

8/14/2018

PROJECT NO. 18273179

Professional Opinion Letter

Proposed Tentative Tract Map No. 70789 138 Culver Boulevard Playa Del Rey, CA

Prepared by:

Partner Engineering and Science 1761 East Garry Avenue Santa Ana, California 92705

Prepared for:

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EXECUTIVE SUMMARY

Project Background and Purpose

Subject property is a residential property located 138 Culver Boulevard, Playa Del Rey, California 90293. Subject property is proposed for resubdivision under Tentative Tract No. 70789. Subject property (Assessor's Parcel Numbers (APNs) 4116-007-055, 066, 067, 068, 069, 072, & 073) is a vacant lot. Subject property is bounded on the west and northwest by Culver Boulevard, on the east by Vista Del Mar, and on the south by Pacific Avenue.

Purpose

A review of pertinent public records was conducted to determine creation of Culver Boulevard (formerly Esplanade) and the reversionary fee title interest rights should any portion of said public right-of-way to be vacated.

Review Process

All documents and maps including an ALTA survey¹ prepared by Seaboard Engineering Company, a copy of which is enclosed in <u>Appendix A</u> herewith were reviewed by a California Professional Land Surveyor. "Professional land surveyor (PLS)" as defined by the California PLS ACT refers to one who practices or offers to practice land surveying. As defined in Section 8726 of the PLS ACT, "Land Surveying" is defined as a person, including any person employed by the state or by a city, county, or city and county within the state, practices land surveying either in a public or private capacity, does or offers to do among other things the following:

- Locates, relocates, establishes, reestablishes, or retraces the alignment or elevation for any of the fixed works embraced within the practice of civil engineering.
- Locates, relocates, establishes, reestablishes, or retraces any property line or boundary of any parcel of land, right-of-way, easement, or alignment of those lines or boundaries.
- Makes any survey for the subdivision or resubdivision of any tract of land.
- Determines the information shown or to be shown on any map or document prepared.
- Determines the information shown or to be shown within the description of any deed, trust deed, or other title document prepared for the purpose of describing the limit of real property.
- Renders a statement regarding the accuracy of maps or measured survey data.

I confirm that I have also reviewed the hereinabove referenced ALTA Survey prepared by Seaboard Engineering Co. and each of the deeds attached to the Letter of Neil Brower dated August 10, 2018 marked as Exhibits G-K.



¹ An ALTA survey is essentially a boundary survey that is prepared based on a legal description provided by a title company, which includes additional information for the use of title insurance companies and for the purpose of insuring title to real properties. The additional information in an ALTA survey is intended to disclose matters which might be discoverable from survey and inspection, and which are not evidenced by the public records.

Results of the Documents and Maps Review

Based on the review of the following listed documents, ALTA survey, and maps it was determined by the undersigned that those portions of the Culver Boulevard depicted on the compilation map enclosed in Appendix B in blue were dedicated and created by Tract No. 8820, recorded in Book 113, Page 100 of Maps, records of Los Angeles County with a recordation date of May 29, 1925. A portion of said Culver Boulevard shown on the attached compilation map, crosshatched in red, was created by the map of Playa Del Rey Townsite, recorded in Book 2, Pages 63 to 66 inclusive of Maps, records of Los Angeles County.

List of Documents and Maps:

- 1. Playa Del Rey Townsite, M.B. 2-63-66
- 2. Map of a portion of Playa Del Rey Townsite, M.B. 7-130
- 3. Tract No. 8820, M.B. 113-100
- 4. Tract No. 8301, M.B. 117-79
- 5. Tentative Tract No. 70786
- 6. Tentative Tract No. 70789 Revised
- 7. Document recorded in Book 3805, Page 107 of Deeds
- 8. Document recorded in Book 6170, Page 181 of Deeds
- 9. Letter of Neil Brower dated August 10, 2018

Conclusion

Based on the review of the herein referenced documents, survey, and maps it is the professional opinion of the undersigned that Culver Boulevard, 80 feet wide, adjoining the subject property on the west was dedicated and created by the Tract No. 8820 and Playa Del Rey Townsite. The dedication of Esplanade by Tract No. 8820 was accepted by the Board of Trustees of city of Venice on April 22, 1925. Tract 8820, clearly shows the boundaries of the Enplaned dedicated by said Tract. Tract 8820 also shows survey monuments having been set on the southeasterly right-of-way of Culver Boulevard (formerly Esplanade) adjoining Tract No. 8301, which further supports the conclusion that the 80 feet wide Esplanade was included within the boundaries of the parcel of land subdivided by Tract No. 8820. The recordation dates of Tract 8820 (May 29, 1925) and Tract 8301 (June 17, 1925) further establishes the fact that at the time Tract No. 8301 was



recorded Culver Boulevard (formerly Esplanade), 80 feet wide existed and had been created/dedicated by Tract No. 8820, which is further evidenced by the absence of dedication statement on Tract No. 8301 dedicating Esplanade for public use. Therefore as stated hereinbefore, the fee interest to any portion of said Culver Boulevard, 80 feet wide, bounded easterly by Tract No. 8301 and westerly by Tract No. 8820, if to be vacated by a resolution of the city council of the city of Los Angeles, would by operation of law revert back to the owners of lots in Tract No. 8820.

My review of the ALTA Survey prepared by Seaboard Engineering Company does not alter my conclusions. My review of the deeds attached to the letter of Neil Brower dated August 10, 2018 marked as Exhibits G-K does not alter my conclusions. My professional opinion as a licensed land surveyor of state of California based on the examination of the documents, maps, and ALTA survey referenced herein is that Culver Boulevard (formerly Esplanade), 80 feet wide was created by Tract 8820 and therefore the underlying fee interest to any vacated portions of said street will revert back to the owners of the lots within Tract No. 8820 by operation of law.





Appendix A Referenced Documents and Subdivision Maps

PLAYA DEL REY

TOWNSITE

Being a portion of RANCHOS LA BALLONA and SAUSAL REDONDO LOS ANGELES COUNTY CALIFORNIA

Designed by ALFRED SOLANO. C.E. June 1902.

Surveyed for THE BEACH LAND CQ by H.E.GREEN, C.E. August 1902

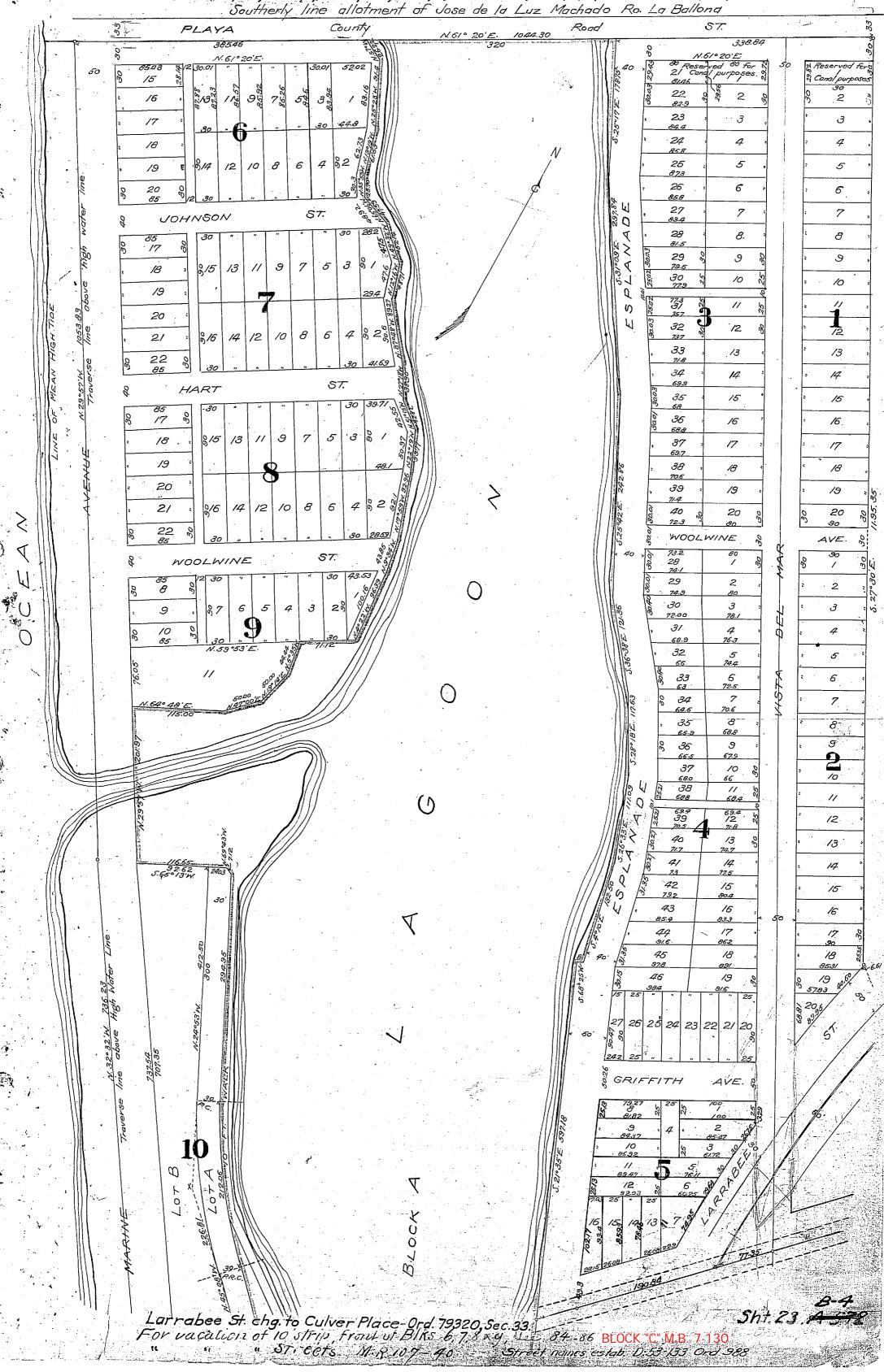
Scale 100 feet to linch.

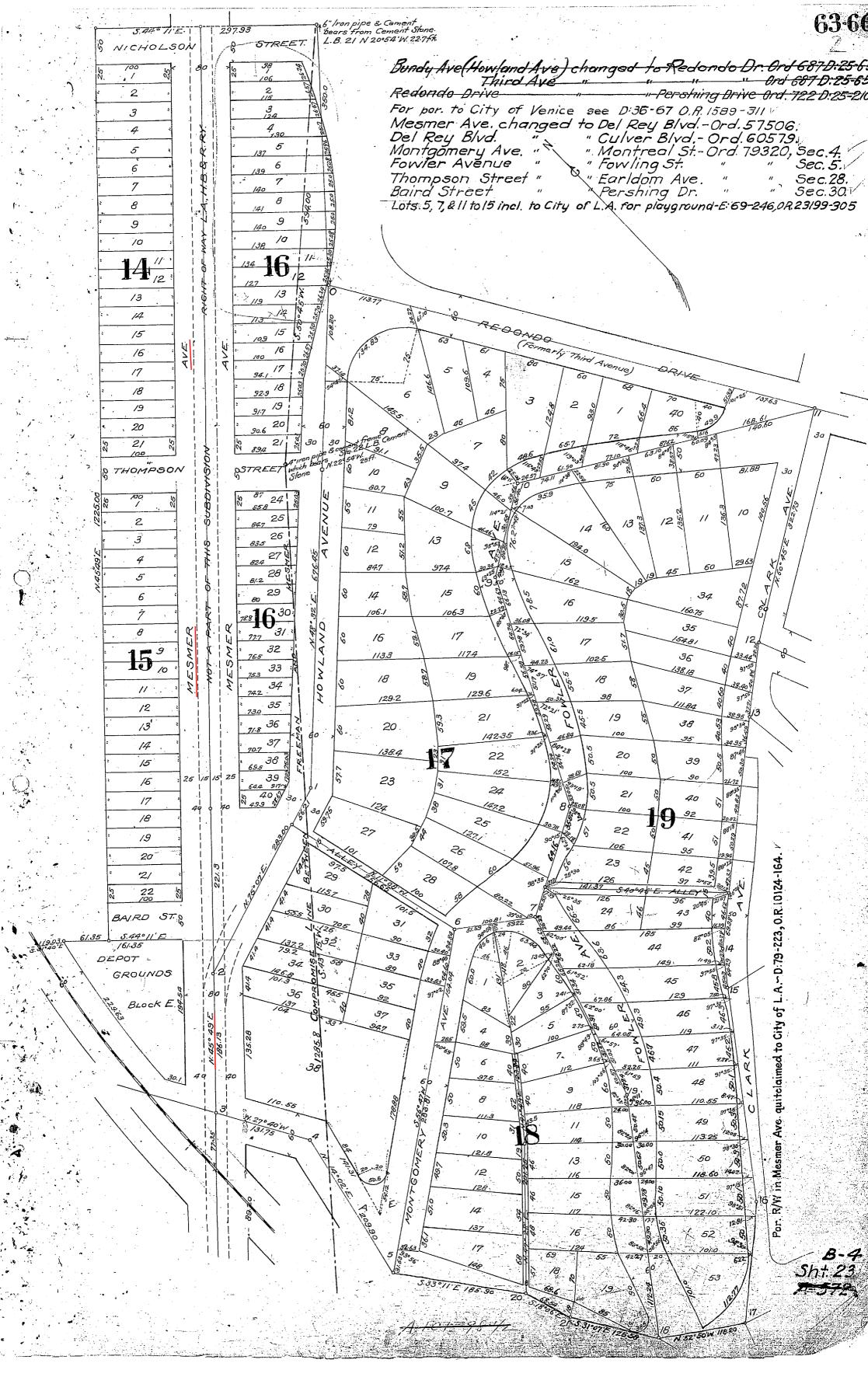
See C. 6-56

For change in street names, see Ord. 370 D:25-54
Annexed to the City of Los Angeles

