

## REPORT TO CITY COUNCIL

**DATE:** OCTOBER 10, 2012

**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** GREG RAMIREZ, CITY MANAGER

**BY:** MIKE KAMINO, DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT

**SUBJECT:** APPROVE RESOLUTION NO. 12-1689; ACCEPTING FROM CONRAD N. HILTON FOUNDATION THE DONATION OF CERTAIN REAL PROPERTY, BY GRANT DEED, AS DEDICATED OPEN SPACE; AND APPROVE RESOLUTION NO. 12-1690; ACCEPTING A CONSERVATION EASEMENT; AND AUTHORIZING THE CITY MANAGER TO EXECUTE AND RECORD CERTIFICATES OF ACCEPTANCE AS NECESSARY. THE PROPERTY IS LOCATED AT 30440 AND 30500 AGOURA ROAD (A.P.N. 2061-002-024 AND 2061-002-048)

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The request before the City Council is to consider approving Resolution No. 12-1689, accepting from Conrad N. Hilton Foundation the donation of certain real property, by Grant Deed, as dedicated open space. Staff also requests the City Council to consider approving Resolution No. 12-1690, accepting from Conrad N. Hilton Foundation a conservation easement. Conrad N. Hilton Foundation's property is located at 30440 and 30500 Agoura Road, in the Ladyface Mountain Specific Plan area.

On March 9, 2011, the City Council approved Conditional Use Permit Case No. 09-CUP-001, allowing for the phased development of four office buildings to be located at 30440 and 30500 Agoura Road. Per the project conditions of approval of City Council Resolution No. 11-1618, and prior to the first Certificate of Occupancy for the project, the applicant is required to dedicate their portion of land located above the 1,100-foot elevation to the City and record a conservation easement for this dedication. The applicant also is required to provide an easement for public use of the east-west pedestrian hiking trail adopted for the Ladyface Mountain Specific Plan, as specified in the Development Agreement approved for this project on March 23, 2011, by Ordinance No. 11-384. The Development Agreement specifies the dedication and conveyance of the open space property to occur by map or grant deed to the City. The applicant also reserved the right in the Development Agreement to deed restrict the property in perpetuity for open space use only, with the right of the City to install a pedestrian-only trail, provided that there be no staging area or permanent structures on the property, and that the trail be located no less than 300 feet from the Foundation's nearest building.

Consistent with these requirements, Conrad N. Hilton Foundation is offering to donate to the City, by Grant Deed, 23.3 acres of open space land that is located above the 1,100-foot elevation. In addition, the Conrad N. Hilton Foundation is offering to restrict an additional 14 acres of their land, located between the approved building pad areas and the property being offered for donation, with a conservation easement in favor of the City for open space purposes, through the City Council's acceptance of a "Declaration of Open Space Covenant and Restriction."

Conrad N. Hilton Foundation anticipates occupying their first of four potential buildings on their property by the end of October, 2012. If the land donation is accepted, the property could be transferred from the City, through separate future action by the City Council, to the Mountains Recreation and Conservation Authority (MRCA), and the City could maintain a conservation easement over the property. Conrad N. Hilton's land donation is not contingent on any other discretionary action by the City. Future development on the applicant's property would be subject to separate review and entitlements from the City and will be reviewed on its own merits.

Staff requests the City Council accept, with gratitude, the donation and conservation easement as being consistent with the requirements of the Conditional Use Permit Case No. 09-CUP-001 and the Development Agreement between the City of Agoura Hills and Conrad N. Hilton Foundation. Prior to execution and delivery of the certificate of acceptance, the City Manager or his designee will be required to obtain and review a title report and obtain a title insurance policy to verify that the property is free from any liens or encumbrances, or shall secure appropriate indemnification from the grantor.

## **RECOMMENDATION**

Staff respectfully recommends the City Council approve Resolution No. 12-1689, accepting from Conrad N. Hilton Foundation the donation of certain real property, by Grant Deed, as dedicated open space. Staff also respectfully requests the City Council approve Resolution No. 12-1690, accepting from Conrad N. Hilton Foundation a conservation easement, and authorize the City Manager to execute and record certificates of acceptance as necessary.

Attachments:     Resolution No. 12-1689 and Grant Deed  
                      Resolution No. 12-1689 and Declaration of Open Space Covenant and Restriction

**RESOLUTION NO. 12-1689**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, ACCEPTING THE DONATION OF CERTAIN REAL PROPERTY, BY GRANT DEED, AS DEDICATED OPEN SPACE AND AUTHORIZING THE CITY MANAGER TO EXECUTE AND RECORD CERTIFICATES OF ACCEPTANCE AS NECESSARY**

**THE CITY COUNCIL OF THE CITY OF AGOURA HILLS DOES HEREBY FIND AND RESOLVE AS FOLLOWS:**

**WHEREAS**, on March 9, 2011, the City Council of the City of Agoura Hills adopted Resolution No. 11-1618, approving Conditional Use Permit Case No. 09-CUP-001, allowing for the phased development of four office buildings to be located at 30440 and 30500 Agoura Road.

**WHEREAS**, the conditions of approval of City Council Resolution No. 11-1618, provides that the Conrad N. Hilton Foundation (“Grantor”), shall dedicate a portion of land located above the 1,100-foot elevation to the City and record a conservation easement for this dedication.

**WHEREAS**, on March 23, 2011, the City Council adopted Ordinance No. 11-382, approving a Development Agreement, between the City and Grantor, which also states that Grantor shall provide an easement for public use of the east-west pedestrian hiking trail adopted for the Ladyface Mountain Specific Plan.

**WHEREAS**, Grantor has voluntarily offered to donate to the City of Agoura Hills (“the City”) 23.3 acres of land as dedicated open space; and

**WHEREAS**, the property proposed to be donated by Grantor (“Property”) is located generally south of Agoura Road, west of Reyes Adobe Road, at 30440 and 30500 Agoura Road, in the location specified in the Grant Deed, attached as Exhibit A, attached hereto and incorporated by reference; and

**WHEREAS**, the assessor’s parcel numbers for the portions of property proposed to be donated are: 2061-002-024 and 2061-002-048; and

**WHEREAS**, the donation and acceptance of such Property is consistent with the requirements of Conditional Use Permit Case No. 09-CUP-001 and the Development Agreement between the City of Agoura Hills and Conrad N. Hilton Foundation.

**WHEREAS**, pursuant to Government Code Sections 37354 and 37355, the City may accept such Property and may hold and dispose of the Property for such uses as are prescribed in the terms of the gift, bequest, or devise.

**WHEREAS**, pursuant to Government Code Section 65402, the City has considered the acceptance of the Property to determine whether such Property conforms to the General Plan, and has determined that the acceptance of the Property with the intent of preserving it as open space conforms to the General Plan, in that the Property will be preserved as open space consistent with the Planned Development District designation.

**NOW, THEREFORE, BE IT RESOLVED THAT:**

1. Acceptance of the Property is consistent with the City’s General Plan and will further the public interest in protecting open space in the City.
2. The action taken by this Resolution (*i.e.*, acceptance of the proposed Property as open space) is categorically exempt from the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*, “CEQA”), pursuant to Section 15061(b)(3) of the state CEQA Guidelines (Title 14, California Code of Regulations, Section 15000 *et seq.*) because the action does not have any potential for causing a significant effect on the environment, as it can be seen with certainty that the acceptance of undeveloped, open space property for maintenance as open space in perpetuity will not affect a physical change and will not cause any significant impact on the environment..
3. The City of Agoura Hills hereby accepts, with gratitude, the voluntary donation of the Property from Grantor and authorizes the City Manager to execute the Certificate of Acceptance and any other documents necessary to complete such transaction, subject to and contingent upon the requirements set forth in Section 4 of this Resolution.
4. Prior to execution and delivery of the Certificate of Acceptance to Grantor, the City Manager or his designee shall obtain and review a title report and obtain a title insurance policy to verify that the Property is free from any liens or encumbrances, or shall secure appropriate indemnification from Grantor.

**PASSED, APPROVED AND ADOPTED** this 10<sup>th</sup> day of October, 2012, by the following vote to wit:

AYES: (0)  
NOES: (0)  
ABSTAIN: (0)  
ABSENT: (0)

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John M. Edelston, Mayor

ATTEST:

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Kimberly M. Rodrigues, MMC, City Clerk

**EXHIBIT A**  
**(GRANT DEED)**

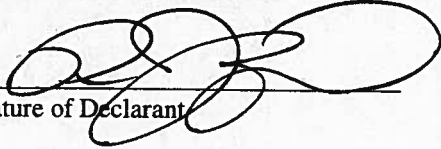
**Recording Requested by:  
When recorded mail to:**

**CITY OF AGOURA HILLS  
Attn: City Clerk  
30001 Ladyface Court  
Agoura Hills, CA 91301**

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SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

The Undersigned Grantor Declares:  
DOCUMENTARY TRANSFER TAX \$ **Grantee is exempt under Section 11922 the Revenue and Taxation Code of the State of California;**

  
\_\_\_\_\_  
Signature of Declarant

### **GRANT DEED**

The **CONRAD N. HILTON FOUNDATION**, a Nevada non-profit corporation ("**Grantor**") **GRANTS** to the **CITY OF AGOURA HILLS**, a municipal corporation ("**Grantee**"), all that real property which is described on Exhibit "A" attached hereto (the "**Conveyed Property**");

**RESERVING TO Grantor**, in perpetuity, the following:

- A. Any and all abutter's rights in and to the Conveyed Property, including all rights of ingress, egress and access, to and from Grantor's remaining lands which are described on Exhibit "B" attached hereto (the "**Benefitted Property**"); and
- B. Any and all development rights in and to the Conveyed Property, including all density and development potential, excepting therefrom only the right to install the Pedestrian-Only Trail as expressly provided in Section 1 below (such reserved development rights being hereinafter collectively referred to as the "**Development Rights**"), said Development Rights being hereby transferred to, and received for the benefit of, the Benefitted Property;

**GRANTEE TO TAKE THE CONVEYED PROPERTY SUBJECT TO** all easements, licenses and other encumbrances of record;

**FURTHER, GRANTEE TO TAKE THE CONVEYED PROPERTY SUBJECT TO** the following covenants, conditions and restrictions which are and shall be binding upon the Conveyed Property for the direct benefit of the Benefitted Property, and which shall be appurtenant to and shall run with the land in perpetuity as to both the Conveyed Property and the Benefitted Property.

