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20180331237



Pages:
0008

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

04/05/18 AT 04:09PM

| | |
|---------|--------|
| FEES : | 38.00 |
| TAXES : | 0.00 |
| OTHER : | 0.00 |
| SB2 : | 75.00 |
| PAID : | 113.00 |



LEADSHEET



201804053330091

00015089178



009006724

SEQ:
02

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

Recording requested by:
Steven P. Fernandez
5444 Morella Avenue
Valley Village, CA 91607

After recording, please return to:
Steven P. Fernandez
5444 Morella Avenue
Valley Village, CA 91607



EASEMENT DEED FOR INGRESS AND EGRESS

On this 3rd day of April, 2018, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the grantor,
DIANE JOHNSON, TRUSTEE OF THE JOHNSON FAMILY LIVING TRUST

hereby GRANTS to the grantee,
Steven P. Fernandez and Marsha J. Cohen, husband and wife as community property with right of survivorship

a(n) non-exclusive easement for ingress and egress and incidental purposes over the following described real property ("Servient Tenement"), located in
 an unincorporated area; or
 the City of Calabasas, situated in Los Angeles County, California, APN#:4455-047-013 more particularly described in Exhibit A, attached hereto and incorporated herein.

Said non-exclusive easement is appurtenant to and for the benefit of the following described real property ("Dominant Tenement"), located in
 an unincorporated area; or
 the City of Calabasas, situated in Los Angeles County, California, APN#: 4455-047-014 more particularly described in Exhibit B, attached hereto and incorporated herein.

This appurtenant non-exclusive easement is described as a portion of the servient tenement and more particularly described in Exhibit C, attached hereto and incorporated herein.

This appurtenant non-exclusive easement shall run with the lands described above and for the sole benefit of the dominant tenement and shall bind the heirs, successors and assigns of the grantor and grantee.

The County Recorder is hereby instructed to index this easement deed for ingress and egress in the
 Grantor Grantee index under the names of the respective parties.

In witness whereof, the above parties have executed this easement as of the day and year first above written.

THE JOHNSON FAMILY LIVING TRUST

Diane Johnson, Trustee

Signature

Print name: By: Diane Johnson, Trustee

Capacity: Grantor

Steven P. Fernandez

Signature

Print name: Steven P. Fernandez

Capacity: Grantee

Marsha J. Cohen

Signature

Print name: Marsha J. Cohen

Capacity: Grantee

Signature

Print name: _____

Capacity: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California
COUNTY OF Los Angeles

On April 30, 2022, before me, Alireza Mazahri, personally appeared Diane Johnson

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

I certify under PENALTY OF PERJURY under the laws of The State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

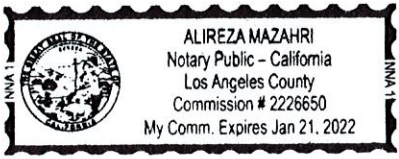
[SEAL]

Alireza Mazahri

Notary Public

Print name Alireza Mazahri

My commission expires: 01/21/2022



This instrument was prepared by:

Craig Nadai, Esq.
Fernandez and Karney, APLC
429 Santa Monica, Blvd.
Suite 120
Santa Monica, CA 90401

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

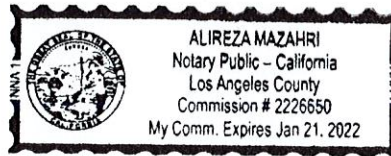
County of Los Angeles }

On Apr 7 4th 2018 before me, Alireza Mazahri, Notary Public
(Here insert name and title of the officer)
 personally appeared Steven P. Fernandez & Marsha J. Cohen
 who 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~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
 Notary Public Signature



(Notary Public Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
Eusemit deed for ingress
(Title or description of attached document)
& egress
(Title or description of attached document continued)
 Number of Pages two Document Date 4/4/18

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer
- _____ (Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/~~she~~/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

EXHIBIT A
Servient Tenement Description

Assessor/Parcel number: 4455-047-013

Commonly known as: 24228 Dry Canyon Cold Creek Road, Calabasas, CA 91302

Legal description:

PARCEL 1:

Parcel 3 and Parcel 4, in the County of Los Angeles, State of California, as shown on map filed in Book 107 Pages 29, 30 and 31 of Parcel Maps, in the office of the County Recorder of said County.

