

Minute item 37, meeting of 4/7/81 and
Minute item 43, meeting of 2/9/82 amended

MINUTE ITEM

This Calendar Item No. 37
was approved as Minute Item
No. 37 by the State Lands
Commission by a vote of 3
to 0 at its 4-7-81
meeting.

by minute item 11, meeting of 2/28/83 JP
initials

MINUTE ITEM

4/7/81
W 503.1119-
W 503.1143
Wylie
Fossum
Scott

W 503.1130
BLA 216
PRC 6150

37. BOUNDARY LINE AGREEMENT AND PERMIT FOR IMPROVEMENTS IN
SETTLEMENT OF LITIGATION, SANTA MONICA STATE BEACH, CITY OF
SANTA MONICA.

W 503.1119
BLA 234
PRC 6463

W 503.1131
BLA 240
PRC 6469

During consideration of Calendar Item 37 attached, Deputy
Attorney General Susanne Wylie explained that the intent of the
subject proposal was to offer it to those property owners who
have encroachments which extend 5 to 50 feet waterward of the
1921 Mean High Tide Line on the Santa Monica State Beach. She
explained that agreement has been reached with one of the property
owners, who resides at 514 Palisades Beach Road, and this
settlement represents that agreement. Even though all of the
property owners listed on Exhibit "A" to the Calendar Item had
not agreed to this proposal, Ms. Wylie indicated she had been
in contact with most of their attorneys. She stated they were
now reviewing it, and it appears they were finding it viable.

W 503.1120
BLA 220
PRC 6167

W 503.1132
BLA 217
PRC 6151

W 503.1121
BLA 222
PRC 6176

W 503.1133
BLA 238
PRC 6467

Mr. David LaFaille, attorney representing the property owner at
514 Palisades Beach Road, appeared. Mr. LaFaille indicated his
client was in agreement with the proposed settlement, and he
complimented Ms. Wylie on how she handled the transaction.

W 503.1122
BLA 205
PRC 6013

W 503.1134
BLA 236
PRC 6465

W 503.1124
BLA 214
PRC 6148

W 503.1135
BLA 233
PRC 6461

Mr. Ackerman was concerned because he was under the assumption
that since the Calendar Item included a list of the property
owners who are involved in the litigation, he thought they were
all in agreement with the terms of the settlement. Ms. Wylie
explained it was handled in this manner so that if the Commission
approved it, the exact same terms would be offered to the other
property owners who were similarly situated. This procedure
would avoid the staff from having to return to the Commission
each time a settlement was reached.

W 503.1125
BLA 229
PRC 6365

W 503.1136
BLA 237
PRC 6466

W 503.1126
BLA 212
PRC 6152

W 503.1137
BLA 213
PRC 6147

Mr. Ackerman asked if the other property owners on the list were
notified of this meeting. Ms. Wylie indicated they were not
because the agreement had been prepared very quickly.
Mr. Ackerman then said because of the haste involved in its
preparation, he was not prepared to vote on the item at this
time. Mr. LaFaille, however, explained it was hurried along
at his request since his client's escrow was in the process
of being closed.

W 503.1127
BLA 231
PRC 6400

W 503.1138
BLA 209
PRC 6083

W 503.1128
BLA 215
PRC 6149

W 503.1139
BLA 235
PRC 6464

Commission-Alternates Ackerman and Morgan suggested that the
Commission only approve the subject agreement with regard to
514 Palisades Beach Road and exclude the other property owners.
Their reasoning was that if the other property owners had
serious objections, the Commission might have to change its
position and recommend a different settlement. Chairman Cory,
however, pointed out that a different settlement had already
been agreed to in the previous Calendar Item (No. 36)

W 503.1129
BLA 239
PRC 6468

A 44
S 22

(Revised 8/25/81)

CALENDAR PAGE
MINUTE PAGE

688

W 503.1140
BLA 219
PRC 6166

CALENDAR ITEM NO. 37 (CONTD)

W 503.1141
BLA 221
PRC 6179

It was then pointed out by Ms. Wylie that this proposed settlement was not the original offer extended to the homeowners, but that it was an accommodation. She said the original offer was for a total of 10 years--5 years nominal/5 years escalating to a fair rental value. To oblige the homeowners, it was agreed that the terms would be 10 years nominal/10 years at fair rental value. Ms. Wylie stated she had not heard of any opposition to this proposal. Mr. N. Gregory Taylor, Assistant Attorney General, stated that while they are going ahead with litigation with those homeowners who do not sign the agreement, there is nothing that precludes a property owner from coming in with another proposal.

W 503.1142
BLA 218
PRC 6165

W 503.1143
BLA 225
PRC 6193

It was pointed out by Mr. Taylor that it would be timely if the Commission acted on this proposal at this meeting since the present City Council of Santa Monica had approved it. He stated that the City was having an election on April 14 and some of the current members on the Council were not seeking re-election. He suggested that it would be unfortunate to lose the benefit of those members. Mr. Ackerman asked if any major downsides were expected from the election, such as a total reversal on what had been accomplished. He wanted to make sure that the Commission did not run roughshod over the new City Council. Mr. Taylor stated he did not anticipate a change in position and indicated the only downside would be a slight delay to give the new members sufficient time to become involved in the matter. He stressed that it was important to the City that the boundary dispute be resolved so that planning for the public use of this beach could proceed.

At the conclusion of the meeting, Ms. Morgan moved and Mr. Ackerman seconded that the resolution as presented in Calendar Item 37 was approved. The vote recorded was 3-0.

Attachment:
Calendar Item 37

W 503.1131
BLA 240
PRC 6469

W 503.1132
BLA 217
PRC 6151

W 503.1133
BLA 238
PRC 6467

W 503.1134
BLA 236
PRC 6465

W 503.1135
BLA 233
PRC 6461

W 503.1136
BLA 237
PRC 6466

W 503.1137
BLA 213
PRC 6147

W 503.1138
BLA 209
PRC 6083

W 503.1139
BLA 235
PRC 6464

W 503.1140
BLA 219
PRC 6166

W 503.1141
BLA 221
PRC 6179

W 503.1142
BLA 218
PRC 6165

W 503.1143
BLA 225
PRC 6193

CALENDAR ITEM

F 37

BOUNDARY LINE AGREEMENT AND PERMIT FOR IMPROVEMENTS IN SETTLEMENT OF LITIGATION, SANTA MONICA STATE BEACH, CITY OF SANTA MONICA

IDENTIFICATION OF PROPERTIES AFFECTED BY THIS AGREEMENT:

This proposed Boundary Line Agreement covers various properties along Santa Monica State Beach, hereinafter "Subject Properties" located waterward of the 1921 Mean High Tide Line to the current Mean High Tide Line, and adjoining the various upland parcels situated along Palisades Beach Road, which are listed on Exhibit A attached hereto, hereinafter "Upland Parcels." Relevant portions of the "Subject Properties" and "Upland Parcels" are shown on the sketches attached hereto and marked Exhibit B-1 through B-24. The cross hatched areas show the extent of existing encroachments onto the "Subject Property" which will be covered by the proposed "Permit For Improvements".

BACKGROUND:

The Subject Properties constitute a portion of the Santa Monica State Beach, which is currently being administered by the Department of Parks and Recreation, and operated by the City of Santa Monica under an operating agreement. These actions consist of 24 lawsuits brought by the State of California and the City of Santa Monica to quiet title to property along the Santa Monica State Beach and to require removal of encroachments onto the beach adjacent to private property.

In 1921, The City of Santa Monica, acting under its authority as trustee of the State tide and submerged lands pursuant to Chapter 78, Statutes of 1917, surveyed the then existing Mean High Tide Line within the City Limits and adopted and recorded City Ordinance No. 188 (Commissioner's Series) fixing the line along the entire length of the subject properties and upland parcels. The City proceeded to enter

A 44

S 22

W 503.1119
BLA 234
PRC 6463

W 503.1120
BLA 220
PRC 6167

3/81
W 503.1119-
W 503.1143
Wylie
Fossum
Scott

W 503.1121
BLA 222
PRC 6176

W 503.1122
BLA 205
PRC 5013

W 503.1124
BLA 214
PRC 6148

W 503.1125
BLA 229
PRC 5365

W 503.1126
BLA 212
PRC 5152

W 503.1127
BLA 231
PRC 5400

W 503.1128
BLA 215
PRC 5149

W 503.1129
BLA 239
PRC 5468

W 503.1130
BLA 216
PRC 5150

into a boundary line agreement with the then owner of a majority of the upland parcels. Said agreement was affirmed by the California Supreme Court in the case of Muchenberger v. City of Santa Monica, 206 Cal. 635 (1929).

The authorization for settlement pursuant to this calendar item is for the purposes of reaffirming the existing boundary line agreement and to fix a boundary line along the 1921 Mean High Tide Line involving those upland parcels and subject properties for which no prior Boundary Line Agreement exists.

Since 1921, the tidelands waterward of the 1921 Mean High Tide Line have become filled as the result of the construction of man-made structures, and the beach currently extends an average of 400 feet waterward of the 1921 Mean High Tide Line.

The owners of the upland parcels contend they are entitled to all or a portion of the filled tidelands, claiming that the filling is at least partially naturally caused. They also contend that the City and State are estopped from requiring removal of the encroachments due to acquiescence in their existence for a substantial number of years, and that the City issued building permits for the construction of the encroachments.

PROPOSED SETTLEMENT:

The essence of the proposed settlement is as follows:

1. EXECUTION OF A BOUNDARY LINE AGREEMENT which reaffirms the 1921 Mean High Tide Line as retraced in 1978 as the permanent boundary separating the upland parcels from sovereign tidelands along those portions of the 1921 Mean High Tide Line, which was the subject of a Boundary Line Agreement litigated in Muchenberger v. City of Santa Monica, 206 Cal. 635; or establishes as a boundary the 1921 Mean High Tide Line as retraced in 1978 as shown on the Record of Survey, filed in Book 90, Page 39 et seq., of Record of Surveys, Los Angeles County. The boundary will not change due to accretion or erosion, whether artificially or naturally caused.

CALENDAR ITEM NO. 37 (CONTD)

2. The State Lands Commission, the Department of Parks and Recreation, and the City of Santa Monica will quitclaim all right, title and interest in the upland parcels landward of the 1921 Mean High Tide Line as retraced in 1978.
3. The upland parties will quitclaim all right, title and interest in the subject property waterward of the 1921 Mean High Tide Line as retraced in 1978.
4. The upland parties will be permitted to maintain existing improvements waterward of the 1921 Mean High Tide Line as retraced in 1978 subject to the terms and conditions set forth in the "Permit for Improvement."
5. The "PERMIT FOR IMPROVEMENTS" provides as follows:
 - (a) Upland Parties may maintain the existing improvements for a period of ten (10) years at a nominal annual rental rate. No additional improvements may be placed upon the area waterward of the 1921 Mean High Tide Line as retraced in 1978.
 - (b) At the expiration of the initial ten (10) year period, the upland parties may exercise an option to lease the premises for an additional 10 years, provided that:
 - (1) Upland parties shall pay fair rental value annually for the use of the premises remaining.
 - (2) At the termination of the lease term or any renewal period, all improvements must be removed at the sole expense of upland parties.
 - (c) All rental payments shall be made to the State Lands Commission for ultimate transmittal to the City of Santa Monica, as the operator at Santa Monica State Beach, for use in the improvement and development of the beach areas within the City Limits.

CALENDAR ITEM NO. 37 (CONTD)

6. A judgment confirming the settlement will be obtained in Los Angeles Superior Court.

GENERAL:

The proposed settlement will eliminate the costs, delays, and uncertainties of litigation. The settlement accomplishes the objective of the State Lands Commission in reaffirming or establishing a boundary between uplands and tidelands, and removes the litigation as an obstacle to the beach planning program, which accomplishes the objectives of the Department of Parks and Recreation and the City of Santa Monica. It is recommended that these settlement terms and conditions be offered to those litigants along the Santa Monica State Beach, as listed on attached Exhibit "A", who have encroachments which extend waterward of the 1921 Mean High Tide Line as retraced in 1978.