1. The Conveyed Property shall be used as open space only. There shall be no use or activity permitted on the Conveyed Property other than as shall be directly required for the preservation of the Conveyed Property as open space, and access to and any and all use of the Conveyed Property shall be limited so as not to in any way interfere with or adversely affect Grantor's improvement, use, access and operation of the Benefitted Property, with Grantee to have the right to install on a portion of the Conveyed Property a pedestrian-only trail which shall be aligned northeast to southwest, and which may be used only for hiking to and from the properties located immediately east and west of the Conveyed Property ( the "Pedestrian-Only Trail"), provided, that, (i) there shall be no staging area or permanent structures within or adjacent to the Conveyed Property, and (ii) the Pedestrian-Only Trail shall be located and aligned such that said trail shall at no point be closer than fifty (50) feet from the south boundary of the Benefitted Property.
2. Without limiting the generality of the foregoing, at no time shall there be permitted on the Conveyed Property any camping, bivouacking, or other occupancy or habitation of any type, whether long-term or temporary in nature, and there shall be no roads, staging areas, permanent structures or trails (other than the Pedestrian-Only Trail).
3. There shall be no development of the Conveyed Property other than the installation of the Pedestrian-Only Trail as expressly provided in Section 1 above. No density, development potential or other development rights shall be hereafter transferred to, or received for the benefit of, the Conveyed Property.
4. Grantee shall be obligated for all insurance, maintenance and security of and for the Conveyed Property and all portions thereof.
5. These covenants, conditions and restrictions shall run with the lands herein described, shall benefit Grantor and each successive owner, during their ownership, of any and all portions of the Benefitted Property and each person having any interest therein derived through any owner thereof, and shall be binding upon Grantee and each successive owner, during their ownership, of any

and all portions of the Conveyed Property and each person having any interest therein derived through any owner thereof.


Executed on Sept. 10, 2012 at Los Angeles, California

**GRANTOR: CONRAD N. HILTON  
FOUNDATION, a Nevada non-profit  
corporation**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

  
Pat J. Modugno  
UP, CFO

**GRANTEE: CITY OF AGOURA HILLS, a  
municipal corporation**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_



STATE OF CALIFORNIA )

)ss.

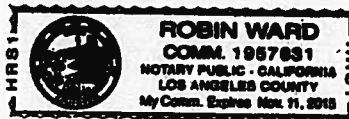
COUNTY OF Los Angeles)

On 9-10-12, before me, Robin Ward, Notary Public, personally appeared PAT J. Modugno 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.

Robin Ward  
Signature



STATE OF CALIFORNIA )

)ss.

COUNTY OF \_\_\_\_\_)

On \_\_\_\_\_, before me, \_\_\_\_\_, Notary Public, personally appeared \_\_\_\_\_ 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

**STATE OF CALIFORNIA )**  
**)ss.**  
**COUNTY OF \_\_\_\_\_)**

On \_\_\_\_\_, before me, \_\_\_\_\_, Notary Public, personally appeared \_\_\_\_\_ 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

**CERTIFICATE OF ACCEPTANCE**  
**(California Government Code Section 27281)**

This is to certify that the interest in the real property conveyed by the Grant Deed dated \_\_\_\_\_, 2012 from the Conrad N. Hilton Foundation, a Nevada non-profit corporation, to the City of Agoura Hills, a municipal corporation, is hereby accepted by the undersigned officer or agent on behalf of the City of Agoura Hills pursuant to the authority conferred by Resolution No. 12-\_\_\_\_\_ of the City Council of the City of Agoura Hills adopted on October 12, 2012 and the grantee consents to recordation thereof by its duly authorized officer.

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Greg Ramirez, City Manager

**EXHIBIT "A" TO GRANT DEED  
THE CONVEYED PROPERTY**

THOSE PORTIONS OF PARCELS 1 AND 2 OF PARCEL MAP NO. 71284, IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PER MAP FILED IN BOOK 372, PAGES 93 THROUGH 96, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL 2 OF PARCEL MAP NO. 71284;

THENCE, ALONG THE SOUTHERLY LINE OF SAID PARCEL 2 OF PARCEL MAP NO. 71284, SOUTH 89°58'44" EAST, 660.09 FEET TO THE **POINT OF BEGINNING**;

THENCE, TRAVERSING THE INTERIOR OF SAID PARCELS 1 AND 2 OF PARCEL MAP NO. 71284, THE FOLLOWING COURSES:

NORTH 51°39'41" EAST, 118.66 FEET;

NORTH 10°48'14" WEST, 72.55 FEET;

NORTH 31°14'34" EAST, 123.69 FEET;

NORTH 51°02'14" EAST, 173.43 FEET;

NORTH 68°25'29" EAST, 263.87 FEET;

NORTH 77°22'44" EAST, 97.02 FEET;

SOUTH 65°52'11" EAST, 106.43 FEET;

NORTH 82°22'57" EAST, 28.75 FEET;

NORTH 66°22'57" EAST, 39.23 FEET;

NORTH 56°22'25" EAST, 154.62 FEET TO THE EASTERLY LINE OF SAID PARCEL 1 OF PARCEL MAP NO. 71284, BEING NORTH 00°17'45" EAST, 2244.51 FEET FROM THE MOST SOUTHEASTERLY CORNER OF SAID PARCEL 1.

CONTAINING 23.33 ACRES, MORE OR LESS.

**EXHIBIT "A" TO GRANT DEED  
THE CONVEYED PROPERTY**

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS,  
EASEMENTS, AND RIGHTS-OF-WAY OF RECORD, IF ANY.



PREPARED BY: STANTEC CONSULTING INC.  
UNDER THE DIRECTION OF:

James O. Steines  
JAMES O. STEINES, P.L.S. 6086

AUGUST 27, 2012  
J.N. 2030 015800

EXHIBIT "A" TO GRANT DEED  
THE CONVEYED PROPERTY

SHEET 3 OF 4

PORTIONS OF PARCELS 1 AND 2 OF P.M. NO. 71284, P.M.B. 372 / 93-96,  
IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

AGOURA ROAD



SCALE: 1" = 500'

P.M. NO. 71284

PARCEL 2

SEE SHEET 4  
FOR DETAIL

P.M.B. 372 / 93-96  
PARCEL 1

P.O.C. — 660.09' — P.O.B. — 497.27'  
58°58'44"E 1157.36'  
S'LY LINE OF PARCEL 2

THE CONVEYED  
PROPERTY  
23.33 AC.

N00°01'16"E 1655.39'

2244.51'

N00°17'45"E 3363.57'  
E'LY LINE OF PARCEL 1

L1

MOST SE'LY  
CORNER OF  
PARCEL 1

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N82°58'28"W	403.64'



