

SUBURBAN HOME COMPANY,
a corporation,
to
COUNTY OF LOS ANGELES,
a municipal corporation.)

D 5564-156 D 19-12

ROAD DEED.

THIS INDENTURE OF DEED, made and entered into this 31st day of July, 1913, by and between SUBURBAN HOME COMPANY, a corporation, first party, and COUNTY OF LOS ANGELES, a municipal corporation, second party,

W I T N E S S E T H :

That first party hereby grants to second party for road purposes upon and subject to the terms and conditions herein specified, and not otherwise, those ten certain strips of land described in that certain indenture between B. F. Elliott as first party and SUBURBAN HOME COMPANY as second party, dated the 28th day of December, 1910, and recorded December 30, 1910, in Book 4351 of Deeds, page 313, Records of said Los Angeles County, State of California; and

WHEREAS, said Suburban Home Company has improved the strips of land over which the easement hereby granted applies, by construction thereon of a first class asphalt boulevard with cement curbs and with parking and has further improved and dedicated to the public on other lands a highway parallel thereto, paved, and curbed and with parking for the purposes of general traffic, at a total expense to itself of approximately five hundred thousand dollars (\$500,000).

NOW THEREFORE, it is made a condition of this deed that said Suburban Home Company shall have and retain the right and privilege for the period of one year from and after the execution of this indenture of putting in additional shrubbery in

See C.S. 7910

said parking along both said roadways and making such changes therein as it may deem necessary for the purpose of beautifying same, at its own cost and expense, provided that the same shall not interfere with the use of the same as a highway; and

WHEREAS, the construction of said two roadways by said Suburban Home Company has been a part of a general comprehensive plan on its part for construction and permanent maintenance of a first-class highway for general traffic, and of a first-class boulevard parallel thereto for the exclusive use of automobiles and motorcycles carrying passengers only.

NOW, THEREFORE, it is further made a condition of this deed that immediately upon the acceptance of this deed by the grantee, said County of Los Angeles, the Board of Supervisors of said County of Los Angeles shall pass and adopt an ordinance providing that said boulevard shall be kept and maintained for the exclusive use of automobiles and motorcycles carrying passengers only, and that no vehicle carrying freight, and that no vehicle propelled by horses, mules or animals of any description shall be allowed to be on or use the same; and it is further expressly made a condition of this deed that should said Board of Supervisors fail to pass and adopt such an ordinance within a reasonable time after the acceptance of this deed, or should such ordinance be repealed at any time thereafter without a similar ordinance being enacted at the same time or within a reasonable time thereafter, then and in that event this deed shall inso facto cease and terminate, and all rights of every nature hereby granted shall revert to said Suburban Home Company, or its assigns; and

WHEREAS, the plan of said Suburban Home Company hereinbefore referred to contemplated the permanent maintenance on the right-of-way hereby granted of the existing boulevard as a first-class boulevard in first-class condition and repair, with the present parkways and such parkways as may be installed by said

Suburban Home Company under the terms of this indenture, in first-class order and condition permanently. Now, therefore, it is further made a condition of this deed that from and after January 1, 1914, said County of Los Angeles shall keep and maintain said boulevard, including bridges and culverts, and said parkway in first-class condition and repair permanently.

WHEREAS, said Suburban Home Company is not willing to convey any of the rights hereby granted except upon the terms and conditions herein specified, it is further provided that all terms and conditions herein specified and conditions subsequent and that upon failure of said grantee to keep and perform each and every of said terms and conditions, this deed shall become null and void and all rights of every kind and nature granted shall ipso FACTO cease and terminate, and the same shall ipso facto revert to said Suburban Home Company or its assigns; and it is further expressly provided that should it ever be held and determined by the final judgment or decree of any court having jurisdiction that any of the terms or conditions herein contained are not valid or that any of said terms or conditions are not binding upon said County of Los Angeles, then and in that event this indenture shall ipso facto be and become null and void, and all rights of every kind and nature granted shall ipso facto cease and terminate, and the same shall ipso facto revert to and become the property of said Suburban Home Company and its assigns.

