

MEMORANDUM

TO: HONORABLE CHAIR AND MEMBERS OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE RANCHO PALOS VERDES REDEVELOPMENT AGENCY

FROM: CAROL LYNCH, SUCCESSOR AGENCY LEGAL COUNSEL

DATE: NOVEMBER 4, 2014

SUBJECT: CONVEYANCE OF GOVERNMENTAL-USE PROPERTIES TO THE CITY OF RANCHO PALOS VERDES

REVIEWED: CAROLYNN PETRU, ACTING CITY MANAGER 

Staff Coordinator: Kathryn Downs, Deputy Director of Finance 

RECOMMENDATION:

That the Board of Directors of the Successor Agency adopt Resolution No. SA 2014-____, to authorize the Successor Agency's conveyance of certain governmental-use properties to the City of Rancho Palos Verdes (the "City") pursuant to the Successor Agency's Long Range Property Management Plan (the "LRPMP").

BACKGROUND AND DISCUSSION:

Pursuant to Section 34191.5(b) of the California Health and Safety Code ("HSC"), the Successor Agency prepared an LRPMP that addresses the disposition and use of the real properties of the former Rancho Palos Verdes Redevelopment Agency. The LRPMP was approved by the Oversight Board of the Successor Agency (the "Oversight Board") and the California State Department of Finance (the "DOF").

The LRPMP, as approved by the Oversight Board and the DOF, provides for the Successor Agency's transfer to the City of 11 properties (collectively, the "Governmental-Use Properties") – identified in the LRPMP as follows:

CONVEYANCE OF GOVERNMENTAL-USE PROPERTIES TO THE CITY OF RANCHO PALOS VERDES

November 4, 2014

Page 2 of 2

- Five coastal parcels that are located primarily within the open space hazard and open space recreation zones:
 - Abalone Cove Shoreline Park (consisting of Assessor Parcel Numbers 7572-018-900, 7572-019-901, 7573-007-900, and 7572-019-900); and
 - Archery Range (Assessor Parcel Number 7572-019-902).

- Six parcels that are within the open space hazard zone on Cherryhill Lane (Assessor Parcel Numbers 7572-004-900, 7572-004-901; 7572-004-902, 7572-004-903, 7572-004-904, and 7572-007-900).

Pursuant to the DOF's current interpretation of the law, before the Governmental Use Properties are transferred to the City, the Oversight Board must adopt a resolution approving the conveyance, and the DOF must approve the Oversight Board resolution (or such resolution must be deemed approved by DOF by its inaction).

At its meeting today, the City Council will consider the adoption of Resolution No. 2014-_____, accepting the conveyance of the Governmental Use Properties by the Successor Agency and authorizing the Mayor (or in the Mayor's absence, the Mayor Pro Tem) to execute a certificate of acceptance with respect to the grant deed and cause the grant deed and certificate of acceptance to be recorded, subject to the Oversight Board's adoption of a resolution directing and approving the conveyance of the Governmental Use Properties to the City and the DOF's approval or deemed approval of such Oversight Board resolution.

CONCLUSION:

Staff recommends that the Board adopt Resolution No. SA 2014-_____ to authorize and direct: (i) the conveyance of the Governmental Use Properties to the City, and (ii) the execution and delivery by the Chair (or, in the Chair's absence, the Vice Chair), on behalf of the Successor Agency, a grant deed to evidence such conveyance, subject to the Oversight Board's adoption of a resolution directing and approving the conveyance of the Governmental Use Properties to the City and the DOF's approval or deemed approval of such Oversight Board resolution.

