

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:

Kathryn M. Schwertfeger
229 Montreal Street
Playa Del Rey, CA 90293

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Appendix A. Referenced Documents and Maps

Appendix B. Compilation Map Prepared by Partner Engineering and Science

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 Appendix A 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 CO by H.E. GREEN, C.E.
 August 1902

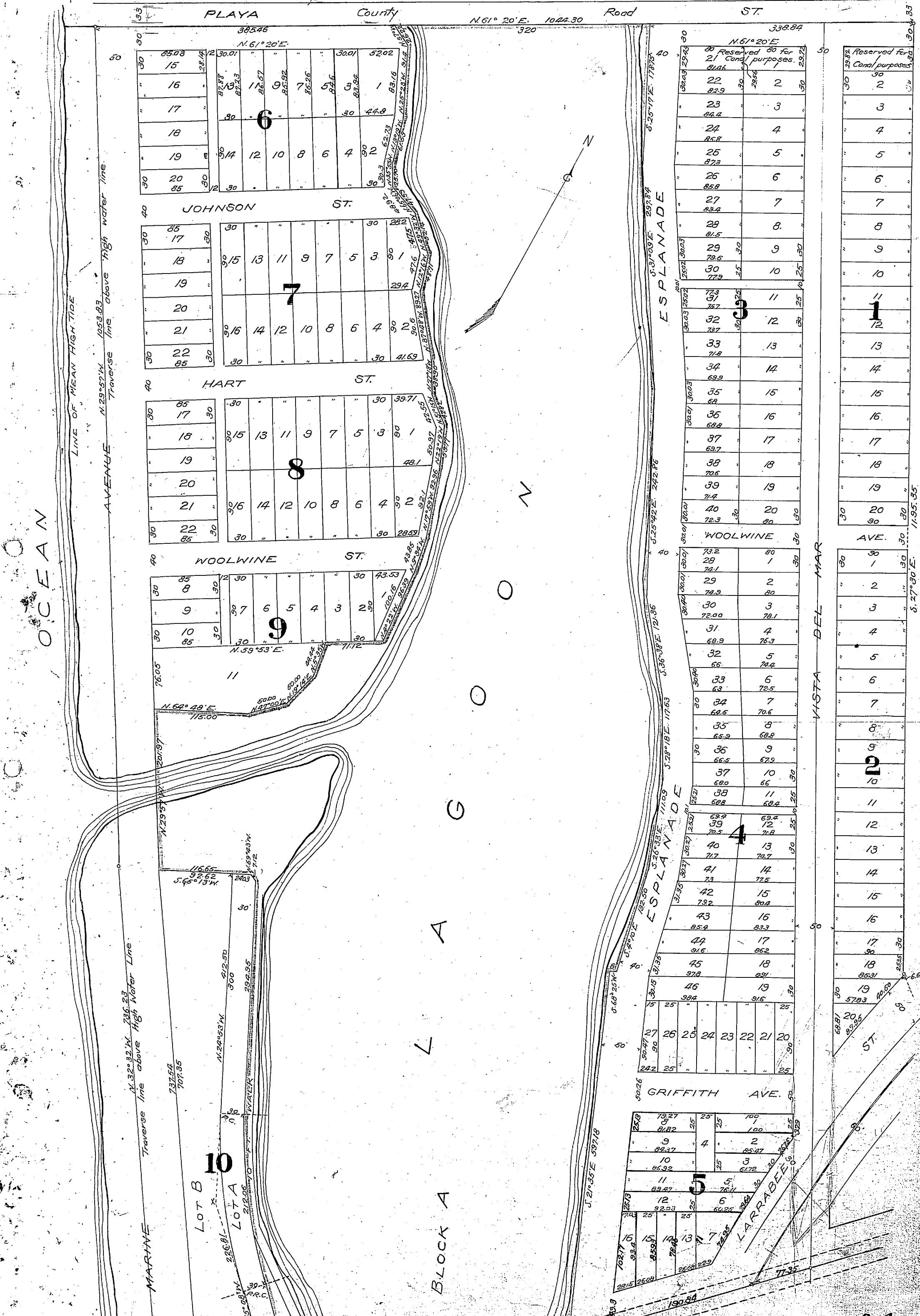
Scale 100 feet to 1 inch.

~~See Co. Surveyors Map # 7689 Discarded~~

See C. 6-56

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

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
Southernly line allotment of Jose de la Luz Machado Ro. La Ballona



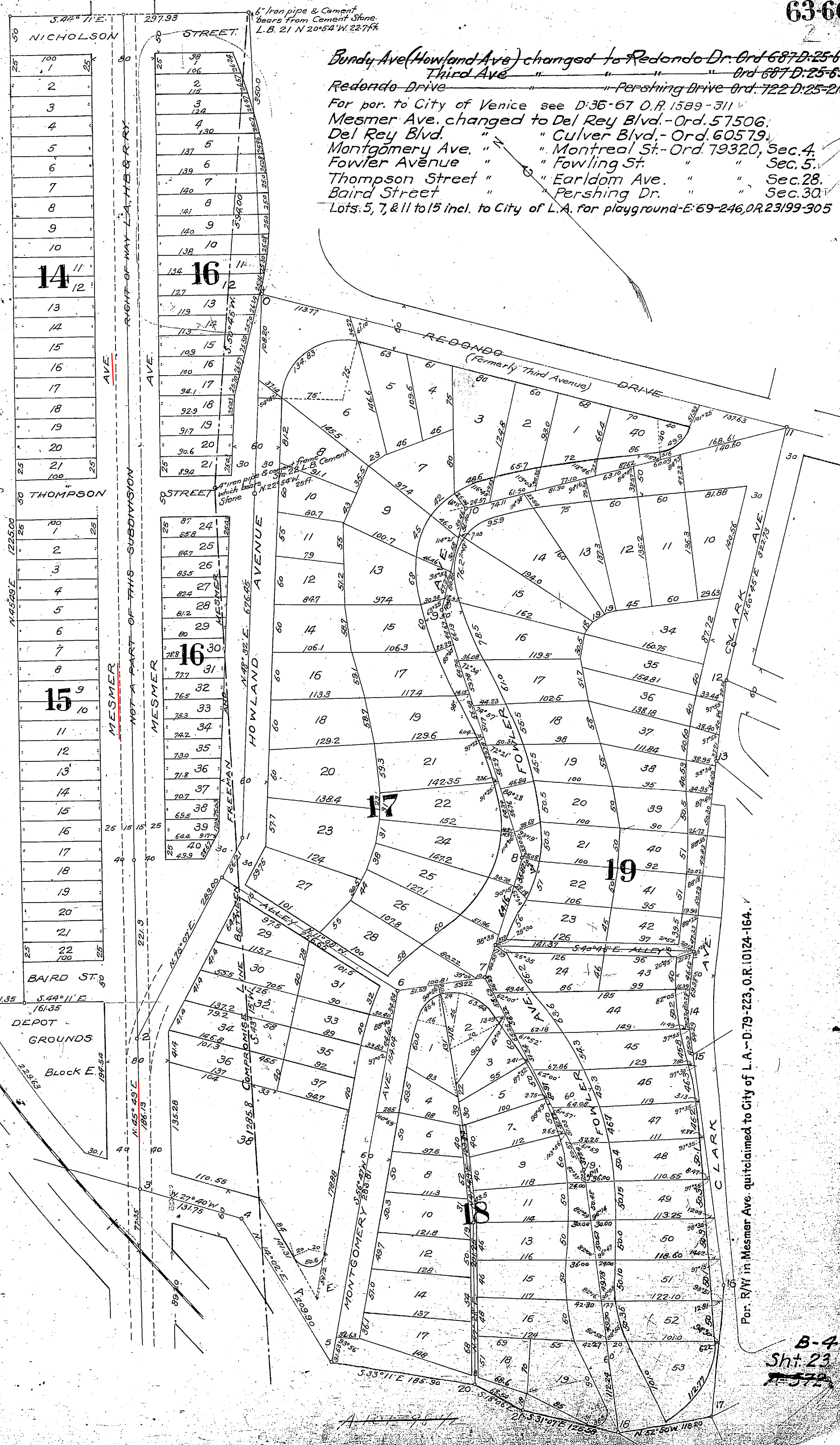
Larrabee St. chg. to Culver Place-Ord. 79320, Sec. 33

For vacation of 10 strip front of Blks. 6, 7, 8 & 9, Sec. 84-86 BLOCK "C" M.B. 7-130

" " " ST. lots N.R. 107-40

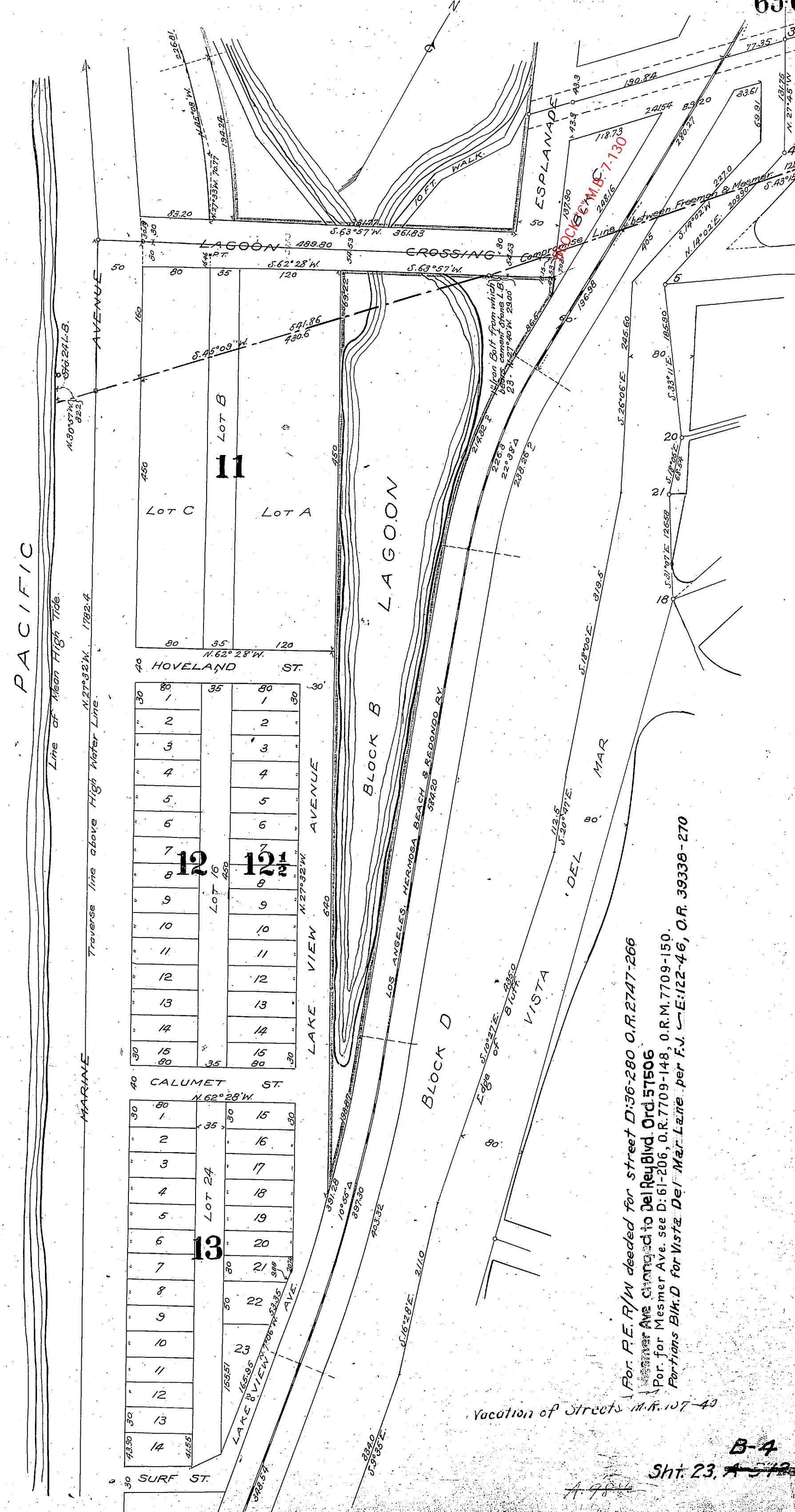
Street names estab. D:53-133 Ord 988

B-4 Sht. 23 A-578



Por. R/W in Mesmer Ave. quitclaimed to City of L.A. - D:79-223, O.R. 10124-164.