First party ~~xxxxxxx~~ herein reserves to itself, or its assigns, the right to lay, operate, repair and maintain pipes, conduits and mains for sewage, gas, water and electricity and to construct and maintain gutters and drains over, under and across the property covered by the easements conveyed hereby.

It is the specific intention of this deed to convey to second party only those rights acquired by first party under that

deed from B. F. Elliott to first party hereinbefore referred to,
but subject to the exceptions and reservations herein contained.

The acceptance by the County of Los Angeles of this
deed shall be acceptance of the same in toto and of all the terms
and conditions herein contained.

IN WITNESS WHEREOF, the first party has hereunto caused
its corporate name and official seal to be affixed by its offi-
cers thereunto duly authorized, this day and year first above
written.

SUBURBAN HOME COMPANY

Seal

Signed

By Melville P. Frasier
Its President

By A. I. Newton
Its Secretary

Acknowledged 7/31/13 Before H. I. Chatfield, Notary

THIS INDENTURE, Made this 28th day of December, 1910, between B. F. Elliott, single, the party of the first part (hereafter designated grantor) and SUBURBAN HOME COMPANY, a corporation, of Los Angeles, California, the party of second part hereafter designated grantee);

WITNESSETH that whereas by deed dated December 28th, 1910, the grantor conveyed to the grantee certain lands, easements and privileges in the County of Los Angeles, State of California, consisting of 20 parcels, numbered from 1 to 20 consecutively, which deed and the parcels therein are hereby referred to for purpose of description, and whereas the grantee has this day paid the grantor \$10. the receipt whereof is hereby acknowledged.

NOW THEREFORE the grantor in consideration of the above does hereby grant to the grantee the following rights and easements in and concerning land situate in the County of Los Angeles, State of California, and designated as "A" and "B", and described as follows:

"A" An easement for an automobile boulevard for the passage only thereon and thereover of those vehicles generally known as automobiles and propelled by gasoline, electricity, steam or alcohol; said automobiles to carry passengers only, and no such vehicles carrying freight nor any vehicles propelled by horses, mules or animals of any description shall ever be allowed to be on or use this easement.

As a part of this easement there is also granted the right to lay and maintain curbs along and culverts, conduits, drains and pipe lines under same, and to lay and maintain an asphalt-concrete or other roadway or ~~rail~~ roadbed road thereon.

This easement is granted and is to be used over, along and on the following described strips of land.

1. A strip of land 30½ feet wide immediately North of and adjoining the Parcel No. 1 in the deed above referred to for description.

2. A strip of land 30½ feet wide adjoining and along the entire North, North East and East line of Parcel No. 2 in the said deed referred to.

3. A strip of land 29½ feet wide adjoining and along the entire East, North East and North line of Parcel No. 4 in said deed referred to.

4. A strip of land 29½ feet wide adjoining and along the entire North line of Parcel No. 6 in said deed referred to.

5. A strip of land 29½ feet wide adjoining and along the entire North line of Parcel No. 8 in said deed referred to.

"B" An easement for a private roadway for all ordinary road purposes and for the laying therein of sewer, water, gas and electric conduits and for the construction and maintenance of sidewalks, curbs, gutters, crossings and drains, and for planting and raising ornamental trees and shrubs.

This easement is for the benefit and irrevocable use of the owner or owners of each and every lot, block or tract, which may be platted or laid out in any subdivision which grantor shall make of Lot "A", as shown on map attached to deed, recorded in Book 4232 Page 118 of Deed Records of Los Angeles County.

This easement is granted and is to be used over, along and on the following described strips of land.

1. A strip of land 20 feet wide North of and adjoining the strip 30½ feet wide, numbered 1 in subdivision "A" above.

2. A strip of land 20 feet wide adjoining and along the entire North, North East and East line of the strip 30½ feet wide, numbered 2 in subdivision "A" above.

3. A strip of land 20 feet wide adjoining and along the entire East, North East and North line of the strip 29½ feet wide, numbered 3 in subdivision "A" above.

4. A strip of land 20 feet wide adjoining and along the entire North line of the strip 29½ feet wide, numbered 4 in subdivision "A" above.

