

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

MINUTE ITEM

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

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.

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 5167

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

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 503.1124  
BLA 214  
PRC 6148

W 503.1135  
BLA 233  
PRC 6461

W 503.1125  
BLA 229  
PRC 6365

W 503.1136  
BLA 237  
PRC 6466

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 503.1126  
BLA 212  
PRC 6152

W 503.1137  
BLA 213  
PRC 6147

W 503.1127  
BLA 231  
PRC 6400

W 503.1138  
BLA 209  
PRC 6083

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 503.1128  
BLA 215  
PRC 6149

W 503.1139  
BLA 235  
PRC 6464

W 503.1129  
BLA 239  
PRC 6468

A 44  
S 22

(Revised 8/25/81)

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W 503.1140  
BLA 219  
PRC 6166

W 503.1141  
BLA 221  
PRC 6179

CALENDAR ITEM NO. 37 (CONTD)

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

CALENDAR PAGE

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689

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

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

CALENDAR ITEM

F 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 503.1120  
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 6013

W 503.1124  
BLA 214  
PRC 6148

W 503.1125  
BLA 229  
PRC 6365

W 503.1126  
BLA 212  
PRC 6152

W 503.1127  
BLA 231  
PRC 6400

W 503.1128  
BLA 215  
PRC 6149

W 503.1129  
BLA 239  
PRC 6468

W 503.1130  
BLA 216  
PRC 6150

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MINUTE PAGE 690

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.

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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.

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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

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(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

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(Rev. 4/6/81)



Public Parking

6 Ft. Chain Link Fence

SANDY BEACH

5 Ft. Chain Link Fence

Subject Property

Area = 1839 Sq. Ft.

1921 MTL

Computed By ML Date 11/1/81  
Check By ML Date 11/1/81

32.54'

31.11'

3.62'

6 Ft. Chain Link Fence

Cate

7.5 Ft. Wood Wall

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

Sandy Yard

Upland Parcel

Scale 1" = 16'

5.5 Ft. Wood Wall

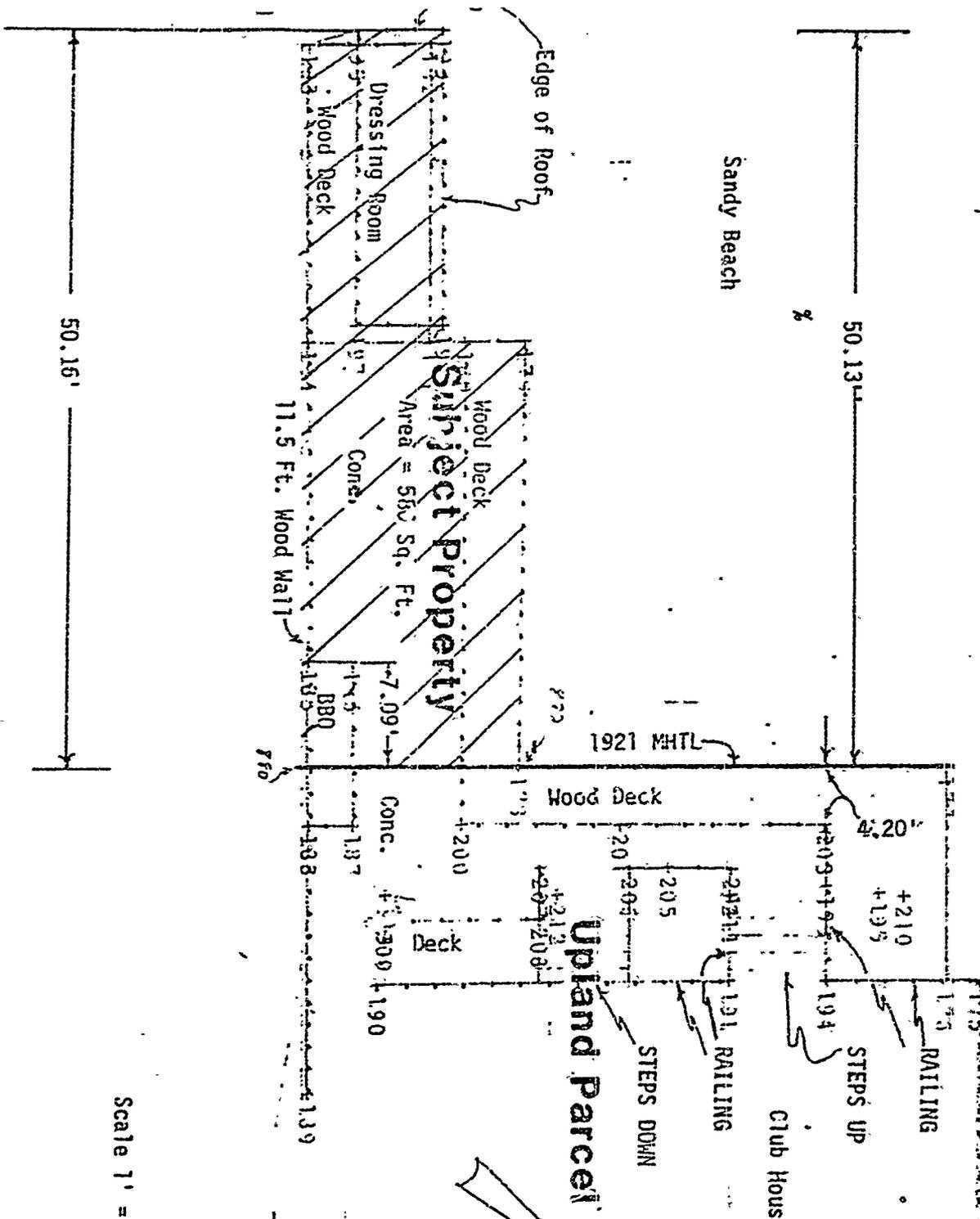
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(Added, 4/2/81)

EXHIBIT B-2

W 503.1121

Paltisades Beach Club  
 267 Paltisades Beach Road  
 App 4203-174-004



50.16'

Scale 1" = 10 Ft.

