

(08)

**PALOS VERDES ESCROW CO., INC.**

375-0545  
378-1255

1807 SOUTH CATALINA AVENUE • REDONDO BEACH, CALIFORNIA 90277

1-10-79

RECEIVED  
CITY OF RANCHO PALOS VERDES  
JAN 11 1979

Mr. George Wunderlin,  
Administrative Services Officer  
The City of Rancho Palos Verdes  
30940 Hawthorne Blvd.  
Rancho Palos Verdes Ca 90274

BY \_\_\_\_\_

re: escrow 1-24300

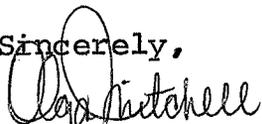
Dear Mr. Wunderlin:

Previously I had sent you a preliminary title report issued by UNITED TITLE INURANCE CO. / <sup>indicating</sup> that title insurance was to be issued by them. In Mid-December SAFECO, United's underwriter, informed them that they would not be able to insure for this type liability. I immediately re-opened title with TITLE INSURANCE AND TRUST after being assured by their engineering and management departments that they were very capable, able and willing to insure this type of liability.

I now submit to you the preliminary title report with plat map attached from Title Insurance & Trust, together with a copy of the Quitclaim Deed (once corrected) from GSA. If you will note there is a slight difference in the wording of the legal and Title Insurance & Trust's Engineering Dept. claims that their's is a more legal, correct and accurate description and they must show it their way in order to insure. I have contacted GSA and they are in agreement with T.I. and will retype the Deed. However prior to their being able to type it, please note the line on Page 5 of the PRE that I have asterisked(\*) The Quitclaim says 43 seconds east and the Preliminary report says 42 seconds east. GSA says that I must check with you as to the correct "SECONDS" Title Insurance and Trust's engineering Dept. has reviewed this twice and believes that the 42 seconds is correct. Please advise so that I may immediately remit instructions to GSA and the "hopefully" final and correct draft of the Quitclaim Deed will contain the proper "seconds" therein.

Please feel free to call if you have any questions.

Sincerely,



Olga Mitchell,  
Escrow Officer

P.S. see attached schedule to close.

OFFICES IN:

SAN BERNARDINO  
MANHATTAN BEACH

SAN PEDRO CARSON GARDENA  
PALOS VERDES PENINSULA

FALLBROOK MARINA DEL REY  
REDONDO BEACH (Main Office)

## TITLE INSURANCE AND TRUST COMPANY

4240 ARTESIA BLVD., TORRANCE, CALIFORNIA 90504 TEL. (213) 542-0511

JANUARY 8, 1979

TO: PALOS VERDES ESCROW  
1807 CATALINA AVENUE  
REDONDO BEACH, CALIFORNIA

ATTENTION: OLGA

YOUR NO.: 1-24300

OUR NO. : 7768244

IN RESPONSE TO THE ABOVE REFERENCED APPLICATION FOR A POLICY OF TITLE INSURANCE, TITLE INSURANCE AND TRUST COMPANY REPORTS THAT IT IS PREPARED TO ISSUE, OR CAUSE TO BE ISSUED, AS OF THE DATE HEREOF, A CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE FORM POLICY OF TITLE INSURANCE DESCRIBING THE LAND AND THE ESTATE OR INTEREST THEREIN HEREINAFTER SET FORTH, INSURING AGAINST LOSS WHICH MAY BE SUSTAINED BY REASON OF ANY DEFECT, LIEN OR ENCUMBRANCE NOT SHOWN OR REFERRED TO AS AN EXCEPTION BELOW OR NOT EXCLUDED FROM COVERAGE PURSUANT TO THE PRINTED SCHEDULES, CONDITIONS AND STIPULATIONS OF SAID POLICY FORM.

THIS REPORT (AND ANY SUPPLEMENTS OR AMENDMENTS THERETO) IS ISSUED SOLELY FOR THE PURPOSE OF FACILITATING THE ISSUANCE OF A POLICY OF TITLE INSURANCE AND NO LIABILITY IS ASSUMED HEREBY. IF IT IS DESIRED THAT LIABILITY BE ASSUMED PRIOR TO THE ISSUANCE OF A POLICY OF TITLE INSURANCE, A BINDER OR COMMITMENT SHOULD BE REQUESTED.

