

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA

FEB 16 1984 AT 8 A.M.

Recorder's Office

Return Original To and
Recording Requested By:
State of California
California Coastal Commission
631 Howard Street, 4th Floor
San Francisco, California 94105

FREE S

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Title Company as an accommodation only. It has
not been examined as to its execution or as to its
effect upon the title.

A74426

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IRREVOCABLE OFFER TO DEDICATE

I. WHEREAS, (1) Dorothy J. Friedman is/~~are~~
the record owner(~~s~~), hereinafter referred to as "owner(~~s~~)", of the real
property located at (2) 19016 Pacific Coast Highway, Malibu, County,
of Los Angeles

California, legally described as particularly set forth in attached (3)
Exhibit A hereby incorporated by reference and hereinafter referred to as
the "subject property"; and

II. 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 coastal development
permit approved by the Commission or local government as defined in Public
Resources Code Section 30109 must be consistent with the policies of the
Act set forth in Chapter 3 of Division 20 of the Public Resources Code; and

III. WHEREAS, the People of the State of California have a legal
interest in the lands seaward of the mean high tide line; and

IV. WHEREAS, pursuant to the California Coastal Act of 1976, the
owner(s) applied to the Commission for a coastal development permit for (4)
Construction of a three story, 2602 square foot, single family
Residence on a vacant ocean front lot

on the subject property; and

V. WHEREAS, a coastal development permit no. (5) 5-83-456 was

1 granted on (6) 25, August, 19 83 by the Commission in accordance
2 with the provisions of the Staff Recommendation and Findings (7) (Exhibit
3 B) attached hereto and hereby incorporated by reference, subject to the
4 following condition: (8) Vertical Access. Prior to transmittal of a
5 permit, the Executive Director shall certify in writing that the following
6 condition has been satisfied. The applicant shall execute and record a
7 document, in a form and content approved by the Executive Director of the
8 Commission, irrevocably offering to dedicate to an agency approved by the
9 Executive Director, an easement for public access to the shoreline. Such
easement shall be described as from Pacific Coast Highway along the
western property line to the mean high tideline. The easement shall be
3 feet in width. Said easement shall be recorded free of prior liens
except for tax liens and free of prior encumbrances which the Executive
Director determines may affect the interest being conveyed.

10 The offer shall run with the land in favor of the People of the State
11 of California, binding successors and assigns of the applicants or
12 landowners. The offer of dedications shall be irrevocable for a period
of 21 years, such period running from the date of recording.

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

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

25 VIII. WHEREAS, the Commission found that but for the imposition of the
26 above condition, the proposed development could not be found consistent
27 with the public access policies of Section 30210 through 30212 of the

1 California Coastal Act of 1976 and that therefore in the absence of such a
2 condition, a permit could not have been granted;

3 NOW THEREFORE, in consideration of the granting of permit no.
4 (9) 5-83-456 to the owner(s) by the Commission, the owner(s) hereby
5 offer(s) to dedicate to the People of California an easement in perpetuity
6 for the purposes of (10) Public access to the shore line

7 _____
8 _____

9 located on the subject property (11) Along the westerly property line to
10 the mean high tide line an easement three feet in width

11 and as specifically set forth by attached Exhibit C (12) hereby
12 incorporated by reference.

13 This offer of dedication shall be irrevocable for a period of
14 twenty-one (21) years, measured forward from the date of recordation, and
15 shall be binding upon the owner(s), their heirs, assigns, or successors in
16 interest to the subject property described above. The People of the State
17 of California shall accept this offer through the local government in whose
18 jurisdiction the subject property lies, or through a public agency or a
19 private association acceptable to the Executive Director of the Commission
20 or its successor in interest.

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Acceptance of the offer is subject to a covenant which runs with the land, providing that any offeree to accept the easement may not abandon it but must instead offer the easement to other public agencies or private associations acceptable to the Executive Director of the Commission for the duration of the term of the original offer to dedicate. The grant of easement once made shall run with the land and shall be binding on the owners, their heirs, and assigns.

Executed on this 13 day of JANUARY 1984, at LOS ANGELES COUNTY, California.

Dated: JANUARY 13 1984
Signed: [Signature]
Dorothy J. Friedman
Type or Print Name of Above

Signed _____

Type or Print Name of Above

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

State of California,)
LOS ANGELES COUNTY)SS
County of LOS ANGELES)

On this 13 day of JANUARY 1984, in the year 1984, before me KENNETH W. MOULDER, a Notary Public, personally appeared DOROTHY J. FRIEDMAN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name is subscribed to this instrument, and 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
2 hereby acknowledged by the undersigned officer on behalf of the California
3 Coastal Commission pursuant to authority conferred by the California
4 Coastal Commission 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

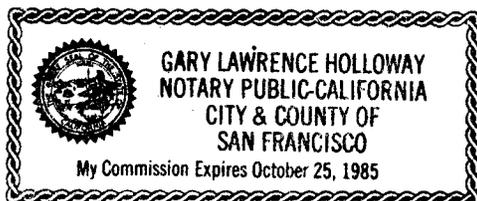
9 Cynthia K Long
10 CYNTHIA K LONG STAFF COUNSEL
11 California Coastal Commission

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13 STATE OF California)
14)SS

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
18 known to me to be (or proved to me on the basis of satisfactory evidence)
19 to be the person who executed this instrument as the Staff Counsel
20 TITLE

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



Gary Lawrence Holloway
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.

