

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
39 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 641-0142

RECORD PACKET COPY

Filed: 9/20/99
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Staff: Hale-V *[Signature]*
Staff Report: 1/21/00
Hearing Date: 2/17/00
Commission Action:



STAFF REPORT: REGULAR CALENDAR

APPLICATION NO.: 4-98-313

APPLICANT: Larry Goodwin

PROJECT LOCATION: 21560 Hillside Drive, Topanga, Los Angeles County

PROJECT DESCRIPTION: Construct a 4,000 sq. ft., one story, 19 ft. high single family residence, including attached 3-car garage, install 15,000 gallon water tank, septic disposal system, water well, and offer to restrict any future easements for access across the subject parcel onto adjacent lands. No grading is proposed.

Lot area:	9.4 acres
Building coverage:	4,840 sq. ft.
Pavement coverage:	1,240 sq. ft.
Landscape coverage:	2,000 sq. ft.
Parking spaces:	3 (garage)

LOCAL APPROVALS RECEIVED: Approval in Concept, Los Angeles County: Department of Regional Planning (11/6/98), and Fire Department and Health Services Department Conceptual Approvals (5/10/99).

SUBSTANTIVE FILE DOCUMENTS: Certified Malibu/Santa Monica Mountains Land Use Plan; Engineering Geologic Memorandum and Update, prepared by Geoplan, Inc., dated April 17, 1999, Engineering Geologic Report for 21560 Hillside Drive, prepared by Geoplan, Inc., dated November 15, 1994; Coastal Development Permit 4-94-022 (Goodwin); Grant Deed of Easement executed December 13, 1977 by Silas M. Prewitt and Sue Prewitt; Easement Grant Deed and Agreement executed by Ernest A. Braun et al, on November 20, 1991 and January 3, 1992, variously; Grant Deed of Easement executed by John Bowden, Larry Durham, Janie Berry, and Margaret Knitzer, on December 13, 1977; Irrevocable Offer to Dedicate and Grant of Easement executed by Robert Rein, October 11, 1996. .

SUMMARY OF STAFF RECOMMENDATION

Staff recommends Approval of the proposed project with special conditions regarding: Wildfire Waiver, Geologic Recommendations, Landscaping, and Removal of Natural Vegetation. The proposed project is consistent with the scale of adjacent development approved by the Commission, and the subject site is not located in or adjacent to environmentally sensitive habitat areas. The site is not visible from public scenic coastal viewing areas. This item was continued from the November, 1999 hearing to resolve Commission concerns regarding ingress and egress to the subject parcel via Hillside Drive. A lot line adjustment was approved in 1992 that resulted in the current configuration of the subject parcel. The Commission's mapping unit and legal staff subsequently reviewed documents submitted by the applicant and the applicant's title company. The Commission staff is now satisfied that the applicant has demonstrated the existence of the relevant easements and the legal right to access to the subject parcel on Hillside Drive. In addition the staff has been informed that the opponents have constructed a gate blocking the private Hillside Drive and locking the applicant out of roadway access to the subject parcel. Photographs of the gate have been submitted to staff, and the owner of the gate has confirmed its placement since the last Commission meeting concerning the subject application. The owners of the gate have been informed by staff that the placement of the gate requires a coastal development permit but an application for the necessary permit has not been received to date.

I. STAFF RECOMMENDATION:

MOTION: *I move that the Commission approve Coastal Development Permit 4-98-313 pursuant to the staff recommendation.*

STAFF RECOMMENDATION OF APPROVAL:

The staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION TO APPROVE THE PERMIT:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to

substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. Standard Conditions

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.

2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.

3. **Compliance.** All development must occur in strict compliance with the proposal as set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.

4. **Interpretation.** Any questions of intent or interpretation of any term or condition will be resolved by the Executive Director or the Commission.

5. **Inspections.** The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.

6. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.

7. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. Special Conditions

1. Wild Fire Waiver of Liability

Prior to the issuance of the coastal development permit, the applicants shall submit a signed document which shall indemnify and hold harmless the California Coastal Commission, its officers, agents and employees against any and all claims, demands,

damages, costs, expenses or liability arising out of the acquisition, design, construction, operation, maintenance, existence, or failure of the permitted project in an area where an extraordinary potential for damage or destruction from wild fire exists as an inherent risk to life and property.

2. Plans Conforming to Geologic Recommendations

- A. All recommendations contained in the engineering geologic reports prepared for the subject property by Geoplan, Inc., dated April 17, 1999 and November 15, 1994, shall be incorporated into all final designs, site, grading and construction plans including but not limited to requirements for foundations, grading, drainage, and erosion control. All plans must be reviewed and approved by the consultants. Prior to the issuance of the coastal development permit, the applicant shall submit, for review and approval of the Executive Director, evidence of the consultants' review and approval of all project plans. Such evidence shall include affixation of the consulting geologists' stamp and signature to the final project plans and designs.
- B. The final plans approved by the consultant shall be in substantial conformance with the plans approved by the Commission relative to construction, grading and drainage. Any substantial changes in the proposed development approved by the Commission which may be required by the consultant shall require an amendment to the permit or a new coastal permit. The Executive Director shall determine whether required changes are "substantial."

3. Landscape and Fuel Modification Plans

- A. Prior to the issuance of the coastal development permit, the applicant shall submit landscape and fuel modification plans prepared by a licensed landscape architect or qualified ecological restoration biologist for review and approval by the Executive Director. The plan shall incorporate the following criteria:
 - (1) All areas on the subject site that are disturbed by construction activities shall be planted, and exposed areas stabilized by the application of geotextiles or other erosion control measures, immediately upon such site disturbances, such as vegetation removal for fuel modification required by the fire department. Plantings and other erosion control measures (such as the application of geotextiles or mulch to exposed soil areas) shall be continuously maintained for erosion control and visual enhancement purposes. To minimize the need for irrigation and to screen or soften the visual impact of development, all landscaping shall consist primarily of native/drought resistant plants as listed by the California Native Plant Society, Santa Monica Mountains Chapter, in their document entitled Recommended List of Plants for Landscaping in the Santa Monica Mountains, dated October 4, 1994. Invasive, non-indigenous plant

species that tend to supplant native species shall not be used. Irrigated lawn, turf, or ground cover utilized in planting plan shall be selected from the most drought-tolerant species, subspecies, or varieties suited to the Mediterranean climate of the Santa Monica Mountains area. Such planting shall be adequate to provide ninety (90) percent coverage within two (2) years and shall be repeated, if necessary, to provide such coverage. Exposed soils shall be stabilized by geotextiles, mulch, or other effective erosion control measures until the ninety (90) percent coverage standard is achieved.

- (2) All plantings shall be maintained in good growing condition throughout the life of the project, and, whenever necessary, shall be replaced with new plant materials to ensure continued compliance with applicable landscape requirements.
- (3) All development approved herein shall be undertaken in accordance with the final approved plans. Any proposed changes to the approved final landscape or fuel modification plans shall be reported to the Executive Director. No changes to said plans shall occur without a Coastal-Commission approved amendment to the coastal development permit, unless the Executive Director determines that no amendment is

B. Monitoring Plan

- (1) Five years from the date of issuance of the Certificate of Occupancy by the City of Malibu, the applicants shall submit for the review and approval of the Executive Director, a landscape monitoring report, prepared by a licensed Landscape Architect or qualified Resource Specialist, that certifies the on-site landscaping is in conformance with the landscape plan approved pursuant to this Special Condition. The monitoring report shall include photographic documentation of plant species and plant coverage.
- (2) If the landscape monitoring report indicates the landscaping is not in conformance with or has failed to meet the performance standards specified in the landscaping plan approved pursuant to this permit, the applicant, or successors in interest, shall submit a revised or supplemental landscape plan for the review and approval of the Executive Director. The revised landscaping plan must be prepared by a licensed Landscape Architect or a qualified Resource Specialist and shall specify measures to remediate those portions of the original plan that have failed or are not in conformance with the original approved plan.

4. Removal of Natural Vegetation

Removal of natural vegetation for the purpose of fuel modification within the 50 foot zone surrounding the proposed structure(s) shall not commence until the local government has issued a building or grading permit for the development approved pursuant to this permit. Vegetation thinning within the 50-200 foot fuel modification zone shall not occur until commencement of construction of the structure(s) approved pursuant to this permit.

5. Easement Restriction

- (A) By acceptance of this permit, the applicant agrees, on behalf of himself and all successors and assigns, that no easements shall be granted for ingress and egress across the parcel that is the subject of Coastal Development Permit 4-98-313 (Assessors Parcel Number 4440-07-057), except this restriction does not apply to any easement authorizing the use of the portion of Hillside Drive that crosses the applicant's parcel.
- (B) Prior to the issuance of Coastal Development Permit 4-98-313 the applicant shall execute and record a deed restriction in a form and content acceptable to the Executive Director, incorporating all of the above terms of this condition. The deed restriction shall include a legal description of the applicant's entire parcel, and shall include a map showing the boundaries of the subject parcel and the location of Hillside Drive. The deed restriction shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Commission amendment to this coastal development permit.

IV. Findings and Declarations

The Commission hereby finds and declares:

A. Background and Project Description

The applicant proposes to construct a 4,000 sq. ft., one story, 19 ft. high single family residence, including attached 3-car garage, to install a 15,000 gallon water tank, and septic disposal system, with no grading, on a 9.4-acre lot located at 21560 Hillside Drive, in Topanga, Los Angeles County. The Commission approved a similar single family residence, water tank, etc., on the adjacent lot at 21570 Hillside Drive, in 1994 (CDP 4-94-022-Goodwin). In 1992, the Commission approved a lot line adjustment that reconfigured two adjacent parcels into the lots at 21570 Hillside Drive and 21560 Hillside Drive (the current project site). The configuration of the lots before and after the lot line adjustment are shown on Exhibits 1 and 6. Prior to the approval of the lot line adjustment, various easements had been granted over Hillside Drive to provide for ingress and egress to Parcel No. 444-07-034 which was approximately 18 acres. The

small lot of approximately 2 acres that existed prior to the lot line adjustment, identified then as parcel No. 444-07-010, could only be accessed by a "paper" road via Greenleaf Canyon Road. Construction of such an access would have significant adverse environmental impacts due to the large amount of grading of steep slopes and destruction of habitat that would result. As a result of the lot line adjustment, parcel No. 444-07-010 was added to the southern portion of Parcel No. 444-07-034, which was split into two narrow parcels (and redesignated as Parcels No. 444-07-058 and 444-07-057) that are both adjacent to Hillside Drive (see Exhibit 1). Hillside Drive is an existing private road. Therefore, it was determined that approval of the lot line adjustment minimized the amount of grading required to provide access to the smaller parcel. As stated above, in 1994, the Commission approved construction of a house on Parcel No. 44-07-058. The house has been build and Goodwin (applicant) no longer owns this parcel.

The applicant additionally proposes to restrict the granting of any future easements for ingress or egress to adjacent lands through the subject parcel, except for the use of the existing Hillside Drive easement, as discussed further below.

The proposed project will be located on a relatively flat area of the subject parcel immediately adjacent to, and south of, Hillside Drive. The Los Angeles County Fire Department, Division of Forestry, staff have conducted a site visit and determined that no oak trees must be removed to achieve satisfactory fuel modification standards acceptable to the Division. The balance of the parcel slopes gently toward the southwest, downslope of Hillside Drive. The site is generally vegetated with typical mixed chaparral and sparse oak woodland vegetation. No environmentally sensitive habitat areas or species of special concern are known to occur on or adjacent to the site. The subject site is not visible from any designated scenic viewing areas or public parks and will not result in significant, adverse effects upon coastal visual resources. As noted, the applicant does not propose any grading of the subject site.

Nearby property owners have opposed the project, stating that the lot line adjustment approved in 1992 that resulted in a second parcel taking access from Hillside Drive improperly relied upon the applicant's representation that legal easements across Hillside Drive exist for the second parcel. The Commission staff, in consultation with the applicant's title insurance company, has obtained copies of all relevant easements and has determined that the applicant has the necessary easements to access both resultant parcels off Hillside Drive. The easements that the applicant relies on granted access to certain described land, which includes the land where the house proposed in this application will be located. The easements do not prevent division of this land into two separate lots. Under the easements, both lots are entitled to use Hillside Drive for ingress and egress.

The opponents also contend that the use of the existing access easements across Hillside Drive for the second (and subject) parcel is part of a long term development plan to grant further easements to facilitate the development of adjacent parcels. In

response, and to address the opponent's concerns, the applicant has offered to relinquish any rights that may exist to grant any additional easement(s) across the subject parcel, with the exception of easements on the portion of Hillside Drive (an existing road) that crosses the applicant's property.

The applicant states that neither the subject parcel or the adjacent lot previously owned by the applicant, and known as 21570 Hillside Drive, have any access easements for use of access via Greenleaf Canyon Road. The applicant states that if such access rights ever existed, they were surrendered at the time of the lot line adjustment in favor of using the less environmentally damaging access from the existing Hillside Drive. The applicant proposes that the Permit include Special Condition 5, to insure that no access to adjacent lands could be granted by the applicant or successor owner via Greenleaf Canyon Road. In accordance with the applicant's proposal, Special Condition 5 addresses the prohibition on future access easements, other than via Hillside Drive, across the subject parcel. See Exhibits 6-8.

The opponents have cited a State Superior Court judgement (No. LC 011 366) (see Exhibit 8) that they claim supports their argument that the subject parcel does not have the right to use Hillside Drive for ingress and egress. That case involved a challenge to a lot line adjustment approved by Los Angeles County that adjusted the boundaries of two adjacent parcels. However, that Judgement does not support the opponents' position because it involved a different factual situation. In that case, only one parcel had a legal easement for ingress and egress, while the adjacent parcel did not. The lot line adjustment attached a small portion of the lot that had an easement to the lot that did not have an easement, in an effort to give the second lot the benefit of the easement. The Judgement indicates that the owner of the two parcels could not obtain access to the second lot via the lot line adjustment. In the case of the subject parcel, however, access for ingress and egress via Hillside Drive existed for the property where the current development is proposed prior to the lot line adjustment. The lot line adjustment divided the property that had the easements into two separate parcels. The lot line adjustment also did attach a small (2 acre) parcel to the property with the easements, however, the proposed development is not located on that portion of the parcel and there is no attempt to obtain access to the 2 acres through the lot line adjustment. Thus, the lot line adjustment did not extend access to property that previously had none, as was the case in the cited example.

As noted previously, therefore, the Commission has determined that the applicant has demonstrated the existence of, and legal right to use, access easements for ingress and egress to the subject parcel proposed for development pursuant to this application for a coastal development permit.

B. Geologic Stability; Hazards

Section 30253 of the Coastal Act states in pertinent part that new development shall:

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
- (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

In addition, the Malibu LUP, which the Commission has utilized as guidance in past perm decisions, contains policies applicable to the proposed project:

P 147 Continue to evaluate all new development for impact on, and from, geologic hazard.

P 149 Continue to require a geologic report, prepared by a registered engineer...

P 156 Continue to evaluate all new development for impact on, and from, fire hazard.

The applicant proposes to construct a 4,000 sq. ft., one story, 19 ft. high single family residence, including attached 3-car garage, install a 15,000 gallon water tank and a septic disposal system, with no grading, on a gently sloping approximately 9 acre lot located on the southern side of Hillside Drive, in Topanga.

The proposed development is located in the Santa Monica Mountains, an area that is generally considered to be subject to an unusually high amount of natural hazards. Geologic hazards common to the Santa Monica Mountains include landslides, erosion, and flooding. In addition, fire is an inherent threat to the indigenous chaparral community of the coastal mountains. Wild fires often denude hillsides in the Santa Monica Mountains of all existing vegetation, thereby contributing to an increased potential for erosion and landslides on property.

1. Geology; Site Stability

Section 30253 of the Coastal Act requires that new development assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area. The applicant has submitted engineering geology reports prepared for the subject property titled: "Engineering Geologic Memorandum and Update," prepared by Geoplan, Inc., dated April 17, 1999, and Engineering Geologic Report for 21560 Hillside Drive, prepared by Geoplan, Inc., dated November 15, 1994. The reports make a number of specific recommendations concerning construction practices, foundations, drainage, construction specifications, sewage disposal, etc., and conclude that:

The building site will not be affected by landslide, settlement, or slippage and implementation of the proposed development in conformance with plans and specifications, requirements of the Uniform Building Code and the elements of good and standard practice will not affect neighboring property adversely.

