

ORDINANCE NO. 177701

An ordinance authorizing the execution of the Development Agreement by and between the City of Los Angeles and Whitebird, Inc., doing business in California as California Whitebird, Inc., relating to real property in the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan area located at 7000-8000 La Tuna Canyon Road.

WHEREAS, the City of Los Angeles has granted and approved certain entitlements with respect to the "Canyon Hills" project, which consists of the development of 221 single-family detached homes, together with recreational amenities (the "Project");

WHEREAS, the City Planning Commission on February 24, 2005, approved and recommended that the City Council approve the Development Agreement attached to Council File No. 05-1388-S1, by and between the City of Los Angeles and Whitebird, Inc., a Nevada corporation, doing business in California as California Whitebird, Inc. (the "Development Agreement"), which development agreement is hereby incorporated by reference and incorporated into the provisions of this ordinance; and

WHEREAS, after due notice the City Planning Commission and the City Council did conduct public hearings on this matter; and

WHEREAS, pursuant to California Government Code Sections 65864 et seq., the City Planning Commission has transmitted its findings and recommendations; and

WHEREAS, the Development Agreement is in the public interest and is consistent with the City's General Plan, including the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan (the "Community Plan"), and the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan adopted by the City Council on December 19, 2003 pursuant to Ordinance No. 175,736 (the "Specific Plan"); and

WHEREAS, the City Council has reviewed and considered the Development Agreement and the findings and recommendations of the City Planning Commission in connection therewith.

NOW THEREFORE,

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

Section 1. The City Council finds with respect to the Development Agreement that:

The Development Agreement is consistent with the City's General Plan and with the objectives, policies and programs specified in the Community Plan, a portion of the City's General Plan. Specifically, the Development Agreement encourages construction of the Project, which will, among other things, (i) preserve existing views of hillside and mountainous areas by preserving a significant portion of the project site as open space and conforming to all of the scenic corridor and ridgeline protection requirements in the Specific Plan, (ii) promote greater individual choice in type, quality and location of housing, (iii) minimize grading to reduce the effects on environmentally sensitive areas, (iv) protect existing single-family equestrian oriented neighborhoods and horsekeeping districts from encroachment by higher-density residential development, (v) encourage the retention of passive and visual open space to provide a balance to the urban development in the Sunland-Tujunga community and (vi) preserve as much of the remaining undeveloped hillside land on the project site as feasible for open space and recreational uses, each of which are explicitly stated policies in the Community Plan;

The Development Agreement is consistent with the requirements and restrictions in the Specific Plan. Specifically, the Development Agreement encourages the construction of the Project and (i) none of the project homes will be located in whole or in part in a designated "Prominent Ridgeline Protection Area", (ii) the highest point of the roof, structural or parapet wall of each project home will be at least 25 vertical feet from any designated "Prominent Ridgeline" in the Specific Plan, (iii) none of the project homes on the portion of the project site north of Interstate 210 will be constructed in a manner that silhouettes any homes against the skyline above the Verdugo Crestline Prominent Ridgeline when viewed from any designated Scenic Highway to the north of the project site, (iv) no grading or berming shall occur with respect to the Project that will alter the elevation of the crest of any designated Prominent Ridgeline in the Specific Plan, (v) no removal of native vegetation would occur within any designated Prominent Ridgeline Protection Area in connection with the Project, except as permitted in Section

6A.6 of the Specific Plan, and (vi) none of the project homes located within 500 feet from Interstate 210 or La Tuna Canyon Road, which are designated Scenic Highways in the Specific Plan, will exceed 30 feet in height;

The intensity, building height and use set forth in the Development Agreement are permitted by or is consistent with the Community Plan land use designations and zoning designations for the project site, as amended by the City Council on October 19, 2005 pursuant to Ordinance No. 177090, and the Specific Plan;

The Development Agreement will not be detrimental to the public health, safety and general welfare since it encourages the construction of a project that is desirable and beneficial to the public. Furthermore, the Development Agreement specifically permits application to the Project of rules and regulations enacted after the effective date of the Development Agreement that are necessary to protect the public health and safety and are generally applicable on a citywide basis;

The Development Agreement complies with all applicable City and State regulations governing development agreements; and

It is necessary to strengthen the public planning process and to reduce the public and private costs of development uncertainty.

Sec. 2. The City Council hereby approves the Development Agreement by and between the City of Los Angeles and Whitebird, Inc., doing business in California as California Whitebird, Inc., attached hereto as Exhibit A, and authorizes and directs the Mayor to enter into the Development Agreement in the name of the City of Los Angeles, and, further, directs the City Clerk to record the Development Agreement and this Ordinance with the County Recorder within ten (10) days of its effective date of adoption.

Sec. 3. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that the foregoing ordinance was introduced at the meeting of the Council of the City of Los Angeles JUN 28 2006 and was passed at its meeting of JUL 05 2006.

FRANK T. MARTINEZ, City Clerk

By
Deputy

Approved _____
 JUL 20 2006
Mayor

Approved as to Form and Legality

ROCKARD J. DELGADILLO, City Attorney

By
LAURA M. CADOGAN
Deputy City Attorney

Date 4-10-06

File No. 05-1388-S1

Pursuant to Charter Section 559, I **approve** this ordinance on behalf of the City Planning Commission and recommend that it be adopted

March 30, 2006

See attached report

Director of Planning

DECLARATION OF POSTING ORDINANCE

I, MARIA C. RICO, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 177701 - Development Agreement by and between the City of Los Angeles and Whitebird, Inc., doing business in California as California Whitebird, Inc. - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on July 5, 2006, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on July 24, 2006, I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Hall of Records of the County of Los Angeles.

Copies of said ordinance were posted conspicuously beginning on July 24, 2006 and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this 24th day of July 2006 at Los Angeles, California.



Maria C. Rico, Deputy City Clerk

Ordinance Effective Date: Sept. 2, 2006 **Council File No.** 05-1388-S1

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

Real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

PARCEL 1: (apn 2561-7-10,12)

THAT PORTION OF LOT 203 OF THE WESTERN EMPIRE TRACT, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 18 PAGES 162 AND 163 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 200 OF SAID WESTERN EMPIRE TRACT; THENCE SOUTH 1928.42 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF RANCHO TUJUNGA, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGE 561 OF PATENTS, SAID POINT OF INTERSECTION BEING ON A DIRECT LINE BETWEEN STATION 13 AND 14 OF SAID RANCHO TUJUNGA.

