

REPORT FROM

## OFFICE OF THE CITY ADMINISTRATIVE OFFICER

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Date: September 17, 2010

CAO File No. 0150-08835-0000

Council District: 5

To: The Council

From: Miguel A. Santana, City Administrative Officer *MS*

Reference: Transmittal dated December 22, 2008 from the General Services Department; received by the City Administrative Officer on February 3, 2009

Subject: **SALE OF SURPLUS PROPERTY- SEVENTY- SEVEN PARCELS LOCATED  
WITHIN THE SANTA MONICA MOUNTAINS ZONE OF COUNCIL DISTRICT 5**

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### SUMMARY

The General Services Department (General Services) has requested that the Office of the City Administrative Officer (CAO) review the Proposed Sale of City-owned surplus properties to the Mountains Recreation and Conservation Authority (Buyer). The real property, which consists of 77 parcels, is commonly known as vacant land located along Beverly Glen Boulevard in an area known as Beverly Glen Canyon situated throughout Council District 5. Under the terms of the Proposed Sale, the Buyer will acquire the property for \$1,500,000, which is equivalent to the City's costs in acquiring and administering the properties.

Any real property owned by the City that is no longer required for use by the City, and which the public interest and necessity requires it to be sold, is subject to guidelines established through Los Angeles Charter Section 385, Los Angeles Administrative Code (Administrative Code), Division 7, Sections 7.22 and 7.27, and California Government Code Section 54220. Property sold through direct sale must first be offered to various agencies for public use. The process also includes a review of the transaction by the CAO and a determination that the public interest requires completion of the sale.

On September 26, 2006, the General Services, Asset Management Division issued correspondence regarding the salable interest of the properties to several agencies, including the Buyer. The Buyer issued a response requesting written assurance that the City extend the 60-day response time. The Buyer issued a second correspondence exercising its first right of refusal, in accordance with the California Public Resources Code (CPRC), Section 33207 (b), which guarantees the Buyer the first right of refusal on any property within the Santa Monica Mountains Conservancy Zone that is scheduled for disposal as excess land by a public agency, such as the City. Upon which, the disposing agency or the City shall have the right of first refusal to reacquire the property should the Buyer choose to the sell the property at a future time.

Pursuant to Administrative Code Section 7.22 (c), "The City Planning Department shall consider the proposed sale in relation to, and its effects upon, plans prepared by the Department and shall verify, in writing, from the appropriate City departments that the property proposed for sale is not required for City use." The City Planning Department (Planning) finds that the Proposed Sale is in substantial conformance with the purposes and provisions of all applicable plans prepared including the City's General Plan and the Bel Air-Beverly Crest Community Plan. The parcels are located in remote hillside areas of the Bel Air-Beverly Crest community and have inadequate infrastructure to support development. Otherwise grading, excavation and development on fragile hillside areas could cause severe environmental impacts. Therefore, Planning determined that the Proposed Sale, which subjects the properties to remain open space in perpetuity, is in the public interest.

In accordance with Administrative Code Section 7.22 (b) the Bureau of Engineering (BOE) shall approve the legal description of the real property and recommend any reservations or exceptions of the real property to the City. Further BOE performs a California Environmental Quality Act (CEQA) review and finding. The BOE found that the properties are exempt from the California Environmental Quality Act (CEQA) pursuant to Article III, section 1, (Class 12 – Surplus Government Property Sales). The BOE also issues disclosures upon its review of the State's Seismic Hazard and the Alquist Priolo Earthquake Fault Zones maps. Upon which it was determined that these properties are located in a landslide zone but are not located in earthquake fault or methane zones, and have no hazardous materials in soil. These disclosures are solely based on the analysis of maps that estimate where natural hazards exist and not on the results of a field or subsurface investigation. As a result, they are not definitive indicators of whether or not the properties will be affected by a natural disaster.

This Office finds that the proposed property is no longer required for City use. Further, the Proposed Sale is in accordance with relevant City and State guidelines, and is in the best interest of the City because it ensures that the properties remain as open space in perpetuity. Therefore, it is recommended that Council approve the sale and the attached Ordinance stating the terms and conditions of the sale, which have been reviewed and approved as to form by the City Attorney. Additional discussion is included in the Findings section of this report.

The proceeds of the sale will be equally divided between the General Fund and the Santa Monica Conservancy Trust Fund (Trust Fund). The Buyer will use the funds deposited in the Trust Fund to purchase additional open space in Laurel Canyon as described in a Motion (Koretz-La Bonge, C.F 10-0338).

## **RECOMMENDATIONS**

That the City Council, subject to the approval of the Mayor:

1. Determine that the 77 parcels of City-owned properties located in various areas throughout Council District 5 and situated along Beverly Glen Boulevard in an area known as Beverly Glen Canyon, are no longer required for City use and that the public interest is best served by the direct sale of the property to the Mountains Recreation and Conservation Authority;

2. Find that the sale of real property to the California Endowment is exempt from the California Environmental Quality Act (CEQA) pursuant to Article III, section 1, (Class 12 – Surplus Government Property Sales);
3. Adopt the attached ordinance providing for the sale of the properties without calling for bids for the proposed properties for a total of \$1.5 million; and
4. Instruct the Controller to appropriate \$750,000 to the Santa Monica Conservancy Trust Fund 858/88, to a new account entitled "Proceeds Sale of Beverly Glen Surplus Property, FY 2010-2011 and \$750,000 to the General Fund.
5. Instruct the Department of General Services to complete the transactions as outlined in the ordinance, and process the necessary documentation to effectuate the sale.

### **FISCAL IMPACT STATEMENT**

The Proposed Sale is for the total purchase price of \$1.5 million. Of this amount \$750,000 will be deposited into the General Fund and the remaining \$750,000 will be deposited into the Santa Monica Mountains Conservancy Trust Fund. The proposed transaction is in compliance with the Financial Policies of the City.

(Summary of Findings Attached)

## FINDINGS

### 1. Background

The Santa Monica Mountains Conservancy was established by the California State Legislature in 1980. Since that time, the Buyer reports to have helped preserve over 60,000 acres of parkland in wilderness and urban settings, and has improved more than 114 public recreational facilities throughout Southern California. The Buyer's mission is to strategically buy back, preserve and restore open space "to form an interlinking system of urban, rural and river parks, open space trails, and wildlife habitats . . .". The Buyer has typically partnered with other government entities to secure and develop parkland.

The proposed sale price of \$1.5 million is based on the total property cost amount, which accounts for the City's expenditures on acquisition and administration costs. According to BOE the 77 parcels were acquired through a tax deed at mostly \$10.00 per parcel from 1949 through 1968. According to General Services, properties acquired through tax deeds during the 1950's and 1960's were typically acquired at that price. Administration cost accounts for maintenance and management services. The maintenance cost is approximately \$0.10 per square foot per year. Maintenance costs include brush clearance, lot cleaning and yard maintenance expenses. Management costs are averaged to amount to \$900.00 per year, which accounts for property management services, site inspections, lot cleaning, removal of encroachments and response to public inquiries. Based on a Class C evaluation, General Services determined that the total value of the proposed parcels amounts to \$5.2 million. However, since the Buyer has a right of first refusal the property may be sold for the total property cost (acquisition and administration costs) of \$1.5 million instead.

On February 24, 2010, Motion No. 10-0338 was introduced which requested that the CAO and General Services complete the surplus property transaction for the proposed sale of parcels to the Buyer in the amount of \$1.5 million. The motion also moved to dedicate \$750,000 of revenue receipts from the sale towards the purchase of a property located near Laurel Canyon Place and Mulholland Drive, APN No. 5565-003-038, which will be preserved and maintained as open space. The remaining \$750,000 will be appropriated to the General Fund and has been accounted for as part of the 2010-11 Adopted Budget.

### 2. Public Interest

The City owns 77 parcels that exist within the Santa Monica Mountains Conservancy Zone that are proposed for surplus sale. Most City-owned surplus property is sold at public auction to the highest bidder. Prior to putting the properties up for sale to the highest bidder, the Department of General Services, as required by law, notified the Conservancy of its intent to offer these properties for sale pursuant to the City's Administrative Code section 7.21 governing sales of City-owned lands declared as "surplus". On November 28, 2006, the Conservancy exercised its right of first refusal under Public

Resources Code section 33207(b), which grants the Conservancy the right to acquire City-owned surplus lands in an amount equivalent to its purchase price plus any administrative and management costs incurred by the City.

