



00 1269310

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
11:21 AM AUG 14 2000

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

FEE

FREE Z
15

D.T.T.

CODE
20

CODE
19

CODE
9

Assessor's Identification Number (AIN)
To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

THIS FORM IS NOT TO BE DUPLICATED

00 1269310

3P/TDC (12/95))
RECORDING REQUESTED BY)

WHEN RECORDED MAIL TO:)

CALIFORNIA COASTAL COMMISSION)
45 FREMONT STREET, SUITE 2000)
SAN FRANCISCO, CA 94105-2219)
ATTENTION: LEGAL DEPARTMENT)

Permit No. 5-85-214-A3)
(Goshn)

APN 4451-014-054, -055)
(MRT-Pacific Title)

IRREVOCABLE OFFER TO DEDICATE SCENIC EASEMENT

AND

DECLARATION OF RESTRICTIONS

THIS IRREVOCABLE OFFER TO DEDICATE SCENIC EASEMENT AND DECLARATION OF RESTRICTIONS (hereinafter "Offer") is made this 30th day of November, 1999, by Mountains Restoration Trust, (hereinafter referred to as "Grantor").

I. WHEREAS, Grantor is the legal owner of a fee interest of certain real properties located in the County of Los Angeles, State of California and described in the attached Exhibit A (hereinafter referred to as the "Open Space Property"); and

II. WHEREAS, all of the Open Space Property is located within the coastal zone as defined in Section 30103 of the California Public Resources Code (which code is hereinafter referred to as the "California Coastal Act of 1976"); and

III. WHEREAS, the California Coastal Act of 1976 (hereinafter referred to as the "Act") creates the California Coastal Commission (hereinafter referred to as the Commission") and requires that any development approved by the Commission must be consistent with the policies of the Act set forth in Chapter 3 of Division 20 of the Public Resources Code; and

IV. WHEREAS, Pursuant to the Act, Michel Goshn
(hereinafter the "Applicant") applied to the Commission for a permit to undertake development as defined in the Act within the coastal zone of Los Angeles County (hereinafter the "Permit"); and

V. WHEREAS, in its decision on the Permit (Permit No. 5-85-214-A3, decided on July 13, _____, 1999), the Commission found that the development proposed by the Applicant would cause an increase in residential density thus contributing to adverse cumulative impacts on both coastal resources and public access to the coast within the Los Angeles County coastal zone, and that such density increase could not be permitted consistent with the policies of the Act without corresponding reductions in the number of existing undeveloped residential building sites in the vicinity for residential development so as to mitigate the adverse cumulative effects of the proposed development; and

VI. WHEREAS, the Commission acting on behalf of the People of the State of California and pursuant to the Act, granted the Permit to the Applicant upon condition (hereinafter the "Condition") requiring inter alia that the Applicant cause Grantor to grant a scenic or open space easement over the Property and agree to restrict development on the Property so as to preserve the open space and scenic values present on the Property and so as to prevent the adverse cumulative effects on coastal resources and public access to the coast which would occur if the Property would be developed as building sites for residential use;

VII. WHEREAS, the Commission has placed the Condition on the Permit because a finding must be made under Public Resources Code Section 30604(a) that the proposed development is in conformity with the provisions of Chapter 3 of the Act and that in the absence of the protections provided by the Condition said

finding could not be made: and

VIII. WHEREAS, THE Applicant has elected to comply with the Condition and has contracted with Grantor; and, in return for valuable consideration granted by Applicant to Grantor, receipt of which is hereby acknowledged, Grantor has agreed to execute this Offer so as to enable Applicant to fulfill the Condition thus allowing Applicant to undertake the development authorized by the permit; and

IX. WHEREAS, It is intended that this Offer is irrevocable and shall constitute enforceable restrictions within the meaning of Article XIII, Section 8 of the California Constitution and that said restrictions shall thereby qualify as an enforceable restriction under the provision of the California Revenue and Taxation Code, Section 402.1;

NOW, THEREFORE, in consideration of the mutual benefit and conditions set forth herein and substantial public benefits for the protection of coastal resources to be derived therefrom, the preservation of the Open Space Property in open space uses, the valuable consideration granted by Applicant to Grantor as a consequence of the grant of the Permit to the Applicant by the Commission, and the beneficial effect on the method of determining the assessed value of the Property including any reduction thereof due to the imposition of limitations on its use as set forth in this Offer, Grantor hereby irrevocably offers to dedicate to the State of California, a political subdivision of the State or a private association approved in writing by the Executive Director of the Commission as grantee (hereafter "Grantee") a conservation and scenic easement in gross and in perpetuity for light, air, view, and the preservation of scenic qualities over the Open Space Property, subject to the following terms, conditions, and restrictions.

1. USE OF PROPERTY. The use of the Open Space Property shall be limited to natural and private open space for habitat protection, resource conservation, private recreation, and accessory residential enjoyment, in accordance with the following limitations. No development as defined in Public Resources Code, Section 30106, attached hereto as Exhibit B and incorporated herein by this reference, including but not limited to removal of trees and other major vegetation, grading, paving or installation of structures such as signs, buildings, etc., shall occur or be allowed on the Open Space Property with the exception of the following, subject to applicable governmental regulatory requirements:

a) the removal of hazardous substances or conditions or non-native or diseased plants or trees;

b) the removal of any vegetation which constitutes or contributes to a fire hazard to residential use of neighboring parcels, and which vegetation lies within 100 feet of existing or permitted residential development;

c) the installation or repair of underground utility lines and septic systems,

d) the posting of signs to prevent trespass of no greater than the minimum size specified by law

e) construction of spas, horse corrals, fencing, including wood, stone and chain link, tool sheds, chicken coops, aviaries, gazebos, green houses, gardens, decorative fish ponds, trails, and irrigation systems.

