SURVEY ACCORDING TO A.L.T.A. / A.C.S.M. REQUIREMENTS

OF RANCHO PALOS VERDES CITY HALL PROPERTY
IN THE CITY OF RANCHO PALOS VERDES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

KDM Meridian
22541 Aspan Street
Suite C
Lake Forest, CA 92630
Phone: 949-768-0731
Fax: 949-768-3731

SURVEY DATE:	SCALE:	JOB NUMBER:	DWG NUMBER:
12/05/07	N/A	07-RPV-01	RPV-City Hall

DRAFTED BY:	CHECKED BY:
KMK	RCM

REVISIONS

REVISED "EXCEPTIONS" FROM AMENDED TITLE REPORT	03/04/2008

SHEET 1 OF 8 SHEETS

LEGAL DESCRIPTION

PER TITLE REPORT BY FIRST AMERICAN TITLE COMPANY
ORDER NO. OSA-2913952 (18) AMENDED: FEBRUARY 25, 2008

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: (APN 7573-002-909 AND 910)

THAT PORTION OF BLOCK "H", AS SHOWN ON A 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 JUDGEMENTS IN THE SUPERIOR COURT OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT STATION 1, IN THE NORTHERLY BOUNDARY OF THAT CERTAIN LIGHTHOUSE RESERVATION, AS DESCRIBED IN DEED RECORDED IN BOOK 463, PAGE 100, OFFICIAL RECORDS OF SAID COUNTY, SAID STATION BEING MARKED BY A 1-1/2" IRON PIPE; THENCE ALONG SAID NORTHERLY BOUNDARY LINE NORTH 60°41'43" WEST, 218.34 FEET TO ITS INTERSECTION WITH A TRAVERSE OF THE MEAN HIGH WATER OF THE PACIFIC OCEAN ESTABLISHED BY SURVEY OF THE UNITED STATES ENGINEERING DEPARTMENT IN NOVEMBER, 1941; THENCE ALONG SAID MEAN HIGH WATER TRAVERSE THE FOLLOWING COURSES AND DISTANCES:

NORTH 30°44'27" WEST, 270.54 FEET; NORTH 51°16'42" WEST 268.98 FEET; NORTH 31°10'46" WEST, 99.54 FEET; NORTH 20°37'33" WEST, 274.47 FEET; NORTH 29°12'20" WEST, 430.27 FEET; THENCE NORTH 82° 28' 30" EAST, 2,819.16 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF HAWTHORNE BOULEVARD, ALSO BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 7°52'04" WEST, 181.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 550.00 FEET AND CENTRAL ANGLE OF 65°17'20", A RADIAL LINE FROM SAID POINT OF TANGENCY BEARING SOUTH 82°07'56" EAST; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG SAID CURVE 626.73 FEET TO ITS INTERSECTION WITH A LINE BEARING SOUTH 1°31'35" WEST, A RADIAL LINE FROM SAID POINT OF INTERSECTION BEARING NORTH 32°34'44" EAST; THENCE EASTERLY ALONG SAID CURVE HAVING A RADIUS OF 550.00 FEET, THROUGH A CENTRAL ANGLE OF 35°57'50", A DISTANCE OF 345.23 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 3,030.76 FEET, SAID COMPOUND CURVE BEING IN THE SOUTHERLY LINE OF SAID HAWTHORNE BOULEVARD SHOWN ON SAID COUNTY SURVEYOR'S MAP AS HAVING A CENTERLINE RADIUS OF 2,980.76 FEET AND A CENTRAL ANGLE OF 12°04'30"; THENCE EASTERLY ALONG SAID COMPOUND CURVE HAVING A RADIUS OF 3,030.76 FEET, THROUGH A CENTRAL ANGLE OF 08°03'48", A DISTANCE OF 426.52 FEET TO A POINT, A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS SOUTH 11°26'54" EAST; THENCE ALONG THE SOUTHERLY PROLONGATION OF SAID RADIAL LINE SOUTH 11°26'54" EAST, 376.77 FEET; THENCE SOUTH 515.05 FEET; THENCE SOUTH 49°00'00" WEST, 600.64 FEET MORE OR LESS TO A POINT IN THE NORTH RIGHT OF WAY LINE OF PALOS VERDES DRIVE SOUTH (120 FEET WIDE), HEREINAFTER BEING REFERRED TO AS POINT "A" FOR THE PURPOSE OF THIS DESCRIPTION; THENCE SOUTH 49°00'00" WEST, 82.44 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 825.00 FEET, AND A CENTRAL ANGLE OF 01°40'58", A RADIAL LINE FROM SAID POINT OF TANGENCY BEARING NORTH 18°39'41" EAST; THENCE WESTERLY ALONG SAID CURVE 24.23 FEET; THENCE NORTH 69°39'21" WEST, 515.52 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1425.16 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°53'10", A DISTANCE OF 544.39 FEET; THENCE SOUTH 88°27'29" WEST, 158.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,225.21 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°49'37", A DISTANCE OF 595.05 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 648.30 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 102°14'56", A DISTANCE OF 1,156.94 FEET; THENCE NORTH 38°32'02" EAST, 553.60 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 774.79 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°22'28", A DISTANCE OF 153.81 FEET; THENCE NORTH 82°28'30" EAST, 83.50 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF PALOS VERDES DRIVE WEST; THENCE NORTH 82°28'30" EAST, 956.58 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF HAWTHORNE BOULEVARD, ALSO BEING THE TRUE POINT OF BEGINNING EXCEPTING THE FOLLOWING DESCRIBED PARCELS A, B, AND C:

