

Witness Whereof, I have recourto set my hand and affixed my official seal the day and year in this certificate first above written.

(Notarial Seal)

in and for said County and State. My Com. Exp. Jan. 18, 1933. Margaret J. Hammond, Notary Public

1272 Copy of original recorded at request of Grantee Jan. 21, 1931, 2:01 P.M.
Copyist F. S. Compered C. L. Logan, County Recorder, By

\$1.00-4.

H. Schuly

Deputy

-----c00-----

GRANT DEED

10494/360

BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, a banking association, organized and existing under and by virtue of the laws of the United States of America, having its principal place of business in the City and County of San Francisco, State of California, in consideration of TEN AND NO/100 (\$10.00) Dollars, the receipt of which is hereby acknowledged, does hereby grant to PALOS VERDES HOMES ASSOCIATION, a corporation, that certain real property in the County of Los Angeles, State of California, hereinafter referred to as "said realty" described as follows, to-wit: (a) All of Lot A of Tract 8652 as per map recorded in Book 125, Pages 85 to 87 inclusive of Maps, in the office of the County Recorder of Los Angeles County, California, except that portion described as follows: Beginning at the most Westerly corner of Lot 11 of Block 1733 of said Tract 8652; thence North 17°00'00" East along the Westerly line thereof, 75 feet; thence North 51°00'00" East along the Northwesterly line thereof, 175 feet, to the most Northerly corner thereof; thence due West 120 feet; thence South 59°00'00" West, 50.6 feet; thence South 2°01'45" West, 153.12 feet more or less to a point in the Southerly line of said Lot A, being a point in a curve concave to the West and having a radius of 65 feet; thence Easterly along said curve a distance of 21 feet to the point of beginning, enclosing an area of 0.306 acres, more or less.

(b) That portion of Lot 1 of Block 2307 of Tract 7537 as per Map recorded in Book 104, Pages 12 to 15, inclusive of Maps in the Office of the County Recorder of Los Angeles County, California, described as follows: Beginning at a point in the Westerly line of said Lot 1, said point being at the Southerly extremity of a certain curve, concave to the West, having a radius of 696.32 feet and a length of 163.46 feet, thence Northerly along said curve 163.46 feet to the most Northerly corner of said Lot 1; thence following the boundary of said Lot 1, South 59°26'46" East 161.65 feet, South 4°45'55" West 105 feet South 50°57'10" East 185 feet, South 5°36'20" East 26.61 feet to the beginning of a curve concave to the Northwest and having a radius of 45 feet, Southwesterly along said curve 66.64 feet to the end thereof, and South 79°14'30" West 46.09 feet to the most Southerly corner of the parcel of land herein described; thence leaving the boundary of said Lot 1 North 44°26'33" West 316.77 feet, more or less, to the point of beginning, enclosing an area of 1.12 acres, more or less. This conveyance is made and accepted and said realty is hereby granted, subject to taxes now a lien, and upon and subject to each of the following provisions, conditions, restrictions and covenants, to-wit:

1. The express condition that the Grantor herein is not responsible or liable in any way for any inducement, representation, agreement, condition or stipulation not set forth herein, or in the Declarations of Establishment of Restrictions and Conditions hereinafter mentioned.

2. Each and every provision, condition, restriction, reservation, lien, charge, easement and covenant contained in the Declaration of Establishment of Basic Protective Restrictions executed by Commonwealth Trust Company, as owner, dated June 26th, 1923, and recorded in Book 2360, Page 231 and Amendments Nos. 1 and 3 thereto, dated November 26th, 1923 and June 16th, 1924 respectively, and recorded in Book 2940 Page 27 and in Book 4019 Page 274 respectively, of Official Records of said County, and Declarations Nos. 17 and 25

of Establishment of Local Protective Restrictions, recorded in Book 4234, Page 340 and in Book 6082 Page 26 respectively, of Official Records of said County, and Amendment No. 4 to said Declaration No. 17, recorded in Book 2583, page 28 of Official Records of said County, all except the first mentioned having been executed by Bank of America, successor in interest to said Commonwealth Trust Company, 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 Palos Verdes Homes Association, a California corporation, and of the Art Jury as therein provided, subject to which said property 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.

