

AND WHEN RECORDED MAIL TO

Name
Street
Address
City & State

Mrs. Patricia Klein
J-K Land Investments
14724 Ventura Blvd. #610
Sherman Oaks, Calif. 91403

2788

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CALIF.

50 Min. Fast 8 AM AUG 6 1971

Registrar-Recorder

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DECLARATION AND GRANT OF EASEMENTS

This Declaration and Grant of Easements made this 24th day of June, 1971 by Patricia Klein (owner's name)

FEE
\$2.80
2 G

AUG 6 1971

WITNESSETH:

Whereas Patricia Klein (owner's name) hereinafter referred to as OWNER, is the owner of real property situated in the County of Los Angeles, State of California, shown on the attached map and by this reference made a part hereof.

Whereas OWNER is desirous of dividing said property into 4 parcels of land. and

Whereas in accordance with Article 12, Ord. 4478, the Subdivision Ordinance, it is necessary as part of a uniform plan of development to provide a means of ingress and egress over certain areas of the land shown on said map. and

Whereas as a part of said plan of development, it is desirous that said means of ingress and egress serve as an appurtenant easement to all other land in Sec. 4, T 4 N, R 10 W together with the right of said OWNER to dedicate to the public all or any part of said easements.

Now, therefore, OWNER, in consideration of the benefits derived by approval of this land division by the County of Los Angeles, does hereby declare the strips of land shown on said map, attached hereto, to be easements for road purposes and to be appurtenant to all land in said Sec. 4, and by these presents does hereby grant said easements to all owners, their heirs, successors and assigns in said Sec. 4 as said owners' fee interests appear of record, the vesting of title to said easements to take effect upon recording in the office of the County Recorder by any fee owner of a portion of said Sec. 4 of an acceptance of said easements.

OWNER makes this declaration with the understanding that in the event a final tract map or parcel map is caused to be filed with the County Recorder over any portion of this division, dedicating or deeding to public use streets and highways for said map which are accepted by the County of Los Angeles, this declaration insofar as said lands are affected by said final tract map or parcel map, shall no longer be of any force or effect.

Patricia Klein

Printed Name (owner)

Signature

(Individual)

STATE OF CALIFORNIA
COUNTY OF Los Angeles } SS.

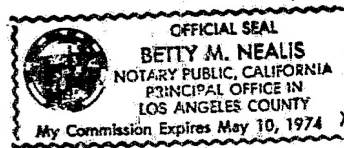
On June 24, 1971 before me, the undersigned, a Notary Public in and for said State, personally appeared Patricia Klein

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

WITNESS my hand and official seal:

Signature Betty M. Nealis
BETTY M. NEALIS

Name (Typed or Printed)



(This area for official notarial seal)

CERTIFICATE OF EXCEPTION NO. 23139

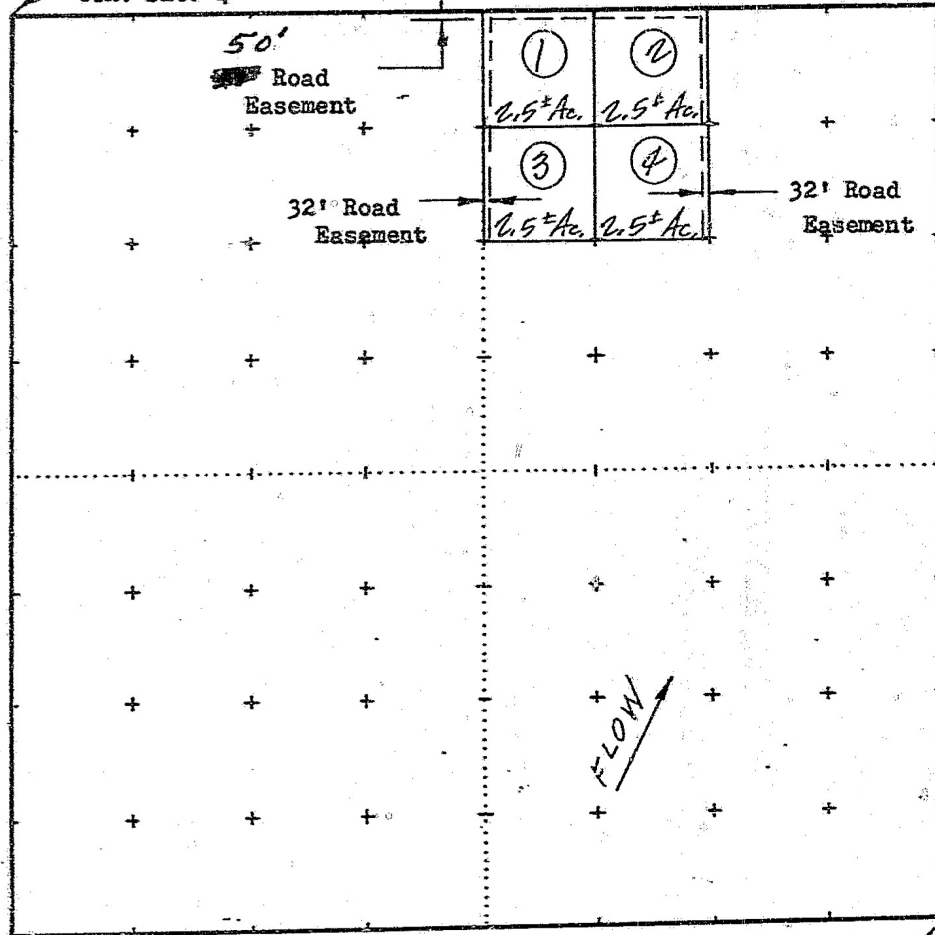
PLOT PLAN MAP

Section: SE $\frac{1}{4}$, SEC. 4

Township: 4N

Range: 10W (S.B.B.M.)

CTR. SEC. 4



S $\frac{1}{2}$ COR. SEC. 4

AUG 6 1971

Information per A.M.B. Records
Juniper Hills Quad. W.S. 81

2788

Name of Applicant: Patricia Klein

Prepared by: Patricia Klein

The Regional Planning Commission

County of Los Angeles