

TITLE INSURANCE AND TRUST COMPANY

4240 ARTESIA BLVD., TORRANCE, CALIFORNIA, 90504, TEL. (213) 542-0511

FEBRUARY 3, 1977

TO: HERMOSA BEACH CITY SCHOOL DISTRICT
517 17TH STREET, BOX 338
HERMOSA BEACH, CALIFORNIA

ATTENTION: W. R. MC DONALD

YOUR NO.: PIER AVENUE SCHOOL
OUR NO. : 7572158

IN RESPONSE TO THE ABOVE REFERENCED APPLICATION FOR A POLICY OF TITLE INSURANCE, TITLE INSURANCE AND TRUST COMPANY REPORTS THAT IT IS PREPARED TO ISSUE, OR CAUSE TO BE ISSUED, AS OF THE DATE HEREOF, A CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE FORM POLICY OF TITLE INSURANCE DESCRIBING THE LAND AND THE ESTATE OR INTEREST THEREIN HEREINAFTER SET FORTH, INSURING AGAINST LOSS WHICH MAY BE SUSTAINED BY REASON OF ANY DEFECT, LIEN OR ENCUMBRANCE NOT SHOWN OR REFERRED TO AS AN EXCEPTION BELOW OR NOT EXCLUDED FROM COVERAGE PURSUANT TO THE PRINTED SCHEDULES, CONDITIONS AND STIPULATIONS OF SAID POLICY FORM.

THIS REPORT (AND ANY SUPPLEMENTS OR AMENDMENTS THERETO) IS ISSUED SOLELY FOR THE PURPOSE OF FACILITATING THE ISSUANCE OF A POLICY OF TITLE INSURANCE AND NO LIABILITY IS ASSUMED HEREBY. IF IT IS DESIRED THAT LIABILITY BE ASSUMED PRIOR TO THE ISSUANCE OF A POLICY OF TITLE INSURANCE, A BINDER OR COMMITMENT SHOULD BE REQUESTED.

DATED AT 7:30 A.M. AS OF DECEMBER 8, 1976

TITLE OFFICER: R. NICHOLSON

TITLE TO THE ESTATE OR INTEREST REFERRED TO HEREIN, AT THE DATE HEREOF, IS VESTED IN:

HERMOSA BEACH CITY SCHOOL DISTRICT OF LOS ANGELES COUNTY

THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS: A FEE.

78- 241041

EXHIBIT "A"

TITLE INSURANCE AND TRUST COMPANY

AT THE DATE HEREOF EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS CONTAINED IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. AN EASEMENT AFFECTING ALL OF SAID LAND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,
IN FAVOR OF : WARREN GILLELEN
FOR : WATER PIPES
RECORDED : IN BOOK 1617 PAGE 47 OF DEEDS

2. COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DEED
EXECUTED BY : HERMOSA BEACH LAND AND WATER COMPANY, A CORPORATION
RECORDED : IN BOOK 1810 PAGE 201 OF DEEDS

RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN ARE DELETED.

3. COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DEED
EXECUTED BY : HERMOSA BEACH LAND AND WATER COMPANY
RECORDED : IN BOOK 2018 PAGE 83, IN BOOK 2642 PAGE 135, IN BOOK 2768 PAGE 1, IN BOOK 2951 PAGE 140 AND IN BOOK 3141 PAGE 218 OF DEEDS

AND IN DEED FROM SAID HERMOSA BEACH LAND AND WATER COMPANY TO THE HERMOSA BEACH CITY SCHOOL DISTRICT, RECORDED SEPTEMBER 6, 1911 IN BOOK 4710 PAGE 136 OF DEEDS.

RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN ARE DELETED.

BY AN INSTRUMENT RECORDED SEPTEMBER 6, 1911 IN BOOK 4701 PAGE 120 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THE SAID HERMOSA BEACH LAND AND WATER COMPANY WAIVES THE ENFORCEMENT FOR THE ABOVE MENTIONED COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE HEREIN DESCRIBED PROPERTY SO LONG AS SAID PROPERTY IS OWNED BY THE HERMOSA BEACH CITY SCHOOL DISTRICT OR ITS MUNICIPAL SUCCESSORS AND THE SAID PROPERTY IS USED FOR SCHOOL OR OTHER BENEFICIAL PURPOSES.

SAID MATTER AFFECTS: PARCEL 3

4. COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DEED
EXECUTED BY : HERMOSA BEACH LAND AND WATER COMPANY
RECORDED : IN BOOK 2733 PAGE 94 OF DEEDS

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RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN ARE DELETED.

