

## RECORDING REQUESTED BY

*Commonwealth*WHEN RECORDED MAIL THIS DEED AND,  
UNLESS OTHERWISE SHOWN BELOW,  
MAIL TAX STATEMENTS TO:Whitebird, Inc.  
301 Commerce Street, #3000  
Forth Worth, TX 76102

96- 689110

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

10:01 AM MAY 02 1996

Order No. 1605713-20

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No. 50665

**SURVEY MONUMENT FEE \$10. CODE 9**

A.P.N.

see attached listing

## Grant Deed

The undersigned grantor(s) declare(S):

Documentary transfer tax is \$

TRANSFER TAX  
NOT A PUBLIC RECORD

FEE \$22

P

6

( ) computed on full value of property conveyed, or

( ) computed on full value less value of liens and encumbrances remaining at time of sale.

( ) Unincorporated area: ( ) City of \_\_\_\_\_, and

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

Lee Mansdorf, Trustee for the Mansdorf Family Trust

hereby GRANT(S) to

Whitebird, Inc., a Nevada Corporation

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as

The Northwest one-fourth of the Northwest one-fourth of Section 30, Township 2 North, Range 13 West, as shown on County Surveyor's Map B-725 on file in the office of the County Engineer of said County.

MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Dated April 30, 1996

State of California

County of LOS ANGELES ) S.S.

On 4-30-1996 before me, Jennifer Van Rosmalen

personally appeared

LEE MANSDORF, TRUSTEE

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

*Jennifer Van Rosmalen*

(This area for official notarial seal)

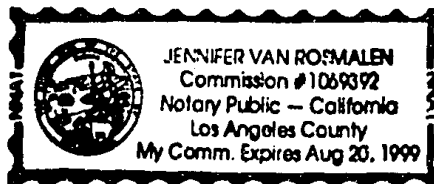
MAIL TAX STATEMENTS TO,

MAIL TAX STATEMENTS TO RETURN ADDRESS ABOVE

1605713-20

Form 3195-4 (Rev. 5-94)

This Document provided by Commonwealth Land Title Insurance Company



**EXHIBIT "A"**

**PARCEL 1:**

The Northwest one-fourth of the Northwest one-fourth of Section 30, Township 2 North, Range 13 West, in the City of Los Angeles, County of Los Angeles, State of California, as shown on County Surveyor's Map B-725 on file in the office of the County Engineer of said County.

EXCEPT that portion of said land conveyed to the City of Los Angeles, by deed recorded December 20, 1960 as Instrument No. 1385, in Book D1069, Page 778, Official Records.

ALSO EXCEPT the Northeast one-fourth of the Southeast one-fourth of the Northwest one-fourth of the Northwest one-fourth of said Section.

ALSO EXCEPT THEREFROM, that portion of said land lying Southerly of the Southerly line of La Tuna Canyon Road, as shown on County Surveyor's Map B-259, Sheet 2, on file in the office of the County Engineer of said County.

ALSO EXCEPT THEREFROM, that portion of said land included within the lines of that certain strip of land, 84.00 feet wide, described in the deed to the City of Los Angeles, recorded on February 6, 1958 as Instrument No. 3279, in Book D5, Page 675, Official Records of said County.

ALSO EXCEPT THEREFROM, that portion of said land included within the land as described in Parcel 47837-1 (amended) in the Final Decree of Condemnation entered in the Los Angeles County Superior Court, Case No. C87878, a certified copy of which was recorded May 3, 1976 as Instrument No. 2743, in Book D7065, Page 531, Official Records of said County.

**PARCEL 2:**

The North half of the Northeast quarter of the Northwest quarter of Section 30 and the North half of the South half of the Northeast quarter of the Northwest quarter of Section 30, Township 2 North, Range 13 West, in the City of Los Angeles, County of Los Angeles, State of California, as shown on County Surveyor's Map No. B-725 on file in the office of the County Engineer of said County.

EXCEPT THEREFROM, that portion of said land lying Southerly of the Northerly line of La Tuna Canyon Road, as shown on County Surveyor's Map No. B-259, Sheet 2, on file in the office of the County Engineer of said County.

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ALSO EXCEPT THEREFROM, that portion of said land included within the lines of that certain strip of land 84.00 feet wide, described in the deed to the City of Los Angeles, recorded on February 6, 1958 as Instrument No. 3279, in Book D5, Page 675, Official Records of said County.

ALSO EXCEPT THEREFROM, that portion of said land included within the land as described in Parcels 47837-I (amended), 47837-6, 49264 and 56121, in the Final Decree of Condemnation, entered in the Los Angeles County Superior Court, Case No. NC C87878, a certified copy of which was recorded May 3, 1976 as Instrument No. 2743, in Book D7065, Page 531, Official Records of said County.

**PARCEL 3:**

The South half of Lot 96 and all of Lot 97 of Monte Vista, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 6, Pages 324 and 325 of Maps, in the office of the County Recorder of said County, and those portions of the highway vacated by an order of the Board of Supervisors of said County, on file in Road Book 13, Page 44, in the office of the said Board of Supervisors, adjoining said Lots 96 and 97 of the East and lying Westerly of the Western Empire Tract, as per map recorded in Book 18, Pages 162 and 163 of Maps, in the office of the County Recorder of said County.

EXCEPT from said Lot 96, that portion thereof, described in deed to Southern California Edison Company, Ltd., dated August 14, 1930 and filed September 27, 1930 as Document No. 195129, in the office of the Registrar of Titles of Los Angeles County, and described in Certificate of Title No. GP-62887, in the office of said registrar.

