

TRACT N^o 7538

IN THE COUNTY OF LOS ANGELES

Sheet N^o 1

148+64

Being a subdivision of a portion of Lot B, Tract 4400, as shown on map recorded in Map Book Number 12, pages 95 and 96 in the office of the County Recorder of Los Angeles County, California; and a portion of Lot H of the Rancho Los Palos Verdes, in the County of Los Angeles, State of California, allotted to Jetham Bixby by Decree of Partition in Case N^o 2373 in the District Court of the 17th Judicial District of said State of California, in and for said County of Los Angeles, and entered in Book 4, Page 57, of Judgements in the Superior Court of said County.

Basis of Bearings is Easterly Line of Lot B, Tract 4400, M.B. N^o 72, pages 95 and 96, being South 11° 48' 20.8" West.

Surveyed in January, 1928, by Laurence Hussey, Civil Engineer.

I, Laurence Hussey, hereby certify that I am a Civil Engineer, and that this map, consisting of six sheets, correctly represents a survey made under my supervision in January, 1928; and that the monuments shown hereon actually exist, and that their positions are correctly shown.

Laurence Hussey

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss

On this 21st day of February, Nineteen Hundred and Twenty-eight A.D., before me, Mary M. Eich, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared Laurence Hussey, known to me to be the person whose name is subscribed to the within and annexed instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and the year in this certificate first above written.

Mary M. Eich

Notary Public in and for Los Angeles County, Calif.
My commission expires January 2nd, 1929.

We hereby certify that we are the owners of, or are interested in the land included within the subdivision shown on the annexed map, and that we are the only persons whose consent is necessary to pass a clear title to said land; and that we hereby consent to the making of said map and subdivision as shown within the colored border line; and we hereby dedicate to the public use all highways, lanes, paths, places, Coronel Plaza and Cataluña Square, shown on said map within said subdivision, with the following provisions and exceptions:

1. Provided that the right and easement is expressly reserved to construct and maintain an archway, tower, building or structure:

(a) across and upon Via Coronel, connecting Lot 15 in Block 10 with Lot 1 in Block 17, extending not more than 40 feet in width Northwesterly from the Northwesterly line of Coronel Plaza, and providing, at the street level, an unobstructed roadway not less than 24 feet wide, in the clear, at the curb, and not less than 16 feet in headroom, in the clear, above the roadway;

(b) also, across and upon Via Margarita, connecting Lot 13 in Block 10 with Lot 8 in Block 15, and Lot 1 in Block 18 with Lot 3 in Block 17, extending not more than 40 feet in width Northwesterly or Southwesterly, respectively, from the Northeastly or Southwesterly boundary lines of Coronel Plaza, and providing, at the street level, an unobstructed roadway not less than 20 feet wide, in the clear, at the curb, and not less than 16 feet in headroom, in the clear, above the roadway.

2. Provided that there is hereby reserved from Lots 12 to 15, inclusive, in Block 10, and from Lots 6, 7 and 8 in Block 15, and from Lots 1 to 5, inclusive, in Block 16, and from Lots 1 to 4, inclusive, in Block 17, and from Lots 1, 2 and 3 in Block 18, and granted to Palos Verdes Homes Association, a California corporation, with the right to transfer the same to the public at any time, an "arcade easement" for sidewalk purposes, wherever so indicated on the annexed map, for a sidewalk at the ground level, 16 feet in width from the street line, to be covered by a building or structure having an arcade or colonnade, open to the street, except for supporting piers, arches, buttress-walls or stairways of the building above.

3. Provided also, that the right and easement is expressly reserved to construct and maintain a building, bridge, or other structure over any lane in said tract, at or above the second floor level above the curb level of said lane, provided that a free and unobstructed passage under the same not less than 18 feet wide and not less than 16 feet in headroom above said curb level, be maintained open to the public.

BANK OF ITALY NATIONAL TRUST AND SAVINGS ASSOCIATION

By Jay E. Randall Vice President
By D. A. Sink, Jr. Asst. Trust Officer

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss

On this 19th day of March, in the year Nineteen Hundred and Twenty-eight A.D., before me, Mary M. Eich, a Notary Public, in and for said County and State, residing therein, duly commissioned and sworn, personally appeared Jay E. Randall, known to me to be the Vice President, and D. A. Sink, Jr., known to me to be the Assistant Trust Officer, of BANK OF ITALY NATIONAL TRUST AND SAVINGS ASSOCIATION, the corporation which executed the within and annexed instrument, and known to me to be the persons whose names are subscribed thereto, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and the year in this certificate first above written.

Mary M. Eich

Notary Public in and for Los Angeles County, Calif.
My commission expires January 2nd, 1929.

