

RESOLUTION NO. 2018-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO PALOS VERDES, CALIFORNIA, APPROVING A SECOND AMENDED AND RESTATED DEED RESTRICTION, REQUIRING THE OWNER OF THE TRUMP NATIONAL GOLF CLUB TO COMPLY WITH THE CONDITIONS OF APPROVAL UNDER THE COASTAL DEVELOPMENT PROJECT FOR THE PROPERTY, INCLUDING THE OBLIGATION TO COMPLETE IMPROVEMENTS TO THE HABITAT, TRAILS AND PARK AREAS PRIOR TO THE OCCUPANCY OF ANY RESIDENTIAL STRUCTURES IN VESTING TRACT MAP NO. 50666.

WHEREAS, on June 1, 1992, the City Council of the City of Rancho Palos Verdes (the "City") adopted Resolution No. 92-53, certifying Environmental Impact Report (EIR) No. 36 and adopted Resolution Nos. 92-54, 92-55, 92-56, 92-57, approving Vesting Tentative Tract Map Nos. 50666 and 50667, Tentative Parcel Map Nos. 20970 and 23004, Conditional Use Permit Nos. 162 and 163, Coastal Development Permit No. 103 (the "CDP") and Grading Permit No. 1541 for a Residential Planned Development, an 18-hole public golf course, and public open space ("Original Project") located on an approximately 261.4 acre property located in the City (the "Property"); and,

WHEREAS, subsequent to such actions by the City, the California Coastal Commission ("Commission"), conditionally approved the CDP pursuant to Coastal Development Permit Number A-5-RPV-93-005 on April 15, 1993; and,

WHEREAS, the Conditions of Approval under the CDP required the developer of the Original Project to execute a Deed Restriction against the Property, which (i) obligated the developer to make certain improvements to the habitat, trail and park improvements prior to the occupancy of any residential structures located on the property subject to Vesting Tract Map No. 50666; (ii) prohibited development in park and open space areas located on the Property; and (iii) obligated the Developer to maintain and manage habitat areas, parks, trails, streets, and fire breaks in accordance with the Conditions of Approval under the CDP; and,

WHEREAS, the original Deed Restriction was recorded with the Los Angeles County Recorder's Office ("Official Records") as Instrument No. 97-1999963 on December 19, 1997, and was subsequently amended in 2000 (pursuant to Instrument No. 00-1613036, recorded with the Official Records on October 17, 2000 and Instrument No. 00-1649980 recorded with the Official Records on October 23, 2000, as shown on Exhibit A attached hereto; and,

WHEREAS, the CDP has been amended from time to time since its approval by the Commission, the most substantive amendment of which was conditionally approved by the Commission on August 13, 2014 pursuant to Coastal Development Permit Amendment Number A-5-RPV-93-005-A21; and,

WHEREAS, the amended CDP requires the Developer to cause the landowner(s) of the Property to record a Second Amended and Restated Deed Restriction against the Property as shown on Exhibit B, attached hereto, to allow the Developer to comply with Coastal Commission's revised Conditions of Approval for the Project; and,

WHEREAS, since the City currently owns portions of the Property, which were previously dedicated to the City by the Developer for habitat areas, parks, trails, and open space areas, it has been asked to join in the execution and recordation of the Second Amended and Restated Deed Restriction, as an owner of the Property; provided that such Second Amended and Restated Deed Restriction shall not impose any obligation to comply with the Developer's obligations under the CDP or under the Second Amended and Restated Deed Restriction, or otherwise; and,

WHEREAS, after review and consideration, the City Council has determined that it is in the best interest of the City and for the common benefit of residents and visitors, for the Second Amended and Restated Deed Restriction to be approved.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO PALOS VERDES DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

Section 1: The above recitals are true and correct and are hereby incorporated into this Resolution as set forth herein.

Section 2: The City Council hereby approves the Second Amended and Restated Deed Restated Deed Restriction attached hereto as Exhibit B, along with any minor, non-substantive changes and modifications to the Second Amended and Restated Deed Restated Deed Restriction that may be approved by the City Attorney and Director of Community Development.

Section 3: The Mayor, City Manager, and City Clerk or their designees, are authorized and directed to take such actions and execute such documents as may be necessary to implement and affect execution, recordation and enforcement of this Resolution and the Second Amended and Restated Deed Restriction.

PASSED, APPROVED, and ADOPTED this 4th day of September 2018.

Mayor:

Susan Brooks

ATTEST:

City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF RANCHO PALOS VERDES)

I, Emily Colborn, City Clerk of the City of Rancho Palos Verdes, do hereby certify that the above Resolution No. 2018-___, was duly and regularly passed and adopted by the said City Council at a regular meeting thereof held on September 4, 2018.

CITY CLERK

EXHIBIT "A"

Second Amended and Restated Deed Restriction

[Attached]

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

California Coastal Commission
45 Fremont St., Suite 2000
San Francisco, CA 94105 -2219
Attn: Legal Division

NO RECORDING FEE PURSUANT
TO GOVERNMENT CODE
SECTION 27383

Exempt from recording fees pursuant to Government Code §6103.

SECOND AMENDED AND RESTATED DEED RESTRICTION

This SECOND AMENDED AND RESTATED DEED RESTRICTION (“**Second Amended and Restated Deed Restriction**”) is entered into as of _____, 2018, by VH Property Corp., a Delaware corporation (“**VH**”), VHPS, LLC, a Delaware limited liability company (“**VHPS**”, together with VH, collectively, “**Owners**”), and the City of Rancho Palos Verdes, a municipal corporation (“**City**”, together with the Owners, collectively, the “**Grantors**”), in favor of the California Coastal Commission (“**Commission**”), acting on behalf of the People of the State of California.

RECITALS

I. WHEREAS, this Second Amended and Restated Deed Restriction is entered into by VH, VHPS, and the City in favor of the Commission, acting on behalf of the People of the State of California, in order to amend and restate in its entirety that certain Amended and Restated Deed Restriction recorded against the Property (as defined below) in the Official Records of the Los Angeles County Recorder’s Office (“**Official Records**”) as Instrument No. 00-1613036 on October 17, 2000 (the “**Restated Deed Restriction**”), which amended and restated that certain Deed Restriction recorded in the Official Records as Instrument No. 97-1999963 on December 19, 1997 (the “**Original Deed Restriction**”). The Restated Deed Restriction was previously amended pursuant to that certain Amendment to Documents, recorded in the Official Records as Instrument No. 00-1649980 on October 23, 2000 (the “**First Amendment**”). The Original Deed Restriction, together with the Restated Deed Restriction, and First Amendment, are collectively referred to herein as the “**Deed Restriction**”.

II. WHEREAS, VH, VHPS, and the City, collectively, are the legal owners of a fee interest in certain real property located in the City of Rancho Palos Verdes, County of Los Angeles, State of California, and more particularly described on **Exhibit A** attached hereto (“**Property**”).

III. WHEREAS, the Property is located within the coastal zone as defined in Section 30103 of the California Public Resources Code (“**PRC**”), a section of the California Coastal Act

of 1976, PRC § 30000 *et seq.* (the “**Act**”).

IV. WHEREAS, the Act created the Commission and requires that any development approved by the Commission must be consistent with the policies of the Act.

V. WHEREAS, pursuant to the Act, the Owners’ predecessor-in-interest, Ocean Trails, L.P. (“**Original Owner**”), applied to the Commission for a coastal development permit on the Property described above and pursuant to the Act, on April 15, 1993, the Commission granted Coastal Development Permit Number A-5-RPV-93-005 (the “**Original Permit**”).

VI. WHEREAS, the Original Permit was subject to certain terms and conditions including, but not limited to, the conditions listed on Exhibit B to the Original Deed Restriction.

VII. WHEREAS, the Original Owner elected to comply with the Original Condition imposed by the Original Permit and executed and recorded the Original Deed Restriction (as defined above) so as to enable the Original Owner to undertake the development authorized by the Original Permit (such development, the “**Project**”).

VIII. The Original Permit has subsequently been amended from time to time (as so amended, the “**Permit**”), and Owners have subsequently succeeded to the interest of Original Owner as the developer of the Project.

IX. WHEREAS, VH applied to the Commission for a permit amendment to further amend the Permit, and on August 13, 2014 the Commission conditionally approved Coastal Development Permit Amendment Number A-5-RPV-93-005-A21 (“**Permit Amendment 21**”), attached hereto as **Exhibit B** and incorporated herein by this reference, in accordance with the provisions of the Revised Findings adopted by the Commission (incorporated herein by this reference and on file and available for review at the Commission’s office located in Long Beach), and the Notice of Intent to Issue Permit Amendment to Coastal Development Permit A-5-RPV-93-005-A21 dated September 24, 2014. The Permit, as amended by Permit Amendment 21, is referred to herein as the “**Amended Permit**”.

X. WHEREAS, Permit Amendment 21 requires VH to cause the landowner(s) of the Property to record an amended and restated deed restriction against the Property consistent with the requirements of the revised Special Condition 7 of Permit Amendment 21 attached hereto as **Exhibit C** and incorporated herein by this reference (the “**Revised Condition**”).

XI. WHEREAS, as a result of the foregoing, the Owners desire to amend and restate the Deed Restriction by executing this Second Amended and Restated Deed Restriction, and City has agreed to join in this Second Amended and Restated Deed Restriction in order to allow VH to comply with the Revised Condition.

NOW, THEREFORE, in consideration of the above, and the granting of the Amended Permit by the Commission, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confirmed, the Grantors hereby irrevocably covenant with the Commission that there be and hereby is created the following restrictions on the use and enjoyment of said Property, which shall be deemed to be incorporated into and become part of the deed to the Property.

1. COVENANT, CONDITION AND RESTRICTION. Each of the undersigned Grantors, for himself/herself and for his/her heirs, assigns, and successors in interest, covenants and agrees that the following covenants and notices shall run with and burden the Property, all as contemplated by the Amended Permit, including the Revised Condition:

A. In accordance with the Amended Permit, the habitat, trail and park improvements referenced in Conditions 4 and 8 of the Amended Permit shall be complete prior to (i) final grading of individual residential lots within Tentative Tract Map 50666, (ii) construction of more than 5 “model homes” in Tract 50666, or (iii) the occupancy of any residential structures in Tract 50666.