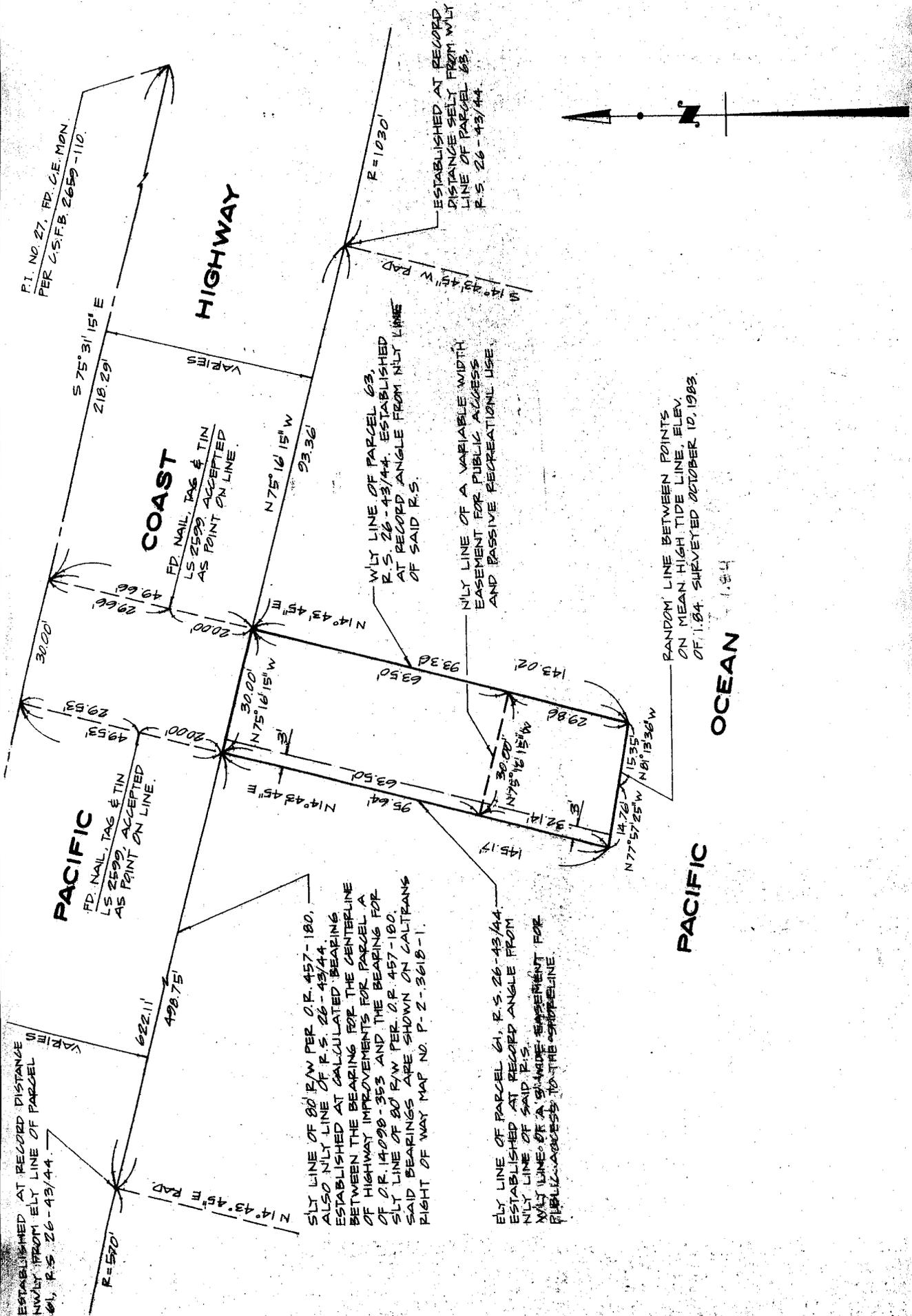
Also that portion of Lot 8, Section 31, Township 1 South, Range 16 West, San Bernardino Meridian, in said County, bounded Northerly by the center line of present highway improvement as the same appears on map attached to first amended and supplemental complaint filed in Case No. 352603, Superior Court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

84 199298

EXHIBIT C

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



ESTABLISHED AT RECORDED DISTANCE
NLY FROM ELY LINE OF PARCEL
61, R.S. 26-43/44.

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

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

HIGHWAY

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. 14098-365 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 VARIABLE EASEMENT FOR
PUBLIC ADDRESS TO THE CENTERLINE

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

WLY LINE OF A VARIABLE WIDTH
EASEMENT FOR PUBLIC ADDRESS
AND PASSIVE RECREATIONAL USE.

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

ESTABLISHED AT RECORDED
DISTANCE SELY FROM WLY
LINE OF PARCEL 63,
R.S. 26-43/44.

PACIFIC

OCEAN

