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RECORDING REQUESTED BY AND MAIL TO

Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012



2

***** SPACE ABOVE THIS LINE FOR RECORDER'S USE *****

OWNER La Collina, Venture, LLC, a California Limited Liability Company

SITE ADDRESS 1200 La Collina Drive

DISTRICT MAP 144 B 165

APN 4392-016-027

LEGAL DESCRIPTION, MAP AND APPROVAL LETTER ATTACHED

See Exhibits "A", "B" and "C"

The subject site involves a private road easement right for ingress, egress and frontage purposes

**CONDITIONAL CERTIFICATE OF COMPLIANCE GRANTING DEEMED APPROVED
PRIVATE STREET STATUS TO DESCRIBE EASEMENT PER CITY CASE NO. AA-2008-3670-DPS
CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING**

This certificate relates only to issues of compliance or noncompliance with the Subdivision Map Act and local ordinances enacted pursuant thereto. The parcel described herein may be sold, leased, or financed without further compliance with the Subdivision Map Act or any local ordinance enacted pursuant thereto. Development of the parcel may require issuance of a permit or permits, or other grant or grants of approval. The recording of this Certificate grants compliance with Municipal Code Section 18.00(C), per Map Act Section 66499.35, to the herein described easement as a deemed approved private street subject to the following conditions:

- 1 Additions and alterations are subject to Section 12.23 of the Municipal Code
- 2 A new dwelling can only be erected by obtaining a Deputy Advisory Agency approval for a private street, or a Division of Land action per Section 17.00 et seq

S. GAIL GOLDBERG, AICP
Advisory Agency

MICHAEL S Y YOUNG
Deputy Advisory Agency
City of Los Angeles

APR 13 2009

Date _____

RUTH ELLER, WID

BARBARA HAVEMAN,
UNMARRIED WOMAN

1877
DEED

VAL CONSID IRS \$16.50
GRNT

*all P5 on 7/13/53
for N of 215*

3
5

PARCEL 11

THOSE PTN S OF LTS 6 & 12 OF TR 6414, CY/CO LA 89/100 MPS
AND OF THE SW 1/4 OF SEC 7, T 1 S, R 14 W, S.B.M., IN CY/CO LA,
ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SD LAND ON FILE
IN THE BUREAU OF LAND MANAGEMENT, BOUNDED AS A WHOLE AS
FOLLO:

ON THE E BY A LN EXTENDING FR A PNT IN THE N LN OF SD LT 12 OF
TR 6414, THAT IS DIST ELY 65.18 FT FR THE NW COR OF SD LT TO A
PNT IN THE S LN OF SD LT THAT IS DIST ELY 50 FT FR THE SW COR
OF SD LT 12, AND BY THE ELY LN OF THE WLY 50 FT OF SD LT 6;
ON THE S BY THE SLY LN OF SD LT 6 AND A LN DAF:

CONT 1

215

EXHIBIT A

CONT 2

7/13/53

1877
DEED

BEG AT THE SWLY COR OF LT 6 OF SD TR 6414 (THE WLY LN OF SD LT
6 HAV A BEARING OF S 0°03'00" E); TH S 76°17'37" W 80.15 FT;
TH S 89°27'54" W TO THE ELY LN OF SD LT "6" OF COHENY RANCH TR.

ON THE W BY THE ELY LN OF LT "6" OF COHENY RANCH TR, @ 24/91 MPS
AND ON THE NW, NE, AND N BY A LN DAF:

BEG IN SD LT 12 WH IS DIST S 10°42'14" W 10.50 FT FR A PNT IN
THE WLY LN OF SD LT 12 WH IS DIST S 89°44'40" E 65.18 FT FR THE
NW COR OF SD LT, SD PNT BEING IN THE WLY LN OF THE LND DESC IN THE
CO TO PHILLIP RAPPAPORT ET UX, REC 12/17/52 #429 IN BK 40542/16 OR;
TH FR SD PNT (COURSE "A" OF THIS DESC) S 87°34' W 26.00 FT; TH
(COURSE "B") S 83°23' W 26.95 FT; TH (COURSE "C") N 89°53' W
108.69 FT TO A PNT IN A CURV CONC TO THE H HAV A RAD OF 10.05 FT,
THE RADIAL BEARING FR SD PNT BEING N 89°53' W; TH SLY, WLY AND
ELY ALG SD CURV THRU AN ARC OF 180° A DIST OF ALG AS CURV 31.57
FT; TH (COURSE "D") S 89°53' W 22.17 FT; TH (COURSE "E")