The Commission has, in past permit actions in the Malibu/Santa Monica Mountains area, found that geologic recommendations that ensure project consistency with the applicable requirements of the County Code provide acceptable assurance that a proposed project will be safe and free from geologic hazard, and will not contribute to offsite geologic hazards or erosion, provided the recommendations of the consulting geotechnical expert are implemented in all relevant final project plans and designs. Thus, the Commission finds that based on the recommendations of the consulting geologists, if the referenced geologic recommendations are adequately incorporated into the final project plans and designs, the project will be consistent with the requirements of Coastal Act Section 30253(a). To ensure that these recommendations are incorporated into the project, Special Condition 2 requires the applicant to provide evidence to the Executive Director's satisfaction that the consultant has verified that the recommendations in the referenced geologic reports have been incorporated into the final project plans and designs.

In addition, Special Conditions 3 (landscape and fuel modification plans) and 4 (removal of natural vegetation) impose limits on the disturbance of existing native species on site, allowing only that which is mandated by the Los Angeles County Fire Department to control fire hazards and then only at the appropriate time (at issuance of Certificate of Occupancy by the City of Malibu), thereby reducing the potential for erosion from wind and rain that follows the exposure of soils when vegetation removal is undertaken in excess and before necessary. The special conditions also require replanting areas disturbed by construction with native plants. Monitoring is required to ensure that the landscape plan is successful. Additionally, implementation of the approved landscape plan is more likely to succeed, and thereby minimize the adverse effects of site disturbance that may result from construction activities, when the site is actually occupied and residents are present to monitor the plantings.

Therefore, for all of the reasons cited above, the Commission finds that the proposed project, as conditioned by Special Conditions 1, 2, 3, and 4 will be consistent with the requirements of Coastal Act Section 30253 applicable to geologic stability.

2. Wild Fire

The Coastal Act also requires that new development minimize the risk to life and property in areas of high fire hazard. The Coastal Act recognizes that new development may involve the taking of some risk. Coastal Act policies require the Commission to establish the appropriate degree of risk acceptable for the proposed

development and to establish who should assume the risk. When development in areas of identified hazards is proposed, the Commission considers the hazard associated with the project site and the potential cost to the public, as well as the individual's right to use his property.

Vegetation in the coastal areas of the Santa Monica Mountains consists mostly of coastal sage scrub and chaparral. Many plant species common to these communities produce and store terpenes, which are highly flammable substances (Mooney in Barbour, Terrestrial Vegetation of California, 1988). Chaparral and sage scrub communities have evolved in concert with, and continue to produce the potential for, frequent wild fires. The typical warm, dry summer conditions of the Mediterranean climate combine with the natural characteristics of the native vegetation to pose a risk of wild fire damage to development that cannot be completely avoided or mitigated.

Due to the fact that the proposed project is located in an area that is known to be subject to an extraordinary potential for damage or destruction from wild fire, the Commission can only approve the project if the applicant assumes the liability from constructing a residence in an area known to be subject to these risks. Through Special Condition 1, the wild fire waiver of liability, the applicant acknowledges the nature of the fire hazard which exists on the site and which may affect the safety of the proposed development. Moreover, through acceptance of Special Condition 1 the applicant agrees to indemnify the Commission, its officers, agents and employees against any and all claims, demands, damages, costs, expenses or liability arising out of the acquisition, design, construction, operation, maintenance, existence, or failure of the permitted project in an area where an extraordinary potential for damage or destruction from wild fire exists as an inherent risk

In addition, Special Condition 3 requires the applicants to submit landscape and fuel modification plans. These plans require the use of locally native plant species while incorporating the fuel modification requirements of the Los Angeles County Fire Department, thus reducing the threat of wildfire to the proposed residence that might otherwise exist.

The Commission finds that as conditioned by Special Conditions 1 and 3, the proposed project is consistent with the provisions of Section 30253 of the Coastal Act applicable to hazards posed by wildfire.

C. Septic System

The Commission recognizes that the potential build-out of lots in Malibu and the Santa Monica Mountains, and the resultant installation of septic systems, may contribute to adverse health effects and geologic hazards in the local area.

Section 30231 of the Coastal Act states that:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, minimizing alteration of natural streams.

The applicant proposes to construct a new 1,500 gallon septic tank and disposal system as shown on the plans approved by the Los Angeles County Department of Environmental Health. The conceptual approval by the County indicates that the sewage disposal system for the project in this application complies with all minimum requirements of the Uniform Plumbing Code. The Commission has found the County's health and safety standards for new septic systems to be protective of coastal resources and to take into consideration the percolation capacity of soils, the depth to groundwater, etc. Therefore the Commission further finds that project compliance with the County's standards for septic disposal will minimize any potential for wastewater discharge that could adversely impact coastal waters.

For all of these reasons, therefore, the Commission finds that the proposed project, as conditioned, is consistent with Section 30231 of the Coastal Act.

D. Local Coastal Program

Section 30604 of the Coastal Act states that:

- (a) Prior to certification of the local coastal program, a coastal development permit shall be issued if the issuing agency, or the commission on appeal, finds that the proposed development is in conformity with Chapter 3 (commencing with Section 30200) and that the permitted development will not prejudice the ability of the local government to prepare a local coastal program that is in conformity with Chapter 3 (commencing with Section 30200).

Section 30604(a) of the Coastal Act provides that the Commission shall issue a coastal permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act. The preceding sections provide findings that the proposed project will be in conformity with the provisions of Chapter 3 if certain conditions are incorporated into the project and accepted by the applicant. As conditioned, the proposed development will not create adverse effects and is found to be consistent with the applicable policies contained in Chapter 3. Therefore, the Commission finds that approval of the proposed development, as conditioned, will not prejudice the County's ability to prepare a Local Coastal Program for the unincorporated area of Malibu and

the Santa Monica Mountains that is also consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

E. California Environmental Quality Act

The Coastal Commission's permit process has been designated as the functional equivalent of CEQA. Section 13096(a) of the California Code of Regulations requires that Commission approval of a Coastal Development Permit application be supported by a finding showing the proposed development, as conditioned by any conditions of approval, to be consistent with any applicable requirements of CEQA. Section 21080.5 (d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available that would substantially lessen any significant adverse effects that the activity may have on the environment.

The proposed development, as conditioned, will not have significant adverse effects on the environment, within the meaning of the California Environmental Quality Act of 1970. Therefore, the Commission finds that the proposed project, as conditioned, has been adequately mitigated and is determined to be consistent with the requirements of CEQA and the policies of the Coastal Act.

4440 7 1998

SCALE 1" = 600'

RECEIVED

MAR 17 1998

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

4-98-313

T.I.S. R.I.E.W.

CODE
1653

FOR PREV. ASSMT. SEE: 4440-7

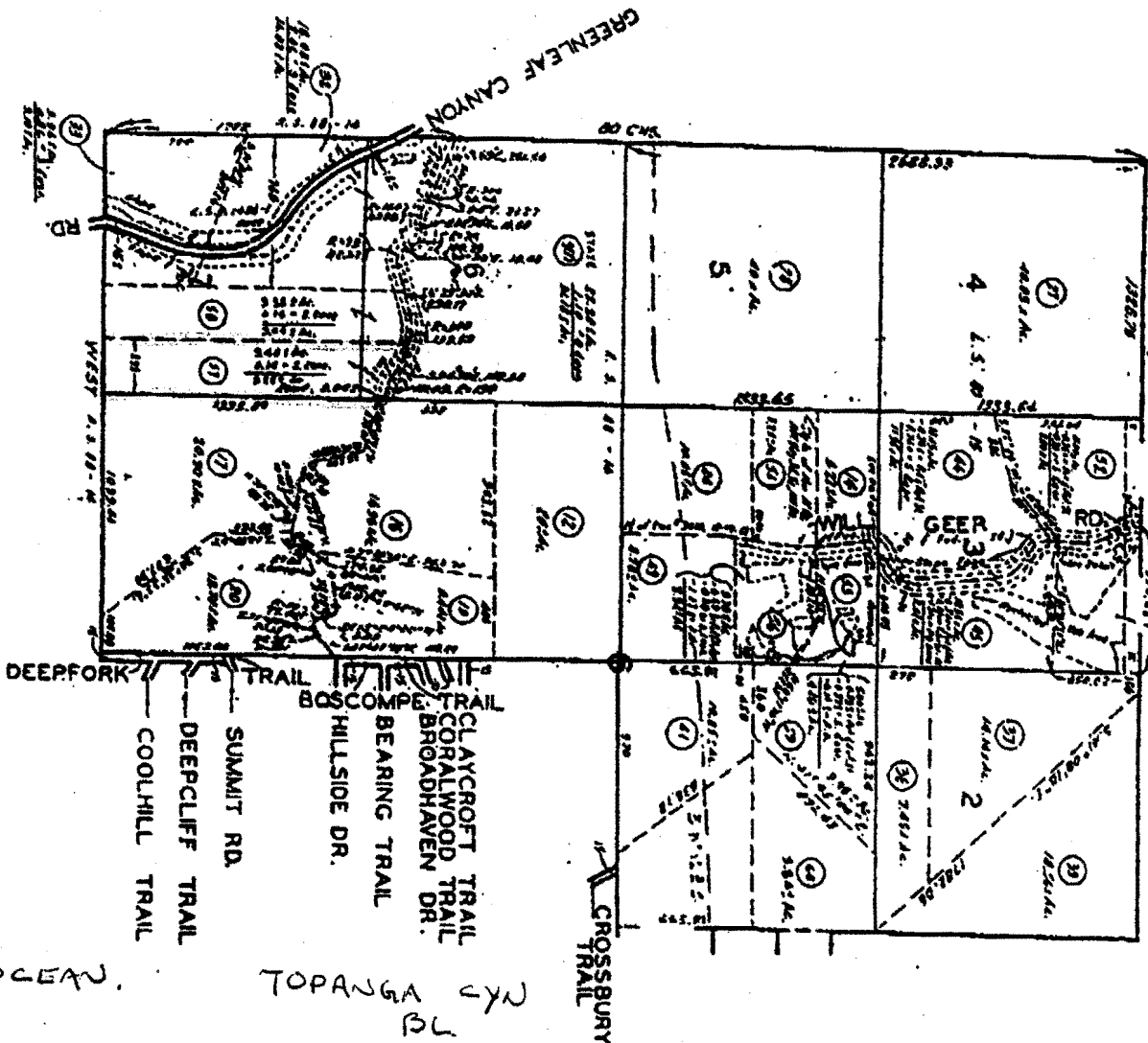


EXHIBIT NO. /
APPLICATION NO. 4-98-313
Goodwin
Parcel map

DEC 14 '98 15:19 RT&T FRX 9025FX

ASSOCESCE
COUNTY OF LOS AN

P.2

2. The following information was obtained from the records of the County of San Diego, California, and is being furnished to you for your information only. It is not to be used for any other purpose without the written consent of the County of San Diego.

LAND SPLITTING PLAN

3. The following information was obtained from the records of the County of San Diego, California, and is being furnished to you for your information only. It is not to be used for any other purpose without the written consent of the County of San Diego.

Lot	Area	Owner	Address	City	County	State
1	1.00	John Doe	123 Main St	San Diego	CA	92101
2	1.00	John Doe	123 Main St	San Diego	CA	92101
3	1.00	John Doe	123 Main St	San Diego	CA	92101
4	1.00	John Doe	123 Main St	San Diego	CA	92101
5	1.00	John Doe	123 Main St	San Diego	CA	92101
6	1.00	John Doe	123 Main St	San Diego	CA	92101
7	1.00	John Doe	123 Main St	San Diego	CA	92101
8	1.00	John Doe	123 Main St	San Diego	CA	92101
9	1.00	John Doe	123 Main St	San Diego	CA	92101
10	1.00	John Doe	123 Main St	San Diego	CA	92101
11	1.00	John Doe	123 Main St	San Diego	CA	92101
12	1.00	John Doe	123 Main St	San Diego	CA	92101
13	1.00	John Doe	123 Main St	San Diego	CA	92101
14	1.00	John Doe	123 Main St	San Diego	CA	92101
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18	1.00	John Doe	123 Main St	San Diego	CA	92101
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20	1.00	John Doe	123 Main St	San Diego	CA	92101
21	1.00	John Doe	123 Main St	San Diego	CA	92101
22	1.00	John Doe	123 Main St	San Diego	CA	92101
23	1.00	John Doe	123 Main St	San Diego	CA	92101
24	1.00	John Doe	123 Main St	San Diego	CA	92101
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42	1.00	John Doe	123 Main St	San Diego	CA	92101
43	1.00	John Doe	123 Main St	San Diego	CA	92101
44	1.00	John Doe	123 Main St	San Diego	CA	92101
45	1.00	John Doe	123 Main St	San Diego	CA	92101
46	1.00	John Doe	123 Main St	San Diego	CA	92101
47	1.00	John Doe	123 Main St	San Diego	CA	92101
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49	1.00	John Doe	123 Main St	San Diego	CA	92101
50	1.00	John Doe	123 Main St	San Diego	CA	92101
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52	1.00	John Doe	123 Main St	San Diego	CA	92101
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59	1.00	John Doe	123 Main St	San Diego	CA	92101
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66	1.00	John Doe	123 Main St	San Diego	CA	92101
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97	1.00	John Doe	123 Main St	San Diego	CA	92101
98	1.00	John Doe	123 Main St	San Diego	CA	92101
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100	1.00	John Doe	123 Main St	San Diego	CA	92101

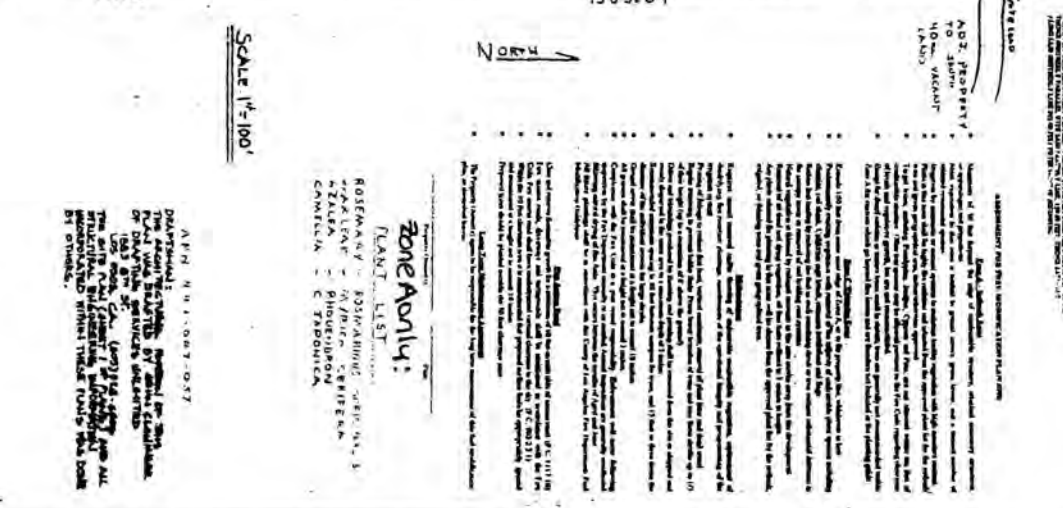
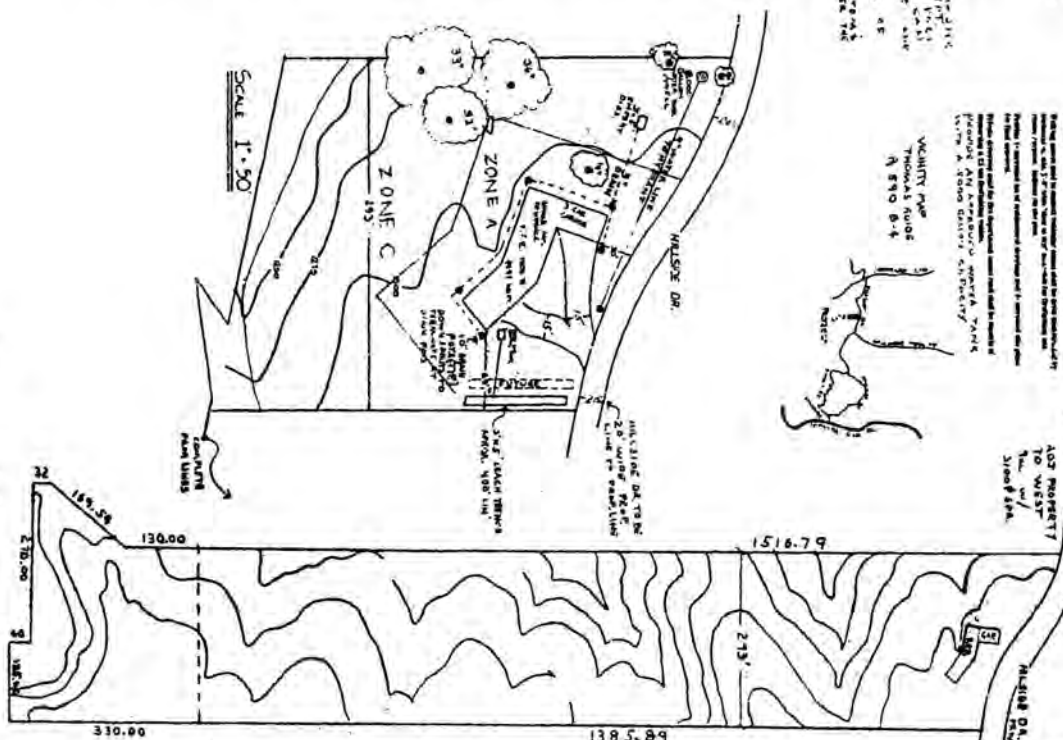
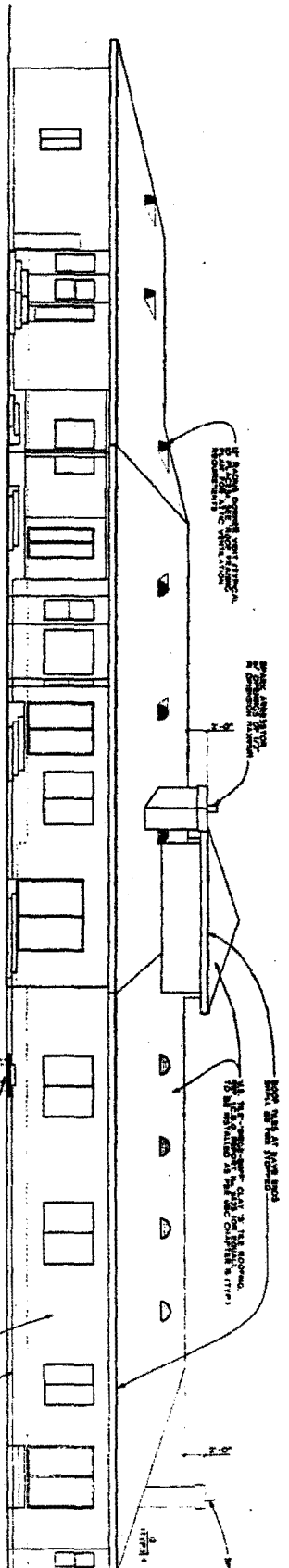