2. RIGHT OF ENTRY. The Grantee or its agents may, at times reasonably acceptable to Grantor, enter onto the Open Space Property to ascertain whether the use restrictions set forth above are being observed by the Grantor. No right of access for the public or persons other than the Grantee or its agents is

created by this provision.

3. BENEFIT AND BURDEN. This Offer shall run with and burden the Open Space Property, and all obligations hereby imposed shall be deemed to be covenants and restrictions running with the land, shall be effective limitations on the use of the Open Space Property from the date of recordation of this document and shall bind the Grantor and all successors and assigns.

This Offer shall benefit the State of California.

4. CONSTRUCTION OF VALIDITY. If any provision of these restrictions shall be held to be invalid or for any reason become unenforceable, no other provision shall be thereby affected or impaired.

5. ENFORCEMENT. Any act or any conveyance, contract, or authorization whether written or oral by the Grantor which uses or would cause to be used or would permit use of the Open Space Property contrary to the terms of this Offer will be deemed a breach hereof. The Grantee may bring any action in court necessary to enforce this Offer, including, but not limited to, injunction to terminate a breaching activity, or any action to enforce the terms and provisions hereof by specific performance. It is understood and agreed that the enforcement proceedings provided in this paragraph are not exclusive and that the Grantee may pursue any appropriate legal and equitable remedies. The Grantee shall have sole discretion to determine under what circumstances an action to enforce the terms and conditions of this Offer shall be brought in law or in equity. Any forbearance on the part of Grantee to enforce the terms and provisions hereof in the event of a breach shall not be deemed a waiver of Grantee's rights regarding any subsequent breach.

6. TAXES AND ASSESSMENTS. Grantor agrees to pay or cause to be paid all real property taxes and assessment levied or assessed against the Open Space

Property.

7. MAINTENANCE. The Grantee shall not be obligated to maintain, improve or otherwise expend any funds in connection with the Open Space Property or any interest or easement created by this Offer. All costs and expenses for such maintenance improvement, use or possession shall be born by the Grantor, except for maintaining compliance with the terms of this Offer.

8. LIABILITY AND INDEMNIFICATION. This conveyance is made and accepted upon the express condition that the Grantee, its agencies, departments, officers, agents and employees are to be free from all liability and claim for damage by reason of any injury to any person or persons, including Grantor, or property of any kind whatsoever and to whomsoever belonging, including Grantor, from any cause or causes whatsoever, except matters arising out of the sole negligence of the Grantee, while in, upon, or in any way connected with the Open Space Property, Grantor hereby covenanting and agreeing to indemnify and hold harmless the Grantee, its agencies, departments, officers, agents and employees from all liability, loss, cost, and obligations on account of or arising out of any such injuries or losses however occurring. The Grantee shall have no right of control over, nor duties and responsibilities with respect to the Open Space Property which would subject the Grantee to any liability occurring upon the land by virtue of the fact that the right of the Grantee to enter the land is strictly limited to preventing uses inconsistent with the interest granted and does not include the right to enter the land for the purpose of correcting any dangerous condition as defined by California Government Code Section 830.

9. SUCCESSORS AND ASSIGNS. The terms, covenants, conditions, exceptions, obligations and reservations contained in this Offer shall be binding upon and insure to the benefit of the successors and assigns of both the Grantor and the

Grantee, whether voluntary or involuntary.

10. TERM. This Offer shall be binding upon the Grantor and the owner and his and/or her heirs, assigns or successors in interest to the Open Space Property described above for a period of 21 years. Upon recordation of an acceptance of this offer by the Grantee in the form attached hereto as Exhibit C, this Offer shall have the effect of a grant of open space and scenic easement in gross and perpetuity for light, air, view, and the preservation of scenic qualities over the Open Space Property that shall run with the land and be binding on the parties heirs, assigns and successors in accordance with the terms and conditions of this office.

IN WITNESS WHEREOF, Grantor has executed this Offer on the 17 day of

May 2000

MOUNTAINS RESTORATION TRUST

By Steph Allcorn

Grantor (Type or Print Name)

Grantor (Type or Print Name)

NOTARY ON NEXT PAGE

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On 17th May 2000, before me, MAGGIE ABICHAKER Notary

Public, personally appeared Stephen A. Harris, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/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.

WITNESS my hand and official seal.



Signature - Maggie Abichaker

STATE OF CALIFORNIA

COUNTY OF _____

On _____, before me, _____, a Notary

Public, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/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.


WITNESS my hand and official seal.

Signature _____

Consent to Recordation

This is to certify that the Offer to Dedicate set forth above is hereby acknowledged by the undersigned officer on behalf of the California Coastal Commission when it granted Coastal Development Permit No. 5-85-214-A3 on July 13, 1999 and the California Coastal Commission consents to recordation thereof by its duly authorized officer.

Dated: August 4, 2000


John Bowers, Staff Counsel

California Coastal Commission

STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO

On 8/4/00, before me, Deborah L. Bove, a Notary Public, personally appeared John Bowers, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/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.

WITNESS my hand and official seal.