B. Habitat and public access shall be provided as the case may be in accordance with the requirements of the Special Conditions of the Amended Permit (i.e., [Conditions 1, 3, 6 and 8]).

C. The public shall have the right to park on and pass through the streets of this subdivision in accordance with the requirements of [Conditions 1(D) and 19(E)] of the Amended Permit.

D. The Owners shall have the right and duty, and any future park district created by the City of Rancho Palos Verdes and/or the City shall have the right, to manage and maintain the parks, trails, habitat areas and fire breaks required by the Amended Permit in accordance with the habitat management and maintenance program required by [Condition 6] of the Amended Permit, including, without limitation, the obligation of the Owners to contribute their fair and reasonable share of the costs of the maintenance of the area, the obligation to participate in special district(s) or associations organized to collect funds and carry out maintenance of the areas and the right of the district/and or accepting agency to manage and maintain the area in accordance with the terms and conditions of the Amended Permit. Notwithstanding the foregoing, nothing in this restriction imposes the obligation on City or a homeowner to personally work on the streets, parks or habitat areas.

E. Drainage systems, oil separators, Best Management Practices and other programs and devices required to protect habitat in ocean waters and tide pools shall be maintained in accordance with the habitat management and maintenance program required by [Condition 6] of the Amended Permit; which includes, without limitation, the obligation of the Owners to contribute their fair and reasonable share of the costs of the maintenance of the drainage systems oil separators or other devices, the obligation to participate in special district(s) or associations organized to collect funds and carry out maintenance of the drainage systems oil separators or other devices and the right of the district/and or accepting agency to manage and maintain the drainage systems oil separators or other devices accordance with the terms and conditions of the Amended Permit. Notwithstanding the foregoing, nothing in this restriction imposes the obligation on City or a homeowner to clean the streets or drainage devices.

F. The use on the Property of invasive, non-native plants listed in **Exhibit D** attached hereto and incorporated herein by reference, shall be restricted in accordance with the requirements of landscaping [Condition 10] of the Amended Permit.

G. No development, other than development approved in the Amended Permit, shall occur in the park areas indicated in Exhibit E to that certain Amended and Restated Irrevocable Offer to Dedicate Fee Title, recorded in the Official Records on October 17, 2000 in the Official Records as Instrument No. 00-1613039, which was subsequently amended pursuant to the First Amendment (as defined above), and the trail areas shown in Exhibit E of that certain Amended and Restated Irrevocable Offer to Dedicate Public Trail Easement and Declaration of Restrictions recorded in the Official Records on October 17, 2000 as Instrument No. 00-1613038 (“**Trail OTD**”), which Trail OTD was subsequently amended pursuant to the First Amendment (as defined above) and that certain Second Amendment to Amended and Restated Irrevocable Offer to Dedicate Public Trail Easement and Declaration of Restrictions, recorded concurrently herewith, except as authorized by a future coastal development permit, and as otherwise authorized by law, or as permitted by such documents. No coastal development permit exemption as defined in Section 30610 of the Coastal Act shall apply to the trails described above.

H. Improved golf cart paths on Lots 24-27 of Vesting Tentative Tract Map 50666 and Lots 38-39 of Vesting Tentative Tract Map 50667 shall be open and available, as a public access program, for pedestrian use by the general public during non-golfing daylight hours in accordance with [Condition 19(C)] of the Amended Permit. Said trails shall be signed and identified as public.

I. All covenants and agreements between the Owners and/or successors in interests and their agents and with the City or private maintenance companies or other entities that affect the streets, parking lots, parks habitat areas and trails required under [Conditions 1, 2, 3, 4, 6, 8, 10 and 19] of the Amended Permit are subject to the terms and conditions of this Second Amended and Restated Deed Restriction and said Conditions. Notwithstanding the foregoing, nothing in this restriction imposes the obligation on City or a homeowner to perform any work on the streets parks, habitat areas, or drainage systems. Pursuant to this requirement, any agreements or covenants that delegate maintenance or operation of these public facilities to a third party shall be consistent with all terms and conditions referenced above, and shall be provided to the Executive Director of the Commission with evidence of such consistency prior to their execution.

2. DURATION. Subject to the remaining provisions of this Section 2, this Second Amended and Restated Deed Restriction shall remain in full force and effect during the period that the Amended Permit, or any modification or amendment thereof, remains effective, and during the period that the development authorized by the Amended Permit or any modification of said development remains in existence in or upon any part of, and thereby confers benefit upon, the Property described herein, and shall bind the Owners and their respective assigns or successors in interest. Notwithstanding the foregoing, this Second Amended and Restated Deed Restriction shall not become effective as to any portion of the Property until a final tract map or a final parcel map is recorded against such portion of the Property for development purposes or either of the Owners or their respective successors or assigns commences grading operations on such portion of the Property.

3. TAXES AND ASSESSMENTS. It is intended that this Second Amended and Restated Deed Restriction is irrevocable and shall constitute an enforceable restriction within the

meaning of a) Article XIII, §8, of the California Constitution; and b) §402.1 of the California Revenue and Taxation Code or successor statute. Furthermore, this Second Amended and Restated Deed Restriction shall be deemed to constitute a servitude upon and burden to the Property within the meaning of §3712(d) of the California Revenue and Taxation Code, or successor statute, which survives a sale of tax-deeded property.

4. RIGHT OF ENTRY. The Commission or its agent may enter onto the Property at times reasonably acceptable to the Grantors to ascertain whether the use restrictions set forth above are being observed.

5. REMEDIES. Any act, conveyance, contract, or authorization by the Owners whether written or oral which uses or would cause to be used or would permit use of the Property contrary to the terms of this Second Amended and Restated Deed Restriction will be deemed a violation and a breach hereof. The Commission and the Grantors may pursue any and all available legal and/or equitable remedies to enforce the terms and conditions of this Second Amended and Restated Deed Restriction. In the event of a breach, any forbearance on the part of any party hereto to enforce the terms and provisions hereof shall not be deemed a waiver of enforcement rights regarding any subsequent breach.

6. SEVERABILITY. If any provision of this Second Amended and Restated Deed Restriction is held to be invalid, or for any reason becomes unenforceable, no other provision shall be thereby affected or impaired.

7. PRIOR DEED RESTRICTIONS. The Grantors and the Commission hereby agree that this Second Amended and Restated Deed Restriction completely amends and restates the Original Deed Restriction and the Restated Deed Restriction (as amended by the First Amendment), and that the Deed Restriction is of no further force and effect.

8. COMMISSION ACKNOWLEDGMENT. Notwithstanding anything to the contrary set forth herein, nothing in this Second Amended and Restated Deed Restriction shall be impose any obligation on City or a homeowner to comply with any conditions of approval issued by the Commission for the issuance of the Amended Permit or the development of the Project and neither the City, nor any homeowner, shall be bound to ensure compliance with the terms and conditions of this Second Amended and Restated Deed Restriction, all of which shall be the obligation of the Owners and their respective successors and assigns.

[Signature Pages Follow]

IN WITNESS WHEREOF, the parties hereto have executed this Second Amended and Restated Deed Restriction as of the date written above.

OWNERS:

VH PROPERTY CORP.,
a Delaware corporation

By: _____
Name:
Title:

By: _____
Name:
Title:

VHPS, LLC,
a Delaware limited liability company

By: _____
Name:
Title:

By: _____
Name:
Title:

CITY:

CITY OF RANCHO PALOS VERDES,
a municipal corporation

Susan M. Brooks, Mayor

ATTEST:

Emily Colborn, City Clerk

APPROVED AS TO FORM:

ALESHIRE & WYNDER, LLP

William W. Wynder, City Attorney

COMMISSION:

CALIFORNIA COASTAL COMMISSION

By: _____

Name:

Title:

NOTARY ACKNOWLEDGMENT PAGES

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
On _____, 2018 before me, _____, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose names(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.
Signature: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
On _____, 2018 before me, _____, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose names(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.
Signature: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On _____, 2018 before me, _____, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose names(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.

Signature: _____

EXHIBIT A

Description of the Property

[Attached]

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EXHIBIT A

Parcel 1:

That portion of Lot "H" of the Rancho Los Palos Verdes, in the City of Rancho Palos Verdes, County of Los Angeles, State of California, Alloted to Jotham Bixby by Decree of partition in the action "Bixby et al., vs. Bent et al.," Case No. 2373, in the District Court of the 17th Judicial District of said State of California, in and for County of Los Angeles and entered in Book 4 Page 57 of Judgments, in the Superior Court of said County, Described as follows:

Beginning at the Southwesterly corner of Parcel 92, as shown on L.A.C.A. Map No. 51, recorded in Book 1 Page 1 of Assessor's Maps, in the office of the County Recorder of said County; thence South $9^{\circ} 03' 10''$ West 25.00 feet to the center line of Palos Verdes Drive South as shown on said Map; thence South $80^{\circ} 56' 50''$ East along said center line 953.10 feet to the beginning of a tangent curve concave to the South and having a radius of 500.00 feet; thence Easterly along said curve 150.00 feet to a point, the radial line to said point bearing North $26^{\circ} 14' 29''$ East; thence South $28^{\circ} 27' 25''$ West 637.88 feet, thence South $56^{\circ} 48' 36''$ West 494.64 feet to the true point of beginning of the Parcel being hereby described; thence North $38^{\circ} 28' 00''$ West 1054.66 feet; thence South $53^{\circ} 58' 21''$ West 408.04 feet; thence South $14^{\circ} 55' 53''$ West 155.24 feet; thence South $62^{\circ} 14' 52''$ West to the ordinary high tide line of the Pacific Ocean; thence following said ordinary high tide line in a general Southeasterly direction to the intersection with a line described as: Beginning at the said true point of beginning; thence South $56^{\circ} 48' 36''$ West 300.00 feet to point "A" hereinafter referred to; thence South $45^{\circ} 20' 20''$ West, to the said ordinary high tide line; thence continuing along the boundary lines of the parcel being hereby described, North $45^{\circ} 20' 20''$ East to said Point "A"; thence North $56^{\circ} 48' 36''$ East 300.00 feet to the true point of beginning.