3. That the said realty is to be used and administered forever for park and/or recreation purposes, for the benefit of the persons residing or living within the boundaries of the property known as Tracts 400, 681, 9303 and 9822 in the County of Los Angeles, State of California, said property being commonly known and referred to as "Palos Verdes Estates", under such regulations consistent with the other conditions set forth in this deed as may from time to time hereafter be established by the Park and Recreation Board of Palos Verdes Homes Association for the purpose of safeguarding said realty, and any vegetation and/or improvements, thereon, from damage or deterioration, and for the further purpose of protecting the residents of said Palos Verdes Estates from any uses of or conditions in or upon the said realty which are, or may be, detrimental to the amenities of the neighborhood; provided (a) That the power, right and easement is reserved to Bank of America National Trust and Savings Association to enter upon, develop, plant, improve or maintain any part or all of said realty for the benefit of all of Palos Verdes Estates in a manner not inconsistent with the purposes for which said realty is hereby conveyed and after due notice to and consultation with the Park and Recreation Board of Palos Verdes Homes Association. (b) That the easement is specifically reserved to Bank of America National Trust and Savings Association to establish and maintain such reasonable number of water mains and other utilities as to it may seem advisable in and over said realty for the service of abutting lots in a manner not inconsistent with the purposes for which said realty is hereby conveyed and in accordance with a written approval which shall be issued by the Park and Recreation Board of Palos Verdes Homes Association for the location of said utility lines.

4. That except as provided above, no buildings, structures or concessions shall be erected, maintained or permitted upon said realty, except such as (in the opinion of the Park and Recreation Board of Palos Verdes Homes Association) are properly incidental to the convenient and/or proper use of said realty for park and/or recreation purposes.

5. That except as provided in paragraph 3 hereof, no part of said realty shall be sold or conveyed by Palos Verdes Homes Association except subject to the terms and conditions hereof; provided, however, that said realty, or any portion thereof, may be conveyed by said Palos Verdes Homes Association subject to the same conditions as herein contained with respect to the purposes for which said realty may be used, to a PARK COMMISSION, or other body suitably constituted by law, to take, hold, maintain and regulate public parks; provided, further, that Palos Verdes Homes Association may dedicate to the public portions of said realty for parkway or street purposes and/or for the purpose of rectification of boundaries, re-convey title to portions of said realty to Bank of America National Trust and Savings Association, or its successors in interest, in exchange for other lands.

6. The Park and Recreation Board of Palos Verdes Homes Association in its sole discretion, may by and with the written approval of Palos Verdes Art Jury first obtained permit the owner of a lot abutting on said realty, to construct and/or maintain paths steps and/or other landscape improvements, as a means of egress from and ingress to said lot or for the improvement of views therefrom, in such a manner and for such length of time and under such rules and regulations as will not, in the opinion of the Park and Recreation Board of Palos Verdes Homes Association and Palos Verdes Art Jury, impair or interfere with the use and maintenance of said realty for park and/or recreation purposes.

as hereinbefore set forth. 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 hereinbefore referred to, shall cause said realty to revert to the Grantor herein, or its successors in interest as owner of the reversionary rights herein provided for, and the owner of such reversionary rights shall have the right of 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 hereinbefore referred to, 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 hereinbefore referred to.

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 foreclosure, 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 hereinbefore referred to, 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, BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, has this 30th day of December, 1930, caused this deed to be executed in its name, by its Vice-President and its Assistant Trust officer, thereto duly authorized.
 (Corporate Seal)

BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION.
 BY Marc Ryan, Vice-President
 BY C.K. Peterson, Assistant Trust Officer.

State of California, County of Los Angeles:SS. On this 20th day of January, 1931 before me, Edward M. Browder, a Notary Public in and for the County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared Marc Ryan, known to me to be the Vice-President, and C.K. Peterson, known to me to be the Assistant Trust Officer, of BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, the association that executed the within instrument known to me to be the persons who executed the within instrument on behalf of the association therein named, and acknowledged to me that such association executed the same. Witness my hand and official seal.

(Notarial Seal) Edward M. Browder, Notary Public
 in and for the County of Los Angeles, State of California.

601 Copy of original recorded at request of Grantee Jan. 22, 1931, 9:14 A.M.
 Copied #2, Compared, C.L. Logan, County Recorder. By B. M. Bayne Deputy
 73.00-28.

GRANT DEED.

In consideration of the receipt, by the undersigned of Ten (\$10.00) Dollars, and other good and valuable consideration, Carrie E. Alguire, a married woman, and John Henry Alguire, her husband, of Los Angeles County, State of California, do GRANT to J.C. Craig as Trustee, the real property in the County of Los Angeles, State of California, described as follows: The East Fifty (50) feet of Lots Twenty-five (25) and Twenty-six (26) in Block Twenty-one (21) of Tract No. 4983, in the County of Los Angeles, State of California, as per map recorded in Book 57, pages 6, 7, 8 and 9 of Maps, Records of said County.