Therefore, it is recommended that the Council find that this direct sale is in accordance with the terms of Los Angeles Administrative Code Section 7.27. This section of the Code states that, in some cases, the "Council may determine that the public interest or necessity require the sale, conveyance or exchange of real property owned by the City or . . . of any City interest in the real property without notice of sale or advertisement for bids. In the event of such determination the Council may, by ordinance adopted by the vote of at least two-thirds of all its members authorize the execution of such deed . . . or other instrument as may be necessary to effect such a sale . . ." Accordingly, this Office is making a determination of public interest for a direct sale to the Mountains Recreation and Conservation Authority (Buyer) based on the following reasons:

- The Planning Department has determined that the proposed parcels are located in remote hillside areas that have inadequate infrastructure to support development and that it would be in the public's interest to covenant these properties as open space in perpetuity. The Buyer is an organization with a mission to maintain and preserve open space, and as part of the proposed sale, the Buyer agrees to make these parcels subject to remain as open space in perpetuity.
- As part of the sale City will receive \$1.5 million, which is the estimated amount equivalent to the administration and acquisition costs associated with the 77 subject parcels.

### **3. Terms of Sale**

The following are the terms of sale:

- The sale price is \$1.5 million for 77 parcels as negotiated between the Mountains Recreation and Conservation Authority and the City;
- The City reserves all oil, gas, water and mineral rights except for the right to use the surface of the property or any portion thereof to a depth of 500 feet below the surface, for the extraction of such oil, gas, water and minerals; and,
- The property will sell in "AS IS" and that these properties shall remain in open space in perpetuity.

### **4. Property Description**

The properties amount to approximately 1,891,211 square feet or 43.4162 acres and are located along Beverly Glen Boulevard in an area known as Beverly Glen Canyon within Council District 5.

Attachments

CC: Annette Bogna, Office of the City Attorney  
Dave Roberts, General Services Department  
Mandana Khatibshahidi, Office of the Chief Legislative Analyst

MAS: DM:MTS: 08090331c

ORDINANCE NO. \_\_\_\_\_

An Ordinance authorizing and providing for the sale of certain City-owned real properties which are no longer required for use by the City, and the public interest or necessity requires the transfer thereof, without the necessity of calling for bids, to the MOUNTAINS RECREATION AND CONSERVATION AUTHORITY, for the sum of ONE MILLION FIVE HUNDRED THOUSAND AND 00/100 DOLLARS (\$1,500,000.00).

**THE PEOPLE OF THE CITY OF LOS ANGELES DO  
ORDAIN AS FOLLOWS:**

Section 1. The Council of the City of Los Angeles hereby determines that certain real property owned by the City of Los Angeles, and located at the address and/or location set forth hereinafter, is no longer required for the use of the City and that the public interest and necessity require the transfer. It is hereby ordered that such real property be sold, pursuant to certain conditions hereinafter set forth and without notice of sale or advertisement for bids, to the MOUNTAINS RECREATION AND CONSERVATION AUTHORITY, for the sum of ONE MILLION FIVE HUNDRED THOUSAND AND 00/100 DOLLARS (\$1,500,000.00) in accordance with the provisions of Section 385 of the City Charter and Division 7, Chapter 1, Article 4 of the Los Angeles Administrative Code.

**Location:**

Various locations within Council District 5 situated along Beverly Glen Boulevard in an area known as Beverly Glen Canyon.

**Legal Description:**

See Exhibits A and B for legal descriptions

**EXCEPTING AND RESERVING** unto the City of Los Angeles all oil, gas, water, and mineral rights now vested in the City of Los Angeles without, however, the right to use the surface of said land or any portion thereof to a depth of 500 feet below the surface, for the extraction of such oil, gas, water and minerals.

**SUBJECT TO** covenants, conditions, restrictions, reservations, easements, encroachments, rights, and rights-of-way of record or which are apparent from a visual inspection of the real properties and excepting and reserving to the City of Los Angeles any interest in the fee to the adjacent streets which would otherwise pass with the conveyance of the above described parcels of land.

**ALSO SUBJECT** to sale of properties "As Is" and that these properties shall remain open space in perpetuity.

Sec. 2. The Mayor of the City of Los Angeles in the name of and on behalf of said City is hereby authorized and directed to execute a Grant Deed to the said real property described in

Section 1 of this Ordinance to the MOUNTAINS RECREATION AND CONSERVATION AUTHORITY; the City Clerk is hereby authorized and directed to attest thereto and to affix the City Seal.

Sec. 3. The Department of General Services, Asset Management Division, is authorized to open escrow, deliver deeds, and process all necessary documents to effectuate this sale, and the Chief Accounting Employee of the Department of General Services is authorized to deposit the proceeds, over and above the expenses of sale, into the appropriate accounts. Specifically, fifty percent (50%) of the net proceeds are to be deposited into the Santa Monica Conservancy Trust Fund pursuant to the Los Angeles City Administrative Code Section 5.121.2, and thereafter remitted to the Santa Monica Mountains Conservancy for the purpose of acquiring rights to purchase additional real property located in the Santa Monica Mountains for open space conservation purposes. The other fifty percent (50%) of the net proceeds shall be deposited into the Reserve Fund of the City.

Sec. 4. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, **by a vote of not less than two-thirds** of all of its members, at its meeting of \_\_\_\_\_.

JUNE LAGMAY, City Clerk

By \_\_\_\_\_ Deputy

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

Approved as to Form and Legality

CARMEN A. TRUTANICH, City Attorney

By Annette Bogna  
ANNETTE BOGNA  
Deputy City Attorney

Date Sept. 16, 2010

File No. C.F. 08-1123

EXHIBIT "A"

Sale of Parcels in Council District 5  
within the Santa Monica Mountains Zone  
Legal Descriptions with Required Dedications for  
Parcel Nos. 1, 2, 12, 16, 23, 24, 25, 32, 34, 37, 41, 48, 51, 52, 56, 57, 59,  
60, 62, 65, 74, 75

Parcel 1 - APN 4357-004-900  
Parcel 2 - APN 4370-029-900  
Parcel 12 APN 4371-028-900  
Parcel 16 APN 4371-032-901  
Parcel 23 APN 4371-034-902  
Parcel 24 APN 4371-035-900  
Parcel 25 APN 4371-036-900  
Parcel 32 APN 4371-040-900  
Parcel 34 APN 4371-040-902  
Parcel 37 APN 4371-041-907  
Parcel 41 APN 4371-042-903  
Parcel 48 APN 4379-006-903  
Parcel 51 APN 4379-013-900  
Parcel 52 APN 4379-013-904  
Parcel 56 APN 4379-014-902  
Parcel 57 APN 4379-014-903  
Parcel 59 APN 4379-020-900  
Parcel 60 APN 4379-020-901  
Parcel 62 APN 4379-023-900  
Parcel 65 APN 4379-024-902  
Parcel 74 APN 4380-021-901  
Parcel 75 APN 4380-024-901

APN: 4357-004-900

ADDRESS: Davies Dr./ Cielo Dr., Los Angeles, CA 90077

LEGAL DESCRIPTION:

That portion of the Northeast ¼ of Fractional Section 10, Township 1 South, Range 15 West, San Bernardino Base and Meridian, in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

Beginning at a point in the Southerly line of said Northeast ¼ of Fractional Section 10, Township 1 South, Range 15 West, distant South 89° 21' 25" East 844.71 feet from the Southwest corner of said Northeast ¼ of Fractional Section 10, said point being also the most Northwesterly corner of Lot 3, Tract 6774 as recorded in Book 70, Page 45 of Maps, Official Records of Los Angeles County; thence from said point of beginning North 22° 08' 41" West for a distance of 142.16 feet to a point; thence North 55° 56' 49" East for a distance of 119.42 feet to a point; thence North 34° 03' 11" West for a distance of 11.91 feet to a point; thence South 85° 36' 13" East for a distance of 32.49 feet to the beginning of a curve concave to the Southwest and having a radius of 61.93 feet, a radial line from said curve at the point of beginning bears South 4° 23' 47" West; thence along last described curve, through an angle of 28° 22' 54" and an arc of 30.68 feet to the end of said curve; thence South 57° 13' 19" East tangent to last described curve for a distance of 83.47 feet to a point; thence South 87° 58' 18" East for a distance of 67.81 feet to a point; thence North 69° 46' 30" East for a distance of 208.23 feet to a point; thence South 89° 21' 25" East for a distance of 406.03 feet to a point; thence South for a distance of 225.51 feet to a point lying in the Southerly line of the aforesaid Northeast ¼ of Fractional Section 10; thence North 89° 21' 25" West along the Southerly line of said Northeast ¼ of Fractional Section 10 for a distance of 839.25 feet to the point of beginning.