5. A strip of land 20 feet wide adjoining and along the entire North line of the strip 29½ feet wide, numbered 5 in subdivision "A" above.

The right is reserved by the grantor to dedicate public streets and ways across the strips herein described in both "A" and "B" at such times and in such places as he or his assigns may choose, but nevertheless, the grantor grants to the grantee the right to dedicate to the public the easements herein granted whenever it or its assigns may desire.

It is understood that the land, easements and rights granted in the deed first above referred to and the easements and rights herein granted are in furtherance of a comprehensive plan of railways, public streets and private ways and wherever one or more rights or any of them touch upon, cross over or overlap another or other of said rights, then the rights granted in this deed and in the deed herein referred to are all to be given effect and such crossing or overlapping rights are to be used jointly and concurrently, but the rights granted in this deed and in the deed referred to are not to merge, but are to remain separate and distinct.

IN WITNESS WHEREOF said grantor has hereunto set his hand the day and year first above written.

(Signed) B. F. Elliott.

Witness to signature:

Signed J. H. COVERLEY.

(Acknowledged before F. H. Greene)

Recorded December 30, 1910 in Book 4351 Page 313 of Deeds, Records of Los Angeles County.

D E E D. 4410-99

B. F. Elliott, single, in consideration of \$10 to him in hand paid and other valuable consideration, does hereby grant to Suburban Home Company, a corporation, of Los Angeles, California, the following described lands, rights of way, easements and privileges, situate within the County of Los Angeles, State of California, and numbered from 1 to 20 inclusive and particularly described and numbered as follows:-

No. 1. A parcel of land described as follows:-
Beginning at a point which is 3901 feet West of and 8-62/100 feet South of the point of intersection of West line of Encino Avenue (25 feet wide) as shown on map of property of, Lankershim Ranch Land and Water Company, as per map recorded in Book 31 Page 39 et seq., Miscellaneous Records of Los Angeles County, with the center line of the Right of Way of the Southern Pacific Railroad Company (Chatsworth Park Branch);

Thence North 25 feet;

Thence East 66-67/100 feet.

Thence North $82^{\circ} 14' 45''$ East 199-97/100 feet to said right of way;

Thence Easterly along Southerly line of said right of way 784-83/100 feet;

Thence South $89^{\circ} 54'$ West 378-83/100 feet;

Thence North $88^{\circ} 05' 06''$ West 660-34/100 feet to a point;

Thence West 67/100 of a foot;

Thence North 25 feet to the point of beginning.

No. 2. A strip of land 50 feet wide being and lying 25 feet on each side of the following described center line.

Beginning at the same point as the point of beginning in No. 1 above.

Thence West 8240 feet to the beginning of a curve.

Thence North Westerly along a curve with a radius of 1000 feet concave to the North East, 1570-80/100 feet to a point.

Thence North 2977-03/100 feet to a point.

No. 3. A permanent easement to construct, maintain and operate a single or double or four track electric railway with necessary crossovers and turnouts over a strip of land 50 feet wide lying and being 25 feet on each side of the following described center line.

Beginning at the North extremity of the center line of No. 2 above described;

Thence North 5289-25/100 feet to a point; subject to the rights of the Southern Pacific Railroad Company where said easement crosses the Chatsworth Park Branch right of way.

No. 4. A strip of land 36 feet wide being and lying 18 feet on each side of the following described center line.

Beginning at the North extremity of the center line of No. 3 above described.

Thence North 1404-71/100 feet, to the beginning of a curve;

Thence North Westerly along a curve with a radius of 2864-93/100 feet concave to the West 150 feet;

Thence North Westerly along a curve with a radius of 1146-28/100 feet concave to the South West 1680-53/100 feet;

Thence North Westerly along a curve with a radius of 2864-93/100 feet concave to the South 150 feet to a point.

No. 5. A permanent easement to construct, maintain and operate a single or double or 4 track electric railway with necessary crossovers and turnouts over two strips of land 65 feet wide, lying and being $32\frac{1}{2}$ feet on each side of the following described center lines;

(a) Beginning at a point 1404-71/100 feet North of the North extremity of the center line described in No. 3 above.

