

# APPLICATION FOR VACATION OF PUBLIC RIGHT OF WAY

ORIGINAL – (No copies or faxes)

DATE: 6-27-23

## PROJECT LOCATION AND DESCRIPTION:

- (1) Area proposed to be vacated is: 96th Street West of Sepulveda Blvd.  
(Street/Avenue/Boulevard/alley/walk:N/S/E/Wof)  
and is located between:  
Sepulveda Blvd. and Sky Way  
(Street, Avenue, Boulevard or other limit) (Street, Avenue, Boulevard or other limit)
- Attach a map if necessary.
- (2) The vacation area lies within or is shown on:
- (a) Engineering District: (check appropriately)  
( ) Central ( ) Harbor ( ) Valley (x) West Los Angeles
- (b) Council District No. 11
- (c) District Map No. 090B165
- (d) A CRA Redevelopment Area: \_\_\_\_\_ OR \_\_\_\_\_  
(YES) (NO)
- (3) Area (in sq. ft.) of the proposed vacation area is approx. 57,171 sq. ft. If over 10,000 sq. ft. of buildable area, the vacation is not categorically exempt from the California Environmental Quality Act Guidelines and will require a higher level of environmental review. Contact a vacation staff member to discuss the effect of this on the processing of your application prior to submittal. If the applicant is required to have an environmental determination performed by the Bureau of Engineering Environmental Management Group, the applicant must submit an additional \$32,100 fee deposit. This will also increase the processing time by approximately 6 months.
- If the vacation is located within a Coastal Development Zone, a Coastal Development Permit will be required for the project. The applicant should be aware that vacations within a Coastal Development Zone will take longer to process and will be considerably more expensive. If the applicant is required to have a Coastal Development Permit processed by the Bureau of Engineering Environmental Management Group, the applicant must submit an additional \$32,100 fee deposit.
  - Some city agencies, including LADOT, may require additional fees to be deposited to cover costs during the referral and investigation process. The applicant is responsible for paying the fees to the agency directly. Referral fees paid to other city agencies are separate from the Bureau of Engineering processing fees.
  - If the proposed vacation is only for a portion of the Right-of-Way or a partial block, contact a vacation staff member prior to submitting application.
- (4) Purpose of vacation (future use of vacation area) is: Vacation area will become part of airfield at Los Angeles World Airports.
- (5) Vacation is in conjunction with: (Check appropriately)
- ( ) **Revocable Permit** ( ) Tract Map ( ) Parcel Map ( ) Zone Change  
(x) Other irrevocable offer(s) to dedicate land as public right of way for street purposes

**PETITIONER / APPLICANT:**

(6) Petitioner(s): Los Angeles World Airports (LAWA)

Print Name(s) of Petitioner(s) in full – Name or Company Name

Signature(s): Samantha Bricker,  
Chief Sustainability & Revenue Management Officer for LAWA  
If Company, Name and Title

(7) Mailing Address: 1 World Way, Los Angeles, CA 90045  
(Address, City, State, Zip Code)

(8) Daytime phone number of petitioner is: ( 424 ) 646-7262  
FAX number: ( ) \_\_\_\_\_  
E-mail number: \_\_\_\_\_

(9) Petitioner is: (check appropriately) ( ) Owner **OR** (x) Representative of Owner

**OWNERSHIPS:**

(10) Name(s) and address of the **Owner(s)** applying for vacation is/are:

Same as above.

Print Name(s) and Address of Owner(s) in Full  
(If Owner is Petitioner, Indicate "Same as above")

Signature(s)

(11) Petitioner is owner or representative of owner of: (check appropriately)

( ) The property described in attached copy of Grant Deed **OR**

(X) Lot FR1 of Tract 19750; Lot 38 of Rancho Sausal Redondo; and

Lots 132 to 143 inclusive of Tract 12758

(Lot, Tract No.) (Parcel, Parcel Map L.A. No.) (Other)

- (12) The following are the available signatures of other property owners who also own properties adjoining the area proposed to be vacated and whose ownership's are indicated on the attached map by use of "circled letters". (1) Print Name(s), (2) Provide mailing addresses, (3) Indicate Lots owned and (4) Obtain signatures.  
 (See Example Ownership List)

Ownership Information may be obtained from:

Los Angeles City Clerk  
 Land Records Division  
 Room 730  
 201 North Figueroa Street  
 Los Angeles, CA 90012  
 Phone: (213) 977-6001

or for the most  
 current  
 information

Los Angeles County Assessor  
 Ownership Information  
 500 West Temple Street  
 Los Angeles, CA 90012  
 Phone: (213) 974-3211

Provide the **information** as indicated:

	Print Name(s) of Property Owner(s) Here	Signature(s) Here
A	----- Print Mailing Address Here	----- Owner of: Lot or Parcel Here
B	Samantha Bricker, Chief Sustainability & Revenue Management Officer for LAWA 1 World Way, Los Angeles, CA 90045 ----- All lots in section 11 above.	 ----- Owner Representative of: All lots in section 11 above.
C	-----	-----
D	-----	-----
E	-----	-----
F	-----	-----
G	-----	-----
H	-----	-----
I	-----	-----
J	-----	-----
K	----- Add extra sheet(s) if necessary	----- (revised 10-28-14)

CITY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
OFFICE OF THE CITY ENGINEER

ENVIRONMENTAL ASSESSMENT FORM

(Subject to Revision)

Return to: Land Development Group  
201 No. Figueroa Street  
2<sup>nd</sup> Floor, Suite 200  
Los Angeles, CA 90012

Attention: \_\_\_\_\_  
Section Head

PLEASE TYPE

DATE SUBMITTED: \_\_\_\_\_  
PROJECT TYPE: Airport improvement project at Los Angeles World Airports  
PROJECT ADDRESS/LOCATION: 6350 - 6300 W. 96th Street Los Angeles, CA 90045  
BETWEEN Sepulveda Blvd. AND Sky Way  
PROJECT AREA (IN ACRES) 1.31 acres  
REFERENCES: PROJECT NO. \_\_\_\_\_  
C.D. 11 C.F. NO. \_\_\_\_\_  
ENGR. DIST. West Los Angeles W.O. \_\_\_\_\_  
DIST. MAP 090b165 DIV. INDEX \_\_\_\_\_  
OTHERS (SPECIFY) \_\_\_\_\_  
Applicant's Name: Los Angeles World Airports Phone 424-646-7262  
Address: 1 World Way Los Angeles  
City: Los Angeles Zip Code 90045

NOTE: Not all projects will necessitate the preparation of an Environmental Impact Report (EIR). In order to make a determination as to whether any significant environmental impacts could result from the proposed project or action, the following Environmental Assessment Form must be filled out and submitted to the City Engineer.

As soon as possible, the Office of the City Engineer will determine whether or not the application will require an Environmental Impact Report and will notify the applicant accordingly.

If your available data indicates that the project will have a significant adverse impact on the environment, you may be required to submit a Draft Environmental Impact Report in addition to this assessment form.

Please attach any maps, photographs, plot plans, preliminary development plans, or other pertinent information which will assist in determining the significance of this project's impact.

## SECTION I

Please complete the following on attached typewritten pages.

### A. Description of Project

#### 1. Objectives – Purpose of Project

Describe in sufficient detail the objectives or purposes of the project.

If the project could result in any adverse environmental effects or public objections, the applicant may use this Subsection to explain why the proposed project is believed to be the best course of action, describing the factors of overriding importance supporting this conclusion.

#### 2. Project Characteristics

Describe the project's physical (technical and environmental) characteristics including the actions or activities associated with the project (temporary construction activities as well as permanent operating activities). The description should not supply extensive detail beyond that needed to assess the potential environmental effects of the project's characteristics.

#### 3. Existing Use of Property

Describe the existing use of the property and the density or intensity of any structures to be removed.

#### 4. Relationship to Other Projects

If the project is a component of larger plans or programs, describe the project's future phases or extensions. If the project is part of a larger project for which an EIR has been required, or for which a Negative Declaration has been granted, attach the EIR or reference the Negative Declaration in this Subsection.

Describe existing projects in the surrounding area, which may have a major influence on, or be influenced by the proposed project.

#### 5. Other Project Permits Required

List subsequent or subordinate public agency approvals or permits which will be necessary to the completion of the project (e.g. building permits, sewer connection permits, zone change or variance, conditional use, tract or parcel maps, APCD approval, etc.). Specify the type of permit or approval and the public agency involved, including Special Districts.

### B. Description of Existing Environmental Conditions

Briefly describe the environmental conditions (social, economic and physical) in the area affected by the proposed project as existing prior to commencement of the project.

Detailed information concerning individual environmental conditions should be provided only if the questions under Section II indicate that the project could result in a change in a particular environmental condition. For example, if views could be obstructed or changed by the project, then the environmental description should provide greater detail concerning the existing visual conditions that may be obstructed or changed. Similarly, if traffic congestion could be increased by the project, then the existing traffic pattern and levels of congestion should also be described in greater detail, if such increase is significant.

## SECTION I

### A. Description of Project

#### 1. Objectives – Purpose of Project

**Describe in sufficient detail the objectives or purposes of the project.**

**If the project could result in any adverse environmental effects or public objections, the applicant may use this Subsection to explain why the proposed project is believed to be the best course of action, describing the factors of overriding importance supporting this conclusion.**

The overall project is titled the Airfield and Terminal Modernization Project (ATMP). The purpose of the project is to enhance safety and operational management at Los Angeles International Airport (LAX). The overall scope of project includes the following improvements: Taxiway D Extension West; Runway 6L-24R Exits; Concourse 0; Terminal 9; Removal and replacement of 15 of the 18 West Remote Gates; and Roadway System improvements.

The 96th Street Vacation West of Sepulveda (project) is part of the addition of Taxiway D Extension. The project will convert the existing public right of way on 96<sup>th</sup> Street west of Sepulveda boulevard to fenced Airfield. This portion of the Airfield will be utilized for plane access to Terminal Gates to allow passengers to board and disembark from airplanes.

The Airfield and Terminal Modernization Project (ATMP) including the vacation of 96<sup>th</sup> Street west of Sepulveda (project) was contemplated and approved in Environmental Impact Report (EIR) having state clearing house number: 2019049020.

#### 2. Project Characteristics

**Describe the project's physical (technical and environmental) characteristics including the actions or activities associated with the project (temporary construction activities as well as permanent operating activities). The description should not supply extensive detail beyond that needed to assess the potential environmental effects of the project's characteristics.**

The project is an approximate 850-foot length and 69-foot wide (varies from 64 feet to 74 feet) section of paved road with sidewalk, trees and the following utilities: storm sewer and sanitary lines, street lighting, and LADWP underground electric cables. The utilities, sidewalk, and trees will be removed.

#### 3. Existing Use of Property

**Describe the existing use of the property and the density or intensity of any structures to be removed.**

The Existing use of property is an approximate 850-foot length and 69-foot wide (varies from 64 feet to 74 feet) section of paved road with sidewalk, trees and the following utilities: storm sewer and sanitary lines, street lighting, and LADWP underground electric cables.

#### 4. Relationship to Other Projects

**If the project is a component of larger plans or programs, describe the project's future phases**

or extensions. If the project is part of a larger project for which an EIR has been required, or for which a Negative Declaration has been granted, attach the EIR or reference the Negative Declaration in this Subsection. Describe existing projects in the surrounding area, which may have a major influence on, or be influenced by the proposed project.