2	verse of Bloc	K 17		Tion	verse of Block 27	•	Traverse of Block 41	63.6
2 /	VC, 32 0, 200			•				
/	-	283.00		/8			66 S.26°37'E. 456.10	
	N. 48°32'E. 6	76.45	•	22		•	67 5.82°42'E. 461.00	
0	S. 29º15'E. 60	86.67	•	23			68 N.10°22'W. 172.40	
11	N.56°49'W. 4	19.80		2 <i>4</i>			69 N.21°42'E. 36.10	
10		12940		26	N. 03°09W. 18540		70 N.64°43W. 514.83	
				27	N.17°30'W. 194.60		65 N.76°25W 183.78	
9		123./8	•	28	N. 42% W. 149.38			•
8		55.30		29	N.68°44'W. 187.53			
. 7	• •	10.81		17	N.52°50W. 118.20		Traverse of Block 45	
6		169.48					51 5.0° 07 E. 187.33	
5	•	209.90		Trav	erse of Block 30	•	12 S.37°37 E. 117.28	
4 . 3	*	131-75		42	5.70° 20'W 261.09		73 N.86°28'W. 604.46	
ð	N.45°49 E. /	86.13.	, -	43	N.30°40W. 240.20		69 N.21°42'E. 309.60	
7:	verse of Bloc	4 10 ·		44	N.1540 W. 172.00		53. S. 54°19 E. 119.82	
1740	rerse or Choc	70 70		45	N.32°47'W. 207.74		52 N.88°42'E 309.03	
5	5.33°11'E. 1	185.90		46	N.50°47'E 284.60		•	
20	5.18°06'E	68.54	•	40	5.29° 15 E 370.00		Traverse of Block 46	
2/		25.58		41	S.21°44 E 340.46		73 S.37°37 E 81.21	
18		29.50				· .	74 \$.45°59'E 270.82	
19	*	73.53		Trav	erse of Block 31		75 S.74°21 W. 539.50	
7		10.81	•	46	S.32°47E 207.74		76 N. 4843 W. 398.67	
. 6		² 6 <i>9.48</i>		45	S.15° 40'E: 172.00		68 N. 38°39'E 204.45	
J			•	44	<u></u>		7/ 586°28'E 445.25	
7	erse of Bloc	·k '/9		43	S.73°21W 306.42		77 0.00 45 2 770.20	
/rav	er se ar bjoc			56	S.89°38W 151.17	. »,	T	
11	S.60° 45W. 32	2 <i>2.73</i>		57	N.30°35'W. /15.00		Traverse of Block 47	,
/2	5.53°47W. 41		•	24	N.13° 23 W. 5/6.27	.*	84 N.69° 17'E 652.00	
14		39.00		25	N.84° 13'E: 342.86		86 N.33°09'W. 182.05	
16	_	53.00		· ·	3,22		85 N.45°59W. 105.10	
		8.20		7. -	verse of Block 34	•	75 5.74°21'W. 539.50	
V7 18		29.50		• •			76 S.15° 17 E. 322.13	
/8 /9	·	23.50 73.53		47	S.33° 55 E 367.88			
. 13 7		75.30 55.30		48	S.8° 32'E 173.55		Traverse of Block 48	
· 8		23./8	•	49	5.18°53'W 234.16			
9	,,,==	29.40	•	50			68 S.48°/3E 233.83	
/0	· ·	19.80	-	43			77 5.70°33W. 339.46	
, -				42	N.79°27'E 70.18		78 N.83°28W. 157.38	
			٠				79 N.26° 37 W. 346.30	
Trai	verse of Bloc	:K 20		Trav	erse of Block 35		67 5.82°42'E 461.00	
13	S.4°42'E 29	96.41		43	S.73° 21'W. 306.42			
33	•	1.37			5.89° 38'W. 88.09			
31	N.33°56W. 10	<i>3.44</i>		55	S.47°34'E 535.33		Traverse of Block 49	*
32	N.75°56W. 15	4.04		54	5.7°00'E 163.52		71 5.38°39W. 204.45	
15		4.29		53	5.64°/9E //9.82		68 N.10°22'W. 17240	
14	N.53°47'E 31	17.29		52	N.88°42'E. 309.03 N.18°53'E 61.94		69 5.86° 28'E 159.21	
				51 50	N.38°/1W. 760.50			
Trav	erse of Bloc	. k 21			7,000	· ·	· .	
				•. ——			Traverse of Block 50	• . • .
31	•	55.88	•		erse of Block 36			
30	S. 37° 34W. 25	95.48		55	5.89° 38W. 63.08		79 S:83°28'E 157.38	•
28	N.42°10W. 14	19.38		57			78 N.70° 33 E 339.46	
29	N.68°44'W. 18	37.53	-		S. 24° 33'W. \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		77 S.48°/3'E 164.84	
17		3.00			S. 22° 52 E 327.50 N. 84° 18 E 165.06		76 S.53°22W 537.20	
16		84.7/		63`	5.58°25'E: 365.70	•	80 N.26°37'W. 375.23	•
15		54.04			N. 7°00' W. 163.52			
32	5.33°56'E 10	3.44			N.47°34'W. 535.33		Traverse of Block 51	•
		•						
• •	· ·			. 04	<i>,,,,,,</i> ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	•		
Trav	erse of Block	. 23			***************************************		76 S.15°17'E 322.13	
	erse of Block				erse of Block 37		76 S.15° 17'E 322.13 84 S.62° 25W. 219.57	
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12 37 38 39	5.20°18'E 7: 5.12°41'E 19 5.8°12'W 18 N.74°16'W 28	28.87 97.85 92.58 83.63		Trave 70 65	erse of Block 37 N.64° 43 W. 514.83 N.35° 29 E. 119.69		76 S.15° 17'E 322.13 84 S.62° 25'W 219.57 82 S.87° 19'W 274.28 81 N.26° 37'W 346.48	
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12 37 38 39 35 34 33 13 77 28 30 31 33 35 36 27 77 27 36 39 40 46	5.20°18'E 7: 5.12°41'E 19 5.8°12'W 18 N.74°16'W 22 N.21°52'E 1. N.13°20W 4. N.4°42'W 2. N.53°47'E 10 Verse of Block N.37°34'E 12 N.61°24'E 12 5.13°20'E 45 5.70°46'W 15 N.74°49'W 20 N.17°30'W 15 N.74°49'E 20 5.74°49'E 20 5.74°16'E 20 5.74°	28.87 27.85 32.58 83.63 58.60 19.54 96.41 100.78 K 24 95.48 156.88 121.37 191.54 158.60 153.10 101.60 194.60 101.60		Trave 70 65 64 62 63 53 Trav 58 59 22 60 61 62 Trav 62 64 65 66 60	erse of Block 37 N.64° 43 W. 514.83 N.35° 29 E. 119.69 N.10° 47 E. 113.91 N.84° 18 E. 165.06 \$.58° 25 E. 365.70 \$.21° 42 W. 273.50 erse of Block 39 N.55° 21 W. 169.19 N.45° 07 W. 187.23 \$.20° 11 W. 268.70 \$.68° 34 E. 248.43 N.22° 52 W. 327.50 erse of Block 40 \$.70° 47 W. 113.91 \$.35° 29 W. 119.69 N.76° 25 W. 496.54 \$.64° 19 E. 320.76		76 S.15° 17'E 322.13 84 S.62° 25W. 219.57 82 S.87° 19W. 274.28 81 N.26° 37W. 346.48 80 N.63° 22'E 537.20 Traverse of Block 52 88 S.60° 45'W. 427.0 89 N.26° 37W. 172.86 81 N.37° 19E 274° 28 82 N.62° 25'E 167.49 83 S.29° 15'E 276.80 Traverse of Block 53 87 S.60° 45'W. 709.0 88 N.29° 15'W. 276.80 83 N.62° 25'E 52.08 84 N.69° 17'E 652.00 86 S.33° 09'E 178.85 The Beach Land Co. O. Honry P. Barbour Pro	es (
12 37 38 39 35 34 33 13 28 30 31 33 35 36 27 7rav 27 36 35 39 40 46 25	5.20°18'E 7: 5.12°41'E 19 5.8°12'W 18 N.74°16'W 28 N.21°52'E 13 N.13°20'W 43 N.4°42'W 23 N.53°47'E 12 N.53°47'E 12 S.13°20'E 43 S.21°52'W 15 S.70°46'W 15 N.74°49'W 20 N.17°30'W 13 Verse of Block S.74°49'E 20 S.74°46'E 20 S.74°46'E 20 S.74°46'E 20 S.74°46'E 20 S.74°16'E 20 S.8°12'W 43 S.50°47'W 20 S.84°13'W 33 N.13°23'W 15	28.87 17.85 12.58 18.3.63 158.60 19.54 19.54 19.54 19.54 18.60 19.60		Trave 70 65 64 62 63 53 Trav 58 59 22 60 61 62 Trav 62 64 65 66 60	erse of Block 37 N.64° 43 W. 514.83 N.35° 29 E. 119.69 N.10° 47 E. 113.91 N.84° 18 E. 165.06 \$.58° 25 E. 365.70 \$.21° 42 W. 273.50 erse of Block 39 N.55° 21 W. 169.19 N.45° 07 W. 187.23 \$.20° 11 W. 268.70 \$.68° 34 E. 248.43 N.22° 52 W. 327.50 erse of Block 40 \$.70° 47 W. 113.91 \$.35° 29 W. 119.69 N.76° 25 W. 496.54 \$.64° 19 E. 320.76		76 S.15°17'E 322.13 84 S.62°25W 219.57 82 S.87°19'W 274.28 81 N.26°37'W 346.48 80 N.63°22'E 537.20 Traverse of Block 52 88 S.60°45'W 427.0 89 N.26°37'W 172.86 81 N.37°19'E 274°28 82 N.62°25'E 167.49 83 S.29°15'E 276.80 Traverse of Block 53 87 S.60°45'W 709.0 88 N.29°15'W 276.80 83 N.62°25'E 3208 84 N.69°17'E 652.00 86 S.33°09'E 178.85 The Beach Land Co. O. Henry P. Barbour Pro	es: \
12 37 38 39 35 34 33 13 28 30 33 35 36 27 7rav 27 36 35 39 40 46 25	5.20°18'E 7: 5.12°41'E 19 5.8°12'W 18 N.74°16'W 28 N.21°52'E 13 N.13°20'W 43 N.4°42'W 23 N.53°47'E 12 N.53°47'E 12 S.13°20'E 43 S.21°52'W 15 S.70°46'W 15 N.74°49'W 20 N.17°30'W 13 Verse of Block S.74°49'E 20 S.74°46'E 20 S.74°46'E 20 S.74°46'E 20 S.74°46'E 20 S.74°16'E 20 S.8°12'W 43 S.50°47'W 20 S.84°13'W 33 N.13°23'W 15	28.87 27.85 32.58 83.63 58.60 19.54 96.41 100.78 K 24 95.48 156.88 121.37 191.54 158.60 153.10 101.60 194.60 101.60		Trave 70 65 64 62 63 53 Trav 58 59 22 60 61 62 Trav 62 64 65 66 60	erse of Block 37 N.64° 43 W. 514.83 N.35° 29 E. 119.69 N.10° 47 E. 113.91 N.84° 18 E. 165.06 \$.58° 25 E. 365.70 \$.21° 42 W. 273.50 erse of Block 39 N.55° 21 W. 169.19 N.45° 07 W. 187.23 \$.20° 11 W. 268.70 \$.68° 34 E. 248.43 N.22° 52 W. 327.50 erse of Block 40 \$.70° 47 W. 113.91 \$.35° 29 W. 119.69 N.76° 25 W. 496.54 \$.64° 19 E. 320.76		76 S.15°17'E 322.13 84 S.62°25W 219.57 82 S.87°19'W 274.28 81 N.26°37'W 346.48 80 N.63°22'E 537.20 Traverse of Block 52 88 S.60°45'W 427.0 89 N.26°37'W 172.86 81 N.37°19'E 274°28 82 N.62°25'E 167.49 83 S.29°15'E 276.80 Traverse of Block 53 87 S.60°45'W 709.0 88 N.29°15'W 276.80 83 N.62°25'E 3208 84 N.69°17'E 652.00 86 S.33°09'E 178.85 The Beach Land Co. O. Henry P. Barbour Pro	es: \

Lots 3&6, blk 1, lots 4,5,14&15, blk 2, lots 3, 16, 27&34 blk 3, lots 9, 10, 12, 22&34 blk 4 for playground-E:69-246, OR 23/99-3

