

17th Judicial District of said State of California, in and for said County of Los Angeles, and recorded in Book 4, Page 57 of Judgments in the Superior Court of said County and said right of way and easement is more particularly described as follows:

A strip of land 10 feet in width, 5 feet on either side of the following described center lines: Beginning at a point in the center line of the 50 foot right of way for Palos Verdes Coast Road, deeded to the County of Los Angeles by Palos Verdes Corporation as per deed recorded in Book 6059, Page 178, Official Records of said County, said point being in that certain curve which is concave to the South, has a radius of 758.56 feet and a length of 862.60 feet; and distant thereon 271.08 feet Northeasterly from the Westerly extremity thereof; thence North $30^{\circ}30'00''$ East, 249.10 feet to a point hereinafter referred to as Point A; thence North $1^{\circ}41'10''$ East 588.46 feet to a point hereinafter referred to as Point B and 92.90 feet to an angle point; thence North $17^{\circ}54'20''$ West, 45.58 feet to a point hereinafter referred to as Point C, 89.00 feet to a point hereinafter referred to as Point D, and 5.00 feet to the end.

ALSO, beginning at a point which bears North $82^{\circ}05'40''$ East a distance of 5.00 feet from said above mentioned Point C, being the beginning of a curve concave to the Northwest and having a radius of 2014.00 feet; thence Northeasterly, along said last mentioned curve, 724.70 feet to the end thereof; thence North $61^{\circ}28'40''$ East, 523.51 feet to the beginning of a curve concave to the Southeast and having a radius of 1986.00 feet; thence Northeasterly along said last mentioned curve, 701.09 feet to the end thereof; thence North $81^{\circ}42'15''$ East, 1229.08 feet to the beginning of a curve concave to the South and having a radius of 1986.00 feet; thence Easterly along said last mentioned curve 186.70 feet to a point therein hereinafter referred to as Point E (at which point a radial line to said curve bears North $2^{\circ}54'35''$ West) and 582.33 feet to a point in said curve at which a radial line thereto bears North $13^{\circ}53'25''$ East.

ALSO, beginning at said above mentioned Point E; thence North $4^{\circ}02'35''$ East, 604.11 feet; thence North $36^{\circ}34'55''$ West, 66.05 feet; thence North $47^{\circ}44'00''$ West, 258.57 feet; thence North $9^{\circ}53'10''$ West, 60.26 feet; thence North $45^{\circ}05'10''$ West, 101.44 feet; thence North $3^{\circ}00'10''$ East, 263.70 feet; thence North $17^{\circ}28'00''$ West, 497.60 feet; thence North $00^{\circ}37'30''$ West, 16.94 feet to the center of a water tank, hereinafter referred to as Point F.

ALSO, beginning at said above mentioned Point A; thence South $1^{\circ}41'10''$ West, 41.10 feet; thence South $9^{\circ}03'24''$ East, 136.50 feet to a point in that curve in the center line of the right of way for Palos Verdes Coast road first above mentioned, distant thereon 423.08 feet North Easterly from the Westerly extremity thereof (at which point a radial line to said curve bears North $9^{\circ}03'24''$ West).

ALSO, an easement for and the right to maintain a pump house on that portion of the 22 foot strip of land not included in the above described 10 foot strip lying 11.00 feet on either side of a line which begins at said above mentioned Point B, and thence extends North $88^{\circ}18'50''$ West, a distance of 17.00 feet.

ALSO an easement for and the right to maintain a pressure break on that portion of the 20 foot strip of land not included in the above described 10 foot strip, lying 5 feet Northerly and 15 feet Southerly from a line which begins at said above mentioned Point D and extends South $82^{\circ}05'40''$ West, a distance of 15 feet.

ALSO an easement for and the right to maintain a water tank on that portion of the circular area of land not included in the above mentioned 10 foot strip enclosed by the circle which has a radius of 20.00 feet, the center of which is at said above mentioned Point F.

All curves hereinabove mentioned are tangent to the adjoining straight lines, except at those points where radial line bearings are given.

The basis of bearings for the above described lines is center line of Palos Verdes Coast Road as per deed recorded in Book 6059, Page 178, Official Records of said County, which, in turn, is based upon Triangulation System as shown on County Surveyor's Map No. 5360, on file in the office of the County Surveyor of said County. Said pipe lines to be buried the usual depth beneath the surface of the ground.