EXCEPT THOSE PORTIONS OF SAID LOT 203, WITHIN THE 150 FOOT RIGHT OF WAY OF THE SOUTHERN CALIFORNIA EDISON COMPANY, LTD., DESCRIBED IN CERTIFICATE NO. GP-62886, ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLES OF SAID COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND INCLUDED WITHIN THE LAND AS DESCRIBED IN PARCEL 47831-I, IN THE FINAL DECREE OF CONDEMNATION ENTERED IN THE LOS ANGELES COUNTY SUPERIOR COURT, CASE NO. NC C-87878, A CERTIFIED COPY OF WHICH WAS RECORDED MAY 3, 1976 AS INSTRUMENT NO. 2743 IN BOOK D7065 PAGE 531 OFFICIAL RECORDS.

PARCEL 2: (apn 2562-8-6)

THOSE PORTIONS OF LOTS 2 AND 7 OF FRACTIONAL SECTION 24, TOWNSHIP 2 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 236 OF THE HILLHAVEN TRACT, AS PER MAP RECORDED IN BOOK 72 PAGES 48 AND 49 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID MOST SOUTHERLY CORNER BEING ALSO AN ANGLE POINT IN THE BOUNDARY OF SAID HILLHAVEN TRACT; THENCE ALONG SAID BOUNDARY SOUTH 39 DEGREES 20'0" WEST 122.37 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID BOUNDARY, SOUTH 2 DEGREES 05'00" EAST 62.00 FEET TO A POINT, SAID POINT TO BE KNOWN AS POINT 'A' FOR THE PURPOSE OF THIS DESCRIPTION ONLY; THENCE CONTINUING ALONG SAID BOUNDARY, SOUTH 2 DEGREES 05'00" EAST 30.49 FEET; THENCE LEAVING SAID BOUNDARY ON A LINE PARALLEL WITH AND DISTANT SOUTHERLY 30.00 FEET MEASURED AT RIGHT ANGLES, FROM A LINE WHICH LEAVES A POINT IN THE WESTERLY LINE OF SAID LOT 7, DISTANT NORTHERLY THEREON NORTH 0 DEGREES 29'30" WEST 1542.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 7 AND PASSES THROUGH THE SAID POINT 'A', NORTH 81 DEGREES 48'30" WEST 149.33 FEET; THENCE SOUTH 26 DEGREES 53'05" WEST 617.26 FEET; THENCE SOUTH 76 DEGREES 47'30" EAST 210.00 FEET; THENCE NORTH 86 DEGREES 12'30" EAST 434.42 FEET TO THE WESTERLY BOUNDARY OF THE PROPERTY DESCRIBED IN CERTIFICATE OF TITLE NO. IN-77773, ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLE OF SAID COUNTY; THENCE ALONG SAID WESTERLY BOUNDARY SOUTH 9 DEGREES 00'00" WEST 211.11 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY SOUTH 7

DEGREES 55'00" EAST 59.57 FEET TO THE INTERSECTION WITH A LINE PARALLEL WITH AND DISTANT SOUTHERLY 80.00 FEET MEASURED AT RIGHT ANGLES FROM THAT CERTAIN COURSE HEREINABOVE DESCRIBED AS HAVING A BEARING AND LENGTH OF NORTH 86 DEGREES 12'30" EAST 434.42 FEET AND THE EASTERLY PROLONGATION THEREOF, SAID INTERSECTION BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE ALONG SAID PARALLEL LINE SOUTH 86 DEGREES 12'30" WEST TO THE INTERSECTION WITH THE SOUTHWESTERLY PROLONGATION OF THAT CERTAIN COURSE HEREINABOVE DESCRIBED AS HAVING A BEARING AND LENGTH OF SOUTH 26 DEGREES 53'05" WEST 617.26 FEET; THENCE ALONG SAID PROLONGATION AND SAID LAST MENTIONED CERTAIN COURSE NORTH 26 DEGREES 53'05" EAST TO SAID FIRST MENTIONED PARALLEL LINE; THENCE ALONG SAID FIRST MENTIONED PARALLEL LINE SOUTH 81 DEGREES 48'30" EAST 149.33 FEET TO SAID BOUNDARY OF THE HILLHAVEN TRACT; THENCE ALONG SAID BOUNDARY OF THE HILLHAVEN TRACT, NORTH 2 DEGREES 05'00" WEST 30.49 FEET TO SAID LAST LINE HEREINABOVE DESCRIBED AS PASSING THROUGH SAID POINT 'A'; THENCE ALONG SAID LINE TO SAID POINT IN THE WESTERLY LINE OF SAID LOT 7, DISTANT THEREON NORTH 0 DEGREES 29'30" WEST 1542.00 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WESTERLY AND SOUTHEASTERLY LINES OF SAID LOT 7, SOUTH 0 DEGREES 29'30" EAST 1542.00 FEET AND NORTH 67 DEGREES 19'30" EAST 1432.73 FEET TO SAID WESTERLY BOUNDARY OF THE LAND DESCRIBED IN SAID CERTIFICATE OF TITLE; THENCE ALONG SAID WESTERLY BOUNDARY NORTH 7 DEGREES 55'00" WEST 175.50 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE DESCRIBED PROPERTY IS SHOWN ON A LICENSED SURVEYOR'S MAP FILED IN BOOK 18 PAGE 39 OF RECORD OF SURVEYS, RECORDS OF SAID COUNTY.

PARCEL 3: (apn 2561-7-7)

THAT PORTION OF LOT 203 OF THE WESTERN EMPIRE TRACT, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 18 PAGES 162 AND 163 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING EASTERLY OF A LINE COMMENCING AT THE SOUTHEAST CORNER OF LOT 200 OF SAID WESTERN EMPIRE TRACT; THENCE SOUTH 1913.79 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF RANCHO TUJUNGA, SHOWN ON MAP RECORDED IN BOOK 1 PAGE 561 OF PATENTS, SAID POINT OF INTERSECTION BEING ON DIRECT LINE BETWEEN STATIONS 13 AND 14 OF SAID RANCHO TUJUNGA.

EXCEPT THEREFROM THAT PORTION OF SAID LOT WITHIN THE 150 FOOT RIGHT OF WAY OF THE SOUTHERN CALIFORNIA EDISON COMPANY, LTD., DESCRIBED IN CERTIFICATE NO. GP-62886, ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLES OF LOS ANGELES COUNTY.

ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT, 566.94 FEET TO THE NORTHEASTERLY LINE OF THE 150 FOOT RIGHT OF WAY OF THE SOUTHERN CALIFORNIA EDISON COMPANY, LTD., DESCRIBED IN CERTIFICATE NO. GP-62886, ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLES OF LOS ANGELES COUNTY; THENCE ALONG SAID NORTHEASTERLY LINE NORTH 72 DEGREES 19'05" WEST 362.53 FEET; THENCE NORTH 9 DEGREES 57'18" EAST 290.27 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 130 FEET AND A RADIAL LINE TO SAID POINT BEARS NORTH 37 DEGREES 17' EAST; THENCE WESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 95.03 FEET; THENCE SOUTH 85 DEGREES 22' WEST 176.53 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 240 FEET; THENCE WESTERLY ALONG SAID CURVE 83.78 FEET; THENCE NORTH 74 DEGREES 38' WEST 18.33 FEET TO THE WESTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO YVES MEVEL AND WIFE, RECORDED ON SEPTEMBER 14, 1954 AS INSTRUMENT NO. 656 IN BOOK 45565 PAGE 309 OFFICIAL RECORDS; THENCE NORTHERLY ALONG SAID WESTERLY 141.28 FEET TO A POINT IN THE NORTHERLY LINE OF SAID LOT 203; THENCE EASTERLY ALONG SAID NORTHERLY

LINE 661.04 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION AS DESCRIBED IN DEED RECORDED MAY 22, 2003 AS INSTRUMENT NO. 03-1459452.

PARCEL 4: (apn 2401-32-3, 5 to 8; 2561-33-2)

LOT 1 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON JULY 18, 1904.

EXCEPT THE EAST 150 FEET THEREOF.

ALSO EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED AS PARCEL 11A, AS CONDEMNED BY FINAL DECREE ENTERED IN CASE NO. 729135, SUPERIOR COURT, A CERTIFIED COPY THEREOF BEING RECORDED DECEMBER 18, 1963 AS INSTRUMENT NO. 4626 IN BOOK D2294 PAGE 326 OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION THEREOF LYING SOUTHERLY OF THE SOUTHERLY LINE OF THAT CERTAIN STRIP OF LAND 84 FEET WIDE DESCRIBED IN DEED TO THE CITY OF LOS ANGELES, RECORDED ON FEBRUARY 6, 1958 AS INSTRUMENT NO. 3279 IN BOOK D5 PAGE 675 OFFICIAL RECORDS.

PARCEL 5: (apn 2561-33-3; 2562-4-9,11; 2562-5-3, 4, 6, 7)

LOT 5 OF SECTION 24, LOT 1 SECTION 25 AND THE EAST 150 FEET OF LOT 1 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM THAT PORTION OF SAID LAND INCLUDED WITHIN THE LAND AS DESCRIBED IN PARCEL 47817-13 (AMENDED) IN THE FINAL DECREE OF CONDEMNATION ENTERED IN THE LOS ANGELES COUNTY SUPERIOR COURT, CASE NO. NC C87878, A CERTIFIED COPY OF WHICH WAS RECORDED MAY 3, 1976 AS INSTRUMENT NO. 2743, IN BOOK D7065 PAGE 531 OFFICIAL RECORDS.

PARCEL 6: (apn 2561-9-5, 6, 10, 12, 16)

LOTS 2 AND 3, THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN FRACTIONAL SECTION 23, TOWNSHIP 2 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT FROM THE SAID LOT 3 AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION, THAT PORTION THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, DISTANT NORTH 1 DEGREES 5'30" EAST 29.10 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 44 DEGREES 34'30" EAST 368.20 FEET TO A 1 INCH IRON PIPE; THENCE NORTH 31 DEGREES 55'30" EAST 154 FEET TO A 1 INCH IRON PIPE; THENCE NORTH 24 DEGREES 47'30" WEST, 314.10 FEET TO A 1 INCH IRON PIPE; THENCE NORTH 89 DEGREES 9' WEST 195.24 FEET TO A POINT IN THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF THE SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG SAID LINE, SOUTH 1 DEGREES 5'30" WEST, 681.13 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND INCLUDED WITHIN THE LAND AS DESCRIBED IN PARCEL 47637-1 (AMENDED) IN THE FINAL DECREE OF CONDEMNATION, ENTERED IN THE LOS ANGELES COUNTY SUPERIOR COURT, CASE NO. NC C 87878, A CERTIFIED COPY OF WHICH WAS RECORDED MAY 3, 1976 AS INSTRUMENT NO. 2743 IN BOOK D7065 PAGE 531 OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LOT 3 INCLUDED WITHIN THE LAND AS DESCRIBED IN PARCEL 263 IN THE FINAL DECREE OF CONDEMNATION, ENTERED IN LOS ANGELES SUPERIOR COURT, CASE NO. C 994078, A CERTIFIED COPY OF WHICH WAS RECORDED APRIL 20, 1976 AS INSTRUMENT NO. 2371 IN BOOK D7048 PAGE 173 OFFICIAL RECORDS.

PARCEL 7: (apn 2545-18-2 AND 4; 2546-10-9)