*James O. Steines*  
JAMES O. STEINES, P.L.S. 6086

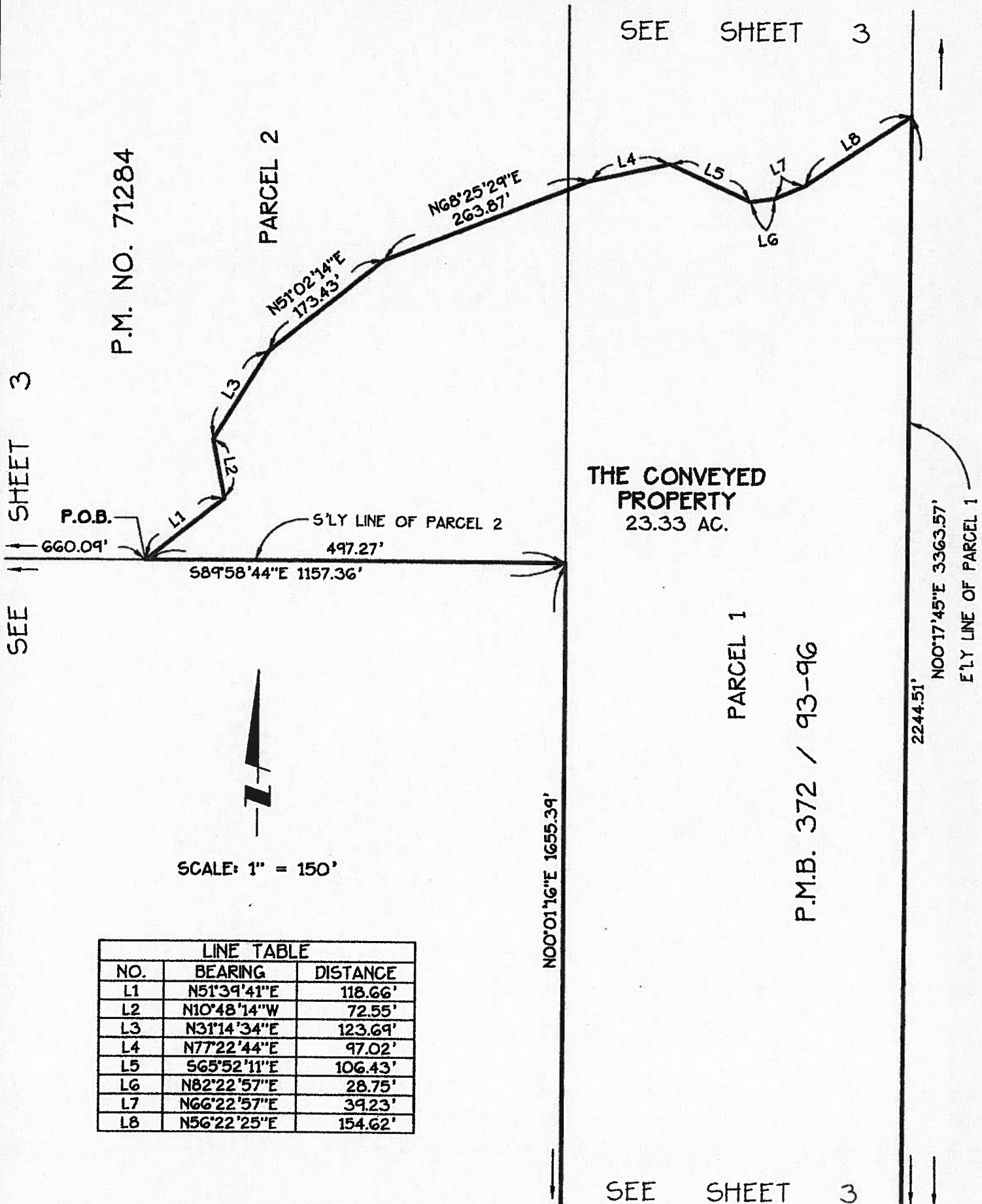


Stantec

STANTEC CONSULTING INC.  
19 TECHNOLOGY DRIVE  
IRVINE, CA 92618  
949.923.6000

stantec.com

EXHIBIT "A" TO GRANT DEED  
THE CONVEYED PROPERTY



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N51°39'41"E	118.66'
L2	N10°48'14"W	72.55'
L3	N31°14'34"E	123.69'
L4	N77°22'44"E	97.02'
L5	S65°52'11"E	106.43'
L6	N82°22'57"E	28.75'
L7	N66°22'57"E	39.23'
L8	N56°22'25"E	154.62'

**EXHIBIT "B" TO GRANT DEED  
THE BENEFITTED PROPERTY**

**PARCEL 1:**

THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 71284, IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PER MAP FILED IN BOOK 372, PAGES 93 THROUGH 96, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWESTERLY CORNER OF PARCEL 2 OF SAID PARCEL MAP NO. 71284;

THENCE, ALONG THE SOUTHERLY LINE OF SAID PARCEL 2 OF PARCEL MAP NO. 71284, SOUTH 89°58'44" EAST, 660.09 FEET TO THE **POINT OF BEGINNING**;

THENCE, TRAVERSING THE INTERIOR OF SAID PARCELS 1 AND 2 OF PARCEL MAP NO. 71284, THE FOLLOWING COURSES:

NORTH 51°39'41" EAST, 118.66 FEET;

NORTH 10°48'14" WEST, 72.55 FEET;

NORTH 31°14'34" EAST, 123.69 FEET;

NORTH 51°02'14" EAST, 173.43 FEET;

NORTH 68°25'29" EAST, 263.87 FEET;

NORTH 77°22'44" EAST, 97.02 FEET;

SOUTH 65°52'11" EAST, 106.43 FEET;

NORTH 82°22'57" EAST, 28.75 FEET;

NORTH 66°22'57" EAST, 39.23 FEET;

NORTH 56°22'25" EAST, 154.62 FEET TO THE EASTERLY LINE OF SAID PARCEL 1 OF PARCEL MAP NO. 71284, BEING NORTH 00°17'45" EAST, 2244.51 FEET FROM THE MOST SOUTHEASTERLY CORNER OF SAID PARCEL 1.

CONTAINING 14.27 ACRES, MORE OR LESS.

**PARCEL 2:**

THAT PORTION OF PARCEL 2 OF PARCEL MAP NO. 71284, IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PER MAP FILED IN BOOK 372, PAGES 93 THROUGH 96, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:



**EXHIBIT "B" TO GRANT DEED  
THE BENEFITTED PROPERTY**

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL 2 OF PARCEL MAP NO. 71284;

THENCE, ALONG THE SOUTHERLY LINE OF SAID PARCEL 2 OF PARCEL MAP NO. 71284, SOUTH 89°58'44" EAST, 660.09 FEET TO THE **POINT OF BEGINNING**;

THENCE, TRAVERSING THE INTERIOR OF PARCELS 1 AND 2 OF SAID PARCEL MAP NO. 71284, THE FOLLOWING COURSES:

NORTH 51°39'41" EAST, 118.66 FEET;

NORTH 10°48'14" WEST, 72.55 FEET;

NORTH 31°14'34" EAST, 123.69 FEET;

NORTH 51°02'14" EAST, 173.43 FEET;

NORTH 68°25'29" EAST, 263.87 FEET;

NORTH 77°22'44" EAST, 97.02 FEET;

SOUTH 65°52'11" EAST, 106.43 FEET;

NORTH 82°22'57" EAST, 28.75 FEET;


NORTH 66°22'57" EAST, 39.23 FEET;

NORTH 56°22'25" EAST, 154.62 FEET TO THE EASTERLY LINE OF SAID PARCEL 1 OF PARCEL MAP NO. 71284, BEING NORTH 00°17'45" EAST, 2244.51 FEET FROM THE MOST SOUTHEASTERLY CORNER OF SAID PARCEL 1.

CONTAINING 32.67 ACRES, MORE OR LESS.



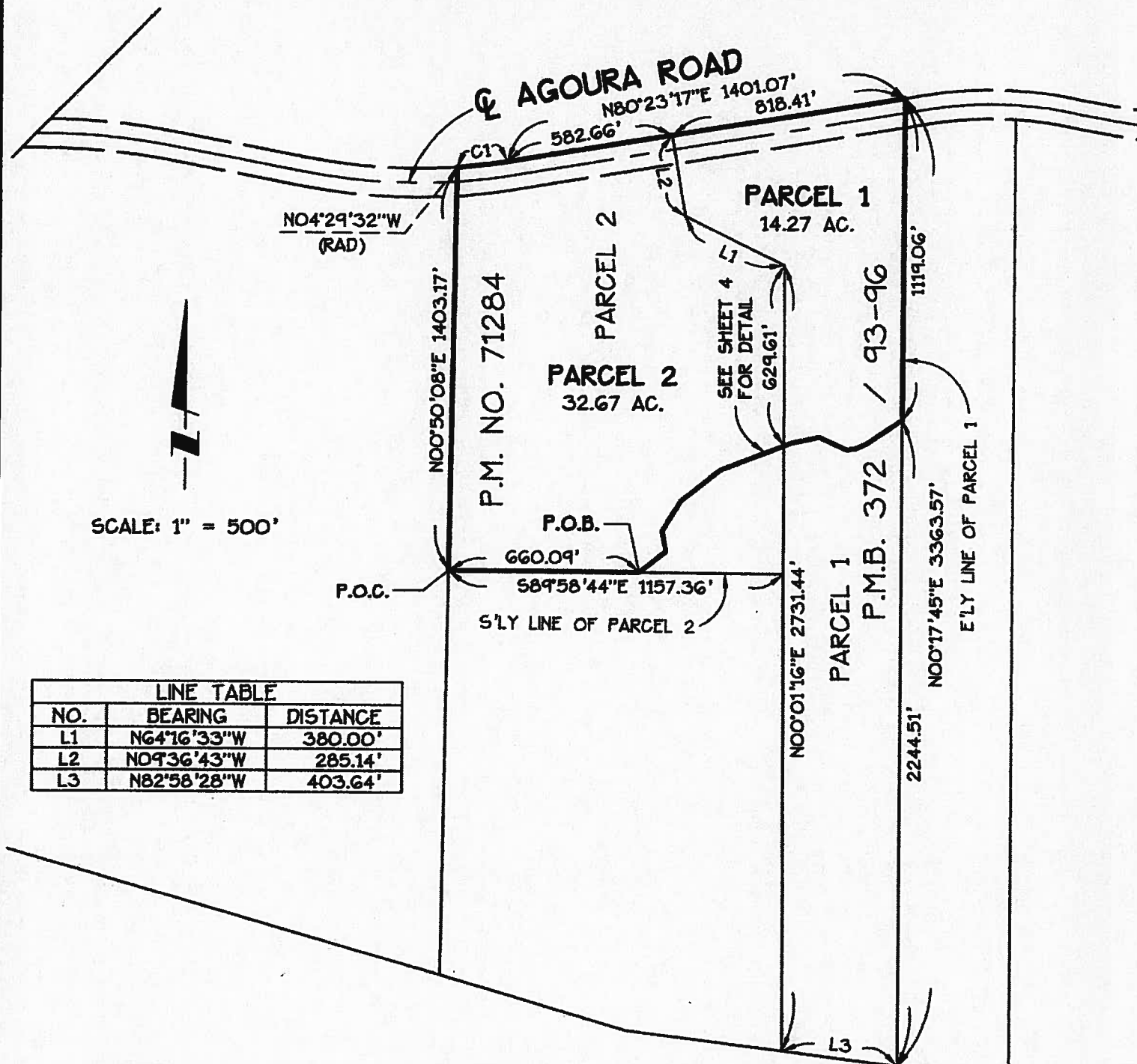
PREPARED BY: STANTEC CONSULTING INC.  
UNDER THE DIRECTION OF:


  
JAMES O. STEINES, P.L.S. 6086

AUGUST 27, 2012  
J.N. 2030 015800

**EXHIBIT "B" TO GRANT DEED  
THE BENEFITTED PROPERTY**

PORTIONS OF PARCELS 1 AND 2 OF P.M. NO. 71284, P.M.B. 372 / 93-96,  
IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



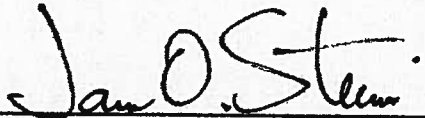
  
 SCALE: 1" = 500'

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N64°16'33"W	380.00'
L2	N0°36'43"W	285.14'
L3	N82°58'28"W	403.64'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	1950.00'	05°07'11"	174.24'

MOST SE'LY  
CORNER OF  
PARCEL 1



  
 JAMES O. STEINES, P.L.S. 6086

  
**STANTEC CONSULTING INC.**  
 19 TECHNOLOGY DRIVE  
 IRVINE, CA 92618  
 949.923.6000  
 stantec.com

EXHIBIT "B" TO GRANT DEED  
THE BENEFITTED PROPERTY



SCALE: 1" = 150'

PARCEL 2

PARCEL 2  
32.67 AC.

PARCEL 1  
14.27 AC.

P.M. NO. 71284

SHEET 3

SEE

P.O.B.  
660.09'

S'LY LINE OF PARCEL 2  
58°58'44"E 1157.36'

N68°25'29"E  
263.87'  
235.46'

N51°02'14"E  
173.43'

N00°01'16"E 2731.44'

PARCEL 1

P.M.B. 372 / 93-96

2244.51'

E'LY LINE OF PARCEL 1

N00°17'45"E 3363.57'

629.61'

SEE SHEET 3

SEE SHEET 3

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N51°39'41"E	118.66'
L2	N10°48'14"W	72.55'
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L5	S65°52'11"E	106.43'
L6	N82°22'57"E	28.75'
L7	N66°22'57"E	39.23'
L8	N56°22'25"E	154.62'

**RESOLUTION NO. 12-1690**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, ACCEPTING A CONSERVATION EASEMENT AND AUTHORIZING THE CITY MANAGER TO EXECUTE AND RECORD CERTIFICATES OF ACCEPTANCE AS NECESSARY**

**THE CITY COUNCIL OF THE CITY OF AGOURA HILLS DOES HEREBY FIND AND RESOLVE AS FOLLOWS:**

**WHEREAS**, on March 9, 2011, the City Council of the City of Agoura Hills adopted Resolution No. 11-1618, approving Conditional Use Permit Case No. 09-CUP-001, allowing for the phased development of four office buildings to be located at 30440 and 30500 Agoura Road.

**WHEREAS**, the conditions of approval of City Council Resolution No. 11-1618, provides that the Conrad N. Hilton Foundation (“Declarant”), dedicate a portion of land located above the 1,100-foot elevation to the City and record a conservation easement for this dedication.

**WHEREAS**, on March 23, 2011, the City Council adopted Ordinance No. 11-382, approving a Development Agreement, between the City and the Declarant, which also states that the Declarant shall provide an easement for public use of the east-west pedestrian hiking trail adopted for the Ladyface Mountain Specific Plan.

**WHEREAS**, Declarant has voluntarily offered to restrict 14 acres of its privately owned land as restricted open space; and

**WHEREAS**, the property proposed to be restricted for open space purposes (“Property”) is located generally south of Agoura Road, west of Reyes Adobe Road, at 30440 and 30500 Agoura Road, in the location specified in the Declaration of Open Space Covenant and Restriction as Exhibit A, attached hereto and incorporated by reference; and

**WHEREAS**, the Declaration of Open Space Covenant and Restriction, attached as Exhibit A, constitutes a conservation easement (“Conservation Easement”) in favor of the City, within the meaning of California Civil Code Section 815.1; and

**WHEREAS**, the assessor’s parcel numbers for the portions of property proposed to be dedicated for open space purposes are: 2061-002-024 and 2061-002-048; and

**WHEREAS**, the restriction of such Property and open space covenant are consistent with the requirements of Conditional Use Permit Case No. 09-CUP-001 and the Development Agreement between the City of Agoura Hills and Conrad N. Hilton Foundation.

**WHEREAS**, pursuant to Government Code Section 65402, the City has considered the acceptance of the Conservation Easement to determine whether such Conservation Easement

conforms to the General Plan, and has determined that the acceptance of the Conservation Easement, with the intent of preserving it as open space conforms to the General Plan, in that the Property will be preserved as open space consistent with the Planned Development District designation.

**NOW, THEREFORE, BE IT RESOLVED THAT:**

1. Acceptance of the Conservation Easement is consistent with the City's General Plan and will further the public interest in protecting open space in the City.
2. The action taken by this Resolution (*i.e.*, acceptance of the proposed Conservation Easement as open space) is categorically exempt from the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*, "CEQA"), pursuant to Section 15061(b)(3) of the state CEQA Guidelines (Title 14, California Code of Regulations, Section 15000 *et seq.*) because the action does not have any potential for causing a significant effect on the environment, as it can be seen with certainty that the acceptance of undeveloped, open space property as a Conservation Easement and for maintenance as open space in perpetuity will not affect a physical change and will not cause any significant impact on the environment.
3. The City of Agoura Hills hereby accepts, with gratitude, the voluntary donation of the Conservation Easement from Declarant and authorizes the City Manager to execute the Certificate of Acceptance and any other documents necessary to complete such transaction, subject to and contingent upon the requirements set forth in Section 4 of this Resolution.
4. Prior to execution and delivery of the Certificate of Acceptance to Declarant, the City Manager or his designee shall obtain and review a title report and obtain a title insurance policy to verify that the Property is free from any liens or encumbrances, or shall secure appropriate indemnification from the Declarant.

**PASSED, APPROVED AND ADOPTED** this 10<sup>th</sup> day of October, 2012, by the following vote to wit:

AYES: (0)  
NOES: (0)  
ABSTAIN: (0)  
ABSENT: (0)

---

John M. Edelston, Mayor

ATTEST:

---

Kimberly M. Rodrigues, MMC, City Clerk

**EXHIBIT A**

**(DECLARATION OF OPEN SPACE COVENANT AND RESTRICTION)**

**RECORDING REQUESTED BY:  
WHEN RECORDED RETURN TO:**

**CITY OF AGOURA HILLS  
ATTN: CITY CLERK  
30001 LADYFACE COURT  
AGOURA HILLS, CA 91301**

THE AREA ABOVE IS RESERVED FOR RECORDER'S USE

### **DECLARATION OF OPEN SPACE COVENANT AND RESTRICTION**

This Declaration of Open Space Covenant and Restriction (this "**Declaration**") is made this 10<sup>th</sup> day of September, 2012, by the Conrad N. Hilton Foundation, a Nevada non-profit corporation ("**Declarant**").

#### **RECITALS**

A. Declarant is the fee owner of that certain real property located in the City of Agoura Hills, County of Los Angeles, California, described on **Exhibit A** attached hereto and made a part hereof (the "**Property**").

B. Declarant is developing on the Property a campus headquarters for Declarant's non-profit organization (the "**Project**").

C. Concurrently herewith, Declarant has conveyed to the City of Agoura Hills, California ("**City**") that certain real property which lies adjacent to the Property and which is more particularly described on **Exhibit B** attached hereto (the "**City Property**").

D. As a condition to the development of the Project, the City has required that a certain portion of the Property which is described on **Exhibit C** attached hereto (the "**Restricted Lands**"), be restricted in perpetuity for open space use only.

E. The purpose of this Declaration is to implement and carry out the above-referenced restriction and to establish upon the Property such restriction which is mutually beneficial to Declarant and the City, and to provide for the open space character of the Restricted Lands and City Property as an integrated open space area.


**NOW, THEREFORE,** Declarant, as the owner of the Restricted Lands hereby declares that the Restricted Lands shall be held, sold, conveyed, hypothecated, encumbered, used and operated subject to the covenant and restriction set forth herein, which is intended to be in furtherance of the protection, maintenance and operation of the Restricted Lands and City Property, and for the purpose of enhancing and preserving the value, desirability and open space character of the Restricted Lands and City Property as a whole. The covenant and restriction set forth herein shall run with the land as to the Restricted Lands and City Property, shall benefit the City and each successive owner, during their ownership, of any and all portions of the City Property and each person having any interest therein derived through any owner thereof, and shall be binding upon Declarant and each successive owner, during their ownership, of any and all portions of the Restricted Lands and each person having any interest therein derived through any owner thereof.

1. Declarant hereby establishes, as a covenant and restriction on the Restricted Lands, that the Restricted Lands shall be restricted in perpetuity for open space use only.
2. The covenant and restriction hereby established shall constitute a conservation easement in favor of the City, within the meaning of California Civil Code Section 815.1.
3. This Declaration may not be terminated or modified without the express written consent of the City.

IN WITNESS WHEREOF, Declarant has executed this instrument the day and year first hereinabove written.

