

ORDINANCE NO. 177701

An ordinance authorizing the execution of the Development Agreement by and between the City of Los Angeles and Whitebird, Inc., doing business in California as California Whitebird, Inc., relating to real property in the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan area located at 7000-8000 La Tuna Canyon Road.

**WHEREAS**, the City of Los Angeles has granted and approved certain entitlements with respect to the "Canyon Hills" project, which consists of the development of 221 single-family detached homes, together with recreational amenities (the "Project");

**WHEREAS**, the City Planning Commission on February 24, 2005, approved and recommended that the City Council approve the Development Agreement attached to Council File No. 05-1388-S1, by and between the City of Los Angeles and Whitebird, Inc., a Nevada corporation, doing business in California as California Whitebird, Inc. (the "Development Agreement"), which development agreement is hereby incorporated by reference and incorporated into the provisions of this ordinance; and

**WHEREAS**, after due notice the City Planning Commission and the City Council did conduct public hearings on this matter; and

**WHEREAS**, pursuant to California Government Code Sections 65864 et seq., the City Planning Commission has transmitted its findings and recommendations; and

**WHEREAS**, the Development Agreement is in the public interest and is consistent with the City's General Plan, including the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan (the "Community Plan"), and the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan adopted by the City Council on December 19, 2003 pursuant to Ordinance No. 175,736 (the "Specific Plan"); and

**WHEREAS**, the City Council has reviewed and considered the Development Agreement and the findings and recommendations of the City Planning Commission in connection therewith.

**NOW THEREFORE,**

**THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS:**

Section 1. The City Council finds with respect to the Development Agreement that:

The Development Agreement is consistent with the City's General Plan and with the objectives, policies and programs specified in the Community Plan, a portion of the City's General Plan. Specifically, the Development Agreement encourages construction of the Project, which will, among other things, (i) preserve existing views of hillside and mountainous areas by preserving a significant portion of the project site as open space and conforming to all of the scenic corridor and ridgeline protection requirements in the Specific Plan, (ii) promote greater individual choice in type, quality and location of housing, (iii) minimize grading to reduce the effects on environmentally sensitive areas, (iv) protect existing single-family equestrian oriented neighborhoods and horsekeeping districts from encroachment by higher-density residential development, (v) encourage the retention of passive and visual open space to provide a balance to the urban development in the Sunland-Tujunga community and (vi) preserve as much of the remaining undeveloped hillside land on the project site as feasible for open space and recreational uses, each of which are explicitly stated policies in the Community Plan;

The Development Agreement is consistent with the requirements and restrictions in the Specific Plan. Specifically, the Development Agreement encourages the construction of the Project and (i) none of the project homes will be located in whole or in part in a designated "Prominent Ridgeline Protection Area", (ii) the highest point of the roof, structural or parapet wall of each project home will be at least 25 vertical feet from any designated "Prominent Ridgeline" in the Specific Plan, (iii) none of the project homes on the portion of the project site north of Interstate 210 will be constructed in a manner that silhouettes any homes against the skyline above the Verdugo Crestline Prominent Ridgeline when viewed from any designated Scenic Highway to the north of the project site, (iv) no grading or berming shall occur with respect to the Project that will alter the elevation of the crest of any designated Prominent Ridgeline in the Specific Plan, (v) no removal of native vegetation would occur within any designated Prominent Ridgeline Protection Area in connection with the Project, except as permitted in Section

6A.6 of the Specific Plan, and (vi) none of the project homes located within 500 feet from Interstate 210 or La Tuna Canyon Road, which are designated Scenic Highways in the Specific Plan, will exceed 30 feet in height;

The intensity, building height and use set forth in the Development Agreement are permitted by or is consistent with the Community Plan land use designations and zoning designations for the project site, as amended by the City Council on October 19, 2005 pursuant to Ordinance No. 177090, and the Specific Plan;

The Development Agreement will not be detrimental to the public health, safety and general welfare since it encourages the construction of a project that is desirable and beneficial to the public. Furthermore, the Development Agreement specifically permits application to the Project of rules and regulations enacted after the effective date of the Development Agreement that are necessary to protect the public health and safety and are generally applicable on a citywide basis;

The Development Agreement complies with all applicable City and State regulations governing development agreements; and

It is necessary to strengthen the public planning process and to reduce the public and private costs of development uncertainty.