B-4
Sh: 23
#572

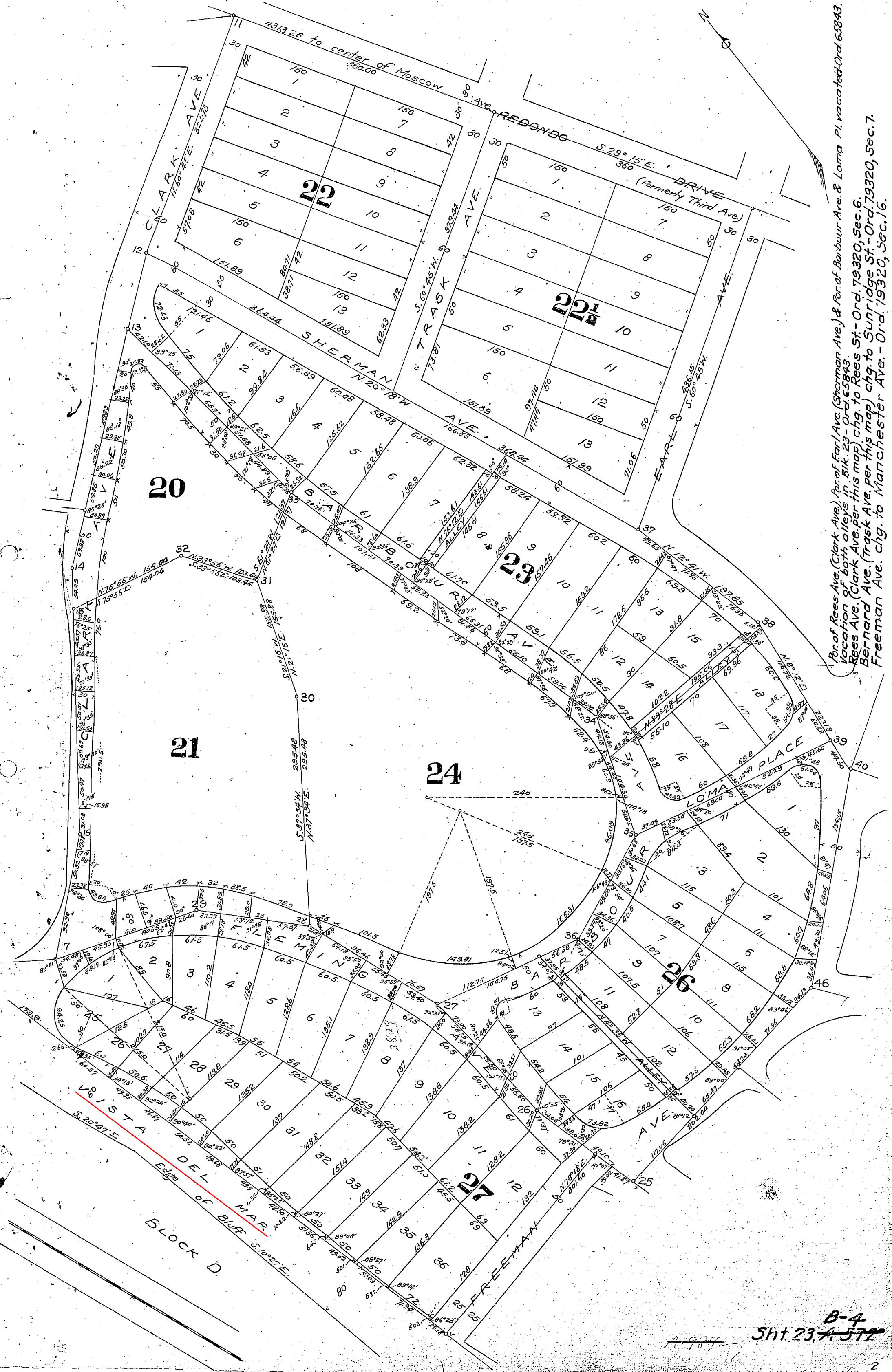


Block B M.B. 7-130

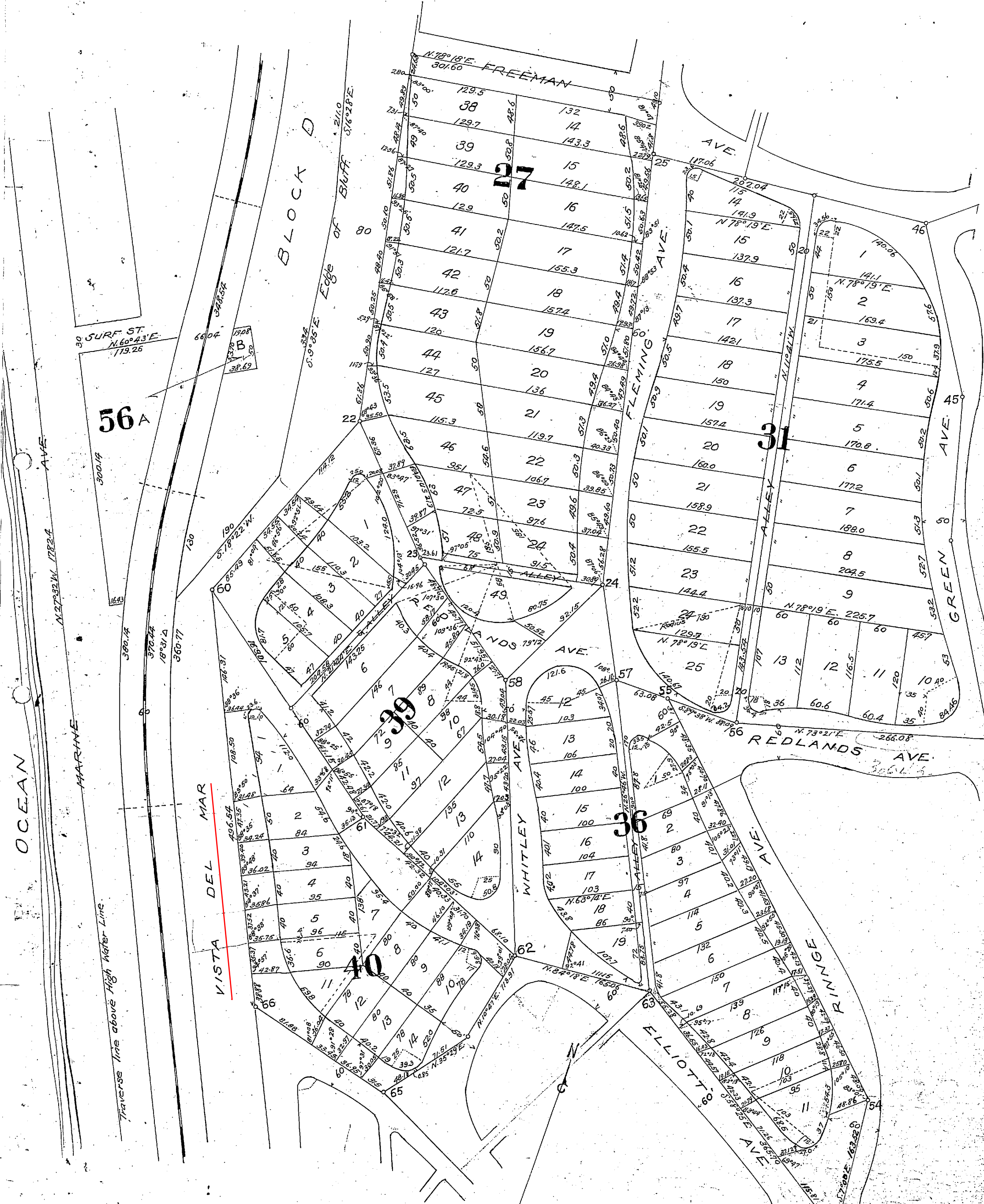
For R.E.R/W deeded for street D:36-280 O.R. 2747-266
 Mesmer Ave changed to Del Rey Blvd. Ord. 57506
 Por. for Mesmer Ave. see D: 61-206, O.R. 7709-148, O.R.M. 7709-150.
 Portions Blk.D for Vista Del Mar Lane per F.J. E:122-46, O.R. 39338-270

Vacation of Streets A.R. 107-49

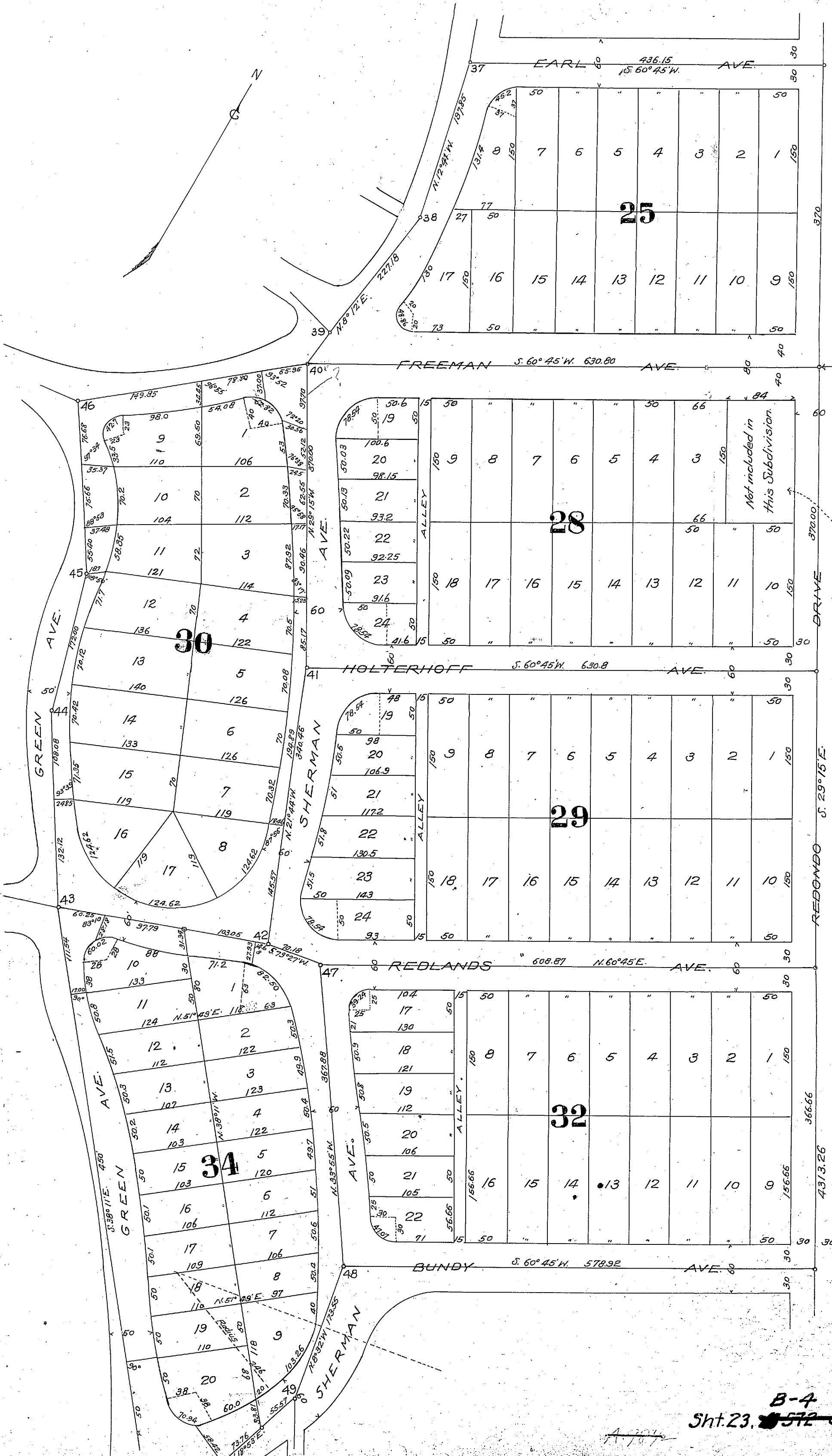
A 9004



For of Rees Ave. (Clark Ave.) Par of Earl Ave. (Sherman Ave.) & Par. of Barbour Ave. & Loma Pl. vacated Ord. 65843.
 Vacation of both alleys in Bk. 23 - Ord. 65843.
 Rees Ave. (Clark Ave. per this map) chg. to Rees St. - Ord. 79320, Sec. 6.
 Bernard Ave. (Trask Ave. per this map) chg. to Sunridge St. - Ord. 79320, Sec. 7.
 Freeman Ave. chg. to Manchester Ave. - Ord. 79320, Sec. 16.



