CITY OF LOS ANGELES
CALIFORNIA

ANTONIO R. VILLARAIGOSA
MAYOR

CERTIFICATE OF OCCUPANCY

OWNER ENCINO COURTYARD LLC

201 WILSHIRE BLVD STE A28
SANTA MONICA CA 90401

No building or structure or portion thereof and no trailer park or portion thereof shall be used or occupied until a Certificate of Occupancy has been issued thereof. Section

CERTIFICATE:	Issued-Valid	DATE:
BY:	HENRY L BAGHDASSARIAN	06/08/2015

SITE IDENTIFICATION
ADDRESS: 17401 W VENTURA BLVD 91316

LEGAL DESCRIPTION

TRACT	BLOCK	LOT(s)	ARB	CO. MAP REF #	PARCEL PIN	APN
TR 2955	17	3	2	M B 31-62/70	171B129 383	2257-016-059

This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the above address(es) complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use and occupancy group in which it is classified and is subject to any affidavits or building and zoning code modifications whether listed or

COMMENT CHANGE OF USE FROM BEAUTY SALON TO A PAINTING (ART) STUDIO WITH ACCESORY RETAIL SALE OF ART SUPPLIES.

USE	PRIMARY	OTHER
	Art School	Retail

PERMITS
14016-30000-24539

STRUCTURAL INVENTORY

ITEM DESCRIPTION	CHANGED	TOTAL
Stories	0 Stories	
Length	0 Feet	
Width	0 Feet	
Height (BC)	0 Feet	
Height (ZC)	0 Feet	
Floor Area (ZC)	0 Sqft	
Type I-A Construction		
NFPA-13 Fire Sprinklers Thru-out		
B Occ. Group	-106 Sqft	
S2 Occ. Group	106 Sqft	
B Occ. Load		78 Max Occ.
S2 Occ. Load		1 Max Occ.
Parking Req'd for Bldg (Auto+Bicycle)	0 Stalls	
Provided Disabled for Bldg	0 Stalls	
Provided Standard for Bldg	0 Stalls	
Short Term Bicycle Parking Req'd for Bldg	0 Spaces	
Short Term Bicycle Parking Provided for Bldg	0 Spaces	

CITY LA DBS
DEPARTMENT OF BUILDING AND SAFETY

APPROVAL

CERTIFICATE NUMBER	133241
BRANCH OFFICE:	VN
COUNCIL DISTRICT:	5
BUREAU:	INSPECTN
DIVISION:	BLDGINSP
STATUS:	CofO Issued
STATUS BY:	HENRY L BAGHDASSARIAN
STATUS DATE:	06/08/2015
APPROVED BY:	HENRY L BAGHDASSARIAN
EXPIRATION DATE:	

Certificate No: *133241

PERMIT DETAIL

PERMIT NUMBER	PERMIT ADDRESS	PERMIT DESCRIPTION	STATUS - DATE - BY
14016-30000-24539	17401 W Ventura Blvd	Proposed change of use from beauty salon to a painting (art) studio with accessory retail sale of art supplies and open to the public . Disabled access water dispenser is being provided by the tenant.	CofO Issued - 06/08/2015 HENRY L BAGHDASSARIAN

PARCEL INFORMATION

Airport Hazard Area: 400' Height Limit Above Elevation 790
Certified Neighborhood Council: Encino
District Map: 171B129
Fire District: 2
Near Source Zone Distance: 9.3
Zone: [Q]P-1VL
Area Planning Commission: South Valley
Community Plan Area: Encino - Tarzana
Earthquake-Induced Liquefaction Area: Yes
LADBS Branch Office: VN
Thomas Brothers Map Grid: 561-C3
Census Tract: 1396.00
Council District: 5
Energy Zone: 9
Lot Cut Date: PRIOR-07/29/1962
Zone: (Q)C4-1VL

PARCEL DOCUMENT

Affidavit (AFF) AF-89-1383474
Affidavit (AFF) AF-91-810223-MB
City Planning Cases (CPC) CPC-1983-448
City Planning Cases (CPC) CPC-1985-382
City Planning Cases (CPC) CPC-1999-1-SP
City Planning Cases (CPC) CPC-25333
City Planning Cases (CPC) CPC-30662
Director's Determination (DTRM) DIR-2002-6578-SPP
Director's Determination (DTRM) DIR-2003-7228-SPP
Director's Determination (DTRM) DIR-2005-5823-SPP
Director's Determination (DTRM) DIR-2012-984-SPP
Ordinance (ORD) ORD-119865
Ordinance (ORD) ORD-158865
Ordinance (ORD) ORD-171240
Specific Plan Area (SPA) APCSV-2000-3444-SPE
Zoning Administrator"s Case (ZA) ZA-1990-818-CUB-LT
Zoning Administrator"s Case (ZA) ZA-2010-3412-ZV
Affidavit (AFF) AF-89-1515797-BS
Board of Zoning Appeals Case (BZA) BZA-4157
City Planning Cases (CPC) CPC-1983-521
City Planning Cases (CPC) CPC-1990-417-ZC
City Planning Cases (CPC) CPC-2006-8060-ZC
City Planning Cases (CPC) CPC-26155-A
City Planning Cases (CPC) CPC-30663-HD
Director's Determination (DTRM) DIR-2003-3886-SPP
Director's Determination (DTRM) DIR-2004-2974-SPP
Director's Determination (DTRM) DIR-2011-1121-SPP
Director's Determination (DTRM) DIR-2013-139-SPP
Ordinance (ORD) ORD-147593
Ordinance (ORD) ORD-166532
Ordinance (ORD) ORD-174052
Specific Plan Area (SPA) Ventura / Cahuenga Boulevard Corridor
Zoning Administrator"s Case (ZA) ZA-1991-1167-ZV
Zoning Administrator"s Case (ZA) ZA-2012-1887-CUB
Affidavit (AFF) AF-91-1640018-PA
City Planning Cases (CPC) CPC-11708
City Planning Cases (CPC) CPC-1985-381
City Planning Cases (CPC) CPC-1993-521
City Planning Cases (CPC) CPC-2008-3125-CA
City Planning Cases (CPC) CPC-30661-SPE
Director's Determination (DTRM) DIR-2002-5349-SPP
Director's Determination (DTRM) DIR-2003-5552-SPP
Director's Determination (DTRM) DIR-2005-4450-SPP
Director's Determination (DTRM) DIR-2012-3422-SPP
Director's Determination (DTRM) DIR-2013-456-SPP
Ordinance (ORD) ORD-153853
Ordinance (ORD) ORD-166560
Ordinance (ORD) ORD-59574
Zoning Administrator"s Case (ZA) ZA-1989-811-ZV-YV
Zoning Administrator"s Case (ZA) ZA-2002-5967-SPP

CHECKLIST ITEMS

Attachment - Plot Plan
Permit Flag - Fire Life Safety by LADBS
Std. Work Descr - Seismic Gas Shut Off Valve

PROPERTY OWNER, TENANT, APPLICANT INFORMATION

OWNER(S)
Encino Courtyard Llc — 201 Wilshire Blvd STE A28 — SANTA MONICA CA 90401

TENANT

APPLICANT
Relationship: Owner-Bldr
Michael Guccione-Owner-Builder — (818) 731-7162

BUILDING RELOCATED FROM:

(C)ONTRACTOR, (A)RCHITECT & (E)NGINEER INFORMATION

NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(C) Zuma Canyon Construction Inc	6428 Bonsall Drive,	Malibu, CA 90265	B	644942	(310) 457-0590

SITE IDENTIFICATION-ALL

ADDRESS: 17401 W VENTURA BLVD 91316

LEGAL DESCRIPTION-ALL

TRACT	BLOCK	LOT(s)	ARB	CO.MAP REF #	PARCEL PIN	APN
TR 2955	17	3	2	M B 31-62/70	171B129 383	2257-016-059

Address of Building 17401 VENTURA BL

CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY

Note: Any change of use of occupancy must be approved by the Department of Building and Safety.

☒ This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.* (Non-Residential Uses)

☐ This certifies that, so far as ascertained by or made known to the undersigned, the building or portion of building described below and located at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Law for following occupancies:* (Residential Uses)

Permit No and Year 89LA44572, 91HO14726, 92WV24684, 92WV23182, 92SP08703

2 Story, Type I, 421' x 150' Restaurants/Health Club/Market/Retail Building with one (1) Level of Subterranean parking. Parking Attendant Required. MAXIMUM OCCUPANCY RESTAURANT: 228 MAXIMUM OCCUPANCY HEALTH CLUB: 293 B-1/B-2/A-3 Occupancy.

CPC 30661

50003282006000008326

Total Parking Required 372 ☐ No Change in Parking requirement.

Total Parking Provided 499 = Standard 286 + Compact 205 + Disabled 8

* ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHETHER LISTED ABOVE OR NOT.

Issued By/Office: LA-VN-WLA-SP-C.D. #____ Bureau: BLDG-BCS Division: GI-MS-MSS-EQ-BMI-COMM

Owner Security Pacific Development
Owner's Address 333 S. Hope St
Los Angeles, CA 90017

R Kline

Issued: 08/18/93 By: R.KLINE/HE/bc

08—B-85A (R.11/89)

CITY OF LOS ANGELES

CERTIFICATE OF OCCUPANCY

ADDRESS OF BUILDING: 17401 W VENTURA BL

NOTE: Any change of use of occupancy must be approved by the Department of Building and Safety.

[X] This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.* (Non-Residential Uses)

[ ] This certifies that, so far as ascertained by or make known to the undersigned, the building or portion of building described below and located at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1,3,4, and 5; and with applicable requirements of State Housing Law-for following occupancies:* (Residential uses)

Permit No.and Year: 01016 20000 02053, 01016 20001 02053

CHANGE OF USE AND CONVERT 34'10" X 60'2" PORTION OF EXISTING BUILDING FROM RETAIL TO TANNING SALON. B OCCUPANCY.

1 3 4 8 0 4 0 0 3 4 3

[X] No Change in Parking Requirement.

* ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHETHER LISTED ABOVE OR NOT.

Issued By/Office:	Bureau:	Division:
LA-(VN)-WLA-SP-C.D. #:	(BLDG)-BCS:	(GI)-MS-MSS-EQ-BMI-COMM:

OWNER: FEY PIERRE
OWNER'S ADDRESS: 17401 W. VENTURA BL SUITE #A-3
ENCINO, CA 91316

Issued: 07/27/2001 BY: T.BURGIN/RS/bc

The City of Los Angeles
Department of Building and Safety

The information below was found on the following address:

17401 W VENTURA BLVD

Parcel Profile Report:	1
Permit Information found:	100

17401 W VENTURA BLVD # 111B 91316
17401 W VENTURA BLVD # 17 91316
17401 W VENTURA BLVD # B17 91316
17401 W VENTURA BLVD # B19 91316
17401 W VENTURA BLVD #22B 91316
17401 W VENTURA BLVD #A-1 91316
17401 W VENTURA BLVD #A-17 91316
17401 W VENTURA BLVD #A-21 91316
17401 W VENTURA BLVD #A-35 91316
17401 W VENTURA BLVD #A-39 91316
17401 W VENTURA BLVD #A-5 91316
17401 W VENTURA BLVD #A-7 91316
17401 W VENTURA BLVD #A1 91316
17401 W VENTURA BLVD #A17 91316
17401 W VENTURA BLVD #A33 91316

Application/Permit #	PC/Job #	Type	Status	Work Description
01041 - 20000 - 11382	--	Electrical	PC Approved 6/4/2001	ELECTRICAL PLAN CHECK FOR COMPLIANCE WITH T-24 ENERGY REGULATIONS. EXISTING ELECTRICAL PERMIT #: 01041-20000-08520