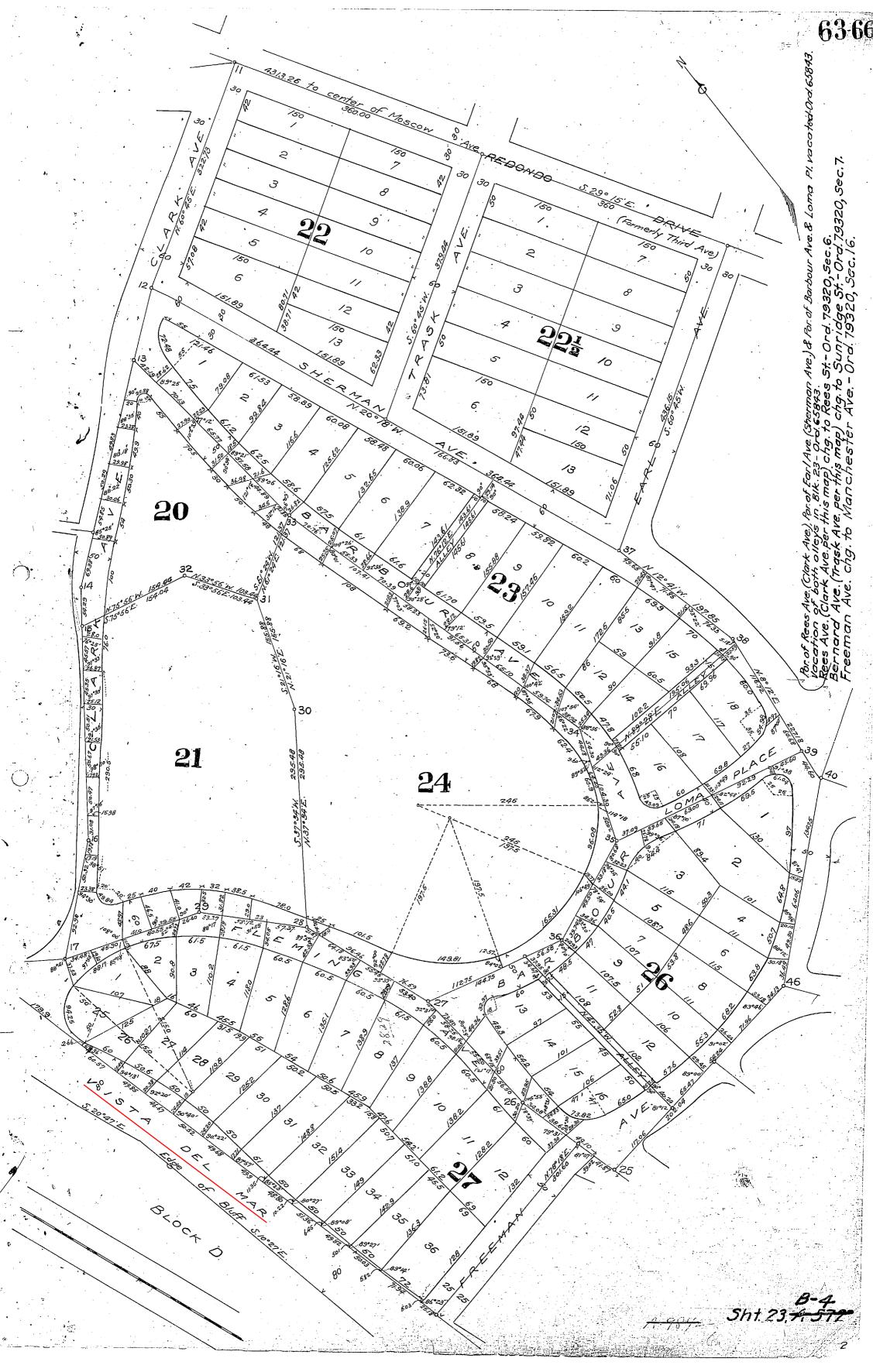


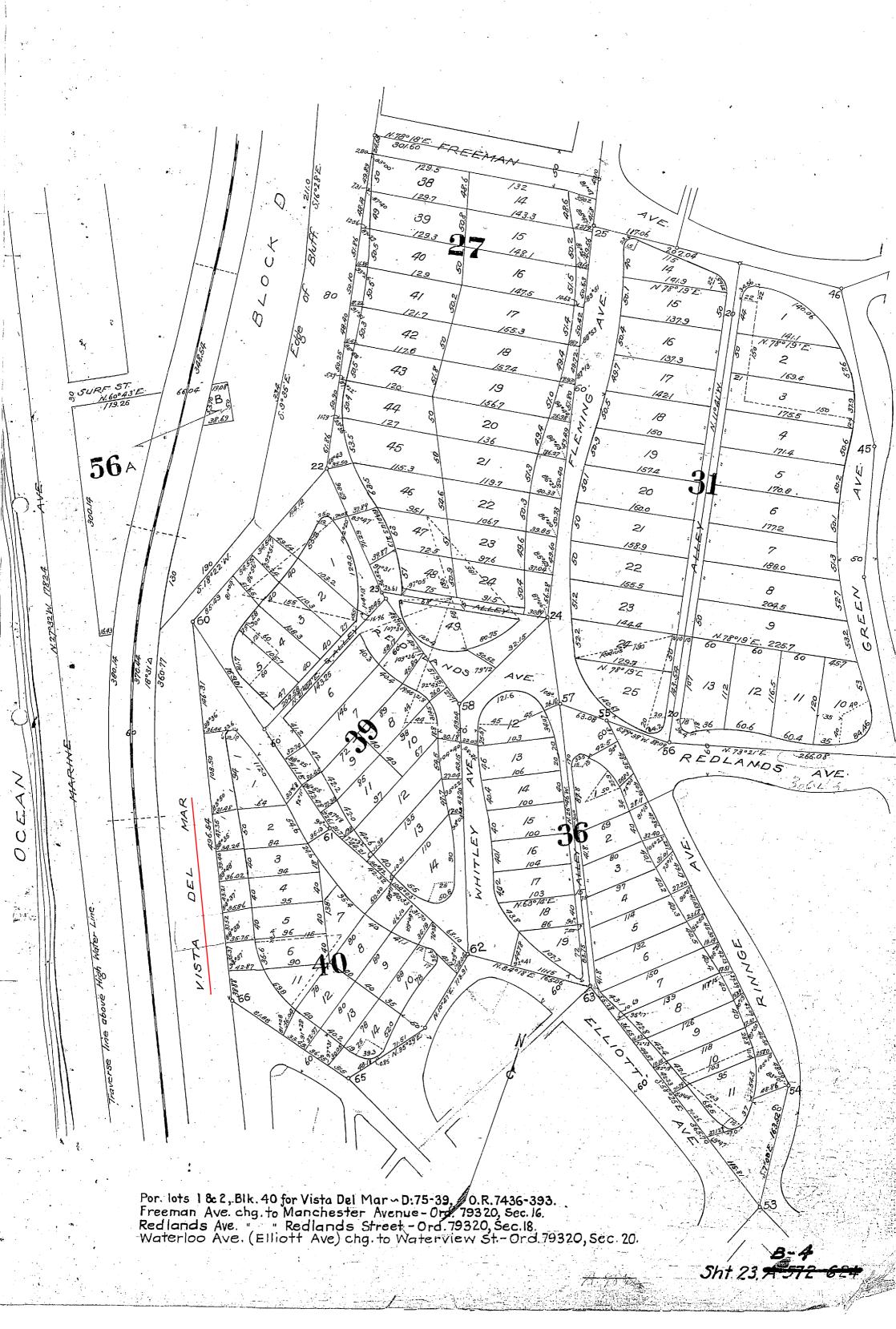


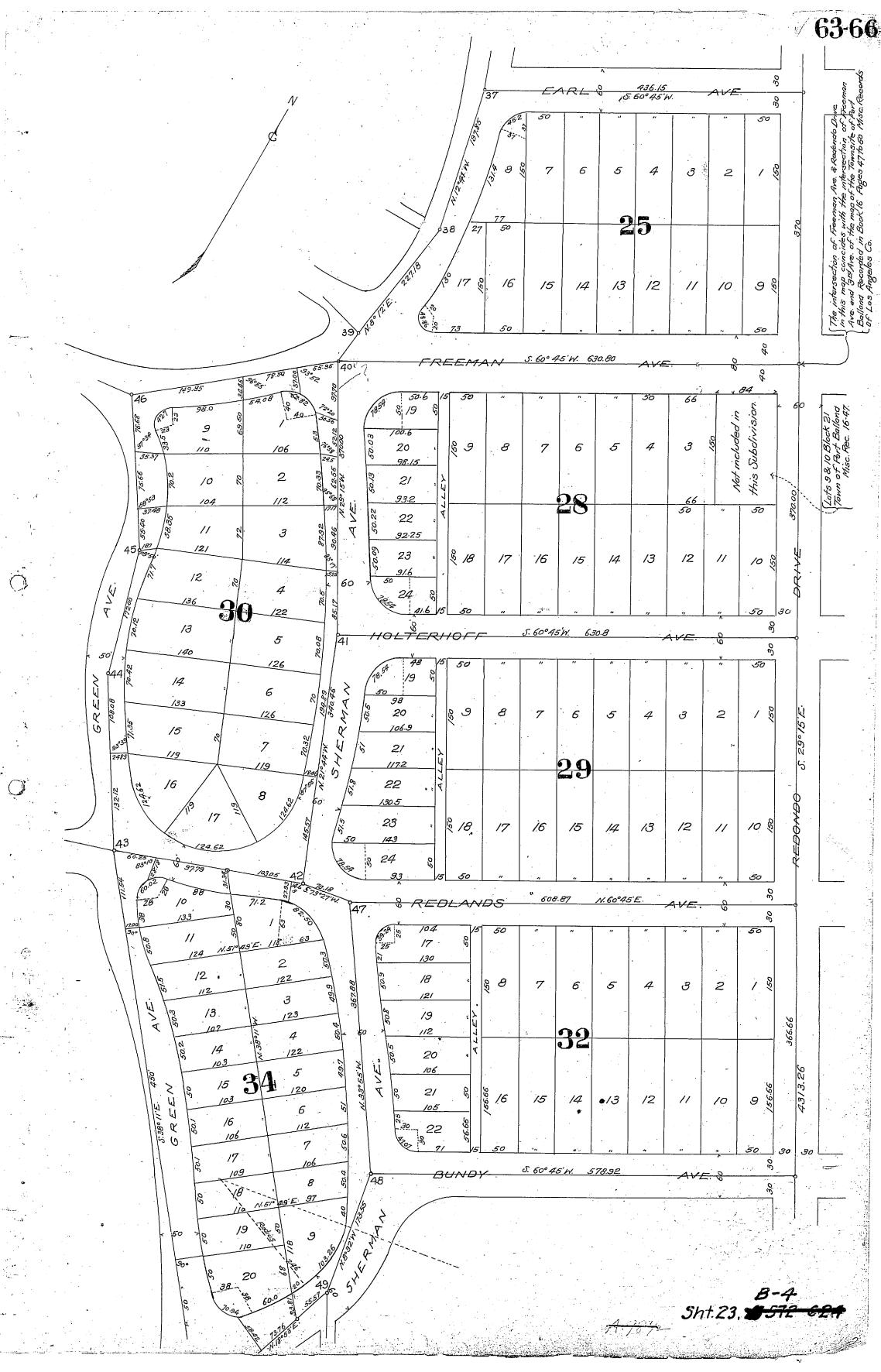
63 66 ESPLANA · 60 · 1.30°57 m 20 G 0.0 N Lor C LOTA イノ 18 N.62° 28'W. HOVELAND ST 80 30 2 2 BLOCK 174 A Ì 3 4 4 5 .R.M.7709-150. --E:122-46, O.R. 39338-270 80 OEL 1208 10 10 R. 2747-266 .// 12 12 13 /3 For P.E. R/W deeded for street D:36-280 0.