The City Council of Santa Monica on March 24, 1981, authorized the execution of a Boundary Line Agreement and approved in concept the Permit for Improvements in the case of People v. Mae West, Exhibit "B-17". The City Council also authorized the City Attorney and City Manager to execute similar Boundary Line Agreements for other litigants along the Santa Monica State Beach.

It will be necessary to obtain the signature of the Department of Parks and Recreation on the Boundary Line Agreement.

This project is situated on State land identified as possessing significant environmental values pursuant to P.R.C. 6370.1, and is classified in a use category, Class C, which authorizes Multiple Use.

Staff review indicates that the Boundary Settlement and issuance of permits will have no significant effect upon the identified environmental values. The permits are for existing facilities for which no adverse comments have been received.

EXHIBITS:

A. List of related Santa Monica State Beach Cases.

B-1 through B-24. Sketch of improved portions of Subject Properties and portion of Upland Parcels.

C. Site Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ESTABLISHMENT OF THIS BOUNDARY LINE IS A SETTLEMENT IN LIEU OF LITIGATION, THEREFORE, CEQA DOES NOT APPLY.
2. DETERMINE THAT ISSUANCE OF PERMITS FOR EXISTING IMPROVEMENTS IS EXEMPT FROM THE REQUIREMENTS OF CEQA UNDER THE PROVISIONS OF PRC 21084, 14 CAL. ADM. CODE 15100 ET SEQ., AND 2 CAL. ADM. CODE 2907.
3. DETERMINE THAT THE ESTABLISHMENT OF A BOUNDARY LINE AND ISSUANCE OF PERMITS FOR EXISTING IMPROVEMENTS AS SETTLEMENT IN LIEU OF LITIGATION IS EXEMPT FROM THE REQUIREMENTS OF ARTICLE 6.5, OF TITLE 2 OF CAL. ADM. CODE BECAUSE IT IS NOT A DEVELOPMENT WITHIN THE MEANING OF SECTION 2503 OF TITLE 2 OF THE CAL. ADM. CODE AND SECTION 30105 OF THE P.R.C.
4. FIND THAT GRANTING OF THESE PERMITS WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1, OF THE P.R.C.
5. FIND THAT THE PROPOSED SETTLEMENT IS IN THE BEST INTERESTS OF THE STATE.
6. APPROVE AND AUTHORIZE THE EXECUTION, ACKNOWLEDGMENT AND RECORDATION ON BEHALF OF THE COMMISSION OF THE FOLLOWING DOCUMENTS:
 - A. THE BOUNDARY LINE AGREEMENT IN SUBSTANTIALLY THE FORM OF THE COPY OF SUCH AGREEMENT ON FILE WITH THE COMMISSION.
 - B. THE PERMIT FOR IMPROVEMENTS IN SUBSTANTIALLY THE FORM OF THE COPY ON FILE WITH THE COMMISSION.
 - C. THE STATE'S CERTIFICATE OF ACCEPTANCE AND CONSENT TO RECORDING OF A QUITCLAIM DEED TO THE STATE FROM THE UPLAND PARTY OF ANY RIGHT, TITLE OR INTEREST THE UPLAND PARTY MAY HAVE IN THE SUBJECT PROPERTY.

CALENDAR ITEM NO. 37 (CONTD)

7. AUTHORIZE AND DIRECT THE STAFF OF THE STATE LANDS COMMISSION AND/OR THE CALIFORNIA ATTORNEY GENERAL TO TAKE ALL NECESSARY OR APPROPRIATE ACTIONS ON BEHALF OF THE STATE LANDS COMMISSION, INCLUDING THE EXECUTION, ACKNOWLEDGEMENT AND RECORDATION OF DOCUMENTS OF TITLE, CONVEYANCES, STIPULATIONS, ESCROW INSTRUCTIONS, DEEDS, AGREEMENTS, CERTIFICATES OF ACCEPTANCE AND CONSENTS TO RECORDATION, AND SUCH OTHER DOCUMENTS AS MAY BE REASONABLE AND CONVENIENT TO CARRY OUT THE SAID TITLE SETTLEMENT AGREEMENT; AND TO APPEAR ON BEHALF OF THE COMMISSION IN ANY LEGAL PROCEEDINGS RELATING TO THE SUBJECT MATTER THEREOF INCLUDING, BUT NOT LIMITED TO, THOSE CASES WHERE UPLAND PARTY DOES NOT ACCEPT THE ABOVE SETTLEMENT TERMS.
8. AUTHORIZE THE SETTLEMENT OF ANY OR ALL OF THE CASES ON THE ATTACHED LIST WITHOUT FURTHER ACTION OF THE COMMISSION, ON THE SAME TERMS AND CONDITIONS AS SET FORTH ABOVE AS TO ANY SUCH CASES WHERE DEFENDANTS IN SAID ACTIONS ACCEPT THE ABOVE SETTLEMENT. IN SETTLEMENTS OF ANY OR ALL OF SAID CASES, MAKE THE FINDINGS, APPROVALS, AUTHORIZATIONS AND DIRECTIONS SET FORTH IN ABOVE PARAGRAPHS 1-7 INCLUSIVE.

EXHIBIT "A"

People v. Gaston, et al. - W 503.1120
LASC Case No. WEC 42546 - 270 Palisades Beach Road, Santa Monica

People v. Nugent, et al. - W 503.1121
LASC Case No. WEC 42547 - 443 Palisades Beach Road, Santa Monica

People v. Palisades Beach Club, et al. - W 503.1119
LASC Case No. WEC 42545 - 267 Palisades Beach Road, Santa Monica

People v. Waller, et al. - W 503.1127
LASC Case No. WEC 42551 - 602 & 605 Palisades Beach Road, Santa Monica

People v. Zanuck, et al. - W 503.1126
LASC Case No. WEC 42550 - 546 Palisades Beach Road, Santa Monica

People v. Diener, et al. - W 503.1137
LASC Case No. WEC 46985 - 964 Palisades Beach Road, Santa Monica

People v. Lefcoe, et al. - W 503.1139
LASC Case No. WEC 46987 - 972 Palisades Beach Road, Santa Monica

People v. Miller, et al. - W 503.1138
LASC Case No. WEC 46986 - 966 Palisades Beach Road, Santa Monica

People v. Mullin, et al. - W 503.1142
LASC Case No. WEC 46989 - 1022 Palisades Beach Road, Santa Monica

People v. Carline, et al. - W 503.1134
LASC Case No. WEC 43432 - 918 Palisades Beach Road, Santa Monica

People v. Harris, et al. - W 503.1136
LASC Case No. WEC 43434 - 940 Palisades Beach Road, Santa Monica

People v. Julred, Inc., et al. - W 503.1140
LASC Case No. WEC 43435 - 978 & 1018 Palisades Beach Road, Santa Monica

People v. Perry, et al. - W 503.1133
LASC Case No. WEC 43431 - 916 Palisades Beach Road, Santa Monica

People v. Rosenthal, et al. - W 503.1135
LASC Case No. WEC 43433 - 924 Palisades Beach Road, Santa Monica

People v. Camargue, Inc., et al. - W 503.1125
LASC Case No. WEC 46237 - 549 Palisades Beach Road, Santa Monica

People v. Jones, et al. - W 503.1124
LASC Case No. WEC 46236 - 547 Palisades Beach Road, Santa Monica

CALENDAR PAGE	211f
MINUTE PAGE	696

(Added, 4/2/81)

EXHIBIT "A" (Continued)

Page 2

People v. Mae West, et al. - W 503.1122
LASC Case No. WEC 42543 - 514 Palisades Beach Road, Santa Monica

People v. Friedman, et al. - W 503.1128
LASC Case No. WEC 46238 - 607 Palisades Beach Road, Santa Monica

People v. Herson, et al. - W 503.1129
LASC Case No. WEC 46239 - 625 Palisades Beach Road, Santa Monica

People v. Grossman, et al. - W 503.1131
LASC Case No. WEC 46241 - 702 Palisades Beach Road, Santa Monica

People v. Kanin, et al. - W 503.1130
LASC Case No. WEC 46240 - 653 Palisades Beach Road, Santa Monica

People v. Compania Exportadora de Productos Agricola, S.A., et al. - W 503.1132
LASC Case No. WEC 46242 - 703 Palisades Beach Road, Santa Monica

Computed By Date 12-8-78 Check By Date

CALENDAR PAGE 214h
MINUTE PAGE 698

(Added, 4/2/31)

SCALE 1" = 15'

