

EXHIBITS

Exhibit 1 – 1976 Judgment out of U.S. District Court Case No. 74-1633, Quieting Title to a large portion of the Ventura County property in favor of Lee Mansdorf, Trustee of the Mansdorf Family Revocable Trust, dated August 31, 1967

Exhibit 2 - 2010 Judgment out of Los Angeles County Superior Court Case No. BC385946, Quieting Title to the Ventura County property in favor of Harry Mansdorf, Trustee of the Mansdorf Family Revocable Trust, dated August 31, 1967.

Exhibit 3 – Declaration of John C. Torjesen Esq., filed in LASC Case No. BC363659 swearing out the value of the Ventura Property as around \$300,000,000 (three hundred million dollars).

Exhibit 4 – Trust Document for the Mansdorf Family Revocable Trust, dated August 31, 1967

Exhibit 5 – Amendment to the Trust Document for the Mansdorf Family Revocable Trust, dated August 31, 1967

Exhibit 6 -Execution Lien, comprised of a “Notice of Levy,” the September 17, 2012 issued “Writ of Execution” and the “Legal Description,” recorded on October 11, 2012 under Instrument No. 20121011-00181994-0 in the Ventura County Recorder’s Office.

Exhibit 7 – Affidavit of Death of Joint Tenant together with a Certified Copy of the Death Certificate of Harry Mansdorf, both being recorded on November 22, 2012, in the Ventura County Recorder’s Office under instrument no. 20121123-00210427-0.

Exhibit 8 – “Sheriff’s Deed” on file and on record with the Ventura County Sheriff’s Department which was actually issued by the Sheriff to Howard Weinberg on April 18, 2013, consisting of only three (3) pages, received in response to a public records request from Brenden Etter, dated December 12, 2013.

Exhibit 9 – Certified Copy of materially altered Sheriff’s Deed, recorded in the Ventura County Recorder’s Office on April 18, 2013, under document number 20130418-00071134-0.

Exhibit 10 – Document received from employee at the Ventura County Recorder’s Office explaining the mandatory nature of legal descriptions on documents that purport to evidence the sale or transfer of real property.

Exhibit 11 – Quiet title Complaint of County Line Holdings, LLC, filed November 15, 2013, in the Ventura County Superior Court, Case No. 56-2013-00444799-CU-OR-VTA.

EXHIBIT 1

**1976 JUDGMENT OUT OF U.S. DISTRICT COURT CASE NO. 74-1633, QUIETING
TITLE TO A LARGE PORTION OF THE VENTURA COUNTY PROPERTY IN
FAVOR OF LEE MANSDORF, TRUSTEE OF THE MANSDORF FAMILY
REVOCABLE TRUST, DATED AUGUST 31, 1967**

T.I. No. 326900-1.
C. McMillan

80-196939
RECORDED
THORPE, SULLIVAN, WORKMAN, THORPE & O'SULLIVAN
800 Wilshire Blvd., 4th Floor
Los Angeles, Ca. 90017
Attn: John G. Thorpe
Ref: 1759.13(b) (2)

12-1
FEE \$ 34.50-32
LODGED

070022
DOCK 5429 FILE 766
OFFICIAL RECORDS OF
VENTURA COUNTY IN ORDER
ROR 11 6 AM
JUN 23 12 25 PM '79

COLLINS, GREGORY & RUTTER INCORPORATED
MARSHALL A. RUTTER
1900 Avenue of the Stars, Suite 2200
Los Angeles, California 90064
(213) 879-9494
Attorneys for Defendants Lee Mansdorf, Mildred Mansdorf, Norman Mansdorf, Harold Mansdorf, Sadie Mansdorf, Mansdorf & Company aka Lee Mansdorf & Company, Lee Klapp aka Leo Klapp, Verdugo Mountains, Inc., The Mansdorf-Silverstein-Vergona Joint Venture, and The Verdugo-Oakhurst Joint Venture and for Cross-Claimant Lee Mansdorf, individually and as Trustee of The Mansdorf Trust.

REQUEST OF
TITLE AND TRUST - 71
FILED
APR 13 1979
CLERK, U.S. DISTRICT COURT
CENTRAL DISTRICT OF CALIFORNIA
FEE \$ 57.00
55

UNITED STATES DISTRICT COURT
CENTRAL DISTRICT OF CALIFORNIA

HARRY AND ROSE SILVERSTEIN
and JOHN R. VERGONA,

NO. CV 74-1613-ROR

Plaintiffs,

JUDGMENT

v.

LEE MANSDOERF, et al.,

Defendants.

ENTERED

APR 14 1979

LEE MANSDOERF, etc.,

Cross-Claimant,

CLERK, U. S. DISTRICT COURT
CENTRAL DISTRICT OF CALIFORNIA

v.

UNITED STATES OF AMERICA,

Cross-Defendant.

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
FEB 27 1980 AT 8 AM
Recorder's Office

The first two claims for relief contained within the first amended complaint herein, having been severed from the balance of the claims for relief, came on for trial on July 8, 9 and 14, 1975 before the Court, the Honorable Robert J. Kelleher, U.S. District Judge, presiding. Fierstein, Sturman & Schulman, by Steven P. Webb and Mark Rosenberg, appeared for Plaintiffs Harry and Rose Silverstein. Rutter & Ebbert by Marshall A. Rutter, appeared for Defendant and Cross-Claimant, Lee Mansdorf,

Reckoted
- 1st copy Fy
- 1st Notice Fy
- JS-S

This document is to be recorded by the Recorder and Fyrr County. It is an information only. It has been filed with the Recorder and Fyrr County and will be filed with the Recorder and Fyrr County.

1 individually and as Trustee of The Mansdorf Trust, and for
 2 Defendants Mildred Mansdorf, Norman Mansdorf, Harold Mansdorf,
 3 Sadie Mansdorf, Mansdorf & Company, aka Lee Mansdorf & Company
 4 a partnership, Lee Klapp, aka Leo Klapp, Verdugo Mountains, Inc.,
 5 The Mansdorf-Silverstein-Vergona Joint Venture, and The Verdugo-
 6 Oakhurst Joint Venture. William D. Keller, United States
 7 Attorney, by Mason C. Lewis, Assistant United States Attorney,
 8 appeared for Defendants United States of America, W. A. Bates,
 9 District Director of Internal Revenue, and Leo Pascal,
 10 individually, and as a United States Internal Revenue Officer.
 11 No appearance was made for John R. Vergona. Oral testimony
 12 and documentary evidence were received by the Court, and the
 13 issues were fully tried. A written stipulation for entry of
 14 judgment, providing that Plaintiff John R. Vergona take nothing
 15 by his first amended complaint and that judgment be entered in
 16 favor of all defendants was received and approved by the Court.
 17 The matter was fully argued, both orally and in writing, by the
 18 parties. The matter was taken under submission by the Court,
 19 Findings of fact and conclusions of law now having been made by
 20 the Court,

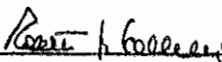
21 IT IS ORDERED AND ADJUDGED that plaintiffs take nothing
 22 by their first and second claims for relief contained in their
 23 first amended complaint herein, that judgment be entered in favor
 24 of all defendants with respect to the first and second claims for
 25 relief contained in the first amended cross-complaint, that
 26 judgment be entered in favor of Lee Mansdorf, as Trustee for the
 27 Mansdorf Trust, on the first amended complaint and on his cross-
 28 claim against the United States of America quieting title to the
 29 property set forth in Exhibits A, B and C hereto in Lee Mansdorf,
 30 as Trustee for the Mansdorf Trust. It is hereby adjudged and
 31 declared that the seizures and sales by the Internal Revenue
 32 Service of the interests of plaintiffs in the assets described

1 in Exhibits A, B and C hereto, were valid and proper and that,
2 as among the parties to this action, title to said property is
3 vested in Lee Mansdorf, as Trustee for the Mansdorf Trust.

4 IT IS FURTHER ORDERED AND ADJUDGED that the first and
5 second claims for a relief contained in the first amended
6 complaint be dismissed on their merits and that defendants
7 recover from the plaintiffs their costs of suit herein in-
8 curred.

9 There being no just reason for delay in entering a final
10 judgment as to the first and second claims for relief contained
11 in the first amended complaint herein and in the cross-claim
12 herein, it is ordered and adjudged that final judgment as to
13 said claims and as to said cross-claim shall be entered forth-
14 with.

15 Dated: April 13, 1976.

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20 ROBERT J. KELLEHER
21 United States District Judge
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The Holiba Property

Lots 1, 2, 3 and 4, and the southwest quarter of the northeast quarter of section 20; lots 1, 2, 3, 4 and 5 and east half of the northwest quarter, southeast quarter of the northeast quarter, the northeast quarter of the southwest quarter of section 21; lot 4 of section 27 and lot 1 of section 28, all in 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 any portion thereof lying below the mean high tide line,

ALSO EXCEPT therefrom and reserving to Hall, Marquardt & Co., a partnership, composed of Ernest Marquardt and Paul H. Hall as surviving partners, its successors and assigns, an undivided one-half interest in and to all oil, gas and minerals lying below a plane of 300 feet from the surface of the above described real property, together with the perpetual right of drilling, mining, exploring and operating therefor and removing the same from the above described property or any other land, including the right to whipstock or directionally drill and mine from lands other than the above described real property, without, however, the right to drill, mine, explore and operate through the surface or the upper 500 feet of the subsurface of the above described real property, as reserved by Hall, Marquardt & Co., a partnership, in deed dated February 3, 1904, recorded February 10, 1904.

DESCRIPTION:

PARCEL 1:

THAT PORTION OF LOT 229 OF THE WESTERN EMPIRE TRACT, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGES 162 ET SEQ., OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF TRACT NO. 0959, AS PER MAP RECORDED IN BOOK 122 PAGE 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DISTANT NORTH 40° 11' 00" EAST 25.00 FEET FROM THE MOST WESTERLY CORNER OF SAID TRACT NO. 0959; THENCE NORTH 74° 52' 36" WEST 179.30 FEET; THENCE NORTH 66° 41' 04" WEST 89.61 FEET; THENCE SOUTH 82° 53' 30" WEST 82.18 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 85.00 FEET AND A RADIAL LINE AT THAT POINT WHICH BEARS NORTH 7° 06' 30" WEST; THENCE WESTERLY ALONG SAID CURVE 80.42 FEET TO A POINT, A RADIAL LINE TO SAID POINT BEARS NORTH 61° 26' 52" WEST; THENCE ALONG THE BOUNDARY OF THE LAND DESCRIBED IN CERTIFICATE OF TITLE NO. VP-74087, ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLES OF SAID COUNTY, AS FOLLOWS: NORTH 51° 29' 20" WEST 262.84 FEET; SOUTH 4° 59' 00" WEST 200.93 FEET; NORTH 85° 01' 00" WEST 15.00 FEET AND SOUTH 4° 59' 00" WEST 14.47 FEET THENCE LEAVING THE BOUNDARY OF THE LAND DESCRIBED IN SAID CERTIFICATE, ALONG THE BOUNDARY OF THE LAND DESCRIBED IN PARCEL 1 ON THE DEED OF TRUST REGISTERED JUNE 24, 1949 AS DOCUMENT NO. 11991-R, AND ENTERED ON CERTIFICATE OF TITLE NO. RS-44426, ON FILE IN THE OFFICE OF THE SAID REGISTRAR, AS FOLLOWS: NORTH 54° 40' 00" WEST 99.97 FEET; NORTH 69° 13' 30" WEST, 119.96 FEET; NORTH 89° 41' 40" WEST 118.31 FEET AND SOUTH 9° 30' 00" WEST 170.29 FEET TO THE MOST WESTERLY

TITLE INSURANCE AND TRUST COMPANY

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CORNER OF THE LAND DESCRIBED IN PARCEL 1 OF SAID DEED OF TRUST; THENCE ALONG THE WESTERLY CONTINUATION OF THAT CERTAIN CURVE DESCRIBED AS BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 100 FEET, A CENTRAL ANGLE OF $33^{\circ} 04' 16''$ AND A LENGTH OF 57.72 FEET IN THE SOUTHWESTERLY BOUNDARY OF THE LAND DESCRIBED IN PARCEL 1 OF SAID DEED OF TRUST, WESTERLY THROUGH AN ANGLE OF $28^{\circ} 03' 54''$ A DISTANCE OF 48.90 FEET; THENCE SOUTH $84^{\circ} 43' 00''$ WEST 109.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 100 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF $22^{\circ} 32' 00''$, A DISTANCE OF 39.33 FEET; THENCE NORTH $72^{\circ} 45' 00''$ WEST 159.60 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 100 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF $23^{\circ} 08' 30''$ A DISTANCE OF 43.88 FEET; THENCE NORTH $47^{\circ} 36' 30''$ WEST 47.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 55 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF $29^{\circ} 55' 15''$, A DISTANCE OF 20.72 FEET TO A POINT A RADIAL LINE TO SAID POINT BEARS NORTH $12^{\circ} 20' 15''$, EAST; THENCE NORTH $0^{\circ} 54' 30''$ WEST 300.77 FEET TO A POINT, SAID POINT BEING DESIGNATED AS POINT "A" FOR THE PURPOSE OF THIS DESCRIPTION, SAID POINT "A" BEING IN A LINE WHICH BEARS SOUTH $69^{\circ} 33' 30''$ WEST FROM A POINT IN THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN CERTIFICATE OF TITLE NO. HD 66705, ON FILE IN THE OFFICE OF THE REGISTRAR OF LAND TITLES OF SAID COUNTY, DISTANT THEREON NORTH $36^{\circ} 41'$ WEST 240 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LAND; THENCE ALONG SAID LINE WHICH BEARS SOUTH $69^{\circ} 33' 30''$ WEST TO SAID POINT "A", NORTH $69^{\circ} 33' 30''$ EAST TO THE WESTERLY LINE OF THE LAND DESCRIBED IN PARCEL 1 OF THE DEED OF TRUST REGISTERED ON JANUARY 3, 1999 AS DOCUMENT NO. 6-X, IN THE OFFICE OF THE SAID REGISTRAR OF LAND TITLES; THENCE ALONG THE BOUNDARIES OF THE LAND DESCRIBED IN PARCEL 1 OF SAID DEED OF TRUST AS FOLLOWS: SOUTH $12^{\circ} 29' 40''$ EAST TO AN ANGLE POINT THEREIN; SOUTH $15^{\circ} 32' 50''$ EAST 100.53 FEET; SOUTH $65^{\circ} 21' 10''$ EAST 170.00 FEET; NORTH $0^{\circ} 45' 50''$ EAST 200.79 FEET AND SOUTH $87^{\circ} 22' 15''$ WEST TO SAID LINE WHICH BEARS SOUTH $69^{\circ} 33' 30''$ WEST TO SAID POINT "A"; THENCE ALONG SAID LINE NORTH $69^{\circ} 33' 30''$ EAST TO THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID LAND DESCRIBED IN CERTIFICATE OF TITLE NO. HD-66705; THENCE SOUTH $36^{\circ} 41'$ EAST ALONG SAID PROLONGED LINE 240 FEET TO THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN SAID CERTIFICATE OF TITLE NO. HD-66705; THENCE ALONG THE BOUNDARY OF THE LAND DESCRIBED IN THE LAST MENTIONED CERTIFICATE AS FOLLOWS: NORTH $53^{\circ} 19' 00''$ EAST 136.06 FEET; NORTH $09^{\circ} 00' 00''$ EAST 110.70 FEET AND NORTH $24^{\circ} 20' 00''$ EAST 66.39 FEET, MORE OR LESS, TO AN ANGLE POINT IN THE NORTHERLY LINE OF THE LAND DESCRIBED IN CERTIFICATE

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TITLE INSURANCE AND TRUST COMPANY

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TITLE NO. CX-33926, ON FILE IN THE OFFICE OF SAID REGISTRAR;
 ALONG SAID NORTHERLY LINE NORTH 85° 47' 00" EAST
 15.00 FEET; TO THE MOST WESTERLY NORTHWEST CORNER OF THE
 AND DESCRIBED IN CERTIFICATE OF TITLE NO. TJ-57534, IN
 THE OFFICE OF SAID REGISTRAR; THENCE ALONG THE BOUNDARY
 THE LAND DESCRIBED IN THE LAST MENTIONED CERTIFICATE
 AS FOLLOWS: SOUTH 5° 42' 50" EAST 38.50 FEET; SOUTH 88°
 00' 15" EAST 45.72 FEET; SOUTH 73° 40' 45" EAST 210.01 FEET;
 SOUTH 40° 10' 45" EAST 101.91 FEET; SOUTH 64° 11' 00" EAST
 59.21 FEET; SOUTH 41° 40' 00" EAST 89.31 FEET; SOUTH 19°
 49' 00" EAST 74.39 FEET; SOUTH 61° 51' 30" EAST 111.12 FEET;
 SOUTH 74° 52' 36" EAST 45.79 FEET AND SOUTH 49° 53' 00"
 EAST 5.56 FEET; THENCE SOUTH 40° 11' 00" WEST 25.00 FEET
 TO THE POINT OF BEGINNING.

PARCEL 21

THAT PORTION OF LOT 229 OF THE WESTERN EMPIRE TRACT, SHEET
 NO. 4, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS
 ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK
 10 PAGES 162, ET SEQ., OF MAP, IN THE OFFICE OF THE COUNTY
 RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 229; THENCE
 EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 229, TO THE
 WESTERLY LINE OF THE LAND FIRST DESCRIBED IN THE DEED TO
 EDWARD C. ROESER AND WIFE, FILED AS DOCUMENT NO. 16193-V
 ON AUGUST 31, 1953 IN THE OFFICE OF THE REGISTRAR OF LAND
 TITLES OF SAID COUNTY; THENCE ALONG THE WESTERLY AND NORTHERLY
 BOUNDARY LINE OF SAID LAND OF ROESER, NORTH 9° 30' 55" EAST
 271.977 FEET; THENCE SOUTH 78° 41' 50" EAST 109.16 FEET;
 THENCE NORTH 51° 24' 30" EAST 91.70 FEET; THENCE SOUTH 61°
 37' 30" EAST 64.00 FEET; THENCE NORTH 79° 19' 59" EAST 55.31
 FEET TO AN ANGLE POINT IN THE WESTERLY BOUNDARY LINE OF
 THE HILLHAVEN TRACT, AS PER MAP RECORDED IN BOOK 72 PAGE
 40 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID
 COUNTY; THENCE ALONG THE BOUNDARY LINE OF SAID HILLHAVEN
 TRACT, NORTH 75° 06' EAST 80.75 FEET; THENCE SOUTH 10° 21'
 WEST 40.22 FEET; THENCE SOUTH 9° 56' EAST 81.03 FEET; THENCE
 SOUTH 62° 23' EAST 50.44 FEET; THENCE NORTH 9° 56' WEST
 104.63 FEET; THENCE NORTH 10° 21' EAST 119.46 FEET; THENCE
 SOUTH 88° 19' WEST 30 FEET; THENCE LEAVING THE BOUNDARY
 LINE OF SAID HILLHAVEN TRACT, SHOWN 21° 02' 40" WEST 11.21
 FEET; THENCE SOUTH 79° 49' 30" WEST 72.60 FEET; THENCE SOUTH
 67° 01' 30" WEST 83.32 FEET; THENCE NORTH 61° 37' 30" WEST
 71.30 FEET; THENCE SOUTH 51° 25' 30" WEST 70.70 FEET; THENCE
 NORTH 20° 45' 30" WEST 162.99 FEET; THENCE NORTH 0° 20'
 54" EAST 147.29 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY
 LINE OF THE LAND DESCRIBED IN PARCEL 1 OF THE DEED TO SALLY
 H. BRITTON, RECORDED AUGUST 3, 1951 AS DOCUMENT NO. 21096-T;

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EXHIBIT B

TITLE INSURANCE AND TRUST COMPANY

IN THE OFFICE OF THE REGISTRAR OF LAND TITLES OF SAID COUNTY; THENCE WESTERLY AND NORTHERLY ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID LAND TO DRITTAH TO THE SOUTHERLY LINE OF TRACT NO. 0959, AS SHOWN ON MAP RECORDED IN BOOK 122 PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE WESTERLY FOLLOWING THE SOUTHERLY BOUNDARY LINE OF SAID TRACT NO. 0959, TO THE MOST EASTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO GEORGE C. GLADE AND WIFE, RECORDED MARCH 24, 1949 AS DOCUMENT NO. 5479-R, IN THE OFFICE OF THE REGISTRAR OF LAND TITLES OF SAID COUNTY; THENCE ALONG THE SOUTHERLY AND WESTERLY LINE OF SAID LAND OF GLADE, SOUTH 32° 12' 24" WEST 44 FEET; THENCE SOUTH 67° 42' 57" WEST 178.36 FEET; THENCE NORTH 22° 55' 36" WEST 131 FEET THENCE NORTH 15° 10' 46" WEST 134.25 FEET; THENCE NORTH 3° 18' 54" EAST 25 FEET TO THE NORTHWEST CORNER OF SAID LAND OF GLADE; THENCE NORTH 86° 41' 04" WEST 26.47 FEET; THENCE SOUTH 82° 53' 30" WEST 82.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 95 FEET; THENCE SOUTHERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 105° 47' 15" A DISTANCE OF 136.94 FEET; THENCE SOUTH 22° 53' 45" EAST 86.44 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 90 FEET; THENCE SOUTHEASTERLY ALONG SAID LAST MENTIONED CURVE, THROUGH AN ANGLE OF 96° 12' 45" A DISTANCE OF 131.13 FEET; THENCE SOUTH 73° 19' WEST 232.41 FEET; THENCE SOUTH 83° 10' 15" WEST 39.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, AND HAVING A RADIUS OF 100 FEET; THENCE WESTERLY ALONG SAID LAST MENTIONED CURVE, THROUGH AN ANGLE OF 46° 31' 35" A DISTANCE OF 81.79 FEET; THENCE NORTH 49° 50' 10" WEST 122.38 FEET; THENCE NORTH 34° 00' 50" WEST 70.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 100 FEET; THENCE WESTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 61° 00' 10" A DISTANCE OF 106.70 FEET; THENCE SOUTH 04° 43' 00" WEST 105.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, AND HAVING A RADIUS OF 100 FEET; THENCE WESTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 22° 32' 00" A DISTANCE OF 39.33 FEET; THENCE NORTH 72° 45' 00" WEST 159.60 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 100 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 25° 08' 30" A DISTANCE OF 43.00 FEET; THENCE NORTH 47° 36' 30" WEST 47.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 55 FEET; THENCE WESTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 29° 55' 15" A DISTANCE OF 20.72 FEET TO A POINT, A RADIAL LINE TO SAID POINT BEARS NORTH 12° 20' 15" EAST; THENCE SOUTH 0° 54' 30" EAST 27.73 FEET, MORE OR LESS, TO THE CENTER LINE OF THE 80 FOOT STRIP OF LAND DESCRIBED IN PARCEL 9 OF THE DEED TO CARL E. GORMON, ET

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EXHIBIT B

TITLE INSURANCE AND TRUST COMPANY

FILED AS DOCUMENT NO. 13766-N, ON AUGUST 26, 1954, IN THE OFFICE OF THE REGISTRAR OF LAND TITLES OF SAID COUNTY: THENCE ALONG SAID CENTER LINE, NORTH 65° 15' 40" WEST TO A POINT IN THAT COURSE IN THE EASTERLY LINE OF THE LAND DESCRIBED IN PARCEL 1 OF SAID DEED TO CARL E. GORMON, ET UX., HAVING A BEARING AND LENGTH OF SOUTH 6° 00' WEST 155 FEET SAID POINT BEING DISTANT NORTH 6° 00' EAST ALONG SAID EASTERLY LINE, 30.90 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LAST MENTIONED PARCEL 1; THENCE ALONG THE BOUNDARY LINE OF SAID LAND OF GORMON, ET UX., SOUTH 6° 00' WEST 50.70 FEET; THENCE NORTH 67° 00' WEST 85 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 150 FEET; THENCE WESTERLY ALONG SAID CURVE TO THE WESTERLY LINE OF SAID LOT 229; THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE RANCHO YUJUNGA, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 561, ET SEQ., OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LOT 229, CONVEYED TO SOUTHERN CALIFORNIA Edison COMPANY, LTD., DESCRIBED IN DOCUMENT NO. 195129, REGISTERED SEPTEMBER 27, 1930, ON CERTIFICATE OF TITLE NO. 6P-62084, IN THE OFFICE OF THE REGISTRAR OF TITLES OF SAID COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LOT 229; DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF VERDUGO CRESTLINE DRIVE, 50 FEET WIDE, AS SHOWN ON MAP OF TRACT NO. 0959, IN BOOK 122 PAGE 10 OF MAPS, COUNTY OF LOS ANGELES, DISTANT THEREON SOUTH 42° 05' WEST 12.00 FEET FROM THE NORTHEASTERLY TERMINUS OF THAT CERTAIN COURSE ON SAID SOUTHEASTERLY LINE, HAVING A BEARING OF NORTH 42° 05' EAST AND A LENGTH OF 42.61 FEET; THENCE SOUTH 87° 41' 00" EAST 117.54 FEET TO THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE DESCRIBED AS HAVING A BEARING AND A LENGTH OF NORTH 16° 45' WEST 107.49 FEET, IN THE DEED REGISTERED AUGUST 3, 1951 AS INSTRUMENT NO. 21994-T; THENCE ALONG SAID LAST MENTIONED CERTAIN COURSE SOUTH 16° 45' EAST 107.59 FEET TO THE SOUTHERLY TERMINUS OF SAID LAST MENTIONED CERTAIN COURSE; THENCE ALONG THE SOUTHERLY LINE OF THE LAND FIRST DESCRIBED IN SAID DEED TO SALLY H. BRITTON, NORTH 72° 17' 40" EAST 8.77 FEET; THENCE ALONG THE WESTERLY LINE OF THE LAND SECONDLY DESCRIBED IN SAID DEED TO SALLY H. BRITTON, SOUTH 0° 20' 54" WEST 156.21 FEET TO THE MOST SOUTHERLY CORNER OF SAID LAST MENTIONED LAND; THENCE SOUTH 33° 05' 12" WEST 69.45 FEET; THENCE NORTH 63° 15' 00" WEST 202.77 FEET TO THE EASTERLY LINE OF SAID VERDUGO CRESTLINE

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EXHIBIT B

TITLE INSURANCE AND TRUST COMPANY

DRIVE, SAID EASTERLY LINE BEARING ALSO THE EASTERLY BOUNDARY OF SAID TRACT NO. 0999; THENCE IN A GENERALLY NORTHERLY DIRECTION FOLLOWING ALONG THE EASTERLY BOUNDARY OF SAID TRACT NO. 0999, BEING ALONG SAID VERDUGO CRESTLINE DRIVE, TO SAID POINT OF BEGINNING.

PARCEL 2A:

THAT PORTION OF LOT 206 1/2 OF THE WESTERN EMPIRE TRACT, SHEET NO. 4, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE 162 ET SEQ., OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 206 1/2; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 206 1/2 TO THE SOUTHWESTERLY CORNER OF SAID LOT 206 1/2; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 206 1/2 TO A POINT IN THE SOUTHERLY BOUNDARY OF THE LAND DESCRIBED IN PARCEL 1 OF THE DEED TO BOYD A. TAYLOR, RECORDED ON JULY 12, 1959 AS INSTRUMENT NO. 83, IN BOOK 40321 PAGE 130, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THENCE IN A GENERALLY NORTHEASTERLY DIRECTION FOLLOWING ALONG THE SOUTHEASTERLY BOUNDARY OF THE LAND DESCRIBED IN PARCEL 1 OF SAID DEED TO TAYLOR, TO THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN PARCEL 1 OF THE DEED TO CARL B. GORNON, AND WIFE, FILED ON AUGUST 26, 1954, AS DOCUMENT NO. 13766-H, IN THE OFFICE OF THE REGISTRAR OF LAND TITLES OF SAID COUNTY; THENCE NORTHEASTERLY AND EASTERLY FOLLOWING ALONG THE SOUTHEASTERLY AND SOUTHERLY BOUNDARY OF THE LAND DESCRIBED IN PARCEL 1 OF SAID DEED TO GORNON, TO A POINT IN THE EASTERLY LINE OF SAID LOT 206 1/2; THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO SAID POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID LAND INCLUDED WITHIN THE 150.00 FOOT RIGHT OF WAY OF THE SOUTHERN CALIFORNIA EDISON COMPANY, LTD., DESCRIBED IN DOCUMENT NO. 195120 FILED ON SEPTEMBER 27, 1930 ENTERED ON CERTIFICATE NO. 09-62003, IN THE OFFICE OF THE REGISTRAR OF LAND TITLES OF SAID COUNTY.

ALSO EXCEPT ANY PORTION OF SAID LAND LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE RANCHO TUJUNGA, SHOWN ON MAP RECORDED IN BOOK 1 PAGES 151 AND 152 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 20:

THAT PORTION OF LOT 229 OF THE WESTERN EMPIRE TRACT, SHEET NO. 4, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS

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ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGES 162 ET SEQ., OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF THE 50 FOOT STRIP OF LAND DESCRIBED IN PARCEL 5 OF THE DEED TO CARL E. GORMON, ET UX., REGISTERED AS DOCUMENT NO. 13766-W ON AUGUST 26, 1954, IN THE OFFICE OF THE REGISTRAR OF LAND TITLES OF SAID COUNTY, WITH THE SOUTHERLY PROLONGATION OF THAT PORTION OF THE WESTERLY LINE OF THE LAND DESCRIBED IN PARCEL 1, OF THE DEED OF TRUST REGISTERED AS DOCUMENT NO. 16266-V ON SEPTEMBER 27, 1955, IN THE OFFICE OF SAID REGISTRAR OF LAND TITLES RECITED THEREIN AS HAVING A BEARING AND LENGTH OF NORTH 0° 54' 30" WEST 300.77 FEET; THENCE NORTH 0° 54' 30" WEST ALONG SAID PROLONGATION TO AND ALONG SAID WESTERLY LINE, 400.50 FEET, MORE OR LESS, TO A POINT SAID POINT BEING DESIGNATED AS POINT "A" FOR THE PURPOSE OF THIS DESCRIPTION, SAID POINT "A" BEING ON A LINE WHICH BEARS SOUTH 69° 33' 30" WEST FROM A POINT IN THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN CERTIFICATE OF TITLE NO. HD-66785, ON FILE IN THE OFFICE OF SAID REGISTRAR OF LAND TITLES, DISTANT THEREON NORTH 36° 41' WEST 240 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LAST MENTIONED LAND; THENCE FROM SAID POINT "A", NORTH 69° 33' 30" EAST TO THE WESTERLY LINE OF THE LAND DESCRIBED IN PARCEL 1 OF THE DEED OF TRUST REGISTERED AS DOCUMENT NO. 6-X, ON JANUARY 3, 1955 IN THE OFFICE OF THE SAID REGISTRAR OF LAND TITLES; THENCE NORTH 12° 23' 40" WEST ALONG THE WESTERLY LINE OF SAID LAND DESCRIBED IN DOCUMENT NO. 6-X, TO THE NORTHWEST CORNER OF SAID LAND; THENCE NORTH 07° 22' 15" EAST ALONG THE NORTHERLY LINE OF SAID LAND TO A LINE WHICH BEARS NORTH 69° 33' 30" EAST FROM SAID POINT "A"; THENCE NORTH 69° 33' 30" EAST ALONG SAID LAST MENTIONED LINE TO THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF LAND DESCRIBED IN SAID CERTIFICATE OF TITLE NO. HD-66785; THENCE SOUTH 36° 41' EAST ALONG SAID PROLONGED LINE TO THE MOST WESTERLY CORNER OF THE LAND DESCRIBED IN SAID CERTIFICATE OF TITLE NO. HD-66785; THENCE ALONG THE NORTHWESTERLY LINES OF SAID CERTIFICATE OF TITLE NO. HD-66785, AS FOLLOWS:

NORTH 33° 19' EAST 181.30 FEET AND NORTH 09° 04' EAST 212.22 FEET TO THE MOST NORTHERLY CORNER OF SAID LAND, SAID MOST NORTHERLY CORNER BEING IN THE WESTERLY LINE OF THE LAND DESCRIBED IN CERTIFICATE OF TITLE NO. CX-33926, ON FILE IN THE OFFICE OF SAID REGISTRAR OF LAND TITLES; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE NORTHERLY LINE OF SAID LOT 229; THENCE WESTERLY ALONG SAID NORTHERLY LINE TO THE NORTHEASTERLY CORNER OF THE LAND DESCRIBED IN PARCEL 1 ON THE DEED TO PETER T. PETERSON, ET UX., REGISTERED AS DOCUMENT NO. 13674-W,

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EXHIBIT B

TITLE INSURANCE AND TRUST COMPANY

ON AUGUST 25, 1954 IN THE OFFICE OF SAID REGISTRAR OF LAND TITLES; THENCE ALONG THE BOUNDARY LINES OF THE LAND DESCRIBED IN PARCEL 1 OF SAID DEED TO PETER T. PETERSON, ET UX., AS FOLLOWS:

SOUTH 5° 47' 47" WEST 241.41 FEET, SOUTH 53° 36' 47" WEST 453.19 FEET, MORE OR LESS, TO AN ANGLE POINT THEREIN AND NORTH 62° 00' WEST TO THE MOST EASTERLY CORNER OF THE LAND DESCRIBED IN PARCEL 1 OF SAID DEED TO CARL E. GORMON, ET UX., REGISTERED AS DOCUMENT NO. 13766-W, ON AUGUST 26, 1954; THENCE SOUTH 6° 00' WEST ALONG THE EASTERLY LINE OF SAID LAST MENTIONED PARCEL 1, TO THE CENTER LINE OF THE 50 FOOT STRIP OF LAND DESCRIBED IN PARCEL 5 OF SAID DEED TO CARL E. GORMON, ET UX.; THENCE SOUTH 65° 19' 40" EAST, ALONG SAID CENTER LINE TO THE POINT OF BEGINNING.

PARCEL 2E:

THAT PORTION OF LOT 203 OF THE WESTERN EMPIRE TRACT, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGES 162 AND 163 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 200 OF SAID WESTERN EMPIRE TRACT; THENCE SOUTH 1928.42 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF RANCHO YUJUNGA, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGE 261 OF PATENTS, SAID POINT OF INTERSECTION BEING ON A DIRECT LINE BETWEEN STATIONS 13 AND 14 OF SAID RANCHO YUJUNGA.

EXCEPT THOSE PORTIONS OF SAID LOT 203, WITHIN THE 150 FOOT RIGHT OF WAY OF THE SOUTHERN CALIFORNIA Edison COMPANY, LTD., DESCRIBED IN CERTIFICATE NO. CP-62086, ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLES OF SAID COUNTY.

PARCEL 3:

THAT PORTION OF LOT 229 OF THE WESTERN EMPIRE TRACT, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGES 162 AND 163 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WESTERLY LINE OF TRACT NO. 8999, AS PER MAP RECORDED IN BOOK 122 PAGE 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DISTANT NORTH 40° 11' 00" EAST 25 FEET FROM THE MOST WESTERLY CORNER

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EXHIBIT B

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OF SAID TRACT NO. 0959; THENCE NORTH $74^{\circ} 52' 36''$ WEST 175.30 FEET; THENCE NORTH $06^{\circ} 41' 04''$ WEST 09.61 FEET; THENCE SOUTH $02^{\circ} 53' 30''$ WEST 02.10 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 85 FEET; THENCE WESTERLY AND SOUTHERLY ALONG SAID CURVE THROUGH AN ANGLE OF $105^{\circ} 47' 15''$ A DISTANCE OF 156.94 FEET; THENCE SOUTH $22^{\circ} 53' 45''$ EAST 06.46 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 90 FEET; THENCE SOUTH AND WESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF $96^{\circ} 12' 45''$, A DISTANCE OF 151.13 FEET; THENCE SOUTH $73^{\circ} 19' 00''$ WEST 232.41 FEET; THENCE SOUTH $03^{\circ} 10' 15''$ WEST 39.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 100 FEET; THENCE WESTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF $46^{\circ} 51' 35''$, A DISTANCE OF 81.79 FEET; THENCE NORTH $49^{\circ} 50' 10''$ WEST 122.30 FEET; THENCE NORTH $34^{\circ} 08' 50''$ WEST 70.08 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 100 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF $61^{\circ} 08' 10''$ A DISTANCE OF 106.70 FEET; THENCE SOUTH $04^{\circ} 43' 00''$ WEST 105.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 100 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF $22^{\circ} 32' 00''$ A DISTANCE OF 39.33 FEET; THENCE NORTH $72^{\circ} 45' 00''$ WEST 167.01 FEET; THENCE NORTH $21^{\circ} 19' 40''$ WEST 217.27 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 100 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF $27^{\circ} 50' 20''$ A DISTANCE OF 10.59 FEET; THENCE NORTH $49^{\circ} 06' 00''$ WEST 27.71 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 50 FEET; THENCE NORTHERLY AND EASTERLY ALONG SAID CURVE THROUGH AN ANGLE OF $151^{\circ} 18' 40''$, A DISTANCE OF 132.04 FEET; THENCE SOUTH $77^{\circ} 47' 20''$ EAST 59.60 FEET; THENCE SOUTH $55^{\circ} 42' 00''$ EAST 41.48 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 36 FEET; THENCE EASTERLY AND NORTHERLY ALONG SAID CURVE THROUGH AN ANGLE OF $136^{\circ} 41' 40''$ A DISTANCE OF 85.89 FEET; THENCE NORTH $12^{\circ} 23' 40''$ WEST 11.32 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH $15^{\circ} 32' 50''$ WEST 100.93 FEET; THENCE NORTH $12^{\circ} 23' 40''$ WEST 101.77 FEET; THENCE NORTH $07^{\circ} 22' 40''$ EAST 215.34 FEET; THENCE SOUTH $00^{\circ} 45' 50''$ WEST 200.75 FEET; THENCE NORTH $65^{\circ} 21' 10''$ WEST 170.00 FEET TO THE TRUE POINT OF BEGINNING.

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PORTIONS OF LOTS 2 AND 7 OF FRACTIONAL SECTION 24, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS A WHOLE AS FOLLOWS:

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AT THE MOST SOUTHERLY CORNER OF LOT 236 OF THE TRACT, AS PER MAP RECORDED IN BOOK 72 PAGES 48 49 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF COUNTY, SAID MOST SOUTHERLY CORNER BEING ALSO AN ANGLE IN THE BOUNDARY OF SAID HILLHAVEN TRACT; THENCE ALONG BOUNDARY SOUTH 30° 20' 00" WEST 122.37 FEET TO AN ANGLE THEREIN; THENCE CONTINUING ALONG SAID BOUNDARY, SOUTH 09° 00" EAST 62.00 FEET TO A POINT, SAID POINT TO BE AS "POINT A" FOR THE PURPOSES OF THIS DESCRIPTION THENCE CONTINUING ALONG SAID BOUNDARY, SOUTH 2° 05' EAST 30.49 FEET; THENCE LEAVING SAID BOUNDARY ON A LINE WITH AND DISTANT SOUTHERLY 30.00 FEET, MEASURED AT RIGHT ANGLES, FROM A LINE WHICH LEAVES A POINT IN THE SOUTHERLY LINE OF SAID LOT 7, DISTANT NORTHERLY THEREFROM NORTH 29° 30' WEST 1542.00 FEET FROM THE SOUTHWEST CORNER OF LOT 7 AND PASSES THROUGH THE SAID POINT "A", NORTH 40° 30' WEST 149.33 FEET, THENCE SOUTH 26° 53' 05" WEST 617.26 FEET; THENCE SOUTH 76° 47' 30" EAST 210.00 FEET; THENCE NORTH 06° 12' 30" EAST 434.42 FEET TO THE WESTERLY OF THE PROPERTY DESCRIBED IN CERTIFICATE OF TITLE IN-77773, ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLES OF SAID COUNTY, THENCE ALONG SAID WESTERLY BOUNDARY SOUTH 9° 00' 00" WEST 21.11 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY SOUTH, 7° 55' 00" EAST 59.97 FEET TO THE INTERSECTION WITH A LINE PARALLEL WITH AND DISTANT SOUTHERLY 30.00 FEET MEASURED AT RIGHT ANGLES FROM THAT CERTAIN COURSE HEREINAFOVE DESCRIBED AS HAVING A BEARING AND LENGTH OF NORTH 06° 12' 30" EAST 434.42 FEET AND THE WESTERLY PROLONGATION THEREOF SAID INTERSECTION BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE ALONG SAID PARALLEL LINE SOUTH 06° 12' 30" WEST TO THE INTERSECTION WITH THE SOUTHWESTERLY PROLONGATION OF THAT CERTAIN COURSE HEREINAFOVE DESCRIBED AS HAVING A BEARING AND LENGTH OF "SOUTH 26° 53' 05" WEST 617.26 FEET;" THENCE ALONG SAID PROLONGATION AND SAID LAST MENTIONED CERTAIN COURSE NORTH 26° 53' 05" EAST TO SAID FIRST MENTIONED PARALLEL LINE; THENCE ALONG SAID FIRST MENTIONED PARALLEL LINE SOUTH 01° 40' 30" EAST 149.33 FEET TO SAID BOUNDARY OF THE HILLHAVEN TRACT; THENCE ALONG SAID BOUNDARY OF THE HILLHAVEN TRACT NORTH 2° 09' 00" WEST 34.09 FEET TO SAID LINE HEREINAFOVE DESCRIBED AS PASSING THROUGH SAID POINT "A"; THENCE ALONG SAID LINE TO SAID POINT IN THE WESTERLY LINE OF SAID LOT 7, DISTANT THEREON NORTH 0° 29' 30" WEST 1542.00 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WESTERLY AND SOUTHEASTERLY LINES OF SAID LOT 7, SOUTH 0° 29' 30" EAST 1542.00 FEET AND NORTH 67° 19' 30" EAST 1432.37 FEET TO SAID WESTERLY BOUNDARY OF THE LAND DESCRIBED IN SAID CERTIFICATE OF TITLE; THENCE ALONG SAID WESTERLY BOUNDARY

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NORTH 7° 55' 00" WEST 175.50 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE DESCRIBED PROPERTY IS SHOWN ON A LICENSED SURVEYOR'S MAP FILED IN BOOK 10 PAGE 39 OF RECORD OF SURVEYS, RECORDS OF SAID COUNTY.