**EXHIBIT B-3**

W 503.1119

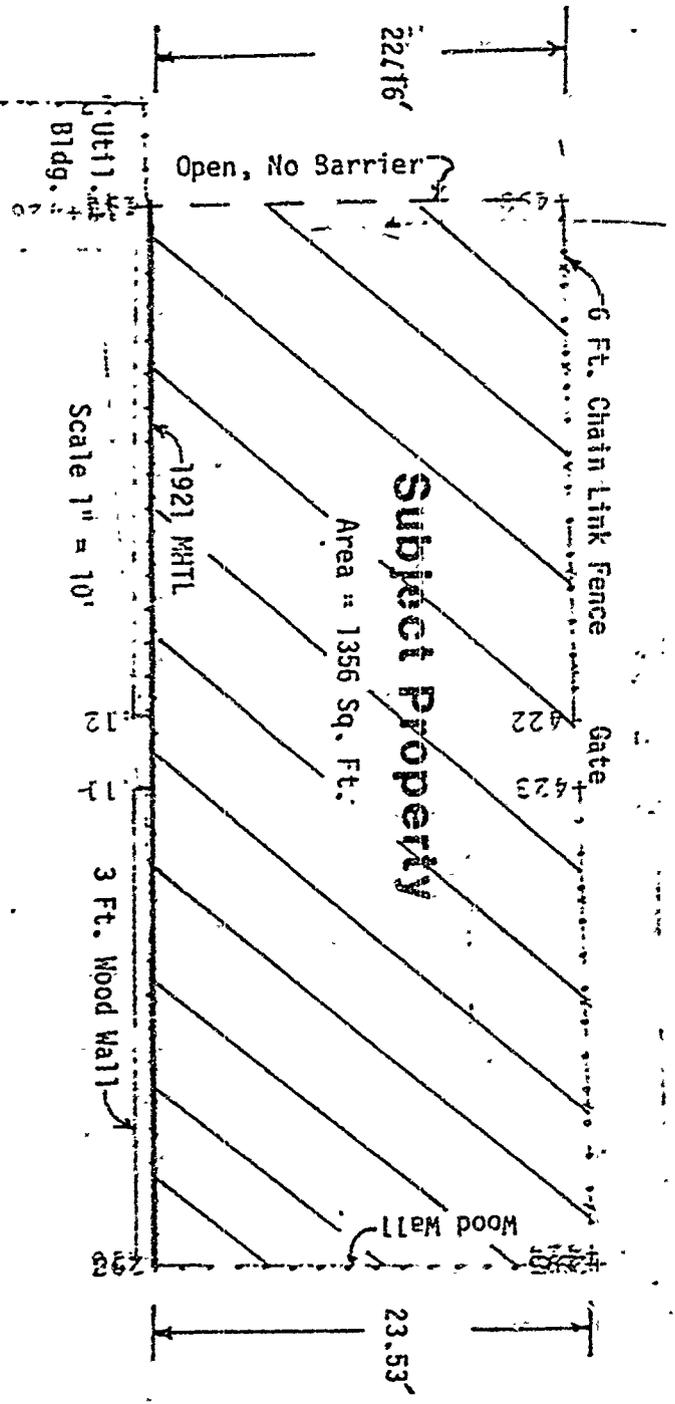
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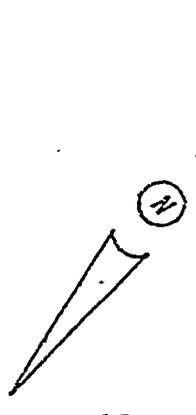
(Added, 4/2/81)

Margorie Waiter  
 602 Palisades Beach Road  
 APN 4293-18-001

SANDY BEACH



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



Upland 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

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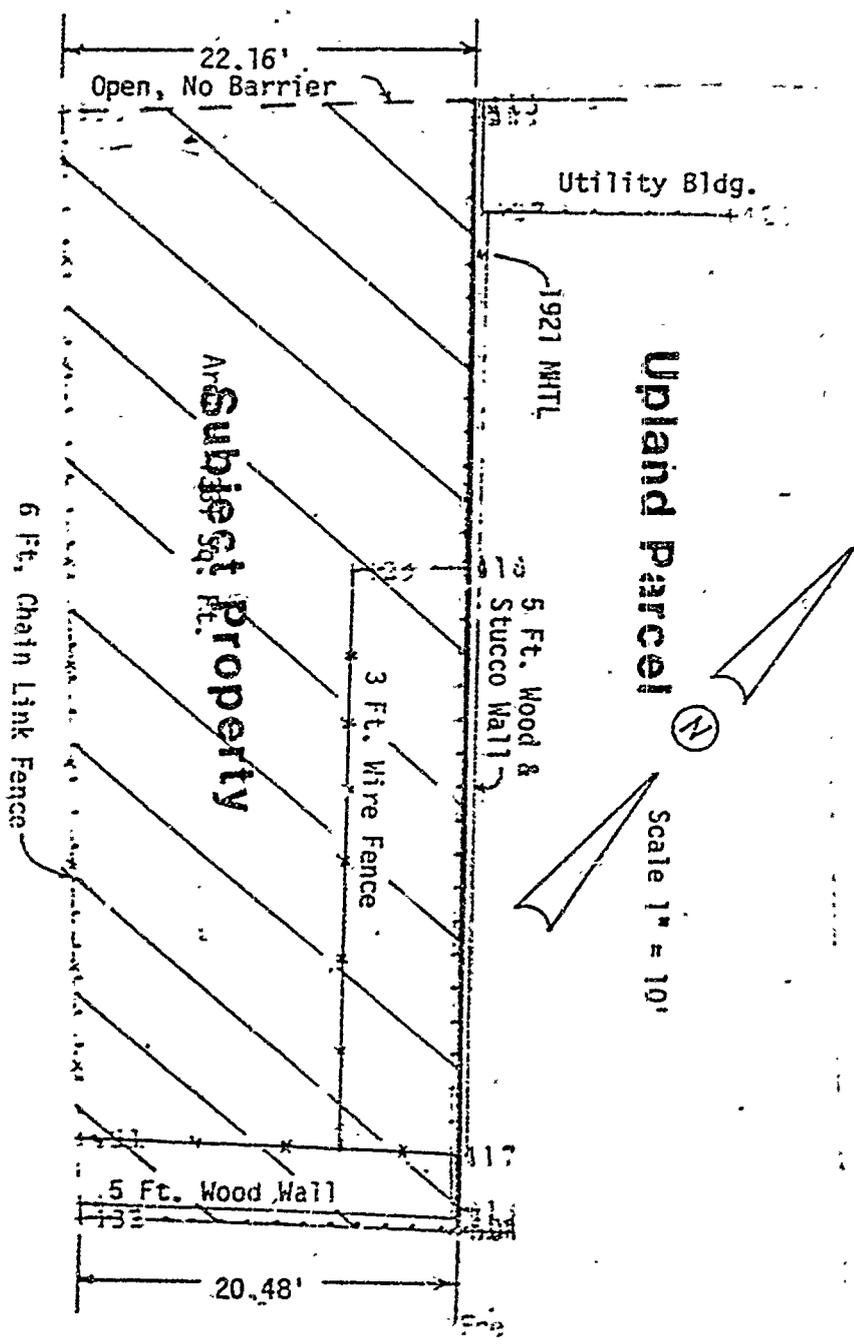
(Added, 4/2/81)

Computed By D.P. Date 12/11/81  
 Check By \_\_\_\_\_ Date \_\_\_\_\_

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

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(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.