Except any portion of said land lying outside of the patent lines of the Rancho Los Palos Verdes, as such lines existed at the time of the issuance of the patent, which was not formed by the deposit of alluvion from natural causes and by imperceptible degrees.

Said land is a portion of Parcel 102, as shown on said L.A.C.A. Map No. 51.

Parcel 2:

That portion of Lot "H" of the Rancho Los Palos Verdes, in the City of Rancho Palos Verdes, County of Los Angeles, State of California, alloted to Jotham Bixby by Decree of partition in the Action "Bixby et al., vs. Bent et al.," Case No. 2373, in the District Court of the 17th Judicial District of said State of California, in and for County of Los Angeles and entered in Book 4 Page 57 of Judgments, in the Superior Court of said County, Described as follows:

Beginning at the Southwesterly corner of Parcel 92, as shown on L.A. C.A. Map No. 51, recorded in Book 1 Page 1 of Assessor's Maps, in the office of the County Recorder of said County; thence South $9^{\circ} 03' 10''$ West 25.00 feet to the center line of Palos Verdes Drive, South as shown on said map; thence South $80^{\circ} 56' 50''$ East along said center line 684.82 feet to the true point of beginning of the parcel being hereby described; thence South $80^{\circ} 56' 56''$ East along said center line 268.28 feet to the beginning of a tangent curve concave to the South and having a radius of 500.00 feet; thence Easterly along said curve 150.00 feet to a point, the radial line to said point bearing North $26^{\circ} 14' 29''$ East, said point being designated as point "B" for the purpose of this description; thence continuing Southeasterly along said curve 381.55 feet; thence South $20^{\circ} 02' 10''$ East 113.33 feet; thence South $43^{\circ} 16' 43''$ West to the ordinary high tide line of the Pacific Ocean; thence in a general Northwesterly direction along said high tide line to the intersection with a line described as beginning at the above described point "B"; thence South $28^{\circ} 27' 25''$ West 637.88 feet; thence South $56^{\circ} 48' 36''$ West 794.64 feet to a point "A" hereinafter referred to; thence South $45^{\circ} 20' 48''$ West to the ordinary high tide line of the Pacific Ocean; thence continuing

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along the boundary line of the Parcel being hereby described, North 45° 20' 20" East to the hereinbefore described point "A"; thence North 56° 48' 36" East 300.00 feet thence North 38° 28' 00" West 351.49 feet; thence North 56° 48' 36" East 438.55 feet; thence North 28° 27' 25" East 290.84 feet; thence North 9° 03' 10" East 150.00 feet to said true point of beginning.

Except therefrom that portion within the boundary lines of Palos Verdes Drive South, as shown on map CSB-1082-3 on file in the office of the County engineer of said County, and as described in deed to the County of Los Angeles, recorded on December 23, 1952 as Instrument No. 3469 in Book 40587 Page 284, Official Records of said County.

Also except therefrom that portion of said land, included within the land as described in the deed to Palos Verdes Properties, recorded March 3, 1972 as Instrument No. 1865 Official Records of said County.

Also except any portion of said land lying outside of the patent lines of the Rancho Los Palos Verdes, as such lines existed at the time of the issuance of the patent, which was not formed by the deposit of alluvion from natural causes and by imperceptible degrees.

Said land is a portion of Parcels 101 and 102 as shown on said L.A.C.A. Map No. 51.

Parcel 3:

That portion of Lot "H" of the Rancho Los Palos Verdes, in the City of Rancho Palos Verdes, County of Los Angeles, State of California, allotted to Jotham Bixby by Decree of partition in the action "Bixby et al., vs. Bent et al.", "Case No. 2373, in the District Court of the 17th Judicial District of said State of California, in and for County of Los Angeles and entered in Book 4 Page 57 of Judgments, in the Superior Court of said County, Described as follows:

Beginning at the Southwesterly corner of Parcel 92, as shown on L.A. C.A. Map No. 51, recorded in Book 1 Page 1 of Assessor's Maps, in the office of the County Recorder of said County; thence South 9° 03' 10" West 25.00 feet to the center line of Palos Verdes Drive, South as shown on said Map; thence South 80° 56' 50" East along said center line 953.10 feet to the beginning of a tangent curve concave to the South and having a radius of 500.00 feet; thence Easterly along said curve 531.55 feet; thence South 20° 02' 10" East 113.33 feet to the beginning of a tangent curve concave to the Northeast and having a radius of 1200 feet, the beginning of said last mentioned curve being the true point of beginning of the Parcel being hereby described; thence Southeasterly along said curve 1051.00 feet thence South 70° 15' 35" East 461.13 feet to the beginning of a tangent curve concave to the Southwest and having a radius of 2000.00 feet; thence Southeasterly along said curve 1175.00 feet; thence non-tangent to said curve South 48° 21' 42" West 719.45 feet; thence South 80.00 feet; thence South 23° 00' 00" West to the ordinary high tide line of the Pacific Ocean; thence in a general Westerly and Northwesterly direction along said high tide line to the intersection with a line bearing South 43° 16' 43" West from the true point of beginning; thence North 43° 16' 43" East to the true point of beginning.

Except therefrom that portion of said land included within the land as described in a Parcel A in the final order of condemnation entered on Los Angeles County Superior Court Case No. 884831, a certified copy of which was recorded January 4, 1968 as Instrument No. 2021, Official Records of said County, said Parcel A was amended by a order nunc pro tunc entered in said Los Angeles County Superior Court Case No. 884831, a certified copy of which was recorded June 27, 1968 as Instrument No. 3089.

Also except therefrom that portion of said land, included within the land as described in the deed to Palos Verdes Properties, recorded March 3, 1972 as Instrument No. 1865 Official Records of said County.

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Also except any portion of said land lying outside of the patent lines of the Rancho Los Palos Verdes, as such lines existed at the time of the issuance of the patent, which was not formed

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by the deposit of alluvion from natural causes and by imperceptible degrees.

Said land is a portion of Parcels 100, 101 and 102 as shown on said L.A.C.A. Map No. 51.

Parcel 4:

A Strip of land 12.00 feet wide, measured at right angles, in Lot 102 of L.A.C.A. No. 51, in the City of Rancho Palos Verdes, County of Los Angeles, State of California, as per map recorded in Book 1 Page 1 of Assessor's Maps, in the office of the County Recorder of said County, extending from the Southwesterly line of Palos Verdes Drive South, as shown on said map, in a Southerly direction to the Northeasterly boundary of the land described in a deed recorded as Document No. 1801 on September 4, 1956, in Book 52202 Page 21 Official Records of said County, bounded on the West by the Easterly boundary of Tract No. 16540, as per map recorded in Book 625 Pages 76 and 77 of Maps, records of said County and bounded on the East by a line that is parallel with said Easterly boundary and 12.00 feet, measured at right angles, Easterly therefrom.

Assessors Parcel No: 7564-021-006,004,003

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That portion of Lot 102 of L.A.C.A. Map No. 51, in the City of Rancho Palos Verdes, in the County of Los Angeles, State of California, as per map recorded in Book 1 Page 1 of Assessor's Maps, in the office of the County Recorder of said County, Described as follows:

Beginning at the intersection of a line that is parallel with and 12.00 feet, measured at right angles, Easterly of the Easterly boundary of Tract No. 16540, as per map recorded in Book 625, Pages 76 and 77 of Maps, records of said County, with the Southwesterly line of Palos Verdes Drive South, 132 feet wide, as shown on said map; thence along said parallel line, South $15^{\circ} 32' 46''$ West 122.01 feet and South $15^{\circ} 20' 00''$ West 105.52 feet to the intersection thereof with the Northeasterly boundary of the land described in a deed recorded as Document No. 1801 on September 4, 1956, in Book 52201 Page 21 of Official Records of said County; thence South $38^{\circ} 28' 00''$ East along said Northeasterly boundary, a distance of 688.30 feet to the most Westerly corner of the land described as Parcel 2 in a deed recorded as Document No. 1826 on July 18, 1956, in Book 51769 Page 241 of said Official Records; thence along the Northwesterly boundary of said Parcel 2, North $56^{\circ} 48' 36''$ East 438.55 feet, North $28^{\circ} 27' 25''$ East 290.84 feet and North $9^{\circ} 03' 10''$ East 100.00 feet to the Southwesterly line of Palos Verdes Drive South, 100 feet wide, as described in a deed to said County of Los Angeles, Recorded as Document No. 3469 on December 23, 1952, in Book 40587, Page 284 of said Official Records; thence Northwesterly along said Southwesterly line North $80^{\circ} 56' 50''$ West 684.82 feet and North $9^{\circ} 03' 10''$ East 10.00 feet to the Southwesterly line of Palos Verdes Drive South, 132 feet wide as shown on map of said Tract No. 16540; thence Northwesterly along said last mentioned line, being a curve concave Northeasterly and having a radius of 2040 feet, an arc distance of 219.19 feet to the point of beginning.