EXCEPT THEREFROM those portions of said parcels which lie Northerly of the following described line.

Beginning at a point in the most Easterly line of said Parcel 4 distant Southerly thereon 130 feet from the most Easterly Northeast corner of said Parcel 4, thence Westerly parallel with the most Northerly line of said Parcel 3 and 4 to the most Westerly line of said Parcel 4.

PARCEL 2:

An easement for ingress and egress and utilities over that portion of Parcel 4, in the County of Los Angeles, State of California, as per map filed in Book 107 Pages 29, 30 and 31 of Parcel Maps, in the office of the County Recorder of said County within a strip of land 24 feet wide, the center line of which is described as follows:

Beginning at the Northwesterly terminus of that certain course of North 75° 48' 39" West 1.60 feet in the most Westerly line of said Parcel 4 thence Southerly Southeasterly and Easterly along the most Westerly line and Southerly line of said Parcel 4 to the Southerly prolongation of the Easterly line of Parcel 3 as shown on said Map. The Easterly line of said strip shall be prolonged Northerly to intersect Dry Canyon Cold Creek Road.

EXCEPT THEREFROM any portion thereof lying within Parcel 1.

EXHIBIT B
Dominant Tenement Description

Assessor/Parcel number: 4455-047-014

Commonly known as: 24226 Dry Canyon Cold Creek Road, Calabasas, CA 91302

Legal description:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CALABASAS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THOSE PORTIONS OF PARCEL 3 AND PARCEL 4, IN THE CITY OF CALABASAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 107 PAGES 29, 30 AND 31 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIE NORTHERLY OF THE FOLLOWING DESCRIBED LINES:

BEGINNING AT A POINT IN THE MOST EASTERLY LINE OF SAID PARCEL 4, DISTANT SOUTHERLY THEREON 130 FEET FROM THE MOST EASTERLY, NORTHEAST CORNER OF SAID PARCEL 4; THENCE WESTERLY AND PARALLEL WITH THE MOST NORTHERLY LINE OF SAID PARCELS 3 AND 4 TO THE MOST WESTERLY LINE OF SAID PARCEL 4.

PARCEL 2:

AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES OVER THAT PORTION OF PARCEL 4, AS PER MAP RECORDED IN BOOK 107 PAGES 29, 30 AND 31 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITHIN A STRIP OF LAND 24 FEET WIDE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY TERMINUS OF THAT CERTAIN COURSE OF NORTH 75° 48' 39" WEST 1.60 FEET IN THE MOST WESTERLY LINE OF SAID PARCEL 4; THENCE SOUTHERLY, SOUTHEASTERLY AND EASTERLY ALONG THE MOST WESTERLY LINE AND SOUTHERLY LINE OF SAID PARCEL 4 TO THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF PARCEL 3 AS SHOWN ON SAID MAP. THE EASTERLY LINE OF SAID STRIP SHALL BE PROLONGED NORTHERLY TO INTERSECT DRY CANYON COLD CREEK ROAD.

EXCEPT THEREFROM ANY PORTION LYING WITHIN PARCEL 1 ABOVE DESCRIBED.

