

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 585-1800

Filed: 6/24/05
49th Day: 8/12/05
180th Day: 12/21/05
Staff: LF-V
Staff Report: 11/03/05
Hearing Date: 11/16/05



BC

RECORD PACKET COPY

STAFF REPORT: REGULAR CALENDAR

APPLICATION NO.: 4-05-046

APPLICANT: Barry Kinyon

PROJECT LOCATION: 24700 block of West Saddle Peak Road (APN #4453-025-028), Santa Monica Mountains (Los Angeles County)

PROJECT DESCRIPTION: Request for after-the-fact approval of Assessor's Parcel Number 4453-025-028, which was recognized by the County of Los Angeles in Certificate of Compliance # CC-V-91-0582.

LOCAL APPROVALS RECEIVED: Certificate of Compliance #CC-V-91-0582 recorded as document 91-2019625 on December 26, 1991.

SUBSTANTIVE FILE DOCUMENTS: Los Angeles County Department of Regional Planning File No. V-1776; Los Angeles County Department of Regional Planning File No. V-10322; "Geologic Data Sheet, Job #00629C2.001" by Donald Kowalewsky, July 14, 2000.

SUMMARY OF STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the proposed project with **TWO (2) SPECIAL CONDITIONS** regarding (1) cumulative impact mitigation and (2) condition compliance.

The applicant requests after-the-fact approval of Certificate of Compliance # CC-V-91-0582 to legalize the subject lot. The subject lot was created by deed in 1970, in violation of the requirements of the Los Angeles County Subdivision Ordinance. In 1981, the creation of the subject parcel and two generations of parent parcels were determined to be violations by the County of Los Angeles. The County recorded a notice of violation on June 10, 1981 for the subdivision of the subject parcel and 24 other parcels in the immediate vicinity. Of these 24 parcels, 18 lots were created from the same parent parcel as the lot that is the subject of this CDP request. The Commission has previously approved permits for residential development on ten of the 18 other parcels that were part of the original 51.29-acre parent parcel. In addition, the subject parcel is not in common ownership with other contiguous parcels created from the parent parcel. No other development is proposed for the project site at this time.

The standard of review for the proposed permit application is the Chapter Three policies of the Coastal Act. As conditioned, the proposed project is consistent with all applicable Chapter Three policies of the Coastal Act.

STAFF RECOMMENDATION:

I. Approval with Conditions

The staff recommends that the Commission adopt the following resolution:

MOTION: *I move that the Commission approve Coastal Development Permit No. 4-05-046 pursuant to the staff recommendation.*

STAFF RECOMMENDATION OF APPROVAL:

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

4. **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.

5. **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. **Cumulative Impact Mitigation**

The applicant shall mitigate the cumulative impacts of the subject development with respect to build-out of the Santa Monica Mountains by ensuring that development rights for residential use have been extinguished on the equivalent of one (1) building site in the Santa Monica Mountains Coastal Zone through a Transfer of Development Credit (TDC) transaction.

Prior to the issuance of the Coastal Development Permit, the applicant shall complete the following steps to ensure that the development rights are extinguished on the lot(s) equivalent to one Transfer of Development Credit (TDC):

- 1) The applicant shall provide, for the review and approval of the Executive Director, evidence that the TDC lot(s) to be extinguished qualify with the criteria for TDC donor lots established in past Commission actions.
- 2) No development, as defined in Section 30106 of the Coastal Act, grazing, or agricultural activities shall occur on the TDC lot(s) except for:

Brush clearance required by Los Angeles County for permitted structures on adjacent parcels; planting of native vegetation and other restoration activities, if approved by the Commission in a coastal development permit; construction and maintenance of public hiking trails, if approved by the Commission in a coastal development permit; and existing easements for roads, trails, and utilities

- 3) The applicant shall execute and record a document in a form and content acceptable to the Executive Director, granting or irrevocably offering to dedicate, an open space easement over the TDC lot(s) to be restricted for TDC credit for the purpose of development right extinguishment. The recorded easement document shall include a formal legal description and graphic depiction, prepared by a licensed surveyor, of the entire parcel(s). The recorded document shall reflect that development in the parcel(s) is restricted as set forth in this permits condition. The grant of easement, or irrevocable offer to dedicate, shall be recorded free of prior liens and encumbrances which the Executive Director

determines may affect the interest being conveyed. Such grant of easement or offer to dedicate shall run with the land in favor of the People of the State of California, binding all successors and assigns, and any such offer to dedicate shall be irrevocable.

- 4) The applicant shall provide evidence, for the review and approval of the Executive Director, that the TDC lot(s) extinguished in Section 3 above have been combined with an adjacent lot(s) that is developed or developable and held in common ownership. The extinguished lot(s) shall be combined with the developed or developable lot(s) through a lot merger consistent with applicable local government lot merger ordinances. The combined lot shall be considered and treated as a single parcel of land for all purposes with respect to the lands included therein, including but not limited to sale, conveyance, taxation, or encumbrance.
- 5) The applicant shall submit, for the review and approval of the Executive Director, a title report for the combined lot created by merging the TDC lot(s) and the developed or developable lot(s) that demonstrates that the open space easement grant or offer to dedicate required in Section 3 above is on the title.

2. Condition Compliance

Within 180 days of Commission action on this coastal development permit application, or within such additional time as the Executive Director may grant for good cause, the applicant shall satisfy all requirements specified in the conditions hereto that the applicant is required to satisfy prior to issuance of this permit. Failure to comply with this requirement may result in the institution of enforcement action under the provisions of Chapter 9 of the Coastal Act.

Failure to comply with any requirement or condition of this permit, will result in a violation of the subject permit and the commencement of enforcement proceedings, including potential judicial action and administrative orders, as well as the recordation of a notice of violation in the chain of title for the property.

IV. Findings and Declarations

The Commission hereby finds and declares:

A. Project Description and Background

The applicant requests after-the-fact approval of Assessor's Parcel Number 4453-025-028, which was created pursuant to Certificate of Compliance # CC-V-91-0582.

The project site is a vacant 2.84-acre parcel (Assessor's Parcel Number 4453-025-028) located on West Saddle Peak Road in the Santa Monica Mountains area (Exhibits 1 and 2). The parcel descends steeply, at an average gradient of approximately 1.5:1 to 2:1, in a northwesterly direction from West Saddle Peak Road to a branch of Dark Creek, a United States Geological Survey designated blue-line stream. The site contains a rough graded dirt road that appears to have been constructed prior to the January 1, 1977 effectiveness date of

the Coastal Act. A drainage course crosses the northern portion of the property and descends to the blue line stream that parallels a portion of the northwestern property line (**Exhibit 11**).

Surrounding parcels are developed with custom single-family residences. Existing single-family homes neighbor the property to the southwest, southeast, east, and northeast. Due to surrounding residential development and brush clearance required for these residences, the portion of the property along West Saddle Peak Road has been cleared of vegetation. The remainder of the site contains chaparral vegetation interspersed with sandstone rock outcrops (**Exhibit 11**).

The applicant has submitted a conceptual plan for a proposed single family residence on the site (**Exhibit 3**). The plan includes an approximately 150 foot long driveway descending from West Saddle Peak Road within the alignment of the existing rough graded road, and a single family residence located on a relatively level area with average gradients of 10:1 to 2:1. The conceptual development area is located at least 100 feet from adjacent streams. The applicant has submitted a geologic site inspection report ("Geologic Data Sheet, Job #00629C2.001" by Donald Kowalewsky, July 14, 2000) indicating that there are no geologic conditions that would preclude residential construction on the property. The applicant has submitted an estimate indicating that approximately 1,153 cu. yds. of grading would be necessary for construction of the development shown on the conceptual plan (**Exhibit 4**).

The subject 2.84-acre parcel was created by deed in 1970 (**Exhibit 5**). On April 21, 1971, a notice of violation (Violation File No. V-1776) was issued to the owners and the grantor of the deed indicating that the parcel was subdivided inconsistent with the Los Angeles County Subdivision Ordinance, which requires approval of a map or certificate of exception prior to dividing land (**Exhibit 7**). The violation was cleared on June 11, 1971, on the basis that the parcel was identical to a larger parcel that had been created by a deed recorded on September 20, 1967, two days prior to the effectiveness date of the County's subdivision ordinance. However, examination of the notes written by the analyst who reviewed the violation (**Exhibit 7a**), and comparison of the 1967 and 1970 deeds reveals that the western lot lines of the subject parcels differed significantly and that clearance of the violation was based on an incorrect assumption (**Exhibits 5, 6, and 10**).

On June 10, 1981, Los Angeles County Department of Regional Planning issued a notice of intention to record a notice of violation of the Subdivision Map Act and/or the Los Angeles County Subdivision Ordinance (Violation File No. V-10322) to the owners of the subject parcel and 24 nearby parcels (**Exhibit 8**). The subject parcel was determined to be in violation on the basis that the legal parent parcel (the west half of the northeast quarter of the subject section) was illegally subdivided into eight parcels in a one year period from April 1963 to April 1964, and that subsequent owners had further subdivided the subject property to create the subject parcel and 18 other parcels (**Exhibit 10**).¹ Thus the subject parcel (created by deed in 1970), and the larger parcel created by deed in 1967 and referred to in Violation File No. V-1776, were subdivisions of a parcel that had been illegally subdivided in 1963. The owners resolved their violation by obtaining a certificate of compliance (Certificate of Compliance #CC-V-91-0582 recorded as document 91-2019625 on December 26, 1991). The County waived the standard conditions applied to certificates of compliance (**Exhibit 9**).

¹ The June 10, 1981 violation notice included additional parcels that had been illegally subdivided from a parcel adjacent to the subject parent parcel; it also excluded illegally created parcels that had previously obtained a Certificate of Compliance. Thus the number of parcels included in the notice of violation was 24, not 19.

Although the lot was created by deed in 1970, prior to the effectiveness date of January 1, 1977 effectiveness date of the Coastal Act, because it was created in non-compliance with the requirements of the Subdivision Map Act and Los Angeles County Planning and Zoning Codes in place at the time, it was not recognized as a legal lot until the County issued the first Certificate of Compliance in 1991. The 1991 Certificate of Compliance that "legalized" this lot pursuant to the Subdivision Map Act is considered a form of land division and, therefore, requires a coastal development permit. However, the landowners at the time failed to secure a coastal development permit for the lot creation. The applicant is now requesting after-the-fact approval for the creation of the subject parcel through this coastal development permit, which is discussed in detail below (Section B. Cumulative Impacts).

B. Cumulative Impacts

The Commission has consistently emphasized the need to address the cumulative impacts of new development in the Malibu/Santa Monica Mountains area. Section 30250(a) of the Coastal Act states:

New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

Section 30105.5 of the Coastal Act defines the term "cumulatively" as it is used in Section 30250(a) to mean:

[T]he incremental effects of an individual project shall be reviewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

The applicant is requesting after-the-fact approval of an unpermitted subdivision that created the subject 2.84-acre parcel. The subject lot was created illegally by deed in 1970. The owners resolved their violation of the Subdivision Map Act and/or Los Angeles County Subdivision Ordinance by obtaining a certificate of compliance from the County of Los Angeles (Certificate of Compliance #CC-V-91-0582 recorded as document 91-2019625 on December 26, 1991). The County waived the standard conditions applied to certificates of compliance (Exhibits 5 - 10).

Although the lot was created by deed in 1970, prior to the effectiveness date of January 1, 1977 effectiveness date of the Coastal Act, because it was created in non-compliance with the requirements of the Subdivision Map Act and Los Angeles County Planning and Zoning Codes, it was not recognized as a legal lot until the County issued the Certificate of Compliance in 1991. The 1991 Certificate of Compliance that "legalized" this lot pursuant to the Subdivision Map Act is considered a form of land division and, therefore, requires a coastal development permit. However, the owners of the subject parcel in 1991 failed to secure a coastal

development permit for the lot creation. The applicant (a subsequent owner) is now requesting after-the-fact approval for the creation of the subject parcel through this coastal development permit.