PARKING LOT

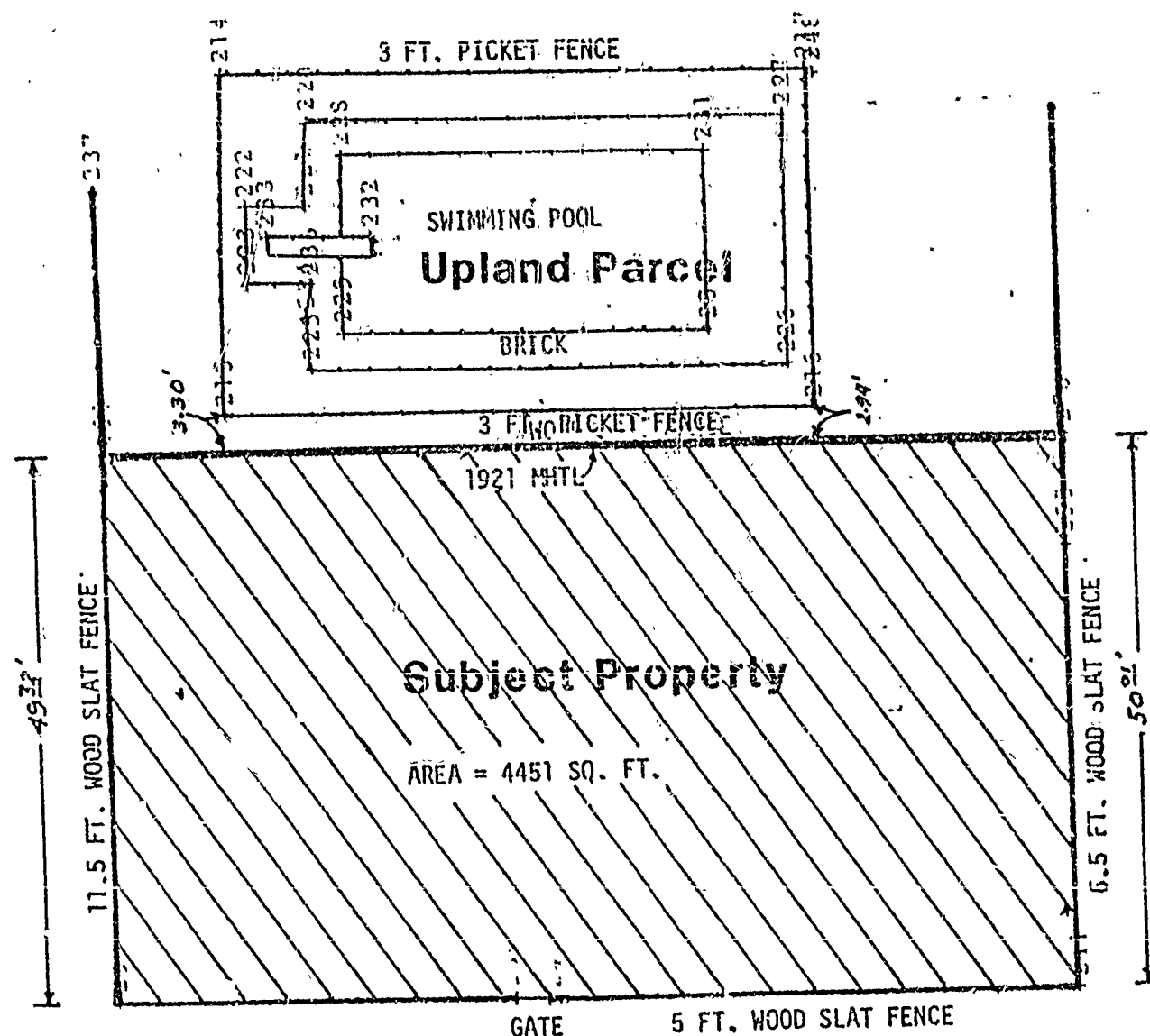
EXHIBIT B-1

W 503.1120

THEODORA GASTON
270 PALISADES BEACH ROAD

APN 4293-170-005

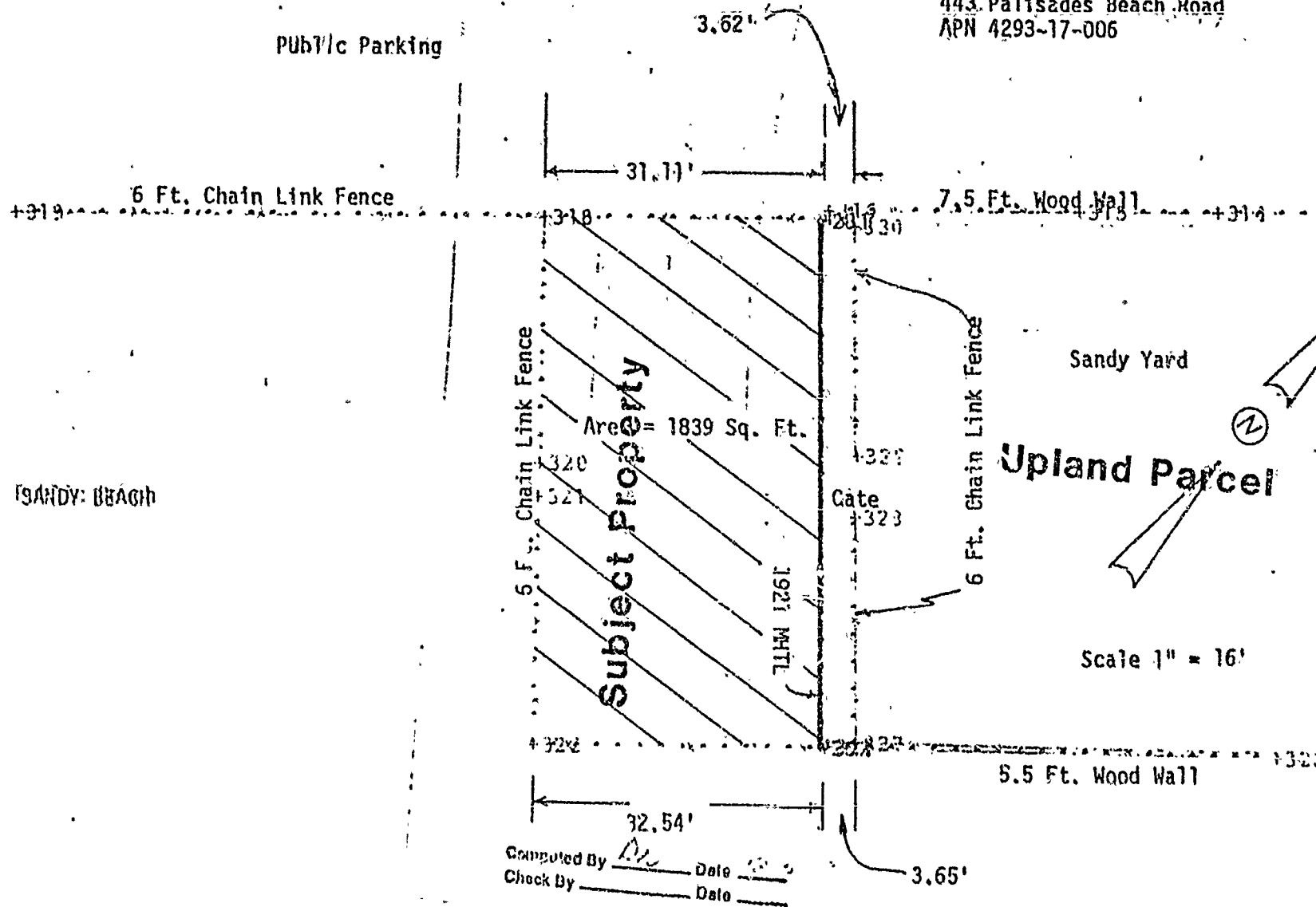
BEACH AREA



Phyllis Nugent
443 Palisades Beach Road
APN 4293-17-006

CALENDAR PAGE 211
MINUTE PAGE 699

(Added, 4/2/81)



Computed By ML Date 10/10
Check By _____ Date _____

EXHIBIT B-2

W 503.1121

CALENDAR PAGE 4	211
MINUTE PAGE	700

(Added, 4/2/81)

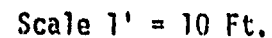


EXHIBIT B-3

W 503.1119

Computed By 25 Date _____
 Check By 25 Date _____

Marjorie Waller
602 Palisades Beach Road
APN 4293-18-001

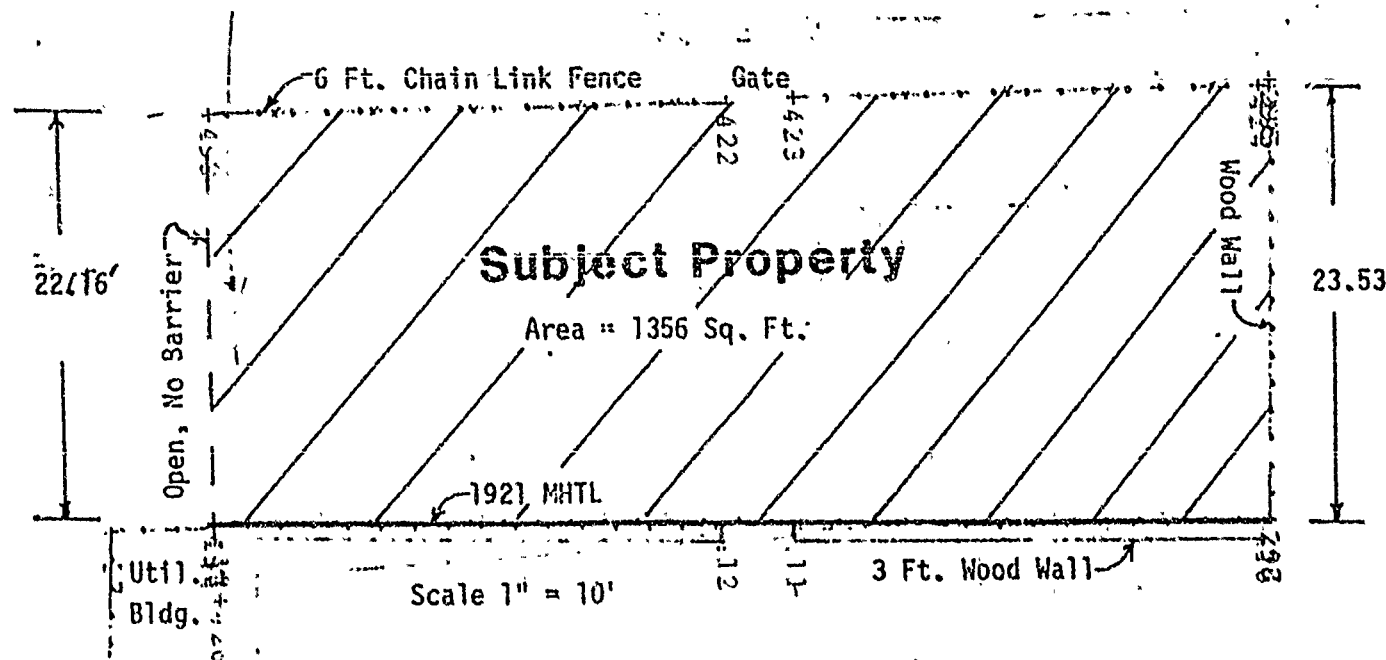
SANDY BEACH

CALENDAR PAGE

701

MINUTE 5.5

(Added, 4/2/81)



Upland Parcel

The 1921 MHTL is 0.18' Waterward of
The Waterward Face of 3' Wood Wall
at SW End of Parcel

The 1921 MHTL is 0.08' Waterward
of the Waterward Face of 3'
Wood Wall at NW End of Wall.

EXHIBIT B-4a

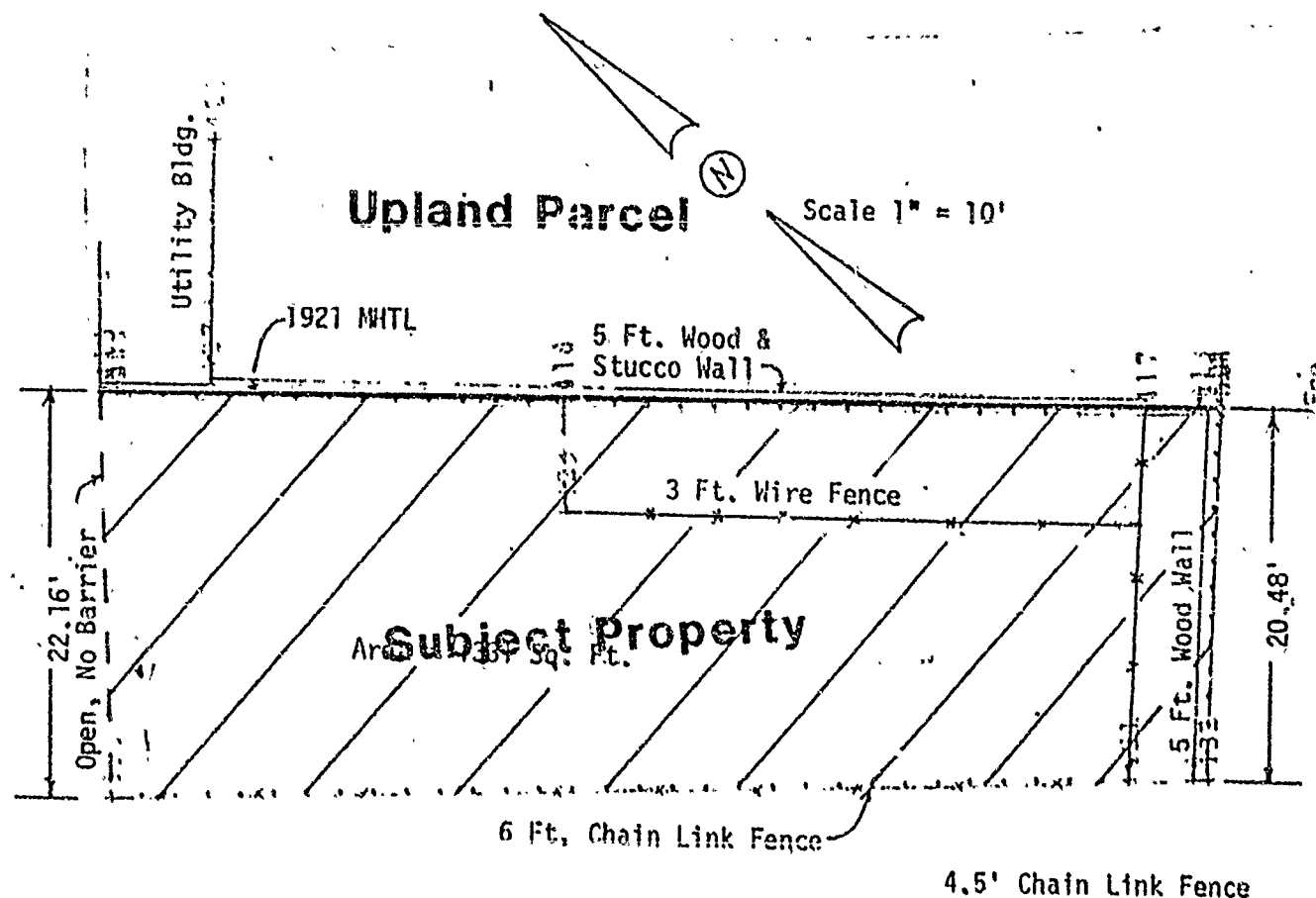
W 503.1127

Computed By DP Date 12/11/81
 Check By DP Date 12/11/81

Marjorie Waller
 605 Palisades Beach Road
 APN 4293-18-001

2111	752
CALENDAR PAGE	MINUTE PAGE

(Added: 4/2/81)