Thence North 4260-71/100 feet to the beginning of a curve.

Thence North Westerly along a curve with a radius of 1000 feet concave to the South West 1337-06/100 feet to a point which is 50 feet Northerly and at right angles 50 feet from the South line of the Right of Way of the Southern Pacific Railroad Company (Coast Line).

(b) Beginning at the West extremity of the center line of No. 4 above described;

Thence East 238-58/100 feet;

Thence North Easterly along a curve with a radius of 1000 feet concave to the North West 1570-80/100 feet to the center line described in subdivision (a) herein.

No. 6. A strip of land 36 feet wide lying and being 18 feet on each side of the following described center line.

Beginning at the West extremity of the center line of NO. 4 above described.

Thence West 23841-42/100 feet to a point.

No. 7. A permanent easement to construct, maintain and operate a single or double or four track electric railway with necessary crossovers and turnouts over a strip of land 50 feet wide, lying and being 25 feet on each side of the following described center line.

Beginning at the West extremity of the center line described in No. 6 above.

Thence West 5279-20/100 feet to a point.

No. 8. A strip of land 36 feet wide lying 18 feet on each side of the following described center line.

Beginning at the West extremity of the center line described in No. 7 above.

Thence West 13204-16/100 feet to a point.

No. 9. A permanent easement to construct, maintain and operate a single or double or four track electric railway with necessary crossovers and turnouts over four strips of land 50 feet wide being 25 feet on each side of the four following described center lines designated (c), (d), (e) and (f) to-wit:-

(c) Beginning at the West extremity of the center line described in No. 8 above; thence West 1225-60/100 feet to the Right of Way of the Southern Pacific Railroad Company.

(d) Beginning at a point 826-03/100 feet West of the West extremity of the center line in No. 8 above; thence North Westerly along a curve with a radius of 499-13/100 feet concave to the North East to the center of main track in the Right of Way of the Southern Pacific Railroad Company.

(e) Beginning at the same point as the point of beginning in subdivision (d) above; thence South Westerly along a curve with a radius of 500 feet concave to the South East 784-96/100 feet to the center of main track of the Southern Pacific Railroad Company.

(f) Beginning at a point where the center line of (c) above would intersect the West line of the Right of Way of the Southern Pacific Railroad Company if said center line were projected West across said right of Way (225 feet wide at this point);

Thence West 2515 feet.

No. 10. A permanent easement to construct, maintain and operate a single or double or four track electric railway with necessary crossovers and turnouts over a strip of land 65 feet wide being and lying 32½ feet on each side of the following described center line.

Beginning at the West extremity of the center line described in subdivision (f) in No. 9 above;

Thence West 1640 feet.

Thence South Westerly on a curve with a radius of 1000 feet concave to the South East 1570-80/100 feet;

Thence South 3878-33/100 feet;

Thence South Westerly along a curve with a radius of 1000 feet concave to the West 785-40/100 feet;

Thence South 45° West 4771-87/100 feet;

Thence Southerly along a curve with a radius of 1000 feet concave to the East 785-40/100 feet and thence South 3583-99/100 feet to the North line of the Ventura County Road.

No. 11. A permanent easement to construct, maintain and operate a single or double of four track electric railway with necessary crossovers and turnouts over eight strips of land 65 feet wide designated (g) to (n) inclusive, and described as follows:-

(g) A strip of land 65 feet wide immediately North of and adjoining the North line of the Ventura County Road from the West line of Encino Avenue (25 feet wide) referred to in No. 1 above to the East line of Rancho Encino.

(h) A strip of land 65 feet wide being and lying 32½ feet on each side of the following described center line.

Beginning at a point 2977-03/100 feet South of the North extremity of the center line described in No. 2 above.

Thence South 6439-24/100 feet;

Thence South West along a curve with a radius of 899-16/100 feet concave to the West 333-95/100 feet.

Thence South West along a curve with a radius of 642-50/100 feet concave to the North West 897-45/100 feet.

