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20170388527



Pages:
0006

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

04/10/17 AT 08:00AM

FEES:	54.00
TAXES:	4,180.00
OTHER:	0.00
PAID:	4,234.00

PCOR SURCHARGE \$20.00



LEADSHEET



201704100160004

00013574508



008256770

SEQ:
13

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T44

Order No: 3660987 - II
Escrow No. 2207 -VK

2

WHEN RECORDED MAIL TO:

Author Homes, L.L.C.
32040 Cape Point Drive
Rancho Palos Verdes, CA 90275



DOCUMENTARY TRANSFER TAX \$ 4,180.00

58

SPACE ABOVE THIS LINE FOR RECORDER'S USE

☒ Computed on the consideration or value of property conveyed, OR
☐ Computed on the consideration or value less liens or encumbrances
remaining at time of sale.

APN: 7564-029-025

TRA 07090

THE ESTATES AT TRUMP NATIONAL GOLF CLUB
GRANT DEED

For valuable consideration, receipt of which is hereby acknowledged, VHPS LLC, a Delaware limited liability company ("Grantor"), hereby grants to Author Homes, L.L.C., a Michigan limited liability company ("Grantee"), the real property in the City of Rancho Palos Verdes, Los Angeles County, California, described in Exhibit 1 attached to and incorporated in this Grant Deed.

THIS GRANT IS SUBJECT TO ALL PROVISIONS DESCRIBED IN EXHIBIT 1.

A notary public officer 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 NEW YORK)
) ss.
COUNTY OF NEW YORK)

VHPS LLC, a Delaware limited liability company

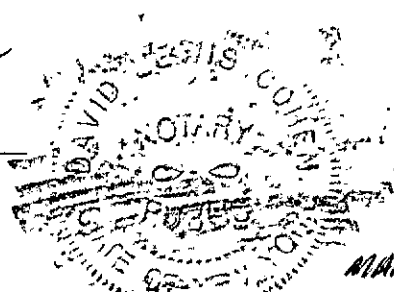
On April 5, 2017 before me David Lewis Cohen, Notary Public, personally appeared ALLEN WEISSELBERG, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which person(s) acted, executed the instrument.

By:
Allen Weisselberg, Vice President

The undersigned under Penalty of Perjury under the laws of the State of New York that the foregoing paragraph is true and correct

WITNESS my hand and official seal:

Signature:
DAVID LEWIS COHEN
Notary Public - State of New York
No. 02C06226388
Qualified In Rockland County
My Commission Expires 8/2/2018



MAIL TAX STATEMENT to 13
SAME AS ABOVE

ILLEGIBLE NOTARY SEAL DECLARATION

Government Code Section 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement attached reads as follows:

Name of Notary: DAVID LEWIS COHEN

Date Commission Expires: 8/2/2018

Notary Identification No: 02CO6226388

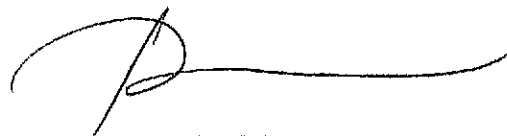
County Where Bond Filed: ROCKLAND COUNTY, STATE OF NEW YORK

Manufacturer/Vendor Identification No: NOT LISTED

Place of Execution of the Declaration: Corona, CA

Date: 4/7/2017

First American Title

A handwritten signature in black ink, appearing to be 'R. Miranda', written over a horizontal line.

R. MIRANDA

4

**EXHIBIT 1
TO
GRANT DEED
LEGAL DESCRIPTION OF THE LOT**

PARCEL NO. 1

Lot 19 (the "**Lot**") of Tract No. 50667 in the City of Rancho Palos Verdes, County of Los Angeles, State of California, as per map ("**Map**") recorded in Book 1241, at Pages 71 to 82, inclusive, of Maps in the Office of the County Recorder of said County, a Certificate of Correction of which was recorded on April 25, 2000, as Instrument No. 00-622434, of Official Records of Los Angeles County, California ("**Official Records**").

RESERVING THEREFROM, for the benefit of Grantor, its successors in interest and assignees, to the extent not already excepted by instruments of record:

A. All oil rights, mineral rights, natural gas rights and rights to all other hydrocarbons by whatsoever name known, to all geothermal heat and to all products derived from any of the foregoing (collectively, "**Subsurface Resources**"); and

B. The perpetual right to drill, mine, explore and operate for and to produce, store and remove any of the Subsurface Resources on or from the Lot, including the right to whipstock or directionally drill and mine from lands other than the Lot, wells, tunnels and shafts into, through or across the subsurface of the Lot, and to bottom such whipstocked or directionally drilled wells, tunnels and shafts within or beyond the exterior limits of the Lot, and to redrill, retunnel, equip, maintain, repair, deepen and operate any such wells or mines, but without the right to drill, mine, explore, operate, produce, store or remove any of the Subsurface Resources through or in the surface or the upper five hundred (500) feet of the subsurface of the Lot.