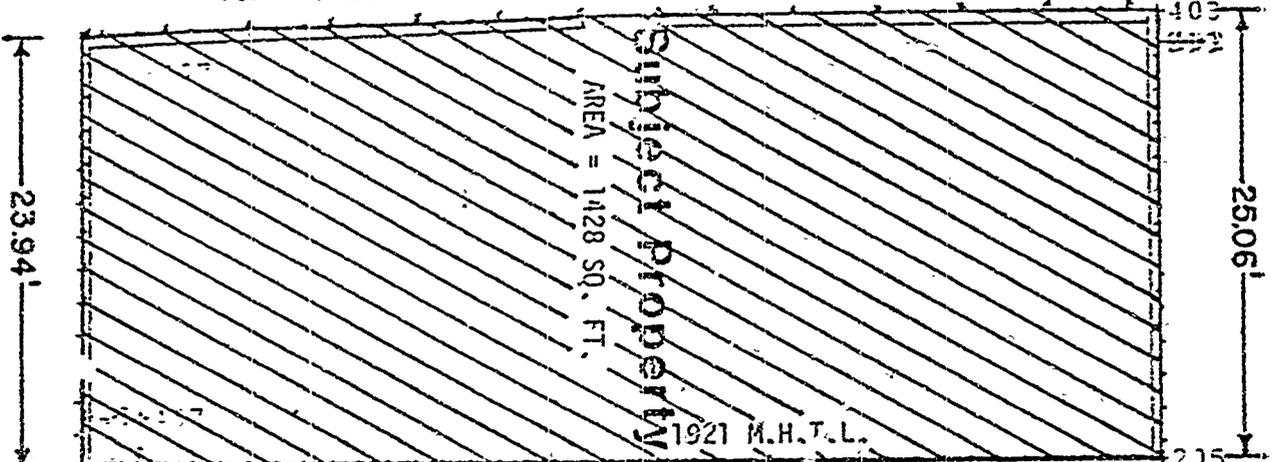
SANDY BEACH

**EXHIBIT B-4b**

W 503.1127

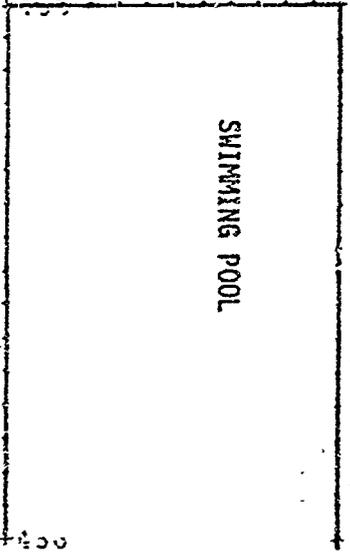
BEACH  
AREA

5.5 FT. CHAIN LINK FENCE IN FRONT OF 2.6 FT. WOOD WALL



3 FT. IRON RAIL FENCE

4.9 FT. WOOD WALL TOPPED WITH ORNAMENTAL IRON WORK



Upland Parcel

SAND

4.9 FT. WOOD WALL TOPPED WITH ORNAMENTAL IRON WORK

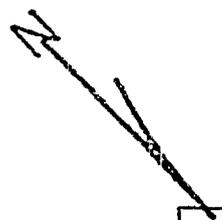
RICHARD D. ZANUCK  
546 PALISADES BEACH ROAD  
APR 1293-180-008

Computed By DR Date 12-18-78  
Checked By AS Date 1-2-79

EXHIBIT B-5  
W 503.1126

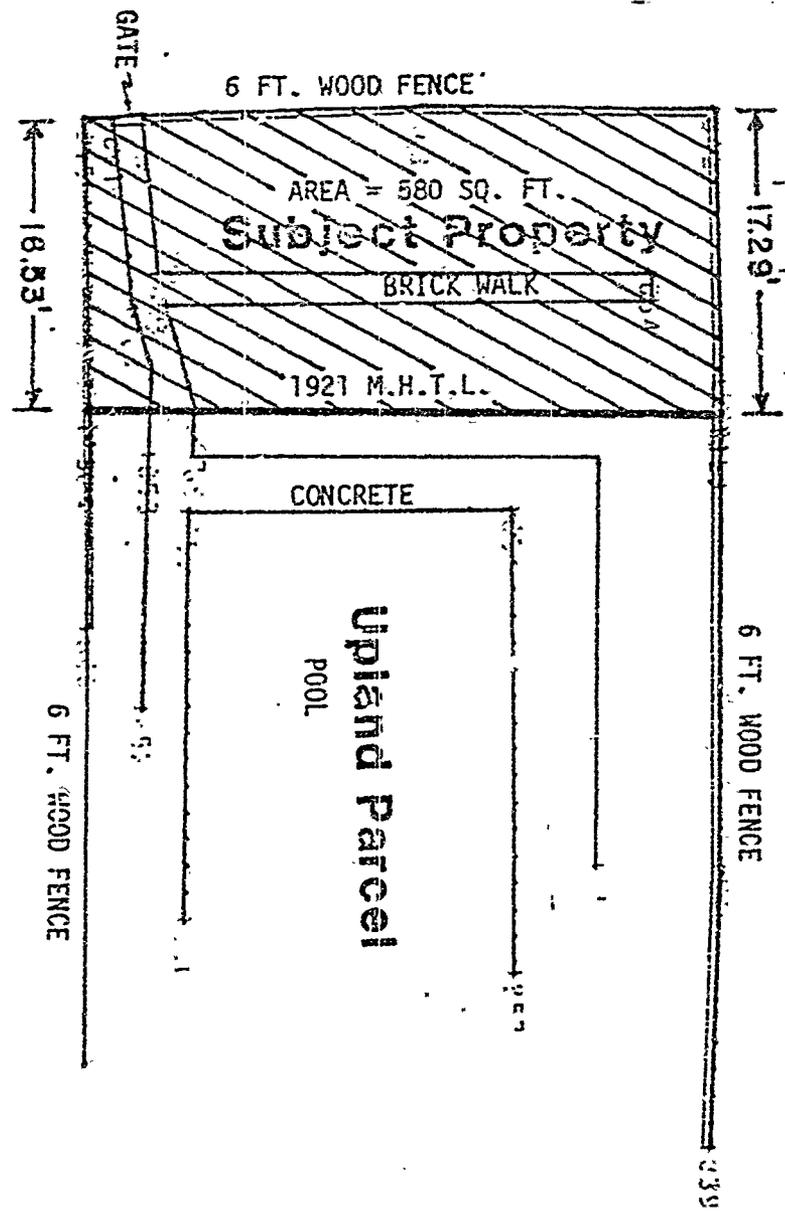
SCALE: 1" = 10'

(Added, 4/2/81)