The Grantor also grants to the Grantee the right to erect, maintain and repair upon said right of way poles or other supports with wires and fixtures thereon for the purpose of conveying electric energy for the operation of pumps and automatic control

SECOND. Payment and/or performance of every obligation, covenant, promise or agreement herein contained, TO HAVE AND TO HOLD said property upon the following express TRUSTS, to-wit:

- A. Trustor promises and agrees, during continuance of these Trusts:
1. For the purpose of protecting and preserving the security of this Deed of Trust: (a) to properly care for and keep said property in good condition and repair; (b) not to remove or demolish any building thereon, (c) to complete in good and workmanlike manner any building which may be constructed thereon, and to pay when due all claims for labor performed and materials furnished therefor; (d) to comply with all laws, ordinances and regulations requiring any alterations or improvements to be made thereon; (e) not to commit or permit any waste or deterioration thereof; (f) not to commit, suffer or permit any act to be done in or upon said property in violation of any law or ordinance; (g) to cultivate, irrigate, fertilize, fumigate, prune and/or do any other act or acts, all in a timely and proper manner, which, from the character or use of said property, may be reasonably necessary to protect and preserve said security, the specific enumerations herein not excluding the general.
 2. To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire insurance policy shall be credited first, to accrued interest; next, to expenditures hereunder and any remainder upon the principal, and interest shall thereupon cease upon the amount so credited upon principal; provided, however, that at option of Beneficiary, the entire amount so collected or any part thereof may be released to Trustor, without liability upon Trustor for such release.
 3. To appear in and defend any action or proceeding purporting to affect the security of this Deed of Trust, the interests of Beneficiary or the rights, powers and duties of Trustee hereunder; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary and/or Trustee may appear.
 4. To pay before default or delinquency: (a) all taxes, assessments or incumbrances (including any debt secured by Deed of Trust), which appear to be prior liens or charges upon said property or any part thereof, including assessments on appurtenant water stock, and any accrued interest, cost or penalty thereon; (b) all costs, fees and expenses of these Trusts, including cost of evidence of title and Trustee's fees in connection with sale, whether completed or not, which amounts shall become due upon delivery to Trustee of Declaration of Default and Demand for Sale, as hereinafter provided.
 5. To pay within thirty days after expenditure, without demand, all sums expended by Trustee or Beneficiary under the terms hereof, with interest from date of expenditure at the rate of ten per cent per annum.
 6. Should Trustor fail or refuse to make any payment or do any act, which he is obligated hereunder to make or do, at the time and in the manner herein provided, then Trustee and/or Beneficiary, each in his sole discretion, may, without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof:
 1. Make or do the same in such manner and to such extent as may be deemed necessary to protect the security of this Deed of Trust, either Trustee or Beneficiary being authorized to enter upon and take possession of said property for such purpose.
 2. Commence, appear in or defend any action or proceeding affecting or purporting to affect the security of this Deed of Trust, the interests of Beneficiary or the rights, powers and duties of Trustee hereunder, whether brought by or against Trustor, Trustee or Beneficiary; or
 3. Pay, purchase, contest or compromise any prior claim, debt, lien, charge or incumbrance which in the judgment of either may affect or appear to affect the security of this Deed of Trust, the interests of Beneficiary or the rights, powers and duties of Trustee hereunder.
- Provided, that neither Trustee nor Beneficiary shall be under any obligation to make any of the payments or do any of the acts above mentioned, but upon election of either or both so to do, employment of an attorney is authorized and payment of such attorney's fees is hereby secured.
- G. Trustee shall be under no obligation to notify any party hereto of any action or proceeding of any kind in which Trustor, Beneficiary and/or Trustee shall be named as defendant, unless brought by Trustee.
- D. Acceptance by Beneficiary of any sum in payment of any indebtedness secured hereby, after the date when the same is due, shall not constitute a waiver of the right either to require prompt payment, when due, of all other sums so secured or to declare default as herein provided for failure so to pay.