TOGETHER WITH that portion of said Northeast ¼ of Fractional Section 10 described as follows:

Beginning at the Northeast corner of the property conveyed to George William Hill by deed recorded in Book 6011 Page 82 of Deeds; thence North 14° 45' 38" East along the westerly line of the property conveyed to Raymond Griffith by deed recorded in Book 6239 Page 28 of Deeds for a distance of 224.35 feet more or less to the Southwest corner of Lot 14 of Tract 6601, as recorded in Book 93, Pages 97 and 98 of Maps, records of Los Angeles County; thence westerly along the rear lot lines of Lots 15, 16, 17 and 18 to the Southwesterly corner of Lot 18 of said Tract 6601; thence North 86° 36' 42" West for a distance of 87.00 feet; thence North 3° 23' 18" East for a distance of 118.53 feet; thence North 74° 48' 51" West for a distance of 46.01 feet to the beginning of a tangent curve concave to the South having a radius of 97.59 feet; thence westerly along said curve through a central angle of 22° 52' 15" for an arc distance of 38.96 feet to the beginning of a reverse curve concave to the North and having a radius of 182.01 feet; thence westerly along said curve through a central angle of 21° 41' 06" for an arc distance of 68.89 feet to a point; thence South 30° 32' 00" East for a distance of 60.00 feet to a point; thence South 21° 00' 33" West for a distance of 227.49 feet to a point; thence South 76° 36' 00" West for a distance of 320.00 feet; thence South 16° 00' 00" West for a distance of 100.00 feet more or less to a point in the northerly line of the aforementioned property conveyed to George William Hill by deed recorded in Book 6011 Page 82 of Deeds; thence South 85° 36' 13" East along the northerly line of the aforementioned property conveyed to George William Hill for a distance of 13.34 feet to the beginning of a tangent curve concave to the Southwest and having a radius of 61.93 feet; thence southeasterly along said curve and along the northerly line of the aforementioned property conveyed to George William Hill through a central angle of 28° 22' 54" an arc distance of 30.68 feet to the end of said curve; thence continuing along said northerly line of the aforementioned property conveyed to George William Hill for the following courses and distances: South 57° 13' 19" East 83.47 feet; South 87° 58' 18" East 67.81 feet; North 69° 46' 30" East 208.23 feet; South 89° 21' 25" East 406.03 feet to the point of beginning

*Continued on Page 2*

TOGETHER WITH that portion of Lot 4 in said Northeast ¼ of Fractional Section 10 described as follows:

Beginning at a point in the southerly line of said Northeast ¼ of Fractional Section 10 distant thereon South 89° 21' 25" East 591.85 feet from the Southwest corner thereof, said point being also in the easterly line of a 26.00 feet easement granted to the City of Los Angeles by deed recorded in Book 4834, Page 230 of Official Records of said County; thence North 25° 40' 36" East, 20.37 feet to the beginning of a tangent curve concave westerly and having a radius of 62.64 feet; thence northerly along said curve for an arc distance of 76.94 feet; thence North 44° 41' 50" West 27.97 feet to the beginning of a tangent curve concave to the Northeast and having a radius of 92.15 feet; thence northwesterly along said curve for an arc distance of 51.40 feet to a point of compound curvature; thence northerly along said compound curve concave to the Northeast and having a radius of 94.21 feet for a distance of 39.82 feet to a point of compound curvature; thence northeasterly along said compound curve concave to the Southeast and having a radius of 43.11 feet for an arc distance of 39.39 feet; thence North 63° 49' 48" East, 84.24 feet to the beginning of a tangent curve concave to the South and having a radius of 68.46 feet; thence easterly along said curve for an arc distance of 40.77 feet to a point of compound curvature; thence southeasterly along said compound curve concave to the Southwest and having a radius of 199.12 feet for an arc distance of 66.95 feet; thence South 62° 46' 56" East, 41.65 feet to the beginning of a tangent curve concave to the Northeast and having a radius of 186.42 feet; thence southeasterly along said curve an arc distance of 74.25 feet; thence South 85° 36' 13" East, 29.18 feet to a point in the boundary of the property described in an agreement to convey in favor of George William Hill, recorded in Book 5177 Page 289 of Official Records of said County; thence along the westerly boundary of the land so described in said agreement to convey in favor of George William Hill by the following courses and distances: South 34° 03' 11" East 11.91 feet; South 55° 56' 49" West, 119.42 feet; South 22° 08' 41" East, 142.16 feet to a point in the southerly line of said Northeast ¼ Fractional Section 10 distant thereon South 89° 21' 25" East 844.71 feet from the Southwest corner thereof; thence North 89° 21' 25" West along the southerly line of said Northeast ¼ Section 10 a distance of 262.86 feet to the point of beginning

RESERVING unto the City of Los Angeles for public street and utility purposes that portion of all above mentioned parcels described as follows:

Beginning at the intersection of the southerly line of aforementioned Northeast ¼ Fractional Section 10 with the easterly line of Lot 3, Tract No. 6774, as per map recorded in Book 70, Pages 44 to 47, inclusive of Maps, in the office of the County Recorder of said county; thence northerly and perpendicular to said southerly line, a distance of 65.00 feet; thence easterly at right angle from the previous course a distance of 20.00 feet; thence southerly at right angle from the previous course, 5.00 feet to the beginning of a tangent curve concave northeasterly, having a radius of 20.00 feet and being tangent at its point of ending to a line parallel with and distant 40.00 feet northerly measured at right angles from said southerly line; thence southeasterly along said curve to said point of ending; thence easterly along said parallel line, 10.00 feet; thence southerly along a line perpendicular to said southerly line, a distance of 20.00 feet to a line parallel with and distant 20.00 feet northerly measured at right angles from said southerly line; thence westerly along last said parallel line, 10.00 feet to the beginning of a tangent curve concave southeasterly, having a radius of 20.00 feet and terminating at said southerly line; thence southwesterly along said curve to said point of ending in said southerly line of said Northeast ¼ Fractional Section 10; thence westerly along said southerly line to the point of beginning

SUBJECT TO all covenants, conditions, restrictions, exceptions, reservations, easements, rights and right-of-way of record.



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1/14/09

EXHIBIT "A"

APN: 4370-029-900

ADDRESS: Ampara Lane/ Yonkers Lane.

LEGAL DESCRIPTION:

Lot 1 in Block 166 of Tract No. 1788 in the City of Los Angeles, County of Los Angeles, State of California as per map recorded in Book 22, Pages 186 and 187 of Maps in the office of the County Recorder of said county

RESERVING unto the City of Los Angeles for public street and utility easement purposes that portion of said Lot 1 described as follows:

Beginning at the northerly corner of said lot, thence southeasterly along the northeasterly line of said lot a distance of 10.00 feet; thence westerly in a direct line to a point in the northwesterly line of said lot, distant 10.00 feet southwesterly measured along said northwesterly line from the point of beginning; thence northeasterly along said northwesterly line to the point of beginning.

SUBJECT TO all covenants, conditions, restrictions, exceptions, reservations, easements, rights and right of way of record.



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11/08/08

EXHIBIT "A"

APN: 4371-028-900

ADDRESS: 1159 North Basil Lane.

LEGAL DESCRIPTION:

Lot 22 in Block 5 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17, Pages 90 and 91 of Maps, in the office of the County Recorder of said County.

Together with all rights, title and interest of the Grantors in and to the street areas adjoining said land.

RESERVING unto the City of Los Angeles, for public street and utility easement purposes that portion of said lot described as follows:

Beginning at the northeasterly corner of said lot; thence southerly along the easterly line of said lot to the beginning of a tangent curve concave southwesterly, having a radius of 15.00 feet and being tangent at its point of ending to the northerly line of said lot; thence northwesterly along said curve to said point of ending in said northerly line; thence easterly along said northerly line to the Point of Beginning.

Subject to covenants, conditions, restrictions, exceptions, reservations, easements rights and right of way of record.



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11/15/08

EXHIBIT "A"

APN: 4371-032-901

ADDRESS: 1415 North Langtry Lane.

LEGAL DESCRIPTION:

Lots 24 to 29, inclusive, and Lots 104 and 105 in Block 7 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17, Pages 98 and 99 of Maps, in the office of the County Recorder of said County.

Together with all rights, title and interest of the Grantors in and to the street areas adjoining said land.

RESERVING unto the City of Los Angeles, for public street and utility easement purposes that portion of said lot described as follows:

Beginning at the northerly corner of said Lot 24; thence southerly along the easterly line of said lot to the beginning of a tangent curve concave southwesterly, having a radius of 15.00 feet and being tangent at its point of ending to the northerly line of said Lot 25; thence northwesterly along said curve to said point of ending in said northerly line; thence easterly along said northerly line to the Point of Beginning.