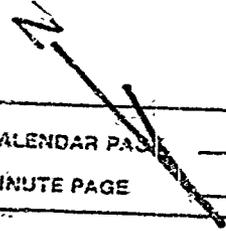


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ROYCE DIENER  
964 PALISADES ROAD  
APN 42C-310-008



SCALE: 1" = 10'



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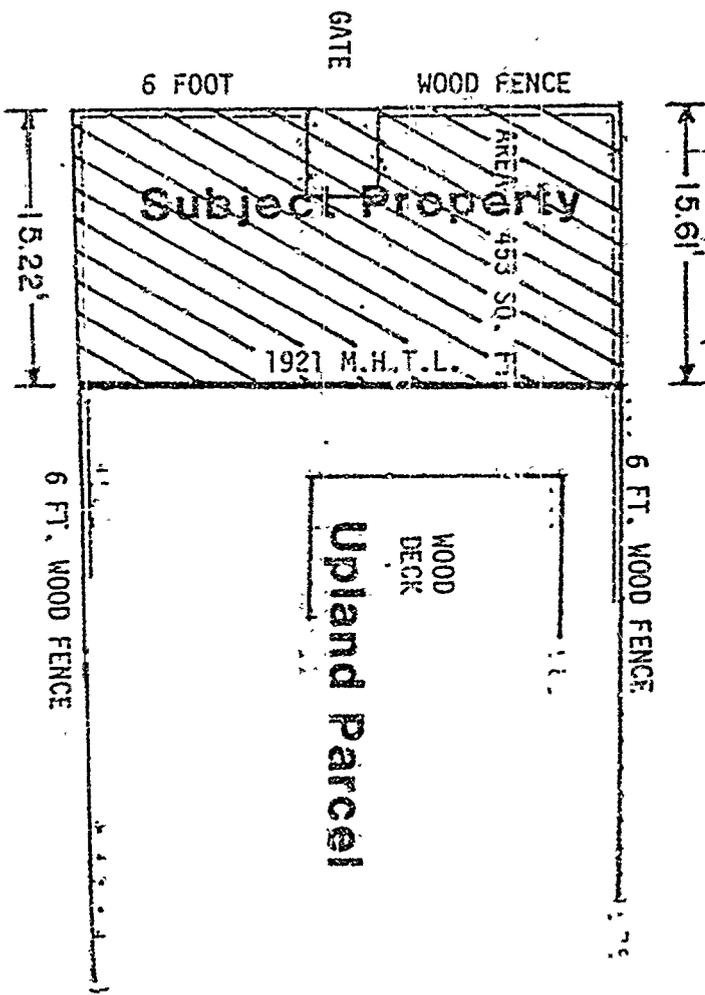
(Added, 4/2/81)

### EXHIBIT B-6

W 503.1137

Computed By WJ Date 2-2-77  
Check By \_\_\_\_\_ Date \_\_\_\_\_

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



Computed By KL Date       
Checked By      Date     

**EXHIBIT B-7**  
W 503.1139

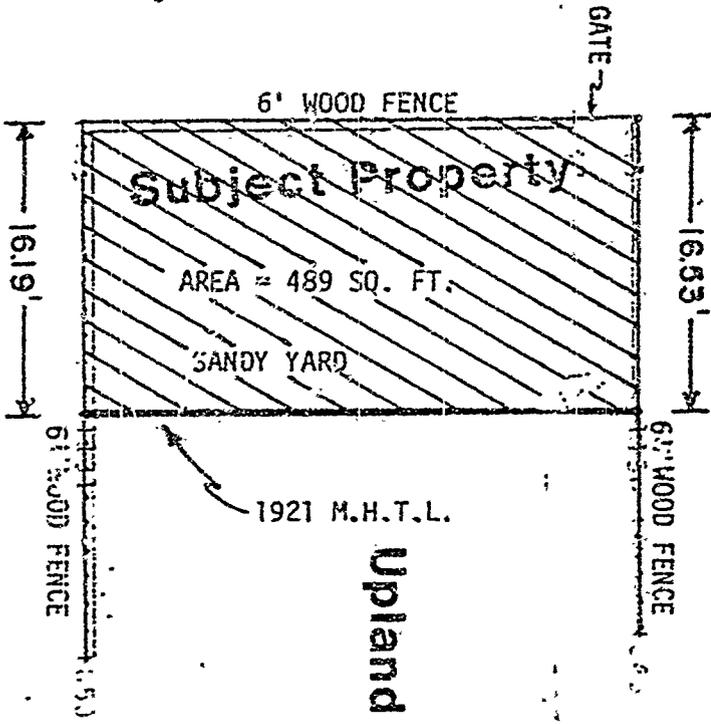
SCALE: 1" = 10'

(Added, 4/2/81)

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MINUTE PAGE	<u>705</u>

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

BEACH AREA



Upland Parcel

SCALE: 1" = 10'



(Added, 4/2/81)

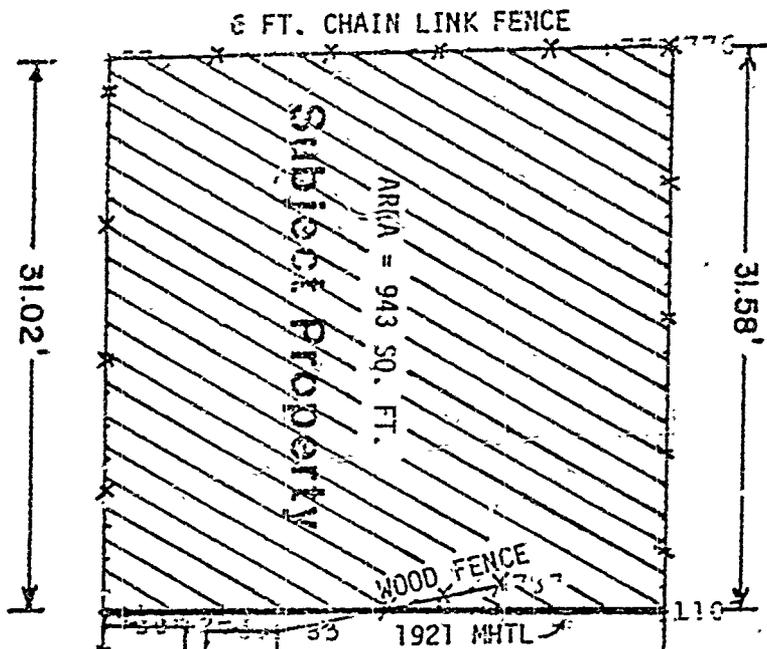
Computed By \_\_\_\_\_ Date 1-5-79  
Checked By \_\_\_\_\_ Date \_\_\_\_\_

W 503.1138

EXHIBIT B-8

CALENDAR PAGE	2113
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CLAUDE CARLINE  
 918 PALISADES BEACH ROAD  
 APN 4292-310-016



Subject Property

AREA = 943 SQ. FT.

