

APR 23 2013

John A. Clarke, Executive Officer/Clerk
BY Cristina Grimalva Deputy
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Attorney for Plaintiff
JAIME DE JESUS GONZALEZ

SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF LOS ANGELES

JAIME DE JESUS GONZALEZ

CASE NO.

BC 506777

Plaintiffs,

v.

COMPLAINT FOR DEFAMATION OF
TITLE AND DECLARATORY RELIEF

ALTA STANDARD ONE, LLC and DOES
1-20

Defendants

COMES NOW JAIME DE JESUS GONZALEZ and allege as follows:

1. Plaintiff JAIME DE JESUS GONZALEZ ("Gonzalez") is and at all times relevant herein was an individual living in Beverly Hills, California.
2. Defendant ALTA STANDARD ONE, LLC ("Alta Standard") is and at all relevant times herein was a California Limited Liability Company formed under the laws of the State of California and which has its principle place of business in the City of Los Angeles, California.
3. Plaintiff is informed and believe and thereon allege that, at all times mentioned herein, each of the defendants were the predecessor or successors in interest to each of the remaining defendants, and on that basis is liable for any act or omission of said defendants herein alleged.
4. Plaintiff does not know the true names and capacities, whether individual, organization, agency,

1 or otherwise of Defendants sued herein as Does 1 through 20, and therefore sues them by these fictitious
2 names. Plaintiff is informed and believes, and on the basis of that information and belief allege, that
3 Defendants Does 1 through 20, inclusive, are in some manner responsible for the acts, occurrences and
4 transactions set forth herein, and are legally liable to Plaintiff. Plaintiff will seek leave to amend this
5 complaint to set forth the true names and capacities of said fictitiously-named defendants, together with
6 appropriate charging allegations, when ascertained.

7 5. Plaintiff is informed and believes, and on the basis of that information and belief alleges, that at
8 all times mentioned herein, each defendant, whether actually or fictitiously named herein, was the
9 principal, agent or employee of each other defendant, and in acting as such principal, or within the course
10 and scope of such employment or agency, took some part in the acts and omissions hereinafter set forth,
11 by reason of which each defendant is liable to Plaintiff for the relief prayed for herein.

12 **FIRST CAUSE OF ACTION**

13 **(Defamation of Title against all Defendants)**

14 6. Plaintiff realleges, and incorporates herein by reference, each and every allegation set forth in
15 Paragraphs 1 through 5.

16 7. In about 2005, Plaintiff met with Harry Mansdorf when Mansdorf was in the middle of several
17 lawsuits, Mansdorf's brother died, Mansdorf's sister was in ailing health and Mansdorf had no other
18 immediate relatives. Plaintiff thereafter began assisting Mansdorf with organizing his affairs, organizing
19 the lawsuits against him, protecting Mansdorf from physical threats from certain individuals who were
20 taking undue advantage of Mansdorf.

21 8. In about 2008, Plaintiff assisted Harry Mansdorf in retaining and paying for attorneys to help
22 defend him against several dastardly individuals who had fraudulently obtained title to certain real
23 property located at 811 N. Alta Drive, Beverly Hills, California 90210 ("Alta House"). The legal
24 description of the Alta House is a Single Family residence bearing Assessor's Parcel Number 4350-001-
25 018 identified as Lot 2 Tract No. 7954 in the City of Beverly Hills as per map recorded in book 113 pages
26 70 and 71 of maps in the office of the Los Angeles County Recorder.

27 9. In exchange for the assistance which Plaintiff had provided to Harry Mansdorf, Harry Mansdorf
28 transferred title to the Alta House to himself and Plaintiff in joint tenancy with right of survivorship. A

1 true and correct copy of the deed is attached hereto as Exhibit A.

2 10. Plaintiff proceeded to assist Harry Mansdorf through to the end of his life. Harry Mansdorf died
3 on August 27, 2012.

4 11. At no time from the creation of the joint tenancy until the death of Harry Mansdorf did the unities
5 of interest in the joint tenancy with Plaintiff become severed. Upon the death of Harry Mansdorf, title to
6 the Alta Property became solely the interest of Plaintiff. The judgment lien against Harry Mansdorf never
7 attached to Alta Property prior to the death of Harry Mansdorf.

8 12. On or about October 31, 2012, Defendant Alta Standard purportedly obtained title to the Alta
9 House pursuant to a Sheriff's sale whereby the purchaser bought Harry Mansdorf's interest in the Alta
10 House. Since Harry Mansdorf died previously and his interest extinguished based upon his death and the
11 Joint Tenancy title, Alta Standard did not purchase an interest in the Alta House. The judgment lien of
12 McClanahan which Alta Standard relies upon could not attach to the Alta House after Harry Mansdorf
13 died.

14 13. Further, Alta Standard was not an actual entity until it was actually formed and began operating,
15 whereby the date which Alta Standard was filed with the Secretary of State was on November 1, 2012.

16 14. Plaintiff advised all who were present at the sheriff sale that Harry Mansdorf died and that
17 Plaintiff was the sole owner of the Alta House. Defendants stated that they would take their chances
18 later.

19 15. Alta Standard has made an unprivileged or malicious publication of a false statement which
20 disparages Plaintiff's title to real property and caused pecuniary damages to Plaintiff. Alta Standard
21 seeks to enforce a sheriff's deed of sale of the Alta House against the Plaintiff

22 16. Alta Standard has no right or title to the Alta House because such belongs to Plaintiff and
23 Plaintiff alone. Plaintiff is not subject to Alta Standard's interest in the Alta House because Defendant's
24 interest is in the specter of an interest and not a genuine interest to the Alta House.

25 17. Alta Standard knows that its recording of a lien against the Alta House will have a foreseeable
26 effect because it clouds Plaintiff's title. Alta Standard's actions are malicious.

27 18. Due to the acts of Alta Standard, Plaintiff is not able to transfer title or encumber the land. As
28 such, Plaintiff has suffered pecuniary damages in an amount to be determined at the time of trial.

1 **SECOND CAUSE OF ACTION**

2 **(Declaratory Relief against all Defendants)**

3 19. Plaintiff realleges, and incorporates herein by reference, each and every allegation set forth in
4 Paragraphs 1 through 18.

5 20. An actual controversy has arisen and now exists between Plaintiff and Defendants concerning
6 their respective rights and duties in that Plaintiff contend that he holds all rights, title and interest in and
7 to the Alta House, whereas said Defendants, and each of them disputes these contentions and contends
8 that another individual and/or entity holds some right, title and interest in and to the Alta House.

9 21. Plaintiff desires a judicial determination and corresponding declaration that:

10 (a) Plaintiff holds all rights, title and interest in and to the Alta House;

11 (b) Defendants, and each of them, hold no rights, title nor interest in and to the Alta
12 House;

13 (c) Defendants had no right to execute any judgment against the Alta House

14 22. A judicial declaration is necessary and appropriate at this time under the circumstances in order
15 that Plaintiff may ascertain his rights and duties with respect to the Alta House. Plaintiff is informed and
16 believes and based thereon alleges that he has and continues to suffer a financial burden as a result of the
17 unsettled state of affairs.

18 23. Plaintiff is informed and believe and based thereon allege that, they have exhausted all
19 administrative remedies available in order to rectify the matters alleged herein.