Possing Ame Changed to Del Rey Blvd. Ord 57506

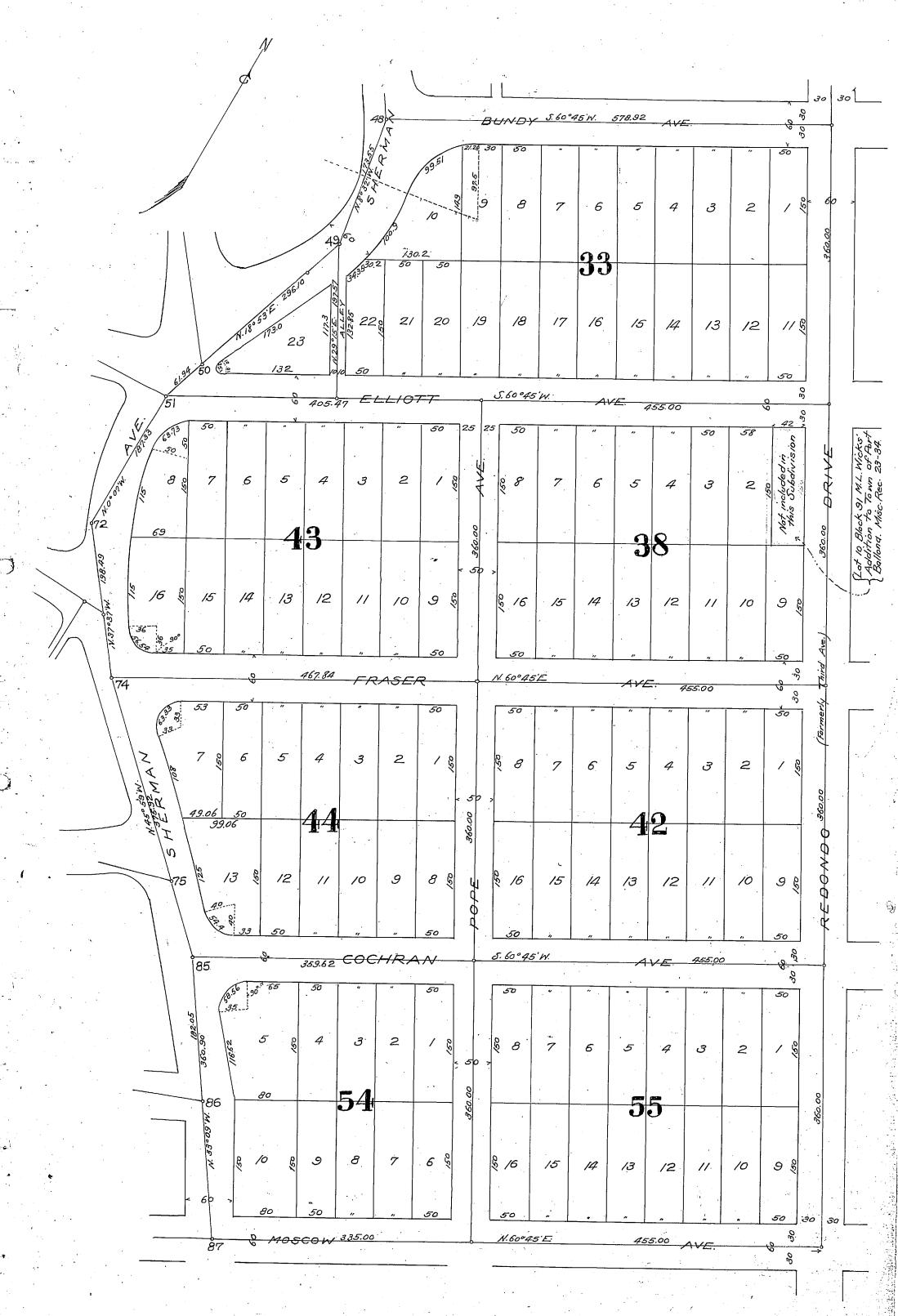
Portions BIM.D for Vista Del Mar Lane per F.J. Por P.E. R/W deeded for street Di36-280 0 BLOCK 30 15 80 15 80 CALUMET ST 1.62° 28'W 39,28 mm 1888. 15 35 2 16 80: 3 24 4 18 707 5 19 6 13 20 218 30 7 8 4.16°20'E 22 9 10 23 11 12 Vacation of Streets 13 14 Sht. 23, 7 57. SURF 3 0











Sht. 23, 4 524

A-98-42



OCEAN

Vac. por. Drake St. D:44-157 O.R.3918-281

Sht. 23, 4.624

Map of a portion of

PLAYA DEL REX TOWNSITE

Being a resubdivision of certain Blocks

of original Townsite as the same was

recorded in Book 2 at pages 63-66 of Maps

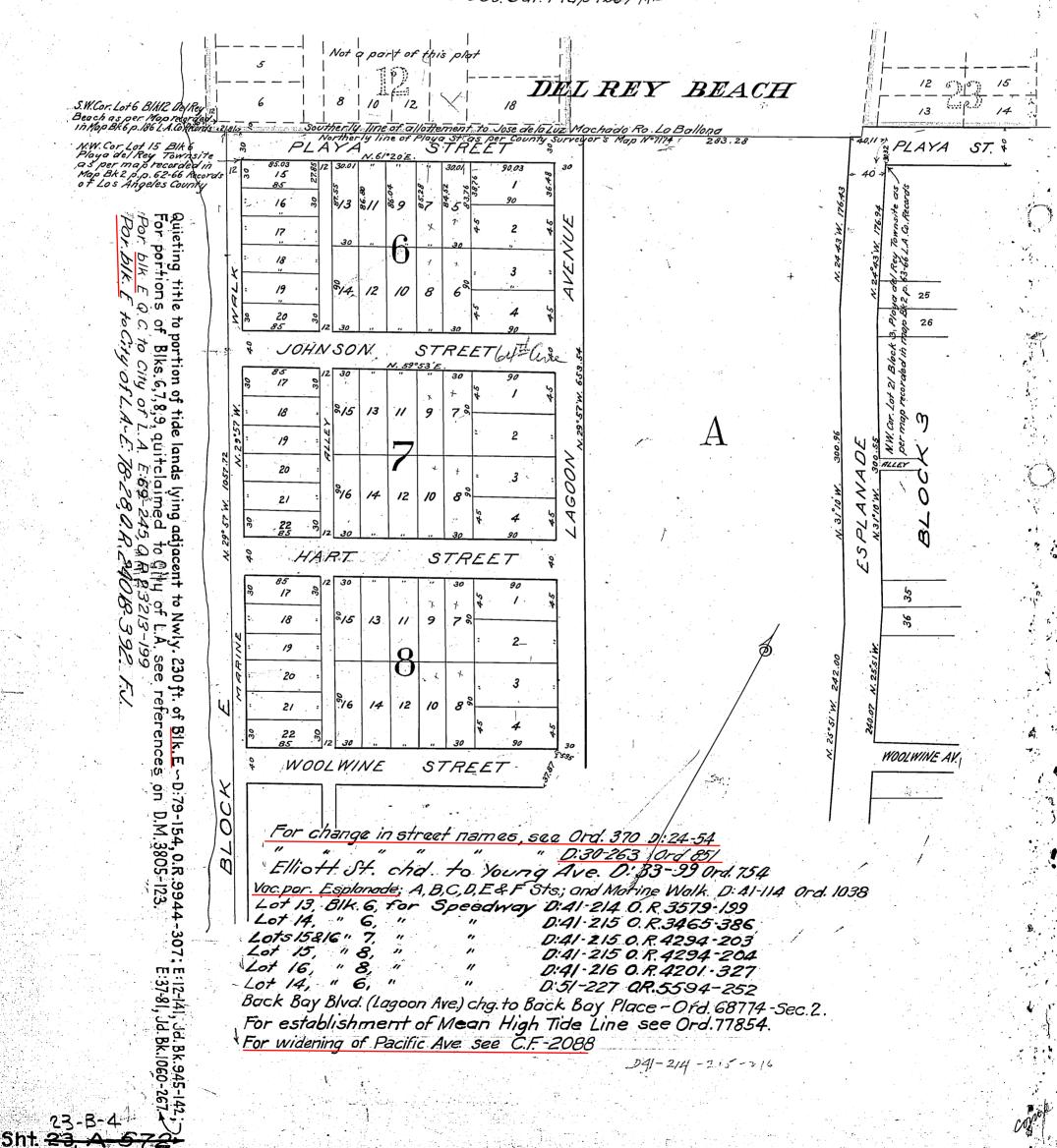
in the office of the County Recorder

Surveyed by W.D. Larrabee C.E. May 1905

Scale | "= 100"

In the City of Los Angeles

See Co. Sur. Map 7207 MISSING



WOOLWINE STREET WOOLWINE AVE. 15 23 G 4 2 30 ALLEY ESPLAWN A DE & 45 40 GRIFFITH AVE. W Compromise line between nise ine verween S. 43°15'W. N. 62°27'E. 328,73 ESPLANADE reeman 16.26 00 80.8 2 10 12 14 16 70 3 4 // 13 15 19 .17 A STREET

Por. Blocks A & B for Mesmer Ave. ~D:61-206, 0.R.7709-148, 0.R.M.7709-150. Quieting title to portion of tige lands lying opposite lot 11, B1k.9 ~ 0:79-153, 0.R.9993-164; E:12-142, Jd. BK. 945-132. Por. lot A to City of L.A. v. E:59-239 OR20555-169 Por lot A to City of L.A. v. E:59-239 OR20555-169 Por lot A to City of L.A. v. E:59-238, OP20627-42 Por lot A to City of L.A. v. E:59-238, OP20627-42 Por lot A to City of L.A. v. E:59-256, OP20683-137

*5717-10- 4-18*9

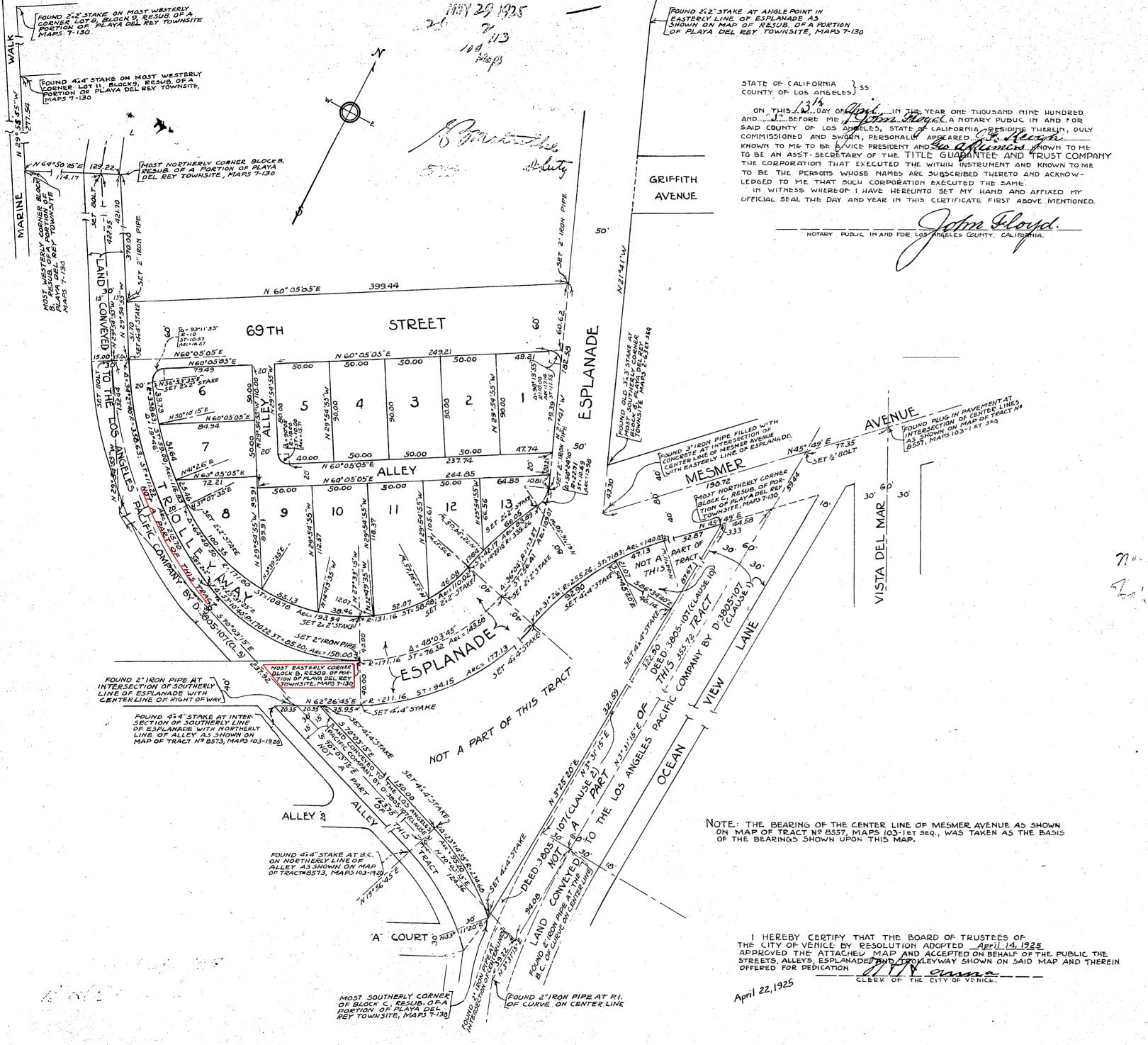
Block C to L.A. City D:40-190 O.R. 3884-182

23-B-4 Sht 23, A-572

130 281/3 4/34 STREET 18 18 20. 22 21 8 23 8 13 15 STREET B 16 18 20 8 22 12 87 .15 17 19 821 8 5 .. STREET C V 18 8 20 % 12 14 16 S 15 STREET 0 12 14 816 218 Owners: Frank A Garbutt M. J. Nolan & A Smith /3 Annie T. Morosco Frank Lawton O.A. Howard Joseph Mesmer Almedia B. Cromer Leorge F. Barnard W. D. Clark L. Welles Jr. Ora Clark Talmer Rith G. Heritage Vercy H. Clark Emma Hoskings. STREET E 2 10 8/2 8 14 30 35.80 65.80 9 8 // Katharine J. Flint. The Beach Land Company M. H. Thuman Ous. STREET A. I Smith Sec. 82.71 Recorded : Jul. 15 1905 S.W. Cor. Lot 14 Block B. Playa del Rey Tewnsite as per map recorded in Mop Bk2 pp.6266 50 S. Records L.A. County SURF STREET 50 AVE. MARINE 0

Sh.t. 10 A-139

23-13-4 Sht. 23, A 572



TRACT Nº 8820

IN THE CITY OF VENICE

BEING A SUBDIVISION OF A PORTION OF BLOCK A OF A RESUBDIVISION OF A PORTION OF PLAYA DEL REY TOWNSITE AS RECORDED IN MAP BOOK 7, PAGE 130, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

SCALE - IIN. = 60FT.