DATED AT 7:30 A.M. AS OF DECEMBER 20, 1978

TITLE OFFICER: C. PACHECO

TITLE TO THE ESTATE OR INTEREST REFERRED TO HEREIN, AT THE DATE HEREOF, IS VESTED IN:

THE UNITED STATES OF AMERICA

THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS: A FEE.

## TITLE INSURANCE AND TRUST COMPANY

AT THE DATE HEREOF EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS CONTAINED IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. ANY TAXES, BONDS OR ASSESSMENTS WILL BE REPORTED LATER.
2. COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DECLARATION OF RESTRICTIONS  
 EXECUTED BY : PALOS VERDES CORPORATION, A CORP.  
 RECORDED : FEBRUARY 2, 1950 IN BOOK 32160 PAGE 26, OFFICIAL RECORDS AS INSTRUMENT NO. 2512

WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.

RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN ARE DELETED.

3. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,  
 IN FAVOR OF : SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION  
 FOR : LINES, POLES, WIRES AND CABLES  
 RECORDED : AUGUST 4, 1958 AS INSTRUMENT NO. 3269  
 AFFECTS : A STRIP OF LAND 10 FEET IN WIDTH LYING 5 FEET ON EACH SIDE OF A CENTER LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT DISTANT SOUTHERLY 45 FEET FROM THE POINT OF INTERSECTION OF THE CENTER LINE OF POINT VICENTE ROAD, 100 FEET WIDE, AS SHOWN ON SHEET 2 OF COUNTY SURVEYOR'S MAP NO. B-1022, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY, WITH THE NORTHERLY PROLONGATION OF THAT CERTAIN COURSE RECITED AS BEARING "SOUTH 1 DEGREES 31 MINUTES 35 SECONDS WEST 931.79 FEET" IN THE EASTERLY BOUNDARY OF THE LAND CONDEMNED BY THE UNITED STATES AND DESCRIBED IN THE FINAL JUDGMENT IN CASE NO. 2150-Y, CIVIL, RECORDED IN BOOK 20216, PAGE 103 OF OFFICIAL RECORDS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID POINT OF BEGINNING BEING NORTH 1 DEGREES 31 MINUTES 35 SECONDS EAST 14.47 FEET, MORE OR LESS, FROM THE NORTHERLY TERMINUS OF SAID CERTAIN COURSE; THENCE NORTH 47 DEGREES 10 MINUTES 00 SECONDS WEST 145.00 FEET; THENCE NORTH 40 DEGREES 47 MINUTES 00 SECONDS WEST 130.00 FEET TO A POINT, SAID POINT BEING HEREINAFTER REFERRED TO AS POINT "A"; THENCE SOUTH 87 DEGREES 15 MINUTES 00 SECONDS WEST 474.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE CONTINUING SOUTH 87 DEGREES 15 MINUTES 00 SECONDS WEST 120 FEET, MORE OR LESS, TO THE POINT OF ENDING AT AN EXISTING POWER POLE, NUMBER 482825-E OF THE SOUTHERN CALIFORNIA EDISON COMPANY.

ALSO, TWO STRIPS OF LAND, EACH 2 FEET IN WIDTH, DESCRIBED AS FOLLOWS:

STRIP 1: BEGINNING AT THE ABOVE MENTIONED POINT "A"; THENCE NORTH 40 DEGREES 47 MINUTES 00 SECONDS WEST 25.00 FEET.

STRIP 2: BEGINNING AT THE ABOVE MENTIONED POINT "B"; THENCE SOUTHERLY 25 FEET.

EXCEPTING ANY PORTIONS OF THE ABOVE DESCRIBED STRIPS OF LAND WHICH LIE OUTSIDE

## TITLE INSURANCE AND TRUST COMPANY

THE EXTERIOR BOUNDARIES OF SAID LAND CONDEMNED BY THE UNITED STATES.

4. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,  
 IN FAVOR OF : COUNTY OF LOS ANGELES  
 FOR : ROADS OR STREET  
 RECORDED : NOVEMBER 4, 1964 AS INSTRUMENT NO. 5377  
 AFFECTS : THAT PORTION OF LOT "H", DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESIGNATED AS TRACT NO. 240 AND DESCRIBED IN THE FINAL JUDGMENT IN CIVIL NO. 2150-Y, RECORDED IN BOOK 20216, PAGE 103 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE NORTHEASTERLY BOUNDARY OF SAID CERTAIN PARCEL SOUTH 7 DEGREES 52 MINUTES 04 SECONDS WEST 181.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 550.00 FEET; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65 DEGREES 17 MINUTES 20 SECONDS, AN ARC DISTANCE OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65 DEGREES 17 MINUTES 20 SECONDS, AN ARC DISTANCE OF 626.73 FEET TO THE NORTHWESTERLY CORNER OF A PARCEL OF LAND DESIGNATED AS TRACT NO. A-101 AND DESCRIBED IN THE DECLARATION OF TAKING, RECORDED IN BOOK 44965, PAGE 87 OF OFFICIAL RECORDS, IN SAID RECORDER'S OFFICE; THENCE NORTH 57 DEGREES 31 MINUTES 24 SECONDS WEST 104.38 FEET; THENCE NORTH 48 DEGREES 27 MINUTES 05 SECONDS WEST 114.28 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 575 FEET AND CONCENTRIC WITH THE CURVE FIRST ABOVE DESCRIBED; THENCE NORTHWESTERLY ALONG SAID CURVE, FROM A TANGENT BEARING NORTH 35 DEGREES 13 MINUTES 11 SECONDS WEST, THROUGH A CENTRAL ANGLE OF 28 DEGREES 38 MINUTES 52 SECONDS A DISTANCE OF 287.50 FEET; THENCE ALONG A NON-TANGENT LINE NORTH 12 DEGREES 24 MINUTES 56 SECONDS EAST 104.14 FEET TO A POINT IN SAID NORTHEASTERLY BOUNDARY LINE OF TRACT NO. 240; THENCE NORTH 66 DEGREES 29 MINUTES 55 SECONDS WEST 146.85 FEET; THENCE NORTH 7 DEGREES 52 MINUTES 04 SECONDS EAST 142.47 FEET TO THE NORTHERLY BOUNDARY OF SAID TRACT NO. 240; THENCE NORTH 82 DEGREES 28 MINUTES 30 SECONDS EAST 145.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.82 ACRE, MORE OR LESS.

5. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,  
 IN FAVOR OF : PALOS VERDES PENINSULA UNITED SCHOOL DISTRICT  
 FOR : ROAD  
 RECORDED : AUGUST 29, 1978 AS INSTRUMENT NO. 78-957270  
 AFFECTS : THAT PORTION OF BLOCK "H", AS SHOWN ON MAP OF THE RANCHO LOS PALOS VERDES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ALLOTTED TO JOTHAM BIXBY, BY DECREE IN PARTITION IN THE ACTION "BIXBY ET AL VS. BENT ET AL" CASE NO. 2373, IN THE DISTRICT COURT OF THE 17TH JUDICIAL DISTRICT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF LOS ANGELES AND ENTERED IN BOOK 4 PAGE 57 OF JUDGMENTS IN THE SUPERIOR COURT OF SAID COUNTY, DESCRIBED AS FOLLOWS:

## TITLE INSURANCE AND TRUST COMPANY

COMMENCING AT A POINT, SAID POINT BEING THE COUNTY OF LOS ANGELES TRIANGULATION MONUMENT SAN PEDRO HILLS D-7, AND HAVING STATE COORDINATES OF NORTH 4,019,330.05, EAST 4,164,224.94 SAID POINT BEING LOCATED ON A POINT OF LAND NORTH OF PALOS VERDES DRIVE OVERLOOKING POINT VICENTE LIGHTHOUSE, THENCE NORTH 53 DEGREES 31 MINUTES 58 SECONDS EAST, 415.07 FEET TO THE CENTER OF THE NORTHWEST GUN TURRET OF BATTERY 240; THENCE NORTH 51 DEGREES 59 MINUTES 13 SECONDS EAST, 55.00 FEET; THENCE NORTH 38 DEGREES 00 MINUTES 47 SECONDS WEST, 56.15 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 36 DEGREES 00 MINUTES 43 SECONDS EAST, 19.31 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 105.00 FEET; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 60 DEGREES 58 MINUTES 07 SECONDS, A DISTANCE OF 111.73 FEET; THENCE SOUTH 83 DEGREES 01 MINUTES 10 SECONDS EAST, 69.38 FEET; THENCE SOUTH 86 DEGREES 20 MINUTES 48 SECONDS EAST, 212.34 FEET; THENCE SOUTH 83 DEGREES 00 MINUTES 49 SECONDS EAST, 163.75 FEET; THENCE NORTH 86 DEGREES 53 MINUTES 56 SECONDS EAST, 231.19 FEET; THENCE NORTH 84 DEGREES 31 MINUTES 12 SECONDS EAST, 216.25 FEET; THENCE NORTH 62 DEGREES 19 MINUTES 00 SECONDS EAST, 79.98 FEET TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF HAWTHORNE BOULEVARD, SAID POINT BEGINNING A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 550.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 21 MINUTES 17 SECONDS, A DISTANCE OF 22.60 FEET; THENCE SOUTH 62 DEGREES 19 MINUTES 00 SECONDS WEST, 94.43 FEET; THENCE SOUTH 84 DEGREES 31 MINUTES 12 SECONDS WEST, 220.18 FEET; THENCE SOUTH 86 DEGREES 49 MINUTES 42 SECONDS WEST, 232.27 FEET; THENCE NORTH 83 DEGREES 00 MINUTES 49 SECONDS WEST, 166.47 FEET; THENCE NORTH 86 DEGREES 20 MINUTES 48 SECONDS, WEST 212.35 FEET; THENCE NORTH 83 DEGREES 01 MINUTES 10 SECONDS WEST, 69.96 FEET TO A POINT BEGINNING A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 85.00 FEET; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 60 DEGREES 58 MINUTES 07 SECONDS, A DISTANCE OF 90.45 FEET; THROUGH A CENTRAL ANGLE OF 60 DEGREES 58 MINUTES 07 SECONDS, A DISTANCE OF 90.45 FEET; THENCE SOUTH 36 DEGREES 00 MINUTES 43 SECONDS WEST, 25.04 FEET; THENCE NORTH 38 DEGREES 00 MINUTES 47 SECONDS WEST, 20.80 FEET; TO THE TRUE POINT OF BEGINNING.