SUBJECT: To all encumbrances, conditions, restrictions, reservations, easements and rights of way now of record. To have and to hold unto the said grantee, his heirs and assigns. Witness my hand this 16th day of January, 1931.
 Carrie E. Alguire

Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(Notarial Seal)

Margaret J. Hammond, Notary Public
My Com. Exp. Jan. 18, 1933.

#1272 Copy of original recorded at request of Grantee Jan. 21, 1931, 2:01 P.M.
Copied & Compared C.L. Logan, County Recorder, By
\$1.00-4.

Deputy
H. Schuly

10494/360

GRANT DEED

BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, a banking association, organized and existing under and by virtue of the laws of the United States of America, having its principal place of business in the City and County of San Francisco, State of California, in consideration of TEN AND NO/100 (\$10.00) Dollars, the receipt of which is hereby acknowledged, does hereby grant to PALOS VERDES HOMES ASSOCIATION, a corporation, that certain real property in the County of Los Angeles, State of California, hereinafter referred to as "said realty" described as follows, to-wit: (a) All of Lot A of Tract 8652 as per map recorded in Book 125, Pages 85 to 87 inclusive of Maps, in the office of the County Recorder of Los Angeles County, California, except that portion described as follows: Beginning at the most Westerly corner of Lot 11 of Block 1733 of said Tract 8652; thence North 17°00'00" East along the Westerly line thereof, 75 feet; thence North 51°00'00" East along the Northwesterly line thereof, 175 feet, to the most Northerly corner thereof; thence due West 130 feet; thence South 59°00'00" West, 50.5 feet; thence South 2°01'45" West, 153.12 feet more or less to a point in the Southerly line of said Lot A, being a point in a curve concave to the West and having a radius of 65 feet; thence Easterly along said curve a distance of 21 feet to the point of beginning, enclosing an area of 0.306 acres, more or less.

(b) That portion of Lot 1 of Block 2307 of Tract 7537 as per Map recorded in Book 104, Pages 12 to 15, inclusive of Maps in the Office of the County Recorder of Los Angeles County, California, described as follows: Beginning at a point in the Westerly line of said Lot 1, said point being at the Southerly extremity of a certain curve, concave to the West, having a radius of 696.32 feet and a length of 163.46 feet, thence Northerly along said curve 163.46 feet to the most Northerly corner of said Lot 1; thence following the boundary of said Lot 1, South 59°26'46" East 161.65 feet, South 4°45'55" West 105 feet South 50°57'10" East 185 feet, South 5°36'20" East 26.61 feet to the beginning of a curve concave to the Northwest and having a radius of 45 feet, Southwesterly along said curve 66.64 feet to the end thereof, and South 79°14'30" West 46.09 feet to the most Southerly corner of the parcel of land herein described; thence leaving the boundary of said Lot 1 North 44°26'33" West 316.77 feet, more or less, to the point of beginning, enclosing an area of 1.12 acres, more or less. This conveyance is made and accepted and said realty is hereby granted, subject to taxes now a lien, and upon and subject to each of the following provisions, conditions, restrictions and covenants, to-wit:

1. The express condition that the Grantor herein is not responsible or liable in any way for any inducement, representation, agreement, condition or stipulation not set forth herein, or in the Declarations of Establishment of Restrictions and Conditions hereinafter mentioned.
2. Each and every provision, condition, restriction, reservation, lien, charge, easement and covenant contained in the Declaration of Establishment of Basic Protective Restrictions executed by Commonwealth Trust Company, as owner, dated June 26th, 1923, and recorded in Book 2260, Page 251 and Amendments Nos. 1 and 3 thereto, dated November 26th, 1923 and June 15th, 1924 respectively, and recorded in Book 2940 Page 27 and in Book 4019 Page 274 respectively, of Official Records of said County, and Declarations Nos. 17 and 25

of Establishment of Local Protective Restrictions, recorded in Book 4234, Page 240 and in Book 6052 Page 26 respectively, of Official Records of said County, and Amendment No. 6 to said Declaration No. 17, recorded in Book 5583, page 28 of Official Records of said County, all except the first mentioned having been executed by Bank of America, successor in interest to said Commonwealth Trust Company, 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 Palos Verdes Homes Association, a California corporation, and of the Art Jury as therein provided, subject to which said property 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.