SUBJECT TO COVENANTS, conditions, restrictions, exceptions, reservations, easements, rights and right of way of record.



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11/15/08

EXHIBIT "A"

APN: 4371-034-902

ADDRESS: 1505 N. Basil Lane, Los Angeles, CA 90077

LEGAL DESCRIPTION:

Lots 1, 2, 3 and 15 in Block 11 of Tract No. 1033 in the City of Los Angeles, County of Los Angeles, State of California as per map recorded in Book 17, Pages 98 and 99 of Maps in the office of the County Recorder of said county

RESERVING unto the City of Los Angeles for public street and utility easement purposes that portion of said Lot 1 described as follows:

Beginning at the most easterly corner of said Lot 1, thence northerly along the northeasterly line of said lot to the beginning of a tangent curve, concave to the northwest having a radius of 15.00 feet and being tangent at its point of ending to the southerly line of said Lot 1; thence southerly and southwesterly along said curve to said point of ending in said southerly line; thence easterly along said southerly line to the point of beginning.

SUBJECT TO all covenants, conditions, restrictions, exceptions, reservations, easements, rights and right of way of record.



*[Handwritten signature]*  
11/15/08

EXHIBIT "A"

APN: 4371-035-900

ADDRESS: Basil Lane/ Dessery Lane.

LEGAL DESCRIPTION:

Lot 1 in Block 14 of Tract No. 1033 in the City of Los Angeles, County of Los Angeles, State of California as per map recorded in Book 17, Pages 102 and 103 of Maps in the office of the County Recorder of said county

RESERVING unto the City of Los Angeles for public street and utility easement purposes that portion-of said Lot 1 described as follows:

Beginning at the southeasterly corner of said lot, thence northerly along the easterly line of said lot a distance of 10.00 feet; thence southwesterly in a direct line to a point in the southerly line of said lot, distant 10.00 feet westerly measured along said southerly line from the point of beginning; thence easterly along said southerly line to the point of beginning.

SUBJECT TO all covenants, conditions, restrictions, exceptions, reservations, easements, rights and right of way of record.



*[Handwritten signature]*  
11/15/08

EXHIBIT "A"

APN: 4371-036-900

ADDRESS: 1655 N. Mirabel Lane, Los Angeles, CA 90077

LEGAL DESCRIPTION:

Lots 1, 2, 3 and in Block 15 of Tract No. 1033 in the City of Los Angeles, County of Los Angeles, State of California as per map recorded in Book 17, Pages 102 and 103 of Maps in the office of the County Recorder of said county

RESERVING unto the City of Los Angeles for public street and utility easement purposes that portion of said Lot 1 described as follows:

Beginning at the most easterly corner of said Lot 1, thence westerly along the northerly line of said Lot 1 to the beginning of a tangent curve, concave to the west having a radius of 15.00 feet and being tangent at its point of ending to the southeasterly line of said Lot 1; thence southerly along said curve to said point of ending in said southeasterly line; thence northeasterly along said southeasterly line to the point of beginning.

SUBJECT TO all covenants, conditions, restrictions, exceptions, reservations, easements, rights and right of way of record.



*[Handwritten signature]*  
11/15/08

EXHIBIT "A"

APN: 4371-040-900

ADDRESS: 1766 N. Wild Rose Lane, Los Angeles, CA 90077

LEGAL DESCRIPTION:

Lots 27 and 28 in Block 19 of Tract No. 1033 in the City of Los Angeles, County of Los Angeles, State of California as per map recorded in Book 17, Pages 102 and 103 of Maps in the office of the County Recorder of said county

RESERVING unto the City of Los Angeles for public street and utility easement purposes that portion of said Lot 27 described as follows:

Beginning at the most northerly corner of said Lot 27, thence southerly along the easterly line of said Lot 27 to the beginning of a tangent curve, concave to the south having a radius of 15.00 feet and being tangent at its point of ending to the northwesterly line of said Lot 27; thence northwesterly, westerly and southwesterly along said curve to said point of ending in said northwesterly line; thence northeasterly along said northwesterly line to the point of beginning.

SUBJECT TO all covenants, conditions, restrictions, exceptions, reservations, easements, rights and right of way of record.



*[Handwritten signature]*  
11/15/08

EXHIBIT "A"

APN: 4371-040-902

ADDRESS: 1715 N. Basil Lane, Los Angeles, CA 90077

LEGAL DESCRIPTION:

Lots 4, 5 and 54 in Block 19 of Tract No. 1033 in the City of Los Angeles, County of Los Angeles, State of California as per map recorded in Book 17, Pages 102 and 103 of Maps in the office of the County Recorder of said county

RESERVING unto the City of Los Angeles for public street and utility easement purposes that portion of said Lot 54 described as follows:

Beginning at the southwesterly corner of said Lot 54, thence northerly along the westerly line of said lot a distance of 10.00 feet; thence southeasterly in a direct line to a point in the southerly line of said Lot 54, distant 10.00 feet easterly measured along said southerly line from the point of beginning; thence westerly along said southerly line to the point of beginning.

SUBJECT TO all covenants, conditions, restrictions, exceptions, reservations, easements, rights and right of way of record.



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11/08/08

EXHIBIT "A"

APN: 4371-041-907

ADDRESS: 1771 N. Wild Rose Lane, Los Angeles, CA 90077

LEGAL DESCRIPTION:

Lots 1 and 2 in Block 20 of Tract No. 1033 in the City of Los Angeles, County of Los Angeles, State of California as per map recorded in Book 17, Pages 102 and 103 of Maps in the office of the County Recorder of said county

RESERVING unto the City of Los Angeles for public street and utility easement purposes those portions of said lots described as follows:

Beginning at the most southerly corner of said Lot 1, thence northerly along the easterly line of said Lot 1 to the beginning of a tangent curve, concave to the west having a radius of 15.00 feet and being tangent at its point of ending to the southeasterly line of said Lot 2; thence southerly along said curve to said point of ending in said southeasterly line; thence northeasterly along said southeasterly line to the point of beginning.

SUBJECT TO all covenants, conditions, restrictions, exceptions, reservations, easements, rights and right of way of record.



*[Handwritten signature]*  
11/08/08

EXHIBIT "A"

APN: 4371-042-903

ADDRESS: 1661 North Wild Rose Lane.

LEGAL DESCRIPTION:

Lots 123 to 127, inclusive, and Lots 1, 4, 5 and 6 in Block 22 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17, Pages 102 and 103 of Maps, in the office of the County Recorder of said County.

Together with all rights, title and interest of the Grantors in and to the street areas adjoining said land.

RESERVING unto the City of Los Angeles, for public street and utility easement purposes that portion of said lot described as follows:

Beginning at the southerly corner of said lot 1; thence northerly along the easterly line of said lot 1 to the beginning of a tangent curve concave northerly, having a radius of 15.00 feet and being tangent at its point of ending to the southwesterly line of said lot 1; thence westerly along said curve to said point of ending in said southwesterly line; thence southeasterly along said southwesterly line to the Point of Beginning.

SUBJECT TO COVENANTS, conditions, restrictions, exceptions, reservations, easements, rights and right of way of record.



*[Handwritten signature]*  
11/15/08

EXHIBIT "A"

APN: 4379-004-907

ADDRESS: Latimer Lane/Manasquan Lane

LEGAL DESCRIPTION:

Lots 33 and 34 in Block 80 of Tract No. 1033 in the City of Los Angeles, County of Los Angeles, State of California as per map recorded in Book 17, Pages 122 and 123 of Maps in the office of the County Recorder of said county

RESERVING unto the City of Los Angeles for public street and utility easement purposes those portions of said Lot 34 described as follows:

Beginning at the southeasterly corner of said Lot 34; thence westerly along the southerly line of said Lot 34, a distance of 10.00 feet; thence northeasterly in a direct line to a point on the easterly line of said Lot 34, distant 10.00 northerly measured along said easterly line from the point of beginning; thence southerly along said easterly line, 10.00 feet to the point of beginning.

SUBJECT TO all covenants, conditions, restrictions, exceptions, reservations, easements, rights and right of way of record.