- E. Trustee may, at any time, or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed of Trust and the note secured hereby for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby or the effect of this Deed of Trust upon the remainder of said property:
1. Reconvey any part of said property;
 2. Consent in writing to the making of a map or plat thereof; or
 3. Join in granting any easement thereon.
- F. Upon payment of all sums secured hereby and surrender to Trustee, for cancellation, of this Deed of Trust and the note secured hereby, Trustee, upon receipt from Beneficiary of a written receipt reciting the fact of such payment and surrender, shall reconvey, without warranty, the estate then held by Trustee and the statute in such reconveyance may be described in general terms as "the person or persons legally entitled thereto," and Trustee is authorized to retain this Deed of Trust and such note. The recitals in such reconveyance of any matters or facts shall be conclusive proof against all persons of the truthfulness thereof.
- G. 1. Should breach or default be made by Trustor in payment of any indebtedness and/or in performance of any obligation, covenant, promise or agreement herein mentioned, then Beneficiary may declare all sums secured hereby immediately due, and in such case, shall execute and deliver to Trustee a written Declaration of Default and Demand for Sale and shall surrender to Trustee this Deed of Trust, the note and receipts or other documents evidencing any expenditure secured hereby. Thereafter there shall be recorded in the office of the recorder of the county or counties wherein said real property or some part thereof is situated, a notice of such breach or default and of election to sell or cause to be sold the herein described property to satisfy the obligations hereof.
2. After three months shall have elapsed following such recording of said notice, Trustee, without demand on Trustor, shall sell said property as herein provided, having first given notice of the time and place of such sale in the manner and for a time not less than that required by the laws of the State of California for sales of real property under Deeds of Trust.
3. Trustee may postpone sale of all, or any portion, of said property by public announcement at the time fixed by said notice of sale, and may thereafter postpone said sale from time to time by public announcement at the time fixed by the preceding postponement; and without further notice it may make such sale at the time to which the same shall be so postponed, provided, however, that the sale or any postponement thereof must be made at the place fixed by the original notice of sale.
4. At the time of sale so fixed, Trustee may sell the property so advertised, or any part thereof, either as a whole or in separate parcels at its sole discretion, at public auction, to the highest bidder for cash in United States gold coin, all payable at time of sale, and after any such sale and due payment made, shall execute and deliver to such purchaser a deed or deeds conveying the property so sold, but without covenant or warranty, express or implied, regarding title, possession or incumbrances. Trustor hereby agrees to surrender immediately and without demand possession of said property in such purchaser. The recitals in such deed or deeds of any matters or facts affecting the regularity or validity of said sale shall be conclusive proof of the truthfulness thereof and such deed or deeds shall be conclusive against all persons as to all matters or facts therein recited. Trustee, Beneficiary, any person on behalf of either, or any other person, may purchase at such sale.
- H. Trustee shall apply the proceeds of any such sale to payment of:
1. (a) Expenses of sale; (b) all costs, fees, charges and expenses of Trustee and of these Trusts, including cost of evidence of title and Trustee's fee in connection with sale.
 2. All sums expended under the terms hereof, not then repaid, with accrued interest at the rate of 10% per cent per annum.
 3. Accrued interest on said note.
 4. Unpaid principal of said note; or if more than one, the unpaid principal thereof pro rata and without preference or priority; and
 5. The remainder, if any to the person or persons legally entitled thereto, upon proof of such right.
- I. This Deed of Trust in all its parts applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns.
- J. Trustee accepts these Trusts when this Deed of Trust, duly executed and acknowledged, is made a public record as provided by law.
- In this Deed of Trust, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