Sec. 2. The City Council hereby approves the Development Agreement by and between the City of Los Angeles and Whitebird, Inc., doing business in California as California Whitebird, Inc., attached hereto as Exhibit A, and authorizes and directs the Mayor to enter into the Development Agreement in the name of the City of Los Angeles, and, further, directs the City Clerk to record the Development Agreement and this Ordinance with the County Recorder within ten (10) days of its effective date of adoption.

Sec. 3. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that the foregoing ordinance was introduced at the meeting of the Council of the City of Los Angeles JUN 28 2006 and was passed at its meeting of JUL 05 2006.

FRANK T. MARTINEZ, City Clerk

By   
Deputy

Approved \_\_\_\_\_  
 JUL 20 2006  
Mayor

Approved as to Form and Legality

ROCKARD J. DELGADILLO, City Attorney

By   
LAURA M. CADOGAN  
Deputy City Attorney

Date 4-10-06

File No. 05-1388-S1

Pursuant to Charter Section 559, I **approve** this ordinance on behalf of the City Planning Commission and recommend that it be adopted . . . . .

March 30, 2006

See attached report

Director of Planning

**DECLARATION OF POSTING ORDINANCE**

I, MARIA C. RICO, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 177701 - Development Agreement by and between the City of Los Angeles and Whitebird, Inc., doing business in California as California Whitebird, Inc. - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on July 5, 2006, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on July 24, 2006, I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Hall of Records of the County of Los Angeles.

Copies of said ordinance were posted conspicuously beginning on July 24, 2006 and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this 24th day of July 2006 at Los Angeles, California.

  
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Maria C. Rico, Deputy City Clerk

**Ordinance Effective Date:** Sept. 2, 2006      **Council File No.** 05-1388-S1

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

Real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

PARCEL 1: (apn 2561-7-10,12)

THAT PORTION OF LOT 203 OF THE WESTERN EMPIRE TRACT, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 18 PAGES 162 AND 163 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 200 OF SAID WESTERN EMPIRE TRACT; THENCE SOUTH 1928.42 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF RANCHO TUJUNGA, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGE 561 OF PATENTS, SAID POINT OF INTERSECTION BEING ON A DIRECT LINE BETWEEN STATION 13 AND 14 OF SAID RANCHO TUJUNGA.

EXCEPT THOSE PORTIONS OF SAID LOT 203, WITHIN THE 150 FOOT RIGHT OF WAY OF THE SOUTHERN CALIFORNIA EDISON COMPANY, LTD., DESCRIBED IN CERTIFICATE NO. GP-62886, ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLES OF SAID COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND INCLUDED WITHIN THE LAND AS DESCRIBED IN PARCEL 47831-I, IN THE FINAL DECREE OF CONDEMNATION ENTERED IN THE LOS ANGELES COUNTY SUPERIOR COURT, CASE NO. NC C-87878, A CERTIFIED COPY OF WHICH WAS RECORDED MAY 3, 1976 AS INSTRUMENT NO. 2743 IN BOOK D7065 PAGE 531 OFFICIAL RECORDS.

PARCEL 2: (apn 2562-8-6)

THOSE PORTIONS OF LOTS 2 AND 7 OF FRACTIONAL SECTION 24, TOWNSHIP 2 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 236 OF THE HILLHAVEN TRACT, AS PER MAP RECORDED IN BOOK 72 PAGES 48 AND 49 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID MOST SOUTHERLY CORNER BEING ALSO AN ANGLE POINT IN THE BOUNDARY OF SAID HILLHAVEN TRACT; THENCE ALONG SAID BOUNDARY SOUTH 39 DEGREES 20'0" WEST 122.37 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID BOUNDARY, SOUTH 2 DEGREES 05'00" EAST 62.00 FEET TO A POINT, SAID POINT TO BE KNOWN AS POINT 'A' FOR THE PURPOSE OF THIS DESCRIPTION ONLY; THENCE CONTINUING ALONG SAID BOUNDARY, SOUTH 2 DEGREES 05'00" EAST 30.49 FEET; THENCE LEAVING SAID BOUNDARY ON A LINE PARALLEL WITH AND DISTANT SOUTHERLY 30.00 FEET MEASURED AT RIGHT ANGLES, FROM A LINE WHICH LEAVES A POINT IN THE WESTERLY LINE OF SAID LOT 7, DISTANT NORTHERLY THEREON NORTH 0 DEGREES 29'30" WEST 1542.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 7 AND PASSES THROUGH THE SAID POINT 'A', NORTH 81 DEGREES 48'30" WEST 149.33 FEET; THENCE SOUTH 26 DEGREES 53'05" WEST 617.26 FEET; THENCE SOUTH 76 DEGREES 47'30" EAST 210.00 FEET; THENCE NORTH 86 DEGREES 12'30" EAST 434.42 FEET TO THE WESTERLY BOUNDARY OF THE PROPERTY DESCRIBED IN CERTIFICATE OF TITLE NO. IN-77773, ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLE OF SAID COUNTY; THENCE ALONG SAID WESTERLY BOUNDARY SOUTH 9 DEGREES 00'00" WEST 211.11 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY SOUTH 7