17401 W VENTURA BLVD #A7 91316
17401 W VENTURA BLVD #B-17 91316

- 17401 W VENTURA BLVD #B-22 91316
- 17401 W VENTURA BLVD #B-9 91316
- 17401 W VENTURA BLVD #B18 91316
- 17401 W VENTURA BLVD #B19 91316
- 17401 W VENTURA BLVD #B20 91316
- 17401 W VENTURA BLVD 2ND FL. 91316
- 17401 W VENTURA BLVD 2nd-3rd Flr 91316
- 17401 W VENTURA BLVD 833 91316
- 17401 W VENTURA BLVD 839,840,84 91316
- 17401 W VENTURA BLVD 839,840841 91316
- 17401 W VENTURA BLVD 839-841 91316
- 17401 W VENTURA BLVD 91316
- 17401 W VENTURA BLVD A-1 91316
- 17401 W VENTURA BLVD A-11 91316
- 17401 W VENTURA BLVD A-17 91316
- 17401 W VENTURA BLVD A-27 91316
- 17401 W VENTURA BLVD A-27 91316
- 17401 W VENTURA BLVD A-28 91316
- 17401 W VENTURA BLVD A-35 91316
- 17401 W VENTURA BLVD A-35 91316
- 17401 W VENTURA BLVD A-39 91316
- 17401 W VENTURA BLVD A-39,40,41 91316
- 17401 W VENTURA BLVD A-7 91316
- 17401 W VENTURA BLVD A-9 91316
- 17401 W VENTURA BLVD A1 & A5 91316
- 17401 W VENTURA BLVD A1, A17 91316
- 17401 W VENTURA BLVD A1, A17,A5-,A21 91316
- 17401 W VENTURA BLVD A1,5,17,21 91316
- 17401 W VENTURA BLVD A17 91316
- 17401 W VENTURA BLVD A27 91316
- 17401 W VENTURA BLVD A27 91316
- 17401 W VENTURA BLVD A31-A33 91316

17401 W VENTURA BLVD A32 AND A3-3 91316

Application/Permit #	PC/Job #	Type	Status	Work Description
15042 - 20001 - 05538	M15VN01023	Plumbing	PC Approved 4/10/2015	PLAN CHECK ONLY FOR POTABLE WATER FIXTURES IN REMODELED ART STUDIO.
15042 - 20000 - 05538	X15VN05210	Plumbing	Permit Finaled 5/26/2015	INSTALL NEW FIXTURES IN REMODELED ART STUDIO.

17401 W VENTURA BLVD A33 91316

Application/Permit #	PC/Job #	Type	Status	Work Description
01041 - 20000 - 07151	--	Electrical	Permit Finaled 6/6/2001	T.I.
01041 - 20001 - 07151	--	Electrical	Permit Finaled 6/12/2001	SUPPLEMENTAL PERMIT AND PLAN CHECK FOR T-24 COMPLIANCE, (5) 120V CKTS FOR SIGN AND S.W. (1) 277V LTG, AND (4) 5-20 KVA HP'S EXISTING PERMIT # 01041-20000-07151 ISSUED 4/9/01.
01042 - 20000 - 05385	--	Plumbing	Permit Finaled 3/26/2002	T.I.

17401 W VENTURA BLVD A33 91316

Application/Permit #	PC/Job #	Type	Status	Work Description
01043 - 10000 - 01335	--	Fire Sprinkler	Permit Finaled 6/14/2001	Relocate fire sprinklers

17401 W VENTURA BLVD A35 91316

17401 W VENTURA BLVD A37 91316

17401 W VENTURA BLVD A39 91316

17401 W VENTURA BLVD A7 91316

17401 W VENTURA BLVD A7 91316

17401 W VENTURA BLVD A9 91316

17401 W VENTURA BLVD B 17 91316

17401 W VENTURA BLVD B-13 91316

17401 W VENTURA BLVD B-17, B-21-B-22 91316

17401 W VENTURA BLVD B-19 91316

- 17401 W VENTURA BLVD B-21 91316
- 17401 W VENTURA BLVD B-22 91316
- 17401 W VENTURA BLVD B-5 91316
- 17401 W VENTURA BLVD B-9 91316
- 17401 W VENTURA BLVD B13 91316
- 17401 W VENTURA BLVD B13 91316
- 17401 W VENTURA BLVD B17 91316
- 17401 W VENTURA BLVD B17 91316
- 17401 W VENTURA BLVD B17, B-21,-B-22 91316
- 17401 W VENTURA BLVD B17,B21-B22 91316
- 17401 W VENTURA BLVD B19 91316
- 17401 W VENTURA BLVD B20 91316
- 17401 W VENTURA BLVD B21 91316
- 17401 W VENTURA BLVD B22 91316
- 17401 W VENTURA BLVD GROUND-FLOOR 91316
- 17401 W VENTURA BLVD PARKING-STRUCTURE 91316
- 17401 W VENTURA BLVD SPACE A 91316
- 17401 W VENTURA BLVD SPACE A-7 91316
- 17401 W VENTURA BLVD STE A-39 91316
- 17401 W VENTURA BLVD STE A39 91316
- 17401 W VENTURA BLVD STE B19 91316
- 17401 W VENTURA BLVD STE. 17A 91316
- 17401 W VENTURA BLVD STE. B-17 91316
- 17401 W VENTURA BLVD SUITE A-1 91316
- 17401 W VENTURA BLVD SUITE A-11 91316
- 17401 W VENTURA BLVD SUITE A-27 91316
- 17401 W VENTURA BLVD SUITE A-9 91316
- 17401 W VENTURA BLVD SUITE B-22 91316
- 17401 W VENTURA BLVD SUITE B17 91316
- 17401 W VENTURA BLVD Space B13 91316
- 17401 W VENTURA BLVD Suite 833 91316
- 17401 W VENTURA BLVD Suite B15 91316

17401 W VENTURA BLVD UNIT A 33 91316

Application/Permit #	PC/Job #	Type	Status	Work Description
01044 - 20000 - 03328	--	HVAC	Permit Finaled 6/6/2001	INSTALL 4 SHELL HVAC UNITS - OSA DUCTS AND BATH FAN DUCT

17401 W VENTURA BLVD UNIT A-7 91316

17401 W VENTURA BLVD UNIT A17 91316

17401 W VENTURA BLVD UNIT B-9 91316

17401 W VENTURA BLVD UNIT B11 91316

17401-17421 W VENTURA BLVD 91316

Code Enforcement Information: 18

The City of Los Angeles
Department of Building and Safety

Parcel Profile - Report Date: 6/23/2015 4:19:22 PM

JOB ADDRESS(ES)

17401 W VENTURA BLVD, LOS ANGELES, CA 91316

1. PARCEL LEGAL DESCRIPTION INFORMATION:

Legal Decription:

Tract:	TR 2955
Block:	17
Lot:	3
Arb:	2
Modifier:	FR
Map Reference Number for Tract Recordation:	M B 31-62/70
Parcel Identification Number:	171B129 383

2. BASIC ZONING INFORMATION FOR PARCEL:

Alquist-Priolo Fault Zone:	NO
Area Planning Commission:	South Valley
Baseline Hillside Ordinance:	NO
Baseline Mansionization Ordinance:	NO
Certified Neighborhood Council:	Encino
Community Redevelopment Area:	NO
Council District:	5
District Map:	NO
Flood Hazard Zone:	NO
Hillside Grading Area:	NO
Hillside Ordinance Area:	NO
Planning Area / Community Name:	Encino - Tarzana
Zone(s):	(Q)C4-1VL

	[Q]P-1VL

3. GEOGRAPHICALLY ORIENTED PARCEL INFORMATION:

500 Foot School Zone:	NO
Airport Hazard Area:	400' Height Limit Above Elevation 790
Alley:	NO
Building and Safety Branch Office:	VN
Building Line Setback:	NO
Census Tract:	1396.00
City Street R/W:	NO
City Walk R/W:	NO
Coastal Zone Conservation Act:	NO
Community Design Overlay District:	NO
Community Noise Equiv. Level:	NO
Compacted Filled Ground:	NO
Division of Land:	NO
Division of Land Exemption:	NO
Earthquake-Induced Landslide Area:	NO
Earthquake-Induced Liquefaction Area:	YES
Easement:	NO
Energy Zone:	9
Environmentally Sensitive Area:	NO
Fire District:	2
Front Yard Setback:	NO
Future Street:	NO
GPI Plan Route Office:	NO
High Wind Area:	NO
Highway Dedication:	NO
Hillside Street:	NO
Lot Cut Date:	PRIOR-07/29/1962

Lot Size:	NO
Lot Type:	NO
Methane Hazard Site:	NO
Nat. Water Course:	NO
Near Source Zone Distance:	9.3
Oil Well Area:	NO
Parcel Area (sqft):	41153.70
Parcel Map Exemption:	NO
Parking District:	NO
Parking Layout:	NO
Private Street:	NO
Read Yard Setback:	NO
Side Yard Setback:	NO
Thomas Brothers Map Grid:	561-C3
Vacated Street/Alley:	NO
Vehicular Access Waived:	NO

4. CITY DOCUMENTS ASSOCIATED WITH PARCEL:

Affidavit:	AF-89-1515797-BS
	AF-89-1383474
	AF-91-810223-MB
	AF-91-1640018-PA
BZA:	BZA-4157
Community Development Block Grant:	BID-ENCINO COMMONS
City Planning Case(s):	CPC-1990-417-ZC
	CPC-1993-521
	CPC-1999-1-SP
	CPC-2006-8060-ZC
	CPC-2008-3125-CA
	CPC-25333

	CPC-26155-A
	CPC-30661-SPE
	CPC-1985-382
	CPC-30662
	CPC-1983-521
	CPC-1983-448
	CPC-11708
	CPC-30663-HD
	CPC-1985-381
DTRM:	DIR-2003-3886-SPP
	DIR-2013-456-SPP
	DIR-2013-139-SPP
	DIR-2012-984-SPP
	DIR-2012-3422-SPP
	DIR-2011-1121-SPP
	DIR-2005-5823-SPP
	DIR-2005-4450-SPP
	DIR-2004-2974-SPP
	DIR-2003-7228-SPP
	DIR-2003-5552-SPP
	DIR-2002-6578-SPP
	DIR-2002-5349-SPP
	DIR-2002-2561-SPP
	DIR-2002-1226-SPP
	DIR-2000-3447-PP
Ordinance:	ORD-119865
	ORD-147593
	ORD-153853
	ORD-158865
	[illegible]

	ORD-166532
	ORD-166560
	ORD-171240
	ORD-174052
	ORD-59574
Specific Plan Area:	APCSV-2000-3444-SPE
	Ventura / Cahuenga Boulevard Corridor
Zoning Administrator's Case(s):	ZA-1990-818-CUB-LT
	ZA-2012-1887-CUB
	ZA-2002-5967-SPP
	ZA-2010-3412-ZV
	ZA-1989-811-ZV-YV
	ZA-2014-4390-CUB
	ZA-1991-1167-ZV

5. OTHER PARCEL RELATED INFORMATION:

Seismic Gas Shut Off Valve Installed:	17401 W VENTURA BLVD B13

RECORDING REQUESTED BY
WHEN RECORDED MAIL TO: 1 5 5 2 5 7 2 3 5
SECURITY PACIFIC DEVELOPMENT CO.

(Name) Attn: Jim Rupp

(Address) 333 S. Hope St. 11th-71
Los Angeles, CA 90071

92 2240961

FEE $14 L
4

SPACE ABOVE FOR RECORDER

COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL

The undersigned hereby certify that I am (we are) the owners of the hereinafter legally described real property located in the City of Los Angeles, County of Los Angeles, State of California:

SEE ATTACHED
(Legal Description)

as filed in Book 31, Page(s) 62-70, as per map(s) recorded in the Office of the County Recorder, which property is located and commonly known as:

[illegible] Barbara Ave [illegible] CA [illegible]
(Street Address)

We hereby agree and covenant with the City of Los Angeles that the above legally described real property shall be held as one parcel and no portion shall be sold separately unless a legal application for a division of land is submitted to and approved by the City of Los Angeles.

