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EXHIBIT "A"

Lot 1 of Tract 30501 in the City of Los Angeles,  
County of Los Angeles, State of California, as  
per map recorded in Book 832, Pages 98 and 99 of  
Maps, in the office of the County Recorder of said  
County.

1.1.

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EXHIBIT "B"

Lot 1 of Tract 28846 in the City of Los Angeles,  
County of Los Angeles, State of California, as per  
Map recorded in Book 750, Pages 49 and 50 of Maps,  
in the office of the County Recorder of said County.

EXCEPTING THEREFROM:

Lot 1 of Tract 30501 in the City of Los Angeles,  
County of Los Angeles, State of California, as  
per map recorded in Book 832, Pages 98 and 99  
of Maps, in the office of the County Recorder  
of said County.

T. I.

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RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

GRANT DEED  
and  
POWER OF ATTORNEY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
TERRAMICS INCORPORATED, a corporation,  
hereby GRANTS to

the following described real property in the City of Los Angeles,  
County of Los Angeles, State of California:

A condominium, more particularly described on Exhibit "A" attached hereto and  
incorporated herein by reference.

SUBJECT TO:

1. General and special county and city taxes for the fiscal year 19  
to 19
2. Covenants, conditions, restrictions, reservations, rights, rights of  
way and easements, if any, of record.

By the execution of this Grant Deed, Grantee expressly

(a) accepts, covenants and agrees to be bound by all of the pro-  
visions of and specifically agrees to assure performance of all obligations  
under the document entitled: Declaration of Covenants, Conditions and  
Restrictions and Grant of Easements for Esplanade Hills Village Condominium  
Project, Phase One, recorded \_\_\_\_\_, 1972, in the Office  
of the County Recorder of Los Angeles County, in book \_\_\_\_\_, Page \_\_\_\_\_  
Official Records of said County. All of the provisions of said document  
are hereby re-stated and made a part of this Deed and are hereby incorpo-  
rated herein and made a part hereof by reference with the same force and  
effect as though fully set forth herein.

(b) accepts, covenants and agrees to be bound by all matters set  
forth on the Tract Map and Condominium Plan heretofore referred to.

(c) constitutes and irrevocably appoints the Grantor herein as  
attorney-in-fact and agent of Grantee for the purposes described in  
Section 13 of the said Declaration, the provisions of which are hereby  
incorporated herein with the same force and effect as though fully set  
forth herein.

The singular shall include the plural wherever the context of this document  
so requires.

DATED \_\_\_\_\_

TERRAMICS INCORPORATED

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

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

GRANTOR

DATED \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

GRANTEE

T. I.

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STATE OF CALIFORNIA

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

ss.

On \_\_\_\_\_, before me, the undersigned, a  
 Notary Public in and for said State, personally appeared \_\_\_\_\_  
 and \_\_\_\_\_,  
 known to me to be the \_\_\_\_\_ and \_\_\_\_\_,  
 respectively, of TERRAMICS INCORPORATED, the corporation whose name  
 is subscribed to the within Grant Deed and acknowledged that they  
 executed the same on behalf of the corporation therein named.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public

STATE OF CALIFORNIA

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

ss.

On \_\_\_\_\_, before me, the undersigned, a  
 Notary Public in and for said State, personally appeared \_\_\_\_\_  
 \_\_\_\_\_, known to me  
 to be the person \_\_\_\_\_ whose name \_\_\_\_\_ subscribed to the within  
 instrument and acknowledged that \_\_\_\_\_ executed the same.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public

T. I.

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EXHIBIT "A"

That certain Condominium Estate situated in the State of California, County of Los Angeles, City of Los Angeles, consisting of the following:

Unit \_\_\_\_\_, as said unit is shown and defined on that certain Condominium Plan recorded in Book \_\_\_\_\_, Pages \_\_\_\_\_ to \_\_\_\_\_, inclusive, of Miscellaneous Maps, records of Los Angeles County, California, together with an undivided \_\_\_\_\_ interest in and to Tract No. 30501, as shown on a map recorded in Book \_\_\_\_\_, Pages \_\_\_\_\_ to \_\_\_\_\_, inclusive, of Miscellaneous Maps, records of Los Angeles County, California.

