

RECORDING REQUESTED
BY AND MAIL TO:

California Coastal Commission/
South Coast Region
P.O. Box 1450
Long Beach, Ca. 90801

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
27 MIN. PAST 12 P.M. DEC 12 1978

Recorder's Office

OFFER TO DEDICATE



This instrument is made this 30th day of November, 1978, by Charles H. Stern, B.F.S., a partnership, Joanne Stern, Leonard Gilman, Lee Gilman, Arthur Malin, Naomi Malin, Lee Freeman, Dorothy Freeman, Jack Grossblat, and Estelle Grossblat (collectively referred to hereafter as "Owner" or "Permittee").

WHEREAS, pursuant to the California Coastal Act of 1976, Sections 30000 through 30900 of the California Public Resources Code, Owner made Application No. P-2130 to the California Coastal Commission, South Coast Region, for the issuance of a permit for the conversion of ten (10) apartment units to condominiums on certain real property owned by the Owner and more particularly described on Exhibit "A" hereto; and

WHEREAS, said Commission determined to grant said application and issue a permit for the conversion of ten (10) apartment units to condominiums on said real property subject to the following condition, imposed for the benefit of the Public, and without agreement to which by Owner, said Commission could not grant the permit:

The Permittee grants vertical access to give the public the privilege and right to pass and repass over a strip of Owner's said real property ten (10) feet in width and extending from the edge of the public right-of-way to the mean high tide line of the Pacific Ocean, to be along existing stairway.

NOW, THEREFORE, in consideration of the issuance of said development permit, and of the benefit conferred thereby on the subject property, Owner hereby irrevocably offers to grant, for the benefit of the Public, vertical access to give the Public the privilege and right to pass and repass over a strip of Owner's real property ten (10) feet in width and extending from the edge of the public right-of-way to the mean high tide line of the Pacific Ocean, which strip of real property is in the County of Los Angeles, State of California and which is more particularly described on Exhibit "B" hereto.

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The foregoing offer is binding on the Owner, their heirs, assigns or successors in interest, and shall continue (i) until accepted in whole or in part at any time by a public agency or private association which, concurrently with such acceptance, also agrees to accept responsibility for maintenance and liability of the accessway; or (ii) until revoked, modified or terminated with the approval of said Commission. As provided in Section 30212 of the California Public Resources Code, the public beach accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.

Permittee acknowledges that any revocation, modification or termination of the foregoing offer without the approval of said Commission shall constitute a violation of said development permit and shall subject Permittee or any other violator thereof to civil action for violation of the terms of said development permit and of the Coastal Act of 1976.

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.

B.F.S., A Partnership

By Charles H. Stern
Charles H. Stern, Partner

Charles H. Stern
Charles H. Stern

Joanne F. Stern
Joanne F. Stern

By: Charles H. Stern
Charles H. Stern,
Attorney-In-Fact

Leonard Gilman Lee Gilman
Leonard Gilman Lee Gilman

By: Charles H. Stern By: Charles H. Stern
Charles H. Stern, Charles H. Stern,
Attorney-In-Fact Attorney-In-Fact

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Arthur Malin
Arthur Malin

Naomi Malin
Naomi Malin

By: Charles H. Stern
Charles H. Stern,
Attorney-In-Fact

By: Charles H. Stern
Charles H. Stern,
Attorney-In-Fact

Lee Freeman
Lee Freeman

Dorothy Freeman
Dorothy Freeman

By: Charles H. Stern
Charles H. Stern,
Attorney-In-Fact

By: Charles H. Stern
Charles H. Stern,
Attorney-In-Fact

Jack Grossblat
Jack Grossblat

Estelle Grossblat
Estelle Grossblat

By: Charles H. Stern
Charles H. Stern,
Attorney-In-Fact

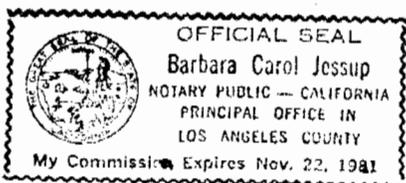
By: Charles H. Stern
Charles H. Stern,
Attorney-In-Fact

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STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On November 30, 1978, 1978, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Charles H. Stern, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same.