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1/06/09

EXHIBIT "A"

APN: 4379-006-903

ADDRESS: 2581 N. Basil Lane, Los Angeles, CA 90077

LEGAL DESCRIPTION:

Lots 1, 2, 5, 6, 7, 8, and 19 through 26 inclusive, in Block 78 of Tract No. 1033 in the City of Los Angeles, County of Los Angeles, State of California as per map recorded in Book 17, Pages 122 and 123 of Maps in the office of the County Recorder of said county

RESERVING unto the City of Los Angeles for public street and utility easement purposes that portion of said Lot 1 described as follows:

Beginning at the southwest corner of said Lot 1, thence northerly along the southwesterly line of said Lot 1 a distance of 10.00 feet; thence southeasterly in a direct line to a point in the southeasterly line of said Lot 1, distant 10.00 feet easterly measured along said southeasterly line from the point of beginning; thence westerly along said southeasterly line to the point of beginning.

ALSO RESERVING unto the City of Los Angeles for public street and utility easement purposes that portion of said Lot 26 described as follows:

Beginning at the southeast corner of said Lot 26, thence northerly along the northeasterly line of said Lot 26 a distance of 10.00 feet; thence southwesterly in a direct line to a point in the southeasterly line of said Lot 26, distant 10.00 feet westerly measured along said southeasterly line from the point of beginning; thence easterly along said southeasterly line to the point of beginning.

SUBJECT TO all covenants, conditions, restrictions, exceptions, reservations, easements, rights and right of way of record.



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u/15/08

EXHIBIT "A"

APN: 4379-013-900

ADDRESS: Ridgetop Lane at Pointer Lane.

LEGAL DESCRIPTION:

Lot 10 and Lots 3 to 8, inclusive, in Block 56 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17, Pages 126 and 127 of Maps, in the office of the County Recorder of said County.

Together with all rights, title and interest of the Grantors in and to the street areas adjoining said land.

RESERVING unto the City of Los Angeles, for public street and utility easement purposes that portion of said Lot 7 described as follows:

Beginning at the northwesterly corner of said Lot 7; thence southeasterly along the westerly line of said Lot 7 to the beginning of a tangent curve concave southeasterly, having a radius of 15.00 feet and being tangent at its point of ending to the northerly line of said Lot 7; thence northeasterly along said curve to said point of ending in said northerly line; thence westerly along said northerly line to the Point of Beginning.

ALSO RESERVING unto the City of Los Angeles, for public street and utility easement purposes that portion of said Lot 6 described as follows:

Beginning at the southwesterly corner of said Lot 6; thence easterly a distance of 10.00 feet along the southerly line of said Lot 6; thence northwesterly in a direct line to a point in the westerly line of said Lot 6 distant northerly 10.00 feet measured along said westerly line from the Point of Beginning; thence southerly along said westerly line to the Point of Beginning.

SUBJECT TO COVENANTS, conditions, restrictions, exceptions, reservations, easements, rights and right of way of record.



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11/15/08

EXHIBIT "A"

APN: 4379-013-904

ADDRESS: Basil Lane/ Ridgetop Lane.

LEGAL DESCRIPTION:

Lots 1 and 2 in Block 59 of Tract No. 1033 in the City of Los Angeles, County of Los Angeles, State of California as per map recorded in Book 17, Pages 126 and 127 of Maps in the office of the County Recorder of said county

RESERVING unto the City of Los Angeles for public street and utility easement purposes that portion of said Lot 1 described as follows:

Beginning at the most easterly corner of said Lot 1, thence southwesterly along the southeasterly line of said Lot 1 a distance of 10.00 feet; thence northeasterly in a direct line to a point in the northeasterly line of said Lot 1, distant 10.00 feet northwesterly measured along said northeasterly line from the point of beginning; thence southeasterly along said northeasterly line to the point of beginning.

SUBJECT TO all covenants, conditions, restrictions, exceptions, reservations, easements, rights and right of way of record.



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11/15/08

EXHIBIT "A"

APN: 4379-014-902

ADDRESS: Perdido Lane at Pointer Lane.

LEGAL DESCRIPTION:

Lot 6 in Block 54 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17, Pages 126 and 127 of Maps, in the office of the County Recorder of said County.

Together with all rights, title and interest of the Grantors in and to the street areas adjoining said land.

RESERVING unto the City of Los Angeles, for public street and utility easement purposes that portion of said lot described as follows:

Beginning at the southwesterly corner of said lot; thence southeasterly along the southwesterly line of said lot to the beginning of a tangent curve concave northeasterly, having a radius of 15.00 feet and being tangent at its point of ending to the westerly line of said lot; thence northwesterly along said curve to said point of ending in said westerly line; thence southerly along said westerly line to the Point of Beginning.

SUBJECT TO COVENANTS, conditions, restrictions, exceptions, reservations, easements, rights and right of way of record.



*[Handwritten signature]*  
11/15/08

# PARCEL 57

## EXHIBIT "A"

APN: 4379-014-903

ADDRESS: 2551 N. Beverly Glen Blvd., Los Angeles, CA 90077

### LEGAL DESCRIPTION:

That portion of Lot 5 in Section 3, Township 1 South, Range 15 West, San Bernardino Base and Meridian, in the City of Los Angeles, County of Los Angeles, State of California, according to the official plat of the survey of said land on file in the Bureau of Land Management, lying westerly of the right of way of Beverly Glen Boulevard, a public highway, as described in Deed recorded in Book 4643, page 398, of Official Records in the office of the County Recorder of said county.

RESERVING unto the City of Los Angeles for public street and utility easement purposes that portion of said lot described as follows:

Beginning at the intersection of the northerly line of said lot with a line parallel and concentric with and distant 15.00 feet westerly measured at right angles from the westerly sideline of said Beverly Glen Boulevard, 60.00 feet wide; thence southerly along said parallel and concentric line to the beginning of a tangent curve, concave to the North having a radius of 20.00 feet and being tangent at its point of ending to the westerly line of said lot, said westerly line also being the easterly sideline of Basil Lane, 20.00 feet wide; thence southerly, westerly and northerly along said curve to said point of ending in said westerly line; thence southerly along said westerly line to said westerly sideline of Beverly Glen Boulevard; thence northerly along last said westerly sideline to said northerly line of said lot; thence westerly along said northerly line to the point of beginning.

SUBJECT TO all covenants, conditions, restrictions, exceptions, reservations, easements, rights and right of way of record.



9/16/10

EXHIBIT "A"

APN: 4379-020-900

ADDRESS: Devore Lane - Bushrod Lane.

LEGAL DESCRIPTION:

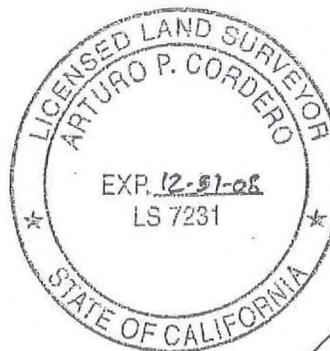
Lots 1, 2 and 3 in Block 46 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17, Pages 118 and 119 of Maps, in the office of the County Recorder of said County.

Together with all rights, title and interest of the Grantors in and to the street areas adjoining said land.

RESERVING unto the City of Los Angeles, for public street and utility easement purposes that portion of said Lot 1 described as follows:

Beginning at the southerly corner of said Lot 1; thence northeasterly, a distance of 10.00 feet measured along the southeasterly line of said Lot 1; thence westerly in a direct line to a point in the southwesterly line of said Lot 1, distant 10.00 feet northwesterly measured along said southwesterly line from the point of beginning; thence southeasterly along said southwesterly line to the Point of Beginning.

SUBJECT TO COVENANTS, conditions, restrictions, exceptions, reservations, easements, rights and right of way of record.



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4/15/08

EXHIBIT "A"

APN: 4379-020-901

ADDRESS: Pointer Lane/ Bushrod Lane

LEGAL DESCRIPTION:

Lots 7 through 17 inclusive, 26 through 30 inclusive, all in Block 46 of Tract No. 1033 in the City of Los Angeles, County of Los Angeles, State of California as per map recorded in Book 17, Pages 118 and 119 of Maps in the office of the County Recorder of said county

RESERVING unto the City of Los Angeles for public street and utility easement purposes those portions of said Lots 14 and 15 described as follows:

Beginning at the northwesterly corner of said Lot 14, thence southerly along the westerly line of said Lot 14 to the beginning of a tangent curve, concave to the southeast having a radius of 15.00 feet and being tangent at its point of ending to the northerly line of said Lots 14 and 15; thence northerly and northeasterly along said curve to said point of ending in said northerly line; thence westerly along said northerly line to the point of beginning.

SUBJECT TO all covenants, conditions, restrictions, exceptions, reservations, easements, rights and right of way of record.



