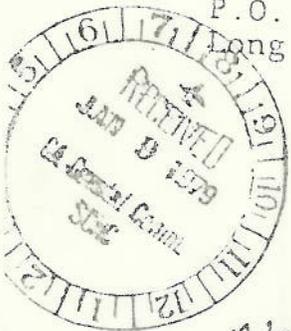


78-1378614

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

14/20
12

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.

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
Leonard Gilman

Lee Gilman
Lee Gilman

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

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

78-1378614

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

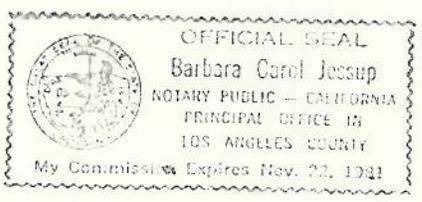
By: Charles H. Stern
Charles H. Stern,
Attorney-In-Fact

78-1378614

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

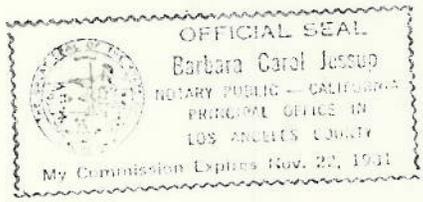


Barbara Carol Jessup
Notary Public in and for
said County and State

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



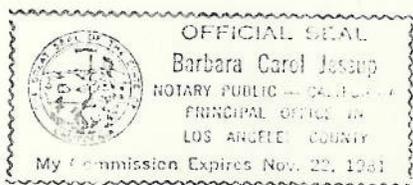
Barbara Carol Jessup
Notary Public in and for
said County and State

78-1378614

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

78-1378614

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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EXHIBIT "A"

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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 MEN-
TIONED 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 $87^{\circ}39'55''$ West 7.80 feet to the true point of beginning; thence along the following courses and distances; South $44^{\circ}35'17''$ West 17.29 feet; South $29^{\circ}57'13''$ West 34.05 feet; South $6^{\circ}50'34''$ West 12.59 feet; South $32^{\circ}20'51''$ West 17.75 feet; South $1^{\circ}52'40''$ West 30.52 feet; South $70^{\circ}27'48''$ West 49.34 feet; South $41^{\circ}52'40''$ West 19.47 feet; South $4^{\circ}03'16''$ West 15.26 feet; North $69^{\circ}18'33''$ East 47.60 feet; South $12^{\circ}09'19''$ East 4.77 feet; South $42^{\circ}20'52''$ West 48.97 feet; South $1^{\circ}50'50''$ West 18.79 feet and North $57^{\circ}42'55''$ 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"

OFFICE MEMO
STD. 100 (REV. 11-75)

DATE
8-3-82

TO: Dixie Nawell

ROOM NUMBER

FROM: Marcia Grimm

PHONE NUMBER

SUBJECT: P-77-2130

Here's the all-new, vastly improved
Title Report for Charles Steam & Co.
I also sent a copy to John Bogey
at the Conservancy so be sure to
show it to Susie when she comes!



TITLE INSURANCE AND TRUST COMPANY

RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN ARE DELETED.

26. THE TERMS AND PROVISIONS OF OFFER TO DEDICATE DATED NOVEMBER 30, 1978 EXECUTED 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, WHEREIN SAID PARTIES OFFER TO GRANT, FOR THE BENEFIT OF THE PUBLIC, VERTICAL ACCESS OVER A STRIP OF LAND 10 FEET IN WIDTH FROM THE EDGE OF THE PUBLIC RIGHT-OF-WAY TO THE MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN, SAID STRIP MORE PARTICULARLY DESCRIBED THEREIN, RECORDED DECEMBER 12, 1978 AS INSTRUMENT NO. 78-1378614

27. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, SHOWN OR DEDICATED BY THE MAP OF

- SUBDIVISION : PARCEL MAP 10823
- IN FAVOR OF : COUNTY OF LOS ANGELES
- (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)
- FOR : SLOPES AND THE RIGHT TO MAKE CONNECTIONS THEREWITH FROM ANY ADJOINING PROPERTIES
- AFFECTS : THE NORTHERLY 20 FEET.

28. PROVISIONS, HEREIN RECITED, OF THE DEDICATION STATEMENT ON THE MAP OF THE SUBDIVISION SHOWN BELOW

- SUBDIVISION : PARCEL MAP 10823
- PROVISIONS : WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS OR OTHER STRUCTURES WITHIN THOSE AREAS DESIGNATED ON THE MAP AS FLOOD HAZARD AREAS.

29. PROVISIONS, HEREIN RECITED, OF THE DEDICATION STATEMENT ON THE MAP OF THE SUBDIVISION SHOWN BELOW

- SUBDIVISION : PARCEL MAP 10823
- PROVISIONS : AS A DEDICATION TO PUBLIC USE, WHILE ALL OF PACIFIC COAST HIGHWAY WITHIN AND ADJACENT TO THIS SUB-DIVISION REMAINS A PUBLIC STREET, WE HEREBY GRANT TO THE COUNTY OF LOS ANGELES THE RIGHT TO RESTRICT DIRECT VEHICULAR INGRESS AND EGRESS TO THE SAID STREET. IF ANY PORTION OF SAID STREET WITHIN AND ADJACENT TO THIS SUBDIVISION IS VACATED, SUCH VACATION TERMINATES THE ABOVE DEDICATION AS TO THE PART VACATED.

30. THE EFFECT OF THE FOLLOWING RECITAL UPON THE MAP OF PARCEL MAP 10832:

"PORTIONS OF PARCEL 2 ARE SUBJECT TO FLOOD HAZARD".

THE LOCATION OF THE AFFECTED AREA IS SHOWN UPON SAID MAP.

TITLE INSURANCE AND TRUST COMPANY

AND IN FAVOR OF : SAMMY COHEN AND PHYLLIS COHEN
 BY DEED RECORDED: OCTOBER 10, 1956 IN BOOK 52539 PAGE 10, OFFICIAL RECORDS

23. A COVENANT AND AGREEMENT

EXECUTED BY : CALIFORNIA COASTAL ZONE COMMISSION
 IN FAVOR OF : BFS, A PARTNERSHIP, LEN GILMAN, JACK GROSSBLAT, LEE FREEMAN
 AND CHARLES H. STERN
 RECORDED : MARCH 11, 1976 AS INSTRUMENT NO. 3519
 WHICH, AMONG OTHER THINGS, PROVIDES:

PURSUANT TO THE CALIFORNIA COASTAL ZONE CONSERVATION ACT OF 1972, SECTIONS 27000 THROUGH 27650 OF THE CALIFORNIA PUBLIC RESOURCES CODE, BFS, A PARTNERSHIP, ET AL., HEREINAFTER REFERRED TO AS "DEDICATOR" HAS MADE PERMIT NO. 4824 TO THE CALIFORNIA COASTAL ZONE COMMISSION, SOUTH COAST REGION, HEREINAFTER REFERRED TO AS "COMMISSION" FOR THE ISSUANCE OF A PERMIT FOR THE DEVELOPMENT OF CERTAIN REAL PROPERTY OWNED BY THE DEDICATOR AND

WHEREAS, SAID COMMISSION HAS DETERMINED TO GRANT SAID APPLICATION AND ISSUE A PERMIT FOR THE DEVELOPMENT OF SAID PROPERTY, SUBJECT TO CERTAIN CONDITIONS AMONG WHICH ARE THAT THE DEDICATOR SHALL GIVE THE PUBLIC THE PRIVILEGE AND RIGHT TO PASS AND REPASS OVER A STRIP OF DEDICATOR'S LAND 25 FEET IN WIDTH MEASURED LANDWARD FROM THE LINE OF THE MEAN HIGH TIDE OF THE PACIFIC OCEAN; HOWEVER, IN NO CASE WILL SAID DEDICATION BE NEARER THAN 5 FEET TO THE PROPOSED DEVELOPMENT, THE COMMISSION HAS DETERMINED THAT PRIOR TO THE ISSUANCE OF THE PERMIT, THE DEDICATOR SHALL EXECUTE AND DELIVER TO SAID COMMISSION, AN INSTRUMENT IN THE FORM HEREIN SET FORTH.

NOW, THEREFOR, IN CONSIDERATION OF THE ISSUANCE OF SAID DEVELOPMENT PERMIT, DEDICATOR AGREES FOR PERPETUITY, TO KEEP THE FOLLOWING DESCRIBED PORTIONS OF SAID LAND, BUT NO OTHER PORTIONS THEREOF, OPEN TO THE PUBLIC FOR ACCESS TO THE PACIFIC OCEAN AND ITS SHORELINE FOR WALKING AND AGREES THAT DEDICATOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS ON OR IN SAID PUBLIC ACCESS AREA. THE AREA SUBJECT TO SAID PUBLIC ACCESS IS ALL OF SAID LAND WHICH FLOW WITHIN 15 FEET MEASURED LANDWARD FROM THE LINE OF THE MEAN HIGH TIDE OF THE PACIFIC OCEAN, EXCEPT ANY PORTION THEREOF WHICH LIES WITHIN 5 FEET OF THE DEVELOPMENT REFERRED TO ABOVE.

SAID ACCESS SHALL IN NO WAY, ENCUMBER, IMPEDE OR INTERFERE WITH THE FULL USE OF THE STRUCTURE AS APPROVED.

4. THE ESTABLISHMENT OF SERVICE ROADS, BUILDING LINES AND RESERVATIONS ACROSS PORTIONS AS SHOWN UPON THE "LEASE MAP OF ESCONDIDO BEACH" IN THE OFFICES OF THE MARBLEHEAD LAND COMPANY.

5. COVENANTS, CONDITIONS AND RESTRICTIONS IN AN INSTRUMENT

EXECUTED BY : CHARLES H. STERN, AS PRINCIPAL AND CHARLES H. STERN, AS
 ATTORNEY-IN-FACT FOR ALL OTHER OWNERS OF SAID LAND
 RECORDED : DECEMBER 21, 1977 AS INSTRUMENT NO. 77-1408332 OFFICIAL
 RECORDS

TITLE INSURANCE AND TRUST COMPANY

700 WILSHIRE BOULEVARD, LOS ANGELES, CALIFORNIA 90017

JUNE 28, 1982

TO: CHARLES STERN
27350 ESCONDIDO BEACH ROAD
MALIBU, CALIFORNIA 90265

ATTENTION: CHAS. STERN

YOUR NO.: STERN
OUR NO. : 8029212

IN RESPONSE TO THE ABOVE REFERENCED APPLICATION FOR A POLICY OF TITLE INSURANCE, TITLE INSURANCE AND TRUST COMPANY REPORTS THAT IT IS PREPARED TO ISSUE, OR CAUSE TO BE ISSUED, AS OF THE DATE HEREOF, A CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE FORM POLICY OF TITLE INSURANCE DESCRIBING THE LAND AND THE ESTATE OR INTEREST THEREIN. HEREINAFTER SET FORTH, INSURING AGAINST LOSS WHICH MAY BE SUSTAINED BY REASON OF ANY DEFECT, LIEN OR ENCUMBRANCE NOT SHOWN OR REFERRED TO AS AN EXCEPTION BELOW OR NOT EXCLUDED FROM COVERAGE PURSUANT TO THE PRINTED SCHEDULES, CONDITIONS AND STIPULATIONS OF SAID POLICY FORM.

NOTICE: IF THE REAL PROPERTY COVERED BY THIS REPORT IS A RESIDENTIAL CONDOMINIUM UNIT, A RESIDENTIAL LOT, OR A RESIDENTIAL LOT IMPROVED WITH A STRUCTURE CONTAINING ONE TO FOUR SINGLE FAMILY RESIDENTIAL UNITS, THEN THE POLICY ISSUED TO AN OWNER IN CONNECTION HERewith, WILL NOT BE THE POLICY REFERRED TO ABOVE, BUT WILL BE THE AMERICAN LAND TITLE ASSOCIATION RESIDENTIAL POLICY - 1979 FORM.

THIS REPORT (AND ANY SUPPLEMENTS OR AMENDMENTS THERETO) IS ISSUED SOLELY FOR THE PURPOSE OF FACILITATING THE ISSUANCE OF A POLICY OF TITLE INSURANCE AND NO LIABILITY IS ASSUMED HEREBY. IF IT IS DESIRED THAT LIABILITY BE ASSUMED PRIOR TO THE ISSUANCE OF A POLICY OF TITLE INSURANCE, A BINDER OR COMMITMENT SHOULD BE REQUESTED.

DATED AT 7:30 A.M. AS OF JUNE 8, 1982

TITLE OFFICER: R. FILAS (TEL NO. 614-7250)

TITLE TO THE ESTATE OR INTEREST REFERRED TO HEREIN, AT THE DATE HEREOF, IS VESTED IN:

B. F. S. A PARTNERSHIP, AS TO AN UNDIVIDED 50 PER CENT INTEREST; CHARLES H. STERN, A MARRIED MAN, AS TO AN UNDIVIDED 20 PER CENT INTEREST; LEONARD GILMAN, A MARRIED MAN, AS TO AN UNDIVIDED 5 PER CENT INTEREST; ARTHUR HALI, A MARRIED MAN, AS TO AN UNDIVIDED 5 PER CENT INTEREST; JACK GROSSBLAT, A MARRIED MAN, AS TO AN UNDIVIDED 10 PER CENT INTEREST AND LEE FREEMAN AND DOROTHY FREEMAN, TRUSTEES OF THE FREEMAN FAMILY TRUST DATED JULY 27, 1978 AS TO AN UNDIVIDED 10 PER CENT INTEREST.

TITLE INSURANCE AND TRUST COMPANY

THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS: A FEE.

AT THE DATE HEREOF EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS CONTAINED IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. GENERAL AND SPECIAL COUNTY AND CITY TAXES FOR THE FISCAL YEAR 1982-1983, A LIEN NOT YET PAYABLE.

SUCH ADDITIONAL SPECIAL CITY AND/OR COUNTY TAXES AS MAY BE ASSESSED BY REASON OF:

- (A) IMPROVEMENTS ADDED SUBSEQUENT TO MARCH 1, 1975; -
- (B) CHANGES OF OWNERSHIP OCCURRING SUBSEQUENT TO MARCH 1, 1975; -
- (C) ANY FINAL JUDGEMENT DETERMINING THAT CONSTITUTIONAL ARTICLE XIII A HAS BEEN APPLIED IMPROPERLY;
- (D) REAPPRAISAL OF PROPERTY VALUES AS OF MARCH 1, 1975; AND
- (E) THE EFFECT OF ANY REASSESSMENT NOT POSTED TO THE TAX ROLL AS OF THE DATE HEREOF.

2. ANY ADVERSE CLAIM BASED UPON THE ASSERTION THAT SOME PORTION OF SAID LAND IS TIDE OR SUBMERGED LANDS OR HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETED TO SUCH PORTION SO CREATED.

3. ANY RIGHTS AND EASEMENTS OVER ANY PORTION OF SAID LAND THAT WAS OR IS TIDE OR SUBMERGED LANDS FOR COMMERCE, NAVIGATION AND FISHERY.

4. ALL LITTORAL RIGHTS WITH THE FULL AND EXCLUSIVE RIGHT TO PRESERVE AND PROTECT SAID RIGHTS AS RESERVED BY MARBLEHEAD LAND COMPANY, A CORPORATION IN DEED RECORDED IN BOOK 17121 PAGE 43 OFFICIAL RECORDS.

SAID MATTER AFFECTS: 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:

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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.

5. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,
IN FAVOR OF : MARBLEHEAD LAND COMPANY
(NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)
FOR : ROAD
RECORDED : IN BOOK 17121 PAGE 43, OFFICIAL RECORDS
AFFECTS : A STRIP OF LAND 9 FEET IN WIDTH, SAID 9 FEET BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE LAND DESCRIBED IN SAID DEED; THENCE ALONG THE NORTHWESTERLY BOUNDARY THEREOF SOUTH 57 DEGREES 42 MINUTES 55 SECONDS WEST 113.67 FEET; THENCE ALONG THE WESTERLY BOUNDARY OF SAID LAND SOUTH 2 DEGREES 20 MINUTES 05 SECONDS EAST 10.39 FEET; THENCE NORTH 57 DEGREE 42 MINUTES 55 SECONDS EAST 113.67 FEET TO THE EASTERLY BOUNDARY OF SAID LAND; THENCE ALONG SAID EASTERLY BOUNDARY, NORTH 2 DEGREES 20 MINUTES 05 SECONDS WEST 10.39 FEET TO THE POINT OF BEGINNING.

6. AN EASEMENT OVER A 4 FOOT STRIP OF LAND MORE PARTICULARLY DESCRIBED THEREIN, FOR POLE LINES, CONDUITS, PIPE LINES AND INCIDENTAL PURPOSES, RESERVED IN DEED ABOVE MENTIONED.

7. AN EASEMENT OVER THE PORTION OF SAID LAND REFERRED TO IN EXCEPTION NO. ABOVE, FOR A ROAD, WATER PIPE LINES AND INCIDENTAL PURPOSES, AS GRANTED TO MALIBU WATER COMPANY BY DEED RECORDED SEPTEMBER 20, 1948 IN BOOK 28303 PAGE 148, OFFICIAL RECORDS.

8. AN AGREEMENT NOT TO CONSTRUCT ANY BUILDINGS WITHIN A WIDTH OF 10 FEET OF THE STATE HIGHWAY, AS ESTABLISHED BY DEED RECORDED IN BOOK 15228 PAGE 342, OFFICIAL RECORDS, AS CONTAINED IN SAID DEED.