Attachment:

Resolution No. SA 2014-_____, A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE RANCHO PALOS VERDES REDEVELOPMENT AGENCY AUTHORIZING THE CONVEYANCE OF CERTAIN GOVERNMENTAL USE PROPERTIES TO THE CITY OF RANCHO PALOS VERDES PURSUANT TO THE SUCCESSOR AGENCY'S LONG RANGE PROPERTY MANAGEMENT PLAN

RESOLUTION NO. SA 2014-_____

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE RANCHO PALOS VERDES REDEVELOPMENT AGENCY AUTHORIZING THE CONVEYANCE OF CERTAIN GOVERNMENTAL USE PROPERTIES TO THE CITY OF RANCHO PALOS VERDES PURSUANT TO THE SUCCESSOR AGENCY'S LONG RANGE PROPERTY MANAGEMENT PLAN

RECITALS:

A. Pursuant to AB X1 26 (enacted in June 2011), as modified by the California Supreme Court's decision in *California Redevelopment Association, et al. v. Ana Matosantos, et al.*, 53 Cal. 4th 231 (2011), the Rancho Palos Verdes Redevelopment Agency (the "Former Agency") was dissolved as of February 1, 2012 and the Successor Agency was established, and the Oversight Board to the Successor Agency (the "Oversight Board") was constituted.

B. AB 1484 (enacted June 2012) amended and supplemented AB X1 26 (AB X1 26 and AB 1484, together, being referred to herein as the "Dissolution Act").

C. Pursuant to the Dissolution Act, the Successor Agency is tasked with winding down the affairs of the Former Agency.

D. Pursuant to Section 34175(b) of the California Health and Safety Code ("HSC"), all real properties of the Former Agency transferred to the control of the Successor Agency by operation of law.

E. On September 18, 2013, the Oversight Board adopted Resolution No. OB-2013-08, approving a long-range property management plan (the "LRPMP") which addresses the disposition of the real properties owned by the Successor Agency.

F. As indicated in the California State Department of Finance's ("DOF") letter dated April 25, 2014, the DOF has approved the LRPMP.

G. Pursuant to HSC Section 34191.3, the DOF-approved LRPMP shall govern, and supersede all other provisions of the Dissolution Act relating to, the disposition and use of the real property assets of the Former Agency.

H. The LRPMP, as approved by the DOF, provides for the transfer to the City of Rancho Palos Verdes (the "City") of 11 properties (collectively, the "Governmental Use Properties") – identified in the LRPMP as follows:

- Five coastal parcels that are located primarily within the open space hazard and open space recreation zones:

- Abalone Cove Shoreline Park (consisting of Assessor Parcel Numbers 7572-018-900, 7572-019-901, 7573-007-900, and 7572-019-900); and
- Archery Range (Assessor Parcel Number 7572-019-902).

- Six parcels that are within the open space hazard zone on Cherryhill Lane (Assessor Parcel Numbers 7572-004-900, 7572-004-901; 7572-004-902, 7572-004-903, 7572-004-904, and 7572-007-900).

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE RANCHO PALOS VERDES REDEVELOPMENT AGENCY HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:

Section 1. The above recitals are true and correct and are a substantive part of this Resolution.

Section 2. Subject to the Oversight Board's adoption of a resolution directing and approving the conveyance of the Governmental Use Properties by the Successor Agency to the City, and the DOF's approval or deemed approval of such Oversight Board resolution, such conveyance is hereby authorized and approved. The Chair (or, in the Chair's absence, the Vice Chair) is hereby authorized and directed to execute and deliver a grant deed, substantially in the form attached as Attachment A, to effect and evidence such conveyance.

Section 3. The officers of the Successor Agency are hereby authorized and directed, jointly and severally, to execute such instruments and do any and all things which they may deem necessary or advisable to effectuate this Resolution.

Section 4. This Resolution shall take effect immediately upon adoption.

PASSED, APPROVED AND ADOPTED by the Board of Directors at a meeting held on the 4th day of November, 2014.

Jerry Duhovic, Chairman

ATTEST:

Carla Morreale, Secretary

ATTACHMENT A

FORM OF GRANT DEED

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

City of Rancho Palos Verdes
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275
Attention: Carla Morreale, City Clerk

APN(s): [SPACE ABOVE FOR RECORDER'S USE ONLY]

Five coastal parcels that are located primarily within the open space hazard and open space recreation zones:

- Abalone Cove Shoreline Park (consisting of Assessor Parcel Numbers 7572-018-900, 7572-019-901, 7573-007-900, and 7572-019-900); and
- Archery Range (Assessor Parcel Number 7572-019-902).