WOOD FENCE

1921 MHTL

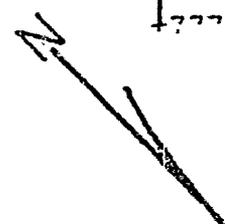
6 FT. CHAIN LINK FENCE

WOOD WALK

5 FT. CHAIN LINK FENCE

Upland Parcel

SCALE: 1" = 10'



Computed By DN Date 12-28-78  
 Check By \_\_\_\_\_ Date \_\_\_\_\_

W 503.1134

EXHIBIT B-10

CALENDAR PAGE	<u>211</u>
MINUTE PAGE	<u>708</u>

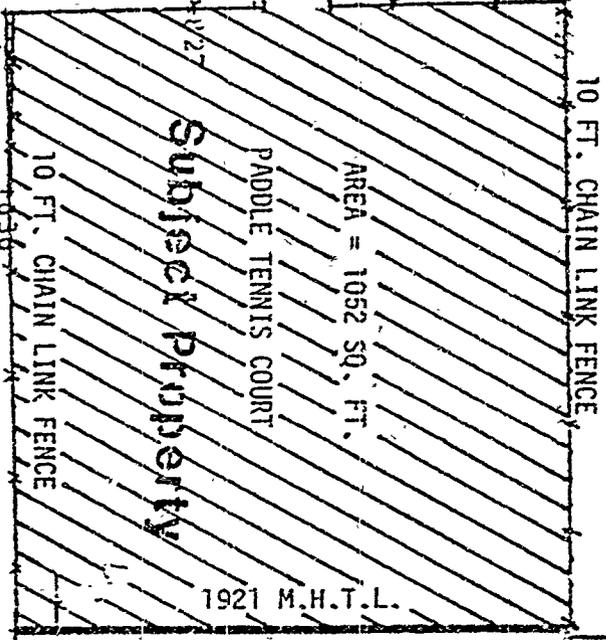
(Added, 4/2/81)

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

BEACH AREA

GATE

10 FT. CHAIN LINK FENCE



Subject Property

AREA = 1052 SQ. FT.

1921 M.H.T.L.

6 FT. WOOD FENCE

Upland Parcel

SCALE: 1" = 10'

CALENDAR PAGE	211 s
MINUTE PAGE	709

(Added, 4/2/81)

Computed by DW Date 1-2-74  
Check By GA Date 1-2-74

EXHIBIT B-11

W 503.1136

BEACH AREA

5 FT. CHAIN LINK FENCE

Subject Property

AREA = 2051 SQ. FT.

1921 MHTL

12.20' 5 FT. CHAIN LINK FENCE

1018 PBR

Upland Parcel

5 VOLLEY BALL NET

978 PBR

4.6 FT. WOOD/STUCCO WALL

4 FT. WOOD/STUCCO WALL

15.22' 6 FT. WOOD FENCE

230

CALENDAR PAGE	211
MINUTE PAGE	7/10

(Added, 4/2/81)

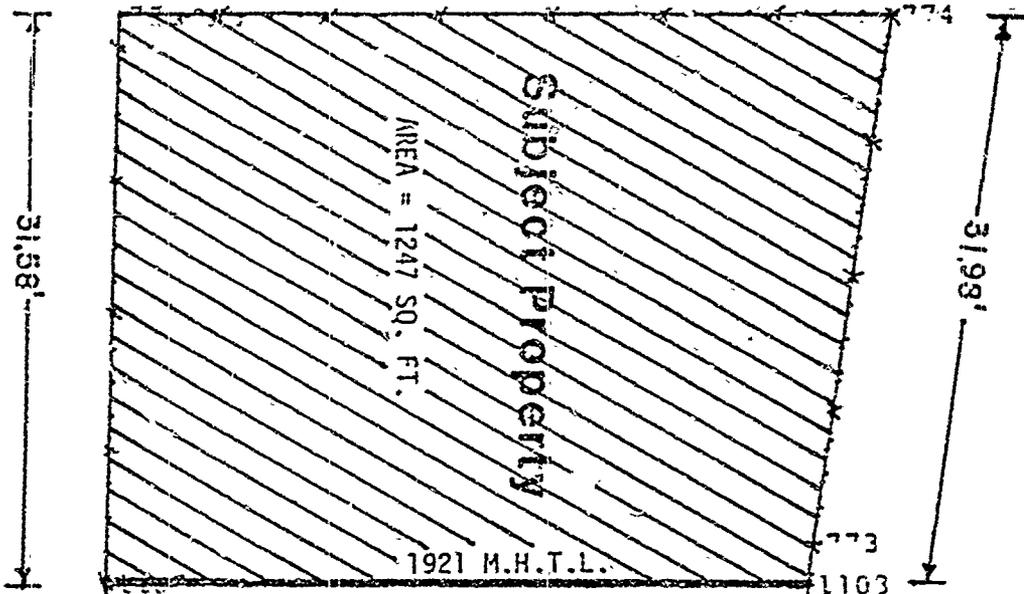
SCALE: 1" = 20'  
EXHIBIT B-12

W 503.1140

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

Computed By LV Date 7.3.74  
Check By Dyle

6 FT. CHAIN LINK FENCE



Subject Property

AREA = 1247 SQ. FT.

1921 M.H.T.L.

31.58'

31.93'

1103

5 FT. CHAIN LINK FENCE

Upland Parcel

6 FT. CHAIN LINK FENCE

SCALE: 1" = 10'



CALENDAR PAGE	214
MINUTE PAGE	11

(Added, 4/2/81)

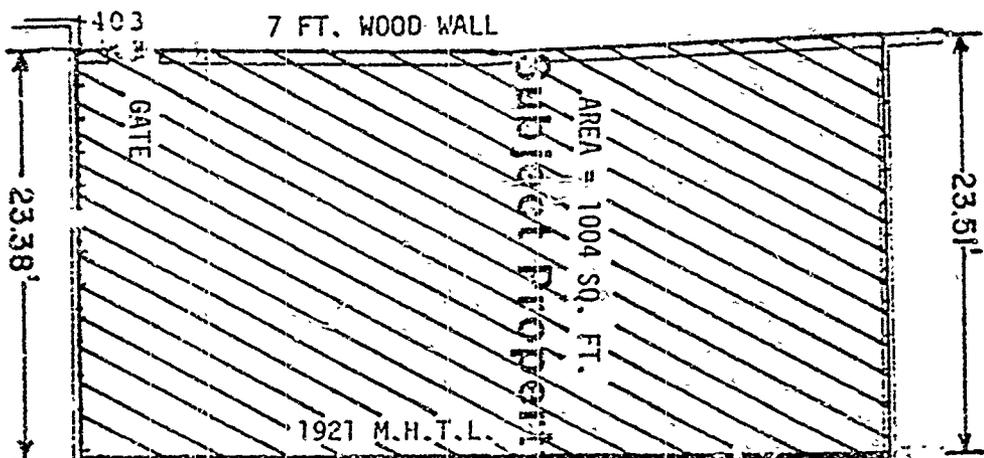
DAISY PERRY  
 916 PALLISADES BEACH ROAD  
 APM 4292-310-017

Computed By DW Date 12-23-78  
 Check By \_\_\_\_\_ Date \_\_\_\_\_

EXHIBIT B-13  
 W 503.1133



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



Upland Parcel

SCALE: 1" = 10'