**DECLARANT: CONRAD N. HILTON  
FOUNDATION, a Nevada non-profit corporation**

By:

  
Name: R. J. Modugno  
Title: VP + CFO



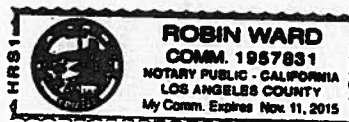
STATE OF CALIFORNIA )  
 )ss.  
COUNTY OF )

On 9-10-12, 2012, before me, Robin Ward, Notary Public, personally appeared Raf J. Modugno, 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.

Robin Ward  
Signature



**CERTIFICATE OF ACCEPTANCE**  
**(California Government Code Section 27281)**

This is to certify that the interest in the real property conveyed to or created in favor of the City of Agoura Hills, a municipal corporation, by that certain Declaration of Open Space Covenant and Restriction, dated \_\_\_\_\_, 201\_\_ from the Conrad N. Hilton Foundation, a Nevada non-profit corporation, is hereby accepted by the undersigned officer on behalf of the City of Agoura Hills pursuant to the authority conferred by Resolution No. 12-\_\_\_\_ of the City Council of the City of Agoura Hills adopted on October 12, 2012 and the grantee consents to recordation thereof by its duly authorized officer.

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Greg Ramirez, City Manager

**EXHIBIT "A" TO DECLARATION OF  
OPEN SPACE COVENANT AND RESTRICTION  
THE PROPERTY**

**PARCEL 1:**

THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 71284, IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PER MAP FILED IN BOOK 372, PAGES 93 THROUGH 96, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWESTERLY CORNER OF PARCEL 2 OF SAID PARCEL MAP NO. 71284;

THENCE, ALONG THE SOUTHERLY LINE OF SAID PARCEL 2 OF PARCEL MAP NO. 71284, SOUTH 89°58'44" EAST, 660.09 FEET TO THE **POINT OF BEGINNING**;

THENCE, TRAVERSING THE INTERIOR OF SAID PARCELS 1 AND 2 OF PARCEL MAP NO. 71284, THE FOLLOWING COURSES:

NORTH 51°39'41" EAST, 118.66 FEET;

NORTH 10°48'14" WEST, 72.55 FEET;

NORTH 31°14'34" EAST, 123.69 FEET;

NORTH 51°02'14" EAST, 173.43 FEET;

NORTH 68°25'29" EAST, 263.87 FEET;

NORTH 77°22'44" EAST, 97.02 FEET;

SOUTH 65°52'11" EAST, 106.43 FEET;

NORTH 82°22'57" EAST, 28.75 FEET;

NORTH 66°22'57" EAST, 39.23 FEET;

NORTH 56°22'25" EAST, 154.62 FEET TO THE EASTERLY LINE OF SAID PARCEL 1 OF PARCEL MAP NO. 71284, BEING NORTH 00°17'45" EAST, 2244.51 FEET FROM THE MOST SOUTHEASTERLY CORNER OF SAID PARCEL 1.

CONTAINING 14.27 ACRES, MORE OR LESS.

**PARCEL 2:**

THAT PORTION OF PARCEL 2 OF PARCEL MAP NO. 71284, IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PER MAP FILED IN BOOK 372, PAGES 93 THROUGH 96, INCLUSIVE, OF PARCEL MAPS, IN

**EXHIBIT "A" TO DECLARATION OF  
OPEN SPACE COVENANT AND RESTRICTION  
THE PROPERTY**

THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL 2 OF PARCEL MAP NO. 71284;

THENCE, ALONG THE SOUTHERLY LINE OF SAID PARCEL 2 OF PARCEL MAP NO. 71284, SOUTH 89°58'44" EAST, 660.09 FEET TO THE POINT OF BEGINNING;

THENCE, TRAVERSING THE INTERIOR OF PARCELS 1 AND 2 OF SAID PARCEL MAP NO. 71284, THE FOLLOWING COURSES:

NORTH 51°39'41" EAST, 118.66 FEET;

NORTH 10°48'14" WEST, 72.55 FEET;

NORTH 31°14'34" EAST, 123.69 FEET;

NORTH 51°02'14" EAST, 173.43 FEET;

NORTH 68°25'29" EAST, 263.87 FEET;

NORTH 77°22'44" EAST, 97.02 FEET;

SOUTH 65°52'11" EAST, 106.43 FEET;

NORTH 82°22'57" EAST, 28.75 FEET;

NORTH 66°22'57" EAST, 39.23 FEET;

NORTH 56°22'25" EAST, 154.62 FEET TO THE EASTERLY LINE OF SAID PARCEL 1 OF PARCEL MAP NO. 71284, BEING NORTH 00°17'45" EAST, 2244.51 FEET FROM THE MOST SOUTHEASTERLY CORNER OF SAID PARCEL 1.

CONTAINING 32.67 ACRES, MORE OR LESS.



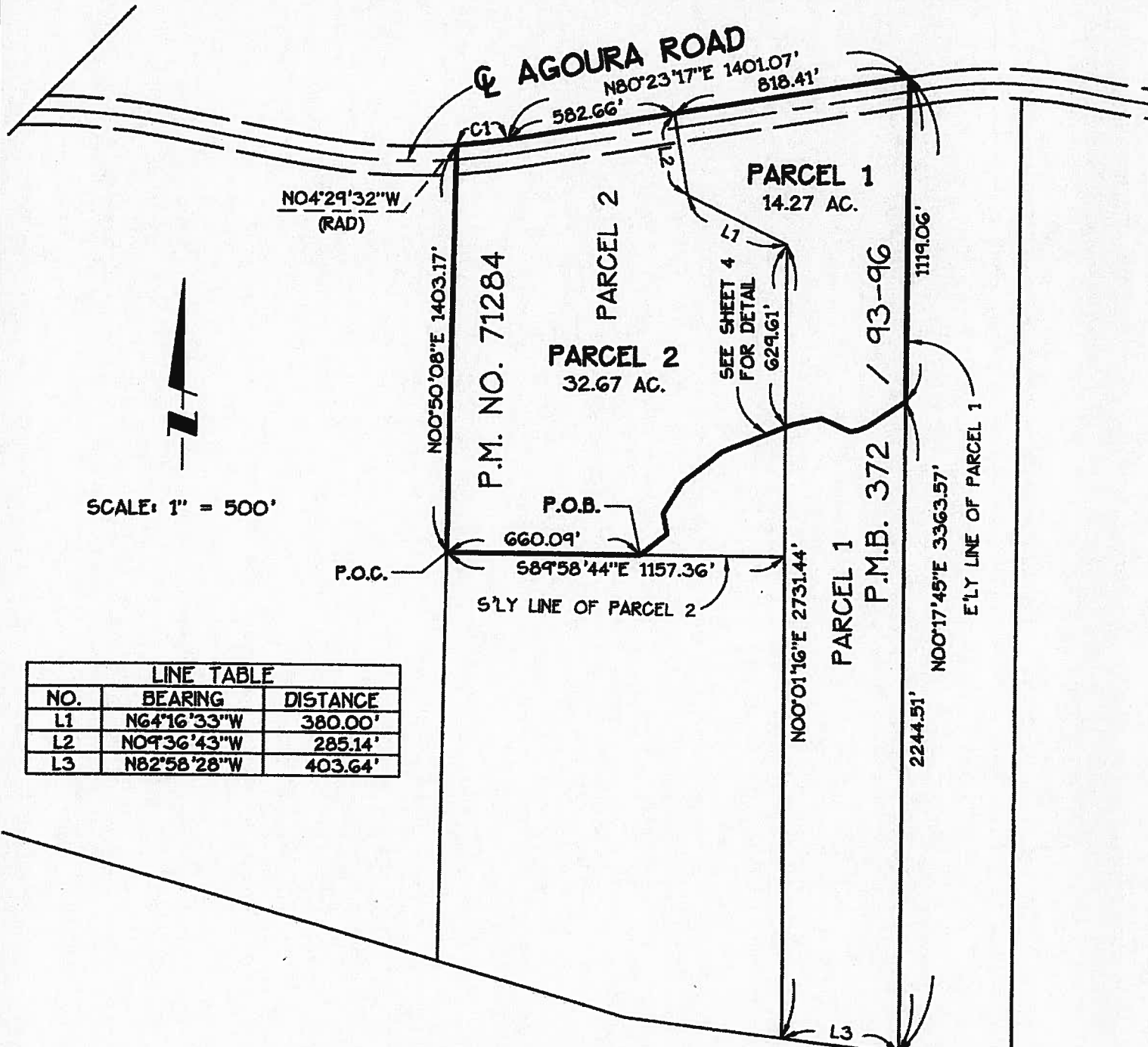
PREPARED BY: STANTEC CONSULTING INC.  
UNDER THE DIRECTION OF:

  
JAMES O. STEINES, P.L.S. 6086

AUGUST 27, 2012  
J.N. 2030 015800

**EXHIBIT "A" TO DECLARATION OF  
OPEN SPACE COVENANT AND RESTRICTION  
THE PROPERTY**

PORTIONS OF PARCELS 1 AND 2 OF P.M. NO. 71284, P.M.B. 372 / 93-96,  
IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



SCALE: 1" = 500'

LINE TABLE		
NO.	BEARING	DISTANCE
L1	NG4°16'33"W	380.00'
L2	NO°36'43"W	285.14'
L3	N82°58'28"W	403.64'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	1950.00'	05°07'11"	174.24'



*James O. Steines*  
 JAMES O. STEINES, P.L.S. 6086



**STANTEC CONSULTING INC.**  
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 949.923.6000  
 stantec.com

EXHIBIT "A" TO DECLARATION OF  
OPEN SPACE COVENANT AND RESTRICTION  
THE PROPERTY



SCALE: 1" = 150'

PARCEL 2

PARCEL 2  
32.67 AC.