Six parcels that are within the open space hazard zone on Cherryhill Lane:

- APN Nos. 7572-004-900, 7572-004-901; 7572-004-902, 7572-004-903, 7572-004-904, and 7572-007-900

GRANT DEED

This transfer is exempt from Documentary Transfer Tax pursuant to Revenue & Taxation Code Section 11922, and exempt from Recording Fees pursuant to California Government Code Section 6103.

The SUCCESSOR AGENCY TO THE RANCHO PALOS VERDES REDEVELOPMENT AGENCY ("Grantor"), does hereby GRANT to the CITY OF RANCHO PALOS VERDES, a municipal corporation ("Grantee"), Grantor's right, title and interest in, under and to that certain real property located in the County of Los Angeles, State of California, more particularly described on Exhibit A attached hereto ("Property"), and all improvements and fixtures located thereon.

SUBJECT TO:

General and special real property taxes and assessments and supplemental assessments for the current fiscal year;

All liens, encumbrances, easements, covenants, conditions and restrictions of record; and all matters which would be revealed or disclosed in an accurate survey of the property.

Grantee covenants by and for Grantee, Grantee's heirs, executors, administrators and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the California Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the California Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises herein conveyed, nor shall Grantee, or any person claiming under or through Grantee, establish or permit any practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the premises herein conveyed.

Notwithstanding the immediately preceding paragraph, with respect to familial status, said paragraph shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the California Government Code. With respect to familial status, nothing in said paragraph shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the California Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the California Civil Code and subdivisions (n), (o) and (p) of Section 12955 of the California Government Code shall apply to said paragraph.

All deeds, leases or contracts entered into with respect to the Property shall contain or be subject to substantially the following nondiscrimination/nonsegregation clauses:

(a) In deeds: "The grantee herein covenants by and for the grantee, the grantee's heirs, executors, administrators and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the California Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the California Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises herein conveyed, nor shall the grantee, or any person claiming under or through the grantee, establish or permit any practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the premises herein conveyed. The foregoing covenants shall run with the land.

Notwithstanding the immediately preceding paragraph, with respect to familial status, said paragraph shall not be construed to apply to housing for older persons, as

defined in Section 12955.9 of the California Government Code. With respect to familial status, nothing in said paragraph shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the California Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the California Civil Code and subdivisions (n), (o) and (p) of Section 12955 of the California Government Code shall apply to said paragraph.”

(b) In leases: “The lessee herein covenants by and for lessee, lessee’s heirs, executors, administrators and assigns, and all persons claiming under or through lessee, and this lease is made and accepted upon and subject to the following conditions: That there shall be no discrimination against or segregation of any person or group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the California Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the California Government Code, in the leasing, subleasing, transferring, use or occupancy, tenure or enjoyment of the premises herein leased nor shall the lessee, or any person claiming under or through lessee, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees, subtenants or vendees in the premises herein leased.

Notwithstanding the immediately preceding paragraph, with respect to familial status, said paragraph shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the California Government Code. With respect to familial status, nothing in said paragraph shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the California Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the California Civil Code and subdivisions (n), (o) and (p) of Section 12955 of the California Government Code shall apply to said paragraph.”

(c) In contracts: “The contracting party or parties hereby covenant by and for the contracting party or parties and their respective successors and assigns, that there shall be no discrimination against or segregation of any person or group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the California Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the California Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises, nor shall the contracting party or parties, any subcontracting party or parties, or their respective assigns or transferees, establish or permit any such practice or practices of discrimination or segregation.

Notwithstanding the immediately preceding paragraph, with respect to familial status, said paragraph shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the California Government Code. With respect to familial status, nothing in said paragraph shall be construed to affect Sections 51.2, 51.3, 51.4,

51.10, 51.11, and 799.5 of the California Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the California Civil Code and subdivisions (n), (o) and (p) of Section 12955 of the California Government Code shall apply to said paragraph.”