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9. AN EASEMENT FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, AS GRANT TO THE SOUTHERN CALIFORNIA EDISON COMPANY, LTD., BY DEED RECORDED IN BOOK 16485 PAGE 374, OFFICIAL RECORDS, THE CENTERS OF SAID POLE LINES AND CONDUIT TO BE INSTALLED AND MAINTAINED WITHIN ONE FOOT OF A LINE DESCRIBED AS FOLLO

BEGINNING AT A POINT WHICH BEARS SOUTH 2 DEGREES 20 MINUTES 05 SECONDS EAST FEET FROM ENGINEER'S STATION 670 PLUS 80.68 IN THE CENTER LINE OF THE 80 FOOT STATE HIGHWAY DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 15228 PAGE 342, OFFICIAL RECORDS; THENCE NORTH 87 DEGREES 39 MINUTES 55 SECONDS EAST PARALLEL WITH SAID CENTER LINE 868.63 FEET.

10. AN EASEMENT AFFECTING A PORTION OF SAID LAND AND OTHER PROPERTY FOR A TELEPHONE LINE WHICH MAY HEREAFTER BE GRANTED TO THE ASSOCIATED TELEPHONE COMPANY, LTD., BY MARBLEHEAD LAND COMPANY, UNDER THE PROVISIONS OF THE AGREEMENT BETWEEN SAID PARTIES, RECORDED IN BOOK 17146 PAGE 339, OFFICIAL RECORDS.

11. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,
IN FAVOR OF : DONALD W. DOUGLAS
(NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)
FOR : INGRESS AND EGRESS
RECORDED : IN BOOK 18268 PAGE 340, OFFICIAL RECORDS
AFFECTS : THAT PORTION INCLUDED IN A STRIP OF LAND 25 FEET IN WIDTH TH SOUTHERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS SOUTH 2 DEGREES 20 MINUTES 06 SECONDS EAST 10.39 FEET FROM THE SOUTHERLY EXTREMITY OF THE CERTAIN COURSES HEREINBEFORE DESCRIBED AS SOUTH 25 DEGREES 41 MINUTES 28 SECONDS EAST 203.44 FEET; THENCE NORTH 57 DEGREES 42 MINUTES 55 SECONDS EAST 113.67 FEET; THENCE NORTH 32 DEGREES 30 MINUTES 00 SECONDS EAST 80.62 FEET; THENCE NORTH 83 DEGREES 32 MINUTES 00 SECONDS EAST 700.00 FEET; THENCE NORTH 87 DEGREES 39 MINUTES 55 SECONDS EAST 200.00 FEET; THENCE NORTH 42 DEGREES 39 MINUTES 55 SECONDS EAST TO THE INTERSECTION OF THE SOUTHERLY LINE OF SAID 25 FOOT EASEMENT WITH THE SOUTHERLY LINE OF THE 50 FOOT STRIP OF LAND HEREINBEFORE MENTIONED.

12. A LEASE, AFFECTING THE PREMISES HEREIN STATED, EXECUTED BY AND BETWEEN THE PARTIES NAMED HEREIN, FOR THE TERM AND UPON THE TERMS, COVENANTS AND CONDITIONS THEREIN PROVIDED,
TYPE OF LEASE : LAND
DATED : JUNE 29, 1946
LESSOR : ESTHER STERKIN
LESSEE : EGON MERZ
TERM : AS THEREIN PROVIDED
RECORDED : JULY 29, 1946 IN BOOK 23447 PAGE 325, OFFICIAL RECORDS AND NOVEMBER 9, 1966 IN BOOK M-2386 PAGE 196, OFFICIAL RECORDS
AFFECTS : A PARCEL OF LAND 20 FEET IN WIDTH, FRONTING ON THE BEACH AT THE HIGH TIDE LINE, AND LYING ON THE WEST SIDE OF AND ADJACE TO THE PROPERTY OWNED BY THE LESSEE, SAID LEASED PARCEL BEIN A PART OF THE ESCONDIDO BEACH PARCEL RECORDED IN BOOK 15228 PAGE 342 OFFICIAL RECORDS OF THE COUNTY OF LOS ANGELES.

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13. A RESERVATION TO LESSOR OF A RIGHT OF PASSAGEWAY TO THE BEACH OVER THE LEASED PROPERTY, 4 FOOT PASSAGEWAY ALWAYS TO BE PROVIDED FOR FUTURE OWNERS UPPER PROPERTY, AS RECITED IN THE ABOVE MENTIONED LEASE.

14. AN EASEMENT FOR ROAD, PIPE LINES AND INCIDENTAL PURPOSES OVER THAT PORTION OF SAID LAND LYING WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED STRIP:

A STRIP OF LAND 25 FEET IN WIDTH, THE SOUTHERLY LINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS SOUTH 2 DEGREES 20 MINUTES 05 SECONDS EAST 10.39 FEET FROM THE NORTHERLY EXTREMITY OF THAT CERTAIN COURSE DESCRIBED AS SOUTH 2 DEGREES 20 MINUTES 05 SECONDS EAST 137.00 FEET, IN DEED FROM MARBLEHEAD LAND COMPANY TO DOUGLAS RECORDED IN BOOK 18268 PAGE 340, OFFICIAL RECORDS; THENCE NORTH 57 DEGREES 42 MINUTES 55 SECONDS EAST 113.67 FEET; THENCE NORTH 32 DEGREES 30 MINUTES 00 SECONDS EAST 60.82 FEET; THENCE NORTH DEGREES 32 MINUTES 00 SECONDS EAST 700.00 FEET; THENCE NORTH 87 DEGREES 39 MINUTES 55 SECONDS EAST 200.00 FEET; THENCE 42 DEGREES 39 MINUTES 55 SECONDS EAST TO THE INTERSECTION OF THE SOUTHERLY LINE OF SAID 25 FOOT EASEMENT WITH THE SOUTHERLY LINE OF 80 FOOT STRIP OF LAND DESCRIBED IN DEED FROM T. R. CADWALADER, ET AL., TO STATE OF CALIFORNIA, RECORDED IN BOOK 15228 PAGE 342, OFFICIAL RECORDS; NORTHERLY LINES OF SAID 25 FOOT STRIP BEING PROLONGED OR FORESHORTENED TO INTERSECT AND FORM A CONTINUOUS STRIP 25 FEET IN WIDTH FROM SAID DOUGLAS PARCEL TO SAID 80 FOOT STRIP AS GRANTED TO MALIBU WATER COMPANY A CORPORATION, IN DEED RECORDED SEPTEMBER 20, 1948, IN BOOK 28303 PAGE 148, OFFICIAL RECORDS.

15. A WAIVER OF ALL CLAIMS FOR COMPENSATION FOR ANY AND ALL DAMAGES ON ACCOUNT OF THE LOCATION, ESTABLISHMENT AND CONSTRUCTION OF A PUBLIC HIGHWAY CONTIGUOUS THERETO, AS CONTAINED IN DEED TO STATE OF CALIFORNIA, RECORDED IN BOOK 19187 PAGE 372, OFFICIAL RECORDS.

16. COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DEED
EXECUTED BY : MARBLEHEAD LAND COMPANY
RECORDED : IN BOOK 18268 PAGE 340 OFFICIAL RECORDS

WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.

RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN ARE DELETED.

17. COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DEED
EXECUTED BY : DONALD W. DOUGLAS AND WIFE
RECORDED : IN BOOK 23922 PAGE 1 OFFICIAL RECORDS

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WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.

RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN ARE DELETED.

SAID MATTER AFFECTS: A PORTION OF SAID LAND.

18. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,
 IN FAVOR OF : SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
 (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)
 FOR : POLES AND WIRES
 RECORDED : IN BOOK 31152 PAGE 159, OFFICIAL RECORDS
 AFFECTS : OVER A STRIP OF LAND 10 FEET IN WIDTH LYING WITHIN THAT CERTAIN PORTION OF LOT 7 IN THE RANCHO TOPANGA MALIBU SEQUIT AS CONFIRMED TO MATTHEW KELLER, BY PATENT RECORDED IN BOOK 1 PAGE 407 OF PATENTS, WHICH PORTION IS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED RECORDED OCTOBER 29, 1946 IN BOOK 23922 PAGE 1, OFFICIAL RECORDS, THE CENTER LINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING SOUTHERN CALIFORNIA EDISON COMPANY POLE NO. 644307 LOCATED IN OR NEAR THE SOUTHERLY LINE OF PACIFIC COAST HIGHWAY, AS NOW ESTABLISHED, DISTANT WESTERLY THEREON APPROXIMATELY 5 FEET FROM THE NORTHEASTERLY LINE OF SAID PROPERTY OF THE GRANTOR; THENCE SOUTHEASTERLY A DISTANCE OF 185 FEET TO A POINT LOCATED 10 FEET SOUTHWESTERLY MEASURED AT RIGHT ANGLES FROM SAID NORTHEASTERLY LINE, SAID POINT SHALL BE THEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUING SOUTHEASTERLY, A DISTANCE OF 45 FEET BEGGINNING AT ABOVE MENTIONED POINT "A"; THENCE SOUTHWESTERLY TO THE NORTHEASTERLY CORNER OF A PARCEL OF LAND WITHIN SAID LOT 7 CONTAINING .16 ACRES MORE OR LESS, CONVEYED TO ROBERT S. DENCH AND PEARL M. DENCH.

19. AN EASEMENT UNDER, ALONG AND ACROSS A STRIP 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 OF PATENTS, FOR THE INSTALLATION, REPAIRING AND MAINTENANCE OF A PIPE LINE OR LINES FOR THE TRANSMISSION OF WATER, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF SAID INSTALLATION, REPAIRING AND MAINTENANCE AND THE READING OF METERS, TOGETHER WITH THE RIGHT TO GRANT SAID RIGHTS TO OTHERS, THE BOUNDARIES OF SAID STRIP OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY EXTREMITY OF THAT CERTAIN COURSE DESCRIBED AS SOUTH 2 DEGREES 20 MINUTES 05 SECONDS EAST 137.00 FEET IN THE DEED FROM MARBLEHEAD LAND COMPANY, TO DOUGLAS, RECORDED IN BOOK 18268 PAGE 340, OFFICIAL RECORDS; THENCE SOUTH 2 DEGREES 20 MINUTES 05 SECONDS EAST 10.39 FEET; THENCE SOUTH 5 DEGREES 44 MINUTES 16 SECONDS WEST 94.25 FEET THENCE SOUTH 77 DEGREES 04 MINUTES 55 SECONDS WEST 50.00 FEET; THENCE NORTH 2 DEGREES 24 MINUTES 29 SECONDS WEST 14 FEET; THENCE SOUTH 87 DEGREES 01 MINUTES 13 SECONDS WEST 60.00 FEET; THENCE SOUTH 8 DEGREES 45 MINUTES 11 SECONDS EAST 9.95 FEET; THENCE SOUTH 81 DEGREES 14 MINUTES 19 SECONDS WEST 25.00 FEET; THENCE NORTH 8 DEGREES 45 MINUTES 11 SECONDS WEST 20.00 FEET; THENCE NORTH 81 DEGREES 14 MINUTES 19 SECONDS EAST 25.00 FEET; THENCE NORTH 87 DEGREES 01 MINUTES 13 SECONDS EAST

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61.17 FEET; THENCE SOUTH 85 DEGREES 47 MINUTES 13 SECONDS EAST 46.14 FEET; THENCE NORTH 59 DEGREES 44 MINUTES 16 SECONDS EAST TO A POINT THAT LIES NORTH 26 DEGREES 41 MINUTES 28 SECONDS WEST 2.00 FEET, MORE OR LESS, FROM THE POINT OF BEGINNING; THENCE SOUTH 26 DEGREES 41 MINUTES 28 SECONDS EAST 2.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

20. AN EASEMENT FOR INGRESS AND EGRESS TO BE USED IN COMMON WITH OTHERS ON THAT PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT, DESCRIBED AS FOLLOWS:

BEGINNING AT STATION 665 PLUS 94.17 IN THE CENTER LINE OF THE 80 FOOT STRIP LAND DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 152 PAGE 342, OFFICIAL RECORDS, AT THE WESTERLY EXTREMITY OF THAT COURSE IN SAID CENTER LINE DESCRIBED AS NORTH 87 DEGREES 39 MINUTES 55 SECONDS EAST 1511.3 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 NORTHEASTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO MATTIE T. JACKMAN, A WIDOW, ET AL., RECORDED JANUARY 25, 1946 AS INSTRUMENT NO. 683 IN BOOK 22758 PAGE 76, OFFICIAL RECORDS; THENCE ALONG THE EASTERLY LINE OF THE LAND DESCRIBED IN SAID LAST MENTIONED DEED, SOUTH 2 DEGREES 21 MINUTES 41 SECONDS EAST 228.23 FEET, THENCE NORTH 80 DEGREES 08 MINUTES 19 SECONDS EAST 73.95 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 8 DEGREES 45 MINUTES 11 SECONDS EAST 20 FEET; THENCE NORTH 81 DEGREES 14 MINUTES 19 SECONDS EAST 25 FEET; THENCE NORTH 8 DEGREES 45 MINUTES 11 SECONDS WEST 9.9 FEET THENCE NORTH 87 DEGREES 01 MINUTES 13 SECONDS EAST 60.06 FEET TO THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF THE LAND DESCRIBED FIRST IN DEED TO ROBERT S. DENCH AND WIFE, RECORDED SEPTEMBER 23, 1948 AS INSTRUMENT NO. 1227 IN BOOK 28323 PAGE 171, OFFICIAL RECORDS; THENCE ALONG SAID NORTHERLY PROLONGATION, SOUTH 2 DEGREES 24 MINUTES 29 SECONDS EAST 14 FEET TO THE NORTHWESTERLY CORNER OF SAID LAND; THENCE ALONG THE NORTHERLY LINE OF SAID LAND NORTH 77 DEGREES 04 MINUTES 55 SECONDS EAST 50 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE NORTH 59 DEGREES 44 MINUTES 16 SECONDS EAST 94.25 FEET TO A POINT IN THE EASTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO DUDLEY MURPHY, RECORDED OCTOBER 29, 1946 AS INSTRUMENT NO. 1028 IN BOOK 23922 PAGE OFFICIAL RECORDS, THAT IS DISTANT SOUTH 2 DEGREES 20 MINUTES 05 SECONDS EAST 10.39 FEET THEREON FROM AN ANGLE POINT THEREIN; THENCE ALONG SAID EASTERLY LINE NORTH 2 DEGREES 20 MINUTES 05 SECONDS WEST 10.39 FEET TO SAID ANGLE POINT; THENCE CONTINUING ALONG SAID EASTERLY LINE NORTH 26 DEGREES 41 MINUTES 28 SECONDS WEST 2 FEET, MORE OR LESS, TO A LINE THAT IS PARALLEL WITH AND DISTANT 10 FEET NORTHWESTERLY (MEASURED AT RIGHT ANGLES) FROM THAT CERTAIN COURSE DESCRIBED ABOVE AS HAVING A BEARING OF NORTH 59 DEGREES 44 MINUTES 16 SECONDS EAST AND A LENGTH OF 94.25 FEET; THENCE SOUTH 59 DEGREES 44 MINUTES SECONDS WEST ALONG SAID PARALLEL LINE TO A LINE THAT BEARS NORTH 21 DEGREES MINUTES 24 SECONDS WEST FROM SAID NORTHEASTERLY CORNER OF THE LAND DESCRIBED FIRST IN SAID DEED TO ROBERT S. DENCH; THENCE NORTH 85 DEGREES 47 MINUTES 13 SECONDS WEST 44.14 FEET; THENCE SOUTH 87 DEGREES 01 MINUTES 13 SECONDS WEST 61.17 FEET TO A POINT THAT IS DISTANT NORTH 81 DEGREES 14 MINUTES 19 SECONDS EAST 25 FEET FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 81 DEGREES 14 MINUTES 19 SECONDS WEST 25 FEET TO SAID TRUE POINT OF BEGINNING, AS GRANTED HARGRIT MUNK, ET AL., IN DEED RECORDED IN BOOK 32123 PAGE 300, OFFICIAL RECORDS AND AS GRANTED IN VARIOUS OTHER DEEDS OF RECORD.

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21. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,
 IN FAVOR OF : SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION
 (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)
 FOR : GAS PIPES
 RECORDED : FEBRUARY 27, 1958 AS INSTRUMENT NO. 3741 IN BOOK D-27 PAGE 491, OFFICIAL RECORDS
 AFFECTS : PARCEL 1

A STRIP OF LAND 10.00 FEET WIDE, MEASURED AT RIGHT ANGLES, LYING WESTERLY OF AND ADJOINING THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF THE 80 FOOT STRIP OF LAND DESCRIBED IN DEED FROM T. R. CADWALDER, ET AL., RECORDED IN BOOK 15228 PAGE 342, OFFICIAL RECORDS, COUNTY OF LOS ANGELES, SAID POINT BEING NORTH 87 DEGREES 39 MINUTES 55 SECONDS EAST 602.43 FEET AND SOUTH 2 DEGREES 20 MINUTES 05 SECONDS EAST 40 FEET, FROM ENGINEER'S CENTERLINE STATION 665, PLUS 94.17 THE WESTERLY EXTREMITY OF THAT CERTAIN COURSE, DESCRIBED IN DEED AS NORTH 8 DEGREES 39 MINUTES 55 SECONDS EAST 1511.31 FEET; THENCE THENCE SOUTH 2 DEGR 20 MINUTES 05 SECONDS EAST, A DISTANCE OF 139.98 FEET.