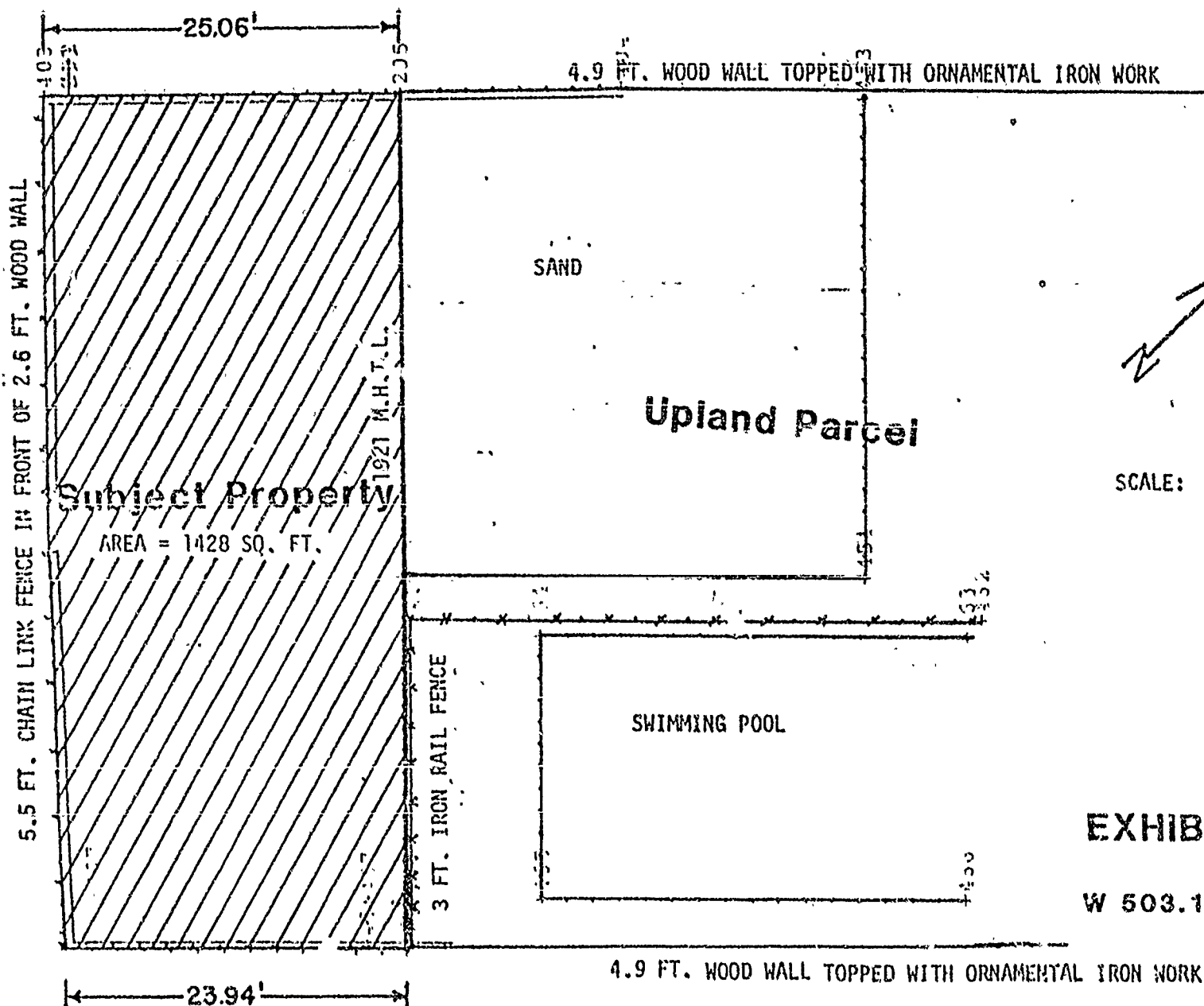
The 1921 MITL is 0.08' Landward of the Waterward Face of 5' Wood & Stucco Wall at NW End of Parcel.

The 1921 MITL is 0.30' Landward of Waterward Face of 5' Wood & Stucco Wall at the SW End of Parcel.

SANDY BEACH

EXHIBIT B-4b

W 503.1127



CALENDAR PAGE	211
MINUTE PAGE	703

(Added, 4/2/81)

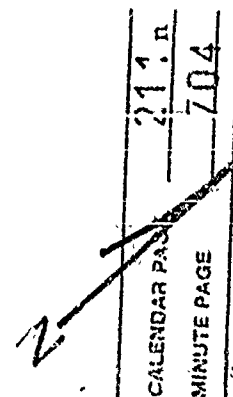
SCALE: 1" = 10'

EXHIBIT B-5

W 503.1126

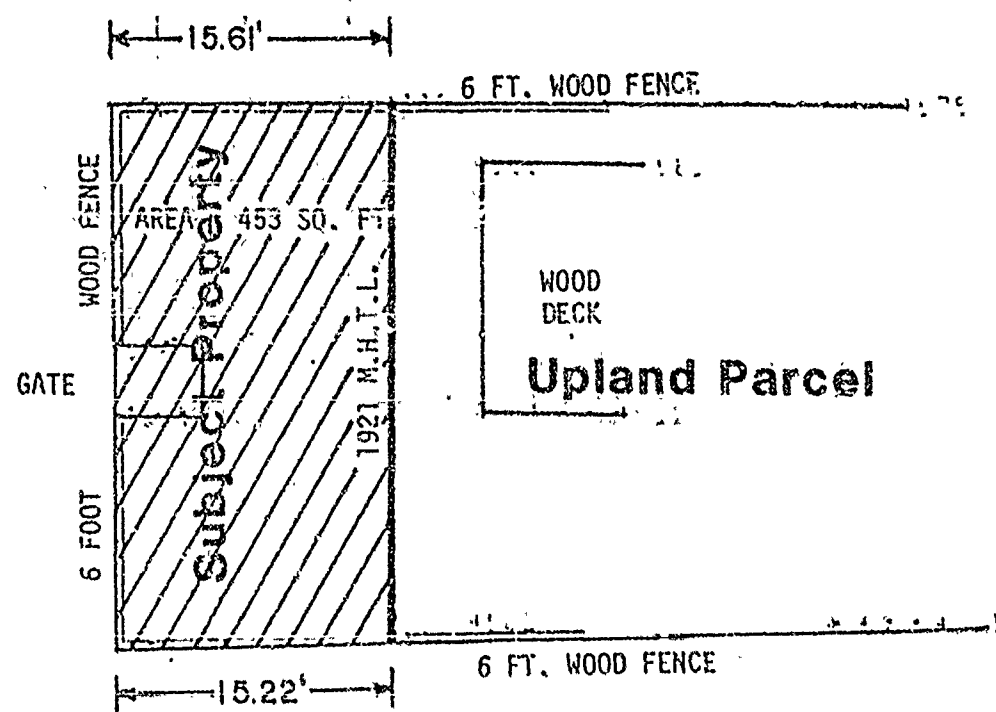
RICHARD D. ZANUCK
546 PALISADES BEACH ROAD
APR 4293-180 008

Computed By DW Date 12-18-78
Check By LS Date 1-11-79



(Added. 4/2/31)

Computed By DA Date 1-2-77
Check By _____ Date _____



GEORGE LEFCOE
972 PALISADES BEACH ROAD
APN 4292-310-006

EXHIBIT B-7

W 503.1139

Computed By 6.1 Date 7
Check By _____ Date _____

CALENDAR PAGE 2110
MINUTE PAGE 705

(Added, 4/2/51)

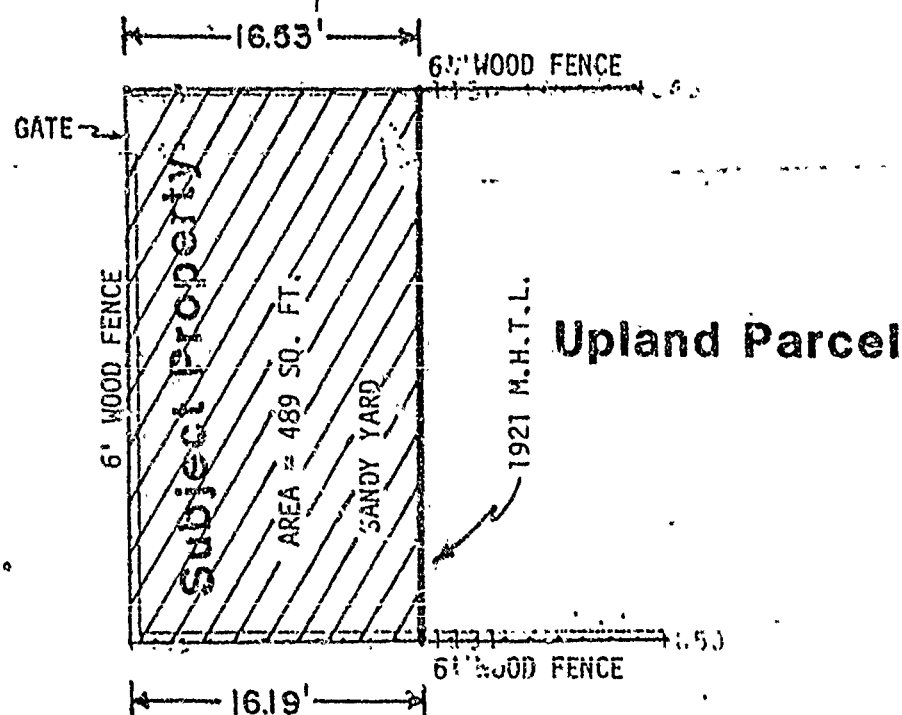
SCALE: 1" = 10'

(Added, 4/2/81)



SCALE: 1" = 10'

BEACH AREA



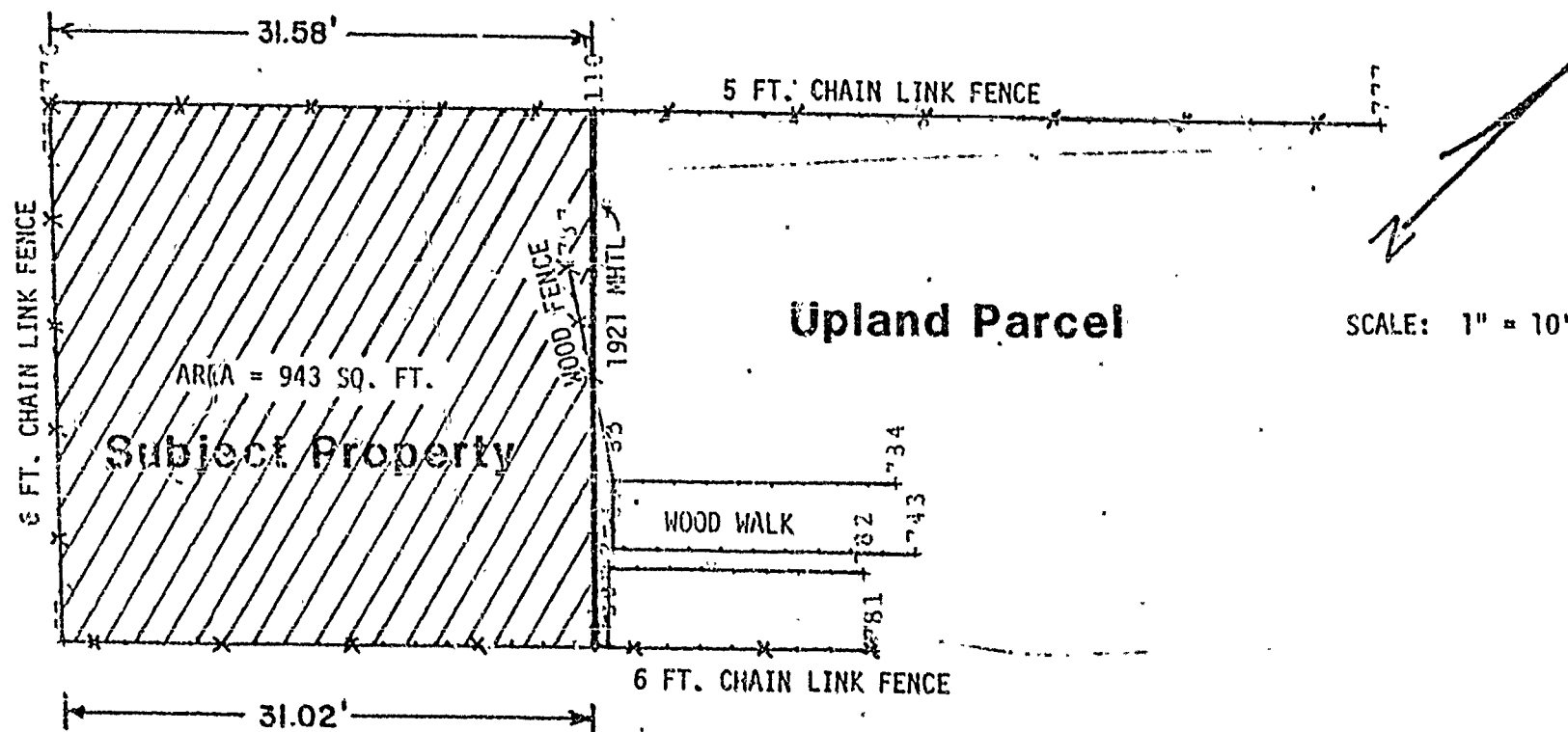
Upland Parcel

BARBARA MILLER
966 PALISADES BEACH ROAD
APN 4292-310-007

EXHIBIT B-8

W 503.1138

Computed By _____ Date 7-3-79
Check By _____ Date _____



(Added, 4/2/81)