CONT 2

CONT 2

7/13/53

1877

DEED

N 82°49'08" W 124.42 FT TO A PNT IN THE SLY LN OF THE LND DESC
 IN THE OR FROM WALTER H. LEINERT TO WALTER H. LEINERT CO., REC
 10/20/49 #2626 BK 3, 50/80 OR W/15 IS DIST N 75°32'45" E 66.23 FT
 FR THE WLY EXTRE OF S' SLY LN; TH ALG SD SLY LN S 75°32'45" W
 6.2 FT W/15, TO THE ELY LN OF SD LT "B" OF DCHENY RANCH TR.

EXC THEREFR THAT PNT OF THE SW 1/4 OF SEC 7 T 1 S, R 14 W,
 S 25 N., CY/CO LA, ACC TO THE OFFICIAL PLAT OF THE SURVEY OF SD
 LND ON FILE IN THE BUREAU OF LAND MANAGEMENT, DAF:

REG AT THE SW CORN OF THAT CTN ECL OF LND CONV'D TO RUTH ELLER
 BY OR REC 12/17/52 #423 BK 40542/324 OR, SD PNT BEING THE ELY
 LN OF LT "B" OF DCHENY RANCH TR & 24/91 W/15; TH N 89°27'54" E
 TO THE WLY LN OF THAT CTN ESMT, 20 FT WIDE SET FORTH IN S' OF
 TO RUTH ELLER; TH WLY ALG SD WLY LN THRU ITS VARIOUS COURSES AND
 DISTANCES TO ITS INTERSEC WI THE E BNDRY LN OF SD DCHENY RANCH
 TR; TH SLY ALG SD ELY LN TO THE POB.

CONT 3

EXHIBIT A

CONT 4

7/13/53

1877

DEED

RESERV'G FROM SD PARCEL 1, AN ESMT FOR 1 & E APPURTENT TO THE
 REMAINING LINDS OF THE GTR ADJNG SD PARCEL ABOVE DESC ON THE
 N AND NE OV THAT PNT OF SD PARCEL 1, DAF:

COM AT THE ELY END OF COURSE "A" AND RUNNING WLY, A STRIP OF LND
 7.5 FT WIDE ALG THE S SIDE OF SD COURSE "A", AND COURSE "B"
 TO THE E END OF COURSE "C" WHERE IT WIDENS TO 18 FT AS MEAS AT
 R/A THERETO, AND CONTINUES THAT WIDTH RUNNING WLY 41 FT; TH
 NARROWING TO 4.5 FT FOR A DIST OF 34 FT RUNNING WLY; TH WIDENING
 TO 14 FT AT THIS PNT 75 FT W FR THE E END OF COURSE "C"; TH AT A
 PNT 5 FT FURTHER W, IT WIDENS TO 30 FT AS MEAS AT R/A TO THE W
 END OF COURSE "D" AND 30 FT AT R/A THEREFROM, EXC THEREFROM THE
 AREA OF THE TRUE CIRCLE OF 20.10 FT DIAMETER, SD DIAMETER BEING
 OF SAME BEARING AS COURSES "C", AND "D", AND LYG BET AND
 CONNECTING SD COURSES; TH NARROWING TO 20 FT AT THE SELY END
 OF COURSE "E" AS MEAS AT R/A THERETO; TH NARROWING TO 9 FT
 WIDE AT A PNT 40 FT WLY FR THE SELY END OF COURSE "E"; TH CONT //

CONT 4

CONT 3

7/13/53

1877

DEED

WITH AND 9 FT FR SD COURSE TO ITS INTERSEC WI A LN BEARING S 75°32'45" W, AND PASSING THRU THE NWLY END OF COURSE "E".