PARCEL A:

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 JUDGEMENTS 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 SAID 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°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, 120.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 51°59'13" WEST, 510.00 FEET; THENCE SOUTH 31°16'05" EAST, 125.00 FEET; THENCE SOUTH 83°28'53" EAST, 214.98 FEET; THENCE NORTH 82°58'46" EAST, 340.00 FEET; THENCE NORTH 51°59'13" EAST, 80.00 FEET; THENCE NORTH 38°00'47" WEST, 450.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 3.93 ACRES, MORE OR LESS.

PARCEL B:

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 JUDGEMENTS 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°31'58" EAST, 415.07 FEET TO THE CENTER OF THE NORTHWEST GUN TURRET OF BATTERY 240; THENCE NORTH 51°59'53" EAST, 55.00 THENCE NORTH 38°00'47" WEST, 56.15 FEET TO THE TRUE POINT OF BEGINNING, 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 NORTH 01°46'52" WEST, 109.94 FEET; THENCE NORTH 81°44'11" EAST, 278.53 FEET; THENCE SOUTH 88°50'35" EAST, 60.40 FEET; THENCE SOUTH 71°55'48" EAST, 57.83 FEET; THENCE SOUTH 62°00'18" EAST 226.14 FEET; THENCE NORTH 62°19'00" EAST, 84.12 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°18'26" A DISTANCE OF 22.15 FEET; THENCE SOUTH 62°19'00" WEST, 79.98 FEET; THENCE SOUTH 84°31'12" WEST, 216.25 FEET; THENCE NORTH 02°24'09" WEST, 55.04 FEET; THENCE SOUTH 87°34'50" WEST, 231.16 FEET; THENCE SOUTH 02°23'42" EAST, 78.06 FEET; THENCE NORTH 83°00'49" WEST, 166.47 FEET; THENCE NORTH 86°20'48" WEST, 212.35 FEET; THENCE SOUTH 00°55'37" EAST, 260.42 FEET; THENCE NORTH 38°00'47" WEST, 292.73 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 2.23 ACRES, MORE OR LESS.

PARCEL C:

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 JUDGEMENTS 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 111.37 FEET; 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; 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 SOUTH 02°23'42" EAST, 57.79 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 6.00 ACRES, MORE OR LESS.

PARCEL 2: (APN 7573-002-906)

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 JUDGEMENTS 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 SAID 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°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, 120.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 51°59'13" WEST, 510.00 FEET; THENCE SOUTH 31°16'05" EAST, 125.00 FEET; THENCE SOUTH 83°28'53" EAST, 214.98 FEET; THENCE NORTH 82°58'46" EAST, 340.00 FEET; THENCE NORTH 51°59'13" EAST, 80.00 FEET; THENCE NORTH 38°00'47" WEST, 450.00 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 3.93 ACRES, MORE OR LESS.