The overall project is titled the Airfield and Terminal Modernization Project (ATMP). The purpose of the project is to enhance safety and operational management at Los Angeles International Airport (LAX). The overall scope of project includes the following improvements: Taxiway D Extension West; Runway 6L-24R Exits; Concourse 0; Terminal 9; Removal and replacement of 15 of the 18 West Remote Gates; and Roadway System improvements. The 96th Street Vacation West of Sepulveda (project) is part of the addition of Concourse 0.

The EIR for ATMP can be viewed at the following website address:  
<https://www.lawa.org/atmp/documents>

An existing project in the area is the Landside Access Modernization Program (LAMP – State Clearing house No. 2015021014). The project, however, is not anticipated to be influenced by LAMP.

#### 5. Other Project Permits Required

**List subsequent or subordinate public agency approvals or permits which will be necessary to the completion of the project (e.g. building permits, sewer connection permits, zone change or variance, conditional use, tract, or parcel maps, APCD approval, etc.). Specify the type of permit or approval and the public agency involved, including Special Districts.**

Anticipated permits are: Tree removal permit (BSS), sewer abandonment/removal permit (LASAN), street lighting removal permit (BSL), storm sewer abandonment/removal permit (Public works), with review by BOE and City Planning.

#### B. Description of Existing Environmental Conditions

**Briefly describe the environmental conditions (social, economic and physical) in the area affected by the proposed project as existing prior to commencement of the project. Detailed information concerning individual environmental conditions should be provided only if the questions under Section II indicate that the project could result in a change in a particular environmental condition. For example, if views could be obstructed or changed by the project, then the environmental description should provide greater detail concerning the existing visual conditions that may be obstructed or changed. Similarly, if traffic congestion could be increased by the project, then the existing traffic pattern and levels of congestion should also be described in greater detail, if such increase is significant.**

Not Applicable.

SECTION II

Please answer the following questions. If your answer is YES to one or more of the questions, please explain each YES answer on a separate typewritten page(s) attached to this Form.

- |  | YES   | NO               |
|--|-------|------------------|
| 1. Could the project result in higher densities and more intensive land use?   | _____ | <u>    X    </u> |
| 2. Could the project serve to encourage or facilitate development of presently undeveloped areas or intensify development of already developed areas outside the project establish any project area? Could the project establish any precedents or facilitate any other projects of which the impact may be significant? |       |                  |
| NOTE: Examples include the introduction or expansion of facilities such as streets, water mains or sewer lines, or the increase in development pressure resulting from changes in adjacent property values induced by the proposed project.  | _____ | <u>    X    </u> |
| 3. Could the project result in the temporary or permanent displacement of people or annoyance to community residents?  | _____ | <u>    X    </u> |
| 4. Could employment or the availability of housing in the community be affected by the project?  | _____ | <u>    X    </u> |
| 5. Could any racial, ethnic, religious or other established social group in the community be affected by the project? Could the social or economic composition of the community be changed by the project?   | _____ | <u>    X    </u> |
| 6. Could the project cause increased traffic congestion or draw non-residential traffic through a residential neighborhood, or cause increased street parking or loading? Could the project cause increased congestion in the use of other facilities (recreational, commercial or other)?                               | _____ | <u>    X    </u> |
| 7. Could views from neighboring properties be changed or obstructed by the project? Could the project affect the aesthetic character of the neighborhood or community?   | _____ | <u>    X    </u> |
| 8. Could existing ambient noise levels be increased by the project (including during its construction period) to the extent that present or future residents or passersby would be annoyed to any degree? Could adjoining occupational, recreational or wildlife areas be affected by increases in ambient noise levels? | _____ | <u>    X    </u> |
| 9. Could the project change or disrupt any historical, cultural or archaeological site or its setting?   |       |                  |
| NOTE: The setting of such sites includes surrounding areas, the nature of which are important to the understanding and enjoyment of the site itself.   | _____ | <u>    X    </u> |

10. Are any of the natural or man-made features in the project area unique; that is, not found in other parts of the City?

YES NO

NOTE: Unique features include those areas, structures, biological phenomena, etc., that exhibit distinguishing characteristics not found in other areas, or found only in a small number of areas.

— X

11. Could the project change or affect the continued use or enjoyment of a natural, ecological, recreational or scenic area or resource?

— X

12. Could the project affect the potential use, extraction or conservation of a scarce natural resource?

NOTE: Examples include, but are not limited to:

Developments which affect the extraction of rock, sand, gravel or other mineral resources.

Use which affect the multiple use of natural resources in scarce supply.

Activities which tend to affect the supply or availability of natural resources that are in scarce supply.

— X

13. Does the project area serve as a habitat, food source, nesting place, source of water, etc., for any rare or endangered plant, wildlife or fish species?

— X

14. Could the project injure fish, or wildlife, or their habitat, or interfere with the movement of any resident or migratory fish or wildlife species?

— X

15. Could the project change existing features of any lagoon, bay, tideland or their setting?

— X

16. Could the project change existing features of any beach or its surroundings, or is it located within 1,000 yards of mean high tide?

— X

17. Will the project produce emission of any type, which will be directly injected into the atmosphere? (Particulate matter as well as chemical pollutants should be considered.)

— X

18. Will the project produce any offensive or irritating odors?

— X

19. Will trees or landscaping be removed?

X —

20. Does the project involve construction in hilly or mountainous terrain?

— X

21. Could any grading, blasting, excavating or drilling be required to implement the project?

X —

22. Will the project involve construction in areas involving possible geologic or soils hazards or in areas subject to periodic flooding?

— X

- |   | YES | NO       |
|---|-----|----------|
| 23. Could the proposed project have any effect on the quality or quantity, of either surface or subsurface existing water supplies?                                     | —   | <u>X</u> |
| 24. Will the operation or activities of the project exceed any established national, state or local environmental standards (air, water, noise, vibration, glare, etc)? | —   | <u>X</u> |
| 25. Will the project involve the application, use or disposal of potentially hazardous materials requiring a special permit by the Municipal Code?                      |     |          |

NOTE: Examples include, but are not limited to, toxic substances (including pesticides, rodenticides, and herbicides), radioactive wastes, or use of explosive materials.

- |  |          |          |
|--|----------|----------|
|  | —        | <u>X</u> |
| 26. Could the project generate a controversy or result in public objections?   | —        | <u>X</u> |
| 27. Has an environmental impact report already been prepared or is one under preparation for any portion or phase of the project, or for any portion or phase of any other project that is dependent upon or directly influenced by the project? | <u>X</u> | —        |
| 28. Other than no projects at all, are there any less environmental offensive alternatives to the project?   | —        | <u>X</u> |
| 29. Would the project have a significantly beneficial effect upon the environment?   | —        | <u>X</u> |
| 30. Could the existing environmental conditions (social, economic or physical) subject the project to any potentially adverse effects?   |          |          |

NOTE: Examples of such conditions are:

Natural hazards, (i.e., flood plains, seismic zones, landslide prone areas, fire hazard areas, etc.)

Non-natural conditions (i.e., disturbing noise levels, polluted air or water, high crime rate neighborhoods, etc.)

— X

Submitted by: Los Angeles World Airports  
(Owner/Applicant)

Prepared by: (If by other than the owner or applicant)

Jeffrey Gilbo  
Name  
6053 W. Century Blvd. suite 400  
Address  
Los Angeles, CA 90045  
City

## SECTION II

Answers to Yes Questions.

19. Yes, approximately 16 trees and landscaping located at the back of sidewalk along 96<sup>th</sup> Street west of Sepulveda will be removed.

21. Yes, removal of existing sidewalk along 96<sup>th</sup> Street west of Sepulveda may require excavation.

27. Yes, The EIR for ATMP can be viewed at the following website address:  
<https://www.lawa.org/atmp/documents>

CONSENT AND WAIVER FORM FOR VACATION PROJECTS

City Engineer  
Attention: Street Vacation Section  
Land Development Group  
201 North Figueroa Street  
2<sup>nd</sup> Floor, Suite 200  
Los Angeles, CA 90014

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

Dear Sir:

The undersigned hereby certifies to be the owner(s) of the property in the City of Los Angeles, County of Los Angeles, State of California, legally described as:  
Lots 132 to 143 inclusive of Tract No. 12758; Lot 1 of Tract No. 19750; and portion of Lot 38 PAT  
1-507/508 SEC 36 T2S R15W Rancho Sausal Redondo

\_\_\_\_\_  
(Lot, Tract No.) (Parcel, Parcel Map L.A. No.) (Other)

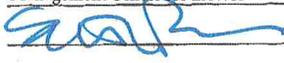
I (We) am (are) informed that proceedings for the vacation of: \_\_\_\_\_  
96th Street West of Sepulveda Blvd.

\_\_\_\_\_  
(Street Name, Alley, Walk, Other and Location)

which lies Southerly, Easterly, and Northerly \_\_\_\_\_ (i.e., northerly, northeasterly, southwesterly, etc) of and adjoins my (our) property, have been instituted by the City of Los Angeles under Council File No. \_\_\_\_\_.

I (We) hereby consent to this vacation and waive any and all damages that may accrue to my (our) property by reason of said vacation.

It being understood that the above waiver relates solely to the vacating of the public easement over the above mentioned public right of way, pursuant to the "Public Streets, Highways, and Service Easements Vacation Law of the California Streets and Highway Code. This Consent and Waiver is binding upon the undersigned, their heirs, successors in interest and assignees.

NAME (Print and Sign)	ADDRESS	DATE
Samantha Bricker, Chief Sustainability & Revenue Management Officer for LAWA	1 World Way, Los Angeles, CA 90045	
		

----- Attach Notarial Acknowledgement Below -----

## ACKNOWLEDGMENT

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

State of California  
County of Los Angeles )

On July 5, 2023 before me, Maria E. Haubrick, a Notary Public  
(insert name and title of the officer)

personally appeared Samantha J. Bricker,  
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 Maria E. Haubrick (Seal)

**EXHIBIT "A"**  
**STREET VACATION**  
**LEGAL DESCRIPTION**

**PARCEL A**

THAT PORTION OF 96TH STREET, VARIABLE WIDTH, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON TRACT NO. 19750, PER MAP FILED IN BOOK 765, PAGES 21 THROUGH 23, OF MAPS, AND THAT PORTION OF SEPULVEDA BOULEVARD, AS DESCRIBED IN THE GRANT DEED RECORDED JANUARY 16, 1961 AS INSTRUMENT NO. 1443, OF OFFICIAL RECORDS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THAT PORTION OF SEPULVEDA BOULEVARD AS DESCRIBED IN CITY ORDINANCE NO. 142711, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWESTERLY CORNER OF SAID 96TH STREET;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 96TH STREET THE FOLLOWING FIVE (5) COURSES:

NORTH 89°58'00" EAST, 361.42 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1,000.00 FEET;

EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°13'42" AN ARC LENGTH OF 126.16 FEET;

NORTH 82°44'18" EAST, 97.60 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,000.00 FEET;

EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°46'53" AN ARC LENGTH OF 48.54 FEET;

NORTH 85°31'11" EAST, 185.84 FEET TO THE GENERALLY WESTERLY LINE OF SAID CITY ORDINANCE NO. 142711, SAID POINT BEING THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG SAID GENERALLY WESTERLY LINE THE FOLLOWING FOUR (4) COURSES:

EASTERLY, NORTHEASTERLY, AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°30'13" AN ARC LENGTH OF 37.31 FEET;

NORTH 00°00'58" EAST, 135.54 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 45.00 FEET;

NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°33'25" AN ARC LENGTH OF 25.57 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET;

NORTHEASTERLY AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°33'25" AN ARC LENGTH OF 14.21 FEET TO THE MOST NORTHERLY CORNER OF SAID CITY ORDINANCE, SAID CORNER BEING A POINT OF CUSP;

THENCE LEAVING SAID GENERALLY WESTERLY LINE AND ALONG THE EASTERLY LINE OF SAID CITY ORDINANCE AND THE SOUTHERLY PROLONGATION THEREOF SOUTH 00°00'58" WEST, 274.29 FEET TO THE NORTHEASTERLY LINE OF SAID GRANT DEED, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, A RADIAL LINE TO SAID POINT ON CURVE BEARS NORTH 35°06'57" EAST;

THENCE LEAVING SAID SOUTHERLY PROLONGATION AND SOUTHEASTERLY AND SOUTHERLY ALONG SAID NORTHEASTERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 54°54'01" AN ARC LENGTH OF 19.16 FEET TO THE EASTERLY LINE OF SAID GRANT DEED;

THENCE LEAVING SAID NORTHEASTERLY LINE AND ALONG SAID EASTERLY LINE SOUTH 00°00'58" WEST, 136.20 FEET TO THE SOUTHEASTERLY CORNER OF SAID GRANT DEED;

THENCE LEAVING SAID EASTERLY LINE AND ALONG THE SOUTHERLY LINE OF SAID GRANT DEED SOUTH 89°57'39" WEST, 5.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID GRANT DEED;

THENCE LEAVING SAID SOUTHERLY LINE AND ALONG THE WESTERLY LINE OF SAID GRANT DEED NORTH 00°00'58" EAST, 135.82 FEET TO THE SOUTHWESTERLY LINE OF SAID GRANT DEED, SAID POINT BEING THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET;

THENCE LEAVING SAID WESTERLY LINE AND NORTHERLY, NORTHWESTERLY, AND WESTERLY ALONG SAID SOUTHWESTERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 94°29'47" AN ARC LENGTH OF 32.99 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 96TH STREET;

THENCE LEAVING SAID SOUTHWESTERLY LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

SOUTH 85°31'11" WEST, 315.69 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2,030.00 FEET;

WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°26'49" AN ARC LENGTH OF 157.56 FEET;

SOUTH 89°58'00" WEST, 361.42 FEET TO THE WESTERLY LINE OF SAID 96TH STREET;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG SAID WESTERLY LINE OF 96TH STREET NORTH 00°02'00" WEST, 64.00 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL A CONTAINS 60,923 SQUARE FEET OR 1.399 ACRES, MORE OR LESS.

**PARCEL B**

THAT PORTION OF SEPULVEDA BOULEVARD, VARIABLE WIDTH, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON TRACT NO. 34836, PER MAP FILED IN BOOK 1160, PAGES 11 THROUGH 34, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SEPULVEDA BOULEVARD, 139.50 FEET WIDE, SAID POINT BEING THE NORTHERLY TERMINUS OF THE COURSE DESCRIBED AS "D=03°07'52" R=2457.50' L=134.30'" AS SHOWN ON SAID MAP, SAID POINT BEING THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2,457.50 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 89°57'00" EAST;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°07'52", AN ARC LENGTH OF 134.30 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 854.19 FEET;

SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°04'42" AN ARC LENGTH OF 194.98 FEET;

SOUTH 73°50'26" EAST, 37.85 FEET TO A LINE THAT IS PARALLEL WITH AND 74.50 FEET WESTERLY, MEASURED AT RIGHT ANGLES, OF THE CENTERLINE OF SAID SEPULVEDA BOULEVARD;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG SAID PARALLEL LINE NORTH 00°03'00" WEST, 336.59 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL B CONTAINS 3,472 SQUARE FEET OR 0.080 ACRES, MORE OR LESS.

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

ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT "B", ATTACHED HERETO AND MADE A PART HEREOF.

THIS DOCUMENT HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.

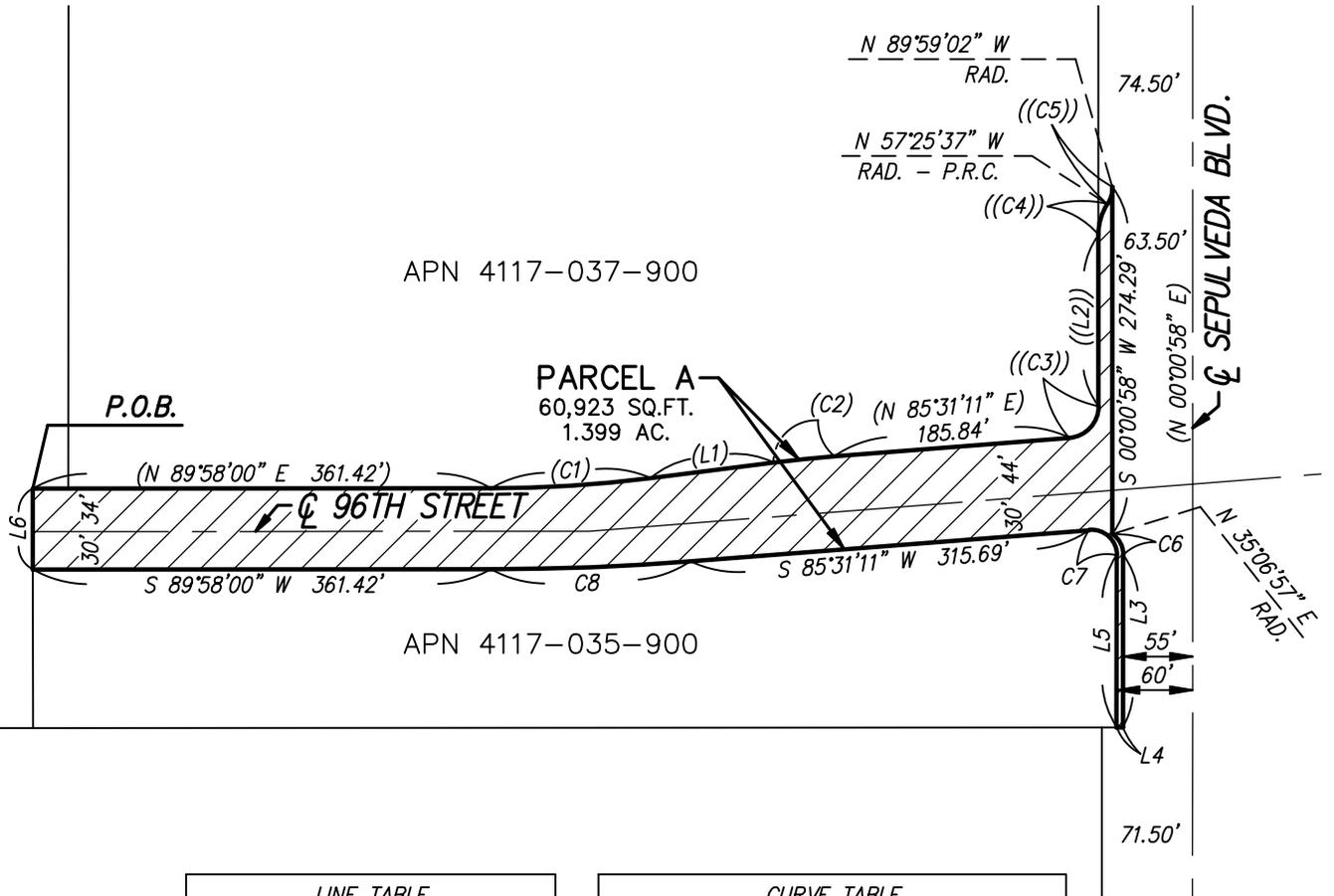
  
TIMOTHY S. FETTIG P.L.S. 7542

9/4/24

DATE

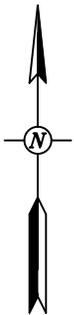


**EXHIBIT "B"**  
**STREET VACATION**  
IN THE CITY OF LOS ANGELES  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LINE TABLE		
NO.	BEARING	LENGTH
(L1)	N 82°44'18" E	97.60'
((L2))	N 00°00'58" E	135.54'
L3	S 00°00'58" W	136.20'
L4	S 89°57'39" W	5.00'
L5	N 00°00'58" E	135.82'
L6	N 00°02'00" W	64.00'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
(C1)	07°13'42"	1000.00'	126.16'
(C2)	02°46'53"	1000.00'	48.54'
((C3))	85°30'13"	25.00'	37.31'
((C4))	32°33'25"	45.00'	25.57'
((C5))	32°33'25"	25.00'	14.21'
C6	54°54'01"	20.00'	19.16'
C7	94°29'47"	20.00'	32.99'
C8	04°26'49"	2030.00'	157.56'



SCALE: 1" = 150'



PARCEL A - STREET VACATION

((XXXX)) INDICATES RECORD DATA PER TRACT NO. 19750, M.B. 765/21-23

((XXXX)) INDICATES RECORD DATA PER CITY ORDINANCE NO. 142711

**NOTE:**

SEE SHEET 2 FOR PARCEL B

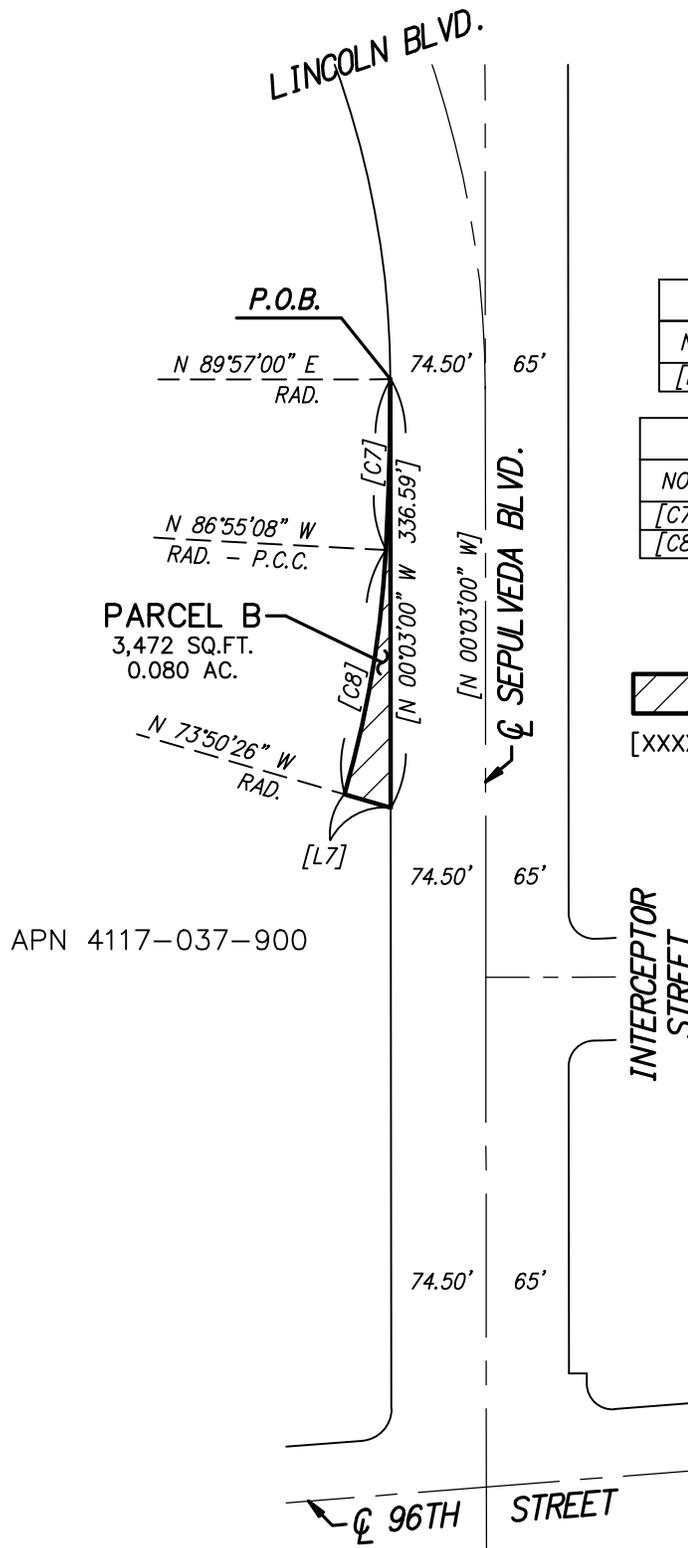


**GUIDA**  
220 COMMERCE, SUITE 150  
IRVINE, CA 92602  
949.777.2000  
WWW.GUIDAINC.COM

PREPARED BY ME OR UNDER MY DIRECTION:

*Tim Fetting* 9/4/24  
TIMOTHY S. FETTING P.L.S. 7542 DATE

**EXHIBIT "B"**  
**STREET VACATION**  
 IN THE CITY OF LOS ANGELES  
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

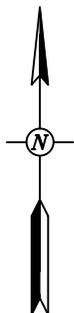


LINE TABLE			
NO.	BEARING	LENGTH	
[L7]	S 73°50'26" E	37.85'	RAD.

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
[C7]	03°07'52"	2457.50'	134.30'
[C8]	13°04'42"	854.19'	194.98'

**LEGEND**

- PARCEL A - STREET VACATION
- [XXXX] INDICATES RECORD DATA PER TRACT NO. 34836, M.B. 1160/11-34



SCALE: 1" = 150'

NOTE:  
SEE SHEET 1 FOR PARCEL A

Date: 9/4/2024

Lot name: PARCEL A

	North: 9996.4424	East: 9084.8443
Line	Course: N 89 58 00 E	Length: 361.42'
	North: 9996.6527	East: 9446.2643
Curve	Length: 126.16'	Radius: 1000.00'
	Delta: 07 13 42	Tangent: 63.16'
	Chord: 126.07'	Course: N 86 21 09 E
	Course In: N 00 02 00 W	Course Out: S 07 15 42 E
	RP North: 10996.6525	East: 9445.6825
	End North: 10004.6733	East: 9572.0835
Line	Course: N 82 44 18 E	Length: 97.60'
	North: 10017.0100	East: 9668.9006
Curve	Length: 48.54'	Radius: 1000.00'
	Delta: 02 46 53	Tangent: 24.28'
	Chord: 48.54'	Course: N 84 07 45 E
	Course In: S 07 15 42 E	Course Out: N 04 28 49 W
	RP North: 9025.0308	East: 9795.3016
	End North: 10021.9750	East: 9717.1857
Line	Course: N 85 31 11 E	Length: 185.84'
	North: 10036.4921	East: 9902.4578
Curve	Length: 37.31'	Radius: 25.00'
	Delta: 85 30 13	Tangent: 23.11'
	Chord: 33.94'	Course: N 42 46 05 E
	Course In: N 04 28 49 W	Course Out: S 89 59 02 E
	RP North: 10061.4157	East: 9900.5049
	End North: 10061.4087	East: 9925.5049
Line	Course: N 00 00 58 E	Length: 135.54'
	North: 10196.9487	East: 9925.5430
Curve	Length: 25.57'	Radius: 45.00'
	Delta: 32 33 25	Tangent: 13.14'
	Chord: 25.23'	Course: N 16 17 40 E
	Course In: S 89 59 02 E	Course Out: N 57 25 37 W
	RP North: 10196.9360	East: 9970.5430
	End North: 10221.1629	East: 9932.6212
Curve	Length: 14.21'	Radius: 25.00'
	Delta: 32 33 25	Tangent: 7.30'
	Chord: 14.02'	Course: N 16 17 40 E
	Course In: N 57 25 37 W	Course Out: S 89 59 02 E
	RP North: 10234.6222	East: 9911.5536
	End North: 10234.6152	East: 9936.5536
Line	Course: S 00 00 58 W	Length: 274.29'
	North: 9960.3252	East: 9936.4765
Curve	Length: 19.16'	Radius: 20.00'
	Delta: 54 54 01	Tangent: 10.39'
	Chord: 18.44'	Course: S 27 26 03 E
	Course In: S 35 06 57 W	Course Out: S 89 59 02 E
	RP North: 9943.9654	East: 9924.9718
	End North: 9943.9598	East: 9944.9718
Line	Course: S 00 00 58 W	Length: 136.20'
	North: 9807.7598	East: 9944.9335
Line	Course: S 89 57 39 W	Length: 5.00'

North: 9807.7564                      East: 9939.9335  
 Line Course: N 00 00 58 E Length: 135.82'  
     North: 9943.5764                      East: 9939.9717  
 Curve Length: 32.99'                      Radius: 20.00'  
     Delta: 94 29 47                      Tangent: 21.63'  
     Chord: 29.37'                      Course: N 47 13 55 W  
     Course In: N 89 59 02 W              Course Out: N 04 28 49 W  
     RP North: 9943.5820                      East: 9919.9717  
     End North: 9963.5209                      East: 9918.4094  
 Line Course: S 85 31 11 W Length: 315.69'  
     North: 9938.8605                      East: 9603.6841  
 Curve Length: 157.56'                      Radius: 2030.00'  
     Delta: 04 26 49                      Tangent: 78.82'  
     Chord: 157.52'                      Course: S 87 44 36 W  
     Course In: N 04 28 49 W              Course Out: S 00 02 00 E  
     RP North: 11962.6574                      East: 9445.1087  
     End North: 9932.6577                      East: 9446.2897  
 Line Course: S 89 58 00 W Length: 361.42'  
     North: 9932.4474                      East: 9084.8698  
 Line Course: N 00 02 00 W Length: 64.00'  
     North: 9996.4474                      East: 9084.8326

Perimeter: 2,534.32'    Area: 60,923 SF 1.399 Acres

Mapcheck Closure: (Using courses, radii, and deltas)

Error Closure: 0.0128                      Course: S 66 53 55 E  
     Error North: 0.00502                      East: -0.01177  
 Precision = 1 : 198,019

Lot name: PARCEL B

    North: 10254.8814                      East: 12810.8466  
 Curve Length: 134.30'                      Radius: 2457.50'  
     Delta: 03 07 52                      Tangent: 67.17'  
     Chord: 134.28'                      Course: S 01 30 56 W  
     Course In: S 89 57 00 W              Course Out: S 86 55 08 E  
     RP North: 10252.7368                      East: 10353.3476  
     End North: 10120.6472                      East: 12807.2951  
 Curve Length: 194.98'                      Radius: 854.19'  
     Delta: 13 04 42                      Tangent: 97.91'  
     Chord: 194.55'                      Course: S 09 37 13 W  
     Course In: N 86 55 08 W              Course Out: S 73 50 26 E  
     RP North: 10166.5595                      East: 11954.3399  
     End North: 9928.8288                      East: 12774.7816  
 Line Course: S 73 50 26 E Length: 37.85'  
     North: 9918.2947                      East: 12811.1362  
 Line Course: N 00 03 00 W Length: 336.59'  
     North: 10254.8846                      East: 12810.8425

Perimeter: 703.72'    Area: 3,472 SF 0.080 Acres

Mapcheck Closure: (Using courses, radii, and deltas)

Error Closure: 0.0052                      Course: S 52 34 12 E

Error North: 0.00317  
Precision = 1 : 134,806

East: -0.00415

ORDINANCE NO. 142711

An Ordinance approving Resolution No. 5745 of the Board of Airport Commissioners of the City of Los Angeles consenting to the transfer of jurisdiction and control of an 11-foot strip of land located on the west side of Sepulveda Boulevard north of 96th Street, at Los Angeles International Airport, to the Board of Public Works for public street purposes.

THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS:

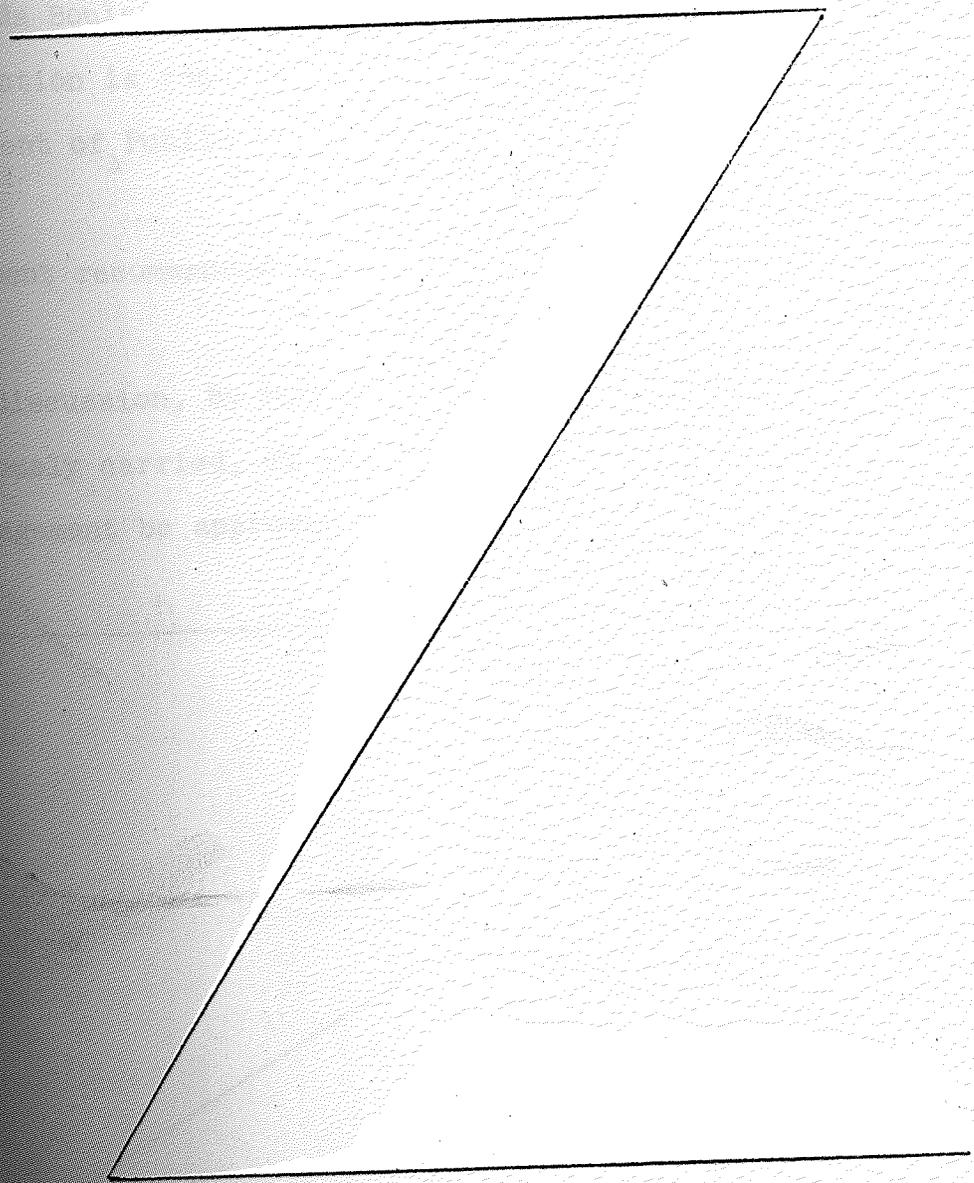
Section 1. It is hereby found and determined that the public interest, convenience and necessity require the granting and transferring of jurisdiction and control of an 11-foot strip of land located on the west side of Sepulveda Boulevard north of 96th Street, at Los Angeles International Airport, from the Board of Airport Commissioners of the City of Los Angeles to the Board of Public Works for construction of a right-turn lane at Sepulveda Boulevard and 96th Street, as set forth in the Resolution, as contained in Section 2 below, of the Board of Airport Commissioners of the City of Los Angeles adopted on May 27, 1970. The property to be transferred is described as follows:

A parcel of land situated in a portion of Lot 1, Tract No. 19750, recorded in Book 765, Pages 21 to 23 inclusive of Maps, all records of the County of

Los Angeles, in the City of Los Angeles,  
County of Los Angeles, State of California,  
bounded and described as follows:

Beginning at the centerline inter-  
section of Ninety-Sixth Street, 74-feet  
wide, and Sepulveda Boulevard, 128.5-  
feet wide, said intersection being  
evidenced by a Standard Survey Monument  
of the City of Los Angeles, per City  
Engineer Field Book 19407-39, thence  
South  $85^{\circ}31'11''$  West 94.38 feet, thence  
North  $4^{\circ}28'49''$  West 44.00 feet to the  
TRUE POINT OF BEGINNING; thence North  
 $85^{\circ}31'11''$  East 15.65 feet to a point  
on a curve whose radial line bears  
North  $4^{\circ}28'49''$  West, thence northeasterly  
along a curve concave to the northwest,  
having a radius of 20.00 feet, through  
a deflection of  $85^{\circ}30'13''$  an arc distance  
of 29.85 feet to its point of tangency;  
thence North  $0^{\circ}00'58''$  East 176.97 feet  
to a point on a curve whose radial line  
bears North  $89^{\circ}59'02''$  West, thence south-  
westerly along a curve concave to the  
northwest, having a radius of 25.00  
feet, through a deflection of  $32^{\circ}33'25''$   
an arc distance of 14.21 feet to a point  
on a reverse curve whose radial line  
bears South  $57^{\circ}25'37''$  East, thence south-  
westerly along a curve concave to the  
southeast, through a deflection of

32°33'25", having a radius of 45.00 feet  
an arc distance of 25.57 feet to its  
point of tangency; thence South 0°00'58"  
West 135.54 feet to a point on a curve  
whose radial line bears North 89°59'02"  
West, thence southwesterly along a  
curve concave to the northwest, having  
a radius of 25.00 feet, through a  
deflection of 85°30'13" an arc distance  
of 37.31 feet to the TRUE POINT OF  
BEGINNING containing an area of 0.046  
acres.



Section 2.

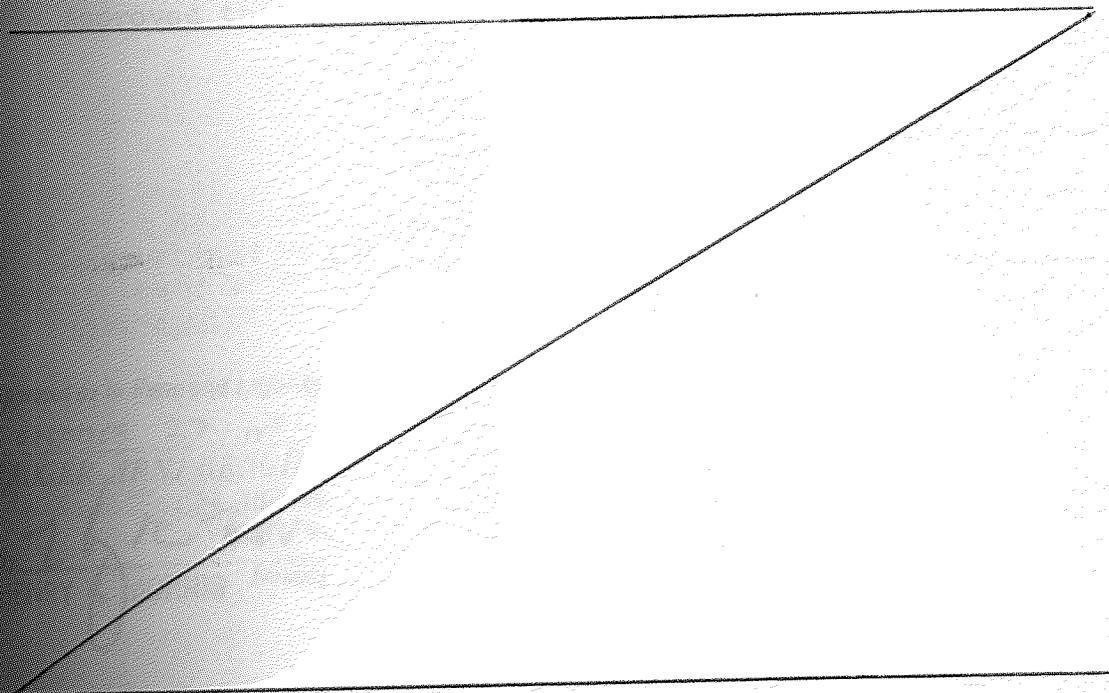
RESOLUTION NO. 5745

There was presented for approval, request for a Resolution authorizing transfer of jurisdiction and control to the Board of Public Works for public street purposes of an 11-foot strip of land on the west side of Sepulveda Boulevard north of 96th Street (as shown on Drawing No. 70001-80) at Los Angeles International Airport.

The parcel to be transferred contains 0.046 acres and is necessary for construction of the right turn lane at Sepulveda Boulevard and 96th Street. The transfer of jurisdiction is required in order to obtain approval by the Department of Public Works for this project.

Management recommended approval.

After discussion, by motion duly made, seconded and unanimously carried, IT WAS RESOLVED that the recommendation of Management be approved as requested.

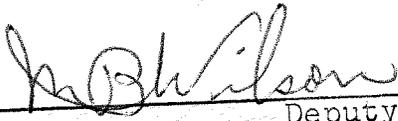


Section 3. The foregoing Resolution of the Board of Airport Commissioners of the City of Los Angeles is hereby approved incorporating the terms and conditions and the words and figures thereof as set forth in Sec. 2 above, and the jurisdiction and control of the real property described in said Resolution and in Section 1 hereof, be and the same is hereby transferred to the Board of Public Works for public street purposes.

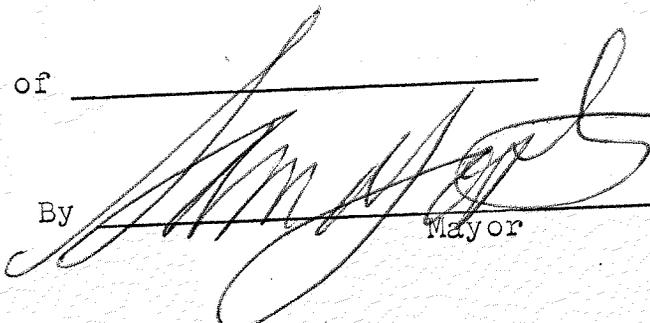
Section 4. The City Clerk shall certify to the passage of this Ordinance and cause same to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing Ordinance was passed by the City Council of the City of Los Angeles, by a vote of not less than two-thirds of all its members, at its meeting of NOVEMBER 11 1971, 1971.

REX E. LAYTON, City Clerk

By   
Deputy

Approved this NOV 16 1971 day of \_\_\_\_\_

By   
Mayor

Approved as to Form and Legality

NOVEMBER 27 1971

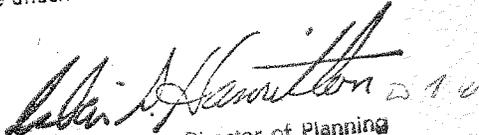
ROGER ARNBERGH

City Attorney

By 

HENRY G. MORRIS Deputy

Pursuant to Sec. 97.8 of the City Charter, approval of this ordinance recommended for the City Planning Commission ..... See attached report.

  
Director of Planning

10-4-71

112-14

FILE NO. 70-4293

**Ordinance No. 142711**

An Ordinance approving Resolution No. 5745 of the Board of Airport Commissioners of the City of Los Angeles consenting to the transfer of jurisdiction and control of an 11-foot strip of land located on the west side of Sepulveda Boulevard north of 96th Street, at Los Angeles International Airport, to the Board of Public Works for public street purposes.

The People of the City of Los Angeles do ordain as follows:

Section 1. It is hereby found and determined that the public interest, convenience and necessity require the granting and transferring of jurisdiction and control of an 11-foot strip of land located on the west side of Sepulveda Boulevard north of 96th Street, at Los Angeles International Airport, from the Board of Airport Commissioners of the City of Los Angeles to the Board of Public Works for construction of a right-turn lane at Sepulveda Boulevard and 96th Street, as set forth in the Resolution, as contained in Section 2 below, of the Board of Airport Commissioners of the City of Los Angeles adopted on May 27, 1970. The property to be transferred is described as follows:

A parcel of land situated in a portion of Lot 1, Tract No. 19750, recorded in Book 765, Pages 21 to 23 inclusive of Maps, all records of the County of Los Angeles, in the City of Los Angeles, County of Los Angeles, State of California, bounded and described as follows:

Beginning at the centerline intersection of Ninety-Sixth Street, 74-foot wide, and Sepulveda Boulevard, 128.5-foot wide, said intersection being evidenced by a Standard Survey Monument of the City of Los Angeles, per City Engineer Field Book 19407-39, thence South 85° 31' 11" West 94.38 feet, thence North 4° 28' 49" West 44.00 feet to the TRUE POINT OF BEGINNING; thence North 85° 31' 11" East 15.65 feet to a point on a curve whose radial line bears North 4° 28' 49" West, thence northeasterly along a curve concave to the northwest, having a radius of 20.00 feet, through a deflection of 85° 30' 13" an arc distance of 29.85 feet to its point of tangency; thence North 0° 00' 58" East 176.97 feet to a point on a curve whose radial line bears North 39° 59' 02" West, thence southwesterly along a curve concave to the northwest, having a radius of 25.00 feet, through a deflection of 32° 33' 25" an arc distance of 14.21 feet to a point on a reverse curve whose radial line bears South 57° 25' 37" East, thence southwesterly along a curve concave to the southeast, through a deflection of 32° 33' 25", having a radius of 45.00 feet an arc distance of 25.27 feet to its point of tangency; thence South 0° 00' 58" West 135.54 feet to a point on a curve whose radial line bears North 89° 59' 02" West, thence southwesterly along a curve concave to the northwest, having a radius of 25.00 feet, through a deflection of 35° 30' 13" an arc distance of 37.31 feet to the TRUE POINT OF BEGINNING containing an area of 0.046 acres.

**Section 2. RESOLUTION NO. 5745**

There was presented for approval, request for a Resolution authorizing transfer of jurisdiction and control to the Board of Public Works for public street purposes of an 11-foot strip of land on the west side of Sepulveda Boulevard north of 96th Street (as shown on Drawing No. 70001-80) at Los Angeles International Airport.