PARCEL 2:

AN ESMT FOR 1 & E SPLITTENAT TO PARCEL 1 ABOVE DESC OV THOSE PTNS OF SD LT 12 OF TR Q114, AND SD SW 1/4 OF SEC 7, LYG NWLY & NWLY OF AND ADJNG SD PARCEL 1, AND OAF:

CRN AT THE ELY END OF COURSE "A" AND RUNNING NWLY, A STRIP OF LND 7.5 FT WIDE ALG THE NWLY SIDE OF COURSE "A" AND ITS ELY PROL TO THE ELY PROP LN OF PARCEL 1; TH ALG COURSE "B" A LIKE WIDTH; TH ALG THE ELY 41 FT OF COURSE "C" A LIKE WIDTH; TH NARROWING TO A WIDTH OF 4.5 FT OF THE NEXT 34 FT GOING NWLY ALG COURSE "C"; TH WIDENING TO 14 FT AT THIS POINT 75 FT NWLY FR THE E END OF COURSE "C" AND TAPERING OUT TO A WIDTH OF 26 FT AT A PNT R/WZ R/A TO THE W END OF COURSE "C"; TH PARALLELING THE DIAMETER OF THE HALF CIRCLE LYG BET COURSES "C" AND "D" TO A PNT AT R/A TO THE W END OF COURSE "D" AND 26 FT FR IT; TH ALG AND NE FR SD COURSE "E" TO A PNT 40 FT FR ITS SE EN END TO A PNT 9 FT MEAS AT R/A FR SD

CONT 5

EXHIBIT A

CONT 6

7/13/53

1877

DEED

NO FOOT PNT; TH NWLY /PARALLELING THE REMAINDER OF COURSE "E" UP TO A DIST OF 9 FROM SAME. THIS PROVIDES A CONTINUOUS CRN ALG THE FULL LENGTHS OF COURSE "A", "B", "C", "D" AND "E" OF SEMI-CIRCULAR ARC COURSE, OF VARYING WIDTH GOVERNED BY EXISTING STRUCTURES SUCH AS CURVS, WALLS AND BLDGS.

PARCEL 3:

AN ESMT FOR ROAD AND UTILITY PURPS, TOG WZ WITH THE RT TO GRNT 1/2 AC TO THIS, ON THE 10/2/53 THAT 1/4TH OF THE SW 1/4 OF SD SEC 7, INCLUDED WITHIN A STRIP OF LND 28 FT IN WIDTH, THE ELY LN OF SD STRIP BEING 12 FT ELY AND THE NWLY LN OF SD STRIP BEING 16 FT NWLY OF THE FULL PROP LN:

8.1 FT SW 20/20 109°43'45" W 71.41 FT FR THE SWLY COR OF THE NWLY COR MENTIONED TR Q114; TH N 14°20'00" W 106.05 FT TO THE INT OF A TANG C/O TO THE CRV, H-V A RAD OF 150 FT; TH NWLY ALG SD CURV, 155.07 FT; TH 7/ING TO SD CURV, N 36°10'30" W 70.54 FT TO THE BEG OF A TANG CURV CONC TO THE E, H-V A RAD OF 150 FT; TH NWLY ALG SD CURV, 95.01 FT; TH TANG TO SD CURV, N 2°20'38" E 111.02 FT.

CONT 6

CONT 7

7/13/53

1877

6

DEED

TO THE SEC OF A TANG C/C TO THE E, HAV A RAD OF 205.56 FT; TH NLY
 4 LG SO CURV 39.88 FT; TH TANG TO SO CURV, N 13° 27' 30" E TO THE
 SLY LN OF THE HRINDEF DESC PARCEL 1; THE SIDE LNS OF SO 28 FOOT
 STRIP TO BE PAROLONGED OR SHORTENED SO AS TO TERM AT THENLY END
 IN THE SLY LN OF SO PARCEL 1 AND AT THE SLY END IN THE NLY LN OF
 CHENY RD, AS DESC IN PD REC BK 3250/66 DS.
 THE BEARING S 6° 03' 00" E OF THE WLY LN OF TR 6414 @ 89/100 MPS
 WAS USED AS THE BASIS OF BEARINGS FOR THE DESC OF SO 28 FOOT STRIP.

PARCEL 4:

AN ESMT TO USE, REPAIR, MAINTAIN THE EXISTING SANITARY SEWER
 FROM THE SEWER MAIN IN SIERRA ALTA WAY, TO THE PROP HRINDEF
 DESC, TOG WITH THE RT TO GRNT SAME TO OTHERS.

THE APPROXIMATE LOCATION OF SO EXISTING SANITARY SEWER IS AS FOLLS
 MAP IN SIERRA ALTA WAY, 45 FT SLY AND 20 FT ELYFR THE NELY COR
 OF LT 3 TO 6414, HRINDEF MENTO; TH NLY IN A STRAIGHT LN ACROSS

CONT 7

EXHIBIT A

CONT 8

7/13/53

1877

DEED

SO LT 3, TO A MANHOLE NEAR THE SWLY COR OF LT 4 OF SO TR
 6414; TH NLY 143 FT, // W1 AND APPROX 5 FT ELY FR THE WLY LN
 OF S- TR 6414; TH N 65° 30' W TO THE SLY LN OF THE HRINDEF
 DESC PARCEL 1.