THAT PORTION OF LOT 64 OF THE WEST PORTION OF TUJUNGA RANCH, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 29 PAGE 50 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID LOT 64, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 4072 OF TRACT 3923, AS PER MAP RECORDED IN BOOK 44 PAGE 49 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE IN A GENERAL WESTERLY DIRECTION ALONG THE GENERAL SOUTHERLY LINE OF SAID TRACT 3923, TO A POINT IN THE SOUTHERLY LINE OF LOT 4056 OF SAID TRACT 3923, MARKED BY A THREE FOURTHS INCH IRON PIPE WHICH BEARS NORTH 78 DEGREES 44' WEST 30.12 FEET, FROM THE SOUTHEAST CORNER OF SAID LOT 4056, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF THE LAND DESCRIBED IN CERTIFICATE OF TITLE NO. MQ-4838 ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLE OF SAID COUNTY; THENCE IN A GENERAL SOUTHERLY DIRECTION ALONG THE EASTERLY BOUNDARY OF SAID LAND IN SAID CERTIFICATE OF TITLE NO. MQ-4838, THE FOLLOWING COURSES AND DISTANCES, SOUTH 13 DEGREES 40' WEST 151.72 FEET; SOUTH 26 DEGREES 43' WEST 224.74 FEET; SOUTH 21 DEGREES 41' EAST 436.72 FEET; SOUTH 36 DEGREES 26' WEST 143.51 FEET; SOUTH 19 DEGREES 16' WEST 170 FEET; SOUTH 24 DEGREES 31' WEST 133.52 FEET; SOUTH 20 DEGREES 54' WEST 167 FEET AND SOUTH 52 DEGREES 47' WEST 41.10 FEET TO THE MOST EASTERLY NORTHEAST CORNER OF THE LAND DESCRIBED IN CERTIFICATE OF TITLE NO. SE-48274 AND 5 ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLE OF SAID COUNTY; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LAND DESCRIBED IN SAID CERTIFICATE NO. SE-48274 AND 5 THE FOLLOWING COURSES AND DISTANCES, SOUTH 43 DEGREES 04' EAST 16.93 FEET TO A BRASS CAP IN CONCRETE MARKED FOR TRIANGULATION POINT OF LOS ANGELES COUNTY; SOUTH 23 DEGREES 02' WEST 152.45 FEET; SOUTH 38 DEGREES 02' WEST 125.43 FEET; SOUTH 18 DEGREES 01' WEST 243.09 FEET; SOUTH 67 DEGREES 21' WEST 119.48 FEET; SOUTH 29 DEGREES 41' WEST 196.45 FEET AND SOUTH 54 DEGREES 38' WEST 105.07 FEET TO THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN CERTIFICATE OF TITLE NO. EW-49468 ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLE OF SAID COUNTY; THENCE ALONG SAID LAST MENTIONED SOUTHWESTERLY LINE, SOUTH 21 DEGREES 29'20" EAST 2665.24 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF SAID LOT 64; THENCE NORTH 87 DEGREES 00' EAST ALONG SAID SOUTHERLY LINE 6.94 CHAINS TO THE SOUTHEAST CORNER OF SAID LOT 64; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 64, TO THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN CERTIFICATE OF TITLE NO. XX-96488 ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLE OF SAID COUNTY; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LAST DESCRIBED LAND 120 FEET TO THE SOUTHWEST CORNER OF SAID LAND; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LAND 120 FEET TO THE NORTHWEST CORNER OF SAID LAND; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LAND 120 FEET TO THE EASTERLY LINE OF SAID LOT 64; THENCE NORTHERLY ALONG SAID LAST MENTIONED EASTERLY LINE TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID LOT 64, DISTANT SOUTHERLY THEREON 186.36 FEET FROM THE SOUTHEASTERLY CORNER OF LOT 4072 OF TRACT 3923, IN BOOK 44 PAGE 49 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE CONTINUING SOUTHERLY ALONG SAID EASTERLY LINE 258.02 FEET, TO THE NORTHERLY LINE OF THE LAND DESCRIBED IN CERTIFICATE OF TITLE XX-96488 ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLES OF SAID COUNTY; THENCE ALONG SAID NORTHERLY LINE SOUTH 89 DEGREES 25'18" WEST 63.85 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 50 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 83 DEGREES 12'03" EAST; THENCE NORTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 32.34 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 98.18 FEET; THENCE NORTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 67.69 FEET; THENCE NORTH 4 DEGREES 15'35" WEST 28.71 FEET; THENCE NORTH 5 DEGREES 55'10" EAST 97.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 50 FEET; THENCE NORTHERLY AND EASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 95.23 FEET; THENCE SOUTH 59 DEGREES 06'05" EAST 17.40 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM A STRIP OF LAND 150 FEET IN WIDTH, AS CONVEYED TO THE SOUTHERN CALIFORNIA EDISON COMPANY, LTD., A CORPORATION, BY DOCUMENT NO. 195130 FILED SEPTEMBER 27, 1930 IN THE OFFICE OF THE REGISTRAR OF TITLES OF LOS ANGELES COUNTY, AND ENTERED ON CERTIFICATE NO. GP-62888 AND SHOWN ON LICENSED SURVEYOR'S MAP FILED IN BOOK 30 PAGE 15 AND IN BOOK 41 PAGE 15 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND INCLUDED WITHIN THE LAND AS DESCRIBED IN PARCEL 47826-1 AND 47833-1 IN THE FINAL DECREE OF CONDEMNATION ENTERED IN THE LOS ANGELES COUNTY SUPERIOR COURT, CASE NO. NC C87878, A CERTIFIED COPY OF WHICH WAS RECORDED MAY 3, 1976 AS INSTRUMENT NO. 2743 IN BOOK D7065 PAGE 531 OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION OF LAND LYING WITHIN THE LAND DESCRIBED IN DEED RECORDED MAY 16, 2000 AS INSTRUMENT NO. 00-752467.

PARCEL 8: (apn 2561-7-13)

THE NORTH ONE-HALF OF LOT 96 OF THE MONTE VISTA TRACT, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 6 PAGE 324 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THAT PORTION OF THE HIGHWAY VACATED BY ORDER OF THE BOARD OF SUPERVISORS IN ROAD BOOK 13 PAGE 44, ADJOINING SAID LOT ON THE EAST AND NORTH AND LYING WESTERLY OF THE WESTERN EMPIRE TRACT, AS PER MAP RECORDED IN BOOK 18 PAGE 162 OF MAPS, AND LYING SOUTHERLY OF THE CENTER LINE OF SAID HIGHWAY ADJOINING SAID LOT ON THE NORTH.

EXCEPT THEREFROM THAT PORTION OF SAID LAND INCLUDED WITHIN THE LAND AS DESCRIBED IN PARCEL 47826-1 IN THE FINAL DECREE OF CONDEMNATION ENTERED IN THE LOS ANGELES COUNTY SUPERIOR COURT CASE NO. LNC C87878, A CERTIFIED COPY OF WHICH WAS RECORDED MAY 3, 1976 AS INSTRUMENT NO. 2743 IN BOOK D7065 PAGE 531 OFFICIAL RECORDS.

PARCEL 8A:

INTENTIONALLY DELETED.

PARCEL 9:

AN EASEMENT 60 FEET WIDE, FOR STREET AND HIGHWAY PURPOSES, OVER THAT PORTION OF LOT 64 OF THE WEST PORTION OF TUJUNGA RANCH, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 29 PAGE 50 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING ADJACENT TO AND WESTERLY OF THE EAST LINE OF SAID LOT AND NORTH OF AND ADJACENT TO THE PROPERTY DESCRIBED IN CERTIFICATE OF TITLE NO. KX-96486 ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLE OF LOS ANGELES COUNTY, AND EXTENDING WESTERLY TO THE CENTER LINE OF THE RIGHT OF WAY SHOWN ON DOCUMENT NO. 9603-Y FILED ON JULY 5, 1938, SHOWN ON CERTIFICATE NO'S. GK-61219 AND XL-77248 IN THE OFFICE OF THE REGISTRAR OF TITLES OF LOS ANGELES COUNTY.