WITNESS my hand and official seal

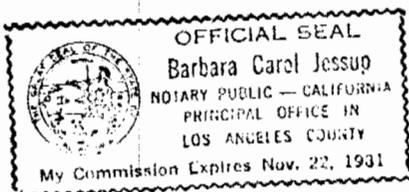


Barbara Carol Jessup
Notary Public in and for
said County and State

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On November 30, 1978, 1978, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Charles H. Stern, known to me to be the person whose name is subscribed to the within instrument, as Attorney-In-Fact of Joanne Stern, Leonard Gilman, Lee Gilman, Arthur Malin, Naomi Malin, Lee Freeman, Dorothy Freeman, Jack Grossblat and Estelle Grossblat, and acknowledged to me that he subscribed the names of Joanne Stern, Leonard Gilman, Lee Gilman, Arthur Malin, Naomi Malin, Lee Freeman, Dorothy Freeman, Jack Grossblat and Estelle Grossblat thereto and his own name as Attorney-In-Fact for the foregoing individuals.

WITNESS my hand and official seal

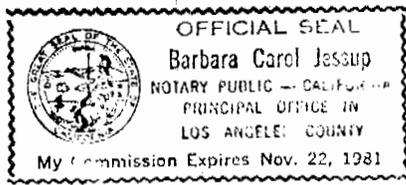


Barbara Carol Jessup
Notary Public in and for
said County and State

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On November 30, 1978, 1978, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Charles H. Stern, known to me to be one of the partners of B.F.S., a partnership, the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal



Barbara Carol Jessup
Notary Public in and for
said County and State

This is to certify that the offer to dedicate set forth above, dated November 30, 1978, and signed by Charles H. Stern, as principal, as a partner of B.F.S., a partnership, and as Attorney-In-Fact for all other owners of the subject property, Permittee, is hereby approved by order of the California Coastal Commission, South Coast Region, on _____ and said Commission consents to recordation thereof by its Executive Director, its duly authorized officer.

Date 12-4-78

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

STATE OF CALIFORNIA)
) ss.
COUNTY OF Los Angeles)

On this 4th day of December, 1978, 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 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.



Marilyn L. Mayer
Notary Public in and for the County of Los Angeles, State of California

DESCRIPTION:

PARCEL 1:

A PARCEL OF LAND BEING A PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS CONFIRMED TO MATTHEW KELLER BY PATENT RECORDED IN BOOK 1 PAGE 407 ET SEQ., OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT ENGINEER'S STATION 665 PLUS 94.17 IN THE CENTER LINE OF THE 80 FOOT STRIP OF LAND DESCRIBED IN THE DEED FROM T. R. CADWALADER, TRUSTEE, ET AL., TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 15228 PAGE 342, OFFICIAL RECORDS, SAID ENGINEER'S STATION BEING AT THE WESTERLY EXTREMITY OF THAT CERTAIN COURSE DESCRIBED IN SAID DEED AS NORTH 87 DEGREES 39 MINUTES 55 SECONDS EAST 1511.31 FEET; THENCE ALONG SAID CENTER LINE NORTH 87 DEGREES 39 MINUTES 55 SECONDS EAST 602.43 FEET; THENCE SOUTH 2 DEGREES 20 MINUTES 05 SECONDS EAST 168.59 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 57 DEGREES 42 MINUTES 55 SECONDS WEST 113.67 FEET; THENCE SOUTH 2 DEGREES 20 MINUTES 05 SECONDS EAST TO THE LINE OF ORDINARY HIGH TIDE OF THE PACIFIC OCEANS; THENCE EASTERLY ALONG SAID TIDE LINE TO THE INTERSECTION THEREOF WITH A LINE WHICH BEARS SOUTH 2 DEGREES 20 MINUTES 05 SECONDS EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 2 DEGREES 20 MINUTES 05 SECONDS WEST TO THE TRUE POINT OF BEGINNING.