SAID MATTER AFFECTS: PARCEL 4

5. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,
IN FAVOR OF : SOUTHERN CALIFORNIA EDISON COMPANY, LTD., A CORPORATION
FOR : POLES
RECORDED : IN BOOK 18556 PAGE 299, OFFICIAL RECORDS
AFFECTS : THE SOUTHERLY 5 FEET OF PARCEL 4

6. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,
IN FAVOR OF : CARL A. KNOTT AND MARIE T. KNOTT, HIS WIFE
FOR : STORM DRAIN
RECORDED : IN BOOK 23358 PAGE 299, OFFICIAL RECORDS
AFFECTS : THE EASTERLY 3 FEET OF THE NORTHERLY 80 FEET OF PARCEL 4

7. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, CONDEMNED BY FINAL DECREE
FOR : STATE HIGHWAY
RECORDED : IN BOOK 20420 PAGE 315 OFFICIAL RECORDS
AFFECTS : THAT PORTION OF LOT 10, BLOCK 79, SECOND ADDITION TO HERMOSA BEACH, IN THE CITY OF HERMOSA BEACH, AS PER MAP RECORDED IN BOOK 3 PAGE 11 OF MAPS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 10; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT TO INTERSECTION THEREOF WITH A LINE PARALLEL WITH AND DISTANT WESTERLY 10 FEET, MEASURED AT RIGHT ANGLES FROM THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF LOT 5, BLOCK 78, SECOND ADDITION TO HERMOSA BEACH, THENCE NORTHERLY ALONG SAID PARALLEL LINE TO THE INTERSECTION THEREOF WITH THE EASTERLY LINE OF LOT 10; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT TO POINT OF BEGINNING.

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DESCRIPTION:

PARCEL 1.

THAT PORTION OF LOT 1, BLOCK 78, OF THE SECOND ADDITION TO HERMOSA BEACH, IN THE CITY OF HERMOSA BEACH, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 3 PAGES 11 AND 12 OF MAPS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 1; THENCE EASTERLY ALONG THE NORTHERLY LINE THEREOF, 152.97 FEET, MORE OR LESS TO A POINT WHICH IS WESTERLY THEREON, 109.78 FEET FROM THE NORTHEASTERLY CORNER OF SAID LOT 1; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOT 1, 148.66 FEET TO A POINT IN THE SOUTHERLY LINE THEREOF; THENCE WESTERLY ALONG SAID SOUTHERLY LINE 154.44 FEET, MORE OR LESS, TO THE SOUTHWESTERLY CORNER OF SAID LOT 1; THENCE NORTHERLY ALONG THE WESTERLY LINE THEREOF, 148.66 FEET TO THE POINT OF BEGINNING.

PARCEL 2.

THAT PORTION OF LOT 1, BLOCK 78 OF THE SECOND ADDITION TO HERMOSA BEACH, IN THE CITY OF HERMOSA BEACH, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGES 11 AND 12 OF MAPS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 1; THENCE WESTERLY ALONG THE NORTHERLY LINE THEREOF, 109.78 FEET; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOT 1, 148.66 FEET TO A POINT IN THE SOUTHERLY LINE THEREOF; THENCE EASTERLY ALONG SAID SOUTHERLY LINE 109.78 FEET, TO THE SOUTHEASTERLY CORNER OF SAID LOT 1; THENCE NORTHERLY ALONG THE EASTERLY LINE THEREOF, 148.66 FEET TO THE POINT OF BEGINNING.

PARCEL 3.

LOTS 1 TO 20 INCLUSIVE IN BLOCK 79 OF THE SECOND ADDITION TO HERMOSA BEACH, IN THE CITY OF HERMOSA BEACH, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGES 11 AND 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT CERTAIN VACATED ALLEY, 15 FEET WIDE, AS SHOWN ON THE MAP OF SAID BLOCK 79.

PARCEL 4.

THE WESTERLY 88 FEET OF LOT 38 IN BLOCK 78 OF SECOND ADDITION TO HERMOSA BEACH, IN THE CITY OF HERMOSA BEACH, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGES 11 AND 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 5.

ALL THAT PORTION OF ELEVENTH PLACE, VACATED, LYING BETWEEN THE NORTHERLY PROLONGATIONS OF THE WESTERLY AND EASTERLY LINES OF LOT 1 BLOCK 78 OF THE SECOND ADDITION TO HERMOSA BEACH, IN THE CITY OF HERMOSA BEACH, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGES 11 AND 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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RM/24, TRIPL. PLATS

POLICY RATE 100 PER CENT

TITLE OF THE VESTEE HEREIN WAS ACQUIRED BY DEED RECORDED PRIOR TO SIX MONTHS
FROM THE DATE HEREOF

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