The parcel to be transferred contains 0.046 acres and is necessary for construction of the right turn lane at Sepulveda Boulevard and 96th Street. The transfer of jurisdiction is required in order to obtain approval by the Department of Public Works for this project.

Management recommended approval. After discussion, by motion duly made, seconded and unanimously carried, IT WAS RESOLVED that the recommendation of Management be approved as requested.

Section 3. The foregoing Resolution of the Board of Airport Commissioners of the City of Los Angeles is hereby approved, incorporating the terms and conditions and the words and figures thereof as set forth in Sec. 2 above, and the jurisdiction and control of the real property described in said Resolution and in Section 1 hereof, be and the same is hereby transferred to the Board of Public Works for public street purposes.

Section 4. The City Clerk shall certify to the passage of this Ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles. I hereby certify that the foregoing Ordinance was passed by the City Council of the City of Los Angeles, by a vote of not less than two-thirds of all its members, at its meeting of November 11, 1971.

REX E. LAYTON,  
City Clerk,

By M. B. Wilson, Deputy,  
Approved this 16th day of November 1971.

SAM VORTY,  
Mayor.

142,711

**City of Los Angeles**

**Proof of Publication**

(2015.5 C.C.P.)

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } ss

E. PROHOROFF

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of twenty-one years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of "The Los Angeles Daily Journal," a daily newspaper printed and published in the English language in the City of Los Angeles, and a newspaper of general circulation as defined by the laws of the State of California. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

DEC 14

all in the year 19 71

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

*E. Prohoroff*  
Signature

Date DEC 14 1971, 19

SCALE: 1" = 100'  
DETAIL SCALE: 1" = 50'

SHEET 1 OF 3 SHEETS

# TRACT N<sup>o</sup> 19750

IN THE CITY OF LOS ANGELES  
STATE OF CALIFORNIA  
FOR SUBDIVISION PURPOSES

FILED  
AT REQUEST OF OWNER  
JULY 17, 1967  
2 P.M.  
4 P.M.  
BOOK 765  
AT PAGE 21  
OF MAP RECORDS  
LOS ANGELES COUNTY, CALIF.  
RAY E. LEE  
COUNTY RECORDER  
BY *[Signature]* Free  
Deputy

BEING A SUBDIVISION OF LOTS 1 TO 131, INCLUSIVE, 144 TO 148, INCLUSIVE, 151, 152, 154, 156, AND 158 TO 163, INCLUSIVE OF TRACT NO. 12758, RECORDED IN BOOK 245, PAGES 25, 26, AND 27 OF MAPS; LOTS 1 TO 42 INCLUSIVE OF TRACT NO. 13055, RECORDED IN BOOK 267, PAGES 15 AND 16 OF MAPS; A PORTION OF LOT 22 OF TRACT NO. 14011, RECORDED IN BOOK 298, PAGES 34 TO 37, INCLUSIVE, OF MAPS; AND A PORTION OF SECTION 36, T.2S., R.15 W. IN RANCHO SAUSAL REDONDO, RECORDED IN BOOK 1, PAGES 507 AND 508 OF PATENTS, ALL RECORDS OF LOS ANGELES COUNTY; AND THOSE PORTIONS OF NINETY-FOURTH STREET, NINETY-SIXTH STREET, EL MANOR AVENUE, CEYLON AVENUE, AND ALVERSTONE AVENUE, VACATED BY ORDINANCE NO. 134,619, OF THE CITY OF LOS ANGELES.

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP AND WE CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE COLORED BORDER LINES.

AND WE HEREBY DEDICATE TO THE PUBLIC USE THE STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS, SHOWN ON SAID MAP WITHIN SAID SUBDIVISION.

AND WE HEREBY GRANT AND DEDICATE TO THE CITY OF LOS ANGELES, EASEMENTS FOR PUBLIC UTILITY, DRAINAGE, AND SANITARY SEWER PURPOSES OVER THE STRIPS OF LAND SO DESIGNATED ON SAID MAP.

AND WE HEREBY DEDICATE FOR PUBLIC USE FOR STREET PURPOSES, LOTS 4 AND 5 DESIGNATED AS FUTURE STREET ON SAID MAP WITHIN SAID SUBDIVISION, RESERVING TO OURSELVES FOR THE USE OF OURSELVES AND SUCCESSIVE OWNERS OF SAID LOTS ANY AND ALL ORDINARY USES OF SAID LOTS EXCEPT FOR ACCESS PURPOSES INCLUDING THE LAYING OF PIPE CONDUIT OR OTHER UNDERGROUND FACILITIES OR THE ERECTION OR CONSTRUCTION OF BUILDINGS THEREON UNTIL SUCH TIME AS THE LEGISLATIVE BODY SHALL ACCEPT THE SAME FOR STREET PURPOSES.

WE ALSO HEREBY GRANT AND DEDICATE TO THE CITY OF LOS ANGELES FOREVER FOR THE USE OF THE DEPARTMENT OF WATER AND POWER OF THE CITY OF LOS ANGELES, THOSE PERMANENT AND EXCLUSIVE EASEMENTS AND RIGHTS OF WAY, FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, AND REMOVAL AND REPLACEMENT, AT ANY TIME AND FROM TIME TO TIME, OF LINES OF PIPE, OF VAULTS, MANHOLE, SERVICE AND DISTRIBUTION CONNECTIONS AND OF ALL APPENDAGES, STRUCTURES AND EQUIPMENT NECESSARY OR CONVENIENT THERETO, AND FOR THE USE AND OPERATION IN, ON AND OVER THE EASEMENT AREA FOR ITS FULL WIDTH WITHOUT OBSTRUCTION OR INTERFERENCE OF ANY KIND, OF EVERY SORT AND TYPE OF MACHINERY AND EQUIPMENT NECESSARY OR CONVENIENT FOR SUCH CONSTRUCTION, MAINTENANCE, REMOVAL AND REPLACEMENT FOR THE PURPOSE OF TRANSPORTING, CONVEYING AND DISTRIBUTING WATER, IN, UNDER, ON, OVER AND ACROSS EACH AND EVERY STRIP OF LAND SHOWN AND DESIGNATED ON SAID MAP AS A WATER LINE RIGHT OF WAY, AND NO BUILDING OR OTHER STRUCTURE SHALL BE PLACED, CONSTRUCTED OR MAINTAINED WITHIN ANY SUCH RIGHT OF WAY.

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA; THAT THIS MAP, CONSISTING OF 3 SHEETS, CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION MARCH 1966; THAT THE MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE, OR WILL BE IN PLACE WITHIN TWELVE MONTHS FROM RECORDING DATE OF THIS MAP; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE READILY RETRACED AND THAT THE NOTES TO ALL CENTER LINE MONUMENTS SHOWN HEREON AS SET BY ME WILL BE ON FILE IN THE OFFICE OF THE CITY ENGINEER WITHIN TWELVE MONTHS FROM RECORDING DATE SHOWN HEREON.

*Grant S. Anderson*  
GRANT S. ANDERSON, R.C.E. NO. 7391  
CHIEF AIRPORTS ENGINEER

THE BEARING S 0° 00' 58" W OF THE CENTER LINE OF SEPULVEDA BOULEVARD AS SHOWN ON MAP OF TRACT NO. 12758, AS RECORDED IN BOOK 245 PAGES 25, 26 AND 27 OF MAPS, RECORDS OF LOS ANGELES COUNTY WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

### CITY OF LOS ANGELES

MAYOR *[Signature]*  
CITY CLERK *WALTER C. THIEL*  
BY *[Signature]* DEPUTY

THE SIGNATURE OF THE CITY OF LOS ANGELES, a municipal corporation, OWNER OF AN EASEMENT FOR SANITARY SEWER AS DISCLOSED BY DEED RECORDED IN BOOK 18971, PAGE 15 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 11587, SUBSECTION (A), OF THE SUBDIVISION MAP ACT INASMUCH AS ITS INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOS ANGELES CITY COUNCIL.

SOUTHERN CALIFORNIA GAS COMPANY, a corporation, THE SIGNATURES OF THE OWNER OF AN EASEMENT AS DISCLOSED BY DEED RECORDED IN BOOK D-2599, PAGE 893, OFFICIAL RECORDS OF LOS ANGELES COUNTY HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 11587, SUBSECTION (A), OF THE SUBDIVISION MAP ACT, ITS INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOS ANGELES CITY COUNCIL.

THE SIGNATURE OF THE CITY OF LOS ANGELES, A MUNICIPAL CORPORATION, OWNER OF EASEMENTS FOR PUBLIC UTILITY BY DEDICATION ON THE MAP OF TRACT NO. 12758, RECORDED IN BOOK 245 PAGE 25, 26, 27 OF MAPS AND ON THE MAP OF TRACT NO. 13055, RECORDED IN BOOK 267 PAGES 15 AND 16 OF MAPS; AND AN EASEMENT FOR OUT-FALL SEWER BY DEED RECORDED IN BOOK 2095 PAGE 250 OF DEEDS; RECORDS OF LOS ANGELES COUNTY HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 11587 SUBSECTION (A), OF THE SUBDIVISION MAP ACT, ITS INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOS ANGELES CITY COUNCIL.

Approved *July 17, 1967*  
JOHN A. LAMBIE, County Engineer  
By *[Signature]* Deputy

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )  
ON THIS 14th DAY OF July 1967  
BEFORE ME, Richard H. Sowers, A NOTARY PUBLIC  
IN AND FOR SAID COUNTY, PERSONALLY APPEARED  
Sam Fortin KNOWN TO ME TO BE THE MAYOR, AND  
Charles J. Port KNOWN TO ME TO BE THE  
Deputy CITY CLERK OF THE CITY OF LOS ANGELES THE CORPORATION THAT  
EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE  
PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE  
CORPORATION HEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH  
CORPORATION EXECUTED THE SAME.  
(SEAL) SIGNED *[Signature]* NOTARY PUBLIC

**CERTIFICATE OF SPECIAL ASSESSMENT**  
I HEREBY CERTIFY that, according to the records of the offices of the Bureau of Assessments of the Department of Public Works and the Treasurer of the City of Los Angeles, none of the lines of lots or parcels of the subdivision shown on the attached subdivision map will divide any land subject to any special assessment or bond representing a special assessment which may be paid in full except as follows:     
The amount necessary for the payment in full of such assessment and/or bond at the time is \$                       
Date: February 23, 1967  
ALFRED LIFF, Director, Bureau of Assessments  
ROBERT SHADFORTH, Treasurer, City of Los Angeles  
By *[Signature]*

**CERTIFICATE OF TITLE**  
I HEREBY CERTIFY that there is on file in the office of the City Engineer of the City of Los Angeles, County of Los Angeles, State of California, a Certificate made by the Title Insurance and Trust Company of said city, Order No. 85200 dated Feb. 24, 1967, certifying that it appears from the records of said City and County that City of Los Angeles  
  
(ii)  the only persons whose consent is required for the recording of this map by law.  
Date: July 10, 1967  
LYALL A. PARDEE, City Engineer  
*[Signature]*

**CERTIFICATE OF COMPLIANCE**  
I HEREBY CERTIFY that I have examined this map and that the subdivision as shown hereon is substantially the same as it appeared on the tentative map and any approved alterations thereof; that all provisions of Chapter 2 of the Business and Professions Code, State of California, and of all local ordinances applicable and in effect at the time of the approval of the tentative map have been complied with and I am satisfied that this map is technically correct.  
Date: July 10, 1967  
LYALL A. PARDEE, City Engineer  
*[Signature]*