EXHIBIT NO. 2

APPLICATION NO. 4-98-313

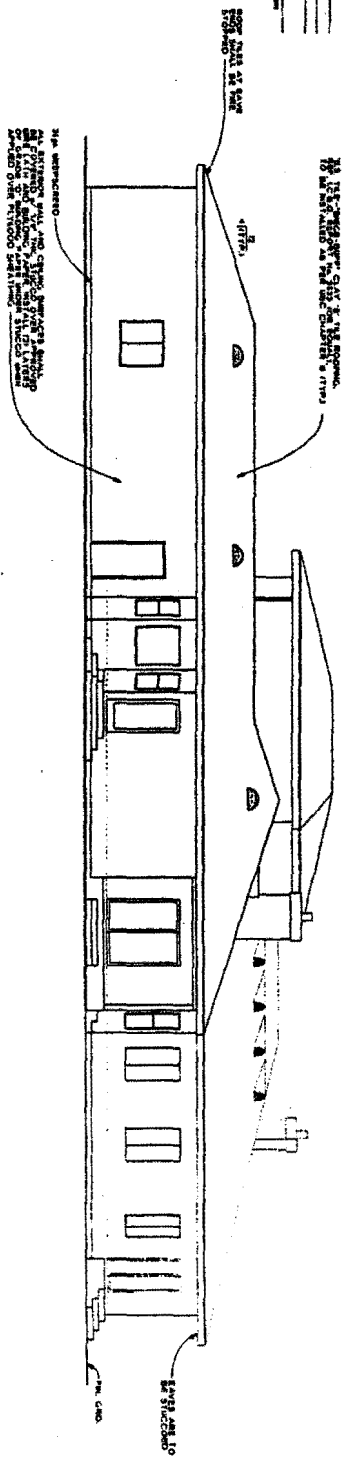
Goodwin

Sick Plan / Draft Fuel Map



SOUTH ELEVATION

3/16" = 1'-0"



WEST ELEVATION

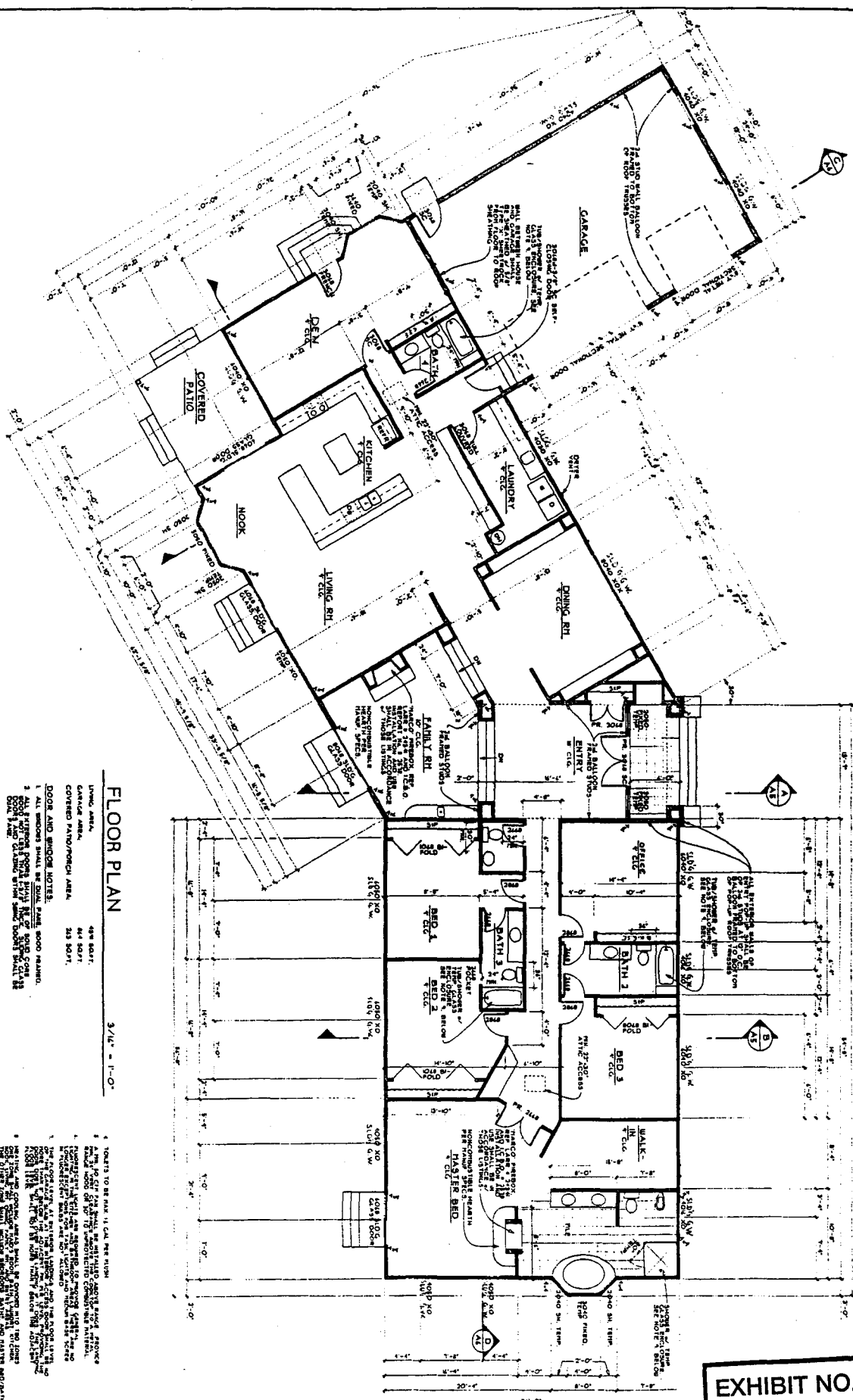
3/16" = 1'-0"

EXHIBIT NO. 3

APPLICATION NO. 4-98-313

Goodwin Elevations

DATE PREPARED: 1/98	PROPOSED RESIDENCE FOR:	SITE ADDRESS:
SCALE: AS SHOWN	THOMAS & DEBORAH HUDSON	21540 HILLSIDE DR.
DESIGNED BY: GOODWIN	1629 SYCAMORE DR.	TOPANGA, CA. 90290
DRAWN BY: GOODWIN	TOPANGA, CA. 90290	
NO. 4		



FLOOR PLAN 3/4" = 1'-0"

GENERAL NOTES:

1. ALL ROOMS SHALL BE DIM. FROM ROOM FINISH.
2. ALL DIMENSIONS SHALL BE DIM. FROM ROOM FINISH.
3. DIMENSIONS SHALL BE DIM. FROM ROOM FINISH.
4. DIMENSIONS SHALL BE DIM. FROM ROOM FINISH.
5. DIMENSIONS SHALL BE DIM. FROM ROOM FINISH.
6. DIMENSIONS SHALL BE DIM. FROM ROOM FINISH.
7. DIMENSIONS SHALL BE DIM. FROM ROOM FINISH.
8. DIMENSIONS SHALL BE DIM. FROM ROOM FINISH.
9. DIMENSIONS SHALL BE DIM. FROM ROOM FINISH.
10. DIMENSIONS SHALL BE DIM. FROM ROOM FINISH.

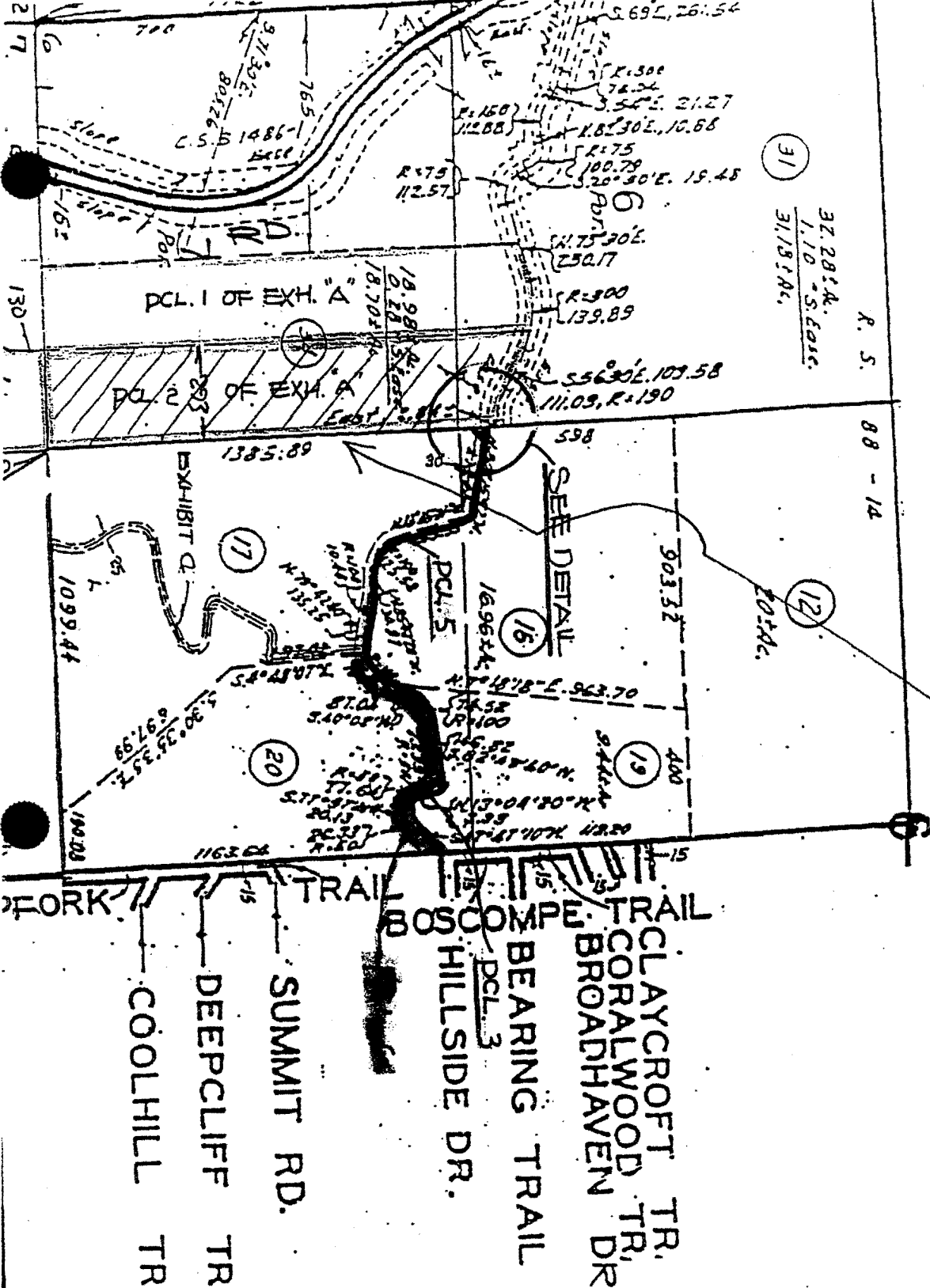
EXHIBIT NO. 4

APPLICATION NO. 4-78-313

Goodwin

Floor Plan

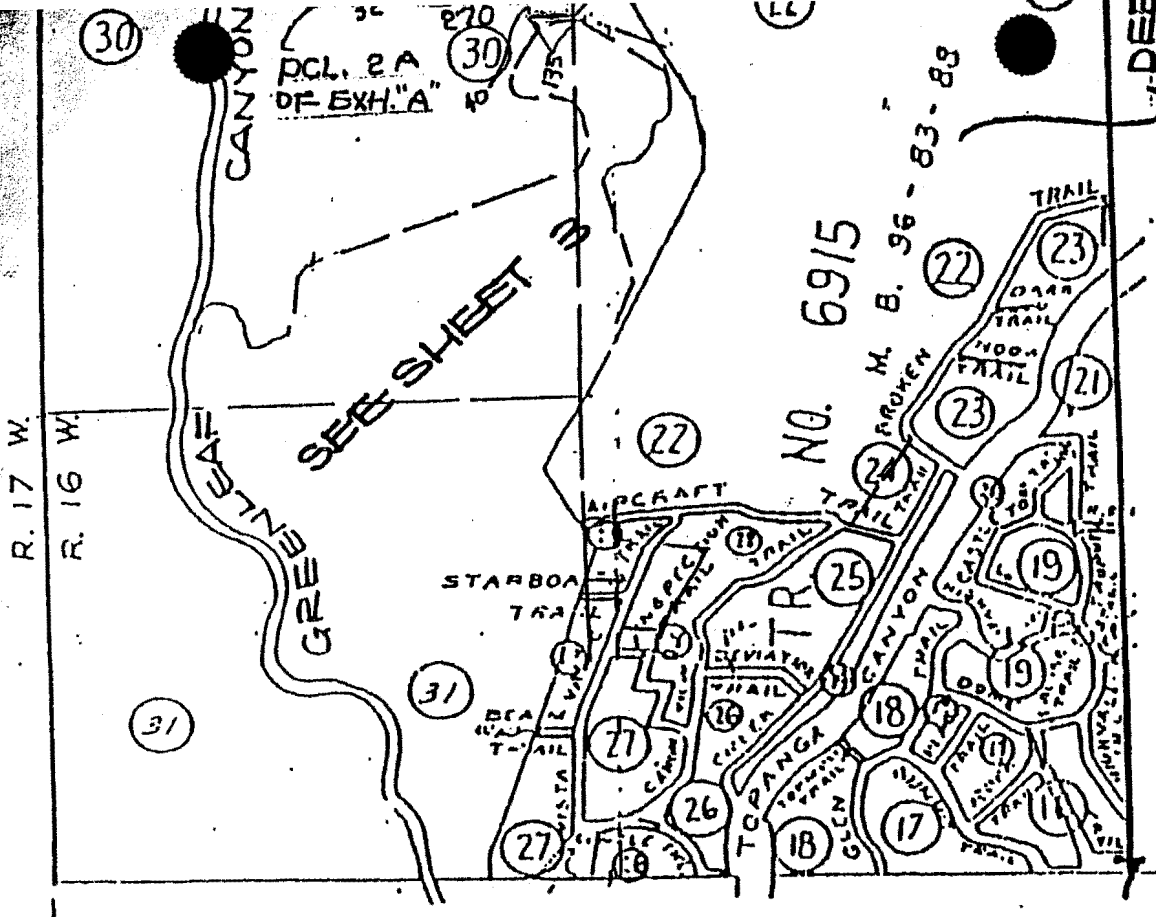
DATE: FEBRUARY, 1981	DESIGNED BY: JOHN GOODMAN	SCALE: AS SHOWN	PROJECT: THOMAS & DEBORAH HUDSON	1829 SYCAMORE DR. TOPANGA, CA. 90290	SITE ADDRESS: 21540 HILLSIDE DR. TOPANGA, CA. 90290
A-2			RESIDENTIAL - COMMERCIAL		



31
 $\frac{37.28 \pm A.}{1.10 \pm S. 60 \pm E.}$
 $\frac{31.18 \pm A.}{R. 5.}$

no further easements for ingress / egress to adjacent properties, except use of Hillside Drive, pursuant to Special Condition 5.