PARCEL 5:

THE NORTHWEST ONE-FOURTH OF THE NORTHWEST ONE-FOURTH OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 13 WEST, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON COUNTY SURVEYORS MAP NO. 0-725 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. 1305 IN BOOK D-1069 PAGE 770, 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 SURVEYORS MAP D-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, 1960 IN BOOK D-5 PAGE 679, OFFICIAL RECORDS, AS INSTRUMENT NO. 3279, OF SAID COUNTY.

PARCEL 6:

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 SAID SECTION 30, TOWNSHIP 2 NORTH, RANGE 13 WEST, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON COUNTY SURVEYORS MAP NO. 0-725 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 SURVEYORS MAP NO. D-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

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EXHIBIT B

B

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WIDE, DESCRIBED IN THE DEED TO THE CITY OF LOS ANGELES,
RECORDED ON FEBRUARY 6, 1950 AS INSTRUMENT NO. 3279 IN BOOK
D-5 PAGE 675, OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 7:

THAT PORTION OF LOT 64 OF THE WEST PORTION OF YUJUNGA RANCH,
IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 29 PAGE
50 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY
RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID LOT 64,
SAID POINT BEING THE SOUTHEAST CORNER OF LOT 4072 OF TRACT
NO. 3923, AS PER MAP RECORDED IN BOOK 44 PAGE 49 OF MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE
IN A GENERAL WESTERLY DIRECTION ALONG THE GENERAL SOUTHERLY
LINE OF SAID TRACT NO. 3923, TO A POINT IN THE SOUTHERLY
LINE OF LOT 4096 OF SAID TRACT NO. 3923, MARKED BY A THREE
FOURTHS INCH IRON PIPE WHICH BEARS NORTH 70° 44' WEST 30.12
FEET, FROM THE SOUTHEAST CORNER OF SAID LOT 4096, SAID POINT
ALSO BEING THE NORTHEASTERLY CORNER OF THE LAND DESCRIBED
IN CERTIFICATE OF TITLE NO. HQ-4030 ON FILE IN THE OFFICE
OF THE REGISTRAR OF TITLE OF SAID COUNTY; THENCE IN A GENERAL
SOUTHERLY DIRECTION ALONG THE EASTERLY BOUNDARY OF SAID
LAND IN SAID CERTIFICATE OF TITLE NO. HQ-4030, THE FOLLOWING
COURSES AND DISTANCES, SOUTH 13° 40' WEST 151.72 FEET; SOUTH
26° 43' WEST 224.74 FEET; SOUTH 21° 41' EAST 436.72 FEET;
SOUTH 36° 26' WEST 143.51; SOUTH 10° 16' WEST 170 FEET;
SOUTH 24° 31' WEST 133.92 FEET; SOUTH 20° 54' WEST 167 FEET
AND SOUTH 52° 47' WEST 41.10 FEET TO THE MOST EASTERLY NORTHEAST
CORNER OF THE LAND DESCRIBED IN CERTIFICATE OF TITLE NO.
SE-40274 AND 5 ON FILE IN THE OFFICE OF THE REGISTRAR OF
TITLE OF SAID COUNTY; THENCE SOUTHERLY AND SOUTHWESTERLY
ALONG THE SOUTHEASTERLY LINE OF SAID LAND DESCRIBED IN SAID
CERTIFICATE NO. SE-40274 AND 5 THE FOLLOWING COURSES AND
DISTANCES, SOUTH 43° 04' EAST 16.93 FEET TO A BRASS CAP
IN CONCRETE MARKED FOR TRIANGULATION POINT OF LOS ANGELES
COUNTY; SOUTH 23° 02' WEST 152.45 FEET; SOUTH 30° 02' WEST
125.43 FEET; SOUTH 10° 01' WEST 243.09 FEET; SOUTH 67° 21'
WEST 119.40 FEET; SOUTH 29° 41' WEST 194.45 FEET AND SOUTH
54° 30' WEST 105.07 FEET TO THE SOUTHWESTERLY LINE OF THE
LAND DESCRIBED IN CERTIFICATE OF TITLE NO. HQ-40460 ON FILE
IN THE OFFICE OF THE REGISTRAR OF TITLE OF SAID COUNTY;
THENCE ALONG SAID LAST MENTIONED SOUTHWESTERLY LINE, SOUTH
21° 29' 20" EAST 2465.34 FEET, MORE OR LESS TO THE SOUTHERLY
LINE OF SAID LOT 64; THENCE NORTH 07° 00' EAST ALONG SAID
SOUTHERLY LINE 6.94 CHAINS TO THE SOUTHEAST CORNER OF SAID
LOT 64; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 64,

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TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN CERTIFICATE OF TITLE NO. KX-98400 ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLE OF SAID COUNTY; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LAST DESCRIBED LAND 120 FEET TO THE SOUTHWEST CORNER OF SAID LAND; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LAND 120 FEET TO THE NORTHWEST CORNER OF SAID LAND; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LAND 120 FEET TO THE EASTERLY LINE OF SAID LOT 64; THENCE NORTHERLY ALONG SAID LAST MENTIONED EASTERLY LINE TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID LOT 64, DISTANT SOUTHERLY THEREFROM 100.36 FEET FROM THE SOUTHEASTERLY CORNER OF LOT 4072 OF 1/4 SEC. 1 NO. 3923, IN BOOK 44 PAGE 49 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE CONTINUING SOUTHERLY ALONG SAID EASTERLY LINE 258.02 FEET, TO THE NORTHERLY LINE OF THE LAND DESCRIBED IN CERTIFICATE OF TITLE KX-98400 ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLES OF SAID COUNTY; THENCE ALONG SAID NORTHERLY LINE SOUTH 89° 25' 10" WEST 63.85 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 50 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 83° 12' 03" EAST; THENCE NORTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 32.34 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 98.18 FEET; THENCE NORTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 67.69 FEET; THENCE NORTH 4° 15' 35" WEST 20.71 FEET; THENCE NORTH 3° 55' 10" EAST 97.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 50 FEET; THENCE NORTHERLY AND EASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 95.23 FEET; THENCE SOUTH 59° 06' 09" EAST 17.40 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM A STRIP OF LAND, 150 FEET IN WIDTH, AS CONVEYED TO THE SOUTHERN CALIFORNIA EDISON COMPANY, LTD., A CORPORATION, BY DOCUMENT NO. 195130 FILED SEPTEMBER 27, 1930 IN THE OFFICE OF THE REGISTRAR OF TITLES OF LOS ANGELES COUNTY; STATE OF CALIFORNIA, AND ENTERED ON CERTIFICATE NO. GP-62808 AND SHOWN ON LICENSED SURVEYOR'S MAP FILED IN BOOK 30 PAGE 15 AND IN BOOK 41 PAGE 15 RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL OF

THE NORTH ONE-HALF OF LOT 96 OF THE MONTE VISTA TRACT, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 324 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER

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EXHIBIT B

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OF SAID COUNTY, AND THAT PORTION OF THE HIGHWAY VACATED BY ORDER OF THE BOARD OF SUPERVISORS IN ROAD BOOK 13 PAGE 44, ADJOINING SAID LOT ON THE EAST AND NORTH AND LYING WESTERLY OF THE WESTERN EMPIRE TRACT, AS PER MAP RECORDED IN BOOK 18 PAGE 162 OF MAPS, AND LYING SOUTHERLY OF THE CENTER LINE OF SAID HIGHWAY ADJOINING SAID LOT ON THE NORTH.

PARCEL 9A:

AN EASEMENT FOR STREET AND HIGHWAY PURPOSES, 60 FEET WIDE, AND BEING 30 FEET ON EACH SIDE OF A CENTER LINE RUNNING WESTERLY FROM SHERMAN GROVE AVENUE, PARALLEL WITH AND 30 FEET NORTHERLY OF THE NORTHERLY BOUNDARY OF THE SOUTHERLY HALF OF LOT 63 OF MONTA VISTA TRACT, AS PER MAP RECORDED IN BOOK 6 PAGES 324 AND 325 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, UNTIL SAID CENTER LINE INTERCEPTS THE CENTER LINE OF AN EASEMENT DESCRIBED IN DOCUMENT NO. 9603-Y FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF LOS ANGELES COUNTY ON JULY 5, 1930 AND ENTERED ON CERTIFICATE NO'S. GK-61289 AND IL-77240, SAID CENTER LINE THEN CONTINUES ALONG THE CENTER LINE OF SAID EASEMENT FOLLOWING ITS VARIOUS COURSES TO THE EASTERLY BOUNDARY LINE OF LOT 64 OF THE WEST PORTION OF TUJUNGA RANCH THENCE 30 FEET WIDE, LYING ON THE SOUTHERLY AND EASTERLY SIDE OF THE CENTER LINE OF THE AFOREMENTIONED EASEMENT TO THE NORTHERLY BOUNDARY OF THAT CERTAIN PROPERTY, DESCRIBED IN CERTIFICATE OF TITLE NO. KX-96400 ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLES OF LOS ANGELES COUNTY.

PARCEL 9B:

AN EASEMENT 60 FEET WIDE, FOR STREET AND HIGHWAY PURPOSES OVER THAT PORTION OF LOT 64 OF THE WEST PORTION OF TUJUNGA RANCH, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 29 PAGE 50 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING ADJACENT TO AND WESTERLY OF THE EAST LINE OF SAID LOT AND NORTH OF AND ADJACENT TO THE PROPERTY DESCRIBED IN CERTIFICATE OF TITLE KX-96400 ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLES OF LOS ANGELES COUNTY, AND EXTENDING WESTERLY TO THE CENTER LINE OF THE RIGHT OF WAY SHOWN ON DOCUMENT NO. 9603-Y FILED ON JULY 5, 1930, SHOWN ON CERTIFICATE NO'S. GK-61219 AND XL-77240 IN THE OFFICE OF THE REGISTRAR OF TITLES OF LOS ANGELES COUNTY.

PARCEL 10:

THAT PORTION OF LOT 203 OF THE WESTERN EMPIRE TRACT, IN

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EXHIBIT D
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TITLE INSURANCE AND TRUST COMPANY

THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGES 152 AND 163 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING EASTERLY OF A LINE COMMENCING AT THE SOUTHEAST CORNER OF LOT 200 OF SAID WESTERN EMPIRE TRACT; THENCE SOUTH 1913.79 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF RANCHO TUJUNGA, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGE 561 OF PATENTS, SAID POINT OF INTERSECTION BEING ON DIRECT LINE BETWEEN STATIONS 13 AND 14 OF SAID RANCHO TUJUNGA.

EXCEPT THEREFROM THAT PORTION OF SAID LOT WITHIN THE 190 FOOT RIGHT OF WAY OF THE SOUTHERN CALIFORNIA EDISON COMPANY, LTD., DESCRIBED IN CERTIFICATE NO. GP-62006 ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLES OF LOS ANGELES COUNTY.

ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT, 566.94 FEET TO THE NORTHEASTERLY LINE OF THE 150 FOOT RIGHT OF WAY OF THE SOUTHERN CALIFORNIA EDISON COMPANY, LTD., DESCRIBED IN CERTIFICATE NO. GP-62086 ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLES OF LOS ANGELES COUNTY; THENCE ALONG SAID NORTHEASTERLY LINE, NORTH 72° 19' 05" WEST 362.93 FEET; THENCE NORTH 9° 57' 16" EAST 290.27 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 130 FEET A RADIAL LINE TO SAID POINT BEARS NORTH 37° 17' EAST; THENCE WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 99.03 FEET; THENCE SOUTH 85° 22' WEST 176.53 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 240 FEET; THENCE WESTERLY ALONG SAID CURVE 83.70 FEET; THENCE NORTH 74° 30' WEST 10.33 FEET TO THE WESTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO YVES HEVEL AND WIFE, RECORDED ON SEPTEMBER 14, 1954 AS INSTRUMENT NO. 656, IN BOOK 45562 PAGE 309, OFFICIAL RECORDS; THENCE NORTHERLY ALONG SAID WESTERLY 141.26 FEET TO A POINT IN THE NORTHERLY LINE OF SAID LOT 200; THENCE EASTERLY ALONG SAID NORTHERLY LINE 661.04 FEET TO THE POINT OF BEGINNING.

PARCEL 112:

THAT PORTION OF LOT 64 OF THE WEST PORTION OF TUJUNGA RANCH, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 29 PAGES 51 AND 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST WESTERLY CORNER OF TRACT NO. 3923,

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TITLE INSURANCE AND TRUST COMPANY

AS PER MAP RECORDED IN BOOK 44 PAGES 49 AND 50 OF MAPS:
THENCE ALONG THE SOUTHERLY LINES OF SAID TRACT NO. 3923,
THE FOLLOWING COURSES AND DISTANCES:

SOUTH 65° 50' EAST 42.96 FEET; SOUTH 61° 50' EAST 31.44
FEET; SOUTH 56° 50' EAST 30.72 FEET; SOUTH 49° 50' EAST
30.13 FEET; SOUTH 44° 50' EAST 30.00 FEET; SOUTH 36° 50'
EAST 30.27 FEET; SOUTH 34° 04' EAST 30.50 FEET; SOUTH 75°
19' EAST 224.73 FEET; ALONG A CURVE CONCAVE TO THE NORTHEAST
AND HAVING A RADIUS OF 15 FEET, A DISTANCE OF 26.20 FEET;
SOUTH 4° 37' WEST 104.06 FEET; NORTH 56° 33' EAST 39.20
FEET; NORTH 67° 42' EAST 33.64 FEET AND SOUTH 89° 50' EAST
67.16 FEET TO THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED
IN CERTIFICATE OF TITLE NO. 80-4030 ON FILE IN THE OFFICE
OF THE REGISTRAR OF TITLES OF SAID COUNTY, MARKED BY A THREE
FOURTHS INCH IRON PIPE IN THE SOUTHERLY LINE OF SAID TRACT
NO. 2923; THENCE ALONG THE NORTHERLY, WESTERLY, SOUTHWESTERLY
AND SOUTHERLY LINES OF SAID LAND THE FOLLOWING COURSES AND
DISTANCES:

SOUTH 52° 31' WEST 224.13 FEET TO A THREE FOURTHS INCH IRON
PIPE; SOUTH 37° 40' WEST 122.20 FEET TO A THREE FOURTHS
INCH IRON PIPE; SOUTH 50° 00' WEST 119.74 FEET TO A THREE
FOURTHS INCH IRON PIPE; SOUTH 54° 31' WEST 336.06 FEET TO
A THREE FOURTHS INCH IRON PIPE; SOUTH 14° 40' EAST 180.15
FEET TO A THREE FOURTHS INCH IRON PIPE; SOUTH 9° 23' WEST
269.16 FEET TO A THREE FOURTHS INCH IRON PIPE; SOUTH 43°
25' EAST 197.22 FEET TO A THREE FOURTHS INCH IRON PIPE;
SOUTH 73° 44' EAST 213.29 FEET TO A THREE FOURTHS INCH IRON
PIPE; SOUTH 61° 12' EAST 108.11 FEET TO A THREE FOURTHS
INCH IRON PIPE; SOUTH 33° 21' EAST 101.71 FEET TO A THREE
FOURTHS INCH IRON PIPE; SOUTH 13° 16' EAST 169.49 FEET TO
A THREE FOURTHS INCH IRON PIPE; SOUTH 30° 04' EAST 132.79
FEET TO A THREE FOURTHS INCH IRON PIPE; SOUTH 65° 39' EAST
91.24 FEET TO A THREE FOURTHS INCH IRON PIPE; AND NORTH
83° 00' EAST 191.65 FEET TO A TWO INCH PIPE; THENCE SOUTH
43° 04' EAST 14.93 FEET TO A BRASS CAP IN CONCRETE, MARKED
FOR TRIANGULATION POINT OF LOS ANGELES COUNTY; THENCE SOUTH
23° 02' WEST 152.45 FEET; THENCE SOUTH 20° 02' WEST 123.43
FEET; THENCE SOUTH 10° 01' WEST 243.09 FEET; THENCE SOUTH
67° 21' WEST 119.40 FEET; THENCE SOUTH 29° 41' WEST 196.45
FEET; THENCE SOUTH 54° 30' WEST 105.07 FEET TO THE SOUTHWESTERLY
LINE OF THE LAND DESCRIBED IN CERTIFICATE OF TITLE NO. 80-49468
ON FILE IN THE OFFICE OF SAID REGISTRAR OF TITLES; THENCE
ALONG LAST MENTIONED SOUTHWESTERLY LINE, NORTH 21° 29' 20"
WEST 972.68 FEET TO THE SOUTHERLY LINE OF THE LAND DESCRIBED
IN CERTIFICATE OF TITLE NO. 80-66701 ON FILE IN THE OFFICE
OF SAID REGISTRAR OF TITLES; THENCE ALONG LAST MENTIONED
SOUTHERLY LINE SOUTH 72° 23' 10" EAST 21.57 FEET TO THE

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SOUTHEASTERLY CORNER OF LAST MENTIONED LAND; THENCE ALONG THE EASTERLY LINE OF LAST MENTIONED LAND, NORTH 21° 11' 00" WEST 390.35 FEET TO THE WESTERLY LINE OF SAID LAND DESCRIBED IN CERTIFICATE OF TITLE NO. 611-49460; THENCE ALONG LAST MENTIONED WESTERLY LINE NORTH 2° 44' 02" EAST 1221.31 FEET TO A POINT IN THE SOUTHEASTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF SAID TRACT NO. 3923; DISTANT SOUTHEASTERLY THEREON 226.71 FEET FROM A TWO INCH IRON PIPE AT THE MOST WESTERLY CORNER OF SAID TRACT NO. 3923; THENCE NORTH 43° 34' EAST 226.71 FEET TO THE POINT OF BEGINNING.

EXCEPT THE RIGHT OF WAY OF THE SOUTHERN CALIFORNIA EDISON COMPANY, LTD., 150.00 FEET WIDE, AS DESCRIBED IN CERTIFICATE OF TITLE NO. GP-62000 ON FILE IN THE OFFICE OF SAID REGISTRAR OF TITLES AND SHOWN ON MAP FILED IN BOOK 31 PAGE 15 RECORD OF SURVEYS, AND ALSO IN BOOK 31 PAGE 15 RECORD OF SURVEYS.

PARCEL 12:

LOTS 4138, 4139, AND 4140 OF TRACT 3923, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 44 PAGES 49 AND 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 13:

THE SOUTH HALF OF LOT 96 AND ALL OF LOT 97 OF MONTEVISTA, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGES 224 AND 225 OF MISCELLANEOUS RECORDS, 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 ON ROAD BOOK 13 PAGE 44, IN THE OFFICE OF THE SAID BOARD OF SUPERVISORS, ADJOINING SAID LOTS 96 AND 97 ON 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. 199129 IN THE OFFICE OF THE REGISTRAR OF TITLES OF LOS ANGELES COUNTY, AND DESCRIBED IN CERTIFICATE OF TITLE GP-62007, 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

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NANCY V. WEST, HUSBAND AND WIFE, IN DEED RECORDED JANUARY 25, 1952 IN BOOK 30117 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 PRANKLIN, A HARRILO WOMAN, AS HER SEPARATE PROPERTY BY DEED RECORDED MARCH 14, 1965 IN BOOK D-2033 PAGE 97, OFFICIAL RECORDS, 35. INSTRUMENT NO. 1474

PARCEL 14:

THAT PORTION OF LOT 206 OF THE WESTERN EMPIRE TRACT, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGES 162 AND 163 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED BY THE FOLLOWING DESCRIBED LINES:

BEGINNING AT A POINT IN THE WEST LINE OF SAID LOT THAT IS DISTANT 1425.35 FEET SOUTH THEREON FROM THE NORTHWEST CORNER OF SAID LOT, SAID POINT BEING THE MOST SOUTHERLY SOUTHWESTERLY CORNER OF THE LAND DESCRIBED IN PARCEL 1, OF THE DEED TO KENNETH H. AHLBERG AND WIFE, RECORDED ON JULY 19, 1955 AS INSTRUMENT NO. 629 IN BOOK 40308 PAGE 144, OFFICIAL RECORDS, EAST 302.69 FEET; THENCE NORTH 840 FEET TO THE SOUTHWESTERLY CORNER OF THE LAND DESCRIBED IN PARCEL 1 OF THE DEED TO BOYD A. TAYLOR, RECORDED ON JULY 12, 1955 IN BOOK 40321 PAGE 130, OFFICIAL RECORDS; THENCE ALONG THE SOUTHERLY LINE OF SAID LAST-MENTIONED LAND AS FOLLOWS:

SOUTH 70° 34' 30" EAST 89.24 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.28 FEET; SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22° 33' 30", AN ARC DISTANCE OF 59.48 FEET; SOUTH 40° 01' 00" EAST 44 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 173.34 FEET; SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19° 40' 40", AN ARC DISTANCE OF 59.94 FEET; SOUTH 67° 49' 40" EAST 50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 72 FEET; SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 60° 44' 40", AN ARC DISTANCE OF 79.51 FEET; SOUTH 7° 02' 00" EAST 122.10 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50 FEET AND THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE EAST LINE OF SAID LOT 203; THENCE SOUTH ALONG SAID EAST LINE, WESTERLY ALONG THE SOUTHERLY LINE AND NORTH ALONG THE WEST LINE OF SAID LOT 204, TO THE POINT OF BEGINNING.

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EXHIBIT B
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THE MOST NORTHERLY CORNER OF THE PROPERTY DESCRIBED
 CERTIFICATE OF TITLE NO. KR 94733 ON FILE IN THE OFFICE
 SAID REGISTRAR OF TITLES; THENCE SOUTH 19° 10' WEST 207.16
 TO THE NORTHWEST CORNER OF LOT 245 OF SAID HILLHAVEN
 TRACT, BEING ALSO AN ANGLE POINT IN THE BOUNDARY OF SAID
 TRACT, AND THE MOST WESTERLY CORNER OF THE PROPERTY
 DESCRIBED IN CERTIFICATE OF TITLE KR94733; THENCE ALONG
 SAID BOUNDARY LINE, SOUTH 79° 00' WEST 200.00 FEET TO THE
 MOST WESTERLY CORNER OF LOT 236 OF SAID HILLHAVEN TRACT,
 BEING MARKED BY A 2 INCH IRON PIPE; THENCE CONTINUING ALONG
 SAID BOUNDARY LINE SOUTH 10° 10' EAST 149.70 FEET TO THE
 MOST SOUTHERLY CORNER OF SAID LOT 235 BEING AN ANGLE POINT
 IN SAID BOUNDARY LINE; THENCE CONTINUING ALONG SAID BOUNDARY
 LINE SOUTH 39° 20' WEST 122.37 FEET TO AN ANGLE POINT THEREIN;
 THENCE CONTINUING ALONG SAID BOUNDARY LINE SOUTH 2° 05'
 EAST 62.00 FEET; THENCE LEAVING SAID BOUNDARY LINE NORTH
 01° 40' 30" WEST, 1105.00 FEET TO A POINT ON THE WESTERLY
 LINE OF SAID LOT 2, AS SHOWN ON SAID LICENSED SURVEYOR'S
 MAP DISTANT THEREON NORTH 0° 00' 30" WEST 1542.00 FEET FROM
 THE SOUTHWEST CORNER OF LOT 1 OF SAID FRACTIONAL SECTION
 24, BEING MARKED BY A 2 INCH IRON PIPE SET IN CONCRETE;
 THENCE ALONG SAID WESTERLY LINE, NORTH 0° 29' 30" WEST 1090.62
 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE
 PROPERTY DESCRIBED IN SAID CERTIFICATE OF TITLE HV 724411
 THENCE ALONG SAID LAST MENTIONED SOUTHWESTERLY LINE SOUTH
 72° 17' EAST 1915.07 FEET TO THE POINT OF BEGINNING.

PARCEL 17:

LOT 1 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 14 WEST, SAN
 BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, IN THE
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO
 THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND
 OFFICE ON JULY 10, 1904.

EXCEPT THE EAST 190 FEET THEREOF.

ALSO EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED AS
 PARCEL 11A AS CONDEMNED BY FINAL DECREE ENTERED IN CASE
 NO. 729105 SUPERIOR COURT, A CERTIFIED COPY THEREOF BEING
 RECORDED IN BOOK D-2994 PAGE 326, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION THEREOF LYING SOUTHERLY
 OF THE SOUTHERLY LINE OF THAT CERTAIN STRIP OF LAND 84 FEET
 WIDE DESCRIBED IN DEED TO THE CITY OF LOS ANGELES RECORDED
 ON FEBRUARY 8, 1930 IN BOOK D-5 PAGE 475, OFFICIAL RECORDS.

PARCEL 10:

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TITLE INSURANCE AND TRUST COMPANY

LOTS 12 TO 27 INCLUSIVE OF TRACT 8950, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 122 PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. PARCEL 19:

PART 5 OF SECTION 24, LOT 1 OF SECTION 25 AND THE EAST 150 FEET OF LOT 1 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 20:

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, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, INCLUDED WITHIN THE LINES OF V. BEAUDRY'S MOUNTAINS, IN SAID CITY, COUNTY AND STATE, AS PER MAP RECORDED IN BOOK 26 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 OF THE SOUTHEAST ONE-QUARTER, ALL IN SECTION 23, TOWNSHIP 2 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN SAID CITY, COUNTY AND STATE, 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, COUNTY AND STATE, 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 R-2192 PAGE 644, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT ONE-TENTH OF ALL CRUDE OIL, PETROLEUM, GAS ORE, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS, UNDER AND IN SAID LAND, WITHOUT RIGHT OF ENTRY, TO THE LOS ANGELES SIMONE HOSPITAL FOR CRIPPLED CHILDREN, A CALIFORNIA CORPORATION, AS PROVIDED IN DEED FROM J. DE BELL, ALSO KNOWN AS JOSEPH DE BELL, ALSO KNOWN AS JOSEPH A. DE BELL, WHO ACQUIRED TITLE AS J. DE BELL, A SINGLE MAN, TO VERDUGO MOUNTAINS, INC., A CORPORATION, RECORDED AUGUST 8, 1963 IN BOOK D-2137 PAGE 114, OFFICIAL RECORDS.

PARCEL 21:

LOTS 2 AND 3 THE NORTH HALF OF THE SOUTHWEST QUARTER OF

TITLE INSURANCE AND TRUST COMPANY

THE SOUTHEAST QUARTER; AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; ALL IN FRACTIONAL SECTION 23, TOWNSHIP 2 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT FROM THE SAID LOT 3, AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION, THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, DISTANT NORTH $1^{\circ} 51' 30''$ EAST 29.10 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH $44^{\circ} 34' 30''$ EAST, 360.20 FEET TO A 1 INCH IRON PIPE; THENCE NORTH $31^{\circ} 55' 30''$ EAST, 154 FEET TO A 1 INCH IRON PIPE; THENCE $24^{\circ} 47' 30''$ WEST, 314.10 FEET TO A 1 INCH IRON PIPE; THENCE NORTH $09^{\circ} 9'$ WEST 195.24 FEET TO A POINT IN THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF THE SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG SAID LINE, SOUTH $1^{\circ} 51' 30''$ WEST, 601.13 FEET TO THE POINT OF BEGINNING.

PARCEL 22:

THE WEST 130.00 FEET, MEASURED AT RIGHT ANGLES, OF THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, LYING NORTH OF THE NORTH LINE OF LA TUNA CANYON ROAD, AS DESCRIBED IN THE DEED RECORDED IN BOOK 7415 PAGE 204, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXHIBIT "C"

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The following sets forth with particularity the nature of the interest or lien of the United States as required by 28 U.S.C. 2410(b):

1. The United States of America claims and has interest in said real property described in Exhibits A and B hereto by virtue of a lien for \$7,137.00 assessed against Harry Silverstein and Rose Silverstein of 1355 Londonderry, Los Angeles, California 90069. A notice of such lien was filed by the Internal Revenue Office for the District in which Los Angeles, California is located on August 18, 1971 as No. 016926 in the Office of the County Recorder of Los Angeles County.

2. The United States of America claims and has an interest in said real property described in Exhibits A and B hereto by virtue of a lien for \$18,621.38 assessed against John R. Vergona in care of Gindoff & Swartz, 5670 Wilshire Boulevard, Los Angeles, California 90036. A notice of such lien was filed by the Internal Revenue Office for the District in which Los Angeles, California is located on August 9, 1971 as No. 016301 in the Office of the County Recorder of Los Angeles County.

3. The United States of America claims and has an interest in said real property described in Exhibits A and B hereto by virtue of a lien for \$340,155.77 assessed against John R. Vergona in care of Kingdon House South, Knight's Bridge, Flat 46, London, England. A notice of such lien was filed by the Internal Revenue Office for the District in which Los Angeles, California is located on November 6, 1972 as No. 049076 in the Office of the County Recorder of Los Angeles County.

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4. The United States of America claims and has an interest in said real property described in Exhibits A and B hereto by virtue of a lien for \$348,155.77 assessed against John R. Vergona in care of Kingston House South, Knight's Bridge, Flat 46, London, England. A notice of such lien was filed by the Internal Revenue Office for the District in which Los Angeles, California is located on November 6, 1972 as No. 049154 in the Office of the County Recorder of Ventura County.

5. The United States of America claims and has an interest in said real property described in Exhibits A and B hereto by virtue of a lien for \$350,645.96 assessed against Oakhurst Development Company, Inc. in care of Gindoff & Swartz, 5670 Wilshire Boulevard, Los Angeles, California 90036. A notice of such lien was filed by the Internal Revenue Office for the District in which Los Angeles, California is located on June 26, 1970 as No. 055485 in the Office of the County Recorder of Los Angeles County.

6. The United States of America claims and has an interest in said real property described in Exhibits A and B hereto by virtue of a lien for \$359,645.96 assessed against Oakhurst Development Company, Inc. in care of Gindoff & Swartz, 5670 Wilshire Boulevard, Los Angeles, California 90036. A notice of such lien was filed by the Internal Revenue Office for the District in which Los Angeles, California is located on June 26, 1970 as No. 055459 in the Office of the County Recorder of Ventura County.

7. The United States of America claims and has an interest in said real property described in Exhibits A and B hereto by virtue of a lien for \$7,137.00 assessed against Harry Silverstein and Rose Silverstein of 1355

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Londonberry, Los Angeles, California 90069. A notice of such lien was filed by the Internal Revenue Office for the District in which Los Angeles, California is located on May 1, 1972 as No. 036646 in the Office of the County Recorder of Ventura County.

8. The United States of America claims and has an interest in said real property described in Exhibits A and B hereto by virtue of a lien for \$348,155.77 assessed against Harry Silverstein of 1355 Londonberry, Los Angeles, California 90069. A notice of such lien was filed by the Internal Revenue Office for the District in which Los Angeles, California is located on November 6, 1972 as No. 049155 in the Office of the County Recorder of Ventura County.

9. The United States of America claims and has an interest in said real property described in Exhibits A and B hereto by virtue of a lien for \$348,155.77 assessed against Harry Silverstein of 1355 Londonberry, Los Angeles, California 90069. A notice of such lien was filed by the Internal Revenue Office for the District in which Los Angeles, California is located on November 6, 1972 as No. 049154 in the Office of the County Recorder of Los Angeles County.

10. The United States of America claims and has an interest in said real property described in Exhibits A and B hereto by virtue of a lien for \$348,502.61 assessed against Verdugo-Oakhurst, a joint venture composed of Leo Mansdorf, John R. Vergona and Harry D. Silverstein, sometimes doing business as Oakhurst Development as Transferees, at 611 North Alta Drive, Beverly Hills, California 90210. A notice of such lien was filed by the Internal Revenue Office in which Los Angeles, California is located on

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EXHIBIT C

November 15, 1972 as No. 050373 in the Office of the County Recorder of Los Angeles County. 29

11. The United States of America claims and has an interest in said real property described in Exhibits A and B hereto by virtue of a lien for \$348,502.81 assessed against Lee Mansdorf, Transferee, 811 North Alta Drive, Beverly Hills, California 90210. A notice of such lien was filed by the Internal Revenue Office for the District in which Los Angeles, California is located on November 15, 1972 as No. 050374 in the Office of the County Recorder of Los Angeles County.

12. The United States of America claims and has an interest in said real property described in Exhibits A and B hereto by virtue of a lien for \$348,502.81 assessed against John G. Thorpe, Trustee Under Declaration of Trust dated 11-08-71, as Transferee, at 458 South Spring Street, Los Angeles, California. A notice of such lien was filed by the Internal Revenue Office for the District in which Los Angeles, California is located on November 15, 1972 as No. 050375 in the Office of the County Recorder of Los Angeles County.

13. The United States of America claims and has an interest in said real property described in Exhibits A and B hereto by virtue of a lien for \$348,502.81 assessed against Mansdorf Family Trust, Lee Mansdorf, Trustee, as Transferee, at 811 North Alta Drive, Beverly Hills, California 90210. A notice of such lien was filed by the Internal Revenue Office for the District in which Los Angeles, California is located on November 15, 1972 as No. 050372 in the Office of the County Recorder of Los Angeles County.

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RECORDED IN MEXICO
FOR INFORMATION DUE TO
QUALITY OF ORIGINAL DOCUMENT

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EXHIBIT C

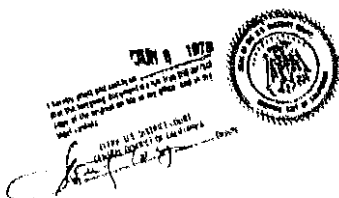
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ED-5429 TEL 795



31

1 STATE OF CALIFORNIA }
 2 COUNTY OF LOS ANGELES } ss.

3

4 I, Gloria D. Warnock, say: I am and was,

5 at all times herein mentioned, a citizen of the United States and a
 6 resident of the County of Los Angeles, over the age of eighteen

7 years and not a party to the within action or proceeding; my busi-
 8 ness address is 1900 Avenue of the Stars, Suite 2200
 9 in the City of Los Angeles,

County of Los Angeles, State of California. I certify that I am employed
 10 in the office of a Notary Public of the Bar of this Court at whose direction the service
 11 was made. On April 7, 1976, I served the within Judgment

12

13

13 on the parties

14 in said action or proceeding by depositing a true copy thereof,

15 enclosed in a sealed envelope with postage thereon fully prepaid,

16 in a mail-box, sub-post office, substation, or mail chute, regu-

17 larly maintained by the United States Postal Service at _____

18 1900 Avenue of the Stars

19 in the City of Los Angeles, California, addressed to the attorneys

20 of record for said parties

21 at the office address of said attorneys, as follows:

22 Stephen P. Webb, Esq.
 23 Fierstein, Starman & Schulman
 24 1888 Century Park East, Suite 1500
 Los Angeles, California 90067

25 U. S. Attorney, Attn: Mason Lewis,
 26 Assistant United States Attorney
 312 North Spring Street
 Los Angeles, California 90012

27

28

29 Subscribed and sworn to before me

30 this 7th day of April, 1976.

31

32

33

Janet O. Glander
 Notary Public in and for said State



60-196939

79-1446628

32

ED 8429 PAGE 797

FILED 8 1978
I hereby certify and comply with the provisions of the Federal Bureau of Investigation Act of May 22, 1902 (31 Stat. 750), and the rules and regulations of the Federal Bureau of Investigation.

CLARENCE U.S. DISTRICT COURT
SOUTHERN DISTRICT OF CALIFORNIA
Clarence U.S. District Court



CERTIFICATION

I, MARILYN L. FREHODA, certify:

1. That I am an employee at the law offices of Thorpe, Sullivan, Workman, Thorpe & O'Sullivan. My business address is 808 Wilshire Boulevard, Fourth Floor, Los Angeles, California 90017.

2. Attached hereto is a full, true and correct copy of each and every page of the original legal description which constitute Exhibit A and Exhibit B of the pleading entitled Judgment, entered in the United States District Court, Central District of California on April 14, 1976 as Case No. CV 74-1613-RJK involving Harry and Ross Silverstein and John R. Vergona as Plaintiffs and Lee Mansdorf, et. al., as Defendants, and Lee Mansdorf, et. al. as Cross-Claimant and United States of America as Cross-Defendant.

I certify under penalty of perjury that the foregoing statements are true and correct and that this certification is executed on February 15, 1980 at Los Angeles, California.

Marilyn L. Frehoda
Marilyn L. Frehoda

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The Malibu Property

Lots 1, 2, 3, and 4, and the southwest quarter of the northeast quarter of section 20; lots 1, 2, 3, 4, and 5 and the east half of the northwest quarter, southwest quarter of the northeast quarter, the northeast quarter of the southwest quarter of section 21; lot 4 of section 27; and lot 1 of section 28; all in 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 18, 1900.

EXCEPT any portion thereof lying below the mean high tide line.

ALSO EXCEPT therefrom and reserving the Hall, Marquardt & Co., a partnership, composed of Ernest Marquardt and Haulah Walla as surviving partners, its successors and assigns, an undivided one-half interest in and to all oil, gas and minerals lying below a plane of 500 feet from the surface of the above described real property, together with the perpetual right of drilling, mining, exploring and operating therefor and removing the same from the above described property or any other land, including the right to whipstock or directionally drill and mine from lands other than the above described real property, without, however, the right to drill, mine, explore and operate through the surface or the upper 500 feet of the subsurface of the above described real property, as reserved by Hall, Marquardt & Co., a partnership, in deed dated February 5, 1964, recorded February 10, 1964.