PARCEL 3:

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THOSE PORTIONS OF PARCELS 3 AND 4, AS SHOWN ON MAP FILED IN BOOK 107 PAGES 29, 30 AND 31 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITHIN A STRIP OF LAND 20 FEET WIDE, THE WESTERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS;

BEGINNING AT THE MOST EASTERLY, NORTHEAST CORNER OF SAID PARCEL 4; THENCE SOUTHERLY ALONG THE MOST EASTERLY LINE OF SAID PARCEL 4, A DISTANCE OF 130 FEET; THENCE WESTERLY AND PARALLEL WITH THE MOST NORTHERLY LINE OF SAID PARCEL 4 OF THAT CERTAIN COURSE OF NORTH 10° 07' 11" EAST 182.90 FEET IN THE EASTERLY BOUNDARY OF THAT CERTAIN FLOOD HAZARD AREA AS SHOWN ON SAID MAP AND BEING TRUE POINT OF BEGINNING; THENCE ALONG SAID CERTAIN COURSE AND ITS SOUTHERLY PROLONGATION, SOUTH 10° 07' 11" WEST TO THE SOUTHERLY LINE OF SAID PARCEL 3.

THE EASTERLY LINE OF SAID 20 FOOT STRIP OF LAND SHALL BE PROLONGED OR SHORTENED TO TERMINATE NORTHERLY IN SAID PARALLEL LINE AND TO TERMINATE SOUTHERLY IN SAID SOUTHERLY LINE.

EXHIBIT C
EASEMENT LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CALABASAS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THAT PORTION OF PARCEL 3, AS SHOWN ON MAP FILED IN BOOK 107 PAGES 29, 30 AND 31 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY NORTHEAST CORNER OF PARCEL 4 OF SAID MAP; THENCE SOUTHERLY ALONG THE MOST EASTERLY LINE OF SAID PARCEL 4, A DISTANCE OF 130 FEET, THENCE WESTERLY AND PARALLEL WITH THE MOST NORTHERLY LINE OF SAID PARCEL 4 TO THAT CERTAIN COURSE OF NORTH $10^{\circ} 07' 11''$ EAST 182.90 FEET IN THE EASTERLY BOUNDARY OF THAT CERTAIN FLOOD HAZARD AREA AS SHOWN ON SAID MAP, A DISTANCE OF 178.71 FEET FROM THE EASTERLY LINE OF SAID PARCEL 4. SAID EASTERLY FLOOD HAZARD BOUNDARY ALSO BEING THE WESTERLY LINE OF THE EXISTING 20-FOOT INGRESS/EGRESS EASEMENT; THENCE S $10^{\circ} 07' 11''$ W 157.38 FEET TO THE TRUE POINT OF BEGINNING.

THENCE S $89^{\circ} 55' 35''$ W 15.31 FEET TO THE EASTERLY BOUNDARY OF SAID FLOOD HAZARD AREA; THENCE N $29^{\circ} 17' 36''$ E 45.88 FEET TO THE WESTERLY LINE OF THE EXISTING 20-FOOT INGRESS/EGRESS EASEMENT; THENCE ALONG SAID WESTERLY LINE S $10^{\circ} 07' 11''$ W TO THE TRUE POINT OF BEGINNING.

APN 4455-047-014



Kris J. Rigdon

N 88°51'25" W 375.10'

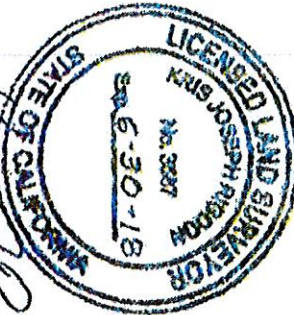
197.00'

375.10'