Signature: Deborah L. Bove

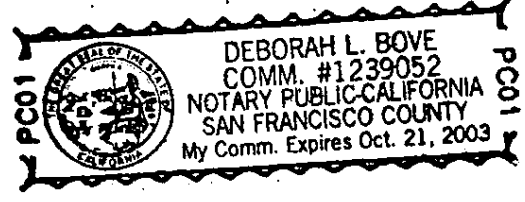


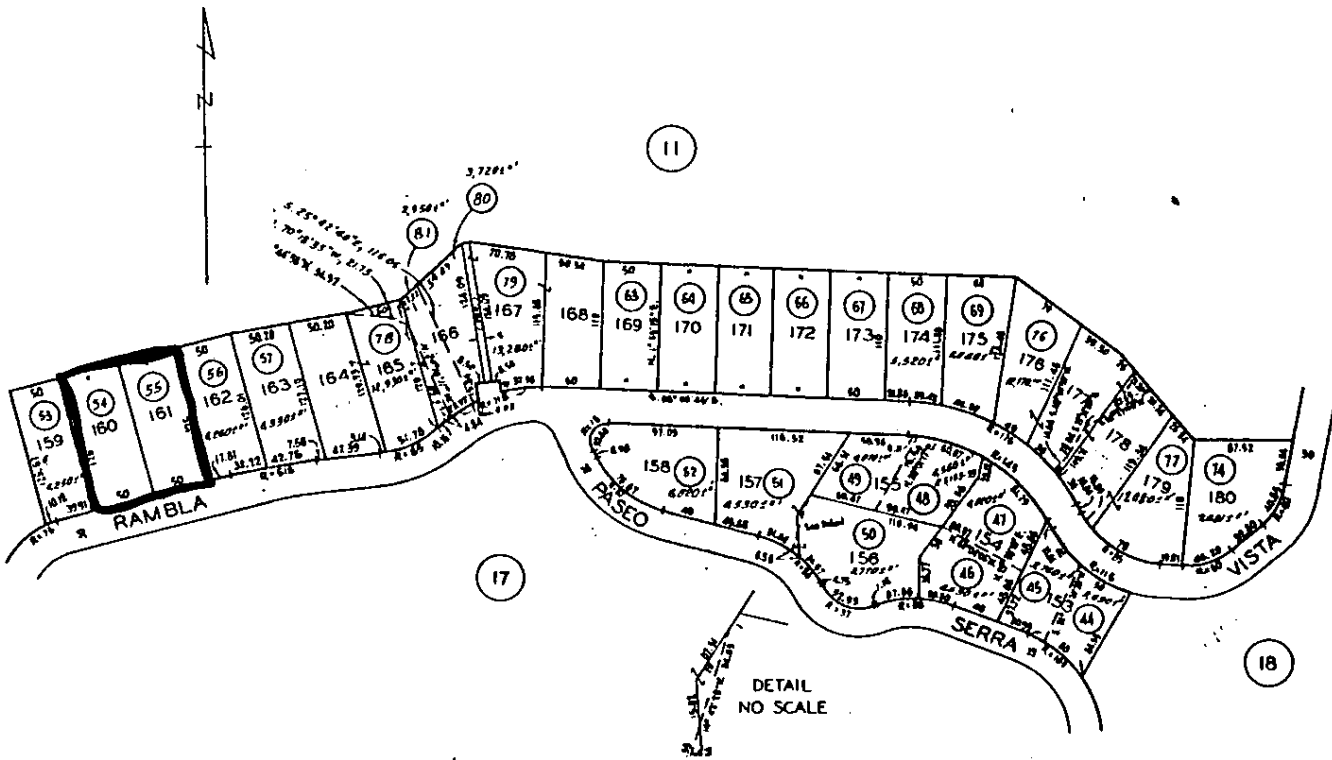
EXHIBIT A

Open Space Property

Parcel 1: Lot 160 of Tract No. 10570, as per map recorded in book 161, pages 36 to 42 inclusive of Maps, in the office of the county recorder of said county.

Parcel 2: Lot 161 of Tract No. 10570, as per map recorded in book 161, pages 36 to 42 inclusive of Maps, in the office of the county recorder of said county.

4451 14
SCALE 1" = 100'



TRACT NO. 10570 M.B. 161 - 36 - 42

- 4451-014-054 - MRT-Pacific Title - (TDC 1)
- 4451-014-055 - MRT-Pacific Title - (TDC 1)

Goshn -Permit #5-85-214-A3

EXHIBIT B

Public Resources Code Section 30106

30106. Development

"Development" means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Mejedly Forest Practice Act of 1973 (commencing with Section 4511).

As used in this section, "structure" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

13

EXHIBIT C

Recording Requested By
When Recorded Mail To:
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, California 94105-2219
Attention: Legal Department

CERTIFICATE OF ACCEPTANCE

OFFER AND DEDICATION OF SCENIC EASEMENT

This is to certify that _____ hereby accepts the
Offer to Dedicate a Scenic Easement executed by _____
on _____, 1983 and recorded on _____, 1983 in Book _____, Page _____
of the Official Records in the Office of the Recorder of _____ County.

Dated _____ By _____
For _____

STATE OF CALIFORNIA

COUNTY OF _____

On _____, before me, _____, a Notary
Public, personally appeared _____, personally known
to me (or proved to me on the basis of satisfactory evidence) to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged to me
that he/she/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.

WITNESS my hand and official seal.

Signature _____

14

ACKNOWLEDGEMENT BY CALIFORNIA COASTAL COMMISSION

This is to certify that _____
_____ is a public agency/private association acceptable to the
Executive Director of the _____ Commission,
California Coastal Commission to be Grantee under the above described Offer
to Dedication.

Dated _____

CALIFORNIA COASTAL COMMISSION

STATE OF CALIFORNIA

COUNTY OF _____

On _____, before me, _____, a Notary
Public, personally appeared _____, personally known
to me (or proved to me on the basis of satisfactory evidence) to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged to me
that he/she/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.

WITNESS my hand and official seal.