EXCEPT THE EASTERLY 47.5 FEET THEREOF.

EXCEPTING THEREFROM AS CONTAINED IN THE DEED FROM MARBLEHEAD LAND COMPANY, RECORDED IN BOOK 17121 PAGE 43, OFFICIAL RECORDS:

A. ALL MINERALS, OIL, PETROLEUM, ASPHALTUM, GAS, COAL AND OTHER HYDROCARBON SUBSTANCES, CONTAINED IN, ON, WITHIN AND UNDER SAID LAND BUT WITHOUT RIGHT OF ENTRY.

B. ALL LITTORAL RIGHTS WITH THE FULL AND EXCLUSIVE RIGHT TO PRESERVE AND PROTECT SAID LITTORAL RIGHTS.

ALSO EXCEPT ANY PORTION OF SAID LAND LYING OUTSIDE OF THE PATENT LINES OF THE RANCHO TOPANGA MALIBU SEQUIT, AS SUCH LINES EXISTED AT THE TIME OF THE ISSUANCE OF THE PATENT, WHICH WAS NOT FORMED BY THE DEPOSIT OF ALLUVION FROM NATURAL CAUSES AND BY IMPERCEPTIBLE DEGREES.

PARCEL 2:

A PARCEL OF LAND IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT, AS CONFIRMED TO MATTHEW KELLER, BY PATENT RECORDED IN BOOK 1 PAGES 407, ET SEQ., OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF THE 80 FOOT STRIP OF LAND DESCRIBED IN THE DEED FROM T. R. CADWALADER, ET AL., TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 15228

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PAGE 342 OF OFFICIAL RECORDS OF SAID COUNTY, SAID POINT OF BEGINNING BEING NORTH 87 DEGREES 39 MINUTES 55 SECONDS EAST 602.43 FEET AND SOUTH 2 DEGREES 20 MINUTES 05 SECONDS EAST 40 FEET FROM ENGINEERS CENTER LINE STATION 665 PLUS 94.17 AT THE WESTERLY EXTREMITY OF THAT CERTAIN COURSE DESCRIBED IN SAID DEED AS NORTH 87 DEGREES 39 MINUTES 55 SECONDS EAST 1511.31 FEET; THENCE SOUTH 2 DEGREES 20 MINUTES 05 SECONDS EAST 128.59 FEET TO THE NORTHEASTERLY CORNER OF THE PARCEL OF LAND DESCRIBED IN A DEED FROM MARBLEHEAD LAND COMPANY TO LULA JAMES JONES, RECORDED IN BOOK 17121 PAGE 43 OF OFFICIAL RECORDS OF SAID COUNTY, SAID NORTHEASTERLY CORNER BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 32 DEGREES 30 MINUTES 00 SECONDS EAST 35.01 FEET; THENCE SOUTH 2 DEGREES 20 MINUTES 05 SECONDS EAST TO A POINT IN THE ORDINARY HIGH TIDE LINE OF THE PACIFIC OCEAN; THENCE WESTERLY ALONG THE MEANDERINGS OF SAID ORDINARY HIGH TIDE LINE TO A POINT WHICH BEARS SOUTH 2 DEGREES 20 MINUTES 05 SECONDS EAST FROM THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE EASTERLY BOUNDARY OF THE HEREINABOVE MENTIONED PARCEL; THENCE NORTH 2 DEGREES 20 MINUTES 05 SECONDS WEST TO THE TRUE POINT OF BEGINNING.

EXCEPTING FROM SAID LAND ALL OIL, GAS AND HYDROCARBON SUBSTANCES IN OR ON SAID LAND, BUT WITHOUT THE RIGHT TO GO UPON SAID LAND TO EXTRACT SAID SUBSTANCES, AS RESERVED BY MARBLEHEAD LAND COMPANY, IN DEED RECORDED IN BOOK 20337 PAGE 122, OF OFFICIAL RECORDS.