(i) A strip of land 65 feet in width being $32\frac{1}{2}$ feet on each side of the following described center line.

Beginning at a point South $78^{\circ} 41' 20''$ East 1346-15/100 feet from the West extremity of the center line last above described.

Thence (with a beginning direction North $78^{\circ} 41' 20''$ West) North Westerly along a curve with a radius of 642-50/100 feet concave to the North East 643-77/100 feet;

Thence North Westerly along a curve with a radius of 899-16/100 feet concave to the East 333-95/100 feet.

Thence North to the center line described in subdivision (h) above.

(j) A strip of land 65 feet wide being $32\frac{1}{2}$ feet on each side of the following described center line.

Beginning at a point 8240 feet West of the point of beginning described for No. 1 above;

Thence (with a beginning direction of West) along a curve with a radius of 1000 feet concave to the South East 1570-80/100 feet.

(k) A strip of land 65 feet wide, the Southerly line of said 65 foot strip being identical with the Northerly line of the Ventura County Road and commencing at the intersection of the Northerly line of said Ventura County Road with the West line of the Rancho El Encino;

Thence North $70^{\circ} 55' 15''$ West 714.19 feet to an angle in said road;

Thence North $64^{\circ} 53' 45''$ West 1211.36 feet to a point which is South $25^{\circ} 06' 15''$ West $32\frac{1}{2}$ feet from the center line of this 65 foot strip at the beginning of a curve;

Thence North $25^{\circ} 06' 15''$ East $32\frac{1}{2}$ feet to the center of this 65 foot strip and being hereafter $32\frac{1}{2}$ feet on both sides of the line described; thence along the center line of this 65 foot strip North Westerly along a curve with a radius of 1512.88 feet, concave to the North East 1750.37 feet to a point;

Thence North 3371-10/100 feet;

Thence (still following the center line of this strip) North Westerly along a curve with a radius of 1000 feet concave to the South West 1572-54/100 feet to center of the Right of Way of the ~~Rxxxx~~ Southern Pacific Railroad Company.

(l) A strip of land 65 feet wide, the South line of which is described as follows, to-wit:-

Commencing at the Easterly end of a curve running North Westerly and Northerly to Canoga Station----

Being Station 866+ 35.40 of the Chatworth
Park Branch of the Southern Pacific Railroad----

Thence South 89° 54' West 2132.88 feet to the
Easterly side of the Canoga Road.

(m) A strip of land 65 feet in width lying
32½ feet on each side of the following described center
line.

Commencing at a point which is North 0° 03'
East 32½ feet from the point in the East side of Canoga
Road as last above described;---

Thence South 89° 54' West 1261.03 feet to a
point;

Thence South 89° 08' 25" West 1320.15 feet to
a point;

Thence South 89° 54' West 1638.25 feet to a
point;

Thence North Westerly along a curve with a
radius of 1000 feet concave to the North East 1572.54 feet
to a point, subject to the rights of the public in Canoga
Road.

(n) A strip of land 65' wide 32½ feet on each
side of the following described center line, to-wit:-

Commencing at a point which is 126.47 feet
South 89° 54' West from the Easterly end of the last des-
cribed curve;

Thence South Westerly along a curve with a ra-
dius of 1000 feet concave to the South East 1216.56 feet
to a point.

No. 12. A permanent easement to construct,
maintain and operate a single or double or four track
electric railway with necessary crossovers and turnouts
over a strip of land 65 feet wide, being 32½ feet on
each side of the following described center line.

Beginning at a point 19800 feet East of the
West extremity of the center line described in No. 6
above.

Thence North to the Right of Way of the Sou-
thern Pacific Railroad Company.

No. 13. A permanent easement to construct,
maintain and operate a single or double or four track
electric railway with necessary crossovers and turn-
outs over a strip of land 65 feet wide being 32½ feet
on each side of the following described center line.

Beginning at a point 1319.20 feet West of the
West extremity of the center line described in No. 6
above;

Thence North to the North line of land of
grantor herein.

No. 14. A permanent easement to construct,
maintain and operate a four track electric railway with
necessary crossovers and turnouts over 8 certain strips
of land (in connection with other land) described as
follows and designated (o) to (v) inclusive.