**CERTIFICATE OF ACCEPTANCE**  
I HEREBY CERTIFY that the City Council of the City of Los Angeles approved the attached map and accepted on behalf of the public all the streets, roads, alleys, highways, easements and all other properties offered for dedication hereon unless otherwise rejected and abandonment of ingress and egress rights shown on said map and therein offered for dedication except those marked "Future Street" and "Future Alley" provided that nothing herein contained shall be construed as an acceptance of any improvements made in or upon any street, road, alley, highway or easement shown on this map.  
Date: July 10, 1967  
Walter C. Thiel, City Clerk  
By *[Signature]* Deputy

765/22 Free

SCALE: 1" = 100'

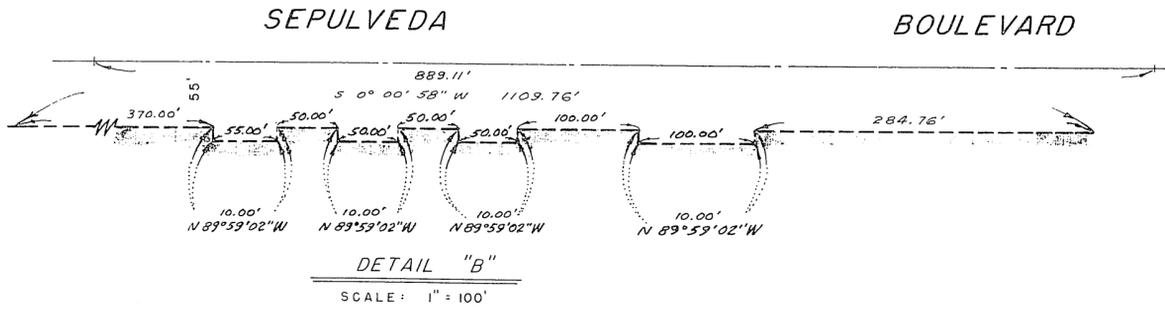
# TRACT N<sup>o</sup> 19750

IN THE CITY OF LOS ANGELES  
STATE OF CALIFORNIA

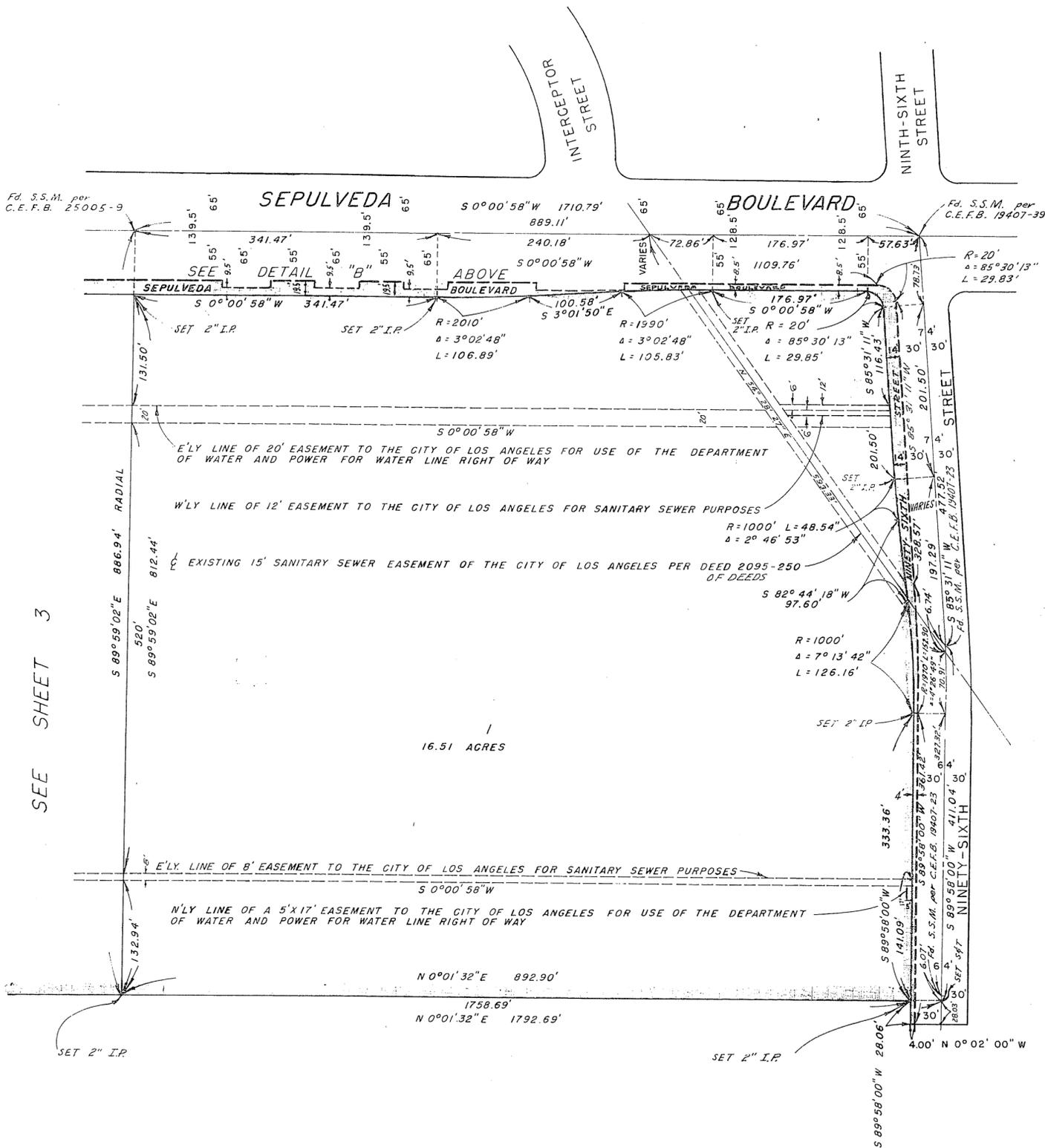
SHEET 2 OF 3 SHEETS

FILED WITH LOS ANGELES  
COUNTY RECORDER, RAY E. LEE

JUL 17 1967



NORTH



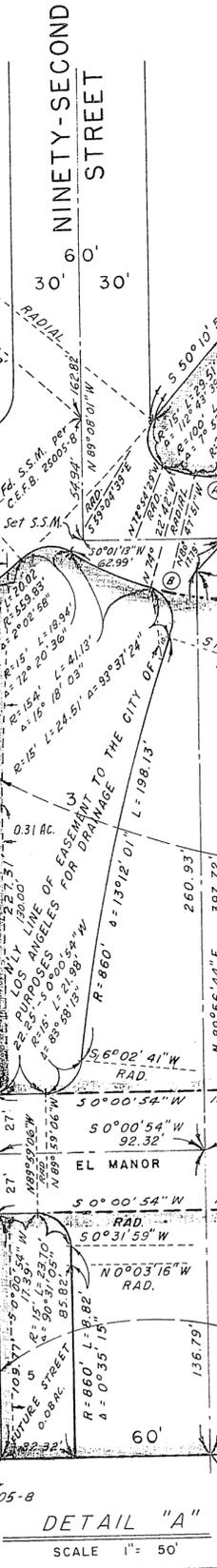
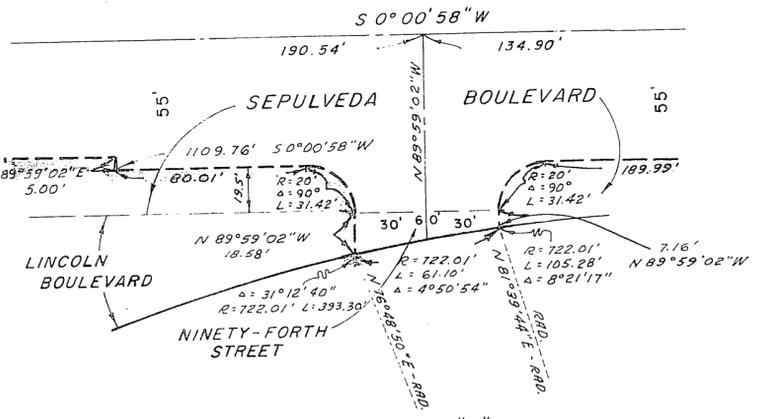
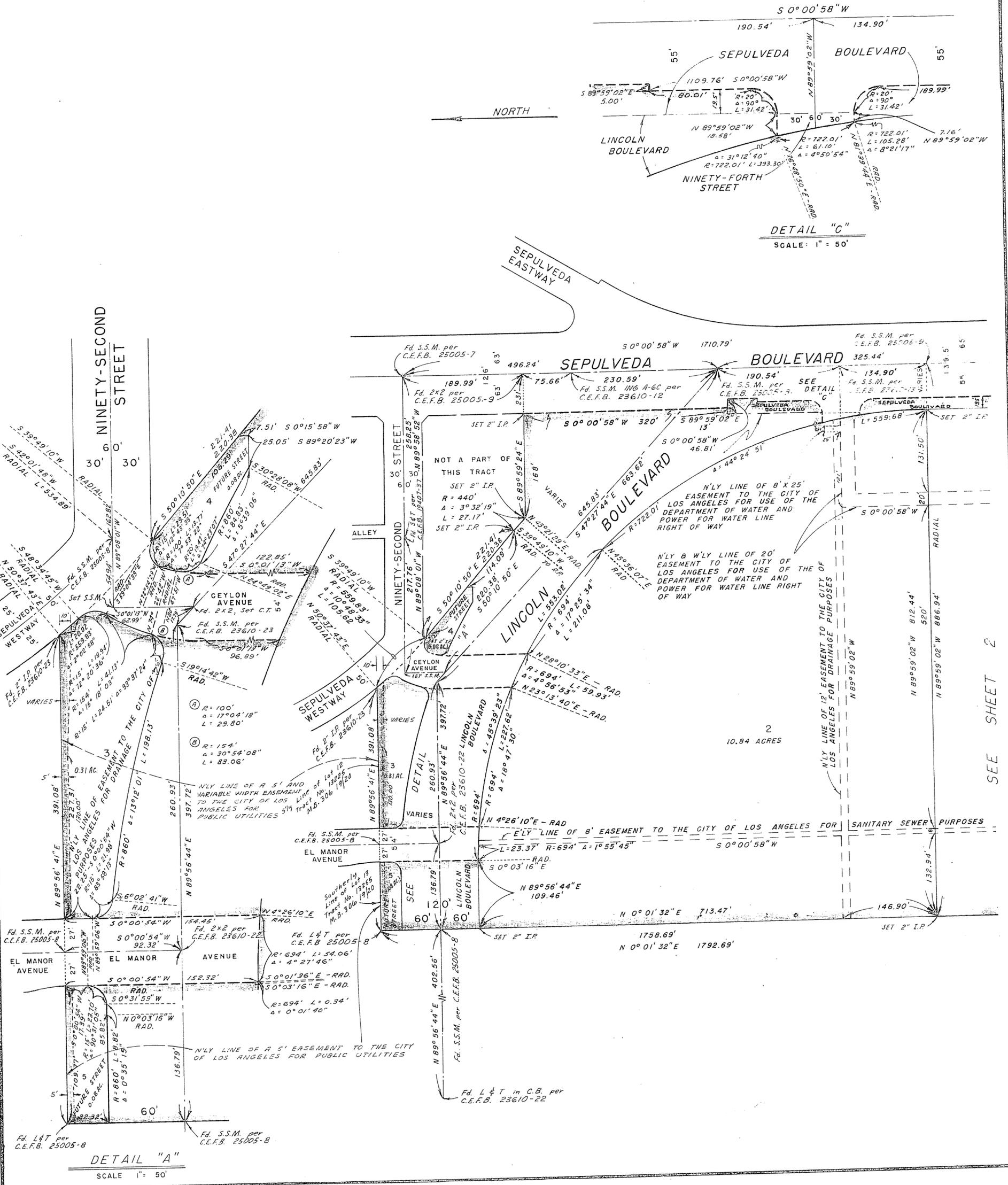
SCALE: 1" = 100'  
DETAIL SCALE: 1" = 50'

# TRACT No 19750

IN THE CITY OF LOS ANGELES  
STATE OF CALIFORNIA

FILED WITH LOS ANGELES  
COUNTY RECORDER, RAY E. LEE

JUL 17 1967



2  
10.84 ACRES

SEE SHEET 2

1443

RECORDING REQUESTED BY

When Recorded Mail To

PLEASE DELIVER TO: CITY CLERK MAIL BOX

RECORDED IN OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIF. FOR TITLE INSURANCE & TRUST CO.