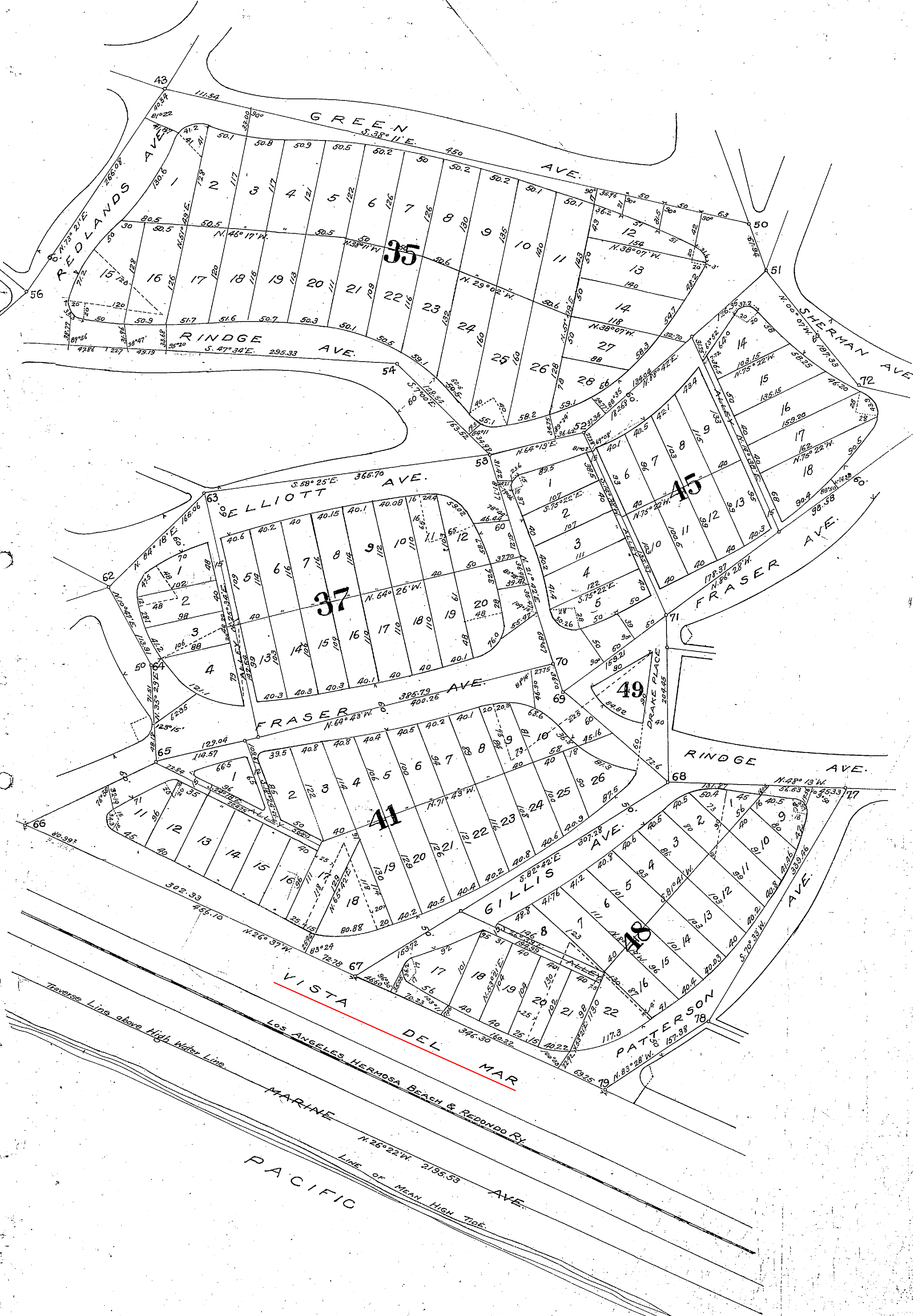
Por. lots 1 & 2, Blk. 40 for Vista Del Mar - D:75-39, O.R.7436-393.
 Freeman Ave. chg. to Manchester Avenue - Ord. 79320, Sec.16.
 Redlands Ave. " " Redlands Street - Ord.79320, Sec.18.
 Waterloo Ave. (Elliott Ave) chg. to Waterview St. - Ord.79320, Sec. 20.



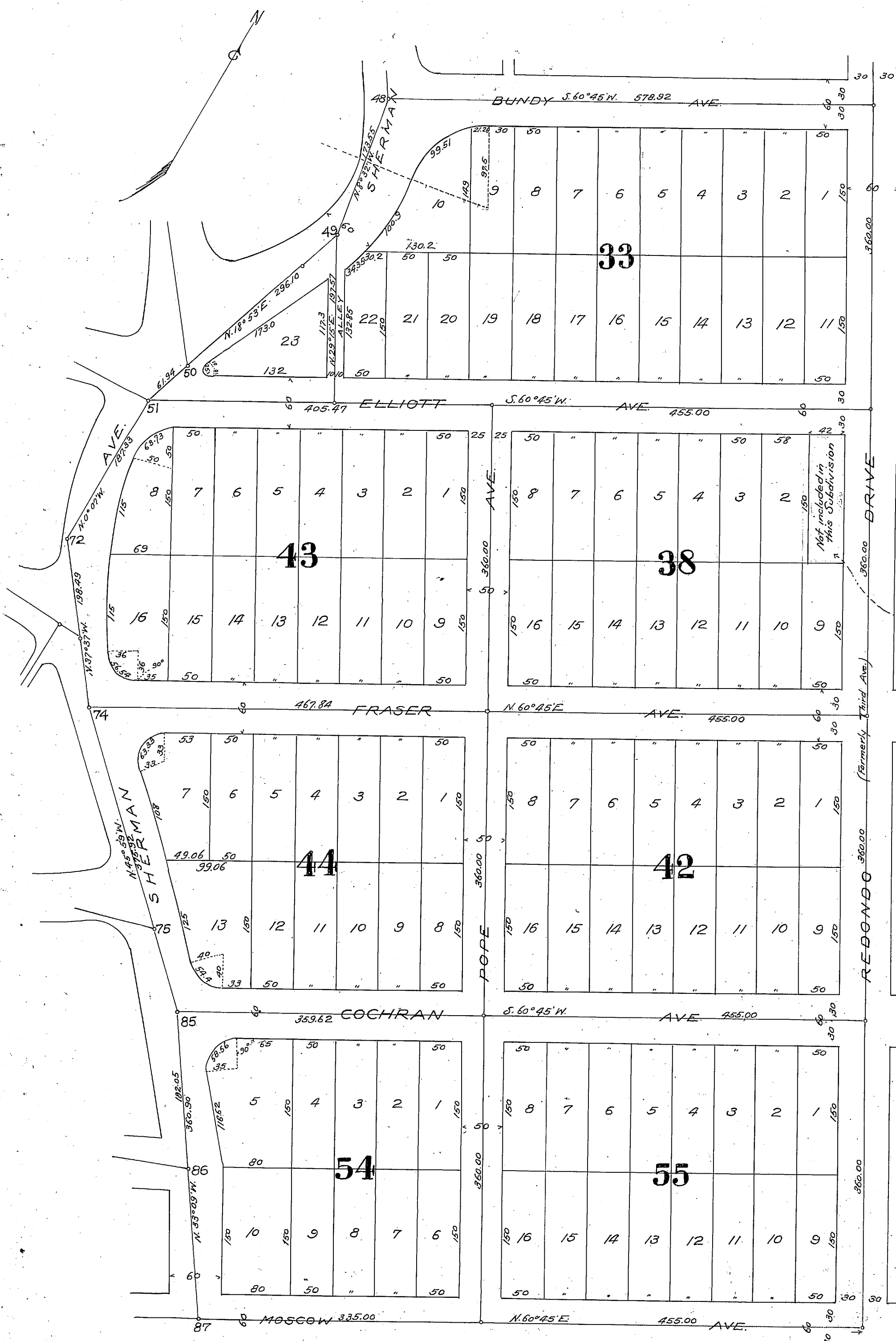
The intersection of Freeman Ave. & Redondo Drive in this map coincides with the intersection of Freeman Ave. and 95th Ave. of the map of the Township of Bart Ballona Recorded in Book 16 Pages 47 to 60 Misc. Records of Los Angeles Co.

Lots 9 & 10 Block 21 Town of Bart Ballona Misc. Rec. 16-47.

Not included in this Subdivision.



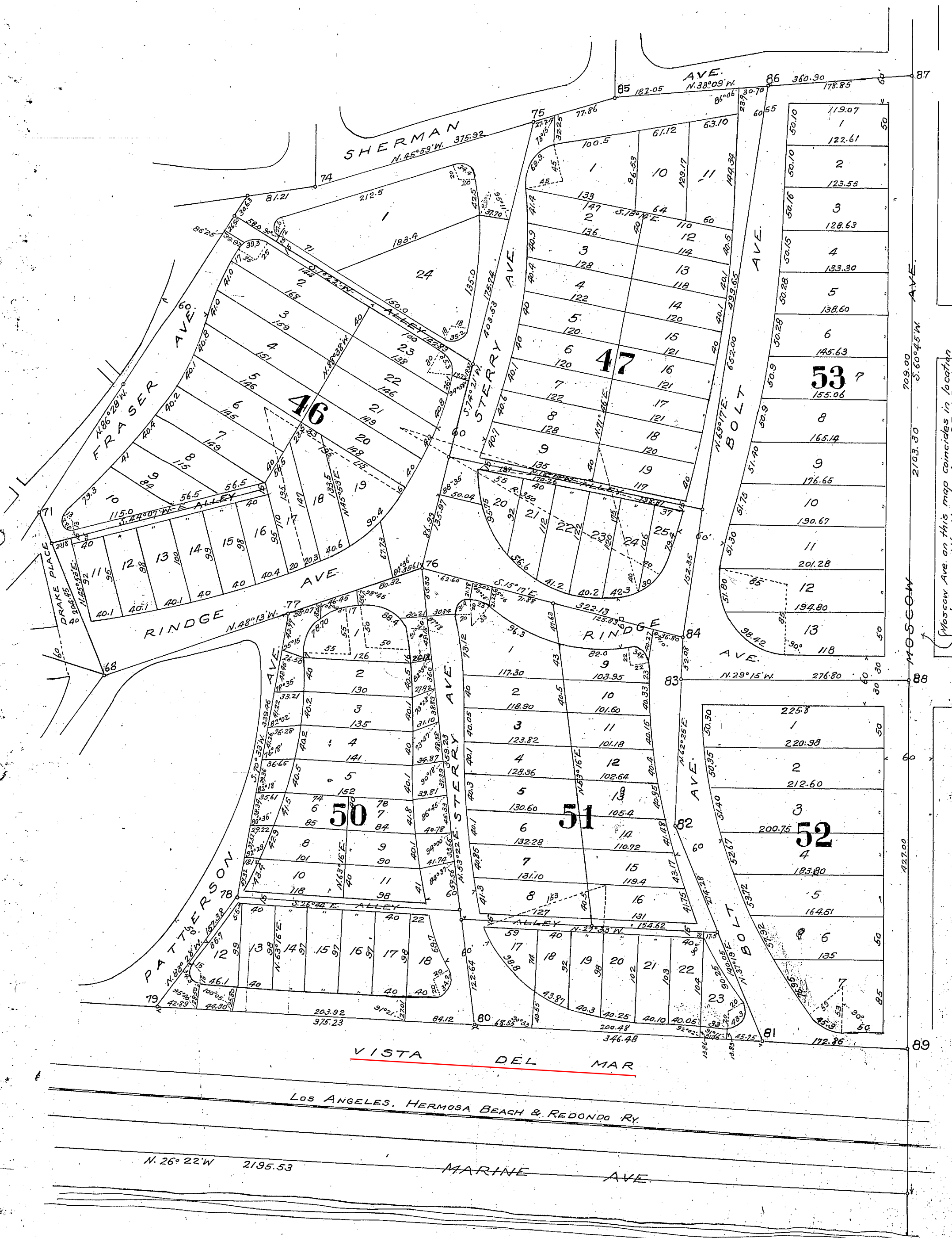
A 9/1/11



Not included in this Subdivision
 Lot 10 Block 91 M.L. Wicks' Addition to Town of Port Ballou, Misc. Rec. 23-34.

A. 78-42

B-4
 Sht. 23. ~~A-524~~



Moscow Ave. on this map coincides in location and name with Moscow Ave. of Part Ballou's Townsite survey.

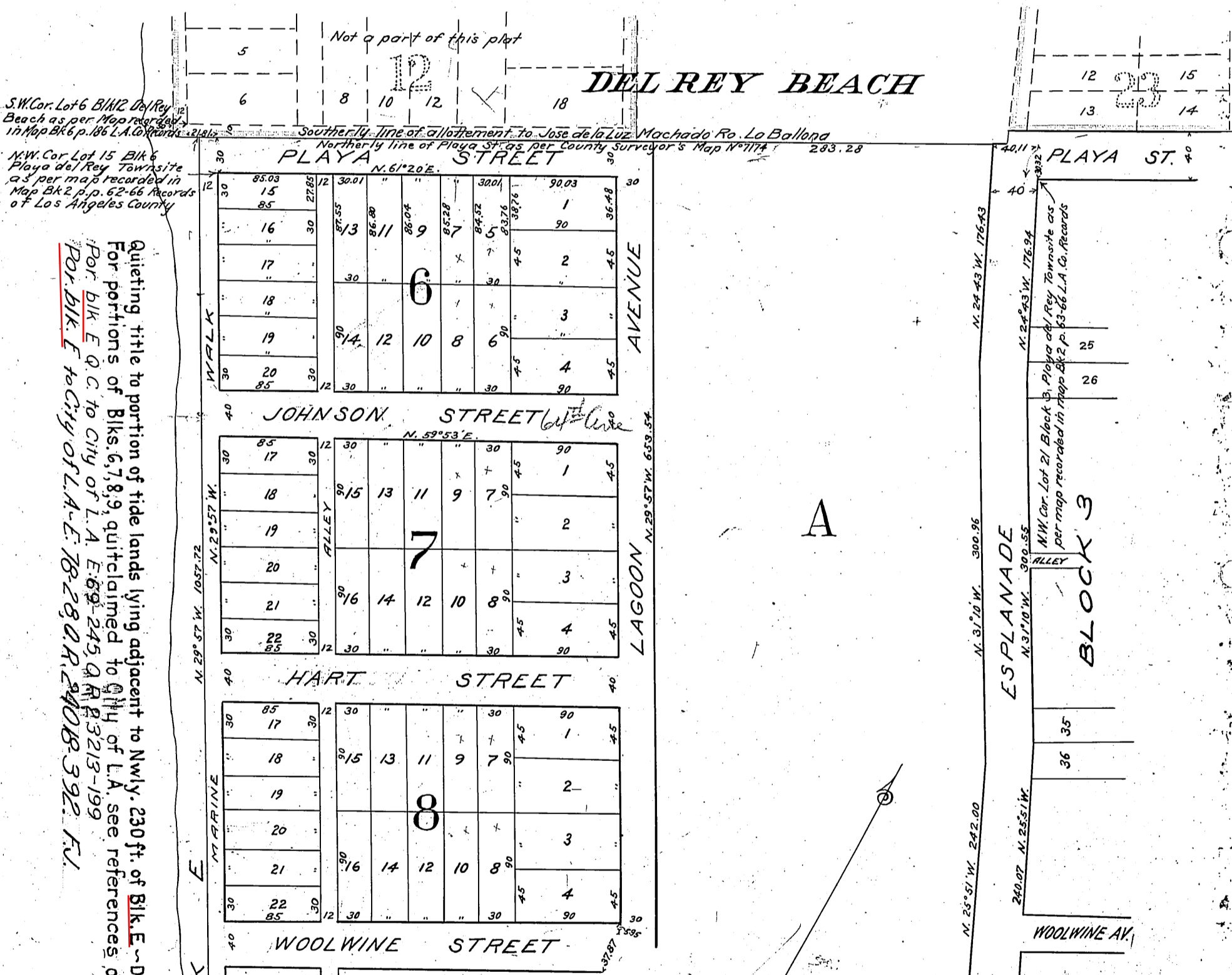
Vac. por. Drake St. D:44-157 O.R.3918-281