20
21 **PRAYER**

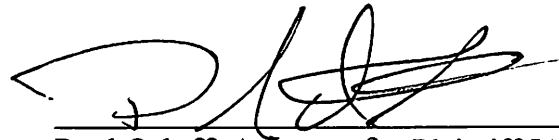
22 **WHEREFORE**, Plaintiff prays for judgment against the defendants, and each of them, as
23 follows:

- 24 1. For compensatory damages in the amount of \$1 Million;
25 2. For general damages in the amount of \$1 Million;
26 3. For punitive damages (Civil Code §3294(a)) in an amount to be determined at trial;
27 4. For a Declaration of the rights of the parties and an order to determine that Defendant has
28 no interest in the Alta House;

5. For Attorney fees;
6. For costs of suit herein;
7. For interest damages;
8. For interest to the extent allowable by law; and
9. For such further relief as the Court may deem proper.

Dated: April 23, 2013

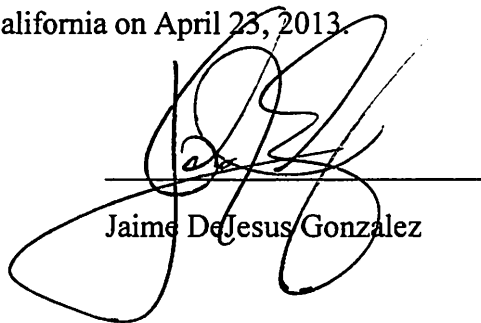
ORLOFF & ASSOCIATES APC



Paul Orloff, Attorney for Plaintiff JAIME DE
JESUS GONZALEZ

VERIFICATION

I, Jaime DeJesus Gonzalez, am the Plaintiff in this Action. I have read the foregoing Complaint and it is true of my own knowledge, except as to those matters stated on information or belief and, as to those matters, I believe them to be true. I declare under the Penalty of Perjury that the foregoing is true and correct. Executed at Downey, California on April 23, 2013.



Jaime DeJesus Gonzalez

EXHIBIT A

RECORDING REQUESTED BY:

Stewart Title Company

WHEN RECORDED MAIL TO:

Jaime De Jesus Gonzalez and
Assignees

811 NORTH ALTA DR.
BEVERLY HILLS, CA 90210

11/13/2012



20121721986

GRANT DEED

The undersigned Grantor(s) declare(s):

ESCROW NO.: 9184-080
TITLE ORDER NO.: 370285152

Documentary transfer tax is \$ *

CITY TAX IS \$0.00

(x) computed on full value of property
conveyed, OR

() Computed on the full value less liens of
Encumbrances remaining at the time of sale.

ASSESSOR'S PARCEL NO.: 4350-001-018

33 Additional Assessor's Parcel No's attached hereto
and made a part hereof as "Exhibit A".

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

Harry ("Harold") Mansdorf, as Successor Trustee of the Mansdorf Trust also known as the
Mansdorf Family Trust and/or Mansdorf Family Revocable Trust

Hereby GRANT(S) to Harry ("Harold") Mansdorf, a Married Man and Jaime De Jesus Gonzalez, a
Single Man as Joint Tenants

The following real property in the City of Malibu and Beverly Hills, County of Ventura & Los Angeles,
State of California:

Legal description is attached hereto and made a part hereof as "Exhibit A."

"This conveyance changes the manner in which title is held, grantor(s) and grantee(s) remain the same
and continue to hold the same proportionate interest, R&T 11911"

"This conveyance transfers an interest
into or out of a LIVING TRUST
R&T 11930"

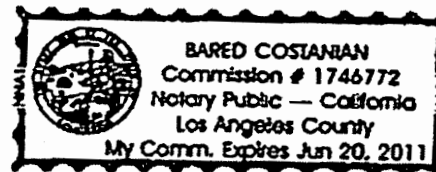
Date: July 3, 2008

STATE OF CALIFORNIA)

COUNTY OF Los Angeles)

Harry Mansdorf
Harry Mansdorf, Trustee of the Mansdorf Trust

On July 3, 2008 before me,
Bared Costanian, a notary public, Personally
appeared Harry Mansdorf



, who 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.

I certify under PENALTY OF PERJURY under the laws of
the State of California that the foregoing paragraph is
true and correct.

(This area for official notarial seal)

Witness my hand and official seal.

Signature [Signature]

MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT "A"

ASSESSOR PARCEL NUMBERS, Subject to JOINT VENTURE AGREEMENT
between HARRY MANSDORF and JAIME DEJESUS GONZALEZ

Single Family residence located at 811 N. Alta Drive, Beverly Hills, CA 90210. Legal Description identified by ASSESSOR'S PARCEL NO. : 4350-001-018:

Lot 2 Tract No. 7954 in the City of Beverly Hills as per map recorded in book 113, pages 70 and 71 of maps in the office of the Los Angeles County Recorder.

Undeveloped real Property located in Malibu, California, County of Ventura, identified by 33 Assessor's Parcel Numbers and legal descriptions as follows:

LEGAL DESCRIPTIONS

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF VENTURA, DESCRIBED AS FOLLOWS:

PARCEL 1: (7000-010-115)

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT FILED IN THE DISTRICT LAND OFFICE.

EXCEPT THEREFROM ONE-HALF OF ALL OIL, GAS AND MINERALS THAT SHALL EVER BE DEVELOPED UPON SAID LAND, AS RESERVED BY LARRY PRINGLE, AS EXECUTOR OF THE ESTATE OF CLAIR B. BRUNSON, DECEASED, IN THE DEED RECORDED MARCH 4, 1958, IN BOOK 1595, PAGE 253 OF OFFICIAL RECORDS.

PARCEL 2: (7000-010-240)

SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT FILED IN THE DISTRICT LAND OFFICE.

EXCEPTING THEREFROM 50% OF ALL OIL, GAS, AND MINERAL RIGHTS LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, WITHOUT, HOWEVER, THE RIGHT TO ENTER UPON THE SURFACE OF SAID LAND, AS RESERVED BY TULLOS RANCH, A CO-PARTNERSHIP, IN DEED RECORDED NOVEMBER 12, 1981, AS INSTRUMENT NO. 107980, OF OFFICIAL RECORDS.

Continued on next page

PARCEL 3: (7000-010-055)

THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT FILED IN THE DISTRICT LAND OFFICE.

EXCEPT THEREFROM ONE-HALF OF ALL OIL, GAS AND MINERALS THAT SHALL EVER BE DEVELOPED UPON SAID LAND, AS RESERVED BY LARRY PRINGLE, AS EXECUTOR OF THE ESTATE OF CLAIR B. BRUNSON, DECEASED, IN THE DEED RECORDED MARCH 4, 1958, IN BOOK 1595, PAGE 253 OF OFFICIAL RECORDS AND AS RECORDED IN BOOK 5164 PAGE 294 OF OFFICIAL RECORDS.

PARCEL 4: (7000-050-085)

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT, FILED IN THE DISTRICT LAND OFFICE.

EXCEPT THEREFROM 50% OF ALL OIL, AND MINERAL RIGHTS WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED BY PHILLIP FULTON, A MARRIED MAN, IN DEED RECORDED MAY 5, 1965, IN BOOK 2781, PAGE 569 OF OFFICIAL RECORDS.