DEGREES 55'00" EAST 59.57 FEET TO THE INTERSECTION WITH A LINE PARALLEL WITH AND DISTANT SOUTHERLY 80.00 FEET MEASURED AT RIGHT ANGLES FROM THAT CERTAIN COURSE HEREINABOVE DESCRIBED AS HAVING A BEARING AND LENGTH OF NORTH 86 DEGREES 12'30" EAST 434.42 FEET AND THE EASTERLY PROLONGATION THEREOF, SAID INTERSECTION BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE ALONG SAID PARALLEL LINE SOUTH 86 DEGREES 12'30" WEST TO THE INTERSECTION WITH THE SOUTHWESTERLY PROLONGATION OF THAT CERTAIN COURSE HEREINABOVE DESCRIBED AS HAVING A BEARING AND LENGTH OF SOUTH 26 DEGREES 53'05" WEST 617.26 FEET; THENCE ALONG SAID PROLONGATION AND SAID LAST MENTIONED CERTAIN COURSE NORTH 26 DEGREES 53'05" EAST TO SAID FIRST MENTIONED PARALLEL LINE; THENCE ALONG SAID FIRST MENTIONED PARALLEL LINE SOUTH 81 DEGREES 48'30" EAST 149.33 FEET TO SAID BOUNDARY OF THE HILLHAVEN TRACT; THENCE ALONG SAID BOUNDARY OF THE HILLHAVEN TRACT, NORTH 2 DEGREES 05'00" WEST 30.49 FEET TO SAID LAST LINE HEREINABOVE DESCRIBED AS PASSING THROUGH SAID POINT 'A'; THENCE ALONG SAID LINE TO SAID POINT IN THE WESTERLY LINE OF SAID LOT 7, DISTANT THEREON NORTH 0 DEGREES 29'30" WEST 1542.00 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WESTERLY AND SOUTHEASTERLY LINES OF SAID LOT 7, SOUTH 0 DEGREES 29'30" EAST 1542.00 FEET AND NORTH 67 DEGREES 19'30" EAST 1432.73 FEET TO SAID WESTERLY BOUNDARY OF THE LAND DESCRIBED IN SAID CERTIFICATE OF TITLE; THENCE ALONG SAID WESTERLY BOUNDARY NORTH 7 DEGREES 55'00" WEST 175.50 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE DESCRIBED PROPERTY IS SHOWN ON A LICENSED SURVEYOR'S MAP FILED IN BOOK 18 PAGE 39 OF RECORD OF SURVEYS, RECORDS OF SAID COUNTY.

PARCEL 3: (apn 2561-7-7)

THAT PORTION OF LOT 203 OF THE WESTERN EMPIRE TRACT, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 18 PAGES 162 AND 163 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING EASTERLY OF A LINE COMMENCING AT THE SOUTHEAST CORNER OF LOT 200 OF SAID WESTERN EMPIRE TRACT; THENCE SOUTH 1913.79 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF RANCHO TUJUNGA, SHOWN ON MAP RECORDED IN BOOK 1 PAGE 561 OF PATENTS, SAID POINT OF INTERSECTION BEING ON DIRECT LINE BETWEEN STATIONS 13 AND 14 OF SAID RANCHO TUJUNGA.

EXCEPT THEREFROM THAT PORTION OF SAID LOT WITHIN THE 150 FOOT RIGHT OF WAY OF THE SOUTHERN CALIFORNIA EDISON COMPANY, LTD., DESCRIBED IN CERTIFICATE NO. GP-62886, ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLES OF LOS ANGELES COUNTY.

ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT, 566.94 FEET TO THE NORTHEASTERLY LINE OF THE 150 FOOT RIGHT OF WAY OF THE SOUTHERN CALIFORNIA EDISON COMPANY, LTD., DESCRIBED IN CERTIFICATE NO. GP-62886, ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLES OF LOS ANGELES COUNTY; THENCE ALONG SAID NORTHEASTERLY LINE NORTH 72 DEGREES 19'05" WEST 362.53 FEET; THENCE NORTH 9 DEGREES 57'18" EAST 290.27 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 130 FEET AND A RADIAL LINE TO SAID POINT BEARS NORTH 37 DEGREES 17' EAST; THENCE WESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 95.03 FEET; THENCE SOUTH 85 DEGREES 22' WEST 176.53 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 240 FEET; THENCE WESTERLY ALONG SAID CURVE 83.78 FEET; THENCE NORTH 74 DEGREES 38' WEST 18.33 FEET TO THE WESTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO YVES MEVEL AND WIFE, RECORDED ON SEPTEMBER 14, 1954 AS INSTRUMENT NO. 656 IN BOOK 45565 PAGE 309 OFFICIAL RECORDS; THENCE NORTHERLY ALONG SAID WESTERLY 141.28 FEET TO A POINT IN THE NORTHERLY LINE OF SAID LOT 203; THENCE EASTERLY ALONG SAID NORTHERLY

LINE 661.04 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION AS DESCRIBED IN DEED RECORDED MAY 22, 2003 AS INSTRUMENT NO. 03-1459452.

PARCEL 4: (apn 2401-32-3, 5 to 8; 2561-33-2)

LOT 1 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON JULY 18, 1904.

EXCEPT THE EAST 150 FEET THEREOF.

ALSO EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED AS PARCEL 11A, AS CONDEMNED BY FINAL DECREE ENTERED IN CASE NO. 729135, SUPERIOR COURT, A CERTIFIED COPY THEREOF BEING RECORDED DECEMBER 18, 1963 AS INSTRUMENT NO. 4626 IN BOOK D2294 PAGE 326 OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION THEREOF LYING SOUTHERLY OF THE SOUTHERLY LINE OF THAT CERTAIN STRIP OF LAND 84 FEET WIDE DESCRIBED IN DEED TO THE CITY OF LOS ANGELES, RECORDED ON FEBRUARY 6, 1958 AS INSTRUMENT NO. 3279 IN BOOK D5 PAGE 675 OFFICIAL RECORDS.

PARCEL 5: (apn 2561-33-3; 2562-4-9,11; 2562-5-3, 4, 6, 7)

LOT 5 OF SECTION 24, LOT 1 SECTION 25 AND THE EAST 150 FEET OF LOT 1 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM THAT PORTION OF SAID LAND INCLUDED WITHIN THE LAND AS DESCRIBED IN PARCEL 47817-13 (AMENDED) IN THE FINAL DECREE OF CONDEMNATION ENTERED IN THE LOS ANGELES COUNTY SUPERIOR COURT, CASE NO. NC C87878, A CERTIFIED COPY OF WHICH WAS RECORDED MAY 3, 1976 AS INSTRUMENT NO. 2743, IN BOOK D7065 PAGE 531 OFFICIAL RECORDS.

PARCEL 6: (apn 2561-9-5, 6, 10, 12, 16)

LOTS 2 AND 3, THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN FRACTIONAL SECTION 23, TOWNSHIP 2 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT FROM THE SAID LOT 3 AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION, THAT PORTION THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, DISTANT NORTH 1 DEGREES 5'30" EAST 29.10 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 44 DEGREES 34'30" EAST 368.20 FEET TO A 1 INCH IRON PIPE; THENCE NORTH 31 DEGREES 55'30" EAST 154 FEET TO A 1 INCH IRON PIPE; THENCE NORTH 24 DEGREES 47'30" WEST, 314.10 FEET TO A 1 INCH IRON PIPE; THENCE NORTH 89 DEGREES 9' WEST 195.24 FEET TO A POINT IN THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF THE SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG SAID LINE, SOUTH 1 DEGREES 5'30" WEST, 681.13 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND INCLUDED WITHIN THE LAND AS DESCRIBED IN PARCEL 47637-1 (AMENDED) IN THE FINAL DECREE OF CONDEMNATION, ENTERED IN THE LOS ANGELES COUNTY SUPERIOR COURT, CASE NO. NC C 87878, A CERTIFIED COPY OF WHICH WAS RECORDED MAY 3, 1976 AS INSTRUMENT NO. 2743 IN BOOK D7065 PAGE 531 OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LOT 3 INCLUDED WITHIN THE LAND AS DESCRIBED IN PARCEL 263 IN THE FINAL DECREE OF CONDEMNATION, ENTERED IN LOS ANGELES SUPERIOR COURT, CASE NO. C 994078, A CERTIFIED COPY OF WHICH WAS RECORDED APRIL 20, 1976 AS INSTRUMENT NO. 2371 IN BOOK D7048 PAGE 173 OFFICIAL RECORDS.