PARCEL 1  
14.27 AC.

SEE SHEET 3

P.M. NO. 71284

SHEET 3

P.O.B.

660.09'

58°58'44"E 1157.36'

S'LY LINE OF PARCEL 2

N51°02'14"E  
173.43'  
N68°25'29"E  
263.87'  
235.46'

L4  
28.41'

L5

L6

L7

L8

E'LY LINE OF PARCEL 1

N00°01'16"E 2731.44'

PARCEL 1

P.M.B. 372 / 93-96

N00°17'45"E 3363.57'

2244.51'

629.61'

SEE

SEE SHEET 3

LINE TABLE

NO.	BEARING	DISTANCE
L1	N51°39'41"E	118.66'
L2	N10°48'14"W	72.55'
L3	N31°14'34"E	123.69'
L4	N77°22'44"E	97.02'
L5	S65°52'11"E	106.43'
L6	N82°22'57"E	28.75'
L7	N66°22'57"E	39.23'
L8	N56°22'25"E	154.62'

**EXHIBIT "B" TO DECLARATION OF  
OPEN SPACE COVENANT AND RESTRICTION  
THE CITY PROPERTY**

THOSE PORTIONS OF PARCELS 1 AND 2 OF PARCEL MAP NO. 71284, IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PER MAP FILED IN BOOK 372, PAGES 93 THROUGH 96, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL 2 OF PARCEL MAP NO. 71284;

THENCE, ALONG THE SOUTHERLY LINE OF SAID PARCEL 2 OF PARCEL MAP NO. 71284, SOUTH 89°58'44" EAST, 660.09 FEET TO THE **POINT OF BEGINNING**;

THENCE, TRAVERSING THE INTERIOR OF SAID PARCELS 1 AND 2 OF PARCEL MAP NO. 71284, THE FOLLOWING COURSES:

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NORTH 10°48'14" WEST, 72.55 FEET;

NORTH 31°14'34" EAST, 123.69 FEET;

NORTH 51°02'14" EAST, 173.43 FEET;

NORTH 68°25'29" EAST, 263.87 FEET;

NORTH 77°22'44" EAST, 97.02 FEET;

SOUTH 65°52'11" EAST, 106.43 FEET;

NORTH 82°22'57" EAST, 28.75 FEET;

NORTH 66°22'57" EAST, 39.23 FEET;

NORTH 56°22'25" EAST, 154.62 FEET TO THE EASTERLY LINE OF SAID PARCEL 1 OF PARCEL MAP NO. 71284, BEING NORTH 00°17'45" EAST, 2244.51 FEET FROM THE MOST SOUTHEASTERLY CORNER OF SAID PARCEL 1.

CONTAINING 23.33 ACRES, MORE OR LESS.

**EXHIBIT "B" TO DECLARATION OF  
OPEN SPACE COVENANT AND RESTRICTION  
THE CITY PROPERTY**

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS,  
EASEMENTS, AND RIGHTS-OF-WAY OF RECORD, IF ANY.



PREPARED BY: STANTEC CONSULTING INC.  
UNDER THE DIRECTION OF:

*James O. Steines*

JAMES O. STEINES, P.L.S. 6086

AUGUST 27, 2012  
J.N. 2030 015800



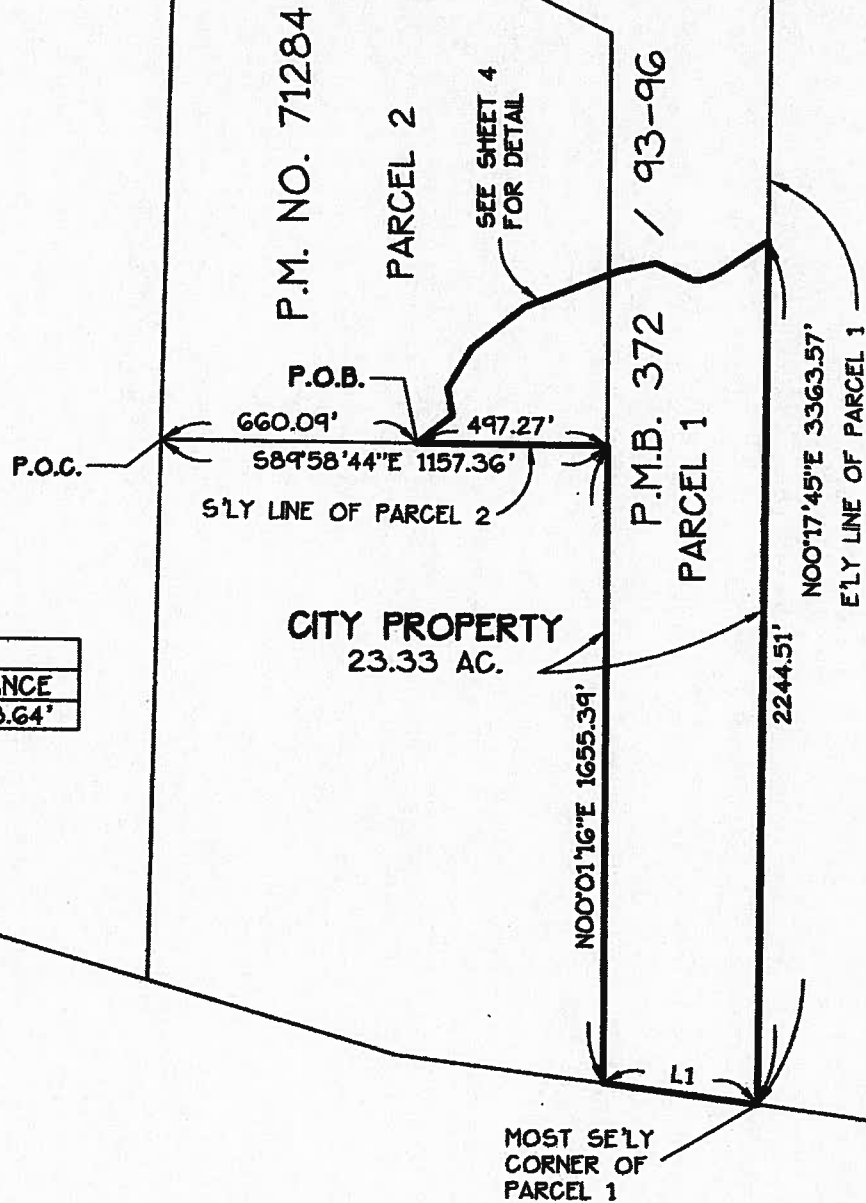
**EXHIBIT "B" TO DECLARATION OF  
OPEN SPACE COVENANT AND RESTRICTION  
THE CITY PROPERTY**

PORTIONS OF PARCELS 1 AND 2 OF P.M. NO. 71284, P.M.B. 372 / 93-96,  
IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Ⓢ AGOURA ROAD



SCALE: 1" = 500'



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N82°58'28"W	403.64'



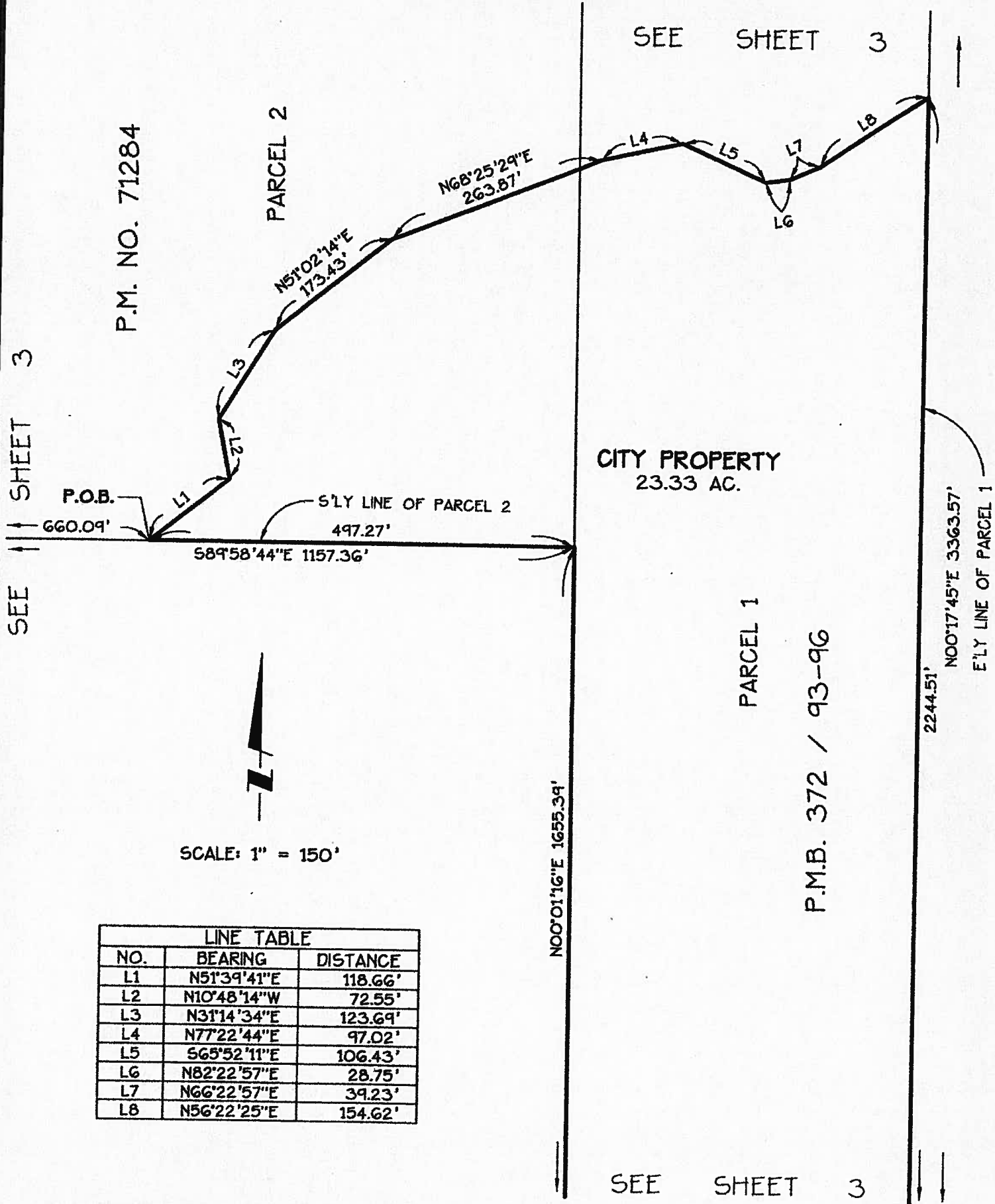
*James O. Steines*  
JAMES O. STEINES, P.L.S. 6086