PARCEL 5: (7000-050-095)

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT, FILED IN THE DISTRICT LAND OFFICE.

EXCEPT THEREFROM 50% OF ALL OIL, GAS, AND MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, WITHOUT THE RIGHT OF SURFACE ENTRY THEREON TO EXTRACT SAME, AS RESERVED BY MARGARET MCENEN, A MARRIED WOMAN, IN DEED RECORDED SEPTEMBER 16, 1965, IN BOOK 2862, PAGE 473 OF OFFICIAL RECORDS.

PARCEL 6: (7000-050-120)

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT, FILED IN THE DISTRICT LAND OFFICE.

EXCEPT THEREFROM AN UNDIVIDED 50% OF ALL OIL, GAS, HYDROCARBONS AND OTHER MINERALS UNDERLYING THE SUBJECT PROPERTY, LYING BELOW A DEPTH OF 500 FEET WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN DEED FROM LARQUIR ENTERPRISES, INC., A CALIFORNIA CORPORATION, RECORDED FEBRUARY 1, 1976, IN BOOK 4541, ET PAGE 240 OF OFFICIAL RECORDS.

PARCEL 7: (7000-050-140)

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT, FILED IN THE DISTRICT LAND OFFICE.

EXCEPT THEREFROM 50% OF ALL OIL, GAS, AND MINERAL RIGHTS LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, WITHOUT, HOWEVER, THE RIGHT TO ENTER UPON THE SURFACE OF SAID LAND, AS RESERVED BY JULLOS RANCH, A CO-PARTNERSHIP, IN DEED RECORDED NOVEMBER 12, 1981, AS INSTRUMENT NO. 107980 OF OFFICIAL RECORDS.

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PARCEL 8: (7000-050-185, 195, 205 AND 215)

LOTS 1, 2, 3, 4 AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20; LOTS 1, 2, 3, 4, 5 AND THE EAST HALF OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21; AND LOT 1 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT, FILED IN THE DISTRICT LAND OFFICE.

EXCEPT THEREFROM ANY PORTION OF THE ABOVE DESCRIBED PROPERTY ALONG THE SHORE BELOW THE LINE OF NATURAL ORDINARY HIGH TIDE AND ALSO EXCEPTING ANY ARTIFICIAL ACCRETIONS TO SAID LAND WATERWARD OF SAID LINE OF NATURAL ORDINARY HIGH TIDE.

EXCEPT THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS AND MINERALS LYING BELOW A PLANE OF 500 FEET FROM THE SURFACE OF SAID LAND, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFROM AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THE ABOVE DESCRIBED LAND, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF SAID LAND, AS RESERVED BY HALL, MARQUARDT AND CO., A PARTNERSHIP, IN DEED RECORDED FEBRUARY 10, 1964, IN BOOK 2477, PAGE 468 OF OFFICIAL RECORDS.

PARCEL 9: (7000-050-315)

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT, FILED IN THE DISTRICT LAND OFFICE.

EXCEPT THEREFROM ONE-HALF OF ALL OIL, GAS AND MINERAL RIGHTS AND ALL RIGHTS NECESSARY FOR THE DEVELOPMENT OF SAME, AS EXCEPTED BY NELLE A. FORMERLY NELLE A. COLLINS, IN DEED RECORDED MAY 11, 1960, IN BOOK 1866, IN BOOK 303 OF OFFICIAL RECORDS.

PARCEL 10: (7000-050-325)

THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT, FILED IN THE DISTRICT LAND OFFICE.

EXCEPT THEREFROM ONE-HALF OF ALL OIL, GAS AND MINERAL RIGHTS AND ALL RIGHTS NECESSARY FOR THE DEVELOPMENT OF SAME, AS EXCEPTED BY NELLE A. HOLMES, FORMERLY NELLE A. COLLINS, IN DEED RECORDED MAY 11, 1960, IN BOOK 1866, IN BOOK 303 OF OFFICIAL RECORDS.

PARCEL 11: (7000-050-335)

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT, FILED IN THE DISTRICT LAND OFFICE.

EXCEPT THEREFROM ONE HALF OF ALL OIL, GAS AND MINERAL RIGHTS AND ALL RIGHTS NECESSARY FOR THE DEVELOPMENT OF SAME, AS EXCEPTED BY NELLE A. HOLMES, FORMERLY NELLE A. COLLINS, IN DEED RECORDED MAY 11, 1960, IN BOOK 1866, IN BOOK 303 OF OFFICIAL RECORDS.

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PARCEL 12: (7000-050-345)

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT, FILED IN THE DISTRICT LAND OFFICE.

EXCEPT THEREFROM ONE-HALF OF ALL OIL, GAS AND MINERAL RIGHTS AND ALL RIGHTS NECESSARY FOR THE DEVELOPMENT OF SAME, AS EXCEPTED BY NELLE A. HOLMES, FORMERLY NELLE A. COLLINS, IN DEED RECORDED MAY 11, 1969, IN BOOK 1866, IN BOOK 395 OF OFFICIAL RECORDS.

PARCEL 13: (7000-050-355)

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT, FILED IN THE DISTRICT LAND OFFICE.

EXCEPT THEREFROM ONE-HALF OF ALL OIL, GAS AND MINERAL RIGHTS AND ALL RIGHTS NECESSARY FOR THE DEVELOPMENT OF SAME, AS EXCEPTED BY NELLE A. HOLMES, FORMERLY NELLE A. COLLINS, IN DEED RECORDED IN BOOK 1866, IN BOOK 303 OF OFFICIAL RECORDS.

PARCEL 14: (700-050-365)

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT FILED IN THE DISTRICT LAND OFFICE.

EXCEPT THEREFROM ONE HALF OF ALL OIL, GAS AND MINERAL RIGHTS AND ALL RIGHTS NECESSARY FOR THE DEVELOPMENT OF SAME, AS EXCEPTED BY NELLE A. HOLMES, FORMERLY NELLE A. COLLINS, IN DEED RECORDED IN BOOK 1866, IN BOOK 303 OF OFFICIAL RECORDS.

PARCEL 15: (7000-050-375)

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 209, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT, FILED IN THE DISTRICT LAND OFFICE.

EXCEPT THEREFROM ONE-HALF OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND LYING BELOW A DEPTH OF FIVE HUNDRED FEET, BUT WITHOUT RIGHT OF SURFACE ENTRY, AS RESERVED BY PAUL DAVID FULTON, ET UX, IN DEED RECORDED MARCH 24, 1965, IN BOOK 2756, PAGE 358 OF OFFICIAL RECORDS.