T. 1.

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EXHIBIT "D"

CONDOMINIUM PLAN

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EXHIBIT "E"

UNIT NUMBER	NUMBER OF ROOMS	UNDIVIDED FRACTIONAL INTEREST IN THE COMMON AREAS
1.	1	4/472
2.	2	4/472
3.	3	4/472
4.	4	4/472
5.	5	4/472
6.	6	4/472
7.	7	4/472
8.	8	4/472
9.	9	4/472
10.	12	4/472
11.	13	4/472
12.	22	4/472
13.	24	4/472
14.	30	4/472
15.	31	4/472
16.	32	4/472
17.	35	4/472
18.	35	4/472
19.	41	4/472
20.	42	4/472
21.	52	4/472
22.	57	4/472
23.	58	4/472
24.	50	4/472
25.	60	4/472
26.	61	4/472
27.	63	4/472
28.	64	4/472
29.	65	4/472
30.	66	4/472
31.	67	4/472
32.	68	4/472
33.	69	4/472
34.	70	4/472
35.	73	4/472
36.	74	4/472
37.	77	4/472
38.	78	4/472
39.	78	4/472
40.	80	4/472
41.	81	4/472
42.	82	4/472
43.	83	4/472
44.	84	4/472
45.	85	4/472
46.	82	4/472
47.	87	4/472
48.	84	4/472
49.	101	4/472
50.	102	4/472

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EXHIBIT "F"

<u>UNIT NUMBER</u>	<u>NUMBER OF ROOMS</u>	<u>UNDIVIDED FRACTIONAL INTEREST IN THE COMMON AREAS</u>
1. 10	5	5/672
2. 11	5	5/672
3. 12	5	5/672
4. 13	5	5/672
5. 14	5	5/672
6. 15	5	5/672
7. 16	5	5/672
8. 17	5	5/672
9. 18	5	5/672
10. 19	5	5/672
11. 20	5	5/672
12. 21	5	5/672
13. 22	5	5/672
14. 23	5	5/672
15. 24	5	5/672
16. 25	5	5/672
17. 26	5	5/672
18. 27	5	5/672
19. 28	5	5/672
20. 29	5	5/672
21. 30	5	5/672
22. 31	5	5/672
23. 32	5	5/672
24. 33	5	5/672
25. 34	5	5/672
26. 35	5	5/672
27. 36	5	5/672
28. 37	5	5/672
29. 38	5	5/672
30. 39	5	5/672
31. 40	5	5/672
32. 41	5	5/672
33. 42	5	5/672
34. 43	5	5/672
35. 44	5	5/672
36. 45	5	5/672
37. 46	5	5/672
38. 47	5	5/672
39. 48	5	5/672
40. 49	5	5/672

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EXHIBIT "C"

<u>UNIT NUMBER</u>	<u>NUMBER OF ROOMS</u>	<u>UNDIVIDED FRACTIONAL INTEREST IN THE COMMON AREAS</u>
1. 16	6	6/472
2. 21	6	6/472
3. 22	6	6/472
4. 27	6	6/472
5. 44	6	6/472
6. 49	6	6/472
7. 50	6	6/472
8. 55	6	6/472
9. 86	6	6/472
10. 91	6	6/472
11. 95	6	6/472
12. 100	6	6/472

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EXHIBIT "H"

(DESCRIPTION OF RESERVED EASEMENT)

LEGAL DESCRIPTION

ROAD EASEMENT TRACT NO. 30501

The northerly 28 feet of Lot 1 of Tract No. 30501, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 832, Pages 98-99 of Maps, in the office of the County Recorder of said County; together with the southerly 22 feet of the northerly 50 feet of the westerly 105 feet of said Lot 1.

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EXHIBIT "1"

(DESCRIPTION OF ASSOCIATION PROPERTY)

The northerly 28 feet of the westerly 1586.95 feet of Lot 1 of Tract No. 28846 in the City of Los Angeles, County of Los Angeles, State of California, as recorded in Book 750, Page 50, of Maps, records of said County.

EXCEPT that portion thereof lying westerly of the easterly line of Lot 1 of Tract No. 30501 as per map recorded in Book 832, Pages 98-99 of Maps, records of said County.

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SUBORDINATION OF DEED OF TRUST

BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, a national banking association, is the present owner and holder of a note secured by deed of trust recorded July 19, 1972, as Instrument No. 464, in Book T-7684, Page 493, of Official Records of Los Angeles County, California, and of another note dated October 26, 1972, which is secured by the same deed of trust pursuant to an instrument recorded November 27, 1972, in Book T-7923, Page 345, Official Records of Los Angeles County, California. Said BANK OF AMERICA hereby joins in the foregoing Declaration of Covenants, Conditions and Restrictions and Grant of Easements for the purpose of and does hereby declare the lien and charge of said deed of trust to be subject and subordinate to the covenants, conditions and restrictions contained in the foregoing Declaration.

BANK OF AMERICA  
NATIONAL TRUST AND SAVINGS ASSOCIATION  
A National Banking Association

By:

  
\_\_\_\_\_

By:

A.V.P.  
\_\_\_\_\_

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