Signature _____

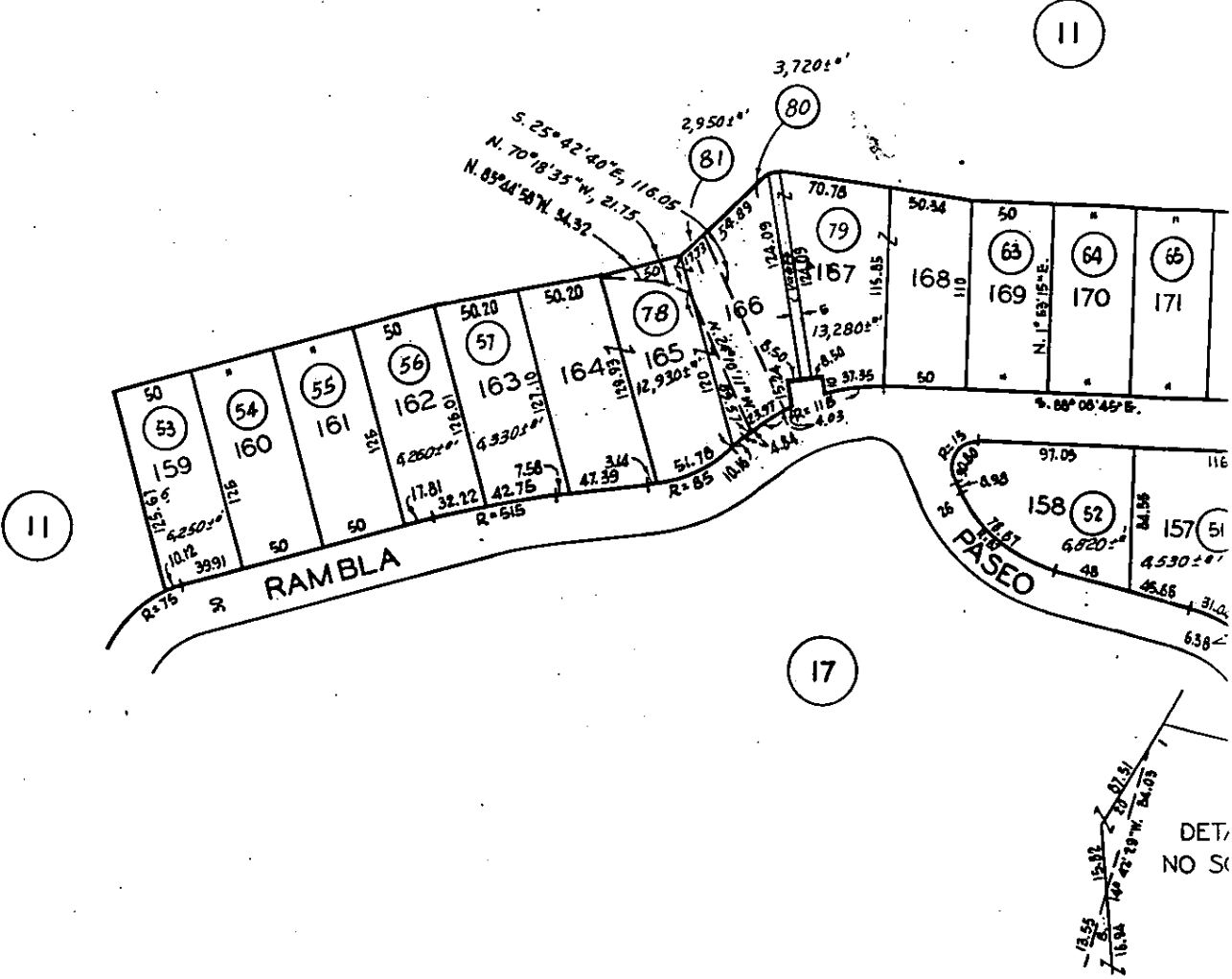
4451-14

SCALE 1" = 100'