DESCRIPTION

PARCEL 1:

THAT PORTION OF LOT 229 OF THE WESTERN EMPIRE TRACT, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGES 162 ET SEQ., OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF TRACT NO. 8959, AS PER MAP RECORDED IN BOOK 122 PAGE 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DISTANT NORTH 40 DEGREES 11 MINUTES 00 SECONDS EAST 25.00 FEET FROM THE MOST WESTERLY CORNER OF SAID TRACT NO. 8959; THENCE NORTH 74 DEGREES 52 MINUTES 36 SECONDS WEST 175.30 FEET; THENCE NORTH 86 DEGREES 41 MINUTES 04 SECONDS WEST 89.61 FEET; THENCE SOUTH 82 DEGREES 53 MINUTES 30 SECONDS WEST 82.18 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 85.00 FEET AND A RADIAL LINE AT THAT POINT WHICH BEARS NORTH 7 DEGREES 06 MINUTES 30 SECONDS WEST; THENCE WESTERLY ALONG SAID CURVE 80.62 FEET TO A POINT, A RADIAL LINE TO SAID POINT BEARS NORTH 61 DEGREES 26 MINUTES 52 SECONDS WEST; THENCE ALONG THE BOUNDARY OF THE LAND DESCRIBED IN CERTIFICATE OF TITLE NO. VP-74887, ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLES OF SAID COUNTY, AS FOLLOWS: NORTH 51 DEGREES 29 MINUTES 20 SECONDS WEST 262.84 FEET; SOUTH 4 DEGREES 59 MINUTES 00 SECONDS WEST 206.93 FEET; NORTH 85 DEGREES 01 MINUTES 00 SECONDS WEST 15.00 FEET AND SOUTH 4 DEGREES 59 MINUTES 00 SECONDS WEST 14.47 FEET THENCE LEAVING THE BOUNDARY OF THE LAND DESCRIBED IN SAID CERTIFICATE, ALONG THE BOUNDARY OF LAND DESCRIBED IN PARCEL 1 ON THE DEED OF TRUST REGISTERED JUNE 24, 1949 AS DOCUMENT NO. 1191-R, AND ENTERED ON CERTIFICATE OF TITLE NO. RS-44426, ON FILE IN THE OFFICE OF THE SAID REGISTRAR, AS FOLLOWS: NORTH 54 DEGREES 48 MINUTES 00 SECONDS WEST 55.97 FEET; THENCE NORTH 65 DEGREES 13 MINUTES 30 SECONDS WEST, 119.96 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 40 SECONDS WEST 118.31 FEET AND SOUTH 9 DEGREES 30 MINUTES 00 SECONDS WEST 170.29 FEET TO THE MOST WESTERLY CORNER OF THE LAND DESCRIBED IN PARCEL 1 OF SAID DEED OF TRUST; THENCE ALONG THE WESTERLY CONTINUATION OF THAT CERTAIN CURVE DESCRIBED AS BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 100 FEET, A CENTRAL ANGLE OF 33 DEGREES 04 MINUTES 16 SECONDS AND A LENGTH OF 57.72 FEET IN THE SOUTHWESTERLY BOUNDARY OF THE LAND DESCRIBED IN PARCEL 1 OF SAID DEED OF TRUST, WESTERLY THROUGH THE ANGLE OF 28 DEGREES 03 MINUTES 54 SECONDS A DISTANCE OF 48.98 FEET; THENCE SOUTH 84 DEGREES 43 MINUTES 00 SECONDS WEST 105.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 100 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 22 DEGREES 32 MINUTES 00

TITLE INSURANCE AND TRUST COMPANY

SECONDS, A DISTANCE OF 39.33 FEET; THENCE NORTH 72 DEGREES 45 MINUTES 00 SECONDS WEST 159.60 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 100 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 25 DEGREES 08 MINUTES 00 SECONDS A DISTANCE OF 43.88 FEET; THENCE NORTH 47 DEGREES 16 MINUTES 30 SECONDS WEST 47.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 55 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 29 DEGREES 55 MINUTES 15 SECONDS, A DISTANCE OF 28.72 FEET TO A POINT A RADIAL LINE TO SAID POINT BEARS NORTH 12 DEGREES 20 MINUTES 15 SECONDS, EAST; THENCE NORTH 0 DEGREES 54 MINUTES 30 SECONDS WEST 300.77 FEET TO A POINT, SAID POINT BEING DESCRIBED AS POINT "A" FOR THE PURPOSE OF THIS DESCRIPTION, SAID POINT "A" BEING IN A LINE WHICH BEARS SOUTH 69 DEGREES 33 MINUTES 30 SECONDS WEST FROM A POINT IN THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN CERTIFICATE OF TITLE NO. HD-66785, ON FILE IN THE OFFICE OF THE REGISTRAR OF THE LAND TITLES OF SAID COUNTY, DISTANT THEREON NORTH 36 DEGREES 41 MINUTES WEST 240 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LAND; THENCE ALONG SAID LINE WHICH BEARS SOUTH 69 DEGREES 33 MINUTES 30 SECONDS WEST TO SAID POINT "A", NORTH 69 DEGREES 33 MINUTES 30 SECONDS EAST TO THE WESTERLY LINE OF THE LAND DESCRIBED IN PARCEL 1 OF THE DEED OF TRUST REGISTERED ON JANUARY 3, 1955 AS DOCUMENT NO. 6-X, IN THE OFFICE OF THE SAID REGISTRAR OF LAND TITLES; THENCE ALONG THE BOUNDARIES OF THE LAND DESCRIBED IN PARCEL 1 OF SAID DEED OF TRUST AS FOLLOWS: SOUTH 12 DEGREES 23 MINUTES 40 SECONDS EAST TO AN ANGLE POINT THEREIN; SOUTH 15 DEGREES 32 MINUTES 30 SECONDS EAST 100.35 FEET; SOUTH 65 DEGREES 21 MINUTES 10 SECONDS EAST 170.88 FEET; NORTH 0 DEGREES 45 MINUTES 50 SECONDS EAST 280.75 FEET AND SOUTH 87 DEGREES 22 MINUTES 15 SECONDS WEST TO SAID LINE WHICH BEARS SOUTH 69 DEGREES 33 MINUTES 30 SECONDS WEST TO SAID POINT "A"; THENCE ALONG SAID LINE NORTH 69 DEGREES 33 MINUTES 30 SECONDS EAST TO THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID LAND DESCRIBED IN CERTIFICATE OF TITLE NO. HD-66785; THENCE SOUTH 36 DEGREES 41 MINUTES EAST ALONG SAID PROLONGED LINE 240 FEET TO THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN SAID CERTIFICATE OF TITLE NO. HD-66785; THENCE ALONG THE BOUNDARY OF THE LAND DESCRIBED IN THE LAST MENTIONED CERTIFICATE AS FOLLOWS: NORTH 53 DEGREES 19 MINUTES 00 SECONDS EAST 136.06 FEET; THENCE NORTH 09 DEGREES 08 MINUTES 00 SECONDS EAST 110.70 FEET AND NORTH 24 DEGREES 28 MINUTES 00 SECONDS EAST 66.39 FEET, MORE OR LESS, TO AN ANGLE POINT IN THE NORTHERLY LINE OF THE LAND DESCRIBED IN CERTIFICATE OF TITLE NO. CX-33926, ON FILE IN THE OFFICE OF THE SAID REGISTRAR; THENCE ALONG SAID NORTHERLY LINE NORTH 85 DEGREES 47 MINUTES 00 SECONDS EAST 75.00 FEET TO THE MOST WESTERLY NORTHWEST CORNER OF THE LAND DESCRIBED IN CERTIFICATE OF TITLE NO. TJ-57534, IN THE OFFICE OF SAID REGISTRAR; THENCE ALONG THE BOUNDARY OF THE LAND DESCRIBED IN THE LAST MENTIONED

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CERTIFICATE AS FOLLOWS: SOUTH 5 DEGREES 42 MINUTES 50 SECONDS EAST 30.50 FEET; SOUTH 88 DEGREES 08 MINUTES 15 SECONDS EAST 45.72 FEET; SOUTH 73 DEGREES 45 SECONDS EAST 218.81 FEET; SOUTH 40 DEGREES 18 MINUTES 45 SECONDS EAST 101.91 FEET; SOUTH 64 DEGREES 11 MINUTES 00 SECONDS EAST 59.21 FEET; SOUTH 41 DEGREES 40 MINUTES 00 SECONDS EAST 89.31 FEET; SOUTH 19 DEGREES 49 MINUTES 00 SECONDS EAST 74.39 FEET; SOUTH 61 DEGREES 51 MINUTES 30 SECONDS EAST 111.12 FEET; SOUTH 74 DEGREES 52 MINUTES 36 SECONDS EAST 44.79 FEET AND SOUTH 49 DEGREES 53 MINUTES 00 SECONDS EAST 5.56 FEET; THENCE SOUTH 40 DEGREES 11 MINUTES 00 SECONDS WEST 25.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF LOT 229 OF THE WESTERN EMPIRE TRACT, SHEET NO. 4, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGE 162, ET SEQ., OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 229; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 229, TO THE WESTERLY LINE OF THE LAND FIRST DESCRIBED IN THE DEED TO EDWARD C. ROSSER AND WIFE, FILED AS DOCUMENT NO. 16153-V ON AUGUST 31, 1953 IN THE OFFICE OF THE REGISTRAR OF LAND TITLES OF SAID COUNTY; THENCE ALONG THE WESTERLY AND NORTHERLY BOUNDARY LINE OF SAID LAND OF ROSSER, NORTH 9 DEGREES 30 MINUTES 55 SECONDS EAST 271.977 FEET; THENCE SOUTH 78 DEGREES 41 MINUTES 50 SECONDS EAST 109.16 FEET; THENCE NORTH 51 DEGREES 24 MINUTES 30 SECONDS EAST 91.78 FEET; THENCE SOUTH 61 DEGREES 37 MINUTES 30 SECONDS EAST 64.08 FEET; THENCE NORTH 75 DEGREES 19 MINUTES 39 SECONDS EAST 55.31 FEET TO AN ANGLE POINT IN THE WESTERLY BOUNDARY LINE OF THE HILLHAVEN TRACT, AS PER MAP RECORDED IN BOOK 72 PAGE 40 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE BOUNDARY LINE OF SAID HILLHAVEN TRACT, NORTH 75 DEGREES 06 MINUTES EAST 80.75 FEET; THENCE SOUTH 10 DEGREES 21 MINUTES WEST 48.22 FEET; THENCE SOUTH 9 DEGREES 56 MINUTES EAST 81.05 FEET; THENCE SOUTH 62 DEGREES 23 MINUTES EAST 50.44 FEET; THENCE NORTH 9 DEGREES 56 MINUTES WEST 104.63 FEET; THENCE NORTH 10 DEGREES 21 MINUTES EAST 115.46 FEET; THENCE SOUTH 80 DEGREES 19 MINUTES WEST 30 FEET; THENCE LEAVING THE BOUNDARY LINE OF SAID HILLHAVEN TRACT, NORTH 21 DEGREES 02 MINUTES 40 SECONDS WEST 11.21 FEET; THENCE SOUTH 79 DEGREES 49 MINUTES 30 SECONDS WEST 72.69 FEET; THENCE SOUTH 67 DEGREES 01 MINUTES 30 SECONDS WEST 83.22 FEET THENCE NORTH 61 DEGREES 37 MINUTES 30 SECONDS WEST 71.30 FEET; THENCE SOUTH 51 DEGREES 25 MINUTES 30 SECONDS WEST 70.70 FEET; THENCE NORTH 28 DEGREES 45 MINUTES 30 SECONDS WEST 162.99 FEET; THENCE NORTH 8 DEGREES 20 MINUTES 54 SECONDS EAST 147.29 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF THE LAND DESCRIBED IN

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EXHIBIT D

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PARCEL 1 OF THE DEED TO SALLY M. BRITTAN, RECORDED AUGUST 3, 1951 AS DOCUMENT NO. 21966-T, IN THE OFFICE OF THE REGISTRAR OF LAND TITLES OF SAID COUNTY; THENCE WESTERLY AND NORTHERLY ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID LAND TO BRITTAN TO THE SOUTHERLY LINE OF TRACT NO. 9939, AS SHOWN ON MAP RECORDED IN BOOK 122 PAGE 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE WESTERLY FOLLOWING THE SOUTHERLY BOUNDARY LINE OF SAID TRACT NO. 9939, TO THE MOST EASTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO GEORGE G. GLADE AND WIFE, RECORDED MARCH 24, 1949 AS DOCUMENT NO. 5479-H, IN THE OFFICE OF THE REGISTRAR OF LAND TITLES OF SAID COUNTY; THENCE ALONG THE SOUTHERLY AND WESTERLY LINE OF SAID LAND OF GLADE, SOUTH 32 DEGREES 12 MINUTES 24 SECONDS WEST 44 FEET; THENCE SOUTH 67 DEGREES 42 MINUTES 57 SECONDS WEST 179.36 FEET; THENCE NORTH 22 DEGREES 55 MINUTES 56 SECONDS WEST 131 FEET; THENCE NORTH 15 DEGREES 18 MINUTES 46 SECONDS WEST 134.25 FEET; THENCE NORTH 3 DEGREES 18 MINUTES 34 SECONDS EAST 25 FEET TO THE NORTHWEST CORNER OF SAID LAND OF GLADE; THENCE NORTH 86 DEGREES 41 MINUTES 04 SECONDS WEST 24.47 FEET; THENCE SOUTH 82 DEGREES 53 MINUTES 30 SECONDS WEST 82.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 85 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 105 DEGREES 47 MINUTES 15 SECONDS A DISTANCE OF 136.94 FEET; THENCE SOUTH 22 DEGREES 53 MINUTES 45 SECONDS EAST 86.46 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 90 FEET; THENCE SOUTHWESTERLY ALONG SAID LAST MENTIONED CURVE, THROUGH AN ANGLE OF 96 DEGREES 12 MINUTES 45 SECONDS A DISTANCE OF 151.13 FEET; THENCE SOUTH 73 DEGREES 19 MINUTES WEST 232.41 FEET; THENCE SOUTH 83 DEGREES 18 MINUTES 15 SECONDS WEST 39.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, AND HAVING A RADIUS OF 100 FEET; THENCE WESTERLY ALONG SAID LAST MENTIONED CURVE, THROUGH AN ANGLE OF 46 DEGREES 51 MINUTES 35 SECONDS A DISTANCE OF 81.79 FEET; THENCE NORTH 49 DEGREES 50 MINUTES 10 SECONDS WEST 122.30 FEET; THENCE NORTH 34 DEGREES 08 MINUTES 50 SECONDS WEST 70.08 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 100 FEET; THENCE WESTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 61 DEGREES 08 MINUTES 10 SECONDS A DISTANCE OF 106.70 FEET; THENCE SOUTH 84 DEGREES 43 MINUTES 00 SECONDS WEST 105.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, AND HAVING A RADIUS OF 100 FEET; THENCE WESTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 22 DEGREES 32 MINUTES 00 SECONDS A DISTANCE OF 39.33 FEET; THENCE NORTH 72 DEGREES 45 MINUTES 00 SECONDS WEST 159.60 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 100 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 25 DEGREES 08 MINUTES 30 SECONDS A DISTANCE OF 43.88 FEET; THENCE NORTH 47 DEGREES 36 MINUTES 30 SECONDS WEST 47.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 55 FEET; THENCE WESTERLY ALONG SAID CURVE,

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RECORDED & INDEXED

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THROUGH AN ANGLE OF 29 DEGREES 55 MINUTES 15 SECONDS A DISTANCE OF 20.72 FEET TO A POINT, A RADIAL LINE TO SAID POINT BEARS NORTH 12 DEGREES 26 MINUTES 15 SECONDS EAST; THENCE SOUTH 0 DEGREES 34 MINUTES 30 SECONDS EAST 27.73 FEET, MORE OR LESS, TO THE CENTER LINE OF THE 60 FOOT STRIP OF LAND DESCRIBED IN PARCEL 5 OF THE DEED TO CARL E. GORMON, ET UX., FILED AS DOCUMENT NO. 11766-W, ON AUGUST 26, 1954, IN THE OFFICE OF THE REGISTRAR OF LAND TITLES OF SAID COUNTY; THENCE ALONG SAID CENTER LINE, NORTH 65 DEGREES 15 MINUTES 40 SECONDS WEST TO A POINT IN THAT COURSE IN THE EASTERLY LINE OF THE LAND DESCRIBED IN PARCEL 1 OF SAID DEED TO CARL E. GORMON, ET UX., HAVING A BEARING AND LENGTH OF SOUTH 6 DEGREES 00 MINUTES WEST 155 FEET SAID POINT BEING DISTANT NORTH 6 DEGREES 00 MINUTES EAST ALONG SAID EASTERLY LINE, 30.90 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LAST MENTIONED PARCEL 1; THENCE ALONG THE BOUNDARY LINE OF SAID LAND OF GORMON, ET UX., SOUTH 6 DEGREES 00 MINUTES WEST 30.90 FEET; THENCE NORTH 67 DEGREES 00 MINUTES WEST 85 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 150 FEET; THENCE WESTERLY ALONG SAID CURVE TO THE WESTERLY LINE OF SAID LOT 229; THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE RANCHO TUJUNGA, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 561, ET SEQ., OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LOT 229, CONVEYED TO SOUTHERN CALIFORNIA EDISON COMPANY, LTD., DESCRIBED IN DOCUMENT NO. 19510, REGISTERED SEPTEMBER 27, 1930, ON CERTIFICATE OF TITLE NO. OP-63884, IN THE OFFICE OF THE REGISTRAR OF TITLES OF SAID COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LOT 229, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF VERDUGO CRESTLINE DRIVE, 50 FEET WIDE, AS SHOWN ON MAP OF TRACT NO. 6959, IN BOOK 122 PAGE 18 OF MAPS, COUNTY OF LOS ANGELES, DISTANT THEREON SOUTH 42 DEGREES 05 MINUTES WEST 12.00 FEET FROM THE NORTHEASTERLY TERMINUS OF THAT CERTAIN COURSE ON SAID SOUTHEASTERLY LINE HAVING A BEARING OF NORTH 42 DEGREES 05 MINUTES EAST AND A LENGTH OF 42.61 FEET; THENCE SOUTH 07 DEGREES 41 MINUTES 00 SECONDS EAST 117.34 FEET TO THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE DESCRIBED AS HAVING A BEARING AND LENGTH OF NORTH 16 DEGREES 45 MINUTES WEST 107.49 FEET, IN THE DEED REGISTERED AUGUST 3, 1951 AS INSTRUMENT NO. 21996-T; THENCE ALONG SAID LAST MENTIONED CERTAIN COURSE SOUTH 16 DEGREES 45 MINUTES EAST 107.59 FEET TO THE SOUTHERLY TERMINUS OF SAID LAST MENTIONED CERTAIN COURSE; THENCE ALONG THE

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SOUTHERLY LINK OF THE LAND FIRST DESCRIBED IN SAID DEED TO SALLY M. BRITTAN, NORTH 72 DEGREES 17 MINUTES 40 SECONDS EAST 8.77 FEET; THENCE ALONG THE WESTERLY LINE OF THE LAND SECONDLY DESCRIBED IN SAID DEED TO SALLY M. BRITTAN, SOUTH 0 DEGREES 20 MINUTES 54 SECONDS WEST 1.11 FEET TO THE MOST SOUTHERLY CORNER OF SAID LAST MENTIONED LAND; THENCE SOUTH 33 DEGREES 05 MINUTES 12 SECONDS WEST 69.45 FEET; THENCE NORTH 63 DEGREES 15 MINUTES 00 SECONDS WEST 202.77 FEET TO THE EASTERLY LINK OF SAID VERDUGO CRESTLINE DRIVE, SAID EASTERLY LINE BEING ALSO THE EASTERLY BOUNDARY OF SAID TRACT NO. 8959; THENCE IN A GENERALLY NORTHERLY DIRECTION FOLLOWING ALONG THE EASTERLY BOUNDARY OF SAID TRACT NO. 8959, BEING ALONG SAID VERDUGO CRESTLINE DRIVE, TO SAID POINT OF BEGINNING.

PARCEL 2A:

THAT PORTION OF LOT 206 1/2 OF THE WESTERN EMPIRE TRACT, SHEET NO. 4, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGE 162 ET SEQ., OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 206 1/2; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 206 1/2 TO THE SOUTHWESTERLY CORNER OF SAID LOT 206 1/2; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 206 1/2 TO A POINT IN THE SOUTHERLY BOUNDARY OF THE LAND DESCRIBED IN PARCEL 1 OF THE DEED TO BOYD A. TAYLOR, RECORDED ON JULY 12, 1953 AN INSTRUMENT NO. 83, IN BOOK 48321 PAGE 130, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THENCE IN A GENERALLY NORTHEASTERLY DIRECTION FOLLOWING ALONG THE SOUTHEASTERLY BOUNDARY OF THE LAND DESCRIBED IN PARCEL 1 OF SAID DEED TO TAYLOR, TO THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN PARCEL 1 OF THE DEED TO CARL R. GORMON, AND WIFE, FILED ON AUGUST 26, 1954, AS DOCUMENT NO. 13766-W, IN THE OFFICE OF THE REGISTRAR OF LAND TITLES OF SAID COUNTY; THENCE NORTHEASTERLY AND EASTERLY FOLLOWING ALONG THE SOUTHEASTERLY AND SOUTHERLY BOUNDARY OF THE LAND DESCRIBED IN PARCEL 1 OF SAID DEED TO GORMON, TO A POINT IN THE EASTERLY LINE OF SAID LOT 206 1/2; THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO SAID POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID LAND INCLUDED WITH THE 150.00 FOOT RIGHT OF WAY OF THE SOUTHERN CALIFORNIA Edison COMPANY, LTD., DESCRIBED IN DOCUMENT NO. 195120 FILED ON SEPTEMBER 27, 1930 ENTERED ON CERTIFICATE NO. GP-62083, IN THE OFFICE OF THE REGISTRAR OF LAND TITLES OF SAID COUNTY.

ALSO EXCEPT ANY PORTION OF SAID LAND LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE RANCHO TUJUNGA, SHOWN ON MAP RECORDED IN

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BOOK 1 PAGES 151 AND 152 OF PATENTS, IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY.

PARCEL 2D:

THAT PORTION OF LOT 229 OF THE WESTERN EMPIRE TRACT, SHEET NO.
4, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGES 162
ET SEQ., OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID
COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF THE 50 FOOT
STRIP OF LAND DESCRIBED IN PARCEL 3 OF THE DEED TO CARL E.
GORMON, ET UX., REGISTERED AS DOCUMENT NO. 11766-W ON AUGUST
26, 1954, IN THE OFFICE OF THE REGISTRAR OF LAND TITLES OF SAID
COUNTY, WITH THE SOUTHERLY PROLONGATION OF THAT PORTION OF THE
WESTERLY LINE OF THE LAND DESCRIBED IN PARCEL 1, OF THE DEED OF
TRUST REGISTERED AS DOCUMENT NO. 16266-V ON SEPTEMBER 2, 1953,
IN THE OFFICE OF SAID REGISTRAR OF LAND TITLES RECITED THEREIN
AS HAVING A BEARING AND LENGTH OF NORTH 0 DEGREES 54 MINUTES 30
SECONDS WEST 380.77 FEET; THENCE NORTH 0 DEGREES 54 MINUTES 30
SECONDS WEST ALONG SAID PROLONGATION TO AND ALONG SAID WESTERLY
LINE, 488.50 FEET, MORE OR LESS, TO A POINT SAID POINT BEING
DESIGNATED AS POINT "A" FOR THE PURPOSE OF THIS DESCRIPTION,
SAID POINT "A" BEING ON A LINE WHICH BEARS SOUTH 69 DEGREES 33
MINUTES 30 SECONDS WEST FROM A POINT IN THE NORTHWESTERLY
PROLONGATION OF THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN
CERTIFICATE OF TITLE NO. HD-66785, ON FILE IN THE OFFICE OF
SAID REGISTRAR OF LAND TITLES, DISTANT THEREON NORTH 36 DEGREES
41 MINUTES WEST 240 FEET FROM THE MOST SOUTHERLY CORNER OF SAID
LAST MENTIONED LAND; THENCE FROM SAID POINT "A", NORTH 69
DEGREES 33 MINUTES 30 SECONDS EAST TO THE WESTERLY LINE OF THE
LAND DESCRIBED IN PARCEL 1 OF THE DEED OF TRUST REGISTERED AS
DOCUMENT NO. 6-X, ON JANUARY 3, 1955 IN THE OFFICE OF THE SAID
REGISTRAR OF LAND TITLES; THENCE NORTH 12 DEGREES 23 MINUTES 40
SECONDS WEST ALONG THE WESTERLY LINE OF SAID LAND DESCRIBED IN
DOCUMENT NO. 6-X, TO THE NORTHWEST CORNER OF SAID LAND; THENCE
NORTH 87 DEGREES 22 MINUTES 15 SECONDS EAST ALONG THE NORTHERLY
LINE OF SAID LAND TO A LINE WHICH BEARS NORTH 69 DEGREES 33
MINUTES 30 SECONDS EAST FROM SAID POINT "A"; THENCE NORTH 69
DEGREES 33 MINUTES 30 SECONDS EAST ALONG SAID LAST MENTIONED
LINE TO THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY
LINE OF THE LAND DESCRIBED IN SAID CERTIFICATE OF TITLE NO.
HD-66785; THENCE SOUTH 36 DEGREES 41 MINUTES EAST ALONG SAID
PROLONGED LINE TO THE MOST WESTERLY CORNER OF THE LAND
DESCRIBED IN SAID CERTIFICATE OF TITLE NO. HD-66785; THENCE
ALONG THE NORTHWESTERLY LINES OF SAID CERTIFICATE OF TITLE NO.
HD-66785, AS FOLLOWS:

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NORTH 53 DEGREES 19 MINUTES EAST 181.30 FEET AND NORTH 89 DEGREES 08 MINUTES EAST 212.22 FEET TO THE MOST NORTHERLY CORNER OF SAID LAND, SAID MOST NORTHERLY CORNER BEING IN THE WESTERLY LINE OF THE LAND DESCRIBED IN CERTIFICATE OF TITLE NO. CX-33926, ON FILE IN THE OFFICE OF SAID REGISTRAR OF LAND TITLES; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE NORTHERLY LINE OF SAID LOT 229; THENCE WESTERLY ALONG SAID NORTHERLY LINE TO THE NORTHEASTERLY CORNER OF THE LAND DESCRIBED IN PARCEL 1 ON THE DEED TO PETER T. PETERSON, ET UX., REGISTERED AS DOCUMENT NO. 13674-W, ON AUGUST 25, 1954 IN THE OFFICE OF SAID REGISTRAR OF LAND TITLES; THENCE ALONG THE BOUNDARY LINES OF THE LAND DESCRIBED IN PARCEL 1 OF SAID DEED TO PETER T. PETERSON, ET UX., AS FOLLOWS:

SOUTH 5 DEGREES, 47 MINUTES 47 SECONDS WEST 241.41 FEET, SOUTH 53 DEGREES 36 MINUTES 47 SECONDS WEST 453.19 FEET, MORE OR LESS, TO AN ANGLE POINT THEREIN AND NORTH 62 DEGREES 00 MINUTES WEST TO THE MOST EASTERLY CORNER OF THE LAND DESCRIBED IN PARCEL 1 OF SAID DEED TO CARL E. GORMON, ET UX., REGISTERED AS DOCUMENT NO. 13766-W, ON AUGUST 26, 1954; THENCE SOUTH 6 DEGREES 00 MINUTES WEST ALONG THE EASTERLY LINE OF SAID LAST MENTIONED PARCEL 1, TO THE CENTER LINE OF THE 50 FOOT STRIP OF LAND DESCRIBED IN PARCEL 5 OF SAID DEED TO CARL E. GORMON, ET UX.; THENCE SOUTH 65 DEGREES 13 MINUTES 40 SECONDS EAST, ALONG SAID CENTER LINE TO THE POINT OF BEGINNING.

PARCEL 2E:

THAT PORTION OF LOT 203 OF THE WESTERN EMPIRE TRACT, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGES 162 AND 163 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 200 OF SAID WESTERN EMPIRE TRACT; THENCE SOUTH 1928.42 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF RANCHO TUJUNGA, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGE 561 OF PATENTS, SAID POINT OF INTERSECTION BEING ON A DIRECT LINE BETWEEN STATIONS 13 AND 14 OF SAID RANCHO TUJUNGA.

EXCEPT THOSE PORTIONS OF SAID LOT 203, WITHIN THE 150 FOOT RIGHT OF WAY OF THE SOUTHERN CALIFORNIA EDISON COMPANY, LTD., DESCRIBED IN CERTIFICATE NO. GP-62886, ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLE OF SAID COUNTY.

PARCEL 3:

THAT PORTION OF LOT 229 OF THE WESTERN EMPIRE TRACT, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF

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CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGES 162 AND 163 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WESTERLY LINE OF TRACT NO. 8959, AS PER MAP RECORDED IN BOOK 122 PAGE 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DISTANT NORTH 40 DEGREES 11 MINUTES 00 SECONDS EAST 25 FEET FROM THE MOST WESTERLY CORNER OF SAID TRACT NO. 8959; THENCE NORTH 74 DEGREES 52 MINUTES 36 SECONDS WEST 175.30 FEET; THENCE NORTH 86 DEGREES 41 MINUTES 04 SECONDS WEST 89.61 FEET; THENCE SOUTH 82 DEGREES 53 MINUTES 10 SECONDS WEST 82.10 FEET TO THE BEGINNING OF AN TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 85 FEET; THENCE WESTERLY AND SOUTHERLY ALONG SAID CURVE THROUGH AN ANGLE OF 104 DEGREES 47 MINUTES 15 SECONDS A DISTANCE OF 156.94 FEET; THENCE SOUTH 22 DEGREES 53 MINUTES 45 SECONDS EAST 86.46 FEET TO THE BEGINNING OF A TANGENT CONCAVE CURVE WESTERLY, HAVING A RADIUS OF 90 FEET; THENCE SOUTH AND WESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 96 DEGREES 12 MINUTES 45 SECONDS, A DISTANCE OF 151.13 FEET; THENCE SOUTH 73 DEGREES 19 MINUTES 00 SECONDS WEST 232.41 FEET; THENCE SOUTH 83 DEGREES 18 MINUTES 15 SECONDS WEST 39.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 100 FEET; THENCE WESTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 46 DEGREES 51 MINUTES 35 SECONDS, A DISTANCE OF 81.79 FEET; THENCE NORTH 49 DEGREES 50 MINUTES 10 SECONDS WEST 122.38 FEET; THENCE NORTH 34 DEGREES 08 MINUTES 50 SECONDS WEST 70.08 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 100 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 61 DEGREES 08 MINUTES 10 SECONDS A DISTANCE OF 106.70 FEET; THENCE SOUTH 84 DEGREES 43 MINUTES 00 SECONDS WEST 105.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 100 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 22 DEGREES 12 MINUTES 00 SECONDS A DISTANCE OF 39.33 FEET; THENCE NORTH 72 DEGREES 45 MINUTES 00 SECONDS WEST, 145.81 FEET; THENCE NORTH 21 DEGREES 15 MINUTES 40 SECONDS WEST 217.27 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 100 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 27 DEGREES 50 MINUTES 20 SECONDS A DISTANCE OF 48.59 FEET; THENCE NORTH 49 DEGREES 05 MINUTES 00 SECONDS WEST 27.71 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 50 FEET; THENCE NORTHERLY AND EASTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 151 DEGREES 18 MINUTES 40 SECONDS, A DISTANCE OF 132.04 FEET; THENCE SOUTH 77 DEGREES 47 MINUTES 20 SECONDS EAST 59.60 FEET; THENCE SOUTH 55 DEGREES 42 MINUTES 00 SECONDS EAST 41.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 36 FEET; THENCE EASTERLY AND NORTHERLY ALONG SAID CURVE THROUGH AN ANGLE OF 136 DEGREES 41 MINUTES 40 SECONDS A DISTANCE OF 85.89 FEET; THENCE 12 DEGREES

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23 MINUTES 40 SECONDS WEST 11.32 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 15 DEGREES 32 MINUTES 50 SECONDS WEST 100.53 FEET; THENCE NORTH 12 DEGREES 23 MINUTES 40 SECONDS WEST 101.77 FEET; THENCE NORTH 87 DEGREES 22 MINUTES 15 SECONDS EAST 215.34 FEET; THENCE SOUTH 00 DEGREES 45 MINUTES 50 SECONDS WEST 200.75 FEET; THENCE NORTH 0 DEGREES 21 MINUTES 10 SECONDS WEST 178.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 4:

THOSE PORTIONS OF LOTS 2 AND 7 OF FRACTIONAL SECTION 24, TOWNSHIP 2 NORTH RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 236 OF THE HILLHAVEN TRACT, AS PER MAP RECORDED IN BOOK 72 PAGES 48 AND 49 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID MOST SOUTHERLY CORNER BEING ALSO AN ANGLE POINT IN THE BOUNDARY OF SAID HILLHAVEN TRACT; THENCE ALONG SAID BOUNDARY SOUTH 39 DEGREES 20 MINUTES 00 SECONDS WEST 122.37 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID BOUNDARY, SOUTH 2 DEGREES 05 MINUTES 00 SECONDS EAST 62.00 FEET TO A POINT, SAID POINT TO BE KNOWN AS "POINT A" FOR THE PURPOSES OF THIS DESCRIPTION ONLY; THENCE CONTINUING ALONG SAID BOUNDARY, SOUTH 2 DEGREES 05 MINUTES 00 SECONDS EAST 30.49 FEET; THENCE LEAVING SAID BOUNDARY ON A LINE PARALLEL WITH AND DISTANT SOUTHERLY 30.00 FEET, MEASURED AT RIGHT ANGLES, FROM A LINE WHICH LEAVES A POINT IN THE WESTERLY LINE OF SAID LOT 7, DISTANT NORTHERLY THEREON NORTH 0 DEGREES 29 MINUTES 30 SECONDS WEST 1542.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 7 AND PASSES THROUGH THE SAID "POINT A", NORTH 81 DEGREES 48 MINUTES 30 SECONDS WEST 149.33 FEET; THENCE SOUTH 26 DEGREES 53 MINUTES 05 SECONDS WEST 617.26 FEET; THENCE SOUTH 76 DEGREES 47 MINUTES 30 SECONDS EAST 210.00 FEET; THENCE NORTH 86 DEGREES 12 MINUTES 30 SECONDS EAST 434.42 FEET TO THE WESTERLY BOUNDARY OF THE PROPERTY DESCRIBED IN CERTIFICATE OF TITLE NO. IN-77773, ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLES OF SAID COUNTY, THENCE ALONG SAID WESTERLY BOUNDARY SOUTH 9 DEGREES 00 MINUTES 00 SECONDS WEST 21.11 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY SOUTH, 7 DEGREES 55 MINUTES 00 SECONDS EAST 59.57 FEET TO THE INTERSECTION WITH A LINE PARALLEL WITH AND DISTANT SOUTHERLY 80.00 FEET MEASURED AT RIGHT ANGLES FROM THAT CERTAIN COURSE HEREINABOVE DESCRIBED AS HAVING A BEARING AND LENGTH OF NORTH 86 DEGREES 12 MINUTES 30 SECONDS EAST 434.42 FEET AND THE WESTERLY PROLONGATION THEREOF SAID INTERSECTION BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE ALONG SAID PARALLEL LINE SOUTH 86 DEGREES 12 MINUTES 30 SECONDS WEST TO THE INTERSECTION WITH THE SOUTHWESTERLY PROLONGATION OF THAT CERTAIN COURSE HEREINABOVE

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DESCRIBED AS HAVING A BEARING AND LENGTH OF SOUTH 26 DEGREES 53 MINUTES 05 SECONDS WEST 617.26 FEET; THENCE ALONG SAID PROLONGATION AND SAID LAST MENTIONED CERTAIN COURSE NORTH 26 DEGREES 53 MINUTES 05 SECONDS EAST TO SAID FIRST MENTIONED PARALLEL LINE; THENCE ALONG SAID FIRST MENTIONED PARALLEL LINE SOUTH 61 DEGREES 48 MINUTES 00 SECONDS EAST 149.33 FEET TO SAID BOUNDARY OF THE HILLHAVEN TRACT; THENCE ALONG SAID BOUNDARY OF THE HILLHAVEN TRACT NORTH 2 DEGREES 05 MINUTES 00 SECONDS WEST 34.09 FEET TO SAID LAST LINE HEREINABOVE DESCRIBED AS PASSING THROUGH SAID "POINT A"; THENCE ALONG SAID LINE TO SAID POINT IN THE WESTERLY LINE OF SAID LOT 7, DISTANT THEREON NORTH 0 DEGREES 29 MINUTES 30 SECONDS WEST 1542.00 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WESTERLY AND SOUTHEASTERLY LINES OF SAID LOT 7, SOUTH 0 DEGREES 29 MINUTES 30 SECONDS EAST 1542.00 FEET AND NORTH 67 DEGREES 19 MINUTES 30 SECONDS EAST 1432.37 FEET TO SAID WESTERLY BOUNDARY OF THE LAND DESCRIBED IN SAID CERTIFICATE OF TITLE; THENCE ALONG SAID WESTERLY BOUNDARY NORTH 7 DEGREES 55 MINUTES 00 SECONDS WEST 175.50 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE DESCRIBED PROPERTY IS SHOWN ON A LICENSED SURVEYOR'S MAP FILED IN BOOK 18 PAGE 39 OF RECORD OF SURVEYS, RECORDS OF SAID COUNTY.

PANCEL 5:

THE NORTHWEST ONE-FOURTH OF THE NORTHWEST ONE-FOURTH OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 13 WEST, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON COUNTY SURVEYOR'S MAP D-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. 1305 IN BOOK D-1069 PAGE 770, 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 D-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 CITY OF LOS ANGELES, RECORDED ON FEBRUARY 6, 1958 IN BOOK D-5 PAGE 675, OFFICIAL RECORDS, AS INSTRUMENT NO. 3279, OF SAID COUNTY.

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PARCEL 6:

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 SAID SECTION 30, TOWNSHIP 2 NORTH, RANGE 11 WEST, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON COUNTY SURVEYORS MAP NO. D-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 SURVEYORS MAP NO. D-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. 3275 IN BOOK D-5 PAGE 675, OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 7:

THAT PORTION OF LOT 64 OF THE WEST PORTION OF TUJUNOA RANCH, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 29 PAGE 50 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID LOT 64, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 4072 OF TRACT NO. 3923, AS PER MAP RECORDED IN BOOK 44 PAGE 49 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE IN A GENERAL WESTERLY DIRECTION ALONG THE GENERAL SOUTHERLY LINE OF SAID TRACT NO. 3923, TO A POINT IN THE SOUTHERLY LINE OF LOT 4056 OF SAID TRACT NO. 3923, MARKED BY A THREE FOURTHS INCH IRON PIPE WHICH BEARS NORTH 78 DEGREES 44 MINUTES WEST 10.12 FEET, FROM THE SOUTHEAST CORNER OF SAID LOT 4056, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF THE LAND DESCRIBED IN CERTIFICATE OF TITLE NO. HQ-4838 ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLE OF SAID COUNTY; THENCE IN A GENERAL SOUTHERLY DIRECTION ALONG THE EASTERLY BOUNDARY OF SAID LAND IN SAID CERTIFICATE OF TITLE NO. HQ-4838, THE FOLLOWING COURSES AND DISTANCES, SOUTH 13 DEGREES 40 MINUTES WEST 151.72 FEET; SOUTH 36 DEGREES 43 MINUTES WEST 224.74 FEET; SOUTH 21 DEGREES 41 MINUTES EAST 436.72 FEET; SOUTH 36 DEGREES 26 MINUTES WEST 143.51 FEET; SOUTH 19 DEGREES 16 MINUTES WEST 170 FEET; SOUTH 24 DEGREES 31 MINUTES WEST 133.52 FEET; SOUTH 20 DEGREES 54 MINUTES WEST 167 FEET AND SOUTH 52 DEGREES 47 MINUTES WEST 41.10 FEET TO THE MOST EASTERLY NORTHEAST CORNER OF THE LAND DESCRIBED IN

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CERTIFICATE OF TITLE NO. SE-48274 AND 5 ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLE OF SAID COUNTY; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LAND DESCRIBED IN SAID CERTIFICATE NO. SE-48274 AND 5 THE FOLLOWING COURSES AND DISTANCES, SOUTH 43 DEGREES 04 MINUTES EAST 16.93 FEET TO A BRASS CAP IN CONCRETE MARKED FOR TRIANGULATION POINT OF LOS ANGELES COUNTY; SOUTH 23 DEGREES 02 MINUTES WEST 152.45 FEET; SOUTH 38 DEGREES 02 MINUTES WEST 125.43 FEET; SOUTH 18 DEGREES 01 MINUTES WEST 241.09 FEET; SOUTH 67 DEGREES 21 MINUTES WEST 119.40 FEET; SOUTH 29 DEGREES 41 MINUTES WEST 196.45 FEET AND SOUTH 54 DEGREES 38 MINUTES WEST 105.87 FEET TO THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN CERTIFICATE OF TITLE NO. EW-49460 ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLE OF SAID COUNTY; THENCE ALONG SAID LAST MENTIONED SOUTHWESTERLY LINE, SOUTH 21 DEGREES 29 MINUTES 20 SECONDS EAST 2665.24 FEET, MORE OR LESS TO THE SOUTHERLY LINE OF SAID LOT 64; THENCE NORTH 87 DEGREES 00 MINUTES EAST ALONG SAID SOUTHERLY LINE 6.94 CHAINS TO THE SOUTHEAST CORNER OF SAID LOT 64; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 64, TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN CERTIFICATE OF TITLE NO. KX-96408 ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLE OF SAID COUNTY; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LAND DESCRIBED LAND 120 FEET TO THE SOUTHWEST CORNER OF SAID LAND; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LAND 120 FEET TO THE NORTHWEST CORNER OF SAID LAND; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LAND 120 FEET TO THE EASTERLY LINE OF SAID LOT 64; THENCE NORTHERLY ALONG SAID LAST MENTIONED EASTERLY LINE TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID LOT 64, DISTANT SOUTHERLY THEREON 186.36 FEET FROM THE SOUTHEASTERLY CORNER OF LOT 4072 OF TRACT NO. 3923, IN BOOK 44 PAGE 49 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE CONTINUING SOUTHERLY ALONG SAID EASTERLY LINE 258.02 FEET, TO THE NORTHERLY LINE OF THE LAND DESCRIBED IN CERTIFICATE OF TITLE KX-96408 ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLE OF SAID COUNTY; THENCE ALONG SAID NORTHERLY LINE SOUTH 89 DEGREES 25 DEGREES 18 SECONDS WEST 61.85 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 50 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 83 DEGREES 12 MINUTES 03 SECONDS EAST; THENCE NORTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 32.34 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 98.18 FEET; THENCE NORTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 67.69 FEET; THENCE NORTH 4 DEGREES 13 MINUTES 35 SECONDS WEST 28.71 FEET; THENCE NORTH 5 DEGREES 55 MINUTES 10 SECONDS EAST 97.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 50 FEET; THENCE NORTHERLY AND EASTERLY ALONG SAID

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CURVE, AN ARC DISTANCE OF 95.23 FEET; THENCE SOUTH 59 DEGREES 06 MINUTES 05 SECONDS EAST 17.40 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM A STRIP OF LAND, 150 FEET IN WIDTH, AS CONVEYED TO THE SOUTHERN CALIFORNIA MISON COMPANY, LTD., A CORPORATION, BY DOCUMENT NO. 11,130 FILED SEPTEMBER 27, 1930 IN THE OFFICE OF THE REGISTRAR OF TITLES OF LOS ANGELES COUNTY, STATE OF CALIFORNIA, AND ENTERED ON CERTIFICATE NO. GR-61289 AND SHOWN ON LICENSED SURVEYOR'S MAP FILED IN BOOK 30 PAGE 15 AND IN BOOK 41 PAGE 15 RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B1:

THE NORTH ONE-HALF OF LOT 96 OF THE MONTE VISTA TRACT, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 324 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THAT PORTION OF THE HIGHWAY VACATED BY ORDER OF THE BOARD OF SUPERVISORS IN ROAD BOOK 13 PAGE 44, ADJOINING SAID LOT ON THE EAST AND NORTH AND LYING WESTERLY OF THE WESTERN EMPIRE TRACT, AS PER MAP RECORDED IN BOOK 18 PAGE 162 OF MAPS, AND LYING SOUTHERLY OF THE CENTER LINE OF SAID HIGHWAY ADJOINING SAID LOT ON THE NORTH.