EXC THAT PTN OF SO SEWER INCLUDED WITHIN SIERRA ALTA WAY.

PARCEL 5

THAT PTN OF THE SW 1/4 OF SEC 3, T 1 S, R 14 W, S.B.M., IN
 THE CY/CO LA, ~~1877/1877~~ ACCORDING TO THE OFFICIAL PLAT OF SURVEY
 OF SO LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT, BOUNDED AS
 FOLLOWS:

MAP IN THE SLY LN OF THE LAND DESC IN THE PD FROM WALTER H. LEINERT
 TO WALTER H. LEINERT CO., REC 10/28/49 #2626 HNEK 31350/80 OR,
 WH CNT IS N 75° 32' 45" E 76.23 FT THCN FR THE WLY EXTRE OF SO
 SLY LN; TH N 45° W TO A PNT IN THE SELY ENDRY LN OF THAT CNT
 ESMT 20 FT WIDE, DESC IN THE PD TO HERBERT KALIWODA, ET AL,
 REC 1/20/47 BK 24050/416 OR; TH SWLY ALG SO SELY EN ENDRY LN
 TO ITS INTERSEC WI THE AFORESO SLY LN OF LEINERT LAND; TH N
 75° 32' 45" E ALG SO SLY LN TO THE POB.

CONT 8

CONT 9

6/13/53

1877

DEED

7

AND THEREOF THAT PTN THROF, BOUNDED AS FOLLOWS:

IN THE SLY LN OF THE LND DESC IN THE DD FROM WALTER H. LEINERT TO WALTER H. LEINERT CO, REC 10/28/49 52626 IN BK 31350/80 OR, WH PNT IS N 75°32'45" E 66.23 FT THROF FR THE WLY EXTRE OF THE SLY LN, WH PNT IS ALSO THE MOST WLY COR OF THE LND CONV'D TO ERNEST MATROY, ET UX, BY DD REC 2/26/53 31167 IN BK 41050/255 OR; TH N 75°32'45" E ALG SD SLY LN 10 FT; TH N 45° W TO A PNT IN THE SELY ENTRY LN OF THAT CTN ESMT 28 FT WIDE, DESC IN THE DD TO HERBERT KALIWOODA, ET UX, REC 1/20/47 IN BK 24050/416 OR; TH SELY ALG SD SELY ENTRY LN 10 FT; TH SELY IN A STRAIGHT LN TO THE POB.

PARCEL 6:

AN ESMT FOR ROAD PURPS FOR I & E TO BE USED IN COMMON WITH OTHS OV THAT PTN OF THAT CTN STRIP OF LND, 20 FT WIDE, AS DESC IN DD TO HERBERT KALIWOODA, ET UX, REC 1/20/47 2503 IN BK 24050/416 OR, BOUNDED SLY BY THE SLY LN OF THE LND DESC IN THE DD REC 10/28/49 52626 IN BK 31350/80 OR, AND BOUNDED WLY BY A LN

CONT 9

EXHIBIT A

CONT 10

7/13/53

1877

DEED

BEARING N 45°00' W FR A PNT IN SD SLY LN DIST N 75°32'45" E THROF 75.71 FT FR THE WLY LN OF LT "8" OF DOHENY RANCH TR @ 24/91 WFS

PARCEL 7:

AN ESMT FOR I & E TO BE USED IN COMMON WITH OTHS OV THAT PTN OF THE SW 1/4 OF SEC 7, T 1 S, R 14 W, S.B.M., CY & CO LA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SD LND ON FILE IN THE BUREAU OF LAND MANAGEMENT, BOUNDED AS FOLLOWS:

GAP IN THE SLY LN OF THE LND DESC IN THE DD FROM WALTER H. LEINERT TO WALTER H. LEINERT CO REC 10/28/49 52626 IN BK 31350/80 OR, WH PNT IS N 75°32'45" E 66.23 FT THROF FR THE WLY EXTRE OF THE SD SLY LN, WH PNT IS ALSO THE MOST WLY COR OF THE LND CONV'D TO ERNEST MATROY, ET UX, BY DD REC 2/26/53 31167 IN BK 41050/255 OR; TH N 75°32'45" E ALG SD ENTRY SLY LN 10 FT; TH N 45° W TO A PNT IN THE SELY ENTRY LN OF THAT CTN ESMT 28 FT WIDE, DESC IN THE DD TO HERBERT KALIWOODA, ET UX, REC 1/20/47 IN BK 24050/416 OR; TH SELY ALG SD SELY ENTRY LN 10 FT; TH SELY IN A STRAIGHT LN TO THE POB.