PARCEL 16: (7000-050-390, 400 AND 410)

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM A 30 FEET WIDE STRIP OF LAND FOR ROADWAY PURPOSES, ACROSS PORTIONS OF SECTIONS 17 AND 20, TOWNSHIP 1 SOUTH, RANGE 20 WEST, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

Continued on next page

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 17, DISTANT THEREFROM N 1-29-22 W, A DISTANCE OF 72.95 FEET FROM THE SOUTHWEST CORNER THEREOF:

THENCE N 61 DEGREES 18' E 207.75 FEET;

THENCE S 53 DEGREES 22' E 70.97 FEET;

THENCE S 30 DEGREES 55' E 65.97 FEET;

THENCE S 58 DEGREES 40' E 152.90 FEET;

THENCE S 89 DEGREES 32' E 127.64 FEET;

THENCE S 62 DEGREES 42' E 102.70 FEET;

THENCE S 80 DEGREES 41' E 152.90 FEET;

THENCE N 61 DEGREES 59' E 205.65 FEET;

THENCE N 48 DEGREES 43' E 83.82 FEET;

THENCE N 25 DEGREES 03' E 96.14 FEET;

THENCE S 69 DEGREES 47' E 49.20 FEET;

THENCE S 43 DEGREES 18' E 120.85 FEET;

THENCE S 18 DEGREES 55' E 124.55 FEET;

THENCE S 33 DEGREES 24' E TO THE WEST LINE OF THE WEST HALF,

NORTHEAST QUARTER, NORTHWEST QUARTER ALSO EXCEPT ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES AS RESERVED IN DEED RECORDED IN BOOK 4916 PAGE 86 OF OFFICIAL RECORDS.

PARCEL 17: (7000-070-415 AND 435)

LOT 4 OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT, FILED IN THE DISTRICT LAND OFFICE.

EXCEPTING THEREFROM ALL LAND LYING NORTH OF THE CENTERLINE OF THE PACIFIC COAST HIGHWAY.

ALSO EXCEPT THEREFROM ANY PORTION OF THE ABOVE DESCRIBED PROPERTY ALONG THE SHORE BELOW THE LINE OF NATURAL ORDINARY HIGH TIDE AND ALSO EXCEPTING ANY ARTIFICIAL ACCRETIONS TO SAID LAND WATERWARD OF SAID LINE OF NATURAL ORDINARY HIGH TIDE.

ALSO EXCEPT THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS AND MINERALS LYING BELOW A PLANE OF 500 FEET FROM THE SURFACE OF SAID LAND, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFROM AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THE ABOVE DESCRIBED LAND, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF SAID LAND, AS RESERVED BY HALL, MARQUARDT AND CO., A PARTNERSHIP, IN DEED RECORDED FEBRUARY 10, 1964, IN BOOK 2477, PAGES 468 OF OFFICIAL RECORDS.

PARCEL 18: (7000-070-425 AND 445)

LOT 4 OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT, FILED IN THE DISTRICT LAND OFFICE.

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EXCEPTING THEREFROM ALL LAND LYING SOUTH OF THE CENTERLINE OF THE PACIFIC COAST HIGHWAY.

ALSO EXCEPT THEREFROM ANY PORTION OF THE ABOVE DESCRIBED PROPERTY ALONG THE SHORE BELOW THE LINE OF NATURAL ORDINARY HIGH TIDE AND ALSO EXCEPTING ANY ARTIFICIAL ACCRETIONS TO SAID LAND WATERWARD OF SAID LINE OF NATURAL ORDINARY HIGH TIDE.

ALSO EXCEPT THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL GAS AND MINERALS LYING BELOW A PLANE OF 500 FEET FROM THE SURFACE OF SAID LAND, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFROM AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THE ABOVE DESCRIBED LAND. WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF SAID LAND, AS RESERVED BY HALL, MARQUARDT AND CO., A PARTNERSHIP, IN DEED RECORDED IN BOOK 2477, PAGE 468 OF OFFICIAL RECORDS.

PARCEL 19: (7000-010-050)

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT, FILED IN THE DISTRICT LAND OFFICE.

PARCEL 20: (7000-010-520, 530 AND 540)

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM A 30 FEET WIDE STRIP OF LAND FOR ROADWAY PURPOSES, ACROSS PORTIONS OF SECTIONS 17 AND 20, TOWNSHIP 1 SOUTH, RANGE 20 WEST, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 17, DISTANT THEREON N 1-29-22 W, A DISTANCE OF 72.95 FEET FROM THE SOUTHWEST CORNER THEREOF:

THENCE N 61 DEGREES 18' E 207.75 FEET;

THENCE S 53 DEGREES 22' E 70.97 FEET;

THENCE S 30 DEGREES 55' E 65.97 FEET;

THENCE S 58 DEGREES 40' E 152.90 FEET;

THENCE S 89 DEGREES 32' E 127.64 FEET;

THENCE S 62 DEGREES 42' E 102.70 FEET;

THENCE S 90 DEGREES 41' E 152.90 FEET;

THENCE N 61 DEGREES 59' E 205.65 FEET;

THENCE N 48 DEGREES 43' E 83.92 FEET;

THENCE N 25 DEGREES 03' E 96.14 FEET;

THENCE S 69 DEGREES 47' E 49.20 FEET;

THENCE S 43 DEGREES 18' E 120.85 FEET;

THENCE S 18 DEGREES 56' E 124.55 FEET;

THENCE S 33 DEGREES 24' E TO THE WEST LINE OF THE WEST HALF, NORTHEAST QUARTER, NORTHWEST QUARTER.

Continued on next page

ALSO EXCEPT ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, AS RESERVED IN DEED RECORDED IN BOOK 4916 PAGE 86 OF OFFICIAL RECORDS.

PARCEL 21: (7000-010-40)

THE EAST ONE-HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT, FILED IN THE DISTRICT LAND OFFICE.

PARCEL 22: (7000-010-100)

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 23: (700-050-245)

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS LYING BELOW A DEPTH OF 500 FEET OF SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY TO EXTRACT THE SAME, AS RESERVED BY PAUL D. FULTON, IN DEED RECORDED MARCH 29, 1965, BOOK 2759, PAGE 120 OF OFFICIAL RECORDS.

ALSO EXCEPT AN UNDIVIDED 25% ALL OIL AND MINERAL RIGHTS BELOW A DEPTH OF 500 FEET AND WITHOUT RIGHT OF SURFACE ENTRY, AS RESERVED BY DEER ENTERPRISES, A GENERAL PARTNERSHIP, IN DEED RECORDED MAY 1, 1981 AS DOCUMENT NO. 039902 OF OFFICIAL RECORDS.

PARCEL 24A: (7000-010-PORITION 490)

LOTS 1, 2, 3 AND 4, AND THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND FILED APRIL 10, 1900, IN THE DISTRICT LAND OFFICE.

EXCEPT THE INTEREST IN A STRIP OR PARCEL OF LAND 60 FEET WIDE, CONVEYED TO VENTURA COUNTY BY DEED RECORDED MARCH 8, 1923, IN BOOK 393, PAGE 59 OF OFFICIAL RECORDS, AS A PUBLIC ROAD OR HIGHWAY

PARCEL 24B: (7000-010-PORITION 490)

LOT 5 OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 10, 1900.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 5 OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN; THENCE IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID LOT 5 A DISTANCE OF 650 FEET; THENCE AT RIGHT ANGLES TO THE FIRST LINE IN AN EASTERLY DIRECTION 200 FEET; THENCE PARALLEL WITH THE FIRST LINE OF THIS DESCRIPTION IN A SOUTHERLY DIRECTION 650 FEET; THENCE IN A WESTERLY DIRECTION 200 FEET TO THE POINT OF BEGINNING.