APRIL 1925

PORTER H. ALBRIGHT -- CIVIL ENGINEER --

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR INTERESTED IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND WE CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE COLORED BORDER LINE. AND HEREBY DEDICATE TO PUBLIC USE ALL STREETS, ALLEYS, AND ESPLANADE, AND TROLLEYWAY, SHOWN ON SAID MAP WITHIN SAID SUBDIVISION.

TITLE GUARANTEE AND TRUST COMPANY

VICE - PRESIDENT

ASS'T SECRETARY

il-ci

70. 8820

V Burn

I, PORTER II ALBRIGHT, HEREBY CERTIFY THAT I AM A CIVIL ENGINEER AND THAT THIS MAP CONSISTING OF ONE SHEET, CORRECTLY RERRESENTS A SURVEY MADE UNDER MY SUPERVISION APRIL 1925 AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.

On the Children the

STATE OF CALIFORNIA

ON THIS 13 DAY OF THE LIN THE YEAR ONE THOUSAND MINE HUNDRED AND 15 BEFORE ME, RESIDENCE A NOTARY PUBLIC IN AND FOR SAID COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RESIDING THEREIN, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED PORTER HALBRIGHT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME

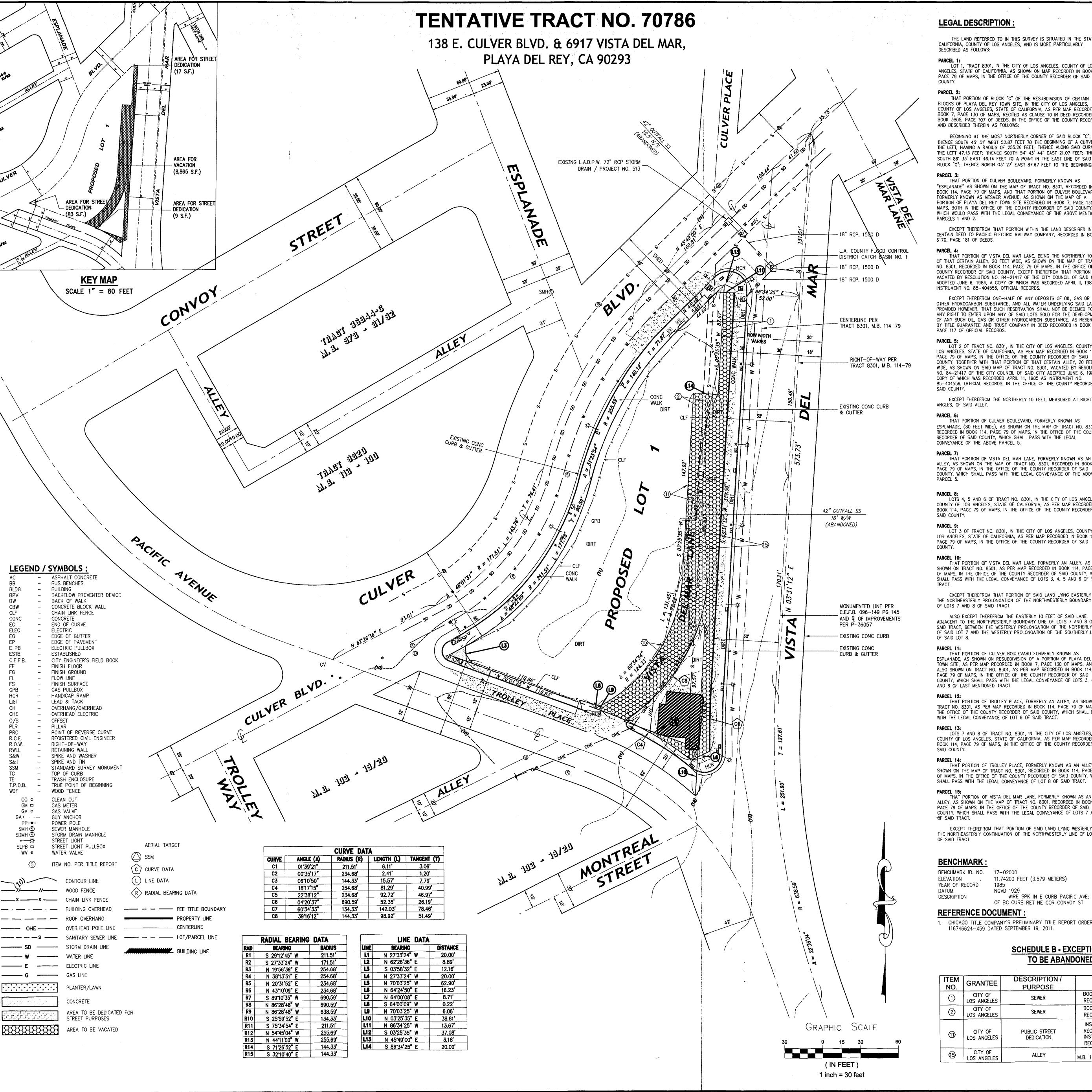
IN WITHESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE MENTIONED

NOTARY PUBLIC IN AND FOR LOS ANGELES COUNTY, CALIFORNIA.

I HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID MUNICIPAL TAXES, EXCEPT TAXES NOT YET PAYABLE, AGAINST ANY OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP.

fuel 22-1925 The arma

TRACT Nº 8301 •:• STATE OF CALIFORNIA IN THE CITY OF VENICE COUNTY OF LOS ANGELES SS. BEING A SUBDIVISION OF A PORTION OF SAID COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RESIDING THEREIN, DULY COMMISSIONED AND SHOWN, PERSONALLY APPEARED LA STRUME KNOWN TO ME TO BE A VICE-PRESIDENT AND LOS ARANTEE AND TRUST COMPANY, BLOCK "C" OF A RESUBDIVISION OF A PORTION OF PLAYA DEL REY TOWNSITE AS RECORDED IN MAP BOOK 7, PAGE 130, RECORDS OF LOS ANGELES COUNTY, CALI-THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED THERETO AND ACKNOW-FORNIA. LEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME. IN WITHESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE MENTIONED. SCALE - IN = 60 FT. MAY 1925 PORTER H. ALBRIGHT WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR INTERESTED IN THE LAND INCLUDED WITHIN THE SUB-DIVISION SHOWN ON THE ANNEXED MAP AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND WE CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE COLORED BORDER LINE AND HEREBY DEDICATE TO PUBLIC USE ALL ALLEYS SHOWN ON SAID MAP WITHIN SAID SUBDIVISION. NADE These were the two original resubdivision Tract Maps which I contend show what is now Culver Boulevard was in Tract A not Tract C. That said, we were discussing narrowing the focus of the argument so we could narrow the focus of the title work. Specifically, we would address only the North East Tip of the triangle which is marked "not in this Tract" on the Block C subdivision. The reason is that the parcel at the tip of the property was conveyed metes and bounds pursuant to what I refer to as the Railroad Deed prior to creation of the tract. I am forwarding that Deed and a little explanation of what is where under that deed. FOUND 4:4" STAKE OH MOST WESTERLY CORNER, BLOCK C ORESUB OF PLAYA DEL REY 4 TOWNSITE, MAPS 7-130 I, PORTER H. ALBRIGHT, HEREBY CERTIFY THAT I AM A CIVIL ENGINEER AND THAT THIS MAP, CONSISTING OF ONE SHEET, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION MAY 1925 AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. FOUND 2" IRON PIPE AT INTERSECTION OF SOUTHERLY LINE OF ESPLANADE WITH CENTER LINE OF RIGHT OF WAY FOUND 4'4' STAKE AT INTER-SECTION OF SOUTHERLY LINE OF ESPLANADE WITH NORTHERLY LINE OF ALLEY AS SHOWN ON MAP OF TRACT Nº 8573, MAPS 103-19,20 NOTE: THE BEARING OF THE CENTER LINE OF MESMER AVENUE AS SHOWN ON MAP OF TRACT Nº 6557, MAPS 103-1 ET SEQ., WAS TAKEN AS THE BASIS OF THE BEARINGS SHOWN UPON THIS MAP. STATE OF CALIFORNIA ALLEY S COUNTY OF LOS ANGELES FOUND 4"4" STAKE AS SHOWN ON MAP OF TRACT Nº 8820 MAPS 113-100 ON THIS 4 DAY OF Y LAL IN THE YEAR ONE THOUSAND NINE HUNDRED AND SEFORE ME, 1 DELL A HOTARY PUBLIC IN AND FOR FOUND 4'4' STAKE AT B.C.
ON NORTHERLY LINE OF
ALLEY AS SHOWN ON MAPOF
TRACT Nº 0573 MAPS 103 19.20 SAID COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RESIDING THEREIN, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED PORTER H. ALBRIGHT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE IN WITHESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE MENTIONED. 8301 "A" COURT I HEREBY CERTIFY THAT THE BOARD OF TRUSTEES OF THE CITY OF VENICE BY RESOLUTION ADOPTED CURE 1 1925 APPROVED THE ATTACHED MAP AND ACCEPTED ON BEHALF OF THE PUBLIC THE ALLEYS SHOWN ON SAID MAP AND THEREIN OFFERED 1 HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID MUNICIPAL TAXES, EXCEPT TAXES NOT YET PAYABLE AGAINST ANY OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP. JULY 2. 1723 FOUND 4 44 STAKE MOST SOUTHERLY CORNER OF BLOCK C, RESUB OF A PORTION OF PLAYA PEL REY TOWNSITE, MAPS 7-130 FOR DEDICATION. LERK OF THE CITY OF VENICE. CLERK OF THE CIT! UP VEHICE.



LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS MORE PARTICULARLY

LOT 1, TRACT 8301, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. AS SHOWN ON MAP RECORDED IN BOOK 114, PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID

THAT PORTION OF BLOCK "C" OF THE RESUBDIVISION OF CERTAIN BLOCKS OF PLAYA DEL REY TOWN SITE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 130 OF MAPS, RECITED AS CLAUSE 10 IN DEED RECORDED IN BOOK 3805, PAGE 107 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER, AND DESCRIBED THEREIN AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID BLOCK "C"; THENCE SOUTH 45' 51' WEST 52.87 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 255.26 FEET; THENCE ALONG SAID CURVE TO THE LEFT 47.13 FEET; THENCE SOUTH 54" 43" 44" EAST 21.07 FEET; THENCE SOUTH 86' 33' EAST 46.14 FEET TO A POINT IN THE EAST LINE OF SAID BLOCK "C"; THENCE NORTH 03° 27' EAST 87.67 FEET TO THE BEGINNING.

THAT PORTION OF CULVER BOULEVARD, FORMERLY KNOWN AS "ESPLANADE" AS SHOWN ON THE MAP OF TRACT NO. 8301, RECORDED IN BOOK 114, PAGE 79 OF MAPS, AND THAT PORTION OF CULVER BOULEVARD, FORMERLY KNOWN AS MESMER AVENUE, AS SHOWN ON THE MAP OF A PORTION OF PLAYA DEL REY TOWN SITE RECORDED IN BOOK 7, PAGE 130 OF MAPS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH WOULD PASS WITH THE LEGAL CONVEYANCE OF THE ABOVE MENTIONED

EXCEPT THEREFROM THAT PORTION WITHIN THE LAND DESCRIBED IN THAT CERTAIN DEED TO PACIFIC ELECTRIC RAILWAY COMPANY, RECORDED IN BOOK

THAT PORTION OF VISTA DEL MAR LANE, BEING THE NORTHERLY 10 FEET OF THAT CERTAIN ALLEY, 20 FEET WIDE, AS SHOWN ON THE MAP OF TRACT NO. 8301, RECORDED IN BOOK 114, PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THEREFROM THAT PORTION VACATED BY RESOLUTION NO. 84-21417 OF THE CITY COUNCIL OF SAID CITY ADOPTED JUNE 6, 1984, A COPY OF WHICH WAS RECORDED APRIL II, 1985 AS INSTRUMENT NO. 85-404556, OFFICIAL RECORDS.

OTHER HYDROCARBON SUBSTANCE, AND ALL WATER UNDERLYING SAID LAND; PROVIDED HOWEVER, THAT SUCH RESERVATION SHALL NOT BE DEEMED TO GIVE ANY RIGHT TO ENTER UPON ANY OF SAID LOTS SOLD FOR THE DEVELOPMENT OF ANY SUCH OIL, GAS OR OTHER HYDROCARBON SUBSTANCE, AS RESERVED BY TITLE GUARANTEE AND TRUST COMPANY IN DEED RECORDED IN BOOK 7329,

PARCEL 5:
LOT 2 OF TRACT NO. 8301, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 114, PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF THAT CERTAIN ALLEY, 20 FEET WIDE, AS SHOWN ON SAID MAP OF TRACT NO. 8301, VACATED BY RESOLUTION NO. 84-21417 OF THE CITY COUNCIL OF SAID CITY ADOPTED JUNE 6, 1984, A COPY OF WHICH WAS RECORDED APRIL 11, 1985 AS INSTRUMENT NO. 85-404556, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF

EXCEPT THEREFROM THE NORTHERLY 10 FEET, MEASURED AT RIGHT

THAT PORTION OF CULVER BOULEVARD, FORMERLY KNOWN AS ESPLANADE, (80 FEET WIDE), AS SHOWN ON THE MAP OF TRACT NO. 8301, RECORDED IN BOOK 114, PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH SHALL PASS WITH THE LEGAL CONVEYANCE OF THE ABOVE PARCEL 5.