PARCEL BA1:

AN EASEMENT FOR STREET AND HIGHWAY PURPOSES, 60 FEET WIDE, AND BRING 30 FEET ON EACH SIDE OF A CENTER LINE RUNNING WESTERLY FROM SHERMAN GROVE AVENUE, PARALLEL WITH AND 30 FEET NORTHERLY OF THE NORTHERLY BOUNDARY OF THE SOUTHERLY HALF OF LOT 63 OF MONTE VISTA TRACT, AS PER MAP RECORDED IN BOOK 6 PAGES 324 AND 325 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, UNTIL SAID CENTER LINE INTERCEPTS THE CENTER LINE OF AN EASEMENT DESCRIBED IN DOCUMENT NO. 9603-Y FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF LOS ANGELES COUNTY ON JULY 5, 1930 AND ENTERED ON CERTIFICATE NO'S. GR-61289 AND IL-77248. SAID CENTER LINE THEN CONTINUES ALONG THE CENTER LINE OF SAID EASEMENT FOLLOWING ITS VARIOUS COURSES TO THE EASTERLY BOUNDARY LINE OF LOT 64 OF THE WEST PORTION OF TUJUNGA RANCH; THENCE 30 FEET WIDE, LYING ON THE SOUTHERLY AND EASTERLY SIDE OF THE CENTER LINE OF THE AFOREMENTIONED EASEMENT TO THE NORTHERLY BOUNDARY OF THAT CERTAIN PROPERTY, DESCRIBED IN CERTIFICATE OF TITLE NO. KX-96488 ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLES OF LOS ANGELES COUNTY.

PARCEL 91:

AN EASEMENT 60 FEET WIDE, FOR STREET AND HIGHWAY PURPOSES OVER THAT PORTION OF LOT 64 OF THE WEST PORTION OF TUJUNGA RANCH, IN

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THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 29 PAGE 50 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING ADJACENT TO AND WESTERLY OF THE EAST LINE OF SAID LOT AND NORTH OF AND ADJACENT TO THE PROPERTY DESCRIBED IN CERTIFICATE OF TITLE XX-26440 ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLES OF LOS ANGELES COUNTY, AND EXTENDING WESTERLY TO THE CENTER LINE OF THE RIGHT OF WAY SHOWN ON DOCUMENT NO. 9603-Y FILED ON JULY 5, 1938, SHOWN ON CERTIFICATE NO'S. GK-61219 AND XL-77248 IN THE OFFICE OF THE REGISTRAR OF TITLES OF LOS ANGELES COUNTY.

PARCEL 10:

THAT PORTION OF LOT 203 OF THE WESTERN EMPIRE TRACT, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGES 162 AND 163 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING EASTERLY OF A LINE COMMENCING AT THE SOUTHEAST CORNER OF LOT 200 OF SAID WESTERN EMPIRE TRACT; THENCE SOUTH 1913.79 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF RANCHO TUJUNGA, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGE 561 OF PATENTS, SAID POINT OF INTERSECTION BEING ON DIRECT LINE BETWEEN STATIONS 13 AND 14 OF SAID RANCHO TUJUNGA.

EXCEPT THEREFROM THAT PORTION OF SAID LOT WITHIN THE 150 FOOT RIGHT OF WAY OF THE SOUTHERN CALIFORNIA EDISON COMPANY, LTD., DESCRIBED IN CERTIFICATE NO. GP-62886 ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLES OF LOS ANGELES COUNTY.

ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT, 566.94 FEET TO THE NORTHEASTERLY LINE OF THE 150 FOOT RIGHT OF WAY OF THE SOUTHERN CALIFORNIA EDISON COMPANY, LTD., DESCRIBED IN CERTIFICATE NO. GP-62886 ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLES OF LOS ANGELES COUNTY; THENCE ALONG SAID NORTHEASTERLY LINE, NORTH 72 DEGREES 19 MINUTES 05 SECONDS WEST 362.53 FEET; THENCE NORTH 9 DEGREES 57 MINUTES 16 SECONDS EAST 290.27 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 130 FEET AND A RADIAL LINE TO SAID POINT BEARS NORTH 37 DEGREES 17 MINUTES EAST; THENCE WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 95.03 FEET; THENCE SOUTH 85 DEGREES 22 MINUTES WEST 176.53 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 240 FEET; THENCE WESTERLY ALONG SAID CURVE 83.70 FEET; THENCE NORTH 74 DEGREES 38 MINUTES WEST 18.33 FEET TO THE WESTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO YVES MEVEL AND WIFE, RECORDED ON SEPTEMBER 14, 1954 AS INSTRUMENT NO. 656, IN BOOK 45565 PAGE 309, OFFICIAL

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EXHIBIT B

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RECORDS; THENCE NORTHERLY ALONG SAID WESTERLY 141.26 FEET TO A POINT IN THE NORTHERLY LINE OF SAID LOT 203; THENCE EASTERLY ALONG SAID NORTHERLY LINE 661.04 FEET TO THE POINT OF BEGINNING.

PANCEL 11:

THAT PORTION OF LOT 64 OF THE WEST PORTION OF TUJUNGA RANCH, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 29 PAGES 51 AND 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF TRACT NO. 3923, AS PER MAP RECORDED IN BOOK 44 PAGES 49 AND 50 OF MAPS; THENCE ALONG THE SOUTHERLY LINES OF SAID TRACT NO. 3923, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 65 DEGREES 50 MINUTES EAST 42.96 FEET; SOUTH 61 DEGREES 50 MINUTES EAST 31.44 FEET; SOUTH 56 DEGREES 50 MINUTES EAST 30.72 FEET; SOUTH 49 DEGREES 50 MINUTES EAST 30.13 FEET; SOUTH 44 DEGREES 50 MINUTES EAST 30.00 FEET; SOUTH 36 DEGREES 50 MINUTES EAST 30.27 FEET; SOUTH 34 DEGREES 04 MINUTES EAST 30.50 FEET; SOUTH 75 DEGREES 19 MINUTES EAST 224.73 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 15 FEET, A DISTANCE OF 26.20 FEET; SOUTH 4 DEGREES 37 MINUTES WEST 184.86 FEET; NORTH 54 DEGREES 33 MINUTES EAST 39.20 FEET; NORTH 67 DEGREES 42 MINUTES EAST 33.64 FEET AND SOUTH 85 DEGREES 50 MINUTES EAST 67.16 FEET TO THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN CERTIFICATE OF TITLE NO. HQ-4838 ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLES OF SAID COUNTY, MARKED BY A THREE FOURTHS INCH IRON PIPE IN THE SOUTHERLY LINE OF SAID TRACT NO. 3923; THENCE ALONG THE NORTHERLY, WESTERLY, SOUTHWESTERLY AND SOUTHERLY LINES OF SAID LAND THE FOLLOWING COURSES AND DISTANCES:

SOUTH 52 DEGREES 31 MINUTES WEST 224.13 FEET TO A THREE FOURTHS INCH IRON PIPE; SOUTH 37 DEGREES 48 MINUTES WEST 122.20 FEET TO A THREE FOURTHS INCH IRON PIPE; SOUTH 50 DEGREES 00 MINUTES WEST 119.74 FEET TO A THREE FOURTHS INCH IRON PIPE; SOUTH 54 DEGREES 31 MINUTES WEST 336.86 FEET TO A THREE FOURTHS INCH IRON PIPE; SOUTH 14 DEGREES 40 MINUTES EAST 150.15 FEET TO A THREE FOURTHS INCH IRON PIPE; SOUTH 9 DEGREES 23 MINUTES WEST 269.16 FEET TO A THREE FOURTHS INCH IRON PIPE; SOUTH 41 DEGREES 25 MINUTES EAST 157.22 FEET TO A THREE FOURTHS INCH IRON PIPE; SOUTH 73 DEGREES 44 MINUTES EAST 213.29 FEET TO A THREE FOURTHS INCH IRON PIPE; SOUTH 61 DEGREES 12 MINUTES EAST 108.11 FEET TO A THREE FOURTHS INCH IRON PIPE; SOUTH 33 DEGREES 21 MINUTES EAST 101.71 FEET TO A THREE FOURTHS INCH IRON PIPE; SOUTH 13 DEGREES 16 MINUTES EAST 169.49 FEET TO A THREE FOURTHS INCH IRON PIPE; SOUTH 38 DEGREES 04 MINUTES EAST 132.75 FEET TO A

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TITLE INSURANCE AND TRUST COMPANY

THREE FOURTHS INCH IRON PIPE; SOUTH 65 DEGREES 39 MINUTES EAST 91.24 FEET TO A THREE FOURTHS INCH IRON PIPE; AND NORTH 83 DEGREES 00 MINUTES EAST 191.65 FEET TO A TWO INCH PIPE; THENCE SOUTH 43 DEGREES 04 MINUTES EAST 16.93 FEET TO A BRASS CAP IN CONCRETE, MARKED FOR TRIANGULATION POINT OF LOS ANGELES COUNTY; THENCE SOUTH 23 DEGREES 02 MINUTES WEST 152.45 FEET; THENCE SOUTH 38 DEGREES 02 MINUTES WEST 125.43 FEET; THENCE SOUTH 18 DEGREES 01 MINUTES WEST 243.09 FEET; THENCE SOUTH 67 DEGREES 21 MINUTES WEST 119.40 FEET; THENCE SOUTH 23 DEGREES 41 MINUTES WEST 196.45 FEET; THENCE SOUTH 54 DEGREES 30 MINUTES WEST 105.87 FEET TO THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN CERTIFICATE OF TITLE NO. EW-49460 ON FILE IN THE OFFICE OF SAID REGISTRAR OF TITLE; THENCE ALONG LAST MENTIONED SOUTHWESTERLY LINE, NORTH 21 DEGREES 29 MINUTES 20 SECONDS WEST 972.68 FEET TO THE SOUTHERLY LINE OF THE LAND DESCRIBED IN CERTIFICATE OF TITLE NO. HC-66701 ON FILE IN THE OFFICE OF SAID REGISTRAR OF TITLE; THENCE ALONG LAST MENTIONED SOUTHERLY LINE SOUTH 72 DEGREES 23 MINUTES 10 SECONDS EAST 21.97 FEET TO THE SOUTHEASTERLY CORNER OF LAST MENTIONED LAND; THENCE ALONG THE EASTERLY LINE OF LAST MENTIONED LAND, NORTH 21 DEGREES 11 MINUTES 50 SECONDS WEST 390.35 FEET TO THE WESTERLY LINE OF SAID LAND DESCRIBED IN CERTIFICATE OF TITLE NO. EW-49460; THENCE ALONG LAST MENTIONED WESTERLY LINE NORTH 2 DEGREES 44 MINUTES 02 SECONDS EAST 1221.31 FEET TO A POINT IN THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID TRACT NO. 3923; DISTANT SOUTHWESTERLY THEREON 226.71 FEET FROM A TWO INCH IRON PIPE AT THE MOST WESTERLY CORNER OF SAID TRACT NO. 3923; THENCE NORTH 45 DEGREES 34 MINUTES EAST 226.71 FEET TO THE POINT OF BEGINNING.

EXCEPT THE RIGHT OF WAY OF THE SOUTHERN CALIFORNIA EDISON COMPANY, LTD., 150.00 FEET WIDE, AS DESCRIBED IN CERTIFICATE OF TITLE NO. GE-62888 ON FILE IN THE OFFICE OF SAID REGISTRAR OF TITLES AND SHOWN ON MAP FILED IN BOOK 31 PAGE 15 RECORD OF SURVEYS, AND ALSO IN BOOK 30 PAGE 15 RECORD OF SURVEYS.

PARCEL 12:

LOTS 4138, 4139, AND 4140 OF TRACT NO. 3923, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 44 PAGES 49 AND 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 13:

THE SOUTH HALF OF LOT 96 AND ALL OF LOT 97 OF MONTEVISTA, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGES 124 AND 125 OF MISCELLANEOUS RECORDS, 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

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TITLE INSURANCE AND TRUST COMPANY

ROAD BOOK 13 PAGE 44, IN THE OFFICE OF THE SAID BOARD OF SUPERVISORS, ADJOINING SAID LOTS 96 AND 97 ON 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. 193129 IN THE OFFICE OF THE REGISTRAR OF TITLES OF LOS ANGELES COUNTY, AND DESCRIBED IN CERTIFICATE OF TITLE OF-62987 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 IN BOOK 0-2813 PAGE 97, OFFICIAL RECORDS, AS INSTRUMENT NO. 1474.

PARCEL 14:

THAT PORTION OF LOT 206 OF THE WESTERN EMPIRE TRACT, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGES 162 AND 163 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED BY THE FOLLOWING DESCRIBED LINES:

BEGINNING AT A POINT IN THE WEST LINE OF SAID LOT THAT IS DISTANT 1425.35 FEET SOUTH THEREON FROM THE NORTHWEST CORNER OF SAID LOT, SAID POINT BRING THE MOST SOUTHERLY SOUTHWESTERLY CORNER OF THE LAND DESCRIBED IN PARCEL 1, OF THE DEED TO KERMIT W. AHLBERG AND WIFE, RECORDED ON JULY 19, 1955 AS INSTRUMENT NO. 629 IN BOOK 48388 PAGE 144, OFFICIAL RECORDS, EAST 302.69 FEET; THENCE NORTH 840 FEET TO THE SOUTHWESTERLY CORNER OF THE LAND DESCRIBED IN PARCEL 1 OF THE DEED TO ROYD A. TAYLOR, RECORDED ON JULY 12, 1955 IN BOOK 48321 PAGE 130, OFFICIAL RECORDS; THENCE ALONG THE SOUTHERLY LINE OF SAID LAST MENTIONED LAND AS FOLLOWS:

SOUTH 70 DEGREES 34 MINUTES 30 SECONDS EAST 89.24 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.20 FEET; SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22 DEGREES 33 MINUTES 30 SECONDS, AN ARC

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UNRECORDED

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DISTANCE OF 39.48 FEET; SOUTH 48 DEGREES 01 MINUTES 00 SECONDS EAST 44 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 173.34 FEET; SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19 DEGREES 48 MINUTES 40 SECONDS AN ARC DISTANCE OF 59.24 FEET; SOUTH 67 DEGREES 49 MINUTES 40 SECONDS EAST 50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 75 FEET; SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 60 DEGREES 44 MINUTES 40 SECONDS, AN ARC DISTANCE OF 79.51 FEET; SOUTH 7 DEGREES 05 MINUTES 00 SECONDS EAST 132.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50 FEET AND THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE EAST LINE OF SAID LOT 206; THENCE SOUTH ALONG SAID EAST LINE, WESTERLY ALONG THE SOUTHERLY LINE AND NORTH ALONG THE WEST LINE OF SAID LOT 206, TO THE POINT OF BEGINNING.

BEING THE MOST NORTHERLY CORNER OF THE PROPERTY DESCRIBED IN CERTIFICATE OF TITLE NO. KR 94733 ON FILE IN THE OFFICE OF SAID REGISTRAR OF TITLES; THENCE SOUTH 19 DEGREES 10 MINUTES WEST 287.16 FEET TO THE NORTHWEST CORNER OF LOT 245 OF SAID HILLHAVEN TRACT, BEING ALSO AN ANGLE POINT IN THE BOUNDARY OF SAID HILLHAVEN TRACT, AND THE MOST WESTERLY CORNER OF THE PROPERTY DESCRIBED IN CERTIFICATE OF TITLE KR 94733; THENCE ALONG SAID BOUNDARY LINE, SOUTH 79 DEGREES 50 MINUTES WEST 200.00 FEET TO THE MOST WESTERLY CORNER OF LOT 236 OF SAID HILLHAVEN TRACT, BEING MARKED BY A 2 INCH IRON PIPE; THENCE CONTINUING ALONG SAID BOUNDARY LINE SOUTH 10 DEGREES 10 MINUTES EAST 145.70 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 236 BEING AN ANGLE POINT IN SAID BOUNDARY LINE; THENCE CONTINUING ALONG SAID BOUNDARY LINE SOUTH 35 DEGREES 20 MINUTES WEST 122.37 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID BOUNDARY LINE SOUTH 2 DEGREES 05 MINUTES EAST 62.00 FEET; THENCE LEAVING SAID BOUNDARY LINE NORTH 81 DEGREES 40 MINUTES 30 SECONDS WEST, 1105.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 2, AS SHOWN ON SAID LICENSED SURVEYOR'S MAP DISTANT THEREON NORTH 6 DEGREES 29 MINUTES 30 SECONDS WEST 1542.00 FEET FROM THE SOUTHWEST CORNER OF LOT 7 OF SAID FRACTIONAL SECTION 24, BEING MARKED BY A 2 INCH IRON PIPE SET IN CONCRETE; THENCE ALONG SAID WESTERLY LINE, NORTH 0 DEGREES 29 MINUTES 30 SECONDS WEST 1090.62 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE PROPERTY DESCRIBED IN SAID CERTIFICATE OF TITLE HV-72441; THENCE ALONG SAID LAST MENTIONED SOUTHWESTERLY LINE SOUTH 72 DEGREES 17 MINUTES EAST 1515.87 FEET TO THE POINT OF BEGINNING.

PARCEL 171:

LOT 1 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, IN THE COUNTY

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EXHIBIT U

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TITLE INSURANCE AND TRUST COMPANY

OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL
PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON JULY 18,
1904.

EXCEPT THE EAST 150 FEET THEREOF.

ALSO EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED AS PARCEL
11A AS CONDEMNED BY FINAL DECREE ENTERED IN CASE NO. 729135
SUPERIOR COURT, A CERTIFIED COPY THEREOF BEING RECORDED IN BOOK
D-2994 PAGE 326, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION THEREOF LYING SOUTHERLY OF
THE SOUTHERLY LINE OF THAT CERTAIN STRIP OF LAND 84 FEET WIDE
DESCRIBED IN DEED TO THE CITY OF LOS ANGELES RECORDED ON
FEBRUARY 8, 1958 IN BOOK D-5 PAGE 675, OFFICIAL RECORDS.

PARCEL 19:

LOTS 12 TO 27 INCLUSIVE OF TRACT NO. 8959, IN THE CITY OF LOS
ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS
PER MAP RECORDED IN BOOK 122 PAGE 18 OF MAPS, IN THE OFFICE OF
THE COUNTY RECORDER OF SAID COUNTY.

LOT 5 OF SECTION 24, LOT 1 OF SECTION 25 AND THE EAST 150 FEET
OF LOT 1 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 14 WEST, SAN
BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, IN THE COUNTY
OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL
PLAT THEREOF.

PARCEL 20:

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, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,
INCLUDED WITHIN THE LINES OF V. BEAUDRY'S MOUNTAINS, IN SAID
CITY, COUNTY AND STATE, 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 OF THE SOUTHEAST
ONE-QUARTER, ALL IN SECTION 23, TOWNSHIP 2 NORTH, RANGE 14
WEST, SAN BERNARDINO MERIDIAN, IN SAID CITY, COUNTY AND STATE,
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, COUNTY AND STATE,
ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT FROM SAID ABOVE PORTION OF FRACTIONAL SECTION 25, THOSE
PORTIONS DESCRIBED IN THE PARTIAL RECONVEYANCE RECORDED ON

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TITLE INSURANCE AND TRUST COMPANY

MARCH 4, 1965 IN BOOK R-2192 PAGE 644, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER 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 SHIRINE HOSPITAL FOR CHIPPED 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. DE BELL, A SINGLE MAN, TO VERDUGO MOUNTAINS, INC., A CORPORATION, RECORDED AUGUST 8, 1963 IN BOOK D-2117 PAGE 114, OFFICIAL RECORDS.

PARCEL 21:

LOTS 2 AND 3 THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; ALL IN FRACTIONAL SECTION 23, TOWNSHIP 2 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT FROM THE SAID LOT 3 AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION, THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, DISTANT NORTH 1 DEGREES 5 MINUTES 30 SECONDS EAST 29.10 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 44 DEGREES 34 MINUTES 30 SECONDS EAST, 369.20 FEET TO A 1 INCH IRON PIPE; THENCE NORTH 31 DEGREES 55 MINUTES 30 SECONDS EAST, 154 FEET TO A 1 INCH IRON PIPE; THENCE NORTH 24 DEGREES 47 MINUTES 30 SECONDS WEST, 314.10 FEET TO A 1 INCH IRON PIPE; THENCE NORTH 89 DEGREES 9 MINUTES WEST 195.24 FEET TO A POINT IN THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF THE SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG SAID LINE, SOUTH 1 DEGREES 5 MINUTES 30 SECONDS WEST, 681.13 FEET TO THE POINT OF BEGINNING.

PARCEL 22:

THE WEST 130.00 FEET, MEASURED AT RIGHT ANGLES, OF THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, LYING NORTH OF THE NORTH LINE OF LA TUNA CANYON ROAD, AS DESCRIBED IN THE DEED RECORDED IN BOOK 7415 PAGE 284, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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EXHIBIT B

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80-196339

EXHIBIT 2

2010 JUDGMENT OUT OF LOS ANGELES COUNTY SUPERIOR COURT CASE NO. BC385946, QUIETING TITLE TO THE VENTURA COUNTY PROPERTY IN FAVOR OF HARRY MANSDORF, TRUSTEE OF THE MANSDORF FAMILY REVOCABLE TRUST, DATED AUGUST 31, 1967.

1 Paul Orloff, Esq. SBN 216791
2 Orloff & Associates
3 8402 Florence Avenue Suite B1
4 Downey, California 90240
5 Telephone (562) 869-3034
6 Facsimile: (562) 869-3539

7 Attorney for Plaintiffs
8 Harry Mansdorf (a/k/a Harold Mansdorf),
9 individually and as Trustee of The Mansdorf
10 Family Trust (a/k/a The Mansdorf Trust); The
11 Mansdorf Family Trust (a/k/a The Mansdorf Trust)

REC'D

FILED
LOS ANGELES SUPERIOR COURT

DEC 08 2009

FILING WINDOW

JAN 06 2010

JOHN A. CLARK
m. *Jaime*
BY MARIA FAU

8 THE SUPERIOR COURT OF THE STATE OF CALIFORNIA
9 COUNTY OF LOS ANGELES - CENTRAL DISTRICT

11 HARRY MANSDORF (a/k/a HAROLD
12 MANSDORF), individually and as Trustee
13 OF THE MANSDORF FAMILY TRUST
14 (a/k/a THE MANSDORF TRUST); THE
15 MANSDORF FAMILY TRUST (a/k/a THE
16 MANSDORF TRUST)

17 Plaintiff(s),

18 v.

19 MICHELE V. GIACOMAZZA (a/k/a
20 MICHAEL GIACOMAZZA and MICHAEL
21 GATTO), an individual; KATHRYN
22 GATTO (a/k/a KATHRYN
23 GIACOMAZZA), an individual; JOINT
24 VENTURE, LLC, an unknown business
25 form of unknown origin; JOINT
26 VENTURE, CORP, a Nevada Corporation;
27 MALIBU HILLS RANCH, INC., a Nevada
28 Corporation; MALIBU HILLS RANCH
CORP., an unknown business form of
unknown origin; UNITED AMERICAN
ENGINEERING & DEVELOPMENT, an
unknown business form of unknown origin;
CHEVY CHASE BANK; and DOES 1 to 60
inclusive,

Defendant(s).

Case No. BC385946

Before the Honorable
Judge Charles F. Palmer

[Proposed] JUDGMENT AFTER TRIAL
BY THE COURT

TRIAL

Date: Commenced April 28, 2009

Concluded May 29, 2009

Place: Department 33

THE SUPERIOR COURT OF THE STATE OF CALIFORNIA
COUNTY OF LOS ANGELES - CENTRAL DISTRICT

HARRY MANSDORF (a/k/a HAROLD
MANSDORF), individually and as Trustee
OF THE MANSDORF FAMILY TRUST
(a/k/a THE MANSDORF TRUST); THE
MANSDORF FAMILY TRUST (a/k/a THE
MANSDORF TRUST)

Plaintiff(s),

v.

MICHELE V. GIACOMAZZA (a/k/a
MICHAEL GIACOMAZZA and MICHAEL
GATTO), an individual; KATHRYN
GATTO (a/k/a KATHRYN
GIACOMAZZA), an individual; JOINT
VENTURE, LLC, an unknown business
form of unknown origin; JOINT
VENTURE, CORP, a Nevada Corporation;
MALIBU HILLS RANCH, INC., a Nevada
Corporation; MALIBU HILLS RANCH
CORP., an unknown business form of
unknown origin; UNITED AMERICAN
ENGINEERING & DEVELOPMENT, an
unknown business form of unknown origin;
CHEVY CHASE BANK; and DOES 1 to 60
inclusive,

Defendant(s).

Case No. BC385946

Before the Honorable
Judge Charles F. Palmer

JUDGMENT AFTER TRIAL BY THE
COURT

TRIAL

Date: Commenced April 28, 2009

Concluded May 29, 2009

Place: Department 33

1 The bench trial of the equitable causes of action of the Third Amended Complaint in the
2 above-captioned matter commenced on April 28, 2009 and concluded, with various recesses, on
3 May 29, 2009, before the Honorable Charles F. Palmer in Department 33 of this Court.

4 Attorneys John C. Torjesen and Paul Orloff appeared on behalf of Plaintiffs Harry Mansdorf
5 (a/k/a Harold Mansdorf), individually and as Trustee of The Mansdorf Family Trust (a/k/a The
6 Mansdorf Trust) and The Mansdorf Family Trust (a/k/a the Mansdorf Trust). Attorney Michael
7 L. McQueen appeared on behalf of Defendants Michele V. Giacomazza (a/k/a Michael
8 Giacomazza and Michael Gatto), an individual, Kathryn Gatto (a/k/a Kathryn Giacomazza), an
9 individual, Joint Venture, LLC, an unknown business form of unknown origin, Joint Venture,
10 Corp, a Nevada Corporation, Malibu Hills Ranch, Inc., a Nevada Corporation, Malibu Hills
11 Ranch Corp., an unknown business form of unknown origin, and United American Engineering
12 & Development, an unknown business form of unknown origin. Plaintiff Harry Mansdorf and
13 Defendants Michele V. Giacomazza and Kathryn Gatto each attended the trial.

14 Subsequent to the bench trial on the equitable causes of action, Plaintiffs dismissed the
15 aforementioned defendants on the following causes of action: the first cause of action for Elder
16 Abuse, the second cause of action for Fraud, the third cause of action for Intentional
17 Misrepresentation, the fourth cause of action for Negligent Misrepresentation, the eleventh
18 cause of action for Conspiracy and the twelfth cause of action for Declaratory Relief.

19 The Court, having heard the testimony and the arguments of counsel, reviewed the
20 exhibits and legal briefing, and made its written Statement of Decision,

21 IT IS HEREBY THE JUDGMENT OF THIS COURT:

22 JUDGMENT in FAVOR of Plaintiffs Harry Mansdorf (a/k/a Harold Mansdorf),
23 individually and at Trustee of The Mansdorf Family Trust (a/k/a The Mansdorf Trust) and The
24 Mansdorf Family Trust (a/k/a the Mansdorf Trust) and AGAINST Michele V. Giacomazza
25 (a/k/a Michael Giacomazza and Michael Gatto), an individual, Kathryn Gatto (a/k/a Kathryn
26 Giacomazza), an individual, Joint Venture, LLC, an unknown business form of unknown
27 origin, Joint Venture, Corp, a Nevada Corporation, Malibu Hills Ranch, Inc., a Nevada
28 Corporation, Malibu Hills Ranch Corp., an unknown business form of unknown origin, and

1 United American Engineering & Development, an unknown business form of unknown origin,
2 on the following causes of action:

3 The Fifth for QUIET TITLE, The Sixth for RESCISSION BASED ON FRAUD,
4 the Seventh for RESCISSION BASED ON FAILURE OF CONSIDERATION,
5 the Eighth for SET ASIDE FRAUDULENT CONVEYANCE, the Ninth for
6 UNFAIR BUSINESS PRACTICES, and the Tenth for CONSTRUCTIVE
7 TRUST.

8 IT IS FURTHER ADJUDGED, ORDERED AND DECREED that the following
9 instruments are cancelled and deemed null and void:

- 10 1. Mechanic's Lien recorded on April 13, 2004 as instrument number 20040413-0096668 in
11 the official records of the county recorder for Ventura County, for the sum of \$600,000.00
12 (Six Hundred Thousand Dollars).
- 13 2. Mechanic's Lien recorded on October 4, 2004 as instrument number 20041004-0268543
14 in the official records of the county recorder for Ventura County, for \$20,000,000.00
15 (Twenty Million Dollars).
- 16 3. Mechanic's Lien recorded on December 9, 2004 as instrument number 20041209-0326891
17 recorded in Ventura County, for the sum of \$95,000,000.00 (Ninety-Five Million Dollars).
- 18 4. Quitclaim Deed recorded 10/28/2004 to Joint Venture LLC from Harry Mansdorf, recorded
19 in the official records of the county recorder for Los Angeles County as Instrument Number
20 04 2792102.
- 21 5. Quitclaim Deed recorded 12/6/2004 to Joint Venture Corp., a Nevada Corp. from Harry
22 Mansdorf Trustee Grantor, recorded in the official records of the county recorder for
23 Ventura County by Instrument Number 20041206-0323077.
- 24 6. Grant Deed recorded 1/12/2005 to Malibu Hills Ranch Corp. from Harry Mansdorf trustee
25 of the Mansdorf Family Trust, recorded in the official records of the county recorder for
26 Ventura County as Instrument Number 20050112-0008662
- 27 7. Quitclaim Deed recorded on 5/3/2006 to Kathryn R. Gatto a single woman from Joint
28 Venture Corp recorded in the county recorder for Los Angeles County by Instrument

Number 06 0968714.

8. Grant Deed recorded 5/3/06 to Joint Venture Corp. from Harry Mansdorf as Trustee of the Lee Mandorf Family Trust, recorded in the official records of the county recorder of Los Angeles County as Instrument Number 06 0968715.
9. Grant Deed recorded 5/8/2006 to Joint Venture Corp. from Harry Mansdorf as Trustee of the Lee Mansdorf Family Trust, recorded in the official records of the county recorder for Ventura County as Instrument Number 20060508-0097956.
10. Grant Deed recorded 5/17/2006 to Joint Venture Corp. from Harry Mansdorf as Trustee of the Lee Mansdorf Family Trust, recorded in the official records of the county recorder for Ventura County by Instrument Number 20060517-0106050.
11. Grant Deed recorded 8/25/2006 to Kathryn R. Gatto, a single woman, from Joint Venture Corp who erroneously acquired title as Joint Venture LLC recorded in the official records of the county recorder for Los Angeles County as Instrument Number 06 1902031.
12. Grant Deed recorded 8/28/2006 to Kathryn R. Gatto, a single woman and Michele V. Giacomazza, an unmarried man, as joint tenants, from Kathryn R. Gatto, a single woman recorded in the official records of the county recorder for Los Angeles County by Instrument Number 06 1908719.
13. Quitclaim Deed recorded 4/17/2007 to Malibu Hills Ranch Inc, a Nevada Corporation from Harold Mansdorf, Successor Trustee of the Lee Mansdorf Family Trust dated August 31, 1967, also known as the Lee Mansdorf Family Trust, also known as the Mansdorf Family Revocable Trust, recorded in the official records of the county recorder for Ventura County as Instrument Number 20070417-00079439-0.

IT IS FURTHER ADJUDGED, ORDERED AND DECREED that title to the MALIBU PROPERTIES and the ALTA PROPERTY, more fully described below, are quieted in FAVOR of Plaintiff Harry Mansdorf, as trustee of The Mansdorf Family Trust (a/k/a The Mansdorf Trust) and AGAINST Defendants Michele V. Giacomazza (a/k/a Michael Giacomazza and Michael Gatto), an individual, Kathryn Gatto (a/k/a Kathryn Giacomazza), an individual, Joint Venture, LLC, an unknown business form of unknown origin, Joint Venture, Corp, a Nevada Corporation,

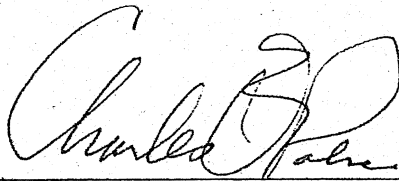
1 Venture Corp, a Nevada Corporation, Malibu Hills Ranch, Inc., a Nevada Corporation, Malibu
2 Hills Ranch Corp., an unknown business form of unknown origin, and United American
3 Engineering & Development, an unknown business form of unknown origin, and that said
4 Defendants have no right, title or interest in either the MALIBU PROPERTIES or the ALTA
5 PROPERTY.

6 The MALIBU PROPERTIES consist of approximately 1300 contiguous acres of land
7 situated in the Counties of Los Angeles and Ventura, State of California. The Assessors Parcel
8 Numbers of the MALIBU PROPERTIES are 7000-010-050; 7000-010-100; 7000-010-115; 7000-
9 010-490; 7000-010-520; 7000-010-055; 7000-050-055; 7000-050-085; 7000-050-120; 7000-050-
10 185; 7000-050-195; 7000-050-205; 7000-050-215; 7000-050-315; 7000-050-325; 7000-050-335;
11 7000-050-345; 7000-050-355; 7000-050-365; 7000-050-395; 7990-050-095; 7000-010-040; 7000-
12 010-240; 7000-010-530; 7000-010-540; 7000-050-095; 7000-050-140; 7000-050-245; 7000-050-
13 375; 7000-050-390; 7000-050-400; 7000-050-410; 7000-070-415; 7000-070-425; 7000-070-435;
14 7000-070-445; and 7000-050-385.

15 The ALTA PROPERTY is real property located at 811 North Alta Drive, Beverly Hills,
16 California 90210 with the following legal description: "Lot 2 of Tract No. 7954 in the City of
17 Beverly Hills, County of Los Angeles, State of California, as per map recorded in book 113, pages
18 70 and 71 of maps in the office of the County Recorder of said County." The Assessor Parcel
19 Number of the ALTA PROPERTY is 4350-001-018.

20 The Court further finds that Plaintiffs Harry Mansdorf (a/k/a Harold Mansdorf),
21 individually and as Trustee of The Mansdorf Family Trust (a/k/a The Mansdorf Trust) and The
22 Mansdorf Family Trust (a/k/a the Mansdorf Trust) are the prevailing parties in this action and are
23 entitled to an award of all costs.

24 Dated: January 6, 2010

25 
26
27 HONORABLE JUDGE CHARLES F. PALMER
28

PROOF OF SERVICE BY MAIL

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

I, the undersigned, hereby certify that I am a resident of the United States and am over the Age of 18; I am employed in the County of Los Angeles, California, in which County the within mailing took place; and am not a party to the subject case. My business address is 9390 Suva Street, Downey, California 90240.

On December 8, 2009, I personally served the foregoing document described as **PROPOSED JUDGMENT AFTER TRIAL BY THE COURT** on the interested parties, as follows:

Michael L. McQueen, Esq.
Law Office of Michael L. McQueen
1000 Paseo Camarillo Suite #126
Camarillo, CA 93010

David S. Bartelstone, Esq.
Cunningham & Treadwell
21800 Oxnard Street Suite 840
Woodland Hills, California 91367

David Marcus, Esq.
Marcus, Watanabe, Snyder & Dave
1901 Avenue of the Stars, Suite 300
Los Angeles, California 90067

Timothy B. Sottile, Esq.
Timothy B. Sottile APLC
31365 Oak Crest Drive Suite 220
Westlake Village, California 91361

Thomas P. Cacciatore, Esq.
Law Office of Thomas P. Cacciatore
99 South Lake Avenue Suite 501
Pasadena, California 91101

Bob Mullen, Esq.
23151 Moulton Parkway, Suite 112
Laguna Hills, CA 92653

I declare under the penalty of perjury that the foregoing is true and correct.

Executed on December 8, 2009, at Downey, California.

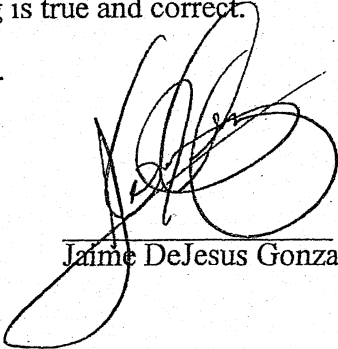

Jaime DeJesus Gonzalez

EXHIBIT 3

**DECLARATION OF JOHN C. TORJESEN ESQ., FILED IN LASC CASE NO. BC363659
SWEARING OUT THE VALUE OF THE VENTURA PROPERTY AS AROUND
\$300,000,000 (THREE HUNDRED MILLION DOLLARS).**

DECLARATION OF JOHN C. TORJESEN, ESQ.

1
2
3 1. I am the principal in the law firm of JOHN C. TORJESEN & ASSOCIATES. I am
4 licensed to practice law before all courts of the State of California and I am a third party in interest
5 involving any sale of 811 Alta Vista Drive., Beverly Hills, California, 90210.. I have personal
6 knowledge of the matters set forth herein, and if called to testify, I could and would testify
7 competently to the following facts:

8 2. I substituted into Mr. Mansdorf's ongoing Real Estate Fraud case on March 27,
9 2009, to represent HARRY MANSDORF and the MANSDORF FAMILY TRUST in ongoing
10 litigation concerning ELDER FINANCIAL ABUSE that resulted in real property being stolen from
11 him and the family trust. It was alleged that through threats, fraud, and coercion of Mr. Mansdorf
12 because of his advanced age, DEFENDANTS MICHELLE GIACOMAZZA, KATHERYN
13 GATTO, JOINT VENTURE LLC, JOINT VENTURE CORP., MALIBU HILLS RANCH, INC.,
14 AND MALIBU HILLS RANCH CORP., & UNITED AMERICAN ENGINEERING AND
15 DEVELOPMENT, fraudulently transferred 1,293 acres of Malibu Coastal Property (hereafter "the
16 Malibu Properties"), and the Mansdorf family home on Alta Drive in Beverly Hills (hereafter "the
17 Alta Property"). These properties are valued at in excess of \$300,000,000.

18 3. I soon realized that Mansdorf did not have the liquid financial assets to pay for his
19 representation. On April 1, 2009, Mr. Mansdorf and I agreed that if I was able to return the Malibu
20 Properties and the Alta Property to the Mansdorf Family Trust, that I would receive a Performance
21 Bonus of \$2,000,000. (See October 18, 2011, Award Before the Committee of Arbitration of the
22 Los Angeles County Bar Association Attorney Client Mediation and Arbitration Services, p. 5, a
23 copy of which is attached hereto as Torjesen EXHIBIT "C", p. 2).

24 4. On April 28, 2009, I proceeded as lead counsel in the Financial Elder Abuse claim
25 and Real Estate Fraud claim on behalf of Mansdorf and the Trust. The bench trial concluded on
26 May 29, 2009, and a Ruling issued on August 3, 2009. (See Statement of Decision by Hon.
27 Charles F. Palmer dated August 3, 2009, a copy of which is attached hereto as Respondents'
28 EXHIBIT "E").

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1 5. As a result of my efforts, all of the properties in controversy, "the Malibu
2 Properties" and the "Alta Property" were returned to the Mansdorf Family Trust. The verdict is
3 believed to be the largest reported Financial Elder Abuse Verdict.

4 6. Additionally, I was able to get the Court to cancel \$115,600,000 [One Hundred
5 Fifteen Million Six Hundred Thousand Dollars] in liens taken out on the properties. As a result,
6 Mr. Mansdorf recovered 1,293 acres of undeveloped coastal Malibu property, including 2.75 miles
7 of coastline, and the return of his Beverly Hills home, a recovery of in excess of \$300,000, 000
8 [Three Hundred Million Dollars] in real estate.

9 7. Immediately after the properties were awarded to Mansdorf, Mansdorf terminated
10 the services of Mr. Torjesen and Torjesen was forced to file a civil claim to recover his fees and
11 performance bonus. Mr. Torjesen filed suit on November 13, 2009.

12 8. On November 16, 2009, I filed a Notice of Pendancy of Action with the Los
13 Angeles County Recorder, Instrument No. 20091734388, which describes both the Alta Drive
14 Property and the Malibu Properties. (See Notice of Pendancy of Action filed November 16 & 17,
15 2009, a copy of which is attached hereto as Plaintiff's EXHIBIT "F").

16 9. I have also filed a Lis Pendens on the Malibu Property in Ventura County as well.
17 (See Notice of Pendancy of Action on Malibu Properties, dated July 28, 2011, Instrument No.
18 20110802-00112997-0 1 / 2, a copy of which is attached hereto as Plaintiff's EXHIBIT "G").

19 10. On October 18, 2011, the LACBA awarded me my performance bonus of
20 \$2,000,000, when any of the following conditions are met:

- 21 a. Development of the Malibu property and obtaining a take-out loan;
- 22 b. Sale of the Trust's interest in the Malibu property; or
- 23 c. Sale of some or all of the Malibu property.

24 (See Torjesen Exhibit C, p. 5).

25 11. On January 31, 2012, the Hon Elizabeth Allen White, entered judgment in my favor
26 against Harry Mansdorf and the Mansdorf Family Trust in the amount of \$2,000,000. (See
27 Judgment of Superior Court, Case No. BC425880, a copy of which is attached hereto as Plaintiff's
28 EXHIBIT "H")

000439

1 12. This judgment has been recorded, and an Abstract of Judgment has been filed and
2 recorded as of April 9, 2012. (See Abstract of Judgment in Case No. BC425880, a copy of which
3 is attached hereto as Plaintiff's EXHIBIT "I").

4 13. The Trust's interest in Malibu property has been sold and/or some of the Malibu
5 property has been sold. (See Joint Venture Agreement dated July 3, 2008, signed by Harry
6 Mansdorf, individually and as Trustee of the Mansdorf Trust aka Mansdorf Family Trust, and
7 Jaime DeJesus Gonzalez, a copy of which is attached hereto as Plaintiff's EXHIBIT "J").