CONT 10

CONT II

7/13/53

1877

8

DEED

NO C C R & R

SUBJ TO: C C R R R RS/AJ & ESNTS OF REC
TR TO NEW OF REC FOR \$25,000.00 (NO ASSUMP)

ACK DEF: MARVIN H. WARD, NP CO OF LA

6/19/53
EXECOK

BARBARA HVENMAN, 9250 CORNELL DR, LA, CALIF

ABSCAM

EXHIBIT A

DEPARTMENT OF
CITY PLANNING
700 N SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUY BLVD., SUITE 351
VAN NUY, CA 91401

CITY PLANNING COMMISSION

JANE FISHER USHER
PRESIDENT

WILLIAM ROSCHEN
VICE-PRESIDENT

DIEGO CARDOSO
REGINA M. FREER
ROBIN R. HUGHES
FR. SPENCER T. KEZIOS
RICARDO LARA

CINDY MONTANEZ
MICHAEL K. WOOD

GABRIELE WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

EXHIBIT C

EXECUTIVE OFFICES

S GAIL GOLDBERG, AICP
DIRECTOR
(213) 978-1271

VINCENT P. BRIONI, AICP
DEPUTY DIRECTOR
(213) 978-1272

JOHN M. LUCAN, AICP
DEPUTY DIRECTOR
(213) 978-1274

EVA YUAN-MCDANIEL
DEPUTY DIRECTOR
(213) 978-1273

FAX (213) 978-1275

INFORMATION
(213) 978-1270

www.planning.lacity.org

April 9, 2009

Ronald Haft (O)
La Collina Ventures, LLC
1255 22nd Street, NW
Washington, DC 20037

RE Deemed Approved Private Street
Case No AA-2008-3670-DPS

Kimberlina Whettam (R)
23622 Calabasas Road, Suite 100
Calabasas, CA 91302

The Advisory Agency has determined that the easement for ingress and egress described in Instrument No 1877, and known as 1200 La Collina qualifies for deemed approved private street status per Municipal Code Section 18 00 (B)(C) which states

- C "When a developed residential lot or building site has its access driveway located within a private road easement and the dwelling and access driveway existed prior to September 6, 1961, said private road easement shall be deemed to have been approved and may be continued. Further, on such a lot or building site, additions and alterations may be made to such dwelling, and accessory buildings may be erected on said lot if no additional dwelling units or guest rooms are created."

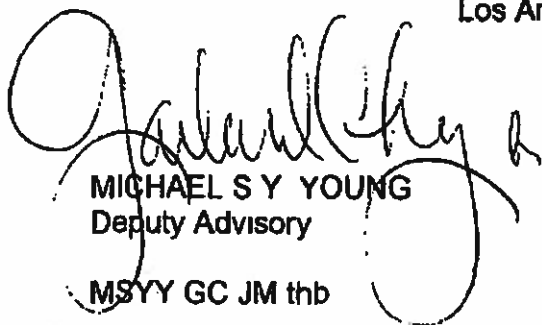
The documentation provided is sufficient to show that

- 1 A deed executed prior to 1961 and the current deed, legally describe an easement for road purposes for the benefit of said site (Instrument No 1877 dated July 13, 1953)
- 2 The subject site was developed with a dwelling unit prior to 1961, per building and other permits and the building presently exists (Cannot locate original building permit/Certificate of Occupancy for Single Family Dwelling, however, applicant has provided a copy of the County Assessor Parcel Information which indicates the building was constructed in 1923)

However, additions and alterations are subject to Section 12 23 of LAMC And, new dwellings are not permitted unless granted by other discretionary procedures

Please record the enclosed form and exhibits with the County Recorder's Office and return one (1) recorded copy to

Department of City Planning Dept/City of Los Angeles
c/o Garland Cheng
200 North Spring Street,
Room 750
Los Angeles, CA 90012



MICHAEL S Y YOUNG
Deputy Advisory

MSYY GC JM thb