ALSO EXCEPT ANY PORTION OF SAID LAND LYING OUTSIDE OF THE PATENT LINES OF THE RANCHO TOPANGA MALIBU SEQUIT, AS SUCH LINES EXISTED AT THE TIME OF THE ISSUANCE OF THE PATENT, WHICH WAS NOT FORMED BY THE DEPOSIT OF ALLUVION FROM NATURAL CAUSES AND BY IMPERCEPTIBLE DEGREES.

PARCEL 3:

A PARCEL OF LAND IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT, AS CONFIRMED TO MATTHEW KELLER, BY PATENT RECORDED IN BOOK 1 PAGE 407, ET SEQ., OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT ENGINEERS STATION 665 PLUS 94.17 IN THE CENTER LINE OF THE 80 FOOT STRIP OF LAND DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 15228 PAGE 342 OF OFFICIAL RECORDS OF SAID COUNTY, AT THE WESTERLY EXTREMITY OF THAT CERTAIN COURSE IN SAID CENTER LINE DESCRIBED AS NORTH 87 DEGREES 39 MINUTES 55 SECONDS EAST 1511.31 FEET; THENCE SOUTH 2 DEGREES 20 MINUTES 05 SECONDS EAST 50 FEET; THENCE PARALLEL WITH SAID CENTER LINE NORTH 87 DEGREES 39 MINUTES 55 SECONDS EAST 212.04 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 87 DEGREES 39 MINUTES 55 SECONDS EAST 110 FEET TO THE WESTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO DUDLEY B. MURPHY, RECORDED ON OCTOBER 29, 1946 AS INSTRUMENT NO. 1028

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IN BOOK 23922 PAGE 1 OF OFFICIAL RECORDS OF SAID COUNTY: THENCE ALONG SAID WESTERLY LINE NORTH 2 DEGREES 24 MINUTES 29 SECONDS WEST TO THE NORTHWEST CORNER OF SAID LAST MENTIONED LAND, SAID NORTHWEST CORNER BEING A POINT IN THE SOUTHERLY LINE OF THE HEREINABOVE DESCRIBED 80 FOOT STRIP OF LAND; THENCE ALONG SAID SOUTHERLY LINE NORTH 87 DEGREES 39 MINUTES 55 SECONDS EAST 280.39 FEET; THENCE SOUTH 2 DEGREES 20 MINUTES 05 SECONDS EAST 128.59 FEET TO THE NORTHEASTERLY CORNER OF THE LAND DESCRIBED IN THE DEED FROM MARBLEHEAD LAND COMPANY TO LULA JANET JAMES, RECORDED IN BOOK 17121 PAGE 43 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE NORTHERLY LINE OF SAID LAST MENTIONED LAND SOUTH 57 DEGREES 42 MINUTES 55 SECONDS WEST 113.67 FEET TO THE NORTHWESTERLY CORNER OF SAID LAST MENTIONED LAND; THENCE ALONG THE WESTERLY LINE OF SAID LAST MENTIONED LAND SOUTH 2 DEGREES 30 MINUTES 05 SECONDS EAST TO THE ORDINARY HIGH TIDE LINE OF THE PACIFIC OCEAN; THENCE WESTERLY ALONG THE MEANDERINGS OF SAID ORDINARY HIGH TIDE LINE TO THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN THE DEED TO E. JACK NEWMAN, RECORDED ON NOVEMBER 5, 1951, AS INSTRUMENT NO. 220, IN BOOK 37565 PAGE 6 OF OFFICIAL RECORDS OF SAID COUNTY, THENCE ALONG THE EASTERLY LINE OF SAID LAST MENTIONED LAND NORTH 9 DEGREES 05 MINUTES 00 SECONDS WEST TO THE NORTHEAST CORNER OF SAID LAST MENTIONED LAND; THENCE ALONG THE NORTHERLY LINE OF SAID LAST MENTIONED LAND AND ALONG THE NORTHERLY LINE OF THE LAND DESCRIBED AS PARCEL NO. 1, IN THE DEED TO SAMMY COHEN AND WIFE, RECORDED ON OCTOBER 10, 1956, AS INSTRUMENT NO. 21, IN BOOK 52539 PAGE 18 OF OFFICIAL RECORDS OF SAID COUNTY, SOUTH 77 DEGREES 05 MINUTES 55 SECONDS WEST 90.09 FEET TO THE NORTHWEST CORNER OF SAID LAST MENTIONED LAND; THENCE ALONG THE WESTERLY LINE OF SAID LAST MENTIONED LAND SOUTH 9 DEGREES 05 MINUTES 00 SECONDS EAST TO SAID ORDINARY HIGH TIDE LINE; THENCE WESTERLY ALONG SAID ORDINARY HIGH TIDE LINE TO THE SOUTHEAST CORNER OF THE LAND DESCRIBED AS PARCEL NO. 1 IN THE DEED TO MARGRIT MUNK AND HANNA FENICHEL, RECORDED ON JANUARY 31, 1950 AS INSTRUMENT NO. 345, IN BOOK 32123 PAGE 300 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE EASTERLY AND NORTHERLY LINES OF SAID LAST MENTIONED LAND NORTH 8 DEGREES 45 MINUTES 11 SECONDS WEST AND SOUTH 80 DEGREES 08 MINUTES 19 SECONDS WEST 73.95 FEET TO A LINE THAT BEARS SOUTH 2 DEGREES 21 MINUTES 41 SECONDS EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 2 DEGREES 21 MINUTES 41 SECONDS WEST 228.23 FEET TO SAID TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LAND DESCRIBED AS PARCEL 1 IN DEED TO SAMMY COHEN AND WIFE, RECORDED ON OCTOBER 10, 1956, AS INSTRUMENT NO. 21 IN BOOK 52539 PAGE 18 OF SAID OFFICIAL RECORDS; THENCE ALONG THE WESTERLY LINE OF SAID LAST MENTIONED LAND SOUTH 9 DEGREES 05 MINUTES 00 SECONDS EAST TO SAID ORDINARY HIGH TIDE LINE; THENCE WESTERLY ALONG SAID ORDINARY HIGH TIDE LINE TO THE SOUTHEAST