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11/08/08

EXHIBIT "A"

APN: 4379-023-900

ADDRESS: Devore Lane/ Bushrod Lane

LEGAL DESCRIPTION:

Lots 19, 20, 21 and 22 in Block 45 of Tract No. 1033 in the City of Los Angeles, County of Los Angeles, State of California as per map recorded in Book 17, Pages 118 and 119 of Maps in the office of the County Recorder of said county

RESERVING unto the City of Los Angeles for public street and utility easement purposes that portion of said Lot 1 described as follows:

Beginning at the northwest corner of said Lot 22; thence southerly along the southwesterly line of said Lot 22 a distance of 10.00 feet; thence northeasterly in a direct line to a point in the northwesterly line of said Lot 22, distant 10.00 feet easterly measured along said northwesterly line from the point of beginning; thence westerly along said northwesterly line to the point of beginning.

SUBJECT TO all covenants, conditions, restrictions, exceptions, reservations, easements, rights and right of way of record.



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11/08/08

EXHIBIT "A"

APN: 4379-024-902

ADDRESS: Devore Lane at Dellwood Lane.

LEGAL DESCRIPTION:

Lot 14 in Block 107 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17, Pages 134 and 135 of Map, in the office of the County Recorder of said County.

RESERVING unto the City of Los Angeles for public street and utility easement purposes that portion of said lot described as follows:

Beginning at the northwesterly corner of said lot; thence southerly along the westerly line of said lot to the beginning of a tangent curve, concave southeasterly, having a radius of 15.00 feet, and being tangent at its point of ending to the northerly line of said lot; thence northeasterly along said curve to said point of ending in said northerly line; thence westerly along said northerly line to the point of beginning.

Subject to covenants, conditions, restrictions, exceptions, reservations, easements rights and right of way of record.



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11/08/08

EXHIBIT "A"

APN: 4380-021-901

ADDRESS: 1880 N. Lillis Lane, Los Angeles, CA 90077

LEGAL DESCRIPTION:

Lots 1 through 9, inclusive, and Lots 12 through 24, inclusive in Block 26 of Tract No. 1033 in the City of Los Angeles, County of Los Angeles, State of California as per map recorded in Book 17, Pages 102 and 103 of Maps in the office of the County Recorder of said county

RESERVING unto the City of Los Angeles for public street and utility easement purposes that portion of said Lot 1 described as follows:

Beginning at the most southerly corner of said Lot 1, thence northerly along the easterly line of said Lot 1 to the beginning of a tangent curve, concave to the northwest having a radius of 15.00 feet and being tangent at its point of ending to the southwesterly line of said Lot 1; thence southerly and westerly along said curve to said point of ending in said southwesterly line; thence southeasterly along said southwesterly line to the point of beginning.

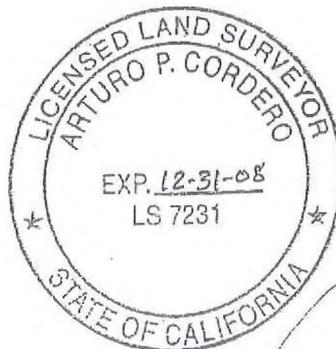
ALSO RESERVING unto the City of Los Angeles for public street and utility easement purposes that portion of said Lot 12 described as follows:

Beginning at the most northerly corner of said Lot 12, thence southerly along the easterly line of said Lot 12 to the beginning of a tangent curve, concave to the south having a radius of 15.00 feet and being tangent at its point of ending to the northwesterly line of said Lot 12; thence northerly and southwesterly along said curve to said point of ending in said northwesterly line; thence northeasterly along said northwesterly line to the point of beginning.

ALSO RESERVING unto the City of Los Angeles for public street and utility easement purposes that portion of said Lot 13 described as follows:

Beginning at the most westerly corner of said Lot 13; thence southerly along the southwesterly line of said Lot 13 to the beginning of a tangent curve, concave to the East having a radius of 15.00 feet and being tangent at its point of ending to the northwesterly line of said Lot 13; thence northerly and northeasterly along said curve to said point of ending in said northwesterly line; thence southwesterly along said northwesterly line to the point of beginning.

SUBJECT TO all covenants, conditions, restrictions, exceptions, reservations, easements, rights and right of way of record.



*[Handwritten Signature]*  
11/08/08

EXHIBIT "A"

APN: 4380-024-901

ADDRESS: 10227 - 10267 West Tupelo Lane

LEGAL DESCRIPTION:

Lots 70 to 77, inclusive, in Block 32 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17, Pages 114 and 115 of Maps, in the office of the County Recorder of said County.

RESERVING unto the City of Los Angeles for public street and utility easement purposes that portion of said Lot 70 described as follows:

Beginning at the westerly corner of said Lot 70; thence easterly along the southerly line of said lot 70 to the beginning of a tangent curve, concave easterly, having a radius of 15.00 feet and being tangent at its point of ending to the northwesterly line of said Lot 70; thence northerly along said curve to said point of ending; thence southwesterly along said northwesterly line to the point of beginning.

Subject to covenants, conditions, restrictions, exceptions, reservations, easements rights and right of way of record.



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4/08/08

## EXHIBIT B

Sale of Parcels in Council District 5  
within the Santa Monica Mountains Zone  
Legal Descriptions for Parcel Nos. 3-11, 13-15, 17-22, 26-31, 33, 35-  
36, 38-40, 42-46, 49-50, 53-55, 61, 63-64, 66-73, 76-79

### Parcel 3 (APN 4371-005-901)

Lot 54 in Block 154 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 18 Pages 86 and 87 of Maps, in the office of the County Recorder of said County.

### Parcel 4 (APN 4371-013-900)

Lot 47 in Block 163 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 18 Pages 174 and 175 of Maps, in the office of the County Recorder of said County.

### Parcel 5 (APN 4371-018-900)

Lot 59 in Block 168 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 22 Pages 186 and 187 of Maps, in the office of the County Recorder of said County.

### Parcel 6 (APN 4371-019-900)

Lot 77 in Block 174 of Tract No. 1788, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 23 Pages 30 and 31 of Maps, in the office of the County Recorder of said County.

### Parcel 7 (APN 4371-025-900)

Lots 12 and 13 in Block 4 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17 Pages 90 and 91 of Maps, in the office of the County Recorder of said County.

### Parcel 8 (APN 4371-025-901)

Lot 17 in Block 4 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17 Pages 90 and 91 of Maps, in the office of the County Recorder of said County.

**Parcel 9 (APN 4371-025-903)**

Lot 110 in Block 4 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17 Pages 90 and 91 of Maps, in the office of the County Recorder of said County.

**Parcel 10 (APN 4371-027-900)**

Lot 20 in Block 5 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17 Pages 90 and 91 of Maps, in the office of the County Recorder of said County.

**Parcel 11 (APN 4371-027-902)**

Lot 2 in Block 5 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17 Pages 90 and 91 of Maps, in the office of the County Recorder of said County.

**Parcel 13 (APN 4371-028-902)**

Lots 34 and 35 in Block 5 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17 Pages 98 and 99 of Maps, in the office of the County Recorder of said County.

**Parcel 14 (APN 4371-031-900)**

Lots 4, 5, 6 and 7 in Block 7 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17 Pages 98 and 99 of Maps, in the office of the County Recorder of said County.

**Parcel 15 (APN 4371-031-901)**

Lots 12, 120 and 121 in Block 7 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17 Pages 98 and 99 of Maps, in the office of the County Recorder of said County.

**Parcel 17 (APN 4371-032-902)**

Lots 38, 39, 40, 41, 42, 43, 91, 92 and 93 in Block 7 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17 Pages 98 and 99 of Maps, in the office of the County Recorder of said County.

**Parcel 18 (APN 4371-032-904)**

Lots 87 and 88 in Block 7 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17 Pages 98 and 99 of Maps, in the office of the County Recorder of said County.

**Parcel 19 (APN 4371-032-906)**

Lots 32, 101 and 102 in Block 7 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17 Pages 98 and 99 of Maps, in the office of the County Recorder of said County.

**Parcel 20 (APN 4371-032-908)**

Lots 96, 97, 98 and 99 in Block 7 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17 Pages 98 and 99 of Maps, in the office of the County Recorder of said County.

**Parcel 21 (APN 4371-033-901)**

Lots 63 and 64 in Block 8 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17 Pages 98 and 99 of Maps, in the office of the County Recorder of said County.

**Parcel 22 (APN 4371-034-901)**

Lots 17, 18, 19, 20, 21, 22 and 23 in Block 10 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17 Pages 98 and 99 of Maps, in the office of the County Recorder of said County.