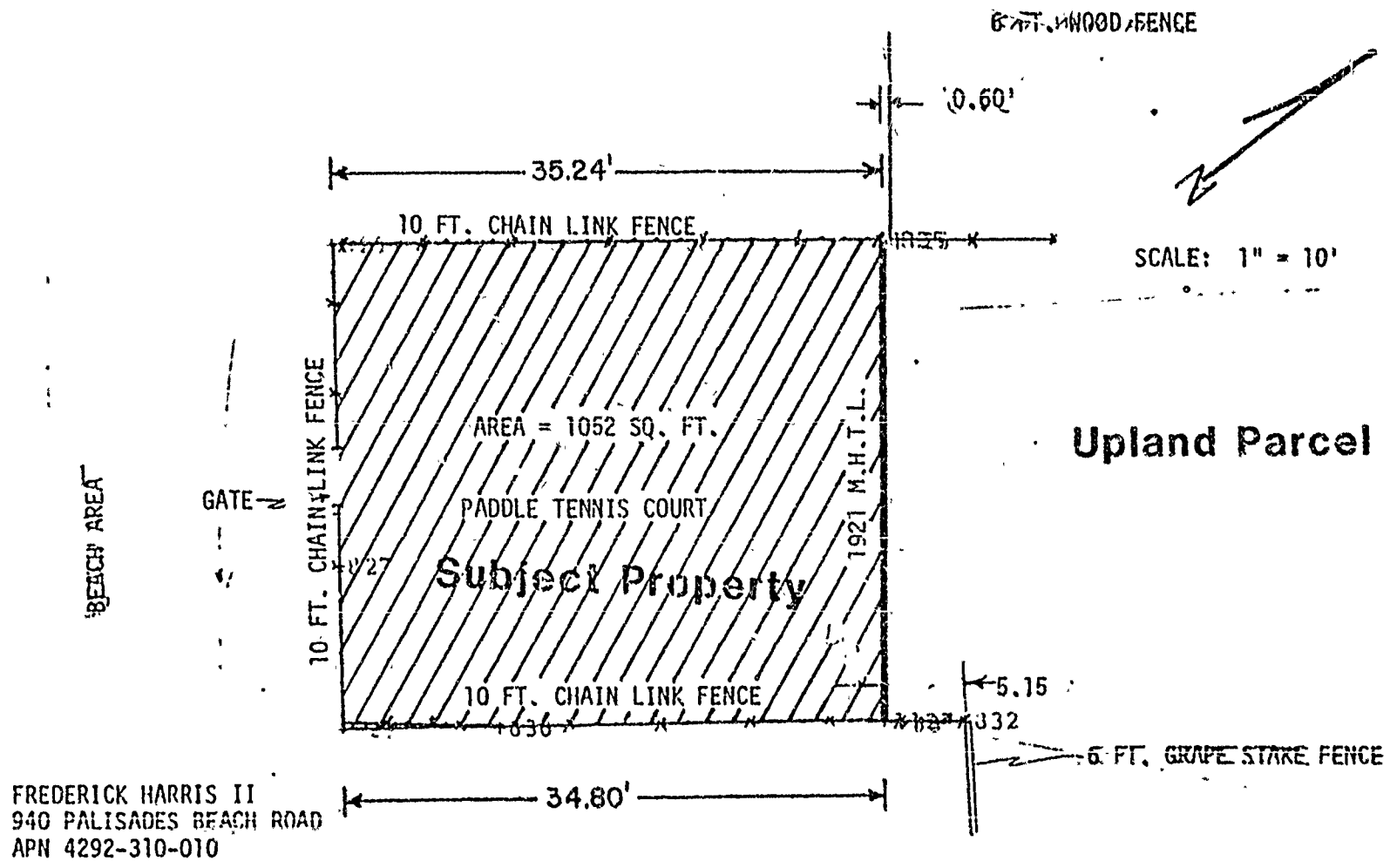
CLAUDE CARLINE
918 PALISADES BEACH ROAD
APN 4292-310-016

Computed By DH Date 12-24-78
Check By _____ Date _____

EXHIBIT B-10

W 503.1134

(Added, 4/2/81)



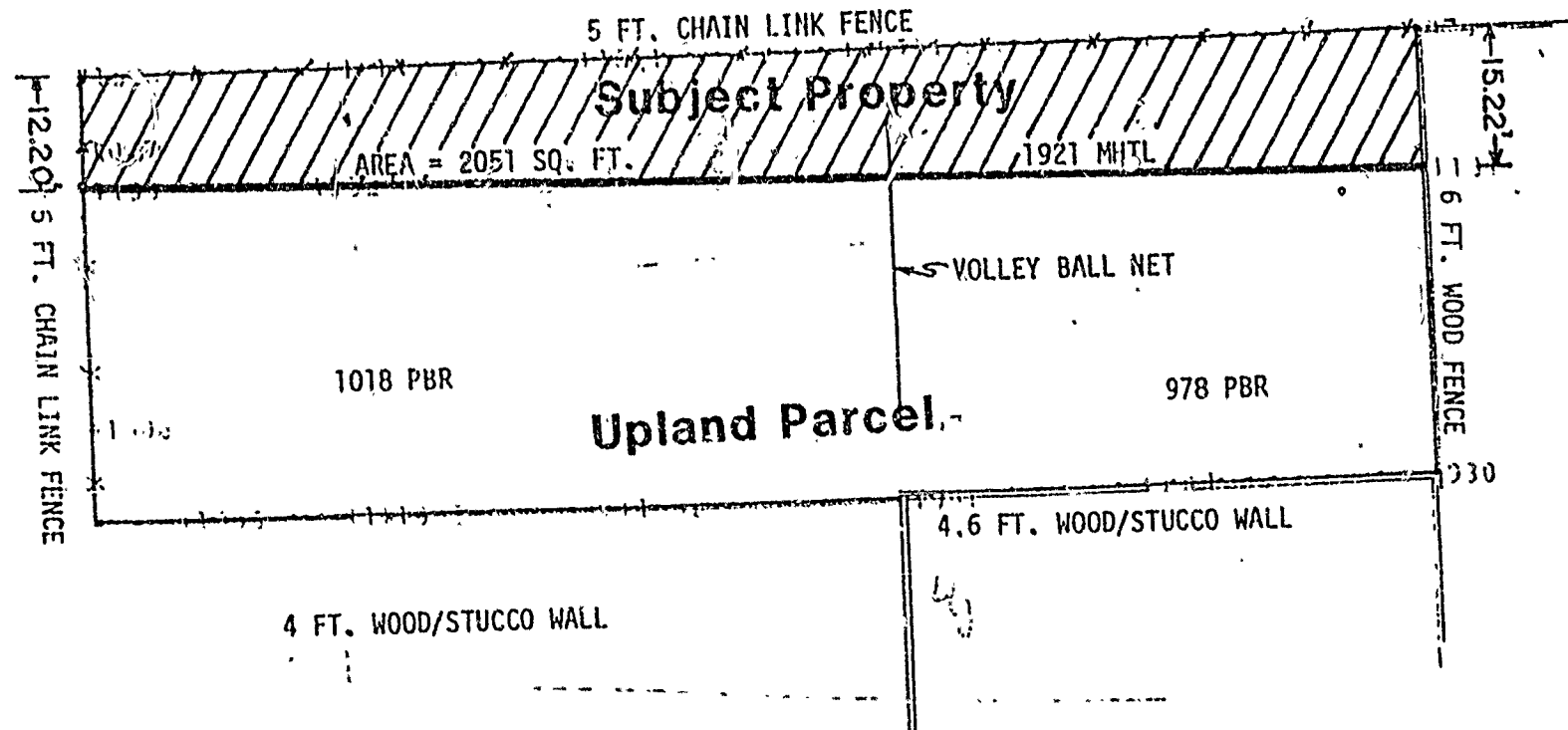
FREDERICK HARRIS II
940 PALISADES BEACH ROAD
APN 4292-310-010

Computed By DIV Date 1-2-79
Check By P. G. Date 1-2-79

EXHIBIT B-11

W 503.1136

BEACH AREA



CALENDAR PAGE
211

MINUTE PAGE
710

(Added, 4/2/81)

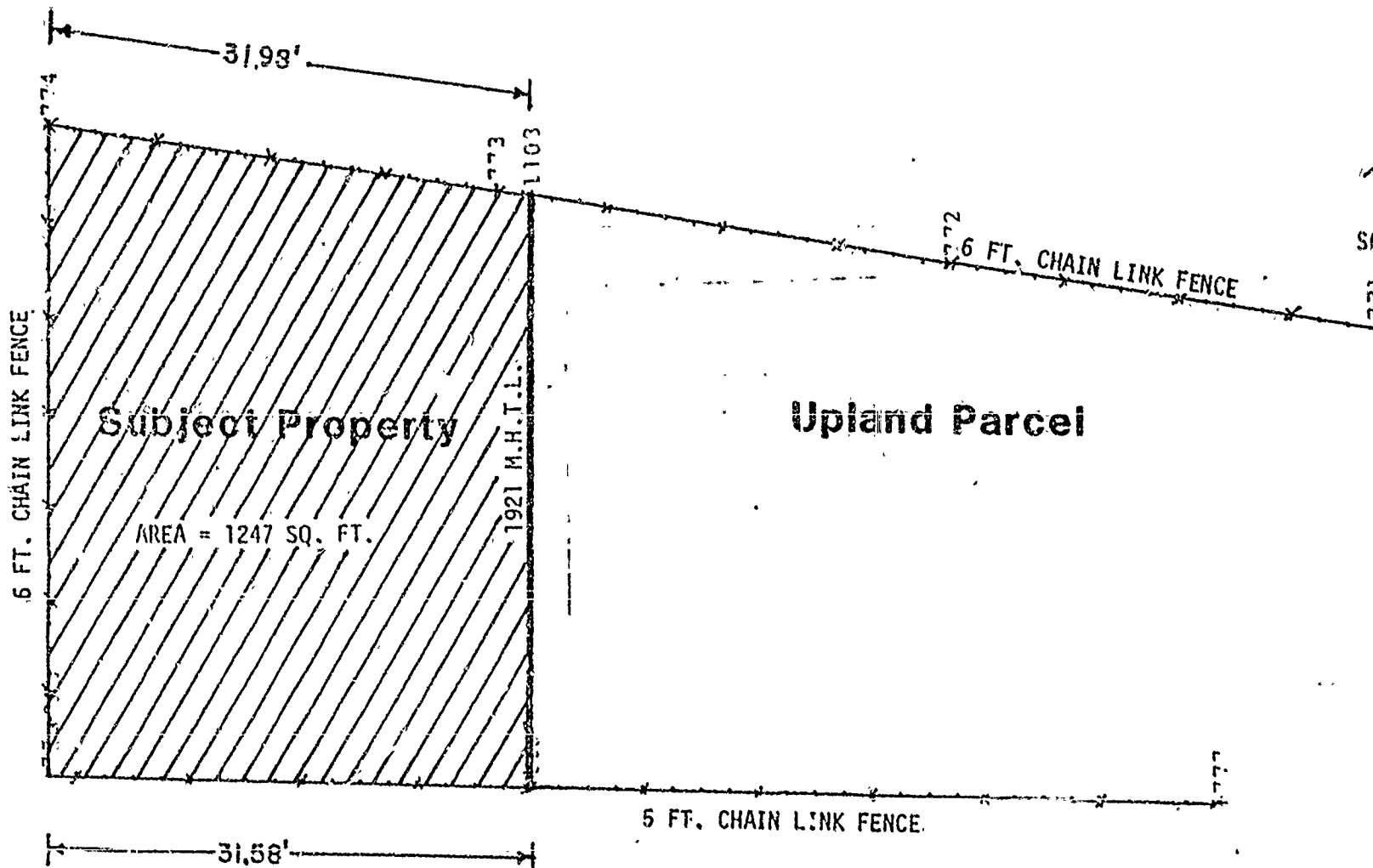
SCALE: 1" = 20'