EXHIBIT NO.	6a
APPLICATION NO.	4-98-313
Goodwin	
Easement map	



SEE SHEET 2

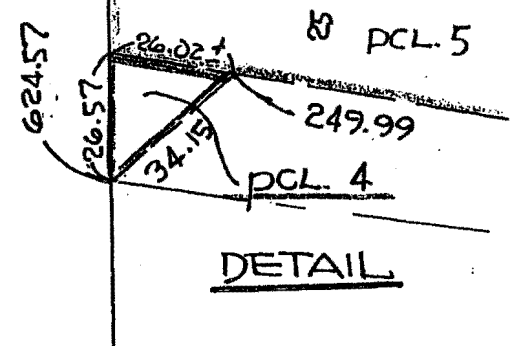
PRELIMINARY REPORT

ORDER NO. 350038310
DATED: MARCH 20, 1998

P.I.Q.

- ☐ PARCEL 1
- ☐ PARCEL 2
- ☐ PARCEL 2A (EASEMENT)
- ☐ PARCEL 2B (EASEMENT)

EXHIBIT NO. 66
APPLICATION NO. 4-98-313
GMD
lower half of sheet



THIS PLAT IS NOT A SURVEY. IT IS FURNISHED AS A CONVENIENCE TO LOCATE THE LAND IN RELATION TO ADJOINING STREETS AND OTHER LANDS AND NOT TO GUARANTEE ANY DIMENSIONS, DISTANCES, BEARINGS OR ACREAGE.



TITLE TRANSMITTAL

EQUITY TITLE

COMPANY

☒ 10474 Santa Monica Blvd., Suite 208, Los Angeles, CA 90025
(800) 373-7500 (310) 470-1007

☐ 10 E. Figueroa St., Suite 1, Santa Barbara, CA 93101
(800) 962-6109 (805) 564-8336

DATE

REFERENCE

TITLE OFFICER

ORDER NUMBER

7/21/97

J. OLIVEIRA

9503697

PARCEL #3

PARCEL #4

PARCEL #5

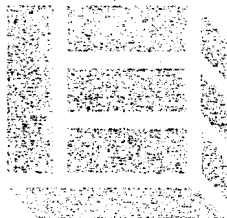
PARCEL #6

COUNTY RECORDING #

952055789

LARRY GOODWIN
18922 Pacific Coast Highway
Malibu, CA 90265

- ☒ PHOTO COPY OF deed RECORDED 1/3/92
AS INSTRUMENT NO. 92-14600 IN BOOK _____ PAGE _____
- ☒ PHOTOCOPY OF deed RECORDED 5/6/92
AS INSTRUMENT NO. 92-814797 IN BOOK _____ PAGE _____
- ☐ COPIES OF COVENANTS, CONDITIONS AND RESTRICTIONS AS ORDERED BY YOU.
- ☐ PRELIMINARY REPORT DATED _____
- ☐ SUPPLEMENTAL REPORT DATED _____
- ☐ PLATS TO BE USED WITH ABOVE ORDER
- ☐ YOUR UNRECORDED DOCUMENTS - THIS ORDER WAS CANCELLED.
- ☐ OTHER _____



WE APPRECIATE THIS OPPORTUNITY TO SERVE YOU. THANK YOU.

EXHIBIT NO. <u>7</u>
<u>26 pages</u>
APPLICATION NO. <u>4-98-313</u>
<u>Goodwin</u>
<u>increased</u>
<u>easements</u>

SCHEDULE A CONTINUED

THE LAND REFERRED TO IN THIS POLICY IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF GOVERNMENT LOTS 6 AND 7 OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL SURVEY OF SAID LAND, FILED IN THE BUREAU OF LAND MANAGEMENT LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE WEST LINE OF SAID SECTION 6 DISTANT THEREON NORTH $0^{\circ} 18' 20''$ EAST 1722.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE SOUTH $69^{\circ} 00' 00''$ EAST 261.54 FEET; THENCE SOUTHEASTERLY 78.54 FEET THROUGH A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF $15^{\circ} 00' 00''$; THENCE SOUTH $54^{\circ} 00' 00''$ EAST 21.27 FEET; THENCE SOUTHEASTERLY 113.88 FEET THROUGH A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF $43^{\circ} 30' 00''$; THENCE NORTH $82^{\circ} 30' 00''$ EAST 10.88 FEET; THENCE SOUTHEASTERLY 100.79 FEET THROUGH A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF $77^{\circ} 00' 00''$; THENCE SOUTH $20^{\circ} 30' 00''$ EAST 19.48 FEET; THENCE SOUTHEASTERLY 112.57 FEET THROUGH A TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF $86^{\circ} 00' 00''$; THENCE NORTH $73^{\circ} 30' 00''$ EAST 230.17 FEET; THENCE EASTERLY 139.89 FEET THROUGH A TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF $50^{\circ} 00' 00''$; THENCE SOUTH $56^{\circ} 30' 00''$ EAST 109.58 FEET; THENCE EASTERLY 111.09 FEET THROUGH A TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 190.00 FEET AND A CENTRAL ANGLE OF $33^{\circ} 30' 00''$; THENCE EAST 2.84 FEET MORE OR LESS TO THE EAST LINE OF SAID LOT 6.

EXCEPT THE WESTERLY 765 FEET THEREOF.

ALSO THE EASTERLY 293.00 FEET THEREOF.

PARCEL 2:

THE EASTERLY 293.00 FEET OF THAT PORTION OF GOVERNMENT LOTS 6 AND 7 OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE ORIGINAL SURVEY OF SAID LAND, FILED IN THE BUREAU OF LAND MANAGEMENT LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

LEGAL, CONTINUED

BEGINNING AT A POINT IN THE WEST LINE OF SAID SECTION 6 DISTANT THEREON NORTH 0° 18' 20" EAST 1722.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE SOUTH 69° 00' 00" EAST 261.54 FEET; THENCE SOUTHEASTERLY 78.54 FEET THROUGH A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 15° 00' 00"; THENCE SOUTH 54° 00' 00" EAST 21.27 FEET; THENCE SOUTHEASTERLY 113.88 FEET THROUGH A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 43° 30' 00"; THENCE NORTH 82° 30' 00" EAST 10.88 FEET; THENCE SOUTHEASTERLY 100.79 FEET THROUGH A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 77° 00' 00"; THENCE SOUTH 20° 30' 00" EAST 19.48 FEET; THENCE SOUTHEASTERLY 112.57 FEET THROUGH A TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 86° 00' 00"; THENCE NORTH 73° 30' 00" EAST 230.17 FEET; THENCE EASTERLY 139.89 FEET THROUGH A TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 50° 00' 00"; THENCE SOUTH 56° 30' 00" EAST 109.58 FEET; THENCE EASTERLY 111.09 FEET THROUGH A TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 190.00 FEET AND A CENTRAL ANGLE OF 33° 30' 00"; THENCE EAST 2.84 FEET MORE OR LESS TO THE EAST LINE OF SAID LOT 6.

SAID LAND IS DESCRIBED ON THE CERTIFICATE OF COMPLIANCE RECORDED SEPTEMBER 21, 1992 AS INSTRUMENT NO. 92-1753379.

PARCEL 2A:

THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7 IN TOWNSHIP 1 SOUTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, 330.00 FEET; THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, 135.00 FEET; THENCE NORTHERLY PARALLEL WITH SAID EASTERLY LINE, 40.00 FEET; THENCE WESTERLY PARALLEL WITH SAID NORTHERLY LINE, 270.00 FEET; THENCE NORTHERLY PARALLEL WITH SAID EASTERLY LINE, 32.00 FEET; THENCE IN A NORTHEASTERLY DIRECTION TO A POINT THAT IS DISTANT SOUTHERLY 130.00 FEET MEASURED PARALLEL WITH THE EASTERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER FROM A POINT IN THE NORTHERLY LINE OF SAID NORTHWEST QUARTER, DISTANT

LEGAL, CONTINUED

WESTERLY THEREON 293.00 FEET FROM THE POINT OF BEGINNING; THENCE NORTHERLY PARALLEL WITH SAID EASTERLY LINE, 130.00 FEET; THENCE EASTERLY ALONG SAID NORTHERLY LINE, 293.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES, TO BE USED IN COMMON WITH OTHERS, DEFINED AND UPON THE CONDITIONS AND PROVISIONS CONTAINED HEREIN, OVER THAT PORTION OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WITHIN A STRIP OF LAND 25 FEET WIDE LYING ALONG THE NORTHERLY SIDE OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID EAST ONE-HALF, DISTANT THEREON SOUTH $01^{\circ} 06' 15''$ WEST, 33.27 FEET FROM THE INTERSECTION OF THE CENTER LINE OF HILLSIDE DRIVE, AS SHOWN ON THE MAP OF TRACT 6943, RECORDED IN BOOK 105 PAGE 74 TO 82 INCLUSIVE OF MAPS, RECORDS OF SAID COUNTY, AS SAID CENTER LINE IS ESTABLISHED IN COUNTY SURVEYOR'S FIELD BOOK 1271 PAGE 71, WITH SAID EASTERLY LINE; THENCE SOUTH $47^{\circ} 07' 10''$ WEST, 112.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $30^{\circ} 10' 20''$ AND AN ARC LENGTH OF 26.33 FEET; THENCE TANGENT TO SAID CURVE SOUTH $77^{\circ} 57' 30''$ WEST, 20.13 FEET TO THE BEGINNING OF A TANGENT CURVE NORTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $88^{\circ} 58' 10''$ AND AN ARC LENGTH OF 77.64 FEET; THENCE TANGENT TO SAID CURVE NORTH $13^{\circ} 04' 20''$ WEST, 3.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $84^{\circ} 06' 00''$ AND AN ARC LENGTH OF 73.39 FEET; THENCE TANGENT TO SAID CURVE SOUTH $82^{\circ} 49' 40''$ WEST, 146.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $42^{\circ} 41' 40''$ AND AN ARC LENGTH OF 74.52 FEET; THENCE TANGENT TO SAID CURVE SOUTH $40^{\circ} 08' 00''$ WEST 87.04 FEET.

THE SIDELINES OF SAID EASEMENT SHALL BE LENGTHENED OR SHORTENED TO TERMINATE WESTERLY IN A LINE THAT BEARS NORTH $7^{\circ} 18' 18''$ EAST AND PASSES THROUGH THE SOUTHWESTERLY TERMINUS OF THAT BEFORE MENTIONED COURSE RECITED AS "SOUTH $40^{\circ} 08' 00''$ WEST 87.04 FEET" AND EASTERLY IN THE EASTERLY LINE OF SAID SOUTHWEST QUARTER.

LEGAL, CONTINUED

PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES OVER THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 16 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON OCTOBER 5, 1896, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SOUTHWEST QUARTER WITH THE CENTERLINE OF HILLSIDE DRIVE AS SHOWN ON MAP OF TRACT NO. 6943, AS PER MAP RECORDED IN BOOK 105 PAGES 74 TO 82 INCLUSIVE OF MAPS, RECORDS OF SAID COUNTY, AS SAID CENTERLINE IS ESTABLISHED IN COUNTY SURVEYORS FIELD BOOK 1271 PAGE 71; THENCE ALONG SAID EAST LINE SOUTH $01^{\circ} 06' 15''$ WEST 33.27 FEET; THENCE SOUTH $47^{\circ} 47' 10''$ WEST 112.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF $30^{\circ} 10' 20''$; THENCE SOUTHWESTERLY ALONG SAID CURVE 26.33 FEET; THENCE TANGENT TO SAID CURVE SOUTH $77^{\circ} 57' 30''$ WEST 20.13 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF $88^{\circ} 58' 10''$; THENCE NORTHWESTERLY ALONG SAID CURVE 77.64 FEET; THENCE TANGENT TO SAID CURVE NORTH $13^{\circ} 04' 20''$ WEST 3.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF $84^{\circ} 06' 00''$; THENCE NORTHWESTERLY ALONG SAID CURVE 73.39 FEET; THENCE TANGENT TO SAID CURVE SOUTH $82^{\circ} 49' 40''$ WEST 146.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF $42^{\circ} 41' 40''$; THENCE SOUTHWESTERLY ALONG SAID CURVE 74.52 FEET; THENCE TANGENT TO SAID CURVE SOUTH $40^{\circ} 08' 00''$ WEST 87.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF $66^{\circ} 09' 20''$; THENCE SOUTHWESTERLY ALONG SAID CURVE 104.999 FEET; THENCE TANGENT TO THE LAST MENTIONED CURVE NORTH $79^{\circ} 42' 40''$ WEST 135.25 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF $05^{\circ} 59' 40''$; THENCE WESTERLY ALONG SAID CURVE 10.46 FEET; THENCE TANGENT TO SAID CURVE NORTH $85^{\circ} 42' 20''$ WEST 130.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF $71^{\circ} 47' 00''$; THENCE NORTHWESTERLY ALONG SAID CURVE 125.53 FEET; THENCE TANGENT TO SAID CURVE NORTH $13^{\circ} 45' 20''$ WEST 245.33 FEET; THENCE NORTH $80^{\circ} 15' 52''$ WEST 249.99 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH $49^{\circ} 31' 04''$ WEST 34.15 FEET TO A POINT IN THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION

LEGAL, CONTINUED

6, DISTANT SOUTH 00° 42' 00" WEST 624.57 FEET ALONG SAID WEST LINE FROM THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6; THENCE ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER NORTH 00° 42' 00" EAST 26.57 FEET; THENCE SOUTH 80° 15' 52" EAST 26.02 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL 5:

A NON-EXCLUSIVE EASEMENT FOR ROAD PURPOSES TO BE USED IN COMMON WITH OTHERS OVER THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON OCTOBER 5, 1896, WITHIN A STRIP OF LAND 25 FEET WIDE, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SOUTHWEST QUARTER WITH THE CENTERLINE OF HILLSIDE DRIVE, AS SHOWN ON MAP OF TRACT NO. 6943, AS PER MAP RECORDED IN BOOK 105 PAGES 74 TO 82 INCLUSIVE OF MAPS, RECORDS OF SAID COUNTY, AS SAID CENTERLINE IS ESTABLISHED IN COUNTY SURVEYOR'S FIELD BOOK 1271 PAGE 71; THENCE ALONG SAID EAST LINE SOUTH 1° 6' 15" WEST, 33.27 FEET; THENCE SOUTH 47° 47' 10" WEST, 112.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 30° 10' 20"; THENCE SOUTHWESTERLY ALONG SAID CURVE 26.33 FEET; THENCE TANGENT TO SAID CURVE SOUTH 77° 57' 30" WEST, 20.13 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 88° 58' 10"; THENCE NORTHWESTERLY ALONG SAID CURVE 77.64 FEET; THENCE TANGENT TO SAID CURVE NORTH 13° 04' 20" WEST, 3.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 50.00 FEET, AND A CENTRAL ANGLE OF 84° 06' 00"; THENCE NORTHWESTERLY ALONG SAID CURVE 73.39 FEET; THENCE TANGENT TO SAID CURVE SOUTH 82° 49' 40" WEST, 146.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 100.00 FEET, AND A CENTRAL ANGLE OF 42° 41' 40"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 74.52 FEET; THENCE TANGENT TO SAID CURVE SOUTH 40° 08' 00" WEST 87.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG A CURVE TANGENT TO THE LAST MENTIONED COURSE, HAVING A RADIUS OF 100.00 FEET, AND A CENTRAL ANGLE OF 60° 09' 02" SOUTHWESTERLY 104.99 FEET; THENCE TANGENT TO SAID CURVE NORTH 79° 42' 40" WEST, 135.25 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 100.00 FEET, AND A CENTRAL ANGLE OF 5° 59' 40"; THENCE WESTERLY ALONG SAID CURVE 10.46 FEET;

LEGAL, CONTINUED

THENCE TANGENT TO SAID CURVE NORTH 85° 42' 20" WEST, 130.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 100.00 FEET, AND A CENTRAL ANGLE OF 71° 57' 00"; THENCE NORTHWESTERLY ALONG SAID CURVE 125.58 FEET; THENCE TANGENT TO SAID NORTH 13° 45' 20" WEST 245.33 FEET; THENCE NORTH 80° 15' 52" WEST 276.01 FEET TO A POINT IN THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, DISTANT SOUTH 0° 42' 00" WEST, 598.00 FEET ALONG SAID WEST LINE FROM THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6.