IN WITNESS WHEREOF, Grantor and Grantee have executed this Grant Deed as of the date set forth below.

Dated: _____, 2014

GRANTOR:

SUCCESSOR AGENCY TO THE RANCHO
PALOS VERDES REDEVELOPMENT AGENCY

By: _____
Jerry Duhovic, Chairman

ATTEST:

Carla Morreale, Secretary

GRANTEE:

CITY OF RANCHO PALOS VERDES

By: _____
Jerry Duhovic, Mayor

ATTEST:

Carla Morreale, City Clerk

STATE OF CALIFORNIA

)

) ss

COUNTY OF LOS ANGELES

)

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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public

SEAL:

EXHIBIT A
(Grant Deed)

Legal Descriptions

Assessor's Parcel Numbers 7572-019-900 and 7572-019-901

That portion of Lot H, Rancho Los Palos Verdes, in the City of Rancho Palos Verdes, County of Los Angeles, State of California, as shown on partition map filed in Case No. 2373 of the District Court of the 17th Judicial District of the State of California in and for the County of Los Angeles, within the following described boundaries:

Beginning at a point in the 925 foot radius curve in the southwesterly boundary of that certain 100 foot strip of land described in Parcel A of deed to County of Los Angeles, for Palos Verdes Drive South, recorded as Document No. 3469, on December 23, 1952, in Book 40587, page 284, of Official Records, in the office of the Registrar- Recorder of said County, distant southeasterly along said curve 151.82 feet from the northwesterly terminus thereof, a radial of said curve to said point bears South 56° 31' 30" West; thence South 56° 31' 30" West 132.17 feet; thence North 87° 53' 30" West 38.43 feet; thence North 31° 05' 00" West 12.22 feet; thence North 7° 26' 00" East 51.90 feet; thence North 12° 25' 00" West 38.20 feet; thence North 26° 13' 30" West 128.70 feet; thence North 49° 52' 30" West 33.80 feet; thence North 64° 13' 20" West 91.90 feet; thence South 28° 55' 00" West 39.10 feet; thence South 2° 05' 00" East 73.60 feet; thence South 27° 36' 00" West 24.60 feet; thence South 55° 57' 00" West 27.70 feet; thence North 88° 36' 00" West 24.40 feet; thence North 68° 45' 00" West 23.40 feet; thence North 57° 56' 00" West 44.70 feet; thence North 50° 31' 30" West 69.00 feet; thence North 80° 17' 30" West 32.90 feet; thence South 56° 37' 30" West 19.80 feet; thence South 25° 13' 00" West 17.20 feet; thence North 64° 48' 30" West 19.06 feet; thence North 10° 39' 15" West 54.24 feet to the northerly boundary of that certain parcel of land described in deed to Edward W. Harden et ux, recorded as Document No. 1514, on December 2, 1938, in Book 16254, page 142, of said Official Records; thence along the northerly, northeasterly and northwesterly boundaries of said certain parcel of land the following described courses: South 79° 20' 45" West 130.47 feet; thence North 64° 44' 55" West 85.67 feet; thence South 46° 27' 50" West 274.38 feet to the Mean High Tide Line of the Pacific Ocean; thence in a general southeasterly direction along said Mean High Tide Line to the westerly boundary of that certain parcel of land described in deed to Palos Verdes Corporation, recorded as Document No. 1292, on July 18, 1941, in Book 18518, page 280, of said Official Records; thence along said westerly boundary the following described courses: North 5° 21' 50" East 523.32 feet; thence North 3° 54' 50" East 310.05 feet; thence North 3° 27' 45" West 253.86 feet to the southeasterly corner of Parcel 126, as shown on Los Angeles County Assessor's Map No. 51, filed in Book 1, page 1, of Assessor's Maps, in the office of said Registrar- Recorder; thence northwesterly, northerly, southwesterly and westerly along the northeasterly, easterly, northwesterly and northerly boundaries, of said last mentioned parcel to the northerly boundary of said first mentioned certain parcel of land; thence westerly along said last mentioned northerly boundary to the most southerly corner of Parcel 110, as shown on said last mentioned map; thence northerly, westerly and northwesterly along the easterly, northerly and northeasterly boundaries of said last mentioned parcel to the northeasterly prolongation of said course of South 56° 31' 30" West 132.17 feet; thence South 56° 31' 30" West along said northeasterly prolongation to the point of beginning.