PARCEL 2:

A STRIP OF LAND 9.00 FEET WIDE, MEASURED AT RIGHT ANGLES, LYING NORTHWESTER OF AND ADJOINING THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHERLY TERMINUS OF THE LINE DESCRIBED IN PARCEL ABOVE; THENCE SOUTH 57 DEGREES 42 MINUTES 55 SECONDS WEST 113.67 FEET; THENCE SOUTH 59 DEGREES 44 MINUTES 16 SECONDS WEST 94.25 FEET; THENCE SOUTH 77 DEGREES 0 MINUTES 55 SECONDS WEST 132.00 FEET, MORE OR LESS, TO A POINT IN THE EASTERLY LINE OF THE LAND DESCRIBED IN PARCEL 1, OF THE DEED RECORDED JANUARY 31, 19 AS DOCUMENT NO. 345 IN BOOK 32123 PAGE 300, OFFICIAL RECORDS COUNTY OF LOS ANGELES, SAID EASTERLY LINE IS DESCRIBED IN DEED AS HAVING A BEARING OF SOUTH 8 DEGREES 45 MINUTES 11 SECONDS EAST, THE NORTHERLY LINE OF SAID STRIP OF LAND SHALL TERMINATE EASTERLY IN THE WESTERLY LINE OF THE STRIP OF LAND, DESCRIBED IN PARCEL 1 OF THE RIGHT OF WAY AND SHALL TERMINATE WESTERLY IN THE SAID EASTERLY LINE REFERRED TO HEREIN AS BEARING SOUTH 8 DEGREES 45 MINUTES 11 SECONDS EAST.

22. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,
 IN FAVOR OF : ROBERT S. DENCH AND ROSE MARIE DENCH, HIS WIFE, AS JOINT TENANTS
 (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)
 FOR : ROAD
 RECORDED : SEPTEMBER 23, 1948 IN BOOK 28323 PAGE 271, OFFICIAL RECORDS
 AFFECTS : A 10 FOOT STRIP OF LAND AS MORE PARTICULARLY DESCRIBED THERE

TITLE INSURANCE AND TRUST COMPANY

AND IN FAVOR OF : SAMMY COHEN AND PHYLLIS COHEN
BY DEED RECORDED: OCTOBER 10, 1956 IN BOOK 52539 PAGE 18, OFFICIAL RECORDS

23. A COVENANT AND AGREEMENT

EXECUTED BY : CALIFORNIA COASTAL ZONE COMMISSION
IN FAVOR OF : BFS, A PARTNERSHIP, LEN GILMAN, JACK GROSSBLAT, LEE FREEMAN
AND CHARLES H. STERN
RECORDED : MARCH 11, 1976 AS INSTRUMENT NO. 3519
WHICH, AMONG OTHER THINGS, PROVIDES:

PURSUANT TO THE CALIFORNIA COASTAL ZONE CONSERVATION ACT OF 1972, SECTIONS 27000 THROUGH 27650 OF THE CALIFORNIA PUBLIC RESOURCES CODE, BFS, A PARTNERSHIP, ET AL., HEREINAFTER REFERRED TO AS "DEDICATOR" HAS MADE PERMIT NO. 4824 TO THE CALIFORNIA COASTAL ZONE COMMISSION, SOUTH COAST REGION, HEREINAFTER REFERRED TO AS "COMMISSION" FOR THE ISSUANCE OF A PERMIT FOR THE DEVELOPMENT OF CERTAIN REAL PROPERTY OWNED BY THE DEDICATOR AND

WHEREAS, SAID COMMISSION HAS DETERMINED TO GRANT SAID APPLICATION AND ISSUE A PERMIT FOR THE DEVELOPMENT OF SAID PROPERTY, SUBJECT TO CERTAIN CONDITIONS AMONG WHICH ARE THAT THE DEDICATOR SHALL GIVE THE PUBLIC THE PRIVILEGE AND RIGHT TO PASS AND REPASS OVER A STRIP OF DEDICATOR'S LAND 25 FEET IN WIDTH MEASURED LANDWARD FROM THE LINE OF THE MEAN HIGH TIDE OF THE PACIFIC OCEAN; HOWEVER, IN NO CASE WILL SAID DEDICATION BE NEARER THAN 5 FEET TO THE PROPOSED DEVELOPMENT, THE COMMISSION HAS DETERMINED THAT PRIOR TO THE ISSUANCE OF THE PERMIT, THE DEDICATOR SHALL EXECUTE AND DELIVER TO SAID COMMISSION, AN INSTRUMENT IN THE FORM HEREIN SET FORTH.

NOW, THEREFOR, IN CONSIDERATION OF THE ISSUANCE OF SAID DEVELOPMENT PERMIT, DEDICATOR AGREES FOR PERPETUITY, TO KEEP THE FOLLOWING DESCRIBED PORTIONS OF SAID LAND, BUT NO OTHER PORTIONS THEREOF, OPEN TO THE PUBLIC FOR ACCESS TO THE PACIFIC OCEAN AND ITS SHORELINE FOR WALKING AND AGREES THAT DEDICATOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS ON OR IN SAID PUBLIC ACCESS AREA. THE AREA SUBJECT TO SAID PUBLIC ACCESS IS ALL OF SAID LAND WHICH FLOW WITHIN 15 FEET MEASURED LANDWARD FROM THE LINE OF THE MEAN HIGH TIDE OF THE PACIFIC OCEAN, EXCEPT ANY PORTION THEREOF WHICH LIES WITHIN 5 FEET OF THE DEVELOPMENT REFERRED TO ABOVE.

SAID ACCESS SHALL IN NO WAY, ENCUMBER, IMPEDE OR INTERFERE WITH THE FULL USE OF THE STRUCTURE AS APPROVED.

24. THE ESTABLISHMENT OF SERVICE ROADS, BUILDING LINES AND RESERVATIONS ACROSS PORTIONS AS SHOWN UPON THE "LEASE MAP OF ESCONDIDO BEACH" IN THE OFFICES OF THE MARBLEHEAD LAND COMPANY.

25. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE ORIGINAL AMOUNT STATED HEREIN

DATED : APRIL 13, 1976
AMOUNT : \$500,000.00
TRUSTOR : B. F. S. A PARTNERSHIP AND CHARLES H. STERN AND JOANNE F. STERN, HUSBAND AND WIFE, LEONARD GILMAN AND LEE GILMAN, HUSBAND AND WIFE, ARTHUR MALIN AND NAOMI MALIN, HUSBAND AND WIFE, LEE FREEMAN AND DOROTHY FREEMAN, HUSBAND AND WIFE, JACK GROSSBLAT AND ESTELLE GROSSBLAT, HUSBAND AND WIFE

Paid in full October, 1979 @ HHS

TITLE INSURANCE AND TRUST COMPANY

TRUSTEE : LANDWOOD ESTATE CORPORATION, A CALIFORNIA CORPORATION
BENEFICIARY : WESTDALE SAVINGS AND LOAN ASSOCIATION, A CORPORATION
RECORDED : APRIL 21, 1976
INSTRUMENT NO.: 194

SAID MATTER AFFECTS THIS AND OTHER PROPERTY.

26. COVENANTS, CONDITIONS AND RESTRICTIONS IN AN INSTRUMENT
EXECUTED BY : CHARLES H. STERN, AS PRINCIPAL AND CHARLES H. STERN, AS
ATTORNEY-IN-FACT FOR ALL OTHER OWNERS OF SAID LAND
RECORDED : DECEMBER 11, 1977 AS INSTRUMENT NO. 77-1408332 OFFICIAL
RECORDS

RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN
ARE DELETED.

27. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE ORIGINAL AMOUNT
STATED HEREIN
DATED : SEPTEMBER 8, 1978 *Paid in Full
Oct. 1979*
AMOUNT : \$236,000.00
TRUSTOR : BFS, A PARTNERSHIP AND CHARLES H. STERN AND JOANNE F. STERN,
HUSBAND AND WIFE, LEONARD GILMAN AND LEE GILMAN, HUSBAND AND
WIFE, ARTHUR MALIN AND NAOMI MALIN, HUSBAND AND WIFE JACK
GROSSBLAT AND ESTELLE GROSSBLAT, HUSBAND AND WIFE
TRUSTEE : CALIFORNIA LAND TITLE COMPANY, A CALIFORNIA CORPORATION
BENEFICIARY : SMALL BUSINESS ADMINISTRATION AN AGENCY OF THE U.S. GOVERNMENT
DULY CREATED UNDER AND BY VIRTUE OF AN ACT OF CONGRESS
RECORDED : SEPTEMBER 12, 1978
INSTRUMENT NO.: 78-1006714 OFFICIAL RECORDS

28. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE
PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, SHOWN OR DEDICATED
BY THE MAP OF
SUBDIVISION : PARCEL MAP 10823
IN FAVOR OF : COUNTY OF LOS ANGELES
(NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)
FOR : SLOPES AND THE RIGHT TO MAKE CONNECTIONS THEREWITH FROM ANY
ADJOINING PROPERTIES
AFFECTS : THE NORTHERLY 20 FEET.

29. PROVISIONS, HEREIN RECITED, OF THE DEDICATION STATEMENT ON THE
MAP OF THE SUBDIVISION SHOWN BELOW
SUBDIVISION : PARCEL MAP 10823
PROVISIONS : WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES THE RIGHT TO
PROHIBIT THE ERECTION OF BUILDINGS OR OTHER STRUCTURES WITHIN
THOSE AREAS DESIGNATED ON THE MAP AS FLOOD HAZARD AREAS.

TITLE INSURANCE AND TRUST COMPANY

30. PROVISIONS, HEREIN RECITED, OF THE DEDICATION STATEMENT ON THE MAP OF THE SUBDIVISION SHOWN BELOW

SUBDIVISION : PARCEL MAP 10823

PROVISIONS : AS A DEDICATION TO PUBLIC USE, WHILE ALL OF PACIFIC COAST HIGHWAY WITHIN AND ADJACENT TO THIS SUB-DIVISION REMAINS A PUBLIC STREET, WE HEREBY GRANT TO THE COUNTY OF LOS ANGELES THE RIGHT TO RESTRICT DIRECT VEHICULAR INGRESS AND EGRESS TO THE SAID STREET. IF ANY PORTION OF SAID STREET WITHIN AND ADJACENT TO THIS SUBDIVISION IS VACATED, SUCH VACATION TERMINATES THE ABOVE DEDICATION AS TO THE PART VACATED.

31. THE EFFECT OF THE FOLLOWING RECITAL UPON THE MAP OF PARCEL MAP 10832:

"PORTIONS OF PARCEL 2 ARE SUBJECT TO FLOOD HAZARD".

THE LOCATION OF THE AFFECTED AREA IS SHOWN UPON SAID MAP.

32. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,

IN FAVOR OF : COLLEEN PHILLIPS, AN UNMARRIED WOMAN

(NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)

FOR : PEDESTRIAN ACCESS TO AND FROM THE BEACH

RECORDED : SEPTEMBER 25, 1979 AS INSTRUMENT NO. 79-1065358 OFFICIAL RECORDS

AFFECTS : A. A STRIP OF LAND 5 FEET WIDE LYING 2.50 FEET ON EACH SIDE THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT A POINT IN THAT PORTION OF THE SOUTHEASTERLY LINE OF LOT 1 OF SAID PARCEL MAP NO. 10823, SHOWN ON SAID MAP AS HAVING A BEARING AND DISTANCE OF NORTH 59 DEGREES 06 MINUTES 09 SECONDS EAST 74.00 FEET DISTANT THEREON NORTH 59 DEGREES 06 MINUTES 09 SECONDS EAST 2.55 FEET FROM THE SOUTHWESTERLY TERMINUS THEREOF; THENCE ALONG THE FOLLOWING COURSES AND DISTANCES:

SOUTH 42 DEGREES 36 MINUTES 50 SECONDS EAST 22.82 FEET; NORTH 59 DEGREES 25 MINUTES 15 SECONDS EAST 16.67 FEET; NORTH 82 DEGREES 24 MINUTES 19 SECONDS EAST 15.13 FEET; NORTH 42 DEGREES 49 MINUTES 31 SECONDS EAST 27.95 FEET; NORTH 51 DEGREES 48 MINUTES 05 SECONDS EAST 38.81 FEET; SOUTH 40 DEGREES 01 MINUTES 49 SECONDS EAST 16.32 FEET; SOUTH 0 DEGREES 40 MINUTES 55 SECONDS WEST 42.00 FEET AND SOUTH 31 DEGREES 05 MINUTES 50 SECONDS EAST 36.79 FEET TO A HEREINAFTER POINT CALLED POINT "A".

THE SIDE LINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE IN THE NORTHERLY LINE OF STRIP "B" HEREINAFTER DESCRIBED:

B. A STRIP OF LAND 10 FEET WIDE LYING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT THE HEREINBEFORE POINT "A"; THENCE ALONG THE FOLLOWING COURSES AND DISTANCES:

SOUTH 4 DEGREES 03 MINUTES 16 SECONDS WEST 15.26 FEET; NORTH 69 DEGREES 18 MINUTES 33 SECONDS EAST 47.60 FEET; SOUTH 12 DEGREES 09 MINUTES 19 SECONDS EAST 4.77 FEET; SOUTH 42 DEGREES 20 MINUTES 52 SECONDS WEST 48.97 FEET; SOUTH

TITLE INSURANCE AND TRUST COMPANY

1 DEGREES 50 MINUTES 50 SECONDS WEST 18.79 FEET AND NORTH 57 DEGREES 42 MINUTES 55 SECONDS EAST 66.63 FEET TO THE EASTERLY LINE OF SAID LOT 2.

C. A STRIP OF LAND 10 FEET WIDE THE EASTERLY LINE OF SAID STRIP OF PARCEL NO. 10823, OF LAND BEING THAT PORTION OF THE EASTERLY LINE OF PARCEL 2 SHOWN ON SAID MAP AS HAVING A BEARING AND DISTANCE OF NORTH 2 DEGREES 20 MINUTES 0 SECONDS WEST 199.50 FEET.

SAID EASEMENT HAS ALSO BEEN GRANTED TO VARIOUS PERSONS AS AN APPURTENANCY TO THEIR CONDOMINIUM OWNERSHIP OF PART OF TRACT 32286 RECORDED IN BOOK 917 PAGES 9 AND 10 OF MAPS, IN VARIOUS DEEDS OF RECORD.

33. THE TERMS AND PROVISIONS OF AN INSTRUMENT ENTITLED COVENANT TO MAINTAIN EASEMENT DATED JANUARY 28, 1982 EXECUTED BY B. F. S., A PARTNERSHIP RECORDED FEBRUARY 10, 1982 AS INSTRUMENT NO. 82-153971 OFFICIAL RECORDS.

34. PROCEEDINGS IN THE MATTER OF THE ESTATE OF ONE JACK GROSSBLAT, DECEASED CASE NO. 659341 PROBATE DISCLOSE HIS DEATH ON SEPTEMBER 1, 1980.

LETTERS TESTAMENTARY WERE ISSUED OCTOBER 9, 1980 TO ESTELLE GROSSBLAT AT THE DATE HEREOF NO INVENTORY HAD BEEN FILED.

NOTE: AT SUCH TIME AS WE ARE ASKED TO ISSUE ALTA OR EXTENDED COVERAGE INSURANCE, ADDITIONAL EXCEPTIONS WILL BE ADDED PERTAINING TO THE RIGHTS OF THE PUBLIC FOR THE ENJOYMENT AND USE OF THE BEACH FOR RECREATIONAL PURPOSES.

DESCRIPTION:

PARCEL 2 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP 10823, FILED IN BOOK 111 PAGES 5 TO 7 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM THOSE PORTIONS OF SAID LAND LYING WITHIN THE LAND DESCRIBED IN THE DEED FROM MARBLEHEAD LAND COMPANY, RECORDED IN BOOK 17121 PAGE 43, OFFICIAL RECORDS, ALL MINERALS, OIL, PETROLEUM, ASPHALTUM, GAS, COAL AND OTHER HYDROCARBON SUBSTANCES, CONTAINED IN, ON, WITHIN AND UNDER SAID LAND BUT WITHOUT RIGHT OF ENTRY.

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.