This covenant and agreement is executed for the purpose of establishing the boundaries of Parcel B, in accordance with Parcel Map Exemption No. 5719 as regulated by Section 17.50 of the Los Angeles Municipal Code.

This covenant and agreement shall run with the land and be binding upon any future owners, encumbrances, their successors, heirs or assigns and shall continue in effect unless otherwise released by authority of the Advisory Agency of the City of Los Angeles.

Dated this 8th day of October 1992.

James Rupp
(Signature)
JAMES RUPP
SENIOR VICE PRESIDENT
(Signature)
SECURITY PACIFIC DEVELOPMENT CO.

(Signature)

Approved for recording by G. Rabb
(Department of City Planning)

District Map VN 118129 CD 11

Date: 11-23-92 3-18-94

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

ss.

On this 8th day of October, in the year 1992, before me, the undersigned, a Notary Public in and for said State personally appeared James M. Rupp [illegible] Security Pacific Development [illegible]

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person ___ whose name ___ subscribed to the within instrument, and acknowledged to me that ___ he ___ executed it.

WITNESS my hand on official seal.

Notary Public In and For said State

Return 7955
Box 3-4 17

CP-1844 (09/90)

1 5 5 2 5 0 2 3 6

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
31 MIN. PAST 11 AM DEC 1 1992

State of California)
)
County of Los Angeles)

On October 1992 before me, Marie Parsin Notary Public,
personally appeared [illegible]

personally known to me ~~(or proved to me on the basis of satisfactory evidence)~~ to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Marie Parsin

OFFICIAL SEAL
MARIE PARSIN
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires April 2, 1993

BLC SURVEYING, INC.
BOUNDARY • LAYOUT • CONSTRUCTION SURVEYING

CIVIL ENGINEERING
LAND & CONSTRUCTION SURVEYING

1145 Artesia Blvd.
Suite 202
Manhattan Beach, CA 90266
(310) 379-6488
FAX: (310) 379-2177
October 14, 1992

PARCEL B:

THAT PORTION OF LOTS 3 AND 4 IN BLOCK 17 OF TRACT NO. 2955, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS SHOWN ON THE MAP RECORDED IN BOOK 31 PAGES 62 THROUGH 70 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 11 OF TRACT NO. 21455 AS SHOWN ON THE MAP RECORDED IN BOOK 645, PAGES 70 THROUGH 72 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THENCE NORTH 00 DEGREES 03' 09" WEST 10.48 FEET ALONG THE WESTERLY LINE OF SAID LOT 11; THENCE NORTH 80 DEGREES 41' 31" WEST 148.80 FEET TO THE WESTERLY LINE OF SAID LOT 3; THENCE NORTH 00 DEGREES 03' 09" WEST 1.52 FEET ALONG SAID LAST MENTIONED WESTERLY LINE TO THE SOUTHEAST CORNER OF LOT 5 OF SAID TRACT NO. 21455; THENCE NORTH 80 DEGREES 05' 30" WEST 200.00 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 5 AND THE WESTERLY PROLONGATION OF SAID SOUTHERLY LINE TO A LINE THAT IS PARALLEL WITH THE WESTERLY LINE OF SAID LOT 3; THENCE SOUTH 00 DEGREES 03' 09" EAST 382.04 FEET TO THE SOUTHERLY LINE OF SAID LOT 4; THENCE SOUTH 80 DEGREES 05' 30" EAST 468.07 FEET ALONG THE SOUTHERLY LINES OF SAID LOTS 3 AND 4 TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 00 DEGREES 03' 15" WEST 371.63 FEET ALONG THE EASTERLY LINE OF SAID LOT 3 TO THE SOUTHERLY LINE OF SAID LOT 11; THENCE NORTH 80 DEGREES 05' 28" WEST 119.00 FEET ALONG SAID LAST MENTIONED SOUTHERLY LINE TO THE POINT OF BEGINNING.

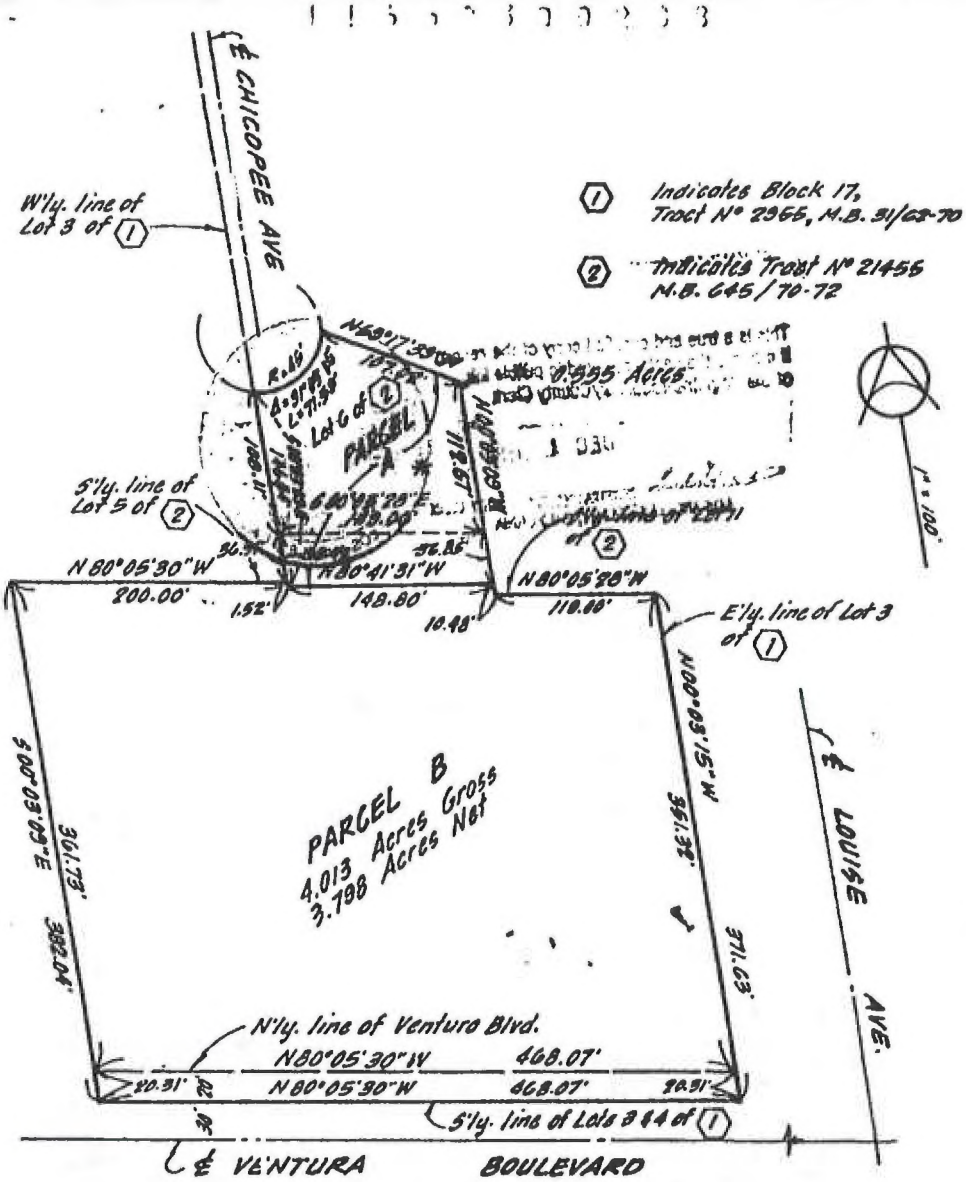
CONTAINS AN AREA OF 4.013 ACRES MORE OR LESS.

SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY AND EASEMENTS, IF ANY, OF RECORD.

LEGAL OK
RN 10-19-92

NORMAN S. GREEN, LS 5909

Exp. 12-31-92
No. 5909



PREPARED BY
BLC SURVEYING, INC.
MANHATTAN BEACH, CA.
DATE : 10-6-92

SKETCH TO ACCOMPANY
A
LEGAL DESCRIPTION
PROPOSED PARCELS A&B

This is a true and certified copy of the record if it bears the seal, imprinted in purple ink, of the Registrar-recorder/County Clerk

DEC 1 1992

REGISTRAR-RECORDER/COUNTY CLERK
LOS ANGELES COUNTY, CALIFORNIA

REGISTRAR-RECORDER/COUNTY CLERK
COUNTY OF LOS ANGELES CALIFORNIA

Jay Backstrom
(Address)
17404 Ventura Blvd Suite
Encino Ca 91316

92-1734542

FEE $14 P
4

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING

The undersigned hereby certify that we are the owners of the hereinafter legally described real property located in the City of Los Angeles, State of California.

PART Lot 3 & 4, BLOCK 17, Tract 2955 Dist. Map 171B129
(Legal Description)
Census tract 1393 (SEE ATTACHED) EXHIBIT A

as recorded in Book 31, Page 62-70, Records of Los Angeles County, which property is located and known as 17401 VENTURA BL. STE A-1 (street address)

And in consideration of the City of Los Angeles allowing SH Impregnator Manufactured by Miracle Sealant to be used to satisfy the slip resistant floor surface requirement contained in Title 24 of California Code

on said property, we do hereby covenant and agree to and with said City to Maintain said floor as slip resistant through application of SH Impregnator floor treatment in accordance with the Manufacturer specification

This covenant and agreement shall run all of the above described land and shall be binding upon ourselves, and future owners, encumbrancers, their successors, heirs or assignees and shall continue in effect until released by the authority of the Superintendent of Building of the City of Los Angeles upon submittal of request, applicable fees and evidence that this Covenant and agreement is no longer required by law.

SIGNATURES MUST BE NOTARIZED

Owner's Name (Print or Type)

Signature of owner David H. Helpern, Chairman (Sign)

{ Two Officer's Signatures Required for Corporations } Joan W. Helpern Pres. (Sign)

Name of Corporation Joanie David Helpern, INC.

Dated this 16 day of September 1992

FEB 14 1996

(NOTARIZATION FOR INDIVIDUAL)

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } SS.

On this _____ day of _____ in the year _____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____

_____

_____

_____

personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the instrument and acknowledged that he (she or they) executed it

WITNESS my hand and official seal

(NOTARIZATION FOR CORPORATION)

STATE OF ~~CALIFORNIA~~ New York
COUNTY OF ~~LOS ANGELES~~ New York } SS.

On this 16 day of September in the year 1992 before me, the undersigned, a Notary Public in and for said County and State, personally appeared David Helpern and Joan Helpern and _____, personally known to me or proved to me on the basis of satisfactory evidence to be the persons who executed the within instrument as the President and ~~Secretary~~ Chairman on behalf of the Corporation therein named and acknowledged to me that such Corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors

WITNESS my hand and official seal

MICHAEL J. LICHTENSTEIN
Notary Public, State of New York
No. 60-4912569
Certificate Filed In Westchester Co.
Commission Expires Oct. 19, 1995

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
1 MIN. PAST 1 P.M. SEP 17 1992

PLT ON MAP

MUST BE APPROVED BY Dept. of Building & Safety prior to recording

APPROVED BY A. Mory 9-17-92

FOR DEPARTMENT USE ONLY

Branch Office V.N.