EXHIBIT B-12

W 503.1140

JULRED INC.
978 & 1018 PALISADES BEACH ROAD
APN'S 4292-310-005 & 4292-310-004

Computed By J.V. Date 1-3-77
Check By _____ Date _____



CALENDAR PAGE	21
MINUTE PAGE	11

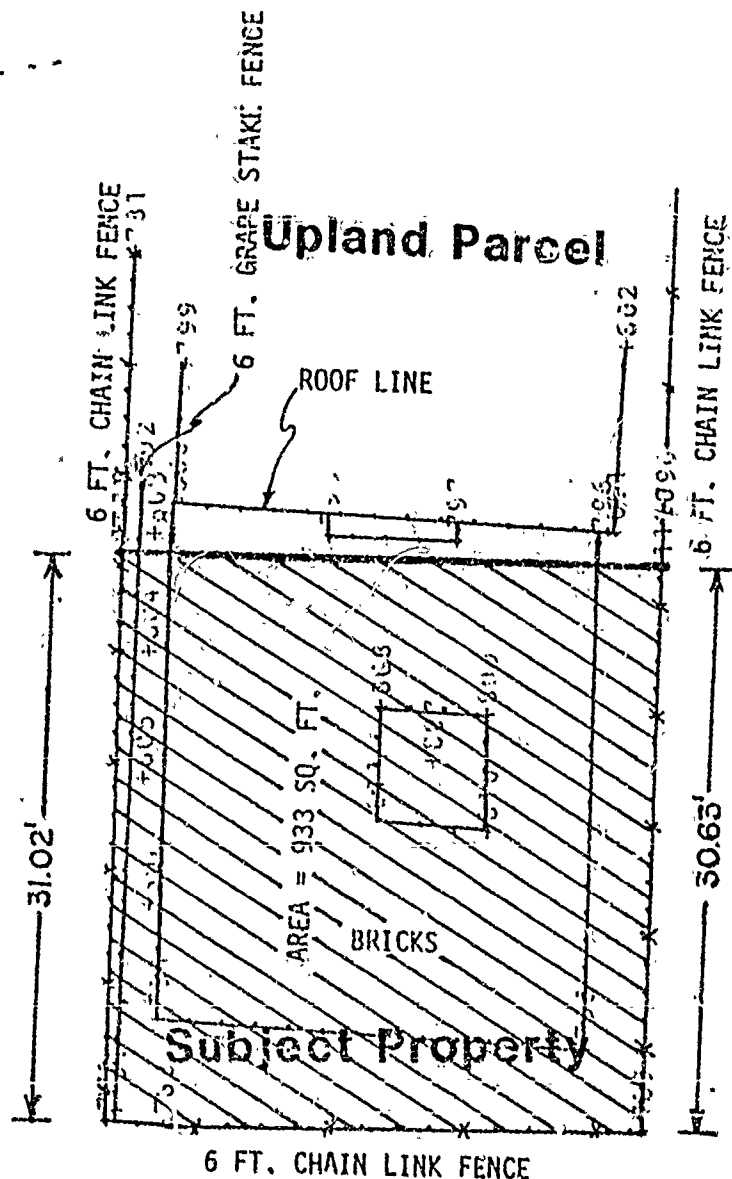
SCALE: 1" = 10'

(Added, 4/2/81)

EXHIBIT B-13

DAISY PERRY
916 PALISADES BEACH ROAD
APR 4292-310-017

Computed By DN Date 12-29-78
Check By Date W 503.1133



SCALE: 1" = 10'

CALENDAR PAGE	211
MINUTE PAGE	712

(Added, 4/2/81)

GEORGE ROSENTHAL
924 PALISADES BEACH ROAD
APN 4292-310-015

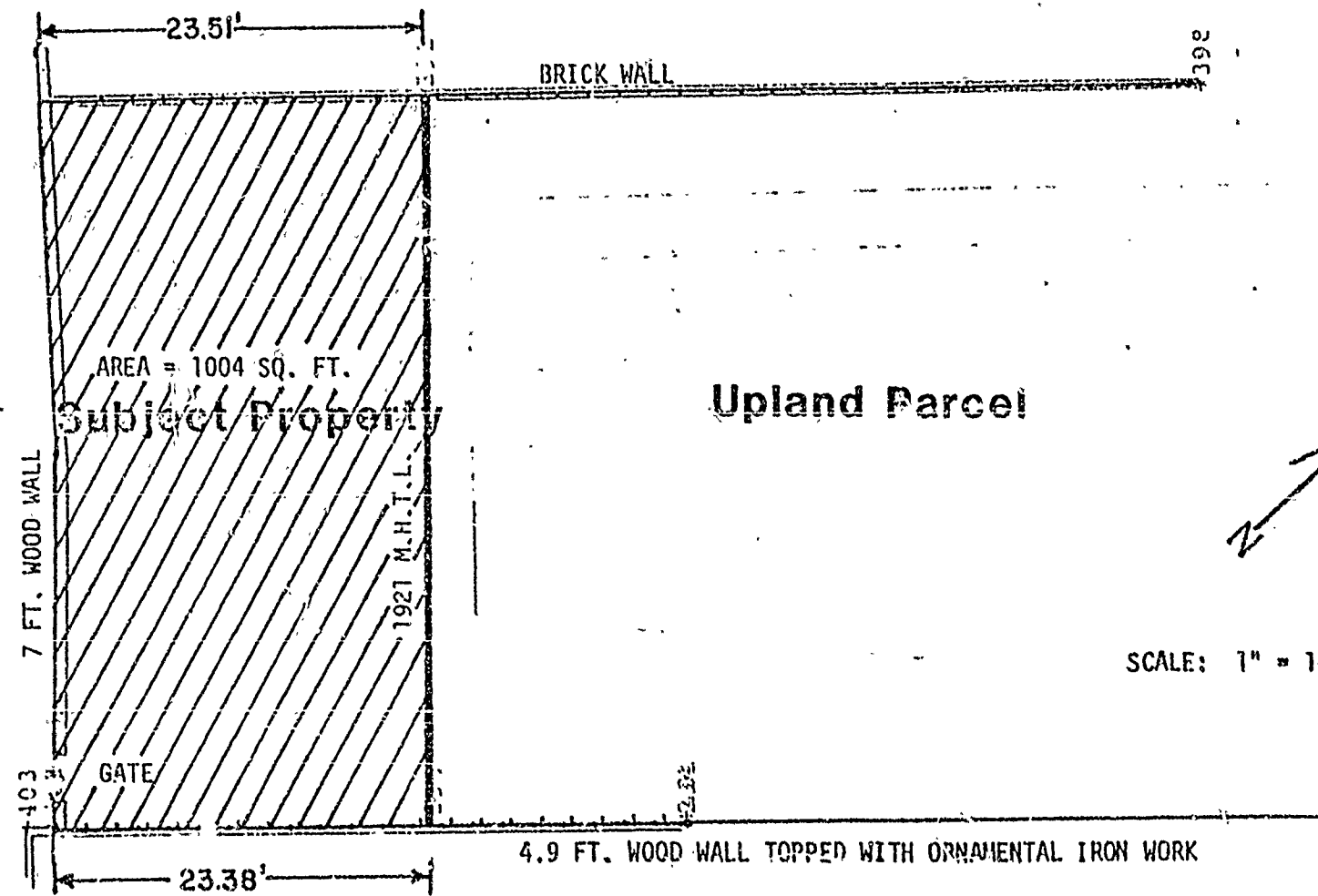
EXHIBIT B-14

W 503.1135

Computed by D.V. Date 12-1-83
Check by

Computed By DN Date 1/2/81
Check By LL Date 2/1/81

CALENDAR PAGE	1
MINUTE PAGE	13



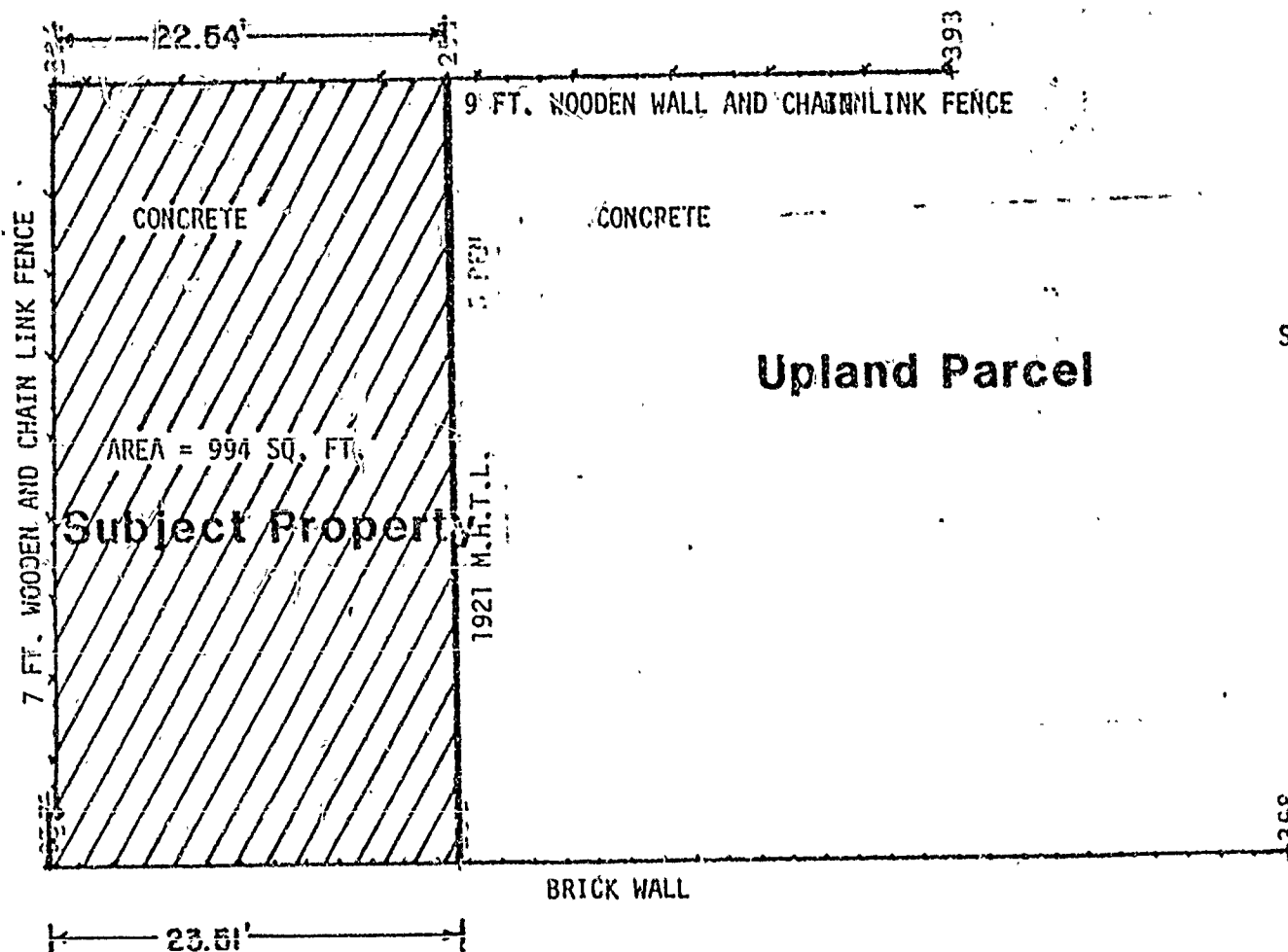
(Added, 4/2/81)