1999

00 1269310

15



CODE
10865

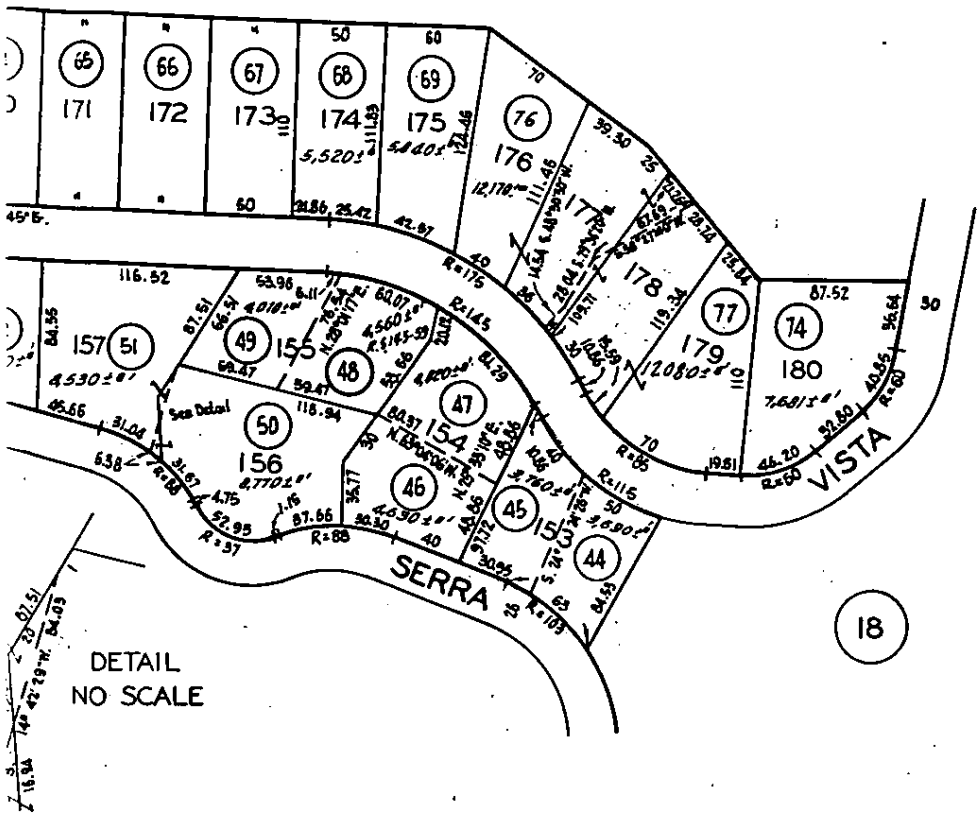
TRACT NO. 10570

M. B. 161 - 36 - 42

FOR PREV. ASSM'T SEE:
4451 - 29 & 30

DET.
NO. 50

800187327
88122106004001
910606
94011010012001-07
96020210006001-07
98060808013001-07



18

16

00 1269310

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



RECORDED AT THE REQUEST OF
CHICAGO TITLE COMPANY

01 3167792

1 RECORDING REQUESTED BY:
2

3 WHEN RECORDED MAIL TO:
4 CALIFORNIA COASTAL COMMISSION
5 45 FREMONT STREET, SUITE 2000
6 SAN FRANCISCO, CA 94105-2219
7 ATTN: LEGAL DIVISION

8 *11020179-X14*

9 **AMENDMENT TO IRREVOCABLE OFFER TO DEDICATE SCENIC EASEMENT**
10 **AND**
11 **DECLARATION OF RESTRICTIONS**

12
13
14 **THIS DOCUMENT IS BEING RECORDED AS AN AMENDMENT TO THE**
15 **IRREVOCABLE OFFER TO DEDICATE SCENIC EASEMENT AND**
16 **DECLARATION OF RESTRICTIONS EXECUTED BY THE MOUNTAINS**
17 **RESTORATION TRUST AND THE CALIFORNIA COASTAL COMMISSION**
18 **IN COMPLIANCE WITH A SPECIAL CONDITION FOR COASTAL**
19 **DEVELOPMENT PERMIT (CDP) NO. 5-85-214-A3 RECORDED ON**
20 **AUGUST 14, 2000, AS INSTRUMENT NO. 00-1269310 IN THE COUNTY**
21 **OF LOS ANGELES TO REPLACE EXHIBIT A TO REFERENCE THE**
22 **CORRECT LEGAL DESCRIPTION OF THE OPEN SPACE PROPERTY.**
23
24
25
26
27

Owner hereby agrees to amend the Irrevocable Offer to Dedicate Scenic Easement and Declaration of Restrictions recorded on August 14, 2000, as Instrument No. 00-1269310, in the County of Los Angeles to replace Exhibit A to reference the correct legal description of the open space property.

Dated: Oct 29, 2001

MOUNTAINS RESTORATION TRUST

[Signature]
Stephen A. Harris, President

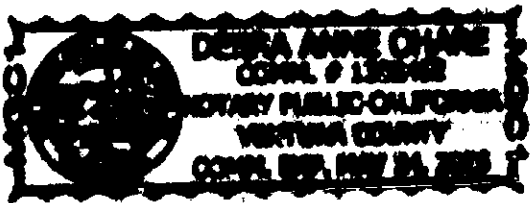
STATE OF CALIFORNIA

COUNTY OF Los Angeles

On October 29, 2001, before me, Debra Anne O'Hare, a Notary Public, personally appeared Stephen A. Harris, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) 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.

WITNESS my hand and official seal.

Signature Debra Anne O'Hare



01 2167792

1 Owner hereby agrees to amend the Irrevocable Offer to Dedicate Scenic Easement and Declaration of
2 Restrictions recorded on August 14, 2000, as Instrument No. 00-1269310, in the County of Los Angeles to
3 replace Exhibit A to reference the correct legal description of the open space property.

4
5
6 Dated: Oct 29, ~~19~~ 2001

8 MOUNTAINS RESTORATION TRUST

10 
11 Stephen A. Harris, President

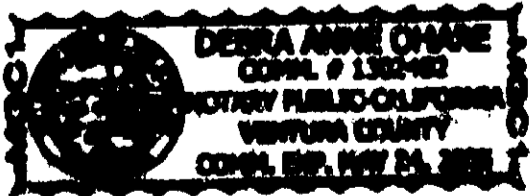
14 STATE OF CALIFORNIA

15 COUNTY OF Los Angeles

16 On October 29, 2001, before me, Debra Anne O'Hare, a Notary Public,
17 personally appeared Stephen A. Harris, personally known to me (or proved
18 to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within
19 instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies),
20 and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the
21 person(s) acted, executed the instrument.

23 WITNESS my hand and official seal.

25
26 Signature Debra Anne O'Hare



27
01 2167798

This is to certify that the Amendment to Irrevocable Offer to Dedicate Scenic Easement and Declaration of Restrictions set forth above is hereby acknowledged by the undersigned officer on behalf of the California Coastal Commission pursuant to authority conferred by the California Coastal Commission when it granted Coastal Development Permit No. 5-85-214-A3, on July 13, 1999, and the California Coastal Commission consents to recordation thereof by its duly authorized officer.