RESERVED

A NON-EXCLUSIVE EASEMENT FOR ROAD PURPOSES TO BE USED IN COMMON WITH OTHERS OVER THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON OCTOBER 15, 1896, WITHIN A STRIP OF LAND 25 FEET WIDE LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SOUTHWEST QUARTER WITH THE CENTERLINE OF HILLSIDE DRIVE, AS SHOWN ON MAP OF TRACT NO. 6943, AS PER MAP RECORDED IN BOOK 105 PAGES 74 TO 82 OF MAPS, RECORDS OF SAID COUNTY, AS SAID CENTERLINE IS ESTABLISHED IN COUNTY SURVEYOR'S FIELD BOOK 1271 PAGE 71; THENCE ALONG SAID EAST LINE SOUTH 1° 06' 15" WEST, 33.27 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 47° 47' 10" WEST, 112.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 50 FEET, AND A CENTRAL ANGLE OF 30° 10' 20"; THENCE SOUTHWESTERLY ALONG SAID CURVE 26.33 FEET; THENCE TANGENT TO SAID CURVE SOUTH 77° 57' 30" WEST, 20.13 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET, AND A CENTRAL ANGLE OF 88° 58' 10"; THENCE NORTHWESTERLY ALONG SAID CURVE 77.64 FEET; THENCE TANGENT TO SAID CURVE NORTH 13° 04' 20" WEST, 3.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 50.00 FEET, AND A CENTRAL ANGLE OF 84° 06' 00"; THENCE NORTHWESTERLY ALONG SAID CURVE 73.39 FEET; THENCE TANGENT TO SAID CURVE SOUTH 82° 49' 40" WEST, 146.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 42° 41' 40"; THENCE SOUTHWESTERLY ALONG SAID CURVE 74.52 FEET; THENCE TANGENT TO SAID CURVE SOUTH 40° 08' 00" WEST, 87.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 100.00 FEET, AND A CENTRAL ANGLE OF 66° 09' 20"; THENCE SOUTHWESTERLY ALONG SAID CURVE 104.99 FEET TO THE END.

92- 14600

Q24-7230-2

RECORDING REQUESTED BY:
Chicago Title Ins. Co.
WHEN RECORDED MAIL TO:

RECORDED IN OFFICIAL RECORDS	
RECORDERS OFFICE LOS ANGELES COUNTY CALIFORNIA	
31	MIN. 4 PM JAN 3 1992

Larry P. Goodwin, et al.
1861 N. Topanga Cyn. Blvd.
Suite M
Topanga, CA 90230

FEE \$ 93 M

Title Order
No. 224-7230

Escrow
No.

(space above for recorder's use)

7

EASEMENT GRANT DEED AND AGREEMENT

The undersigned Grantor(s) Declare(s) value and consideration is LESS THAN \$ 100.00
DOCUMENTARY TRANSFER TAX IS \$0.00 PD on Apr 27, 1990, Doc. No. 00-781857 reflects title in unincorporated area City of Grants.
computed on full value of property conveyed or
computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ERNEST A. BRAUN AND VIVIAN A. BRAUN, hereinafter called First Parties,

hereby GRANT to:
LARRY P. GOODWIN, SHERI LOU GOODWIN, THOMAS R. HUDSON, DEBORAH J. HUDSON, TONO GARNETT, DIANNE GARNETT, JUDY SHELLEN AND ELMOR BARBOUR, hereinafter called Second Parties,

the following described real property in the county of Los Angeles, State of California:

A non-exclusive easement for ingress and egress and utilities, to be used in common with others, defined and upon the conditions and provisions contained herein, over that portion of the East one-half of the Southwest one-quarter of Section 6, Township 1 South, Range 16 West, San Bernardino Meridian, in the County of Los Angeles, State of California, within a strip of land 25 feet wide lying along the northerly side of the following described line:

Beginning at a point in the easterly line of said East one-half, distant thereon south 01°06'15" West, 33.27 feet from the intersection of the center line of Hillside Drive, as shown on the map of Tract 6943, recorded in Book 109, Pages 74 to 82 of Maps, Records of said County, as said center line is established in County Surveyor's Field Book 1271, Page 71, with said Easterly line; thence South 47°07'10" West, 112.20 feet to the beginning of a tangent curve concave Northwestwardly and having a radius of 50.00 feet; thence Southwesterly along said curve through a central angle of 30°10'20" and an arc length of 26.33 feet; thence tangent to said curve South 77°57'30" West, 20.13 feet to the beginning of a tangent curve Northeastwardly and having a radius of 50.00 feet; thence Northwestwardly along said curve through a central angle of 88°58'10" and an arc length of 77.64 feet; thence tangent to said curve North 13°04'20" West, 1.98 feet to the beginning of a tangent curve concave Southwestwardly and having a radius of 50.00 feet; thence Northwestwardly along said curve through a central angle of 84°05'00" and an arc length of 73.39 feet; thence tangent to said curve South 82°49'40" West, 146.82 feet to the beginning of a tangent curve concave Southeastwardly and having a radius of 100.00 feet; thence Southwesterly along said curve through a central angle of 42°41'40" and an arc length of 76.52 feet; thence tangent to said curve South 40°08'00" West 87.04 feet.

The sidelines of said easement shall be lengthened or shortened to terminate Westerly in a line that bears North 7°18'18" East and passes through the Southwestwardly terminus of that before mentioned course recited as "South 40°08'00" West 87.04 feet" and Easterly in

EAB

the Easterly line of said Southwest quarter.

CONDITIONS AND AGREEMENTS RELATED TO GRANT OF EASEMENT

The grant by this Deed is only over that hereinabove described 25 feet wide strip of land, designated as the "easement area", which is situated within the land described in Exhibit "A" attached hereto (hereinafter referred to as "Parcel A"), which is owned by First Parties under Grant Deed, recorded March 30, 1978, in the Official Records of Los Angeles County, as Instrument No. 78-333681.

The easement hereby granted is appurtenant to and for the benefit of two parcels of land owned by Second Parties, the first described in Exhibit "B1" attached hereto, being that land conveyed to Second Parties by Grant Deed recorded April 27, 1990, in the Official Records of Los Angeles County, California, as Instrument No. 90-793857; and the second parcel of land described in Exhibit "B2" attached hereto, being that land conveyed to Second Parties by Grant Deed recorded April 30, 1990, in the Official Records of Los Angeles County, California, as Instrument No. 90-792321. Said two parcels have an aggregate area of approximately 30 acres, and are hereinafter referred to jointly as "Parcel B".

Said easement shall be used in common with First Parties and any other persons who have or may acquire easement rights in easement area, and is subject to the following:

(a) Zoning and any other law, ordinance or governmental requirement or regulation affecting said land.

(b) Any existing easements, covenants or restrictions.

(c) The conditions that any structures or other improvements placed on the parcels of land, referred to as Parcel "B", are for single family residential, agricultural or non-public recreational purposes only, and that no subdivision or other partition of said parcels of land shall be made resulting in more than two (2) lots or portions, each of which may be improved with one single family residence and outbuildings which relate to the residential use of the property. In the event of breach of any of said conditions without the written consent of First Parties, said easement shall cease and terminate.

(d) If in the opinion of either First Parties or Second Parties any expenditure for improvements or maintenance of a road or gate on said easement area is reasonably necessary and will inure to the benefit of both First Parties and Second Parties, said parties shall cooperate in arranging for such work and the expense thereof shall be fairly prorated between First Parties and Second Parties.

(e) The construction or installation of a roadway, utilities or other improvements within a part of said easement area, which is on land owned by First Parties, shall be subject to the prior written consent of First Parties, which they shall not withhold unreasonably. No paving with cement or asphalt or similar materials shall be done on land owned by First Parties without their prior written consent. First Parties make no representation and assume no obligation respecting the condition or maintenance of said easement area or any part thereof, and any use thereof by Second Parties therein shall be at their responsibility and risk. If Second Parties cause any work to be done on the easement area, such work shall not result in any liability of First Parties or any lien on property of First Parties, shall be carried out in good and workmanlike manner, and shall comply with all applicable laws, regulations and ordinances.

Second Parties, by acceptance of this Deed, accept the obligation to perform the agreements herein set forth, and agree



STATE OF CALIFORNIA }
COUNTY OF Los Angeles } ss.

On JANUARY 31, 1992 before me, the undersigned, a Notary Public in and for said State, personally appeared
LARRY P. GOODWIN and Sheri Lou Goodwin and Thomas R. Hudson and
Deborah J. Hudson and Todd Garnett and Dianne Garnett and Judy Sheller
and Elmer Barbour

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) were 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 my receipt of their signature(s) on the instrument (the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

FOR NOTARY SEAL OR STAMP



92- 014600

Signature Rae Wayne

STATE OF CALIFORNIA }
COUNTY OF Los Angeles }

92- 014600

On this 20th day of November, in the year 1992

before me, the undersigned, a Notary Public in and for said State, personally appeared
ERNEST A. BRAND and
Vivian A. Brand

(or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) were 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 my receipt of their signature(s) on the instrument (the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Carol M. Munknick
Notary Public in and for said State



NOTARIAL PUBLIC - Ernest A. Brand (Notary Seal) 92-014600

that failure of performance of any such obligation of which Second Parties have notice, shall constitute also a breach of a condition of the easement granted by this Deed. In the event of a breach of any of the conditions of this easement without having obtained the express written consent of First Parties, the easement granted by this Deed shall cease and terminate.

The term "First Parties" and "Second Parties" shall include future owners of the fee title of Parcel "A" and Parcel "B", respectively, and the respective rights and obligations of the parties, and the conditions and provisions set forth herein, shall inure to the benefit of and be binding upon the respective successors, assigns, personal representatives and heirs of the parties; provided that the rights under this easement grant for the benefit of Parcel B shall inure only to the owners of the two portions of Parcel B, into which said Parcel may be divided, and such additional portion thereof, if any, as may have been consented to in writing by First Parties.

FIRST PARTIES:

Dated: November 20, 1991Dated: November 20, 1991

Ernest A. Braun

Vivian A. Braun

SECOND PARTIES:

Dated: JAN 3, 1992 46Dated: JAN 3, 1992 44Dated: JAN 3, 1992 46Dated: JAN 3, 1992 41Dated: JAN 3, 1992 42Dated: JAN 3, 1992 40Dated: JAN 3, 1992 39Dated: JAN 3, 1992 40

Larry P. Goodwin

Sheri Lou Goodwin

Thomas R. Hudson

Deborah J. Hudson

Todd Garnett

Dianne Garnett

Judy Spiller

Elinor Barbour

92- 014600

That portion of the Southeast quarter of the Southwest quarter, and that portion of the South half of the Northeast quarter of the Southwest quarter of Section 6, Township 1 South, Range 16 West, San Bernardino Meridian, in the County of Los Angeles, State of California, according to the official plat of said land filed in the District Land Office, described as follows:

Beginning at the intersection of the East line of said Southwest quarter with the center line of Hillside Drive, as shown on map of Tract No. 6943, as per map recorded in Book 105, Pages 74 to 82 of Maps, records of said County, as said center line is established in County Surveyor's Field Book 1271, Page 71; thence along said East line South $01^{\circ} 06' 15''$ West, 33.27 feet to the true point of beginning; thence South $47^{\circ} 47' 10''$ West, 112.20 feet to the beginning of a tangent curve concave Northeasterly, having a radius of 50.00 feet and a central angle of $30^{\circ} 10' 20''$; thence Southwesterly along said curve 26.33 feet; thence tangent to said curve South $77^{\circ} 57' 30''$ West, 20.13 feet to the beginning of a tangent curve concave Northeasterly having a radius of 50.00 feet, and a central angle of $88^{\circ} 58' 10''$; thence Northwesterly along said curve 77.64 feet; thence tangent to said curve North $13^{\circ} 04' 20''$ West, 3.98 feet to the beginning of a tangent curve concave Southwesterly having a radius of 50.00 feet, and a central angle of $84^{\circ} 06' 00''$; thence Northwesterly along said curve 73.39 feet; thence tangent to said curve South $82^{\circ} 49' 40''$ West, 146.32 feet to the beginning of a tangent curve concave Southeasterly having a radius of 100.00 feet, and a central angle of $42^{\circ} 41' 40''$; thence Southwesterly along said curve 74.52 feet; thence tangent to said curve South $40^{\circ} 08' 00''$ West 87.04 feet; thence North $07^{\circ} 18' 18''$ East, 963.70 feet to a point in the North half of said South half of the Northeast quarter of the Southwest quarter of Section 6, distant North $89^{\circ} 43' 31''$ West, 400.00 feet along said North line from the East line of said Southwest quarter; thence South $89^{\circ} 43' 31''$ East, 400.00 feet to said East line; thence along said East line South $01^{\circ} 06' 15''$ West, 822.79 feet to the true point of beginning.

EXHIBIT "A"

92- 014600

EAB

RECORDED'S MEMO:
POOR RECORD IS DUE TO
QUALITY OF ORIGINAL DOCUMENT

That portion of government Lots 6 and 7 of the southwest quarter of Section 6, Township 1 south, range 16 west, San Bernardino Meridian according to the official survey of said land, filed in the Bureau of Land Management lying south of the following described line:

Beginning at a point in the west line of said Section 4 distant thirteen north 0 degrees 18 minutes 20 seconds east 1723.00 feet from the southwest corner of said Section 6; thence south 69 degrees 00 minutes 00 seconds east 261.34 feet; thence southeasterly 78.34 feet through a tangent curve concave to the southwest having a radius of 300.00 feet and a central angle of 15 degrees 00 minutes 00 seconds; thence south 54 degrees 10 minutes 00 seconds east 21.27 feet; thence southeasterly 113.88 feet through a tangent curve concave to the northeast having a radius of 150.00 feet and a central angle of 43 degrees 10 minutes 00 seconds; thence north 82 degrees 30 minutes 00 seconds, east 10.88 feet, thence southeasterly 100.79 feet through a tangent curve concave to the southwest having a radius of 75.00 feet and a central angle of 77 degrees 00 minutes 00 seconds; thence south 20 degrees 30 minutes 00 seconds east 19.48 feet; thence southeasterly 113.87 feet through a tangent curve concave to the north having a radius of 75.00 feet and a central angle of 86 degrees 00 minutes 00 seconds; thence north 73 degrees 10 minutes 00 seconds east 330.17 feet; thence easterly 139.89 feet through a tangent curve concave to the south having a radius of 300.00 feet and a central angle of 50 degrees 00 minutes 00 seconds; thence south 36 degrees 30 minutes 00 seconds east 109.58 feet; thence easterly 111.09 feet through a tangent curve concave to the north having a radius of 190.00 feet and a central angle of 33 degrees 30 minutes 00 seconds; thence east 2.84 feet more or less to the east line of said Lot 6.

Except the westerly 765 feet thereof.

EXHIBIT "B-1"

92- 014600

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RECORDERS REMO:
POOR RECORD IS DUE TO
QUALITY OF ORIGINAL DOCUMENT

That portion of the east half of the northwest quarter of the northwest quarter of section 7 in Township 1 south, range 16 west, San Bernardino meridian, in the County of Los Angeles, State of California, according to the official plat thereof, described as follows:

Beginning at the northeasterly corner of said northwest quarter of the northwest quarter; thence southerly, along the easterly line of said northwest quarter of the northwest quarter, 130.00 feet; thence westerly, parallel with the northerly line of said northwest quarter of the northwest quarter, 118.00 feet; thence northerly parallel with said easterly line, 40.00 feet; thence westerly parallel with said northerly line, 270.00 feet; thence northerly parallel with said easterly line, 32.00 feet; thence in a northeasterly direction to a point that is distant southerly 130.00 feet measured parallel with the easterly line of said northwest quarter of the northwest quarter from a point in the northerly line of said northwest quarter, distant westerly thereon 293.00 feet from the point of beginning; thence northerly parallel with said easterly line, 130.00 feet; thence easterly along said northerly line, 293.00 feet to the point of beginning.

