

MAR 24 1972

4114

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CALIF.  
41 Min. Past 2 P.M. MAR 24 1972  
Registrar-Recorder

Recording Requested By:

When Recorded Return To:

Ridgecrest Ranchos Recreation  
and Park District  
28846 Crestridge Road  
Palos Verdes Peninsula,  
California 90274

RECORDING NECESSARY TO ESTABLISH CHAIN  
OF TITLE IN THE COUNTY OF LOS ANGELES

Consideration Less Than \$100.00

Mail Tax Bills To:

(Same as above)

DOCUMENTARY TRANSFER TAX \$ -0-  
 Computed on full value of property conveyed  
Or computed on full value less liens and encumbrances remaining at time of sale.  
PALOS VERDES PROPERTIES, a partnership  
By *[Signature]*  
Assistant General Manager

GRANT DEED

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MAR 24 1972

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, PALOS VERDES' PROPERTIES, a partnership, hereby grants, to the extent (and only to the extent) of such interest and ownership as it may have, to RIDGECREST RANCHOS RECREATION AND PARK DISTRICT, a Recreation & Park District the real property located in the unincorporated area of the County of Los Angeles, State of California, described as follows:

PART A:

Those portions of Crenshaw Boulevard and Crestridge Road in the County of Los Angeles, State of California, as shown on map of Tract No. 23398, filed in Book 614, pages 53 to 56 inclusive, of Maps, in the office of the Recorder of said county, and that portion of Crenshaw Boulevard, in Parcel 52, as shown on Los Angeles County Assessor's Map No. 51, in said county, filed in Book 1, page 1 of Assessor's Maps, in the office of said Recorder, described in Parcel 16-19 of deed to County of Los Angeles, recorded as Document No. 2400 on July 10, 1968 in Book D4060, page 863 of Official Records, in the office of said Recorder, within the following described boundaries:

Beginning at the intersection of the northerly boundary of Lot 15, said tract, with the southerly boundary of that certain 100 foot strip of land described in Part A of Parcel 16-10 of final order of condemnation in favor of County of Los Angeles, a certified copy of which was recorded as Document No. 4486 on October 14, 1969 in Book D4525, page 277 of Official Records, in the office of said Recorder; thence westerly and northwesterly along the southerly and southwesterly boundaries of said certain 100 foot strip of land to the southeasterly terminus of that certain 500 foot radius curve in the southwesterly, southerly and southeasterly boundaries of said certain 100 foot strip of land; thence northwesterly, westerly and southwesterly along said certain curve and its southwesterly continuation through a central angle of 71° 58' 23" a distance of 628.08 feet; thence South 43° 41' 45"

By *[Signature]*  
VICTOR ADORIAN, Director Real Estate Management

4114

MAR 24 1972

MAR 24 1972

West tangent to said southwesterly continuation 177.34 feet to the beginning of a tangent curve concave to the southeast and having a radius of 500 feet; thence southwesterly along said last mentioned curve to the beginning of a compound curve concave to the east, tangent to the northwesterly prolongation of the straight line in the southwesterly boundary of Lot 1, said tract, and having a radius of 27 feet; thence southerly along said compound curve to said northwesterly prolongation; thence southeasterly along said northwesterly prolongation to the southeasterly terminus of that certain 25 foot radius curve in the southwesterly, westerly and northwesterly boundaries of said last mentioned lot; thence northwesterly, northerly and northeasterly along said last mentioned certain curve to the northeasterly terminus thereof; thence northeasterly, easterly and southeasterly along the southeasterly, southerly and southwesterly boundaries of Crenshaw Boulevard, as shown on map of said tract, to the point of beginning,

PART B:

Those portions of Crenshaw Boulevard and Crestridge Road, in above mentioned county, as shown on map of Tract No. 23399, filed in Book 620, pages 22 to 25 inclusive, of above mentioned Maps, within the following described boundaries:

Beginning at the intersection of the westerly boundary of Lot 33, said tract, with the southerly continuation of last described 500 foot radius curve in above described Part A; thence northerly along said southerly continuation to the beginning of a compound curve concave to the south, tangent to the northwesterly prolongation of the straight line in the northeasterly boundary of Lot 32, said tract, and having a radius of 27 feet; thence easterly along said compound curve to said northwesterly prolongation; thence southeasterly along said northwesterly prolongation to the southeasterly terminus of that certain 25 foot radius curve in the northwesterly, northerly and northeasterly boundaries of said last mentioned lot; thence northwesterly, westerly and southwesterly along said last mentioned certain curve to the southwesterly terminus thereof; thence southwesterly and southerly along the southeasterly and easterly boundaries of said Crenshaw Boulevard to the point of beginning,

which real property is hereinafter sometimes referred to as the "property covered by this deed" or the "property covered hereby."

SUBJECT TO:

- (1) All taxes and assessments.
- (2) All matters of record and other title matters, including without limitation the hereinafter set forth covenants, conditions and restrictions.

PROVIDED HOWEVER:

That the property covered by this Deed is conveyed and

4114



MAR 24 1972

MAR 24 1972

accepted upon and shall be subject to the following covenants, conditions, restrictions and reservations which shall be binding upon the Grantee herein and its successors and assigns and shall exist in favor of Grantor and its successors and assigns, and said covenants, conditions and restrictions are imposed upon said land in favor of each and every portion of land therein as a dominant tenement or tenements and the present and future owners thereof and also in favor of the other land hereinafter referred to, and each portion thereof, as the dominant tenement or tenements and each present and each future owner of any portion of said last referred to land, and as hereinafter provided:

(1) The property covered by this Deed shall not, nor shall any portion thereof, be used for any purpose or use except for general park and recreation purposes and landscaping purposes, and no building or structure shall be constructed, placed or maintained upon any portion of said property covered hereby except decorative structures, walls or fences and decorative park or street signs in connection with such general park and recreation purposes and landscaping purposes.