District Map 171 B 129

Affidavit Number AF 92-1734542 (HB)

Entered on Map By ART F. TAGATAC Date 11/31/96

B & S Corp. 1 (82 96)

4 2 2 0 0 8 0 0 7 0 9 9

89-1383474

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THAT PORTION OF LOT 3 IN BLOCK 17 OF TRACT NO. 2955, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31 PAGES 62 TO 70 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID LOT, DISTANT THEREON NORTH 80 DEGREES 05 MINUTES 30 SECONDS WEST 119.00 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LOT; THENCE ALONG SAID SOUTHERLY LINE NORTH 80 DEGREES 05 MINUTES 30 SECONDS WEST 129.04 FEET TO A POINT IN SAID SOUTHERLY LINE, DISTANT THEREON SOUTH 80 DEGREES 05 MINUTES 30 SECONDS EAST 20.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE PARALLEL WITH THE WESTERLY LINE OF SAID LOT NORTH 00 DEGREES 03 MINUTES 30 SECONDS WEST 212.00 FEET; THENCE PARALLEL WITH SAID SOUTHERLY LINE, SOUTH 80 DEGREES 05 MINUTES 30 SECONDS EAST 129.04 FEET TO A POINT IN A STRAIGHT LINE WHICH EXTENDS NORTHERLY FROM THE POINT OF BEGINNING TO A POINT IN THE NORTHERLY LINE OF SAID LOT, DISTANT ALONG SAID NORTHERLY LINE NORTH 80 DEGREES 05 MINUTES 30 SECONDS WEST 119.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT; THENCE ALONG SAID DESCRIBED LINE SOUTH 00 DEGREES 03 MINUTES 30 SECONDS EAST 212.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE EASTERLY 15.00 FEET THEREOF.

PARCEL 2:

THAT PORTION OF LOT 4, IN BLOCK 17 OF TRACT 2955, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED BOOK 31 PAGES 62 TO 70 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 4; THENCE ALONG THE EASTERLY LINE OF SAID LOT, NORTH 00 DEGREES 03 MINUTES 30 SECONDS WEST 302.04 FEET TO THE NORTHEAST CORNER OF THE LAND DESCRIBED IN THE DEED TO PEARL L. BRENIZER, RECORDED IN BOOK 3570 PAGE 7, OFFICIAL RECORDS; THENCE ALONG THE NORTHERLY LINE OF THE LAND SO DESCRIBED NORTH 80 DEGREES 05 MINUTES 30 SECONDS WEST 100 FEET; THENCE PARALLEL WITH THE EAST LINE OF SAID LOT 4, SOUTH 00 DEGREES 03 MINUTES 30 SECONDS EAST 302.04 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT; THENCE ALONG SAID SOUTH LINE, SOUTH 80 DEGREES 05 MINUTES 30 SECONDS EAST 100 FEET TO THE POINT OF BEGINNING.

Fred Hardy 27 Aug 84

4 2 2 0 0 8 0 0 1 0 0

89-1383471

PARCEL 3:

THAT PORTION OF LOT 4, IN BLOCK 17 OF TRACT 2955, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31 PAGES 62 TO 70 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID LOT 4, DISTANT WESTERLY THEREON 100 FEET FROM THE SOUTHEAST CORNER THEREOF, SAID POINT BEING THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN THE DEED TO LEONARD WILLIAMS, RECORDED IN BOOK 5355 PAGE 132, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE WESTERLY LINE OF SAID LAND OF WILLIAMS, NORTH 00 DEGREES 03 MINUTES 30 SECONDS WEST 382.04 FEET TO THE NORTHWEST CORNER OF SAID LAND OF WILLIAMS, BEING IN THE NORTHERLY LINE OF THE LAND DESCRIBED IN DEED TO PEARL L. BRENIZER, RECORDED IN BOOK 3570 PAGE 7, OFFICIAL RECORDS; THENCE ALONG SAID NORTHERLY LINE OF BRENIZER, NORTH 80 DEGREES 05 MINUTES 30 SECONDS WEST 100 FEET; THENCE PARALLEL WITH THE WESTERLY LINE OF SAID LAND OF WILLIAMS, SOUTH 00 DEGREES 03 MINUTES 30 SECONDS EAST 382.04 FEET TO THE SOUTHERLY LINE OF SAID LOT 4; THENCE ALONG SAID SOUTHERLY LINE OF LOT 4, SOUTH 80 DEGREES 03 MINUTES 30 SECONDS EAST 100 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

THE EASTERLY 119 FEET, FRONT AND REAR, OF LOT 3, BLOCK 17 OF TRACT NO. 2955, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31, PAGE 62 ET SEQ. OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WITHIN THE BOUNDARIES OF TRACT NO. 21455, AS PER MAP RECORDED IN BOOK 645, PAGES 70, 71 AND 72 OF MAPS, IN SAID OFFICE OF THE COUNTY RECORDER.

PARCEL 5:

LOT 3 BLOCK 17 OF TRACT NO. 2955, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31, PAGES 62 TO 70 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE EASTERLY 119 FEET, MEASURED ALONG THE FRONT AND REAR LINES OF SAID LOT.

ALSO EXCEPT THE NORTHERLY 370 FEET OF SAID LOT.

ALSO EXCEPT FROM SAID LAND THAT PORTION DESCRIBED IN THE DEED TO ALBERT P. GABELDON AND OTHERS RECORDED ON JULY 22, 1955, AS INSTRUMENT NO. 2399, IN BOOK 48435, PAGE 179, OFFICIAL RECORDS OF SAID COUNTY AND THEREIN DESCRIBED AS FOLLOWS:

1 2 2 0 0 8 0 0 1 0 1

89-138374

"BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID LOT, DISTANT THEREON NORTH 80 DEGREES 05 MINUTES 30 SECONDS WEST 119.00 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LOT; THENCE ALONG SAID SOUTHERLY LINE NORTH 80 DEGREES 05 MINUTES 30 SECONDS WEST 129.04 FEET TO A POINT IN SAID SOUTHERLY LINE, DISTANT THEREON SOUTH 80 DEGREES 05 MINUTES 30 SECONDS EAST 20.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE PARALLEL WITH THE WESTERLY LINE OF SAID LOT, NORTH 00 DEGREES 03 MINUTES 30 SECONDS WEST 212.00 FEET; THENCE PARALLEL WITH SAID SOUTHERLY LINE, SOUTH 80 DEGREES 05 MINUTES 30 SECONDS EAST 127.04 FEET TO A POINT IN A STRAIGHT LINE WHICH EXTENDS NORTHERLY FROM THE POINT OF BEGINNING TO A POINT IN THE NORTHERLY LINE OF SAID LOT, DISTANT ALONG SAID NORTHERLY LINE NORTH 88 DEGREES 06 MINUTES 30 SECONDS WEST 129.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT; THENCE ALONG SAID DESCRIBED LINE, SOUTH 00 DEGREES 00 MINUTES 30 SECONDS EAST 212.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE EASTERLY 15.00 FEET THEREOF."

Legal
Title 25 Aug 89

This is a true and certified copy of the record
If it bears the seal, imprinted in purple ink,
of the Registrar-recorder/County Clerk

SEP. 17 1992

REGISTRAR-RECORDER/COUNTY CLERK
LOS ANGELES COUNTY, CALIFORNIA

Recording requested by
and mail to:

Bruce Miller & Assoc
(Name)

6139 Yarmouth Av
(Address)
Reseda CA 91335

91-1640018

6 3 0 0 8 0 0 3

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

31 MIN. PAST 8 A.M. OCT 17 1991

FEE $14 Z
4

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COVENANT AND AGREEMENT TO PROVIDE PARKING ATTENDANT

The undersigned hereby certify that we are the owners of the hereinafter legally described real property located in the City of Los Angeles, State of California.

(See Attached)
(Legal Description)

as recorded in Book _____, Page _____, Records of Los Angeles County, which property is located and known as: 17401 Ventura Blvd.

Encino, California 91636 (street address).

And, that in consideration of the issuance of a building permit by the City of Los Angeles for which the required parking is allowed to be provided in a tandem arrangement as regulated by Section 12.21-A, 5(h) of the Los Angeles Municipal Code, the undersigned do hereby covenant and agree with said City that the parking will be supervised by an attendant at such times as the building for which the tandem parking is being provided is in active operation.

This covenant and agreement shall run all of the above described land and shall be binding upon ourselves, and future owners, encumbrancers, their successors, heirs or assignees and shall continue in effect until released by the authority of the Superintendent of Building of the City of Los Angeles upon submittal of request, applicable fees and evidence that this Covenant and agreement is no longer required by law.

SIGNATURES MUST BE NOTARIZED

Owner's Name SECURITY PACIFIC NATIONAL BANK
(Please type or print)

Signature of owner _____ VP (Sign)
Doane J. Liu, VP

{ Two Officer's Signatures Required for Corporations } _____ (Sign)
James M. Rupp, Senior Vice President

Name of Corporation Security Pacific Development Company

Dated this 16th day of October 19 91

(NOTARIZATION FOR INDIVIDUAL)

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } SS.

On this _____ day of _____ in the year 1991, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____

_____

_____

_____, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this Instrument and acknowledged that he (she or they) executed it.

WITNESS my hand and official seal.

10-21-91

(NOTARIZATION FOR CORPORATION)

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } SS.

On this 16th day of October in the year 1991, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____
Doane J. Liu and
James M. Rupp, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within Instrument as the Vice President and as the Senior Vice President Secretary on behalf of the Corporation therein named and acknowledged to me that such Corporation executed the within Instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

OFFICIAL SEAL
MARIE PARAN
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires April 2, 1993

Marie Paran

MUST BE APPROVED BY
Dept. of Building & Safety
prior to recording

APPROVED BY _____
Plan Checker

Entered on Map By _____ Date 10/17/91

11-9-94 AFTER RECORDING

FOR DEPARTMENT USE ONLY

Branch Office V.N.

District Map 171 B 129

Affidavit Number _____

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THAT PORTION OF LOT 3 IN BLOCK 17 OF TRACT NO. 2955, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31 PAGES 62 TO 70 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID LOT, DISTANT THEREON NORTH 80 DEGREES 05 MINUTES 30 SECONDS WEST 119.00 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LOT; THENCE ALONG SAID SOUTHERLY LINE NORTH 80 DEGREES 05 MINUTES 30 SECONDS WEST 129.04 FEET TO A POINT IN SAID SOUTHERLY LINE, DISTANT THEREON SOUTH 80 DEGREES 05 MINUTES 30 SECONDS EAST 20.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE PARALLEL WITH THE WESTERLY LINE OF SAID LOT NORTH 00 DEGREES 03 MINUTES 30 SECONDS WEST 212.00 FEET; THENCE PARALLEL WITH SAID SOUTHERLY LINE, SOUTH 80 DEGREES 05 MINUTES 30 SECONDS EAST 129.04 FEET TO A POINT IN A STRAIGHT LINE WHICH EXTENDS NORTHERLY FROM THE POINT OF BEGINNING TO A POINT IN THE NORTHERLY LINE OF SAID LOT, DISTANT ALONG SAID NORTHERLY LINE NORTH 80 DEGREES 05 MINUTES 30 SECONDS WEST 119.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT; THENCE ALONG SAID DESCRIBED LINE SOUTH 00 DEGREES 03 MINUTES 30 SECONDS EAST 212.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE EASTERLY 15.00 FEET THEREOF.