CAMARGUE INC.
549 PALISADES BEACH ROAD
APN 4293-180-007

EXHIBIT B-15

W 503.1125

PUBLIC PARKING LOT



HENRY JONES
547 PALISADES BEACH ROAD
APN 4293-180-006

Computed By DN Date 12-15-78
Check By FL Date 1-1-79

EXHIBIT B-16

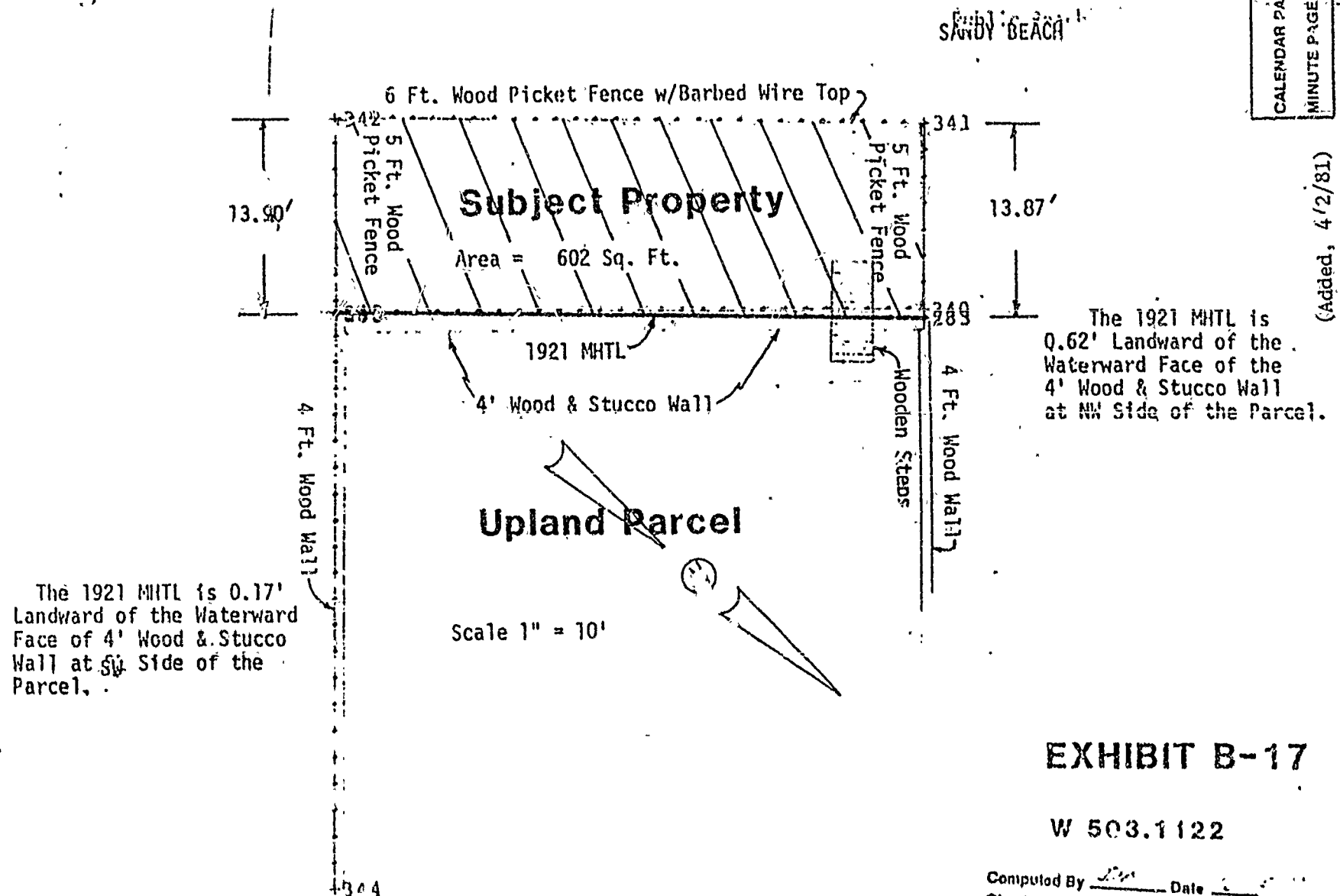
W 502.1124

CALENDAR PAGE	211
MINUTE PAGE	714

(Added, 4/2/81)

Mae West
514 Palisades Beach Road
APN 4293-130-004

CALENDAR PAGE 211
MINUTE PAGE 715



BEACH AREA

Subject Property

5ft chain link fence

1921 M.H.T.
AREA = 1035.50 sq. ft.

5ft chain link fence

Upland Parcel

1024

+10 1023

+10 1021

+10 1028

+10 1017

+10 1025

GATE

5.5ft wooden fence

PHILLIPPA BABBITT
1020 PALISADES BEACH ROAD

ASSESSOR'S PARCEL No. 4292-310-003

SCALE: 1"=10'

N

CALENDAR PAGE

MINUTE PAGE

EXHIBIT B-18

W 503.1141

Computed By Date
Check By Date

Marian Parr
1024 Palisades Beach Road
APN 4292-310-001

MINUTE PAGE

(Added. 4/2/81)

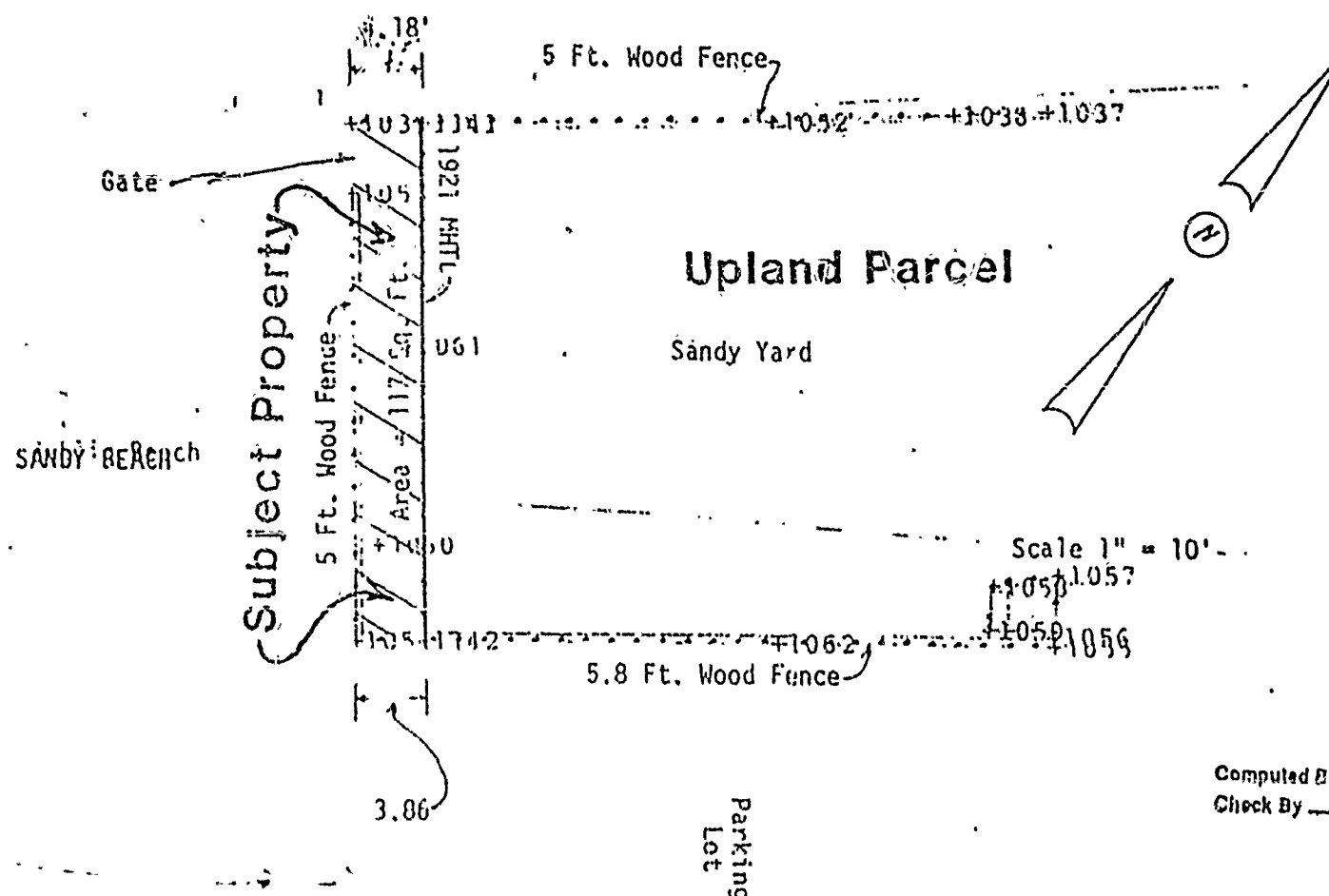


EXHIBIT B-19

W 503.1143
Computed By Date
Check By Date

BRICK RETAINING WALL BETWEEN SWIMMING POOL AND 1921 MHTL

NOTE: This wall is landward of 1921 MHTL by 0.25 FT. at its Northwestern end and by 0.10 FT at its Southeasterly end.

SCALE: 1" = 10'

291:bb
CALENDAR PAGE 718
MINUTE PAGE

(Added, 4/2/81)