The Coastal Act includes land divisions in the definition of development. Section 30601 states that "development" includes:

"... subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use ..."

Because they constitute development, all land divisions must be authorized in a coastal development permit. (Section 30600). The Commission, through past permit actions, has considered "land division" to include: subdivisions (through parcel map, tract map, grant deed or any other method), lot line adjustments, redivisions, mergers and conditional certificates of compliance. The action of issuing the certificate of compliance (with conditions waived) grants government authorization for a parcel that was previously created illegally, through means that did not comply with the laws in effect at the time. This type of certificate, for the first time, authorizes the land division that created a new parcel. Therefore it constitutes development under the Coastal Act, and requires a coastal development permit.

The Commission typically reviews the creation of lots through a division of land in a comprehensive manner and not on a piecemeal basis. The Commission review typically entails an analysis of the individual and cumulative impacts of the subdivision on coastal resources. To accomplish this the Commission reviews the proposed lot sizes and lot configurations to ensure consistency with minimum lot size requirements of the LUP, surrounding lot sizes, and to ensure each lot can be developed consistent with Chapter Three Policies of the Coastal Act. To adequately analyze the environmental impacts of a subdivision and determine consistency with Chapter Three Policies of the Coastal Act the applicant is required to submit detailed grading plans, geology reports, percolation tests, biological studies, viewshed analysis and other studies that encompass the entire subdivision.

In this case, a comprehensive analysis of the land divisions, which created a total of nineteen separate parcels, is not possible because the lots have been sold to multiple owners and the Commission has permitted development on ten parcels that were created from the same illegally subdivided parent parcel as the subject lot, as detailed in Table 1 below. Therefore, the Commission review, in this case, is limited to the subject 2.84-acre parcel.

Table 1. Commission Approved Development on Parcels Created from the West Half of the Northeast Quarter of Section 21, Township 1 South, Range 17 West.

Parcel No.	CDP No.	Approved Development
4453-018-029	4-98-097-X 4-98-168-W	SFR (exempt fire rebuild); Septic system (waiver)
4453-018-052	7073 Amend-80-7437 5-82-841-E 5-87-1004 5-87-1004-A1 4-00-047	SFR; Amend to remove condition Extension SFR Amend to remove condition SFR
4453-025-012	5-84-691	SFR
4453-025-013	77-1292	SFR
4453-025-017	2458	SFR
4453-025-019	2186 77-512	SFR SFR
4453-025-027	79-5581 Amend-80-7154	SFR Amend to reduce footprint
4453-025-034	A-81-7960 5-83-448-E 5-85-630	Conversion of barn to SFR Extension Conversion of barn to SFR
4453-025-035 4453-025-036	4-96-188-W	Lot line adjustment (waiver)

The subject parcel and adjacent parcels that were subject to the underlying subdivision are in separate ownerships and the current landowners were not involved in the original subdivision of the original parent parcel. The Commission recently addressed this specific situation in the approval of the Malibu Local Coastal Program (LCP). Although the Malibu LCP is not the standard of review for development in Los Angeles County, the LCP provides policy guidance regarding the certificate of compliance issue in this particular case. The Commission found in the approval of the Malibu LCP that:

A land division for which a certificate of compliance is requested may be approved where the land division complies with all requirements of Section 15.2 except the minimum parcel size, in two situations: 1) where the Coastal Commission previously approved a permit for development on one of the parcels created from the same parent parcel, those parcels do not have a common owner, and the owner requesting the certificate of compliance acquired the parcel prior to certification of the LCP in a good-faith, arm's length transaction and 2) where the parcel for which the certificate is requested is not in common ownership with any other contiguous parcels created from the same parent parcel and the owner acquired the parcel prior to certification of the LCP in a good-faith, arm's length transaction. (Sections 15.3 (C) and (D)). These provisions will prevent hardship to a subsequent purchaser, who was not the one who illegally subdivided the property and did not know or have reason to know that the parcel was created without compliance with

the Coastal Act, if applicable, or other state laws or local ordinances. For all certificates of compliance that require a coastal development permit, a transfer of development credit is required to mitigate the cumulative impacts on coastal resources from creating a new parcel.

In this case, the Commission has approved a permit for residential development on several of the parcels created from the same parent parcel, the applicant purchased the property in a good faith, arm's length transaction, and the subject parcel is not in current ownership with any other contiguous parcels created from the parent parcel. Therefore, the Commission finds that given the above set of facts in this particular case, approval of the certificate of compliance is appropriate. Given the facts of this particular case, denial of the coastal development permit would result in an unreasonable hardship to the applicant. However, the creation of an additional parcel in the Santa Monica Mountains will result in potential adverse cumulative impacts to coastal resources and therefore mitigation is required as discussed below.

The Commission has repeatedly emphasized the need to address the cumulative impacts of new development in the Malibu/Santa Monica Mountains area in past permit actions. The cumulative impact problem stems from the existence of thousands of undeveloped and poorly sited parcels in the mountains along with the potential for creating additional parcels and/or residential units through subdivisions and multi-unit projects. Because of the large number of existing undeveloped lots and potential future development, the demands on road capacity, services, recreational facilities, and beaches could be expected to grow tremendously. In addition, future build-out of many lots located in environmentally sensitive areas would create adverse cumulative impacts on coastal resources.

As a means of addressing the cumulative impact problem in past actions, the Commission has consistently required, as a special condition to development permits for land divisions and multi-unit projects, participation in the Transfer Development Credit (TDC) program as mitigation, such as has been done in past actions including CDPs P-78-155 (Zal), P-78-158 (Eide), P-81-182 (Malibu Deville), 5-83-43 (Heathercliff), 5-83-591 (Sunset-Regan), 5-85-748 (Ehrman & Coombs), 4-98-281 (Cariker), 4-00-028 (Layman), 4-00-044 (Blank Par-E, LLC), and 4-01-046 (PCH-Tyler Associates, Inc.). Additionally, the Commission has required the retirement of existing parcels as part of a TDC transaction in order to mitigate lot creation through the approval of certificates of compliance for illegally created parcels, including the following CDPs: 4-02-227 (Marks), 4-04-032 (Hannon), and 4-04-121 (Miran). The TDC program has resulted in the retirement from development of existing, poorly sited, and non-conforming parcels at the same time new parcels or units were created. The intent of the program is to insure that no net increase in residential units results from the approval of land divisions or multi-family projects while allowing development to proceed consistent with the requirements of §30250(a). In summary, the Commission has found that the TDC program, or a similar technique to retire development rights on selected lots, remains a valid means of mitigating cumulative impacts. Without some means of mitigation, the Commission would have no alternative but to deny such projects, based on the provisions of §30250(a) of the Coastal Act.

The applicant is requesting approval to legalize the 2.84-acre subject parcel. Staff's review indicates that the incremental contribution to cumulative impacts would be the creation, in this case, of one additional lot. Impacts such as traffic, sewage disposal, recreational uses, visual scenic quality, and resource degradation are associated with the development of an additional parcel in this area. Therefore, the Commission finds it necessary to impose cumulative impact mitigation requirements as a condition of approval of this permit in order to insure that the cumulative impacts of the creation of an additional buildable lot is adequately mitigated.

Therefore, **Special Condition One (1)** requires the applicant to mitigate the cumulative impacts of the creation of the subject parcel, by ensuring that development rights for residential use have been extinguished on the equivalent of one building site in the Santa Monica Mountains through a TDC transaction. Special Condition No. 1 details the steps that must be taken to retire development rights through the recordation of deed restrictions and the merging of the retired lot with an adjacent developable lot. The Commission finds that, as conditioned, the proposed project is consistent with §30250 of the Coastal Act.

C. Violations

As explained above, unpermitted development occurred on the subject parcel prior to submission of this permit application involving creation of the subject lot. The subject lot was created by deed in 1970, in violation of the requirements of the Los Angeles County Subdivision Ordinance. The applicant is now requesting after-the-fact approval to authorize the subject parcel as it was created pursuant to the 1991 Certificate of Compliance in order to address the unpermitted development.

In order to ensure that the matter of unpermitted development is resolved in a timely manner, **Special Condition Two (2)** requires the applicant satisfy all conditions of this permit that are prerequisite to the issuance of this permit within 180 days of commission action, or within such additional time as the Executive Director may grant for good cause.

Consideration of this application by the Commission has been based solely upon the Chapter 3 policies of the Coastal Act. Review of this permit does not constitute a waiver of any legal action with regard to the alleged violation nor does it constitute an admission as to the legality of any development undertaken on the subject site without a coastal permit.

D. Local Coastal Program

Section 30604 of the Coastal Act states:

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 the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted development will not prejudice the ability of the local government to prepare a local program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200).

Section 30604(a) of the Coastal Act provides that the Commission shall issue a Coastal Development Permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program, which conforms to 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 projects and are accepted by the applicant. As conditioned, the proposed developments will not create adverse impacts and is found to be consistent with the applicable policies contained in Chapter 3. Therefore, the Commission finds that approval of the proposed developments, as conditioned, will not prejudice the County of Los Angeles' ability to prepare a Local Coastal

Program for this area which is also consistent with the policies of Chapter 3 of the Coastal Act, as required by Section 30604(a).

E. California Environmental Quality Act

Section 13096(a) of the Commission's administrative regulations requires Commission approval of a Coastal Development Permit application to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (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 which would substantially lessen any significant adverse effect that the activity may have on the environment.