A-984

B-4
Sheet 23, 24

130
 Sht 10
 2050
 4/189

Map of a portion of
PLAYA DEL REY 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 1"=100'
 In the City of Los Angeles
 See Co. Sur. Map 7207 MISSING



S.W. Cor. Lot 6 Blk 2 Del Rey Beach as per Map recorded in Map Bk 6 p. 66 L.A. Co. Records

N.W. Cor. Lot 15 Blk 6 Playa del Rey Townsite as per map recorded in Map Bk 2 p. 62-66 Records of Los Angeles County

Quiet title to portion of tide lands lying adjacent to N.W. 230 ft. of Blk E - D: 79-154, O.R. 9944-307; E: 12-141, Jd. Bk. 945-142.
 For portions of Blks. 6, 7, 8, 9, quitclaimed to City of L.A. see references on D.M. 3805-123.
 For Blk E O.C. to City of L.A. E: 69-245, O.R. 83213-199
 For Blk E to City of L.A. E: 78-280, O.R. 2408392. F.V.

For change in street names, see Ord. 370 D: 24-54
" " " " " D: 30-263 Ord 851
Elliott St. chd. to Young Ave. D: 33-99 Ord. 754
 Vac. par. Esplanade, A, B, C, D, E & F Sts; and Marine Walk. D: 41-114 Ord. 1038
 Lot 13, Blk. 6, for Speedway D: 41-214 O.R. 3579-199
 Lot 14, " 6, " " " D: 41-215 O.R. 3465-386
 Lots 15 & 16 " 7, " " " D: 41-215 O.R. 4294-203
 Lot 15, " 8, " " " D: 41-215 O.R. 4294-204
 Lot 16, " 8, " " " D: 41-216 O.R. 4201-327
 Lot 14, " 6, " " " D: 51-227 O.R. 5594-252
 Back Bay Blvd. (Lagoon Ave.) chg. to Back Bay Place - Ord. 68774 - Sec. 2.
 For establishment of Mean High Tide Line see Ord. 77854.
 For widening of Pacific Ave. see C.F.-2088

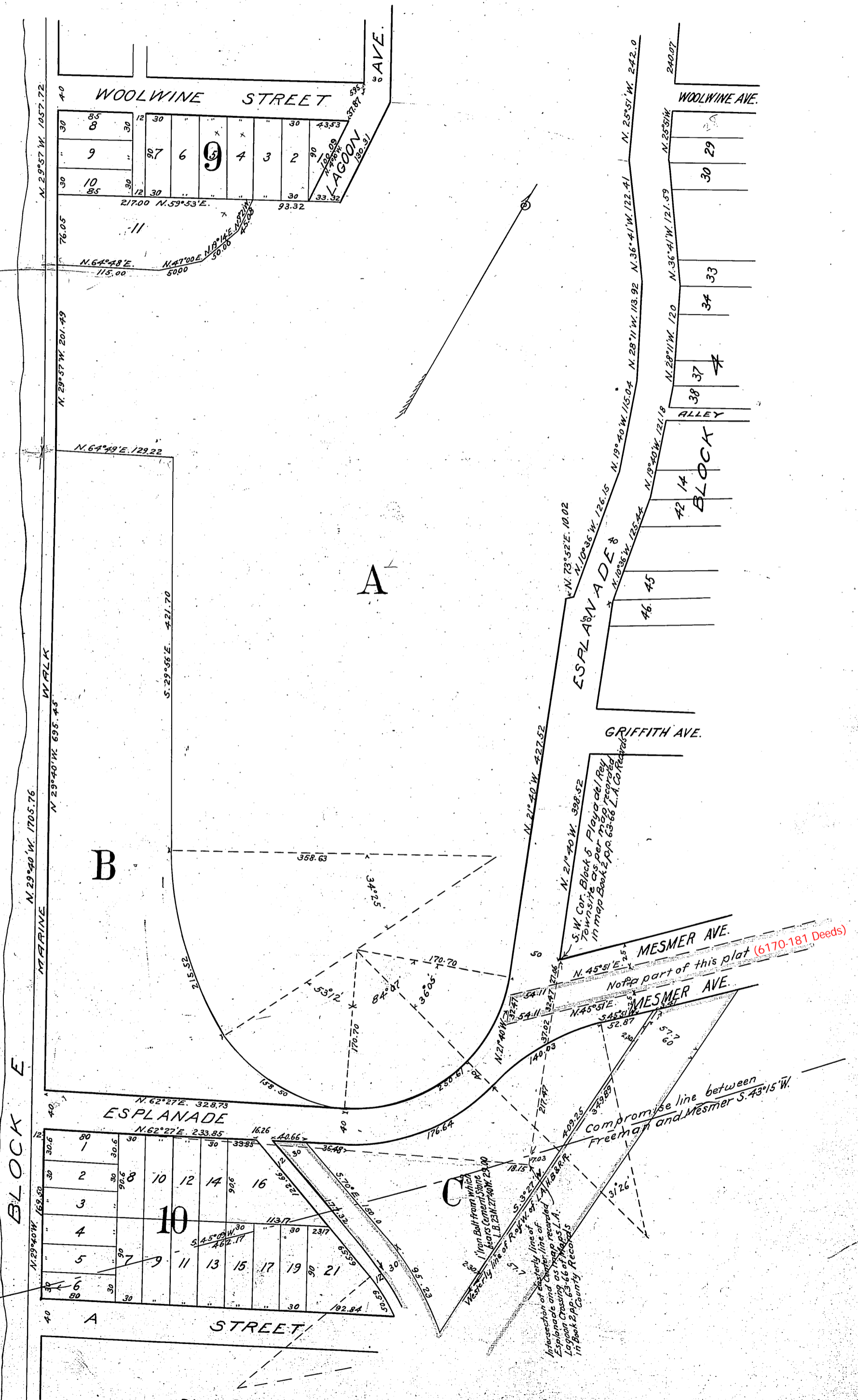
D: 41-214 - 215 - 216

23-B-4
 Sht. 23, A 572

Sht. 10 A 139

60

Por. Blocks A & B for Mesmer Ave. ~ D: 61-206, O.R. 7709-148, O.R.M. 7709-150.
 Quiet title to portion of tide lands lying opposite lot 11, Blk. 9 ~ D: 79-153, O.R. 9993-164; E: 12-142, Jd. 8k. 945-132.
 Por. lot A to City of L.A. for bulkhead ~ D: 90-51, O.R. 12098-315.
 Por. lot A to City of L.A. ~ E: 59-239, O.R. 20555-169
 Por. lot A to City of L.A. ~ E: 59-238, O.R. 20627-42
 Por. lots 3, 4, 11, Blk. 9 to City of L.A. ~ E: 59-256, O.R. 20683-137

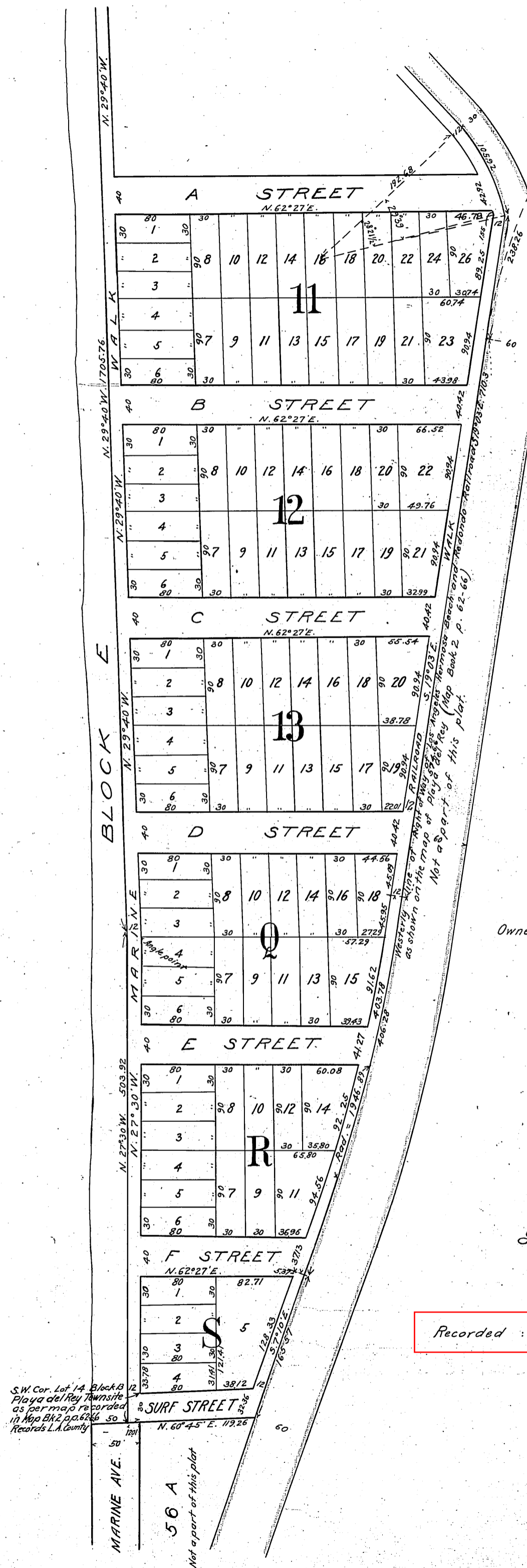


Block C to L.A. City D: 40-190 O.R. 388A-182

Sht 10 A-139

23-B-4
 Sht. 23, A-572

130
 Sht
 28/15
 #13



- Owners:
- Frank A. Garbutt
 - Mo. J. Nolan
 - G. A. Smith
 - Annie T. Monasco
 - Frank Lawton
 - P. A. Howard
 - Joseph Mosmer
 - Almeda B. Cromer
 - George T. Barnard
 - W. D. Clark
 - J. O. Keller Jr.
 - Era Clark Palmer
 - Ruth G. Heritage
 - Percy H. Clark
 - Emma Haskings
 - Katharine J. Flint
 - The Beach Land Company
 - Mo. H. Sherman Pres.
 - A. J. Smith Sec.

Recorded : Jul. 15 1905

comp
H.

TRACT N^o 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 - 1 IN. = 60 FT.

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

BY *J.P. King* TRUSTEE
W.A. Ransom VICE-PRESIDENT
ASST. SECRETARY

V. Burnshaw

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 APRIL 1925 AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.

Porter H. Albright
- CIVIL ENGINEER -

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss

ON THIS 25th DAY OF April, IN THE YEAR ONE THOUSAND NINE HUNDRED AND 25, BEFORE ME, *Rose A. Weber*, A NOTARY PUBLIC IN AND FOR 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 SAME.

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

Rose A. Weber
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.