END OF LEGAL DESCRIPTIONS

EXHIBIT B

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

JAIME DE JESUS GONZALEZ
811 North Alta Drive
Beverly Hills, CA, 90210

Title Order No. 370285152
Escrow No. 9134-080
Joint Venture Agreement Dated July 3rd, 2008



20121123-20213427-0 1/10

Ventura County Clerk and Recorder
MARK A. LUNN
11/23/2012 04:47:29 PM
668434 \$62.00 RA

11/26/2012



20121787040

AFFIDAVIT - DEATH OF JOINT TENANT

STATE OF CALIFORNIA
County of Los Angeles }ss.

JAIME DEJESUS GONZALEZ, of legal age, being first duly sworn, deposes and says:

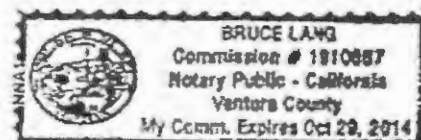
That HARRY MANSDORF, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as HARRY MANSDORF named as one of the parties in that certain Grant Deed dated July 3rd, 2008 executed by Harry (Harold) Mansdorf as Trustee of the Mansdorf Trust also known as the Mansdorf Family Trust and/or Mansdorf Family Revocable Trust to Harry (Harold) Mansdorf, a Married Man and Jaime De Jesus Gonzalez a Single Man as Joint Tenants, and recorded on November 13th, 2012, in Book/Reel N/A, at Page/Image N/A, Series/Instrument Number 20121721986 of Official Records of Los Angeles County, California, and also recorded on November 20th, 2012 in Book/Reel N/A, at Page/Image N/A, Series/Instrument Number 20121120-00208007-0 1/11 of Official Records of Ventura County, California covering the following described real property in the City of Beverly Hills and Malibu, County of Los Angeles & Ventura, State of California:

As shown in Exhibit "A" attached hereto and made a part hereof

A.P.N's: Described in Exhibit "A"

Dated: November 23rd, 2012

JAIME DE JESUS GONZALEZ



SUBSCRIBED AND SWORN TO before me

Notary Stamp or Seal

this 23 day of November, 2012

NOTARY SIGNATURE

Bruce Lang
NOTARY'S NAME (typed or legibly printed)

JURAT

State of California
County of Ventura

Subscribed and sworn to (or affirmed) before me on

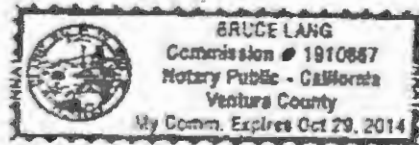
this 23 day of November, 2012

by Jaine De Jesus Gonzalez

proved to me on the basis of satisfactory evidence to be the person(s) who
appeared before me.

Signature

Bruce Lang



(Seal)

STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH

3052012106209

CERTIFICATE OF DEATH

3201219035297

1. Name of Deceased: HARRY		2. Sex: MALE		3. Last Name: MANSOOR	
4. Date of Birth: 02/25/1971		5. Age: 41		6. Race: WHITE	
7. Date of Death: 08/27/2012		8. Time of Death: 0715		9. Cause of Death: CONGESTIVE HEART FAILURE	
10. Place of Birth: NEW YORK		11. Social Security Number: 1689		12. Marital Status: MARRIED	
13. Date of Marriage: 08/27/2012		14. Place of Marriage: NEW YORK		15. Date of Death: 08/27/2012	
16. Education: BACHELOR		17. Occupation: AIRCRAFT ENGINEER		18. Industry: AIRCRAFT	
19. Address: 811 N ALTA DRIVE		20. City: BEVERLY HILLS		21. State: CALIFORNIA	
22. County: LOS ANGELES		23. ZIP Code: 90210		24. Telephone: 72	
25. Name of Informant: LINDA MANSOOR, WIFE		26. Relationship: WIFE		27. Address: 811 N ALTA DRIVE, BEVERLY HILLS, CA 90210	
28. Name of Informant: LINDA		29. Relationship: WIFE		30. Address: FLORENCE	
31. Name of Informant: MAX		32. Relationship: WIFE		33. Address: MANSOOR	
34. Name of Informant: SADIE		35. Relationship: WIFE		36. Address: KLAPP	
37. Date of Death: 08/27/2012		38. Place of Death: HILLSIDE MEMORIAL PARK		39. Address: 8001 CENTINELA AVENUE, LOS ANGELES, CA 90048	
40. Cause of Death: BU		41. Manner of Death: NOT ENCASED		42. Signature: JONATHAN FIELDING, MD	
43. Date of Death: 08/27/2012		44. Place of Death: HILLSIDE MEMORIAL PARK MORTUARY		45. Address: FD1358	
46. Date of Death: 08/27/2012		47. Place of Death: VA SEPULVEDA AMBULATORY CARE CENTER		48. Address: 16111 PLUMMER STREET, N	
49. Date of Death: 08/27/2012		50. Place of Death: LOS ANGELES		51. Address: NORTH HILLS	
52. Date of Death: 08/27/2012		53. Place of Death: VA SEPULVEDA AMBULATORY CARE CENTER		54. Address: 16111 PLUMMER STREET, N	
55. Date of Death: 08/27/2012		56. Place of Death: LOS ANGELES		57. Address: NORTH HILLS	
58. Date of Death: 08/27/2012		59. Place of Death: VA SEPULVEDA AMBULATORY CARE CENTER		60. Address: 16111 PLUMMER STREET, N	
61. Date of Death: 08/27/2012		62. Place of Death: LOS ANGELES		63. Address: NORTH HILLS	
64. Date of Death: 08/27/2012		65. Place of Death: VA SEPULVEDA AMBULATORY CARE CENTER		66. Address: 16111 PLUMMER STREET, N	
67. Date of Death: 08/27/2012		68. Place of Death: LOS ANGELES		69. Address: NORTH HILLS	
70. Date of Death: 08/27/2012		71. Place of Death: VA SEPULVEDA AMBULATORY CARE CENTER		72. Address: 16111 PLUMMER STREET, N	
73. Date of Death: 08/27/2012		74. Place of Death: LOS ANGELES		75. Address: NORTH HILLS	
76. Date of Death: 08/27/2012		77. Place of Death: VA SEPULVEDA AMBULATORY CARE CENTER		78. Address: 16111 PLUMMER STREET, N	
79. Date of Death: 08/27/2012		80. Place of Death: LOS ANGELES		81. Address: NORTH HILLS	
82. Date of Death: 08/27/2012		83. Place of Death: VA SEPULVEDA AMBULATORY CARE CENTER		84. Address: 16111 PLUMMER STREET, N	
85. Date of Death: 08/27/2012		86. Place of Death: LOS ANGELES		87. Address: NORTH HILLS	
88. Date of Death: 08/27/2012		89. Place of Death: VA SEPULVEDA AMBULATORY CARE CENTER		90. Address: 16111 PLUMMER STREET, N	
91. Date of Death: 08/27/2012		92. Place of Death: LOS ANGELES		93. Address: NORTH HILLS	
94. Date of Death: 08/27/2012		95. Place of Death: VA SEPULVEDA AMBULATORY CARE CENTER		96. Address: 16111 PLUMMER STREET, N	
97. Date of Death: 08/27/2012		98. Place of Death: LOS ANGELES		99. Address: NORTH HILLS	
100. Date of Death: 08/27/2012		101. Place of Death: VA SEPULVEDA AMBULATORY CARE CENTER		102. Address: 16111 PLUMMER STREET, N	

This is a true certified copy of the record filed in the County of Los Angeles, Department of Public Health if it bears the Registrar's signature in purple ink.