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

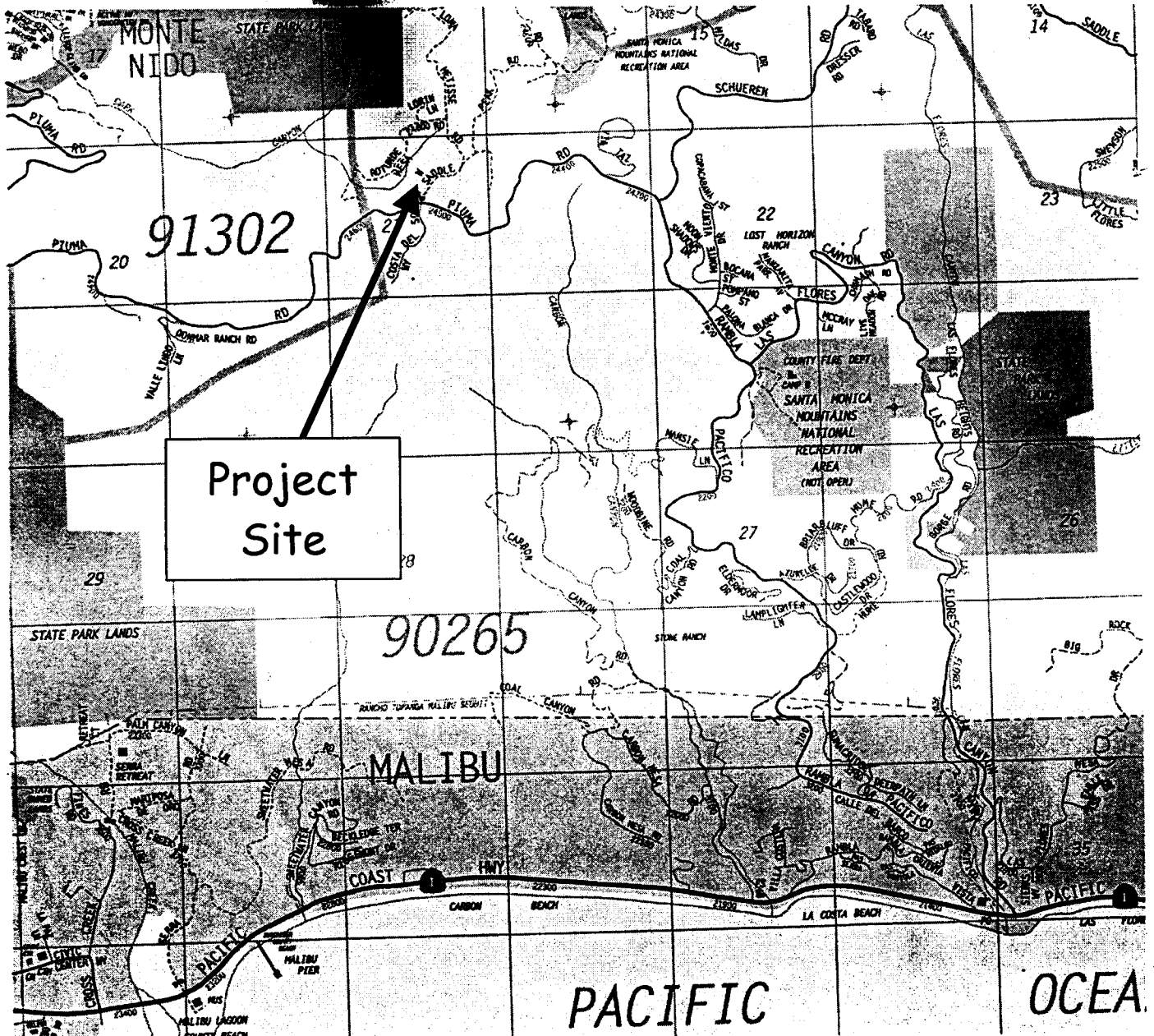


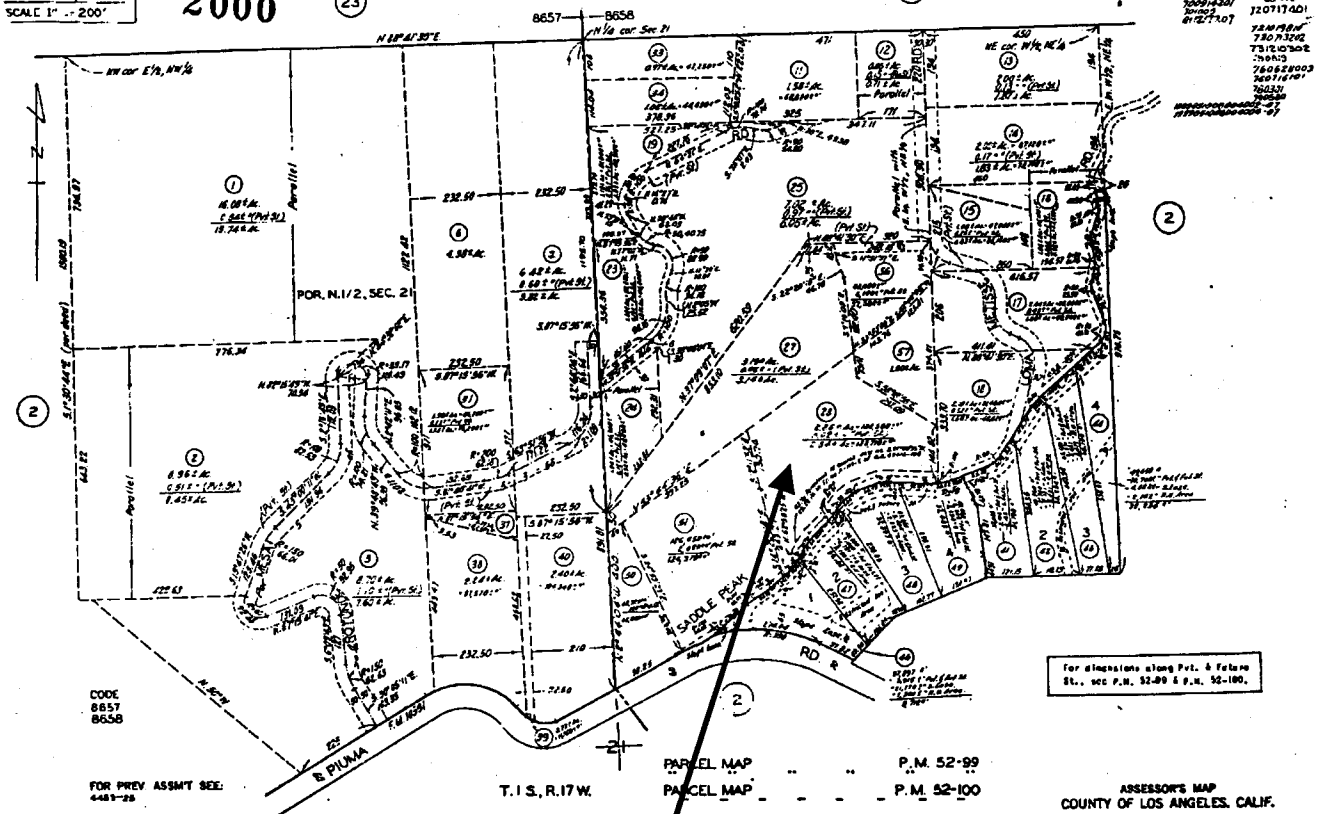
EXHIBIT NO. 1
APPLICATION NO.
4-05-046
VICINITY MAP

4453 25
SCALE 1" = 200'

2000

23

18



Project Site

EXHIBIT NO. 2
APPLICATION NO.
4-05-046
PARCEL MAP

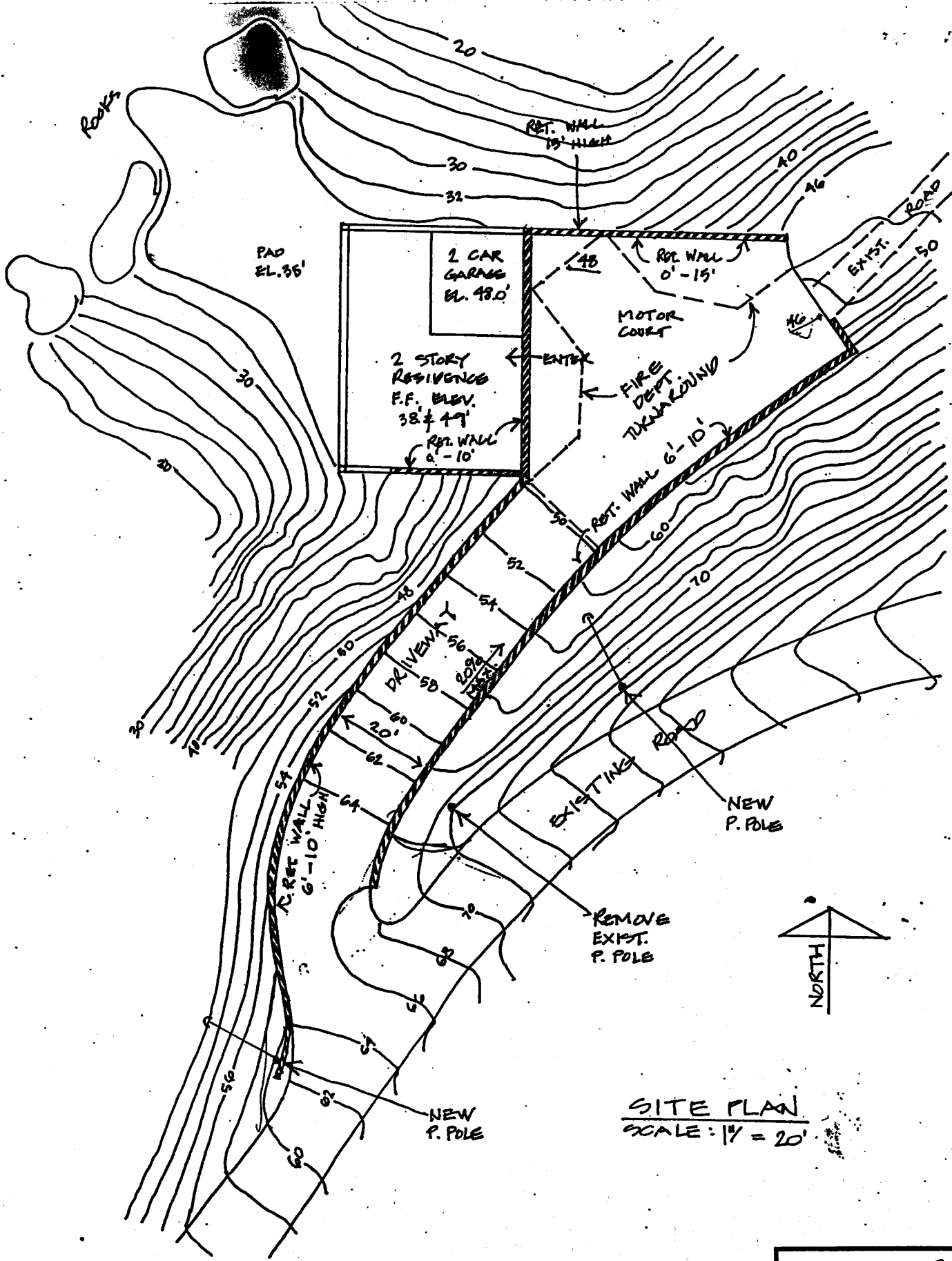


EXHIBIT NO. 3
APPLICATION NO.
4-05-046
CONCEPTUAL SITE PLAN

Kinyon Residence
Saddle Peak Road
Malibu, California

Preliminary Grading Volumes:

Driveway	Cut:	216 Cu. Yds.
	Fill:	108 Cu. Yds.
Motor Court	Cut:	290 Cu. Yds.
	Fill:	373 Cu. Yds.
House	Cut:	166 Cu. Yds.
	Fill:	0 Cu. Yds.
Total	Cut:	672 Cu. Yds.
	Fill:	481 Cu. Yds.
Total Cut & Fill:		1,153 Cu. Yds.
Export:		191 Cu. Yds.

RECEIVED

MAY 31 2005

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

EXHIBIT NO. 4

APPLICATION NO.

4-05-046

GRADING ESTIMATES

AUG 18 1970

RECORDING REQUESTED BY

143

MALIBU ESCROW CORP.

AND WHEN RECORDED MAIL TO:

Name: Zenkai Okayama et al.,
Street Address: 111 W. Jefferson Boulevard
City & State: Los Angeles, Ca. 90007

RECEIVED

MAY 31 2005

CALIFORNIA COASTAL COMMISSION

SPACE ABOVE THIS LINE FOR COUNTY OF LOS ANGELES COAST DISTRICT

X COMPUTED ON FULL VALUE OF PROPERTY CONVEYED

MAIL TAX STATEMENTS TO

Name: SAME AS ABOVE
Street Address:
City & State:

DOCUMENTARY TRANSFER TAX \$14,230

BY Kathleen Prais
SIGNED - PARTY OR AGENT FIRM NAME

Malibu Escrow Corp. as Escrow Agent

Joint Tenancy Grant Deed

TO 404.1 CA (9-68)

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

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

FRANCIS A. BESSON, a widower

hereby GRANT(S) to ZENKAI OKAYAMA AND TATSUKO OKAYAMA, husband and wife, KEISHO OKAYAMA AND LAUREN OKAYAMA, husband and wife, and KOSHO OKAYAMA, a single man all AS JOINT TENANTS, the real property in the unincorporated area County of Los Angeles State of California, described as: per legal description more particularly described in Exhibit "A" attached hereto and comprising of pages:

ZENKAI OKAYAMA AND TATSUKO OKAYAMA: KEISHO OKAYAMA AND LAUREN OKAYAMA hereby accept the interest conveyed to them as joint tenants with KOSHO OKAYAMA by the foregoing deed.