Witness the hand of Trustor, the day and year first above written.

Mrs. Katherine Geiger.

State of California, County of Los Angeles.)ss

On this 12 day of August, 1930, before me, the undersigned a Notary Public in and for said County, personally appeared Kathrine Geiger known to me to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same.

Witness my hand and official seal.

(Notarial Seal)

George Dietzler, Notary Public

in and for said County and State.

My commission expires September 14, 1931.

#606 Copy of original recorded at request of Title Guar. & Tr.Co. Aug. 15, 1930, 8:30 A.M.
 Copyist #52- Compared- J.L. Logan, County Recorder, By *J.L. Logan* Deputy.
 22.80-22.

Grant Deed.

Palos Verdes Corporation, a corporation organized and existing under the laws of the State of Delaware and qualified to do business in the State of California, in consideration of Ten Dollars (\$10.00), receipt of which is hereby acknowledged, does hereby Grant to Filiorum Corporation, a corporation organized and existing under the laws of the State of California, that certain real property in the County of Los Angeles, State of California, hereinafter referred to as "said realty", described as follows, to-wit:

Those three certain portions of Lot "H" of the Rancho Los Palos Verdes in the County of Los Angeles, State of California, allotted to Jotham Bixby by Decree of Partition, in the action "Bixby et al. vs. Bent et al.," Case No. 2373 in the District Court of the

17th Judicial District of said State of California, in and for said County of Los Angeles, and entered in Book 4, Page 57 of Judgments, in the Superior Court of said County, is described as follows:

Parcel 1. Commencing at the Easterly extremity of a certain curve in the center line of the 50 foot right of way for Palos Verdes Coast Highway, deeded to said County of Los Angeles by Palos Verdes Corporation, as per deed recorded in Book 6059, Page 178, of Official Records of said County, said curve being concave to the South, having a radius of 758.56 feet and a length of 862.60 feet; thence South 21° 08' 30" West, along a radial line to said curve at said Easterly extremity, 758.56 feet to the center thereof; thence North 15° 11' 06" West, 725.06 feet; thence South 4° 49' 30" East, 465.02 feet to the true point of beginning of this description; thence North 4° 49' 30" West, 482.03 feet to a point in a curve concentric with said above mentioned curve and having a radius of 725.06 feet, a radial line to said curve, which has a radius of 725.06 feet, bearing North 15° 11' 06" West; thence Easterly, along said last mentioned curve 497.67 feet to the end thereof; thence South 65° 51' 30" East, 947.27 feet to the beginning of a curve concave to the Northeast and having a radius of 795.00 feet; thence Southeasterly along said last mentioned curve 374.77 feet to the end thereof; thence North 87° 07' 54" East, 89.03 feet to the beginning of a curve concave to the Southwest and having a radius of 315.00 feet; thence Southeasterly, along said last mentioned curve, 186.33 feet to the end thereof, which point bears South 31° 23' 15" West a distance of 85.00 feet from the Easterly extremity of that certain curve in said above mentioned right of way which is concave to the Southwest, has a radius of 400.00 feet and a length of 269.64 feet; thence, parallel with the center line of said above mentioned right of way, as follows: South 58° 36' 45" East, 807.18 feet to the beginning of a curve concave to the Southwest, having a radius of 315.00 feet, and Southeasterly, along said last mentioned curve, 44.97 feet to a point therein (at which point a radial line thereto bears North 39° 34' 05" East,) being the Easterly corner of this "Parcel 1"; thence along the Southeasterly line of said Parcel 1, the following courses and distances; South 73° 25' 50" West, 87.15 feet; thence South 60° 15' 25" West, 88.62 feet; thence South 40° 07' 00" West, 99.36 feet; thence South 79° 20' 45" West, 259.39 feet; thence North 64° 44' 55" West, 85.67 feet; thence South 46° 27' 50" West, 274.36 feet, more or less, to the Southerly corner of this "Parcel 1", being a point in the Mean High Tide Line of the Pacific Ocean; thence Northwesterly, along said Mean High Tide Line to the intersection thereof with a line which bears South 11° 51' 30" East from said true point of beginning of this description; thence North 11° 51' 30" West, 298.68 feet, more or less, to said true point of beginning enclosing an area of 36.50 acres, more or less.

Parcel 2. Commencing at the Northwesterly terminus of that certain course in the center line of Palos Verdes Coast Highway, as described in deed to Los Angeles County, recorded in Book 6059, Page 178, Official Records of Los Angeles County, which has a bearing and length of South 65° 51' 30" East; 882.79 feet; thence North 24° 08' 30" East, 136.5 feet to the true point of beginning of this description; thence North 65° 51' 30" West, 319.09 feet, to the beginning of a curve concave to the South, and having a radius of 2136.5 feet; thence Northwesterly along last mentioned curve 221.61 feet to a point therein; said point being the Southwest corner of the parcel of land herein described, a radial line to said curve at said point bears South 18° 11' 55" West; thence North 1° 41' 10" East, 579.29 feet to a point in a curve concave to the Northwest, having a radius of 2060.00 feet, at which point a radial line to said last mentioned curve bears South 7° 54' 20" East; thence Northeasterly, along said last mentioned curve, 741.25 feet to the end thereof; thence North 61° 28' 40" East, 323.51 feet to the beginning of a curve concave to the Southeast and having a radius of 1940.00 feet; thence Northeasterly, along said last mentioned curve, 684.85 feet to the end thereof; thence North 81° 42' 15" East, 1229.08 feet to the beginning of a curve concave to the South and having a radius of 1940.00 feet; thence Easterly, along said last mentioned curve, 572.31 feet to a point therein at which point a radial line to said last mentioned curve bears North 8° 36' 24" East, said point being the Northeast corner of the parcel of land herein described; thence South 22° 47' 45" East, 832.41 feet; thence South 9° 47' 30" East, 1011.11 feet; thence South 34° 18' 05" East, 433.33 feet; thence South 55° 58' 48" East, 63.58 feet to a point in a curve concave to the Southeast and having a radius of 620.83 feet, a radial line to