8 In particular, this document provides as follows:

9 To quiet title in and to the PROPERTIES, through necessary legal
10 action, in the name of HM [Harry Mansdorf], with the understanding
11 that HM hereby irrevocably agrees to immediately transfer to JG
12 [Jaime Gonzalez], fifty (50%) percent of all rights, title and
13 interest in and to the PROPERTIES that is recovered by HM at
14 any time following the execution of this AGREEMENT by the
15 PARTIES. The PARTIES further agree to execute all necessary
16 documentation to effectuate the irrevocable transfers of ownership in
17 and to the PROPERTIES that are referenced herein. The PARTIES
18 further understand and acknowledge that HM's remaining interest in
19 and to the PROPERTIES following the transfer to JG, as
20 contemplated herein, shall, following Harry Mansdorf's death, vest
21 in Harry Mansdorf's wife, Linda Mandorf.

22 14. This transfer agreement was signed on July 3, 2008, and the PROPERTIES were
23 lawfully returned to Mansdorf and the Mansdorf Family Trust in a Ruling issued on August 3,
24 2009. (See Torjesen Exhibit E).

25 15. Therefore, as of August 3, 2009, 50% of the PROPERTIES were sold and/or
26 transferred from the Trust to Mr. Gonzalez, satisfying a necessary requirement of this judgment.
27 The PROPERTIES identified in Exhibit A are defined in Paragraph 1.01 (B) of Exhibit E, and
28

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1 include THE MALIBU PROPERTIES.

2 16. I believe the Alta property should be sold only as a last resort.

3 17. I have been informed during my litigation with Mr. Mansdorf that he remains very
4 cash poor, and has no other place to live besides the Alta Property.

5 18. I have also been informed that Mansdorf has been hospitalized several times during
6 our litigation and continued to be in poor health.

7 19. The Malibu Properties are undeveloped land with no dwellings on the property.
8 These properties are much easier to sell to satisfy any outstanding judgments.

9
10 Executed at Brentwood, California, on April 24, 2012

11 

12 JOHN C. TORJESEN, ESQ., Declarant
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EXHIBIT 4
TRUST DOCUMENT FOR THE MANSDORF FAMILY REVOCABLE TRUST, DATED
AUGUST 31, 1967

David Allen Brown*
Richard E. Streza*
Vanessa J. Gregor, J.D., LL.M.**
Matt Brown*
Vincent J. Le Pore III
Casey S. Hale
Beth K. Rautiola
Marianne H. Man
Stephen A. Stafford, J.D., LL.M.
Anita K. Nyhuis, J.D., LL.M.*
Paula A. Clarkson, J.D., LL.M.

* A Professional Corporation

* Certified Specialist Estate Planning, Trust and Probate Law,
The State Bar of California Board of Legal Specialization

** Licensed in California and Michigan

**BROWN
&
STREZA** LLP
Attorneys at Law

A Limited Liability Partnership
Including Professional Corporations

Established 1975

8105 Irvine Center Drive, Suite 700
Irvine, California 92618
Telephone 949.453.2900
Facsimile 949.453.2916
inquiries@brownandstreza.com
www.brownandstreza.com

COPY

THE MANSDORF FAMILY REVOCABLE TRUST

DATED AUGUST 31, 1967

(AMENDMENT/RESTATEMENT DATED MARCH 22, 2011)

**IT IS IMPORTANT FOR THE TRUSTEE TO CALL YOUR ATTORNEY IMMEDIATELY
UPON THE DEATH OF A TRUSTOR – FAILURE TO DO SO COULD RESULT IN THE LOSS OF
IMPORTANT OPTIONS AND COULD CAUSE ADVERSE TAX CONSEQUENCES**

PLACE THE ORIGINAL DOCUMENT IN A SAFE DEPOSIT BOX

**DO NOT WRITE ON, ALTER OR MODIFY THE ORIGINAL DOCUMENT
WITHOUT YOUR ATTORNEY'S ADVICE**

COPY

AMENDMENT/RESTATEMENT TO

THE MANSDORF FAMILY REVOCABLE TRUST DATED AUGUST 31, 1967

Pursuant to the powers reserved to the Settlor under Article II "Settlor's Rights" of that certain Trust Agreement dated August 31, 1967, as amended and restated in its entirety on July 29, 2009, between Harry "Harold" Mansdorf, as Settlor, and Harry "Harold" Mansdorf, as Trustee, the Settlor hereby amends and restates said Trust Agreement in its entirety as follows:

This Amendment/Restatement to the Mansdorf Family Revocable Trust (also known as the Mansdorf Trust and as the Mansdorf Family Trust) dated August 31, 1967 is entered into this 22nd day of March, 2011, by and between Harry Mansdorf (aka Harold Mansdorf), as Trustor, and Harry Mansdorf (aka Harold Mansdorf), as Trustee.

ARTICLE I

TRUST PROPERTY

The Trustor has transferred and delivered, and by this document does grant, convey, transfer, assign and deliver all property currently owned, or will grant, convey, transfer, assign and deliver all property acquired in the future, to the Trustee, without consideration. The property described in Schedule A attached hereto and made a part hereof is an accurate list of all property interests so transferred. Also, the Trustor has designated or will designate the Trustee as beneficiary and owner of the life insurance policies and as beneficiary of the employee benefit plans described in Schedule B, attached hereto and made a part hereof, and may hereafter designate the Trustee as beneficiary under any pension, profit sharing or other form of employee benefit plan in which the Trustor has a beneficial or assignable interest. Additional property, real or personal, or any interest therein, acceptable to the Trustee, may be transferred to this trust by the Trustor or any other person. The Trustee agrees to hold, manage and distribute the property described in Schedule A, the proceeds of any life insurance policies listed in Schedule B and all other property hereafter received as hereinafter provided.

ARTICLE II

CHARACTER OF PROPERTY

The Trustor intends that all property transferred to this trust and the proceeds thereof shall remain Trustor's separate property during Trustor's lifetime.

ARTICLE III

NAME OF TRUST

The trusts created in this instrument may be referred to as the Mansdorf Family Revocable Trust, and each separate trust created in this instrument may be referred to by adding the name of the beneficiary.

ARTICLE IV

POWER TO AMEND AND REVOKE

4.01 During Lifetime of Trustor: While living and competent, the Trustor may, at any time or times, by written notice filed with the Trustee, change any beneficiary, amend any provision hereof to such extent as may be acceptable to the Trustee, revoke this trust in whole or in part, or withdraw all or any part of the trust estate, and while living, the Trustor may, at any time or times, by written notice filed with the Trustee, wholly revoke this trust upon indemnifying the Trustee to its satisfaction and the payment of all sums due the Trustee. Any part of the trust estate returned to the Trustor under this provision shall retain its character as the separate property of the Trustor, as if the property had never been placed in trust. The agent of a Trustor acting under a valid power of attorney executed by the Trustor may revoke or amend this agreement to the extent the agent is specifically authorized to do so in the instrument appointing the agent. A revocation or amendment made by the agent of a Trustor in good faith shall be conclusive on all persons interested in the trust and the agent shall not be liable for the consequences of any revocation or amendment or for not having revoked or amended the trust. A revocation or amendment by the agent of a Trustor must be in a written instrument signed by the agent.

4.02 Effect: Any amendment or revocation shall take effect when and if the required writing is received by the Trustee, but any such amendment or revocation shall not affect any lawful act of the Trustee prior to receipt by the Trustee of the required writing. Notwithstanding the foregoing, the Trustee shall not be obligated to act under any amendment unless it accepts the same in writing.

(END OF PAGE)

ARTICLE V

DISTRIBUTIONS OF INCOME AND PRINCIPAL

5.01 During Lifetime of Trustor:

5.01.1 Income: The Trustee shall pay to or apply for the benefit of the Trustor, during his or her lifetime, in monthly or other convenient installments, but not less frequently than annually, the entire net income of the trust.

5.01.2 Withdrawal of Principal: In addition, the Trustee shall pay to the Trustor such amounts of the principal of the trust, up to the whole thereof, as the Trustor may direct from time to time in a written instrument or instruments signed by the Trustor and delivered to the Trustee during his or her lifetime. The written requests shall not be required so long as the Trustor is serving as the sole Trustee of this trust.

5.01.3 Incompetency of Trustor: If at any time, either in the Trustee's absolute discretion or as certified in writing by two licensed physicians, the Trustor has become physically or mentally incapacitated, whether or not a court of competent jurisdiction has declared him or her incompetent, mentally ill, or in need of a conservator, the Trustee shall pay to or apply for the benefit of the Trustor and the Trustor's spouse, if the Trustor has a spouse, and any then living child of the Trustor who is under the age of twenty-three (23), in monthly or other convenient installments, not less frequently than annually, as much of the net income and principal of this trust, up to the whole thereof, as the Trustee, in the Trustee's discretion, deems necessary for their reasonable health, education, support and maintenance. Any net income not distributed shall be accumulated and added to principal. The Trustor shall be the primary beneficiary of this distribution provision and his or her needs shall be fulfilled prior to any distribution to Trustor's spouse or children. The Trustor's spouse and children who are under the age of twenty-three (23) shall be secondary beneficiaries during the lifetime of the Trustor.

5.02 Upon the Death of the Trustor:

5.02.1 Payment of Debts, Funeral Expenses, Taxes: Upon the death of the Trustor, the Trustee, in its sole discretion, may pay out of the trust estate, to the extent that the Trustee determines they are not provided for by the Trustor's probate estate, any debts of the Trustor, the last illness and funeral expenses of the Trustor, attorneys' fees and other costs incurred in administering the Trustor's estate, and any estate or inheritance taxes (including interest and penalties thereon) and other costs arising by reason of the Trustor's death. The Trustee may make such payments to the executor or administrator of the deceased Trustor's estate. All estate and inheritance taxes payable by reason of the death of the Trustor shall be charged to Trust B as that trust is hereafter described. Except as may be otherwise specifically provided, such charge and expense shall be paid from the trust estate as a whole without apportionment, deduction or adjustment among the beneficiaries of this trust or of any separate trust hereunder. If the Trustor is survived by a spouse, any estate taxes attributable to any property passing to the Trustor's spouse that qualifies for the federal estate tax marital deduction shall be paid out of property that does not qualify for the federal estate tax marital deduction, so that the property qualifying for the federal estate tax marital deduction shall pass to the Trustor's spouse free of any such taxes.

5.02.2 Distribution of Personal Property: The Trustor may make a list of specific bequests of tangible personal property in the nature of jewelry, furniture, furnishings or personal effects, to any individual or individuals or entity that the Trustor may wish. Such list shall specifically refer to this paragraph, shall be signed by the Trustor, and shall be delivered to the Trustee. Any such list shall constitute an amendment of this trust as to those items. The Trustee shall distribute such bequests as the list may provide.

5.02.3 Division of Trust Estate if Trustor is Survived by Trustor's Spouse: If the Trustor is survived by the Trustor's spouse, Linda Florence Mansdorf, upon the death of the Trustor, the Trustee shall divide the trust estate, including any additions made by the Will of the Trustor or by any life insurance or employee benefit proceeds or otherwise, into separate shares designated "Trust B" and "Trust C," each of which shall constitute and be held, administered and distributed by the Trustee as a separate trust.

(a) Trust B (the "Decedent's Trust", sometimes referred to as the "non-marital", "by-pass" or "unified credit trust") shall consist of the assets owned by the Trustor, whether as an interest in community property or as quasi-community property or separate property, to such value as equals the maximum amount which can be passed to the beneficiaries of the Trustor other than the Trustor's surviving spouse, after allowing for the unified credit against the federal estate tax, but no other credit, which will result in no federal estate tax being payable by the Trustor's estate or if the Trustor owns insufficient assets to reach this maximum amount, then all of the Trustor's property. All assets exceeding this maximum amount shall be placed in Trust C, as hereinafter defined; provided, however, that any assets disclaimed by the Trustor's spouse shall be placed in this Trust B and any assets not qualified for the federal estate tax marital deduction may be placed in this Trust B.

(b) Trust C (the "Terminable Trust," sometimes referred to as the "Qualified Terminable Interest Property Trust" or "QTIP Trust") shall consist of all of the assets of the Trustor which were not placed in Trust B.

(1) The Trustee shall satisfy this amount in cash or kind, or partly in each, with assets eligible for the unlimited marital deduction. Assets allocated in kind shall be deemed to satisfy this amount on the basis of their values at the date or dates of distribution to Trust C.

(2) The Trustee shall allocate to Trust C no separate property of the Trustor which cannot qualify for the unlimited marital deduction and, except to the extent that there shall be insufficient other assets, shall allocate thereto no separate property (a) which shall be subject to any foreign estate, inheritance, transfer, succession or death tax or duty, or (b) which shall be subject to income tax upon receipt by the Trustee or a beneficiary hereof and which shall also be subject to federal estate tax in the Trustor's estate and, in addition, may allocate thereto the entire interest of the Trustor in and to any residential property used as the principal residence then held in the trust estate.

(3) Notwithstanding anything to the contrary herein, the Trustor's spouse may disclaim his/her rights to receive any portion or all of the income and principal from (together with his/her rights to appoint any portion or all of the principal of and accrued income from) the Trustor as he/she may

specify in an instrument in writing executed and filed in the manner provided by law, to enable him/her to utilize the unlimited marital deduction, and in such event, the Trustee shall add the property affected thereby to the principal of Trust B created hereunder. In the event that the Trustor's spouse dies without having disclaimed hereunder, but before the expiration of the time permitted by law for making a disclaimer, then the Successor Trustee(s) hereof or the personal representative of the spouse's estate may execute and file, in the manner provided by law, a disclaimer on behalf of the Trustor's spouse, and in such event the Trustee shall add the property affected thereby to the principal of said Trust B.

(4) The Trustee shall determine whether or not the executor should elect to qualify all or a portion of this Trust C for the federal estate tax marital deduction, having in mind all relevant tax and non-tax factors bearing on this decision, and advise the executor of the decision which shall be binding on the executor in the absence of compelling reasons to the contrary.

5.02.4 Election by Trustor's Spouse: In the event the Trustor's spouse shall elect to take his or her community property share or his or her share of the quasi-community property of the Trustor's Will, this trust, or any policy of life insurance payable to this trust, the assets remaining in Trust B and Trust C shall nevertheless be held, administered and distributed pursuant to all of the provisions of this trust agreement.

5.02.5 Disposition of Trust Estate if Trustor is Not Survived by Trustor's Spouse: If the Trustor is not survived by the Trustor's spouse, the Trustee shall hold, administer and distribute the trust estate in the same manner as provided herein for the Trust B residuary beneficiaries below.

5.03 Distribution of Income and Principal of Trust B:

5.03.1 During Lifetime of Trustor's Spouse: If the Trustor's spouse is then living, the Trustee shall distribute Trust B as follows:

(a) Distribution to Lillian Springer: At such time that Jaime DeJesus Gonzalez exercises his Buy-Out Option under the Joint Venture Agreement dated July 3, 2008, as amended on March 8, 2011, or if Jaime DeJesus Gonzalez exercised said Buy-out Option prior to the Trustor's death, one million dollars (\$1,000,000.00), free of estate tax, shall be distributed to Lillian Springer, outright and free of trust, if living, and if not living, this gift shall lapse.

(b) Distribution to Trustor's Spouse: The remaining balance of Trust B shall be held in trust for the benefit of the Trustor's wife, Linda Florence Mansdorf, and distributed as follows:

(1) Income: During the lifetime of the Trustor's spouse, the Trustee may pay to or apply for the benefit of the Trustor's spouse, in monthly or other convenient installments, as much of the remaining net income of Trust B, up to the whole thereof, as the Trustee, in the Trustee's discretion, deems necessary for the Trustor's spouse's reasonable health, education, support and

maintenance. Any net income not distributed shall be accumulated and added to principal.

(2) Invasion of Principal: If the Trustee deems such income payments to be insufficient, the Trustee shall, from time to time, pay to or apply for the benefit of the Trustor's spouse such sums out of the remaining principal of Trust B as the Trustee, in the Trustee's discretion, deems necessary for the spouse's reasonable health, education, support and maintenance.

(3) Trustor's Spouse Incapacitated: If at any time, either in the Trustee's absolute discretion or as certified in writing by two licensed physicians, the Trustor's spouse has become physically or mentally incapacitated, whether or not a court of competent jurisdiction has declared him or her incompetent, mentally ill, or in need of a conservator, the Trustee shall pay to or apply for the benefit of the Trustor's spouse, in monthly or other convenient installments, as much of the remaining net income and principal of Trust B, up to the whole thereof, as the Trustee, in the Trustee's discretion, deems necessary for the Trustor's spouse's reasonable health, education, support and maintenance. Any net income not distributed shall be accumulated and added to principal.

5.03.2 Upon the Death of Trustor's Spouse, or in the Event the Trustor's Spouse has Predeceased the Trustor: If the Trustor's spouse has predeceased the Trustor, or upon the death of the Trustor's spouse, the Trustee shall distribute the balance of Trust B as hereafter provided. In the event there is a discrepancy in the Trustee named in the trusts established under this Paragraph and its subparagraphs and the Trustee named in Article XI, the Trustees of the trusts established under this Paragraph and its subparagraphs shall be the Trustees named in this Paragraph and its subparagraphs and the Trustees of the trusts established under other provisions of this trust shall be the Trustees named in Article XI.

(a) Limited Power of Appointment-Spouse: Upon the death of the Trustor's spouse, the Trustee shall distribute the balance of Trust B (excluding any gift to or for the benefit of Lillian Springer) to such one or more persons or entities as the Trustor's spouse, Linda Florence Mansdorf, may direct, and on such terms and conditions, either outright or in trust, as the Trustor's spouse shall appoint by a Will or by a Living Trust provision executed after the death of the Trustor, which Trust provision is to take effect upon the death of the Trustor's spouse, and which Will or Trust provision specifically refers to and exercises this power of appointment. In no event shall this limited power be construed to give the Trustor's spouse the power to appoint to herself, to her creditors, to her estate, or to the creditors of her estate. Furthermore, this limited power of appointment for the Trustor's spouse shall not apply to any gift to or for the benefit of Lillian Springer.

(b) Distribution of Personal Property: The Trustor may make a list of specific bequests of tangible personal property in the nature of jewelry, furniture, furnishings or personal effects, to any individual or individuals or entity that the Trustor may wish. Such list shall specifically refer to this paragraph, shall be signed by the Trustor, and shall be delivered to the Trustee. Any such list shall constitute an amendment of this trust as to those items. The Trustee shall distribute such bequests as the list may provide.

(c) Distribution of Balance: If or to the extent that the Trustor's spouse shall have failed to exercise the power of appointment conferred upon her under paragraph 5.03.2(a) above, or an attempted exercise by her of this power shall have been invalid or ineffective for any reason, or she shall have released or renounced this power, the entire balance of Trust B shall be distributed as follows:

(1) In the event that one million dollars (\$1,000,000.00) was not distributed to Lillian Springer pursuant to paragraph 5.03.1(a) above, either because Jaime DeJesus Gonzalez did not exercise his Buy-Out Option under the Joint Venture Agreement dated July 3, 2008, as amended March 8, 2011, during the life of either the Trustor or the Trustor's wife, or because the Trustor's wife predeceased the Trustor, one million dollars (\$1,000,000.00), free of estate tax, shall be distributed to Lillian Springer, outright and free of trust, if living, and if not living, this gift shall lapse.

(2) One million dollars (\$1,000,000.00) each, free of estate tax, shall be distributed to Julia Chadderton, Megan Sperry, Kiersten Sperry, Jasmine Jenson, Chad Egan, Dorothy Kahn and Mary Toy, outright and free of trust, if living, and if not living, the deceased beneficiary's gift shall lapse.

(3) The remaining balance of the trust estate shall be distributed to Jaime DeJesus Gonzalez, outright and free of trust.

(d) Retained Trust for Beneficiaries: Except as otherwise provided herein, if any person entitled to outright distribution of any portion of the trust estate is under age thirty (30), the Trustee shall hold and administer such person's portion of the trust estate for the person's benefit, add income therefrom to principal and pay to or apply for the benefit of the person as much of the person's trust as the Trustee, in the Trustee's discretion, deems necessary for the person's health, education, support and maintenance, after taking into consideration, to the extent the Trustee deems advisable, any other income or resources of the person outside of the person's trust known to the Trustee. When the person attains age thirty (30), the Trustee shall distribute to the person his or her entire share of the trust estate. If a person dies before attaining age thirty (30), the person's portion of the trust estate shall be distributed as provided elsewhere in this agreement.

(e) Incompetency of Beneficiary: Except as otherwise provided herein, if any person entitled to outright distribution of any portion of the trust estate is mentally or legally incompetent, as certified in writing by two licensed physicians, whether or not a court of competent jurisdiction has declared him or her incompetent, mentally ill, or in need of a conservator, the Trustee shall hold and administer such person's portion of the trust estate for the person's benefit, add income therefrom to principal and pay to or apply for the benefit of the person as much of the person's trust as the Trustee, in the Trustee's discretion, deems necessary for the person's health, education, support and maintenance, after taking into consideration, to the extent the Trustee deems advisable, any other income or resources of the person outside of the person's trust known to the Trustee. When the person attains competency, the Trustee shall distribute to the person the share to which he would have otherwise been entitled, but for the disability, as provided elsewhere in this agreement. If a person dies before

attaining competency, the person's portion of the trust estate shall be distributed as provided elsewhere in this agreement.

(f) Disinheritance: The Trustor has intentionally omitted all the Trustor's heirs or other relatives who are not specifically mentioned herein, and the Trustor hereby generally and specifically disinherits each, any and all persons whomsoever claiming to be or who may be lawfully determined to be the Trustor's heirs at law, except as otherwise mentioned in this instrument, and if any such person or such heirs who, if the Trustor died intestate, would be entitled or shall lawfully become entitled to any part of the trust estate, or if any of the devisees or legatees, or their successors in interest, shall either directly or indirectly, singly or in conjunction with other persons, seek to establish or establish or assert any claims to the trust estate or any part hereof, except under this instrument, or to impair, invalidate or set aside its provisions, or shall endeavor to secure to take any part of the trust estate in any manner other than through or under this instrument, then, in any and all of the above mentioned cases and events, any share or interest in the trust estate given to that beneficiary or relative is revoked and shall be disposed of in the same manner provided herein as if that beneficiary or relative had predeceased the Trustor without issue.

5.04 Distribution of Income and Principal of Trust C:

5.04.1 During the Lifetime of Trustor's Spouse: If the Trustor's spouse is then living, the Trustee shall distribute Trust C as follows:

(a) Income: During the lifetime of the Trustor's spouse, the Trustee shall pay to the Trustor's spouse, in monthly or other convenient installments, but not less frequently than annually, the entire net income of Trust C. Any net income due to the Trustor's spouse which has not been distributed to the Trustor's spouse as of the date of death of the Trustor's spouse, shall be distributed to the estate of the Trustor's spouse.

(b) Principal: During the lifetime of the Trustor's spouse, the Trustee may pay to or apply for the benefit of the Trustor's spouse so much of the principal of this Trust C as the Trustee, in the Trustee's discretion, determines to be necessary for the spouse's health, education, support and maintenance, taking into consideration the principal, income and resources otherwise available to the Trustor's spouse.

5.04.2 Upon the Death of the Trustor's Spouse: Upon the death of the Trustor's spouse, the Trustee shall hold, administer and distribute the remaining principal of Trust C in the same manner as provided herein for the Trust B residuary beneficiaries above.

5.05 Ultimate Distribution: If, at any time before full distribution of the trust estate, the Trustor, the Trustor's spouse, and all of Trustor's issue are deceased and no other disposition of the property is directed by this instrument, the trust estate, or the portion of it then remaining, shall thereupon be distributed to those persons who would be the heirs of the Trustor, the identities and the respective shares of the heirs to be determined according to the laws of the State of California then in effect relating to the succession of separate property not acquired from a parent, grandparent or a predeceased spouse.

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ARTICLE VI

POWERS OF TRUSTEE

To carry out the purposes of any trust created under this instrument and subject to any additions or limitations stated elsewhere in this trust agreement, the Trustee is vested with the following powers with respect to the trust estate, and any part of it, in addition to those powers now or hereafter conferred by law. The enumeration of certain powers of the Trustee shall not limit its general powers, and the Trustee, subject always to the discharge of its fiduciary obligations, is vested with and shall have all the rights, powers and privileges which an absolute owner of the same property would have.

6.01 Power to Retain Property: The Trustee shall have the power to continue to hold any property, including shares of the Trustee's own stock, that the Trustee receives or acquires under the trust as long as the Trustee deems advisable.

6.02 Power to Operate Business: The Trustee shall have the power to continue or participate in any business or other enterprise at the risk of the trust estate and to effect incorporation, dissolution or other change in the form of organization of the business or enterprise.

6.03 Power of Sale, Exchange, Repair, Etc.: The Trustee shall have the power to manage, control, grant options on, sell (for cash or on deferred payments), convey, exchange, partition, divide, subdivide, improve and repair trust property; and to create restrictions, easements and other servitudes, with or without considerations.

6.04 Power to Lease: The Trustee shall have the power to lease trust property for terms within or beyond the terms of the trust and for any purpose, including exploration for and removal of gas, oil and other minerals; to enter into community oil leases, pooling and unitization agreements.

6.05 Power to Borrow: The Trustee shall have the power to borrow money for any trust purpose upon such terms and conditions as the Trustee may deem proper and to encumber the trust estate or any trust property by mortgage, deed of trust, pledge, or otherwise, using such procedure to consummate the transaction as the Trustee may deem advisable; and, with respect to any trust other than Trust B or Trust C, to guarantee loans made by third parties to beneficiaries; to guarantee loans made by third parties to persons and organizations other than beneficiaries in connection with business transactions entered into by the Trustee on behalf of the trust; and to pledge any trust asset to secure any such guarantee.

6.06 Power to Guarantee Loans: With respect to any trust, the Trustee shall have the power to guarantee loans made by third parties to beneficiaries; to guarantee loans made or leases entered into by third parties to or with a corporation of which Trustor is a principal shareholder and whose stock is an asset of the trust; to guarantee loans made by third parties to persons and organizations other than beneficiaries in connection with business transactions entered into by the Trustee on behalf of the trust; and to pledge any trust asset to secure any such guarantee.

6.07 Power to Insure: The Trustee shall have the power to carry, at the expense of the trust, insurance of such kinds and in such amounts as the Trustee deems advisable to protect the trust estate and the Trustee against any hazard.

6.08 Power to Commence or Defend Litigation: The Trustee shall have the power to commence or defend such litigation with respect to the trust or any property of the trust estate as the Trustee may deem advisable, at the expense of the trust. The Trustee's powers under this paragraph shall apply during the term of the trust and after distribution of trust property. However, the Trustee shall have no obligations or duties with respect to any litigation or claims occurring after distribution of trust property unless the Trustee is adequately indemnified by the distributees for any loss in connection with such matters.

6.09 Power to Compromise Claims: The Trustee shall have the power to compromise or otherwise adjust any claims or litigation against or in favor of the trust.

6.10 Investment Powers: The Trustee shall have the power to invest and reinvest the trust estate in every kind of property, real, personal or mixed, and every kind of investment, specifically including, but not by way of limitation, commodity futures and options on commodity futures, corporate obligations of every kind, stocks, preferred or common, shares of investment trusts, investment companies and mutual funds, and mortgage participations, which men of prudence, discretion and intelligence acquire for their own account, and any common trust fund administered by the Trustee.

6.11 Power to Manage Securities: With respect to securities held in the trust, the Trustee shall have all the rights, powers, and privileges of an owner, including, but not by way of limitation, the power to vote, give proxies and pay assessments; to participate in voting trusts, pooling agreements, foreclosures, reorganizations, consolidations, mergers, liquidations, sales and leases, and incident to such participation to deposit securities with and transfer title to any protective or other committee on such terms as the Trustee may deem advisable; and to exercise or sell stock subscription or conversion rights; provided, however, that a corporate Trustee may vote its own shares in the election of directors only in the manner determined and directed by the beneficiary or a majority of the beneficiaries of the trust hereunder containing such shares.

6.12 Brokerage Accounts: The Trustee is authorized to buy, sell and trade in securities of any nature (including "short" sales) and including puts, calls, straddles and other options, covered and uncovered, of every kind and nature, on margin and for such purpose may maintain and operate margin accounts with brokers and may pledge any securities held or purchased by them with such brokers as security for loans and advances made to the Trustee.

6.13 Power to Hold Property in Nominee: The Trustee shall have the power to hold securities or other property in the Trustee's own name or in the name of its nominee with or without disclosing any fiduciary relationship or the Trustee may hold securities unregistered in such condition that ownership will pass, by delivery.

6.14 Power to Advance Funds: The Trustee shall have the power to loan or advance the Trustee's funds to the trust for any trust purpose, such advances with interest at then current rates to constitute a first lien upon the entire trust estate and to be repaid out of principal or income.

6.15 Power to Budget: The Trustee shall have the power to budget the estimated annual income and expenses of the trusts in such manner as to equalize, as far as practicable, periodic income payments to beneficiaries.

6.16 Determination of Principal and Income: Except as otherwise specifically provided in this instrument, the determination of all matters with respect to what is principal and income of the trust estate and the apportionment and allocation of receipts and expenses between these accounts shall be governed by the provisions of the California Principal and Income Law from time to time existing. Any such matter not provided for either in this trust agreement or in the Principal and Income Law shall be determined by the Trustee in its discretion.

6.17 Division and Distribution in Kind: The Trustee shall have the power to partition, allot and distribute the trust estate, on any division or partial or final distribution of the trust estate, in undivided interests or in kind, or partly in money and partly in kind, at valuations determined by the Trustee, and to sell such property as the Trustee may deem necessary to make division or distribution. In making any division or partial or final distribution of the trust estate, the Trustee shall be under no obligation to make a pro rata division, or to distribute the same assets to beneficiaries similarly situated; but rather, the Trustee may, in the Trustee's absolute discretion, make a non-pro rata division between trusts or shares and non-pro rata distributions to such beneficiaries, as long as the respective assets allocated to separate trusts or shares, or distributed to such beneficiaries, have equivalent or proportionate fair market value. The income tax basis of assets allocated or distributed non-pro rata need not be equivalent and may vary to a greater or lesser amount, as determined by the Trustee in the Trustee's discretion, and no adjustment need be made to compensate for any difference in basis.

6.18 Transactions with Estate of Trustor: If the Trustee deems it necessary or advisable for the protection of the estate of the Trustor, or in the best interest of such estate of this trust and the beneficiaries thereof, the Trustee, in its sole and absolute discretion, may with trust funds purchase any securities or other property at a fair value from the legal representatives of such estate and retain such property as part of the trust estate and make secured or unsecured loans of trust funds at the then current rate of interest to such legal representatives, without any liability for loss resulting to the trust estate by reason of any such purpose or loan.

6.19 Transactions Between Trusts: The Trustee may loan or advance money, at the current rate of interest, from any trust hereunder to any other trust hereunder and may sell and purchase assets between the trust hereunder in the Trustee's discretion; subject, always, to the requirement that such transactions be for fair and adequate consideration.

6.20 Power to Invest in Life Insurance: The Trustee shall have the power to apply for, own, receive as a part of the trust assets, hold and/or pay premiums upon life insurance in any form and upon the life of any person or persons as the Trustee may deem advisable. The Trustee is authorized to exercise all rights under such policies and no company issuing the same shall be required to determine the extent of the authority of the Trustee.

6.21 Power to Adjust for Tax Consequences: The Trustee shall have the power, in the Trustee's absolute discretion, to take any action and to make any election to minimize the tax liabilities of this trust and its beneficiaries, to allocate the benefits among the various beneficiaries, to make adjustments in the rights of any beneficiaries, or between the income and

principal accounts and to compensate for the consequence of any tax election or any investment or administrative decision that the Trustee believes has had the effect of directly or indirectly preferring one beneficiary or group of beneficiaries over others.

6.22 Power to Act Independently: Each individual Trustor acting as Trustee hereof has the authority to act independently of any other Trustor acting as Trustee hereof without requiring the signature or consent of the other Trustor-Trustee in exercising his or her duties as Trustee hereof.

6.23 Trustee's Power to Loan to, Buy from and Sell to Trust Individually: The Trustee shall have the power to loan or advance the Trustee's own funds to the trust for any trust purpose, with interest at current rates; to receive security for such loans in the form of a mortgage, pledge, deed of trust or other encumbrance of any assets of the trust; to purchase assets of the trust at their fair market value as determined by an independent appraisal of those assets; and to sell property to the trust at a price not in excess of its fair market value as determined by an independent appraisal.

6.24 Release of Powers: Each individual (non-corporate) Trustee shall have the power to release or to restrict the scope of any power that he may hold in connection with the trust created under this instrument, whether said power is expressly granted in this instrument or implied by law. The individual (non-corporate) Trustee shall exercise this power in a written instrument specifying the powers to be released or restricted and the nature of any such restriction. Any released power shall pass to and be exercised as provided for in the written instrument.

6.25 Power to Withhold Payment if Conflicting Claims Arise: The Trustee shall have the power to withhold from distribution, in the Trustee's absolute discretion, at the time for distribution of any property in this trust, without the payment of interest, all or any part of the property, as long as the Trustee shall determine in the Trustee's absolute discretion that such property may be subject to conflicting claims, to tax deficiencies, or to liabilities, contingent or otherwise, properly incurred in the administration of the estate.

6.26 Power to Purchase Bonds at Premium: The Trustee shall have the power to purchase bonds and to pay such premiums in connection with the purchase as the Trustee, in the Trustee's absolute discretion, deems advisable; provided, however, that each premium shall be repaid periodically to principal out of the interest on the bond in such reasonable manner as the Trustee shall determine and, to the extent necessary, out of the proceeds on the sale or other disposition of the bond.

6.27 Power to Purchase Bonds at Discount: The Trustee shall have the power to purchase bonds at such discount as the Trustee, in the Trustee's absolute discretion, deems advisable; provided, however, that each discount shall be accumulated periodically as interest in such reasonable manner as the Trustee shall determine and to the extent necessary paid out of the proceeds on the sale or other disposition of the bond or out of principal.

6.28 Power to Employ Agents: The Trustee is authorized to employ attorneys, accountants, investment advisors, specialists and such other agents as he shall deem necessary or desirable. The Trustee shall have the authority to appoint an investment manager or managers to manage all or any part of the assets of the trust, and to delegate to said manager investment discretion. Such appointment shall include the power to acquire and

dispose of such assets. The Trustee may charge the compensation of such attorneys, accountants, investment advisors, investment managers, specialists and other agents and any other expenses against the trust.

6.29 Authority to Pay Death Taxes: Except as otherwise specifically provided in this instrument, federal estate taxes imposed on or by reason of the inclusion of any portion of the trust estate in the gross taxable estate of the Trustor under the provisions of any federal tax law shall be controlled by the decedent Trustor's last will and testament.

6.30 Trustee's Bond: No bond shall be required of any person named in this instrument as Trustee, or of any person appointed as the Trustee in the manner specified here, for the faithful performance of his or her duties as Trustee.

6.31 No-Contest Clause: In the event any beneficiary under this trust shall, singly or in conjunction with any other person or persons, contest in any court the validity of this trust or of the deceased Trustor's last will or shall seek to obtain an adjudication in any proceeding in any court that this trust or any of its provisions or that such will or any of its provisions is void, or seek otherwise to void, nullify, or set aside this trust or any of its provisions, then the right of that person to take any interest given to him by this trust shall be determined as it would have been determined had the person predeceased the execution of this declaration of trust without surviving issue. The Trustee is hereby authorized to defend, at the expense of the trust estate, any contest or other attack of any nature on this trust or any of its provisions.

6.32 Exculpatory Clause: Trustee and Co-Trustee: No Trustee designated in this instrument shall be liable to any beneficiary or to any heir of the Trustor for the Trustee's acts or failure to act, except for negligence or willful misconduct.

6.33 Abandonment of Property: The Trustee is authorized to abandon any property or interest in property belonging to the trust when, in the Trustee's absolute discretion, such abandonment is in the best interest of the trust and its beneficiaries.

6.34 Power to Delegate: Any Trustee currently acting as Trustee hereof may delegate any or all of his or her powers to another currently named Trustee for a specified period of time and may resume those powers on written notice to the current Trustee(s).

6.35 Under-Productive Assets: As a limitation on the foregoing powers, with respect to any asset in any marital deduction trust created by this instrument, the beneficiary thereof shall have the power to require that the Trustee either make the property in such trust productive or convert it within a reasonable time after notice from the beneficiary.

6.36 Power to Act as a Limited or General Partner of a Limited Partnership: The Trustee shall have the authority to act as a general partner of a general partnership, to act as the general and/or limited partner of a limited partnership and to act as a manager of a limited liability company.

6.37 Subchapter S Corporation Stock Provisions:

(a) During any period when the trust is not treated for tax purposes as a grantor trust under Section 671 of the Internal Revenue Code, the Trustee(s) may elect to hold any S corporation stock held by the trust as a separate "electing small

business trust" as defined in Section 1361(e)(1) or as a separate "qualified subchapter S trust," as defined in Section 1361(d)(3).

(b) In making this determination, the Trustee(s) may consider any changes to the terms and conditions of the trust that will be required as a result of either election.

(c) For purposes of this Article, "S corporation stock" shall mean all capital stock issued by a corporation (or other entity taxable as a corporation for federal income tax purposes) that is treated, or intends to be treated under Section 1361(a), as an "S corporation" for federal income tax purposes.

(d) Electing Treatment as an Electing Small Business Trust: If the Trustee(s) elects under Section 1361(e)(3) of the Internal Revenue Code to qualify the trust or portion thereof as an "electing small business trust," the Trustee(s) shall:

Apportion to the electing small business trust a reasonable share of the unallocated expenses of all trusts created under this agreement, in accordance with the applicable provisions of the Internal Revenue Code and Treasury Regulations; and

Administer the trust as an electing small business trust, under Section 1361(e) of the Internal Revenue Code.

(e) Electing Treatment as a Qualified Subchapter S Trust: If the Trustee(s) elects to treat the trust or portion thereof as a "qualified subchapter S trust," the Trustee(s) shall:

Refer to the qualified subchapter S trust using the same name as the trust to which the stock was originally allocated, plus the name of the current income beneficiary of the trust, followed by the letters "QSST;"

Administer the qualified subchapter S trust in accordance with the same provisions contained in the trust to which the S corporation stock was originally allocated provided; however, that the provisions of this sub-article shall control the administration of the trust to the extent that they are inconsistent with the provisions of the original trust;

Maintain the qualified subchapter S trust as a separate trust held for the benefit of one beneficiary as required in Section 1361(d)(3); and

Request that the current income beneficiary of the trust, with the assistance of the Trustee(s), make an election in accordance with Section 1361(d)(2) to qualify the trust as a qualified subchapter S trust within the meaning of Section 1361(d)(3).

(1) Current Income Beneficiary: The "current income beneficiary" of a qualified subchapter S trust is the person who has a present right to receive income distributions from the trust to which the S corporation stock is allocated. A qualified subchapter S trust shall have only one current

income beneficiary. If under the terms of the agreement, there is more than one person who has a present right to receive income distributions from the trust originally holding the S corporation stock, the Trustee(s) shall cause the S corporation to be segregated into separate qualified subchapter S trusts for each person who has a present right to receive income distributions.

(2) Distributions: Until the first to occur of (a) the death of the current income beneficiary and (b) the date on which the qualified subchapter S trust no longer holds any S corporation stock (the "QSST termination date"), the Trustee(s) shall distribute to the current income beneficiary, at least annually, all of the trust's "net income," as that term is defined in Section 643(b) of the Internal Revenue Code. The terms of the trust to which the S corporation stock was originally allocated shall govern distributions of principal from the qualified subchapter S trust; provided, however, that until the QSST termination date, the Trustee(s) may only distribute principal to the current income beneficiary of the qualified subchapter S trust. In the event of the termination of a qualified subchapter S trust during the lifetime of the current income beneficiary, the Trustee(s) shall distribute all assets of the qualified subchapter S trust to the current income beneficiary.

(3) Allocation of Income and Expenses: The Trustee(s) shall characterize receipts and expenses of any qualified subchapter S trust in a manner consistent with Section 643(b) of the Internal Revenue Code.

(4) Trust Merger or Consolidation: The Trustee(s) may not merge or consolidate any qualified subchapter S trust with the assets of another trust if doing so would jeopardize the qualification of either trust as a qualified subchapter S trust.

(f) Governance of the Trusts: The following additional provisions shall apply to any separate trust created under this Article.

(1) Protection of S Corporation Status: The Trustee(s) shall not administer a trust holding S corporation stock in a manner that would cause the termination of the S corporation status of the entity whose stock is held as part of the trust. Therefore, during any period that the trust holds S corporation stock, the terms of this agreement shall be construed in a manner that is consistent with the trust qualifying as an electing small business trust or as a qualified subchapter S trust. Any provision of this agreement that cannot be so construed or applied shall be disregarded.

(2) Methods of Distribution: No method of distribution permitted under this Article may be used in a manner that would jeopardize the qualification of the trust as an electing small business trust or as a qualified subchapter S trust.

(3) Election: Any reference in this agreement to any person acting in an individual or fiduciary capacity, making an election for himself or for or on behalf of any other person, shall include, but not be limited to, an election

made in accordance with Section 1361(e)(3), Section 1361(d)(2) or any other applicable subsection of Section 1361 of the Internal Revenue Code.