ALSO RESERVING THEREFROM, for the benefit of Grantor, its successors in interest and assignees, to the extent not already excepted or reserved by instruments of record, any and all water and water rights, if any, within and underlying the Lot.

ALSO RESERVING THEREFROM, for the benefit of Grantor, its successors in interest and assignees, easements for access, ingress, egress, encroachment, support, maintenance, drainage, repair, and for other purposes, all as may be shown on the Map, and as described in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Estates at Trump National Golf Club (together with any amendments thereto, the "**Declaration**"), recorded on December 6, 2004, as Instrument No. 04-3143459, as amended by that certain Supplemental Declaration of Covenants, Conditions, and Restrictions for the Estates at Trump National Golf Club, dated September 16, 2010, and recorded on September 20, 2010, as Instrument No. 2010-01325322, and the Amended and Restated Declaration of Establishment of Easements (together with any amendments thereto, the "**Golf Course Agreement**"), recorded on December 6, 2004, as Instrument No. 04-3143458, both in the Official Records.

FURTHER RESERVING THEREFROM, for the benefit of Grantor, its successors in interest and assignees, the right to enter the Lot (i) to comply with requirements for the recordation of subdivision maps or lot line adjustments in the Covered Property or Annexation Property, as those terms are defined in the Declaration, (ii) to accommodate grading or construction activities, and (iii)

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to comply with requirements of applicable governmental agencies. Grantor shall provide reasonable notice to Grantee before such entry. The term of this reservation of right of entry shall automatically expire on the date that is eleven (11) years from the last Close of Escrow for the sale of a Lot in the Covered Property requiring the issuance of a Final Subdivision Public Report.

FURTHER RESERVING THEREFROM, for the benefit of The Estates at Trump National Golf Club Association, a California nonprofit mutual benefit corporation, nonexclusive easements for maintenance of the Association Maintenance Areas (as defined in the Declaration) depicted on *Exhibit E* to the Declaration and described in the Declaration, together with nonexclusive easements over the property on which such Association Maintenance Areas are located for access reasonably necessary in connection therewith.

PARCEL NO. 2

Nonexclusive easements for access, drainage, encroachment, maintenance, repair, and for other purposes, in each case, if any, all as may be shown or described on the Map, the Declaration and the Golf Course Agreement.

PARCEL NO. 1 AND NO. 2 ARE ALSO SUBJECT TO:

1. Nondelinquent general and special real property taxes and public and private assessments;
2. All other covenants, conditions, restrictions, easements, reservations, rights and rights-of-way of record, including without limitation those described and reserved in the Declaration, the Golf Course Agreement and the Map; and
3. All (i) matters discoverable or ascertainable by inspection or survey of the Lot, (ii) zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting or regulating the use, occupancy or enjoyment of the Lot, and (iii) any other matters created, permitted or approved by Grantee.

[Signatures Included on Following Page]

This page is part of your document - DO NOT DISCARD



20170388528



Pages:
0006

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

04/10/17 AT 08:00AM

FEES:	54.00
TAXES:	2,640.00
OTHER:	0.00
PAID:	2,694.00

PCOR SURCHARGE \$20.00



LEADSHEET



201704100160004

00013574509



008256770

SEQ:
14

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

Recording Requested By
First American Title HSD

Order No: 3661003 -11
Escrow No. 2208 -VK

2



WHEN RECORDED MAIL TO:

LAT Estates, L.L.C.
32040 Cape Point Drive
Rancho Palos Verdes, CA 90275

DOCUMENTARY TRANSFER TAX \$ 2,640.00 (58)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

X Computed on the consideration or value of property conveyed, OR

Computed on the consideration or value less liens or encumbrances remaining at time of sale.

APN: 7564-029-038

TRA 07097

THE ESTATES AT TRUMP NATIONAL GOLF CLUB
GRANT DEED

For valuable consideration, receipt of which is hereby acknowledged, VHPS LLC, a Delaware limited liability company ("Grantor"), hereby grants to LAT Estates, L.L.C., a Michigan limited liability company ("Grantee"), the real property in the City of Rancho Palos Verdes, Los Angeles County, California, described in Exhibit 1 attached to and incorporated in this Grant Deed.

THIS GRANT IS SUBJECT TO ALL PROVISIONS DESCRIBED IN EXHIBIT 1.

A notary public officer 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 NEW YORK)
COUNTY OF NEW YORK) ss.

VHPS LLC, a Delaware limited liability company

On April 5, 2017 before me David Lewis Cohen, Notary Public, personally appeared ALLEN WEISSELBERG, 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 person(s) acted, executed the instrument.