last mentioned curve at said point bearing North 55° 52' 48" West; thence Southwesterly along said last mentioned curve, 132.38 feet to a point therein, a radial line to last mentioned curve at said point bearing South 67° 16' 30" East; thence North 64° 50' 00" West, 168.10 feet to the beginning of a curve concave to the South, and having a radius of 275 feet; thence westerly along said last mentioned curve, 86.07 feet to the end thereof; thence North 83° 19' 03" West, 91.44 feet to the beginning of a curve concave to the Northeast and having a radius of 140 feet; thence Northwesterly along last mentioned curve 105.15 feet to a point therein, at which point a radial line thereto bears North 49° 42' 25" East, thence South 49° 42' 25" West, 649.49 feet; thence South 28° 55' 38" West, 209.12 feet; thence South 46° 05' 53" West, 224.55 feet; thence North 37° 57' 50" West, 98.77 feet; thence North 34° 04' 15" West, 89.99 feet more or less to a point which bears North 65° 55' 45" East, a distance of 85 feet from the Southeasterly extremity of that certain curve in the center line of Palos Verdes Coast Highway hereinabove mentioned, which curve is concave to the Southwest, has a radius of 400 feet and a length of 241.15 feet; thence Northwesterly along a curve concentric with said last mentioned curve, and having a radius of 485.00 feet, 292.39 feet to the end thereof; thence parallel with and distant 81 feet from the center line of the above mentioned Palos Verdes Coast Highway, as follows: North 58° 36' 45" West, 807.18 feet to the beginning of a curve concave to the Southwest and having a radius of 485 feet; and Northwesterly along said last mentioned curve 289.97 feet to the end thereof; thence South 27° 07' 54" West, 80.03 feet to the beginning of a curve concave to the North and having a radius of 625 feet; thence westerly along last mentioned curve a distance of 294.63 feet to the end thereof; thence North 65° 51' 30" West, 947.27 feet more or less to the true point of beginning, enclosing an area of 160.09 acres, more or less.

Parcel 3A. Commencing at the westerly extremity of a certain curve in the center line of the 50 foot right of way for Palos Verdes Coast Highway, deeded to said County of Los Angeles by Palos Verdes Corporation, as per deed recorded in Book 6059, Page 176 of Official Records of said County, said curve being concave to the North, having a radius of 300 feet, and a length of 211.13 feet; thence North 71° 59' 50" West, 281.66 feet to a point in the center line of said Palos Verdes Coast Highway; thence North 17° 00' 10" East, 140 feet to the beginning of a curve concave to the North and having a radius of 80.27 feet; thence Northeasterly along said last mentioned curve, 103.61 feet to the end thereof; thence North 33° 02' 50" East, 360.16 feet to the beginning of a curve concave to the West and having a radius of 260.00 feet; thence Northerly along said last mentioned curve, 335.05 feet to the end thereof; thence North 18° 45' 00" West, 95.61 feet to the beginning of a curve concave to the East and having a radius of 540.00 feet; thence Northerly along said last mentioned curve 303.01 feet to the end thereof, being the beginning of a curve concave to the Southeast and having a radius of 620.63 feet; thence Northeasterly along said last mentioned curve 216.51 feet to a point in said curve, a radial line to said curve at said point bearing South 55° 56' 46" East; thence North 55° 58' 48" West, 63.58 feet; thence North 34° 18' 05" West, 433.33 feet; thence North 9° 47' 30" West, 1011.11 feet; thence North 22° 47' 45" West 832.41 feet; thence North 64° 58' 01" East, 203.96 feet to a point in a curve concave to the South and having a radius of 2060 feet, a radial line to said curve at said point bearing North 13° 20' 00" East; said point being the true point of beginning of this description; thence westerly along said last mentioned curve 570 feet to a point therein, which point is the southwesterly corner of the parcel of land herein described; a radial line to said last mentioned curve at said point bearing North 2° 31' 07.5" West; thence North 4° 02' 35" East, 606.61 feet; thence North 54° 15' 45" West 356.79 feet; thence North 4° 39' 55" East, 334.19 feet to the Northwest corner of the parcel of land herein described; thence due East (on the same basis of bearings) 433.39 feet; thence South 49° 52' 00" East, 104.09 feet; thence South 64° 00' 10" East, 312.66 feet; thence North 00° 24' 20" East, 34.23 feet; thence South 63° 58' 10" East, 227.01 feet to the Northeast corner of the parcel of land herein described; thence South 26° 01' 50" West, 50.00 feet to the beginning of a curve concave to the Southeast and having a radius of 216.49 feet; thence in a general Southwesterly direction along said last mentioned curve 371.97 feet to the end thereof; thence South 17° 35' 10" West, 552.47 feet; thence South 29° 37' 00" East, 41.59 feet to the beginning of a curve concave to the Northeast and having a radius of 405.06 feet; thence Southeasterly