April 22-1925 *M.H. Amma*
CLERK OF THE CITY OF VENICE

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss

ON THIS 13th DAY OF April, IN THE YEAR ONE THOUSAND NINE HUNDRED AND 25, BEFORE ME, *John Floyd*, A NOTARY PUBLIC IN AND FOR SAID COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RESIDING THEREIN, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED *John Floyd*, KNOWN TO ME TO BE A VICE PRESIDENT AND *John Floyd* KNOWN TO ME TO BE AN ASST. SECRETARY OF THE TITLE GUARANTEE AND TRUST COMPANY THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED THERETO AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

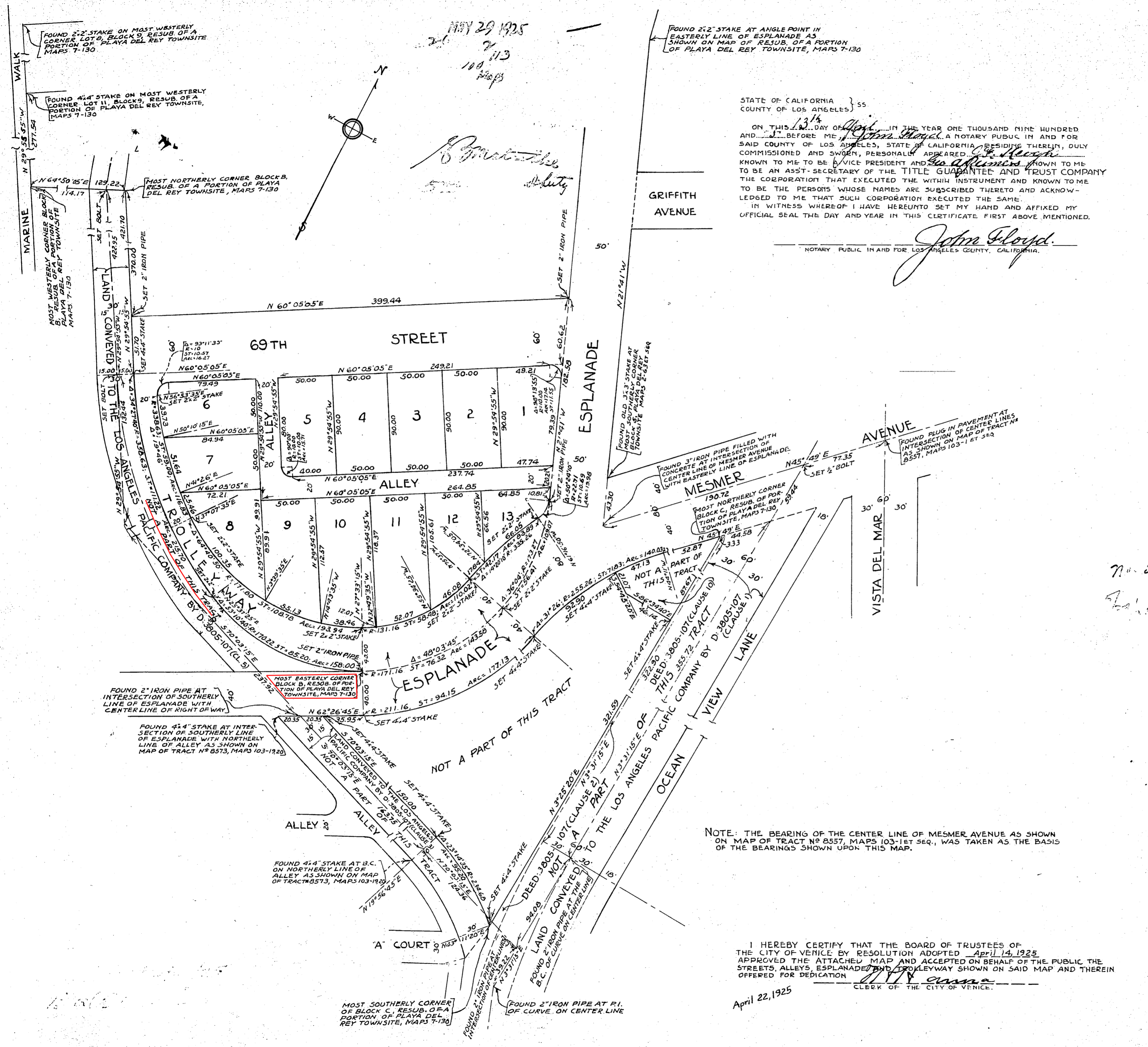
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE MENTIONED.

John Floyd
NOTARY PUBLIC IN AND FOR LOS ANGELES COUNTY, CALIFORNIA.

I HEREBY CERTIFY THAT THE BOARD OF TRUSTEES OF THE CITY OF VENICE BY RESOLUTION ADOPTED April 14, 1925 APPROVED THE ATTACHED MAP AND ACCEPTED ON BEHALF OF THE PUBLIC THE STREETS, ALLEYS, ESPLANADES AND TROLLEYWAY SHOWN ON SAID MAP AND THEREIN OFFERED FOR DEDICATION.

M.H. Amma
CLERK OF THE CITY OF VENICE.

April 22, 1925



MAY 29 1925
7 113
100
1/10/25

Porter H. Albright
- CIVIL ENGINEER -

GRIFFITH AVENUE

ESPLANADE

AVENUE

VISTA DEL MAR

MESMER

OCEAN

69TH STREET

ALLEY

ESPLANADE

NOT A PART OF THIS TRACT

NOT A PART OF THIS TRACT

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JUN 17 1925
10
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114

TRACT N^o 8301

IN THE CITY OF VENICE

BEING A SUBDIVISION OF A PORTION OF 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, CALIFORNIA.

SCALE - 1 IN = 60 FT.

MAY 1925

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

ON THIS 2nd DAY OF June IN THE YEAR ONE THOUSAND NINE HUNDRED AND 25 BEFORE ME, John Floyd, A NOTARY PUBLIC IN AND FOR SAID COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RESIDING THEREIN, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Ed Frank KNOWN TO ME TO BE A VICE-PRESIDENT AND Paul H. Albright KNOWN TO ME TO BE AN ASST-SECRETARY OF THE TITLE GUARANTEE AND TRUST COMPANY, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED THERETO AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

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

John Floyd
NOTARY PUBLIC IN AND FOR LOS ANGELES COUNTY, CALIFORNIA.

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 ALLEYS SHOWN ON SAID MAP WITHIN SAID SUBDIVISION.

TITLE GUARANTEE AND TRUST COMPANY
TRUSTEES
BY Ed Frank PRESIDENT
Paul H. Albright ASST. SECRETARY

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.

Kathy

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.

Porter H. Albright
- CIVIL ENGINEER -

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

ON THIS 4th DAY OF June IN THE YEAR ONE THOUSAND NINE HUNDRED AND 25 BEFORE ME, Paul H. Albright, A NOTARY PUBLIC IN AND FOR 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 SAME.

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

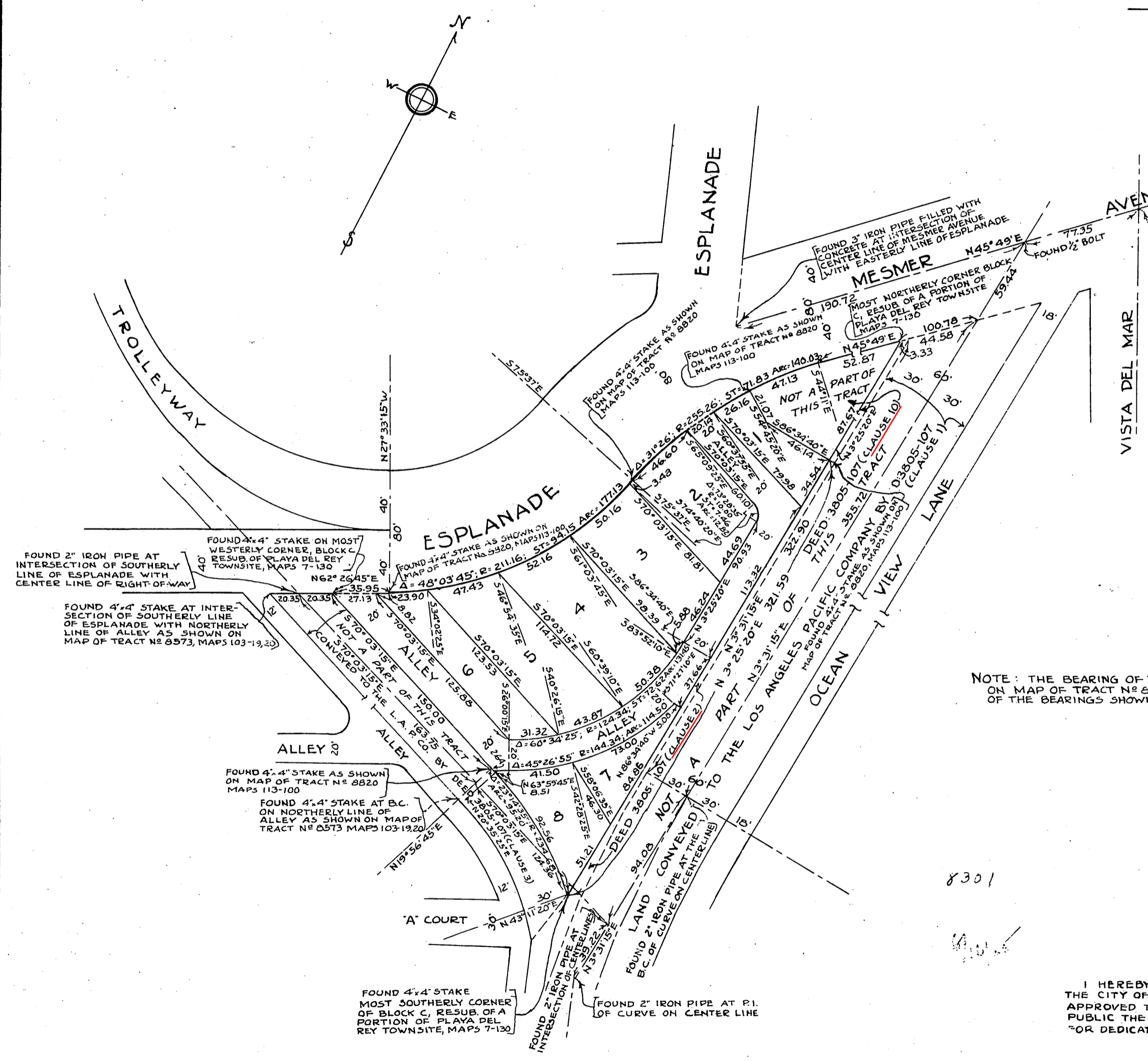
Paul H. Albright
NOTARY PUBLIC IN AND FOR LOS ANGELES COUNTY, CALIFORNIA.

I HEREBY CERTIFY THAT THE BOARD OF TRUSTEES OF THE CITY OF VENICE BY RESOLUTION ADOPTED June 2, 1925 APPROVED THE ATTACHED MAP AND ACCEPTED ON BEHALF OF THE PUBLIC THE ALLEYS SHOWN ON SAID MAP AND THEREIN OFFERED FOR DEDICATION.

Paul H. Albright
CLERK OF THE CITY OF VENICE.

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.

Paul H. Albright
CLERK OF THE CITY OF VENICE.



8301

500.00
Last No.

V. B. Berman

On this 12th day of July A.D., 1909, before me, E. T. Stoddard 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 hereunto 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 Dollars (\$10.00) 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 1: A strip of land 60 feet in 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^{1/2} thereof, also being a portion of Playa Street as per vacation 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 7 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-wit:

Beginning at a point in the prolongation of the Northerly line of Playa Street, said point of beginning being distant South 61° 01' 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 3° 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' 14" 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 marked "Exhibit A"; said plat being hereby 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-

cribed in Clause 1; said irregular shaped piece of land being more particularly bounded and described as follows, to-wit:

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 Los 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 1; thence South 1° 13' 09" West along said 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 erly 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 Esplanade; 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

by the Railroad Walk; said strip of land being more particularly described as follows, to-wit:
 Beginning at the most Westerly corner of Block "6"; thence South $70^{\circ}00'$ East 150 feet to the beginning of a curve to the right having a radius of 334.68 feet; thence along said curve to the right 95.23 feet to a point which is the most Southerly corner of said Block "6"; thence South $2^{\circ}58'35''$ West along the Westerly line of said irregular shaped piece of land described above in Clause 2, 47.32 feet to a point in the Easterly line of said Railroad Walk; thence Northwesterly along a curve to the left having a radius of 334.68 feet, a distance of 105.92 feet to the end of said curve, a tangent to said curve at the end of said curve bearing North $70^{\circ}00'$ West; thence North $70^{\circ}00'$ West 117.32 feet to a point in the Southeasterly line of said Esplanade; thence North $62^{\circ}27'$ East along said Southeasterly line 40.66 feet to said point of beginning;

Said strip of land is further shown and delineated by the colored portion of the plat hereto attached and marked "Exhibit B", said plat being hereby made a part hereof.

Clause 4. A strip of land 30 feet in width, being a portion of Lots 5, 6, 7 and 8 of Block 6; Lots 7, 8, 9 and 10 of Block 7; Lots 7, 8, 9 and 10 of Block 8; and Lots 4, 5 and 11 of Block 9, of a Resubdivision of Playa del Rey Townsite, as per map of said Resubdivision recorded in Book 7 of Maps, Records of Los Angeles County, California, at Page 130 thereof.

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 11, Block 9, of said Resubdivision;

said point of beginning being distant North $47^{\circ}00'$ East 47.20 feet along said Southwesterly boundary line from a point which is distant North $60^{\circ}48'$ East along said Southwesterly boundary line 115 feet from the most Southwesterly corner of said Lot 11, thence from said point of beginning North $19^{\circ}24'$ East 137.08 feet to the beginning of a curve to the left having a radius of 543.686 feet, thence along said curve to the left 110.74 feet to the end of said curve, a tangent to said curve at the end of said curve bearing North $28^{\circ}33'10''$ West, thence North $25^{\circ}55'10''$ West 570.30 feet to a point in the Southwesterly line of Playa Street, said last mentioned point being Easterly along said Southwesterly line 317.69 feet from the intersection of said Southwesterly line with the Easterly line of Marine Walk. Excepting therefrom any portion lying within the lines of dedicated streets or roadways, also excepting therefrom that portion of Lot 12, Block 8 included within said 30 foot strip of land. Said strip of land 30 feet in width is further shown and delineated by the colored portion of the plat hereto attached and marked "Exhibit C", said plat being here by made a part hereof.