PARCEL 7: (apn 2545-18-2 AND 4; 2546-10-9)

THAT PORTION OF LOT 64 OF THE WEST PORTION OF TUJUNGA RANCH, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 29 PAGE 50 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID LOT 64, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 4072 OF TRACT 3923, AS PER MAP RECORDED IN BOOK 44 PAGE 49 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE IN A GENERAL WESTERLY DIRECTION ALONG THE GENERAL SOUTHERLY LINE OF SAID TRACT 3923, TO A POINT IN THE SOUTHERLY LINE OF LOT 4056 OF SAID TRACT 3923, MARKED BY A THREE FOURTHS INCH IRON PIPE WHICH BEARS NORTH 78 DEGREES 44' WEST 30.12 FEET, FROM THE SOUTHEAST CORNER OF SAID LOT 4056, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF THE LAND DESCRIBED IN CERTIFICATE OF TITLE NO. MQ-4838 ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLE OF SAID COUNTY; THENCE IN A GENERAL SOUTHERLY DIRECTION ALONG THE EASTERLY BOUNDARY OF SAID LAND IN SAID CERTIFICATE OF TITLE NO. MQ-4838, THE FOLLOWING COURSES AND DISTANCES, SOUTH 13 DEGREES 40' WEST 151.72 FEET; SOUTH 26 DEGREES 43' WEST 224.74 FEET; SOUTH 21 DEGREES 41' EAST 436.72 FEET; SOUTH 36 DEGREES 26' WEST 143.51 FEET; SOUTH 19 DEGREES 16' WEST 170 FEET; SOUTH 24 DEGREES 31' WEST 133.52 FEET; SOUTH 20 DEGREES 54' WEST 167 FEET AND SOUTH 52 DEGREES 47' WEST 41.10 FEET TO THE MOST EASTERLY NORTHEAST CORNER OF THE LAND DESCRIBED IN CERTIFICATE OF TITLE NO. SE-48274 AND 5 ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLE OF SAID COUNTY; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LAND DESCRIBED IN SAID CERTIFICATE NO. SE-48274 AND 5 THE FOLLOWING COURSES AND DISTANCES, SOUTH 43 DEGREES 04' EAST 16.93 FEET TO A BRASS CAP IN CONCRETE MARKED FOR TRIANGULATION POINT OF LOS ANGELES COUNTY; SOUTH 23 DEGREES 02' WEST 152.45 FEET; SOUTH 38 DEGREES 02' WEST 125.43 FEET; SOUTH 18 DEGREES 01' WEST 243.09 FEET; SOUTH 67 DEGREES 21' WEST 119.48 FEET; SOUTH 29 DEGREES 41' WEST 196.45 FEET AND SOUTH 54 DEGREES 38' WEST 105.07 FEET TO THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN CERTIFICATE OF TITLE NO. EW-49468 ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLE OF SAID COUNTY; THENCE ALONG SAID LAST MENTIONED SOUTHWESTERLY LINE, SOUTH 21 DEGREES 29'20" EAST 2665.24 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF SAID LOT 64; THENCE NORTH 87 DEGREES 00' EAST ALONG SAID SOUTHERLY LINE 6.94 CHAINS TO THE SOUTHEAST CORNER OF SAID LOT 64; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 64, TO THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN CERTIFICATE OF TITLE NO. XX-96488 ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLE OF SAID COUNTY; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LAST DESCRIBED LAND 120 FEET TO THE SOUTHWEST CORNER OF SAID LAND; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LAND 120 FEET TO THE NORTHWEST CORNER OF SAID LAND; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LAND 120 FEET TO THE EASTERLY LINE OF SAID LOT 64; THENCE NORTHERLY ALONG SAID LAST MENTIONED EASTERLY LINE TO THE POINT OF BEGINNING.