6. TITLE OF THE VESTES HEREIN WAS ACQUIRED PRIOR TO MARCH 1, 1975

7. THE REQUIREMENT THAT WE BE FURNISHED WITH WRITTEN APPROVAL OF LEGAL DESCRIPTION.

## TITLE INSURANCE AND TRUST COMPANY

## DESCRIPTION:

THAT PORTION OF BLOCK "H", AS SHOWN ON MAP OF THE RANCHO LOS PALOS VERDES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ALLOTTED TO JOTHAM BIXBY, BY DECREE IN PARTITION IN THE ACTION "BIXBY ET AL. VS. BENT, ET AL." CASE NO. 2373, IN THE DISTRICT COURT OF THE 17TH JUDICIAL DISTRICT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF LOS ANGELES AND ENTERED IN BOOK 4, PAGE 57 OF JUDGMENTS IN THE SUPERIOR COURT OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT, SAID POINT BEING THE COUNTY OF LOS ANGELES TRIANGULATION MONUMENT SAN PEDRO HILLS D-7, AND HAVING STATE COORDINATES OF NORTH 4,019,330.05, EAST 4,164,224.94 SAID POINT BEING LOCATED ON A POINT OF LAND NORTH OF PALOS VERDES DRIVE OVERLOOKING POINT VICENTE LIGHTHOUSE, THENCE NORTH 53 DEGREES 31 MINUTES 58 SECONDS EAST, 415.07 FEET TO THE CENTER OF THE NORTHWEST GUN TURRET OF BATTERY 240; THENCE NORTH 51 DEGREES 59 MINUTES 13 SECONDS EAST, 55.00 FEET; THENCE NORTH 38 DEGREES 00 MINUTES 47 SECONDS WEST, 56.15 FEET; THENCE NORTH 36 DEGREES 00 MINUTES 43 SECONDS EAST, 19.31 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 105.00 FEET; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 60 DEGREES 58 MINUTES 07 SECONDS, A DISTANCE OF 111.73 FEET; THENCE SOUTH 83 DEGREES 01 MINUTES 10 SECONDS EAST, 69.38 FEET; THENCE SOUTH 86 DEGREES 20 MINUTES 48 SECONDS EAST, 212.34 FEET; THENCE SOUTH 83 DEGREES 00 MINUTES 49 SECONDS EAST, 163.75 FEET TO A POINT IN THAT CERTAIN COURSE HAVING A BEARING AND DISTANCE OF " SOUTH 2 DEGREES 23 MINUTES 42 SECONDS EAST 78.06 FEET" DESCRIBED IN THE DEED TO PALOS VERDES PENINSULA UNIFIED SCHOOL DISTRICT, RECORDED ON AUGUST 29, 1978 AS INSTRUMENT NO. 78-957270 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT BEING DISTRICT THEREON SOUTH 2 DEGREES 23 MINUTES 42 SECONDS EAST 78.06 FEET FROM THE NORTHERLY TERMINUS OF SAID CERTAIN COURSE, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID CERTAIN COURSE AND ITS PROLONGATION SOUTH 02 DEGREES 23 MINUTES 42 SECONDS EAST, 200.00 FEET; THENCE SOUTH 47 DEGREES 16 MINUTES 25 SECONDS EAST, 150.00 FEET THENCE SOUTH 07 DEGREES 16 MINUTES 25 SECONDS EAST, 390.00 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 25 SECONDS EAST, 259.50 FEET; THENCE NORTH 42 DEGREES 43 MINUTES 35 SECONDS EAST, 232.00 FEET; THENCE NORTH 47 DEGREES 16 MINUTES 25 SECONDS WEST, 201.41 FEET; THENCE NORTH 42 DEGREES 43 MINUTES 35 SECONDS EAST, 215.00 FEET; THENCE NORTH 47 DEGREES 16 MINUTES 25 SECONDS WEST, 160.41 FEET; THENCE SOUTH 42 DEGREES 43 MINUTES 35 SECONDS WEST, 215.00 FEET; THENCE NORTH 47 DEGREES 16 MINUTES 25 SECONDS WEST, 130.18 FEET; THENCE NORTH 43 DEGREES 30 MINUTES 01 SECONDS EAST, 73.72 FEET; THENCE NORTH 05 DEGREES 28 MINUTES 48 SECONDS WEST, 110.00 FEET; THENCE NORTH 84 DEGREES 31 MINUTES 12 SECONDS EAST, 195.00 FEET; THENCE NORTH 62 DEGREES 19 MINUTES 00 SECONDS EAST, 109.97 FEET TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF HAWTHORNE BOULEVARD, SAID POINT BEGINNING A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 550.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 24 MINUTES 34 SECONDS, A DISTANCE OF 23.13 FEET; THENCE SOUTH 62 DEGREES 19 MINUTES 00 SECONDS WEST, 94.43 FEET; THENCE SOUTH 84 DEGREES 31 MINUTES 12 SECONDS WEST, 220.18 FEET; THENCE NORTH 05 DEGREES 28 MINUTES 48 SECONDS WEST, 20.00 FEET; TO THE WESTERLY TERMINUS OF THAT CERTAIN COURSE HAVING A BEARING AND DISTANCE OF SOUTH 84 DEGREES 31 MINUTES 12 SECONDS WEST 216.25 FEET, DESCRIBED IN SAID DEED THENCE ALONG THE BOUNDARY OF SAID DEEDS, NORTH 02 DEGREES 24 MINUTES 09 SECONDS WEST, 55.04 FEET; THENCE SOUTH 87 DEGREES 34 MINUTES 50 SECONDS WEST, 231.16 FEET; THENCE SOUTH 02 DEGREES 23 MINUTES 42 SECONDS EAST, 57.79 FEET TO THE TRUE POINT OF BEGINNING.