along said last mentioned curve, 333.53 feet more or less to the end thereof, which is also the point of beginning of this description, enclosing an area of 11.76 acres, more or less.

Excepting and Reserving unto the Grantor an easement over the lands hereby granted for pipe lines to carry water and/ or gas and for underground conduits for the conveyance of electricity to and/ or across the land hereby granted, together with the right to construct, maintain, repair and replace said pipe lines and/ or conduits and to enter upon and use the property hereby granted to such extent as may be reasonably necessary for purposes of constructing, maintaining, repairing and/ or replacing said pipe lines and / or conduits; provided, however, that all pipe lines and/ or conduits so constructed and/ or maintained shall be buried so as not to interfere with the use of the surface of said ground for agricultural and/ or other purposes.

Excepting and Reserving Also any and all streets, alleys, walks, roads and/ or highways abutting or adjoining said realty and all land within or under same and the easements hereinafter referred to.

It is the express intention of the parties hereto that title to all land under or within all streets, walks, alleys, roads and/ or highways abutting or adjoining said realty is reserved unto the Grantor, its successors or assigns, and the Grantee acquires no interest therein by virtue of this deed.

This conveyance is made and accepted and said realty is hereby granted, subject to taxes, and upon and subject to each of the following provisions, conditions, restrictions and covenants, to-wit:

1- To easements and rights of way of record.

2- Each and every provision, condition, restriction, reservation, lien, charge, easement and covenant contained in the Declaration Number 100 of Establishment of Basic Protective Restrictions executed by Palos Verdes Corporation, as owner, dated October 7, 1929, and recorded in Book 9436, Page 155, of Official Records of Los Angeles County, and Declaration No. 101 of Establishment of Local Protective Restrictions executed by Palos Verdes Corporation, as owner, dated October 14th, 1929, and recorded in Book 9482, Page 37, of Official Records of Los Angeles County, whereby there was established a general plan for the improvement and development of said realty and other property described and/ or referred to in said Declarations of Restrictions, and provisions, conditions, restrictions, reservations, liens, charges, easements and covenants were fixed, including the establishment, maintenance and operation of Community Association of Palos Verdes, a California corporation, and of the Art Jury as therein provided, subject to which said realty and/ or all parcels thereof should be sold and conveyed and all of said provisions, conditions, restrictions, reservations, liens, charges, easements and covenants are hereby made a part of this conveyance, and expressly imposed upon said realty as fully and completely as if herein set forth in full.

Provided, that a breach of any of the provisions, conditions, restrictions, reservations, liens, charges and covenants hereinbefore referred to and / or contained herein, including those contained in said Declarations of Establishment of Restrictions and Conditions, shall cause said realty to revert to the Grantor herein, or its successors in interest as owners of the reversionary rights herein provided for, and the owners of said reversionary rights shall have the right to immediate re-entry upon said realty in the event of any such breach and, as to each lot and/ or parcel owner of said property or other property described and/ or referred to in said Declarations of Restrictions, the said provisions, conditions, restrictions, reservations, liens, charges and covenants shall be covenants running with the land, and the breach of any thereof or the continuance of any such breach may be enjoined, abated or remedied by appropriate proceedings by the Grantor herein, or its successors in interest, or by such other lot or parcel owner, and/ or by any other person or corporation designated in said Declarations of Establishment of Restrictions and Conditions.