Assessor's Parcel Number 7572-019-902

Lot 1 of Parcel Map No. 17161, in the City of Rancho Palos Verdes, in the County of Los Angeles, State of California, as per Map filed in Book 192, pages 91 through 94, inclusive, of Parcel Maps, in the office of the County Recorder of said County.

Reserving Therefrom:

An easement appurtenant to Lots 2 and 3 of said Parcel Map for the purpose of placing earth and rock over, on and across Lot 1 of said Parcel Map. The rights granted by this easement are limited to the placement on Lot 1 of earth and rock deposited on Lot 2 by action of the Portuguese Bend Landslide and deposited on Lots 2 and 3 by the ocean as a result of the Portuguese Bend Landslide.

The placement of said materials on Lot 1 must be performed in accordance with any applicable laws and statutes and pursuant to any permits required by any governmental entity having jurisdiction. The easement holders may not place said materials on Lot 1 in a manner or location which would interfere with the use of Lot 1 for landslide stabilization purposes, and the owner of Lot 1 may prohibit the placement of said materials on all portions of Lot 1 if there are no locations on Lot 1 where such materials may be placed without interfering with the use of Lot 1 for landslide stabilization purposes.

Should the Portuguese Bend landslide be stabilized or placement of earth or rock on Lot 1 no longer be required, then upon written request from the owner of said Lot 1, the easement holder shall quitclaim all right and interest in said easement. In the event said Lot 1 becomes developable, the holder of Lot 1 shall have the right to relocate the foregoing easement in a manner that permits the holder to develop Lot 1 in the manner permitted by permits for development issued by the City of Rancho Palos Verdes, or if no permits are required, in the manner reasonably requested by the owner of Lot 1. Upon request of the owner of Lot 1, the easement holder shall execute such documents as are reasonably necessary for such relocation.

The easement holder will defend and indemnify the owner of Lot 1 against and hold said owner harmless from all claims, demands, causes of action, liabilities, cost and expenses, including attorneys' fees asserted against such owner of Lot 1, and the costs and expenses including legal fees of such owner in defending against such claims, arising out of or related to the easement holder's use of the foregoing easement.