RF/CJ;37

SCALE: 1"=40'

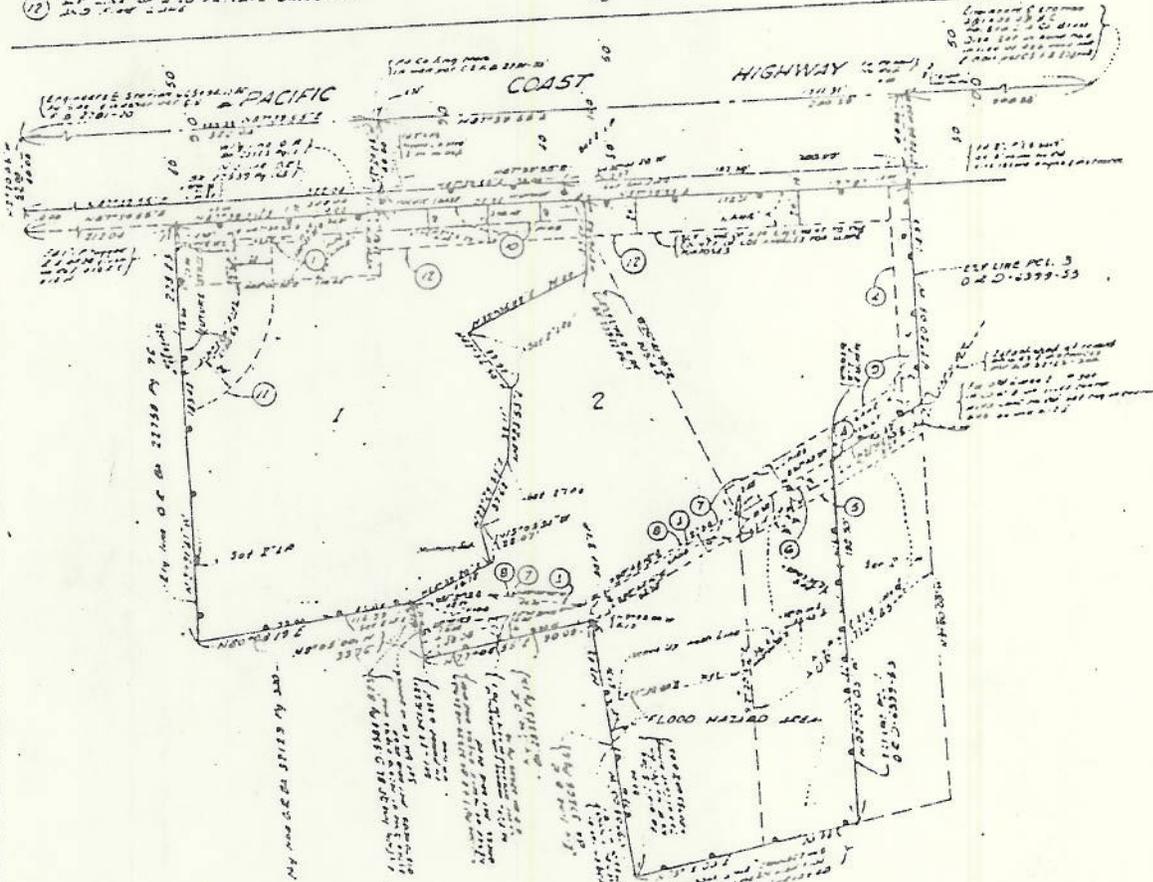
PARCEL MAP NO. 10823

IN THE UNINCORPORATED TERRITORY OF LOS ANGELES COUNTY
BEING A SUBDIVISION OF A PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT, AS CONFIRMED TO MATHEW KELLER BY PATENT RECORDED IN BOOK 1 PAGE 414 TO 416. OF PATENTS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
STATE OF CALIFORNIA

FRED WIGNER, JUNIOR
COUNTY RECORDER
MAY 6 1978

EASEMENT NOTES:

- 1 EASEMENT FOR ROAD PURPOSES FOR 6.672222-AC. WITH 15' IS BOUNDARIES TO ADJACENT PARCELS AND TO BE MAINTAINED FROM THE HIGHWAY DRIVE AND FIRE LANE.
- 2 EASEMENT FOR ROAD PURPOSES FOR 0.472222-AC. WITH 15' IS BOUNDARIES TO ADJACENT PARCELS AND TO BE MAINTAINED FROM THE HIGHWAY DRIVE AND FIRE LANE.
- 3 EASEMENT FOR ROAD PURPOSES FOR 0.472222-AC. WITH 15' IS BOUNDARIES TO ADJACENT PARCELS AND TO BE MAINTAINED FROM THE HIGHWAY DRIVE AND FIRE LANE.
- 4 EASEMENT FOR ROAD PURPOSES FOR 0.472222-AC. WITH 15' IS BOUNDARIES TO ADJACENT PARCELS AND TO BE MAINTAINED FROM THE HIGHWAY DRIVE AND FIRE LANE.
- 5 EASEMENT FOR ROAD PURPOSES FOR 0.472222-AC. WITH 15' IS BOUNDARIES TO ADJACENT PARCELS AND TO BE MAINTAINED FROM THE HIGHWAY DRIVE AND FIRE LANE.
- 6 EASEMENT FOR ROAD PURPOSES FOR 0.472222-AC. WITH 15' IS BOUNDARIES TO ADJACENT PARCELS AND TO BE MAINTAINED FROM THE HIGHWAY DRIVE AND FIRE LANE.
- 7 EASEMENT FOR ROAD PURPOSES FOR 0.472222-AC. WITH 15' IS BOUNDARIES TO ADJACENT PARCELS AND TO BE MAINTAINED FROM THE HIGHWAY DRIVE AND FIRE LANE.
- 8 EASEMENT FOR ROAD PURPOSES FOR 0.472222-AC. WITH 15' IS BOUNDARIES TO ADJACENT PARCELS AND TO BE MAINTAINED FROM THE HIGHWAY DRIVE AND FIRE LANE.
- 9 EASEMENT FOR ROAD PURPOSES FOR 0.472222-AC. WITH 15' IS BOUNDARIES TO ADJACENT PARCELS AND TO BE MAINTAINED FROM THE HIGHWAY DRIVE AND FIRE LANE.
- 10 EASEMENT FOR ROAD PURPOSES FOR 0.472222-AC. WITH 15' IS BOUNDARIES TO ADJACENT PARCELS AND TO BE MAINTAINED FROM THE HIGHWAY DRIVE AND FIRE LANE.
- 11 EASEMENT FOR ROAD PURPOSES FOR 0.472222-AC. WITH 15' IS BOUNDARIES TO ADJACENT PARCELS AND TO BE MAINTAINED FROM THE HIGHWAY DRIVE AND FIRE LANE.
- 12 EASEMENT FOR ROAD PURPOSES FOR 0.472222-AC. WITH 15' IS BOUNDARIES TO ADJACENT PARCELS AND TO BE MAINTAINED FROM THE HIGHWAY DRIVE AND FIRE LANE.



LEGEND:

--- EASEMENT FOR ROAD PURPOSES FOR 6.672222-AC. WITH 15' IS BOUNDARIES TO ADJACENT PARCELS AND TO BE MAINTAINED FROM THE HIGHWAY DRIVE AND FIRE LANE.

NOTE:

ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

PORTIONS OF PARCEL 2 ARE SUBJECT TO FLOOD HAZARD



**TITLE INSURANCE
AND TRUST**

700 Wilshire Boulevard Los Angeles, California 90054 SUITE 540 (213) 614-7250

JULY 23, 1982

IMPORTANT
When replying refer to
Our No. 8029212

• MR. CHARLES STERN
HOLIDAY HOUSE PROPERTY
9220 SUNSET BOULEVARD
LOS ANGELES, CALIFORNIA 90069

Your No. RE: *Charles*
STERN, BFS
PARTNERSHIP
Coastal Perm P-77-2136
BFS
Partnership

DEAR MR. STERN:

ENCLOSED IS A NEW REPORT WRITTEN ON JULY 22, 1982,
(SEE NEW PARAGRAPH 26) TO REFLECT DOCUMENT PREVIOUSLY
OVERLOOKED.

RESPECTFULLY,

Richard Filas

RICHARD FILAS,
TITLE OFFICER

RF:RM
ENC.

COPIES TO:
BECHTOL AND EMERSON
825 COLORADO BLVD., SUITE 222
LOS ANGELES, CALIF. 90041
ATTN: GEORGE BARR

✓ CALIFORNIA COASTAL COMMISSION
631 HOWARD STREET, 4TH FLOOR
SAN FRANCISCO, CALIFORNIA 94105
ATTN: MARCIA GRIMM, LETAL ASSISTANT, ACCESS PROGRAM

TITLE INSURANCE AND TRUST COMPANY

700 WILSHIRE BOULEVARD, LOS ANGELES, CALIFORNIA 90017

JULY 22, 1982

TO: CHARLES STERN
27350 ESCONDIDO BEACH ROAD
MALIBU, CALIFORNIA 90265

ATTENTION: CHAS. STERN

YOUR NO.: STERN
OUR NO. : 8029212

IN RESPONSE TO THE ABOVE REFERENCED APPLICATION FOR A POLICY OF TITLE INSURANCE, TITLE INSURANCE AND TRUST COMPANY REPORTS THAT IT IS PREPARED TO ISSUE, OR CAUSE TO BE ISSUED, AS OF THE DATE HEREOF, A CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE FORM POLICY OF TITLE INSURANCE DESCRIBING THE LAND AND THE ESTATE OR INTEREST THEREIN HEREINAFTER SET FORTH, INSURING AGAINST LOSS WHICH MAY BE SUSTAINED BY REASON OF ANY DEFECT, LIEN OR ENCUMBRANCE NOT SHOWN OR REFERRED TO AS AN EXCEPTION BELOW OR NOT EXCLUDED FROM COVERAGE PURSUANT TO THE PRINTED SCHEDULES, CONDITIONS AND STIPULATIONS OF SAID POLICY FORM.

NOTICE: IF THE REAL PROPERTY COVERED BY THIS REPORT IS A RESIDENTIAL CONDOMINIUM UNIT, A RESIDENTIAL LOT, OR A RESIDENTIAL LOT IMPROVED WITH A STRUCTURE CONTAINING ONE TO FOUR SINGLE FAMILY RESIDENTIAL UNITS, THEN THE POLICY ISSUED TO AN OWNER IN CONNECTION HERewith, WILL NOT BE THE POLICY REFERRED TO ABOVE, BUT WILL BE THE AMERICAN LAND TITLE ASSOCIATION RESIDENTIAL POLICY - 1979 FORM.

THIS REPORT (AND ANY SUPPLEMENTS OR AMENDMENTS THERETO) IS ISSUED SOLELY FOR THE PURPOSE OF FACILITATING THE ISSUANCE OF A POLICY OF TITLE INSURANCE AND NO LIABILITY IS ASSUMED HEREBY. IF IT IS DESIRED THAT LIABILITY BE ASSUMED PRIOR TO THE ISSUANCE OF A POLICY OF TITLE INSURANCE, A BINDER OR COMMITMENT SHOULD BE REQUESTED.

DATED AT 7:30 A.M. AS OF JUNE 8, 1982

TITLE OFFICER: R. FILAS (TEL NO. 614-7250)

TITLE TO THE ESTATE OR INTEREST REFERRED TO HEREIN, AT THE DATE HEREOF, IS VESTED IN:

B. F. S. A PARTNERSHIP, AS TO AN UNDIVIDED 50 PER CENT INTEREST; CHARLES H. STERN, A MARRIED MAN, AS TO AN UNDIVIDED 20 PER CENT INTEREST; LEONARD GILMAN, A MARRIED MAN, AS TO AN UNDIVIDED 5 PER CENT INTEREST; ARTHUR HALIN, A MARRIED MAN, AS TO AN UNDIVIDED 5 PER CENT INTEREST; JACK GROSSBLAT, A MARRIED MAN, AS TO AN UNDIVIDED 10 PER CENT INTEREST AND LEE FREEMAN AND DOROTHY FREEMAN, TRUSTEES OF THE FREEMAN FAMILY TRUST DATED JULY 27, 1978 AS TO AN UNDIVIDED 10 PER CENT INTEREST.

TITLE INSURANCE AND TRUST COMPANY

THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS: A FEE.

AT THE DATE HEREOF EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS CONTAINED IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. GENERAL AND SPECIAL COUNTY AND CITY TAXES FOR THE FISCAL YEAR 1982-1983, A LIEN NOT YET PAYABLE.

SUCH ADDITIONAL SPECIAL CITY AND/OR COUNTY TAXES AS MAY BE ASSESSED BY REASON OF:

- (A) IMPROVEMENTS ADDED SUBSEQUENT TO MARCH 1, 1975;
- (B) CHANGES OF OWNERSHIP OCCURRING SUBSEQUENT TO MARCH 1, 1975;
- (C) ANY FINAL JUDGMENT DETERMINING THAT CONSTITUTIONAL ARTICLE XIII A HAS BEEN APPLIED IMPROPERLY;
- (D) REAPPRAISAL OF PROPERTY VALUES AS OF MARCH 1, 1975; AND
- (E) THE EFFECT OF ANY REASSESSMENT NOT POSTED TO THE TAX ROLL AS OF THE DATE HEREOF.

2. ANY ADVERSE CLAIM BASED UPON THE ASSERTION THAT SOME PORTION OF SAID LAND IS TIDE OR SUBMERGED LANDS OR HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETED TO SUCH PORTION SO CREATED.

3. ANY RIGHTS AND EASEMENTS OVER ANY PORTION OF SAID LAND THAT WAS OR IS TIDE OR SUBMERGED LANDS FOR COMMERCE, NAVIGATION AND FISHERY.

4. ALL LITTORAL RIGHTS WITH THE FULL AND EXCLUSIVE RIGHT TO PRESERVE AND PROTECT SAID RIGHTS AS RESERVED BY MARBLEHEAD LAND COMPANY, A CORPORATION IN DEED RECORDED IN BOOK 17121 PAGE 43 OFFICIAL RECORDS.

SAID MATTER AFFECTS: 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:

TITLE INSURANCE AND TRUST COMPANY

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.

5. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,
 IN FAVOR OF : MARBLEHEAD LAND COMPANY
 (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)
 FOR : ROAD
 RECORDED : IN BOOK 17121 PAGE 43, OFFICIAL RECORDS
 AFFECTS : A STRIP OF LAND 9 FEET IN WIDTH, SAID 9 FEET BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE LAND DESCRIBED IN SAID DEED; THENCE ALONG THE NORTHWESTERLY BOUNDARY THEREOF SOUTH 57 DEGREES 42 MINUTES 55 SECONDS WEST 113.67 FEET; THENCE ALONG THE WESTERLY BOUNDARY OF SAID LAND SOUTH 2 DEGREES 20 MINUTES 05 SECONDS EAST 10.39 FEET; THENCE NORTH 57 DEGREES 42 MINUTES 55 SECONDS EAST 113.67 FEET TO THE EASTERLY BOUNDARY OF SAID LAND; THENCE ALONG SAID EASTERLY BOUNDARY, NORTH 2 DEGREES 20 MINUTES 05 SECONDS WEST 10.39 FEET TO THE POINT OF BEGINNING.

6. AN EASEMENT OVER A 4 FOOT STRIP OF LAND MORE PARTICULARLY DESCRIBED THEREIN, FOR POLE LINES, CONDUITS, PIPE LINES AND INCIDENTAL PURPOSES, RESERVED IN DEED ABOVE MENTIONED.

7. AN EASEMENT OVER THE PORTION OF SAID LAND REFERRED TO IN EXCEPTION NO. 2 ABOVE, FOR A ROAD, WATER PIPE LINES AND INCIDENTAL PURPOSES, AS GRANTED TO MALIBU WATER COMPANY BY DEED RECORDED SEPTEMBER 20, 1948 IN BOOK 28303 PAGE 148, OFFICIAL RECORDS.

8. AN AGREEMENT NOT TO CONSTRUCT ANY BUILDINGS WITHIN A WIDTH OF 10 FEET OF THE STATE HIGHWAY, AS ESTABLISHED BY DEED RECORDED IN BOOK 15228 PAGE 342, OFFICIAL RECORDS, AS CONTAINED IN SAID DEED.

TITLE INSURANCE AND TRUST COMPANY

9. AN EASEMENT FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, AS GRANTED TO THE SOUTHERN CALIFORNIA EDISON COMPANY, LTD., BY DEED RECORDED IN BOOK 16485 PAGE 374, OFFICIAL RECORDS, THE CENTERS OF SAID POLE LINES AND CONDUITS TO BE INSTALLED AND MAINTAINED WITHIN ONE FOOT OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS SOUTH 2 DEGREES 20 MINUTES 05 SECONDS EAST 62 FEET FROM ENGINEER'S STATION 670 PLUS 80.68 IN THE CENTER LINE OF THE 80 FOOT STATE HIGHWAY DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 15228 PAGE 342, OFFICIAL RECORDS; THENCE NORTH 87 DEGREES 39 MINUTES 55 SECONDS EAST PARALLEL WITH SAID CENTER LINE 868.63 FEET.

10. AN EASEMENT AFFECTING A PORTION OF SAID LAND AND OTHER PROPERTY FOR A TELEPHONE LINE WHICH MAY HEREAFTER BE GRANTED TO THE ASSOCIATED TELEPHONE COMPANY, LTD., BY MARBLEHEAD LAND COMPANY, UNDER THE PROVISIONS OF THE AGREEMENT BETWEEN SAID PARTIES, RECORDED IN BOOK 17146 PAGE 339, OFFICIAL RECORDS.

11. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,
 IN FAVOR OF : DONALD W. DOUGLAS
 (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)
 FOR : INGRESS AND EGRESS
 RECORDED : IN BOOK 18268 PAGE 340, OFFICIAL RECORDS
 AFFECTS : THAT PORTION INCLUDED IN A STRIP OF LAND 25 FEET IN WIDTH THE SOUTHERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS SOUTH 2 DEGREES 20 MINUTES 06 SECONDS EAST 10.39 FEET FROM THE SOUTHERLY EXTREMITY OF THE CERTAIN COURSES HEREINBEFORE DESCRIBED AS SOUTH 25 DEGREES 41 MINUTES 28 SECONDS EAST 203.44 FEET; THENCE NORTH 57 DEGREES 42 MINUTES 55 SECONDS EAST 113.67 FEET; THENCE NORTH 32 DEGREES 30 MINUTES 00 SECONDS EAST 80.62 FEET; THENCE NORTH 83 DEGREES 32 MINUTES 00 SECONDS EAST 700.00 FEET; THENCE NORTH 87 DEGREES 39 MINUTES 55 SECONDS EAST 200.00 FEET; THENCE NORTH 42 DEGREES 39 MINUTES 55 SECONDS EAST TO THE INTERSECTION OF THE SOUTHERLY LINE OF SAID 25 FOOT EASEMENT WITH THE SOUTHERLY LINE OF THE 50 FOOT STRIP OF LAND HEREINBEFORE MENTIONED.

12. A LEASE, AFFECTING THE PREMISES HEREIN STATED, EXECUTED BY AND BETWEEN THE PARTIES NAMED HEREIN, FOR THE TERM AND UPON THE TERMS, COVENANTS AND CONDITIONS THEREIN PROVIDED,
 TYPE OF LEASE : LAND
 DATED : JUNE 29, 1946
 LESSOR : ESTHER STERKIN
 LESSEE : EGON MERZ
 TERM : AS THEREIN PROVIDED
 RECORDED : JULY 29, 1946 IN BOOK 23447 PAGE 325, OFFICIAL RECORDS AND NOVEMBER 9, 1966 IN BOOK M-2386 PAGE 196, OFFICIAL RECORDS
 AFFECTS : A PARCEL OF LAND 20 FEET IN WIDTH, FRONTING ON THE BEACH AT THE HIGH TIDE LINE, AND LYING ON THE WEST SIDE OF AND ADJACENT TO THE PROPERTY OWNED BY THE LESSEE, SAID LEASED PARCEL BEING A PART OF THE ESCONDIDO BEACH PARCEL RECORDED IN BOOK 15228 AT PAGE 342 OFFICIAL RECORDS OF THE COUNTY OF LOS ANGELES.