PARCEL 2:

THAT PORTION OF LOT 4, IN BLOCK 17 OF TRACT 2955, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED BOOK 31 PAGES 62 TO 70 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 4; THENCE ALONG THE EASTERLY LINE OF SAID LOT, NORTH 00 DEGREES 03 MINUTES 30 SECONDS WEST 382.04 FEET TO THE NORTHEAST CORNER OF THE LAND DESCRIBED IN THE DEED TO PEARL L. BRENIZER, RECORDED IN BOOK 3570 PAGE 7, OFFICIAL RECORDS; THENCE ALONG THE NORTHERLY LINE OF THE LAND SO DESCRIBED NORTH 80 DEGREES 05 MINUTES 30 SECONDS WEST 100 FEET; THENCE PARALLEL WITH THE EAST LINE OF SAID LOT 4, SOUTH 00 DEGREES 03 MINUTES 30 SECONDS EAST 382.04 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT; THENCE ALONG SAID SOUTH LINE, SOUTH 80 DEGREES 05 MINUTES 30 SECONDS EAST 100 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PORTION OF LOT 4, IN BLOCK 17 OF TRACT 2955, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31 PAGES 62 TO 70 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID LOT 4, DISTANT WESTERLY THEREON 100 FEET FROM THE SOUTHEAST CORNER THEREOF, SAID POINT BEING THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN THE DEED TO LEONARD WILLIAMS, RECORDED IN BOOK 5355 PAGE 132, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE WESTERLY LINE OF SAID LAND OF WILLIAMS, NORTH 00 DEGREES 03 MINUTES 30 SECONDS WEST 382.04 FEET TO THE NORTHWEST CORNER OF SAID LAND OF WILLIAMS, BEING IN THE NORTHERLY LINE OF THE LAND DESCRIBED IN DEED TO PEARL L. BRENIZER, RECORDED IN BOOK 3570 PAGE 7, OFFICIAL RECORDS; THENCE ALONG SAID NORTHERLY LINE OF BRENIZER, NORTH 80 DEGREES 05 MINUTES 30 SECONDS WEST 100 FEET; THENCE PARALLEL WITH THE WESTERLY LINE OF SAID LAND OF WILLIAMS, SOUTH 00 DEGREES 03 MINUTES 30 SECONDS EAST 382.04 FEET TO THE SOUTHERLY LINE OF SAID LOT 4; THENCE ALONG SAID SOUTHERLY LINE OF LOT 4, SOUTH 80 DEGREES 03 MINUTES 30 SECONDS EAST 100 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

THE EASTERLY 119 FEET, FRONT AND REAR, OF LOT 3, BLOCK 17 OF TRACT NO. 2955, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31, PAGE 62 ET SEQ. OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WITHIN THE BOUNDARIES OF TRACT NO. 21455, AS PER MAP RECORDED IN BOOK 645, PAGES 70, 71 AND 72 OF MAPS, IN SAID OFFICE OF THE COUNTY RECORDER.

PARCEL 5:

LOT 3 BLOCK 17 OF TRACT NO. 2955, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31, PAGES 62 TO 70 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE EASTERLY 119 FEET, MEASURED ALONG THE FRONT AND REAR LINES OF SAID LOT.

ALSO EXCEPT THE NORTHERLY 370 FEET OF SAID LOT.

ALSO EXCEPT FROM SAID LAND THAT PORTION DESCRIBED IN THE DEED TO ALBERT P. GABELDON AND OTHERS RECORDED ON JULY 22, 1955, AS INSTRUMENT NO. 2399, IN BOOK 48435, PAGE 179, OFFICIAL RECORDS OF SAID COUNTY AND THEREIN DESCRIBED AS FOLLOWS:

"BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID LOT, DISTANT THEREON NORTH 80 DEGREES 05 MINUTES 30 SECONDS WEST 119.00 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LOT; THENCE ALONG SAID SOUTHERLY LINE NORTH 80 DEGREES 05 MINUTES 30 SECONDS WEST 129.04 FEET TO A POINT IN SAID SOUTHERLY LINE, DISTANT THEREON SOUTH 80 DEGREES 05 MINUTES 30 SECONDS EAST 20.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE PARALLEL WITH THE WESTERLY LINE OF SAID LOT, NORTH 00 DEGREES 03 MINUTES 30 SECONDS WEST 212.00 FEET; THENCE PARALLEL WITH SAID SOUTHERLY LINE, SOUTH 80 DEGREES 05 MINUTES 30 SECONDS EAST 129.04 FEET TO A POINT IN A STRAIGHT LINE WHICH EXTENDS NORTHERLY FROM THE POINT OF BEGINNING TO A POINT IN THE NORTHERLY LINE OF SAID LOT, DISTANT ALONG SAID NORTHERLY LINE NORTH 80 DEGREES 05 MINUTES 30 WEST 119.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT; THENCE ALONG SAID DESCRIBED LINE, SOUTH 00 DEGREES 03 MINUTES 30 MINUTES 30 SECONDS EAST 212.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE EASTERLY 15.00 FEET THEREOF."

7 3 3 0 0 8 0 0 3 9 2

This is a true and certified copy of the record if it bears the seal, imprinted in purple ink, of the Registrar-Recorder.

OCT 17 1991

REGISTRAR-RECORDER
LOS ANGELES COUNTY, CALIFORNIA

REGISTRAR-RECORDER LOS ANGELES COUNTY • CALIFORNIA •

RECORDING REQUESTED BY

TICOR TITLE INSURANCE

AND WHEN RECORDED MAIL TO

John J. Busillo, Esq.
Kaye, Scholer, Fierman,
Hays & Handler
425 Park Avenue
New York, New York 10022

89-1383479

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
31 MIN. PAST 11 A.M. AUG 29 1989

FEE $9 M
3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

Aero Acquisition Corp.
c/o Matra Aerospace, Inc.
Suite 101
Crystal City Gateway IV
1213 Jefferson Davis Highway
Arlington, Virginia 22202

DOCUMENTARY TRANSFER TAX $ 12,967.00
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,
OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT TIME OF SALE.
Signature of Declarant or Agent determining tax. Firm Name

Corporation Quitclaim Deed

(46)

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, FAIRCHILD INDUSTRIES, INC. (successor in interest to Fairchild Engine and Airplane Corporation, a Maryland corporation, and Fairchild Industries, Inc., a Maryland corporation)

a corporation organized under the laws of the state of Delaware

hereby REMISES, RELEASES AND QUITCLAIMS to AERO ACQUISITION CORP., a corporation organized under the laws of the State of Delaware

the following described real property in the County of Los Angeles, State of California:

See Exhibit A annexed hereto and made a part hereof.

A.I.N. 4153-17-344

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its Vice President and Secretary thereunto duly authorized.

Dated: August 25, 1989

FAIRCHILD INDUSTRIES, INC.

By [signature] Vice President

By [signature] Secretary

STATE OF ~~CALIFORNIA~~ NEW YORK
COUNTY OF NEW YORK } SS.

On August 25, 1989 before me, the undersigned, a Notary Public in and for said State, personally appeared Donald Baker known to me to be the Vice President, and John D. Jackson known to me to be Secretary of the Corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within Instrument pursuant to its bylaws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature [signature]
CARYN D. ISRAEL
Name (Typed or Printed)

CARYN D. ISRAEL
Notary Public, State of New York
No. 31-4653973
Qualified in New York County 90
Commission Expires March 31, 19

Title Order No. Escrow or Loan No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA

EXHIBIT "A"

DESCRIPTION:

PARCEL 1:

THE EAST 2 ACRES OF THE WEST 12.5 ACRES OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 14 WEST, OF THE RANCHO SAUSAL REDONDO, AS SHOWN ON MAP OF PARTITION OF PROPERTY FORMERLY OF THE REDONDO LAND COMPANY, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SUBDIVIDED BY JAMES F. TOWELL, ET AL, COMMISSIONER, SURVEYED AUGUST 1897 BY L. FRIEL, AND KNOWN AS RECORDER'S FILED MAP NO. 140.

EXCEPTING THEREFROM SUCH PORTIONS AS ARE INCLUDED IN PUBLIC STREET.

ALSO EXCEPT THAT PORTION OF SAID LAND WITHIN ROSECRANS AVENUE, 40 FEET WIDE, AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 63 PAGE 37 OF RECORD OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE PARTITION MAP SHOWING PROPERTY FORMERLY OF THE REDONDO LAND COMPANY FILED ON SEPTEMBER 3, 1897 AS RECORDERS FILED MAP NO. 140, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF AVIATION BOULEVARD, FORMERLY WISEBURN STREET, 40.00 FEET WIDE, WITH THE SOUTH LINE OF SAID NORTH HALF; THENCE WESTERLY ALONG SAID SOUTH LINE 474.53 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST 12.50 ACRES OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTHERLY ALONG SAID EAST LINE 640.79 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF ROSECRANS AVENUE, 40.00 FEET WIDE; THENCE EASTERLY ALONG SAID SOUTHERLY LINE 99.53 FEET, MORE OR LESS, TO THE WEST LINE OF THE EAST 395 FEET OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTHERLY ALONG SAID WEST LINE 150.00 FEET TO THE SOUTHERLY LINE OF THE NORTHERLY 170.00 FEET OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE EASTERLY ALONG SAID SOUTHERLY LINE 203.00 FEET TO THE WESTERLY LINE OF THE EASTERLY 192.00 FEET OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTHERLY ALONG SAID WESTERLY LINE 340.85 FEET, MORE OR LESS. TO THE NORTH LINE OF THE SOUTH 150.00 FEET OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE EASTERLY ALONG SAID NORTH LINE 172.00 FEET TO THE WESTERLY LINE OF SAID AVIATION BOULEVARD, 40.00 FEET WIDE; THENCE SOUTHERLY ALONG SAID WESTERLY LINE 150.00 FEET TO THE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN SAID LAND, EXCEPT THE SOUTHERLY 30 FEET THEREOF AND THE WEST 132 FEET OF THE SOUTHERLY 330 FEET THEREOF, AS RESERVED IN THE DEEDS FROM HAROLD M. LUTHER AND DOROTHY F. LUTHER, HIS WIFE, RECORDED JULY 18, 1947 IN BOOK 24805 PAGE 233, OFFICIAL RECORDS, AND IN BOOK 24766 PAGE 271, OFFICIAL RECORDS.

PARCEL 3:

89-1383479

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA

THE WEST 65 FEET OF THE EAST 395 FEET OF THE SOUTH 150 FEET OF THE NORTH 170 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE PARTITION MAP SHOWING PROPERTY FORMERLY OF THE REDONDO LAND COMPANY, FILED ON SEPTEMBER 3, 1897 AS RECORDER'S FILED MAP NO. 140.

EXCEPT ANY PORTION OF SAID LAND IN PUBLIC STREET.

ALSO EXCEPT THEREFROM AN UNDIVIDED HALF INTEREST IN AND TO ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN SAID LAND, AS RESERVED IN THE DEEDS FROM HAROLD M. LUTHER AND DOROTHY F. LUTHER, HIS WIFE, RECORDED ON JULY 18, 1947 AS INSTRUMENT NO. 398 IN BOOK 24805 PAGE 230 OF OFFICIAL RECORDS OF SAID COUNTY, AND AS INSTRUMENT NO. 899 IN BOOK 24766 PAGE 271, OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 4:

THE WEST THREE-FIFTHS OF THE EAST 5 ACRES OF THE WEST 12.5 ACRES OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PARTITION MAP SHOWING PROPERTY FORMERLY OF THE REDONDO LAND COMPANY, FILED ON SEPTEMBER 3, 1897 AS RECORDER'S FILED MAP NO. 140 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND WHICH LIES NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID SECTION; THENCE SOUTH 89 DEGREES 58 MINUTES 45 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID SECTION, A DISTANCE OF 906.76 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 15 SECONDS WEST 50.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE EASTERLY IN A DIRECT LINE 280.29 FEET TO THE INTERSECTION OF THE EASTERLY LINE OF THE WEST 10.5 ACRES OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION WITH THE SOUTHERLY LINEL OF THE NORTHERLY 53 FEET OF SAID SECTION.

89-1363479

Recording requested by and mail to:
SECURITY PACIFIC
~~DEVELOPMENT CO. ATTN: D. LIU~~
333 SO. HOPE STREET H17-70
LOS ANGELES, CA 90071

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
1 MIN.
PAST. 12 P.M. SEP 20 1989

89-1515737

FEE $ 15 0

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING SUPPORT

The undersigned hereby certify that we are the owners of real property located in the City of Los Angeles, State of California that is legally described as follows:

See Attached - Exhibit A
(Legal Description)

as recorded in Book Map Book 31, Page 62/70, Records of Los Angeles County.