## TITLE INSURANCE AND TRUST COMPANY

RESERVING TO THE GRANTOR, HOWEVER, AN ACCESS EASEMENT ON, OVER, AND ACROSS, THE FOLLOWING DESCRIBED AREA:

THAT PORTION OF BLOCK "H", AS SHOWN ON MAP OF THE RANCHO LOS PALOS VERDES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ALLOTTED TO JOTHAM BIXBY, BY DECREE IN PARTITION IN THE ACTION "BIXBY ET AL. VS. BENT ET AL" CASE NO. 2373, IN THE DISTRICT COURT OF THE 17TH JUDICIAL DISTRICT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF LOS ANGELES, AND ENTERED IN BOOK 4, PAGE 57 OF JUDGMENTS IN THE SUPERIOR COURT OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT, SAID POINT BEING THE COUNTY OF LOS ANGELES TRIANGULATION MONUMENT SAN PEDRO HILLS D-7, AND HAVING STATE COORDINATES OF NORTH 4,019,330.05, EAST 4,164,224.94 SAID POINT BEING LOCATED ON A POINT OF LAND NORTH OF PALOS VERDES DRIVE OVER LOOKING POINT VICENTE LIGHTHOUSE, THENCE NORTH 53 DEGREES 31 MINUTES 58 SECONDS EAST, 415.07 FEET TO THE CENTER OF THE NORTHWEST GUN TURRET OF BATTERY 240; THENCE NORTH 51 DEGREES 59 MINUTES 13 SECONDS EAST, 55.00 FEET; THENCE NORTH 38 DEGREES 00 MINUTES 47 SECONDS WEST, 56.15 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 36 DEGREES 00 MINUTES 43 SECONDS EAST, 19.31 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 109.00 FEET; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 60 DEGREES 58 MINUTES 07 SECONDS, A DISTANCE OF 111.73 FEET; THENCE SOUTH 83 DEGREES 01 MINUTES 10 SECONDS EAST, 69.38 FEET; THENCE SOUTH 86 DEGREES 20 MINUTES 48 SECONDS EAST, 212.34 FEET; THENCE SOUTH 83 DEGREES 00 MINUTES 49 SECONDS EAST, 163.75 FEET; THENCE NORTH 86 DEGREES 53 MINUTES 56 SECONDS EAST, 231.19 FEET; THENCE NORTH 84 DEGREES 31 MINUTES 12 SECONDS EAST, 216.25 FEET; THENCE NORTH 62 DEGREES 19 MINUTES 00 SECONDS EAST, 79.98 FEET TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF HAWTHORNE BOULEVARD, SAID POINT BEGINNING A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 550.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 21 MINUTES 17 SECONDS, A DISTANCE OF 22.60 FEET; THENCE SOUTH 62 DEGREES 19 MINUTES 00 SECONDS WEST, 94.43 FEET; THENCE SOUTH 84 DEGREES 31 MINUTES 12 SECONDS WEST, 220.18 FEET; THENCE SOUTH 86 DEGREES 49 MINUTES 42 SECONDS WEST, 232.27 FEET; THENCE NORTH 83 DEGREES 00 MINUTES 49 SECONDS WEST, 166.47 FEET; THENCE NORTH 86 DEGREES 20 MINUTES 48 SECONDS WEST, 212.35 FEET; THENCE NORTH 83 DEGREES 01 MINUTES 10 SECONDS WEST, 69.96 FEET TO A POINT BEGINNING A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 85.00 FEET; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 60 DEGREES 58 MINUTES 07 SECONDS, A DISTANCE OF 90.45 FEET; THENCE SOUTH 36 DEGREES 00 MINUTES 43 SECONDS WEST, 25.04 FEET; THENCE NORTH 38 DEGREES 00 MINUTES 47 SECONDS WEST, 20.80 FEET; TO THE TRUE POINT OF BEGINNING.