(2) No rubbish, debris, objects or materials of any kind shall be placed or permitted to accumulate upon any portion of said property covered by this Deed which renders said portion of said property unsanitary, unsightly, offensive or detrimental to any property in the vicinity thereof or to the occupants of any such property in such vicinity, nor shall any nuisance exist upon any portion of said property which is detrimental to any property in the vicinity of such nuisance or to the occupants thereof.

(3) All structures, walls, fences and signs permitted hereunder shall at all times be maintained in good condition, repair and appearance.

(4) Nothing contained in this Deed shall prevent the use of any portion of the property covered hereby for road purposes,

4114

MAR 24 1972

public utility line purposes, sewer line purposes and/or storm drain purposes.

PROVIDED THAT: -

(1) The foregoing covenants, conditions and restrictions shall be and are covenants running with the land and shall inure to the benefit of Grantor and its successors and assigns, and shall pass with and be binding upon said property covered by this Deed and shall run in favor of and pass with (but not be binding upon): (i) all land within seven hundred fifty (750) feet in all directions from and outside of the exterior boundary lines of said property covered by this Deed, (ii) all other land adjoining or in the vicinity of said hereinbefore described property, and (iii) all property not included within said property covered by this Deed which is embraced within any of the following described tax parcels or tracts: Tax Parcels 38, 45, 48, 52, 89, 10, 99, 100 and 101 of L.A.C.A. Map No. 51 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, and Tract No. 21539 as per map recorded in Book 645, pages 29 to 35 inclusive of Maps in the office of the County Recorder of Los Angeles County, Tract No. 24460 as per map recorded in Book 648, pages 96 to 100 inclusive of Maps in the office of said County Recorder, Tract No. 27065 as per map recorded in Book 689, page 22 of Maps in the office of said County Recorder, Tract No. 27113 as per map recorded in Book 689, pages 45 to 50 inclusive of Maps in the office of said County Recorder, Tract No. 27114 as per map recorded in Book 755, pages 7 to 10 inclusive of Maps in the office of said County Recorder, Tract No. 29524 as per map recorded in Book 728, pages 5 to 9 inclusive of Maps in the office of said County Recorder, and Tract No. 30339 as per map recorded in Book 746, pages 85 to 88 inclusive of Maps in the office of said County Recorder; and a breach of any such covenant, condition or restriction

MAR 24 1972

4114



MAR 24 1972

MAR 24 1972

or the continuance of any such breach may be enjoined or abated, or may be otherwise remedied by action in equity or at law by Grantor or any successor or assign of Grantor or any present or future owner of any parcel of land which is embraced within any of the real property described in clause (i) or clause (ii) or clause (iii) above set forth in this paragraph.

(2) A breach of any of the covenants, conditions or restrictions contained in this Deed shall cause the property covered by this Deed on which such breach occurs to revert to Grantor, and Grantor as the owner of such reversionary right shall have the immediate right of re-entry into and upon such property upon which such breach occurs, and Grantor hereby reserves such reversionary right unto itself and its successors and assigns; provided, however, that no such reversion shall occur and no such right of re-entry shall accrue until the expiration of ninety (90) days after Grantor has given the owner of record in the office of the County Recorder of Los Angeles County of such property upon which such breach has occurred written notice of such breach and then only in event such breach has not been remedied and cured during such ninety (90) day period.

(3) The failure or delay to enforce any of the covenants, conditions, restrictions or reservations contained herein as to any property or in any manner shall in no event be deemed a waiver of the right to enforce the right thereafter or to enforce any other covenant, condition, restriction or reservation.

(4) The invalidation of any one or more of the provisions contained in this Deed by judgment or court order shall in no way affect any of the other provisions, but the same shall remain in full force and effect.

(5) The amendment, modification, change or termination of all or any of the covenants, conditions, restrictions and reservations contained in this Deed may be hereafter made and effected

411A

MAR 24 1972

MAR 24 1972

from time to time as to said property covered hereby, or any portion thereof, by written instrument duly acknowledged by the then owner of record in the office of the County Recorder of Los Angeles County, California, of the property covered by this Deed and Grantor or, if any, its then successor or assign, and the then owners of record in the said County Recorder's office of not less than three-fourths (3/4) in area of all real property within seven hundred fifty (750) feet in all directions from and outside of the exterior boundary lines of the property covered by this Deed (excepting as to property not covered by this deed, property which is then dedicated to the public use or owned or used by a public authority or body), with signatures acknowledged for recording, and recorded in the office of said County Recorder of said Los Angeles County.

IN WITNESS WHEREOF, said Palos Verdes Properties has executed this deed this 7th day of December, 1971.

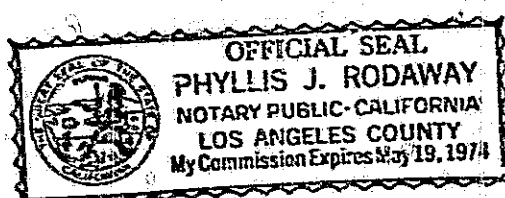
PALOS VERDES PROPERTIES,  
a partnership

By James Anderson  
Asst. General Manager and Agent  
James Anderson  
By Donald J. Owen  
Asst. General Manager and Agent  
Donald J. Owen

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } ss.

On this 7th day of December, 1971, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JAMES ANDERSON and DONALD J. OWEN, known to me to be agents of the partnership that executed the within instrument and acknowledged to me that they executed the same for and on behalf of said partnership and that said partnership executed the same.

WITNESS my hand and official seal.



Phyllis J. Rodaway  
Notary Public in and for said  
County and State.

411A