Assessors Parcel No: 7564-021-005

Order No. 264003 - E

Parcel 1:

That portion of Lot H of the Rancho Los Palos Verdes, in the City of Palos Verdes, County of Los Angeles, State of California, allotted to Jotham Bixby by Decree of Partition in the action "Bixby et al. vs. Bent et al" Case No. 2373 in the District Court of the 17th Judicial District of said State, in and for said County and entered in Book 4 Page 57 of Judgments, in the Superior Court of said County, and together with all of Tract 30583, in the City of Rancho Palos Verdes, County of Los Angeles, State of California, as per map recorded in Book 813 Pages 32 to 34 inclusive of Maps, in the office of the County Recorder of said County, Described as a whole as follows:

Beginning at the intersection of the ordinary high tide line of the Pacific Ocean with the Southeasterly line of Lot 99 of L.A.C.A. No. 51 or the Southwesterly prolongation of said Southeasterly line, as said Lot is shown on map recorded in Book 1 Page 1 Assessors Maps, in said recorders office; thence along said prolongation and or Southeasterly line North 46° 00' 00" East to an angle point in the Easterly boundary of said Parcel 99; thence along said Easterly boundary North 15° 00' 00" East to the Southwesterly line of the land described in the deed to Pacific Telephone and Telegraph Co., a corporation, recorded April 2, 1958 as Instrument No. 591, in Book D68 Page 550, Official Records of said County; thence along the boundary of the land described in said deed; as follows:

North 54° 18' 50" West 105.93 feet and North 35° 41' 10" East 100 feet to most Westerly corner of the land described in deed to the Pacific Telephone and Telegraph Company, a corporation, recorded April 2, 1958 as Instrument No. 518 in Book D60 Page 546, of Official Records of said County; thence along the Northwesterly boundary of the land described in the last mentioned deed North 35° 41' 10" East to the Northerly boundary of Lot 98 of said L.A.C.A. Map No. 51 thence in a general Westerly direction along the Northerly boundaries of lots 98, 99, 100, 101 and 102 as shown on said L.A.C.A. Map No. 51 to the beginning of a non-tangent curve concave Southwesterly and having a radius of 500 feet; thence Southeasterly along said curve to the centerline of Paseo Del Mar, as described in Parcel 2-1 part A in the deed to the City of Rancho Palos Verdes recorded October 10, 1975 as Instrument No. 5051, in Book D6830 Page 354, Official Records of said County; thence along said centerline as follows:

South 9° 25' 15" West 81.63 feet; Southeasterly along a tangent curve concave Northeasterly and having a radius of 650 feet an arc distance of 904.04 feet South 70° 16' 05" East 906.84 feet and Southeasterly along a tangent curve concave Southwesterly and having a radius of 2000 feet an arc distance 1175 feet to the Northerly boundary of said Tract No. 30583; thence along the Northerly boundary of said Tract 30583 and along the boundary lines of the land as described in Parcel 1 the deed to Adams Land Co., et al., recorded July 18, 1956 as Instrument No. 1826, in Book 51769 Page 241, Official Records of said County as follows:

South 48° 21' 42" West 719.45 feet, South 80 feet and South 23° 00' 00" West to the ordinary high tide line of the Pacific Ocean; thence Easterly and Southeasterly along said ordinary high tide line to the point of beginning.

Except therefrom that portions of said land included within the Lot 1, of Tract No. 31530, in the City of Rancho Palos Verdes, County of Los Angeles, State of California, as per map recorded in Book 852, Pages 73 and 74 of Maps, in said recorders office.

Parcel 2:

Those portion of Lots 98 and 99 of L.A.C.A. No. 51, as per map recorded in Book 1 Page 1 of Assessors Map, in the office of the County Recorder of said County, Described as follows:

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Order No. 264003 - E

Beginning at a point in the Northerly boundary of said 98, distant thereon Westerly 29.05 feet from the Easterly end of a curve therein which is concave Northerly and has a radius of 1030.00 feet, a radial line of said curve passing through said point of beginning bears South 13° 05' 18" East; thence Westerly along said curve 383.45 feet; thence South 35° 41' 10" West 523.40 feet to the most Westerly corner of the herein described Parcel; thence South 54° 18' 50" East 150.00 feet; thence North 75° 22' 00" East 234.92 feet; thence North 35° 41' 10" East 577.91 feet to the point of beginning.

Parcel 3:

Those portions of Lots 98 and 99 of L.A.C.A. No. 51, as per map recorded in Book 1 Page 1 of Assessors maps, in the office of the County Recorder of said County, Described as follows:

Commencing at the point in the Northerly boundary of said Lot 98, distant thereon Westerly 29.05 feet from the Easterly end of a curve therein which is concave Northerly and has a radius of 1030.00 feet, a radial line of said curve passing through said point of beginning bears South 13° 05' 18" East; thence Westerly along said curve 383.45 feet; thence South 35° 41' 10" West 523.40 feet to the true point of beginning of this description; thence South 54° 18' 50" East 150.00 feet; thence North 75° 22' 00" East 234.92 feet; thence South 35° 41' 10" West 280.80 feet; thence North 54° 18' 50" West 300.00 feet; thence North 35° 41' 10" East 100.00 feet to the true point of beginning.

Assessors Parcel No: 7564-019-003,001,004,Ptn 002
7564-020-101,102,103,104,105

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Leasehold interest in:

That portion of Lot 100 of Los Angeles, County Assessor's Map No. 51, in the City of Rancho Palos Verdes, County of Los Angeles, State of California, recorded in Book 1 Page 1 of Assessor's Maps, in the office of the Recorder of the County of Los Angeles, State of California, described as follows:

Beginning at the Northwestern terminus of that certain curve in the proposed centerline of Paseo Del Mar 100 feet wide shown on Los Angeles County Surveyor's Map No. B1156 revised January, 1965, as having a radius of 2000.00 feet and a length of 1801.62 feet; thence Southeasterly along said curve a distance of 1175.00 feet, through a central angle of $33^{\circ} 39' 41''$ to the Easterly line of the land described in the deed recorded in Book D 3522, Pages 577 to 580 inclusive of Maps in the Office of the County Recorder of said County; thence along said Easterly line South $48^{\circ} 21' 12''$ West 50.20 feet to a point on the sideline of said Paseo Del Mar a radial to which bears North $53^{\circ} 31' 22''$ East being also the true point of beginning of this description; thence continuing along said Easterly line South $48^{\circ} 21' 12''$ West 525.68 feet; thence North $41^{\circ} 38' 48''$ West 661.96 feet, to a point on a non-tangent curve concave Northwesternly and having a radius of 392.00 feet, a radial to said point bears South $42^{\circ} 51' 21''$ East; thence Northeasterly along said curve through a central angle of $18^{\circ} 12' 42''$, a distance of 124.60 feet; thence tangent to said curve North $28^{\circ} 55' 57''$ East 302.10 feet to the beginning of a tangent curve concave Southerly having a radius of 27.00 feet; thence Easterly and Southeasterly along said curve through a central angle of $91^{\circ} 45' 29''$, a distance of 43.24 feet to a point on the Southwesterly sideline of said Paseo Del Mar; thence Southeasterly along the Southwesterly sideline of said Paseo Del Mar on a curve having a radius of 1950.00 feet, concave Southwesterly, through a central angle of $22^{\circ} 49' 56''$, a distance of 777.07 feet to the true point of beginning.

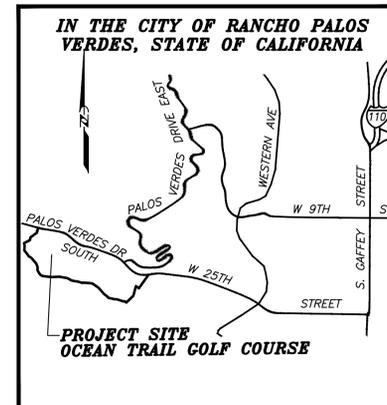
Assessor's Parcel No: 7564-021-901 and 7564-021-902

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TRUMP NATIONAL GOLF CLUB

CITY OF RANCHO PALOS VERDES, COUNTY OF LOS ANGELES

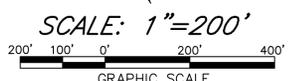
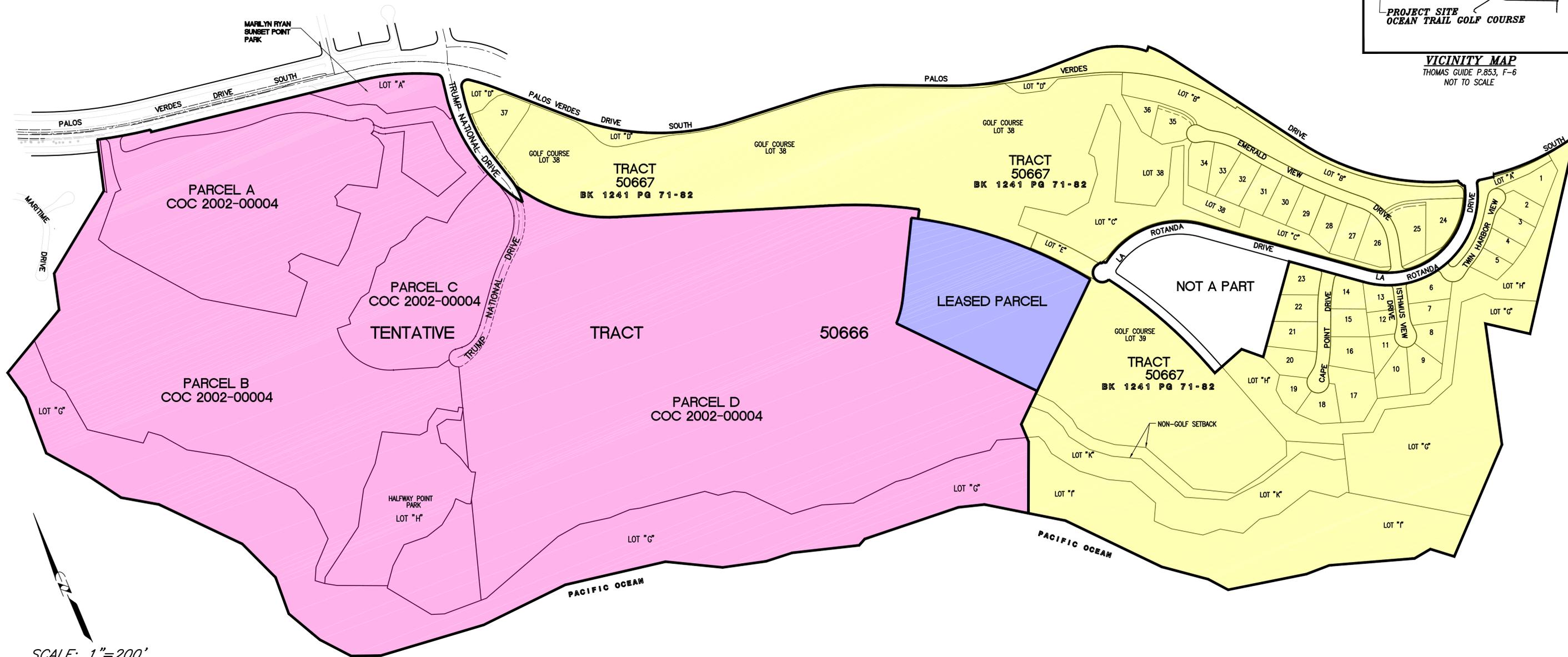
STATE OF CALIFORNIA