This property is located at and is know by the following address: 17421 Ventura Blvd., Encino, CA 91316

In consideration of the issuance by the City of Los Angeles of a building permit for the construction of a building on said property with basement or other walls designed to provide support to the footings of adjacent buildings or structures, we, the owners, do hereby covenant and agree to and with said City to maintain such support. The existing foundation to be supported is located as shown on the attached drawing. This foundation is located on the property that legally described

as recorded in Book Map book 31 (Exhibit B), Page 62/70, of Records of Los Angeles County

and is known by the address of 17449 Ventura Blvd., Encino, CA 91316

This covenant and agreement shall run all of the above described land and shall be binding upon ourselves, and future owners, encumbrancers, their successors, heirs or assignees and shall continue in effect until released by the authority of the Superintendent of Building of the City of Los Angeles upon submittal of request, applicable fees and evidence that this Covenant and agreement is no longer required by law.

SIGNATURES MUST BE NOTARIZED

Owner's Name: SECURITY PACIFIC DEVELOPMENT CO.
(Please type or print)

Signature of owner: Helvin T. Andrews, President (Sign)

{ Two Officer's Signatures Required for Corporations

Doane Liu, Vice President (Sign)

Name of Corporation: SECURITY PACIFIC DEVELOPMENT CO.

Dated this 20th day of September 1989

NOTARIZATION FOR INDIVIDUAL(S)

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } SS.

On this _____ day of _____ in the year _____ before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____

personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged that he (she or they) executed it.

WITNESS my hand and official seal.

NOTARIZATION FOR CORPORATION

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } SS.

On this 20th day of September in the year 1989, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Helvin T. Andrews and Doane Liu personally known to me or proved to me on the basis of satisfactory evidence to be the persons who executed the within instrument as the President and as the Vice President Secretary on behalf of the Corporation therein named and acknowledged to me that such Corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

OFFICIAL SEAL
LYNESE S. WILLIAMS
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires May 22, 1992

MUST BE APPROVED BY Dept. of Building & Safety prior to recording

APPROVED BY _____

Date _____ Time _____

FOR DEPARTMENT USE ONLY

Branch Office VN

District Map 171B129

Affidavit Number

2

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THAT PORTION OF LOT 3 IN BLOCK 17 OF TRACT NO. 2955, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31 PAGES 62 TO 70 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID LOT, DISTANT THEREON NORTH 80 DEGREES 05 MINUTES 30 SECONDS WEST 119.00 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LOT; THENCE ALONG SAID SOUTHERLY LINE NORTH 80 DEGREES 05 MINUTES 30 SECONDS WEST 129.04 FEET TO A POINT IN SAID SOUTHERLY LINE, DISTANT THEREON SOUTH 80 DEGREES 05 MINUTES 30 SECONDS EAST 20.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE PARALLEL WITH THE WESTERLY LINE OF SAID LOT NORTH 00 DEGREES 03 MINUTES 30 SECONDS WEST 212.00 FEET; THENCE PARALLEL WITH SAID SOUTHERLY LINE, SOUTH 80 DEGREES 05 MINUTES 30 SECONDS EAST 129.04 FEET TO A POINT IN A STRAIGHT LINE WHICH EXTENDS NORTHERLY FROM THE POINT OF BEGINNING TO A POINT IN THE NORTHERLY LINE OF SAID LOT, DISTANT ALONG SAID NORTHERLY LINE NORTH 80 DEGREES 05 MINUTES 30 SECONDS WEST 119.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT; THENCE ALONG SAID DESCRIBED LINE SOUTH 00 DEGREES 03 MINUTES 30 SECONDS EAST 212.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE EASTERLY 15.00 FEET THEREOF.

PARCEL 2:

THAT PORTION OF LOT 4, IN BLOCK 17 OF TRACT 2955, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED BOOK 31 PAGES 62 TO 70 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 4; THENCE ALONG THE EASTERLY LINE OF SAID LOT, NORTH 00 DEGREES 03 MINUTES 30 SECONDS WEST 382.04 FEET TO THE NORTHEAST CORNER OF THE LAND DESCRIBED IN THE DEED TO PEARL L. BRENNIER, RECORDED IN BOOK 3570 PAGE 7, OFFICIAL RECORDS; THENCE ALONG THE NORTHERLY LINE OF THE LAND SO DESCRIBED NORTH 80 DEGREES 05 MINUTES 30 SECONDS WEST 100 FEET; THENCE PARALLEL WITH THE EAST LINE OF SAID LOT 4, SOUTH 00 DEGREES 03 MINUTES 30 SECONDS EAST 382.04 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT; THENCE ALONG SAID SOUTH LINE, SOUTH 80 DEGREES 05 MINUTES 30 SECONDS EAST 100 FEET TO THE POINT OF BEGINNING.

89-1515797 Aug 89

PARCEL 3:

THAT PORTION OF LOT 4, IN BLOCK 17 OF TRACT 2955, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31 PAGES 62 TO 70 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID LOT 4, DISTANT WESTERLY THEREON 100 FEET FROM THE SOUTHEAST CORNER THEREOF, SAID POINT BEING THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN THE DEED TO LEONARD WILLIAMS, RECORDED IN BOOK 5355 PAGE 132, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE WESTERLY LINE OF SAID LAND OF WILLIAMS, NORTH 00 DEGREES 03 MINUTES 30 SECONDS WEST 382.04 FEET TO THE NORTHWEST CORNER OF SAID LAND OF WILLIAMS, BEING IN THE NORTHERLY LINE OF THE LAND DESCRIBED IN DEED TO PEARL L. BRENIZER, RECORDED IN BOOK 3570 PAGE 7, OFFICIAL RECORDS; THENCE ALONG SAID NORTHERLY LINE OF BRENIZER, NORTH 80 DEGREES 05 MINUTES 30 SECONDS WEST 100 FEET; THENCE PARALLEL WITH THE WESTERLY LINE OF SAID LAND OF WILLIAMS, SOUTH 00 DEGREES 03 MINUTES 30 SECONDS EAST 382.04 FEET TO THE SOUTHERLY LINE OF SAID LOT 4; THENCE ALONG SAID SOUTHERLY LINE OF LOT 4, SOUTH 80 DEGREES 03 MINUTES 30 SECONDS EAST 100 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

THE EASTERLY 119 FEET, FRONT AND REAR, OF LOT 3, BLOCK 17 OF TRACT NO. 2955, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31, PAGE 62 ET SEQ. OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WITHIN THE BOUNDARIES OF TRACT NO. 21455, AS PER MAP RECORDED IN BOOK 645, PAGES 70, 71 AND 72 OF MAPS, IN SAID OFFICE OF THE COUNTY RECORDER.

PARCEL 5:

LOT 3 BLOCK 17 OF TRACT NO. 2955, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31, PAGES 62 TO 70 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE EASTERLY 119 FEET, MEASURED ALONG THE FRONT AND REAR LINES OF SAID LOT.

ALSO EXCEPT THE NORTHERLY 370 FEET OF SAID LOT.

ALSO EXCEPT FROM SAID LAND THAT PORTION DESCRIBED IN THE DEED TO ALBERT P. GABELDON AND OTHERS RECORDED ON JULY 22, 1955, AS INSTRUMENT NO. 2399, IN BOOK 48435, PAGE 179, OFFICIAL RECORDS OF SAID COUNTY AND THEREIN DESCRIBED AS FOLLOWS:

89-1515797

"BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID LOT, DISTANT THEREON NORTH 80 DEGREES 05 MINUTES 30 SECONDS WEST 119.00 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LOT; THENCE ALONG SAID SOUTHERLY LINE NORTH 80 DEGREES 05 MINUTES 30 SECONDS WEST 129.04 FEET TO A POINT IN SAID SOUTHERLY LINE, DISTANT THEREON SOUTH 80 DEGREES 05 MINUTES 30 SECONDS EAST 20.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE PARALLEL WITH THE WESTERLY LINE OF SAID LOT, NORTH 00 DEGREES 03 MINUTES 30 SECONDS WEST 212.00 FEET; THENCE PARALLEL WITH SAID SOUTHERLY LINE, SOUTH 80 DEGREES 05 MINUTES 30 SECONDS EAST 129.04 FEET TO A POINT IN A STRAIGHT LINE WHICH EXTENDS NORTHERLY FROM THE POINT OF BEGINNING TO A POINT IN THE NORTHERLY LINE OF SAID LOT, DISTANT ALONG SAID NORTHERLY LINE NORTH 80 DEGREES 05 MINUTES 30 WEST 119.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT: THENCE ALONG SAID DESCRIBED LINE, SOUTH 00 DEGREES 03 MINUTES 30 MINUTES 30 SECONDS EAST 212.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE EASTERLY 15.00 FEET THEREOF."

Legal 21 Aug 89

89-1515787

5

Lease of 9/7/89

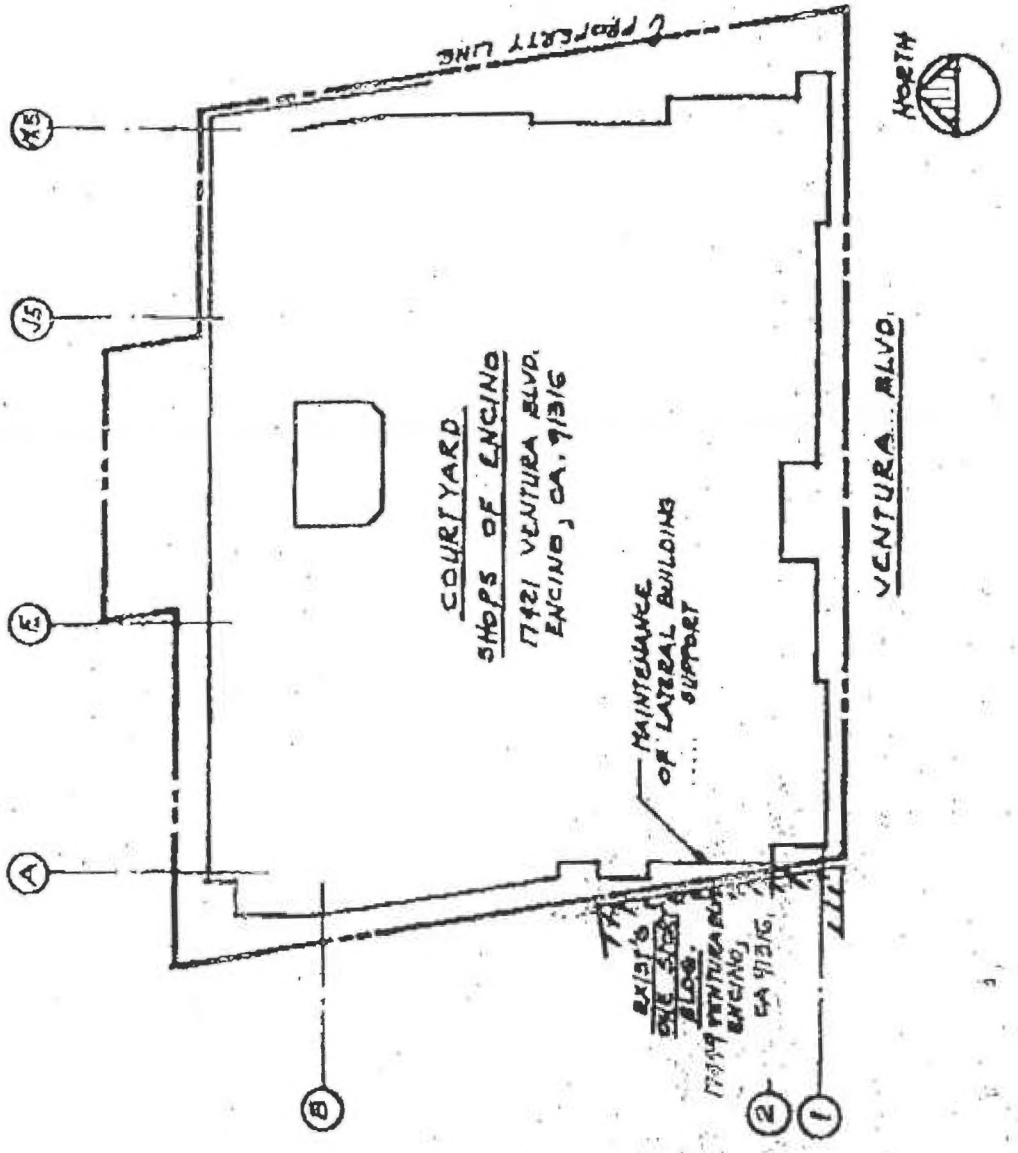
EXHIBIT B

LEGAL DESCRIPTION

The southerly 170 feet, measured along the east line thereof of Lots 4 and 5 in Block 17 of Tract No. 2955, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 31 pages 62 to 70 of Maps, in the Office of the County Recorder of said County, the North line of said land being parallel with the southerly line of said Lot 4.