TITLE INSURANCE AND TRUST COMPANY

TITLE OF THE VESTEE HEREIN WAS ACQUIRED BY DEED RECORDED:  
PRIOR TO SIX MONTHS FROM THE DATE HEREOF

POLICY RATE: 100 PER CENT

C.P./J.T.;26 TRIPL. PLATS

RECORDING REQUESTED BY:

~~United Title Ins. Co. #78-1782~~ *Little Inco Trust*  
& Palos Verdes Escrow Co. #: 1-24300

WHEN RECORDED MAIL TO:

City of Rancho Palos Verdes  
30940 Hawthorne Blvd.,  
Rancho Palos Verdes, Ca 90274  
Attn: Mr George Wunderlin

Portion, Los Angeles Defense Area, NIKE 55  
Point Vicente, Los Angeles, CA  
D-Calif-1088  
(City of Rancho Palos Verdes)

QUITCLAIM DEED

THIS INDENTURE, made the 25th day of September 1978, between the UNITED STATES OF AMERICA, acting by and through the Administrator of General Services, under and pursuant to the powers and authority contained in the provisions of the Federal Property and Administrative Services Act of 1949 (63 Stat. 377), as amended, and regulations and orders promulgated thereunder, GRANTOR, and the CITY OF RANCHO PALOS VERDES, GRANTEE,

WITNESSETH: That the said GRANTOR, for and in consideration of the sum of FOUR HUNDRED FIFTY THOUSAND DOLLARS (\$450,000.00) in lawful money of the United States of America, receipt of which is hereby acknowledged, has remised, released and forever quitclaimed, and by these presents does remise, release and forever quitclaim, unto the said GRANTEE, and to its successors and assigns, that certain real property situate, lying and being in the County of Los Angeles, State of California, described as follows:

THAT PORTION of Block "H", as shown on map of the Rancho Los Palos Verdes, in the County of Los Angeles, State of California, allotted to Jotham Bixby, by decree in partition in the action "Bixby et al vs. Bent et al" Case no. 2373, in the District Court of the 17th Judicial District of the State of California, in and for the County of Los Angeles and entered in Book 4, page 57 of judgments in the Superior Court of said County, described as follows:

COMMENCING at a point, said point being the County of Los Angeles Triangulation Monument San Pedro Hills D-7, and having state coordinates of north 4,019,330.05, East 4,164,224.94 said point being located on a point of land north of Palos Verdes Drive overlooking Point Vicente Lighthouse, thence north 53°31'58" East, 415.07 feet to the center of the northwest gun turret of Battery 240; thence north 51°59'13" east, 55.00 feet; thence north 38°00'47" west, 56.15 feet; thence north 36°00'43" east, 19.31 feet to the beginning of a tangent curve concave southerly having a radius of 105.00 feet; thence easterly along said curve, through a central angle of 60°58'07", a distance of 111.73 feet; thence south 83°01'10" east, 69.38 feet; thence south 86°20'48" east, 212.34 feet; thence south 83°00'49" east, 163.75 feet to the true point of beginning; thence south 02°23'43" east, 200.00 feet; thence south 47°16'25" east, 150.00 feet thence south 07°16'25" east, 390.00 feet; thence south 89°16'25" east, 259.50 feet; thence north 42°43'35" east, 232.00 feet; thence north 47°16'25" west, 201.41 feet; thence north 42°43'35" east, 215.00 feet; thence north 47°16'25" west, 160.41 feet; thence south 42°43'35" west, 215.00 feet; thence north 47°16'25" west, 130.18 feet; thence north 43°30'01" east, 73.72 feet; thence north 05°28'48" west, 110.00 feet; thence north 84°31'12" east, 195.00 feet; thence north 62°19'00" east, 109.97 feet to a point in the south right of way line of Hawthorne Boulevard, said point beginning a tangent curve concave northeasterly having a radius of 550.00 feet; thence northwesterly along said curve, through a central angle of 02°24'34", a distance of 23.13 feet; thence south 62°19'00" west, 94.43 feet; thence south 84°31'12" west, 220.18 feet; thence north 05°28'48" west, 20.00 feet; thence north 02°24'09" west, 55.04 feet; thence south 87°34'50" west, 231.16 feet; thence

Portion, Los Angeles Defense Area, NIKE 55  
Point Vicent, Los Angeles, CA  
D-Calif-1088  
(City of Rancho Palos Verdes)

south  $02^{\circ}23'42''$  east, 57.79 feet to the true point of beginning,

~~containing 6.00 acres more or less.~~

RESERVING to the GRANTOR, however, all oil, gas, and mineral rights and deposits.