PROJECT SITE
OCEAN TRAIL GOLF COURSE

VICINITY MAP

THOMAS GUIDE P.853, F-6
NOT TO SCALE



LEGEND

- TENTATIVE TRACT 50666
- RECORDED TRACT 50667
- LEASED PARCEL

<p>PREPARED FOR: V. H. PROPERTY CORP / TRUMP ORGANIZATION ONE TRUMP NATIONAL DRIVE RANCHO PALOS VERDES, CALIFORNIA 90275 TEL: (310) 345-4501</p>	<p>CITY OF RANCHO PALOS VERDES <i>TRUMP NATIONAL GOLF CLUB</i> CURRENT BOUNDARIES OF TRACT 50666 AND TRACT 50667</p>	<p>SHEET 1 of 1 <i>SWTS</i></p>
<p>SCALE: PROJECT NO: DATE: 08-09-2018</p>		<p><small>Plotted: 08/09/18 13:31:59 By: SRS DWG: H:\008\208-006\15-2 - Tract 50666\Mapping\Offer to Dedicate\Current Boundary of Tract 50666 AND 50667\Current Boundary of Tract 50666 AND 50667.dwg</small></p>

EXHIBIT B

Permit Amendment No. 21

[Attached]

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
200 OCEANGATE, 10TH FLOOR
LONG BEACH, CALIFORNIA 90802-4416
PH (562) 590-5071 FAX (562) 590-5084
WWW.COASTAL.CA.GOV

RECEIVED

JAN 03 REC'D

**COMMUNITY DEVELOPMENT
DEPARTMENT****IMMATERIAL AMENDMENT
TO COASTAL DEVELOPMENT PERMIT**

December 21, 2016

Coastal Development Permit Amendment No. A-5-RPV-93-005-A24

Original Permit Number: A-5-RPV-93-005

Issued to: **Zuckerman Building Company; Palos Verdes Land Holdings Company; (Ocean Trails LP); current owner and applicant VH Property Corp.**for: **83-lots single family residential and 18 hole golf course with a club house and related facilities etc....**at: **One Ocean Trails Drive, South of Palos Verdes Dr., between the Portugese Bend Club and the West Shoreline Park. APN(s): 75640210003, 75640210004, 75640210006**

...has been amended to include the following change(s):

Carry out 66,720 square feet of restoration and mitigation of coastal sage scrub as identified in Habitat Restoration Exhibit dated October 2016. Restoration shall be consistent with the terms of Habitat Enhancement Plan dated February 18, 1993, shall be consistent with the Habitat Management Plan referenced in Special Condition 6 of Coastal Development Permit A-5-RPV-93-005, and plant palette shall be consistent with the most recent update to the Habitat Conservation Plan referenced in Special Condition 8, identified in the 2007 Annual Monitoring Report dated April 2008.

This amendment was determined by the Executive Director to be immaterial, was duly noticed, and no objections were received. Please note that the original permit conditions unaffected by this amendment are still in effect.

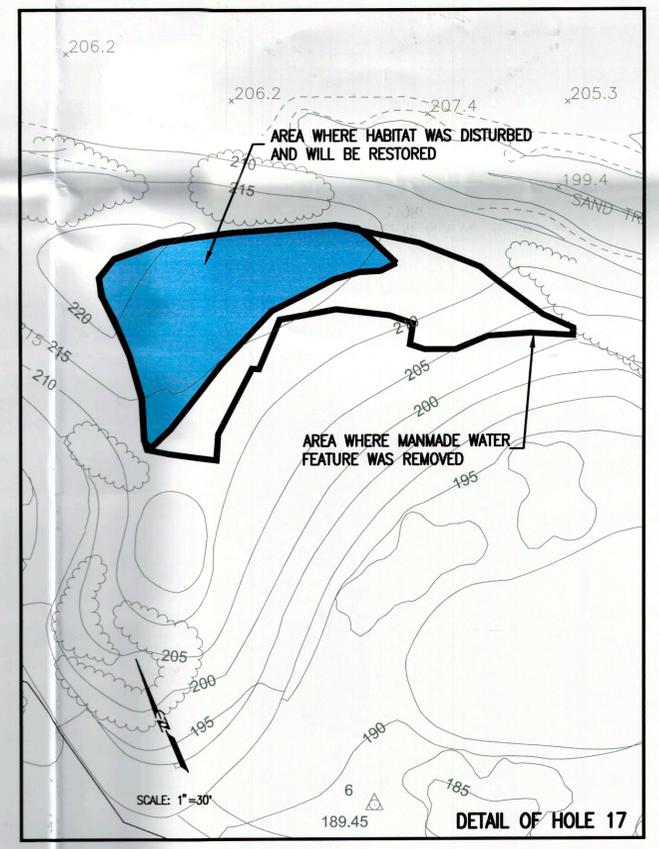
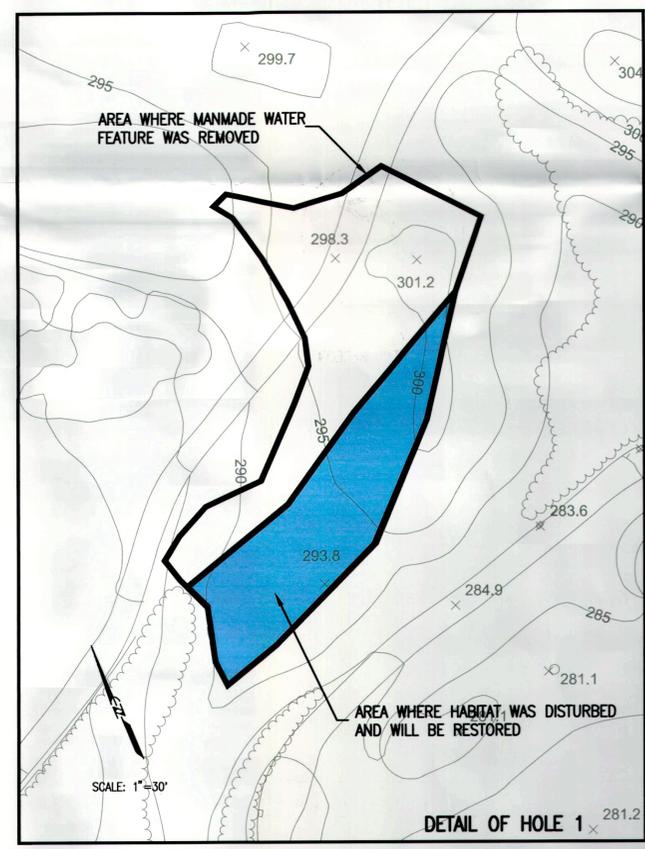
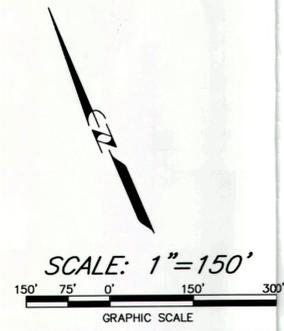
Sincerely,

John Ainsworth
Acting Executive Director


Zach Rehm
Coastal Program Analyst



LEGEND	HOLE 1	HOLE 17	LOT B
1. AREAS WHERE MANMADE WATER FEATURES WERE REMOVED.	10,300 sq.ft.	6,380 sq.ft.	
2. AREAS WHERE HABITAT WAS DISTURBED AND WILL BE RESTORED	4,000 sq.ft.	3,700 sq.ft.	
3. HABITAT RESTORATION MITIGATION AREAS			59,020 sq.ft.



NO.	DATE	BY	REVISIONS	DATE	APPROVED BY

PREPARED FOR:
 V/H PROPERTY CORP. /
 TRUMP ORGANIZATION
 ONE OCEAN TRAILS DRIVE
 RANCHO PALOS VERDES,
 CALIFORNIA 90276
 TEL: (909) 345-4001

CALIFORNIA COASTAL COMMISSION
TRUMP NATIONAL GOLF CLUB
HABITAT RESTORATION EXHIBIT
IN THE CITY OF RANCHO PALOS VERDES

SHEET
 1 of
 1 SHTS

California Coastal Commission
 South Coast District Office
 APPROVED A-5-RPV-93-005-A24
 By: Zach Rehm
 EFFECTIVE 12/21/16
 Date: _____

EXHIBIT C
Revised Condition

[Attached]

occur of either 1) the end of a period of five days from recordation of each final subdivision map for the project for the area encompassed by each such map, or 2) commencement of construction of improvements on the project other than permitted golf course facilities (clubhouse, maintenance building, restrooms, etc.), roads, parks and overlooks, trails, grading, erosion control and installation and/or relocation of underground utilities. The offer shall run with the land in favor of the People of the State of California, binding all successors and assigns, and shall be irrevocable for a period of 21 years, such period running from the date of recording.

REVISED SPECIAL CONDITION 7. DEED RESTRICTIONS.

Prior to issuance of the Coastal Development Permit Amendment A-5-RPV-93-005-A15, the applicant shall record a deed restriction, subject to the review and approval of the Executive Director that shall apply to lots 1-~~4026~~, VTTM 50666, Lots 1-39 Vesting Tentative Tract Map 50667, and all parcels created by Parcel Map numbers 20970 and 23004. The deed restriction shall be recorded on each lot created in the above tract and parcel maps when such lots are recorded. **The deed restriction shall amend and restate the deed restriction recorded pursuant to Coastal Development Permit Amendment A-5-RPV-93-005-A15, recorded in the Recorder's Office of Los Angeles County as document number 00 1613036, recorded on October 17, 2000.** The deed restriction shall provide:

- A. The obligation to complete the habitat, trail and park improvements as required in Conditions 4 and 8 prior to final grading of individual lots or the construction of more than five "model homes" in Tract 50666 or the occupancy of any residential structures.
- B. The requirements for habitat and public access required in the Special Conditions of this coastal development permit.
- C. Notice of the public's right to park on and pass through the streets of this subdivision.
- D. Notice of the land owners' obligations with respect to maintaining the parks and trails and habitat areas and fire breaks required in this permit, including but not limited to the obligation to contribute each owner's fair and reasonable share of the costs of the maintenance of the area, the obligation to participate in special district(s) or associations organized to collect funds and carry out maintenance of the areas and the right of the district/and or accepting agency to manage and maintain the area in accordance with the terms and conditions of this coastal development permit. Nothing in this restriction imposes the obligation on a homeowner to personally work on the streets, parks or habitat areas.
- E. Notice of the land owners' obligations with respect to maintaining drainage systems, oil separators, Best Management Practices and other programs and devices required to protect habitat in ocean waters and tide pools, including but

not limited to the obligation to contribute each owner's fair and reasonable share of the costs of the maintenance of the drainage systems oil separators or other devices, the obligation to participate in special district(s) or associations organized to collect funds and carry out maintenance of the drainage systems oil separators or other devices and the right of the district/and or accepting agency to manage and maintain the drainage systems oil separators or other devices in accordance with the terms and conditions of this coastal development permit. Nothing in this restriction imposes the obligation on a homeowner to personally clean the streets or drainage devices.