THAT PORTION OF VISTA DEL MAR LANE, FORMERLY KNOWN AS AN ALLEY, AS SHOWN ON THE MAP OF TRACT NO. 8301, RECORDED IN BOOK 114, PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH SHALL PASS WITH THE LEGAL CONVEYANCE OF THE ABOVE

LOTS 4, 5 AND 6 OF TRACT NO. 8301, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 114, PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF

PARCEL 9: LOT 3 OF TRACT NO. 8301, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 114, PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID

THAT PORTION OF VISTA DEL MAR LANE, FORMERLY AN ALLEY, AS SHOWN ON TRACT NO. 8301, AS PER MAP RECORDED IN BOOK 114, PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH SHALL PASS WITH THE LEGAL CONVEYANCE OF LOTS 3, 4, 5 AND 6 OF SAID

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING EASTERLY OF THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY BOUNDARY LINE OF LOTS 7 AND 8 OF SAID TRACT.

ALSO EXCEPT THEREFROM THE EASTERLY 10 FEET OF SAID LANE, ADJACENT TO THE NORTHWESTERLY BOUNDARY LINE OF LOTS 7 AND 8 OF SAID TRACT, BETWEEN THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 7 AND THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE

ESPLANADE, AS SHOWN ON RESUBDIVISION OF A PORTION OF PLAYA DEL REY TOWN SITE, AS PER MAP RECORDED IN BOOK 7, PAGE 130 OF MAPS, AND ALSO SHOWN ON TRACT NO. 8301, AS PER MAP RECORDED IN BOOK 114. PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH SHALL PASS WITH THE LEGAL CONVEYANCE OF LOTS 3, 4, 5 AND 6 OF LAST MENTIONED TRACT.

PARCEL 12:
THAT PORTION OF TROLLEY PLACE, FORMERLY AN ALLEY, AS SHOWN ON
TROLLEY PLACE, FORMERLY AN ALLEY, AS SHOWN ON
TROLLEY PLACE, FORMERLY AN ALLEY, AS SHOWN ON TRACT NO. 8301, AS PER MAP RECORDED IN BOOK 114, PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH SHALL PASS WITH THE LEGAL CONVEYANCE OF LOT 6 OF SAID TRACT.

LOTS 7 AND 8 OF TRACT NO. 8301, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 114, PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF

PARCEL 14:
THAT PORTION OF TROLLEY PLACE, FORMERLY KNOWN AS AN ALLEY, AS SHOWN ON THE MAP OF TRACT NO. 8301, RECORDED IN BOOK 114, PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH SHALL PASS WITH THE LEGAL CONVEYANCE OF LOT 8 OF SAID TRACT.

THAT PORTION OF VISTA DEL MAR LANE, FORMERLY KNOWN AS AN ALLEY, AS SHOWN ON THE MAP OF TRACT NO. 8301. RECORDED IN BOOK 114, PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH SHALL PASS WITH THE LEGAL CONVEYANCE OF LOTS 7 AND 8

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WESTERLY OF THE NORTHEASTERLY CONTINUATION OF THE NORTHWESTERLY LINE OF LOT 7

11.74200 FEET (3.579 METERS)

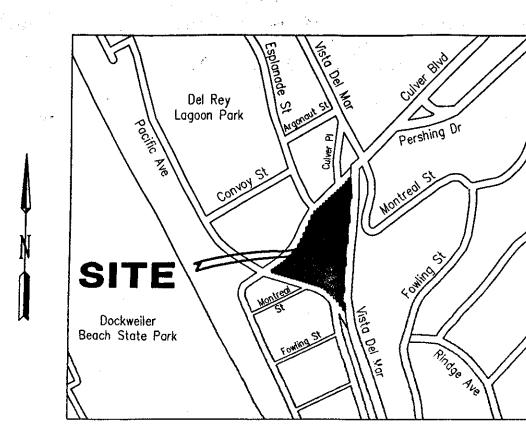
REFERENCE DOCUMENT:

1. CHICAGO TITLE COMPANY'S PRELIMINARY TITLE REPORT ORDER NO.

SCHEDULE B - EXCEPTIONS: TO BE ABANDONED

WIRE SPK IN E CURB PACIFIC AVE; 1FT N

ITEM NO.	GRANTEE	DESCRIPTION / PURPOSE	REFERENCE	REMARKS
1	CITY OF LOS ANGELES	SEWER	BOOK 2644, PAGE 286, REC. 01/02/1924, O.R.	12' SEWER EASEMENT SHOWN HEREON
2	CITY OF LOS ANGELES	SEWER	BOOK 2861, PAGE 247, REC. 12/26/1923, O.R.	12' TEMP. OUTFALL SEWER SHOWN HEREON
(1)	CITY OF LOS ANGELES	PUBLIC STREET DEDICATION	INST. NO. 85-472792, REC. 04/26/1985, O.R. INST. NO. 87-1760758, REC. 11/03/1987, O.R.	VISTA DEL MAR LANE SHOWN HEREON
(15)	CITY OF	ALLEY	TRACT NO. 8301	VISTA DEL MAR LANE SHOWN HEREON



VICINITY MAP NOT TO SCALE THOMAS GUIDE 702 - A/3

OS ANGELES DEPT. of CITY PLANNING

SUBMITTED FOR FILING
TENTATIVE MAP

SITE ADDRESSES: 138 E. CULVER BOULEVARD

6917 VISTA DEL MAR, LOS ANGELES, CA 90293

ASSESSOR'S PARCEL NUMBERS: 4116-007-073 - PARCEL

JAN 08 2013 4116-007-055 - PARCEL 2 TIME EXTENSION
DEPUTY ADVISORY AGENCY 4116-007-066 - PORTION OF PARCEL 5 REMAINDER OF PARCEL 5 4116-007-072 4116-007-069 - PARCEL 8 DIVISION OF LAND 4116-007-067 - PORTION OF PARCEL 9 4116-007-068 - REMAINDER OF PARCEL 9 4116-007-070 - PARCEL 13

TRANSPORTATION CORRIDOR

THE PRESENT ZONING FOR THE SUBJECT PROPERTY IS [Q]C4-1VL - GENERAL COMMERCIAL. WHERE [Q] IS QUALIFIED CLASSIFICATION

PLANNING AND ZONING INFORMATION:

ZONING INFORMATION (ZI): ZI-1802 HILLSIDE GRADING ORDINANCE EXEMPTION AREA GENERAL PLAN LAND USE: GENERAL COMMERCIAL SPECIFIC PLAN AREA: COASTAL BLUFFS DEL REY LAGOON (PROPOSED SPECIFIC PLAN) LOS ANGELES COASTAL

JURISDICTIONAL INFORMATION:

WESTCHESTER - PLAYA DEL REY COMMUNITY PLAN AREA: WEST LOS ANGELES AREA PLANNING COMMISSION: WESTCHESTER - PLAYA DEL REY NEIGHBORHOOD COUNCIL: COUNCIL DISTRICT: CD 11 - BILL ROSENDAHL CENSUS TRACT: 2781.0 LADBS DISTRICT OFFICE: WEST LOS ANGELES

LAND AREA:

EXISTING FEE: 29,970 SQ. FT. GROSS TO CL: 79,506 SQ. FT. (0.889 ACRES) 38,743 SQ. FT.

THERE ARE NO PROTECTED TREES OR OTHER EXISTING TREES ON SITE.

NO HAZARDOUS CONDITIONS EXIST ON SET **PURPOSE OF PARCEL MAP:** MERGER OF EXISTING PARCELS VACATION OF PUBLIC STREETS ABANDONMENT OF PUBLIC EASEMENTS

HAZARDOUS CONDITIONS:

DISTRICT MAP:

STREET DEDICATION

FLOOD ZONE:

EFFECTIVE DATE: 09/26/2008 Legado del Mar LLC

COMMUNITY PANEL: 06037C1754F

270 N. CANON DRIVE, 2ND FLOOR BEVERLY HILLS, CA 9010 TEL. NO. (310) 432-0809

> HEATHER LEE CONTACT PERSON KR HILLS LAND SURVEYING & CONSULTING, INC.

VALENCIA CA 91354 TEL. NO. (661) 309-5097 EMAIL ADDRESS

EMAIL ADDRESS

KRHPLS@GMAIL.COM CONTACT PERSON KEVIN HILLS

UTILITIES AND SERVICES

LOS ANGELES COUNTY SANITATION DISTRICT NO. 28 1955 WORKMAN MILL ROAD, WHITTIER, CA 90601 TEL. NO. (562) 699 - 7411 FAX NO. (562) 699-7411

LOS ANGELES DEPARTMENT OF WATER AND POWER 4524 HAMPTON ROAD, LA CANADA FLINTRIDGE, CA 91011 TEL. NO. (818) 790-5516 FAX NO. (818) 790-6019

LOS ANGELES COUNTY PUBLIC WORKS 900 S. FREMONT AVE., ALHAMBRA, CA 91803 TEL. NO. (626) 458-4921

SOUTHERN CALIFORNIA EDISON COMPANY 1440 S. CALIFORNIA AVENUE, MONROVIA, CA 91016 TEL. NO. (626) 303-8419 FAX NO. (626) 303-8452

SOUTHERN CALIFORNIA GAS COMPANY 8141 GULANA AVENUE, PLAYA DEL REY, CA 90293 TEL. NO. (310) 823-7945 FAX NO. (626) 793-8266

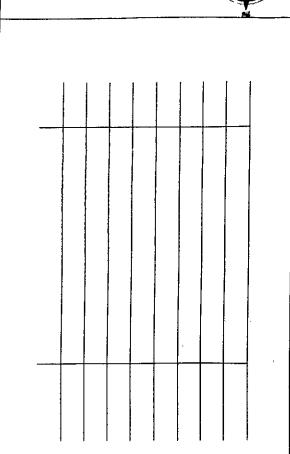
TBTA

CABLE TV: **COMCAST - Westchester** TEL. NO. (800) 266-2278

SUPERCEDED

KR Hills Land Surveying & Consulting, Inc. 23414 RIVERSBRIDGE WAY VALENCIA, CA 91354

(661) 309-5097



PREPARED BY OR UNDER THE DIRECTION OF

KEVIN R. HILLS, P.L.S. 6617

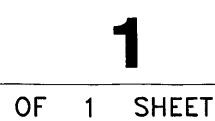
6/13/12

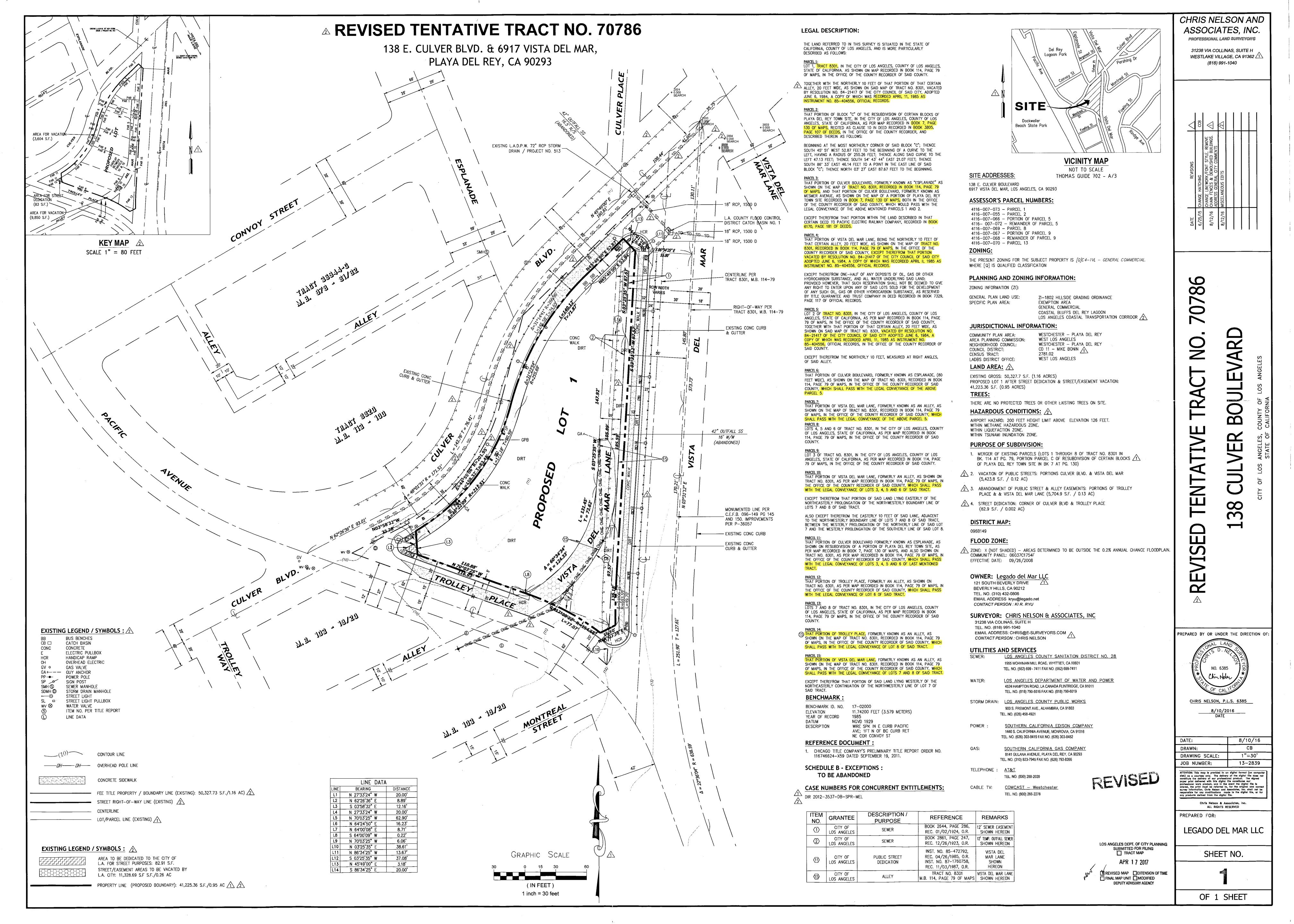
DRAWN:	KRH	
DRAWING SCALE:	1"=30'	
IOB NUMBER:	12-017	
TTENTION: This map is provided in lisk) as a courtesy only. The deliver onstitute the delivery of our profess one print delivered with this diction.	ery of the digital file does not stand product. The signed	

paper print delivered with this digital file constitutes our professional work product, and in the event the digital file is altered, the print must be reterred to, for the original and correct survey information. Kevin Hills, PLS shall not be responsible for any modifications made to the digital file, or for any products derived from the digital file. © 2012 Kevin R. Hilis, PLS ALL RIGHTS RESERVED

PREPARED FOR: LEGADO DEL REY LLC

SHEET NO.