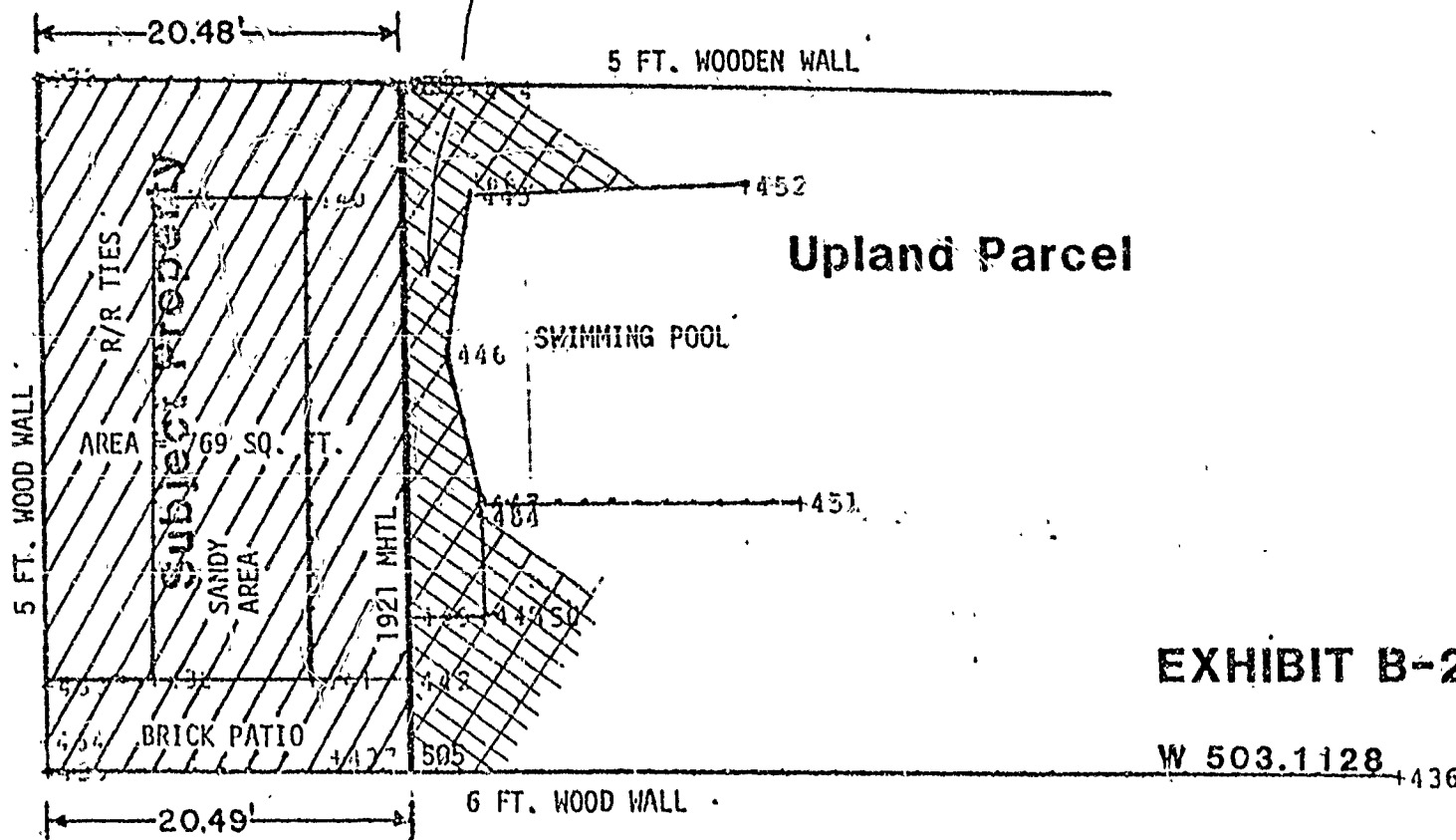


EXHIBIT B-20

W 503.1128 436

MARVIN FRIEDMAN
607 PALISADES BEACH ROAD
APN 4293-180-002

Computed By Dir Date 12 28
Check By 1 Date 1

NOTE: THE MOST WATERWARD FACE OF 2.5 FT. CONCRETE WALL
VARIES BETWEEN 0.24 FT. WATERWARD TO 0.15 FT.
LANDWARD OF 1921 M.H.T.L. THIS AREA ENCROACHED
BY THIS WALL IS 6 SQ. FT.

Computed by DA Date 7/1/81
Check by DA Date 7/1/81

CALENDAR PAGE
MINUTE PAGE

SCALE: 1" = 10'

Upland Parcel

PADDLE TENNIS COURT

2.5 FT. CONCRETE WALL WITH 5.6 FT. CHAIN LINK FENCE SET 0.2 FT.,
2.5 FT. C.W. PLTY WALL PLUS OR MINUS WATERWARD OF WALL (SEE NOTE ABOVE)

1921 M.H.T.L.

Subject Property

AREA = 1413 SQ. FT.

5 FT. CHAIN LINK FENCE

GATE

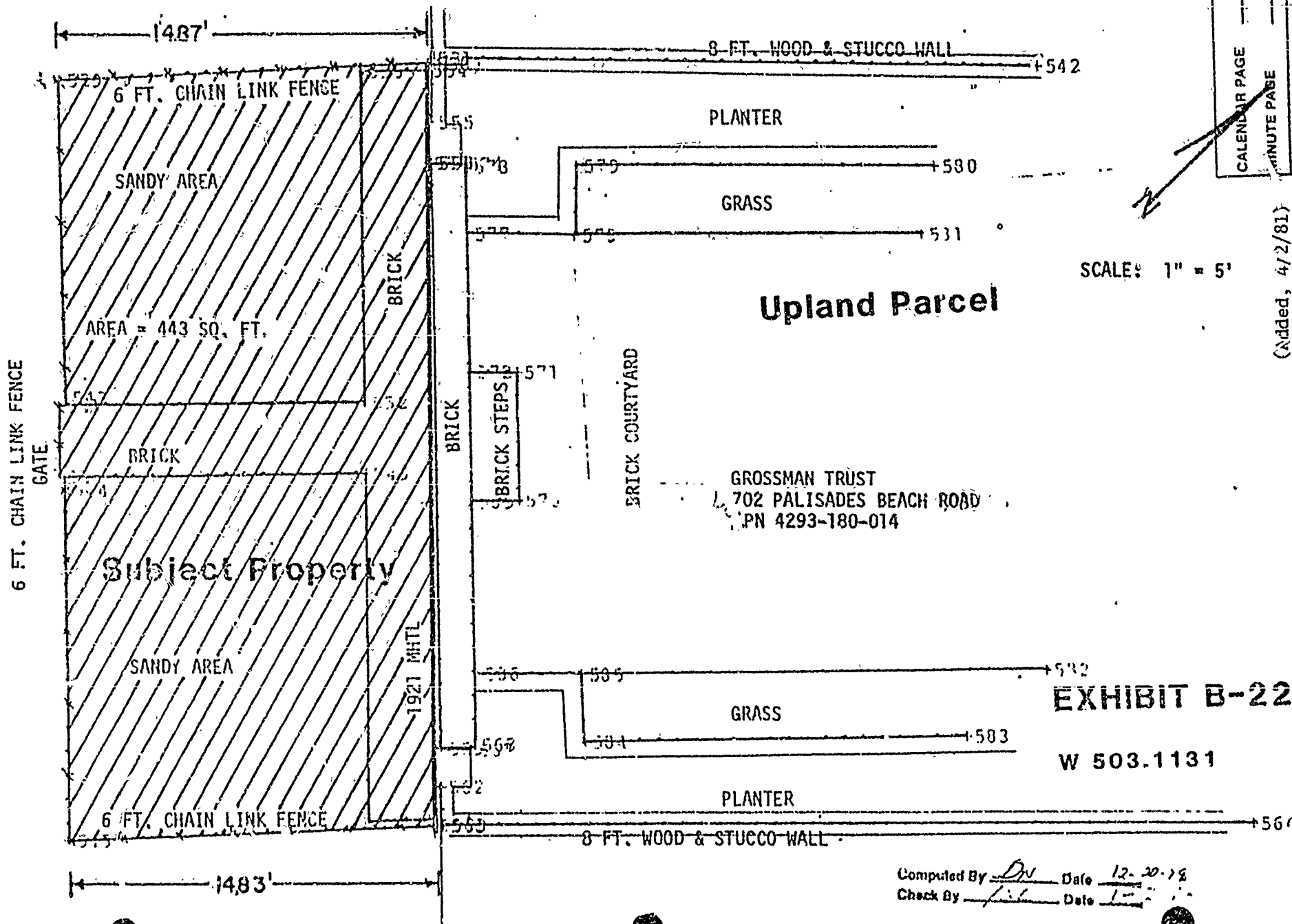
15.20'
5 FT. CHAIN LINK FENCE

(Added, 4/2/81)

LOUIS HERSON
625 PALISADES BEACH ROAD
APN 4293-180-010

EXHIBIT B-21

W 503.1129



211^{dd}
 CALENDAR PAGE 720
 MINUTE PAGE

(Added, 4/2/81)

CALENDAR PAGE	213
MINUTE PAGE	72

A survey map showing two adjacent parcels. The left parcel, labeled "Subject Property", is shaded with diagonal lines and has dimensions of 14.80' by 14.87'. It features a 6 FT. CHAIN LINK FENCE along its top and bottom boundaries, with a note "CHAIN LINK MISSING" on the top fence. A GATE is located on the left boundary. The right boundary is a 6 FT. WOOD WALL with a PLANTER area at the top corner. The area is noted as "AREA = 462 SQ. FT.". The right parcel, labeled "Upland Parcel", is unshaded and contains a 7 FT. WOOD & STUCCO WALL along its top boundary and an 8 FT. WOOD & STUCCO WALL along its bottom boundary. It also has a PLANTER area at the bottom corner. Elevation points are marked throughout both parcels. To the right of the map, there is contact information for Michael Kanin and a scale of 1 inch equals 1 foot.

14.80'

6 FT. CHAIN LINK FENCE;
CHAIN LINK MISSING

AREA = 462 SQ. FT.

GATE

6 FT. WOOD WALL

PLANTER

7 FT. WOOD & STUCCO WALL

8 FT. WOOD & STUCCO WALL

Subject Property

Upland Parcel

MICHAEL KANIN
553 PALISADES BEACH ROAD
APN 4293-180-013

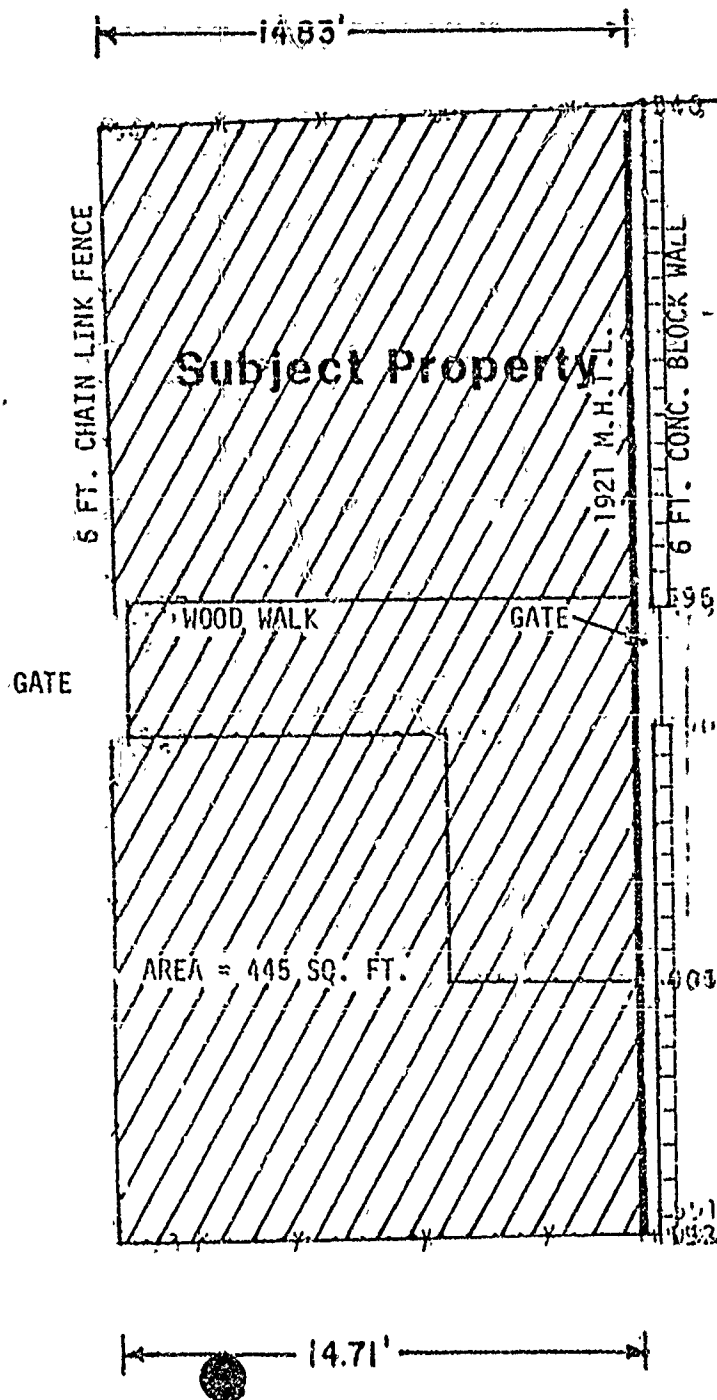
SCALE: 1" = 1'

EXHIBIT

W 503.1

EXHIBIT B-23

W 503.1130



211 ff
722
CALENDAR PAGE
MINUTE PAGE

(Added, 4/2/81)



(Added, 4/2/81)