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CORNER OF THE LAND DESCRIBED AS PARCEL NO. 1 IN THE DEED TO MARGRIT MUNK AND HANNA FENICHEL, RECORDED ON JANUARY 31, 1950 AS INSTRUMENT NO. 345, IN BOOK 32123 PAGE 300 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE EASTERLY LINE OF SAID LAST MENTIONED LAND NORTH 8 DEGREES 45 MINUTES 11 SECONDS WEST TO THE NORTHEASTERLY TERMINUS OF THAT CERTAIN COURSE IN THE NORTHERLY LINE OF SAID LAST MENTIONED LAND, HAVING A BEARING AND LENGTH OF NORTH 80 DEGREES 08 MINUTES 19 SECONDS EAST 73.95 FEET; THENCE ALONG THE NORTHEASTERLY PROLONGATION OF SAID CERTAIN COURSE NORTH 80 DEGREES 08 MINUTES 19 SECONDS EAST TO THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LAND DESCRIBED IN DEED TO SAMMY COHEN AND WIFE IN BOOK 52539 PAGE 18 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTHERLY ALONG SAID PROLONGATION OF THE POINT OF BEGINNING.

ALSO EXCEPT ANY PORTION OF SAID LAND LYING OUTSIDE OF THE PATENT LINES OF THE RANCHO TOPANGA MALIBU SEQUIT, AS SUCH LINES EXISTED AT THE TIME OF THE ISSUANCE OF THE PATENT, WHICH WAS NOT FORMED BY THE DEPOSIT OF ALLUVION FROM NATURAL CAUSES AND BY IMPERCEPTIBLE DEGREES.

ALSO EXCEPT FROM A PORTION OF SAID LAND ALL OIL, GAS AND HYDROCARBON SUBSTANCES IN OR ON SAID LAND, BUT WITHIN THE RIGHT TO GO UPON SAID LAND TO EXTRACT SAID SUBSTANCES, AS RESERVED BY MARBLEHEAD LAND COMPANY, IN DEED RECORDED IN BOOK 20337 PAGE 122, OFFICIAL RECORDS.