PARCEL 10: (apn 2545-18-2; 2546-10-5)

THAT PORTION OF LOT 64 OF THE WEST PORTION OF TUJUNGA RANCH, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 29 PAGES 51 AND 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF TRACT 3923, AS PER MAP RECORDED IN BOOK 44 PAGES 49 AND 50 OF MAPS; THENCE ALONG THE SOUTHERLY LINES OF SAID TRACT 3923, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 65 DEGREES 50' EAST 42.96 FEET; SOUTH 61 DEGREES 50' EAST 31.44 FEET; SOUTH 56 DEGREES 50' EAST 30.72 FEET; SOUTH 49 DEGREES 50' EAST 30.13 FEET; SOUTH 44 DEGREES 50' EAST 30.00 FEET; SOUTH 36 DEGREES 50' EAST 30.27 FEET; SOUTH 34 DEGREES 04' EAST 30.50 FEET; SOUTH 75 DEGREES 19' EAST 224.73 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 15 FEET, A DISTANCE OF 26.20 FEET; SOUTH 4 DEGREES 37' WEST 184.86 FEET; NORTH 54 DEGREES 33' EAST 39.20 FEET; NORTH 67 DEGREES 42' EAST 33.64 FEET AND SOUTH 85 DEGREES 50' EAST 67.16 FEET TO THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN CERTIFICATE OF TITLE NO. MQ-4838 ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLES OF SAID COUNTY, MARKED ON A THREE FOURTHS INCH IRON PIPE IN THE SOUTHERLY LINE OF SAID TRACT 3923; THENCE ALONG THE NORTHERLY, WESTERLY, SOUTHWESTERLY AND SOUTHERLY LINES OF SAID LAND THE FOLLOWING COURSES AND DISTANCES:

SOUTH 52 DEGREES 31' WEST 224.13 FEET TO A THREE FOURTHS INCH IRON PIPE; SOUTH 37 DEGREES 48' WEST 122.20 FEET TO A THREE FOURTHS INCH IRON PIPE; SOUTH 50 DEGREES 00' WEST 119.74 FEET TO A THREE FOURTHS INCH IRON PIPE; SOUTH 54 DEGREES 31' WEST 336.86 FEET TO A THREE FOURTHS INCH IRON PIPE; SOUTH 14 DEGREES 40' EAST 150.15 FEET TO A THREE FOURTHS INCH IRON PIPE; SOUTH 9 DEGREES 23' WEST 269.16 FEET TO A THREE FOURTHS INCH IRON PIPE; SOUTH 43 DEGREES 25' EAST 157.22 FEET TO A THREE FOURTHS INCH IRON PIPE; SOUTH 73 DEGREES 44' EAST 213.29 FEET TO A THREE FOURTHS INCH IRON PIPE; SOUTH 61 DEGREES 12' EAST 108.11 FEET TO A THREE FOURTHS INCH IRON PIPE; SOUTH 33 DEGREES 21' EAST 101.71 FEET TO A THREE FOURTHS INCH IRON PIPE; SOUTH 13 DEGREES 16' EAST 169.49 FEET TO A THREE FOURTHS INCH IRON PIPE; SOUTH 38 DEGREES 04' EAST 132.79 FEET TO A THREE FOURTHS INCH IRON PIPE; SOUTH 65 DEGREES 39' EAST 91.24 FEET TO A THREE FOURTHS INCH IRON PIPE; AND NORTH 63 DEGREES 00' EAST 191.65 FEET TO A TWO INCH PIPE; THENCE SOUTH 43 DEGREES 04' EAST 16.93 FEET TO A BRASS CAP IN CONCRETE MARKED FOR TRIANGULATION POINT OF LOS ANGELES COUNTY; THENCE SOUTH 23 DEGREES 02' WEST 152.45 FEET; THENCE SOUTH 34 DEGREES 02' WEST 125.43 FEET; THENCE SOUTH 18 DEGREES 01' WEST 243.09 FEET; THENCE SOUTH 67 DEGREES 21' WEST 119.48 FEET; THENCE SOUTH 29 DEGREES 41' WEST 196.45 FEET; THENCE SOUTH 54 DEGREES 38' WEST 105.87 FEET TO THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN CERTIFICATE OF TITLE NO. EW-49468 ON FILE IN THE OFFICE OF SAID REGISTRAR OF TITLE; THENCE

ALONG LAST MENTIONED SOUTHWESTERLY LINE, NORTH 21 DEGREES 24'20" WEST 972.68 FEET TO THE SOUTHERLY LINE OF THE LAND DESCRIBED IN CERTIFICATE OF TITLE NO. MC-66701 ON FILE IN THE OFFICE OF SAID REGISTRAR OF TITLES; THENCE ALONG LAST MENTIONED SOUTHERLY LINE SOUTH 72 DEGREES 23'10" EAST 21.57 FEET TO THE SOUTHEASTERLY CORNER OF LAST MENTIONED LAND; THENCE ALONG THE EASTERLY LINE OF LAST MENTIONED LAND, NORTH 21 DEGREES 11'50" WEST 390.35 FEET TO THE WESTERLY LINE OF SAID LAND DESCRIBED IN CERTIFICATE OF TITLE NO. EW-49468; THENCE ALONG LAST MENTIONED WESTERLY LINE NORTH 2 DEGREES 44'02" EAST 1221.31 FEET TO A POINT IN THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID TRACT 3923; DISTANT SOUTHWESTERLY THEREON 226.71 FEET FROM A TWO INCH IRON PIPE AT THE MOST WESTERLY CORNER OF SAID TRACT 3923; THENCE NORTH 45 DEGREES 34' EAST 226.91 FEET TO THE POINT OF BEGINNING.