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss

On this 3rd day of March, in the year Nineteen Hundred and Twenty-eight A.D., before me, Mary M. Eich, a Notary Public, in and for said County and State, residing therein, duly commissioned and sworn, personally appeared Jay Lawyer, known to me to be the Vice President, and Donald K. Lawyer, known to me to be the Assistant Secretary, of Palos Verdes Corporation, the corporation which executed the within and annexed instrument, and known to me to be the persons whose names are subscribed thereto, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and the year in this certificate first above written.

Mary M. Eich

Notary Public in and for Los Angeles County, Calif.
My commission expires January 2nd, 1929.

Tract No 7538 (1-6)
Tract No 7538 (1-6)

Wright

Reed

April 16, 1928

Mary M. Eich

Fidelity National Title Company

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

G. Matschke
Frei

This figure is a geological map or cross-section. It displays several linear features, likely faults or boundaries between different geological units. Key annotations include:
 - A label "W.S. 2106 V" near the top right.
 - An angle measurement "15° E".
 - A series of values along a diagonal line: "36° 24' 18.24", "51° 48' 20.8 W", and "442.10".
 - A grid system with numerical labels "3" and "2" visible.

*NOTE: Lot A
distinct
a portio*

Land in relation to the land de

dorsement, if
nts, acreage

See Sheet No. 3

See Sheet No. 3

Fidelity National Title Company

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Sheet No. 3

IN THE COUNTY OF LOS ANGELES

SCALE - 1" = 100'

14885

Matseph
10 1/2

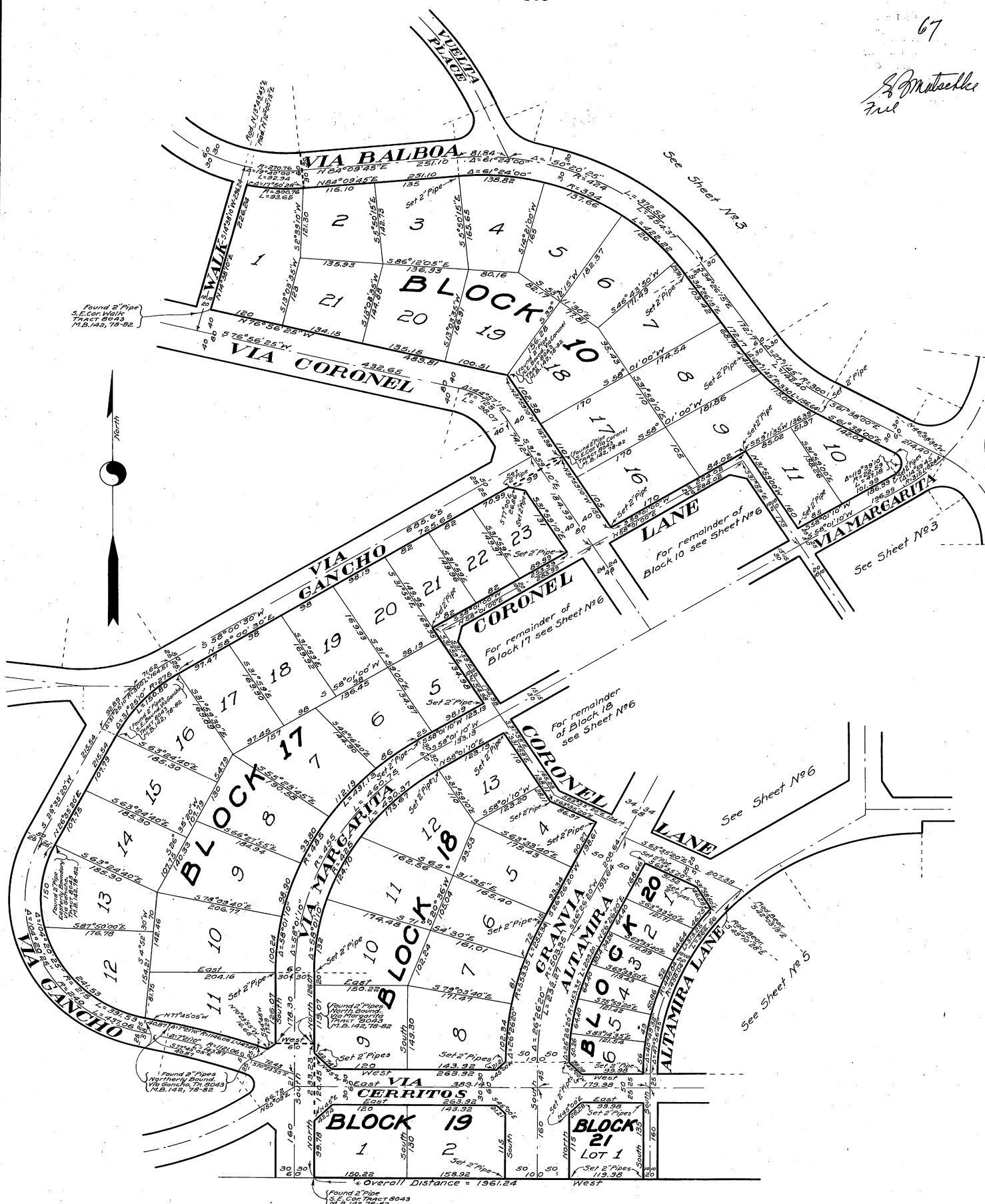
See sheet 2.