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13. A RESERVATION TO LESSOR OF A RIGHT OF PASSAGEWAY TO THE BEACH OVER THE LEASED PROPERTY, 4 FOOT PASSAGEWAY ALWAYS TO BE PROVIDED FOR FUTURE OWNERS OF UPPER PROPERTY, AS RECITED IN THE ABOVE MENTIONED LEASE.

14. AN EASEMENT FOR ROAD, PIPE LINES AND INCIDENTAL PURPOSES OVER THAT PORTION OF SAID LAND LYING WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED STRIP:

A STRIP OF LAND 25 FEET IN WIDTH, THE SOUTHERLY LINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS SOUTH 2 DEGREES 20 MINUTES 05 SECONDS EAST 10.39 FEET FROM THE NORTHERLY EXTREMITY OF THAT CERTAIN COURSE DESCRIBED AS SOUTH 2 DEGREES 20 MINUTES 05 SECONDS EAST 137.00 FEET, IN DEED FROM MARBLEHEAD LAND COMPANY TO DOUGLAS RECORDED IN BOOK 18268 PAGE 340, OFFICIAL RECORDS; THENCE NORTH 57 DEGREES 42 MINUTES 55 SECONDS EAST 113.67 FEET; THENCE NORTH 32 DEGREES 30 MINUTES 00 SECONDS EAST 60.82 FEET; THENCE NORTH 83 DEGREES 32 MINUTES 00 SECONDS EAST 700.00 FEET; THENCE NORTH 87 DEGREES 39 MINUTES 55 SECONDS EAST 200.00 FEET; THENCE 42 DEGREES 39 MINUTES 55 SECONDS EAST TO THE INTERSECTION OF THE SOUTHERLY LINE OF SAID 25 FOOT EASEMENT WITH THE SOUTHERLY LINE OF 80 FOOT STRIP OF LAND DESCRIBED IN DEED FROM T. R. CADWALADER, ET AL., TO STATE OF CALIFORNIA, RECORDED IN BOOK 15228 PAGE 342, OFFICIAL RECORDS; NORTHERLY LINES OF SAID 25 FOOT STRIP BEING PROLONGED OR FORESHORTENED TO INTERSECT AND FORM A CONTINUOUS STRIP 25 FEET IN WIDTH FROM SAID DOUGLAS PARCEL TO SAID 80 FOOT STRIP AS GRANTED TO MALIBU WATER COMPANY, A CORPORATION, IN DEED RECORDED SEPTEMBER 20, 1948, IN BOOK 28303 PAGE 148, OFFICIAL RECORDS.

15. A WAIVER OF ALL CLAIMS FOR COMPENSATION FOR ANY AND ALL DAMAGES ON ACCOUNT OF THE LOCATION, ESTABLISHMENT AND CONSTRUCTION OF A PUBLIC HIGHWAY CONTIGUOUS THERETO, AS CONTAINED IN DEED TO STATE OF CALIFORNIA, RECORDED IN BOOK 19187 PAGE 372, OFFICIAL RECORDS.

16. COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DEED
EXECUTED BY : MARBLEHEAD LAND COMPANY
RECORDED : IN BOOK 18268 PAGE 340 OFFICIAL RECORDS

WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.

RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN ARE DELETED.

17. COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DEED
EXECUTED BY : DONALD W. DOUGLAS AND WIFE
RECORDED : IN BOOK 23922 PAGE 1 OFFICIAL RECORDS

TITLE INSURANCE AND TRUST COMPANY

WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.

RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN ARE DELETED.

SAID MATTER AFFECTS: A PORTION OF SAID LAND.

18. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, IN FAVOR OF : SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT) FOR : POLES AND WIRES
 RECORDED : IN BOOK 31152 PAGE 159, OFFICIAL RECORDS
 AFFECTS : OVER A STRIP OF LAND 10 FEET IN WIDTH LYING WITHIN THAT CERTAIN PORTION OF LOT 7 IN THE RANCHO TOPANGA MALIBU SEQUIT, AS CONFIRMED TO MATTHEW KELLER, BY PATENT RECORDED IN BOOK 1 PAGE 407 OF PATENTS, WHICH PORTION IS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED RECORDED OCTOBER 29, 1946 IN BOOK 23922 PAGE 1, OFFICIAL RECORDS, THE CENTER LINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING SOUTHERN CALIFORNIA EDISON COMPANY POLE NO. 644307-E LOCATED IN OR NEAR THE SOUTHERLY LINE OF PACIFIC COAST HIGHWAY, AS NOW ESTABLISHED, DISTANT WESTERLY THEREON APPROXIMATELY 5 FEET FROM THE NORTHEASTERLY LINE OF SAID PROPERTY OF THE GRANTOR; THENCE SOUTHEASTERLY A DISTANCE OF 185 FEET TO A POINT LOCATED 10 FEET SOUTHWESTERLY MEASURED AT RIGHT ANGLES FROM SAID NORTHEASTERLY LINE, SAID POINT SHALL BE THEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUING SOUTHEASTERLY, A DISTANCE OF 45 FEET BEIGINNING AT ABOVE MENTIONED POINT "A"; THENCE SOUTHWESTERLY TO THE NORTHEASTERLY CORNER OF A PARCEL OF LAND WITHIN SAID LOT 7 CONTAINING .16 ACRES MORE OR LESS, CONVEYED TO ROBERT S. DENCH AND PEARL M. DENCH.

19. AN EASEMENT UNDER, ALONG AND ACROSS A STRIP 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 OF PATENTS, FOR THE INSTALLATION, REPAIRING AND MAINTENANCE OF A PIPE LINE OR LINES FOR THE TRANSMISSION OF WATER, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF SAID INSTALLATION, REPAIRING AND MAINTENANCE AND FOR THE READING OF METERS, TOGETHER WITH THE RIGHT TO GRANT SAID RIGHTS TO OTHERS, THE BOUNDARIES OF SAID STRIP OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY EXTREMITY OF THAT CERTAIN COURSE DESCRIBED AS SOUTH 2 DEGREES 20 MINUTES 05 SECONDS EAST 137.00 FEET IN THE DEED FROM MARBLEHEAD LAND COMPANY, TO DOUGLAS, RECORDED IN BOOK 18268 PAGE 340, OFFICIAL RECORDS; THENCE SOUTH 2 DEGREES 20 MINUTES 05 SECONDS EAST 10.39 FEET; THENCE SOUTH 59 DEGREES 44 MINUTES 16 SECONDS WEST 94.25 FEET THENCE SOUTH 77 DEGREES 04 MINUTES 55 SECONDS WEST 50.00 FEET; THENCE NORTH 2 DEGREES 24 MINUTES 29 SECONDS WEST 14 FEET; THENCE SOUTH 87 DEGREES 01 MINUTES 13 SECONDS WEST 60.06 FEET; THENCE SOUTH 8 DEGREES 45 MINUTES 11 SECONDS EAST 9.95 FEET; THENCE SOUTH 81 DEGREES 14 MINUTES 19 SECONDS WEST 25.00 FEET; THENCE NORTH 8 DEGREES 45 MINUTES 11 SECONDS WEST 20.00 FEET; THENCE NORTH 81 DEGREES 14 MINUTES 19 SECONDS EAST 25.00 FEET; THENCE NORTH 87 DEGREES 01 MINUTES 13 SECONDS EAST

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61.17 FEET; THENCE SOUTH 85 DEGREES 47 MINUTES 13 SECONDS EAST 46.14 FEET; THENCE NORTH 59 DEGREES 44 MINUTES 16 SECONDS EAST TO A POINT THAT LIES NORTH 26 DEGREES 41 MINUTES 28 SECONDS WEST 2.00 FEET, MORE OR LESS, FROM THE POINT OF BEGINNING; THENCE SOUTH 26 DEGREES 41 MINUTES 28 SECONDS EAST 2.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

20. AN EASEMENT FOR INGRESS AND EGRESS TO BE USED IN COMMON WITH OTHERS OVER THAT PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT, DESCRIBED AS FOLLOWS:

BEGINNING AT 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, OFFICIAL RECORDS, AT THE WESTERLY EXTREMITY OF THAT 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 NORTHEASTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO MATTIE T. JACKMAN, A WIDOW, ET AL., RECORDED JANUARY 25, 1946 AS INSTRUMENT NO. 683 IN BOOK 22758 PAGE 76, OFFICIAL RECORDS; THENCE ALONG THE EASTERLY LINE OF THE LAND DESCRIBED IN SAID LAST MENTIONED DEED, SOUTH 2 DEGREES 21 MINUTES 41 SECONDS EAST 228.23 FEET, THENCE NORTH 80 DEGREES 08 MINUTES 19 SECONDS EAST 73.95 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 8 DEGREES 45 MINUTES 11 SECONDS EAST 20 FEET; THENCE NORTH 81 DEGREES 14 MINUTES 19 SECONDS EAST 25 FEET; THENCE NORTH 8 DEGREES 45 MINUTES 11 SECONDS WEST 9.95 FEET THENCE NORTH 87 DEGREES 01 MINUTES 13 SECONDS EAST 60.06 FEET TO THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF THE LAND DESCRIBED FIRST IN DEED TO ROBERT S. DENCH AND WIFE, RECORDED SEPTEMBER 23, 1948 AS INSTRUMENT NO. 1227 IN BOOK 28323 PAGE 171, OFFICIAL RECORDS; THENCE ALONG SAID NORTHERLY PROLONGATION, SOUTH 2 DEGREES 24 MINUTES 29 SECONDS EAST 14 FEET TO THE NORTHWESTERLY CORNER OF SAID LAND; THENCE ALONG THE NORTHERLY LINE OF SAID LAND NORTH 77 DEGREES 04 MINUTES 55 SECONDS EAST 50 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE NORTH 59 DEGREES 44 MINUTES 16 SECONDS EAST 94.25 FEET TO A POINT IN THE EASTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO DUDLEY B. MURPHY, RECORDED OCTOBER 29, 1946 AS INSTRUMENT NO. 1028 IN BOOK 23922 PAGE 1 OFFICIAL RECORDS, THAT IS DISTANT SOUTH 2 DEGREES 20 MINUTES 05 SECONDS EAST 10.39 FEET THEREON FROM AN ANGLE POINT THEREIN; THENCE ALONG SAID EASTERLY LINE NORTH 2 DEGREES 20 MINUTES 05 SECONDS WEST 10.39 FEET TO SAID ANGLE POINT; THENCE CONTINUING ALONG SAID EASTERLY LINE NORTH 26 DEGREES 41 MINUTES 28 SECONDS WEST 2 FEET, MORE OR LESS, TO A LINE THAT IS PARALLEL WITH AND DISTANT 10 FEET NORTHWESTERLY (MEASURED AT RIGHT ANGLES) FROM THAT CERTAIN COURSE DESCRIBED ABOVE AS HAVING A BEARING OF NORTH 59 DEGREES 44 MINUTES 16 SECONDS EAST AND A LENGTH OF 94.25 FEET; THENCE SOUTH 59 DEGREES 44 MINUTES 16 SECONDS WEST ALONG SAID PARALLEL LINE TO A LINE THAT BEARS NORTH 21 DEGREES 35 MINUTES 24 SECONDS WEST FROM SAID NORTHEASTERLY CORNER OF THE LAND DESCRIBED FIRST IN SAID DEED TO ROBERT S. DENCH; THENCE NORTH 85 DEGREES 47 MINUTES 13 SECONDS WEST 44.14 FEET; THENCE SOUTH 87 DEGREES 01 MINUTES 13 SECONDS WEST 61.17 FEET TO A POINT THAT IS DISTANT NORTH 81 DEGREES 14 MINUTES 19 SECONDS EAST 25 FEET FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 81 DEGREES 14 MINUTES 19 SECONDS WEST 25 FEET TO SAID TRUE POINT OF BEGINNING, AS GRANTED TO MARGRIT MUNK, ET AL., IN DEED RECORDED IN BOOK 32123 PAGE 300, OFFICIAL RECORDS AND AS GRANTED IN VARIOUS OTHER DEEDS OF RECORD.

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21. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,
 IN FAVOR OF : SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION
 (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)
 FOR : GAS PIPES
 RECORDED : FEBRUARY 27, 1958 AS INSTRUMENT NO. 3741 IN BOOK D-27 PAGE
 491, OFFICIAL RECORDS
 AFFECTS : PARCEL 1

A STRIP OF LAND 10.00 FEET WIDE, MEASURED AT RIGHT ANGLES, LYING WESTERLY OF AND ADJOINING THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF THE 80 FOOT STRIP OF LAND DESCRIBED IN DEED FROM T. R. CADWALDER, ET AL., RECORDED IN BOOK 15228 PAGE 342, OFFICIAL RECORDS, COUNTY OF LOS ANGELES, SAID POINT BEING NORTH 87 DEGREES 39 MINUTES 55 SECONDS EAST 602.43 FEET AND SOUTH 2 DEGREES 20 MINUTES 05 SECONDS EAST 40 FEET, FROM ENGINEER'S CENTERLINE STATION 665, PLUS 94.17 AT THE WESTERLY EXTREMITY OF THAT CERTAIN COURSE, DESCRIBED IN DEED AS NORTH 87 DEGREES 39 MINUTES 55 SECONDS EAST 1511.31 FEET; THENCE THENCE SOUTH 2 DEGREES 20 MINUTES 05 SECONDS EAST, A DISTANCE OF 139.98 FEET.

PARCEL 2:

A STRIP OF LAND 9.00 FEET WIDE, MEASURED AT RIGHT ANGLES, LYING NORTHWESTERLY OF AND ADJOINING THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHERLY TERMINUS OF THE LINE DESCRIBED IN PARCEL ABOVE; THENCE SOUTH 57 DEGREES 42 MINUTES 55 SECONDS WEST 113.67 FEET; THENCE SOUTH 59 DEGREES 44 MINUTES 16 SECONDS WEST 94.25 FEET; THENCE SOUTH 77 DEGREES 04 MINUTES 55 SECONDS WEST 132.00 FEET, MORE OR LESS, TO A POINT IN THE EASTERLY LINE OF THE LAND DESCRIBED IN PARCEL 1, OF THE DEED RECORDED JANUARY 31, 1950 AS DOCUMENT NO. 345 IN BOOK 32123 PAGE 300, OFFICIAL RECORDS COUNTY OF LOS ANGELES, SAID EASTERLY LINE IS DESCRIBED IN DEED AS HAVING A BEARING OF SOUTH 8 DEGREES 45 MINUTES 11 SECONDS EAST, THE NORTHERLY LINE OF SAID STRIP OF LAND SHALL TERMINATE EASTERLY IN THE WESTERLY LINE OF THE STRIP OF LAND, DESCRIBED IN PARCEL 1 OF THE RIGHT OF WAY AND SHALL TERMINATE WESTERLY IN THE SAID EASTERLY LINE REFERRED TO HEREIN AS BEARING SOUTH 8 DEGREES 45 MINUTES 11 SECONDS EAST.

22. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,
 IN FAVOR OF : ROBERT S. DENCH AND ROSE MARIE DENCH, HIS WIFE, AS JOINT
 TENANTS
 (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)
 FOR : ROAD
 RECORDED : SEPTEMBER 23, 1948 IN BOOK 28323 PAGE 271, OFFICIAL RECORDS
 AFFECTS : A 10 FOOT STRIP OF LAND AS MORE PARTICULARLY DESCRIBED THEREIN.

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AND IN FAVOR OF : SAMMY COHEN AND PHYLLIS COHEN
 BY DEED RECORDED: OCTOBER 10, 1956 IN BOOK 52539 PAGE 18, OFFICIAL RECORDS

23. A COVENANT AND AGREEMENT

EXECUTED BY : CALIFORNIA COASTAL ZONE COMMISSION
 IN FAVOR OF : BFS, A PARTNERSHIP, LEN GILMAN, JACK GROSSBLAT, LEE FREEMAN
 AND CHARLES H. STERN

RECORDED : MARCH 11, 1976 AS INSTRUMENT NO. 3519

WHICH, AMONG OTHER THINGS, PROVIDES:

PURSUANT TO THE CALIFORNIA COASTAL ZONE CONSERVATION ACT OF 1972, SECTIONS 27000 THROUGH 27650 OF THE CALIFORNIA PUBLIC RESOURCES CODE, BFS, A PARTNERSHIP, ET AL., HEREINAFTER REFERRED TO AS "DEDICATOR" HAS MADE PERMIT NO. 4824 TO THE CALIFORNIA COASTAL ZONE COMMISSION, SOUTH COAST REGION, HEREINAFTER REFERRED TO AS "COMMISSION" FOR THE ISSUANCE OF A PERMIT FOR THE DEVELOPMENT OF CERTAIN REAL PROPERTY OWNED BY THE DEDICATOR AND

WHEREAS, SAID COMMISSION HAS DETERMINED TO GRANT SAID APPLICATION AND ISSUE A PERMIT FOR THE DEVELOPMENT OF SAID PROPERTY, SUBJECT TO CERTAIN CONDITIONS AMONG WHICH ARE THAT THE DEDICATOR SHALL GIVE THE PUBLIC THE PRIVILEGE AND RIGHT TO PASS AND REPASS OVER A STRIP OF DEDICATOR'S LAND 25 FEET IN WIDTH MEASURED LANDWARD FROM THE LINE OF THE MEAN HIGH TIDE OF THE PACIFIC OCEAN; HOWEVER, IN NO CASE WILL SAID DEDICATION BE NEARER THAN 5 FEET TO THE PROPOSED DEVELOPMENT, THE COMMISSION HAS DETERMINED THAT PRIOR TO THE ISSUANCE OF THE PERMIT, THE DEDICATOR SHALL EXECUTE AND DELIVER TO SAID COMMISSION, AN INSTRUMENT IN THE FORM HEREIN SET FORTH.