EXHIBIT "B"

92- 014600

SAB

MENT?

PARCEL #4

OCT 22 1996

DUPLICATE

RECORDING REQUESTED BY
COUNTY OF LOS ANGELES

96 1709655

COPY

Has not been compared with original.
Original will be returned when
processing has been completed.
LOS ANGELES COUNTY REGISTRAR - RECORDER

WHEN RECORDED MAIL TO
DEPARTMENT OF PUBLIC WORKS
900 South Fremont Avenue
Alhambra, CA 91803-1331
Attn: Map./Prop. Mgmt. Div.

The undersigned grantor declares DTT is none.
The value and consideration is less than \$100.00.

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS

By [Signature]

IRREVOCABLE OFFER TO DEDICATE AND GRANT OF EASEMENT

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ROBERT REIN, an unmarried man, hereinafter referred to as OWNER, does hereby irrevocably offer to dedicate to the COUNTY OF LOS ANGELES, a body corporate and politic, an easement for private and future street purposes in, over, upon and across the real property in the unincorporated territory of the County of Los Angeles, State of California, described as follows:

FOR LEGAL DESCRIPTION AND ADDITIONAL GRANT, SEE ATTACHED

OWNER does also hereby grant to the general public a non-exclusive easement for ingress and egress and road purposes in the real property above offered for dedication to the County of Los Angeles, SUBJECT, however, to the following:

1. Upon recordation of a RESOLUTION OF ACCEPTANCE by the County of Los Angeles of the above offer to dedicate, the grant of non-exclusive easement herein contained shall terminate and be of no further force or effect.
2. If the County of Los Angeles abandons its right to accept the offer of dedication, the OWNER specifically reserves the right to withdraw the above grant of non-exclusive easement by recording a NOTICE OF REVOCATION thereof in the office of the Recorder of the County of Los Angeles. Upon such recordation, the grant shall be deemed conclusively revoked.

This irrevocable offer is made pursuant to Section 7050 of the Government Code. Said offer shall be binding upon the grantor, his heirs, successors and assigns and shall continue in full force and effect until said offer is accepted by the Board of Supervisors of the County of Los Angeles or any public body having jurisdiction or until the right to accept has been abandoned by the Board of Supervisors or by the public body having jurisdiction in the manner prescribed for the summary vacation of streets and highways by Part 3 (commencing with Section 8300) of Division 9 of the Streets and Highways Code.

Dated October 11, 1996

C.C. NO. 96-0085
PARCEL NO. 1
A.M.B. 4440-007-017

[Signature]
ROBERT REIN

ACKNOWLEDGMENT FORM

State of California

County of Los AngelesOn Oct 11, 1996 before me, Matt Tillman, Notary Public

(here insert name and title of the officer)

personally appeared Robert S. Rain

_____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(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.

WITNESS my hand and official seal.

Signature Matt Tillman

NOTARIES: ATTACH ADDITIONAL OR OTHER FORMS, IF REQUIRED

FOR COUNTY USE ONLY

State of California

County of Los Angeles

On Oct 11, 1996 before me, CONNY B. MCCORMACK, Registrar-Recorder/
County Clerk of the County of Los Angeles, personally appearedRobert S. Rain

_____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(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.

WITNESS my hand and official seal.

CONNY B. MCCORMACK, REGISTRAR-RECORDER/COUNTY
CLERK of the County of Los Angeles

By _____

Deputy County Clerk

APPROVED October 17, 1996

As to execution and description:

DEPARTMENT OF PUBLIC WORKS
Mapping & Property Management Division

By Jorge M. [Signature]

DEPUTY

CONSENT TO RECORDATION

The County of Los Angeles consents to the recordation of the attached offer to Dedicate under the authority conferred by Ordinance No. 85-0108, duly and regularly adopted by the Board of Supervisors of the County of Los Angeles on the 18th day of June 1985. This consent is not an acceptance of the offer to dedicate.

By Brian ScanlonDate October 17, 1996 96 1709655

CERTIFICATE OF COMPLIANCE NO. 96-0085

PARCEL NO. 1:

That portion of the southeast quarter of the southwest quarter and the south half of the northeast quarter of the southwest quarter of Section 6, Township 1 South, Range 16 West, S.B.M., within the following described boundaries:

Beginning at a point in the west line of the northeast quarter of southwest quarter of said section, distant South 0° 42' 00" West 598.00 feet along said west line from the northwest corner of the south half of the northeast quarter of the southwest quarter of said section; thence southerly along said west line to a line parallel with and 30 feet southerly, measured at right angles, from that certain course having a bearing and length of North 80° 15' 52" West 276.01 feet in the generally northeasterly boundary of that certain parcel of land described in deed to Robert Rein, recorded on April 27, 1976, as Document No. 3020, in Book D7057, page 333, of Official Records, in the office of the Recorder of the County of Los Angeles; thence easterly, southeasterly and easterly along a line parallel and concentric with and 30 feet southerly and southwesterly, measured at right angles and radially, from said generally northeasterly boundary to its intersection with that certain course having a bearing and length of South 4° 48' 07" East 397.42 feet in said generally northeasterly boundary; thence northerly along said last mentioned course to its northerly terminus; thence in a generally northwesterly direction along said generally northeasterly boundary to the point of beginning.

ORIGINAL

JBM:jlb/E-5/wp#2397JdJBM

96 1709655

FROM : JIM OLIVEIRA
RECORDING REQUESTED BY

PHONE NO. : 310 446 2028

Dec. 08 1999 12:30PM P2

10-1395379

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

NAME H. D. Holmwood et al
ADDRESS 108 No. Topanga Canyon Blvd.
CITY & STATE Topanga, Calif. 90290
ZIP

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA

27 MIN. 8 A.M. DEC 15 1978

Recorder's Office

Title Order No.

Escrow No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED OF EASEMENT

FEE \$6 $\frac{4}{K}$

The undersigned declares that the documentary transfer tax is \$ NONE (Consideration less than \$100 - and is

- ☐ computed on the full value of the interest or property conveyed, or is
☐ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land, tenements or realty is located in
☒ unincorporated area ☐ city of _____

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JOHN BOWDEN, a single man, LARRY DUNHAM, a single man, JANIE BERRY, a single woman
and MARGARET KNITZER, an unmarried woman

hereby GRANT(S) to HARLAN D. HOLMWOOD AND ELIZABETH J. HOLMWOOD, husband and wife, EDW. CUMMINGS IV AND RUTH E. LEE CUMMINGS, husband and wife, ONE LIFE NATURAL FOODS, INC., a California corporation, ROBERT J. GREENWALD AND JOAN C. GREENWALD, husband and wife and JACKIE DAVISON, a married woman, and Robert S. Rein and Rae Lynne Rein, husband and wife the following described real property in the
county of Los Angeles, state of California:

SEE LEGAL DESCRIPTION ATTACHED

KARL FINK PROPERTY

Dated December 13, 1977

STATE OF CALIFORNIA
COUNTY OF Los Angeles } SS.
August 11, 1978

John Bowden
John Bowden
Larry Dunham
Larry Dunham
Janie Berry
Janie Berry
Margaret Knitzer
Margaret Knitzer

STATE OF ~~CALIFORNIA~~ OREGONCOUNTY OF Josephine } ss.

August 18, 1978 before me,
the undersigned, a Notary Public in and for said County and State,
personally appeared Larry Dunham

_____, known to me
to be the person whose name is subscribed to the
within instrument and acknowledged that he executed the
same.

Joan C. Hively

Notary for Oregon, Commission expires 12/18/81

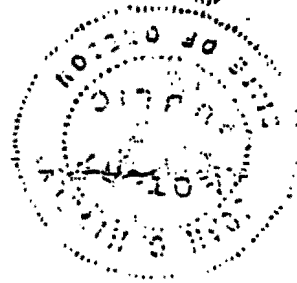
Name (Typed or Printed)

Notary Public in and for said County and State

78-1395379



FOR NOTARY SEAL OR STAMP



JANUARY 1981

INDIVIDUAL

STATE OF HAWAII, } ss:
City and County of Honolulu.

78-1395379

On this 23rd day of October, A. D. 1978, before me personally appeared

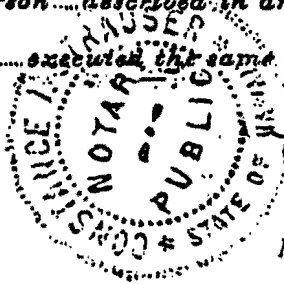
** Janie Berry **

to me known to be the person described in and who executed the foregoing instrument and
acknowledged that she executed the same as her free act and deed.

CONSTANCE I. STRAUER

Constance I. Strauser

Notary Public, First Judicial Circuit,
State of Hawaii.

My Commission Expires 5-30-81

A 50 foot wide easement lying 25 feet each side of the following described centerline:

Beginning at the intersection of the east line of said southwest quarter with the centerline of Hillside Drive as shown on map of Tract No. 6943, as per map recorded in Book 105 pages 74 to 82 of Maps, records of said county as said centerline is established in County Surveyors Fieldbook 1271 page 71; said Southwesterly 49.70 feet along a curve concave to the southeast having a radius of 100.00 feet and a central angle of $28^{\circ} 28' 40''$ (a radial line at said intersection bears N. $42^{\circ} 12' 20''$ W.) to the beginning of a tangent reverse curve concave to the northwest having a radius of 100.00 feet and a central angle of $28^{\circ} 28' 40''$, thence southwesterly along said curve 49.70 feet; thence tangent to said curve S. $47^{\circ} 47' 10''$ W. 39.66 to the beginning of a tangent curve concave northwesterly and having a radius of 50.00 feet; thence southwesterly along said curve through a central angle of $30^{\circ} 10' 20''$ and an arc length of 26.33 feet; thence tangent to said curve S. $77^{\circ} 57' 30''$ W. 20.13 feet to the beginning of a tangent curve concave northeasterly and having a radius of 50.00 feet; thence northwesterly along said curve through a central angle of $88^{\circ} 58' 10''$ and an arc length of 77.64 feet; thence tangent to said curve N. $13^{\circ} 04' 20''$ W. 3.98 feet to the beginning of a tangent curve concave southwesterly and having a radius of 50.00 feet; thence northwesterly along said curve through a central angle of $84^{\circ} 06' 00''$ and an arc length of 73.39 feet; thence tangent to said curve S. $82^{\circ} 49' 40''$ W. 146.82 feet to the beginning of a tangent curve concave southeasterly and having a radius of 100.00 feet; thence southwesterly along said curve through a central angle of $42^{\circ} 41' 40''$ and an arc length of 74.52 feet; thence tangent to said curve S. $40^{\circ} 08' 00''$ W.

is established in County Surveyors Fieldbook 1271 page 71; said Southwesterly 49.70 feet along a curve concave to the southeast having a radius of 100.00 feet and a central angle of $28^{\circ} 28' 40''$ (a radial line at said intersection bears N. $42^{\circ} 12' 20''$ W.) to the beginning of a tangent reverse curve concave to the northwest having a radius of 100.00 feet and a central angle of $28^{\circ} 28' 40''$, thence southwesterly along said curve 49.70 feet; thence tangent to said curve S. $47^{\circ} 47' 10''$ W. 39.66 to the beginning of a tangent curve concave northwesterly and having a radius of 50.00 feet; thence southwesterly along said curve through a central angle of $30^{\circ} 10' 20''$ and an arc length of 26.33 feet; thence tangent to said curve S. $77^{\circ} 57' 30''$ W. 20.13 feet to the beginning of a tangent curve concave northeasterly and having a radius of 50.00 feet; thence northwesterly along said curve through a central angle of $88^{\circ} 58' 10''$ and an arc length of 77.64 feet; thence tangent to said curve N. $13^{\circ} 04' 20''$ W. 3.98 feet to the beginning of a tangent curve concave southwesterly and having a radius of 50.00 feet; thence northwesterly along said curve through a central angle of $84^{\circ} 06' 00''$ and an arc length of 73.39 feet; thence tangent to said curve S. $82^{\circ} 49' 40''$ W. 146.82 feet to the beginning of a tangent curve concave southeasterly and having a radius of 100.00 feet; thence southwesterly along said curve through a central angle of $42^{\circ} 41' 40''$ and an arc length of 74.52 feet; thence tangent to said curve S. $40^{\circ} 08' 00''$ W. 87.04 feet to the beginning of a tangent curve concave northwesterly and having a radius of 100.00 feet; thence southwesterly along said curve through a central angle of $60^{\circ} 09' 20''$ and an

78-1395379

4

arc length of 104.89 feet; thence tangent to said curve N. 79° 42'40" W. 135.25 feet to the beginning of a tangent curve concave southerly and having a radius of 100.00 feet; thence westerly along said curve through a central angle of 5° 59' 40" and an arc length of 10.46 feet; thence tangent to said curve N. 85° 42'40" W. 130.87 feet; thence northwesterly 125.58 feet through a tangent curve concave to the northeast having a radius of 100.00 feet and a central angle of 71° 57'00"; thence N. 13° 45'20" W. 245.33 feet; thence N. 80° 15' 52" W. 276.01 feet to a point in the west line of the east half of southwest quarter of said section 6, distant S. 0° 42'00" W. 598.00 feet along said west line from the northwest corner of the south half of the northeast quarter of the southwest quarter of said Section 6. The sidelines of said easement shall be shortened or lengthened to terminate westerly in the west line of the east half of the southwest quarter of said section 6 and easterly in the east line of the east half of the southwest quarter of said Section 6.

FROM : JIM LOUIVEIRA

PHONE NO. : 310 446 2028

Dec. 08 1999 12:32PM P6

Recorded at the
SAFE CO TITLE INSURANCE CO.

78 494155

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA

11 MIN. 11 A.M. MAY 9 1978
PAST

Recorder's Office

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

NAME H. D. Holmwood et al
ADDRESS 108 No. Topanga Canyon Blvd.
CITY & STATE Topanga, Calif. 90290
ZIP

Title Order No.

Escrow No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED OF EASEMENT

The undersigned declares that the documentary transfer tax is None (Consideration less than \$100.) and is

☐ computed on the full value of the interest or property conveyed, or is

☐ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land, tenements or realty is located in

☒ unincorporated area

☐ city of

AND

FEE
\$5
3M

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

SILAS M. PREWITT AND SUE PREWITT, husband and wife

hereby GRANT(S) to HARLAN D. HOLMWOOD AND ELIZABETH J. HOLMWOOD, husband and wife, EDWARD V. CUMMINGS IV AND RUTH E. LEE CUMMINGS, husband and wife, ONE LIFE NATURAL FOODS, INC., a California corporation, ROBERT J. GREENWALD AND JOAN G. GREENWALD, husband and wife and JACKIE DAVISON, a married woman, and Robert S. Rein and Rae Lynne Rein, husband and wife the following described real property in the county of Los Angeles, state of California:

SEE LEGAL DESCRIPTION ATTACHED

BARRY LENEMAN PROPERTY

Dated December 13, 1977

Silas M. Prewitt

Sue Prewitt

STATE OF CALIFORNIA

COUNTY OF Los Angeles } SS.

On 4-20-78 before me, the under-

A 50 foot wide easement lying 25 feet each side of the following described centerline:

Beginning at the intersection of the east line of said southwest quarter with the centerline of Hillside Drive as shown on map of Tract No. 6943, as per map recorded in Book 105 pages 74 to 82 of Maps, records of said county as said centerline is established in County Surveyors Fieldbook 1271 page 71; said Southwesterly 49.70 feet along a curve concave to the southeast having a radius of 100.00 feet and a central angle of $28^{\circ} 28' 40''$ (a radial line at said intersection bears N. $42^{\circ} 12' 20''$ W.) to the beginning of a tangent reverse curve concave to the northwest having a radius of 100.00 feet and a central angle of $28^{\circ} 28' 40''$, thence Southwesterly along said curve 49.70 feet; thence tangent to said curve S. $47^{\circ} 47' 10''$ W. 39.66 to the beginning of a tangent curve concave northwesterly and having a radius of 50.00 feet; thence southwesterly along said curve through a central angle of $30^{\circ} 10' 20''$ and an arc length of 26.33 feet; thence tangent to said curve S. $77^{\circ} 57' 30''$ W. 20.13 feet to the beginning of a tangent curve concave northeasterly and having a radius of 50.00 feet; thence northwesterly along said curve through a central angle of $88^{\circ} 58' 10''$ and an arc length of 77.64 feet; thence tangent to said curve N. $13^{\circ} 04' 20''$ W. 3.98 feet to the beginning of a tangent curve concave southwesterly and having a radius of 50.00 feet; thence northwesterly along said curve through a central angle of $84^{\circ} 06' 00''$ and an arc length of 73.39 feet; thence tangent to said curve S. $82^{\circ} 49' 40''$ W. 146.82 feet to the beginning of a tangent curve concave southeasterly and having a radius of 100.00 feet; thence southwesterly along said curve through a central angle of $42^{\circ} 41' 40''$ and an arc length of 74.52 feet; thence tangent to said curve S. $40^{\circ} 08' 00''$ W.