By: Allen Weisselberg, Vice President

The undersigned under Penalty of Perjury under the laws of the State of New York that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

Signature: DAVID LEWIS COHEN
Notary Public - State of New York
No. 02CO6226388
Qualified in Rockland County
My Commission Expires 8/2/2018

Mail Tax Statements to Return Address Above

7

ILLEGIBLE NOTARY SEAL DECLARATION

Government Code Section 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement attached reads as follows:

Name of Notary: DAVID LEWIS COHEN

Date Commission Expires: 8/2/2018

Notary Identification No: 02CO6226388

County Where Bond Filed: ROCKLAND COUNTY, STATE OF NEW YORK

Manufacturer/Vendor Identification No: NOT LISTED

Place of Execution of the Declaration: Corona, CA

Date: 4/7/2017

First American Title

A handwritten signature in black ink, appearing to be 'R. Miranda', written over a horizontal line.

R. MIRANDA

4

**EXHIBIT 1
TO
GRANT DEED
LEGAL DESCRIPTION OF THE LOT**

PARCEL NO. 1

Lot 20 (the "**Lot**") of Tract No. 50667 in the City of Rancho Palos Verdes, County of Los Angeles, State of California, as per map ("**Map**") recorded in Book 1241, at Pages 71 to 82, inclusive, of Maps in the Office of the County Recorder of said County, a Certificate of Correction of which was recorded on April 25, 2000, as Instrument No. 00-622434, of Official Records of Los Angeles County, California ("**Official Records**").

RESERVING THEREFROM, for the benefit of Grantor, its successors in interest and assignees, to the extent not already excepted by instruments of record:

A. All oil rights, mineral rights, natural gas rights and rights to all other hydrocarbons by whatsoever name known, to all geothermal heat and to all products derived from any of the foregoing (collectively, "**Subsurface Resources**"); and

B. The perpetual right to drill, mine, explore and operate for and to produce, store and remove any of the Subsurface Resources on or from the Lot, including the right to whipstock or directionally drill and mine from lands other than the Lot, wells, tunnels and shafts into, through or across the subsurface of the Lot, and to bottom such whipstocked or directionally drilled wells, tunnels and shafts within or beyond the exterior limits of the Lot, and to redrill, retunnel, equip, maintain, repair, deepen and operate any such wells or mines, but without the right to drill, mine, explore, operate, produce, store or remove any of the Subsurface Resources through or in the surface or the upper five hundred (500) feet of the subsurface of the Lot.

ALSO RESERVING THEREFROM, for the benefit of Grantor, its successors in interest and assignees, to the extent not already excepted or reserved by instruments of record, any and all water and water rights, if any, within and underlying the Lot.

ALSO RESERVING THEREFROM, for the benefit of Grantor, its successors in interest and assignees, easements for access, ingress, egress, encroachment, support, maintenance, drainage, repair, and for other purposes, all as may be shown on the Map, and as described in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Estates at Trump National Golf Club (together with any amendments thereto, the "**Declaration**"), recorded on December 6, 2004, as Instrument No. 04-3143459, as amended by that certain Supplemental Declaration of Covenants, Conditions, and Restrictions for the Estates at Trump National Golf Club, dated September 16, 2010, and recorded on September 20, 2010, as Instrument No. 2010-01325322, and the Amended and Restated Declaration of Establishment of Easements (together with any amendments thereto, the "**Golf Course Agreement**"), recorded on December 6, 2004, as Instrument No. 04-3143458, both in the Official Records.

FURTHER RESERVING THEREFROM, for the benefit of Grantor, its successors in interest and assignees, the right to enter the Lot (i) to comply with requirements for the recordation of subdivision maps or lot line adjustments in the Covered Property or Annexation Property, as those terms are defined in the Declaration, (ii) to accommodate grading or construction activities, and (iii)

to comply with requirements of applicable governmental agencies. Grantor shall provide reasonable notice to Grantee before such entry. The term of this reservation of right of entry shall automatically expire on the date that is eleven (11) years from the last Close of Escrow for the sale of a Lot in the Covered Property requiring the issuance of a Final Subdivision Public Report.

FURTHER RESERVING THEREFROM, for the benefit of The Estates at Trump National Golf Club Association, a California nonprofit mutual benefit corporation, nonexclusive easements for maintenance of the Association Maintenance Areas (as defined in the Declaration) depicted on *Exhibit E* to the Declaration and described in the Declaration, together with nonexclusive easements over the property on which such Association Maintenance Areas are located for access reasonably necessary in connection therewith.

PARCEL NO. 2

Nonexclusive easements for access, drainage, encroachment, maintenance, repair, and for other purposes, in each case, if any, all as may be shown or described on the Map, the Declaration and the Golf Course Agreement.

PARCEL NO. 1 AND NO. 2 ARE ALSO SUBJECT TO:

1. Nondelinquent general and special real property taxes and public and private assessments;
2. All other covenants, conditions, restrictions, easements, reservations, rights and rights-of-way of record, including without limitation those described and reserved in the Declaration, the Golf Course Agreement and the Map; and
3. All (i) matters discoverable or ascertainable by inspection or survey of the Lot, (ii) zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting or regulating the use, occupancy or enjoyment of the Lot, and (iii) any other matters created, permitted or approved by Grantee.

[Signatures Included on Following Page]