ALSO EXCEPT FROM A PORTION OF SAID LAND ALL OIL, GAS, AND ALL OTHER HYDROCARBON SUBSTANCES IN OR ON SAID LAND, BUT WITHOUT THE RIGHT TO GO UPON SAID LAND TO EXTRACT SAID SUBSTANCES, AS RESERVED BY MARBLEHEAD LAND COMPANY, IN DEED RECORDED IN BOOK 18268 PAGE 140, OFFICIAL RECORDS.

PARCEL 4:

AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND ALTERATION OF SANITARY SEWER LEACH FIELD FACILITIES AND APPURTENANCES OVER, UNDER AND ACROSS THAT CERTAIN PARCEL OF LAND IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT, AS CONFIRMED TO MATTHEW KELLER, BY PATENT RECORDED IN BOOK 1 PAGE 407, ET SEQ., OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE LAND DESCRIBED AS PARCEL NO. 1 IN THE DEED TO SAMMY COHEN AND WIFE, RECORDED ON OCTOBER 10, 1956, AS INSTRUMENT NO. 21, IN BOOK 52539 PAGE 18 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE WESTERLY ALONG THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID PARCEL NO. 1, SOUTH 77 DEGREES 04 MINUTES 55 SECONDS WEST, 27.00 FEET; THENCE NORTH 09 DEGREES 05 MINUTES 00 SECONDS WEST, 35.20 FEET TO THE NORTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO VIRGINIA MURPHY, RECORDED ON AUGUST 29, 1972, AS INSTRUMENT NO. 3839, IN BOOK D-5584 PAGE 823 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE EASTERLY

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ALONG SAID NORTHERLY LINE NORTH 80 DEGREES 08 MINUTES 19
SECONDS EAST, 26.94 FEET TO THE NORTHEAST CORNER OF SAID
LAND; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID
LAND SOUTH 09 DEGREES 05 MINUTES 00 SECONDS EAST, 33.76
FEET TO THE POINT OF BEGINNING.

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That portion of the Rancho Topanga Malibu Sequit, as confirmed to Matthew Keller by patent recorded in Book 1 Page 407, et seq., of Patents in the office of the County recorder of Los Angeles County State of California, included within a strip of land 10 feet wide described as follows:

PARCEL I

A strip of land 10 feet wide, lying 5 feet on each side of the following described centerline:

Beginning at the intersection of the southerly line of Pacific Coast Highway 100 feet wide, with easterly line of Parcel 3 in deed to PROPERTY DEVELOPMENT LTD, a limited partnership, recorded in Book D-6399 Page 53 Official Records of said County; thence along said southerly line South 87°39'55" West 7.80 feet to the true point of beginning; thence along the following courses and distances; South 44°35'17" West 17.29 feet; South 29°57'13" West 34.05 feet; South 6°50'34" West 12.59 feet; South 32°20'51" West 17.75 feet; South 1°52'40" West 30.52 feet; South 70°27'48" West 49.34 feet; South 41°52'40" West 19.47 feet; South 4°03'16" West 15.26 feet; North 69°18'33" East 47.60 feet South 12°09'19" East 4.77 feet; South 42°20'52" West 48.97 feet; South 1°50'50" West 18.79 feet and North 57°42'55" East 66.63 feet to the easterly line of Parcel I of said deed recorded in Book D-6399 Page 53 Official Records.

The sideline of said strip of land to terminate northerly at the southerly line of said Pacific Coast Highway and southerly at said easterly line of Parcel 1.

PARCEL II

A 10 foot strip of land lying westerly of and adjacent to the easterly line of Parcel I of said deed recorded in Book D-6399 Page 53 Official Records, extending from the southerly line of the strip of land described above as Parcel I, southerly to the mean high tide line of the Pacific Ocean.

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EXHIBIT "B"