Description:

Parcel 62, as shown on Licensed Surveyors Map filed in Book 26, Pages 43 and 44 of record of surveys, in the County of Los Angeles, State of California, in the office of the County Recorder of said County.

Also that portion of Lot 8, Section 31, Township 1 South, Range 16 West, San Bernardino Meridian, in said County, bounded Northerly by the center line of present highway improvement as the same appears on map attached to first amended and supplemental complaint filed in Case No. 352603, Superior Court of said County bounded Southerly by the Northerly line of said Parcel 62 bounded Westerly by the Northerly prolongation of the Westerly line of said Parcel 62 bounded Easterly by the Northerly prolongation of the Easterly line of said Parcel 62.

EXCEPT any portion of said land which at any time was title land which was not formed by the deposit of alluvion from natural causes and by imperceptible degrees.

EXHIBIT C



P.I. NO. 27, FD. C.E. MON  
PER C.S.F.B. 2659-110.

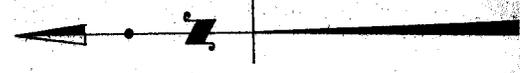
COAST

HIGHWAY

PACIFIC

OCEAN

PACIFIC



ESTABLISHED AT RECORDED DISTANCE  
N.W. 1/4 FROM ELY LINE OF PARCEL  
61, R.S. 26-43/44.

FD. NAIL, TAG & TIN  
LS 2599, ACCEPTED  
AS POINT ON LINE.

N 14° 43' 45" E  
R=570'

SLY LINE OF 80' R/W PER O.R. 457-180,  
ALSO NLY LINE OF R.S. 26-43/44,  
ESTABLISHED AT CALCULATED BEARING  
BETWEEN THE BEARINGS FOR THE CENTERLINE  
OF HIGHWAY IMPROVEMENTS FOR PARCEL A  
OF O.R. 14098-353 AND THE BEARING FOR  
SLY LINE OF 80' R/W PER O.R. 457-180.  
SAID BEARINGS ARE SHOWN ON CALTRANS  
RIGHT OF WAY MAP NO. P-2-3618-1.

ELY LINE OF PARCEL 61, R.S. 26-43/44,  
ESTABLISHED AT RECORDED ANGLE FROM  
NLY LINE OF SAID R.S.  
WLY LINE OF A 90' WIDE EASEMENT FOR  
PUBLIC ACCESS TO THE SHORELINE

WLY LINE OF PARCEL 63,  
R.S. 26-43/44, ESTABLISHED  
AT RECORDED ANGLE FROM NLY LINE  
OF SAID R.S.

NLY LINE OF A VARIABLE WIDTH  
EASEMENT FOR PUBLIC ACCESS  
AND PASSIVE RECREATIONAL USE

ESTABLISHED AT RECORDED  
DISTANCE SELY FROM WLY  
LINE OF PARCEL 65,  
R.S. 26-43/44

RANDOM LINE BETWEEN POINTS  
ON MEAN HIGH TIDE LINE, ELEV.  
OF 1.84, SURVEYED OCTOBER 10, 1983.

1.54