Assessor's Parcel Numbers 7573-007-900 and 7572-018-900

That portion of Lot H, Rancho Palos Verdes, in the City of Rancho Palos Verdes, County of Los Angeles, State of California, as shown on partition map filed in Case No. 2373 of the District Court of the 17th Judicial District of the State of California in and for the County of Los Angeles, within the following described boundaries: Beginning at the intersection of the northeasterly boundary of Parcel 110, as shown on Los Angeles County Assessor's Map No. 51, filed in Book 1, page 1, of Assessor's Maps, in the office of the Registrar-Recorder of the County of Los Angeles, with the easterly prolongation of that certain course of South 73° 25' 50" West 87.15 feet in the southerly boundary of that certain parcel of land described as Parcel 1 in deed to Filiorum Corporation, recorded as Document No. 1258, on August 15, 1930, in Book 10226, page 170, of Official Records, in the office of said Registrar-Recorder; thence South 73° 25' 50" West along said easterly prolongation and said certain course to the westerly terminus thereof; thence continuing along the southerly, southeasterly and southwesterly boundaries of said Parcel 1, the following described courses: South 60° 15' 25" West 88.62 feet; thence South 40° 07' 00" West 99.36 feet; thence South 79° 20' 45" West 259.39 feet; thence North 64° 44' 55" West 85.67 feet; thence South 46° 27' 50" West 274.38 feet to the Mean High Tide Line of the Pacific Ocean; thence in a general northwesterly direction along said Mean High Tide Line to that certain course of North 11° 51' 30" West 298.68 feet in the westerly boundary of said Parcel 1; thence northerly along said last mentioned certain course to the northerly terminus thereof; thence continuing along said westerly boundary North 4° 49' 30" West 158.02 feet to the southerly corner of that certain parcel of land described in deed to Filiorum Corporation, recorded as Document No. 1006, on September 17, 1959, in Book D604, page 844, of said Official Records; thence North 41° 39' 58" West along the southwesterly line of said last mentioned certain parcel of land 329.54 feet to the southeasterly boundary of Sea Coast Drive, as shown on map of Tract No. 14649, filed in Book 345, pages 23 to 26 inclusive, of Maps, in the office of said Registrar-Recorder; thence northeasterly, northerly and easterly along said Sea Coast Drive to that certain 1946.65 foot radius curve in the southerly boundary of Palos Verdes Drive South, as shown on said last mentioned map; thence northerly along a prolonged radial of said certain curve to the northwesterly continuation of that certain 1975 foot radius curve in said northeasterly boundary of Parcel 110; thence southeasterly along said northwesterly continuation to the northwesterly terminus of said last mentioned certain curve; thence southeasterly and easterly along the northeasterly and northerly boundaries of said Parcel 110 to the point of beginning.

Assessor's Parcel Number 7572-004-900

Parcel 1: Lot 3 in Block 4 of Tract No. 14118, in the County of Los Angeles, State of California, as per map recorded in Book 306 pages 34 and 35 of Maps, in the office of the County Recorder of said county.

Parcel 2: Easements for road or street purposes over the private roads and streets indicated on said map of said Tract No. 14118, excepting from said easements that portion thereof lying within the above described Parcel No. 1.

Assessor's Parcel Number 7572-004-901

Parcel 1: Lot 4, in Block 4 of Tract No. 14118, in the County of Los Angeles, State of California, as per map recorded in Book 306 pages 34 and 35 of maps, in the office of the County Recorder of said county.

Parcel 2: Easements for road or street purposes over the private roads and streets indicated on said map of said Tract No. 14118, excepting from said easements that portion thereof lying within the above-described Parcel No. 1.

Assessor's Parcel Number 7572-004-902

Parcel 1: Lot 5, in Block 4 of Tract No. 14118, in the County of Los Angeles, State of California, as per map recorded in Book 306 pages 34 and 35 of Maps, in the office of the County Recorder of said county.

Parcel 2: Easements for road or street purposes over the private roads and streets indicated on said map of said Tract No. 14118, excepting from said easements that portion thereof lying within the above-described Parcel No. 1.

Assessor's Parcel Number 7572-004-903

Parcel 1: Lot 6, in Block 4 of Tract No. 14118, in the County of Los Angeles, State of California, as per map recorded in Book 306 pages 34 and 35 of maps, in the office of the County Recorder of said county.

Parcel 2: Easements for road or street purposes over the private roads and streets indicated on said map of said Tract No. 14118, excepting from said easements that portion thereof lying within the above-described Parcel No. 1.

Assessor's Parcel Number 7572-004-904

Parcel 1: Lot 38, Block 1 Tract 14118, as per map recorded in Book 306, pages 34 and 35 of maps, in the office of the County Recorder of Los Angeles County.

Parcel 2: Easements for road or street purposes over the private roads and streets indicated on said maps of Tract 14118. Except therefrom that portion thereof lying within the above described Parcel 1.

Assessor's Parcel Number 7572-007-900

Parcel 1: Lot 35, Tract 14118, as per map recorded in Book 306, pages 34 and 35 of Maps, in the office of the County Recorder of Los Angeles County.

Parcel 2: Easements for road or street purposes over the private roads and streets indicated on said maps of Tract 14118. Except therefrom that portion thereof lying within the above described Parcel 1.