NOW, THEREFOR, IN CONSIDERATION OF THE ISSUANCE OF SAID DEVELOPMENT PERMIT, DEDICATOR AGREES FOR PERPETUITY, TO KEEP THE FOLLOWING DESCRIBED PORTIONS OF SAID LAND, BUT NO OTHER PORTIONS THEREOF, OPEN TO THE PUBLIC FOR ACCESS TO THE PACIFIC OCEAN AND ITS SHORELINE FOR WALKING AND AGREES THAT DEDICATOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS ON OR IN SAID PUBLIC ACCESS AREA. THE AREA SUBJECT TO SAID PUBLIC ACCESS IS ALL OF SAID LAND WHICH FLOW WITHIN 15 FEET MEASURED LANDWARD FROM THE LINE OF THE MEAN HIGH TIDE OF THE PACIFIC OCEAN, EXCEPT ANY PORTION THEREOF WHICH LIES WITHIN 5 FEET OF THE DEVELOPMENT REFERRED TO ABOVE.

SAID ACCESS SHALL IN NO WAY, ENCUMBER, IMPEDE OR INTERFERE WITH THE FULL USE OF THE STRUCTURE AS APPROVED.

24. THE ESTABLISHMENT OF SERVICE ROADS, BUILDING LINES AND RESERVATIONS ACROSS PORTIONS AS SHOWN UPON THE "LEASE MAP OF ESCONDIDO BEACH" IN THE OFFICES OF THE MARBLEHEAD LAND COMPANY.

25. COVENANTS, CONDITIONS AND RESTRICTIONS IN AN INSTRUMENT

EXECUTED BY : CHARLES H. STERN, AS PRINCIPAL AND CHARLES H. STERN, AS
 ATTORNEY-IN-FACT FOR ALL OTHER OWNERS OF SAID LAND

RECORDED : DECEMBER 21, 1977 AS INSTRUMENT NO. 77-1408332 OFFICIAL
 RECORDS

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RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN ARE DELETED.

26. THE TERMS AND PROVISIONS OF OFFER TO DEDICATE DATED NOVEMBER 30, 1978 EXECUTED 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, WHEREIN SAID PARTIES OFFER TO GRANT, FOR THE BENEFIT OF THE PUBLIC, VERTICAL ACCESS OVER A STRIP OF LAND 10 FEET IN WIDTH FROM THE EDGE OF THE PUBLIC RIGHT-OF-WAY TO THE MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN, SAID STRIP MORE PARTICULARLY DESCRIBED THEREIN, RECORDED DECEMBER 12, 1978 AS INSTRUMENT NO. 78-1378614

27. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, SHOWN OR DEDICATED BY THE MAP OF

SUBDIVISION : PARCEL MAP 10823
 IN FAVOR OF : COUNTY OF LOS ANGELES
 (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)
 FOR : SLOPES AND THE RIGHT TO MAKE CONNECTIONS THEREWITH FROM ANY ADJOINING PROPERTIES
 AFFECTS : THE NORTHERLY 20 FEET.

28. PROVISIONS, HEREIN RECITED, OF THE DEDICATION STATEMENT ON THE MAP OF THE SUBDIVISION SHOWN BELOW

SUBDIVISION : PARCEL MAP 10823
 PROVISIONS : WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS OR OTHER STRUCTURES WITHIN THOSE AREAS DESIGNATED ON THE MAP AS FLOOD HAZARD AREAS.

29. PROVISIONS, HEREIN RECITED, OF THE DEDICATION STATEMENT ON THE MAP OF THE SUBDIVISION SHOWN BELOW

SUBDIVISION : PARCEL MAP 10823
 PROVISIONS : AS A DEDICATION TO PUBLIC USE, WHILE ALL OF PACIFIC COAST HIGHWAY WITHIN AND ADJACENT TO THIS SUB-DIVISION REMAINS A PUBLIC STREET, WE HEREBY GRANT TO THE COUNTY OF LOS ANGELES THE RIGHT TO RESTRICT DIRECT VEHICULAR INGRESS AND EGRESS TO THE SAID STREET. IF ANY PORTION OF SAID STREET WITHIN AND ADJACENT TO THIS SUBDIVISION IS VACATED, SUCH VACATION TERMINATES THE ABOVE DEDICATION AS TO THE PART VACATED.

30. THE EFFECT OF THE FOLLOWING RECITAL UPON THE MAP OF PARCEL MAP 10832:

"PORTIONS OF PARCEL 2 ARE SUBJECT TO FLOOD HAZARD".

THE LOCATION OF THE AFFECTED AREA IS SHOWN UPON SAID MAP.

TITLE INSURANCE AND TRUST COMPANY

31. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, IN FAVOR OF : COLLEEN PHILLIPS, AN UNMARRIED WOMAN (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT) FOR : PEDESTRIAN ACCESS TO AND FROM THE BEACH RECORDED : SEPTEMBER 25, 1979 AS INSTRUMENT NO. 79-1065358 OFFICIAL RECORDS AFFECTS : A. A STRIP OF LAND 5 FEET WIDE LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT A POINT IN THAT PORTION OF THE SOUTHEASTERLY LINE OF LOT 1 OF SAID PARCEL MAP NO. 10823, SHOWN ON SAID MAP AS HAVING A BEARING AND DISTANCE OF NORTH 59 DEGREES 06 MINUTES 09 SECONDS EAST 74.00 FEET DISTANT THEREON NORTH 59 DEGREES 06 MINUTES 09 SECONDS EAST 2.55 FEET FROM THE SOUTHWESTERLY TERMINUS THEREOF; THENCE ALONG THE FOLLOWING COURSES AND DISTANCES:

SOUTH 42 DEGREES 36 MINUTES 50 SECONDS EAST 22.82 FEET; NORTH 59 DEGREES 25 MINUTES 15 SECONDS EAST 16.67 FEET; NORTH 82 DEGREES 24 MINUTES 19 SECONDS EAST 15.13 FEET; NORTH 42 DEGREES 49 MINUTES 31 SECONDS EAST 27.95 FEET; NORTH 51 DEGREES 48 MINUTES 05 SECONDS EAST 38.81 FEET; SOUTH 40 DEGREES 01 MINUTES 49 SECONDS EAST 16.32 FEET; SOUTH 0 DEGREES 40 MINUTES 55 SECONDS WEST 42.00 FEET AND SOUTH 31 DEGREES 05 MINUTES 50 SECONDS EAST 36.79 FEET TO A HEREINAFTER POINT CALLED POINT "A".

THE SIDE LINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE IN THE NORTHERLY LINE OF STRIP "B" HEREINAFTER DESCRIBED:

B. A STRIP OF LAND 10 FEET WIDE LYING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT THE HEREINBEFORE POINT "A"; THENCE ALONG THE FOLLOWING COURSES AND DISTANCES:

SOUTH 4 DEGREES 03 MINUTES 16 SECONDS WEST 15.26 FEET; NORTH 69 DEGREES 18 MINUTES 33 SECONDS EAST 47.60 FEET; SOUTH 12 DEGREES 09 MINUTES 19 SECONDS EAST 4.77 FEET; SOUTH 42 DEGREES 20 MINUTES 52 SECONDS WEST 48.97 FEET; SOUTH 1 DEGREES 50 MINUTES 50 SECONDS WEST 18.79 FEET AND NORTH 57 DEGREES 42 MINUTES 55 SECONDS EAST 66.63 FEET TO THE EASTERLY LINE OF SAID LOT 2.

C. A STRIP OF LAND 10 FEET WIDE THE EASTERLY LINE OF SAID STRIP OF PARCEL MAP NO. 10823, OF LAND BEING THAT PORTION OF THE EASTERLY LINE OF PARCEL 2 SHOWN ON SAID MAP AS HAVING A BEARING AND DISTANCE OF NORTH 2 DEGREES 20 MINUTES 05 SECONDS WEST 199.50 FEET.

SAID EASEMENT HAS ALSO BEEN GRANTED TO VARIOUS PERSONS AS AN APPURTENANCY TO THEIR CONDOMINIUM OWNERSHIP OF PART OF TRACT 32286 RECORDED IN BOOK 917 PAGES 9 AND 10 OF MAPS, IN VARIOUS DEEDS OF RECORD.

TITLE INSURANCE AND TRUST COMPANY

32. THE TERMS AND PROVISIONS OF AN INSTRUMENT ENTITLED COVENANT TO MAINTAIN EASEMENT DATED JANUARY 28, 1982 EXECUTED BY B. F. S., A PARTNERSHIP RECORDED FEBRUARY 10, 1982 AS INSTRUMENT NO. 82-153971 OFFICIAL RECORDS.

33. PROCEEDINGS IN THE MATTER OF THE ESTATE OF ONE JACK GROSSBLAT, DECEASED, CASE NO. 659341 PROBATE DISCLOSE HIS DEATH ON SEPTEMBER 1, 1980.

LETTERS TESTAMENTARY WERE ISSUED OCTOBER 9, 1980 TO ESTELLE GROSSBLAT AT THE DATE HEREOF NO INVENTORY HAD BEEN FILED.

NOTE: AT SUCH TIME AS WE ARE ASKED TO ISSUE ALTA OR EXTENDED COVERAGE INSURANCE, ADDITIONAL EXCEPTIONS WILL BE ADDED PERTAINING TO THE RIGHTS OF THE PUBLIC FOR THE ENJOYMENT AND USE OF THE BEACH FOR RECREATIONAL PURPOSES.

DESCRIPTION:

PARCEL 2 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP 10823, FILED IN BOOK 111 PAGES 5 TO 7 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM THOSE PORTIONS OF SAID LAND LYING WITHIN THE LAND DESCRIBED IN THE DEED FROM MARBLEHEAD LAND COMPANY, RECORDED IN BOOK 17121 PAGE 43, OFFICIAL RECORDS, ALL MINERALS, OIL, PETROLEUM, ASPHALTUM, GAS, COAL AND OTHER HYDROCARBON SUBSTANCES, CONTAINED IN, ON, WITHIN AND UNDER SAID LAND BUT WITHOUT RIGHT OF ENTRY.

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.

RF/CJ;37



**TITLE INSURANCE
AND TRUST**

700 Wilshire Boulevard Los Angeles, California 90054 SUITE 540 (213) 614-7

JULY 23, 1982

IMPORTANT
When replying refer to
Our No. 8029212

• MR. CHARLES STERN
HOLIDAY HOUSE PROPERTY
9220 SUNSET BOULEVARD
LOS ANGELES, CALIFORNIA 90069

Your No. RE: *Charles*
STERN, BFs
PARTNERSHIP

Coastal Permit P-77-213

DEAR MR. STERN:

ENCLOSED IS A NEW REPORT WRITTEN ON JULY 22, 1982,
(SEE NEW PARAGRAPH 26) TO REFLECT DOCUMENT PREVIOUSLY
OVERLOOKED.

RESPECTFULLY,

Richard Filas

RICHARD FILAS,
TITLE OFFICER

RF:RM
ENC.

COPIES TO:

BECHTOL AND EMERSON
825 COLORADO BLVD., SUITE 222
LOS ANGELES, CALIF. 90041
ATTN: GEORGE BARR

✓ CALIFORNIA COASTAL COMMISSION
631 HOWARD STREET, 4TH FLOOR
SAN FRANCISCO, CALIFORNIA 94105
ATTN: MARCIA GRIMM, LETAL ASSISTANT, ACCESS PROGRAM

TITLE INSURANCE AND TRUST COMPANY

700 WILSHIRE BOULEVARD, LOS ANGELES, CALIFORNIA 90017

JULY 22, 1982

TO: CHARLES STERN
27350 ESCONDIDO BEACH ROAD
MALIBU, CALIFORNIA 90265

ATTENTION: CHAS. STERN

YOUR NO.: STERN
OUR NO. : 8029212

IN RESPONSE TO THE ABOVE REFERENCED APPLICATION FOR A POLICY OF TITLE INSURANCE, TITLE INSURANCE AND TRUST COMPANY REPORTS THAT IT IS PREPARED TO ISSUE, OR CAUSE TO BE ISSUED, AS OF THE DATE HEREOF, A CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE FORM POLICY OF TITLE INSURANCE DESCRIBING THE LAND AND THE ESTATE OR INTEREST THEREIN HEREINAFTER SET FORTH, INSURING AGAINST LOSS WHICH MAY BE SUSTAINED BY REASON OF ANY DEFECT, LIEN OR ENCUMBRANCE NOT SHOWN OR REFERRED TO AS AN EXCEPTION BELOW OR NOT EXCLUDED FROM COVERAGE PURSUANT TO THE PRINTED SCHEDULES, CONDITIONS AND STIPULATIONS OF SAID POLICY FORM.

NOTICE: IF THE REAL PROPERTY COVERED BY THIS REPORT IS A RESIDENTIAL CONDOMINIUM UNIT, A RESIDENTIAL LOT, OR A RESIDENTIAL LOT IMPROVED WITH A STRUCTURE CONTAINING ONE TO FOUR SINGLE FAMILY RESIDENTIAL UNITS, THEN THE POLICY ISSUED TO AN OWNER IN CONNECTION HERewith, WILL NOT BE THE POLICY REFERRED TO ABOVE, BUT WILL BE THE AMERICAN LAND TITLE ASSOCIATION RESIDENTIAL POLICY - 1979 FORM.

THIS REPORT (AND ANY SUPPLEMENTS OR AMENDMENTS THERETO) IS ISSUED SOLELY FOR THE PURPOSE OF FACILITATING THE ISSUANCE OF A POLICY OF TITLE INSURANCE AND NO LIABILITY IS ASSUMED HEREBY. IF IT IS DESIRED THAT LIABILITY BE ASSUMED PRIOR TO THE ISSUANCE OF A POLICY OF TITLE INSURANCE, A BINDER OR COMMITMENT SHOULD BE REQUESTED.

DATED AT 7:30 A.M. AS OF JUNE 8, 1982

TITLE OFFICER: R. FILAS (TEL NO. 614-7250)

TITLE TO THE ESTATE OR INTEREST REFERRED TO HEREIN, AT THE DATE HEREOF, IS VESTED IN:

B. F. S. A PARTNERSHIP, AS TO AN UNDIVIDED 50 PER CENT INTEREST; CHARLES H. STERN, A MARRIED MAN, AS TO AN UNDIVIDED 20 PER CENT INTEREST; LEONARD GILMAN, A MARRIED MAN, AS TO AN UNDIVIDED 5 PER CENT INTEREST; ARTHUR HALIN, A MARRIED MAN, AS TO AN UNDIVIDED 5 PER CENT INTEREST; JACK GROSSBLAT, A MARRIED MAN, AS TO AN UNDIVIDED 10 PER CENT INTEREST AND LEE FREEMAN AND DOROTHY FREEMAN, TRUSTEES OF THE FREEMAN FAMILY TRUST DATED JULY 27, 1978 AS TO AN UNDIVIDED 10 PER CENT INTEREST.

TITLE INSURANCE AND TRUST COMPANY

THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS: A FEE.

AT THE DATE HEREOF EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS CONTAINED IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. GENERAL AND SPECIAL COUNTY AND CITY TAXES FOR THE FISCAL YEAR 1982-1983, A LIEN NOT YET PAYABLE.

SUCH ADDITIONAL SPECIAL CITY AND/OR COUNTY TAXES AS MAY BE ASSESSED BY REASON OF:

- (A) IMPROVEMENTS ADDED SUBSEQUENT TO MARCH 1, 1975;
- (B) CHANGES OF OWNERSHIP OCCURRING SUBSEQUENT TO MARCH 1, 1975;
- (C) ANY FINAL JUDGMENT DETERMINING THAT CONSTITUTIONAL ARTICLE XIII A HAS BEEN APPLIED IMPROPERLY;
- (D) REAPPRAISAL OF PROPERTY VALUES AS OF MARCH 1, 1975; AND
- (E) THE EFFECT OF ANY REASSESSMENT NOT POSTED TO THE TAX ROLL AS OF THE DATE HEREOF.

2. ANY ADVERSE CLAIM BASED UPON THE ASSERTION THAT SOME PORTION OF SAID LAND IS TIDE OR SUBMERGED LANDS OR HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETED TO SUCH PORTION SO CREATED.

3. ANY RIGHTS AND EASEMENTS OVER ANY PORTION OF SAID LAND THAT WAS OR IS TIDE OR SUBMERGED LANDS FOR COMMERCE, NAVIGATION AND FISHERY.

4. ALL LITTORAL RIGHTS WITH THE FULL AND EXCLUSIVE RIGHT TO PRESERVE AND PROTECT SAID RIGHTS AS RESERVED BY MARBLEHEAD LAND COMPANY, A CORPORATION IN DEED RECORDED IN BOOK 17121 PAGE 43 OFFICIAL RECORDS.

SAID MATTER AFFECTS: 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:

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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.

5. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,
 IN FAVOR OF : MARBLEHEAD LAND COMPANY
 (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)
 FOR : ROAD
 RECORDED : IN BOOK 17121 PAGE 43, OFFICIAL RECORDS
 AFFECTS : A STRIP OF LAND 9 FEET IN WIDTH, SAID 9 FEET BEING DESCRIBED
 AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE LAND DESCRIBED IN SAID DEED; THENCE ALONG THE NORTHWESTERLY BOUNDARY THEREOF SOUTH 57 DEGREES 42 MINUTES 55 SECONDS WEST 113.67 FEET; THENCE ALONG THE WESTERLY BOUNDARY OF SAID LAND SOUTH 2 DEGREES 20 MINUTES 05 SECONDS EAST 10.39 FEET; THENCE NORTH 57 DEGREE 42 MINUTES 55 SECONDS EAST 113.67 FEET TO THE EASTERLY BOUNDARY OF SAID LAND; THENCE ALONG SAID EASTERLY BOUNDARY, NORTH 2 DEGREES 20 MINUTES 05 SECONDS WEST 10.39 FEET TO THE POINT OF BEGINNING.

6. AN EASEMENT OVER A 4 FOOT STRIP OF LAND MORE PARTICULARLY DESCRIBED THEREIN, FOR POLE LINES, CONDUITS, PIPE LINES AND INCIDENTAL PURPOSES, RESERVED IN DEED ABOVE MENTIONED.

7. AN EASEMENT OVER THE PORTION OF SAID LAND REFERRED TO IN EXCEPTION NO. ABOVE, FOR A ROAD, WATER PIPE LINES AND INCIDENTAL PURPOSES, AS GRANTED TO MALIBU WATER COMPANY BY DEED RECORDED SEPTEMBER 20, 1948 IN BOOK 28303 PAGE 148, OFFICIAL RECORDS.

8. AN AGREEMENT NOT TO CONSTRUCT ANY BUILDINGS WITHIN A WIDTH OF 10 FEET C THE STATE HIGHWAY, AS ESTABLISHED BY DEED RECORDED IN BOOK 15228 PAGE 342, OFFICIAL RECORDS, AS CONTAINED IN SAID DEED.

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9. AN EASEMENT FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, AS GRANTED TO THE SOUTHERN CALIFORNIA EDISON COMPANY, LTD., BY DEED RECORDED IN BOOK 16485 PAGE 374, OFFICIAL RECORDS, THE CENTERS OF SAID POLE LINES AND CONDUITS TO BE INSTALLED AND MAINTAINED WITHIN ONE FOOT OF A LINE DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT WHICH BEARS SOUTH 2 DEGREES 20 MINUTES 05 SECONDS EAST 62 FEET FROM ENGINEER'S STATION 670 PLUS 80.68 IN THE CENTER LINE OF THE 80 FOOT STATE HIGHWAY DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 15228 PAGE 342, OFFICIAL RECORDS; THENCE NORTH 87 DEGREES 39 MINUTES 55 SECONDS EAST PARALLEL WITH SAID CENTER LINE 868.63 FEET.
10. AN EASEMENT AFFECTING A PORTION OF SAID LAND AND OTHER PROPERTY FOR A TELEPHONE LINE WHICH MAY HEREAFTER BE GRANTED TO THE ASSOCIATED TELEPHONE COMPANY, LTD., BY MARBLEHEAD LAND COMPANY, UNDER THE PROVISIONS OF THE AGREEMENT BETWEEN SAID PARTIES, RECORDED IN BOOK 17146 PAGE 339, OFFICIAL RECORDS.
11. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,
 IN FAVOR OF : DONALD W. DOUGLAS
 (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)
 FOR : INGRESS AND EGRESS
 RECORDED : IN BOOK 18268 PAGE 340, OFFICIAL RECORDS
 AFFECTS : THAT PORTION INCLUDED IN A STRIP OF LAND 25 FEET IN WIDTH THE SOUTHERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT WHICH BEARS SOUTH 2 DEGREES 20 MINUTES 06 SECONDS EAST 10.39 FEET FROM THE SOUTHERLY EXTREMITY OF THE CERTAIN COURSES HEREINBEFORE DESCRIBED AS SOUTH 25 DEGREES 41 MINUTES 28 SECONDS EAST 203.44 FEET; THENCE NORTH 57 DEGREES 42 MINUTES 55 SECONDS EAST 113.67 FEET; THENCE NORTH 32 DEGREES 30 MINUTES 00 SECONDS EAST 80.62 FEET; THENCE NORTH 83 DEGREES 32 MINUTES 00 SECONDS EAST 700.00 FEET; THENCE NORTH 87 DEGREES 39 MINUTES 55 SECONDS EAST 200.00 FEET; THENCE NORTH 42 DEGREES 39 MINUTES 55 SECONDS EAST TO THE INTERSECTION OF THE SOUTHERLY LINE OF SAID 25 FOOT EASEMENT WITH THE SOUTHERLY LINE OF THE 50 FOOT STRIP OF LAND HEREINBEFORE MENTIONED.
12. A LEASE, AFFECTING THE PREMISES HEREIN STATED, EXECUTED BY AND BETWEEN THE PARTIES NAMED HEREIN, FOR THE TERM AND UPON THE TERMS, COVENANTS AND CONDITIONS THEREIN PROVIDED,
 TYPE OF LEASE : LAND
 DATED : JUNE 29, 1946
 LESSOR : ESTHER STERKIN
 LESSEE : EGON MERZ
 TERM : AS THEREIN PROVIDED
 RECORDED : JULY 29, 1946 IN BOOK 23447 PAGE 325, OFFICIAL RECORDS AND NOVEMBER 9, 1966 IN BOOK M-2386 PAGE 196, OFFICIAL RECORDS
 AFFECTS : A PARCEL OF LAND 20 FEET IN WIDTH, FRONTING ON THE BEACH AT THE HIGH TIDE LINE, AND LYING ON THE WEST SIDE OF AND ADJACENT TO THE PROPERTY OWNED BY THE LESSEE, SAID LEASED PARCEL BEING A PART OF THE ESCONDIDO BEACH PARCEL RECORDED IN BOOK 15228 AT PAGE 342 OFFICIAL RECORDS OF THE COUNTY OF LOS ANGELES.

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13. A RESERVATION TO LESSOR OF A RIGHT OF PASSAGEWAY TO THE BEACH OVER THE LEASED PROPERTY, 4 FOOT PASSAGEWAY ALWAYS TO BE PROVIDED FOR FUTURE OWNERS OF UPPER PROPERTY, AS RECITED IN THE ABOVE MENTIONED LEASE.

14. AN EASEMENT FOR ROAD, PIPE LINES AND INCIDENTAL PURPOSES OVER THAT PORTION OF SAID LAND LYING WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED STRIP:

A STRIP OF LAND 25 FEET IN WIDTH, THE SOUTHERLY LINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS SOUTH 2 DEGREES 20 MINUTES 05 SECONDS EAST 10.39 FEET FROM THE NORTHERLY EXTREMITY OF THAT CERTAIN COURSE DESCRIBED AS SOUTH 2 DEGREES 20 MINUTES 05 SECONDS EAST 137.00 FEET, IN DEED FROM MARBLEHEAD LAND COMPANY TO DOUGLAS RECORDED IN BOOK 18268 PAGE 340, OFFICIAL RECORDS; THENCE NORTH 57 DEGREES 42 MINUTES 55 SECONDS EAST 113.67 FEET; THENCE NORTH 32 DEGREES 30 MINUTES 00 SECONDS EAST 60.82 FEET; THENCE NORTH 83 DEGREES 32 MINUTES 00 SECONDS EAST 700.00 FEET; THENCE NORTH 87 DEGREES 39 MINUTES 55 SECONDS EAST 200.00 FEET; THENCE 42 DEGREES 39 MINUTES 55 SECONDS EAST TO THE INTERSECTION OF THE SOUTHERLY LINE OF SAID 25 FOOT EASEMENT WITH THE SOUTHERLY LINE OF 80 FOOT STRIP OF LAND DESCRIBED IN DEED FROM T. R. CADWALADER, ET AL., TO STATE OF CALIFORNIA, RECORDED IN BOOK 15228 PAGE 342, OFFICIAL RECORDS; NORTHERLY LINES OF SAID 25 FOOT STRIP BEING PROLONGED OR FORESHORTENED TO INTERSECT AND FORM A CONTINUOUS STRIP 25 FEET IN WIDTH FROM SAID DOUGLAS PARCEL TO SAID 80 FOOT STRIP AS GRANTED TO MALIBU WATER COMPANY, A CORPORATION, IN DEED RECORDED SEPTEMBER 20, 1948, IN BOOK 28303 PAGE 148, OFFICIAL RECORDS.

15. A WAIVER OF ALL CLAIMS FOR COMPENSATION FOR ANY AND ALL DAMAGES ON ACCOUNT OF THE LOCATION, ESTABLISHMENT AND CONSTRUCTION OF A PUBLIC HIGHWAY CONTIGUOUS THERETO, AS CONTAINED IN DEED TO STATE OF CALIFORNIA, RECORDED IN BOOK 19187 PAGE 372, OFFICIAL RECORDS.

16. COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DEED
EXECUTED BY : MARBLEHEAD LAND COMPANY
RECORDED : IN BOOK 18268 PAGE 340 OFFICIAL RECORDS

WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.

RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN ARE DELETED.

17. COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DEED
EXECUTED BY : DONALD W. DOUGLAS AND WIFE
RECORDED : IN BOOK 23922 PAGE 1 OFFICIAL RECORDS

TITLE INSURANCE AND TRUST COMPANY

WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.

RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN ARE DELETED.

SAID MATTER AFFECTS: A PORTION OF SAID LAND.

18. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, IN FAVOR OF : SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT) FOR : POLES AND WIRES RECORDED : IN BOOK 31152 PAGE 159, OFFICIAL RECORDS AFFECTS : OVER A STRIP OF LAND 10 FEET IN WIDTH LYING WITHIN THAT CERTAIN PORTION OF LOT 7 IN THE RANCHO TOPANGA MALIBU SEQUIT, AS CONFIRMED TO MATTHEW KELLER, BY PATENT RECORDED IN BOOK 1 PAGE 407 OF PATENTS, WHICH PORTION IS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED RECORDED OCTOBER 29, 1946 IN BOOK 23922 PAGE 1, OFFICIAL RECORDS, THE CENTER LINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING SOUTHERN CALIFORNIA EDISON COMPANY POLE NO. 644307-E LOCATED IN OR NEAR THE SOUTHERLY LINE OF PACIFIC COAST HIGHWAY, AS NOW ESTABLISHED, DISTANT WESTERLY THEREON APPROXIMATELY 5 FEET FROM THE NORTHEASTERLY LINE OF SAID PROPERTY OF THE GRANTOR; THENCE SOUTHEASTERLY A DISTANCE OF 185 FEET TO A POINT LOCATED 10 FEET SOUTHWESTERLY MEASURED AT RIGHT ANGLES FROM SAID NORTHEASTERLY LINE, SAID POINT SHALL BE THEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUING SOUTHEASTERLY, A DISTANCE OF 45 FEET BEGINNING AT ABOVE MENTIONED POINT "A"; THENCE SOUTHWESTERLY TO THE NORTHEASTERLY CORNER OF A PARCEL OF LAND WITHIN SAID LOT 7 CONTAINING .16 ACRES MORE OR LESS, CONVEYED TO ROBERT S. DENCH AND PEARL M. DENCH.

19. AN EASEMENT UNDER, ALONG AND ACROSS A STRIP 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 OF PATENTS, FOR THE INSTALLATION, REPAIRING AND MAINTENANCE OF A PIPE LINE OR LINES FOR THE TRANSMISSION OF WATER, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF SAID INSTALLATION, REPAIRING AND MAINTENANCE AND FOR THE READING OF METERS, TOGETHER WITH THE RIGHT TO GRANT SAID RIGHTS TO OTHERS, THE BOUNDARIES OF SAID STRIP OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY EXTREMITY OF THAT CERTAIN COURSE DESCRIBED AS SOUTH 2 DEGREES 20 MINUTES 05 SECONDS EAST 137.00 FEET IN THE DEED FROM MARBLEHEAD LAND COMPANY, TO DOUGLAS, RECORDED IN BOOK 18268 PAGE 340, OFFICIAL RECORDS; THENCE SOUTH 2 DEGREES 20 MINUTES 05 SECONDS EAST 10.39 FEET; THENCE SOUTH 59 DEGREES 44 MINUTES 16 SECONDS WEST 94.25 FEET THENCE SOUTH 77 DEGREES 04 MINUTES 55 SECONDS WEST 50.00 FEET; THENCE NORTH 2 DEGREES 24 MINUTES 29 SECONDS WEST 14 FEET; THENCE SOUTH 87 DEGREES 01 MINUTES 13 SECONDS WEST 60.06 FEET; THENCE SOUTH 8 DEGREES 45 MINUTES 11 SECONDS EAST 9.95 FEET; THENCE SOUTH 81 DEGREES 14 MINUTES 19 SECONDS WEST 25.00 FEET; THENCE NORTH 8 DEGREES 45 MINUTES 11 SECONDS WEST 20.00 FEET; THENCE NORTH 81 DEGREES 14 MINUTES 19 SECONDS EAST 25.00 FEET; THENCE NORTH 87 DEGREES 01 MINUTES 13 SECONDS EAST

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61.17 FEET; THENCE SOUTH 85 DEGREES 47 MINUTES 13 SECONDS EAST 46.14 FEET; THENCE NORTH 59 DEGREES 44 MINUTES 16 SECONDS EAST TO A POINT THAT LIES NORTH 26 DEGREES 41 MINUTES 28 SECONDS WEST 2.00 FEET, MORE OR LESS, FROM THE POINT OF BEGINNING; THENCE SOUTH 26 DEGREES 41 MINUTES 28 SECONDS EAST 2.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

20. AN EASEMENT FOR INGRESS AND EGRESS TO BE USED IN COMMON WITH OTHERS OVER THAT PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT, DESCRIBED AS FOLLOWS:

BEGINNING AT 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, OFFICIAL RECORDS, AT THE WESTERLY EXTREMITY OF THAT 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 NORTHEASTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO MATTIE T. JACKMAN, A WIDOW, ET AL., RECORDED JANUARY 25, 1946 AS INSTRUMENT NO. 683 IN BOOK 22758 PAGE 76, OFFICIAL RECORDS; THENCE ALONG THE EASTERLY LINE OF THE LAND DESCRIBED IN SAID LAST MENTIONED DEED, SOUTH 2 DEGREES 21 MINUTES 41 SECONDS EAST 228.23 FEET, THENCE NORTH 80 DEGREES 08 MINUTES 19 SECONDS EAST 73.95 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 8 DEGREES 45 MINUTES 11 SECONDS EAST 20 FEET; THENCE NORTH 81 DEGREES 14 MINUTES 19 SECONDS EAST 25 FEET; THENCE NORTH 8 DEGREES 45 MINUTES 11 SECONDS WEST 9.95 FEET THENCE NORTH 87 DEGREES 01 MINUTES 13 SECONDS EAST 60.06 FEET TO THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF THE LAND DESCRIBED FIRST IN DEED TO ROBERT S. DENCH AND WIFE, RECORDED SEPTEMBER 23, 1948 AS INSTRUMENT NO. 1227 IN BOOK 28323 PAGE 171, OFFICIAL RECORDS; THENCE ALONG SAID NORTHERLY PROLONGATION, SOUTH 2 DEGREES 24 MINUTES 29 SECONDS EAST 14 FEET TO THE NORTHWESTERLY CORNER OF SAID LAND; THENCE ALONG THE NORTHERLY LINE OF SAID LAND NORTH 77 DEGREES 04 MINUTES 55 SECONDS EAST 50 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE NORTH 59 DEGREES 44 MINUTES 16 SECONDS EAST 94.25 FEET TO A POINT IN THE EASTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO DUDLEY B. MURPHY, RECORDED OCTOBER 29, 1946 AS INSTRUMENT NO. 1028 IN BOOK 23922 PAGE 1 OFFICIAL RECORDS, THAT IS DISTANT SOUTH 2 DEGREES 20 MINUTES 05 SECONDS EAST 10.39 FEET THEREON FROM AN ANGLE POINT THEREIN; THENCE ALONG SAID EASTERLY LINE NORTH 2 DEGREES 20 MINUTES 05 SECONDS WEST 10.39 FEET TO SAID ANGLE POINT; THENCE CONTINUING ALONG SAID EASTERLY LINE NORTH 26 DEGREES 41 MINUTES 28 SECONDS WEST 2 FEET, MORE OR LESS, TO A LINE THAT IS PARALLEL WITH AND DISTANT 10 FEET NORTHWESTERLY (MEASURED AT RIGHT ANGLES) FROM THAT CERTAIN COURSE DESCRIBED ABOVE AS HAVING A BEARING OF NORTH 59 DEGREES 44 MINUTES 16 SECONDS EAST AND A LENGTH OF 94.25 FEET; THENCE SOUTH 59 DEGREES 44 MINUTES 16 SECONDS WEST ALONG SAID PARALLEL LINE TO A LINE THAT BEARS NORTH 21 DEGREES 31 MINUTES 24 SECONDS WEST FROM SAID NORTHEASTERLY CORNER OF THE LAND DESCRIBED FIRST IN SAID DEED TO ROBERT S. DENCH; THENCE NORTH 85 DEGREES 47 MINUTES 13 SECONDS WEST 44.14 FEET; THENCE SOUTH 87 DEGREES 01 MINUTES 13 SECONDS WEST 61.17 FEET TO A POINT THAT IS DISTANT NORTH 81 DEGREES 14 MINUTES 19 SECONDS EAST 25 FEET FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 81 DEGREES 14 MINUTES 19 SECONDS WEST 25 FEET TO SAID TRUE POINT OF BEGINNING, AS GRANTED TO MARGRIT MUNK, ET AL., IN DEED RECORDED IN BOOK 32123 PAGE 300, OFFICIAL RECORDS AND AS GRANTED IN VARIOUS OTHER DEEDS OF RECORD.