Fidelity National Title Company

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67

S. Mutsaers
Ziel



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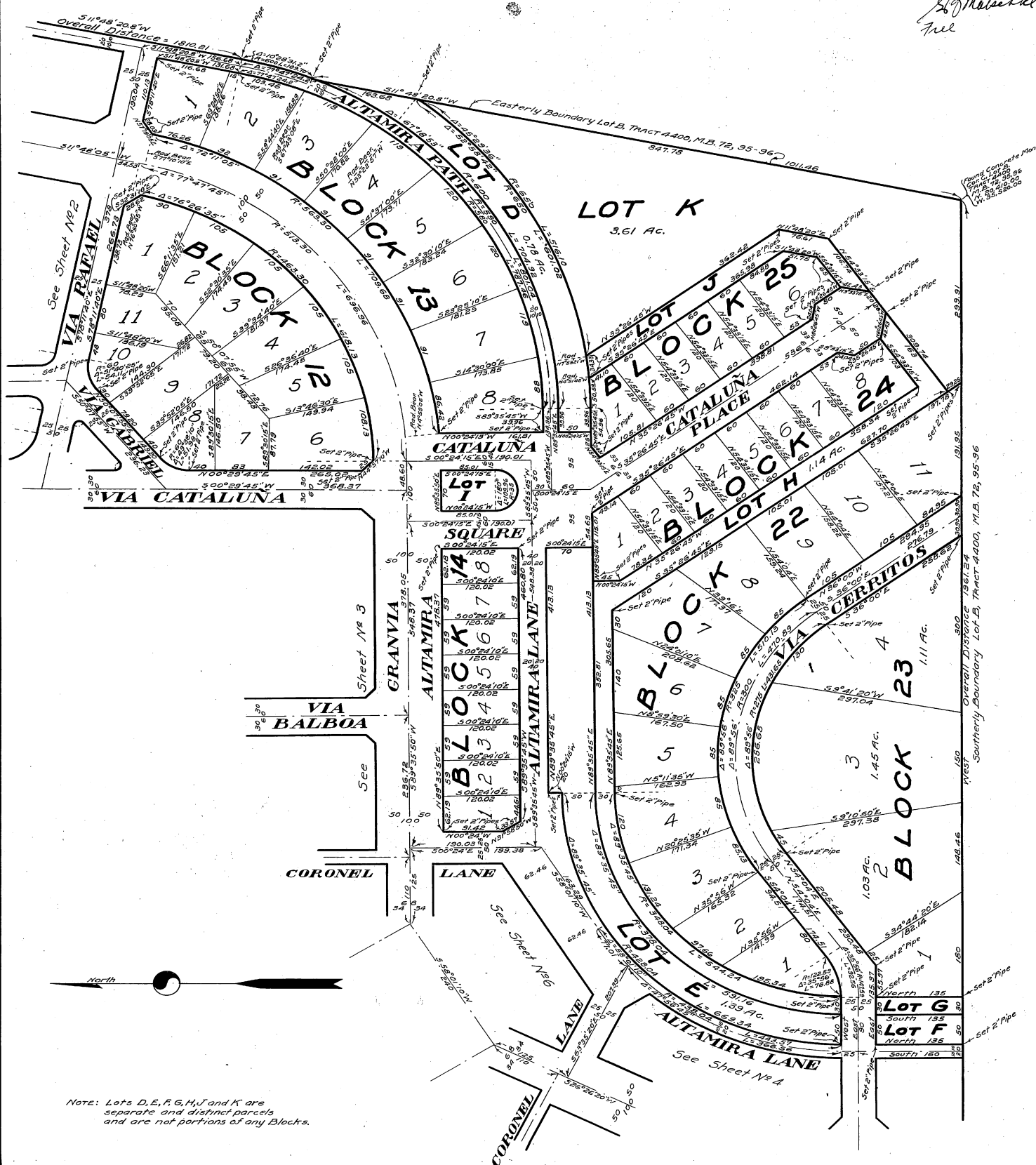
TRACT N^o 7538