(o) A strip of land eight feet wide and run-
ning to a point at its East end adjoining the fifty foot

strip described as No. 2 above on the Northerly, North Easterly and Easterly sides; the North line of said eight foot strip to be extended Easterly until it intersects the North line of No. 1 above described.

(p) A strip of land eight feet wide and running to a point at its East end adjoining the fifty foot strip described as No. 2 above on the Southerly, South Westerly and Westerly sides, the South line of this eight foot strip to be extended Easterly until it intersects the South line of No. 1 above described.

(q) A strip of land 15 feet wide adjoining the strip 36 feet wide described in No. 4 above on the East, North East and North sides.

(r) A strip of land 15 feet wide adjoining the strip 36 feet wide described in No. 4 above, on the West, South West and South sides.

(s) A strip of land 15 feet wide adjoining the strip 36 feet wide described in No. 6 above on the North side.

(t) A strip of land 15 feet wide adjoining the strip 36 feet wide described in No. 6 above on the South side.

(u) A strip of land 15 feet wide adjoining the strip 36 feet wide described in No. 8 above on the North side.

(v) A strip of land 15 feet wide adjoining the strip 36 feet wide described in No. 8 above on the South side.

The easements hereby granted in this No. 14 are subject to and are granted only on the condition that the grantor (for himself and his successors and assigns) reserves the right to dedicate said strips to the public for public streets and ways or to create private roads and automobile boulevards of same and thereafter at his option dedicate to the public said private roads and boulevards and for each and every of said purposes, and the easements hereby granted in this No. 14 are to be used jointly and concurrently in connection with the rights hereby reserved, it being understood that grantee or its successors and assigns shall not be required to obtain any franchise to operate said railway over said strips.

No. 15. A permanent easement to construct, maintain and operate a single or double track electric railway over 2 strips of land described as follows, designated (w) and (x).

(w) A strip of land 30 feet wide lying 15 feet on each side of the following described center line.

Beginning at a point 1914-10/100 feet South of and 2640 feet East of the North extremity of the center line described in No. 3 above;

Thence West 5280 feet.

(x) A strip of land 30 feet wide lying 15 feet on each side of the following described center line.

Beginning at a point 1460 feet South of the East extremity of the center line described in subdivision (w) above, thence West 5280 feet.

In connection with above subdivisions (w) and (x) there is hereby granted a permanent easement for the construction, maintenance and operation of turnouts, wyes, spurs, switches, crossways and connections across, over and on strip 25 feet wide adjoining each side of (w) and (x) and strips 30 feet wide on each side of strip in No. 3 above wherever may be or become necessary to connect any lines constructed on (w) or (x) with lines constructed on No. 3 above.

No. 16. A permanent easement to construct, maintain and operate one or more lines of electric railway with switches, crossings, crossovers, turnouts and side tracks over the following described parcel of land.

Beginning at apoint in the center line of No. 3 above described 542 feet North of the South extremity of said center line;

Thence North 40 feet;
Thence East 25 feet;
Thence North 200 feet;
Thence East 30 feet;
Thence South 200 feet;
Thence East 600 feet;
Thence South 40 feet;
Thence West 655 feet to the point of beginning.

No. 17. A parcel of land described as follows:-

Beginning at apoint 40 feet North of and 55 feet East of the point of beginning in No. 16 above;

Thence North 108-16/100 feet;
Thence East 100 feet;
Thence South 52½ feet;
Thence East 25 feet;
Thence South 55-43/100 feet more or less to a point due East of point of beginning;
Thence West 125 feet to point of beginning.

No. 18. A permanent easement to construct, maintain and operate one or more lines of electric railway with necessary switches, crossings, crossovers and wyes over and across a strip of land 30 feet wide lying West of and adjoining the strip 50 feetwide described in No. 3 above at such place as may be necessary to connect the main railway to be constructed on No. 3 above with the station grounds which grantee herein is hereafter to acquire West of said strip 30 feet wide so adjoining said No. 3 herein described.