Clause 5. A strip of land 30 feet in width, being a portion of Block "B" of Re-sub-division of a portion of Playa del Rey Town-site as per map of said Re-sub-division, recorded in Book 7 of Maps, records of Los Angeles County, California, at Page 130 thereof, said strip of land being all that portion of said Block "B" lying easterly of the following described line, to-wit:

Beginning at a point in the Northerly line of said Block "B" distant South $64^{\circ}49'$ West along said boundary line 30.10 feet from

the Northeastly corner of said Block "B", thence South $29^{\circ}56'$ East 424.19 feet to the beginning of a curve to the left having a radius of 388.65 feet, thence along said 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 tenths 200.77 feet 19.80 feet to the end of said curve, a tangent to said curve at the end of said curve bearing South $70^{\circ}00'$ East, and a tangent to said curve at the beginning of said curve being also a tangent to the end of the above described curve having a radius of 388.65 feet, thence South $70^{\circ}00'$ East 50 feet more or less, to a point on the Southerly line of said Block "B", said last mentioned point being South $62^{\circ}27'$ West along said Southerly line 116.69 feet from the Southeastly corner of said Block "B". Said strip of land is further shown and delimited by the colored portion of the plat hereto attached and marked Exhibit B.

Clause 6. A strip of land 30 feet in width, being a portion of Block "A" of a Recomb. division of a portion of Playa del Rey Tract, as per map of said recomb. division recorded in Book 7 of Maps, Records of Los Angeles County California, at Page 130 thereof said strip of land 30 feet in width being all that portion of said Block "A" lying 15 feet on each side of the following described center line, to wit:

Beginning at a point on the Southerly line of Lot 11, Block 9 of said Recomb. division, said point of beginning being

distant North $47^{\circ}00'$ East along said South-

erly line 77.2 feet from a point which is distant North $64^{\circ}48'$ East along said southerly line 115 feet from the most Southwesterly corner of said lot 11; thence South $17^{\circ}26'10''$ East from said point of beginning 216.93 feet to a point on the Northerly line of Block "B"; said last mentioned point being South $64^{\circ}49'$ West 15.05 feet from the most Northeasterly corner of said Block "B" of said Resubdivision; said strip of land is further shown and delineated by the colored portion of the plat here to attached and marked "Exhibit B"

Clause 7. The right to operate and maintain a single or double track railway across that portion of Playa Street, Johnson Street, Hart Street and Woolwine 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 railway over and along and over and across a portion of the Esplanade, as shown on the 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 150 thereof, being that portion of said Esplanade lying between Mummer Avenue and the prolongation of the Westerly line of that certain 30 foot strip of land shown on said map of said Resubdivision and above described in Clause 3. Said portion of Esplanade is shown by the colored portion of the plat here to attached and marked "Exhibit B"

(X) All the land above described is granted for the purpose of constructing, operating and maintaining an electric railway

ever, and should said grantee, its successors or assigns, cease to use said property for said purpose of constructing, operating and maintaining an electric railway there on for a period of one year, or should said property above described be used by said grantee, 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 in either of said events the title to said property shall revert to and rest on said grantor, its successors or assigns.

It is here by understood and agreed that the grantor, its successors and assigns reserves the right to cross said strips of land at all streets now platted and to place and maintain along and across said strips at reasonable points pipes and wires for the carriage of water, gas, electricity and sewage, the same to be constructed in such manner as not to unreasonably interfere with the construction or operation of the railroad of the grantee along said right of way and said grantor hereby assumes all liability of every nature or kind, whatsoever, by reason of the construction, maintenance and repair of said pipes and wires for the carriage of water, gas, electricity and sewage, and hereby agrees to hold the said grantee free and harmless from all loss, injury, claims or damage of every nature or kind, whatsoever, by, through or on account of the construction, maintenance and repair of said pipes and wires for the carriage of water, gas, electricity and sewage, and it is further hereby understood and agreed that no fence or barrier shall be constructed along said

or barrier shall be constructed along said

Rights of way at street intersections.

It is part of the consideration of this grant that said grantee, its successors and assigns shall permit the public to cross said above described strips at any place along said adjoining Block "B" so as to reach the Lagoon, and to permit the construction or use of a bridge across the outlet of said Lagoon for the accommodation of the public.

It is also part of the consideration of this grant that said grantee, its successors and assigns shall maintain across the outlet of said Lagoon, a bridge and shall permit the public to use the same in any manner that shall not interfere with the operation of the cars across said bridge and said bridge shall be maintained in such manner as not to obstruct the flow of water between the Lagoon and the Ocean.

It is also a part of the consideration of this grant that should the Lagoon or adjacent lands be dredged with a view of admitting boats, vessels from the Ocean, which should not be able to pass under the tracks, then and in that case said grantee, its successors and assigns, shall construct, maintain and operate across the outlet of said Lagoon, a draw bridge so as to permit the free ingress and egress of such vessels or boats at reasonable times.

Said grantor also grants to said grantee, its successors and assigns, the following described parcels of land, situated in said State and County to wit:

Clause 9: A strip of land 110 feet in width being a portion of the Ramona, S. de Machada 341, 85095 Acre Allotment in Rancho La Bona as per map of said Rancho filed in District Court Case No. 2722, also recorded in Book 3 of Miscellaneous Records of Los An-

being a portion of Playa Street as per vacation order of the Board of Supervisors in and for the said County of Los Angeles, recorded in Book 107 of Miscellaneous Records of said County, at Page 40 thereof, said strip of land 110 feet in width lying 30 feet on the Westerly side and 80 feet on the Easterly side of the following described line, to wit:

Beginning at a point in the Northernly line of Playa Street as shown on said Vacation map, said point of beginning being distant North $61^{\circ}00'$ East along said Northernly line 339.81 feet from the intersection of said Northernly line with the center line of Vista del Mar, thence from said point of beginning South $27^{\circ}52'15''$ East 904.99 feet to the beginning of a curve to the right having a radius of 440 feet, thence along said curve to the right 344.22 feet to a point on the center line of the second curve described in Clause 1, and being distant along said second curve 429.95 feet from the Southern end of said second curve. Said strip of land 110 feet in width is further shown and delineated by the colored portion of the plat here to attached and marked "Exhibit 4"

APN 4116-007-055

Clause 10. A portion of Block "6" of the
Re-subdivision of a portion of Playa del Rey
Traverse, as per map of said Re-subdivision
recorded in Book 70 of Maps, Records of Los
Angeles County, California at Page 130 thereof,
said portion of Block "6" being more particu-
larly bounded and described as fol-
lows, to wit:

Beginning at the most Northernly cor-
ner of said Block "6" thence South $45^{\circ}51'$
West 22.87 feet to the beginning of a curve
to the left having a radius of 255.26 feet, thence
along said curve to the left 17.15 feet to a point

thence South $54^{\circ}43'44''$ East 21.07 feet, thence South $86^{\circ}33'$ East 46.14 feet to a point on the corner line of said Block "C" thence North $3^{\circ}27'$ East 89.67 feet to the point of beginning. Said piece of land is further shown and delineated by the colored portion of the plat here to attached and marked "Exhibit B" said plat being hereby made a part hereof.

Clause 11.

All of Block "C" of Playa del Rey Townsite as per map of said Townsite recorded in Book 2 of Maps, Records of Los Angeles County California, at Page 6266 thereof.

Do have and to hold to the said grantee, its successors and assigns forever.

In Witness Whereof, the said grantor has caused its corporate name and seal to be hereunto affixed by its proper officers thereunto duly authorized, this 15th day of February, 1909.

Corporate Seal The Beach Land Company,
By W. H. Sherman, President,
L. W. Logan, Assistant Secretary

Approved as to description.
F. H. Albright, Engineering
Department L. L. Co.

Approved as to form.
Sworn to before me, Attorney

State of California, County of Los Angeles.
On this 19th day of February in the year one thousand nine hundred and nine before me, W. L. Smith, a Notary Public in and for said County of Los Angeles, State of California, personally appeared W. H. Sherman known to me to be the President, and L. W. Logan known to me to be the Assistant Secretary of The Beach Land Company, the Corporation that executed the within instrument, and acknowledged to me that such Corporation executed the same.

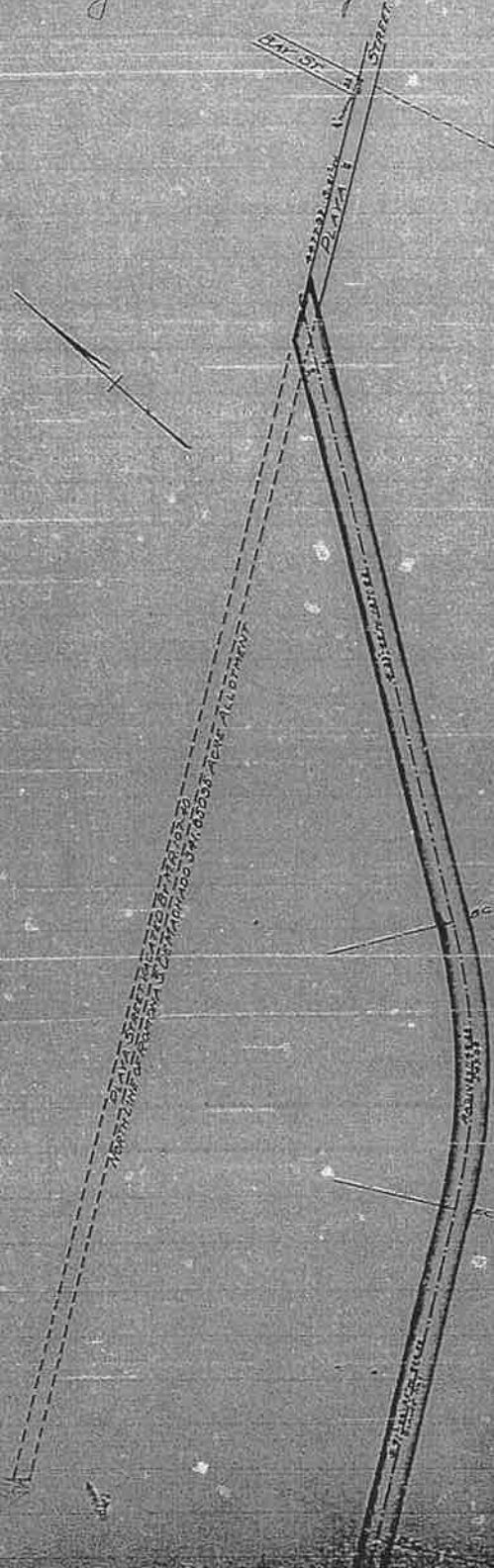
In Witness Whereof, I have hereunto set

my hand and affixed my official seal the
day and year in this certificate first above
written

Notarial Seal

in and for Los Angeles County, State of California.

