

#45

92-1558212

WHEN RECORDED, MAIL TO:

Duke Development Co.
1130 1/2 N. PACIFIC AVE
Glendale, Ca 91202

DOCUMENTARY TRANSFER TAX \$ <u>1.0</u> EXEMPTED ON FULL VALUE OF PROPERTY CONVEYED OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE. <i>[Signature]</i> Signature of Declarant or Agent Authorizing the Firm Name <small>(PLACE ABOVE THIS LINE FOR RECORDER'S USE)</small>
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AGREEMENT

Family. *LM*

FEE \$11	2
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LEE MANSDORF, Trustee of the MANSDORF TRUST, ("GRANTOR") hereby grants to DUKE DEVELOPMENT COMPANY ("GRANTEE") and its successors and assigns, an easement for roadway and utility purposes over the following property of GRANTOR in the City of Los Angeles, State of California:

The Northwest quarter of Section 30, Township 2 North, Range 13 West, S.B.B.M., lying northerly of that portion of said land included within Parcel 47837-1 (amended) in the final decree of condemnation entered in Los Angeles County Superior Court Case No. C87878, a certified copy of which was recorded May 3, 1976 as Instrument No. 2743 in Book D-7065, Page 534, Official Records of Los Angeles County.

For the purpose of providing access to the adjacent property owned by GRANTEE, which property is legally described in Exhibit "B" attached. A diagram of the proposed roadway is attached hereto as Exhibit "A"

In the exercise of rights pursuant to this grant of easement, GRANTEE shall be entitled to construct, cut or fill slopes as shall be reasonably necessary for the roadway. Any and all utilities shall be constructed within a strip not greater than 100 feet in width centered on the roadbed as constructed.

GRANTEE shall have the right to convey its interest in this easement to the City of Los Angeles for use as a public street, and having a maximum right-of-way width of 100 feet.

GRANTOR has the right to grade slopes on GRANTEE'S property for the benefit of the GRANTEE.

GRANTEE shall additionally provide a roadway and utilities through its property to the easterly property line of property owned by GRANTOR, the design of which shall be subject to approval by GRANTOR.

Dated: July 2, 1992

By: *[Signature]*
DUKE DEVELOPMENT COMPANY

By: *[Signature]*
LEE MANSDORF,
Trustee of Mansdorf Trust
Family LM

"THE VALUE OF THE PROPERTY IN THIS CONVEYANCE, EXCLUSIVE OF LIENS AND ENCUMBRANCES IS \$100 OR LESS, AND THERE IS NO ADDITIONAL CONSIDERATION RECEIVED BY THE GRANTOR R&T 11911."

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

RECORDED IN OFFICIAL RECORDS RECORDER'S OFFICE LOS ANGELES COUNTY CALIFORNIA 1 MIN. 1 P.M. AUG 20 1992
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On July 2, 1992 before me, the undersigned, a Notary Public in and for said State, personally appeared Lee Mansdorf personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the Trustee of the trust that executed the within instrument and known to me to be the person who executed the within instrument on behalf of the trust and acknowledged to me that such trust executed the same.

DAVID L. KADEN COMM. # 96788 NOTARY PUBLIC - CALIFORNIA LOS ANGELES COUNTY My Comm. Expires Jan. 28, 1995

[Signature]
NOTARY PUBLIC

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EXHIBIT "B"

A portion of government lot 2 and fractional section 19, township 2 north, range 13 west, San Bernardino meridian; the west 50 acres of that portion of the southwest quarter of section 19, township 2 north, range 13 west, San Bernardino meridian, lying southerly of the northerly line of V. Beaudry Mountain, as per map recorded in book 35, page 67 et seq. of miscellaneous records, in the office of the County Recorder of said county; and lot 308 of Hillhaven Tract, as per map recorded in book 72, pages 48 and 49 of maps, in the office of the County Recorder of the County of Los Angeles.