**Parcel 26 (APN 4371-036-901)**

Lots 8, 9, 10, 11, 12, 13, 14, 15, 18, 19, 26, and 27 in Block 15 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17 Pages 102 and 103 of Maps, in the office of the County Recorder of said County.

**Parcel 27 (APN 4371-036-902)**

Lots 34 and 35 in Block 8 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17 Pages 98 and 99 of Maps, in the office of the County Recorder of said County.

**Parcel 28 (APN 4371-036-903)**

Lot 38 in Block 8 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17 Pages 98 and 99 of Maps, in the office of the County Recorder of said County.

**Parcel 29 (APN 4371-036-904)**

Lots 30 to 32 inclusive, Lots 49 to 52 inclusive and Lot 85 in Block 8 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17 Pages 98 and 99 of Maps, in the office of the County Recorder of said County.

**Parcel 30 (APN 4371-038-900)**

Lots 45, 46, 47, and 74 in Block 18 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17 Pages 102 and 103 of Maps, in the office of the County Recorder of said County.

**Parcel 31 (APN 4371-039-901)**

Lots 28, 30, 89, 90 and 91 in Block 18 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17 Pages 102 and 103 of Maps, in the office of the County Recorder of said County.

**Parcel 33 (APN 4371-040-901)**

Lots 10 and 11, Lot 14, Lots 41 to 49 inclusive in Block 19 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17 Pages 102 and 103 of Maps, in the office of the County Recorder of said County.

**Parcel 35 (APN 4371-041-902)**

Lot 30 in Block 20 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17 Pages 102 and 103 of Maps, in the office of the County Recorder of said County.

**Parcel 36 (APN 4371-041-904)**

Lots 90, 91 and 92 in Block 21 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17 Pages 102 and 103 of Maps, in the office of the County Recorder of said County.

**Parcel 38 (APN 4371-042-900)**

Lots 17 to 21 inclusive, and Lots 115 and 116 in Block 22 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17 Pages 102 and 103 of Maps, in the office of the County Recorder of said County.

**Parcel 39 (APN 4371-042-901)**

Lots 32 and 33 in Block 28 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17 Pages 102 and 103 of Maps, in the office of the County Recorder of said County.

**Parcel 40 (APN 4371-042-902)**

Lots 26, 27, 29, 30, 102, 103, 104, 105, 106 and 107 in Block 22 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17 Pages 102 and 103 of Maps, in the office of the County Recorder of said County.

**Parcel 42 (APN 4371-046-901)**

Lots 46, 47, 48, 51, 70, 71, 72, 73, 74 and 75 in Block 21 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17 Pages 102 and 103 of Maps, in the office of the County Recorder of said County.

**Parcel 43 (APN 4371-046-902)**

Lots 28, 29, 30, 31, 32, 80 and 81 in Block 21 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17 Pages 102 and 103 of Maps, in the office of the County Recorder of said County.

**Parcel 44 (APN 4371-046-903)**

Lot 83 in Block 21 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17 Pages 102 and 103 of Maps, in the office of the County Recorder of said County.

**Parcel 45 (APN 4371-046-904)**

Lots 20, and 88 in Block 21 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17 Pages 102 and 103 of Maps, in the office of the County Recorder of said County.

**Parcel 49 (APN 4379-012-900)**

Lot 4 in Block 61 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17 Pages 126 and 127 of Maps, in the office of the County Recorder of said County.

**Parcel 50 (APN 4379-012-906)**

Lot 11 in Block 65 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17 Pages 126 and 127 of Maps, in the office of the County Recorder of said County.

**Parcel 53 (APN 4379-013-905)**

Lot 9 in Block 59 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17 Pages 126 and 127 of Maps, in the office of the County Recorder of said County.

**Parcel 54 (APN 4379-014-900)**

Lots 10, 11 and 12 in Block 53 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17 Pages 126 and 127 of Maps, in the office of the County Recorder of said County.

**Parcel 55 (APN 4379-014-901)**

Lots 25, 26 and 27 in Block 53 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17 Pages 126 and 127 of Maps, in the office of the County Recorder of said County.

**Parcel 61 (APN 4379-022-900)**

Lots 17 and 18 in Block 43 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17 Pages 118 and 119 of Maps, in the office of the County Recorder of said County.

**Parcel 63 (APN 4379-023-901)**

Lots 4, 29, 30, 31, 32, 33, 34, 35, 36, and 37 in Block 45 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17 Pages 118 and 119 of Maps, in the office of the County Recorder of said County.

**Parcel 64 (APN 4379-024-901)**

Lots 8, 9, and 10 in Block 107 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17 Pages 134 and 135 of Maps, in the office of the County Recorder of said County.

**Parcel 66 (APN 4380-003-901)**

Lots 11 and 12 in Block 124 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17 Pages 186 and 187 of Maps, in the office of the County Recorder of said County.

**Parcel 67 (APN 4380-011-900)**

Lots 27 and 28 in Block 142 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 18 Pages 30 and 31 of Maps, in the office of the County Recorder of said County.

**Parcel 68 (APN 4380-015-900)**

Lot 17 in Block 1 of Tract No. 1284, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 18 Pages 114 and 115 of Maps, in the office of the County Recorder of said County.

**Parcel 69 (APN 4380-015-902)**

Lots 4 and 5 in Block 145 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 18 Pages 30 and 31 of Maps, in the office of the County Recorder of said County.

**Parcel 70 (APN 4380-015-903)**

Lots 10, 11 and 12 in Block 145 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 18 Pages 30 and 31 of Maps, in the office of the County Recorder of said County.

**Parcel 71 (APN 4380-018-900)**

Lot 18 in Block 148 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 18 Pages 30 and 31 of Maps, in the office of the County Recorder of said County.

**Parcel 72 (APN 4380-018-901)**

Lot 30 in Block 148 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 18 Pages 30 and 31 of Maps, in the office of the County Recorder of said County.

**Parcel 73 (APN 4380-018-902)**

Lot 34 in Block 148 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 18 Pages 30 and 31 of Maps, in the office of the County Recorder of said County.

**Parcel 76 (APN 4380-029-900)**

Lots 17, 18, 19 and 20 in Block 36 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17 Pages 118 and 119 of Maps, in the office of the County Recorder of said County.

**Parcel 77 (APN 4380-030-900)**

Lots 25 and 26 in Block 37 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17 Pages 118 and 119 of Maps, in the office of the County Recorder of said County.

**Parcel 78 (APN 4380-030-901)**

Lots 31, 32, 33 and 34 in Block 37 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17 Pages 118 and 119 of Maps, in the office of the County Recorder of said County.

**Parcel 79 (APN 4380-030-902)**

Lot 39 in Block 37 of Tract No. 1033, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 17 Pages 118 and 119 of Maps, in the office of the County Recorder of said County.

**THE 77 PARCELS FOR THE SANTA MONICA MOUNTAINS CONSERVANCY-BEVERLY GLEN BLVD. AREA  
SORTED BY ASSESSORS BOOK AND PAGE. THE 2 DWP & 1 RAP PARCEKS WERE DELETED.**

DATE	DOC#	BOOK	PAGE	PARCEL	CAD. MAP REF.	LEGAL DESCRIPTION	OWNER
05-19-1953	3652	4357	004	900	281-91	SEC. 10 T1S R15W	CYLA
06-23-1955	3699	4370	029	900	320-56	LOT 1 BLK 66 TR# 1788	CYLA
11-24-1953	3192	4371	005	901	285-75	LOT 54 BLK 154 TR# 1033	CYLA
04-13-1965	4691	4371	013	900		LOT 47 BLK 163 TR# 1033	CYLA
03-17-1959	3699	4371	018	900	456-28	LOT 59 BLK 168 TR# 1788	CYLA
06-15-1960	3891	4371	019	900	469-120	LOT 77 BLK 174 TR# 1788	CYLA
03-17-1959	3699	4371	025	900	456-28	LOT 13 BLK 4 TR# 1033	CYLA
06-15-1960	3891	4371	025	900	469-120	LOT 12 BLK 4 TR# 1033	CYLA
06-15-1960	3891	4371	025	901	469-120	LOT 17 BLK 4 TR# 1033	CYLA
03-16-1962	5010	4371	025	903	488-23	LOT 110 BLK 4 TR# 1033	CYLA
03-18-1958	3816	4371	027	900	395-23	LOT 20 BLK 5 TR# 1033	CYLA
12-06-1968	3287	4371	027	902		LOT 2 BLK 5 TR# 1033	CYLA
12-06-1968	3287	4371	027	902		LOT 2 BLK 5 TR# 1033	CYLA
11-24-1953	3192	4371	028	902	285-75	LOT 34 BLK 5 TR# 1033	CYLA
09-07-1956	4457	4371	028	900	380-18	LOT 22 BLK 5 TR# 1033	CYLA
09-07-1956	4457	4371	028	900	380-18	LOT 22 BLK 5 TR# 1033	CYLA
03-18-1958	3816	4371	028	902	395-23	LOT 35 BLK 5 TR# 1033	CYLA
11-24-1953	3192	4371	031	900	285-75	LOTS 4 TO 7 BLK 7 TR# 1033	CYLA
11-24-1953	3192	4371	031	901	285-75	LOTS 12, 120, 121 BLK 7 TR# 1033	CYLA
05-26-1953	3328	4371	032	908	281-102	LOT 99 BLK 7 TR# 1033	CYLA
11-24-1953	3192	4371	032	901	285-75	LOTS 24 TO 27 & 104, 105 BLK 7 TR# 1033	CYLA
11-24-1953	3192	4371	032	902	285-75	LOTS 38 TO 43 BLK 7 TR# 1033	CYLA
11-24-1953	3192	4371	032	904	285-75	LOTS 87 & 88 BLK 7 TR# 1033	CYLA
11-24-1953	3192	4371	032	906	285-75	LOT 102 BLK 7 TR# 1033	CYLA