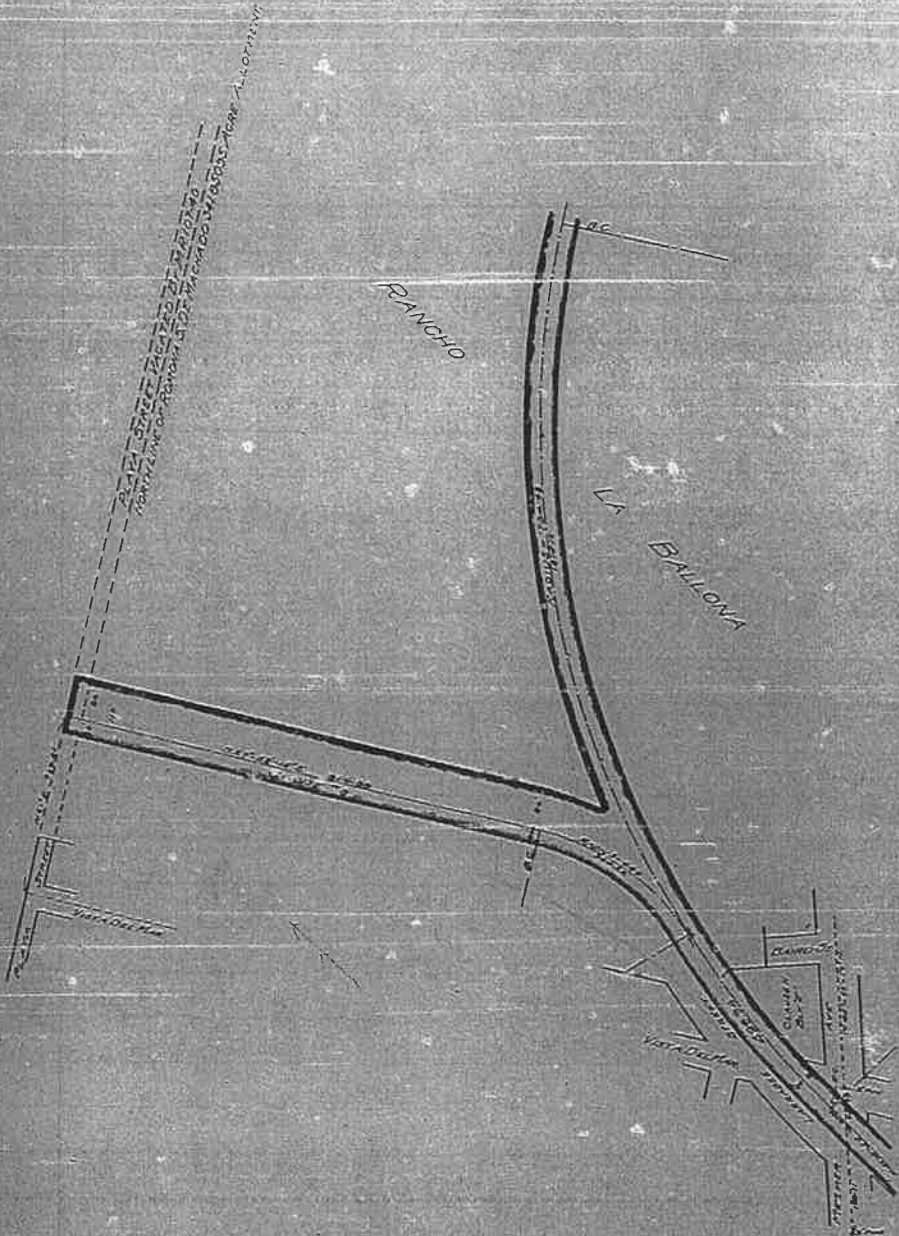
EXP. DT. 11-21-1911



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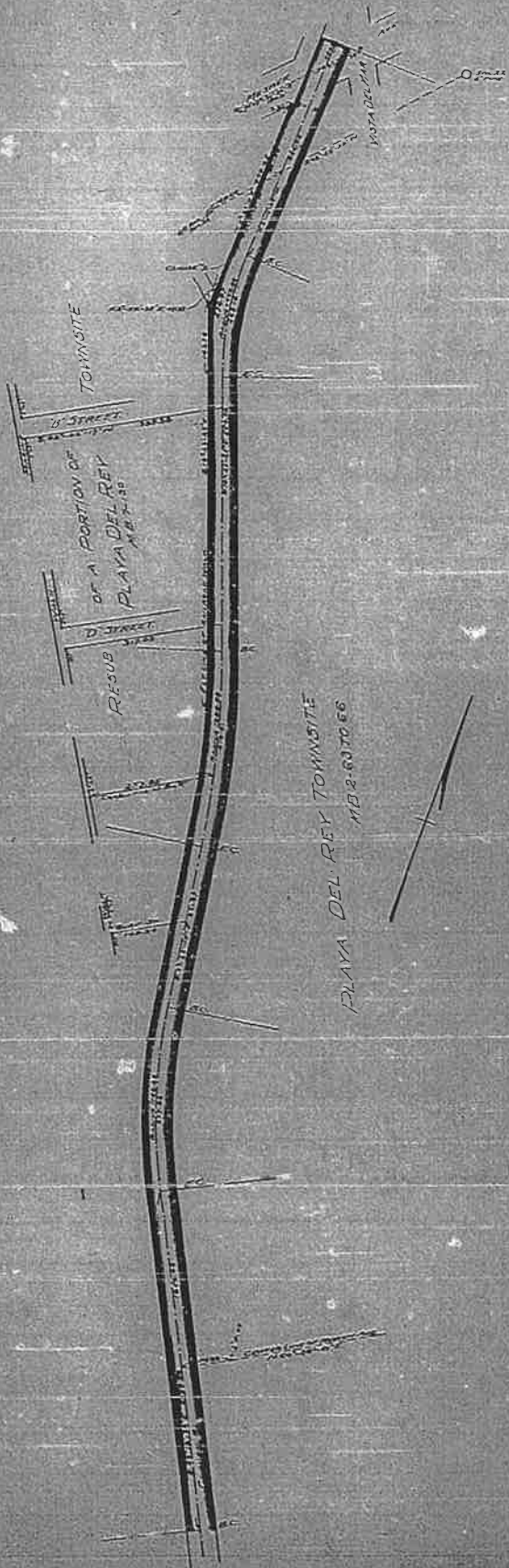
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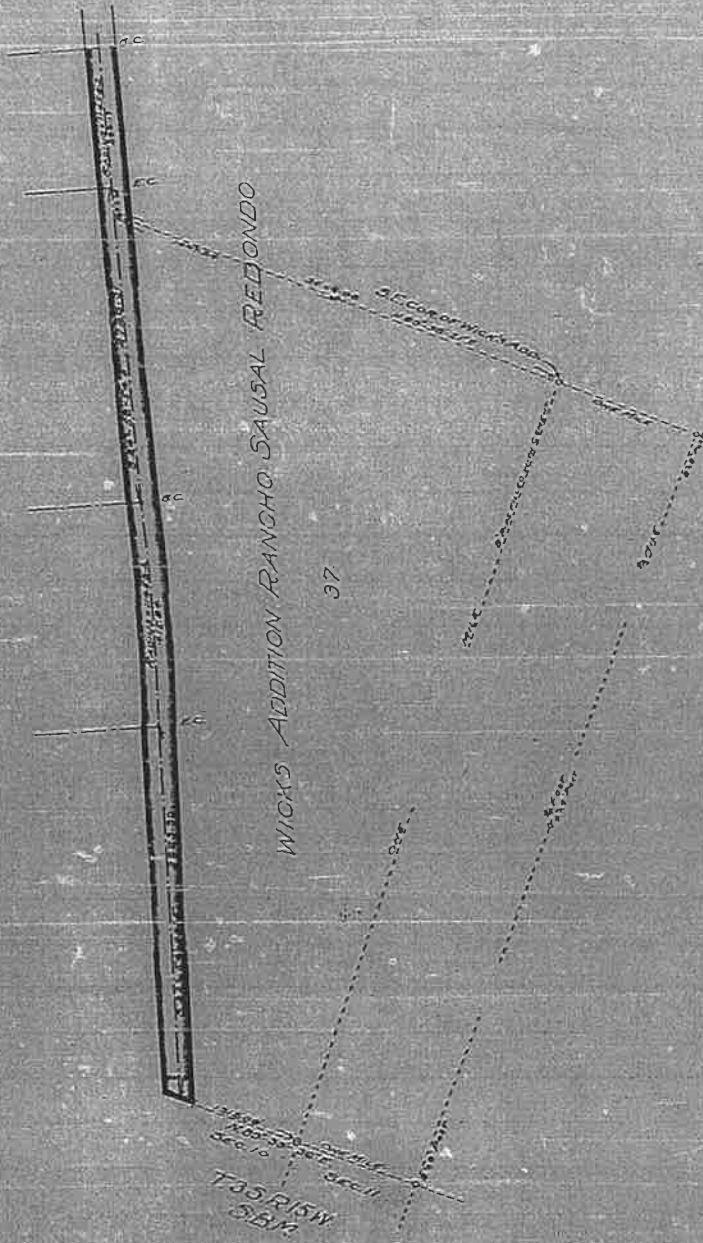
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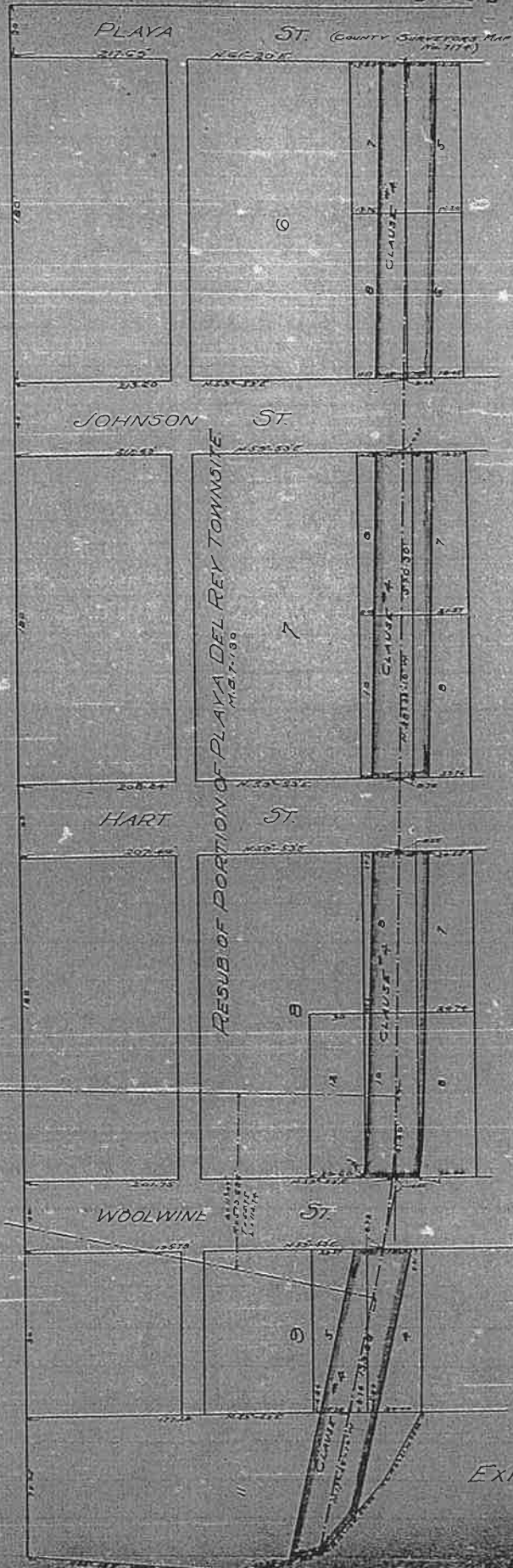
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SCALE - 200-1

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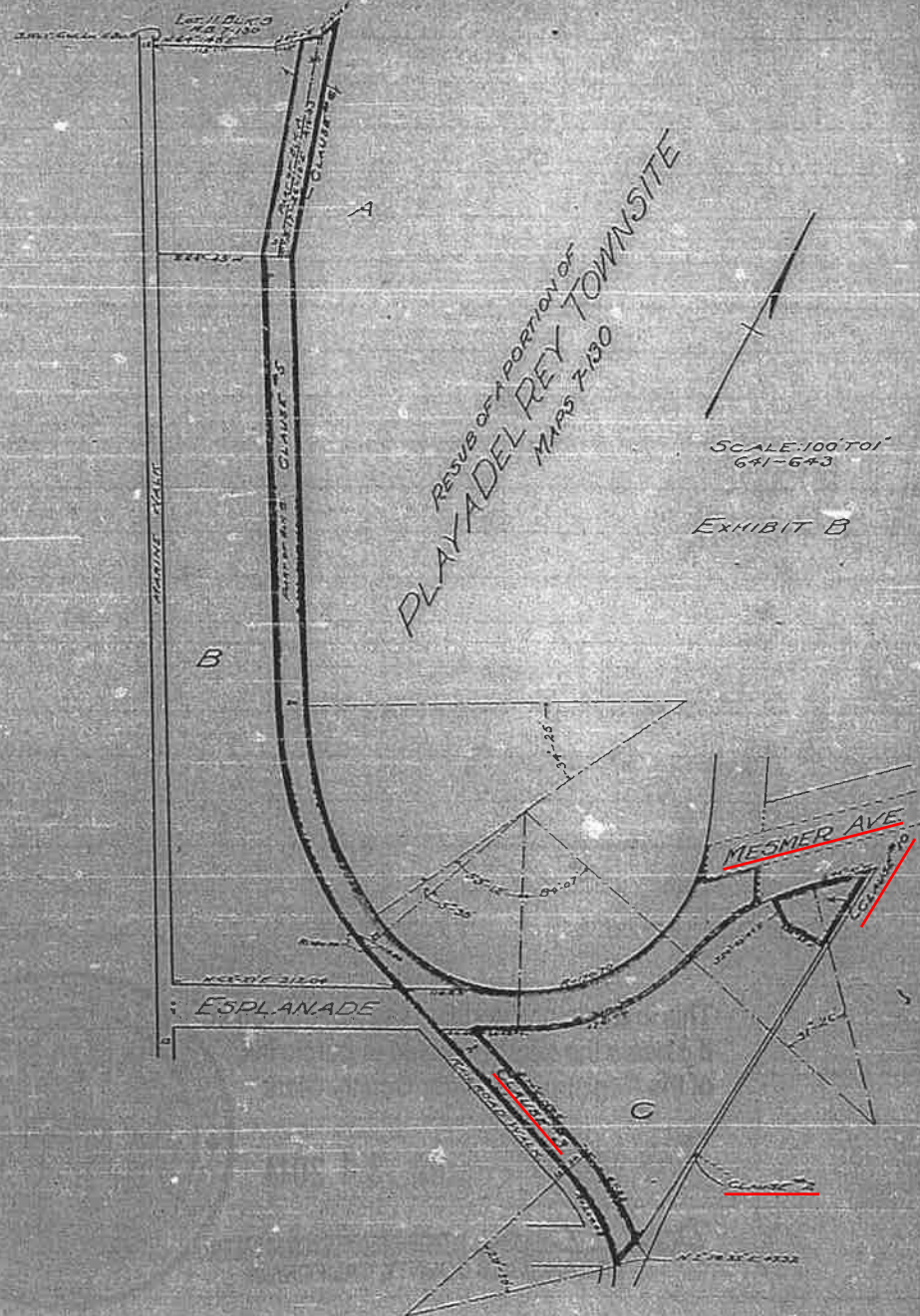
SCALE 50' TO 1"

EXHIBIT C

124

\$805
8805

13805



157 A full true and correct copy of original record as requested of Grantee Jul 14, 1909 At 36 min past 3 PM + 372
 Copied by L. L. Logan, County Recorder, By _____ Deputy

In consideration of the receipt by the undersigned of Ten Dollars, Frank Schwarcke and Mary Schwarcke his wife, of Los Angeles County State of California do grant to R. O. Robinson of Los Angeles County, State of California that real property in the County of Los Angeles State of

of Los Angeles County, California, in consideration of Fifteen Hundred Twenty-five Dollars, to them in hand paid, the receipt of which is hereby acknowledged, do hereby GRANT to Walter J. Lawrence, of the City of Pasadena, of Los Angeles County, California, all that real property 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 lands of J. H. Painter and B. P. Ball, in the City of Pasadena, 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 undersigned, a Notary Public in and for said County, personally appeared Charles Grimes and Florence E. Grimes, husband and wife, known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same. WITNESS my hand and Official Seal.