EXCEPT THE RIGHT OF WAY OF THE SOUTHERN CALIFORNIA EDISON COMPANY, LTD., 150.00 FEET WIDE, AS DESCRIBED IN CERTIFICATE OF TITLE NO. GP-62888 ON FILE IN THE OFFICE OF SAID REGISTRAR OF TITLES AND SHOWN ON MAP FILED IN BOOK 31 PAGE 15 OF RECORD OF SURVEYS, AND ALSO IN BOOK 30 PAGE 15 RECORD OF SURVEYS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND INCLUDED WITHIN THE LAND AS DESCRIBED IN PARCEL 47826-2, IN THE FINAL DECREE OF CONDEMNATION ENTERED IN THE LOS ANGELES COUNTY SUPERIOR COURT CASE NO. NC C 87878, A CERTIFIED COPY OF WHICH WAS RECORDED MAY 3, 1976 AS INSTRUMENT NO. 2743, IN BOOK D7065 PAGE 531 OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 11: (apn 2561-7-16, 18, 19, 21, 22)

THE SOUTH HALF OF LOT 96 AND ALL OF LOT 97 OF MONTE VISTA, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 6, PAGES 324 AND 325 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THOSE PORTIONS OF THE HIGHWAY VACATED BY AN ORDER OF THE BOARD OF SUPERVISORS OF SAID COUNTY, ON FILE IN ROAD BOOK 13 PAGE 44, IN THE OFFICE OF THE SAID BOARD OF SUPERVISORS, ADJOINING SAID LOTS 96 AND 97 OF THE EAST AND LYING WESTERLY OF THE WESTERN EMPIRE TRACT, AS PER MAP RECORDED IN BOOK 18, PAGES 162 AND 163 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM SAID LOT 96, THAT PORTION THEREOF, DESCRIBED IN DEED TO SOUTHERN CALIFORNIA EDISON COMPANY, LTD., DATED AUGUST 14, 1930 AND FILED SEPTEMBER 27, 1930 AS INSTRUMENT NO. 195129, IN THE OFFICE OF THE REGISTRAR OF TITLES OF LOS ANGELES COUNTY, AND DESCRIBED IN CERTIFICATE OF TITLE NO. GP-62887, IN THE OFFICE OF SAID REGISTRAR.

ALSO EXCEPT ONE-FOURTH OF ALL OIL, MINERALS, GAS, HYDROCARBON AND ALLIED SUBSTANCES IN AND UNDER SAID LAND, BUT WITHOUT RIGHT OF ENTRY ON SAID LAND, AS RESERVED BY ROY E. WEST AND NANCY V. WEST, HUSBAND AND WIFE, IN DEED RECORDED JANUARY 25, 1952, IN BOOK 38117 PAGE 377 OFFICIAL RECORDS.

ALSO EXCEPT ONE-HALF OF ALL OIL, MINERALS, GAS, HYDROCARBON AND ALLIED SUBSTANCES IN AND UNDER SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY ON SAID LAND, AS RESERVED BY ROSE FRANKLIN, A MARRIED WOMAN, AS HER SEPARATE PROPERTY, BY DEED RECORDED MARCH 16, 1965 AS INSTRUMENT NO. 1474, IN BOOK D2833 PAGE 97 OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND INCLUDED WITHIN THE LAND AS DESCRIBED IN PARCEL 47828-1 AND 47831-1 IN THE FINAL DECREE OF CONDEMNATION ENTERED IN THE LOS ANGELES COUNTY SUPERIOR COURT CASE NO. NC C 87878, A CERTIFIED COPY OF WHICH WAS RECORDED MAY 3, 1976 AS INSTRUMENT NO. 2743, IN BOOK D7065 PAGE 531 OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 12: (apn 2562-4-8)

THAT PORTION OF LOT 4 OF SECTION 24 TOWNSHIP 2 NORTH, RANGE 14 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED AS PARCEL 47837-1 (AMENDED) IN THE FINAL DECREE OF CONDEMNATION ENTERED IN THE LOS ANGELES COUNTY SUPERIOR COURT, CASE NO. NC C 87878, A CERTIFIED COPY OF WHICH WAS RECORDED MAY 3, 1976 AS INSTRUMENT NO. 2743, IN BOOK D7065 PAGE 531 OFFICIAL RECORDS.

PARCEL 13: (apn 2401-34-3; 2561-9-7, 13, 15; 2561-33-1; 2562-4-1, 5, 6, 12, 14; 2562-6-3, 5, 6, 8; 2562-7-1)

THOSE PORTIONS OF FRACTIONAL SECTIONS 24 AND 25, IN TOWNSHIP 2 NORTH, RANGE 14 WEST, IN THE RANCHO SAN RAFAEL, IN THE CITY OF LOS ANGELES, INCLUDED WITHIN THE LINES OF V. BEAUDRY'S MOUNTAINS, IN SAID CITY, AS PER MAP RECORDED IN BOOK 36, PAGES 67 TO 71 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO LOT 1, AND THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, ALL IN SECTION 23, TOWNSHIP 2 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN SAID CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF.

ALSO LOTS 3, 4, AND 6 IN SECTION 24, TOWNSHIP 2 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN SAID CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT FROM SAID ABOVE PORTION OF FRACTIONAL SECTION 25, THOSE PORTIONS DESCRIBED IN THE PARTIAL RECONVEYANCE, RECORDED ON MARCH 4 1965 IN BOOK R2192 PAGE 644 OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT THEREFROM, THAT PORTION OF SAID LAND INCLUDED WITHIN THE LAND AS DESCRIBED PARCEL 47837-1 (AMENDED) IN THE FINAL DECREE OF CONDEMNATION ENTERED IN THE LOS ANGELES COUNTY SUPERIOR COURT CASE NO. NC C 87878, A CERTIFIED COPY OF WHICH WAS RECORDED MAY 3, 1976 AS INSTRUMENT NO. 2743, IN BOOK D7065 PAGE 531 OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT ONE-TENTH OF ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS, UNDER AND IN SAID LAND, WITHOUT RIGHT OF ENTRY, TO THE LOS ANGELES SHRINE HOSPITAL FOR CRIPPLED CHILDREN, A CALIFORNIA CORPORATION, AS PROVIDED IN DEED FROM J. DE BELL, ALSO KNOWN AS JOSEPH D. BELL, ALSO KNOWN AS JOSEPH A. DE BELL, WHO ACQUIRED TITLE AS J. D. BELL, A SINGLE MAN, TO VERDUGO MOUNTAINS, INC., A CORPORATION, RECORDED AUGUST 8, 1963 AS INSTRUMENT NO. 1122, IN BOOK D2137 PAGE 114 OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION LYING SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF LA TUNA CANYON ROAD AS DESCRIBED IN DEED RECORDED FEBRUARY 6, 1958 AS INSTRUMENT NO. 3279.

ALSO EXCEPT THEREFROM THAT PORTION LYING WITHIN THE LAND DESCRIBED IN DEED RECORDED DECEMBER 31, 2003 AS INSTRUMENT NO. 03-3912319.

PARCEL 14: (apn 2572-28-25/26)

THE NORTHWEST ONE-FOURTH OF THE NORTHWEST ONE-FOURTH OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 13 WEST, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON COUNTY SURVEYOR'S MAP B-725 ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OF SAID COUNTY.