Zenkai Okayama
Zenkai Okayama

Keisho Okayama
Keisho Okayama

Tatsuko Okayama
Tatsuko Okayama

Lauren Okayama
Lauren Okayama

Dated: August 10, 1970

Francis A. Besson
Francis A. Besson

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } ss.

On August 13, 1970 before me, the undersigned, a Notary Public in and for said State, personally appeared Francis A. Besson

known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same. WITNESS my hand and official seal.

Signature: Kathleen Prais



Name (Typed or Printed)

(This area for official notarial seal)

Title Order No. 7022783

Escrow or Loan No. 1671

MAIL TAX STATEMENTS AS DIRECTED ABOVE

REC AUG 18 1970

pc1
Creation Deed

143

EXHIBIT NO. 5
APPLICATION NO.

4-05-046
1970 GRANT DEED

REC
AUG 18 1870

ORDER NO. 7022783
PAGE 5

DESCRIPTION

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

PARCEL 1:
THAT PORTION OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 17 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 INTERSECTION OF THE WEST LINE OF SAID WEST ONE-HALF WITH THE NORTHERLY LINE OF PIUMA ROAD 60 FEET WIDE AS CONVEYED TO SAID COUNTY PER DEED RECORDED IN BOOK 11623 PAGE 339 OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID WEST LINE, NORTH 2° 44' 04" WEST 400.00 FEET TO A POINT HEREAFTER REFERRED TO AS POINT "A"; THENCE CONTINUING NORTH 2° 44' 04" WEST 50.00 FEET; THENCE NORTH 37° 09' 07" EAST 853.10 FEET; THENCE NORTH 80° 38' 55" EAST 71.84 FEET; THENCE SOUTH 11° 51' 51" EAST 43.12 FEET; THENCE SOUTH 22° 20' 18" EAST 46.78 FEET; THENCE SOUTH 7° 14' 09" EAST 255.81 FEET; THENCE SOUTH 58° 18' 56" EAST 237.09 FEET TO A POINT IN A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID WEST ONE-HALF AND PASSING THROUGH A POINT IN THE NORTH LINE OF SAID SECTION 21, DISTANT WESTERLY THEREON 450 FEET FROM THE NORTHEAST CORNER OF SAID WEST ONE-HALF; THENCE SOUTH 1° 28' 26" TO THE SOUTH LINE OF THE LAND DESCRIBED IN PARCEL 1 OF THAT CERTAIN DEED TO WILLIAM F. ARNOT AND WIFE RECORDED APRIL 26, 1963 AS INSTRUMENT NO. 1868 IN BOOK D 2006 PAGE 339 OF THE OFFICIAL RECORDS OF SAID COUNTY; THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID SOUTHERLY LINE THROUGH ITS VARIOUS COURSES AND CURVES TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ANY PORTION LYING NORTHWESTERLY OF A LINE WHICH BEARS NORTH 53° 44' 36" EAST AND WHICH PASSES THROUGH SAID POINT "A".

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID WEST HALF WITH THE NORTHERLY LINE OF PIUMA ROAD (60 FEET WIDE) AS CONVEYED TO SAID COUNTY PER DEED RECORDED IN BOOK 11623 PAGE 339, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID WEST LINE, NORTH 2° 44' 04" WEST 400.00 FEET; THENCE NORTH 53° 44' 36" EAST 442.25 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 12° 11' 52" EAST 150.74 FEET; THENCE SOUTH 14° 20' 14" EAST 243.27 FEET TO THE SOUTH LINE OF THE LAND DESCRIBED IN SAID

143
★

EXHIBIT "A" - 1 -

ORDER NO. 7022783
PAGE 6

DEED RECORDED IN BOOK D 2008 PAGE 340, OFFICIAL RECORDS
OF SAID COUNTY.

ALSO EXCEPT AN UNDIVIDED ONE-EIGHTH OF ALL OIL, GAS, GEMS
AND MINERALS UPON OR UNDER SAID LAND AS RESERVED BY
BENJAMIN F. FIELD IN THE DEED RECORDED ON FEBRUARY 16, 1944
IN BOOK 20649 PAGE 206, OFFICIAL RECORDS.

PARCEL 2:
AN EASEMENT FOR INGRESS AND EGRESS AND UTILITY PURPOSES
OVER A STRIP OF LAND, 30 FEET WIDE, IN THE WEST HALF OF
THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE
17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF,
THE SOUTHERLY AND SOUTHEASTERLY BOUNDARY LINE OF SAID STRIP
BEING THE CENTER LINE OF THAT 30FOOT WIDE STRIP OF LAND
DESCRIBED AS PARCEL A-107-E IN THE DECLARATION RECORDED
ON SEPTEMBER 21, 1955 AS INSTRUMENT NO. 3238 IN BOOK 49015
PAGE 195, OFFICIAL RECORDS OF SAID COUNTY AND BEING BOUNDED
NORTHEASTERLY BY A LINE THAT IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THAT CERTAIN COURSE DESCRIBED AS
SOUTH 32° 54' 50" WEST 145.79 FEET IN SAID TRACT NO. A-107-E,
SAID POINT BEING DISTANT ALONG SAID CERTAIN COURSE, NORTH
32° 54' 50" EAST 100.24 FEET FROM THE SOUTHWESTERLY TERMINUS
OF SAID CERTAIN COURSE; THENCE AT RIGHT ANGLES NORTH 57°
05' 10" WEST 30.00 FEET, AND BEING BOUNDED SOUTHWESTERLY
BY A LINE DRAWN PERPENDICULAR TO THAT CERTAIN CENTER LINE
COURSE, AT ITS NORTHEASTERLY TERMINUS, DESCRIBED AS SOUTH
27° 09' 35" WEST 29.22 FEET, IN SAID TRACT NO. A-107-E.

PARCEL 3:
AN EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITY OVER
A STRIP OF LAND 60.00 FEET WIDE IN THE WEST HALF OF THE
NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE
17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF,
THE CENTER LINE OF SAID 60.00 FOOT WIDE STRIP BEING DESCRIBED
AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SECTION 21 DISTANT
SOUTH 80° 38' 55" WEST 450.00 FEET FROM THE NORTHWESTERLY
CORNER OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER,
THENCE PARALLEL WITH THE EAST LINE OF THE WEST HALF OF THE
NORTHEAST QUARTER OF SAID SECTION, SOUTH 1° 24' 09" EAST 522.15
FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY
HAVING A RADIUS OF 70 FEET; THENCE SOUTHEASTERLY ALONG SAID
CURVE 86.74 FEET THROUGH A CENTRAL ANGLE OF 71°; THENCE
TANGENT SOUTH 72° 24' 09" EAST 68.99 FEET TO A TANGENT CURVE

REC
AUG 18 '70

143

EXHIBIT "A" - 2 -

TO 518.3-8 (7-70)

ORDER NO. 7022783
PAGE 7

CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 70 FEET; THENCE SOUTHERLY ALONG SAID CURVE 89.19 FEET THROUGH A CENTRAL ANGLE OF 73° ; THENCE TANGENT SOUTH $0^{\circ} 35' 51''$ WEST 29.17 FEET TO A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 70 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 78.19 FEET THROUGH A CENTRAL ANGLE OF 64° ; THENCE SOUTH $63^{\circ} 24' 09''$ EAST 24.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 70 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID 70 FOOT CURVE 95.29 FEET THROUGH A CENTRAL ANGLE OF 78° ; THENCE TANGENT SOUTH $14^{\circ} 35' 51''$ WEST 135.91 FEET TO THE CENTER LINE OF SADDLE PEAK FIRE TRUCK TRAIL 30 FEET WIDE AS DESCRIBED IN TRACT NO. A-107-E OF THE DECLARATION OF TAKING RECORDED ON SEPTEMBER 21, 1955 AS INSTRUMENT NO. 3238 IN BOOK 49015 PAGE 195, OFFICIAL RECORDS OF SAID COUNTY.

THE SIDE LINES OF SAID 60 FOOT WIDE STRIP OF LAND SHALL BE PROLONGED OR SHORTENED TO TERMINATE NORTHERLY IN THE NORTHERLY LINE OF SAID SECTION AND TO TERMINATE SOUTHERLY IN THE CENTER LINE OF SAID 30 FOOT WIDE STRIP OF LAND DESCRIBED IN SAID TRACT NO. A-107-E.

REC
AUG 18 '70

143

EXHIBIT "A" - 1 -

RECORDING REQUESTED BY
MALIBU ESCROW CORP.

763

AND WHEN RECORDED MAIL TO

Name: Francis A. Besson
Street Address: 28353 Pacific Coast Highway
City & State: Malibu, Calif. 90265

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Name: SAME AS ABOVE
Street Address:
City & State:

AFFIX I.R.S. \$7.15 IN THIS SPACE

Grant Deed

TO 401 C THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
WILLIAM FRED ARNDT AND MIRIAM B. ARNDT, husband and wife

hereby GRANT(S) to
FRANCIS A. BESSON, a widower

the following described real property in the
County of Los Angeles, State of California:
As per legal description attached hereto and made a part hereof:

Dated August 21, 1967

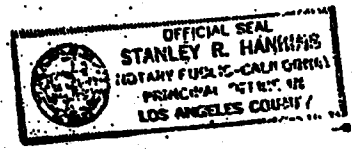
William Fred Arndt
William Fred Arndt

Miriam B. Arndt
Miriam B. Arndt

STATE OF CALIFORNIA } ss.
COUNTY OF Los Angeles }
On AUGUST 25 1967 before me, the under-
signed, a Notary Public in and for said State, personally appeared
William Fred Arndt
and
Miriam B. Arndt

known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.
WITNESS my hand and official seal.

Signature: *Stanley R. Hankins*
STANLEY R. HANKINS
My Commission Expires April 24, 1970
Name (Typed or Printed)



Title Order No. 6-25-2260 Escrow or Loan No. 974

MAIL TAX STATEMENTS AS DIRECTED ABOVE

T. I. REC

SEP 20 1967

Old legal

affect This & other property

763

EXHIBIT NO. 6
APPLICATION NO.
4-05-046
1967 GRANT DEED

T. I. REC

SEP 20 1967

PARCEL 3

PARCEL 1:
THAT PORTION OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 17 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 INTERSECTION OF THE WEST LINE OF SAID WEST ONE-HALF WITH THE NORTHERLY LINE OF PIUMA ROAD 60 FEET WIDE AS CONVEYED TO SAID COUNTY PER DEED RECORDED IN BOOK 11623 PAGE 339, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID WEST LINE, NORTH 2° 44' 04" WEST 400.00 FEET TO A POINT HEREAFTER REFERRED TO AS POINT "A"; THENCE CONTINUING NORTH 2° 44' 04" WEST 50.00 FEET; THENCE NORTH 37° 09' 07" EAST 853.10 FEET; THENCE NORTH 88° 38' 55" EAST 71.84 FEET; THENCE SOUTH 11° 51' 51" EAST 43.32 FEET; THENCE SOUTH 22° 20' 16" EAST 46.78 FEET; THENCE SOUTH 7° 14' 09" EAST 255.01 FEET; THENCE SOUTH 58° 18' 56" EAST 237.09 FEET TO A POINT IN A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID WEST ONE-HALF AND PASSING THROUGH A POINT IN THE NORTH LINE OF SAID SECTION 21, DISTANT WESTERLY THEREON 450 FEET FROM THE NORTHEAST CORNER OF SAID WEST ONE-HALF; THENCE SOUTH 1° 28' 26" TO THE SOUTH LINE OF THE LAND DESCRIBED IN PARCEL 1 OF THAT CERTAIN DEED TO WILLIAM F. ARNDT AND WIFE, RECORDED 4-26-63 AS INSTRUMENT NO. 1868 IN BOOK D2006 PAGE 339 OF THE OFFICIAL RECORDS OF SAID COUNTY; THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID SOUTHERLY LINE THROUGH ITS VARIOUS COURSES AND CURVES TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ANY PORTION LYING NORTHWESTERLY OF A LINE WHICH BEARS NORTH 53° 44' 36" EAST AND WHICH PASSES THROUGH SAID POINT "A" AND ALSO EXCEPT THEREFROM ANY PORTION LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT SAID POINT "A"; THENCE NORTH 53° 44' 36" EAST 234.92 FEET; THENCE SOUTH 36° 15' 24" EAST 366.77 FEET TO SAID SOUTH LINE OF SAID DEED RECORDED IN BOOK D2006 PAGE 339, OFFICIAL RECORDS

[★]

EXCEPTING THEREFROM GEMS AND MINERALS UPON OR UNDER SAID LAND AS RESERVED BY BENJAMIN F. FIELD IN THE DEED RECORDED ON FEBRUARY 10, 1944 IN BOOK 20649, PAGE 206, OF SAID OFFICIAL RECORDS

W.S.A.
M.C.A.