STATE OF CALIFORNIA
COUNTY OF Los Angeles) 55

On July 2, 1992 before me,
(here insert name and title of officer) personally appeared
Soreen Shorvashlian

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~ executed the same in his/~~her~~ authorized capacity(ies), and that by his/~~her~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal
Signature: *Soreen Shorvashlian*



FOR RECORDY B.R. DE GRANT
92 1558212
DAVID L. HADEN
COUNTY CLERK
LOS ANGELES COUNTY
My Comm. Expires Jan. 24, 2003

92 1558212

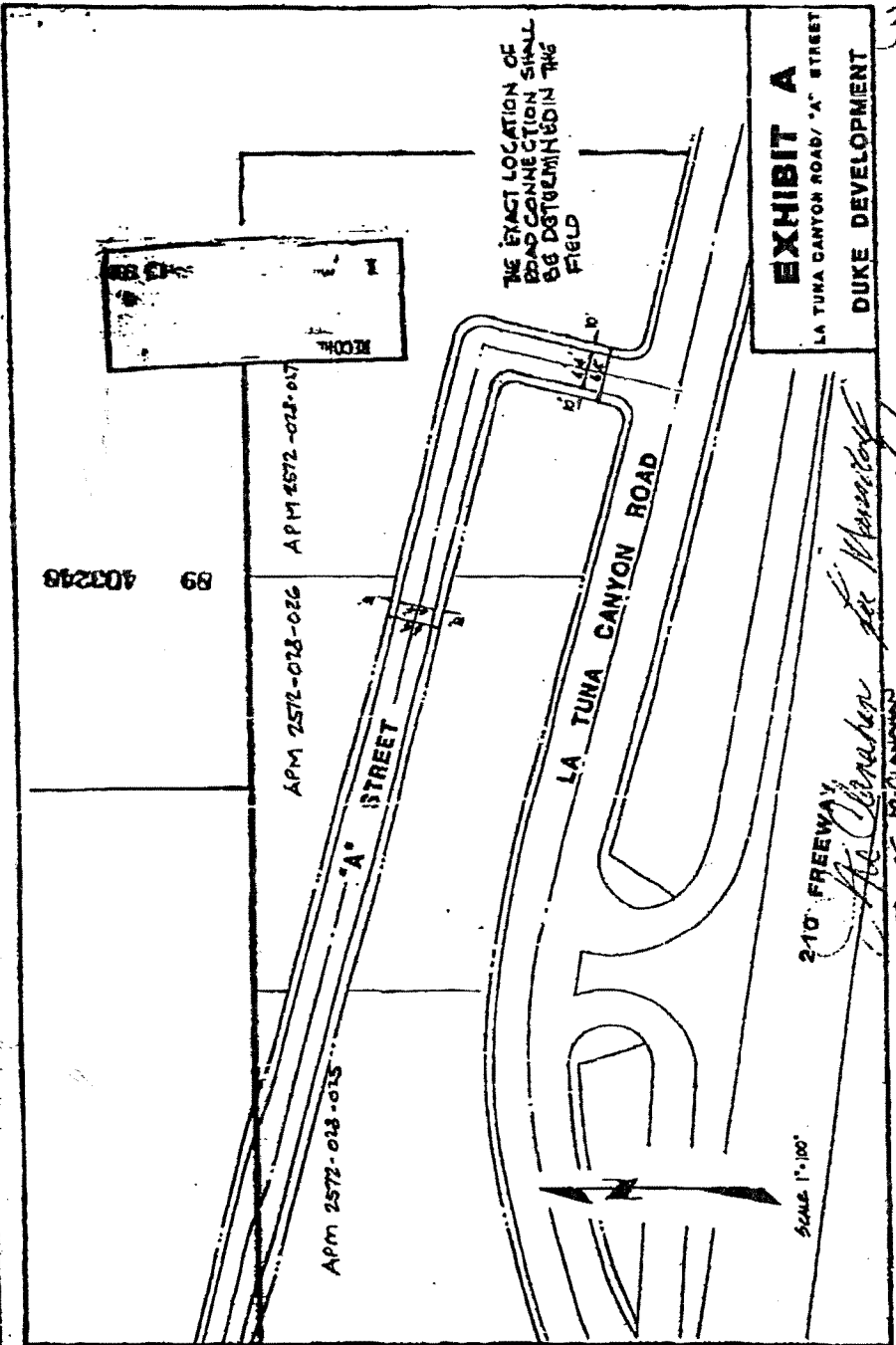


EXHIBIT A
 LA TUNA CANYON ROAD/ "A" STREET
 DUKE DEVELOPMENT

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He Crasher for Mr. ...
 7/2/92
 SANICE McLENNAN

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