... having a radius of 100.00 feet and a central angle of $28^{\circ} 40'$, thence southwesterly along said curve 49.70 feet; thence tangent to said curve S. $47^{\circ} 47' 10''$ W. 39.66 to the beginning of a tangent curve concave northwesterly and having a radius of 50.00 feet; thence southwesterly along said curve through a central angle of $30^{\circ} 10' 20''$ and an arc length of 26.33 feet; thence tangent to said curve S. $77^{\circ} 57' 30''$ W. 20.13 feet to the beginning of a tangent curve concave northeasterly and having a radius of 50.00 feet; thence northwesterly along said curve through a central angle of $88^{\circ} 58' 10''$ and an arc length of 77.64 feet; thence tangent to said curve N. $13^{\circ} 04' 20''$ W. 3.98 feet to the beginning of a tangent curve concave southwesterly and having a radius of 50.00 feet; thence northwesterly along said curve through a central angle of $84^{\circ} 06' 00''$ and an arc length of 73.39 feet; thence tangent to said curve S. $82^{\circ} 49' 40''$ W. 146.82 feet to the beginning of a tangent curve concave southeasterly and having a radius of 100.00 feet; thence southwesterly along said curve through a central angle of $42^{\circ} 41' 40''$ and an arc length of 74.52 feet; thence tangent to said curve S. $40^{\circ} 08' 00''$ W. 87.04 feet to the beginning of a tangent curve concave northwesterly and having a radius of 100.00 feet; thence southwesterly along said curve through a central angle of $60^{\circ} 09' 20''$ and an

78- 494155

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certified # Z 270 825 910

RECEIVED
JAN 25 REC'D

January 21, 2000

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

Melanie Hale
California Coastal Commission
89 S. California St. Suite 200
Ventura, California 93001

Dear Ms. Hale,

Enclosed please find my letter to Judith Fries, County Council, regarding application 4-98-313.

Also enclosed please find a letter addressed to Mr. Barry Leneman from Ms. Judith Fries that states that no representation was made by Larry Goodwin that access to Lot #10 would come from Hillside Drive, and further that access from Hillside was not a consideration in granting the lot line adjustment nor is such access shown on the approved map. Therefore, in consideration of approval of application 4-98-313 it must be a condition of approval that access to lot #10 shall be from Greenleaf Canyon, as it is upon this access only that approval of the lot line adjustment was granted.

I have heard through the grapevine that the Coastal Commission is set to approve Mr. Goodwin's project, though I'm sure this has not yet happened since I submitted in writing, along with Mr. Barry Leneman, and Mr. Chris Long, a request to be notified of future meetings of the Coastal Commission regarding application 4-98-313.

Best regards,

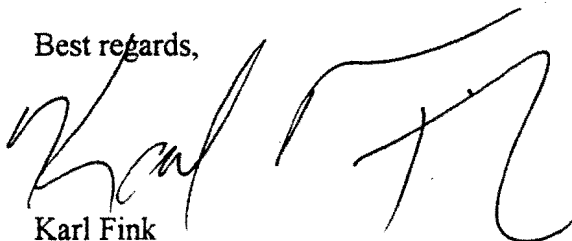

Karl Fink

EXHIBIT NO. 8
79 pages
APPLICATION NO. 4-98-313
Goodwin
letters of opposition and supporting materials.



COUNTY OF LOS ANGELES

OFFICE OF THE COUNTY COUNSEL

848 KENNETH MAHN HALL OF ADMINISTRATION

500 WEST TEMPLE STREET

LOS ANGELES, CALIFORNIA 90012-2713

LLOYD W. PELLMAN, COUNTY COUNSEL

June 7, 1999

TELEPHONE

(213) 974-1834

TELECOPIER

(213) 517-7102

Barry Leneman
21348 Hillside Drive
Topanga, CA 90290

Re: Lot Line Adjustment Case No. 101-124

Dear Mr. Leneman:

This letter confirms our recent telephone conversation concerning lot line adjustment case no. 101-124.

You inquired whether this lot line adjustment was granted on the basis of the applicant's representation that access to the two parcels involved is available by way of Hillside Drive to the east of the subject properties.

My review of the file and discussions with Department of Regional Planning staff indicate that no such representation was made, and access from Hillside Drive east of the subject parcels was not a consideration of the granting of the lot line adjustment in 1991. No such access is shown on the approved map.

Very truly yours,

LLOYD W. PELLMAN
County Counsel

By:


JUDITH A. FRIES

Principal Deputy County Counsel

JAF:cz

cc: John Hartman

LTR-002.99

January 14, 2000

Judith Freis
County Council 648 Kenneth Hahn Hall of Administration
500 W. Temple
L.A. Ca. 90012

Dear Judith,

I am writing with regard to lot line adjustment 101, 124, issued to Larry Goodwin on May 21, 1991 by Regional Planning. I am a property owner in Topanga and Larry Goodwin's proposed development affects me directly. I am aware of the County's position that they did nothing improper in approving the lot line adjustment. I am further aware of the phone call made by your assistant to Mr. Leneman at 7:15 a.m. the morning of January 14, 2000 with your message that "you don't see how the judgement against Larry Goodwin's former partner Jim Coulson is relevant to this situation." I would like to comment on both positions.

With regard to your message, I dispute your claim that the judgement against Jim Coulson doesn't apply. These are identical situations with the exception that the proportions of the land involved in the lot line adjustments vary. The process itself is otherwise exactly the same.

Mr. Coulson's lot #24 did not have an easement from Will Geer Rd. Mr. Coulson attempted to grant it easement rights by attaching a piece of Lot #25, which did have an easement, to Lot #24 via a lot line adjustment.

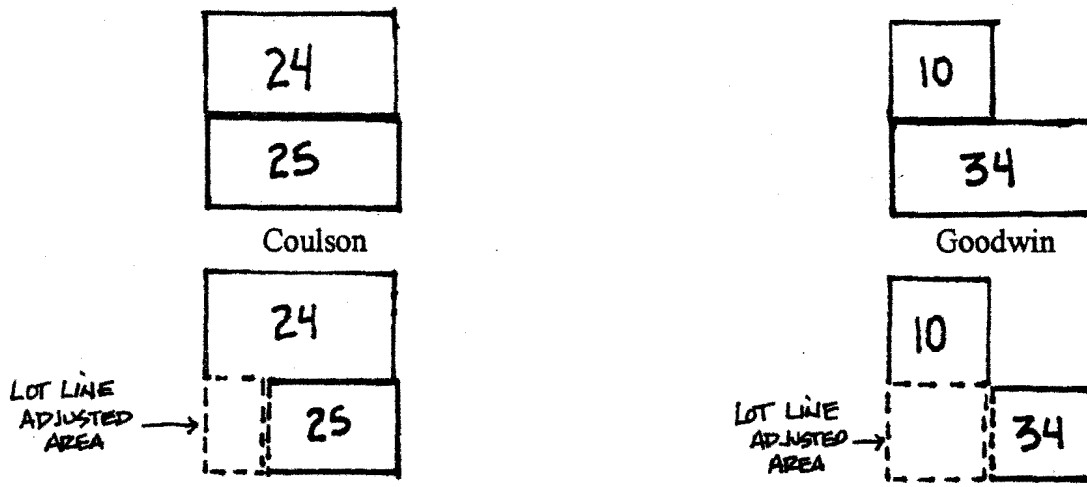
Similarly, Mr. Goodwin's lot #10 does not have an easement from Hillside Drive. Mr. Goodwin is attempting to grant it an easement by attaching a piece of Lot #34 to Lot #10 via a lot line adjustment. (Note: lot's 34 & 10 have been renamed 57 & 58.)

This process of granting oneself an easement to gain access to property is illegal and the lot line adjustment between lot #24 and lot #25 was revoked as a result of Brown & Leneman v Coulson - case #LC 011 366, which states in relevant part:

"It is hereby ordered, judged, and decreed that lot #24 has no easement rights, whether express, prescriptive, implied, of necessity or otherwise... That the authority granted for a lot line adjustment in that certain Certificate of Compliance recorded in the official records of the Recorder's Office of Los Angeles County, California on January 3, 1991, as Document N. 91-6922, is hereby revoked..." (Brown & Leneman v Coulson).

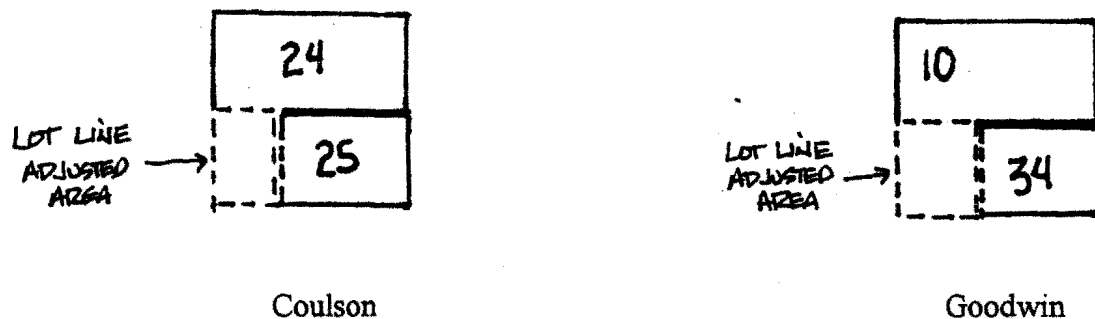
Larry Goodwin's lot line adjustment is an illegal attempt to gain access in the exact manner attempted by Mr. Coulson. Please see diagram below.

Before lot line adjustments



After lot line adjustments

You can see that if lot #10 were simply expanded, the two situations would mirror each other exactly.



Further:

- my title evidences no easement for Lot #34.
- my title evidences no easement for Lot #10.
- Mr. Leneman's title evidences no easement for Lot #10.

Mr. Goodwin cannot access Lot #10 without crossing my property and Mr. Leneman's property. No one, including the County, has the right or authority to grant him that access except Mr. Leneman and me.

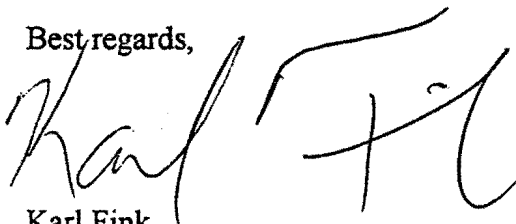
This brings me to my comment regarding Regional Planning's position that they did nothing improper when they approved Mr. Goodwin's application for lot line adjustment 101,124. I believe this statement is correct; however, this does not mean there was nothing improper about the transaction. Mr. Goodwin is culpable for submitting incomplete and inaccurate information to Regional Planning, information they relied on to grant approval for his lot line adjustment.

Since Regional Planning relied on invalid information in approving the lot line adjustment, it follows that the lot line adjustment itself is invalid – through no fault of Regional Planning – but through what I believe was intentional misleading by Mr. Goodwin. For this reason, I believe Regional Planning is wholly justified in revoking lot line adjustment 101,124.

I would appreciate, and am formally requesting, a statement from you - with a verified signature attesting that you believe the statement is true and correct to the best of your knowledge - outlining your understanding of this issue and an explanation of why you believe the judgement against Mr. Coulson is not relevant to this issue with Mr. Goodwin. I would also like you to include verified copies of all determination documents you used to validate Mr. Goodwin's claim that he has legal access to Lot #10. Please indicate the source of all information used to support your conclusion. As this is a matter of utmost importance that affects not only myself but twenty-six other families in this area, I expect your reply in a timely manner.

Thank you for your time.

Best regards,



Karl Fink
P.O. Box 124
Topanga, California 90290

cc: Donald Culbertson Acting Administrator, Current Planning
320 W. Temple #1351
Los Angeles, California 90012-3225

Ginnie Krueger c/o Supervisor Yaroslavski
500 W. Temple #821
Los Angeles, California 90012

Melanie Hale California Coastal Commission
89 S. California St. Suite 200
Ventura, California 93001

Since the October hearing, I have recovered the Superior Court Judgement LC 011 366 against another Coastal Zone applicant. Although this judgement was not against Mr. Goodwins property, it is for a parcel accessed from Hillside Drive and the conditions of the judgement are the same in all aspects as Mr. Goodwins lot line adjustment 101-124 that created access to the parcel his application to the Coastal Commission is for.

Primarily, both Mr. Coulson and Mr. Goodwin built one single family residence on their single legal parcel with a single easement to their single parcels from my property on Hillside Dr. Secondly, they lot line adjusted a piece of the single lot to a parcel that had no previous easement rights from my property. Thirdly, the lot line adjustment was for the purposes of gaining access to an additional legal lot that only could be accessed with an additional legal easement from my property. In light of these facts, please note item #2 in the Superior Court Judgement wherein it states that: Parcel 24 has no easement rights, whether express, prescriptive, implied, of necessity or otherwise over my lot #4440-007-020. And #3 that revokes the lot line adjustment that was created to gain access via my properties easement provided to lot #25.

I believe that the Superior Courts judgement supports my claim against lot line adjustment 101-124, and any application for a permit to benefit lot #4444-30-10 if the applicant is claiming ingress rights on Hillside Drive. Because the easement granted from my property is for access to lot #34 only and there is no recorded easement to lot #10 from anyone on Hillside Drive, the applicants claim in his lot line adjustment application from the County is false. The County actually should revoke 101-124 based on the fact that the applicant misrepresented the properties access and that without legal easement/access properly shown in the application, the County would not approve any applications. Similarly, the Coastal Commission can not be held responsible for false claims made by applicants nor would I expect them to accept trespass on private property as a condition of any approvals. In the very least, Mr. Goodwin has not indicated his path of travel from Greenleaf Canyon nor the grading that will be required to improve the road from Greenleaf or the impact of Greenleaf Canyon in general.

Thank you for including my comments and Superior Court judgement LC 011 366 in your decision regarding Mr. Goodwins application.

Barry Leneman

310-455-3271 310-345-7586 fax: 310-455-0506

COPY

1 Richard E. Blasco, Esq., State Bar No. 93531
2 HUNT, ORTMANN, BLASCO, PALFFY & ROSSELL
3 301 North Lake Avenue, Seventh Floor
4 Pasadena, California 91101
5 (818) 440-5200

6 Attorneys for Plaintiffs David Brown,
7 Susan Brown, Barry Leneman and Deborah
8 Kirsty Leneman

REC'D NW

OCT 27 1994

9 SUPERIOR COURT OF THE STATE OF CALIFORNIA
10 COUNTY OF LOS ANGELES

11 DAVID BROWN, SUSAN BROWN,)	No. LC 011 366
12 BARRY LENEMAN, and DEBORAH)	
13 KIRSTY LENEMAN,)	JUDGMENT
14 Plaintiffs,)	
15 v.)	
16 JAMES L. COULSON, an)	
17 individual; et al.,)	
18 Defendants.)	