LEGAL DESCRIPTION (CONT.)

PER TITLE REPORT BY FIRST AMERICAN TITLE COMPANY
ORDER NO. OSA-2913952 (18) AMENDED: OCTOBER 19, 2007

PARCEL 3: (APN 7573-002-912)

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 JUDGEMENTS 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°31'58" EAST, 415.07 FEET TO THE CENTER OF THE NORTHWEST GUN TURRET OF BATTERY 240; THENCE NORTH 51°59'53" EAST, 55.00 THENCE NORTH 38°00'47" WEST, 56.15 FEET TO THE TRUE POINT OF BEGINNING, 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 NORTH 01°46'52" WEST, 109.94 FEET; THENCE NORTH 81°44'11" EAST, 278.53 FEET; THENCE SOUTH 88°50'35" EAST, 60.40 FEET; THENCE SOUTH 71°55'48" EAST, 57.83 FEET; THENCE SOUTH 62°00'18" EAST 226.14 FEET;THENCE NORTH 62°19'00" EAST, 84.12 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°18'26" A DISTANCE OF 22.15 FEET; THENCE SOUTH 62°19'00" WEST, 79.98 FEET; THENCE SOUTH 84°31'12" WEST, 216.25 FEET; THENCE NORTH 02°24'09" WEST, 55.04 FEET; THENCE SOUTH 87°34'50" WEST, 231.16 FEET; THENCE SOUTH 02°23'42" EAST, 78.06 FEET; THENCE NORTH 83°00'49" WEST, 166.47 FEET; THENCE NORTH 86°20'48" WEST, 212.35 FEET; THENCE SOUTH 00°55'37" EAST, 260.42 FEET; THENCE NORTH 38°00'47" WEST, 292.73 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 2.23 ACRES, MORE OR LESS.

EXCEPT THEREFROM THAT PORTION OF SAID LAND AS DESCRIBED IN QUITCLAIM DEED RECORDED JUNE 5, 1987 INSTRUMENT NO. 87-895749.

PARCEL 4: (APN 7573-002-913)

THAT PORTION OF BLOCK "H", AS SHOWN ON MAP OF 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 JUDGEMENTS 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 1,019,330.05, 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 TO THE TRUE POINT OF BEGINNING. 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 NORTH 01°46'52" WEST, 109.94 FEET; THENCE NORTH 81°44'11" EAST, 278.53 FEET; THENCE SOUTH 88°50'35" EAST, 60.40 FEET; THENCE SOUTH 71°55'48" EAST, 57.83 FEET; THENCE SOUTH 62°00'18" EAST, 226.14 FEET; THENCE NORTH 62°19'00" EAST, 84.12 FEET; SAID POINT BEGINNING 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°18'26", A DISTANCE OF 22.15 FEET; THENCE SOUTH 62°19'00" WEST, 79.98 FEET; THENCE SOUTH 84°31'12" WEST, 216.25 FEET; THENCE NORTH 02°24'09" WEST, 55.04 FEET; THENCE SOUTH 87°34'50" WEST, 231.61 FEET; THENCE SOUTH 02°23'42" EAST, 78.06 FEET; THENCE NORTH 83°00'49" WEST, 166.47 FEET; THENCE NORTH 86°20'48" WEST, 212.35 FEET; THENCE SOUTHERLY 83°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°58'07", A DISTANCE OF 90.54 FEET; THENCE SOUTH 36°00'43" WEST, 25.04 FEET; THENCE NORTH 38°00'47" WEST, 20.80 FEET, TO THE TRUE POINT OF BEGINNING, CONTAINING 1.66 ACRES MORE OR LESS.

PARCEL 5: (APN 7573-002-908)

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 JUDGEMENTS 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 111.37 FEET; 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 SOUTH 02°23'42" EAST, 57.79 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 6.00 ACRES, MORE OR LESS.