Jonathan E. Fielding MD
 Director of Public Health

DATE ISSUED

SEP - 7 - 2012

This copy not valid unless prepared on engraved border displaying seal and signature of Registrar.

HD2929766

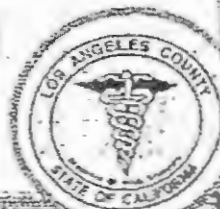


EXHIBIT "A"

ASSESSOR PARCEL NUMBERS, Subject to JOINT VENTURE AGREEMENT
between HARRY MANSDOERF and JAIME DEJESUS GONZALEZ

Single Family residence located at 811 N. Alta Drive, Beverly Hills, CA 90210. Legal Description identified by ASSESSOR'S PARCEL NO. : 4350-001-018:

Lot 2 Tract No. 7954 in the City of Beverly Hills as per map recorded in book 113, pages 70 and 71 of maps in the office of the Los Angeles County Recorder.

Undeveloped real Property located in Malibu, California, County of Ventura, identified by 33 Assessor's Parcel Numbers and legal descriptions as follows:

LEGAL DESCRIPTIONS

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF VENTURA, DESCRIBED AS FOLLOWS:

PARCEL 1: (7000-010-115)

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT FILED IN THE DISTRICT LAND OFFICE.

EXCEPT THEREFROM ONE-HALF OF ALL OIL, GAS AND MINERALS THAT SHALL EVER BE DEVELOPED UPON SAID LAND, AS RESERVED BY LARRY PRINGLE, AS EXECUTOR OF THE ESTATE OF CLAIR B. BRUNSON, DECEASED, IN THE DEED RECORDED MARCH 4, 1958, IN BOOK 1595, PAGE 253 OF OFFICIAL RECORDS.

PARCEL 2: (7000-010-240)

SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT FILED IN THE DISTRICT LAND OFFICE.

EXCEPTING THEREFROM 50% OF ALL OIL, GAS, AND MINERAL RIGHTS LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, WITHOUT, HOWEVER, THE RIGHT TO ENTER UPON THE SURFACE OF SAID LAND, AS RESERVED BY TULLOS RANCH, A CO-PARTNERSHIP, IN DEED RECORDED NOVEMBER 12, 1981, AS INSTRUMENT NO. 107980, OF OFFICIAL RECORDS.

Continued on next page

PARCEL 3: (7000-010-055)

THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT FILED IN THE DISTRICT LAND OFFICE.

EXCEPT THEREFROM ONE-HALF OF ALL OIL, GAS AND MINERALS THAT SHALL EVER BE DEVELOPED UPON SAID LAND, AS RESERVED BY LARRY PRINGLE, AS EXECUTOR OF THE ESTATE OF CLAIR E. BRUNSON, DECEASED, IN THE DEED RECORDED MARCH 4, 1958, IN BOOK 1595, PAGE 253 OF OFFICIAL RECORDS AND AS RECORDED IN BOOK 5164, PAGE 294 OF OFFICIAL RECORDS.

PARCEL 4: (7000-050-085)

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT, FILED IN THE DISTRICT LAND OFFICE.

EXCEPT THEREFROM 50% OF ALL OIL, AND MINERAL RIGHTS WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED BY PHILLIP FULTON, A MARRIED MAN, IN DEED RECORDED MAY 5, 1965, IN BOOK 2781, PAGE 569 OF OFFICIAL RECORDS.

PARCEL 5: (7000-050-095)

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT, FILED IN THE DISTRICT LAND OFFICE.

EXCEPT THEREFROM 50% OF ALL OIL, GAS, AND MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, WITHOUT THE RIGHT OF SURFACE ENTRY THEREON TO EXTRACT SAME, AS RESERVED BY MARGARET MCWEN, A MARRIED WOMAN, IN DEED RECORDED SEPTEMBER 16, 1965, IN BOOK 2852, PAGE 473 OF OFFICIAL RECORDS.

PARCEL 6: (7000-050-120)

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT, FILED IN THE DISTRICT LAND OFFICE.

EXCEPT THEREFROM AN UNDIVIDED 50% OF ALL OIL, GAS, HYDROCARBONS AND OTHER MINERALS UNDERLYING THE SUBJECT PROPERTY, LYING BELOW A DEPTH OF 500 FEET WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN DEED FROM LARQUIR ENTERPRISES, INC., A CALIFORNIA CORPORATION, RECORDED FEBRUARY 1, 1976, IN BOOK 4541, ET PAGE 240 OF OFFICIAL RECORDS.

PARCEL 7: (7000-050-140)

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT, FILED IN THE DISTRICT LAND OFFICE.

EXCEPT THEREFROM 50% OF ALL OIL, GAS, AND MINERAL RIGHTS LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, WITHOUT, HOWEVER, THE RIGHT TO ENTER UPON THE SURFACE OF SAID LAND, AS RESERVED BY TULLOS RANCH, A CO-PARTNERSHIP, IN DEED RECORDED NOVEMBER 12, 1961, AS INSTRUMENT NO. 107980 OF OFFICIAL RECORDS.

Continued on next page.

PARCEL 8: (7000-050-185, 195, 205 AND 215)

LOTS 1, 2, 3, 4 AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20; LOTS 1, 2, 3, 4, 5 AND THE EAST HALF OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21; AND LOT 1 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT, FILED IN THE DISTRICT LAND OFFICE.

EXCEPT THEREFROM ANY PORTION OF THE ABOVE DESCRIBED PROPERTY ALONG THE SHORE BELOW THE LINE OF NATURAL ORDINARY HIGH TIDE AND ALSO EXCEPTING ANY ARTIFICIAL ACCRETIONS TO SAID LAND WATERWARD OF SAID LINE OF NATURAL ORDINARY HIGH TIDE.

EXCEPT THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS AND MINERALS LYING BELOW A PLANE OF 500 FEET FROM THE SURFACE OF SAID LAND, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFROM AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WELPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THE ABOVE DESCRIBED LAND, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF SAID LAND, AS RESERVED BY HALL, MARQUARDT AND CO., A PARTNERSHIP, IN DEED RECORDED FEBRUARY 10, 1964, IN BOOK 2477, PAGE 468 OF OFFICIAL RECORDS.

PARCEL 9: (7000-050-315)

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT, FILED IN THE DISTRICT LAND OFFICE.

EXCEPT THEREFROM ONE-HALF OF ALL OIL, GAS AND MINERAL RIGHTS AND ALL RIGHTS NECESSARY FOR THE DEVELOPMENT OF SAME, AS EXCEPTED BY NELLE A. FORMERLY NELLE A. COLLINS, IN DEED RECORDED MAY 11, 1960, IN BOOK 1866, IN BOOK 303 OF OFFICIAL RECORDS.

PARCEL 10: (7000-050-325)

THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT, FILED IN THE DISTRICT LAND OFFICE.