(4) Disposition of S Corporation Stock: If the continuation of any trust would, in the Trustee(s)' opinion, result in the termination of the S corporation status of any entity whose stock is held as a part of the trust property, the Trustee(s), other than an Interested Trustee(s), shall have, in addition to the power to sell or otherwise dispose of the stock, the power to distribute the stock to the person who is then entitled to receive the income from the trust.

6.38 Distributions to Agents under General Power of Attorney: The Trustee may make distributions to any agent under a valid power of attorney executed by either of the Trustors for the purpose of making gifts as authorized in the power of attorney, or to assist the agent in carrying out the Trustors' estate planning objectives.

6.39 Power to Make Gifts: The Trustee is authorized to make gifts from the trust property as follows:

(a) Gifts for Remainder or Contingent Beneficiary(ies) and Charities: The Trustee may make gifts on behalf of the Trustors, or either of them, to or for the benefit of charitable organizations and/or any remainder or contingent beneficiary named or described by class in this agreement for purposes the Trustee considers to be in the best interest of the Trustors or in the best interest of the beneficiary, including, without limitation, the minimization of income, estate, inheritance or gift taxes.

(b) Gifts for Tuition: The Trustee may prepay the cost of tuition for any remainder or contingent beneficiary named in this agreement. The Trustee shall make these payments directly to the educational institution or by establishing and contributing to a Qualified State Tuition Program established under Section 529 of the Internal Revenue Code.

(c) Gifts for Medical Expenses: The Trustee may pay medical expenses for any remainder or contingent beneficiary named in this agreement as permitted under Section 2503(e) of the Internal Revenue Code. The Trustee shall make these payments directly to the medical provider.

(d) Gift Splitting Authorized: The Trustee is authorized to consent to the splitting of gifts under Section 2513 of the Internal Revenue Code or under similar provisions of any state or local gift tax laws.

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ARTICLE VII

MISCELLANEOUS PROVISIONS

The following additional provisions shall apply to the trusts created hereunder:

7.01 Spendthrift Provision:

7.01.1 No interest in the principal or income of any trust created under this instrument shall be anticipated, assigned or encumbered, or subject to any creditor's claim or to legal process, prior to its actual receipt by the beneficiary.

7.01.2 The following provisions shall not apply to any Qualified Terminable Interest Trust, but shall apply to all other trusts created hereunder. If the creditor of any beneficiary who is entitled to any distributions from a trust established under this instrument shall attempt by any means to subject to the satisfaction of the creditor's claim such beneficiary's interest in distribution, then, notwithstanding any other provision herein, until the release of the writ of attachment or garnishment or other process, the distribution set aside for such beneficiary shall be disposed of as follows:

(a) The Trustee shall pay to or apply for the benefit of such beneficiary such sums as the Trustee shall determine to be necessary for the reasonable health, education (including study at an institution of higher learning), and support of the beneficiary according to the beneficiary's accustomed mode of life.

(b) The portion of the distribution that the Trustee shall determine to be in excess of the amount necessary for such health, education (including study at an institution of higher learning), and support shall in the Trustee's discretion either be added to and become principal in whole or in part or be paid to or applied for the benefit of the other beneficiaries then entitled to receive payments from any trust established under this instrument, in proportion to their respective interests in the trust estate; or, if there be no other beneficiaries, the excess income may be paid to or applied for the benefit of the person or persons presumptively entitled to the next eventual interest, in proportion to their respective interests therein.

7.02 Payments to Minors or Others under a Disability: The Trustee, in the Trustee's discretion, may make payments to a minor or other beneficiary under disability by making payment to the guardian or conservator of the beneficiary's person or, if payable to someone other than the surviving Trustor, to any suitable person with whom the minor or beneficiary resides, or the Trustee may apply payments directly for the beneficiary's benefit. The Trustee, in its discretion, may make payments directly to a minor if in the Trustee's judgment the minor is of sufficient age and maturity to spend the money properly.

7.03 No Physical Division of Trust Property Required: There need be no physical segregation or division of the various trusts except as segregation or division may be required by the termination of any of the trusts, but the Trustee shall keep separate accounts for the different undivided interests.

7.04 Income Accrued or Undistributed: Income accrued or unpaid on trust property when received into trust shall be treated as any other income. Income accrued or held

undistributed by the Trustee at the termination of any trust created hereunder shall go to the next beneficiaries of the trust in proportion to their interest in the trust. The Trustee shall not be required to prorate taxes and other current expenses to the date of distribution. This provision shall not apply to income accrued on Treasury bonds redeemed in payment of the Trustor's federal estate tax. This provision shall not apply to any Qualified Terminable Interest Trust, but shall apply to all other trusts created hereunder.

7.05 Notice of Events Affecting Interests: Unless the Trustee shall have received actual written notice of the occurrence of an event affecting the beneficial interests of this trust, the Trustee shall not be liable to any beneficiary of this trust for distribution made as though such event had not occurred.

7.06 Termination of Trust Under \$20,000.00: In the event that the share or separate trust held for any income beneficiary has at any time a total value of less than Twenty Thousand Dollars (\$20,000.00), the Trustee may, in its discretion, pay the entire share or trust to the beneficiary thereof, or the beneficiary's guardian or conservator, whereupon said trust shall terminate.

7.07 Definition of "Issue", "Child" and "Children": As used herein, the terms "issue", "child" and "children" shall refer to lineal descendants of all degrees and shall include adopted persons. The terms "issue", "child" and "children" shall include a child born outside of wedlock if a parent and child relationship existed between such child and his or her deceased parent determined under California law.

7.08 Definition of "Education": Whenever provision is made herein for payment for the "education" of a beneficiary, the term "education" shall be construed to include, without limitation, lower school private education, vocational, college and postgraduate study so long as pursued to advantage by the beneficiary at an institution of the beneficiary's choice; and in determining payments to be made for such vocational, college or postgraduate education, the Trustee shall take into consideration the beneficiary's related living expenses to the extent that they are reasonable.

7.09 Definition of "n/a" on Schedule C: The term "n/a" as it appears on the Schedule C, attached hereto and made a part hereof, is an abbreviation for "not applicable" and refers to options that were available but which were intentionally not used.

7.10 Definition of "Trustee" and "Successor Trustee": As used herein, the terms "Trustee" and "Successor Trustee" shall mean the current Trustee, or the Successor Trustee if any prior Trustee has been otherwise unable or unwilling to act, depending on the context.

7.11 Accounting: Any and all accounting shall be made, annually or at other reasonable intervals as determined by the Trustee, to the income beneficiaries of the trust or to their legal guardians or conservators or to the parents or guardians of any minor beneficiaries, and to such of the ultimate specific and residuary beneficiaries of this trust as request, in writing, that the Trustee account to them. Unless one or more of the beneficiaries (or parent, guardian or conservator) shall deliver a written objection to the Trustee within one hundred eighty (180) days of receipt of the Trustee's account, the account shall be deemed settled and shall be final and conclusive in respect to transactions disclosed in the account as to all beneficiaries of the trust, including unborn and unascertained beneficiaries. After settlement of the account by reason of the expiration of the one hundred eighty (180) day period referred to above or by

agreement of the parties, the Trustee shall no longer be liable to any beneficiary of the trust, including unborn and unascertained beneficiaries, in respect to transactions disclosed in the account except for the Trustee's willful misconduct or gross negligence. So long as the Trustor is serving as the sole Trustee hereof, no accountings need be rendered to any beneficiary of this trust.

7.12 Termination: Unless terminated at an earlier date under Article V, this trust shall cease on the date which is twenty-one (21) years after the death of the last survivor of the beneficiaries alive at the time of the death of the Trustor; or those living on the date prior thereto when this trust becomes irrevocable, if that event shall occur. Upon such termination, the trust estate remaining shall go and be distributed to the persons then entitled to the income therefrom, in the same shares and proportions as they were at the time entitled to receive such income. Provided, however, if any share of any trust becomes distributable to a minor, then such share shall immediately vest in such minor, but the Trustee shall retain possession of each such minor's share during his or her minority. The Trustee shall use and expend so much of the income and principal of each minor's share as it deems necessary or desirable for his or her health, education, support and maintenance and any income not so expended shall be added to principal. The Trustee shall have, with respect to each share so retained, all the powers and discretions with respect to this trust generally.

7.13 Construction and Purpose: The primary purpose of this Trust Agreement is to provide for the income beneficiaries and the rights and interests of remaindermen are subordinate to that purpose. The provisions of this agreement shall be construed liberally in the interest of and for the benefit of the income beneficiaries. The Trustees are directed to be reasonably liberal with the guardians of the Trustor's minor children, if any, with regard to reimbursing them for expenses and inconvenience in raising the Trustor's children.

7.14 Severability: If any provision of this instrument is unenforceable, the remaining provisions shall nevertheless be carried into effect.

7.15 Number and Gender; Headings: As used in this instrument, the masculine, feminine or neuter gender, and the singular or plural number, shall each be deemed to include the others whenever the context so indicates. The headings in this instrument are inserted for convenience of reference and are not to be considered in construction hereof.

7.16 Authority of Trustee: No person paying money or delivering any property to the Trustee need see to its application.

7.17 Life Insurance Policies Owned by Trustee: With respect to any life insurance policies owned by the Trustee, the Trustee may pay premiums, assessments or any other charge upon any such policies in order to keep them in force, and shall have all the rights of ownership in such policies.

7.18 Collection of Life Insurance and Employee Benefit Plan Proceeds: Upon receipt by the Trustee of actual notice of the death of the insured or covered Trustor, the Trustee shall collect all sums payable to the Trustee as beneficiary of any life insurance policies and of any benefits payable to it under employee benefit plans. The Trustee shall be under no duty to seek reimbursement from any source for any deduction from or charge against the proceeds of any such plan or such policy on account of any indebtedness secured by either. The Trustee shall have the power to compromise, arbitrate or otherwise adjust any claims arising out of any such

policies and plans and to take such action as may, in its discretion, be necessary and proper for collection of any such insurance and employee benefit proceeds. The expenses of collection shall be payable out of the trust estate. However, the Trustee shall not be obliged to take any action for collection unless and until it shall have been indemnified to its satisfaction against any loss, liability or expense, including reasonable attorneys' fees.

7.19 Receipt of Trustee: The receipt of the Trustee to the insurer and to the trustee of any employee benefit plan shall be a full discharge and neither the insurer nor such trustee is required to see to the application of the proceeds.

7.20 No Exoneration: Any specific bequest of real or personal property to any beneficiary hereunder shall be made without exoneration of, and subject to, any existing encumbrance or lien on such property.

7.21 Safe Deposit Boxes: As to any account or safe deposit box with any bank, savings and loan, credit union or brokerage firm, on which the Trustor wishes to name any child as Co-Trustee on the account or box, such child shall be and hereby is appointed as a Co-Trustee of this trust as to that account or box only.

ARTICLE VIII

GENERATION-SKIPPING TRANSFER TAX PROVISIONS

8.01 Definition of "Generation-Skipping": As used herein, the term (or any references to) "generation-skipping" shall refer to the federal generation-skipping transfer tax under Chapter 13 of the Internal Revenue Code of 1986, as amended ("IRC").

8.02 Definition of "Trusts": References to a "trust" or to "trusts" refer also to a separate share or shares of a trust if appropriate to the context and to the Trustor's apparent objectives and if the shares will be "substantially separate and independent shares of different beneficiaries" entitled to be treated as separate trusts for generation-skipping purposes under IRC Sec. 2654(b).

8.03 Definition of "Executor" Expanded: In this Article, and in the generation-skipping context generally, the term "Executor" refers to the person or persons authorized by IRC provisions or Treasury regulations to make transferor elections in the appropriate context where necessary, expressly relating but not limited to, the exemption under IRC Sec. 2631(a).

8.04 Avoiding Accidental Creation of General Power; Selection of Special Executor/Trustee to Make Special Elections: No person acting as Executor or Trustee, however, shall be authorized to make or participate in any generation-skipping election or allocation decision if power to do so would result in his or her having a general power of appointment (for federal estate and gift tax purposes) over property with respect to which he or she would not otherwise have such a general power; should this prohibition leave no Executor, or Trustee acting as Executor for these purposes, able to make elections and allocations, the office of Executor for this limited purpose shall be filled in the manner that other vacancies in the office of Executor of the deceased Trustor's will would be filled or, if appropriate, by the Special

Trustee and, if there is no Special Trustee, a Special Trustee may be selected by the method used to establish Successor Trustees of this trust.

8.05 Definition of "Exempt" and "Nonexempt": In this Article, and in the generation-skipping context generally, the term "Exempt" refers to property or a trust (or share) that has a generation-skipping inclusion ratio of zero (that is, an applicable fraction for generation-skipping purposes of zero). When reference is made to an "Exempt Trust" or to the "Exempt Portion" of certain property or of a trust, this is a reference to or a special titling for property or a trust that has or is to be established having an inclusion ratio of zero. The term "Nonexempt Portion" or the adjective "Nonexempt" indicates property or a trust that has a generation-skipping inclusion ratio of one (that is, an applicable fraction of one).

8.06 Executor's Generation-Skipping Authority: Exemption Allocation: In exercising the power to allocate a Trustor's generation-skipping exemption under IRC Sec. 2631(a), or a counterpart exemption under any applicable state law, that Trustor's Executor may include in or exclude from that allocation any property of which that Trustor is the transferor for generation-skipping purposes, including property transferred prior to that Trustor's death. These decisions may be based on transfers, gift tax returns and other information known to the Executor, with no requirement that allocations benefit the various transferees or beneficiaries of such property equally, proportionally or in any other particular manner.

8.07 Separation of Exempt and Nonexempt Trusts: For each trust that is otherwise to be established (or that is in existence) under this trust instrument, if any of a Trustor's or another's generation-skipping exemption is allocated to property of that trust or to the "Exempt Portion" of that trust, unless the trust thereby has a generation-skipping inclusion ratio of zero, the Trustee shall instead establish two separate trusts so that each separate trust has a generation-skipping inclusion ratio of either zero (the Exempt Portion) or one (the Nonexempt Portion). This is to be accomplished by allocating to the Nonexempt Portion the minimum amount of property necessary to establish that trust with an inclusion ratio of one, while leaving the Exempt Portion with an inclusion ratio of zero.

8.08 Character of and Reference to Separate Trusts: Except as expressly provided in the trust instrument, when a trust otherwise to be established is divided under the foregoing provisions into exempt and nonexempt trusts or otherwise into multiple trusts: (i) each trust shall have the same provisions as the original trust from which it is established; and (ii) references in this trust instrument to the original trust shall collectively refer to the separate trust derived from it.

8.09 Power to Combine and Divide Trusts: The Trustee of any trust shall have authority, in the Trustee's discretion, to combine that trust with any other trust or trusts having the same inclusion ratio (including trusts established, during life or at death, by a deceased spouse of the Trustor or by issue of the Trustor); and the Trustee may establish separate shares in the combined trust if and as needed to preserve the rights and protect the best interests of the various beneficiaries when the trusts being combined do not have identical terms or when separate shares are otherwise deemed desirable by the Trustee. Trusts with different inclusion ratios may also be combined in a trust, provided their inclusion ratios are maintained unchanged through substantially separate and independent shares of different beneficiaries under IRC Sec. 2654(b). Similarly, the Trustee shall have discretionary authority to subdivide separate or separable shares of a single trust into separate trusts. These powers to combine and divide trusts may be exercised from time to time, and may be used to modify or reverse their prior

exercise. In deciding whether and how to exercise this authority, the Trustee may take account of efficiencies of administration, generation-skipping and other transfer tax considerations, income tax factors affecting the various trusts and their beneficiaries, present and future financial and other objectives of the trusts and beneficiaries, the need or desirability of having the same or different Trustees for various trusts or shares, and any other considerations the Trustee may deem appropriate to these decisions. However, no person acting as Trustee shall be authorized to make or participate in any decision to combine or divide any trust if the power to do so would result in his or her having a general power of appointment (for federal estate and gift tax purposes) over property with respect to which he or she would not otherwise have such a general power; should this prohibition leave no Trustee acting for these purposes, able to make such decisions, the Special Trustee may act for this limited purpose and, if there is no Special Trustee, a Special Trustee may be selected by the method used to establish Successor Trustees of this trust.

8.10 Trustee's Limited Power to Create, Eliminate or Modify General Power of Appointment: If the Trustee of any nonexempt trust under this trust instrument determines that the combined income tax and generation-skipping and other transfer tax burdens (federal and state) on the trust and its beneficiaries would be reduced, the Trustee shall have the power to amend the terms of the trust to grant to any descendant of the Trustor who is a beneficiary of that trust a general power of appointment as defined for federal estate tax purposes. Such an amendment may create either a purely testamentary power of appointment or a power to withdraw trust property, may confer such general powers upon more than one beneficiary and may limit the amount subject to any such general power, require that it be exercised jointly with another in a manner consistent with the objectives of the power, or otherwise impose conditions and limitations on its exercise. The Trustee shall also have the power to eliminate any such general power or to modify it, including in a manner that will reduce or increase the amount of property subject to it, to alter the conditions or terms of its exercise, to reduce it from a general to a non-general power, or to otherwise modify it, all in the Trustee's discretion. The Trustee may also exercise the amendment power to subdivide a trust into separate trusts or shares in order to separate properties or portions subject to a general power from other properties or portions. The Trustee's power to create, eliminate or modify general powers of appointment may be exercised repeatedly and from time to time, but no Trustee may exercise or participate in the exercise of a power to so amend a trust in any way that would increase his or her benefits under that trust or exercise a power of amendment in a manner that has the effect of granting himself or herself a general power of appointment as defined for estate tax purposes. Should this prohibition leave no trustee acting for these purposes, able to make such decision, the Special Trustee may act for this limited purpose, and, if there is no Special Trustee, a Special Trustee may be selected by the method used to establish Successor Trustees of this trust. No Trustee shall be liable for any good faith exercise of a power to amend a trust in the manner prescribed here.

8.11 Efficient Administration of Trusts: It is the Trustor's intention to encourage the Trustee to administer separate trusts under this trust instrument in ways that, in the long run, are likely to reduce unnecessary income and transfer taxation among trusts and their beneficiaries and that are likely to make efficient utilization of available tax privileges, such as generation-skipping exemptions. Consistent with these objectives, the Trustee of any trust may consult with other trustees and may in reasonable ways coordinate decisions and actions of the trust with those of other trusts under this trust instrument, under other dispositions made by the Trustor and under wills and trusts of others when those other trusts and wills have, in whole or in part, similar beneficiaries. Without limiting the foregoing, the Trustor specifically authorizes

(but does not require) the Trustee, in administering different trusts wholly or in part for the benefit a particular beneficiary or group of beneficiaries, to adopt different investment patterns and objectives for different trusts based on their generation-skipping ratios and to prefer making distributions from nonexempt trusts to beneficiaries who are non-skip persons for generation-skipping purposes and from exempt trust to those who are skip persons.

8.12 Favorable Interpretation Clause re: Generation-Skipping: All provisions of this trust instrument shall be construed to provide for or at least to permit divisions, distributions and administration of trusts and other dispositions in a timely manner consistent with the Trustor's objectives of efficiently using available generation-skipping exemptions and (to the extent possible) of establishing and maintaining only trusts (or substantially separate and independent shares) that have inclusion ratios either of zero or of one and are thus either entirely exempt or entirely nonexempt.

ARTICLE IX

TRUSTEE'S FEES

For its services as Trustee, an institutional or corporate Trustee shall receive the compensation set forth in its regularly published fee schedule in effect and applicable at the time such compensation shall become payable. In the event an individual Trustee is acting as Co-Trustee with an institutional or corporate Trustee, the institutional or corporate Trustee shall receive its customary compensation in Co-Trustee cases and the individual Co-Trustee shall be entitled to an amount equal to one-half (1/2) of the institutional or corporate Co-Trustee's fee plus reimbursement for expenses incurred by the individual Co-Trustee directly for the benefit of the trust. Individuals acting as Successor Trustees, without an institutional or corporate Trustee as a Co-Trustee, shall be entitled to an amount equal to one-half (1/2) of the fee set forth in the generally prevailing corporate and/or institutional trustee fee schedules then effective, which fee shall be divided equally between them, plus reimbursement for expenses incurred by the individual Co-Trustee directly for the benefit of the trust.

ARTICLE X

GOVERNING LAW

This trust has been accepted by the Trustee in the State of California, and its validity, construction and all rights thereunder shall be governed by the laws of that state.

(END OF PAGE)

ARTICLE XI

SUCCESSOR TRUSTEE

11.01 Harry Mansdorf has been named as Trustee hereof. If at any time Harry Mansdorf is unable or unwilling to continue to serve as Trustee, then and in that event, the Trustee designated in the attached Schedule C, and made a part hereof, shall serve as Trustee.

11.02 The inability or unwillingness of a Trustor-Trustee or a Successor Trustee to serve as current Trustee hereof may be evidenced by a "Resignation of Trustee" form signed by the Trustor-Trustee or Successor Trustee. Any Trustee may resign at any time upon giving written notice, by certified mail to the last known address of the addressee thirty (30) days before such resignation shall take effect, to the Trustor, or, after the death of the Trustor, to all adult beneficiaries and to the guardians, conservators or other fiduciaries of the persons or property of any minor or incompetent beneficiaries who may then be entitled or authorized, in the Trustee's discretion, to receive payments of income hereunder. If no Successor Trustee is herein designated to act in the event of the resignation of the resigning Trustee or no Successor Trustee accepts the office, a majority of the adult beneficiaries shall designate a Successor Trustee by written notice to the resigning Trustee. In the event a Successor Trustee shall not be so designated, the resigning Trustee shall have the right to appoint a Successor Corporate Trustee, or the resigning Trustee or any such beneficiary of this trust may secure the appointment of a Successor Trustee by a court of competent jurisdiction at the expense of the trust estate. The resigning Trustee shall transfer and deliver to the Successor Trustee the then entire trust estate and shall thereupon be discharged as Trustee of this trust and shall have no further powers, discretions, rights, obligations or duties with regard to the trust estate, and all such powers, discretions, rights, obligations and duties of the resigning Trustee shall inure to and be binding upon such Successor Trustee.

11.03 The incapacity of a Trustor-Trustee or a Successor Trustee to serve as current Trustee hereof may be determined by two licensed physicians, certifying in writing, that a Trustor-Trustee or Successor Trustee has become physically or mentally incapacitated, whether or not a court of competent jurisdiction has declared him or her incompetent, mentally ill, or in need of a conservator. Receipt of these two physicians letters by the Successor Trustee shall effect an immediate resignation by the current Trustee.

11.04 Any Successor Trustee shall succeed to all title to the property of the trust estate and all powers, rights, discretions, obligations and immunities of the Trustee hereunder with the same effect as though such successor had been originally named as Trustee but with no liability for acts of the prior Trustee. No Successor Trustee, whether or not specifically named, shall have any responsibility to the beneficiaries or the trust estate for the acts or omissions of any prior Trustee in its administration of the trust estate and a Successor Trustee shall have no duty to audit or investigate the accounts or administration of any such Trustee.

11.05 The accountability or responsibility of a Successor Trustee shall be limited to those assets or properties of record title in the prior Trustee at the date on which the Successor Trustee assumed its Trusteeship and which are either delivered into the possession of the Successor Trustee or the existence of which are known to the Successor Trustee.

11.06 NOTWITHSTANDING THE FOREGOING, Trustor may at any time or times, with or without cause, appoint any person or trust institution to serve with him or her or in his or her

place as Trustee or as Co-Trustee of this trust or change any person or trust institution serving as a Trustee or Co-Trustee of this trust to any person or trust institution lawfully able to conduct a trust business in the United States.

11.07 Any individual Successor Trustee may at any time or times, with or without cause, change any trust institution serving as a Co-Trustee of this trust to any other trust institution lawfully able to conduct a trust business in the United States. Also, the last named individual Successor Trustee may at any time or times, with or without cause, appoint any one or more individuals to serve as a successor individual Trustee. Any individual Successor Trustee who accepts the duties of Trustee or Co-Trustee of this trust shall immediately insure that another individual Successor Trustee has been or is named who is willing and able to succeed to the duties of Trustee or Co-Trustee of this trust if the then active Trustee should become unable or unwilling to continue serving as Trustee of this trust.

11.08 If a Corporate Trustee is named as Trustee in any capacity, a majority of the then living adult beneficiaries having present income interest in the trust residuary shall have the power to appoint a Successor Corporate Trustee in place of the then acting Corporate Trustee, with or without cause. Such appointment shall be in writing addressed to the then acting Successor Trustee and shall include written consent of the named Successor Trustee to act as Trustee hereunder. If the Successor Trustee named is a Corporate Trustee, a Corporate Trustee shall be required until such time as the Corporate Trustee would have been removed by age or event as provided in the trust hereunder.

11.09 Any individual Successor Trustee, other than the Trustor, shall have the power to appoint a Co-Trustee to act as such Co-Trustee with the originally named Successor Trustee. Such named party shall have all the Trustee powers and limitations granted by this trust if they accept the position of Co-Trustee. This Co-Trustee shall serve at the convenience of the originally named Successor Trustee and may be removed at any time, with or without cause, by the originally named Successor Trustee. This appointment or removal shall be by written instrument delivered to the acting Trustee(s) and to the newly named Co-Trustee.

11.10 Any professional practice, the ownership of which is conveyed to the Trustee(s) of this trust, shall be owned solely by a Trustee who is authorized by law to own such professional practice. In the event such qualified Trustee is unwilling or unable to serve as Trustee, the ownership of any professional practice shall pass to the Professional Practice Special Trustee, described in attached Schedule C, of this trust. The Professional Practice Special Trustee shall hold, manage and distribute such professional practice in accordance with the provisions of this trust. If the Professional Practice Special Trustee is unable or unwilling to serve as Professional Practice Special Trustee of this trust, then the Successor Professional Practice Special Trustee, as described in attached Schedule C, shall serve as Professional Practice Special Trustee.

11.11 If at any time the trust property includes shares of a professional corporation as defined in Corporations Code §13401, the Trustee who is licensed to practice the profession for which the corporation is organized shall have exclusive control and powers relating to the shares. Any beneficiary of a trust created by this document who is not licensed to practice the profession for which the corporation is organized shall have only a beneficial interest and shall not have equitable title to the shares. The interest of the beneficiary in the trust property with respect to the shares, if any, shall extend only to the proceeds that may be received from the shares.

The undersigned sign this document to indicate their acceptance of, and understanding of, the terms of this trust.

Executed as of the day and year first above written.

Harry Mansdorf
Harry Mansdorf, Trustor
Harry Mansdorf
Harry Mansdorf, Trustee

COPY

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On March 22, 2011, before me, Kristin MacDonald

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.

WITNESS my hand and official seal.



(SEAL)

Kristin MacDonald
Notary Public

OPTIONAL INFORMATION

TITLE OF DOCUMENT: AMENDMENT/RESTATEMENT TO THE
MANSDORF FAMILY REVOCABLE TRUST
DATED AUGUST 31, 1967

DATE OF DOCUMENT 3-22-2011 NUMBER OF PAGES 26+

SCHEDULE C

1. Name of Trust: The Mansdorf Family Revocable Trust
dated August 31, 1967
2. Name of Trustor: Harry Mansdorf
3. Name of Trustee: Harry Mansdorf
First Successor Trustee: Linda Florence Mansdorf and
Jaime DeJesus Gonzalez
Second Successor Trustee: *See below.
Third Successor Trustee: n/a
4. Professional Practice
Special Trustee: n/a
Successor Professional
Practice Special Trustee: n/a

*If for any reason either Linda Florence Mansdorf or Jaime DeJesus Gonzalez is unable or unwilling to serve as Successor Co-Trustee, then and in that event, J. Robert Mullen shall serve as such Co-Trustee with the one remaining.

Dated: 3-22-2011

EXHIBIT 5
AMENDMENT TO THE TRUST DOCUMENT FOR THE MANSDORF FAMILY
REVOCABLE TRUST, DATED AUGUST 31, 1967

**Amendment to Change Trustee of
Mansdorf Family Revocable Trust**

Dated March 22nd, 2011

From: Harry (Harold) Mansdorf

To: Jaime DeJesus Gonzalez

Amendment To MANSDORF FAMILY TRUST created on August 31st, 1967

I, Harry (Harold) Mansdorf, being of sound mind and body, hereby amend the Mansdorf Family Revocable Trust to change the Trustee from Harry (Harold) Mansdorf to Jaime DeJesus Gonzalez effective upon the execution of this Amendment.

Dated: July 28, 2012



Harry (Harold) Mansdorf



WITNESS #1



WITNESS #2

Accepted and Agreed:

By: Linda Mansdorf (Florence)

Linda Mansdorf Florence

By: 

Jaime DeJesus Gonzalez

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1169

State of California

County of Los Angeles

On 7/28/12 before me, J.C. Espinoza Notary Public

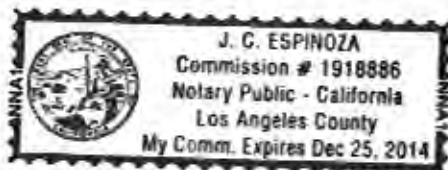
Here Insert Name and Title of the Officer

personally appeared Harry (Harold) Mansdorf, Linda Mansdorf

Name(s) of Signer(s)

Florence and Jaime DeJesus Gonzalez

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.

WITNESS my hand and official seal.

Signature: _____

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Amendment to change Trustee

Document Date: 7/28/12 Number of Pages: 1

Signer(s) Other Than Named Above: Harry (Harold) Mansdorf signed by mark

Capacity(ies) Claimed by Signer(s): Witnesses George Romero & Jorge Parga

Signer's Name: _____ Signer's Name: _____

☐ Corporate Officer — Title(s): _____ ☐ Corporate Officer — Title(s): _____

☐ Individual ☐ Individual

☐ Partner — ☐ Limited ☐ General ☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact ☐ Attorney in Fact

☐ Trustee ☐ Trustee

☐ Guardian or Conservator ☐ Guardian or Conservator

☐ Other: _____ ☐ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

EXHIBIT 6
EXECUTION LIEN, COMPRISED OF A “NOTICE OF LEVY,” THE SEPTEMBER 17,
2012 ISSUED “WRIT OF EXECUTION” AND THE “LEGAL DESCRIPTION,”
RECORDED ON OCTOBER 11, 2012 UNDER INSTRUMENT NO. 20121011-00181994-0
IN THE VENTURA COUNTY RECORDER’S OFFICE.

After recording
Return to:

Geoff Dean, Sheriff
Levyng Officer
800 S. Victoria Ave.
Room 101
Ventura, CA



20121011-00181994-0 1/6

Ventura County Clerk and Recorder
MARK A. LUNN
10/11/2012 03:07:59 PM
657124 \$52.00 CO

John C Torjesen and
Associates PC

Plaintiff

12-6251

Levyng Officer No.

Harry Mansdorf,
Mansdorf Family Trust

Defendants

BC425880

Case Number

LIEN NOTICE MAILED

NOTICE OF LEVY

WRIT OF EXECUTION

LEGAL DESCRIPTION

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and Address): ☐ Recording requested by and return to. Curtis Barnes Mancini & Associates 15303 Ventura Blvd Suite 600 Sherman Oaks, CA 91403 ATTORNEY FOR (Name): John C Torjesen and Associates PC	TELEPHONE NO.: (818) 783-5757	FOR RECORDER'S USE ONLY
NAME OF COURT: Los Angeles Superior Court STREET ADDRESS: 111 No Hill Street MAILING ADDRESS: CITY AND ZIP CODE: Los Angeles, CA 90012 BRANCH NAME: Hill Street		
PLAINTIFF: John C Torjesen DEFENDANT: Harry Mansdorf et al		
NOTICE OF LEVY ☐ Possession under Writ of ☒ Execution (Money Judgment) ☐ Sale		LEVYING OFFICER (Name and Address): Ventura County Sheriff's Office Sheriff's Civil Detail 800 South Victoria Avenue Room 101 Ventura, CA 93009 LEVYING OFFICER FILE NO.: COURT CASE NO.: 2012006251 BC425880
TO THE PERSON NOTIFIED (name): Harry Mansdorf, Mansdorf Family Trust 811 N Alta Drive Beverly Hills, CA 90210		

1. The judgment creditor seeks to levy upon property in which the judgment debtor has an interest and apply it to the satisfaction of a judgment as follows:
- a. judgment debtor (name): **Harry Mansdorf (SSN Unknown) , Mansdorf Family Trust**
- b. the property to be levied upon is described
- ☐ in the accompanying writ of possession or writ of sale.
- ☒ as follows:
- Legal description attached**

2. The amount necessary to satisfy the judgment creditor's judgment is (specify total amount due under the writ less partial satisfactions plus daily interest from the date of the writ until the date of levy):

\$ \$2,074,312.48

3. You are notified as
- a. ☐ a judgment debtor.
- b. ☒ a person other than the judgment debtor (state capacity in which person is notified): **Garnishee**

(Read Information for Judgment Debtor or Information for Person Other Than Judgment Debtor on reverse.)

Notice of Levy was

- ☐ mailed on (date):
- ☐ delivered on (date):
- ☐ posted on (date):
- ☐ filed on (date):
- ☐ recorded on (date):

Signed by: **Sheriff's Authorized Agent**

Geoff Dean
Sheriff

☒ Levying officer ☐ Registered process server

(Continued on reverse)

REAL PROPERTY LEVY - (ORIGINAL)

SHORT TITLE:	LEVYING OFFICER FILE NO.:	COURT CASE NO.:
John C Torjesen vs. Harry Mansdorf et al	2012006251	BC425880

– INFORMATION FOR JUDGMENT DEBTOR –

1. The levying officer is required to take custody of the property described in item 1 in your possession or under your control.
2. You may claim any available exemption for your property. A list of exemptions is attached. **If you wish to claim an exemption for personal property, you must do so within 10 days after this notice was delivered to you or 15 days after this notice was mailed to you** by filing a claim of exemption and one copy with the levying officer as provided in section 703.520 of the Code of Civil Procedure. **If you do not claim an exemption, you may lose it and the property is subject to enforcement of a money judgment. If you wish to seek the advice of an attorney, you should do so immediately so that a claim of exemption can be filed on time.**
3. You are not entitled to claim an exemption for property that is levied upon under a judgment for sale of property. This property is described in the accompanying writ of sale. You may, however, claim available exemptions for property levied upon to satisfy damages or costs awarded in such a judgment.
4. You may obtain the release of your property by paying the amount of a money judgment with interest and costs remaining unpaid.
5. If your property is levied upon under a writ of execution or to satisfy damages and costs under a writ of possession or sale, the property may be sold at an execution sale, perhaps at a price substantially below its value. Notice of sale will be given to you. Notice of sale of real property (other than a leasehold estate with an unexpired term of less than two years) may not be given until at least 120 days after this notice is served on you. This grace period is intended to give you an opportunity to settle with the judgment creditor, to obtain a satisfactory buyer for the property, or to encourage other potential buyers to attend the execution sale.
6. All sales at an execution sale are final; there is no right of redemption.

– INFORMATION FOR PERSON OTHER THAN JUDGMENT DEBTOR –

1. If the property levied upon is in your possession or under your control and you do not claim the right to possession or a security interest, you must deliver the property to the levying officer. If you do not deny an obligation levied upon or do not claim a priority over the judgment creditor's lien, you must pay to the levying officer the amount that is due and payable and that becomes due and payable during the period of the execution lien which lasts two years from the date of issuance of the writ of execution. You must execute and deliver any documents needed to transfer the property.
2. You must complete the accompanying Memorandum of Garnishee.
3. If you claim ownership or the right to possession of real or personal property levied upon or if you claim a security interest in or lien on personal property levied upon, you may make a third-party claim and obtain the release of the property pursuant to sections 720.010-720.800 of the Code of Civil Procedure.
4. Make checks payable to the levying officer.

ATTACHMENT "A"

LEGAL DESCRIPTION OF REAL PROPERTY TO BE LEVIED

The property to be levied is commonly known as: Malibu Properties near Deer Creek Road and Pacific Coast Highway, in the County of Ventura, State of California, comprising some 1,291 acres, and having the following APNs:

7000-050-215; 7000-070-415; 7000-070-435; 7000-050-205;
7000-050-245; 7000-050-375; 7000-050-385; 7000-050-140;
7000-010-240; 7000-050-400; 7000-010-530; 7000-050-410;
7000-010-540; 7000-050-120; 7000-050-355; 7000-050-085;
7000-050-195; 7000-050-365; 7000-050-095; 7000-050-185;
7000-050-325; 7000-050-345; 7000-050-315; 7000-050-335;
7000-070-445; 7000-070-425; 7000-010-115; 7000-010-100;
7000-050-390 aka 7000-050-395; 7000-010-520;
7000-010-050 aka 7000-010-055; 7000-010-490;
7000-050-055; 7000-010-040

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number and address). MANCINI & ASSOCIATES 15303 Ventura Boulevard Suite 600 Sherman Oaks, California 91403 TELEPHONE NO.: (818) 783-5757 FAX NO.: (828) 783-7710 E-MAIL ADDRESS ATTORNEY FOR (Name): Plaintiff ☒ ATTORNEY FOR ☒ JUDGMENT CREDITOR ☐ ASSIGNEE OF RECORD	FOR COURT USE ONLY
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES STREET ADDRESS: 111 North Hill Street MAILING ADDRESS: Los Angeles, CA 90012 CITY AND ZIP CODE: BRANCH NAME: Central District	
PLAINTIFF: JOHN C. TORJESEN DEFENDANT: HARRY MANSDORF, et al.,	
WRIT ☒ EXECUTION (Money Judgment) OF ☐ POSSESSION OF ☐ Personal Property ☐ SALE ☐ Real Property	CASE NUMBER BC425880 ☐ Limited Civil Case ☐ Small Claims Case ☒ Unlimited Civil Case ☐ Other

1. To the Sheriff or Marshal of the County of: Ventura

You are directed to enforce the judgment described below with daily interest and your costs as provided by law.

2. To any registered process server: You are authorized to serve this writ only in accord with CCP 699.080 or CCP 715.040.

3. (Name): John C. Torjesen and Associates PC

Is the ☒ judgment creditor ☐ assignee of record whose address is shown on this form above the court's name.

4. Judgment debtor (name, type of legal entity stated in judgment if not a natural person, and last known address):

Harry Mansdorf
 811 N. Alta Drive
 Beverly Hills, CA 90210

Lien notice mailed to debtor at
 address shown Govt Code 27297.5

☒ Additional judgment debtors on next page

5. Judgment entered on (date): January 31, 2012

6. ☐ Judgment renewed on (dates):

7. Notice of sale under this writ

- a. ☒ has not been requested.
 b. ☐ has been requested (see next page).

8. ☐ Joint debtor information on next page.9. ☐ See next page for information on real or personal property to be delivered under a writ of possession or sold under a writ of sale.10. ☐ This writ is issued on a sister-state judgment.

11. Total judgment \$ 2,000,000.00

12. Costs after judgment (per filed order or memo CCP 685.090) \$ 287.50

13. Subtotal (add 11 and 12) \$ 2,000,287.50

14. Credits \$

15. Subtotal (subtract 14 from 13) \$ 2,000,287.50

16. Interest after judgment (per filed affidavit CCP 685.050) (not on GC 6103.5 fees) .. \$ 61,901.40

17. Fee for issuance of writ \$ 25.00

18. Total (add 15, 16, and 17) \$ 2,062,213.90

19. Levying officer:

(a) Add daily interest from date of writ

(at the legal rate on 15) (not on GC 6103.5 fees) of : 0.00273. \$ 547.80

(b) Pay directly to court costs included in

11 and 17 (GC 6103.5, 68637; CCP 699.520(i)) \$ 0.00

20. ☐ The amounts called for in items 11-19 are different for each debtor. These amounts are stated for each debtor on Attachment 20.

JOHN A. CLARKE, CLERK

Issued on (date): SEP 17 2012

Clerk, by K.W. Kam, Deputy

NOTICE TO PERSON SERVED: SEE NEXT PAGE FOR IMPORTANT INFORMATION.

[SEAL]



PLAINTIFF: JOHN C. TORJESEN

CASE NUMBER:

DEFENDANT: HARRY MANSDORF, et al.,

BC425880

— Items continued from page 1 —

21. ☒ Additional judgment debtor (name, type of legal entity stated in judgment if not a natural person, and last known address):

Mansdorf Family Trust

811 N. Alta Drive

Beverly Hills, CA 90210

Lien notice mailed to debtor a.

address shown Govt Code 27207.3

22. ☐ Notice of sale has been requested by (name and address):

23. ☐ Joint debtor was declared bound by the judgment (CCP 989-994)

a. on (date):

b. name, type of legal entity stated in judgment if not a natural person, and last known address of joint debtor:

a. on (date):

b. name, type of legal entity stated in judgment if not a natural person, and last known address of joint debtor:

c. ☐ additional costs against certain joint debtors (itemize):

24. ☐ (Writ of Possession or Writ of Sale) Judgment was entered for the following:

a. ☐ Possession of real property: The complaint was filed on (date):

(Check (1) or (2)):

(1) ☐ The Prejudgment Claim of Right to Possession was served in compliance with CCP 415.46.

The judgment includes all tenants, subtenants, named claimants, and other occupants of the premises.

(2) ☐ The Prejudgment Claim of Right to Possession was NOT served in compliance with CCP 415.46.

(a) \$ was the daily rental value on the date the complaint was filed.