PARCEL 6: (APN 7573-002-011)

THAT PORTION OF LOT "H" IN THE RANCHO LOS PALOS VERDES, AS SHOWN ON MAP FILED IN CASE NO. 2372 OF THE DISTRICT COURT OF THE 17TH JUDICIAL DISTRICT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA BEING A PORTION OF PARCEL 85 OF L.A.C.A. MAP NO. 51, BOUNDED AS FOLLOWS:

BOUNDED SOUTHERLY BY THE NORTHERLY LINE OF LAND DESCRIBED AS "TRACT NO. A-101" A COPY OF WHICH RECORDED JULY 1, 1954 AS INSTRUMENT NO. 2868 IN BOOK 44965, PAGE 87 OF OFFICIAL RECORDS;

BOUNDED EASTERLY BY THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF THE ABOVE MENTION "TRACT NO. A-101";

BOUNDED NORTHERLY BY THE SOUTHERLY LINE OF HAWTHORNE BOULEVARD, 100 FEET WIDE, AS DESCRIBED IN THE DEED RECORDED APRIL 23, 1963 AS INSTRUMENT NO. 4833 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY RECORDER.

THE ABOVE LAND IS DESCRIBED IN TAX DEED RECORDED MARCH 18, 1980 AS INSTRUMENT NO. 80-274339.

PROFORMA LEGAL:

THE ABOVE LEGAL DESCRIPTION IS PROFORMA IN NATURE AND MUST BE APPROVED BY ALL PARTIES INVOLVED IN THE TRANSACTION, THERE IS NO ASSURANCE THAT THE LEGAL DESCRIPTION IS IN FACT INSURABLE IN ITS PRESENT FORM, BY REASON OF ITS INCLUSION HEREIN.

OWNERSHIP

PER TITLE REPORT BY FIRST AMERICAN TITLE COMPANY
ORDER NO. OSA-2913952 (18) AMENDED: OCTOBER 19, 2007

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

UNITED STATES OF AMERICA, AS TO PARCELS 2, AND 3, CITY OF RANCHO PALOS VERDES, AS TO PARCELS 1, 4, AND 5, AND JULIE SHULAR, AS TO PARCEL 6.

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

A FEE

BASIS OF BEARINGS

CCS-83, ZONE V AS DETERMINED LOCALLY BETWEEN CSRC STATIONS PVE3 AND PVHS, BEING N36°46'14.72"W

EXCEPTIONS

PER TITLE REPORT BY FIRST AMERICAN TITLE COMPANY
ORDER NO. OSA-2913952 (18) AMENDED: OCTOBER 19, 2007

1 GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2008-2009, A LIEN NOT YET DUE OR PAYABLE.

2 GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2007-2008.

FIRST INSTALLMENT:	$118.43, OPEN
PENALTY:	$11.84
SECOND INSTALLMENT:	$118.42, OPEN
PENALTY:	$21.84
TAX RATE AREA:	07091
A.P. NO.:	7573-002-011

3 THE LIEN OF DEFAULTED TAXES FOR THE FISCAL YEAR 1991-1992, AND ANY SUBSEQUENT DELINQUENCIES.

TAX RATE AREA:	07091
A.P. NO.:	7573-002-011
AMOUNT TO REDEEM:	$3,854.32
VALID THROUGH:	NOVEMBER 30, 2007
AMOUNT TO REDEEM:	$3,877.90
VALID THROUGH:	DECEMBER 31, 2007

4 THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.

5 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

(6) AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES AND INCIDENTAL PURPOSES, RECORDED AUGUST 27, 1926 IN BOOK 6059, PAGE 178; OCTOBER 30, 1930 IN BOOK 10318, PAGE 319 AND JANUARY 22, 1932 IN BOOK 11403, PAGE 86, ALL OF OFFICIAL RECORDS.

IN FAVOR OF: COUNTY OF LOS ANGELES
AFFECTS: PORTION OF SAID LAND

7 AN EASEMENT FOR PIPE LINE PURPOSES AND INCIDENTAL PURPOSES, RECORDED AUGUST 25, 1934 IN BOOK 12886, PAGE 274 OF OFFICIAL RECORDS.