4.9 FT. WOOD WALL TOPPED WITH ORNAMENTAL IRON WORK

EXHIBIT B-15

W 503.1125

Computed By DN Date 1/11/81  
Check By LL Date 2/2/81

CALENDAR PAGE  
MINUTE PAGE

11	W
13	

(Added, 4/2/81)

PUBLIC PARKING LOT

BEACH AREA

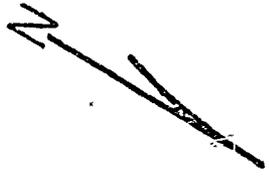
7 FT. WOODEN AND CHAIN LINK FENCE



9 FT. WOODEN WALL AND CHAINLINK FENCE

Upland Parcel

SCALE: 1" = 10'



HENRY JONES  
547 PALISADES BEACH ROAD  
APN 4293-180-00C

Computed By DM Date 12-15-72  
Check By DM Date 12-15-72

EXHIBIT B-16  
W 503.1124

CALENDAR PAGE	211x
MINUTE PAGE	714

(Added, 4/2/81)

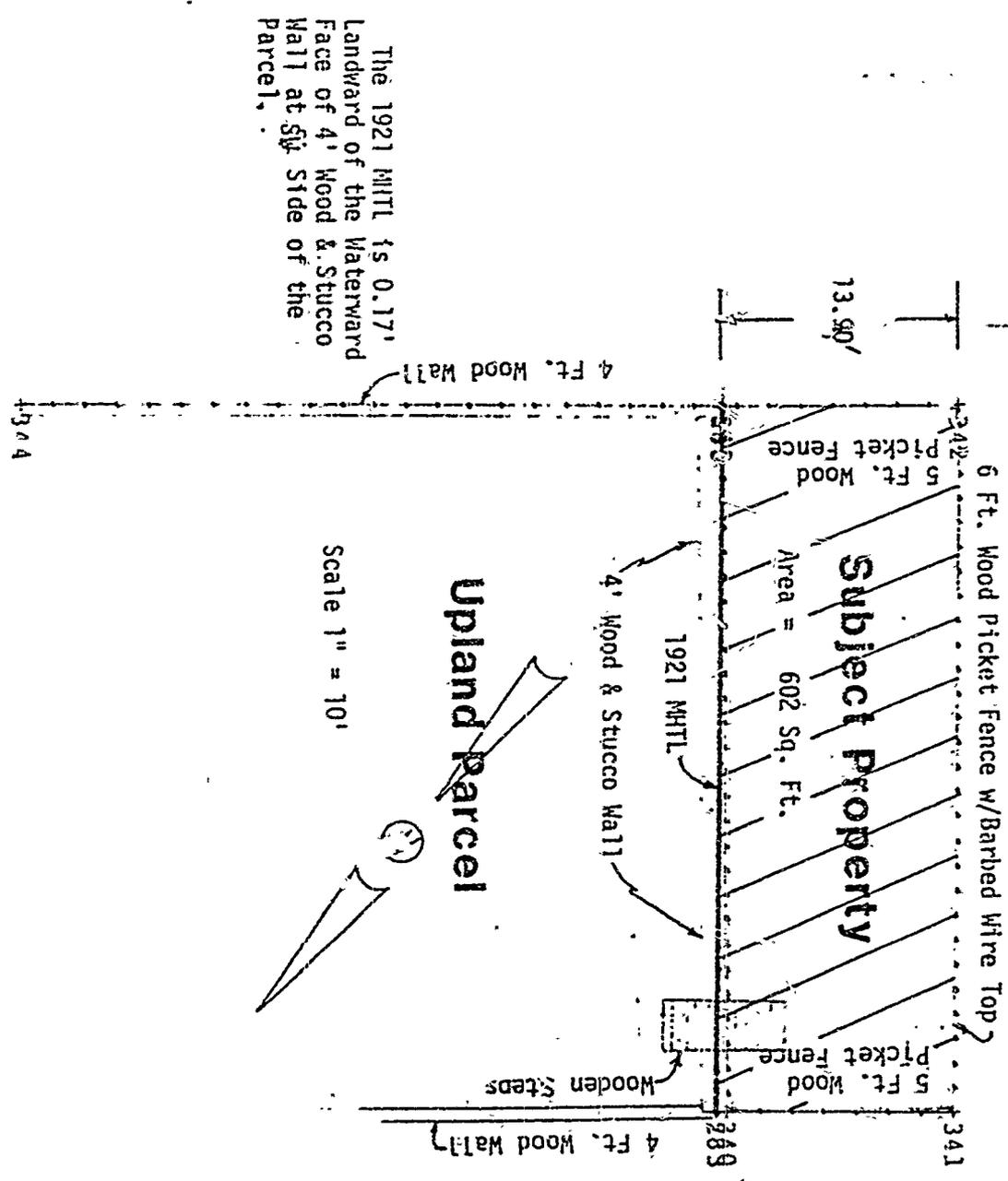
Mae West  
 514 Palisades Beach Road  
 APN 4293-13U-004

SANDY BEACH

CALENDAR PAGE	211 v
MINUTE PAGE	715

(Added, 4/2/81)

The 1921 MHTL is  
 0.62' Landward of the  
 Waterward Face of the  
 4' Wood & Stucco Wall  
 at NW Side of the Parcel.



The 1921 MHTL is 0.17'  
 Landward of the Waterward  
 Face of 4' Wood & Stucco  
 Wall at SW Side of the  
 Parcel.