EXCEPT the easterly 200 feet of Lot 4, measured along and parallel with the northerly line thereof.

89-1515797


PROPERTY LINE
NORTH
COURTYARD
SHOPS OF ENCINO
17421 VENTURA BLVD.
ENCINO, CA. 91316
MAINTENANCE
OF LATERAL BUILDING
SUPPORT
VENTURA BLVD.
EXISTING
BLDG.
17419 VENTURA BLVD.
ENCINO,
CA 91316
A
B
E1
J5
K5
1
2

89-1515797

Recording requested by
and mail to:

RTKL Assoc. Inc - Gaylon Melton
(Name)

818 West Seventh St. Suite 300
(Address)

Los Angeles, CA 90017

91- 810223

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

31 MIN. PAST 3 P.M. MAY 31 1991

FEE $17.00 L

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING

The undersigned hereby certify that we are the owners of the hereinafter legally described real property located in the City of Los Angeles, State of California. PAGE 1/4

(SEE LEGAL DESCRIPTION ATTACHED)
(Legal Description)

OK 7 5-31-91
FE... GONZALEZ JR.
... PIER
DEPT. OF BLDG. & SAFETY

as recorded in Book 31, Page 62-70, Records of Los Angeles County, which property is located and known as: 17401 Ventura Boulevard (street address)

And in consideration of the City of Los Angeles allowing development of a two story tenant space in the existing retail center with an interior stair connection in lieu of providing an elevator within the tenant space.

on said property, we do hereby covenant and agree to and with said City to maintain the tenant space on each floor functionally independent of each other by providing a sanitary facility changing rooms, cashier, and stock room on each level. Any future tenant will also comply with the spirit of this agreement or otherwise provide an elevator or remove the stair.

This covenant and agreement shall run all of the above described land and shall be binding upon ourselves, and future owners, encumbrancers, their successors, heirs or assignees and shall continue in effect until released by the authority of the Superintendent of Building of the City of Los Angeles upon submittal of request, applicable fees and evidence that this Covenant and agreement is no longer required by law.

SIGNATURES MUST BE NOTARIZED

Owner's Name SECURITY PACIFIC DEVELOPMENT COMPANY
(Please type or print)

Signature of owner DOANE LIU, Vice President (Sign)
{ Two Officer's Signatures Required for Corporations } JAMES M. RUPP, (Sign FVP

Name of Corporation SECURITY PACIFIC DEVELOPMENT COMPANY

Dated this 20th day of May 19 91

(NOTARIZATION FOR INDIVIDUAL)

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } SS.

On this _____ day of _____ in the year _____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____

_____

_____

_____,

personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this Instrument and acknowledged that he (she or they) executed it.

WITNESS my hand and official seal.

3 pt 4 TR. 29 55 17

(NOTARIZATION FOR CORPORATION)

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } SS.

On this 20 day of May in the year 1991, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Doane Liu _____ and James Rupp, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within Instrument as the Vice President ~~President~~ and as the First Vice President ~~Secretary~~ on behalf of the Corporation therein named and acknowledged to me that such Corporation executed the within Instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal. Alisa Renee Parks

OFFICIAL SEAL
ALISA RENEE PARKS
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Oct 22, 1993

MUST BE APPROVED BY Dept. of Building & Safety prior to recording 7-16-91

APPROVED BY S. Nakamura

FOR DEPARTMENT USE ONLY

Branch Office V.N.

District Map 171 B 129

Affidavit Number

B & S Form 1 (R2.85) Entered on Map By _____ Date _____

FLORENCE-GRIFFITH
CONTROLLER
DEPT. OF FOOD & AGRICULTURE

PARCEL 3:

THAT PORTION OF LOT 4, IN BLOCK 17 OF TRACT 2955, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31 PAGES 63 TO 70 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID LOT 4, DISTANT WESTERLY THEREON 100 FEET FROM THE SOUTHEAST CORNER THEREOF, SAID POINT BEING THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN THE DEED TO LEONARD WILLIAMS, RECORDED IN BOOK 5255 PAGE 132, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE WESTERLY LINE OF SAID LAND OF WILLIAMS, NORTH 00 DEGREES 03 MINUTES 30 SECONDS WEST 382.04 FEET TO THE NORTHWEST CORNER OF SAID LAND OF WILLIAMS, BEING IN THE NORTHERLY LINE OF THE LAND DESCRIBED IN DEED TO PEARL L. BRENNIER, RECORDED IN BOOK 3570 PAGE 7, OFFICIAL RECORDS; THENCE ALONG SAID NORTHERLY LINE OF BRENNIER, NORTH 88 DEGREES 08 MINUTES 30 SECONDS WEST 100 FEET; THENCE PARALLEL WITH THE WESTERLY LINE OF SAID LAND OF WILLIAMS, SOUTH 00 DEGREES 03 MINUTES 30 SECONDS EAST 382.04 FEET TO THE SOUTHERLY LINE OF SAID LOT 4; THENCE ALONG SAID SOUTHERLY LINE OF LOT 4, SOUTH 88 DEGREES 03 MINUTES 30 SECONDS EAST 100 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

THE EASTERLY 110 FEET, FRONT AND REAR, OF LOT 2, BLOCK 17 OF TRACT NO. 2955, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31, PAGE 63 ET SEQ. OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WITHIN THE BOUNDARIES OF TRACT NO. 31456, AS PER MAP RECORDED IN BOOK 648, PAGES 70, 71 AND 72 OF MAPS, IN SAID OFFICE OF THE COUNTY RECORDER.

PARCEL 5:

LOT 3 BLOCK 17 OF TRACT NO. 2955, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31, PAGES 63 TO 70 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE EASTERLY 110 FEET, MEASURED ALONG THE FRONT AND REAR LINES OF SAID LOT.

ALSO EXCEPT THE NORTHERLY 370 FEET OF SAID LOT.

ALSO EXCEPT FROM SAID LAND THAT PORTION DESCRIBED IN THE DEED TO ALBERT P. GASELDON AND OTHERS RECORDED ON JULY 22, 1965, AS INSTRUMENT NO. 2399, IN BOOK 46430, PAGE 179, OFFICIAL RECORDS OF SAID COUNTY AND THEREIN DESCRIBED AS FOLLOWS:

89-1383474

9/4

FLORENCE D. [illegible]
COMMISSIONER
DEPT OF BUS. & SAFETY

"BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID LOT, DISTANT THEREON NORTH 80 DEGREES 05 MINUTES 30 SECONDS WEST 119.00 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LOT; THENCE ALONG SAID SOUTHERLY LINE NORTH 80 DEGREES 05 MINUTES 30 SECONDS WEST 129.04 FEET TO A POINT IN SAID SOUTHERLY LINE, DISTANT THEREON SOUTH 80 DEGREES 05 MINUTES 30 SECONDS EAST 20.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE PARALLEL WITH THE WESTERLY LINE OF SAID LOT, NORTH 00 DEGREES 03 MINUTES 30 SECONDS WEST 212.00 FEET; THENCE PARALLEL WITH SAID SOUTHERLY LINE, SOUTH 80 DEGREES 05 MINUTES 30 SECONDS EAST 129.04 FEET TO A POINT IN A STRAIGHT LINE WHICH EXTENDS NORTHERLY FROM THE POINT OF BEGINNING TO A POINT IN THE NORTHERLY LINE OF SAID LOT, DISTANT ALONG SAID NORTHERLY LINE NORTH 80 DEGREES 05 MINUTES 30 WEST 119.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT; THENCE ALONG SAID DESCRIBED LINE, SOUTH 00 DEGREES 03 MINUTES 30 MINUTES 30 SECONDS EAST 212.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE EASTERLY 15.00 FEET THEREOF."

11/9/89

89-1383474

3

4/4 4 OR

FLORENCIO D. GONZALEZ JR.
CARTOGRAPHER
DEPT. OF BLDG. & SAFETY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THAT PORTION OF LOT 3 IN BLOCK 17 OF TRACT NO. 2955, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31 PAGES 63 TO 70 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID LOT, DISTANT THEREON NORTH 88 DEGREES 05 MINUTES 30 SECONDS WEST 119.00 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LOT; THENCE ALONG SAID SOUTHERLY LINE NORTH 88 DEGREES 05 MINUTES 30 SECONDS WEST 129.04 FEET TO A POINT IN SAID SOUTHERLY LINE, DISTANT THEREON SOUTH 88 DEGREES 05 MINUTES 30 SECONDS EAST 20.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE PARALLEL WITH THE WESTERLY LINE OF SAID LOT NORTH 00 DEGREES 03 MINUTES 30 SECONDS WEST 212.00 FEET; THENCE PARALLEL WITH SAID SOUTHERLY LINE, SOUTH 88 DEGREES 05 MINUTES 30 SECONDS EAST 129.04 FEET TO A POINT IN A STRAIGHT LINE WHICH EXTENDS NORTHERLY FROM THE POINT OF BEGINNING TO A POINT IN THE NORTHERLY LINE OF SAID LOT, DISTANT ALONG SAID NORTHERLY LINE NORTH 88 DEGREES 05 MINUTES 30 SECONDS WEST 119.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT; THENCE ALONG SAID DESCRIBED LINE SOUTH 00 DEGREES 03 MINUTES 30 SECONDS EAST 212.00 FEET TO THE POINT OF BEGINNING.