**Stantec**

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949.923.6000

EXHIBIT "B" TO DECLARATION OF  
OPEN SPACE COVENANT AND RESTRICTION  
THE CITY PROPERTY



P.M. NO. 71284

PARCEL 2

SEE SHEET 3

N68°25'29"E  
263.87'

N51°02'14"E  
173.43'

CITY PROPERTY  
23.33 AC.

SEE SHEET 3

P.O.B.

660.09'

S'LY LINE OF PARCEL 2

497.27'

S89°58'44"E 1157.36'

PARCEL 1

P.M.B. 372 / 93-96

N00°17'45"E 3363.57'  
E'LY LINE OF PARCEL 1

2244.51'

N00°01'16"E 1655.39'

SCALE: 1" = 150'

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N51°39'41"E	118.66'
L2	N10°48'14"W	72.55'
L3	N31°14'34"E	123.69'
L4	N77°22'44"E	97.02'
L5	S65°52'11"E	106.43'
L6	N82°22'57"E	28.75'
L7	N66°22'57"E	39.23'
L8	N56°22'25"E	154.62'

SEE SHEET 3

**EXHIBIT "C" TO DECLARATION OF  
OPEN SPACE COVENANT AND RESTRICTION  
THE RESTRICTED LANDS**

THOSE PORTIONS OF PARCELS 1 AND 2 OF PARCEL MAP NO. 71284, IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PER MAP FILED IN BOOK 372, PAGES 93 THROUGH 96, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL 2 OF PARCEL MAP NO. 71284;

THENCE, ALONG THE SOUTHERLY LINE OF SAID PARCEL 2 OF PARCEL MAP NO. 71284, SOUTH 89°58'44" EAST, 660.09 FEET TO THE **POINT OF BEGINNING**;

THENCE, TRAVERSING THE INTERIOR OF SAID PARCELS 1 AND 2 OF PARCEL MAP NO. 71284, THE FOLLOWING COURSES:

NORTH 51°39'41" EAST, 118.66 FEET;

NORTH 10°48'14" WEST, 72.55 FEET;

NORTH 31°14'34" EAST, 123.69 FEET;

NORTH 51°02'14" EAST, 173.43 FEET;

NORTH 68°25'29" EAST, 263.87 FEET;

NORTH 77°22'44" EAST, 97.02 FEET;

SOUTH 65°52'11" EAST, 106.43 FEET;

NORTH 82°22'57" EAST, 28.75 FEET;

NORTH 66°22'57" EAST, 39.23 FEET;

NORTH 56°22'25" EAST, 154.62 FEET TO THE EASTERLY LINE OF SAID PARCEL 1 OF PARCEL MAP NO. 71284, BEING NORTH 00°17'45" EAST, 2244.51 FEET FROM THE MOST SOUTHEASTERLY CORNER OF SAID PARCEL 1.

**EXCEPTING THEREFROM** THOSE PORTIONS OF SAID PARCELS 1 AND 2 OF PARCEL MAP NO. 71284 LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL 2 OF PARCEL MAP NO. 71284;

THENCE, ALONG THE WESTERLY LINE OF SAID PARCEL 2 OF PARCEL MAP NO. 71284, NORTH 00°50'08" EAST, 756.37 FEET TO THE **POINT OF BEGINNING**;

THENCE, TRAVERSING THE INTERIOR OF SAID PARCELS 1 AND 2 OF PARCEL MAP NO. 71284, THE FOLLOWING COURSES:

**EXHIBIT "C" TO DECLARATION OF  
OPEN SPACE COVENANT AND RESTRICTION  
THE RESTRICTED LANDS**

SOUTH 24°54'28" EAST, 120.44 FEET;  
SOUTH 52°17'48" EAST, 33.85 FEET;  
SOUTH 78°17'49" EAST, 63.23 FEET;  
SOUTH 59°42'18" EAST, 64.18 FEET;  
SOUTH 31°22'19" EAST, 57.28 FEET;  
SOUTH 06°50'21" EAST, 74.53 FEET;  
SOUTH 04°01'28" WEST, 140.55 FEET;  
SOUTH 10°08'22" WEST, 72.40 FEET;  
SOUTH 28°55'17" EAST, 85.32 FEET;  
SOUTH 15°12'14" WEST, 74.02 FEET;  
SOUTH 00°40'50" EAST, 51.35 FEET;  
NORTH 46°46'40" EAST, 123.62 FEET;  
NORTH 76°58'11" EAST, 47.33 FEET;  
NORTH 65°56'22" EAST, 71.38 FEET;  
NORTH 06°05'58" EAST, 88.80 FEET;  
NORTH 24°37'43" EAST, 189.34 FEET;  
NORTH 42°57'23" EAST, 44.81 FEET;  
NORTH 26°38'07" EAST, 151.14 FEET;  
NORTH 38°38'24" EAST, 55.21 FEET;  
NORTH 52°17'03" EAST, 74.39 FEET;  
NORTH 57°24'55" EAST, 61.54 FEET;  
NORTH 76°58'18" EAST, 272.26 FEET;  
SOUTH 87°53'01" EAST, 138.13 FEET;  
NORTH 84°29'22" EAST, 128.48 FEET;  
SOUTH 55°10'03" EAST, 95.29 FEET;

**EXHIBIT "C" TO DECLARATION OF  
OPEN SPACE COVENANT AND RESTRICTION  
THE RESTRICTED LANDS**

SOUTH 30°42'04" EAST, 56.20 FEET;

SOUTH 49°41'32" EAST, 60.94 FEET;

NORTH 28°58'46" EAST, 59.47 FEET;

NORTH 51°30'13" EAST, 46.02 FEET;

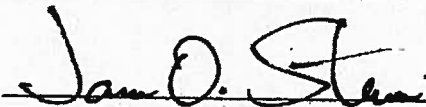
NORTH 59°43'04" EAST, 49.89 FEET TO THE EASTERLY LINE OF SAID  
PARCEL 1 OF PARCEL MAP NO. 71284, BEING NORTH 00°17'45" EAST,  
2461.31 FEET FROM THE MOST SOUTHEASTERLY CORNER OF SAID PARCEL 1.

CONTAINING 14.01 ACRES, MORE OR LESS.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS,  
EASEMENTS, AND RIGHTS-OF-WAY OF RECORD, IF ANY.



PREPARED BY: STANTEC CONSULTING INC.  
UNDER THE DIRECTION OF:

  
JAMES O. STEINES, P.L.S. 6086

AUGUST 27, 2012  
J.N. 2030 015800

# EXHIBIT "C" TO DECLARATION OF OPEN SPACE COVENANT AND RESTRICTION THE RESTRICTED LANDS

PORTIONS OF PARCELS 1 AND 2 OF P.M. NO. 71284, P.M.B. 372 / 93-96,  
IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

AGOURA ROAD

W'LY LINE OF PARCEL 2  
N00°50'08"E 1403.17'

P.M. NO. 71284

PARCEL 2

5

6

P.O.C.

S89°58'44"E 1157.36'

S'LY LINE OF PARCEL 2

PARCEL 1

P.M.B. 372 / 93-96

N00°17'45"E 3363.57'

E'LY LINE OF PARCEL 1

MOST SE'LY  
CORNER OF  
PARCEL 1

SCALE: 1" = 500'

INDEX MAP



INDICATES SHEET NO.