TITLE INSURANCE AND TRUST COMPANY

21. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,
 IN FAVOR OF : SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION
 (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)
 FOR : GAS PIPES
 RECORDED : FEBRUARY 27, 1958 AS INSTRUMENT NO. 3741 IN BOOK D-27 PAGE 491, OFFICIAL RECORDS
 AFFECTS : PARCEL 1

A STRIP OF LAND 10.00 FEET WIDE, MEASURED AT RIGHT ANGLES, LYING WESTERLY OF AND ADJOINING THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF THE 80 FOOT STRIP OF LAND DESCRIBED IN DEED FROM T. R. CADWALDER, ET AL., RECORDED IN BOOK 15228 PAGE 342, OFFICIAL RECORDS, COUNTY OF LOS ANGELES, SAID POINT BEING NORTH 87 DEGREES 39 MINUTES 55 SECONDS EAST 602.43 FEET AND SOUTH 2 DEGREES 20 MINUTES 05 SECONDS EAST 40 FEET, FROM ENGINEER'S CENTERLINE STATION 665, PLUS 94.17 AT THE WESTERLY EXTREMITY OF THAT CERTAIN COURSE, DESCRIBED IN DEED AS NORTH 87 DEGREES 39 MINUTES 55 SECONDS EAST 1511.31 FEET; THENCE THENCE SOUTH 2 DEGREES 20 MINUTES 05 SECONDS EAST, A DISTANCE OF 139.98 FEET.

PARCEL 2:

A STRIP OF LAND 9.00 FEET WIDE, MEASURED AT RIGHT ANGLES, LYING NORTHWESTERLY OF AND ADJOINING THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHERLY TERMINUS OF THE LINE DESCRIBED IN PARCEL ABOVE; THENCE SOUTH 57 DEGREES 42 MINUTES 55 SECONDS WEST 113.67 FEET; THENCE SOUTH 59 DEGREES 44 MINUTES 16 SECONDS WEST 94.25 FEET; THENCE SOUTH 77 DEGREES 04 MINUTES 55 SECONDS WEST 132.00 FEET, MORE OR LESS, TO A POINT IN THE EASTERLY LINE OF THE LAND DESCRIBED IN PARCEL 1, OF THE DEED RECORDED JANUARY 31, 1950 AS DOCUMENT NO. 345 IN BOOK 32123 PAGE 300, OFFICIAL RECORDS COUNTY OF LOS ANGELES, SAID EASTERLY LINE IS DESCRIBED IN DEED AS HAVING A BEARING OF SOUTH 8 DEGREES 45 MINUTES 11 SECONDS EAST, THE NORTHERLY LINE OF SAID STRIP OF LAND SHALL TERMINATE EASTERLY IN THE WESTERLY LINE OF THE STRIP OF LAND, DESCRIBED IN PARCEL 1 OF THE RIGHT OF WAY AND SHALL TERMINATE WESTERLY IN THE SAID EASTERLY LINE REFERRED TO HEREIN AS BEARING SOUTH 8 DEGREES 45 MINUTES 11 SECONDS EAST.

22. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,
 IN FAVOR OF : ROBERT S. DENCH AND ROSE MARIE DENCH, HIS WIFE, AS JOINT TENANTS
 (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)
 FOR : ROAD
 RECORDED : SEPTEMBER 23, 1948 IN BOOK 28323 PAGE 271, OFFICIAL RECORDS
 AFFECTS : A 10 FOOT STRIP OF LAND AS MORE PARTICULARLY DESCRIBED THEREIN.

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AND IN FAVOR OF : SAMMY COHEN AND PHYLLIS COHEN
 BY DEED RECORDED: OCTOBER 10, 1956 IN BOOK 52539 PAGE 18, OFFICIAL RECORDS

23. A COVENANT AND AGREEMENT

EXECUTED BY : CALIFORNIA COASTAL ZONE COMMISSION
 IN FAVOR OF : BFS, A PARTNERSHIP, LEN GILMAN, JACK GROSSBLAT, LEE FREEMAN
 AND CHARLES H. STERN
 RECORDED : MARCH 11, 1976 AS INSTRUMENT NO. 3519
 WHICH, AMONG OTHER THINGS, PROVIDES:

PURSUANT TO THE CALIFORNIA COASTAL ZONE CONSERVATION ACT OF 1972, SECTIONS 27000 THROUGH 27650 OF THE CALIFORNIA PUBLIC RESOURCES CODE, BFS, A PARTNERSHIP, ET AL., HEREINAFTER REFERRED TO AS "DEDICATOR" HAS MADE PERMIT NO. 4824 TO THE CALIFORNIA COASTAL ZONE COMMISSION, SOUTH COAST REGION, HEREINAFTER REFERRED TO AS "COMMISSION" FOR THE ISSUANCE OF A PERMIT FOR THE DEVELOPMENT OF CERTAIN REAL PROPERTY OWNED BY THE DEDICATOR AND

WHEREAS, SAID COMMISSION HAS DETERMINED TO GRANT SAID APPLICATION AND ISSUE A PERMIT FOR THE DEVELOPMENT OF SAID PROPERTY, SUBJECT TO CERTAIN CONDITIONS AMONG WHICH ARE THAT THE DEDICATOR SHALL GIVE THE PUBLIC THE PRIVILEGE AND RIGHT TO PASS AND REPASS OVER A STRIP OF DEDICATOR'S LAND 25 FEET IN WIDTH MEASURED LANDWARD FROM THE LINE OF THE MEAN HIGH TIDE OF THE PACIFIC OCEAN; HOWEVER, IN NO CASE WILL SAID DEDICATION BE NEARER THAN 5 FEET TO THE PROPOSED DEVELOPMENT, THE COMMISSION HAS DETERMINED THAT PRIOR TO THE ISSUANCE OF THE PERMIT, THE DEDICATOR SHALL EXECUTE AND DELIVER TO SAID COMMISSION, AN INSTRUMENT IN THE FORM HEREIN SET FORTH.

NOW, THEREFOR, IN CONSIDERATION OF THE ISSUANCE OF SAID DEVELOPMENT PERMIT, DEDICATOR AGREES FOR PERPETUITY, TO KEEP THE FOLLOWING DESCRIBED PORTIONS OF SAID LAND, BUT NO OTHER PORTIONS THEREOF, OPEN TO THE PUBLIC FOR ACCESS TO THE PACIFIC OCEAN AND ITS SHORELINE FOR WALKING AND AGREES THAT DEDICATOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS ON OR IN SAID PUBLIC ACCESS AREA. THE AREA SUBJECT TO SAID PUBLIC ACCESS IS ALL OF SAID LAND WHICH FLOW WITHIN 15 FEET MEASURED LANDWARD FROM THE LINE OF THE MEAN HIGH TIDE OF THE PACIFIC OCEAN, EXCEPT ANY PORTION THEREOF WHICH LIES WITHIN 5 FEET OF THE DEVELOPMENT REFERRED TO ABOVE.

SAID ACCESS SHALL IN NO WAY, ENCUMBER, IMPEDE OR INTERFERE WITH THE FULL USE OF THE STRUCTURE AS APPROVED.

24. THE ESTABLISHMENT OF SERVICE ROADS, BUILDING LINES AND RESERVATIONS ACROSS PORTIONS AS SHOWN UPON THE "LEASE MAP OF ESCONDIDO BEACH" IN THE OFFICES OF THE MARBLEHEAD LAND COMPANY.

25. COVENANTS, CONDITIONS AND RESTRICTIONS IN AN INSTRUMENT

EXECUTED BY : CHARLES H. STERN, AS PRINCIPAL AND CHARLES H. STERN, AS
 ATTORNEY-IN-FACT FOR ALL OTHER OWNERS OF SAID LAND
 RECORDED : DECEMBER 21, 1977 AS INSTRUMENT NO. 77-1408332 OFFICIAL
 RECORDS

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RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN ARE DELETED.

26. THE TERMS AND PROVISIONS OF OFFER TO DEDICATE DATED NOVEMBER 30, 1978 EXECUTED 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, WHEREIN SAID PARTIES OFFER TO GRANT, FOR THE BENEFIT OF THE PUBLIC, VERTICAL ACCESS OVER A STRIP OF LAND 10 FEET IN WIDTH FROM THE EDGE OF THE PUBLIC RIGHT-OF-WAY TO THE MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN, SAID STRIP MORE PARTICULARLY DESCRIBED THEREIN, RECORDED DECEMBER 12, 1978 AS INSTRUMENT NO. 78-1378614

27. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, SHOWN OR DEDICATED BY THE MAP OF

SUBDIVISION : PARCEL MAP 10823
 IN FAVOR OF : COUNTY OF LOS ANGELES
 (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)
 FOR : SLOPES AND THE RIGHT TO MAKE CONNECTIONS THEREWITH FROM ANY ADJOINING PROPERTIES
 AFFECTS : THE NORTHERLY 20 FEET.

28. PROVISIONS, HEREIN RECITED, OF THE DEDICATION STATEMENT ON THE MAP OF THE SUBDIVISION SHOWN BELOW

SUBDIVISION : PARCEL MAP 10823
 PROVISIONS : WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS OR OTHER STRUCTURES WITHIN THOSE AREAS DESIGNATED ON THE MAP AS FLOOD HAZARD AREAS.

29. PROVISIONS, HEREIN RECITED, OF THE DEDICATION STATEMENT ON THE MAP OF THE SUBDIVISION SHOWN BELOW

SUBDIVISION : PARCEL MAP 10823
 PROVISIONS : AS A DEDICATION TO PUBLIC USE, WHILE ALL OF PACIFIC COAST HIGHWAY WITHIN AND ADJACENT TO THIS SUB-DIVISION REMAINS A PUBLIC STREET, WE HEREBY GRANT TO THE COUNTY OF LOS ANGELES THE RIGHT TO RESTRICT DIRECT VEHICULAR INGRESS AND EGRESS TO THE SAID STREET. IF ANY PORTION OF SAID STREET WITHIN AND ADJACENT TO THIS SUBDIVISION IS VACATED, SUCH VACATION TERMINATES THE ABOVE DEDICATION AS TO THE PART VACATED.

30. THE EFFECT OF THE FOLLOWING RECITAL UPON THE MAP OF PARCEL MAP 10832: "PORTIONS OF PARCEL 2 ARE SUBJECT TO FLOOD HAZARD".

THE LOCATION OF THE AFFECTED AREA IS SHOWN UPON SAID MAP.

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31. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,
IN FAVOR OF : COLLEEN PHILLIPS, AN UNMARRIED WOMAN
(NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)
FOR : PEDESTRIAN ACCESS TO AND FROM THE BEACH
RECORDED : SEPTEMBER 25, 1979 AS INSTRUMENT NO. 79-1065358 OFFICIAL RECORDS
AFFECTS : A. A STRIP OF LAND 5 FEET WIDE LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT A POINT IN THAT PORTION OF THE SOUTHEASTERLY LINE OF LOT 1 OF SAID PARCEL MAP NO. 10823, SHOWN ON SAID MAP AS HAVING A BEARING AND DISTANCE OF NORTH 59 DEGREES 06 MINUTES 09 SECONDS EAST 74.00 FEET DISTANT THEREON NORTH 59 DEGREES 06 MINUTES 09 SECONDS EAST 2.55 FEET FROM THE SOUTHWESTERLY TERMINUS THEREOF; THENCE ALONG THE FOLLOWING COURSES AND DISTANCES:

SOUTH 42 DEGREES 36 MINUTES 50 SECONDS EAST 22.82 FEET; NORTH 59 DEGREES 25 MINUTES 15 SECONDS EAST 16.67 FEET; NORTH 82 DEGREES 24 MINUTES 19 SECONDS EAST 15.13 FEET; NORTH 42 DEGREES 49 MINUTES 31 SECONDS EAST 27.95 FEET; NORTH 51 DEGREES 48 MINUTES 05 SECONDS EAST 38.81 FEET; SOUTH 40 DEGREES 01 MINUTES 49 SECONDS EAST 16.32 FEET; SOUTH 0 DEGREES 40 MINUTES 55 SECONDS WEST 42.00 FEET AND SOUTH 31 DEGREES 05 MINUTES 50 SECONDS EAST 36.79 FEET TO A HEREINAFTER POINT CALLED POINT "A".

THE SIDE LINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE IN THE NORTHERLY LINE OF STRIP "B" HEREINAFTER DESCRIBED:

B. A STRIP OF LAND 10 FEET WIDE LYING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT THE HEREINBEFORE POINT "A"; THENCE ALONG THE FOLLOWING COURSES AND DISTANCES:

SOUTH 4 DEGREES 03 MINUTES 16 SECONDS WEST 15.26 FEET; NORTH 69 DEGREES 18 MINUTES 33 SECONDS EAST 47.60 FEET; SOUTH 12 DEGREES 09 MINUTES 19 SECONDS EAST 4.77 FEET; SOUTH 42 DEGREES 20 MINUTES 52 SECONDS WEST 48.97 FEET; SOUTH 1 DEGREES 50 MINUTES 50 SECONDS WEST 18.79 FEET AND NORTH 57 DEGREES 42 MINUTES 55 SECONDS EAST 66.63 FEET TO THE EASTERLY LINE OF SAID LOT 2.

C. A STRIP OF LAND 10 FEET WIDE THE EASTERLY LINE OF SAID STRIP OF PARCEL MAP NO. 10823, OF LAND BEING THAT PORTION OF THE EASTERLY LINE OF PARCEL 2 SHOWN ON SAID MAP AS HAVING A BEARING AND DISTANCE OF NORTH 2 DEGREES 20 MINUTES 05 SECONDS WEST 199.50 FEET.

SAID EASEMENT HAS ALSO BEEN GRANTED TO VARIOUS PERSONS AS AN APPURTENANCY TO THEIR CONDOMINIUM OWNERSHIP OF PART OF TRACT 32286 RECORDED IN BOOK 917 PAGES 9 AND 10 OF MAPS, IN VARIOUS DEEDS OF RECORD.

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32. THE TERMS AND PROVISIONS OF AN INSTRUMENT ENTITLED COVENANT TO MAINTAIN EASEMENT DATED JANUARY 28, 1982 EXECUTED BY B. F. S., A PARTNERSHIP RECORDED FEBRUARY 10, 1982 AS INSTRUMENT NO. 82-153971 OFFICIAL RECORDS.

33. PROCEEDINGS IN THE MATTER OF THE ESTATE OF ONE JACK GROSSBLAT, DECEASED, CASE NO. 659341 PROBATE DISCLOSE HIS DEATH ON SEPTEMBER 1, 1980.

LETTERS TESTAMENTARY WERE ISSUED OCTOBER 9, 1980 TO ESTELLE GROSSBLAT AT THE DATE HEREOF NO INVENTORY HAD BEEN FILED.

NOTE: AT SUCH TIME AS WE ARE ASKED TO ISSUE ALTA OR EXTENDED COVERAGE INSURANCE, ADDITIONAL EXCEPTIONS WILL BE ADDED PERTAINING TO THE RIGHTS OF THE PUBLIC FOR THE ENJOYMENT AND USE OF THE BEACH FOR RECREATIONAL PURPOSES.

DESCRIPTION:

PARCEL 2 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP 10823, FILED IN BOOK 111 PAGES 5 TO 7 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM THOSE PORTIONS OF SAID LAND LYING WITHIN THE LAND DESCRIBED IN THE DEED FROM MARBLEHEAD LAND COMPANY, RECORDED IN BOOK 17121 PAGE 43, OFFICIAL RECORDS, ALL MINERALS, OIL, PETROLEUM, ASPHALTUM, GAS, COAL AND OTHER HYDROCARBON SUBSTANCES, CONTAINED IN, ON, WITHIN AND UNDER SAID LAND BUT WITHOUT RIGHT OF ENTRY.

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.

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TITLE INSURANCE AND TRUST COMPANY

35. THE TERMS AND PROVISIONS OF AN INSTRUMENT ENTITLED COVENANT TO MAINTAIN EASEMENT DATED JANUARY 28, 1981 EXECUTED BY S. P. 2, A PARTNERSHIP RECORDED FEBRUARY 10, 1982 AS INSTRUMENT NO. 65-123971 OFFICIAL RECORDS.

37. PROCEEDINGS IN THE MATTER OF THE ESTATE OF ONE JACK GROSSBLAT, DECEASED, CASE NO. 652141 PROBATE DISCLOSE HIS DEATH ON SEPTEMBER 1, 1980.

LETTERS TESTAMENTARY WERE ISSUED OCTOBER 9, 1980 TO ESTELLE GROSSBLAT AT THE DATE HEREOF NO INVENTORY HAD BEEN FILED.

NOTE: AT SUCH TIME AS WE ARE ASKED TO ISSUE ALTA OR EXTENDED COVERAGE INSURANCE, ADDITIONAL EXCEPTIONS WILL BE ADDED PERTAINING TO THE RIGHTS OF THE PUBLIC FOR THE ENJOYMENT AND USE OF THE BEACH FOR RECREATIONAL PURPOSES.

DESCRIPTION:

PARCEL 5 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP 10823, FILED IN BOOK 111 PAGES 2 TO 7 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM THOSE PORTIONS OF SAID LAND LYING WITHIN THE LAND DESCRIBED IN THE DEED FROM MARLBHEAD LAND COMPANY, RECORDED IN BOOK 1111 PAGE 43, OFFICIAL RECORDS, ALL MINERALS, OIL, PETROLEUM, ASPHALTUM, GAS, COAL AND OTHER HYDROCARBON SUBSTANCES, CONTAINED IN, ON, WITHIN AND UNDER SAID LAND BUT WITHOUT RIGHT OF ENTRY.

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 MARLBHEAD LAND COMPANY, IN DEED RECORDED IN BOOK 10337 PAGE 125, 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 MARLBHEAD LAND COMPANY, IN DEED RECORDED IN BOOK 10338 PAGE 140, OFFICIAL RECORDS.

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