Scale 1" = 10'

**EXHIBIT B-17**

W 503.1122

Computed By \_\_\_\_\_ Date \_\_\_\_\_  
 Check By \_\_\_\_\_ Date \_\_\_\_\_

BEACH AREA

Subject Property

3ft chain link fence

AREA = 105.50 SQ FT

1921 M.H.T.L.

Upland Parcel

5ft chain link fence X-11005 X

5.5ft wooden fence

GATE

PHILIPPA BARBITT  
1020 PATTSADERS BEACH ROAD

ASSESSOR'S PARCEL No. 4292-310-003

1025  
+R010-1017  
+10-2023  
+10-2021  
+10-2028  
1024  
1003

SCALE: 1"=10'



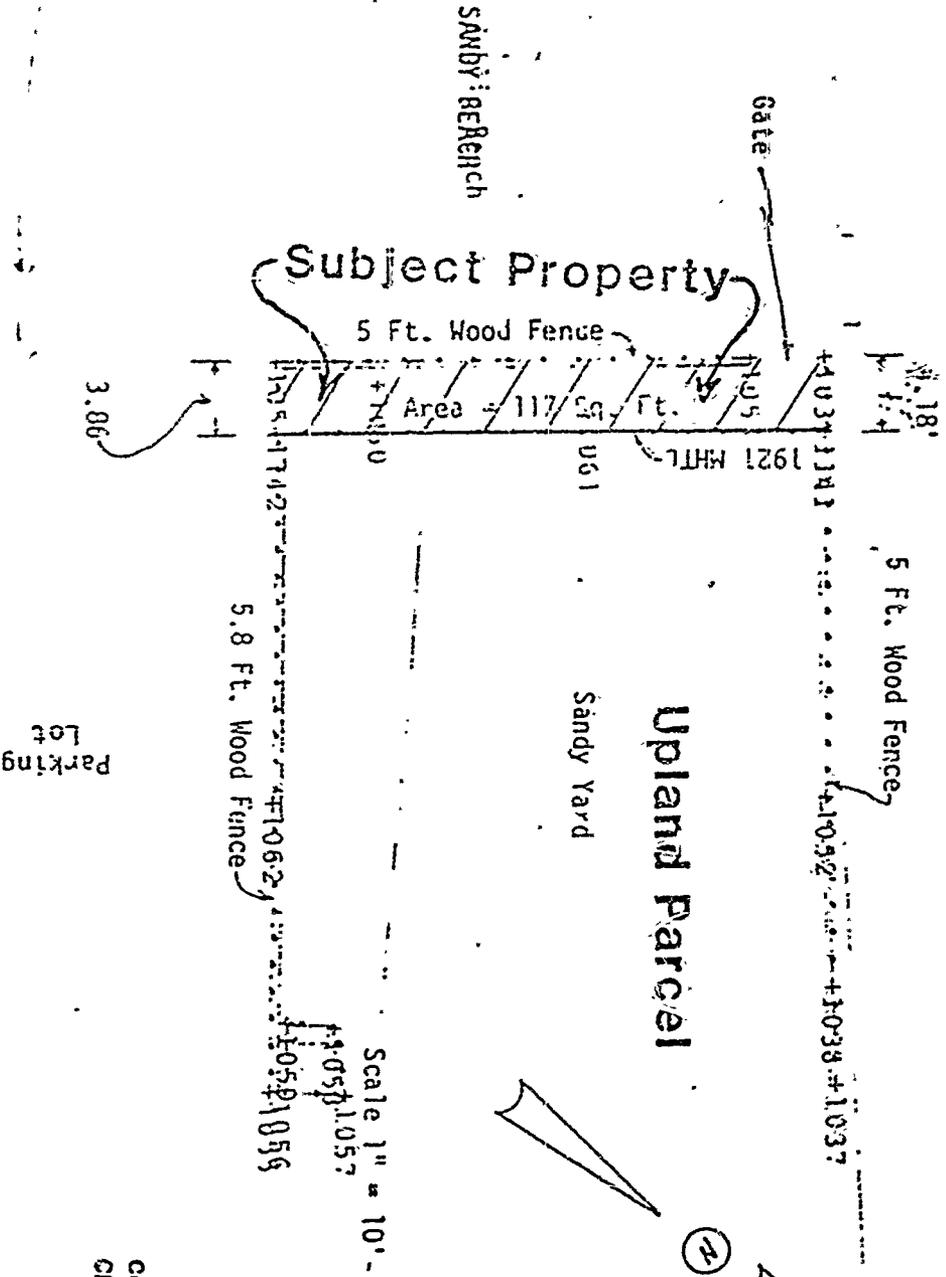
CALENDAR PAGE  
MINUTE PAGE

EXHIBIT B-18

W 503.1141

Computed By     Date      
Check By     Date

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



Scale 1" = 10'

Computed By            Date             
Checked By            Date           

EXHIBIT B-19

W 503.1143

CALENDAR PAGE	211 <sup>aa</sup>
MINUTE PAGE	717

(Added. 4/2/81)



14.90'

9 FT. WOOD WALL

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.

### Upland Parcel

PADDLE TENNIS COURT

2.5 FT. CONCRETE WALL WITH 5.6 FT. CHAIN LINK FENCE SET 0.2 FT. FROM PLUS OR MINUS WATERWARD OF WALLS (SEE NOTE ABOVE)

SUBJECT PROPERTY

1921 M.H.T.L.

AREA = 1413 SQ. FT.

5 FT. CHAIN LINK ENCL.

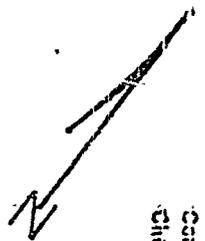
GATE

GATE

15.20'

5 FT. CHAIN LINK FENCE

SCALE: 1" = 10'