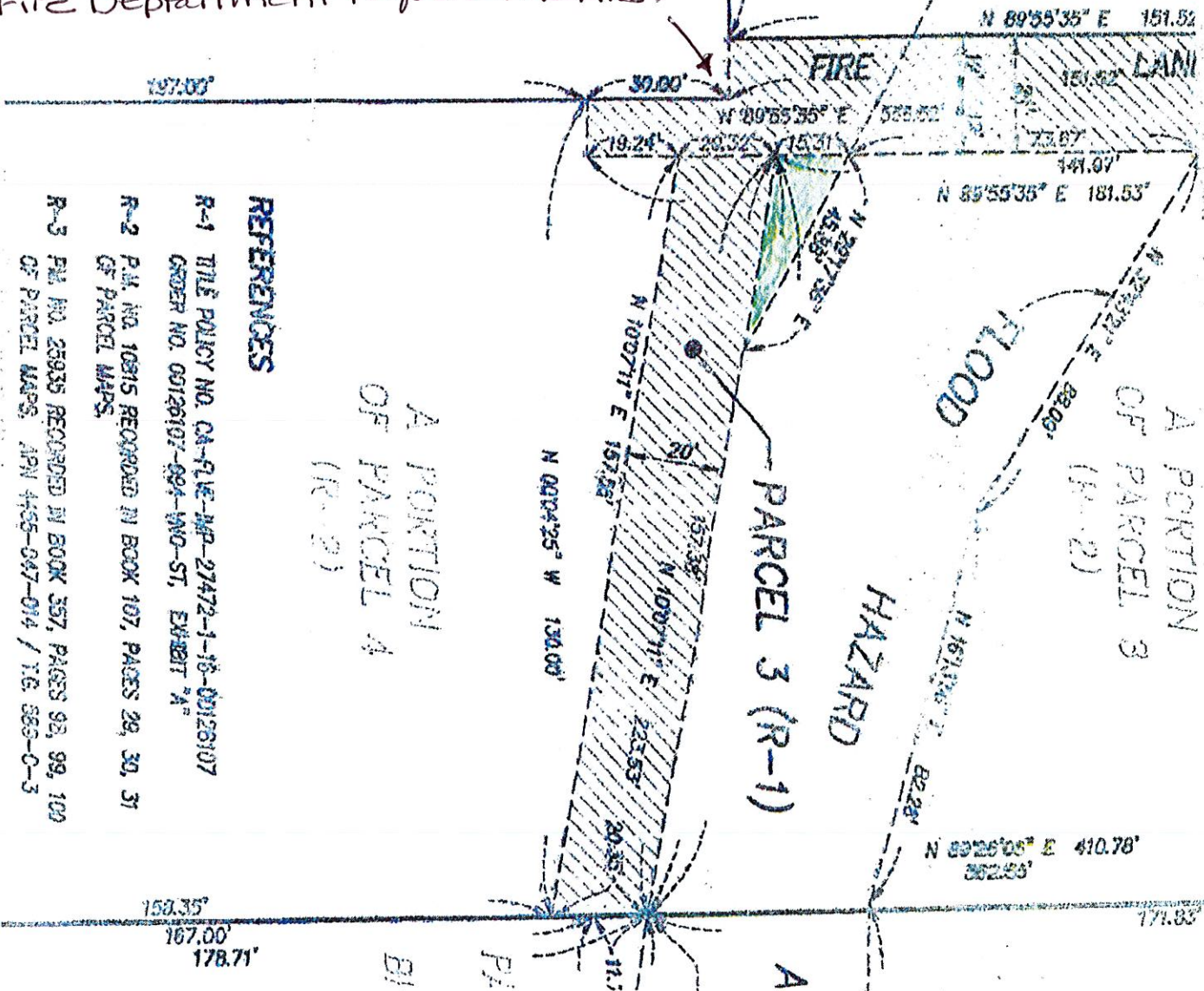
NORTHERLY LINE OF P.M. 7975, P.M.B. 88-41/42

EXHIBIT C1

PARCEL 1
(R-2)



Driveway entrance to conform to Fire Department requirements.



REFERENCES

- R-1 TITLE POLICY NO. CA-FIVE-MP-27472-1-18-00126107 ORDER NO. 00126107-094-IND-ST, EXHIBIT "A"
- R-2 P.M. NO. 10815 RECORDED IN BOOK 107, PAGES 29, 30, 31 OF PARCEL MAPS.
- R-3 P.M. NO. 25935 RECORDED IN BOOK 357, PAGES 98, 99, 100 OF PARCEL MAPS. APN 445-047-014 / T.G. 865-C-3

A PORTION
OF PARCEL 1
(R-2)

PARCEL 3 (R-1)

A PORTION
OF PARCEL 3
(R-2)

158.35'
167.00'
178.71'

171.83'