763

OFFICIAL RECORDS OF SAID COUNTY.

THE SIDE LINES OF SAID 60 FOOT WIDE STRIP OF LAND SHALL BE PROLONGED OR SHORTENED TO TERMINATE NORTHERLY IN THE NORTHERLY LINE OF SAID SECTION AND TO TERMINATE SOUTHERLY

PARCEL 2: AN EASEMENT FOR INGRESS AND EGRESS AND UTILITY PURPOSES OVER A STRIP OF LAND, 30 FEET WIDE, IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 17 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 AUGUST 31, 1896, THE SOUTHERLY AND SOUTHEASTERLY BOUNDARY LINE OF SAID STRIP BEING THE CENTER LINE OF THAT 30 FOOT WIDE STRIP OF LAND DESCRIBED AS PARCEL A-107-E IN THE DECLARATION RECORDED ON SEPTEMBER 21, 1955 AS INSTRUMENT NO. 3238 IN BOOK 49015 PAGE 195, OFFICIAL RECORDS OF SAID COUNTY AND BEING BOUNDED NORTHEASTERLY BY A LINE THAT IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THAT CERTAIN COURSE DESCRIBED AS SOUTH 32° 54' 50" WEST 145.79 FEET IN SAID TRACT NO. A-107-E, SAID POINT BEING DISTANT ALONG SAID CERTAIN COURSE, NORTH 32° 54' 50" EAST 100.14 FEET FROM THE SOUTHWESTERLY TERMINUS OF SAID CERTAIN COURSE; THENCE AT RIGHT ANGLES NORTH 57° 05' 10" WEST 30.00 FEET, AND BEING BOUNDED SOUTHWESTERLY BY A LINE DRAWN PERPENDICULAR TO THAT CERTAIN LINE COURSE, AT ITS NORTHEASTERLY TERMINUS, DESCRIBED AS SOUTH 27° 09' 35" WEST 29.22 FEET IN SAID TRACT NO. A-107-E,

PARCEL 3: AN EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITY OVER A STRIP OF LAND 60.00 FEET WIDE IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 17 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, AUGUST 31, 1896, THE CENTER LINE OF SAID 60.00 FOOT WIDE STRIP BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SECTION 21 DISTANT SOUTH 88° 38' 55" WEST 450.00 FEET FROM THE NORTHWESTERLY CORNER OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER; THENCE PARALLEL WITH THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION, SOUTH 1° 24' 09" EAST 522.15 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 70 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 86.74 FEET THROUGH A CENTRAL ANGLE OF 71°; THENCE TANGENT SOUTH 72° 24' 09" EAST 68.99 FEET TO A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 70 FEET; THENCE SOUTHERLY ALONG SAID CURVE 89.19 FEET THROUGH A CENTRAL ANGLE OF 73°; THENCE TANGENT SOUTH 0° 35' 51" WEST 29.17 FEET TO A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 70 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 78.19 FEET THROUGH A CENTRAL ANGLE OF 64°; THENCE SOUTH 63° 24' 09" EAST 24.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 70 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID 70 FOOT CURVE 95.29 FEET THROUGH A CENTRAL ANGLE OF 78°; THENCE TANGENT SOUTH 14° 35' 51" WEST 135.91 FEET TO THE CENTER LINE OF SADDLE PEAK FIRE TRUCK TRAIL 30 FEET WIDE AS DESCRIBED IN TRACT NO. A-107-E OF THE DECLARATION OF TAKING RECORDED ON SEPTEMBER 21, 1955 AS INSTRUMENT NO. 3238 IN BOOK 49015 PAGE 195, OFFICIAL RECORDS OF SAID COUNTY.

THE SIDE LINES OF SAID 60 FOOT WIDE STRIP OF LAND SHALL BE PROLONGED OR SHORTENED TO TERMINATE NORTHERLY IN THE NORTHERLY LINE OF SAID SECTION AND TO TERMINATE SOUTHERLY IN THE CENTER LINE OF SAID 30 FOOT WIDE STRIP OF LAND DESCRIBED IN SAID TRACT NO. A-107-E.

PARCEL 3: EASEMENTS FOR ROAD PURPOSES OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AS TRACT NO. A-107-E OF THE DECLARATION OF TAKING RECORDED 9-21-55 AS INSTRUMENT NO. 3238 IN BOOK 49015 PAGE 195 OF SAID OFFICIAL RECORDS.

T. I. REC

SEP 20 1957

W.S.
M.B.

O.K. CHRISTENSON
DIRECTOR OF PLANNING
FREDERICK J. BARLOW
DEPUTY DIRECTOR
EDGAR T. IRVINE
DEPUTY DIRECTOR
JOSEPH K. KENNEDY
DEPUTY DIRECTOR

COUNTY OF LOS ANGELES
THE REGIONAL PLANNING COMMISSION

320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012
TELEPHONE 628-9211

COMMISSIONERS
ALFRED E. PAONESSA
CHAIRMAN
ARTHUR J. BAUM
VICE-CHAIRMAN
MRS. L.S. BACA
LOUIS KANASTER
OWEN H. LEWIS
IRMA RUTHER
SECRETARY TO THE COMMISSION

April 21, 1971

Mrs. Francis A. Besson
28353 Pacific Coast Highway
Malibu, California 90265

Dear Mrs. Besson:

SUBJECT: COMPLIANCE WITH THE COUNTY DIVISION OF LAND REGULATIONS
FILE NO. V-1776

Review of a deed recorded with the County Recorder on Aug. 18, 1970,
Document No. 143 indicates that you were party to a recent divi-
sion of property located in the vicinity of NE $\frac{1}{4}$, Sec. 21, T1S, R17W.
The buyer is shown as Zenkai Okayama et al.

In most cases the Los Angeles County Subdivision Ordinance requires a
final map, parcel map, or certificate of exception be approved prior to
dividing land. Since this office has no record of any type of map being
approved, it is possible that a map should be filed before the new parcel
can be recognized as a legal parcel by the County.

In certain cases (such as land contracts, escrow agreements, financial
commitments, or recorded deeds entered into or recorded prior to Septembe
22, 1967) sales recorded on or after September 22, 1967, will be recog-
nized as complying with the County Subdivision Ordinance. If this is
the case, please provide us with copies of the documents so that we may
review them.

Your cooperation in clarifying this matter will be greatly appreciated.
Please direct your information and inquiries to Mrs. June Jackson
of our staff at 628-9211, Extension 63703.

Very truly yours,

THE REGIONAL PLANNING COMMISSION
O.K. Christenson, Director of Planning

Frederick J. Barlow, Deputy Director

FJB:mm
(S-1)

EXHIBIT NO. 7
APPLICATION NO.
4-05-046
1971 VIOLATION (V-1776)

D. K. CHRISTENSON
DIRECTOR OF PLANNING
FREDERICK J. BARLOW
DEPUTY DIRECTOR
EDGAR T. IRVINE
DEPUTY DIRECTOR
JOSEPH K. KENNEDY
DEPUTY DIRECTOR

**COUNTY OF LOS ANGELES
THE REGIONAL PLANNING COMMISSION**

320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90018
TELEPHONE 626-9211

COMMISSIONERS

ALFRED E. PAGNESSA
CHAIRMAN
ARTHUR J. BAUM
VICE-CHAIRMAN
MRS. L.B. BACA
LOUIS KAMASTER
OWEN H. LEWIS
IRMA RUTHER
SECRETARY TO THE COMMISSION

May 26, 1971

Mr. Zenkai Okayama et al
111 West Jefferson Boulevard
Los Angeles, California 90007

Dear Mr. Okayama:

**SUBJECT: COMPLIANCE WITH THE COUNTY DIVISION OF LAND REGULATIONS
FILE NO. V- 1776**

Review of a deed recorded with the County Recorder on August 18, 1970 Document No. 143 indicates that you were party to a recent division of property located in the vicinity of NE $\frac{1}{4}$ Sec. 21, T1S, R17W.

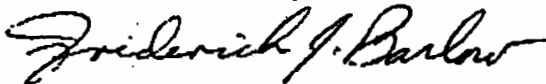
In most cases the Los Angeles County Subdivision Ordinance requires a final map, parcel map, or certificate of exception be approved prior to dividing land. Since this office has no record of any type of map being approved, it is possible that a map should be filed before the new parcel can be recognized as a legal parcel by the County.

In certain cases (such as land contracts, escrow agreements, financial commitments, or recorded deeds entered into or recorded prior to September 22, 1967) sales recorded on or after September 22, 1967 will be recognized as complying with the County Subdivision Ordinance. If this is the case, please provide us with copies of the documents so that we may review them.

To eliminate the possibility of having the use of your property restricted since building permits may be withheld, please submit your information and inquiries to Mrs. June Jackson of our staff at the address above, or at 628-9211, Extension 63703, and refer to our File No.

Very truly yours,

THE REGIONAL PLANNING COMMISSION
O. K. Christenson, Director of Planning



Frederick J. Barlow, Deputy Director

FJB:RF:eh

(Buyer-1)

111 West Jefferson Blvd.
Los Angeles, California, 90007
June 7, 1971

Mrs. June Jackson
County of Los Angeles
The Regional Planning Commission
Los Angeles, California

Dear Mrs. Jackson:

In regards to the letter from your office dated May 25, 1971 (copy enclosed), I was given the following information forwarded to you by Mr. Tony DeVivo of the Malibu Sierra Realty Company, the broker who negotiated for me the purchase of the property in question. He stated that the information which you require can be obtained by referring to the following entries in the official records:

Arndt to Besson dated September 20, 1967

<u>Book</u>	<u>Page</u>	<u>Instrument</u>
P 5507	213	764
P 5507	371	987
P 5507	230	761
P 5507	236	764

Fightner to Besson

<u>Book</u>	<u>Page</u>	<u>Instrument</u>
P 5507	239	765
P 5507	282	767

If you should require further information, please contact Mr. DeVivo whose address is:

Malibu Sierra Realty
21201 Pacific Coast Highway
Malibu, California
Phone: 316-2063

Thank you.

Sincerely yours,

Kelso McKay

O. K. CHRISTENSON
DIRECTOR OF PLANNING

FREDERICK J. BARLOW
DEPUTY DIRECTOR

EDGAR T. IRVINE
DEPUTY DIRECTOR

JOSEPH K. KENNEDY
DEPUTY DIRECTOR

COUNTY OF LOS ANGELES
THE REGIONAL PLANNING COMMISSION

320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012
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VICE-CHAIRMAN

MRS. L.S. BACA

LOUIS KANASTER

OWEN H. LEWIS

IRMA RUTHER
SECRETARY TO THE COMMISSION

June 15, 1971

Mrs. Francis A. Besson
28353 Pacific Coast Highway
Malibu, California 90265

Dear Mrs. Besson:

Subject: COMPLIANCE WITH THE COUNTY DIVISION OF LAND
REGULATIONS. FILE NO. 1776
Document No.: 143
Buyer: Zenkai Okayama

In a letter dated April 21, 1971 we informed you of a possible violation of the Los Angeles County Subdivision Ordinance, Ordinance No. 4478.