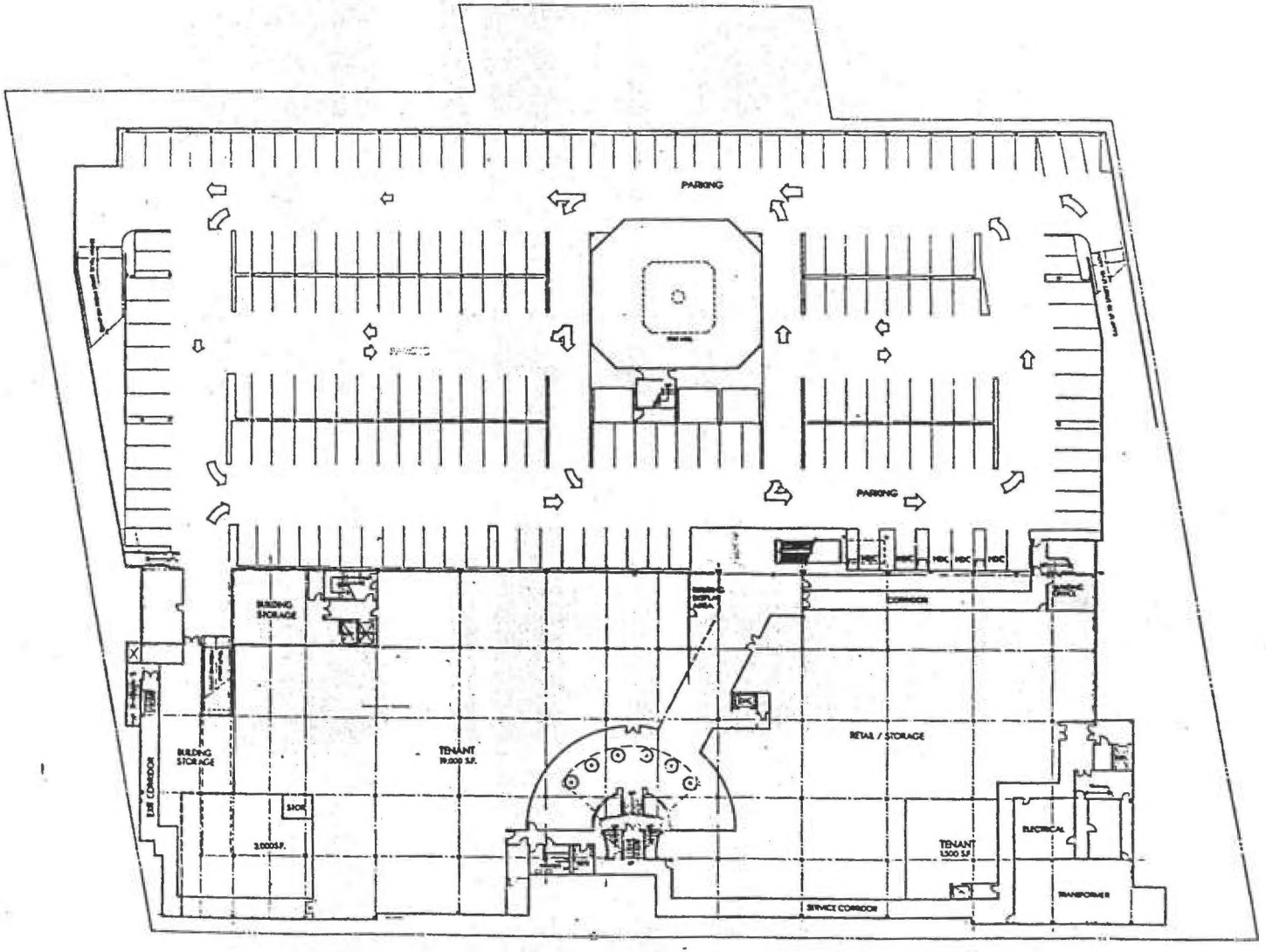
EXCEPT THEREFROM THE EASTERLY 19.00 FEET THEREOF.

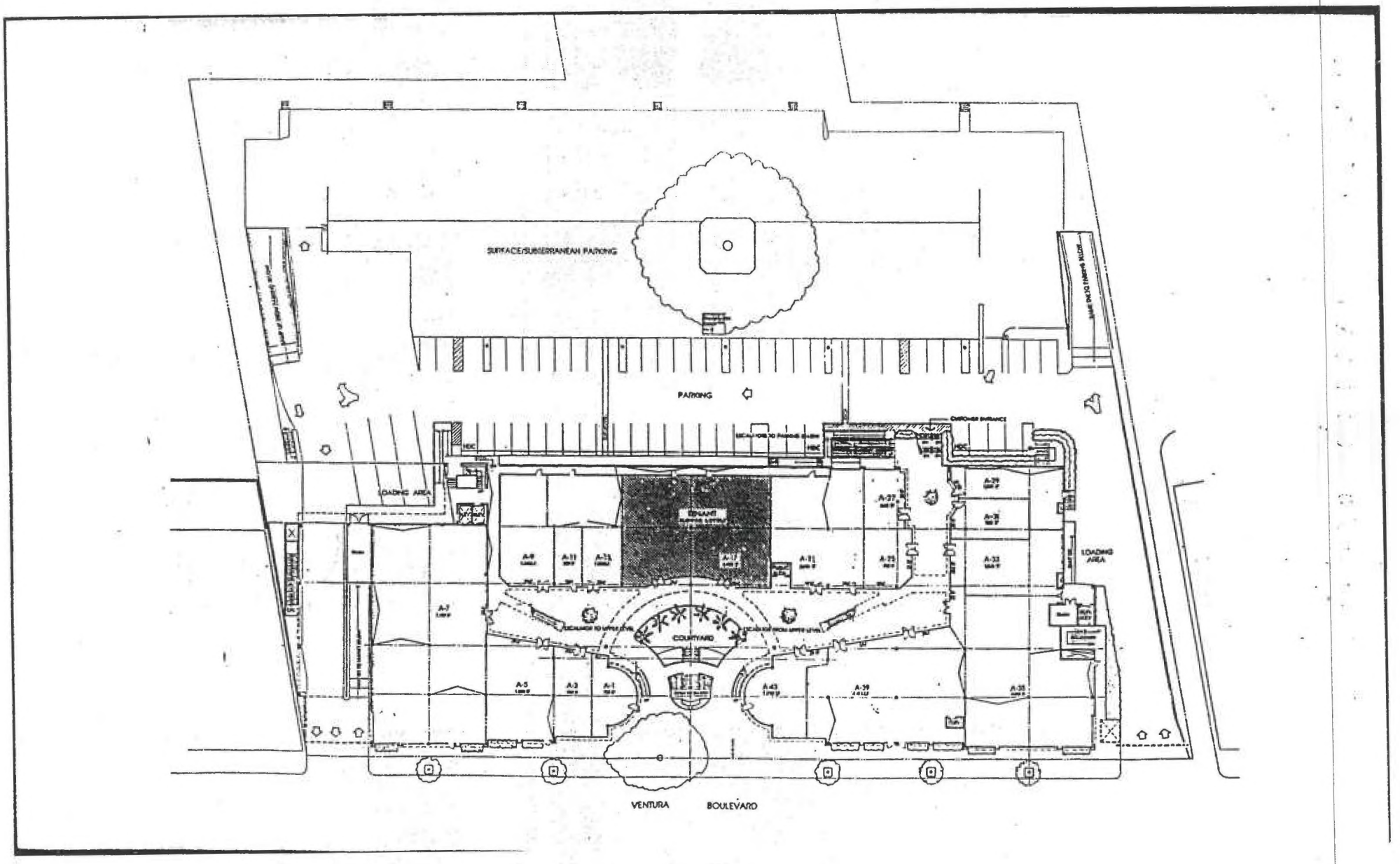
PARCEL 2:

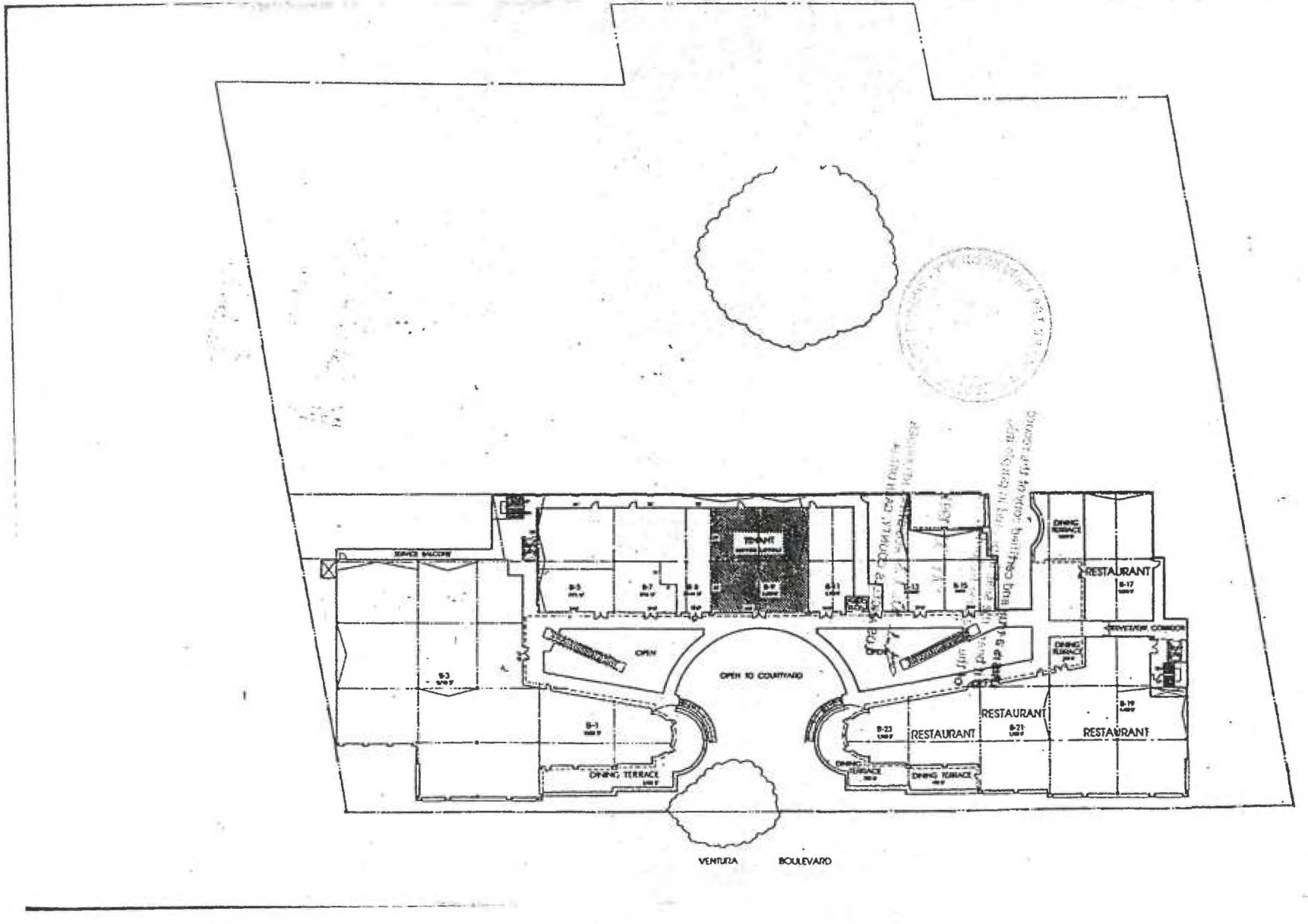
THAT PORTION OF LOT 4, IN BLOCK 17 OF TRACT 2955, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED BOOK 31 PAGES 63 TO 70 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 4; THENCE ALONG THE EASTERLY LINE OF SAID LOT, NORTH 00 DEGREES 03 MINUTES 30 SECONDS WEST 302.04 FEET TO THE NORTHEAST CORNER OF THE LAND DESCRIBED IN THE DEED TO PEARL L. [illegible], RECORDED IN BOOK 3570 PAGE 7, OFFICIAL RECORDS; THENCE ALONG THE NORTHERLY LINE OF THE LAND SO DESCRIBED NORTH 88 DEGREES 05 MINUTES 30 SECONDS WEST 100 FEET; THENCE PARALLEL WITH THE EAST LINE OF SAID LOT 4, SOUTH 00 DEGREES 03 MINUTES 30 SECONDS EAST 302.04 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT; THENCE ALONG SAID SOUTH LINE, SOUTH 88 DEGREES 05 MINUTES 30 SECONDS EAST 100 FEET TO THE POINT OF BEGINNING.

89-1383474


PARKING
PARKING
BUILDING STORAGE
BUILDING STORAGE
TENANT 19,000 S.F.
SHOP
3,000 S.F.
138' CORRIDOR
CORRIDOR
RETAIL / STORAGE
TENANT 1,500 S.F.
ELECTRICAL
TRANSFORMER
SERVICE CORRIDOR


SURFACE/SUBTERRANEAN PARKING
PARKING
LOADING AREA
LOADING AREA
COURTYARD
VENTURA BOULEVARD


TENANT
SERVICE BALCONY
OPEN
OPEN TO COURTYARD
OPEN
DINING TERRACE
DINING TERRACE
DINING TERRACE
DINING TERRACE
DINING TERRACE
RESTAURANT
RESTAURANT
RESTAURANT
RESTAURANT
SERVICEWAY CORRIDOR
VENTURA BOULEVARD

This is a true and certified copy of the record
If it bears the seal, imprinted in purple ink,
of the Registrar-Recorder.

MAY 31 1991

REGISTRAR-RECORDER
LOS ANGELES COUNTY, CALIFORNIA

REGISTRAR-RECORDER LOS ANGELES COUNTY
CALIFORNIA