- F. A restriction on the use of invasive, non-native plants, as listed below in the landscaping Condition 10. A list of such plants approved by the on-site habitat manager shall be provided for the review and approval of the Executive Director prior to recording.
- G. A further restriction indicating that no development, other than development approved in this permit shall occur in the park areas indicated in Condition 1A and the trail areas shown in Exhibits II, 42 and 43 except as authorized by a future coastal development permit, and as otherwise authorized by law. No coastal development permit exemptions as defined in Section 30610 of the Coastal Act shall apply to the trails described above.
- H. A restriction on all golf course lots, Lots ~~38-24-26~~ of VTTM 50666 and Lots 38 and 39 of VTTM 50667, describing a public access program for the improved golf cart paths. Said trails shall be signed and identified as public and shall be open and available for pedestrian use by the general public during non-golfing daylight hours.
- I. Notice that all covenants and agreements between the applicants and or successors in interest their agents and with the City or private maintenance companies or other entities that affect the streets, parking lots, parks habitat areas and trails required in this permit are subject to the terms and conditions of this permit. Nothing in this restriction imposes the obligation on a homeowner to personally work on the streets parks, habitat areas, or drainage systems. Pursuant to this requirement any agreements or covenants that delegate maintenance or operation of these public facilities to a third party shall be consistent with all terms and conditions herein, and shall be provided to the Executive Director with evidence of such consistency prior to their execution.

The documents shall be recorded free of prior liens or other encumbrances. The restrictions shall run with the land in favor of the People of the State of California, binding all successors and assigns. The recorded document shall include legal descriptions of the applicant(s) entire parcel(s), the easement area(s), and the legal lots subject to these obligations.

EXHIBIT D

Prohibited Invasive Ornamental Plants

[Attached]

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Ocean Trails – Exhibit B-1

A-5-RPV-93-005-A15
Adopted Standard and Special Conditions

7. **DEED RESTRICTIONS.**

Prior to issuance of the Coastal Development Permit Amendment A-5-RPV-93-005-A15, the applicant shall record a deed restriction, subject to the review and approval of the Executive Director that shall apply to lots 1-31 VTTM 50666, Lots 1-37 Vesting Tentative Tract Map 50667, and all parcels created by Parcel Map numbers 20970 and 23004. The deed restriction shall be recorded on each lot created in the above tract and parcel maps when such lots are recorded. The deed restriction shall provide:

- A. The obligation to complete the habitat, trail and park improvements as required in Conditions 4 and 8 prior to final grading of individual lots or the construction of more than five "model homes" in Tract 50666 or the occupancy of any residential structures.
- B. The requirements for habitat and public access required in Conditions of this coastal development permit.
- C. Notice of the public's right to park on and pass through the streets of this subdivision.
- D. Notice of the land owners' obligations with respect to maintaining the parks and trails and habitat areas and fire breaks required in this permit, including, but not limited, to the obligation to contribute to the maintenance of the area, and the right of the district/and or accepting agency to manage and maintain the area in accordance with the terms and Conditions of this coastal development permit.
- E. Notice of the land owners' obligations with respect to maintaining drainage systems, oil separators, Best Management Practices and other programs and devices required to protect habitat in ocean waters and tide pools.
- F. A restriction on the use of invasive, non-native plants, as listed below in the landscaping Condition 10. A list of such plants approved by the on-site habitat manager shall be provided for the review and approval of the Executive Director prior to recording.
- G. A further restriction indicating that no development, other than development approved in this permit shall occur in the park areas indicated in Condition 1A and the trail areas shown in Exhibits II, 42 and 43 except as authorized by a future coastal development permit, and as otherwise authorized by law. No coastal development permit exemptions as defined in Section 30610 of the Coastal Act shall apply to the trails described above.

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H. A restriction on Lots 38 of VTTM 50666 and Lot 39 of VTTM 50667, describing a public access program for the improved golf cart paths. Said trails shall be signed and identified as public and shall be open and available for pedestrian use by the general public during non-golfing daylight hours.

I. Notice that all covenants and agreements between the applicants and or successors in interest their agents and with the City or private maintenance companies or other entities that affect the streets, parking lots, parks, habitat areas and trails required in this permit are subject to the terms and Conditions of this permit. Pursuant to this requirement, any agreements or covenants that delegate maintenance or operation of these public facilities to a third party shall be consistent with all terms and Conditions herein, and shall be provided to the Executive Director with evidence of such consistency prior to their execution.

The documents shall be recorded free of prior liens or other encumbrances. The restrictions shall run with the land in favor of the People of the State of California, binding all successors and assigns. The recorded document shall include legal descriptions of the applicant(s) entire parcel(s), the easement area(s), and the legal lots subject to these obligations.

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EXHIBIT C

LIST OF INVASIVE, NON-NATIVE PLANTS

OCEAN TRAILS
PROHIBITED INVASIVE ORNAMENTAL PLANTS

63

The species listed below are prohibited from use in landscaping on residential lots, parks, at the golf course clubhouse, and within the golf course proper. In addition to this list, all commercially available seed mixes are prohibited from use at Ocean Trails (variously called "grass mix", "turf mix", "wildflower mix", "meadow seed mix", and "pasture seed mix" mixes). Whenever a prohibited species is detected, the responsible party will be required to immediately remove the plant(s) and take appropriate measures to ensure non-recurrence of the plant species.

SCIENTIFIC NAME

COMMON NAME

<i>Acacia</i> sp. (all species)	Acacia
<i>Acacia cyclops</i>	Acacia
<i>Acacia dealbata</i>	Acacia
<i>Acacia decurrens</i>	Green Wattle
<i>Acacia longifolia</i>	Sidney Golden Wattle
<i>Acacia melanoxylon</i>	Blackwood Acacia
<i>Acacia redolens</i>	a.k.a. <i>A. Ongerup</i>
<i>Achillea millefolium</i> var. <i>millefolium</i>	Common Yarrow
<i>Agave americana</i>	Century plant
<i>Ailanthus altissima</i>	Tree of Heaven
<i>Aptenia cordifolia</i>	Red Apple
<i>Arctotheca calendula</i>	Cape Weed
<i>Arctotis</i> sp. (all species & hybrids)	African daisy
<i>Arundo donax</i>	Giant Reed or Arundo Grass
<i>Asphodelus fistulosus</i>	Asphodie
<i>Atriplex glauca</i>	White Saltbush
<i>Atriplex semibaccata</i>	Australian Saltbush
<i>Carpobrotus chilensis</i>	Ice Plant
<i>Carpobrotus edulis</i>	Hottentot Fig
<i>Centranthus ruber</i>	Red Valerian
<i>Chenopodium album</i>	Pigweed, Lamb's Quarters
<i>Chrysanthemum coronarium</i>	Annual chrysanthemum
<i>Cistus</i> sp. (all species)	Rockrose
<i>Cortaderia jubata</i> [<i>C. Atacamensis</i>]	Atacama Pampas Grass
<i>Cortaderia dioica</i> [<i>C. sellowana</i>]	Selloa Pampas Grass
<i>Cotoneaster</i> sp. (all species)	Cotoneaster
<i>Cynodon dactylon</i>	Bermuda Grass
<i>Cytisus</i> sp. (all species)	Broom
<i>Delosperma 'Alba'</i>	White Trailing Ice Plant
<i>Dimorphotheca</i> sp. (all species)	African daisy, Cape marigold, Freeway daisy
<i>Drosanthemum floribundum</i>	Rosea Ice Plant
<i>Drosanthemum hispidum</i>	Purple Ice Plant
<i>Eucalyptus</i> (all species)	Eucalyptus
<i>Eupatorium coelestinum</i> [<i>Ageratina</i> sp.]	Mist Flower
<i>Foeniculum vulgare</i>	Sweet Fennel
<i>Gazania</i> sp. (all species & hybrids)	Gazania
<i>Genista</i> sp. (all species)	Broom
<i>Hedera canariensis</i>	Algerian Ivy
<i>Hedera helix</i>	English Ivy

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<i>Ipomoea acuminata</i>	Blue dawn flower,
<i>Lampranthus spectabilis</i>	Mexican morning glory
<i>Lantana camara</i>	Trailing Ice Plant
<i>Limonium perezii</i>	Common garden lantana
<i>Linaria bipartita</i>	Sea Lavender
<i>Lobularia maritima</i>	Toadflax
<i>Lonicera japonica</i> 'Halliana'	Sweet Alyssum
<i>Lotus corniculatus</i>	Hall's Honeysuckle
<i>Lupinus</i> sp. (all non-native species)	Birdsfoot trefoil
<i>Lupinus arboreus</i>	Lupine
<i>Lupinus texanus</i>	Yellow bush lupine
<i>Malephora crocea</i>	Texas blue bonnets
<i>Malephora luteola</i>	Ice Plant
<i>Mesembryanthemum crystallinum</i>	Ice Plant
<i>Mesembryanthemum nodiflorum</i>	Crystal Ice Plant
<i>Myoporum laetum</i>	Little Ice Plant
<i>Nicotiana glauca</i>	Myoporum
<i>Oenothera bertandieri</i>	Tree Tobacco
<i>Olea europea</i>	Mexican Evening Primrose
<i>Opuntia ficus-indica</i>	Olive tree
<i>Osteospermum</i> sp. (all species)	Indian fig
<i>Oxalis pes-caprae</i>	Trailing African daisy, African daisy,
<i>Pennisetum clandestinum</i>	Cape marigold, Freeway daisy
<i>Pennisetum setaceum</i>	Bermuda Buttercup
<i>Phoenix canariensis</i>	Kikuyu Grass
<i>Phoenix dactylifera</i>	Fountain Grass
<i>Plumbago auriculata</i>	Canary Island date palm
<i>Ricinus communis</i>	Date palm
<i>Rubus procerus</i>	Cape leadwort
<i>Schinus molle</i>	Castorbean
<i>Schinus terebinthifolius</i>	Himalayan blackberry
<i>Senecio mikanioides</i>	California Pepper Tree
<i>Spartium junceum</i>	Florida Pepper Tree
<i>Tamarix chinensis</i>	German Ivy
<i>Trifolium tragiferum</i>	Spanish Broom
<i>Tropaeolum majus</i>	Tamarisk
<i>Ulex europaeus</i>	Strawberry clover
<i>Vinca major</i>	Nasturtium
	Prickley Broom
	Periwinkle

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OCEAN TRAILS WEED PLANTS TO BE ERADICATED

The plant species listed below are considered to be weeds. Other weeds may be identified and subsequently added to this list. These plants should be controlled and/or removed and eradicated to the greatest extent feasible whenever one or more species are detected on a private residential lot, park, fire buffer, golf course, and within lots designated as open space.