Provided, Further, that a breach of any of the said provisions, conditions, restrictions, reservations, liens, charges and covenants, or any re-entry by reason of such breach, shall not impair, defeat or render invalid the lien of any Mortgage or Deed of Trust made in good faith and for value, as to said realty, or any part thereof; but said provisions, conditions, restrictions, reservations, liens, charges and covenants shall be binding upon and effective against any owner of said realty whose title thereto is acquired by fore-

closure, Trustee's Sale or otherwise.

Provided, Also, that by the acceptance of this conveyance the Grantee agrees with the Grantor that the reservations, provisions, conditions, restrictions, liens, charges and covenants set forth or mentioned, are a part of the general plan for the improvement and development of the property described and/ or referred to in said Declarations of Restrictions, and are for the benefit of all of said property as described and/ or referred to and each owner of any land therein, and shall inure to and pass with said property and each and every parcel of land therein, and shall apply to and bind the respective successors in interest of the parties hereto, and are, and each thereof is, imposed upon said realty as a servitude, in favor of said property and each and every parcel of land therein as the dominant tenement or tenements.

In Witness Whereof, Palos Verdes Corporation has this 13th day of August, 1930, hereunto caused its corporate name and seal to be affixed by its Vice President, and attested by its Assistant Secretary, thereunto duly authorized.

(Corporate Seal)

Palos Verdes Corporation.
By Jay Lawyer, Vice President.
Attest: Donald K. Lawyer, Assistant Secretary.

State of California, County of Los Angeles.)ss

On this 13th day of August, 1930, before me, Nellie Grace Frantz, a Notary Public in and for said County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared Jay Lawyer, known to me to be the Vice President and Donald K. Lawyer, known to me to be the Assistant Secretary of the Palos Verdes Corporation, the Corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such Corporation executed the same.

Witness my hand and official seal the day and year in this certificate first above written.

(Notarial Seal)

Nellie Grace Frantz, Notary Public

in and for the County of Los Angeles, State of California.

My commission expires May 6th, 1932.

1936 Copy of original recorded at request of Sec. Title Ins. & Guar. Co. Aug. 15, 1930, 3:12 P.M. Copyist #52- Compared- C.L. Logan, County Recorder, By *[Signature]* Deputy. \$4.80-14.

Corporation Grant Deed.

The William Wilson Company, a corporation organized under the laws of the State of California, with its principal place of business at Pasadena, California, in consideration of Two Hundred and no/100 Dollars to it in hand paid, receipt of which is hereby acknowledged, does hereby Grant to Lucy Howard Wagner, a married woman, the real property in the City of Pasadena, County of Los Angeles, State of California, described as:

The North Four (4) feet of the South Eighty (80) feet of Lots One (1), Two (2) and Three (3) of the Raymond Tract, as per map recorded in Book 9 Page 24 of Miscellaneous Records of said County. Except the West Four (4) feet of Lot One (1), conveyed to the City of Pasadena, for streets, by deed recorded in Book 2055 Page 252 of Deeds.

Subject to rights of way of record.

To Have and to Hold to said grantee, her heirs or assigns forever.

In Witness Whereof, said Corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its President and Secretary thereunto duly authorized, this 13th day of August 1930.

(Corporate Seal)

The William Wilson Company.
By W. Hoyt Weber, President.
By Donald C. McCoy, Secretary.

State of California, County of Los Angeles.)ss

On this 13th day of August, 1930, before me, L. H. Rahn a Notary Public in and for said County, personally appeared W. Hoyt Weber, known to me to be the President, and Donald C. McCoy known to me to be the Secretary of The William Wilson Company, the corporation that executed the within and foregoing instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

Witness my hand and official seal.

(Notarial Seal)

L. H. Rahn, Notary Public

in and for the County of Los Angeles, State of California.
#1901 Copy of original recorded at request of Title Ins. & Tr. Co. Aug. 16, 1930, 11:19 A.M. Copyist #52- Compared- C.L. Logan, County Recorder, By *[Signature]* Deputy. \$1.00-4