Also a permanent easement to construct, maintain and operate necessary switches, crossings, crossovers and wyes over and across any public or private streets which may hereafter be created or laid out along and adjoining either the North or South sides of the strip described in No. 7 above to connect with not more than two lines of electric railway, which may hereafter be constructed running Northerly and Southerly across said No. 7.

No. 19. A permanent easement to construct, install and maintain poles for carrying and supporting trolley wires, power and feeder wires or telephone wires of grantee or assigns along and on all the strips over which easements are herein granted for electric railways and where the same now or hereafter are in streets or public ways, then along such streets or ways, said poles to be placed on curb lines or on proposed sites of same wherever they occur or exist.

Also a permanent easement to build culverts or enclosed drains through and under the said strips and to place electric conduits under the surface of said strips in a manner not dangerous or destructive to any person or property.

But nevertheless, the grantor herein reserves to himself and his assigns the right to lay under and across the strips herein described and each of them all necessary water, gas, sewer, electric, telephone and telegraph conduits, provided same are laid so as not to interfere with the operation of the electric railways herein referred to.

No. 20. A parcel of land, the same being the Easterly 6 acres of the following described tract of land to-wit:-

The point of beginning of which is obtained as follows:-

Commencing at the Westerly extremity of the center line of No. 4 above described;

Thence East 238.58 feet to a point;

Thence Easterly along a curve with a radius of 1000 feet concave to the North 37.40 feet to said point of beginning;

Thence from said point of beginning; North Easterly along a curve with a radius of 1000 feet concave to the North West 1189.97 feet to a point;

Thence West 931.61 feet to a point;

Thence South 658.49 feet to a point;

Thence along a curve with a radius of 1164.28 feet concave to the South 27.69 feet to the point of beginning.

The West line of said 6 acres to be a line drawn North and South.

It is understood by the parties hereto that the grantor has planned to subdivide the whole tract out of which the above parcels, easements and privileges are granted and has had prepared surveys of said lands for said purpose by V. J. Rowan, a licensed civil engineer with which surveys the parties hereto are familiar, and it is therefore a condition of this grant and a part of the consideration therefor that wherever the parcels, easements and privileges herein granted fall within, on, across or over the lines of streets or other public ways to be dedicated shown on said surveys that said streets or other public ways shall be fully recognized to full width by the grantee herein, its successors and assigns, and said streets and ways shall never be closed or obstructed, except by proper public authority; and the

grantor herein, for himself and his successors specifically reserves the right to dedicate any and all such streets and public ways to the public, subject ~~only~~ to the ~~right~~ joint use of the easements and rights herein granted.

There is also particularly reserved the right for a private or public roadway and crossing, over a strip of land crossing No. 1 and No. 2 above with the right to dedicate same to the public, described as follows:-

Beginning at a point 25 feet South of the East extremity of the center line of No. 2 above described;
Thence North $53^{\circ} 09' 50''$ East 83-33/100 feet;
Thence West 66-67/100 feet;
Thence South $53^{\circ} 09' 50''$ West 83-33/100 feet;
Thence East 66-67/100 feet to point of begin-

ning;

And the grantee herein for itself and its successors and assigns, provided railways are built on said strips or easements or either of them agrees by accepting this conveyance that when any streets or public ways are improved, through or over which the above granted easements pass or cross, it will keep its portion of the streets or public ways likewise improved in the same manner as the remainder of the street or public way, and in such condition that the same may be conveniently used by wagons and automobiles.

It is agreed, however, that the dedication above referred to, shall not require that the grantee herein or its successors and assigns shall be required to ~~obtain~~ any franchise to use for railway purposes, the strips and easements herein granted where same cross or fall within the lines of said streets and public ways or within such streets and ways as may become public hereafter.