ALSO EXCEPT one-fourth of all oil, minerals, gas, hydrocarbon and allied substances in and under said land, but without right of entry on said land, as reserved by Roy E. West and Nancy V. West, husband and wife, in deed recorded January 25, 1952, in Book 38117, Page 377, Official Records.

ALSO EXCEPT one-half of all oil, minerals, gas, hydrocarbon and allied substances in and under said land, but without the right of entry on said land, as reserved by Rose Franklin, a married woman, as her separate property, by deed recorded March 16, 1965 as Instrument No. 1474, in Book D2833, Page 97, Official Records.

ALSO EXCEPT THEREFROM, that portion of said land included within the land as described in Parcels 47828-1 and 47831-1 in the Final Decree of Condemnation entered in the Los Angeles County Superior Court, Case No. NC C 87878, a certified copy of which was recorded May 3, 1976 as Instrument No. 2743, in Book D7065, Page 531, Official Records of said County.

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**PARCEL 4:**

That Portion of Lot 4 of Section 24 Township 2 North Range 14 West , San Bernardino Base and Meridian, in the County of Los Angeles, State of California, according to the Official Plat thereof, lying Southwesterly of the Southwesterly line of the land described as Parcel 47837-1 (amended) in the Final Decree of Condemnation entered in the Los Angeles County Superior Court, Case No. NC c 87878, a certified copy of which was recorded May 3, 1976 as Instrument No. 2743, in Book D7065 Page 531, Official Records.

**PARCEL 5:**

Those portions of Fractional Sections 24 and 25, in Township 2 North, Range 14 West, in the Rancho San Rafael, in the City of Los Angeles, County of Los Angeles, State of California, included within the lines of V. Beaudry's Mountains, in said City, as per map recorded in Book 36, Pages 67 to 71 inclusive of Miscellaneous Records, in the office of the County Recorder of said County.

ALSO Lot 1, and the Southeast one-quarter on the Southeast one-quarter, all in Section 23, Township 2 North, Range 14 West, San Bernardino Meridian, in said City, according to the Official Plat thereof.

ALSO Lots 3, 4 and 6 in Section 24, Township 2 North, Range 14 West, San Bernardino Meridian, in said City, according to the Official Plat thereof.

EXCEPT from said above portion of Fractional Section 25, those portions described in the Partial Reconveyance, recorded on March 4, 1965, in Book R2192, Page 644, Official Records, in the office of the County Recorder of said County.

ALSO EXCEPT from said above portion of Fractional Section 25, that portion described as Parcel 20 (DeBell) in Trustees Deed, recorded December 11, 1984 as Instrument No. 84-1449035, Official Records.

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ALSO EXCEPT THEREFROM, that portion of said land included within the land as described in Parcel 47837-1 (amended) in the Final Decree of Condemnation entered in the Los Angeles County Superior Court, Case No. NC C 87878, a certified copy of which was recorded May 3, 1976 as Instrument No. 2743, in Book D7065, Page 531, Official Records of said County.

ALSO EXCEPT one-tenth of all crude oil, petroleum, gas, brea, asphaltum and all kindred substances and other minerals, under and in said land, without right of entry, to the Los Angeles Shrine Hospital for Crippled Children, a California corporation, as provided in deed from J. De Bell, also known as Joseph D. Bell, also known as Joseph A. De Bell, who acquired title as J. D. Bell, a single man, to Verdugo Mountains, Inc., a corporation, recorded August 8, 1963, in Book D2137, Page 114, Official Records.

PARCEL 6:



That portion of the Northeast one-quarter of Fractional Section 25, Township 2 North, Range 14 West in V. Beaudry's Mountains, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 36, Pages 67 to 71 inclusive of Miscellaneous Records, in the office of the County Recorder of said County, lying Southerly of the Northerly line of La Tuna Canyon Road, 60 feet wide as shown on County Surveyor's Map No. B-725 on file in the office of the County Engineer of said County and described as follows:

Beginning at a point in the Northerly line of a strip of land 84.00 feet wide, described in the deed to the City of Los Angeles, recorded on February 6, 1958 as Instrument No. 28, described in Parcel 47837-1 amended in the Final Decree of Condemnation entered in Superior Court of Los Angeles County, Case No. NCC87878, a certified copy of which was recorded on May 3, 1976 as Instrument No. 2743 of Official Records in the office of said County Recorder, thence North 15° 59' 50" West, 115.76 feet, thence North 24° 11' 56" East, 270.80 feet, thence North 84° 48' 20" East, 243.10 feet, thence North 79° 58' 52" East, 762.91 feet to the East line of said 25, thence along said East line South 0° 32' 22" East, 196.06 feet to the Northerly line of said strip of land 84.00 feet wide, thence along said last mentioned Northerly line, South 73° 33' 39" West, 1,120.00 feet to the point of beginning.

EXCEPT from Parcels 1 to 6 inclusive that portion of said land included within the land as described in Parcel 47837-1 (amended) in the Final Decree of Condemnation entered in the Los Angeles County Superior Court, Case No. NC C 87878, a certified copy of which was recorded May 3, 1976 as Instrument No. 2743, in Book D7065, Page 531, Official Records of said County.

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TAX ASSESSOR'S PARCEL NUMBERS

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2572-028-025  
2572-028-026  
2572-028-027  
2561-007-016  
2561-007-018  
2561-007-019  
2561-007-021  
2561-007-022  
2561-009-007  
2561-009-013  
2561-009-015  
2561-033-001

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2561-033-001  
2562-004-001  
2401-034-003  
2562-004-005  
2562-004-006  
2562-004-012  
2562-004-014  
2562-006-003  
2562-006-005  
2562-006-006  
2562-006-008  
2562-007-001  
2562-004-008

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