Further investigation of maps submitted and subsequently approved, or further investigation of the recorded deeds and/or documents submitted indicates that no division of land violation exists.

Thank you for your cooperation in clarifying this matter.

Very truly yours,

THE REGIONAL PLANNING COMMISSION
O.K. Christenson, Director of Planning

Frederick J. Barlow, Deputy Director

FJB:RF:eh

COUNTY OF LOS ANGELES
THE REGIONAL PLANNING COMMISSION

Minor Land Division Violation

File No. V- 1776 Deed Recorded Aug. 18, 1970 Document No. 143

HNM 138-H-085 W.S. 129-077 Zoning A-1-1

Deed Signed Aug. 10, 1970 Zoning Violation Referral _____

Nature of Violation Creation of two parcels (3.14 ± ac. and 2.84 ± ac.)

Vicinity: NE 1/4 Dec. 21, T1S, R17W.

Seller: ^{Mrs.} Francis A. Besson Buyer: Mr. and Mrs. Zenkai Okaya

28353 Pacific Coast Hwy et al.
Malibu, Calif. 90265 111 W. Jefferson Blvd.
Los Angeles, Calif. 90007

Phone _____ Phone 748-4911

Violation Letters Sent:

Seller 1: April 21, 1971 DA Referral:

Seller 2; Buyer 1: 5-26-71 Bldg. Permit Denial:

Others _____

Remarks: Mrs. Okayama called 6-1-71 - informed her that
a CE would probably be required to clear up unless evidence
submitted clearing parcel. Will get in touch with the broker. of

Final Disposition

Erra - Clearance letter

Cleared: June 11, 1971 Reason: Trust deeds dated Sept. 20, 67, as per

Clearance Letter Sent (date) attached letter H.L.
6-15-71 By _____

Other Action _____

230-232 incl. Francis Besson to ...
T5507 ~~233~~ x. 761 Sept 20, 67 - 46.78 ft.

thence south 70° 14' 09" E 182.40 ft. to a line
which bears N 53° 44' 36" east from true
point of beginning, thence along last described
line, S 53° 44' 36" West 786.56 ft. to the
true point of beginning. (parcel 27)

parcel 4 - an easement 25 ft. Road

T5507 (p. 233 - P. 235 incl) Doc. 762 } Besson, Francis to
Arndt, William
Sept. 20, 67;

Intersection of west line of west 1/2 W. Northerly line of
Piuma Rd. 60 ft wide - along W line N 2° 44' 04'
W 400 ft. to true point beginning; N 2° 44' 04'
W 50 ft; N 37° 09' 07" E 853.10 ft.; N 88° 38' 55"
E 71.84 ft; S 11° 51' 51" E 43.12 ft; S 22° 20' 18"
E 46.78 ft. S 7° 14' 09" E 182.4 ft. to a line
bearing N 53° 44' 36" E from true point beginning
thence along said line S 53° 44' 36" W 786.56 ft
to true point (parcel 27)

Parcel 2 - easement

Parcel 3 - easement

parcel 4 - easement

T5507 - (236-238) Doc. 764 - Francis Besson to
Cavalieri, Charles - Sept 20, 67

Same as deed 143 parcel 1 - then

Except portion lying northwesterly of a line
bearing 53° 44' 36" E passing through point A
& except portion lying westerly of the
following described line -
beginning point A; N 53° 44' 36" E 234.92 ft.;
S 36° 15' 24" E 366.77 ft. to said S line
of deed D2006 p. 339. (parcel 28)

These Easements

T5507 - 239-241 Doc. 765 - Besson to Arndt
Sept 20, 67 - repeats same thing

Westerly line
differs from 1970
deed (Deed 143)



EXHIBIT NO. 7A

APPLICATION NO.

4-05-046

1971 VIOLATION NOTES

T 5507 - 242 - 77 - Besson 90 - minimum sept 20, 67
Intersection $W\frac{1}{2}$ with Plenum Rd, thence along
west line, N $2^{\circ} 44' 04''$ 400 ft, N $53^{\circ} 44' 36''$
234.92 ft; S $36^{\circ} 15' 24''$ E 366.77 ft. to south
line of land described in parcel 1 - deed
1869 - 4-26-63 thence W S. along S line.
beginning - easements

T 5507 - 245 768 - Arndt to Besson
N $2^{\circ} 44' 04''$ 400 ft; N $53^{\circ} 44' 36''$ E 234.92;
S $36^{\circ} 15' 24''$ E 366.77 ft to south land described
in parcel 1. --- 4-26-63 - then easements

T 5507 - 371 987 Besson to Sierra Realty
Malibu
Sept 20 - 67.
400 ft.; 50 ft.; 553.10 ft.; 71.59 ft. 43.12 ft.
46.28 ft.; 255.51 ft.; 237.09 ft. --- etc

JUN 10 1981

RECORDING REQUESTED BY AND MAIL TO

Name: Department of Regional Planning
Street: 320 West Temple Street
Room 1381, Hall of Records
City: Los Angeles, California 90012

COPY of Document Recorded
81-579589

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

NOTICE OF INTENTION TO RECORD A NOTICE OF VIOLATION

GOVERNMENT CODE: SECTION 66499.36

This NOTICE applies to the REAL PROPERTY within the unincorporated territory of the County of Los Angeles described as: PARCEL I: The East Half of the Northwest Quarter of Sec. 21 T1S, R17W, SBBM. (EXCEPT there from the Southwest Quarter of the Southeast Quarter of the Northwest Quarter of said Section also EXCEPT there from that portion of said land lying Southerly of Piuma Road)

PARCEL II: The West Half of the Northeast Quarter of Sec. 21, T1S, R17W Lying Northerly of Piuma Road & Saddle Peak Rd. PARCEL III. South 400 feet of the Southeast Quarter of Sec. 16 T1S, R17W, Lying Westerly of Saddle Peak Road.

The OWNER(S) of RECORD are: SEE ATTACHED HERETO

DETERMINATION OF VIOLATION:

NOTICE is hereby filed that, based on the results of an official investigation, it has been determined that the above described property was divided into 30 or more parcels for purposes of sale of transfer without first filing a final map, in violation of the provisions of the Subdivision Map Act (Section 66410 et seq., Government Code, State of California and/or the Los Angeles County Subdivision Ordinance (Ordinance 4478). The above named Owner(s) may present evidence why a NOTICE OF VIOLATION should not be recorded, to the Head, Subdivision Enforcement Section, Department of Regional Planning in Room 1381 of the Hall of Records, 320 West Temple Street, Los Angeles, California 90012. If within 60 days of receipt of this NOTICE said owner(s) fail to inform this Agency of his (their) objections to recording the NOTICE OF VIOLATION, this Agency shall record said NOTICE OF VIOLATION. This NOTICE shall be deemed to be constructive notice of said VIOLATION to all Successors in Interest in such property. You may appear on August 31, 1981 at 9:30 a.m. or by appointment on any working day within 60 days of receipt of this notice, to present evidence why a Notice of Violation should not be recorded. If you prefer telephoning, please contact a staff member at (213) 974-6483
This NOTICE does NOT affect any Certificate of Compliance previously issued.

DRP FILE: V 10322

ASSESSORS MAP: 4453:2, 18 & 25

DEPARTMENT OF REGIONAL PLANNING



DEPARTMENT OF REGIONAL PLANNING
County of Los Angeles, State of California
Norman Murdoch, Planning Director

By: Norman Murdoch
Asst. Chief, Subdivision Adm. Div.
Title: _____
Date: JUN 10 1981

EXHIBIT NO. 8
APPLICATION NO.
4-05-046
1981 NOTICE OF VIOLATION

NOTICE OF INTENTION TO RECORD A NOTICE OF VIOLATION

CONTINUATION

The OWNER(S) of RECORD are:

4453:2

(40) *MALIBU VISTA ENTERPRISES

4453:18

(29) BUNES, ROBERT M & YOLANDA -RET

(48) WILSON, JAMES L -RET

(49) VALAVICIUS, VYTAUTAS C

(50) CHITTENDEN, WILLIAM C &
JANE E

(52) BRESLIN, THOMAS L & JOAN M

(54) FEIN, DOUGLAS P & VICKIE Z

CC 21619

4453:25

(01) MALIBU VISTA ENTERPRISES

(02) MALIBU VISTA ENTERPRISES

(03) MALIBU VISTA ENTERPRISES

(07) OLAN, BENNET

(12) VALAVICIUS, VYTAUTAS C

(13) STURMAN, EUGENE G

(15) CERNIK, ZDENEK & GRACIELA

(17) MARELD, CIAES G & DORIS F

(19) GIULIANO, CONCETTO R

(23) DEGIER, HUIBERTUS D & WALTRAUD H

(26) STAFFORD, GEORGE C & PEGGY C

(28) OKAYAMA, KOSHO ET AL

(33) DEAN, WILLIAM W -RET

(34) DEAN, WILLIAM W & WILSON, SHARIE M

(35) GOSCHE, GEORGE K III & MARGARET N

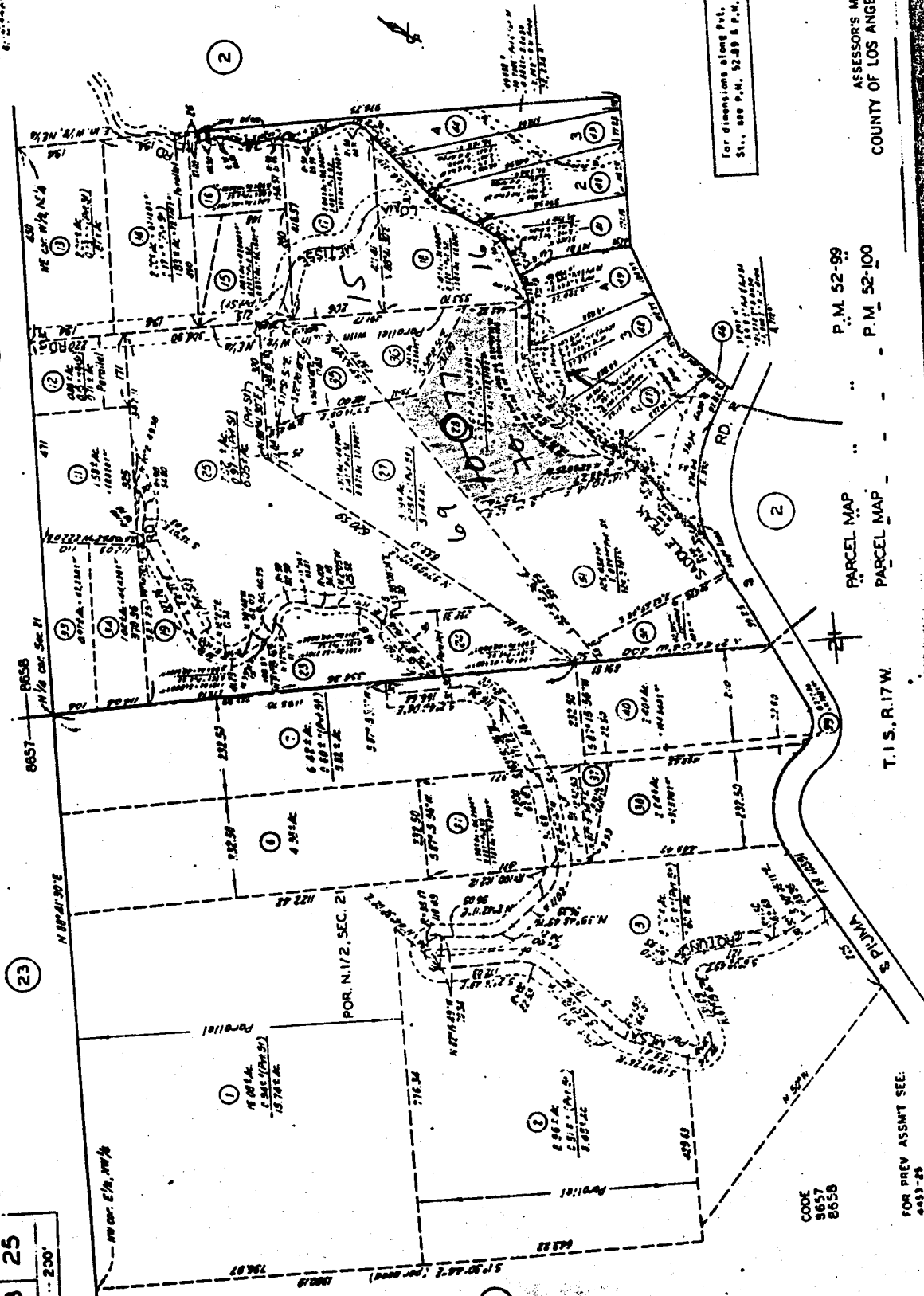
(36) GOSCHE, GEORGE K & MARGARET N

(38) ROSS, ROBERT L & LORNA H

(39) FLETCHER, WILLIAM

4453 25
SCALE 1" = 200'