EXCEPT THEREFROM ONE-HALF OF ALL OIL, GAS AND MINERAL RIGHTS AND ALL RIGHTS NECESSARY FOR THE DEVELOPMENT OF SAME, AS EXCEPTED BY NELLE A. HOLMES, FORMERLY NELLE A. COLLINS, IN DEED RECORDED MAY 11, 1960, IN BOOK 1866, IN BOOK 303 OF OFFICIAL RECORDS.

PARCEL 11: (7000-050-335)

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT, FILED IN THE DISTRICT LAND OFFICE.

EXCEPT THEREFROM ONE HALF OF ALL OIL, GAS AND MINERAL RIGHTS AND ALL RIGHTS NECESSARY FOR THE DEVELOPMENT OF SAME, AS EXCEPTED BY NELLE A. HOLMES, FORMERLY NELLE A. COLLINS, IN DEED RECORDED MAY 11, 1960, IN BOOK 1866, IN BOOK 303 OF OFFICIAL RECORDS.

Continued on next page

PARCEL 12: (7000-050-345)

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT, FILED IN THE DISTRICT LAND OFFICE.

EXCEPT THEREFROM ONE-HALF OF ALL OIL, GAS AND MINERAL RIGHTS AND ALL RIGHTS NECESSARY FOR THE DEVELOPMENT OF SAME, AS EXCEPTED BY NELLE A. HOLMES, FORMERLY NELLE A. COLLINS, IN DEED RECORDED MAY 11, 1960, IN BOOK 1866, IN BOOK 303 OF OFFICIAL RECORDS.

PARCEL 13: (7000-050-355)

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT, FILED IN THE DISTRICT LAND OFFICE.

EXCEPT THEREFROM ONE-HALF OF ALL OIL, GAS AND MINERAL RIGHTS AND ALL RIGHTS NECESSARY FOR THE DEVELOPMENT OF SAME, AS EXCEPTED BY NELLE A. HOLMES, FORMERLY NELLE A. COLLINS, IN DEED RECORDED IN BOOK 1866, IN BOOK 303 OF OFFICIAL RECORDS.

PARCEL 14: (7000-050-365)

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT FILED IN THE DISTRICT LAND OFFICE.

EXCEPT THEREFROM ONE HALF OF ALL OIL, GAS AND MINERAL RIGHTS AND ALL RIGHTS NECESSARY FOR THE DEVELOPMENT OF SAME, AS EXCEPTED BY NELLE A. HOLMES, FORMERLY NELLE A. COLLINS, IN DEED RECORDED IN BOOK 1866, IN BOOK 303 OF OFFICIAL RECORDS.

PARCEL 15: (7000-050-375)

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 209, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT, FILED IN THE DISTRICT LAND OFFICE.

EXCEPT THEREFROM ONE-HALF OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND LYING BELOW A DEPTH OF FIVE HUNDRED FEET, BUT WITHOUT RIGHT OF SURFACE ENTRY, AS RESERVED BY PAUL DAVID FULTON, ET UX, IN DEED RECORDED MARCH 24, 1965, IN BOOK 2756, PAGE 358 OF OFFICIAL RECORDS.

PARCEL 16: (7000-050-390, 400 AND 410)

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM A 30 FEET WIDE STRIP OF LAND FOR ROADWAY PURPOSES, ACROSS PORTIONS OF SECTIONS 17 AND 20, TOWNSHIP 1 SOUTH, RANGE 20 WEST, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

Continued on next page

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 17, DISTANT THEREON N 1-29-22 N, A DISTANCE OF 72.95 FEET FROM THE SOUTHWEST CORNER THEREOF:

THENCE N 51 DEGREES 18' E 207.75 FEET;

THENCE S 53 DEGREES 22' E 70.97 FEET;

THENCE S 30 DEGREES 55' E 65.97 FEET;

THENCE S 58 DEGREES 40' E 152.90 FEET;

THENCE S 89 DEGREES 32' E 127.64 FEET;

THENCE S 62 DEGREES 42' E 102.70 FEET;

THENCE S 80 DEGREES 41' E 152.90 FEET;

THENCE N 61 DEGREES 59' E 205.65 FEET;

THENCE N 18 DEGREES 43' E 83.62 FEET;

THENCE N 25 DEGREES 03' E 96.14 FEET;

THENCE S 69 DEGREES 47' E 49.20 FEET;

THENCE S 43 DEGREES 18' E 120.85 FEET;

THENCE S 18 DEGREES 56' E 124.55 FEET;

THENCE S 33 DEGREES 24' E TO THE WEST LINE OF THE WEST HALF,

NORTHEAST QUARTER, NORTHWEST QUARTER ALSO EXCEPT ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES AS RESERVED IN DEED RECORDED IN BOOK 4918 PAGE 86 OF OFFICIAL RECORDS.

PARCEL 17: (7000-070-415 AND 435)

LOT 4 OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT, FILED IN THE DISTRICT LAND OFFICE.

EXCEPTING THEREFROM ALL LAND LYING NORTH OF THE CENTERLINE OF THE PACIFIC COAST HIGHWAY.

ALSO EXCEPT THEREFROM ANY PORTION OF THE ABOVE DESCRIBED PROPERTY ALONG THE SHORE BELOW THE LINE OF NATURAL ORDINARY HIGH TIDE AND ALSO EXCEPTING ANY ARTIFICIAL ACCRETIONS TO SAID LAND WATERWARD OF SAID LINE OF NATURAL ORDINARY HIGH TIDE.

ALSO EXCEPT THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS AND MINERALS LYING BELOW A PLANE OF 500 FEET FROM THE SURFACE OF SAID LAND, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFROM AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THE ABOVE DESCRIBED LAND, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF SAID LAND, AS RESERVED BY HALL, MARQUARDT AND CO., A PARTNERSHIP, IN DEED RECORDED FEBRUARY 10, 1964, IN BOOK 2477, PAGES 468 OF OFFICIAL RECORDS.

PARCEL 18: (7000-070-425 AND 445)

LOT 4 OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT, FILED IN THE DISTRICT LAND OFFICE.

Continued on next page

EXCEPTING THEREFROM ALL LAND LYING SOUTH OF THE CENTERLINE OF THE PACIFIC COAST HIGHWAY.

ALSO EXCEPT THEREFROM ANY PORTION OF THE ABOVE DESCRIBED PROPERTY ALONG THE SHORE BELOW THE LINE OF NATURAL ORDINARY HIGH TIDE AND ALSO EXCEPTING ANY ARTIFICIAL ACCRETIONS TO SAID LAND WATERWARD OF SAID LINE OF NATURAL ORDINARY HIGH TIDE.

ALSO EXCEPT THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL GAS AND MINERALS LYING BELOW A PLANE OF 500 FEET FROM THE SURFACE OF SAID LAND, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFROM AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THE ABOVE DESCRIBED LAND. WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF SAID LAND, AS RESERVED BY HALL, MARQUARDT AND CO., A PARTNERSHIP, IN DEED RECORDED IN BOOK 2477, PAGE 468 OF OFFICIAL RECORDS.

PARCEL 19: (7000-010-050)

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT, FILED IN THE DISTRICT LAND OFFICE.