(b) The court will hear objections to enforcement of the judgment under CCP 1174.3 on the following dates (specify):

b. ☐ Possession of personal property.☐ If delivery cannot be had, then for the value (itemize in 24e) specified in the judgment or supplemental order.c. ☐ Sale of personal property.d. ☐ Sale of real property.

e. Description of property:

NOTICE TO PERSON SERVED

WRIT OF EXECUTION OR SALE. Your rights and duties are indicated on the accompanying Notice of Levy (Form EJ-160).

WRIT OF POSSESSION OF PERSONAL PROPERTY. If the levying officer is not able to take custody of the property, the levying officer will make a demand upon you for the property. If custody is not obtained following demand, the judgment may be enforced as a money judgment for the value of the property specified in the judgment or in a supplemental order.

WRIT OF POSSESSION OF REAL PROPERTY. If the premises are not vacated within five days after the date of service on the occupant or, if service is by posting, within five days after service on you, the levying officer will remove the occupants from the real property and place the judgment creditor in possession of the property. Except for a mobile home, personal property remaining on the premises will be sold or otherwise disposed of in accordance with CCP 1174 unless you or the owner of the property pays the judgment creditor the reasonable cost of storage and takes possession of the personal property not later than 15 days after the time the judgment creditor takes possession of the premises.

► A Claim of Right to Possession form accompanies this writ (unless the Summons was served in compliance with CCP 415.46).

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
County Clerk and Recorder
Ventura County, California

MAY 23 2013



EXHIBIT 7

**AFFIDAVIT OF DEATH OF JOINT TENANT TOGETHER WITH A CERTIFIED
COPY OF THE DEATH CERTIFICATE OF HARRY MANSDORF, BOTH BEING
RECORDED ON NOVEMBER 22, 2012, IN THE VENTURA COUNTY RECORDER'S
OFFICE UNDER INSTRUMENT NO. 20121123-00210427-0.**

This page is part of your document - DO NOT DISCARD



20121787040



Pages:
0012

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

11/26/12 AT 08:48AM

FEES:	68.00
TAXES:	0.00
OTHER:	0.00
PAYD:	68.00

PCOR SURCHARGE \$20.00



LEADSHEET



201211260800001

00006807017



004448295

SEQ:
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

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. 9184-080
Joint Venture Agreement Dated July 3rd, 2008



20121123-00210427-0 1/10

Ventura County Clerk and Recorder
Mark A. Lumb
11/23/2012 04:47:29 PM
666134 352 20 NA

11/26/2012



20121787040

AFFIDAVIT - DEATH OF JOINT TENANT

STATE OF CALIFORNIA
County of Los Angeles } ss.

JAIME DE JESUS 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 5th, 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 (used or legally printed)

JURAT

State of California
County of Ventura

Subscribed and sworn to (or affirmed) before me on

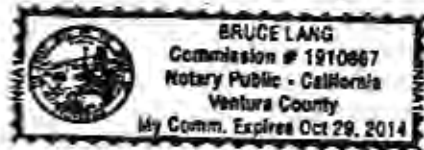
this 23 day of November, 2012

by Jarime 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

3052012155257

CERTIFICATE OF DEATH

3051215555257

1. NAME (Last, first, middle initial) MARRY		2. SEX M		3. DATE OF BIRTH 05/25/1971		4. AGE 41		5. RACE M	
6. PLACE OF BIRTH NEW YORK		7. SOCIAL SECURITY NUMBER 1088		8. MARRIAGE STATUS MARRIED		9. DATE OF MARRIAGE 08/27/2012		10. DATE OF DEATH 0715	
11. OCCUPATION PILOT		12. GROUP OF OCCUPATION PILOT		13. GROUP OF OCCUPATION PILOT		14. GROUP OF OCCUPATION PILOT		15. GROUP OF OCCUPATION PILOT	
16. ADDRESS 811 N. ALTA DRIVE		17. CITY BEVERLY HILLS		18. COUNTY LOS ANGELES		19. ZIP CODE 90210		20. STATE CALIFORNIA	
21. NAME OF DECEASED LINDA MANSOURI, WIFE		22. ADDRESS 811 N. ALTA DRIVE, BEVERLY HILLS, CA 90210		23. CITY BEVERLY HILLS		24. COUNTY LOS ANGELES		25. STATE CALIFORNIA	
26. NAME OF DECEASED LINDA		27. ADDRESS FLORINCE		28. CITY FLORINCE		29. COUNTY FLORINCE		30. STATE FLORINCE	
31. NAME OF DECEASED WILLIAM		32. ADDRESS WILLIAM		33. CITY WILLIAM		34. COUNTY WILLIAM		35. STATE WILLIAM	
36. NAME OF DECEASED SADIE		37. ADDRESS SADIE		38. CITY SADIE		39. COUNTY SADIE		40. STATE SADIE	
41. PLACE OF DEATH HILLSIDE MEMORIAL PARK		42. ADDRESS 8001 CENTINELA AVENUE, LOS ANGELES, CA 90045		43. CITY LOS ANGELES		44. COUNTY LOS ANGELES		45. STATE CALIFORNIA	
46. NAME OF DECEASED BU		47. ADDRESS BU		48. CITY BU		49. COUNTY BU		50. STATE BU	
51. NAME OF DECEASED VA REFUEL VEDA AMBULATORY CARE CENTER		52. ADDRESS 1811 PLUMMER STREET		53. CITY LOS ANGELES		54. COUNTY LOS ANGELES		55. STATE CALIFORNIA	
56. NAME OF DECEASED MULTI-INFARCT DEMENTIA		57. ADDRESS MULTI-INFARCT DEMENTIA		58. CITY MULTI-INFARCT DEMENTIA		59. COUNTY MULTI-INFARCT DEMENTIA		60. STATE MULTI-INFARCT DEMENTIA	
61. NAME OF DECEASED STROKE		62. ADDRESS STROKE		63. CITY STROKE		64. COUNTY STROKE		65. STATE STROKE	
66. NAME OF DECEASED CONGESTIVE HEART FAILURE		67. ADDRESS CONGESTIVE HEART FAILURE		68. CITY CONGESTIVE HEART FAILURE		69. COUNTY CONGESTIVE HEART FAILURE		70. STATE CONGESTIVE HEART FAILURE	
71. NAME OF DECEASED KARL ARTHUR LORENZ M.D.		72. ADDRESS 11301 WILSHIRE BOULEVARD, LOS ANGELES, CA 90073		73. CITY LOS ANGELES		74. COUNTY LOS ANGELES		75. STATE CALIFORNIA	
76. NAME OF DECEASED KARL ARTHUR LORENZ M.D.		77. ADDRESS KARL ARTHUR LORENZ M.D.		78. CITY KARL ARTHUR LORENZ M.D.		79. COUNTY KARL ARTHUR LORENZ M.D.		80. STATE KARL ARTHUR LORENZ M.D.	

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

HD 2929766

DATE ISSUED
08-25-12

SEP - 7 2012

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

FOR INFORMATION: This is a true certified copy of the record filed in the County of Los Angeles Department of Public Health in accordance with the Registrar's signature in purple ink.

EXHIBIT "A"

ASSESSOR PARCEL NUMBERS, Subject to JOINT VENTURE AGREEMENT
between HARRY MANSOURF 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 TELLOS RANCH, A CO-PARTNERSHIP, IN DEED RECORDED NOVEMBER 22, 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 FRINGIE, AS EXECUTOR OF THE ESTATE OF CLAIR B. BRUNSON, DECEASED, IN THE DEED RECORDED MARCH 8, 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 PHILIP 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 MEWEN, 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, AT PAGE 240 OF OFFICIAL RECORDS.

PARCEL 7: (7000-050-140)

THE NORTHEAST QUARTER OF ONE 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 22, 1961, AS INSTRUMENT NO. 107980 OF OFFICIAL RECORDS.

Continued on next page.

PARCEL 8: (7000-050-195, 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 NORTHEAST 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 ABOVE 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 WELLSHOOT 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., & PARTNERSHIP, IN DEED RECORDED FEBRUARY 18, 1963, IN BOOK 1477, PAGE 463 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. HOLMES, FORMERLY NELLE A. COLLINS, IN DEED RECORDED MAY 11, 1960, IN BOOK 1866, IN BOOK 302 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 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 MAY 11, 1960, IN BOOK 1866, IN BOOK 303 OF OFFICIAL RECORDS.

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 AL, 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 45 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 1-23-22 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 70.37 FEET;

THENCE S 30 DEGREES 55' E 69.97 FEET;

THENCE S 58 DEGREES 40' E 132.50 FEET;

THENCE S 88 DEGREES 32' E 127.64 FEET;

THENCE S 63 DEGREES 42' E 102.70 FEET;

THENCE S 90 DEGREES 41' E 352.90 FEET;

THENCE N 61 DEGREES 59' E 205.65 FEET;

THENCE N 49 DEGREES 43' E 83.82 FEET;

THENCE N 78 DEGREES 03' E 96.14 FEET;

THENCE S 69 DEGREES 47' E 49.20 FEET;

THENCE S 43 DEGREES 18' E 120.65 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 4916 PAGE 86 OF OFFICIAL RECORDS.

PARCEL 17: (7000-070-413 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 WHISTOCK 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 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 RAIL, MARQUARDT AND CO., A PARTNERSHIP, IN DEED RECORDED IN BOOK 2471, PAGE 466 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 10 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 72.55 FEET FROM THE SOUTHWEST CORNER THEREOF:

THENCE N 51 DEGREES 18' E 201.75 FEET:

THENCE S 51 DEGREES 22' E 70.97 FEET:

THENCE S 30 DEGREES 55' E 65.97 FEET:

THENCE S 56 DEGREES 40' E 152.50 FEET:

THENCE S 89 DEGREES 32' E 127.64 FEET:

THENCE S 61 DEGREES 42' E 103.70 FEET:

THENCE S 80 DEGREES 41' E 152.90 FEET:

THENCE N 51 DEGREES 59' E 205.65 FEET:

THENCE N 46 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 129.85 FEET:

THENCE S 16 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 UNDE OIL, PETROLEUM, GAS, BRUA, 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. 035902 OF OFFICIAL RECORDS.

PARCEL 24A: (7000-010-PORION 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, 1915, IN BOOK 393, PAGE 59 OF OFFICIAL RECORDS, AS A PUBLIC ROAD OR HIGHWAY.

PARCEL 24B: (7000-010-PORION 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



This is a true and certified copy of the record
if it bears the seal, imprinted in purple ink,
of the Registrar-Recorder/County Clerk

NOV 26 2012

Deane C. Lujan REGISTRAR-RECORDER/COUNTY CLERK
LOS ANGELES COUNTY, CALIFORNIA



EXHIBIT 8

“SHERIFF’S DEED” ON FILE AND ON RECORD WITH THE VENTURA COUNTY SHERIFF’S DEPARTMENT WHICH WAS ACTUALLY ISSUED BY THE SHERIFF TO HOWARD WEINBERG ON APRIL 18, 2013, CONSISTING OF ONLY THREE (3) PAGES, RECEIVED IN RESPONSE TO A PUBLIC RECORDS REQUEST FROM BRENDEN ETTER, DATED DECEMBER 12, 2013.



**VENTURA COUNTY
SHERIFF'S OFFICE**

- **GEOFF DEAN**
Sheriff
- **GARY PENTIS**
Assistant Sheriff
- **JOHN CROMBACH**
Assistant Sheriff

CIVIL DIVISION

800 S Victoria Ave, Room 101
Ventura CA 93009

FAX (805) 645-1342 Phone (805) 654-2391

Date: 12/12/2013

To: Attn Brendan Etter, Classic Legal Services

From: VCSOCIVIL VCSOCIVIL

Please find the copy of the deed, per your written request.

Note:

If any of these faxed copies are illegible, or you have not received the fax in its entirety, please contact us immediately. The materials enclosed with this facsimile transmission are private and confidential and are the property of the sender. The information contained in the material is privileged and intended for the individual(s) or entity named above. If you are not the intended recipient, be advised that any unauthorized disclosure, copying, distribution or the taking of any action in reliance on the contents of this information is strictly prohibited. If you have received this facsimile transmission in error, please notify us by telephone to arrange for return of the forwarded documents to us.

12/12/13 12:56PM PST '2135362041' -> 18056451342

Pg 2/2

FROM:  **CLASSIC**
LEGAL SERVICES

FAX

12-12-13

205 S. Broadway, Suite 825

Los Angeles, CA 90012

P(213) 620-5773 F(213) 536-2041

TO: Ventura County Sheriff's Department**Attention: Gabriela Canales, Civil Unit****FAX: (805) 645-1342****COPY REQUEST:**Please provide a copy of the *deed provided to purchaser*

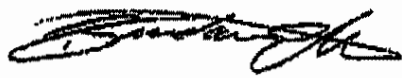
Case No: BC425880 Case Name: John C. Torjesen v. Harry Mansdorf

Levyling Officer File Number: 2012006251

RECEIVED
2013 DEC 12 PM 12:58
VENTURA COUNTY
SHERIFF DEPARTMENT
CIVIL DETAIL

Please let me know when it is ready and if it can be faxed to me or do I need to pick it up.

Thank you and have a great day!

Brandon Etter 

CLASSIC LEGAL SERVICES

205 S. Broadway, Suite 825

Los Angeles, CA 90012

p.213-620-5773 c. 213-804-0998 f. 213-536-2041

Brandon@classic-legal.comwww.Classic-Couriers.com

on behalf of

JAIME DEJESUS GONZALEZ, Trustee
The Mansdorf Family Trust
811 N. Alta Drive
Beverly Hills, CA 90210
Jaime@PointeMalibu.com
JaimeJamesJames@Gmail.com
Telephone: 213-399-7779

ATTORNEY (Name and Address): Christopher Barnes Mancini & Associates 15303 Ventura Blvd Suite 600 Sherman Oaks, CA 91403		TELEPHONE NO.: (818) 783-5757	LEVYING OFFICER (Name and Address): Ventura County Sheriff's Office Sheriff's Civil Detail 800 South Victoria Avenue Room 101 Ventura, CA 93009
ATTORNEY FOR: John C. Torjesen and Associates PC NAME OF COURT, JUDICIAL DISTRICT or BRANCH COURT, IF ANY: Los Angeles Superior Court 111 No Hill Street Los Angeles, CA 90012 Hill Street		Ref #: 	(805) 654-2391 Fax: (805) 645-1342 California Relay Service Number (800) 735-2929 TDD or 711
PLAINTIFF: John C. Torjesen DEFENDANT: Harry Mansdorf et al		COURT CASE NO.: BC425880	
Sheriff's Deed County of Ventura, State of California Under Writ of Execution		LEVYING OFFICER FILE NO.: 2012006251	

Date of Entry of Judgment: **1/31/2012**

Subsequent Renewal Date(s):

Judgment Creditor(s): **John C. Torjesen and Associates PC, C/O Christopher Barnes, Mancini & Associates,
Sherman Oaks, CA 91403**Judgment Debtor(s): **Harry Mansdorf, Mansdorf Family Trust,**GRANTOR: **Geoff Dean, Sheriff, County of Ventura, State of California, hereinafter referred to as "Sheriff".**

GRANTEE(S): **County Line Holdings LLC a Delaware
Limited Liability Company
2550 Via Tejon, Suite 2B
Palos Verdes Estates, CA 90274, hereinafter referred to as Grantee(s).**

Whereas, a Writ of Execution was directed and delivered to the Sheriff, together with written instructions by the Judgment Creditor and his/her attorney to levy upon and sell the referenced Judgment Debtor's right, title, and interest in the real property herein described; the real property was levied upon by the Sheriff pursuant to 700.015 CCP on 10/11/2012.

After waiting the mandatory time prescribed by law, I advertised the herein described real property for sale. On 4/18/2013 10:00:00 AM, I sold said real property to the highest bidder, County Line Holdings LLC a Delaware Limited Liability Company, who paid \$500,000.00. This sale was conducted according to the California Code of Civil Procedure and the California Commercial Code (Rules of Auction).

I, THE SHERIFF, by virtue of said Writ, and in pursuance of the Code of Civil Procedure, do grant, sell, convey unto the purchaser(s), herein named and identified as Grantee(s), all right, title and interest of the herein named judgment debtor in the real property described in this deed.

COPY

ATTACHMENT "A"**LEGAL DESCRIPTION OF REAL PROPERTY TO BE LEVIED**

The property to be levied is commonly known as: Malibu Properties near Deer Creek Road and Pacific Coast Highway, in the County of Ventura, State of California, comprising some 1,291 acres, and having the following APNs:

7000-050-215; 7000-070-415; 7000-070-435; 7000-050-205;
7000-050-245; 7000-050-375; 7000-050-385; 7000-050-140;
7000-010-240; 7000-050-400; 7000-010-530; 7000-050-410;
7000-010-540; 7000-050-120; 7000-050-355; 7000-050-085;
7000-050-195; 7000-050-365; 7000-050-095; 7000-050-185;
7000-050-325; 7000-050-345; 7000-050-315; 7000-050-335;
7000-070-445; 7000-070-425; 7000-010-115; 7000-010-100;
7000-050-390 aka 7000-050-395; 7000-010-520;
7000-010-050 aka 7000-010-055; 7000-010-490;
7000-050-055; 7000-010-040

COPY

EXHIBIT 9

**CERTIFIED COPY OF MATERIALLY ALTERED SHERIFF'S DEED, RECORDED IN
THE VENTURA COUNTY RECORDER'S OFFICE ON APRIL 18, 2013, UNDER
DOCUMENT NUMBER 20130418-00071134-0.**

RECORDED AT REQUEST OF:
MAIL TAX STATEMENTS TO:
After recording

Return to:

Howard Weinberg
2550 VIA TESON #2B
PALOS VERDES EST., CA
90274



20130418-00071134-0 1/11

Ventura County Clerk and Recorder
MARK A. LUNN
04/18/2013 02:31:23 PM
708845 \$605.00 CE

DOCUMENTARY TRANSFER TAX \$

550.00

(X) Computed on full value of property conveyed, or
() Computed on full value less liens & encumbrances
remaining thereon at time of sale

Howard Weinberg
Signature of declarant/agent determining tax claim name

SHERIFF'S DEED

COUNTY OF VENTURA, STATE OF CALIFORNIA

TO

COUNTY LINE HOLDINGS LLC

ATTORNEY (Name and Address): Christopher Barnes Mancini & Associates 15303 Ventura Blvd Suite 600 Sherman Oaks, CA 91403		TELEPHONE NO.: (818) 783-5757	LEVYING OFFICER (Name and Address): Ventura County Sheriff's Office Sheriff's Civil Detail 800 South Victoria Avenue Room 101 Ventura, CA 93009
Ref #: ATTORNEY FOR: John C Torjesen and Associates PC NAME OF COURT, JUDICIAL DISTRICT or BRANCH COURT, IF ANY: Los Angeles Superior Court 111 No Hill Street Los Angeles, CA 90012 Hill Street		(805) 654-2391 Fax: (805) 645-1342 California Relay Service Number (800) 735-2929 TDD or 711	
PLAINTIFF: John C Torjesen DEFENDANT: Harry Mansdorf et al		COURT CASE NO.: BC425880	
Sheriff's Deed County of Ventura, State of California Under Writ of Execution		LEVYING OFFICER FILE NO.: 2012006251	

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Subsequent Renewal Date(s):

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Sherman Oaks, CA 91403**

Judgment Debtor(s): **Harry Mansdorf, Mansdorf Family Trust,**

GRANTOR: Geoff Dean, Sheriff, County of Ventura, State of California, hereinafter referred to as "Sheriff".

**GRANTEE(S): County Line Holdings LLC a Delaware
Limited Liability Company
2550 Via Tejon, Suite 2B
Palos Verdes Estates, CA 90274, hereinafter referred to as Grantee(s).**

Whereas, a Writ of Execution was directed and delivered to the Sheriff, together with written instructions by the Judgment Creditor and his/her attorney to levy upon and sell the referenced Judgment Debtor's right, title, and interest in the real property herein described; the real property was levied upon by the Sheriff pursuant to 700.015 CCP on 10/11/2012.

After waiting the mandatory time prescribed by law, I advertised the herein described real property for sale. On 4/18/2013 10:00:00 AM, I sold said real property to the highest bidder, County Line Holdings LLC a Delaware Limited Liability Company, who paid \$500,000.00. This sale was conducted according to the California Code of Civil Procedure and the California Commercial Code (Rules of Auction).

I, THE SHERIFF, by virtue of said Writ, and in pursuance of the Code of Civil Procedure, do grant, sell, convey unto the purchaser(s), herein named and identified as Grantee(s), all right, title and interest of the herein named judgment debtor in the real property described in this deed.

SHORT TITLE	CASE NUMBER
John C Torjesen vs. Harry Mansdorf et al	BC425880

Description of REAL PROPERTY for which this deed is issued:

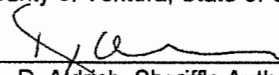
Physical Address: **See Attached, ,**

Legal Description: **Attached**

Assessor's Parcel Number(s): **See legal description**

IN WITNESS WHEREOF, I have hereunto set my hand this: 04/18/2013

Geoff Dean, Sheriff
County of Ventura, State of California

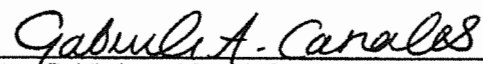

D. Aldrich, Sheriff's Authorized Agent

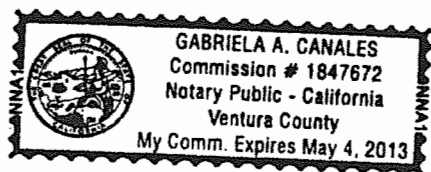
State of California
County of Ventura

On April 18, 2013 before me Gabriela A. Canales, notary public, personally appeared D. Aldrich 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.

WITNESS my hand and official seal.


Notary Public in and for the County of Ventura, State of California



ATTACHMENT "A"

LEGAL DESCRIPTION OF REAL PROPERTY TO BE LEVIED

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7000-050-245; 7000-050-375; 7000-050-385; 7000-050-140;
7000-010-240; 7000-050-400; 7000-010-530; 7000-050-410;
7000-010-540; 7000-050-120; 7000-050-355; 7000-050-085;
7000-050-195; 7000-050-365; 7000-050-095; 7000-050-185;
7000-050-325; 7000-050-345; 7000-050-315; 7000-050-335;
7000-070-445; 7000-070-425; 7000-010-115; 7000-010-100;
7000-050-390 aka 7000-050-395; 7000-010-520;
7000-010-050 aka 7000-010-055; 7000-010-490;
7000-050-055; 7000-010-040

PARCEL 1:

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 $\frac{1}{2}$ 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 04, 1958, IN BOOK 1595, PAGE 253, OFFICIAL RECORDS.

PARCEL 2:

THE 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.

EXCEPT THEREFROM AN UNDIVIDED $\frac{1}{2}$ INTEREST IN ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEED RECORDED NOVEMBER 12, 1981, AS INSTRUMENT NO. 81-107980, OFFICIAL RECORDS.

PARCEL 3:

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 $\frac{1}{2}$ 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 04, 1958, IN BOOK 1595, PAGE 253, OFFICIAL RECORDS, AND RE RECORDED IN BOOK 5164, PAGE 294, OFFICIAL RECORDS.

PARCEL 4:

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 AN UNDIVIDED $\frac{1}{2}$ INTEREST IN ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, BUT WITH NO RIGHT OF SURFACE ENTRY, AS RESERVED BY PHILLIP FULTON, A MARRIED MAN, IN DEED RECORDED MAY 05, 1965, IN BOOK 2781, PAGE 569, OFFICIAL RECORDS.

PARCEL 5:

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 AN UNDIVIDED $\frac{1}{2}$ INTEREST IN ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, BUT WITH NO RIGHT OF SURFACE ENTRY, AS RESERVED BY MARGARET MCEWEN, A MARRIED WOMAN, IN DEED RECORDED SEPTEMBER 16, 1965, IN BOOK 2862, PAGE 473, OFFICIAL RECORDS.

PARCEL 6:

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 $\frac{1}{2}$ INTEREST IN ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, BUT WITH NO RIGHT OF

SURFACE ENTRY, AS PROVIDED IN DEED RECORDED FEBRUARY 01, 1976, IN BOOK 4541, PAGE 240, OFFICIAL RECORDS.

PARCEL 7:

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 AN UNDIVIDED $\frac{1}{2}$ INTEREST IN ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEED RECORDED NOVEMBER 12, 1981, AS INSTRUMENT NO. 81-107980, OFFICIAL RECORDS.

PARCEL 8:

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.

EXCEPTING ANY PORTION OF THE LAND BELOW THE LINE OF ORDINARY HIGH WATER MARK WHERE IT WAS LOCATED PRIOR TO ANY ARTIFICIAL OR AVULSIVE CHANGES IN THE LOCATION OF THE SHORELINE.

EXCEPT THEREFROM AN UNDIVIDED $\frac{1}{2}$ INTEREST IN ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER SAID LAND, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFORE 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 SAID LAND, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF SAID LAND, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF SAID LAND OR OTHERWISE IN SUCH MANNER AS TO ENDANGER THE SAFETY OF ANY HIGHWAY THAT MAY BE CONSTRUCTED ON SAID LANDS, AS RESERVED BY DEED RECORDED FEBRUARY 10, 1964, IN BOOK 2477, PAGE 468, OFFICIAL RECORDS.

PARCEL 9:

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 $\frac{1}{2}$ OF ALL OIL, GAS, 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, PAGE 303, OFFICIAL RECORDS.

PARCEL 10:

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 ½ OF ALL OIL, GAS, 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, PAGE 303, OFFICIAL RECORDS.

PARCEL 11:

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 ½ OF ALL OIL, GAS, 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, PAGE 303, OFFICIAL RECORDS.

PARCEL 12:

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 ½ OF ALL OIL, GAS, 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, PAGE 303, OFFICIAL RECORDS.

PARCEL 13:

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 ½ OF ALL OIL, GAS, 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, PAGE 303, OFFICIAL RECORDS.

PARCEL 14:

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 ½ OF ALL OIL, GAS, 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, PAGE 303, OFFICIAL RECORDS.

PARCEL 15:

THE SOUTHWEST QUARTER 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 FILED IN THE DISTRICT LAND OFFICE.

EXCEPT THEREFROM AN UNDIVIDED ½ INTEREST IN ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEED RECORDED MARCH 24, 1965, IN BOOK 2756, PAGE 358, OFFICIAL RECORDS.

PARCEL 16:

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:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 17, DISTANT THEREON NORTH 1° 29' 22" WEST, A DISTANCE OF 72.95 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 61° 18' EAST 207.75 FEET; THENCE SOUTH 53° 22' EAST 70.97 FEET; THENCE SOUTH 30° 55' EAST 65.97 FEET; THENCE SOUTH 58° 40' EAST 152.90 FEET; THENCE NORTH 89° 32' EAST 127.64 FEET; THENCE SOUTH 62° 42' EAST 102.70 FEET; THENCE SOUTH 80° 41' EAST 152.90 FEET; THENCE NORTH 61° 59' EAST 205.65 FEET; THENCE NORTH 48° 43' EAST 83.82 FEET; THENCE NORTH 25° 03' EAST 96.14 FEET; THENCE SOUTH 69° 47' EAST 49.20 FEET; THENCE SOUTH 43° 18' EAST 120.85 FEET; THENCE SOUTH 18° 56' EAST 124.55 FEET; THENCE SOUTH 33° 24' EAST TO THE WEST LINE OF THE WEST HALF, NORTH EAST QUARTER, NORTHWEST QUARTER.

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

PARCEL 17:

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 EXCEPTING ANY PORTION OF THE LAND BELOW THE LINE OF ORDINARY HIGH WATER MARK WHERE IT WAS LOCATED PRIOR TO ANY ARTIFICIAL OR AVULSIVE CHANGES IN THE LOCATION OF THE SHORELINE.

ALSO EXCEPT THEREFROM AN UNDIVIDED ½ INTEREST IN ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER SAID LAND, TOGETHER WITH THE PERPETUAL RIGHT TO DRILLING, MINING, EXPLORING AND OPERATING THEREFORE 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 SAID LAND, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF SAID LAND, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFT UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF SAID LAND OR OTHERWISE IN SUCH MANNER AS TO ENDANGER THE SAFETY OF ANY HIGHWAY THAT MAY BE CONSTRUCTED ON SAID LANDS, AS RESERVED BY DEED RECORDED FEBRUARY 10, 1964, IN BOOK 2477, PAGE 468, OFFICIAL RECORDS.

PARCEL 18:

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 SOUTH OF THE CENTERLINE OF THE PACIFIC COAST HIGHWAY.

ALSO EXCEPTING ANY PORTION OF THE LAND BELOW THE LINE OF ORDINARY HIGH WATER MARK WHERE IT WAS LOCATED PRIOR TO ANY ARTIFICIAL OR AVULSIVE CHANGES IN THE LOCATION OF THE SHORELINE.

ALSO EXCEPT THEREFROM AN UNDIVIDED $\frac{1}{2}$ INTEREST IN ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER SAID LAND, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFORE 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 SAID LAND, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO THROUGH OR ACROSS THE SUBSURFACE OF SAID LAND, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFT UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF SAID LAND OR OTHERWISE IN SUCH MANNER AS TO ENDANGER THE SAFETY OF ANY HIGHWAY THAT MAY BE CONSTRUCTED ON SAID LANDS, AS RESERVED BY DEED RECORDED FEBRUARY 10, 1964, IN BOOK 2477, PAGE 468, OFFICIAL RECORDS.

PARCEL 19:

THE NORTHWEST 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.

PARCEL 20:

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 NORTH $1^{\circ} 29' 22''$ WEST, A DISTANCE OF 72.95 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH $61^{\circ} 18'$ EAST 207.75 FEET; THENCE SOUTH $53^{\circ} 22'$ EAST 70.97 FEET; THENCE SOUTH $30^{\circ} 55'$ EAST 65.97 FEET; THENCE SOUTH $58^{\circ} 40'$ EAST 152.90 FEET; THENCE NORTH $89^{\circ} 32'$ EAST 127.64 FEET; THENCE SOUTH $62^{\circ} 42'$ EAST 102.70 FEET; THENCE SOUTH $80^{\circ} 41'$ EAST 152.90 FEET; THENCE NORTH $61^{\circ} 59'$ EAST 205.65 FEET; THENCE NORTH $48^{\circ} 43'$ EAST 83.82 FEET; THENCE NORTH $25^{\circ} 03'$ EAST 96.14 FEET; THENCE SOUTH $69^{\circ} 47'$ EAST 49.20 FEET; THENCE SOUTH $43^{\circ} 18'$ EAST 120.85 FEET; THENCE SOUTH $18^{\circ} 56'$ EAST 124.55 FEET; THENCE SOUTH $33^{\circ} 24'$ EAST 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, OFFICIAL RECORDS.

PARCEL 21:

THE EAST $\frac{1}{2}$ 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:

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:

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 $\frac{1}{2}$ 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, IN BOOK 2759, PAGE 129, OFFICIAL RECORDS.

ALSO EXCEPT AN UNDIVIDED 25% OF ALL 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 01, 1981, AS INSTRUMENT NO. 81-39902, OFFICIAL RECORDS.

PARCEL 24A:

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 08, 1933, IN BOOK 393, PAGE 59, OFFICIAL RECORDS, AS A PUBLIC ROAD OR HIGHWAY.

PARCEL 24B:

LOT 5 OF SECTION 17 TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 19, 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.

PARCEL 25:

THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ 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 26:

THE NORTHWEST ¼ OF THE NORTHWEST ¼ 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.

APN: 700-0-070-435 and 700-0-050-205 and 700-0-050-120 and 700-0-050-355 and 700-0-050-245 and 700-0-050-085 and 700-0-050-375 and 700-0-050-385 and 700-0-050-195 and 700-0-050-365 and 700-0-050-140 and 700-0-010-240 and 700-0-050-095 and 700-0-050-185 and 700-0-050-325 and 700-0-050-345 and 700-0-050-315 and 700-0-050-335 and 700-0-070-445 and 700-0-070-425 and 700-0-010-115 and 700-0-010-100 and 700-0-070-415 and 700-0-050-390 and 700-0-050-400 and 700-0-010-530 and 700-0-050-410 and 700-0-010-540 and 700-0-010-520 and 700-0-010-050 and 700-0-010-490 and 700-0-050-055 and 700-0-010-040 and 700-0-050-215

EXHIBIT 10

**DOCUMENT RECEIVED FROM EMPLOYEE AT THE VENTURA COUNTY
RECORDER'S OFFICE EXPLAINING THE MANDATORY NATURE OF LEGAL
DESCRIPTIONS ON DOCUMENTS THAT PURPORT TO EVIDENCE THE SALE OR
TRANSFER OF REAL PROPERTY.**

Title	DEED
-------	------

Purpose	To transfer title to real property
---------	------------------------------------

Requirements	1. Name(s) of grantor(s) 2. Name(s) of grantee(s) 3. Description / identification of real property 4. Documentary transfer tax declaration 5. Mailing address - tax statements 6. Certificate of Acceptance if deed is to a political or governmental agency for public purposes 7. Signature(s) of grantor(s) 8. Signature(s) acknowledged Document type requires Preliminary Change of Ownership Report and permits \$20 penalty per Assessor / Recorder agreement * Proof by subscribing witness not acceptable (witness acknowledgment)
--------------	--

Fees	Regular fee and possible Documentary Transfer Tax transaction and/or Survey Monument Preservation fee
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Legal References	Govt - 27321.5 (tax addr), 27281 (certificate), 27287 (ack) 27585 (SMP), R & T - 480.3 (PCOR), 11932 (DTT)
------------------	--

Comments	Deeds from a county treasurer to reclamation district require a regular recording fee For definitions of specific types of deeds, i.e., Quitclaim, Warranty, etc., see Glossary
----------	--

Local Use	
Index	Ordinances/Opinions
Grantee = Grantee	

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

NAME

ADDRESS

CITY, STATE/ZIP

Rev. 2012

space above this line for Recorder's use only

DEED

The undersigned grantor(s) declare(s) :

Documentary transfer tax is \$ _____

() computed on full value of property conveyed, or

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

() Unincorporated area : () City of _____

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

SAMPLE

hereby GRANT(S) to :

the following described real property situated in the City of _____

County of _____, State of California,

Dated : _____

Grantor(s)

APPROPRIATE ACKNOWLEDGMENT SHOULD APPEAR HERE

EXHIBIT 11

**QUIET TITLE COMPLAINT OF COUNTY LINE HOLDINGS, LLC, FILED
NOVEMBER 15, 2013, IN THE VENTURA COUNTY SUPERIOR COURT, CASE NO.
56-2013-00444799-CU-OR-VTA.**

VENTURA
SUPERIOR COURT
FILED

NOV 15 2013

MICHAEL D. PLANET
Executive Officer and Clerk

BY: _____, Deputy

DEBRA RAMOS

1 John Antoni, Esq., SBN 163738
2 ANTONI ALBUS, LLP
3 11836 W. Pico Boulevard
4 Los Angeles, California 90064
5 Tel.: 310-954-8020
6 Fax: 310-954-8988

7 Attorneys for Plaintiff County Line
8 Holdings LLC

9 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**
10 **FOR THE COUNTY OF VENTURA**

VIA FAX

56-2013-00444799-CU-OR-VTA

11 COUNTY LINE HOLDINGS LLC, a
12 Delaware limited liability company,

13 Plaintiff,

14 v.

15
16 JAIME DE JESUS GONZALEZ, an
17 individual; JANICE M. McCLANAHAN, an
18 individual; BEAU-MAISON, INC., a
19 California corporation; MALIBU HILLS
20 RANCH, a Nevada corporation; MALIBU
21 HILLS RANCH CORP, a Nevada corporation;
22 MALIBU HILLS RANCH INC., a corporation
23 of unknown origin and/or fictitious business
24 entity; COUNTY OF ORANGE
(CALIFORNIA); CAPITAL ONE N.A., a
25 national banking association; GERALD H.
26 LUSHING, an individual; RONALD S.
27 LUSHING, an individual; and DOES 1-100,
28 inclusive.

Defendants.

Case No.:

VERIFIED COMPLAINT FOR:

- (1) QUIET TITLE;
- (2) DECLARATORY RELIEF;
- (3) CANCELLATION OF INSTRUMENT(S); AND
- (4) INJUNCTIVE RELIEF

1 Plaintiff County Line Holdings LLC ("Plaintiff") alleges as follows:

2 **THE PROPERTY**

3 1. The real property that is the subject of this complaint is comprised of thirty-four
4 parcels totaling approximately 1,291 acres located near Deer Creek Road and Pacific Coast
5 Highway in the County of Ventura, State of California, having the following Assessor Parcel
6 Numbers (collectively, the "Ventura Property"):

7 7000-050-215; 7000-070-415; 7000-070-435; 7000-050-205;
8 7000-050-245; 7000-050-375; 7000-050-385; 7000-050-140;
9 7000-010-240; 7000-050-400; 7000-010-530; 7000-050-410;
10 7000-010-540; 7000-050-120; 7000-050-355; 7000-050-085;
11 7000-050-195; 7000-050-365; 7000-050-095; 7000-050-185;
12 7000-050-325; 7000-050-345; 7000-050-315; 7000-050-335;
13 7000-070-445; 7000-070-425; 7000-010-115; 7000-010-100;
14 7000-050-390 aka 7000-050-395; 7000-010-520;
15 7000-010-050 aka 7000-010-055; 7000-010-490;
16 7000-050-055; 7000-010-040

17 2. Plaintiff owns all right, title and interest in the Ventura Property, and brings this
18 action for an order to quiet Plaintiff's title against a number of adverse but entirely invalid
19 property interest claims.

20 **THE PARTIES**

21 3. Plaintiff is a limited liability company organized and existing under the laws of
22 the State of Delaware and, at all times relevant herein, was and remains qualified to do business
23 in the State of California.

24 4. Defendant Jaime De Jesus Gonzalez ("Gonzalez") is an individual. Plaintiff is
25 informed and believes and thereon alleges that Gonzalez asserts an interest in the Ventura
26 Property adverse to Plaintiff's ownership.

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1 5. Defendant Janice M. McClanahan ("McClanahan") is an individual. Plaintiff is
2 informed and believes and thereon alleges that McClanahan asserts an interest in the Ventura
3 Property adverse to Plaintiff's ownership.

4 6. Plaintiff is informed and believes and thereon alleges that defendant Beau-
5 Maison, Inc. ("BMI") is a corporation organized under the laws of the State of California.
6 Plaintiff is further informed and believes and thereon alleges that BMI was formed in California
7 in 1980 under California entity number C0993837, but that BMI's existence has been suspended
8 by the California Secretary of State. Plaintiff is further informed and believes and thereon
9 alleges that BMI asserts an interest in the Ventura Property adverse to Plaintiff's ownership.

10 7. Plaintiff is informed and believes and thereon alleges that defendant Malibu Hills
11 Ranch ("MHR#1") is a corporation organized under the laws of the State of Nevada. Plaintiff is
12 further informed and believes and thereon alleges that: (a) MHR#1's status was revoked by the
13 Nevada Secretary of State; and (b) MHR#1 has never registered as a foreign corporation with the
14 California Secretary of State and is not qualified to do business in California. Plaintiff is further
15 informed and believes and thereon alleges that MHR#1 asserts an interest in the Ventura
16 Property adverse to Plaintiff's ownership.

17 8. Plaintiff is informed and believes and thereon alleges that defendant Malibu Hills
18 Ranch Corp. ("MHR#2") is a corporation organized under the laws of the State of Nevada.
19 Plaintiff is further informed and believes and thereon alleges that: (a) MHR#2's status was
20 revoked by the Nevada Secretary of State; and (b) MHR#2 has never registered as a foreign
21 corporation with the California Secretary of State and is not qualified to do business in
22 California. Plaintiff is further informed and believes and thereon alleges that MHR#2 asserts an
23 interest in the Ventura Property adverse to Plaintiff's ownership.

24 9. Plaintiff is informed and believes and thereon alleges that defendant Malibu Hills
25 Ranch, Inc. ("MHR Inc.") is a corporation of unknown origin and/or a fictitious business name.
26 Plaintiff is further informed and believes and thereon alleges that MHR#1 and MHR#2 have in
27 the past operated under the fictitious name "Malibu Hills Ranch, Inc." (MHR#1, MHR#2 and
28 MHR Inc. are collectively referred to herein as "MHR.")

10. Plaintiff is informed and believes and thereon alleges that defendant Capital One N.A., a national banking association ("Capital"), is the successor to Chevy Chase Bank, F.S.B. ("Chevy Chase"). Plaintiff is informed and believes that Capital asserts an interest in the Ventura Property adverse to Plaintiff's ownership.

11. Defendants Gerald H. Lushing and Ronald S. Lushing (collectively, "Lushing") are individuals. Plaintiff is informed and believes and thereon alleges that Lushing asserts an interest in the Ventura Property adverse to Plaintiff's ownership.

12. Defendant County of Orange (“County”) is a political subdivision located within the State of California. Plaintiff is informed and believes and thereon alleges that the County asserts an interest in the Ventura Property adverse to Plaintiff’s ownership.

13. Defendants fictitiously named as Does 1 through 100, inclusive (“Doe Defendants”), are sued herein under said fictitious names as their true names and capacities are unknown to Plaintiff. Plaintiff is informed and believes and thereon alleges that each of the Doe Defendants assert an interest in the Ventura Property adverse to Plaintiff’s ownership. When the true names and capacities of the Doe Defendants are ascertained, Plaintiff shall amend this complaint accordingly. (Gonzalez, McClanahan, BMI, MHR#1, MHR#2, MHR Inc., Capital, Lushing, County, and Does 1-100 are collectively referred to as “Defendants”).