IN THE COUNTY OF LOS ANGELES
SCALE - 1" = 100'

148+68

68

S. Matsulke
file



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TRACT No 7538

IN THE COUNTY OF LOS ANGELES
SCALE - 1" = 40'

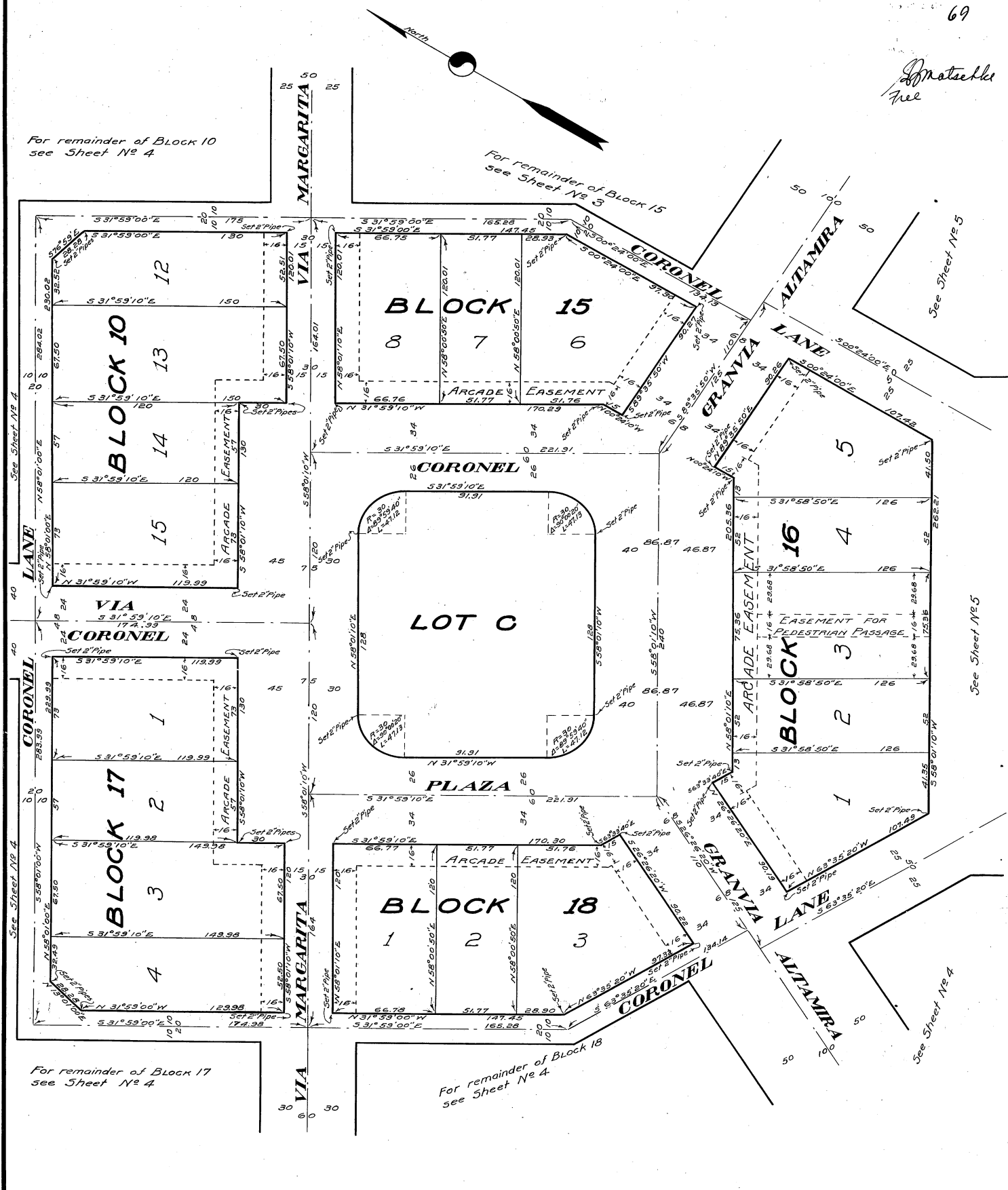
148-69

69

J. Matschke
Free

For remainder of Block 10
see Sheet No 4

For remainder of Block 15
see Sheet No 3



For remainder of Block 17
see Sheet No 4

For remainder of Block 18
see Sheet No 4

See Sheet No 4

See Sheet No 5

See Sheet No 5

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