Dated: October 25, 1999 ^{2001 N/B} ~~2000~~

CALIFORNIA COASTAL COMMISSION

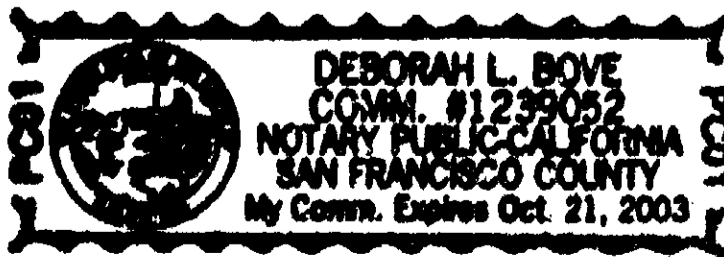
John Bowers
John Bowers, Staff Counsel

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO

On 10/25/01, before me, Deborah L. Bove, a Notary Public, personally appeared John Bowers, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/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.

WITNESS my hand and official seal.

Signature Deborah L. Bove



CHICAGO

Page 1 of 2

EXHIBIT A

OPEN SPACE PROPERTY

**LOTS 160 AND 162 OF TRACT NO. 10570, AS PER MAP RECORDED IN BOOK 161,
PAGES 36 TO 42, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY
RECORDER OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.**

01 2167793

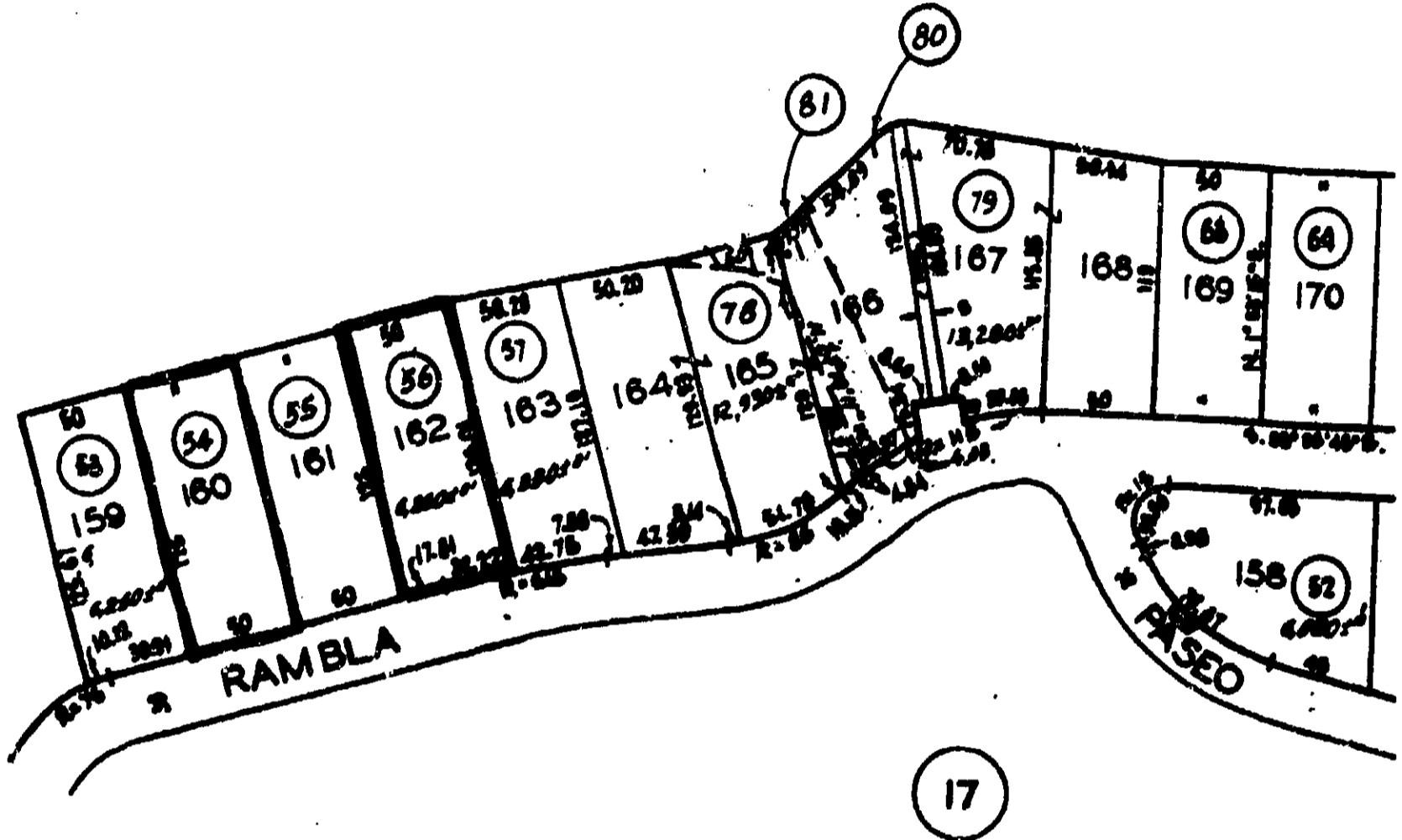
CHICAGO

14

= 100'

1999

Page 2 of 2



01 2167792

CODE
10865

TRACT NO 10870

M. B. 151 - 26 - 42

FOR INFO ABOUT THIS
4431 - 20 - 42

Property Detail Report

21617 Rambla Vis, Malibu, CA 90265-5125

APN: 4451-014-082

Los Angeles County Data as of: 11/12/2020

Owner Information

Owner Name: 21617 Rambla Vista LLC
Vesting:
Mailing Address: 17216 Ceredo Pl, Granada Hills, CA 91344-1606
Occupancy: Absentee Owner