09-07-1956	4457	4371	032	901	380-18	LOTS 25 TO 29 BLK 7 TR# 1033	CYLA
09-07-1956	4457	4371	032	901	380-18	LOT 28, 29 BLK 7 TR# 1033	CYLA
03-17-1959	3699	4371	032	906	456-28	LOT 101 BLK 7 TR# 1033	CYLA
10-03-1969	3264	4371	032	908		LOTS 96, 97 & 98 BLK 7 TR# 1033	CYLA
11-24-1953	3192	4371	033	901	285-75	LOT 63 BLK 8 TR# 1033	CYLA
03-17-1959	3699	4371	033	901	456-28	LOT 64 BLK 8 TR# 1033	CYLA
05-26-1953	3328	4371	034	902	281-102	LOTS 1,2, 3 & 15 BLK 11 TR# 1033	CYLA
11-24-1953	3192	4371	034	901	285-75	LOTS 17, 18, 19 BLK 10 TR# 1033	CYLA
01-19-1954	861-W	4371	034	901	286-92	LOTS 20 TO 22 BLK 10 TR# 1033	CYLA
09-07-1956	4457	4371	034	901	380-18	LOT 23 BLK 10 TR# 1033	CYLA
09-07-1956	4457	4371	034	901	380-17	LOT 23 BLK 10 TR# 1033	CYLA
11-24-1953	3192	4371	035	900	285-75	LOT 1 BLK 14 TR# 1033	CYLA
07-29-1953	3160	4371	036	900	283-39	LOT 3 BLK 15 TR# 1033	CYLA
11-24-1953	3192	4371	036	901	285-75	LOTS 8 TO 15 & 18,19 BLK 15 TR# 1033	CYLA
11-24-1953	3192	4371	036	902	285-75	LOTS 34 & 35 BLK 8 TR# 1033	CYLA
11-24-1953	3192	4371	036	904	285-75	LOT 30,31,32 & 85 BLK 8 TR# 1033	CYLA
11-24-1953	3192	4371	036	900	285-75	LOTS 1 & 2 BLK 15 TR# 1033	CYLA
06-15-1960	3891	4371	036	903	469-120	LOT 38 BLK 8 TR# 1033	CYLA
05-26-1953	3328	4371	038	900	281-102	LOT 45 BLK 18 TR# 1033	CYLA
11-24-1953	3192	4371	038	900	285-75	LOTS 46, 47 & 74 BLK 18 TR# 1033	CYLA
11-24-1953	3192	4371	039	901	285-75	LOTS 89 TO 91 BLK 18 TR# 1033	CYLA
05-26-1953	3328	4371	040	901	281-102	LOT 14 BLK 19 TR# 1033	CYLA
11-24-1953	3192	4371	040	900	285-75	LOTS 27 & 28 BLK 19 TR# 1033	CYLA
11-24-1953	3192	4371	040	902	285-75	LOTS 4 & 5 BLK 19 TR# 1033	CYLA
11-24-1953	3192	4371	040	901	285-75	LOTS 11, 41 TO 49 BLK 19 TR# 1033	CYLA
11-24-1953	3192	4371	041	902	285-75	LOT 30 BLK 20 TR# 1033	CYLA
11-24-1953	3192	4371	041	904	285-75	LOTS 91 & 92 BLK 21 TR# 1033	CYLA
01-19-1954	861-W	4371	041	904	286-92	LOT 90 BLK 21 TR# 1033	CYLA
12-06-1968	3287	4371	041	907		LOT 1 BLK 20 TR# 1033	CYLA
12-06-1968	3288	4371	041	907		LOT 2 BLK 20 TR# 1033	CYLA

11-24-1953	3192	4371	042	903	285-75	LOTS 123 TO 127 BLK 22 TR# 1033	CYLA
11-24-1953	3192	4371	042	900	285-75	LOTS 17 TO 21, 115 & 116 BLK 22 TR# 1033	CYLA
11-24-1953	3192	4371	042	901	285-75	LOTS 32 & 33 BLK 22 TR# 1033	CYLA
11-24-1953	3192	4371	042	902	285-75	LOTS 102 TO 107 BLK 22 TR3 1033	CYLA
01-19-1954	861-W	4371	042	902	286-92	LOTS 26 & 27 BLK 22 TR# 1033	CYLA
11-24-1953	3192	4371	046	901	285-75	LOTS 72, 73, 74, 75 BLK 21 TR# 1033	CYLA
11-24-1953	3192	4371	046	902	285-75	LOT 80 BLK 21 TR# 1033	CYLA
11-24-1953	3192	4371	046	903	285-75	LOT 83 BLK 21 TR# 1033	CYLA
11-24-1953	3192	4371	046	904	285-75	LOTS 20 & 81 BLK 21 TR# 1033	CYLA
09-07-1956	4457	4371	046	902	380-18	LOT 81 BLK 21 TR# 1033	CYLA
09-07-1956	4457	4371	046	901	380-18	LOTS 70 & 71 BLK 21 TR# 1033	CYLA
11-24-1953	3192	4379	006	903	285-75	LOTS 7 & 8 BLK 78 TR# 1033	CYLA
03-17-1959	3699	4379	006	903	456-28	LOTS 1 & 2 BLK 78 TR# 1033	CYLA
03-15-1961	4383	4379	006	903	478-37	LOTS 19 TO 26 BLK 78 TR# 1033	CYLA
03-16-1962	5010	4379	006	903	488-23	LOTS 5 & 6 BLK 78 TR# 1033	CYLA
03-27-1957	3552	4379	012	900	384-100	LOT 4 BLK 61 TR# 1033	CYLA
03-27-1957	3552	4379	012	906	384-100	LOT 11 BLK 65 TR# 1033	CYLA
03-27-1957	3552	4379	013	904	384-100	LOTS 1 & 2 BLK 59 TR# 1033	CYLA
03-18-1958	3816	4379	013	900	395-23	LOTS 4 TO 8 BLK 56 TR# 1033	CYLA
03-16-1962	5010	4379	013	905	488-23	LOT 9 BLK 59 TR# 1033	CYLA
12-26-1951	1955	4379	014	903	254-115	LOT 5 SECTION 3 T1S R15 W	CYLA
07-29-1953	3160	4379	014	900	283-39	LOTS 10 TO 12 BLK 53 TR# 1033	CYLA
03-27-1957	3552	4379	014	901	384-100	LOTS 25, 26 & 27 BLK 53 TR# 1033	CYLA
03-18-1958	3816	4379	014	902	395-23	LOT 6 BLK 54 TR# 1033	CYLA
03-27-1957	3552	4379	020	900	384-100	LOTS 1,2,3 BLK 46 TR# 1033	CYLA
03-27-1957	3552	4379	020	901	384-100	LOTS 14 TO 17 & 26 TO 30 BLK 46 TR# 1033	CYLA
11-24-1953	3192	4379	022	900	285-75	LOTS 17 & 18 BLK 43 TR# 1033	CYLA
11-24-1953	3192	4379	023	901	285-75	LOTS 29 TO 37 BLK 45 TR# 1033	CYLA
11-24-1953	3192	4379	023	900	285-75	LOTS 19 TO 22 BLK 45 TR# 1033	CYLA
11-24-1953	3192	4379	024	901	285-75	LOTS 8, 9 & 10 BLK 107 TR# 1033	CYLA