<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>
<i>Avena fatua</i>	Wild oats
<i>Avena barbata</i>	Slender oats
<i>Brassica nigra</i>	black mustard
<i>Brassica rapa</i>	field mustard
<i>Bromus diandrus</i>	ripgut grass
<i>Bromus hordeaceus</i> [<i>B. mollis</i>]	brome grass, soft chess
<i>Bromus rubens</i>	foxtail chess
<i>Carduus pycnocephalus</i>	Italian thistle
<i>Centaurea melitensis</i>	yellow star thistle
<i>Centaurea solstitialis</i>	Barnaby's thistle
<i>Chenopodium album</i>	pigweed, lamb's quarters
<i>Chenopodium murale</i>	goosefoot
<i>Cirsium vulgare</i>	bull thistle
<i>Conium maculatum</i>	poison hemlock
<i>Cynara cardunculus</i>	artichoke thistle
<i>Descurainia sophia</i>	flixweed
<i>Ehrharta calycina</i>	veldt grass
<i>Erodium cicutarium</i>	filaree
<i>Hirschfeldia incana</i>	perennial mustard
<i>Hordeum leporinum</i>	foxtail barley
<i>Lactuca serriola</i>	prickly lettuce
<i>Malva parviflora</i>	cheeseweed
<i>Marrubium vulgare</i>	horehound
<i>Piptatherum</i> [<i>Oryzopsis</i>] <i>miliacea</i>	rice grass, smilo grass
<i>Phalaris aquatica</i>	harding grass
<i>Picris echioides</i>	bristly ox-tongue
<i>Raphanus sativus</i>	wild radish
<i>Rumex conglomeratus</i>	creek dock
<i>Rumex crispus</i>	curly dock
<i>Salsola tragus</i> [<i>S. australis</i>]	Russian thistle
<i>Silybum marianum</i>	milk thistle
<i>Sisymbrium irio</i>	London rocket
<i>Sisymbrium officinale</i>	hedge mustard
<i>Sisymbrium orientale</i>	Eastern rocket
<i>Sonchus asper</i>	prickly sow thistle
<i>Sonchus oleraceus</i>	sow thistle
<i>Sorghum halepense</i>	Johnson grass
<i>Taraxacum officinale</i>	dandelion
<i>Tribulus terrestris</i>	puncture vine
<i>Xanthium spinosum</i>	cocklebur

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EXHIBIT D
LEGAL DESCRIPTION

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Parcel 1:

That portion of Lot "H" of the Rancho Los Palos Verdes, in the City of Rancho Palos Verdes, County of Los Angeles, State of California, Allotted to Jotham Bixby by Decree of partition in the action "Bixby et al., vs. Bent et al.," Case No. 2373, in the District Court of the 17th Judicial District of said State of California, in and for County of Los Angeles and entered in Book 4 Page 57 of Judgments, in the Superior Court of said County, Described as follows:

Beginning at the Southwesterly corner of Parcel 92, as shown on L.A.C.A. Map No. 51, recorded in Book 1 Page 1 of Assessor's Maps, in the office of the County Recorder of said County, thence South 9° 03' 10" West 25.00 feet to the center line of Palos Verdes Drive South as shown on said Map, thence South 80° 56' 50" East along said center line 953.10 feet to the beginning of a tangent curve concave to the South and having a radius of 500.00 feet, thence Easterly along said curve 150.00 feet to a point, the radial line to said point bearing North 26° 14' 29" East thence South 28° 27' 25" West 637.88 feet, thence South 56° 48' 36" West 494.64 feet to the true point of beginning of the Parcel being hereby described, thence North 38° 28' 00" West 1054.66 feet, thence South 53° 58' 21" West 408.04 feet, thence South 14° 55' 53" West 155.24 feet, thence South 62° 14' 52" West to the ordinary high tide line of the Pacific Ocean, thence following said ordinary high tide line in a general Southeasterly direction to the intersection with a line described as: Beginning at the said true point of beginning, thence South 56° 48' 36" West 300.00 feet to point "A" hereinafter referred to, thence South 45° 20' 20" West, to the said ordinary high tide line, thence continuing along the boundary lines of the parcel being hereby described, North 45° 20' 20" East to said Point "A", thence North 56° 48' 36" East 300.00 feet to the true point of beginning.

Except any portion of said land lying outside of the patent lines of the Rancho Los Palos Verdes, as such lines existed at the time of the issuance of the patent, which was not formed by the deposit of alluvion from natural causes and by imperceptible degrees.

Said land is a portion of Parcel 102, as shown on said L.A.C.A. Map No. 51.

Parcel 2:

That portion of Lot "H" of the Rancho Los Palos Verdes, in the City of Rancho Palos Verdes, County of Los Angeles, State of California, allotted to Jotham Bixby by Decree of partition in the Action "Bixby et al., vs. Bent et al.," Case No. 2373, in the District Court of the 17th Judicial District of said State of California, in and for County of Los Angeles and entered in Book 4 Page 57 of Judgments, in the Superior Court of said County, Described as follows:

Beginning at the Southwesterly corner of Parcel 92, as shown on L.A. C.A. Map No. 51, recorded in Book 1 Page 1 of Assessor's Maps, in the office of the County Recorder of said County, thence South 9° 03' 10" West 25.00 feet to the center line of Palos Verdes Drive, South as shown on said map, thence South 80° 56' 50" East along said center line 684.82 feet to the true point of beginning of the parcel being hereby described, thence South 80° 56' 56" East along said center line 268.28 feet to the beginning of a tangent curve concave to the South and having a radius of 500.00 feet, thence Easterly along said curve 150.00 feet to a point, the radial line to said point bearing North 26° 14' 29" East, said point being designated as point "B" for the purpose of this description, thence continuing Southeasterly along said curve 381.55 feet, thence South 20° 02' 10" East 113.33 feet, thence South 43° 16' 43" West to the ordinary high tide line of the Pacific Ocean, thence in a general Northwesterly direction along said high tide line to the intersection with a line described as beginning at the above described point "B", thence South 28° 27' 25" West 637.88 feet, thence South 56° 48' 36" West 794.64 feet to a point "A" hereinafter referred to, thence South 45° 20' 48" West to the ordinary high tide line of the Pacific Ocean, thence

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continuing along the boundary line of the Parcel being hereby described, North 45° 20' 20" East to the hereinbefore described point "A", thence North 56° 48' 36" East 300.00 feet thence North 38° 28' 00" West 351.49 feet, thence North 56° 48' 36" East 438.55 feet, thence North 28° 27' 25" East 290.84 feet, thence North 9° 03' 10" East 150.00 feet to said true point of beginning.

Except therefrom that portion within the boundary lines of Palos Verdes Drive South, as shown on map CSB-1082-3 on file in the office of the County engineer of said County, and as described in deed to the County of Los Angeles, recorded on December 23, 1952 as Instrument No. 3469 in Book 40587 Page 284, Official Records of said County.

Also except therefrom that portion of said land, included within the land as described in the deed to Palos Verdes Properties, recorded March 3, 1972 as Instrument No. 1865 Official Records of said County.

Also except any portion of said land lying outside of the patent lines of the Rancho Los Palos Verdes, as such lines existed at the time of the issuance of the patent, which was not formed by the deposit of alluvion from natural causes and by imperceptible degrees.

Said land is a portion of Parcels 101 and 102 as shown on said L.A.C.A. Map No. 51.

Parcel 3:

That portion of Lot "H" of the Rancho Los Palos Verdes, in the City of Rancho Palos Verdes, County of Los Angeles, State of California, allotted to Jotham Bixby by Decree of partition in the action "Bixby et al., vs. Bent et al., "Case No. 2373, in the District Court of the 17th Judicial District of said State of California, in and for County of Los Angeles and entered in Book 4 Page 57 of Judgments, in the Superior Court of said County, Described as follows:

Beginning at the Southwesterly corner of Parcel 92, as shown on L.A. C.A. Map No. 51. recorded in Book 1 Page 1 of Assessor's Maps, in the office of the County Recorder of said County, thence South 9° 03' 10" West 25.00 feet to the center line of Palos Verdes Drive, South as shown on said Map, thence South 80° 56' 50" East along said center line 953.10 feet to the beginning of a tangent curve concave to the South and having a radius of 500.00 feet, thence Easterly along said curve 531.55 feet, thence South 20° 02' 10" East 113.33 feet to the beginning of a tangent curve concave to the Northeast and having a radius of 1200 feet, the beginning of said last mentioned curve being the true point of beginning of the Parcel being hereby described, thence Southeasterly along said curve 1051.00 feet, thence South 70° 15' 35" East 461.13 feet to the beginning of a tangent curve concave to the Southwest and having a radius of 2000.00 feet, thence Southeasterly along said curve 1175.00 feet, thence non-tangent to said curve South 48° 21' 42" West 719.45 feet, thence South 80.00 feet, thence South 23° 00' 00" West to the ordinary high tide line of the Pacific Ocean, thence in a general Westerly and Northwesterly direction along said high tide line to the intersection with a line bearing South 43° 16' 43" West from the true point of beginning, thence North 43° 16' 43" East to the true point of beginning.