3. That the said realty is to be used and administered forever for park and/or recreation purposes, for the benefit of the persons residing or living within the boundaries of the property known as Tracts 4400, 6681, 9202 and 9822 in the County of Los Angeles, State of California, said property being commonly known and referred to as "Palos Verdes Estates", under such regulations consistent with the other conditions set forth in this deed as may from time to time hereafter be established by the Park and Recreation Board of Palos Verdes Homes Association for the purpose of safeguarding said realty, and any vegetation and/or improvements, thereon, from damage or deterioration, and for the further purpose of protecting the residents of said Palos Verdes Estates from any uses of or conditions in or upon the said realty which are, or may be, detrimental to the amenities of the neighborhood; provided (a) That the power, right and easement is reserved to Bank of America National Trust and Savings Association to enter upon, develop, plant, improve or maintain any part or all of said realty for the benefit of all of Palos Verdes Estates in a manner not inconsistent with the purposes for which said realty is hereby conveyed and after due notice to/and consultation with the Park and Recreation Board of Palos Verdes Homes Association. (b) That the easement is specifically reserved to Bank of America National Trust and Savings Association to establish and maintain such reasonable number of water mains and other utilities as to it may seem advisable in and over said realty for the service of abutting lots in a manner not inconsistent with the purposes for which said realty is hereby conveyed and in accordance with a written approval which shall be issued by the Park and Recreation Board of Palos Verdes Homes Association for the location of said utility lines.

4. That except as provided above, no buildings, structures or concessions shall be erected, maintained or permitted upon said realty, except such as (in the opinion of the Park and Recreation Board of Palos Verdes Homes Association) are properly incidental to the convenient and/or proper use of said realty for park and/or recreation purposes.

5. That except as provided in paragraph 3 hereof, no part of said realty shall be sold or conveyed by Palos Verdes Homes Association except subject to the terms and conditions hereof; provided, however, that said realty, or any portion thereof, may be conveyed by said Palos Verdes Homes Association subject to the same conditions as herein contained with respect to the purposes for which said realty may be used, to a PARK COMMISSION, or other body suitably constituted by law, to take, hold, maintain and regulate public parks; provided, further, that Palos Verdes Homes Association may dedicate to the public portions of said realty for parkway or street purposes and/or for the purpose of rectification of boundaries, re-convey title to portions of said realty to Bank of America National Trust and Savings Association, or its successors in interest, in exchange for other lands.

6. The Park and Recreation Board of Palos Verdes Homes Association in its sole discretion, may by and with the written approval of Palos Verdes Art Jury first obtained permit the owner of a lot abutting on said realty, to construct and/or maintain paths steps and/or other landscape improvements, as a means of egress from and ingress to said lot or for the improvement of views therefrom, in such a manner and for such length of time and under such rules and regulations as will not, in the opinion of the Park and Recreation Board of Palos Verdes Homes Association and Palos Verdes Art Jury, impair or interfere with the use and maintenance of said realty for park and/or recreation purposes.

as hereinbefore set forth. 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 hereinbefore referred to, shall cause said realty to revert to the Grantor herein, or its successors in interest as owner of the reversionary rights herein provided for, and the owner of such reversionary rights shall have the right of 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 hereinbefore referred to, 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 hereinbefore referred to.

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 foreclosure, 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 hereinbefore referred to, 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, BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, has this 20th day of December, 1930, caused this deed to be executed in its name, by its Vice-President and its Assistant Trust officer, thereunto duly authorized.
(Corporate Seal)

BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION.
BY Marc Ryan, Vice-President
BY G.K. Peterson, Assistant Trust Officer.

State of California, County of Los Angeles) SS. On this 20th day of January, 1931 before me, Edward M. Browder, a Notary Public in and for the County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared Marc Ryan, known to me to be the Vice-President, and G.K. Peterson, known to me to be the Assistant Trust Officer, of BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, the association that executed the within instrument known to me to be the persons who executed the within instrument on behalf of the association therein named, and acknowledged to me that such association executed the same.

Witness my hand and official seal.

(Notarial Seal) Edward M. Browder, Notary Public in and for the County of Los Angeles, State of California.

#601 Copy of original recorded at request of Grantee Jan. 22, 1931, 9:14 A.M.
Copied #2. Compared. G.L. Logan, County Recorder, By *B.M. Baughman* Deputy
\$3.00-26.

GRANT DEED.

In consideration of the receipt, by the undersigned of Ten (\$10.00) Dollars, and other good and valuable consideration, Carrie E. Alguire, a married woman, and John Henry Alguire, her husband, of Los Angeles County, State of California, do GRANT to J.C. Craig as Trustee, the real property in the County of Los Angeles, State of California, described as follows: The East Fifty (50) feet of Lots Twenty-five (25) and Twenty-six (26) in Block Twenty-one (21) of Tract No. 4983, in the County of Los Angeles, State of California, as per map recorded in Book 37, pages 6, 7, 8 and 9 of Maps, Records of said County.

SUBJECT: To all encumbrances, conditions, restrictions, reservations, easements and rights of way now of record.

To have and to hold unto the said grantee, his heirs and assigns.

Witness my hand this 15th day of January, 1931.

Carrie E. Alguire