Computed by \_\_\_\_\_  
Checked by \_\_\_\_\_  
Date \_\_\_\_\_

CALENDAR PAGE	411cc
MINUTE PAGE	3

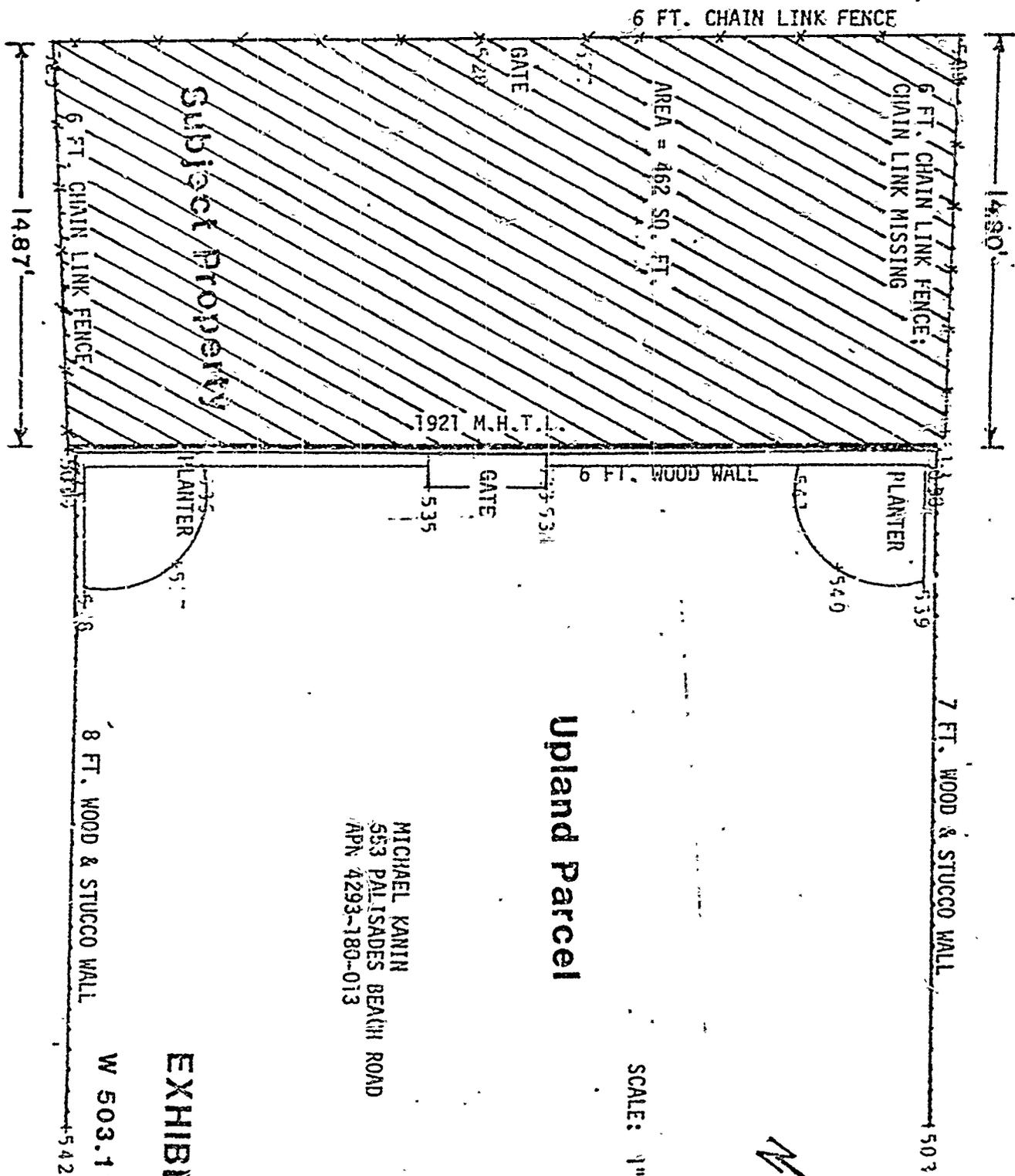
(Added, 4/2/81)

LOUIS HERSON  
625 PALISADES BEACH ROAD  
APN 4253-180-010

EXHIBIT B-21

W 503.1129



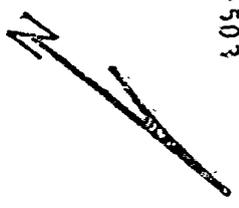


Subject Property

Upland Parcel

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

SCALE: 1" = 5'

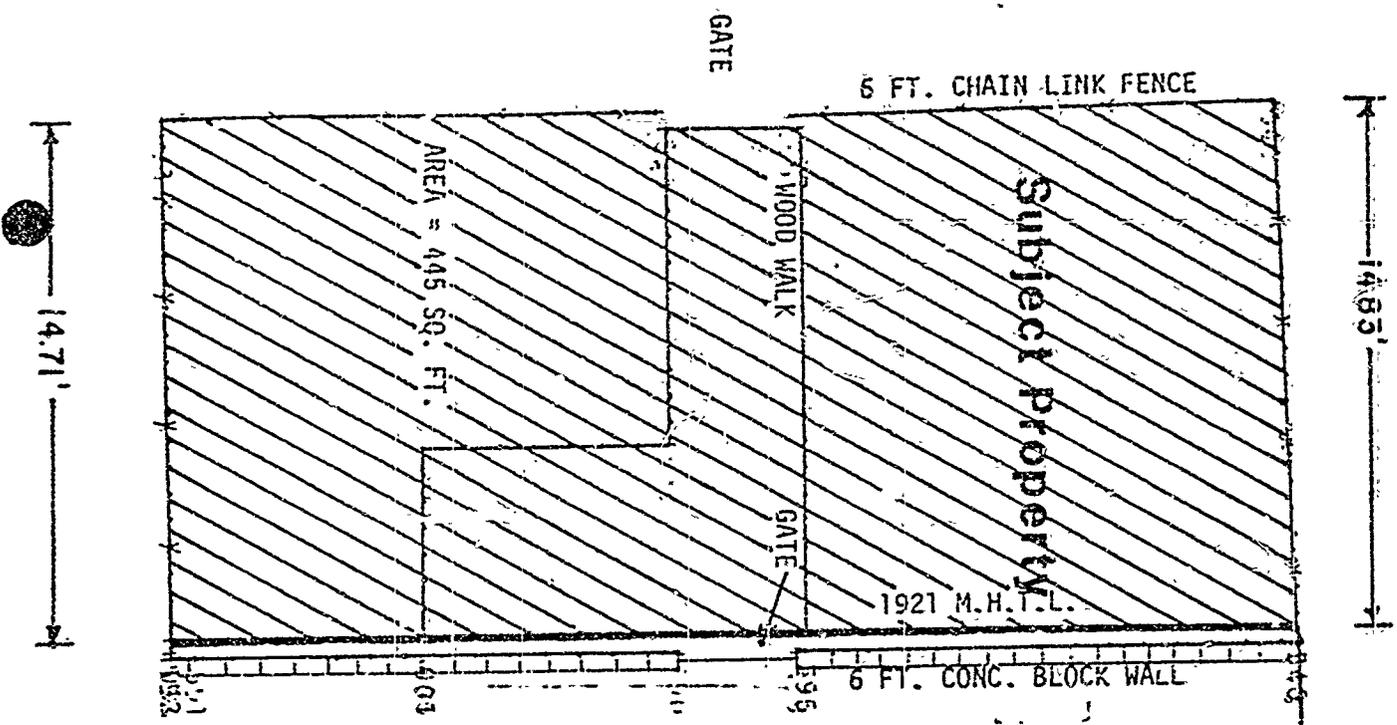


Computed by D.M. Date 7-2-81  
 Check By D.J.H.

EXHIBIT B-23  
 W 503.1130  
 1542

CALENDAR PAGE	211
MINUTE PAGE	72

(Added, 4/2/81)



Upland Parcel

Computed By Dr Date 1-5-79  
 Check By \_\_\_\_\_ Date \_\_\_\_\_

W 503.1132

COMPANIA EXPORTADORA  
 703 PALISADES BEACH ROAD  
 APN 4293-180-015  
**EXHIBIT B-24**

SCALE: 1" = 5'

(Added, 4/2/81)

CALENDAR PAGE	211ff
MINUTE PAGE	722



EXHIBIT "C"  
 VARIOUS 503 W.O.'S



CALENDAR PAGE 21  
 MINUTE PAGE 723

(Added, 4/2/81)