The public streets and ways shown on said surveys to be dedicated and for which full width crossings are herein reserved and provided for are as follows:-

Cortez Avenue; Castro Avenue; Hazeltine Avenue; Central Avenue; Sixth Street; A, B, C, D & E Streets; Virginia Street; F Street; Seventh Street; G Street; Broadway, H and I Streets; St. Andrews Avenue; Bonnie Brae Avenue; Figueroa Avenue; Van Ness Avenue; Eight Street; Kester ~~Street~~ Avenue; San Fernando Avenue; Cabrillo Avenue; Alvarado Avenue; Pico Avenue; Balboa Avenue; Kearney Avenue; Fremont Avenue; Patton Avenue; Magnolia Avenue; Reseda Avenue; Oak Avenue; Maple Avenue; Pine Avenue; Walnut Avenue; Los Feliz Avenue; De Soto Avenue; Hermoso Avenue; Canoga Avenue; Angelus Avenue; Sierra Vista Avenue; North and South Sherman Way; Encino Avenue; Railroad Street; Fourth Street; Tenth Street, Twelfth Street, Sherman Way, Workman Avenue; Valerio Street; Circle Drive; Broadway, Virginia Avenue and Ninth Street.

IN WITNESS WHEREOF said B. F. Elliott has hereunto set his hand this 28th day of December 1910.

(Signed) B. F. Elliott.

Witness to signature

J. H. Coverley.

Acknowledged December 28th, 1910, before F. H. Green, Notary Public.

Recorded December 30th, 1910, in Book 4410. Page 99, of Deeds.

The following described strips of land:-

A strip of land $30\frac{1}{2}$ feet wide immediately North and adjoining "Parcel No. 1 described in that certain deed made by B. F. Elliott to Suburban Home Company dated December 28th., 1910 and recorded December 30 1910 in Book 4410 page 99 of deeds in the office of the County Recorder of Los Angeles County; together with a strip of land $30\frac{1}{2}$ feet wide adjoining and along the entire North, Northeast and East line of Parcel No. 2 in said deed referred to; together with a strip of land $29\frac{1}{2}$ feet wide adjoining and along the entire East, Northeast and North lines of Parcel No. 4 in said deed referred to; together with a strip of land $29\frac{1}{2}$ feet wide adjoining and along the entire North line of Parcel No. 6 in said deed referred to; together with a strip of land $29\frac{1}{2}$ feet wide adjoining and along the entire North line of Parcel No. 8 in said deed referred to; and being the North, and East drive-way, paved and curbed, of the double boulevard known as Sherman Way in the San Fernando Valley from the junction thereof with the Southern Pacific Railroad about two miles Westerly from the town of Lankershim; thence West and in a curve to the North west and North to the South line of the Townsite of Van Nuys; beginning again at the North line of Van Nuys, thence North and on a curve to the Northwest and West to the East line of the Townsite of Marian; and beginning again at the West line of the Townsite of Marian and running West to the East line of the Townsite of Owensmouth.

The above is a description of that portion of D5564-156 which is reserved for the exclusive use of automobiles and motorcycles.

map X
I, B. F. Elliott, hereby certify that I am owner of the land shown on the annexed map within the colored border lines and that I am the only person whose consent is necessary to pass a clear title to said land, and that I consent to the making of said and subdivision, and hereby dedicate to the public all the streets, avenues, and ways shown thereon.

This map and this dedication I make subject to the following:

1st. The rights, easements and privileges given to Suburban Home Company, a Corporation, by undersigned, by two deeds dated December 28, 1910 and recorded in Book 4351 page 313 and Book 4410 page 99 respectively of Deeds, Los Angeles County records.

2nd. A reservation hereby made by undersigned (his successors and assigns), of the right to lay and maintain, under the surface of all the streets, avenues and ways shown on this map, pipe or other conduits for water, gas, sewage, storm waters, and for telephone, telegraph and electrical energy wires, and the right to erect and maintain along the alleys and along the curb lines of said streets, avenues, and ways pole lines for telephone, telegraph and electrical energy wires.

3rd. A reservation hereby made by undersigned (his successors or assigns) of the right to grade, gravel, oil, macadamize or pave all or any of the streets, avenues, and ways hereon shown and to construct side-walks, curbs, cross-walks, culverts and gutters on and along same.

(Signed) B. F. ELLIOTT

This is a copy of the owner's certificate and dedication shown on recorded map of Tract No. 1000 in M.B. 19-1 to 34.