19 In accordance with the Stipulation for Judgment filed
20 by the parties in the action hereto for entry of judgment herein,
21 and good cause appearing therefore,

22 IT IS HEREBY ORDERED, ADJUDGED AND DECREED as follows:

23 1. That certain real property located in Los Angeles
24 County, California, identified in the Los Angeles County
25 assessor's records as APN No. 4440-007-024 (herein referred to as
26 "Parcel 24") and more particularly described as follows:

27 That portion of the southerly 665.81 feet of the
28 southwest quarter of the northeast quarter of Section

1 6, Township 1 South, Range 16 West, San Bernardino
2 Meridian according to the original plat of said land
3 lying westerly of the following described line:

4 Beginning at a point in the southerly line of said
5 southwest quarter distant easterly thereon 970.00 feet
6 from the southwest corner of said southwest quarter,
7 thence northwesterly 838.78 feet to a point in the
8 northerly line of said southerly 665.81 feet distant
9 thereon easterly 450.00 feet from the northwest corner
10 of said southerly 665.81 feet;

11 (herein referred to as "Parcel 24") has no easement rights,
12 whether express, prescriptive, implied, of necessity or
13 otherwise, over that certain real property located in Los Angeles
14 County, California, identified in the Los Angeles County
15 Assessor's records as APN No. 4440-007-016, and more particularly
16 described as follows:

17 That portion of the Southeast quarter of the
18 Southwest quarter and that portion of the South half of
19 the northeast quarter of the Southwest quarter Section
20 6, Township 1 South, Range 16 West, San Bernardino
21 meridian, in the County of Los Angeles, State of
22 California, according to the official plat of said land
23 filed in the district land office on October 5, 1896,
24 described as follows:

25 Beginning at the intersection of the East line of
26 said Southwest quarter with the center line of Hillside
27 Drive, as shown on Map of Tract No. 6943, as per Map
28 recorded in Book 105, Pages 74 to 83 of Maps, records

1 of said county, as said center line is established in
2 county surveyor's field book 1271, page 71 thence along
3 said East line south 1 degrees 06 minutes 15 seconds
4 West, 33.27 feet; thence south 47 degrees 47 minutes 10
5 seconds West, 112.20 feet to the beginning of a tangent
6 curve concave Northwesterly, having a radius of 50.00
7 feet and a central angle of 30 degrees 10 minutes 20
8 seconds; thence Southwesterly along said curve 26.33
9 feet; thence tangent to said curve South 77 degrees 57
10 minutes 30 seconds West, 20.13 feet to the beginning of
11 a tangent curve concave Northeasterly having a radius
12 of 50.00 feet, and a central angle of 88 degrees 58
13 minutes 10 seconds; thence Northwesterly along said
14 curve 77.64 feet; thence tangent to said curve North 13
15 degrees 04 minutes 20 seconds West, 3.98 feet to the
16 beginning of a tangent curve concave Southwesterly
17 having a radius of 50.00 feet, and a central angle of
18 84 degrees 06 minutes 00 seconds; thence Northwesterly
19 along said curve 73.39 feet; thence tangent to said
20 curve south 82 degrees 49 minutes 40 seconds West,
21 146.82 feet to the beginning of a tangent curve concave
22 Southeasterly having a radius of 100.00 feet, and a
23 central angle of 42 degrees 41 minutes 40 seconds;
24 thence Southwesterly along said curve 74.52 feet;
25 thence tangent to said curve South 40 degrees 08
26 minutes 00 seconds West 87.00 feet to the true point of
27 beginning; thence along a curve tangent to the last
28 mentioned course having a radius of 100.00 feet, and a

1 central angle of 60 degrees 09 minutes 20 seconds
2 Southwesterly 104.99 feet; thence tangent to said curve
3 North 79 degrees 42 minutes 40 seconds West 135.25 feet
4 to the beginning of a tangent curve concave Southerly,
5 having a radius of 100.00 feet, and a central angle of
6 5 degrees 59 minutes 40 seconds; thence Westerly along
7 said curve 10.46 feet; thence tangent to said curve
8 North 85 degrees 42 minutes 20 seconds West, 130.87
9 feet to the beginning of a tangent curve concave
10 northerly having a radius of 100.00 feet, and a central
11 angle of 71 degrees 57 minutes 00 seconds; thence
12 Northwesterly along said curve 125.58 feet; thence
13 tangent to said curve North 13 degrees 45 minutes 20
14 seconds West 245.33 feet; thence North 80 degrees 15
15 minutes 52 seconds West 276.01 feet to a point in the
16 West line of Northeast quarter of the Southwest quarter
17 of said section 6, distant South 0 degrees 42 minutes
18 00 seconds West, 598.00 feet along said West line from
19 the Northwest corner of the South half of the Northeast
20 quarter of the Southwest quarter section 6; thence
21 North 0 degrees 42 minutes 00 seconds East, 598.00 feet
22 to said Northwest corner; thence along the north line
23 of said South half, South 89 degrees 43 minutes 31
24 seconds east 903.52 feet to a point distant North 9
25 degrees 43 minutes 31 seconds West, 400.00 feet from
26 the East line of the Southwest quarter of section 6;
27 thence South 7 degrees 18 minutes 18 seconds West,
28 963.70 feet to the true point of beginning;

1 (herein referred to as "Parcel 16").

2 2. That Parcel 24, located in Los Angeles County,
3 California, has no easement rights, whether express,
4 prescriptive, implied, of necessity or otherwise, over that
5 certain real property located in Los Angeles County, California,
6 identified in the Los Angeles County assessor's records as APN
7 No. 4440-007-020, and more particularly described as follows:

8 That portion of the Southeast quarter of Southwest
9 quarter, Section 6, Township 1 South, Range 16 West, San
10 Bernardino Meridian, described as follows:

11 Beginning at the intersection of the East line of said
12 Southwest quarter with the centerline of Hillside Drive, as
13 shown on map of Tract 6943, as per map recorded in Book 105,
14 Pages 74 through 82 inclusive of Maps, Records of said
15 county, as said centerline is established in County
16 Surveyor's Field Book 1271, Page 71, thence along said East
17 line South 1° 06' 15" West, 33.27 feet to the true point of
18 beginning; thence South 47° 47' 10" West 112.20 feet to the
19 beginning of a tangent curve concave Northwesterly having a
20 radius of 50 feet and a central angle of 30° 10' 20" thence;
21 Southwesterly along said curve 26.33 feet; thence tangent to
22 said curve South 77° 57' 30" West, 20.13 feet to the
23 beginning of a tangent curve Northeasterly having a radius
24 of 50.00 feet and a central angle of 88° 58' 10" thence;
25 Northwesterly along said curve 77.64 feet; thence tangent to
26 said curve North 13° 04' 20" West, 3.98 feet to the
27 beginning of a tangent curve concave Southwesterly having a
28 radius of 50.00 feet and a central angle of 84° 06' 00";

1 thence Northwesterly along said curve 73.39 feet; thence
2 tangent to said curve South 82° 49' 40" West, 146.82 feet to
3 the beginning of a tangent curve concave Southeasterly
4 having a radius of 100.00 feet, and a central angle of 42°
5 41' 40"; thence Southwesterly along said curve 74.52 feet;
6 thence tangent to said curve South 40° 08' 00" West, 87.04
7 feet to the beginning of a tangent curve concave
8 Northwesterly having a radius of 100.00 feet and a central
9 angle of 66° 09' 20"; thence Southwesterly along said curve
10 104.90 feet to the end; thence South 4° 48' 07" East, 397.42
11 feet; thence South 30° 35' 35" East, 697.99 feet to a point
12 in the South line of the Southwest quarter of Section 6,
13 distant North 89° 36' 11" West, 190.80 feet from the
14 Southeast corner of said Southwest quarter; thence South 89°
15 36' 11" East 190.09 feet to said Southeast corner; thence
16 along the East line of said Southwest quarter North 1° 06'
17 15" East, 1163.64 feet to the true point of beginning;
18 (herein referred to as "Parcel 20").

19 3. That the authority granted for a lot line
20 adjustment in that certain Certificate of Compliance recorded in
21 the official records of the Recorder's Office of Los Angeles
22 County, California on January 3, 1991, as Document No. 91-6922,
23 is hereby revoked, to the extent that such Certificate of
24 Compliance authorizes any adjustment to the boundary lines
25 between Parcel 24 and that certain real property located in Los
26 Angeles County, California, identified in the Los Angeles County
27 assessor's records as APN No. 4440-007-025, and more particularly
28 described as follows:

1 That portion of the south one-half of the
2 southeast quarter of the northwest quarter of Section
3 6, Township 1 South, Range 16 West, San Bernardino
4 MOUNTAIN according to the map of said land
5 filed in the District Land Office on October 5, 1896,
6 lying easterly of the centerline described in an
7 easement deed to Atlantic Land Investment Corporation,
8 a corporation, recorded December 19, 1961 as Instrument
9 No. 3414 in Book D-1455 page 384, Official Records in
10 the office of the County Recorder of the County of Los
11 Angeles, said centerline is described as follows:

12 Beginning at a point in the north line of the
13 southeast quarter of the northwest quarter of said
14 Section 6, said point being the midpoint of said north
15 line, thence S.9°07'00"E. 334.00 feet, thence
16 S.1°35'30"E. 180.00 feet, thence 11°18'30" W. 153 feet
17 more or less to a point in the south line of the north
18 half of the southeast quarter of the northwest quarter
19 of said Section 6, said point being 30.00 feet east,
20 along said south line from the midpoint of said south
21 line, thence continuing 11°18'30" W. 153 feet more or
22 less, to a point being the midpoint of the south line
23 of the north 150.00 feet of the south half of the
24 southeast quarter of the northwest quarter of said
25 Section 6, thence south in a direct line to the
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1 EXCEPT therefrom the northerly 85.00 feet lying
2 westerly of the easterly 20.00 feet thereof;
3 (herein referred to as "Parcel 25").

4 4. Judgment is entered against plaintiff James L.
5 Coulson in the amount of \$3,137.00, plus interest thereon at the
6 rate of ten percent (10%) per annum from August 10, 1992, until
7 paid.

8 5. That the Complaint in this action is hereby
9 dismissed as to all parties, without prejudice.

10 6. That each party shall bear their own costs and
11 expenses.

12 7. That the legal description of Parcel 24, and the
13 description of those lands which compose Parcel 24, is hereby
14 established and fixed by this Court, as of the date of this
15 Judgment to be:

16 That portion of the southerly 665.81 feet of the
17 southwest quarter of the northeast quarter of Section
18 6, Township 1 South, Range 16 West, San Bernardino
19 Meridian according to the original plat of said land
20 lying westerly of the following described line:

21 Beginning at a point in the southerly line of said
22 southwest quarter distant easterly thereon 970.00 feet
23 from the southwest corner of said southwest quarter,
24 thence northwesterly 838.78 feet to a point in the
25 northerly line of said southerly 665.81 feet distant

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thereon easterly 450.00 feet from the northwest corner
of said southerly 665.81 feet.

DATED: 11/17/94
March, 1994.

[Signature]
JUDGE OF THE SUPERIOR COURT

(GR:\SHELBY\JUDGMENT)



The document to which this certificate is
attached is a full, true and correct copy
of the original on file and of record in my
office.

Attest NOV 21 1994
EDWARD M. KRITZMAN, Executive Officer/Clerk
of the Superior Court of California, County
of Los Angeles.

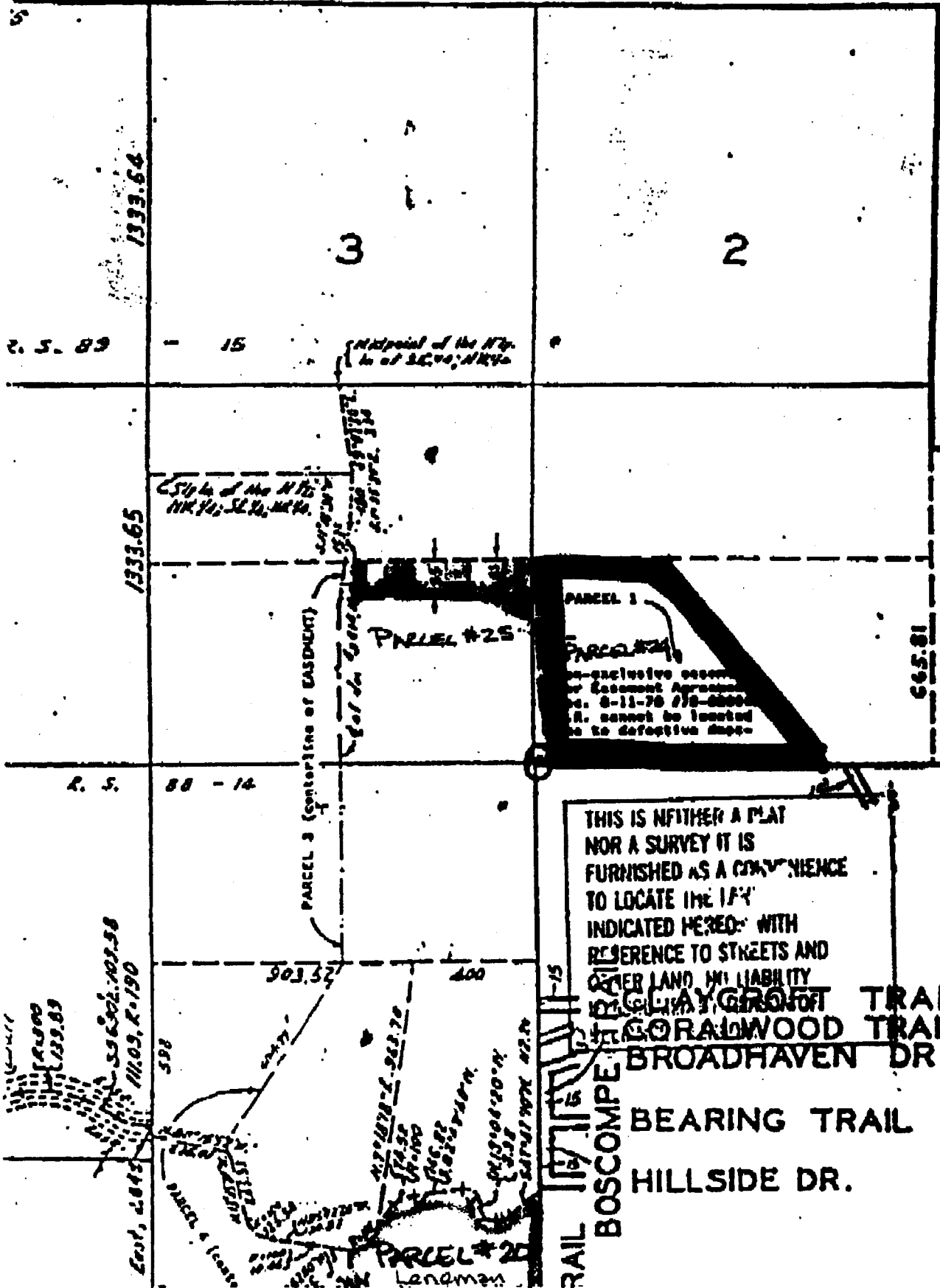
By C Morgan Deputy

[Signature]

BT: / T 066T / 70 / 10

PACIFIC TITLE GUARANTY COMPANY
 911 Wilshire Boulevard, Suite 1800
 Los Angeles, California 90017

A 910459-02



J.A.Leonard
1410 Will Geer Road
Topanga, California, USA 90290
Phone/Fax 310 455 3149
Pager 800 677 5298

RECEIVED
JAN 26 REC'D
CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT
1/20/00

RE: 98-4-313

Dear Coastal Commission Members,

I would like you to have the following information before the hearing of case #98-4-313 as I believe your decision will affect a legal precedent which has been previously established in this matter, and also will directly affect my property.

I currently own and live on an 8 acre lot on Will Geer Road in Topanga, removed from the subject lot of case # 98-4-313 by 2 lots. I also own an adjoining 10 acre lot immediately to the rear of my home at 1410 Will Geer Road.

The previous owner of both these lots was Jim Coulson, a developer and, not coincidentally, a former business partner of Larry Goodwin, a developer, and the petitioner of case # 98-4-313.

In 1989, Coulson, desiring to build a spec house on the above-mentioned rear lot but finding himself without a legal easement on Will Geer Road, had a local surveyor do a lot line adjustment conjoining 1410 Will Geer Road [with its legal easement] and the rear 10 acres with no easement. He then granted himself a legal easement to the rear lot by means of a narrow "flag lot" , divided the two properties, and put the "new" and "now legal" rear 10 acres up for sale.

Unwilling to see the "lot line adjustment loophole" misused in this fashion, the owners of the same 2 properties who are today protesting

exactly the same "lot line adjustment loophole " misuse by Goodwin in 98-4-313, initiated a year-long lawsuit against Coulson.

The legal result of that lengthy and costly lawsuit was that a sale of the "loopholed" 10 acres was rescinded, the "loopholed" easement was invalidated, the lot line adjustment itself was removed, and a judgement was levied against Coulson.

To review, Goodwin is attempting the same "loophole" that his former business partner tried against the same objections of the same property owners who prevailed in the lawsuit. Clearly, these people feel strongly and will initiate basically the same lawsuit against Goodwin.

If the Coastal Commission has information regarding Civil Code 804 that they believe overrides the decisions on the Coulson lawsuit, I would be pleased to be informed immediately, as my intent would be to reinstate my [Coulson's] lot line adjustment and the accompanying easement, resulting in my 10 acre lot becoming as legal and buildable as Goodwin's subject lot in case #98-4-313.

Sincerely,



J.A. Leonard

Homeowner
1410 Will Geer Road
Topanga, CA.