IN FAVOR OF: PALOS VERDES WATER COMPANY, A CORPORATION
AFFECTS: PORTION OF SAID LAND

8 ANY INTEREST OR CLAIM ADVERSE TO THAT OF THE PARTY IN WHOM THE TITLE IS HEREIN SHOWN TO BE VESTED SHOULD IT BE ALLEGED OR DETERMINED THAT ANY PORTION OF SAID PROPERTY DESCRIBED HEREIN WHICH AT ANY TIME WAS TIDE LAND WAS NOT FORCED BY THE DEPOSIT OF ALLUVION FROM NATURAL CAUSES AND BY IMPERCEPTIBLE DEGREES.

9 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED FEBRUARY 2, 1950 IN BOOK 32160, PAGE 26 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, DISABILITY, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN OR SOURCE OF INCOME (AS DEFINED IN CALIFORNIA GOVERNMENT CODE §12955(P)), TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 U.S.C. §3604(C) OR CALIFORNIA GOVERNMENT CODE §12955. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

(10) AN EASEMENT FOR LINES, POLES, WIRES AND CABLES AND INCIDENTAL PURPOSES, RECORDED AUGUST 4, 1968 AS INSTRUMENT NO. 3269 OF OFFICIAL RECORDS.

IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: PORTION OF SAID LAND

(11) AN EASEMENT FOR ROADS OR STREET AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 4, 1964 AS INSTRUMENT NO. 5377 OF OFFICIAL RECORDS.

IN FAVOR OF: COUNTY OF LOS ANGELES
AFFECTS: PORTION OF SAID LAND

(12) AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED AUGUST 29, 1978 AS INSTRUMENT NO. 78-957270 OF OFFICIAL RECORDS.

IN FAVOR OF: PALOS VERDES PENINSULA UNITED SCHOOL DISTRICT
AFFECTS: PORTION OF SAID LAND

(13) AN EASEMENT FOR ACCESS EASEMENT AND INCIDENTAL PURPOSES, RECORDED MARCH 6, 1979 AS INSTRUMENT NO. 79-250254 OF OFFICIAL RECORDS.

IN FAVOR OF: UNITED STATES OF AMERICA
AFFECTS: PORTION OF SAID LAND

(14) AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 19, 1963 AS INSTRUMENT NO. 5516 OF OFFICIAL RECORDS.

IN FAVOR OF: COUNTY OF LOS ANGELES
AFFECTS: PORTION OF SAID LAND

(15) AN EASEMENT FOR CONSTRUCT, USE, MAINTAIN, OPERATE, ALTER, ADD TO, REPAIR, REPLACE, RECONSTRUCT, INSPECT AND REMOVE AT ANY TIME AND FROM TIME TO TIME UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS (HEREINAFTER REFERRED TO AS "SYSTEMS"), CONSISTING OF WIRES, UNDERGROUND CONDUITS, CABLES, VAULTS, MANHOLES, HANDHOLES, AND INCLUDING ABOVE-GROUND ENCLOSURES, MARKERS AND CONCRETE PADS AND INCIDENTAL PURPOSES, RECORDED APRIL 8, 1980 AS INSTRUMENT NO. 80-353760 OF OFFICIAL RECORDS.

IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: PORTION OF SAID LAND

(16) AN EASEMENT FOR CONSTRUCT, USE, MAINTAIN, OPERATE, ALTER, ADD TO, REPAIR, REPLACE, RECONSTRUCT, INSPECT AND REMOVE AT ANY TIME AND FROM TIME TO TIME UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS (HEREINAFTER REFERRED TO AS "SYSTEMS"), CONSISTING OF WIRES, UNDERGROUND CONDUITS, CABLES, VAULTS, MANHOLES, HANDHOLES, AND INCLUDING APPURTENANT FIXTURE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 14, 1984 AS INSTRUMENT NO. 84-191644 OF OFFICIAL RECORDS.

IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: PORTION OF SAID LAND

(17) AN EASEMENT FOR CONSTRUCT, USE, MAINTAIN, OPERATE, ALTER, ADD TO, REPAIR, REPLACE, RECONSTRUCT, INSPECT AND REMOVE AT ANY TIME AND FROM TIME TO TIME UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS (HEREINAFTER REFERRED TO AS "SYSTEMS"), CONSISTING OF WIRES, UNDERGROUND CONDUITS, CABLES, VAULTS, MANHOLES, HANDHOLES, AND INCLUDING ABOVE GROUND ENCLOSURES, MARKERS AND CONCRETE PADS AND OTHER APPURTENANT FIXTURE AND INCIDENTAL PURPOSES, RECORDED AUGUST 25, 1988 AS INSTRUMENT NO. 88-1353571 OF OFFICIAL RECORDS.

IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: PORTION OF SAID LAND

18 A NOTICE OF POWER TO SELL TAX DEFAULTED PROPERTY DATED JUNE 30, 1992 EXECUTED BY THE COUNTY TAX COLLECTOR FOR NON-PAYMENT OF DELINQUENT TAXES RECORDED AUGUST 15, 1997 AS INSTRUMENT NO. 97-1265933 OF OFFICIAL RECORDS.

19 THE PUBLIC RIGHTS, IF ANY, OF NAVIGATION OR FISHING.

20 ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCELINE/BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP REFERRED TO IN THE LEGAL DESCRIPTION.

21 RIGHTS OF PARTIES IN POSSESSION.

(22) AN EASEMENT FOR PUBLIC ROADWAY AND INCIDENTAL PRUPOSES IN THE DOCUMENT RECORDED DECEMBER 6, 1979 AS INSTRUMENT NO. 79-1370945 OF OFFICIAL RECORDS.

BENCH MARK

L.A. COUNTY BENCH MARK Y-9365
ELEVATION: 251.886 FT. (NAVD88)

SURVEYOR'S NOTES

1. THIS MAP DOES NOT SHOW UNDERGROUND IMPROVEMENTS, TANKS, WELLS OR UTILITIES AND SAME WERE NOT RESEARCHED BY KDMM NOR PROVIDED BY CLIENT.
2. ON-SITE SURFACE UTILITIES AND IMPROVEMENTS WERE LOCATED ONLY BY PHOTOGRAMMETRIC METHODS. NO FIELD VERIFICATION OF SUBSTANTIAL ON-SITE IMPROVEMENTS OR UTILITIES WAS MADE EXCEPT WITHIN 5 FEET OF PROPERTY LINES AND NO CERTIFICATION OF COMPLETENESS OR ACCURACY WITH REGARDS TO THESE ON-SITE ITEMS IS MADE.
3. PHYSICAL FEATURES WITHIN 5 FEET OF THE PROPERTY LINES WERE LOCATED BY CONVENTIONAL FIELD SURVEY. STRUCTURES AND PHYSICAL FEATURES INSIDE THE PROPERTY WERE LOCATED BY AERIAL PHOTOGRAMMETRY AND SUBJECT TO OBSCURATION OR MISIDENTIFICATION.
4. THIS SURVEY WAS PREPARED BASED UPON A PRELIMINARY TITLE REPORT, ORDER NO. OSA-2913952, DATED OCTOBER 19, 2007, BY FIRST AMERICAN TITLE COMPANY, 9130 ANAHEIM PLACE, SUITE 230, RANCHO CUCAMONGA, CA. 91730, ED LUQUE, TITLE OFFICER.
5. IT IS UNDERSTOOD THAT THIS SURVEY IS NOT TIED TO THE ISSUANCE OF TITLE INSURANCE OR GUARANTEE.
6. A ⬡ UNDER EXCEPTIONS INDICATES AN ITEM GRAPHICALLY DEPICTED ON SHEET 2.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 5, 8, 10, 11A AND 15 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

RICHARD C. MAHER, PLS 7564 ____________ DATED

LICENSED LAND SURVEYOR ★ RICHARD C. MAHER ★ EXP. 12/31/09 NO. 7564 STATE OF CALIFORNIA