VENUE

14. Venue is proper in this Court because the Property is located in the County of Ventura, State of California.

FACTUAL ALLEGATIONS

The JTA Judgment

15. Plaintiff is informed and believes and thereon alleges that in March 2009, Harry Mansdorf (“Mansdorf”) and the Mansdorf Family Trust (“Trust”) retained the law firm of John C. Torjesen & Associates (“JTA”) to represent them as plaintiffs in a real estate fraud and elder abuse lawsuit against Michelle Giacomazza, Kathryn Gatto, Joint Venture LLC, Joint Venture Corporation, MHR, and United American Engineering and Development (collectively, the “Giacomazza Parties”), styled *Mansdorf, et al. v. Giacomazza, et al.* (Los Angeles Superior

1 Court Case No. BC285946, the "Giacomazza Action"). The plaintiffs in the Giacomazza Action
2 alleged that through threats, fraud and coercion against Mansdorf because of his advanced age,
3 the Giacomazza Parties had fraudulently seized ownership of the Ventura Property and
4 Mansdorf's family residence on Alta Drive, Beverly Hills ("Alta Property"). The plaintiffs
5 sought return of ownership of the Ventura Property and Alta Property and an order canceling
6 three bogus mechanic's liens (for \$90 million, \$20 million and \$600,000) that one or more the
7 Giacomazza Parties had recorded against the properties.

8 16. Plaintiff is informed and believes and thereon alleges that: (a) at the time JTA
9 substituted into the Giacomazza Action, Mansdorf and the Trust lacked the liquid financial
10 resources necessary to fund the litigation; and (b) Mansdorf and JTA agreed, therefore, that JTA
11 would receive a \$2 million "performance bonus" if the Court returned the Ventura Property and
12 Alta Property to the Trust.

13 17. Mansdorf and the Trust prevailed in their litigation. On August 3, 2009, the Court
14 issued a decision that "the Trust is the rightful holder of title to the [Ventura] Properties and the
15 Alta Property and that each of the Giacomazza Defendants is declared to have no estate, right,
16 title or interest in [either the Ventura Property or the Alta Property]." The Court ordered the
17 Ventura Property and the Alta Property returned to the Trust by the Giacomazza Parties, and
18 ordered the three mechanic's liens expunged. A copy of the Court's Statement of Decision is
19 attached hereto as Exhibit "A." Plaintiff is informed and believes that this decision is the largest
20 financial elder abuse verdict to date.

21 18. Plaintiff is informed and believes that Mansdorf never paid JTA the \$2 million
22 performance bonus. On November 13, 2009, JTA filed a civil complaint against Mansdorf and
23 the Trust seeking payment, and on November 17, 2009, JTA recorded a lis pendens against the
24 Ventura Property. On October 18, 2011, the Los Angeles County Bar Association awarded JTA
25 \$2 million after a fee arbitration, and ruled that such award was to be paid when one of several
26 specified events relating to sale, development, or refinance of the Ventura Property occurred. On
27 January 31, 2012, the Court entered the arbitration award as a judgment ("JTA Judgment").
28

1 Plaintiff is further informed and believes and thereon alleges that in April 2012, JTA recorded an
2 Abstract of Judgment against title to the Ventura Property.

3 **Plaintiff Purchases the Ventura Property**

4 19. On June 28, 2012, JTA issued a Writ of Execution to force the sale of the Ventura
5 Property with the intention that the proceeds from such sale would be used to satisfy some or all
6 of the JTA Judgment, and on September 17, 2012, JTA amended the Writ ("JTA Writs").

7 Plaintiff is informed and believes and thereon alleges that on March 6, 2013, the Ventura County
8 Sheriff posted and served notice that on April 18, 2013, the Sheriff would auction the Ventura
9 Property pursuant to the JTA Writs.

10 20. On April 18, 2013, the Ventura County Sheriff conducted the auction. Plaintiff
11 submitted the winning bid and was issued a Sheriff's Deed Under Writ of Execution ("Sheriff's
12 Deed") for the Ventura Property. The Sheriff's Deed granted to Plaintiff "all right, title and
13 interest of the herin named judgment debtor in the real property described in this deed." The
14 judgment debtors named in the Sheriff's Deed include Mansdorf and the Trust. The real
15 property described in the deed is the Ventura Property. On April 18, 2013, Plaintiff recorded the
16 Sheriff's Deed in Ventura County as instrument number 20130418-0071134-0. A copy of the
17 Sheriff's Deed is attached hereto as Exhibit "B."

18 21. Plaintiff is informed and believes and thereon alleges that, as a result of its
19 winning bid and the Sheriff's Deed, Plaintiff is sole owner of the entire fee interest in the
20 Ventura Property, and the sole owner of all other right, title and interest in and to the Ventura
21 Property. *See* California Code of Civil Procedure ("CCP") Section 701.680(a) (a sale of real
22 property under a Notice of Levy issued pursuant to Section 701.510, et seq. is absolute and may
23 not be set aside except under circumstances that Plaintiff is informed and believes and thereon
24 alleges are not present here); *see also*, CCP Section 701.630 (if a property is sold by execution
25 sale, the lien under which the property is sold and all subordinate liens are extinguished); and
26 *see*, CCP Section 701.640 (the purchaser at an execution sale acquires any interest of the
27 judgment debtor in the property sold that is held on the effective date of the lien under which the
28 property is sold or that acquired between the effective date and the sale date).

1 22. Plaintiff is informed and believes and thereon alleges that Defendants each assert
2 an interest in the Ventura Property adverse to Plaintiff's ownership, but that their alleged
3 interests are invalid and unenforceable. Plaintiff seeks to quiet title to the Ventura Property and
4 requests a Court order that Defendants' purported adverse interests are invalid, cancelled, void
5 and/or expunged.

6 **Gonzalez's Purported "2008 Deed"**

7 23. Plaintiff is informed and believes and thereon alleges that Gonzalez asserts a
8 interest in the Ventura Property arising from that certain purported Grant Deed, showing a date
9 on the first page of July 3, 2008, which alleged Grant Deed was first recorded years later on
10 November 13, 2012 ("2008 Deed"). A copy of the 2008 Deed is attached hereto as Exhibit "C."
11 The events leading up to Gonzalez recording this bogus deed are described below.

12 24. Plaintiff is informed and believes and thereon alleges that on July 3, 2008,
13 Gonzalez entered into a Joint Venture Agreement with Mansdorf and the Trust ("JV
14 Agreement"). Plaintiff is informed and believes and thereon alleges that under the terms of the
15 JV Agreement, Gonzalez agreed to assist Mansdorf with: (a) returning clear title to the Ventura
16 Property and Alta Property (which then were still held by the Giacomazza Parties) in the Trust's
17 name; and (b) developing and marketing the properties. Plaintiff is further informed and
18 believes and thereon alleges that the JV Agreement recited the consideration to be given to
19 Gonzalez if Gonzalez satisfied various conditions in the JV Agreement would be a 50%
20 undivided interest in certain real property (which may have included some of the Ventura
21 Property). More particularly, the JV Agreement:

- 22 • Stated the joint venture's business purpose was, in part, "to quiet title in
23 and to the PROPERTIES, through necessary legal action, in the name of
24 [Mansdorf], with the understanding that [Mansdorf] hereby irrevocably
25 agrees to immediately transfer to [Gonzalez] fifty (50%) percent of all
26 rights, title and interest in and to the PROPERTIES . . . ;"
- 27 • Included exhibits in the form of a grant deed (the "JV Form of Grant
28 Deed") that would be executed, notarized and delivered to Gonzalez to

1 effectuate the transfer to Gonzalez of an undivided one-half interest in
2 certain properties, but expressly stated the deeds would be delivered and
3 recorded only "following the completion of quieting the title to the
4 PROPERTIES."

- 5 • Provided that if Gonzalez ever satisfied the conditions for the transfer to
6 Gonzalez of a 50% undivided interest in the properties, then Mansdorf's
7 remaining 50% undivided interest in the properties would, following his
8 death, "vest in Henry Mansdorf's wife."

9 See JV Agreement, Sections 1.01(A) and 11.07. A copy of the JV Agreement is attached
10 hereto as Exhibit "D."

11 25. Plaintiff is informed and believes and thereon alleges that in or about July 2012,
12 Gonzalez replaced Mansdorf as Trustee of the Trust. Shortly thereafter, on August 27, 2012, Mr.
13 Mansdorf passed away.

14 26. Plaintiff is informed and believes and thereon alleges that Gonzalez never
15 satisfied the conditions in the JV Agreement that would have entitled Gonzalez to receive the
16 transfer of a 50% undivided interest in the properties, and that the JV Form of Grant Deed was
17 never delivered from Mansdorf or the Trust to Gonzalez.

18 27. Plaintiff is informed and believes and thereon alleges that on November 13, 2012,
19 in reaction to the JTA Writs, Gonzalez recorded the 2008 Deed. Plaintiff is further informed and
20 believes and thereon alleges that: (a) the 2008 Deed is not the same deed attached to the JV
21 Agreement; and (b) Gonzalez created the 2008 Deed by altering the JV Form of Deed with a
22 different attached legal description of the properties. *See* 2008 Deed (attached to this Complaint
23 as Exhibit "C," and compare to JV Form of Deed (attached as an exhibit ("D") to the JV
24 Agreement).

25 28. Plaintiff is informed and believes and thereon alleges that, on March 15, 2013, in
26 response to the Sheriff's notice of sale of the Ventura Property, Gonzalez filed a "Third Party
27 Claim" in the Los Angeles Superior Court action that entered the JTA Judgment. In his Third
28 Party Claim, Gonzalez asserted the Ventura Property could not be sold to satisfy the JTA

1 Judgment because Gonzalez - not Mansdorf or the Trust - was the sole owner of the entire fee
2 title to the Ventura Property. Gonzalez further claimed that: (a) pursuant to the 2008 Deed, the
3 Trust transferred the Ventura Property to Mansdorf and Gonzalez (each with a 50% undivided
4 interest); and (b) he held a right of survivorship under the 2008 Deed, so that when Mansdorf
5 died in August 2012, Mansdorf's interest automatically passed to Gonzalez by operation of law.

6 29. On March 27, 2013, JTA filed a Petition to Invalidate Gonzalez's Third Party
7 Claim ("Petition"). On April 15, 2013, the Court granted the Petition. Thereafter, on June 18,
8 2013, JTA served a notice of the Court's order, triggering Gonzalez's sixty day period to file a
9 notice of appeal. The appeal period during which Gonzalez could have filed a notice of appeal
10 expired on August 22, 2013. See Cal. Rule of Court 8.104(1)(B); CCP Section 1013(a). Plaintiff
11 is informed and believes and thereon alleges that Gonzalez never filed a notice of appeal and his
12 appeal rights have therefore expired.

13 30. Plaintiff is informed and believes and thereon alleges that, for the following
14 reasons the 2008 Deed is not a valid instrument and should be cancelled and expunged from the
15 public records, and that Gonzalez should be declared to have no right, title or interest in the
16 Ventura Property:

17 (a) The execution by Mansdorf of the JV Agreement was the result of undue
18 influence exerted by Gonzalez on Mansdorf. At the time the JV Agreement was purportedly
19 executed, Mansdorf was 87 years old and had already been swindled by the Giacomazza Parties.
20 In the Giacomazza Action, the Court found that: (i) the transfer of the Ventura Property and Alta
21 Property to the Giacomazza Parties was the result of undue influence exerted on Mansdorf; and
22 (ii) Giacomazza, in a scenario eerily similar to the present case, had done "relatively little" and
23 offered little evidence of "expertise, skill, or background" to support his claim that Mansdorf's
24 deceased brother Lee agreed to give Giacomazza half of the Ventura Property and Alta Property
25 in exchange for services. See Statement of Decision, paras. 13 and 17 (attached to this
26 Complaint as Exhibit "A"). Moreover, on information and belief when Mansdorf died in August
27 2012, his cause of death was stated to be "Dementia."

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1 (b) Even if the JV Agreement was valid, the execution of the 2008 Deed (even
2 though it was not then delivered) by Mansdorf was the result of undue influence exerted by
3 Gonzalez on Mansdorf.

4 (c) Even if the JV Agreement was valid, the 2008 Deed (and/or the JV Form
5 of Deed) did not transfer title because neither instrument was "delivered." Civil Code Section
6 1054; CCP Section 1933. The JV Agreement made clear that Gonzalez was not entitled to
7 record a grant deed that would convey a 50% interest to Gonzalez unless and until he
8 successfully quieted title to the Ventura Property. *See* Section 11.07 of the JV Agreement. That
9 event never occurred, as the Ventura Property was and remains encumbered by a number of
10 adverse claims, liens and interests, including some of the adverse claims described in this
11 Complaint. Furthermore, the JV Form of Deed and 2008 Deed did not effectuate Mansdorf's
12 expressed intent that his ownership interest in the properties vest to his wife. *See* JV Agreement,
13 Section 1.01(A).

14 (d) Gonzalez altered the JV Form of Deed and converted it into a different
15 document that Gonzalez then recorded against the Ventura Property in the form of the 2008
16 Deed. *See* Paragraph 27 above. A material alteration to a deed by a party to the instrument
17 renders the deed void. *See Lee v. Lee* (2009) 175 Cal.App.4th 1553, 1557.

18 (e) Gonzalez is judicially estopped from claiming he owns an interest in the
19 Ventura Property. In 2012, Gonzalez in his purported capacity as Trustee of the Trust, was the
20 plaintiff in a civil action styled, *Mansdorf, et al. v. Moriarty, et al.* (USDC for the Central
21 District of California, Case No. CV 12-01339 DDP) ("Federal Action"). Plaintiff is informed
22 and believes and thereon alleges that in the Federal Action Gonzalez filed one or more pleadings
23 in which he represented to the Court that the Trust - not Gonzalez and not the Mansdorf estate -
24 owned the Ventura Property.

25 (f) Gonzalez is collaterally estopped from claiming ownership in the Ventura
26 Property. On April 15, 2013, the Court granted JTA's Petition to Invalidate Gonzalez's Third
27 Party Claim. A court's ruling on a third party claim is res judicata. Subject to a right to appeal,
28 the Court's ruling is conclusive between the parties to the proceeding. CCP Section 720.390; see

1 *Lyons v. Security Pac. Nat'l Bank* (1995) 40 Cal.App.4th 1001, 1016; see also, *Commercial*
2 *Credit Plan, Inc. v. Gomez* (1969) 276 Cal.App.2d Supp. 831, 834. Gonzalez did not appeal the
3 court's ruling, and the question of fact is now settled that the 2008 Deed has no legal force or
4 effect.

5 **McClanahan's Adverse Claims**

6 31. Plaintiff is informed and believes and thereon alleges that on January 23, 2008,
7 McClanahan obtained a \$12 million default judgment against Mansdorf and his wife, Mildred
8 Mansdorf ("McClanahan Judgment").

9 32. Plaintiff is informed and believes and thereon alleges that on April 23, 2008,
10 McClanahan filed a separate civil action against the Mansdorfs and the Giacomazza Parties in
11 which she alleged defendants had improperly transferred title to various properties to avoid
12 paying the McClanahan Judgment ("McClanahan Action"). Plaintiff is further informed and
13 believes and thereon alleges that on April 23, 2008, with respect to the McClanahan Action (and
14 no other claims by McClanahan), McClanahan filed a Lis Pendens and recorded a Notice of
15 Pendency of Action (collectively, "Lis Pendens") against various properties, including the
16 Ventura Property.

17 33. Plaintiff is informed and believes thereon alleges that McClanahan never obtained
18 a judgment in the McClanahan Action and, on August 15, 2011, she dismissed the entire action.
19 A copy of the dismissal is attached hereto as Exhibit "E."

20 34. Plaintiff is informed and believes and thereon alleges that on October 31, 2012,
21 the Alta Property was sold by Sheriff's sale to Alta Standard One LLC for \$4.5 million, with the
22 net proceeds paid to McClanahan on the McClanahan Judgment.

23 35. On July 24, 2013, McClanahan served a Notice of Levy requesting the Ventura
24 County Sheriff to auction the Ventura Property ("Notice of Levy"). A copy of the Notice of
25 Levy is attached hereto as Exhibit "F." Plaintiff is informed and believes that at no earlier time
26 did McClanahan seek to levy the Ventura Property.

27 36. Plaintiff is informed and believes and thereon alleges that the Lis Pendens is
28 invalid and should be ordered expunged because McClanahan dismissed the McClanahan

1 Action. CCP Section 405.32 (a lis pendens must be ordered expunged if the party who recorded
2 the lis pendens can no longer establish the probable validity of the real property claim).

3 37. Plaintiff is informed and believes and thereon alleges that the Notice of Levy is
4 also invalid. At the time McClanahan attempted to levy the Ventura Property on July 24, 2013,
5 her judgment debtors (Mr. and Mrs. Mansdorf) had no interest in the Ventura Property. Nor did
6 her judgment debtors thereafter acquire any ownership interest in the Ventura Property. Rather,
7 on April 18, 2013, Plaintiff became the sole owner of the entire fee title to and all other right,
8 title and interest in the Ventura Property. A judgment creditor who attempts to levy against the
9 property of a judgment debtor in satisfaction of a debt obtains a lien only upon the judgment
10 debtor's interest. Where no interest is shown, the attaching creditor gets nothing. *In re Marriage*
11 *of Finnell* (1986) 182 Cal.App.3d 52, 56. Furthermore, McClanahan did not file an execution
12 lien on the Ventura Property prior to April 18, 2013. To create an execution lien on a specific
13 real property, a judgment creditor must levy on property under a writ of execution. CCP Section
14 697.710. No lien is created until all acts necessary to levy on the property are completed.
15 *Grover v. Bay View Bank* (2001) 87 Cal.App.4th 452, 459. McClanahan's only attempt to levy
16 the Ventura Property occurred after Plaintiff became owner, and by then her judgment debtors'
17 interest in the property was extinguished.

18 **BMI's Adverse Interest**

19 38. Plaintiff is informed and believes and thereon alleges that BMI asserts an adverse
20 interest to Plaintiff's ownership of the Ventura Property in form of a purported option to
21 purchase, a memorandum of which was recorded on December 7, 1982 with the Ventura County
22 Recorder as instrument number 82-11454 ("BMI Option").

23 39. Plaintiff is informed and believes and thereon alleges that the BMI Option is
24 invalid and should be cleared from title on grounds that: (a) the BMI Option expired and/or can
25 no longer be exercised; and (b) BMI is no longer in good standing with the California Secretary
26 of State and therefore unable to enforce its contractual rights even if the BMI Option remained
27 valid and exercisable.

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1 **The “Chevy Chase Deed”**

2 40. Plaintiff is informed and believes and thereon alleges that Capital asserts an
3 adverse interest to Plaintiff’s ownership of the Ventura Property in form of a deed of trust to
4 secure a purported loan of \$2.52 million made by Chevy Chase to one of the Giacomazza Parties,
5 Kathryn Gatto (“Gatto”). Plaintiff is further informed and believes and thereon alleges that
6 Chevy Chase recorded its deed with the Ventura County Recorder, instrument number 06-
7 1902032 (“Chevy Chase Deed”).

8 41. Plaintiff is informed and believes and thereon alleges that the Chevy Chase Deed
9 is invalid and should be cancelled on grounds that the borrower, Gatto, never had a legitimate or
10 bona fide ownership interest in the Ventura Property and lacked authority or any right to pledge
11 the Ventura Property as collateral.

12 42. Plaintiff is informed and believes and thereon alleges that if and to the extent that
13 Gatto had any legally cognizeable interest in the Ventura Property, such interest was terminated
14 by the Court in its August 3, 2009 court order against all of the Giacomazza Parties.
15 Accordingly, any deed of trust that may have been recorded against a purported real property
16 interest of Gatto must fail when the underlying title was terminated by the court. *Cox v. Klatte*
17 (1938) 29 Cal.App.2d 150, 160.

18 **The “MHR Deed”**

19 43. Plaintiff is informed and believes and thereon alleges that one or more of the
20 Giacomazza Parties, namely MHR#1, MHR#2 and/or MHR Inc., assert(s) an adverse interest to
21 Plaintiff’s ownership of the Ventura Property in form of a deed of trust recorded with the
22 Ventura County Recorder as instrument no. 07-79439 (“MHR Deed”).

23 44. Plaintiff is informed and believes and thereon alleges that the MHR Deed is
24 invalid and should be cancelled on grounds that: (a) the instrument was procured as part of the
25 fraudulent scheme by the Giacomazza Parties; (b) on August 3, 2009, the Court in the
26 Giacomazza Action ruled that the Giacomazza Parties have no right title and interest in the
27 Ventura Property; and (c) both MHR#1’s corporate status and MHR#2’s corporate status were
28

1 revoked by the Nevada Secretary of State, leaving those entities unable to directly or through the
2 fictitious MHR Inc., enforce any rights under the MHR Deed.

3 **The County's Support Judgment Against Gonzalez**

4 45. Plaintiff is informed and believes and thereon alleges that the County asserts an
5 adverse interest to Plaintiff's ownership of the Ventura Property in form of a judgment for child,
6 family or spousal support against Gonzalez, a certified copy of which was purportedly recorded
7 on March 26, 2004 with the Ventura County Recorder as instrument number 20040326-0078564
8 ("Support Judgment").

9 46. Plaintiff is informed and believes and thereon alleges that the Support Judgment is
10 not a valid encumbrance against the Ventura Property because Gonzalez has never held any
11 right, title or interest in the Ventura Property.

12 **The Lushing Deed**

13 47. Plaintiff is informed and believes and thereon alleges that Lushing asserts an
14 adverse interest to Plaintiff's ownership of the Ventura Property in form of a deed of trust to
15 secure \$5,000 borrowed by John R. Vergona ("Vergona"), recorded with the Ventura County
16 Recorder in Book 3589 at Page 362 ("Lushing Deed").

17 48. Plaintiff is informed and believes and thereon alleges that the Lushing Deed is
18 invalid and should be cancelled on grounds that: (a) Vergona never owned an interest in the
19 Ventura Property and lacked authority or a right to pledge the property as collateral; (b) Vergona
20 fully repaid the debt identified by the Lushing Deed; and/or (c) the Lushing Deed was recorded
21 against the Ventura Property by mistake or in error.

22 **FIRST CAUSE OF ACTION**

23 **(For Quiet Title Against All Defendants)**

24 49. Plaintiff realleges and incorporates herein by this reference Paragraphs 1 through
25 48, above.

26 50. Plaintiff is the sole owner of all right, title and interest in and to the Ventura
27 Property.

28 ///

1 51. As described hereinabove, Plaintiff is informed and believes and thereon alleges
2 that each of the Defendants asserts a claim or interest in the Ventura Property that is adverse to
3 Plaintiff's ownership.

4 52. Defendants' claims and interests are invalid and unenforceable, and Defendants
5 have no right, title, or interest whatsoever in the Ventura Property or any part thereof. Plaintiff
6 therefore requests and is entitled to quiet title in the Ventura Property solely in its name, free and
7 clear of any claim, lien or other interest asserted by Defendants, or any of them.

8 53. Plaintiff seeks to quiet title as of the date this Complaint is filed with the Court.

9 **SECOND CAUSE OF ACTION**

10 **(For Declaratory Relief Against All Defendants)**

11 54. Plaintiff realleges and incorporates herein by this reference Paragraphs 1 through
12 48, above.

13 55. An actual controversy has arisen and now exists between Plaintiff and
14 Defendants, and each of them, concerning their respective rights and interests in the Ventura
15 Property. Plaintiff alleges that it owns the Ventura Property free and clear of any liens, express
16 or implied, or other interest of Defendants as described herein. Plaintiff is informed and believes
17 and thereon alleges that Defendants, and each of them, allege that their respective interests in the
18 Ventura Property as described above are valid and enforceable.

19 56. Plaintiff seeks a judicial determination that Defendants do not have any right, title
20 or interest in the Ventura Property and Defendants' purported interests in and/or claims or liens
21 against the Ventura Property are invalid and unenforceable. Plaintiff seeks this determination so
22 that it may ascertain its rights to encumber, sell, lease, or otherwise dispose of the Property free
23 and clear of the efforts by Defendants to assert and interest in or impose a lien against the
24 property.

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1 WHEREFORE, Plaintiff prays for judgment against Defendants as follows:

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3 **AS TO THE FIRST CAUSE OF ACTION**

- 4 1. For a judgment that Plaintiff is the owner in fee simple of the Ventura Property
5 and that Defendants, and each of them, have no estate, title, right, lien or interest
6 in the Ventura Property or any part of the Ventura Property adverse to Plaintiff;
7 2. Costs of the suit incurred herein;
8 3. Such other and further relief as the Court deems just and proper.
9

10 **AS TO THE SECOND CAUSE OF ACTION**

- 11 1. A declaration that:
12 a. Plaintiff is the true and rightful owner in fee simple of the Subject
13 Property;
14 b. Plaintiff is entitled to exclusive ownership and possession of the Ventura
15 Property;
16 c. Defendants, and each of them, and all persons claiming under them, have
17 no estate, title, right, lien or interest in the Ventura Property or any part of
18 thereof, and that any and all instrument on which Defendants assert an
19 interest adverse to Plaintiff is hereby cancelled and/or expunged;
20 2. Costs of the suit incurred herein; and
21 3. Such other and further relief as the Court deems just and proper.
22

23 **AS TO THE THIRD CAUSE OF ACTION**

- 24 1. For an order cancelling the 2008 Deed, McClanahan Lis Pendens, MHR Deed,
25 Chevy Chase Deed, and Lushing Deed;
26 2. Costs of the suit incurred herein; and
27 3. Such other and further relief as the Court deems just and proper.
28

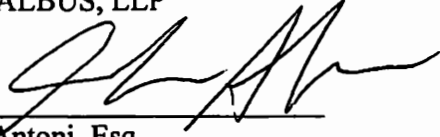
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1 **AS TO THE FOURTH CAUSE OF ACTION**

- 2 1. A Preliminary and Permanent Injunction precluding a sale of the Ventura
3 Property or any other collection efforts against the Ventura Property or Plaintiff
4 pursuant or related to the McClanahan Judgment or the Notice of Levy;
5 2. Costs of the suit incurred herein;
6 3. Such other and further relief as the Court deems just and proper.
7

8
9 DATED: November 15, 2013

ANTONI ALBUS, LLP

10
11 By: 
12 John Antoni, Esq.
13 Attorneys for Plaintiff County Line Holdings
14 LLC
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I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Howard Weinberg, Manager

Exhibit B

RECORDED AT REQUEST OF:
MAIL TAX STATEMENTS TO:
After recording

Return to:

Howard Weinberg
2550 VIA TEJON #2B
PALOS VERDES EST., CA
90274



20130418-00071134-0 1/11

Ventura County Clerk and Recorder

MARK A. LURN

04/18/2013 02:31:23 PM

708845 \$605.00 CE

DOCUMENTARY TRANSFER TAX \$

550.00

() Computed on full value of property conveyed, or
() Computed on full value less liens & encumbrances
remaining through at time of sale

Howard Weinberg
Signature of declarant/agent determining tax form name

SHERIFF'S DEED

COUNTY OF VENTURA, STATE OF CALIFORNIA

TO

COUNTY LINE HOLDINGS LLC

ATTORNEY (Name and Address): Christopher Barnes Mancini & Associates 16303 Ventura Blvd Suite 600 Sherman Oaks, CA 91403	TELEPHONE NO.: (818) 783-6767	LEVYING OFFICER (Name and Address):
Ref #:		Ventura County Sheriff's Office Sheriff's Civil Detail 800 South Victoria Avenue Room 101 Ventura, CA 93009
ATTORNEY FOR: John C Torjesen and Associates PC NAME OF COURT, JUDICIAL DISTRICT or BRANCH COURT, IF ANY: Los Angeles Superior Court 111 No Hill Street Los Angeles, CA 90012 Hill Street		(805) 654-2391 Fax: (805) 645-1342 California Relay Service Number (800) 735-2929 TDD or 711
PLAINTIFF:		COURT CASE NO.:
John C Torjesen DEFENDANT: Harry Mansdorf et al		BC425880
Sheriff's Deed County of Ventura, State of California Under Writ of Execution		LEVYING OFFICER FILE NO.: 2012006251

Date of Entry of Judgment: 1/31/2012

Subsequent Renewal Date(s):

Judgment Creditor(s): John C Torjesen and Associates PC, C/O Christopher Barnes, Mancini & Associates, Sherman Oaks, CA 91403

Judgment Debtor(s): Harry Mansdorf, Mansdorf Family Trust,

GRANTOR: Geoff Dean, Sheriff, County of Ventura, State of California, hereinafter referred to as "Sheriff".

GRANTEE(S): County Line Holdings LLC a Delaware Limited Liability Company
2550 Via Tejon, Suite 2B
Palos Verdes Estates, CA 90274, hereinafter referred to as Grantee(s).

Whereas, a Writ of Execution was directed and delivered to the Sheriff, together with written instructions by the Judgment Creditor and his/her attorney to levy upon and sell the referenced Judgment Debtor's right, title, and interest in the real property herein described; the real property was levied upon by the Sheriff pursuant to 700.015 CCP on 10/11/2012.

After waiting the mandatory time prescribed by law, I advertised the herein described real property for sale. On 4/18/2013 10:00:00 AM, I sold said real property to the highest bidder, County Line Holdings LLC a Delaware Limited Liability Company, who paid \$500,000.00. This sale was conducted according to the California Code of Civil Procedure and the California Commercial Code (Rules of Auction).

I, THE SHERIFF, by virtue of said Writ, and in pursuance of the Code of Civil Procedure, do grant, sell, convey unto the purchaser(s), herein named and identified as Grantee(s), all right, title and interest of the herein named judgment debtor in the real property described in this deed.

SHORT TITLE	CASE NUMBER
John C Torjesen vs. Harry Mansdorf et al	BC425880

Description of REAL PROPERTY for which this deed is issued:

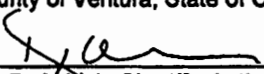
Physical Address: See Attached, ,

Legal Description: Attached

Assessor's Parcel Number(s): See legal description

IN WITNESS WHEREOF, I have hereunto set my hand this: 04/18/2013

Geoff Dean, Sheriff
County of Ventura, State of California

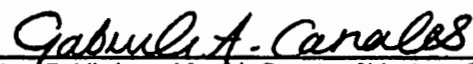

D. Aldrich, Sheriff's Authorized Agent

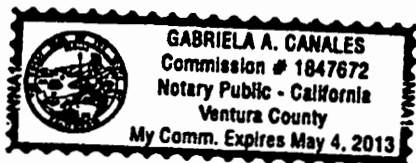
State of California
County of Ventura

On April 18, 2013 before me Gabriela A. Canales, notary public, personally appeared D. Aldrich 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.

WITNESS my hand and official seal.


Notary Public in and for the County of Ventura, State of California



ATTACHMENT "A"

LEGAL DESCRIPTION OF REAL PROPERTY TO BE LEVIED

The property to be levied is commonly known as: Malibu Properties near Deer Creek Road and Pacific Coast Highway, in the County of Ventura, State of California, comprising some 1,291 acres, and having the following APNs:

7000-050-215; 7000-070-415; 7000-070-435; 7000-050-205;
7000-050-245; 7000-050-375; 7000-050-385; 7000-050-140;
7000-010-240; 7000-050-400; 7000-010-530; 7000-050-410;
7000-010-540; 7000-050-120; 7000-050-355; 7000-050-085;
7000-050-195; 7000-050-365; 7000-050-095; 7000-050-185;
7000-050-325; 7000-050-345; 7000-050-315; 7000-050-335;
7000-070-445; 7000-070-425; 7000-010-115; 7000-010-100;
7000-050-390 aka 7000-050-395; 7000-010-520;
7000-010-050 aka 7000-010-055; 7000-010-490;
7000-050-055; 7000-010-040

PARCEL 1:

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 ½ 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 04, 1958, IN BOOK 1595, PAGE 253, OFFICIAL RECORDS.

PARCEL 2:

THE 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.

EXCEPT THEREFROM AN UNDIVIDED ½ INTEREST IN ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEED RECORDED NOVEMBER 12, 1981, AS INSTRUMENT NO. 81-107980, OFFICIAL RECORDS.

PARCEL 3:

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 ½ 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 04, 1958, IN BOOK 1595, PAGE 253, OFFICIAL RECORDS, AND RE RECORDED IN BOOK 5164, PAGE 294, OFFICIAL RECORDS.

PARCEL 4:

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 AN UNDIVIDED ½ INTEREST IN ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, BUT WITH NO RIGHT OF SURFACE ENTRY, AS RESERVED BY PHILLIP FULTON, A MARRIED MAN, IN DEED RECORDED MAY 05, 1965, IN BOOK 2781, PAGE 569, OFFICIAL RECORDS.

PARCEL 5:

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 AN UNDIVIDED ½ INTEREST IN ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, BUT WITH NO RIGHT OF SURFACE ENTRY, AS RESERVED BY MARGARET MCEWEN, A MARRIED WOMAN, IN DEED RECORDED SEPTEMBER 16, 1965, IN BOOK 2862, PAGE 473, OFFICIAL RECORDS.

PARCEL 6:

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 ½ INTEREST IN ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, BUT WITH NO RIGHT OF

SURFACE ENTRY, AS PROVIDED IN DEED RECORDED FEBRUARY 01, 1976, IN BOOK 4541, PAGE 240, OFFICIAL RECORDS.

PARCEL 7:

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 AN UNDIVIDED $\frac{1}{2}$ INTEREST IN ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEED RECORDED NOVEMBER 12, 1981, AS INSTRUMENT NO. 81-107980, OFFICIAL RECORDS.

PARCEL 8:

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.

EXCEPTING ANY PORTION OF THE LAND BELOW THE LINE OF ORDINARY HIGH WATER MARK WHERE IT WAS LOCATED PRIOR TO ANY ARTIFICIAL OR AVULSIVE CHANGES IN THE LOCATION OF THE SHORELINE.

EXCEPT THEREFROM AN UNDIVIDED $\frac{1}{2}$ INTEREST IN ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER SAID LAND, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFORE 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 SAID LAND, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF SAID LAND, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF SAID LAND OR OTHERWISE IN SUCH MANNER AS TO ENDANGER THE SAFETY OF ANY HIGHWAY THAT MAY BE CONSTRUCTED ON SAID LANDS, AS RESERVED BY DEED RECORDED FEBRUARY 10, 1964, IN BOOK 2477, PAGE 468, OFFICIAL RECORDS.

PARCEL 9:

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 $\frac{1}{2}$ OF ALL OIL, GAS, 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, PAGE 303, OFFICIAL RECORDS.

PARCEL 10:

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 ½ OF ALL OIL, GAS, 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, PAGE 303, OFFICIAL RECORDS.

PARCEL 11:

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 ½ OF ALL OIL, GAS, 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, PAGE 303, OFFICIAL RECORDS.

PARCEL 12:

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 ½ OF ALL OIL, GAS, 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, PAGE 303, OFFICIAL RECORDS.

PARCEL 13:

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 ½ OF ALL OIL, GAS, 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, PAGE 303, OFFICIAL RECORDS.

PARCEL 14:

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 ½ OF ALL OIL, GAS, 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, PAGE 303, OFFICIAL RECORDS.

PARCEL 15:

THE SOUTHWEST QUARTER 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 FILED IN THE DISTRICT LAND OFFICE.

EXCEPT THEREFROM AN UNDIVIDED ½ INTEREST IN ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEED RECORDED MARCH 24, 1965, IN BOOK 2756, PAGE 358, OFFICIAL RECORDS.

PARCEL 16:

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:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 17, DISTANT THEREON NORTH 1° 29' 22" WEST, A DISTANCE OF 72.95 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 61° 18' EAST 207.75 FEET; THENCE SOUTH 53° 22' EAST 70.97 FEET; THENCE SOUTH 30° 55' EAST 65.97 FEET; THENCE SOUTH 58° 40' EAST 152.90 FEET; THENCE NORTH 89° 32' EAST 127.64 FEET; THENCE SOUTH 62° 42' EAST 102.70 FEET; THENCE SOUTH 80° 41' EAST 152.90 FEET; THENCE NORTH 61° 59' EAST 205.65 FEET; THENCE NORTH 48° 43' EAST 83.82 FEET; THENCE NORTH 25° 03' EAST 96.14 FEET; THENCE SOUTH 69° 47' EAST 49.20 FEET; THENCE SOUTH 43° 18' EAST 120.85 FEET; THENCE SOUTH 18° 56' EAST 124.55 FEET; THENCE SOUTH 33° 24' EAST TO THE WEST LINE OF THE WEST HALF, NORTH EAST QUARTER, NORTHWEST QUARTER.

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

PARCEL 17:

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 EXCEPTING ANY PORTION OF THE LAND BELOW THE LINE OF ORDINARY HIGH WATER MARK WHERE IT WAS LOCATED PRIOR TO ANY ARTIFICIAL OR AVULSIVE CHANGES IN THE LOCATION OF THE SHORELINE.

ALSO EXCEPT THEREFROM AN UNDIVIDED ½ INTEREST IN ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER SAID LAND, TOGETHER WITH THE PERPETUAL RIGHT TO DRILLING, MINING, EXPLORING AND OPERATING THEREFORE 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 SAID LAND, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF SAID LAND, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFT UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF SAID LAND OR OTHERWISE IN SUCH MANNER AS TO ENDANGER THE SAFETY OF ANY HIGHWAY THAT MAY BE CONSTRUCTED ON SAID LANDS, AS RESERVED BY DEED RECORDED FEBRUARY 10, 1964, IN BOOK 2477, PAGE 468, OFFICIAL RECORDS.

PARCEL 18:

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 SOUTH OF THE CENTERLINE OF THE PACIFIC COAST HIGHWAY.

ALSO EXCEPTING ANY PORTION OF THE LAND BELOW THE LINE OF ORDINARY HIGH WATER MARK WHERE IT WAS LOCATED PRIOR TO ANY ARTIFICIAL OR AVULSIVE CHANGES IN THE LOCATION OF THE SHORELINE.

ALSO EXCEPT THEREFROM AN UNDIVIDED $\frac{1}{2}$ INTEREST IN ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER SAID LAND, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFORE 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 SAID LAND, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO THROUGH OR ACROSS THE SUBSURFACE OF SAID LAND, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFT UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF SAID LAND OR OTHERWISE IN SUCH MANNER AS TO ENDANGER THE SAFETY OF ANY HIGHWAY THAT MAY BE CONSTRUCTED ON SAID LANDS, AS RESERVED BY DEED RECORDED FEBRUARY 10, 1964, IN BOOK 2477, PAGE 468, OFFICIAL RECORDS.

PARCEL 19:

THE NORTHWEST 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.

PARCEL 20:

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 NORTH $1^{\circ} 29' 22''$ WEST, A DISTANCE OF 72.95 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH $61^{\circ} 18'$ EAST 207.75 FEET; THENCE SOUTH $53^{\circ} 22'$ EAST 70.97 FEET; THENCE SOUTH $30^{\circ} 55'$ EAST 65.97 FEET; THENCE SOUTH $58^{\circ} 40'$ EAST 152.90 FEET; THENCE NORTH $89^{\circ} 32'$ EAST 127.64 FEET; THENCE SOUTH $62^{\circ} 42'$ EAST 102.70 FEET; THENCE SOUTH $80^{\circ} 41'$ EAST 152.90 FEET; THENCE NORTH $61^{\circ} 59'$ EAST 205.65 FEET; THENCE NORTH $48^{\circ} 43'$ EAST 83.82 FEET; THENCE NORTH $25^{\circ} 03'$ EAST 96.14 FEET; THENCE SOUTH $69^{\circ} 47'$ EAST 49.20 FEET; THENCE SOUTH $43^{\circ} 18'$ EAST 120.85 FEET; THENCE SOUTH $18^{\circ} 56'$ EAST 124.55 FEET; THENCE SOUTH $33^{\circ} 24'$ EAST 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, OFFICIAL RECORDS.

PARCEL 21:

THE EAST $\frac{1}{2}$ 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:

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:

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 $\frac{1}{2}$ 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, IN BOOK 2759, PAGE 129, OFFICIAL RECORDS.

ALSO EXCEPT AN UNDIVIDED 25% OF ALL 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 01, 1981, AS INSTRUMENT NO. 81-39902, OFFICIAL RECORDS.

PARCEL 24A:

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 08, 1933, IN BOOK 393, PAGE 59, OFFICIAL RECORDS, AS A PUBLIC ROAD OR HIGHWAY.

PARCEL 24B:

LOT 5 OF SECTION 17 TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 19, 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.

PARCEL 25:

THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ 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 26:

THE NORTHWEST ¼ OF THE NORTHWEST ¼ 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.

APN: 700-0-070-435 and 700-0-050-205 and 700-0-050-120 and 700-0-050-355 and 700-0-050-245 and 700-0-050-085 and 700-0-050-375 and 700-0-050-385 and 700-0-050-195 and 700-0-050-365 and 700-0-050-140 and 700-0-010-240 and 700-0-050-095 and 700-0-050-185 and 700-0-050-325 and 700-0-050-345 and 700-0-050-315 and 700-0-050-335 and 700-0-070-445 and 700-0-070-425 and 700-0-010-115 and 700-0-010-100 and 700-0-070-415 and 700-0-050-390 and 700-0-050-400 and 700-0-010-530 and 700-0-050-410 and 700-0-010-540 and 700-0-010-520 and 700-0-010-050 and 700-0-010-490 and 700-0-050-055 and 700-0-010-040 and 700-0-050-215