PARCEL 20: (7000-010-520, 530 AND 540)

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM A 30 FEET WIDE STRIP OF LAND FOR ROADWAY PURPOSES, ACROSS PORTIONS OF SECTIONS 17 AND 20, TOWNSHIP 1 SOUTH, RANGE 20 WEST, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 17, DISTANT THEREON N 1-29-22 W, A DISTANCE OF 72.95 FEET FROM THE SOUTHWEST CORNER THEREOF:

THENCE N 61 DEGREES 18' E 207.75 FEET;

THENCE S 53 DEGREES 22' E 70.97 FEET;

THENCE S 30 DEGREES 55' E 65.97 FEET;

THENCE S 58 DEGREES 40' E 152.90 FEET;

THENCE S 89 DEGREES 32' E 127.64 FEET;

THENCE S 62 DEGREES 42' E 102.70 FEET;

THENCE S 80 DEGREES 41' E 152.90 FEET;

THENCE N 61 DEGREES 59' E 205.65 FEET;

THENCE N 48 DEGREES 43' E 83.82 FEET;

THENCE N 25 DEGREES 03' E 36.14 FEET;

THENCE S 69 DEGREES 47' E 49.20 FEET;

THENCE S 43 DEGREES 18' E 120.85 FEET;

THENCE S 18 DEGREES 56' E 124.55 FEET;

THENCE S 33 DEGREES 24' E TO THE WEST LINE OF THE WEST HALF, NORTHEAST QUARTER, NORTHWEST QUARTER.

Continued on next page

ALSO EXCEPT ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, AS RESERVED IN DEED RECORDED IN BOOK 4916 PAGE 86 OF OFFICIAL RECORDS.

PARCEL 21: (7000-010-40)

THE EAST ONE-HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT, FILED IN THE DISTRICT LAND OFFICE.

PARCEL 22: (7000-010-100)

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 23: (700-050-245)

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS LYING BELOW A DEPTH OF 500 FEET OF SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY TO EXTRACT THE SAME, AS RESERVED BY PAUL D. FULTON, IN DEED RECORDED MARCH 29, 1965, BOOK 2759, PAGE 120 OF OFFICIAL RECORDS.

ALSO EXCEPT AN UNDIVIDED 25% ALL OIL AND MINERAL RIGHTS BELOW A DEPTH OF 500 FEET AND WITHOUT RIGHT OF SURFACE ENTRY, AS RESERVED BY DEER ENTERPRISES, A GENERAL PARTNERSHIP, IN DEED RECORDED MAY 1, 1981 AS DOCUMENT NO. 039902 OF OFFICIAL RECORDS.

PARCEL 24A: (7000-010-PORCION 490)

LOTS 1, 2, 3 AND 4, AND THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND FILED APRIL 10, 1900, IN THE DISTRICT LAND OFFICE.

EXCEPT THE INTEREST IN A STRIP OR PARCEL OF LAND 60 FEET WIDE, CONVEYED TO VENTURA COUNTY BY DEED RECORDED MARCH 8, 1933, IN BOOK 393, PAGE 59 OF OFFICIAL RECORDS, AS A PUBLIC ROAD OR HIGHWAY

PARCEL 24B: (7000-010-PORCION 490)

LOT 5 OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 10, 1900.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 5 OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN; THENCE IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID LOT 5 A DISTANCE OF 650 FEET; THENCE AT RIGHT ANGLES TO THE FIRST LINE IN AN EASTERLY DIRECTION 200 FEET; THENCE PARALLEL WITH THE FIRST LINE OF THIS DESCRIPTION IN A SOUTHERLY DIRECTION 650 FEET; THENCE IN A WESTERLY DIRECTION 200 FEET TO THE POINT OF BEGINNING.

END OF LEGAL DESCRIPTIONS

This is a true certified copy of the original public record if it bears the seal, imprinted in purple ink, of the County Clerk and Recorder.

Mark A. Lunn

MARK A. LUNN NOV 23 2012
County Clerk and Recorder
Ventura County, California



EXHIBIT C



COUNTY OF LOS ANGELES
OFFICE OF THE ASSESSOR
 500 WEST TEMPLE STREET • LOS ANGELES, CA 90012-2770
 Toll Free 1.888.807.2111 • Website: assessor.lacounty.gov
 Si desea ayuda en Español, llame al número 213.974.3211

NOT A TAX BILL
SEND NO MONEY

GONZALEZ, JAIME J
811 N ALTA DR
BEVERLY HILLS CA 90210-2640

DATE OF NOTICE: MARCH 28, 2013

ASSESSOR'S ID NO: 4350-001-018 6

REGION: 07

CLUSTER: 07152

PROPERTY LOCATION:

811 N ALTA DR
BEVERLY HILLS CA 90210-2640

Date of Change of Ownership or Completion of New Construction: AUGUST 27, 2012

NOTICE OF SUPPLEMENTAL ASSESSMENT

One or more supplemental assessments have been determined for the property shown above. Supplemental assessments are determined in accordance with the California Constitution, article XIII A, which generally requires a current market value reassessment of real property that has either undergone a change in ownership or is newly constructed.

As shown below, a supplemental assessment represents the difference between the property's "new base year value" (for example, current market value) and its existing taxable value. If the change in ownership or completion of new construction occurred between January 1 and May 31, two supplemental assessments are issued: one for the difference between the new base year value and the taxable value appearing on the current assessment roll, and another for the difference between the new base year value and the taxable value that will appear on the assessment roll being prepared.

If a supplemental assessment is a negative amount, the county auditor will make a refund of a portion of the taxes paid on assessments made on the current roll, or the roll being prepared, or both. A copy of the assessment roll is available for inspection by all interested parties during regular office hours.

EXEMPTIONS

In general, any exemptions that have already been granted for this property remain in effect. If the assessee on the supplemental roll is eligible for an exemption of a greater amount, and a claim is filed for the next assessment year, then the difference in the amount between the two exemptions shall be applied to the supplemental assessment. Any claim previously filed by the owner of a dwelling for either the homeowners' exemption, the veterans' exemption, or the disabled veterans' exemption also constitutes a claim for such exemption on the supplemental roll. If no claim for any of these exemptions has previously been filed, or if you wish to file a claim for any other exemption, you may still be eligible for the exemption(s) if a claim is filed within 30 days after the date of this notice.

YOUR RIGHT TO AN INFORMAL REVIEW

If you believe this assessment is incorrect, you have the right to an informal review with the Assessor's staff. You may contact the Assessor's Office noted below for an informal review.

ASSESSOR'S OFFICE:

WEST DISTRICT OFFICE (310) 665-5300
6120 BRISTOL PARKWAY CULVER CITY CA 90230-6604

ROLL YEAR & SEQUENCE: 2012 005				
	NEW ASSESSED VALUE	PRIOR ASSESSED VALUE	NET SUPPLEMENTAL ASSESSMENT	
Land	\$ 4,870,000	\$ 3,459,257	\$ 1,410,743	
Improvements	\$ 1,230,000	\$ 1,153,082	\$ 76,918	
TAXABLE VALUE	\$ 6,100,000	\$ 4,612,339	\$ 1,487,661	
Exemptions				
Homeowners	\$ 0	\$ 0	\$ 0	
	\$ 0	\$ 0	\$ 0	
	\$	\$	\$ 1,487,661	