Location Information

Legal Description: Tr=10570 Lots 160 And 161
County: Los Angeles, CA
APN: 4451-014-082
Alternate APN:
Census Tract / Block: 800504 / 1005
Munic / Twnshp: West / Big Rock/Rambla
Twnshp-Rng-Sec:
Legal Lot / Block: 160, 1 /
Subdivision: 10570
Tract #: 10570
Legal Book / Page: 161 / 36
Neighborhood: La Costa Beach
School District: Santa Monica-Malibu Unified School District
Elementary School: Webster Elementary...
Middle School: Malibu High School
High School: Malibu High School
Latitude: 34.04004
Longitude: -118.64654

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 04/25/2018 / 07/31/2018
Price: \$230,000
Transfer Doc #: 2018.766930
Buyer Name: 21617 Rambla Vista LLC
Seller Name: Rochin Eric
Deed Type: Grant Deed

Last Market Sale

Sale / Rec Date: 04/25/2018 / 07/31/2018
Sale Price / Type: \$230,000 /
Deed Type: Grant Deed
Multi / Split Sale:
Price / Sq. Ft.:
New Construction:
1st Mtg Amt / Type:
1st Mtg Rate / Type:
1st Mtg Doc #: N/A
2nd Mtg Amt / Type:
2nd Mtg Rate / Type:
Sale Doc #: 2018.766930
Seller Name: Rochin Eric
Lender:
Title Company: Equity Title Compa...

Prior Sale Information

Sale / Rec Date: 11/07/2001 / 11/14/2001
Sale Price / Type: \$34,000 / Full Value
Prior Deed Type: Deed
1st Mtg Amt / Type:
1st Mtg Rate / Type:
Prior Sale Doc #: 2001.2167793
Prior Lender:

Property Characteristics


Gross Living Area:
Living Area:
Total Adj. Area:
Above Grade:
Basement Area:
Style:
Foundation:
Quality:
Condition:
Total Rooms: 0
Bedrooms:
Baths (F / H):
Pool:
Fireplace:
Cooling:
Heating:
Exterior Wall:
Construction Type:
Year Built / Eff:
Stories:
Parking Type:
Garage #:
Garage Area:
Porch Type:
Patio Type:
Roof Type:
Roof Material:

Site Information

Land Use: Vacant -Residential Land
Lot Area: 12,590 Sq. Ft.
Zoning: LCR110
State Use:
Lot Width / Depth:
of Buildings:
County Use: 010V - Single Family
Usable Lot: 12590
Res / Comm Units:
Residence - Vacant Land
Site Influence:
Acres: 0.289
Water / Sewer Type:
Flood Zone Code: D
Flood Map #: 06037C1542F
Flood Map Date: 09/26/2008
Community Name: City Of Malibu
Flood Panel #: 1542F
Inside SFHA: False

Tax Information

Assessed Year: 2020
Assessed Value: \$234,600
Market Total Value:
Tax Year: 2020
Land Value: \$234,600
Market Land Value:
Tax Area: 10-865
Improvement Value:
Market Imprv Value:
Property Tax: \$4,202.32
Improved %:
Market Imprv %:
Exemption:
Delinquent Year:

Disclaimer: This report: (i) is not an insured product or service or an abstract, legal opinion or a representation of the condition of title to real property, and (ii) is issued exclusively for the benefit of First American Data Tree LLC (Data Tree) customers and may not be used or relied upon by any other person. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. Data Tree does not represent or warrant that the information is complete or free from error, and expressly disclaims any liability to any person or entity for loss or damage caused by errors or omissions in the report. If the "verified" logo  is displayed, or a record is designated "verified," Data Tree's algorithm matched fields from two or more data sources to confirm source data.

School information is copyrighted and provided by GreatSchools.org.

Property Detail Report

21623 Rambla Vis, Malibu, CA 90265-5125

APN: 4451-014-083

Los Angeles County Data as of: 11/12/2020

Owner Information

Owner Name:	Edell Family Trust / Edell Jeffrey S Co TR	Occupancy:	Owner Occupied
Vesting:	Personal Trust		
Mailing Address:	21623 Rambla Vis, Malibu, CA 90265-5125		

Location Information

Legal Description:	Tr=10570 Lots 162 And 163	County:	Los Angeles, CA
APN:	4451-014-083	Alternate APN:	
Munic / Twnshp:	West /Big Rock/Rambla	Twtnshp-Rng-Sec:	
Subdivision:	10570	Tract #:	10570
Neighborhood:	La Costa Beach	School District:	Santa Monica-Malibu Unified School District
Elementary School:	Webster Elementary...	Middle School:	Malibu High School
Latitude:	34.04011	Longitude:	-118.64622
		High School:	Malibu High School

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	06/11/2015 / 06/18/2015	Price:		Transfer Doc #:	2015.721344
Buyer Name:	Edell Family Trust	Seller Name:	Edell Jeffrey S	Deed Type:	

Last Market Sale

Sale / Rec Date:	06/09/2015 / 06/18/2015	Sale Price / Type:	\$4,075,000 / Full Value	Deed Type:	Grant Deed
Multi / Split Sale:		Price / Sq. Ft.:	\$829	New Construction:	
1st Mtg Amt / Type:	\$2,648,750 / Conventional	1st Mtg Rate / Type:	5.0 / Adjustable	1st Mtg Doc #:	2015.721343
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	2015.721342
Seller Name:	Norris Mark L Family Trust			Title Company:	Equity Title
Lender:	Newbridge Capital Mortgage LLC				

Prior Sale Information

Sale / Rec Date:	05/24/2005 / 06/29/2005	Sale Price / Type:	\$3,475,000 / Full Value	Prior Deed Type:	Deed
1st Mtg Amt / Type:	\$2,553,750 / Conventional	1st Mtg Rate / Type:		Prior Sale Doc #:	2005.1527853
Prior Lender:	American Security Bank				