EXCEPT THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF LOS ANGELES, BY DEED RECORDED DECEMBER 20, 1960 AS INSTRUMENT NO. 1385, IN BOOK D1069 PAGE 778 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM, THAT PORTION OF SAID LAND LYING SOUTHERLY OF THE SOUTHERLY LINE OF LA TUNA CANYON ROAD, AS SHOWN ON COUNTY SURVEYOR'S MAP 10259-2, SHEET 2, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT THEREFROM, THAT PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF THAT CERTAIN STRIP OF LAND, 84.00 FEET WIDE, DESCRIBED IN THE DEED TO THE CITY OF LOS ANGELES, RECORDED ON FEBRUARY 6, 1958 AS INSTRUMENT NO. 3279, IN BOOK D5 PAGE 675, OF OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT THEREFROM, THAT PORTION OF SAID LAND INCLUDED WITHIN THE LAND AS DESCRIBED IN PARCEL 47837-1 (AMENDED) IN THE FINAL DECREE OF CONDEMNATION ENTERED IN THE LOS ANGELES COUNTY SUPERIOR COURT, CASE NO. C87878, A CERTIFIED COPY OF WHICH WAS RECORDED MAY 3, 1976 AS INSTRUMENT NO. 2743, IN BOOK D7065 PAGE 531 OF OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WITHIN THE LAND DESCRIBED IN DEED RECORDED MARCH 17, 2004 AS INSTRUMENT NO. 04-632002.

PARCEL 15: (APN 2572-28-27)

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30 AND THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 13 WEST, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON COUNTY SURVEYOR'S MAP NO. B-725 ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OF SAID COUNTY.

EXCEPT THEREFROM, THAT PORTION OF SAID LAND LYING SOUTHERLY OF THE NORTHERLY LINE OF LA TUNA CANYON ROAD, AS SHOWN ON COUNTY SURVEYOR'S MAP NO. B-259, SHEET 2, ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OF SAID COUNTY.

ALSO EXCEPT THEREFROM, THAT PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF THAT CERTAIN STRIP OF LAND 84.00 FEET WIDE, DESCRIBED IN THE DEED TO THE CITY OF LOS ANGELES, RECORDED ON FEBRUARY 6, 1958 AS INSTRUMENT NO. 3279, IN BOOK D5 PAGE 675 OF OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT THEREFROM, THAT PORTION OF SAID LAND INCLUDED WITHIN THE LAND AS DESCRIBED IN PARCELS 47837-I (AMENDED), 47837-6, 49264 AND 56121, IN THE FINAL DECREE OF CONDEMNATION, ENTERED IN THE LOS ANGELES COUNTY SUPERIOR COURT, CASE NO. NC C878778, A CERTIFIED COPY OF WHICH WAS RECORDED MAY 3, 1976 AS INSTRUMENT NO. 2743, IN BOOK D7065 PAGE 531, OF OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WITHIN THE LAND DESCRIBED IN DEED RECORDED MARCH 17, 2004 AS INSTRUMENT NO. 04-632002.

PARCEL 16:(APN 2562-3-5; 2563-25-PORCION 9)

THAT PORTION OF LOT 229 OF THE WESTERN EMPIRE TRACT, SHEET NO. 4, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGE 162 ET SEQ., OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 229; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 229, TO THE SOUTHERLY LINE OF THE LAND FIRST DESCRIBED IN THE DEED TO EDWARD C. ROESER AND WIFE, FILED AS DOCUMENT NO. 16153-V ON AUGUST 31, 1953 IN THE OFFICE OF THE REGISTRAR OF LAND TITLE OF SAID COUNTY; THENCE ALONG THE WESTERLY AND NORTHERLY BOUNDARY LINE OF SAID LAND OF ROESER, NORTH 9°30'55" EAST 271.977 FEET; THENCE SOUTH 78°41'50" EAST 109.16 FEET; THENCE NORTH 51°24'30" EAST 91.78 FEET; THENCE SOUTH 61°37'30" EAST 64.08 FEET; THENCE NORTH 75°19'59" EAST 55.31 FEET TO AN ANGLE POINT IN THE WESTERLY BOUNDARY LINE OF THE HILLHAVEN TRACT, AS PER MAP RECORDED IN BOOK 72 PAGE 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE BOUNDARY LINE OF SAID HILLHAVEN TRACT, NORTH 75°06' EAST 80.75 FEET; THENCE SOUTH 10°21' WEST 48.22 FEET; THENCE SOUTH 9°56' EAST 81.05 FEET; THENCE SOUTH 62°23' EAST 50.44 FEET; THENCE NORTH 9°56' WEST 104.63 FEET; THENCE NORTH 10°21' EAST 115.46 FEET; THENCE SOUTH 88°19' WEST 30 FEET; THENCE LEAVING THE BOUNDARY LINE OF SAID HILLHAVEN TRACT, SHOWN SOUTH 21°02'40" WEST 11.21 FEET; THENCE SOUTH 79°49'30" WEST 72.69 FEET; THENCE SOUTH 67°01'30" WEST 83.22 FEET; THENCE NORTH 61°37'30" WEST 71.30 FEET; THENCE SOUTH 51°25'30" WEST 70.70 FEET; THENCE NORTH 28°45'30" WEST 162.99 FEET; THENCE NORTH 8°20'54" EAST 147.29 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF THE LAND DESCRIBED IN PARCEL 1 OF THE DEED TO SALLY M. BRITTAN, RECORDED AUGUST 3, 1951 AS INSTRUMENT NO. 21996-T, IN THE OFFICE OF THE REGISTRAR OF LAND TITLES OF SAID COUNTY; THENCE WESTERLY AND NORTHERLY ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID LAND TO BRITTAN TO THE SOUTHERLY LINE OF TRACT NO. 8959, AS SHOWN ON MAP RECORDED IN BOOK 122 PAGE 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE WESTERLY FOLLOWING THE SOUTHERLY BOUNDARY LINE OF SAID TRACT NO. 8959, TO THE MOST EASTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO GEORGE G. GLADE AND WIFE, RECORDED MARCH 24, 1949 AS DOCUMENT NO. 5479-R, IN THE OFFICE OF THE REGISTRAR OF LAND TITLES OF SAID COUNTY; THENCE ALONG THE SOUTHERLY AND WESTERLY LINE OF SAID LAND OF GLADE, SOUTH 32°12'24" WEST 44 FEET; THENCE SOUTH 67°42'57" WEST 178.36 FEET; THENCE NORTH 22°55'56" WEST 131 FEET; THENCE NORTH 15°18'46" WEST 134.25 FEET; THENCE NORTH 3°18'54" EAST 25 FEET TO THE NORTHWEST CORNER OF SAID LAND OF GLADE; THENCE NORTH 86°41'04" WEST 24.47 FEET; THENCE SOUTH 82°53'30" WEST 82.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 85 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 105°47'15" A DISTANCE OF 156.94 FEET; THENCE SOUTH 22°53'45" EAST 86.46 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 90 FEET; THENCE SOUTHWESTERLY ALONG SAID LAST MENTIONED CURVE, THROUGH AN ANGLE OF 96°12'45" A DISTANCE OF 151.13 FEET; THENCE SOUTH 73°19' WEST 232.41 FEET; THENCE SOUTH 83°18'15" WEST 39.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, AND HAVING A RADIUS OF 100 FEET; THENCE WESTERLY ALONG SAID LAST MENTIONED CURVE, THROUGH AN ANGLE OF 46°51'35" A DISTANCE OF 81.79 FEET; THENCE NORTH 49°50'10" WEST 122.38 FEET; THENCE NORTH 34°08'50" WEST 70.08 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 100 FEET; THENCE WESTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 61°08'10" A DISTANCE OF 106.70 FEET; THENCE SOUTH 84°43'00" WEST 105.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, AND HAVING A RADIUS OF 100 FEET; THENCE WESTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 22°32'00" A DISTANCE OF 39.33 FEET; THENCE NORTH 72°45'00" WEST 159.60 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 100 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 25°08'30" A DISTANCE OF