On this 12th day of July A.D., 1909, before me, E. T. Steddard a Notary Public in and for the said County and State residing therein, duly commissioned and sworn, personally appeared F. B. Henderson known to me to be the Vice President and Burton E. Green known to me to be the Secretary of the Rodeo Land & Water Co. 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 same.

In Witness Whereof, I have bereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(Notarial Seal)

E. T. Stoddard, Notary

Public in and for said County and State.

100 A full true and correct copy of original recorded

at request of Grantee, Jul 14, 1909, At 12 min. past 10 A.M. #240-

Copyist 89 C. L. Logan County Recorder, By A. Howlett Deputy.

Corporation Grant Deed

The Beach Land Company, a Corporation organized under the laws of the State of California, and having its principal place of business at Los Angeles, California in consideration of Ten Bollars (\$19.00) does hereby grant to the Los Angeles Pacific Company, also a Corporation, its successors and assigns all that real property situated in the County of Los Angeles, State of California, described as follows, to-wit:

Clause I: A strip of land 60 feet in width, being a portion of the Ramona 5.

Clause I: A strip of land 60 feet i width, being a portion of the Ramona S. de Machado 341.85095 Acre Allotment in the Rancho La Ballona, as per map of said Rancho filed with District Court Case
2722, also recorded in Book 3 of Miscellaneous
Records of Los Angeles County, California, at Page
20% thereof, also being a portion of Playa Street
as per vecation order of the Board of Supervisors in and for said County of Los Angeles
recorded in Book 107 of Miscellaneous Records
of said County, at Page 40 thereof; also being
a portion of Playa Del Rey Townsite as per
map of said Townsite recorded in Book 2 of
Maps Records of said County, at Pages 63 to 66
thereof; (also being a portion of Section 3, T. 3 S.,
R. 15 W., S.B.M. of Rancho Sausal Redondo). Said
strip of land 60 feet wide lying 30 feet on each
side of the following described center line to wite

Beginning at a point in the prolongation of the Northerly Tine of Playa Street, said point of beginning being distant South 61" 0' West along said Northerly line and the prolongation thereof 14477.97 feet from a 3/4" gas pipe set at the intersection of said Northerly line with the Westerly line of Bay Street, as per County Surveyor's Map No. 7174; thence from said point of beginning South 33° 46° West 1271.63 feet to the beginning of a curve to the right having a radius of 1146.28 feet; thence along said curve to the right 547.98 feet to the end of said curve; a tangent to said curve at the end of said curve bearing South 61° 09' 25" West; thence South 61° 09' 25" West 638.58 feet to the beginning of a curve to the left having a radius of 1794.48 feet; thence along said curve to the left 1814.16 feet to the end of said curve, a tangent to said curve at the end of said curve bearing South 3° 13' 05" West; thence South 3º 13' 05" West 460.04 feet to the beginning of a curve to the left having a radius of 666.86 feet; thence along said curve to the left 263.14 feet to the end of said curve, a tangent to said curve at the end of said curve bearing South

19° 23' 25" East; thence South 19° 23' 25" East 550.32 feet to the beginning of a curve to the right having a radius of 1988.89 feet; thence along said curve to the right 414.91 feet to the end of said curve, a tangent to said curve at the end of said curve bearing South 7° 26' 15" East; thence South 7° 26' 15" East 331.87 feet to the beginning of a curve to the left having a radius of 1146.28 feet; thence along said curve to the left 377.92 feet to the end of said curve, a tangent to said curve at the end of said curve bearing South 26° 19' 39" East; thence South 26° 19' 39" East 2588.86 feet to the beginning of a curve to the right having a radius of 11459.2 feet; thence along said curve to the right 269.17 feet to the end of said curve, a tangent to said curve at the end of said curve bearing South 24° 58' 54" East; thence South 24° 58' 54" East 2728.31 feet to the beginning of a curve to the right having a radius of 11459.2 feet; thence along said curve to the right 415.84 feet to the end of said curve, a tangent to said curve at the end of said curve bearing South 22° 54' 09" East, thence South 22° 54' 09" East 2663.30 feet to a point in the North line of Section 10, T. 3 S., R. 15 W., S.B.M. in said Rancho Sausal Redondo; said last mentioned point being distant South 89° 39' 36" West along said North line 1312.09 feet from an 8" iron pipe filled with cement set at the northeast corner of said Section 10. Said strip of land 60 feet in width is further shown and delineated by the colored portion of the plat hereto attached and

made a part hereof.

Clause 2. An irregular shaped piece
of land lying Westerly of and adjacent to the
above described 60 foot strip of land des-

marked "Exhibit A"; said plat being hereby

cribed in Clause I; said irregular shaped piece of land being more particularly bounded and described as follows, to-with

Beginning at the most Northerly corner of Block "C" of a Resubdivision of a portion of Playa Del Rey Townsite, as per map of said Resubdivision recorded in Book 7 of Maps, Records of Loc Angeles County, California, at Page 130 thereof; thence from said point of beginning North 45° 30° 50" East 3.33 feet to a point in the Westerly line of the 60-foot strip of land described above in Clause I: thence South 3º 13' 05" West along sold Westerly line 323.08 feet to the beginning of a curve to the left having a radius of 696.86 feet; thence along said curve to the left 274.97 feet to the end of said curve, a tangent to said curve at the end of said curve bearing South 19° 23' 25" East; thence North 19° 23' 25" West along the Easterly line of Railroad Walk, 142.78 feet to a point in the Easterly line of said Walk, said Walk being shown and delineated on said map of said Resubdivision; thence North 2° 58' 35" East 47.32 feet to the most South crly corner of Block "C", thence North 3° 07 '11" East 409.45 feet along the Easterly line of said Block "C" to the point of beginning.

Said irregular shaped piece of land is further shown and described by the colored portion of the plat hereto attached and marked "Exhibit A".

Clause 3: A strip of land 30 feet in width shown on map of a Resubdivision of a portion of Playa Del Rey Townsite recorded in Book 7 of Maps, records of Los Angeles County California, at Page 130 thereof; said strip of land being bounded on the North by the Esplande; on the East by Block "C", on the South by the irregular shaped piece of land described in above Clause 2; and on the West

Said strip of land being all that portion of said Lots lying 15 feet on each side of

the following described center line and a prolongation thereof to-wit:

Beginning at a point in the Southerly line of Lot II, Block 9, of said Resubdivision;

3805 said from t of beginning being distant North boundary line from a fourt which is die lant forth 64048, wastalong said Southerly Coundary line 115 feet from the most South everterly corner of said hot 11; thence from said fromt of bygonning forth 1902 1 the best 139.08 feet to the beginning of a curve to the left having a radius of \$13.686 feet; thence along said curve to the left 110.74 feet to the and of said curve a tangent to said curve at the end of said come bearing North 280 3340" West thence Worth 25" 53" 100 the et 5 70.30" feel to a point in the Souther by line of Maye Street, Laid last mentioned front vering Easterly along said Southerly line 217, 69 feet from the intersection of said South erlyline with the tractirly line of Navine walk Excepting therefrom any portion liging within the times of dedicated streets or roadways, also excepting therefrom that forteen of hat 12, Flock & included within said 30 foot strip of land said strip of land 30 feet on width is seen the shown and delineated by the colored por tion of the plat hereto attached and mark sed toute but 6; soit plat being here by mude a part hereof Clause of land so feet in width being a frostion of Black Buol Resul division of a partian of Plays del Key Town site as per map of said to Subdivision te corded in book yof Make recorde of hoello geles County, California, at Page 130 thereof Said steep of land being all that fronteon of said Block "6" lying casterly of the follow ing described line to wit: Beginning at a point in the Northerly line of said Block "B" distant South 64° 49' West along said boundary line 30.10 feet from

3805 113 the Northeasterly corner of said Block "B"; thence South 29-56' bust 424.19 feet to the be genning of a curve to the left having a radical of 388.63 feet, thence along Laid curve to the left 236.44 feet to the End of said curve thence Southerly from the end of said curve along a curve to the left having a radius of two hundred, and seven tenthe , 200, 7, feet 19.80 feet to the end of Raid Euros, a tangent to Laid Curve at the end of said Curve bearing South 70000 Cart, and a tangent to said Come at the beginning of hard course being also a tangent to the end of the about descented curve having a radius of 388.60 feet, thence South 1/00 go Cantropeet more or less to a point in the Southerly line of said block #13" Laid last months ed haint being South 62027 West along said Southedly line 16 by feet from the Southers tealige torner of Faid Slock By Said steep of land as further & hown and delineated by the colored portion of the flat here to illached and muched to whe bet Clause to a struck of land 30 feet in width being a partion of Block "a" of a Nexuladorision of a porte on of Playa del May Vouriete, as from map of land reamb olderen recorded in book Tof Me for; Occarde of hos Angeles teamsty takefor ma, at Page 130 thereof said strip of land 30 feet in width being all that partion of said Block "a" lying 15 feet on each kide of the following described center line to wit. Segunning at a point in the South enly line of Lot II Block Tof said Rece division said point of beginning being distant North 47°00° East along said South-

enly line 19 2 feet from a point which is distant North 640481 Gart along Said South erly line 115 feet from the most Southwest erly corner of said not 11; Thence South 14.26'10" Cast from said point of beginning 216. 93 feet to a point on the northerly line of Block "B" said last mentioned point being South 64049 West 15:00 feet from the most Northeasterly Corner of Said Block "B" of Said Resub division, said strip of land is further shown and deline ated by the colored portion of the plat here to attached and marked "Exhibit B" Clause 4: The right to operate and maintain a single or double trackrail way across that frontion of Playa Street Johnson Street, Hart & treet and Mooliving Street included within the 30 foot strip or a prolongation thereof above described in Clause 4 Clause 8: The right to operate and maintain a single or double track railroay over and along and over and across after tion of the Esplanade, as shown on the map of a Mesubdivision of a portion of Claya del Rey Townsete, recorded in book yof mape, Records of hoolingeles County California, at Page 100 Thereof being that frontion of said Explanade lying between Mesoner Uvenue and the jurdongation of the Westerly line of that certain 30 foot strip of land shown In said map of Said Resubdivision and above deccribed in belause 3 faid portion of Explanade is shown by the Colored for tion of the plat here to attached and marked "To shibit (B" All the land above describe die granted for the purpose of constructing, operating and maintaining an electric railway

-ever, and should said grantee its diesessore orassians clase to accessaid property for said furthose of constructing, operating and maintaining an electric traction thereon tora period of one year, or should hard property above described beused by said ananted its successors or assigns, for any Other purpose than to construct, operate and maintain there on a line of electric railway for the period of one year, then inverther of said events the title to said property Shall revent to and rect in land grantor its successors or assignex It is here by understood and agreed that the granter it successors and resigns reserved the right to cross lad strike of land at all streets how platted and to place and maintain along und icross said streps at reason a ble points, Julies and wines for the carriage of water gar, electricity and sewage, the same to the constructed in such manner as not to unreasonably interfere with the construction or operation of the railroad of the grantee along Laid rights of way and said granter hereby assumes all liability of every nature or kind what sower by reason of the construction maintenance and repair of said pipes and wines for the Carriage of water que electricity and servage, and here by agreen to hold the Ward granter free and harm less from all loss, injury, claims or dam age of every nature or kind whatenever by through or on account of the Construct tion maintenance and retrain of said Jupes and wires for the Carriage of water as electricity and sewage, and it is further herebyeen devotoed and agreed that no few