Property Characteristics


Gross Living Area:	4,915 Sq. Ft.	Total Rooms:	0	Year Built / Eff:	2002 / 2002
Living Area:	4,915 Sq. Ft.	Bedrooms:	2	Stories:	
Total Adj. Area:		Baths (F / H):	3 /	Parking Type:	
Above Grade:	4915	Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:	Central	Porch Type:	
Foundation:		Heating:	Central	Patio Type:	
Quality:	Fair	Exterior Wall:		Roof Type:	
Condition:		Construction Type:	Wood	Roof Material:	

Site Information

Land Use:	SFR	Lot Area:	12,716 Sq. Ft.	Zoning:	LCR110
State Use:		Lot Width / Depth:		# of Buildings:	1
County Use:	0100 - Single Family Residence	Usable Lot:	12716	Res / Comm Units:	1 /
Site Influence:		Acres:	0.292	Water / Sewer Type:	
Flood Zone Code:	D	Flood Map #:	06037C1542F	Flood Map Date:	09/26/2008
Community Name:	City Of Malibu	Flood Panel #:	1542F	Inside SFHA:	False

Tax Information

Assessed Year:	2020	Assessed Value:	\$4,496,964	Market Total Value:	
Tax Year:	2020	Land Value:	\$3,150,765	Market Land Value:	
Tax Area:	10-865	Improvement Value:	\$1,346,199	Market Imprv Value:	
Property Tax:	\$53,102.25	Improved %:	29.94%	Market Imprv %:	
Exemption:	Homestead	Delinquent Year:			

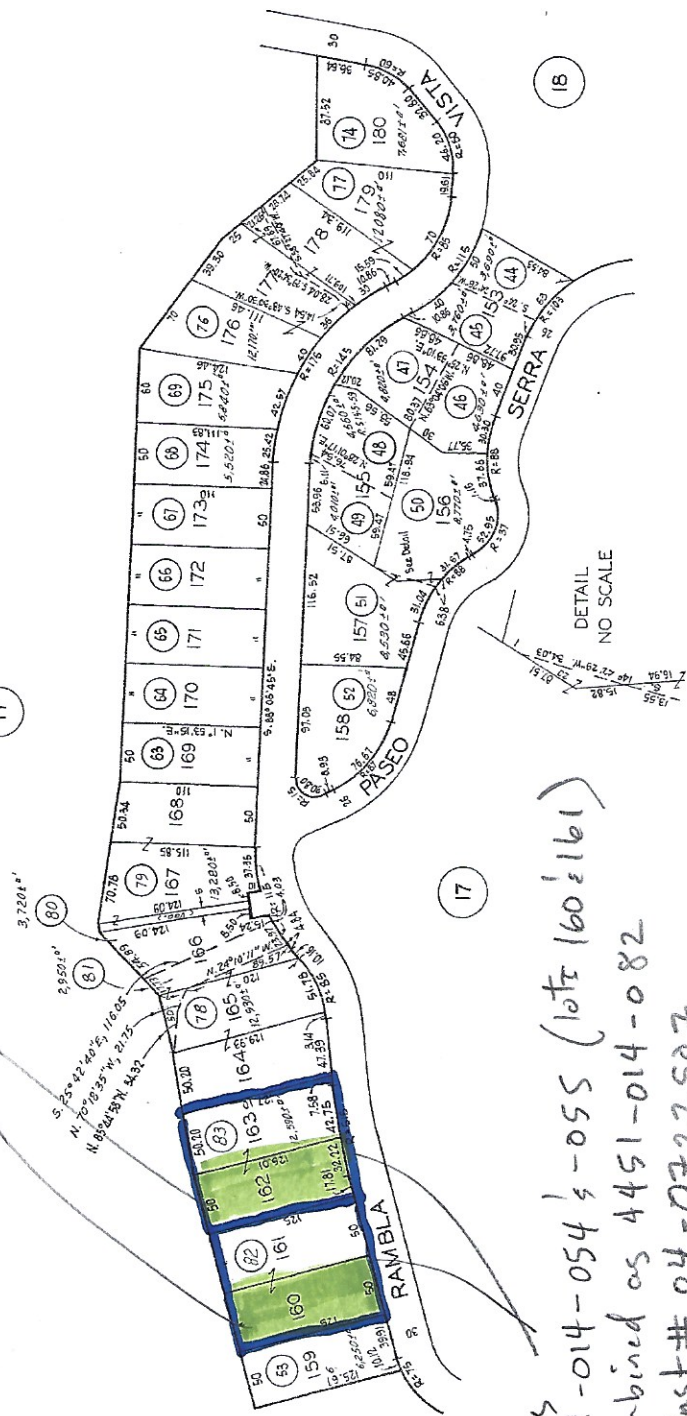
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4451 14
SCALE 1" = 100'

lots 160 & 162 retired
per Inst # 00-1269310
as amended by
Inst # 01-2167792

2007



Parcels
4451-014-054 & -055 (lots 160 & 161)
combined as 4451-014-082
per Inst # 04-0722507

Parcels
4451-014-056 & -057 (lots 162 & 163)
combined as 4451-014-083
per Inst # 04-0722508

CODE
10865

TRACT NO. 10570 M.B. 161-36-42

Combines are not to be segregated without
California Coastal Commission approval
on Parcels 82, 83.

FOR PREV. ASSM'T SEE:
4451 - 29 & 30

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

440107507
88122106004001
910606
9401010012001-07
950201001006001-07
990201001006001-07
200610243201401-07