(Notarial Seal)

Lara C. Kishbanga, Notary Public,

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

#35, A full true and correct copy of original recorded at request of Title Guarantee & Tr. Co. Dec. 14, 1915, At 8:50 A. M. #79. Copyist #11.

C. L. Logan, County Recorder, By *R. Vickers* Deputy.

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ORIGINAL. THIS INDENTURE made the 1st day of December 1915, BETWEEN, THE BEACH LAND COMPANY, a corporation organized and existing under the laws of the State of California, party 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,

WITNESSETH: 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 quitclaimed and by these presents does remise, release and 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, County 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 land Thirty (30) 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 Mar, with a line parallel to and distant Fifteen (15) feet Southeasterly from the Southeasterly line of the Northerly roadway of Mesmer Avenue, as shown on map of Playa Del Rey Townsite, recorded in Book 2, Page 53 of Maps, Records of Los Angeles County, California, thence from said point of beginning continuing South 45°30'50" West along said parallel line a distance of Two hundred eighty-nine and thirty-nine hundredths (289.39) 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, together with the appurtenances unto the said party of the second part and to its successors and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has caused its corporate name and seal 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 California, County of Los Angeles)ss.

On this 1st day of December in the year of our Lord One Thousand nine hundred fifteen, before me, Geo. H. Clark, a Notary Public in and for said County of Los Angeles, State of California, residing therein, duly commissioned and sworn, 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 Land 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 WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

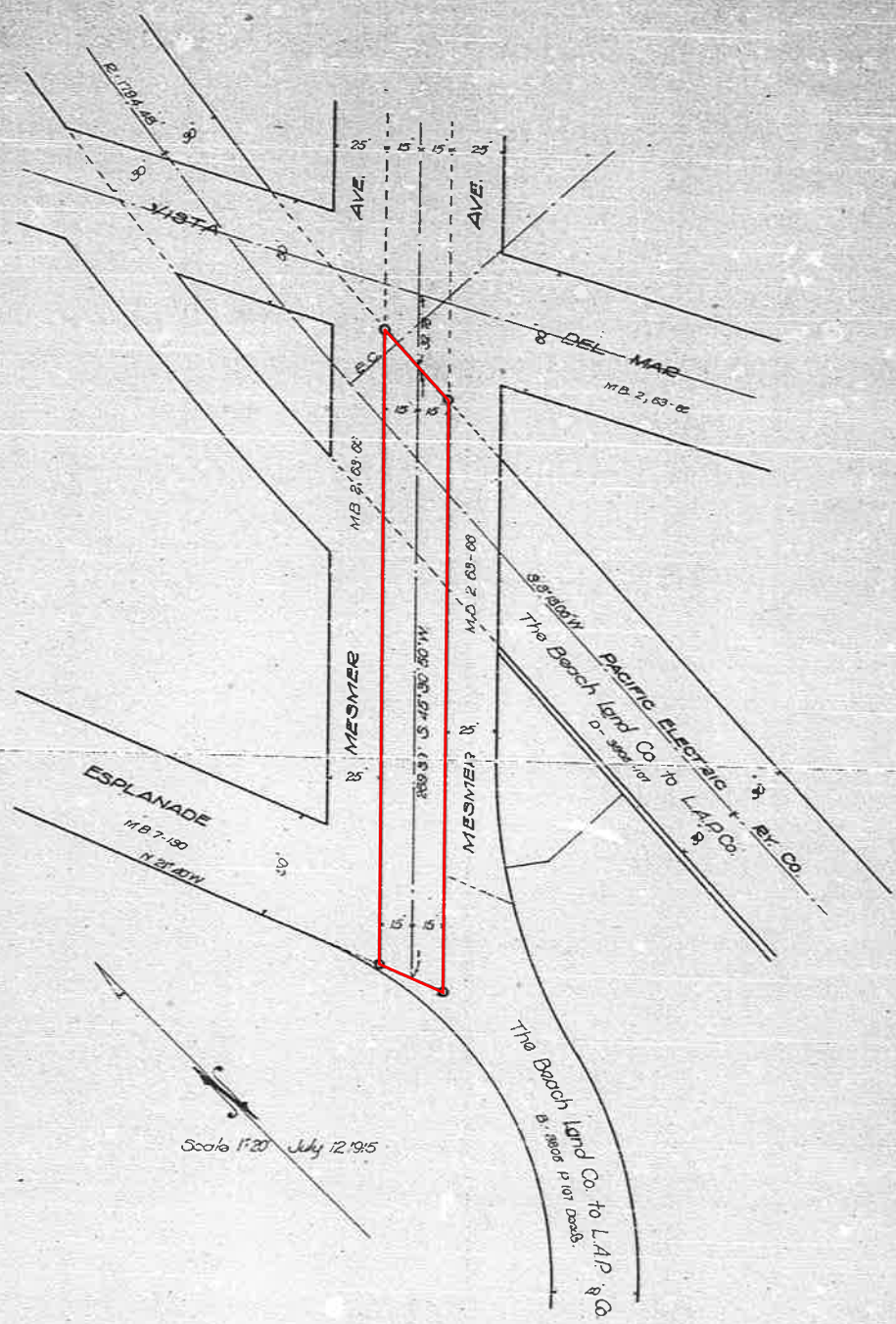
(Notarial Seal)

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. Joimson , Assistant Chief Engineer.

Approved as to Form. Frank Farr, Chief Counsel.



Scale 1/2" = July 12 1915

MWK 208

#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 #11.
 C. L. Logan, County Recorder, By *H. Tichney* Deputy.

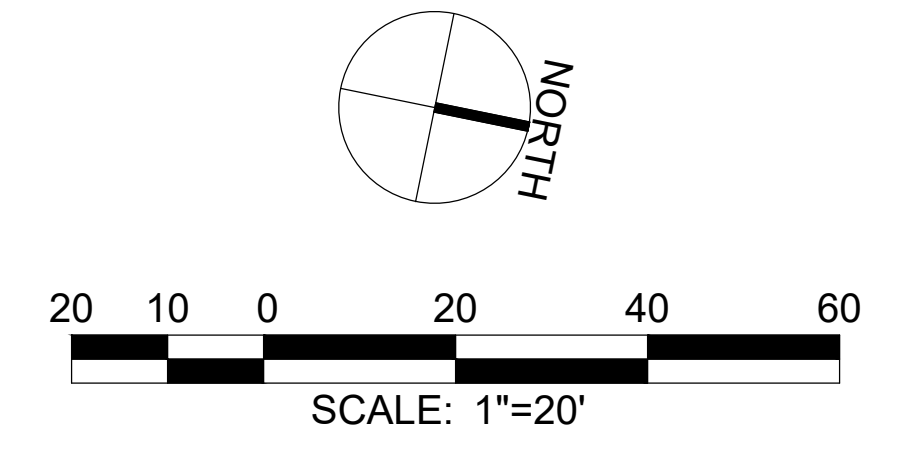
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U. S. I. R. Stamp \$1 Cancelled. GRANT DEED.

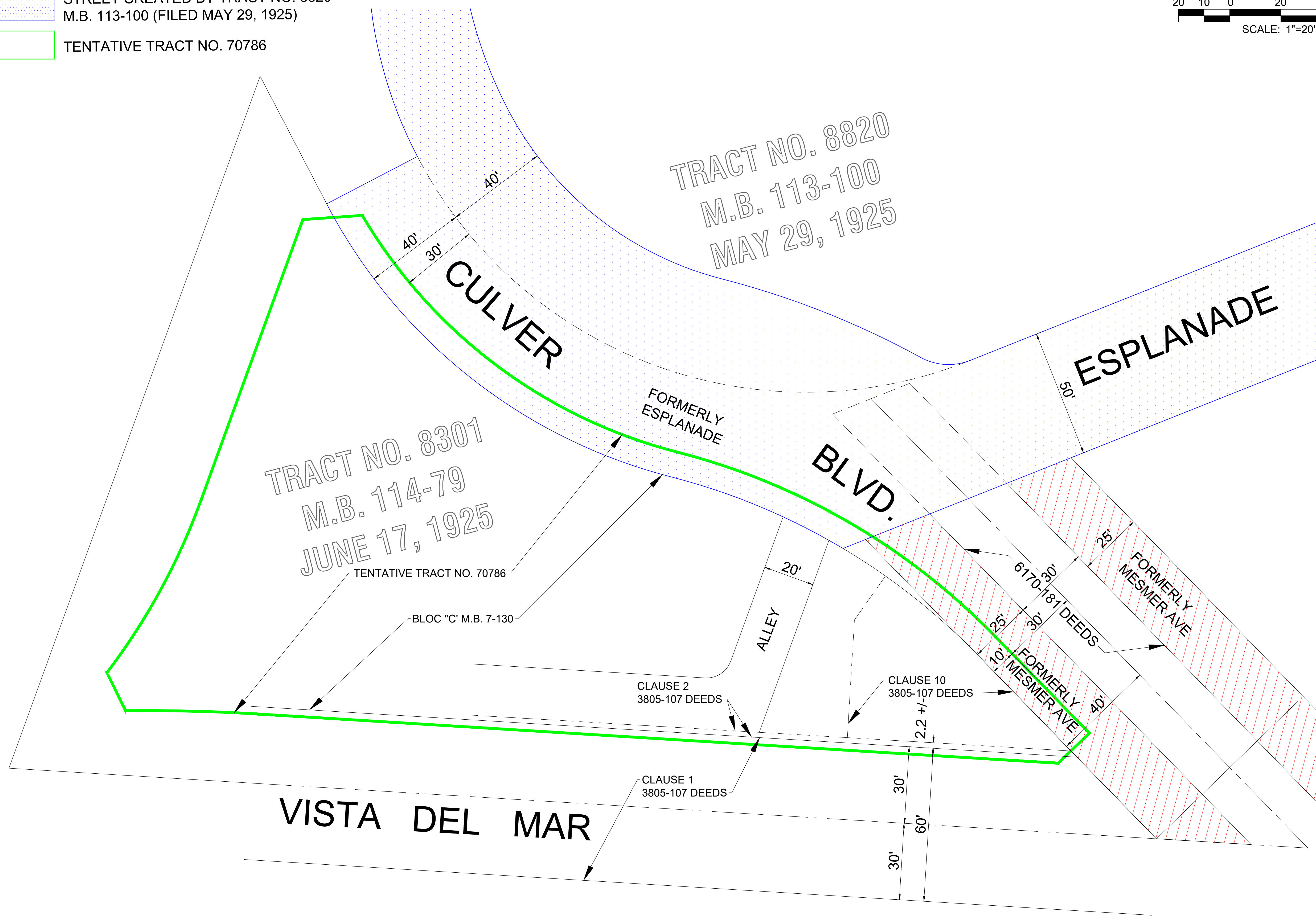
Rosa Clendenin (wife of W. J. Clendenin) of Glendale, California, of Los Angeles County, California, in consideration of Ten Dollars, to her in hand paid, the receipt of which is hereby acknowledged, does hereby GRANT to H. O. Melone and Harriet L. Melone, (his wife) of Glendale, of Los Angeles County,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

Appendix B
Compilation Map

COMPILATION MAP



- STREET PER PLAYA DEL REY TOWNSITE (M.B. 2-63)
- STREET CREATED BY TRACT NO. 8820 M.B. 113-100 (FILED MAY 29, 1925)
- TENTATIVE TRACT NO. 70786



TRACT NO. 8820
M.B. 113-100
MAY 29, 1925

TRACT NO. 8301
M.B. 114-79
JUNE 17, 1925

BLOC "C" M.B. 7-130

CLAUSE 2
3805-107 DEEDS

CLAUSE 10
3805-107 DEEDS

CLAUSE 1
3805-107 DEEDS

6170-181 DEEDS

FORMERLY MESMER AVE

FORMERLY MESMER AVE

VISTA DEL MAR

Prepared 10/18 - 4:02 PM, by: azami, for: Playa Del Rey Professional Consulting (10/18/2018) Compilation Map - Playa Del Rey, CA -> Layout
 Copyright: Partner Engineering and Science, Inc. 2018

SHEET TITLE: COMPILATION MAP	PROJECT #:	18273179	PROJECT FOR:	KATHRYN M. SCHWERTFEGER
	SURVEYOR:	ALI AZIMI	229 MONTREAL STREET	PLAYA DEL REY, CA 90293
PROJECT: PLAYA DEL REY	REVIEWER:	ALI AZIMI	(310) 985-1581	chankaei@aol.com
ADDRESS: 138 E. CULVER BLVD. & 6917 VISTA DEL MAR PLAYA DEL REY, CA 90293	ISSUED:	08/10/2018		
EXHIBIT	REVISION NO. DATE BY			