ALSO RESERVING to the GRANTOR, an access easement on, over, and across, the following described area:

THAT PORTION of Block "H", as shown on map of the Rancho Los Palos Verdes, in the County of Los Angeles, State of California, allotted to Jotham Bixby, by decree in partition in the action "Bixby et al vs. Bent et al" Case no. 2373, in the District Court of the 17th Judicial District of the State of California, in and for the County of Los Angeles, and entered in Book 4, Page 57 of judgments in the Superior Court of said County, described as follows:

COMMENCING at a point, said point being the County of Los Angeles Triangulation Monument San Pedro Hills D-7, and having state coordinates of north 4,019,330.05, east 4,164,224.94 said point being located on a point of land north of Palos Verdes Drive overlooking Point Vicente Lighthouse, thence north  $53^{\circ}31'58''$  east, 415.07 feet to the center of the northwest gun turret of Battery 240; thence north  $51^{\circ}59'13''$  east, 55.00 feet; thence north  $38^{\circ}00'47''$  west, 56.15 feet to the true point of beginning; thence north  $36^{\circ}00'43''$  east, 19.31 feet to the beginning of a tangent curve concave southerly having a radius of 105.00 feet; thence easterly along said curve, through a central angle of  $60^{\circ}58'07''$ , a distance of 111.73 feet; thence south  $83^{\circ}01'10''$  east, 69.38 feet; thence south  $86^{\circ}20'48''$  east, 212.34 feet; thence south  $83^{\circ}00'49''$  east, 163.75 feet; thence north  $86^{\circ}53'56''$  east, 231.19 feet; thence north  $84^{\circ}31'12''$  east, 216.25 feet; thence north  $62^{\circ}19'00''$  east, 79.98 feet to a point in the south right of way line of Hawthorne Boulevard, said point beginning a tangent curve concave northeasterly having a radius of 550.00 feet; thence southeasterly along said curve, through a central angle of  $02^{\circ}21'17''$ , a distance of 22.60 feet; thence south  $62^{\circ}19'00''$  west, 94.43 feet; thence south  $84^{\circ}31'12''$  west, 220.18 feet; thence south  $86^{\circ}49'42''$  west, 232.27 feet; thence north  $83^{\circ}00'49''$  west, 166.47 feet; thence north  $86^{\circ}20'48''$  west, 212.35 feet; thence north  $83^{\circ}01'10''$  west, 69.96 feet to a point beginning a tangent curve concave southerly having a radius of 85.00 feet; thence westerly along said curve, through a central angle of  $60^{\circ}58'07''$ , a distance of 90.45 feet; thence south  $36^{\circ}00'43''$  west, 25.04 feet; thence north  $38^{\circ}00'47''$  west, 20.80 feet; to the true point of beginning.

SUBJECT TO rights of way, restrictions, reservations and easements now existing or of record.

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

Portion, Los Angeles Defense Area, NIKE 55  
Point Vicente, Los Angeles, CA  
D-Calif-1088  
(City of Rancho Palos Verdes)

SAID PROPERTY transferred hereby was duly determined to be surplus, and was assigned to the General Services Administration for disposal pursuant to the Federal Property and Administrative Services Act of 1949 (63 Stat. 377), as amended, and applicable rules, orders and regulations.

TO HAVE AND TO HOLD, all and singular, the said premises, with the improvements thereon, unto the said GRANTEE, its successors and assigns forever.

THE GRANTEE covenants for itself, its heirs, successors and assigns and every successor in interest to the property hereby conveyed, or any part thereof, that the said Grantee and such heirs, successors, and assigns shall not discriminate upon the basis of race, color, religion, or national origin in the use, occupancy, sale, or lease of the property, or in their employment practices conducted thereon. The United States of America shall be deemed a beneficiary of this covenant without regard to whether it remains the owner of any land or interest therein in the locality of the property hereby conveyed and shall have the sold right to enforce this covenant in any court of competent jurisdiction.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed as of the day and year first above written.

UNITED STATES OF AMERICA  
Acting by and through the  
ADMINISTRATOR OF GENERAL SERVICES

By



A. B. PACE

Director, Real Property Division  
Federal Property Resources Service  
General Services Administration  
Region 9, San Francisco, California