Except therefrom that portion of said land included within the land as described in a Parcel A in the final order of condemnation entered on Los Angeles County Superior Court Case No. 884831, a certified copy of which was recorded January 4, 1968 as Instrument No. 2021, Official Records of said County, said Parcel A was amended by an Order Nunc Pro Tunc entered in said Los Angeles County Superior Court Case No. 884831, a certified copy of which was recorded June 27, 1968 as Instrument No. 3089.

Also except therefrom that portion of said land, included within the land as described in the deed to Palos Verdes Properties, recorded March 3, 1972 as Instrument No. 1865 Official Records of said County.

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Ocean Trails Exhibit 4- Legal Description Page 3 of 5

Also except any portion of said land lying outside of the patent lines of the Rancho Los Palos Verdes, a such lines existed at the time of the issuance of the patent, which was not formed by the deposit of alluvion from natural causes and by imperceptible degrees.

Said land is a portion of Parcels 100, 101 and 102 as shown on said L.A.C.A. Map No. 51.

Also except therefrom said land the following described land:

That portion of Lot 100 of Los Angeles County Assessor's Map No. 51 in the City of Rancho Palos Verdes, County of Los Angeles, State of California, recorded in Book 1 Page 1 of Assessor's Maps, in the Office of the County Recorder of said County, and also filed as County Surveyor's Map No. B-1879 on file in the Office of the County Surveyor of said County, within the following described boundaries:

Beginning at the Northwesternly terminus of that certain curve in the proposed centerline of Paseo Del Mar, 80.00 feet wide, described as Parcel 2-2, Part A in deed recorded October 10, 1975 as instrument No. 5050 of Official Records, in the Office of said County Recorder, and shown on Los Angeles County Surveyor's Map No. B-1156 as having a radius of 2000.00 feet and a total length of 1801.62 feet, thence Southeasterly along said curve an arc distance of 1175.00 feet, through a central angle of 33° 39' 40" to the Easterly line of the land described as Parcel 3 in deed recorded January 4, 1967 in Book D-3522 Page 577 of said Official Records, thence along said Easterly line South 48° 21' 42" West 40.16 feet to a point on the sideline of said Paseo Del Mar, being also the true point of beginning of this description, thence continuing along said Easterly line South 48° 21' 42" West 9.74 feet to a point that is 50.20 feet from the center line of Paseo Del Mar as described above, thence along a non-tangent curve concave to the Southwest having a radius of 1950.00 feet, the radial line of said curve bears North 53° 28' 35" East, thence along said curve through a central angle of 22° 49' 56" a distance of 777.07 feet to a curve concave to the South having a radius of 27.00 feet, the radial line to said curve bears North 30° 38' 39" East, thence along said curve through a central angle of 91° 45' 29" an arc distance of 49.24 feet to a point in the West line of the land described as Parcel A in the final order of condemnation entered in Los Angeles County Superior Court Case No. 884831, a certified copy of which was recorded January 4, 1968 as Instrument No. 2021, said Parcel A was amended by Order Nunc Pro Tunc entered in said Los Angeles County Superior Court Case No. 884831, a certified copy of which was recorded June 27, 1968 as Instrument No. 3084, both in said Official Records, said line is described in said order as having a bearing of North 28° 55' 27" East and a length of 302.10 feet, said point being South 28° 55' 27" West 36.65 feet from the Southwesterly line of said Paseo Del Mar, thence North 28° 55' 27" East 36.65 feet to the Southwesterly line of said Paseo Del Mar, thence along said Southwesterly line of said Paseo Del Mar Southeasterly along a curve concave Southwesterly and having a radius of 195 feet 808.29 feet to the point of beginning.

Parcel 4:

A Strip of land 12.00 feet wide, measured at right angles, in Lot 102 of L.A.C.A. No. 51, in the City of Rancho Palos Verdes, County of Los Angeles, State of California, as per map recorded in Book 1 Page 1 of Assessor's Maps, in the office of the County Recorder of said County, extending from the Southwesterly line of Palos Verdes Drive South, as shown on said map, in a Southerly direction to the Northeasterly boundary of the land described in a deed recorded as Document No. 1801 on September 4, 1956, in Book 52202 Page 21 Official Records of said County, bounded on the West by the Easterly boundary of Tract No. 16540, as per map recorded in Book 625 Pages 76 and 77 of Maps, records of said County and bounded on the East by a line that is parallel with said Easterly boundary and 12.00 feet, measured at right angles, Easterly therefrom.

Parcel 5:

That portion of Lot 100 of Los Angeles County Assessor's Map No. 51, in the City of Rancho Palos Verdes, County of Los Angeles, State of California, recorded in Book 1 Page(s) 1 of Assessor's Maps in the office of the County Recorder of said county, and also filed as County Surveyor's Map No. B-1879 on file in the office of the County Surveyor of said County shown as Parcel A in the Final Order of Condemnation entered in Los Angeles County Superior Court Case No. 884831, a certified copy of which was recorded January 4, 1968 as Instrument No. 2021, Official Records of said county, said Parcel A was amended by Order Nunc Pro Tunc entered in said Los Angeles County Superior Court Case No. 884831 a certified copy of which was recorded June 27, 1968 as Instrument No. 3084, Official Records of said county.

Except therefrom that portion of said land within the following described boundaries:

Commencing at the Northwesterly terminus of that certain curve in the proposed centerline of Paseo Del Mar, 80.00 feet wide, described as Parcel 2-2, Part A in deed recorded October 10, 1975 as Instrument No. 5050 of Official Records, in the office of said county recorder, and shown on Los Angeles County Surveyor's Map No. B-1156 as having a radius of 2000.00 feet and a total length of 1801.62 feet, thence Southeasterly along said curve an arc distance of 1175.00 feet, through a central angle of 33° 39' 41" to the Easterly line of the land described as Parcel 3 in deed recorded January 4, 1967 in Book D3522 Page 577 of said Official Records, thence along said Easterly line South 48° 21' 42" West 40.16 feet to a point on the sideline of said Paseo Del Mar, being also the true point of beginning of this description, thence continuing along said Easterly line South 48° 21' 42" West 523.29 feet to a line parallel with and 12.43 feet Northeasterly, measured at right angles, from the Southwesterly line of that certain parcel of land described as Parcel A in the Final Order of Condemnation entered in Los Angeles County Superior Court Case No. 884831, a certified copy of which was recorded January 4, 1968 as Instrument No. 2021, said Parcel A was amended by Order Nunc Pro Tunc entered in said Los Angeles County Superior Court Case No. 884831 a certified copy of which was recorded June 27, 1968 as Instrument No. 3084, both of said Official Records, thence along said parallel line North 41° 38' 18" West 662.42 feet to the Northwesterly line of last said Parcel A, being a point on a non-tangent curve concave Northwesterly and having a radius of 392.00 feet, a radial to said point bears South 44° 39' 57" East, thence Northeasterly along said curve and along last said Northwesterly line through a central angle of 16° 23' 36" an arc distance of 112.16 feet, thence tangent to said curve and along said Northwesterly line and its Northeasterly prolongation North 28° 56' 27" East 339.75 feet to a point on the Southwesterly sideline of said Paseo Del Mar, being in a curve concave Southwesterly having a radius of 1960.00 feet, a radial to said point bears North 29° 52' 34" East, thence Southeasterly along said curve and along said Southwesterly sideline of Paseo Del Mar, through a central angle of 23° 37' 42" an arc distance of 808.29 feet to the true point of beginning.

EXCEPT THEREFROM any portion thereof which lies within Paseo Del Mar, 80 feet wide, as same existed on August 22, 1996.

Parcel 6:

That portion of Lot 102 of L.A.C.A. Map No. 51, in the City of Rancho Palos Verdes, in the County of Los Angeles, State of California, as per map recorded in Book 1 Page 1 of Assessor's Maps, in the office of the County Recorder of said County, Described as follows:

Beginning at the intersection of a line that is parallel with and 12.00 feet, measured at right angles, Easterly of the Easterly boundary of Tract No. 16540, as per map recorded in Book 625, Pages 76 and 77 of Maps, records of said County, with the Southwesterly line of Palos Verdes Drive South, 132 feet wide, as shown on said map, thence along said parallel line, South 15° 32' 46" West 122.01 feet and South 15° 20' 00" West 105.52 feet to the intersection thereof with the

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Northeasterly boundary of the land described in a deed recorded as Document No. 1801 on September 4, 1956, in Book 52201 Page 21 of Official Records of said County, thence South 38° 28' 00" East along said Northeasterly boundary, a distance of 688.30 feet to the most Westerly corner of the land described as Parcel 2 in a deed recorded as Document No. 1826 on July 18, 1956, in Book 51769 Page 241 of said Official Records, thence along the Northwesterly boundary of said Parcel 2, North 56° 48' 36" East 438.55 feet, North 28° 27' 25" East 290.84 feet and North 9° 03' 10" East 100.00 feet to the Southwesterly line of Palos Verdes Drive South, 100 feet wide, as described in a deed to said County of Los Angeles, Recorded as Document No. 3469 on December 23, 1952, in Book 40587, Page 284 of said Official Records, thence Northwesterly along said Southwesterly line North 80° 56' 50" West 684.82 feet and North 9° 03' 10" East 10.00 feet to the Southwesterly line of Palos Verdes Drive South, 132 feet wide as shown on map of said Tract No. 16540, thence Northwesterly along said last mentioned line, being a curve concave Northeasterly and having a radius of 2040 feet, an arc distance of 219.19 feet to the point of beginning.

Parcel 7:

Lot 1 thru 39 inclusive and Lots A, B, C, D, E, G, H, I and K, of Tract No. 50667, in the City of Rancho Palos Verdes, County of Los Angeles, State of California, as per map recorded in Book 1241 Page(s) 71 thru 82 inclusive of maps, in the office of the County Recorder of said county.