*James O. Steines*  
JAMES O. STEINES, P.L.S. 6086

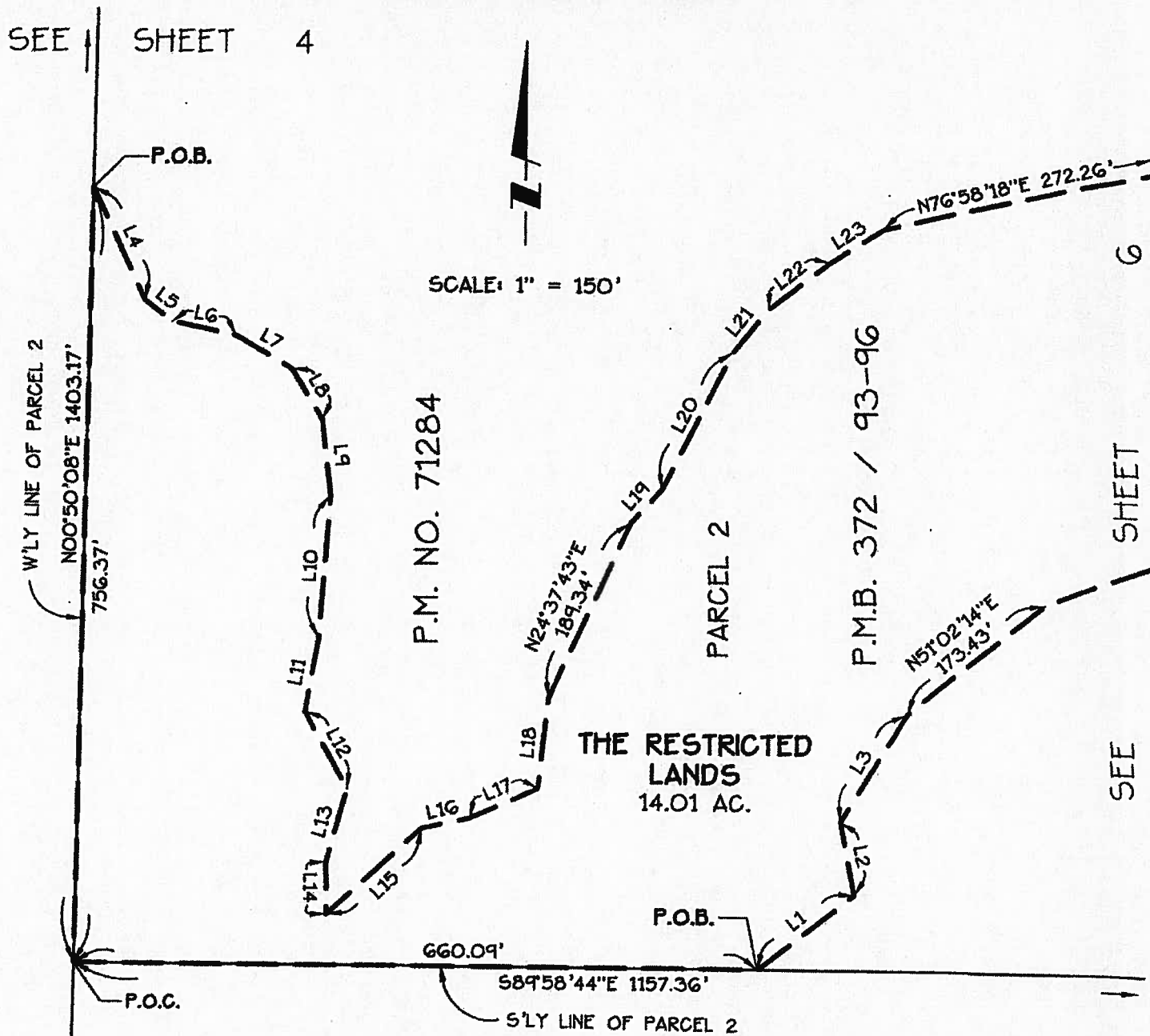


Stantec

STANTEC CONSULTING INC.  
19 TECHNOLOGY DRIVE  
IRVINE, CA 92618  
949.923.6000

**EXHIBIT "C" TO DECLARATION OF  
OPEN SPACE COVENANT AND RESTRICTION  
THE RESTRICTED LANDS**

SEE SHEET 4



SCALE: 1" = 150'

P.M. NO. 71284

PARCEL 2

P.M.B. 372 / 93-96

**THE RESTRICTED  
LANDS**  
14.01 AC.

6

SHEET

SEE

**LINE TABLE**

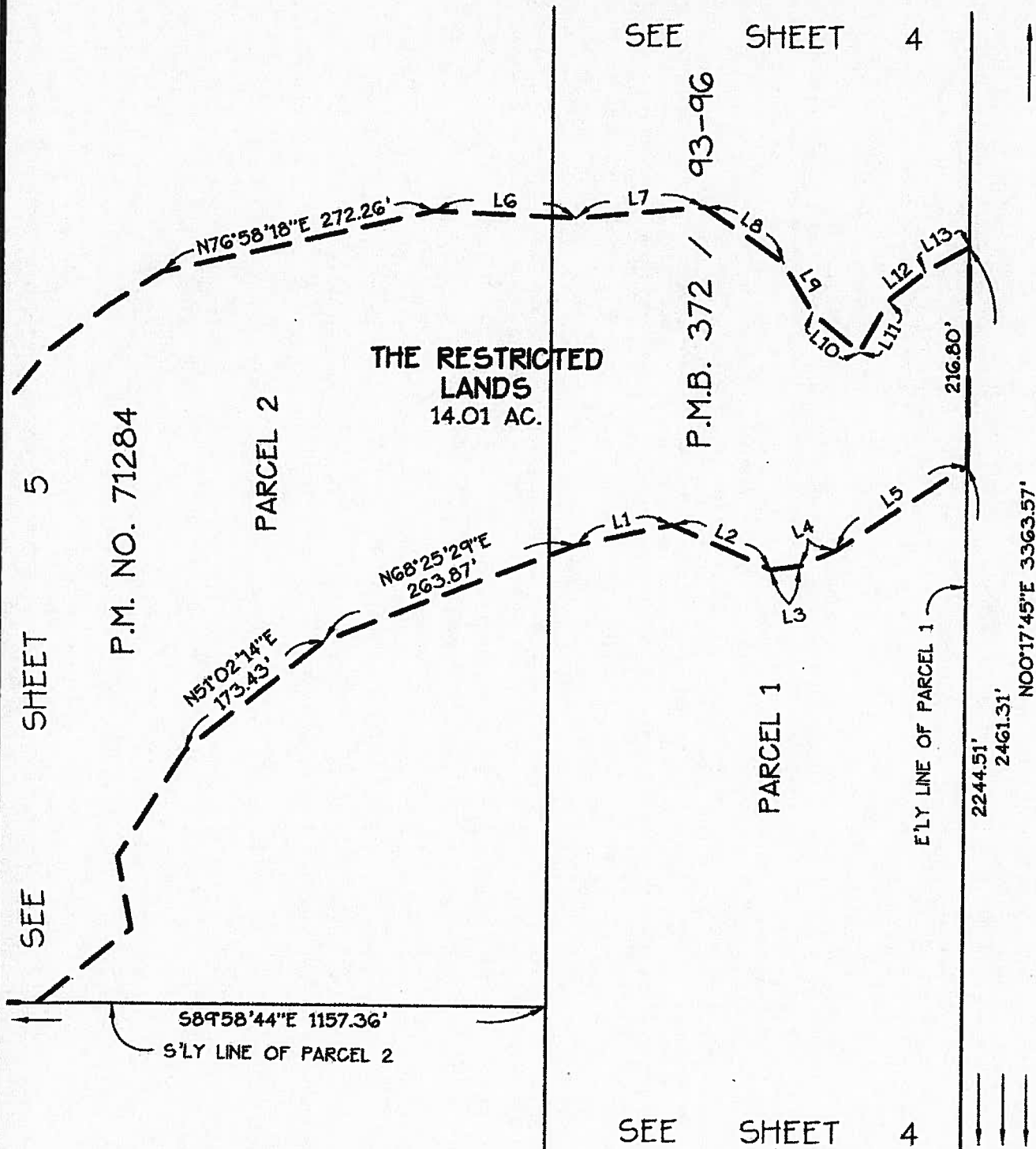
NO.	BEARING	DISTANCE
L1	N51°39'41"E	118.66'
L2	N10°48'14"W	72.55'
L3	N31°14'34"E	123.69'
L4	S24°54'28"E	120.44'
L5	S52°17'48"E	33.85'
L6	S78°17'49"E	63.23'
L7	S59°42'18"E	64.18'
L8	S31°22'19"E	57.28'
L9	S06°50'21"E	74.53'
L10	S04°01'28"W	140.55'
L11	S10°08'22"W	72.40'
L12	S28°55'17"E	85.32'

**LINE TABLE**

NO.	BEARING	DISTANCE
L13	S15°12'14"W	74.02'
L14	S00°40'50"E	51.35'
L15	N46°46'40"E	123.62'
L16	N76°58'11"E	47.33'
L17	N65°56'22"E	71.38'
L18	N06°05'58"E	88.80'
L19	N42°57'23"E	44.81'
L20	N26°38'07"E	151.14'
L21	N38°38'24"E	55.21'
L22	N52°17'03"E	74.39'
L23	N57°24'55"E	61.54'



**EXHIBIT "C" TO DECLARATION OF  
OPEN SPACE COVENANT AND RESTRICTION  
THE RESTRICTED LANDS**



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N77°22'44"E	97.02'
L2	S65°52'11"E	106.43'
L3	N82°22'57"E	28.75'
L4	N66°22'57"E	39.23'
L5	N56°22'25"E	154.62'
L6	S87°53'01"E	138.13'
L7	N84°29'22"E	128.48'

LINE TABLE		
NO.	BEARING	DISTANCE
L8	S55°10'03"E	95.29'
L9	S30°42'04"E	56.20'
L10	S49°41'32"E	60.94'
L11	N28°58'46"E	59.47'
L12	N51°30'13"E	46.02'
L13	N59°43'04"E	49.89'

SCALE: 1" = 150'