43.88 FEET; THENCE NORTH 47°36'30" WEST 47.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 55 FEET; THENCE WESTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 29°55'15" A DISTANCE OF 28.72 FEET TO A POINT, A RADIAL LINE TO SAID POINT BEARS NORTH 12°28'15" EAST; THENCE SOUTH 0°54'30" EAST 27.73 FEET, MOL, TO THE CENTERLINE OF THE 50 FOOT STRIP OF LAND DESCRIBED IN PARCEL 5 OF THE DEED TO CARL E. GORMON, ET UX., FILED AS DOCUMENT NO. 13766-W, ON AUGUST 26, 1954, IN THE OFFICE OF THE REGISTRAR OF LAND TITLES OF SAID COUNTY; THENCE ALONG SAID CENTERLINE, NORTH 65°15'40" WEST TO A POINT IN THAT CERTAIN COURSE IN THE EASTERLY LINE OF THE LAND DESCRIBED IN PARCEL 1 OF SAID DEED TO CARL E. GORMAN, ET UX., HAVING A BEARING AND LENGTH OF SOUTH 6°00' WEST 155 FEET, SAID POINT BEING DISTANT NORTH 6°00' EAST ALONG SAID EASTERLY LINE, 30.90 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LAST MENTIONED PARCEL 1; THENCE ALONG THE BOUNDARY LINE OF SAID LAND OF GORMAN, ET UX., SOUTH 6°00' WEST 30.90 FEET; THENCE NORTH 67°00' WEST 85° TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 150 FEET; THENCE WESTERLY ALONG SAID CURVE TO THE WESTERLY LINE OF SAID LOT 229; THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE RANCHO TUJUNGA, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGE 561 ET SEQ., OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDR OF SAID COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LOT 229, CONVEYED TO SOUTHERN CALIFORNIA EDISON COMPANY, LTD., DESCRIBED IN DOCUMENT NO. 19519, REGISTERED SEPTEMBER 27, 1930 ON CERTIFICATE OF TITLE NO. GP-6284, IN THE OFFICE OF THE REGISTRAR OF TITLES OF SAID COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LOT 229, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF VERDUGO CRESTLINE DRIVE, 50 FEET WIDE, AS SHOWN ON MAP OF TRACT NO. 8959, IN BOOK 122 PAGE 18 OF MAPS, COUNTY OF LOS ANGELES, DISTANT THEREON SOUTH 42°05' WEST 12.00 FEET FROM THE NORTHEASTERLY TERMINUS OF THAT CERTAIN COURSE ON SAID SOUTHEASTERLY LINE HAVING A BEARING OF NORTH 42°05' EAST AND A LENGTH OF 42.61 FEET; THENCE SOUTH 87°41'00" EAST 117.54 FEET TO THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE DESCRIBED AS HAVING A BEARING AND LENGTH OF NORTH 16°45' WEST 107.49 FEET, IN THE DEED REGISTERED AUGUST 13, 1951 AS DOCUMENT NO. 21996-T; THENCE ALONG SAID LAST MENTIONED CERTAIN COURSE SOUTH 16°45' EAST 107.59 FEET TO THE SOUTHERLY TERMINUS OF SAID LAST MENTIONED CERTAIN COURSE; THENCE ALONG THE SOUTHERLY LINE OF THE LAND FIRST DESCRIBED IN SAID DEED TO SALLY M. BRITTAN, NORTH 72°17'40" EAST 8.77 FEET; THENCE ALONG THE WESTERLY LINE OF THE LAND SECONDLY DESCRIBED IN SAID DEED TO SALLY M. BRITTAN, SOUTH 8°20'54" WEST 156.21 FEET TO THE MOST SOUTHERLY CORNER OF SAID LAST MENTIONED LAND; THENCE SOUTH 33°05'12" WEST 69.45 FEET; THENCE NORTH 63°15'00" WEST 202.77 FEET TO THE EASTERLY LINE OF SAID VERDUGO CRESTLINE DRIVE, SAID EASTERLY LINE BEING ALSO THE EASTERLY BOUNDARY OF SAID TRACT NO. 8959; THENCE IN A GENERALLY NORTHERLY DIRECTION FOLLOWING ALONG THE EASTERLY BOUNDARY OF SAID TRACT NO. 8959, BEING ALONG SAID VERDUGO CRESTLINE DRIVE, TO SAID POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LOT 229 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY TERMINIUS OF THAT CERTAIN COURSE HAVING A BEARING AND DISTANCE OF "NORTH 42° 05' 00" EAST 42.61 FEET" ON THE SOUTHEASTERLY LINE OF VERDUGO CRESTLINE DRIVE, 50 FEET WIDE, AS SHOWN ON TRACT NO. 8959, FILED IN BOOK 122 PAGE 18 OF MAPS, RECORDS OF SAID COUNTY;

THENCE, SOUTHWESTERLY ALONG SAID CERTAIN COURSE TO THE NORTHERLY LINE OF THE LAND DESCRIBED IN DEED RECORDED NOVEMBER 5, 1963 IN BOOK D2244 PAGE 879 OF OFFICIAL