61-2000
61-2001
61-2002
61-2003
61-2004
61-2005
61-2006
61-2007
61-2008
61-2009
61-2010
61-2011
61-2012
61-2013
61-2014
61-2015
61-2016
61-2017
61-2018
61-2019
61-2020



For dimensions along P.M. & F. before
St., see P.M. 52-89 & P.M. 52-100.

P.M. 52-89
PARCEL MAP
P.M. 52-100
PARCEL MAP

ASSASSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

T. 1 S., R. 17 W.

CODE
9657
8656

FOR PREV ASSMNT SEC.
4453-25

Handwritten notes and the number 4582 at the bottom right of the page.

SUBDIVISION VIOLATION

case no V-10322-B

DATE 6-8-81

VIOLATION CASE V- 10322(B) HNM 138 H 085 WS 129-077
 FORMER CASE NO. V-1776 & 3340 ASSESSOR MAP 4453:18.25
 ZONED DISTRICT MALIBU THOMAS GUIDE (pg) 198 (grid) C/11
 ZONING A-1-1 INVESTIGATOR STEVE ROMO
 SECTION 16 & 21, T I S, R 17 W, SBBM
 PLANNER MYRON FELD

SUMMARY OF VIOLATION

PHASE I-A
 PHASE I-B
 SUBDIVIDER CHARLES J. & LILLIAN P. CAVALIERI

ACREAGE 51.29± NO. PARCELS 19 MIN. PARCEL SIZE 0.35

YRS. OF PRINCIPAL SALES 1963-1964 CASE TO D.A. YES NO

SOURCE OF VIOLATION CC 0 PARCEL VACANT IMPROVED

SUBJECT PROPERTY DESCRIPTION

Parcel 2: The West Half of the Northeast Quarter of Sec. 21, T I S, R17W Lying Nly of Piuma Road & Saddle Peak Rd. Parcel 3: South 400 feet of the Southeast Quarter of Sec. 16, T1S, R17W, Lying Westerly of Saddle Peak Rd.

Grant Deed Nos 140,142,144,147 recorded April 18, 1963

DOCUMENTS " " " 1869 Recorded April 26, 1963
 " " " 1152 " July 5, 1963
 " " " 1847 " April 4, 1964
 " " " 1075 " June 11, 1964

ACRES NO. OF
 PARCELS CEs CCs EXCLUDE

PLEASE SEE PAGE TWO

ASSESSOR PARCEL	SIZE	C.C.s	EXCLUDE
4453:18			
49	0.35	1472 <i>note</i>	1
25	0.43	1880	1
53	1.05	1338	1
54	1.18		
48	1.22		
51	1.34	0278	1
50	1.61		
29	2.00		
52	2.35		
28	4.03	1740	1
4453:25			
12	0.86		
33	0.97		
36	1.00	1758	
35	1.01	1758	
34	1.02		
24	1.04	1068	1
16	1.06	2144	1
15	1.08		
19	1.19		
23	1.20		
11	1.58	1880	1
13	2.00		
14	2.00	2588	1
17	2.04		
18	2.10	1316	1
26	2.51	0858	
28	2.86		
27	3.19	1586	1
25	7.02	1350	1
19	5.129		11

DESCRIPTION OF VIOLATION:

PHASE I.

Subdivider: Charles J. and Lillian P. Cavallieri, H/W, acquired title to the subject property per Grant Deeds No. 1069 Rec. 2-24-61 and No. 139 Rec. 4-18-63.

PHASE II.

After the acquisition of the subject property, Said Subdividers divided the subject property creating 8 parcels in a one year period between April 18, 1963 and April 4, 1964, thus incurring a Major Violation.

PHASE III.

Subsequent owners, including Stephen J. and Audrey C. Vernon and Ernest Weissberg further subdivided the subject property to create 19 parcels as included in the subject NOTICE.

9

91-2019625

RECORDING REQUESTED BY

Department of Regional Planning
320 West Temple Street
Room 1195, Hall of Records
Los Angeles, California 90012

AND WHEN RECORDED MAIL TO

Name: KOSHO OKAYAMA ET AL
Street: 3061 ROLLINGS AVENUE
City: THOUSAND OAKS, CA 91360

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

1 MIN. 9 A.M. DEC 26 1991
PAST.

FEE \$14 V
4

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CERTIFICATE OF COMPLIANCE

CC-V-91-0582

REQUEST FOR CERTIFICATE OF COMPLIANCE

I/We the undersigned owner(s) of record (and/or vendee(s) pursuant to a contract of sale) in the following described property within the unincorporated territory of the County of Los Angeles, hereby REQUEST the County of Los Angeles to determine if said property described below complies with the provisions of the Subdivision Map Act (Sec. 66410 et seq., Government Code, State of California) and the Los Angeles Code, Title 21 (Subdivisions).

Kosho Okayama
Signature

KOSHO OKAYAMA
Name (typed or printed)

AUGUST 26, 1991
Date

Keisho Okayama
Signature

KEISHO OKAYAMA
Name (typed or printed)

AUGUST 26, 1991
Date

Lauren Okayama
Signature

LAUREN OKAYAMA
Name (typed or printed)

AUGUST 26, 1991
Date

LEGAL DESCRIPTION
(TYPED)

ORDER NO. 7022783

DESCRIPTION

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

PARCEL 1:
THAT PORTION OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 17 WEST SAN BERNARDINO MERIDIAN IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOWS:

BEGINING AT THE INTERSECTION OF THE WEST LINE OF SAID WEST ONE-HALF WITH THE NORTHERLY LINE OF PIUMA ROAD 60 FEET WIDE AS CONVEYED TO SAID COUNTY PER DEED RECORDED IN BOOK 11623 PAGE 339 OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID WEST LINE, NORTH 2° 44' 04" WEST 400.00 FEET TO A POINT HEREFTER REFERRED TO AS POINT "A"; THENCE CONTINUING NORTH 2° 44' 04" WEST 50.00 FEET; THENCE NORTH 37° 09' 07" EAST 853.10 FEET; THENCE NORTH 88° 38' 55" EAST 71.84 FEET; THENCE SOUTH 11° 51' 51" EAST 43.12 FEET; THENCE SOUTH 22° 20' 18" EAST 46.78 FEET; THENCE SOUTH 7° 14' 09" EAST 255.81 FEET; THENCE SOUTH 58° 18' 56" EAST 237.09 FEET TO A POINT IN A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID WEST ONE-HALF AND PASSING THROUGH A POINT IN THE NORTH LINE OF SAID SECTION 21, DISTANT WESTERLY THEREON 450 FEET FROM THE NORTHEAST CORNER OF SAID WEST ONE-HALF; THENCE SOUTH 1° 28' 26" TO THE SOUTH LINE OF THE LAND DESCRIBED IN PARCEL 1 OF THAT CERTAIN DEED TO WILLIAM F. ARNOT AND WIFE RECORDED APRIL 26, 1963 AS INSTRUMENT NO. 1868 IN BOOK D 2006 PAGE 339 OF THE OFFICIAL RECORDS OF SAID COUNTY; THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID SOUTHERLY LINE THROUGH ITS VARIOUS COURSES AND CURVES TO THE POINT OF BEGINNING.

A.M.B. 4453-25-28

5201-10-78 Revised 6/85

76R592P

EXHIBIT NO. 9

APPLICATION NO.

4-05-046

CC-V-91-0582

CERTIFICATE OF COMPLIANCE
CONTINUATION

CC-91-0582

EXCEPT THEREFROM ANY PORTION LYING NORTHWESTERLY OF A LINE WHICH BEARS NORTH 53° 44' 36" EAST AND WHICH PASSES THROUGH SAID POINT "A".

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID WEST HALF WITH THE NORTHERLY LINE OF PIUMA ROAD (60 FEET WIDE) AS CONVEYED TO SAID COUNTY PER DEED RECORDED IN BOOK 11623 PAGE 339, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID WEST LINE, NORTH 2° 44' 04" WEST 400.00 FEET; THENCE NORTH 53° 44' 36" EAST 442.25 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 12° 11' 52" EAST 150.74 FEET; THENCE SOUTH 14° 20' 14" EAST 243.27 FEET TO THE SOUTH LINE OF THE LAND DESCRIBED IN SAID DEED RECORDED IN BOOK D 2008 PAGE 340, OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT AN UNDIVIDED ONE-EIGHTH OF ALL OIL, GAS, GEMS AND MINERALS UPON OR UNDER SAID LAND AS RESERVED BY BENJAMIN F. FIELD IN THE DEED RECORDED ON FEBRUARY 16, 1944 IN BOOK 20649 PAGE 206, OFFICIAL RECORDS.

PARCEL 2:

AN EASEMENT FOR INGRESS AND EGRESS AND UTILITY PURPOSES OVER A STRIP OF LAND, 30 FEET WIDE, IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, THE SOUTHERLY AND SOUTHEASTERLY BOUNDARY LINE OF SAID STRIP BEING THE CENTER LINE OF THAT 30 FOOT WIDE STRIP OF LAND DESCRIBED AS PARCEL A-107-E IN THE DECLARATION RECORDED ON SEPTEMBER 21, 1955 AS INSTRUMENT NO. 3238 IN BOOK 49015 PAGE 195, OFFICIAL RECORDS OF SAID COUNTY AND BEING BOUNDED NORTHEASTERLY BY A LINE THAT IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THAT CERTAIN COURSE DESCRIBED AS SOUTH 32° 54' 50" WEST 145.79 FEET IN SAID TRACT NO. A-107-E, SAID POINT BEING DISTANT ALONG SAID CERTAIN COURSE, NORTH 32° 54' 50" EAST 100.14 FEET FROM THE SOUTHWESTERLY TERMINUS OF SAID CERTAIN COURSE; THENCE AT RIGHT ANGLES NORTH 57° 05' 10" WEST 30.00 FEET, AND BEING BOUNDED SOUTHWESTERLY BY A LINE DRAWN PERPENDICULAR TO THAT CERTAIN CENTER LINE COURSE, AT ITS NORTHEASTERLY TERMINUS, DESCRIBED AS SOUTH 27° 09' 35" WEST 29.22 FEET, IN SAID TRACT NO. A-107-E.