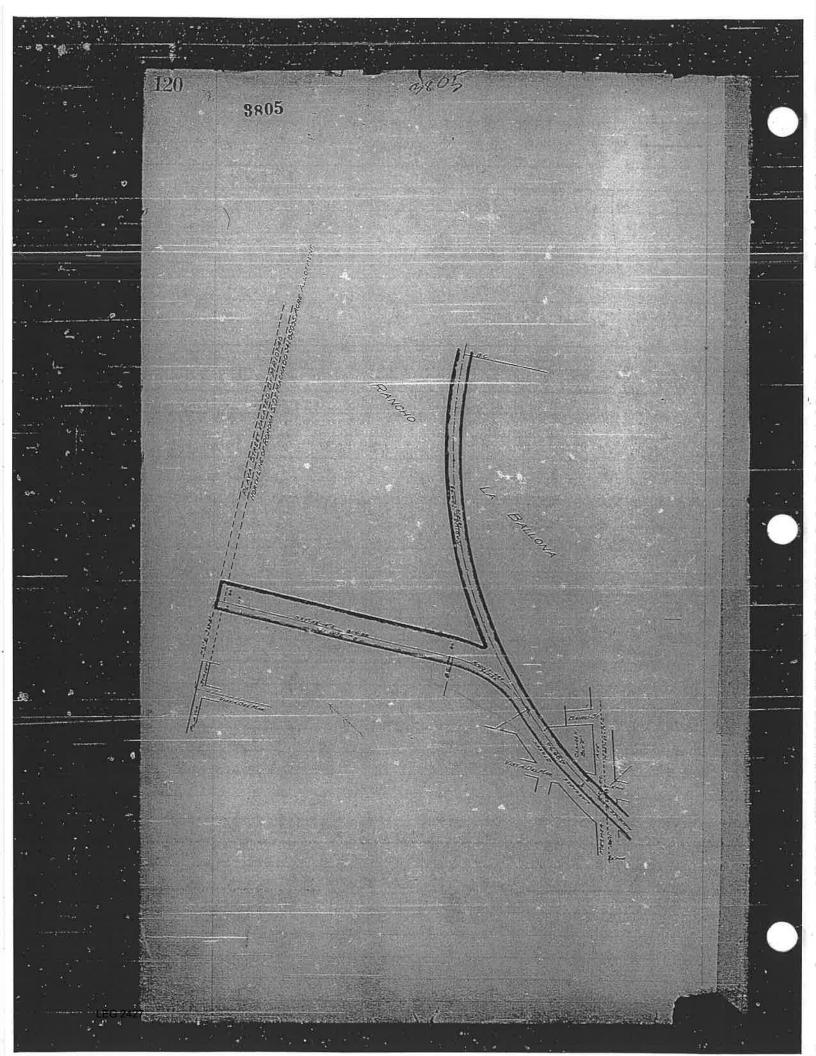
rights of way at street intersections It is part of the consideration of the grant that said grantie, ito successore undrassigne shall permit the public to cross said above described strips at any place along oradion ing Black B'so as to reach the hagoon, and to pornet the construction was af a bridge across the outlet of said dayson for the ac Commodation of the fullier It is also part of the consideration of this grant that said granter, its successors and us signs shall maintain across the outlet of said fajoon a bridge and I hall permit the public o we the same in any manner that shall not interfire with the operation of the care acrose said bridge and said bridge shall be maintained in such manner as not to obstruct the flow of water between the Lagoon and the Organ aticalco afart of the consideration of this grant that should the diggon or adjacent lands be dredged with a view of admentling water orders to from the Pream, which bould not be able to prose under the tracks then and in that case said grant ce, to decrees one and assigns, shall construct, maintain and speciate across the outlet of said Lagoon advicedoridge so as to hermit the sies increase and eghororal such versels or boats attensionable lines. Said granter also grants to laid grantce its surescens and designs, the pollows ingdescribed parcels of land, detente in said State and brunty to wite Clause 9: A strip of land 110 feet in will being a portion of the Ramona S. Le Machado 341. 850 45 acre allotonent in Rancho ha Bak lona as for mak of said lancho filed in Dietret Court Case No 2/22, also recorded in Book 3 of Miccellaneous becorde of hos On geles County, California, at Page 204 thereof, also

8805117 being apartion of Playa Street as per vacation for the said bounty of hos angeles, recorded in Book 104 of Miscellaneous Gecarde of land County, at Page 40 thereof said strip of land 110 Subin width lying 30 feet on the Mesterly side and so feet on the coasterely side of the following described line to wet Beginning at a point in the Norther by line of Playa Street as a houn on said Vacation make said point of beginning being distant Routh 61000 Cast along said northerly line 339.81 feet from the intersection of said northerly line with the center line of Vista Wil Mar, thence from Said from tak team ning Sauth 27052"75" Enet got go feet to the beginning of a course to the right having arradice of 440 feet theree along said curve to the Eight 344.22 feet to a point to the center line of the second curve described in Clause 1, and treing distant along suid second curve 129, go feet from the Southerly end of Said Second Curve Said struck of land 110 feet in wed the wanther shown and deline it day the toland por tion of the plat here to attached and market 007.055 Clause to A partion of Black 6" of the Resultance on of a partion of Paga Heller Vommente as him map of Raid Mesubdimson recorded in Sook John the recorde of the Angeles County California at Page 130 thereof said partion of block to being make fait icularly bounded and described as fol lows, to wite Beginning at the most Northerly Car. ner of sand Block "6" thence South 45000 West 52 84 feet to the beginning of a curve to the left having a radius of 255. 26 feet the along said curve to the left \$7 13 feet to apoint

thence South 540 431 44" East 21.07 feet; thence buth 860331 Cast 46.14 feet to a proint in the love texty line of Said Black by thence North 3027 but 84.69 feet to the point of beginning said piece of land is further shown and delineated by the Cal orce partion of the plat here to attached and marked "by hibit B" said plat being here by made a fart hereof Clause 11. all of Block "&" of Playe All Rey Councile as pur map of said toundite record ed in Book a of Mape, Accorda of diellingiles. Coverty California at lager 63-66 there of To Have and lo Gold to the said grante ete sucrees one and arright forever. In thetrees Where of the Said granter has caused its corporate name and seal to be herecen to appear by the proper officers therewesterely weethinged, the 18th day All burning Mog. Corporate Seels The Seach Land Company By not sherman therident, Efter & Logar Recetant Secretary pproved as to description. 0.6 P. W. Whenthe longingerin Sleparkment d. a. C. Co. Approved as to farm waning to Reculer attender State of California County of For Ingelance ! On this igh day of lunary in the year one thousand nine hundred and nine before me It I smith, a Rotary Sublic in and for laid county of hos lings les, Olate of balif orain personally when and Must alexander known to me to be the President and with Logan anown to me to be the directant deare toing of the Beach dand lampany the Corpora tion that executed the within instrument, and acknowledged to me that such Corpore tion executed the same

my hand and officed my official scale the day and year in this certificate first above switten.

Motorial deals and for hoodingeles county, Stato of ball former



WICKS ADDITION RANCHO SAUSAL REDONDO

3805 157 a full true and correct copy of original recorded at request of Grantee Jul 14, 1909 at 36min past 30m + 372 just 89 6 L hogan bounty Recorder By Whole the ilefuly In Consideration of the receipt by the undersigned of Jen Dollars Frank Schwaarcke and Mongolchwaarcke his wife of Sos angeles County State of Palifornia dogset to Pro Probenson of Soo Angeles County state of California that real property in the County of Soc Angeles State of

of Los Angeles County, California, ir consideration of Fifteen Hundred Twenty-five Dollars, to them in hand paid, the receipt of which is hereby acknowledged, do hereby GRAHT to Walter J. Lawrence, of the City of Passdena, of Los Angeles County, California, all that repriproperty situate in the City of Pasadena, County of Los Angeles, State of California described as follows: Lots Twenty-five (25) and Twenty-six (26), in Block A. of A. J. Painter's Subdivision of the North portion of Block "P", of the Subdivided layes of J. H. Painter and B. F. Ball, in the City of Pasadera, County of Los Angeles, State of California, as per map recorded in Book 16, Page 99 Miscellaneous Records of said County.

TO HAVE AND TO HOLD to the said grantee his heirs or assigns.

WITNESS our hands this Seventh day of December 1915.

Charles Grimes.

Florence E. Grimes.

State of California, County of Los Angeles Ss.

On this Seventh day of December 1915, before me, the understaned, a Motary Public in and for said County, personally appeared Charles Grimes and Florence E. Grimes, busband and wife, known to me to be the persons wose names are subscribed to the within instrument and acknowledged that they executed the same. WITTERS my hand and Official Seal. (Notarial Seal) Lura C. Kishbaugh, Metary Public,

Los Angeles County California. My Commission Expires November 11, 1918.

A full true and correct copy of original recorded at request of Title Guarantee & Tr. Co. Deg. 14, 1915, At 8:50 A. H. #79. Copyist

C. L. Logen, County Recorder, By

A. Thorsing. Deputy.

OPIGINAL.

THIS INDENTURE made the 1st day of December 1915, BETWEEN, THE BRACE LAND COMPANY, a corporation organized and existing under the laws of the State of California, perty of the first part, and PACIFIC ELECTRIC RAILWAY COMPANY, a corporation, organized and existing under the laws of the State of California, party of the second part,

WITHESSETH: That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) has remised, released and forever quitciaimed and by these presents does remise, release end forever quitclaim unto the said party of the second part and to its successors and assigns forever, all that certain lot, piece, or parcel of land situate in the City of Venice, Courty of Los Angeles, State of California, and particularly described as follows, to wit: A strip of land Thirty (30) feet in width; the center line of said strip of lend mairty (50) feet in width being more particularly described as follows:

Beginning at a point distant South 45°30'50" West Thirty-two and seventy-eight hundredths (32.78) feet from the intersection of the center line of Vista Del Har, with a line parallel to and distant Fifteen (15) feet Southeasterly from the Southeasterly line of the Northerly roadway of Hesmer Avenue, as shown on map of Playa Del Rey Townsite, recorded in Book 2, Page 53 of Maps, Records of Los Angeles County, Celifornia, thence from said point of beginning continuing South 45°30'50" Hest along said parallel line a distance of Two Hundred eighty-nine and thirty-nine hundredths (269.39) feet to a point.

Said strip of land thirty (30) feet in width being more particularly shown by the colored portion of the plat hereto attached and made part hereof.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders rents, issues and profits thereof, and also all the estate right, title, interest, property possession, claim and demand whatsoever, as well in law as in equity, of the said party of the first part of, in or to the said premises and every part and parcel thereof with the appurtenances.

TO HAVE AND TO HOLD, all and singular the said premises, to gether with the appurtenances unto the said party of the second part and to its successors and assigns forever.

IN WITHESS WHENEOF, the said party of the first part has caused its corporate name and seel to be affixed by its President and Secretary thereunto duly authorized the day and year in this indenture first above written.

(Corporate Seal)

THE BEACH LAND COMPANY.

By M. H. Sherman, President.

And A. I. Smith, Secretary.

State of Californie, County of Los Angeles)ss.

On this last day of December in the year of our Lord One Thousand nine hundred fifecen, before me, Geo. H. Clark, a Hotery Public in and for said County of Los Angeles, State of California, residing therein, duly commissioned and sworm, personally appeared M. H. Sherman, known to me to be the President and A. I. Smith, known to me to be the Secretary of The Beach Lend Company, the corporation that executed the within and foregoing 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 same.

IN WITHERS WHPPEOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

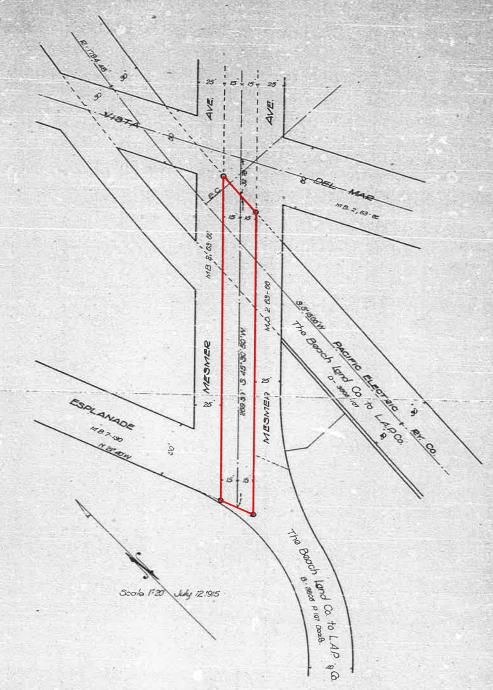
(Notarial Seal)

Geo. H. Clark, Notary Public,

in and for the County of Los Angeles, State of California.

M. L. W. Approved as to description E. C. Johnson , Assistant Chief Engineer.

Approved as to Form. Frank Harr, Chief Counsel.



MWK 200

#155. A full true and correct copy of original recorded at request of Grantee Dec. 14, 1915, At 18 Min. past 11 A. M. #359. Copyist #41.

C. L. Logan, County Recorder, By

1. Thehrey:

Deputy.

U. S. I. R. Stamp &1 Cancelled. GPANT DEFD.

Rosa Clendenin (wife of W. J. Clendenin) of Glendale, California, of Los Angeles County, California, in consideration of Ten Dollars, to her in hand paid, the receipt of which is hereby acknowledged, does hereby GRANT to H. O. Melone and Harriet L. Melone, (his wife) of Glendale, of Los Angeles County, California, all that real property situate in the City, County of Los Angeles, State of California, described as follows:



Appendix B
Compilation Map