PARCEL 3:

AN EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITY OVER A STRIP OF LAND 60.00 FEET WIDE IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF. THE CENTER LINE OF SAID 60.00 FOOT WIDE STRIP DESCRIBED AS FOLLOWS:

- A.M.B. 4453-25-28

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91-2019625

APPLICANT: KOSHO OKAYAMA

PAGE 3

CERTIFICATE OF COMPLIANCE
CONTINUATION

CC-91-0582

BEGINNING AT A POINT IN THE NORTH LINE OF SECTION 21 DISTANT SOUTH 88° 38' 55" WEST 450.00 FEET FROM THE NORTHWESTERLY CORNER OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER; THENCE PARALLEL WITH THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION, SOUTH 1° 24' 09" EAST 522.15 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 70 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 86.74 FEET THROUGH A CENTRAL ANGLE OF 71° ; THENCE TANGENT SOUTH 72° 24' 09" EAST 68.99 FEET TO A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 70 FEET; THENCE SOUTHERLY ALONG SAID CURVE 89.19 FEET THROUGH A CENTRAL ANGLE OF 73° ; THENCE TANGENT SOUTH 0° 35' 51" WEST 29.17 FEET TO A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 70 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 78.19 FEET THROUGH A CENTRAL ANGLE OF 64° ; THENCE SOUTH 63° 24' 09" EAST 24.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 70 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID 70 FOOT CURVE 95.29 FEET THROUGH A CENTRAL ANGLE OF 78° ; THENCE TANGENT SOUTH 14° 35' 51" WEST 135.91 FEET TO THE CENTER LINE OF SADDLE PEAK FIRE TRUCK TRAIL 30 FEET WIDE AS DESCRIBED IN TRACT NO. A-107-E OF THE DECLARATION OF TAKING RECORDED ON SEPTEMBER 21, 1955 AS INSTRUMENT NO. 3238 IN BOOK 49015 PAGE 195, OFFICIAL RECORDS OF SAID COUNTY.

THE SIDE LINES OF SAID 60 FOOT WIDE STRIP OF LAND SHALL BE PROLONGED OR SHORTENED TO TERMINATE NORTHERLY IN THE NORTHERLY LINE OF SAID SECTION AND TO TERMINATE SOUTHERLY IN THE CENTER LINE OF SAID 30 FOOT WIDE STRIP OF LAND DESCRIBED IN SAID TRACT NO. A-107-E.

A.M.B. 4453-25-28

91-2019625

3

CERTIFICATE OF COMPLIANCE

CONTINUATION CC-Y-91-0582

DETERMINATION OF COMPLIANCE (W)

I hereby certify that although the above described parcel may not have complied with the applicable provisions of the State Map Act and/or the County Subdivision Ordinance, the imposition of Conditions pursuant to Section 66499.35 of the State Map Act is WAIVED.

The subject property may therefore be sold, financed, leased, transferred and/or developed in accordance with all applicable provisions of said Act and Ordinance.

NOTE:

This determination DOES NOT GUARANTEE that the subject property meets current design and improvement standards for subdivided parcels. Prospective purchasers should check site conditions and applicable development codes to determine whether the property is suitable for their intended use.

NOTES:

Prior to authorization to build on this property, the applicant will be required to conform to the County building regulations. Such regulations include, but are not limited to; programs for appropriate Sanitary Sewage disposal, Water supply for domestic use and Fire Suppression

GEOLOGIC, soils and/or drainage conditions may exist on the subject property which could limit development or necessitate that remedial measures be taken in order to obtain a Building Permit.

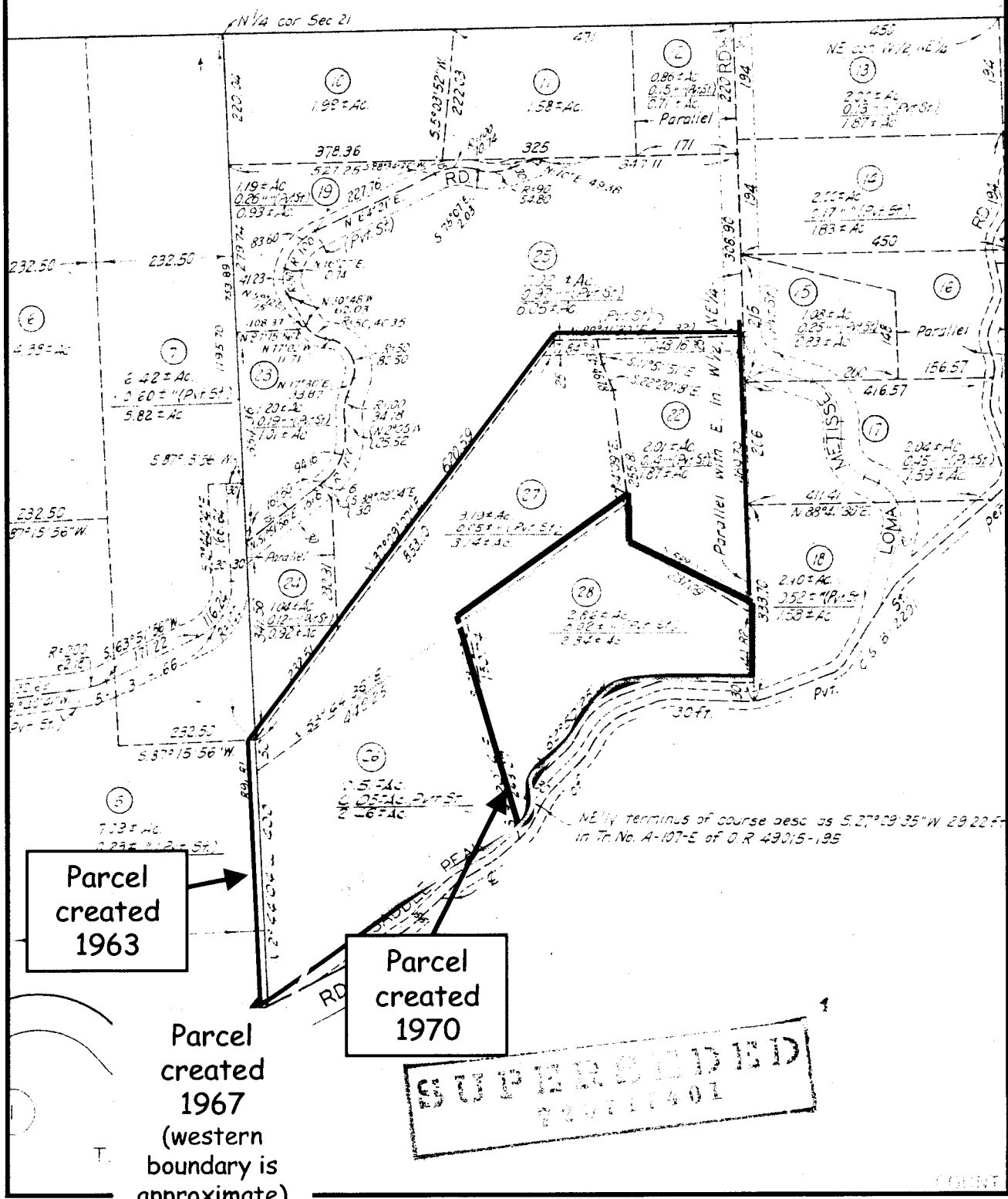


A.M.S. 4453-25-28
DEPARTMENT OF REGIONAL PLANNING
County of Los Angeles, State of California
James E. Hare, AICP
Planning Director

DEPARTMENT OF REGIONAL PLANNING

By: N. C. Wilson
for Administrator, Land Use Reg. Div.
Date: 12-24-91

91-2019625



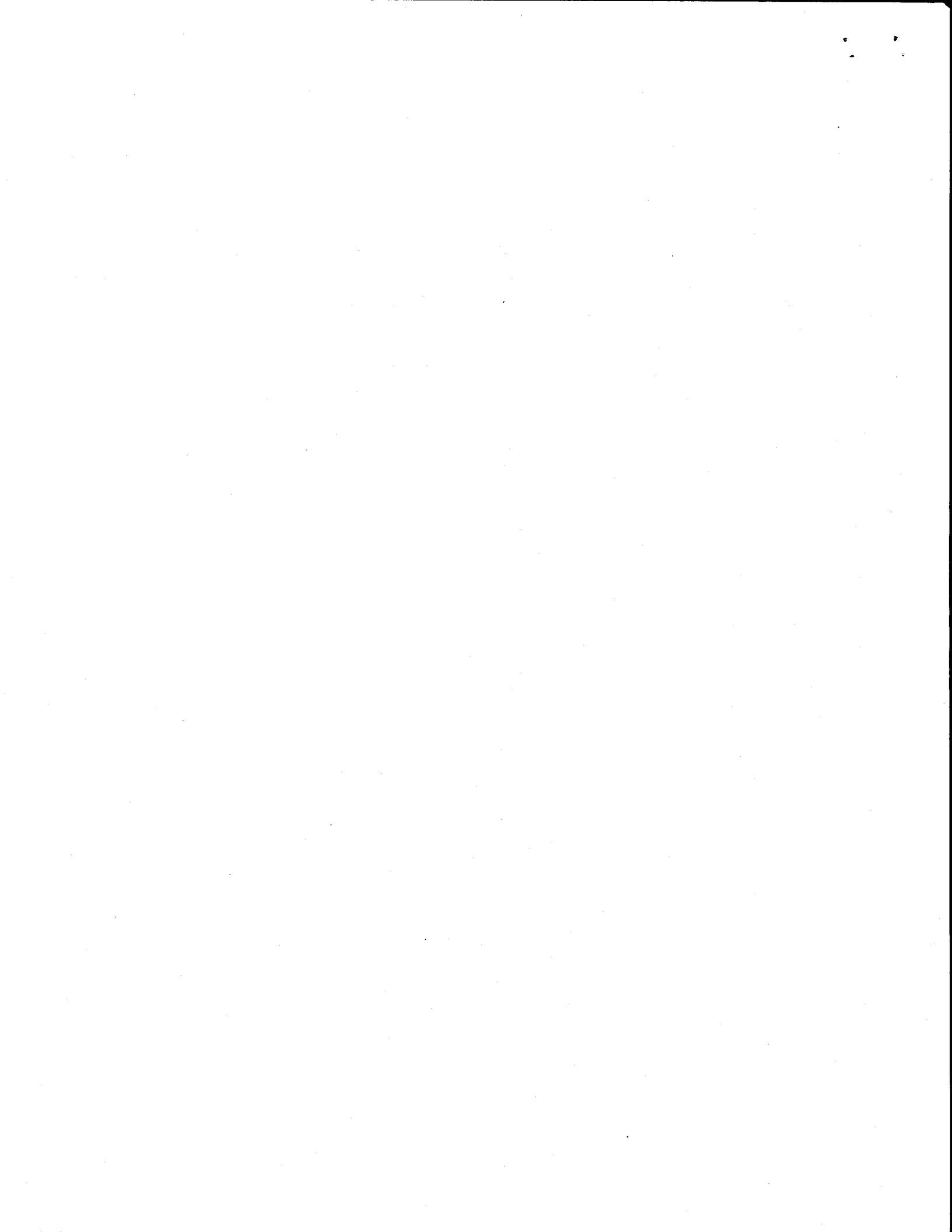
Parcel
created
1963

Parcel
created
1970

Parcel
created
1967
(western
boundary is
approximate)

SUPERSEDED
200710401

Exhibit 10
CDPA No. 4-05-046
Aerial View





——— Approximate parcel boundaries
APN # 4453-025-028

Exhibit 11
CDPA No. 4-05-046
Aerial View