JAN 16 1961 AT 8 A.M. RAY E. LEE, County Recorder

FREE 2M

SPACE ABOVE THIS LINE FOR RECORDER'S USE

# Grant Deed

R/W No. 24035-9A

SECURITY-FIRST NATIONAL BANK OF LOS ANGELES, a corporation,  
 in consideration of Ten and No/100- - - - -DOLLARS  
 to it in hand paid, receipt of which is hereby acknowledged, does hereby  
 GRANT TO  
 THE CITY OF LOS ANGELES, a municipal corporation,  
 the real property in the City of Los Angeles, County of Los Angeles, State of California,  
 described as

The easterly 5 feet, measured at right angles, from the tangent portion, and its northerly prolongation, of the easterly line of Lot 132 of Tract No. 12758, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 245, Pages 25 to 27 inclusive of Maps, in the office of the County Recorder of said County.

Also,

That portion of Lot 132 of Tract No. 12758, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 245, Pages 25 to 27 inclusive of Maps, in the office of the County Recorder of said County, described as follows:

Beginning at the intersection of that certain curve in the northeasterly boundary line of said lot, (shown on said map as being concave southwesterly, having a radius of 20 feet and an arc length of 32.98 feet), with the westerly line of the easterly 5 feet, measured at right angles, from the tangent portion, and its northerly prolongation, of the easterly line of said lot; thence northwesterly along said curved northeasterly line and the northwesterly line of said lot to the beginning of a tangent curve concave southwesterly having a radius of 20 feet and being tangent at its point of ending to said westerly line of the easterly 5 feet; thence southeasterly along said curve to said point of ending; thence northerly along said westerly line to the point of beginning.

TO HAVE AND TO HOLD to said Grantee its successors or assigns.

Dated OCT 11 1960

SECURITY-FIRST NATIONAL BANK OF LOS ANGELES, a corporation

By *[Signature]* Vice-President

By *[Signature]*

Approved as to Description  
 Written by *[Signature]*  
 Checked *[Signature]*  
 Date AUG 2 1960

Form and Purpose:  
 Date *[Signature]*  
 Checked *[Signature]*

Approved for Recordation:

DIANA VILLALBA  
 Notary Public in and for said County of Los Angeles  
 My Comm. Expires 12/31/61  
 Approved for Recordation  
 Date *[Signature]*  
 Checked *[Signature]*

and for said  
 1960  
 1960  
 1960

1443

State of California  
County of Los Angeles

of \_\_\_\_\_, 19\_\_\_\_, before me  
\_\_\_\_\_ a Notary Public in and for the said  
County and State, personally appeared \_\_\_\_\_

On this 1st day of September, 1960,  
before me, the undersigned, a Notary Public in and for said  
County and State, personally appeared J. C. Wright,  
known to me to be Vice President  
and A. C. Dick known to me to be  
Trust Real Estate Officer

\_\_\_\_\_ person whose name \_\_\_\_\_ subscribed to  
and acknowledged to me that \_\_\_\_\_ he \_\_\_\_\_ executed the  
\_\_\_\_\_ and official seal.

Notary Public in and for said County and State.  
If executed in any State other than California, the Notarial Acknowledgment should be

of Security-First National Bank of Los Angeles, a National  
Banking Association, of Los Angeles, that executed the  
within instrument, and known to me to be the persons who  
executed the within instrument on behalf of the Association  
herein named and acknowledged to me that such Association  
executed the within instrument pursuant to its by-laws or a  
resolution of its board of directors.

WITNESS my hand and official seal.

[Signature]  
Notary Public in and for said County and State  
DIANA VLADIGER My Commission Expires May 18, 1963.

\_\_\_\_\_ day of \_\_\_\_\_ A.D. 19\_\_\_\_, before me

\_\_\_\_\_ for the said County and State, personally appeared  
\_\_\_\_\_ known to me to be the \_\_\_\_\_

President, and \_\_\_\_\_ known to me to be the \_\_\_\_\_

Secretary of the \_\_\_\_\_

the Corporation that executed the within Instrument, known to me to be the  
persons who executed the within Instrument, on behalf of the Corporation herein  
named, and acknowledged to me that such Corporation executed the same; and  
acknowledged to me that such Corporation executed the within Instrument pursuant  
to its by-laws or a resolution of its Board of Directors.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official  
seal the day and year in this certificate first above written.

Notary Public in and for said County and State.

If executed in any State other than California, the Notarial Acknowledgment should be  
certified by the County Clerk.

C.S.  
4/16-33

R/W No. 24035-9A  
JOB TITLE LINCOLN BOULEVARD  
RELOCATION THROUGH LOS  
ANGELES INTERNATIONAL  
AT POPT  
Council File No. \_\_\_\_\_

STANDARD INSTRUMENT  
Checked as to parties, marital status, dates, sig-  
natures, acknowledgments and corporate seal.  
A. M. HILL, Director  
Bureau of Right of Way and Land  
By [Signature]  
Escrow Officer  
Approved as to Authority 1-12-61, 1961

A. M. HILL, Director  
Bureau of Right of Way and Land  
By [Signature]  
Escrow Officer  
Approved as to description \_\_\_\_\_, 19\_\_\_\_  
JAN 12 1961  
LYALL A. PARDEE  
City Engineer.  
By [Signature] Deputy.  
Approved as to form 1-12-61, 1961

ROGER ARNEBERGH  
City Attorney.  
By [Signature] Deputy.  
Council File No. \_\_\_\_\_

SECURITY-FIRST NATIONAL BANK  
TO  
The City of Los Angeles  
GRANT DEED

Dated September 1, 1960, 19

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real  
property conveyed by the within deed or  
grant to The City of Los Angeles, a  
municipal corporation, is hereby accepted  
under the authority of the City Council of  
The City of Los Angeles, pursuant to Ord-  
inance No. 110847, dated February 6, 1958,  
and the grantee consents to the recording  
thereof by its duly authorized officer.

Dated: January 12, 1961  
By [Signature] Director  
A. M. HILL, Director  
Bureau of Right of Way and Land

Division ESCROW  
Platted D.M.  
By C.E.  
Conditions Yes Escrow Yes  
Signature Fisher Date 1/12/61  
Form 917-S-5M-1-59

DO NOT WRITE ON THIS SIDE OF LINE. LEAVE FOR BINDING.

1443



Date: 06/05/2023  
Property: 9601 S SEPULVEDA BLVD,  
LOS ANGELES, CA  
90045-5203  
APN: 4117-035-900  
County: LOS ANGELES

**Subject Property Location**

Report Date: 06/05/2023

Order ID: R117295331

Property Address	9601 S SEPULVEDA BLVD	Property Use	Professional Bldg (multi-story)
City, State & Zip	LOS ANGELES, CA 90045-5203	Parcel Number	4117-035-900
County	LOS ANGELES COUNTY	Latitude	33.948346
Mailing Address	9601 S SEPULVEDA BLVD, LOS ANGELES, CA 90045-5203	Longitude	-118.397759
Census Tract	9800.28		
Thomas Bros Pg-Grid	702-4G		

Legal Description Details Lot Number: 132-134 Tract No: 12758 Brief Description: TRACT NO 12758 (EX OF STS) LOT 132 ANDALL OF LOTS 133, 134, 135, 136, 137, 138, 139, 140, 141, 142 AND LOT 143

Current Ownership Information <i>*Source of Ownership data: Assessment Data</i>	
Primary Owner Name(s)	L A CITY
Vesting	Government

Latest Full Sale Information
Details beyond coverage limitations
Financing Details at Time of Purchase
No financing details available

Property Characteristics						
	Bedrooms		Year Built	1986	Living Area (SF)	21,650
	Bathrooms/Partial		Garage/No. of Cars		Price (\$/SF)	
	Total Rooms		Stories/Floors	3 Stories	Lot Size (SF/AC)	113,735/2.61
	Construction Type	Steel	No. of Units		Fireplace	
	Exterior Walls		No. of Buildings		Pool	
	Roof Material/Type		Basement Type/Area		Heat Type	
	Foundation Type		Style		A/C	0
	Property Type	Office	View		Elevator	
	Land Use	Professional Bldg (multi-story)			Zoning	LALAX

Assessment & Taxes						
	Assessment Year	2022	Tax Year		Tax Exemption	
	Total Assessed Value		Tax Amount	\$ .00	Tax Rate Area	0-068
	Land Value		Tax Account ID			
	Improvement Value		Tax Status			
	Improvement Ratio		Delinquent Tax Year			
	Total Value			Market Improvement Value		
	Market Land Value			Market Value Year		

Lien History				
Trans. ID	Recording Date	Lender	Amount	Purchase Money
No details available				

Loan Officer Insights
No details available

Subject Property Location

Property Address 9601 S SEPULVEDA BLVD  
City, State & Zip LOS ANGELES, CA 90045-5203

Report Date: 06/05/2023  
Order ID: R117295332  
County: LOS ANGELES

Comparable Sales

No comparable sales found for subject property with selected filter criteria.

## Subject Property Location

Report Date: 06/05/2023

Order ID: R117295333

Property Address 9601 S SEPULVEDA BLVD  
 City, State & Zip LOS ANGELES, CA 90045-5203

County LOS ANGELES COUNTY

Mailing Address 9601 S SEPULVEDA BLVD, LOS ANGELES, CA 90045-5203

Property Use Professional Bldg (multi-story)

Parcel Number 4117-035-900

## Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	10/30/1968	Deed					

## Transaction History Legend

	Transfer		Mortgage		Mortgage Assignment
	Foreclosure Activity		Mortgage Release		

## Transaction Details

Transfer						
	Transaction ID	1	Recorder Doc Number		Partial Interest Transferred	
	Transfer Date		Document Type	Deed	Type of Transaction	Per Assessor
	Sale Price		Document Description		Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	10/30/1968	Property Use	Professional Bldg (multi-story)
	Buyer 1		Buyer 1 Entity		Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	
	Seller 1		Seller 1 Entity		Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract	TRACT NO 12758 (EX OF STS) LOT 132 AND ALL OF LOTS 133, 134, 135, 136, 137, 138, 139, 140, 141, 142 AND LOT 143 / / 12758			Title Company Name	



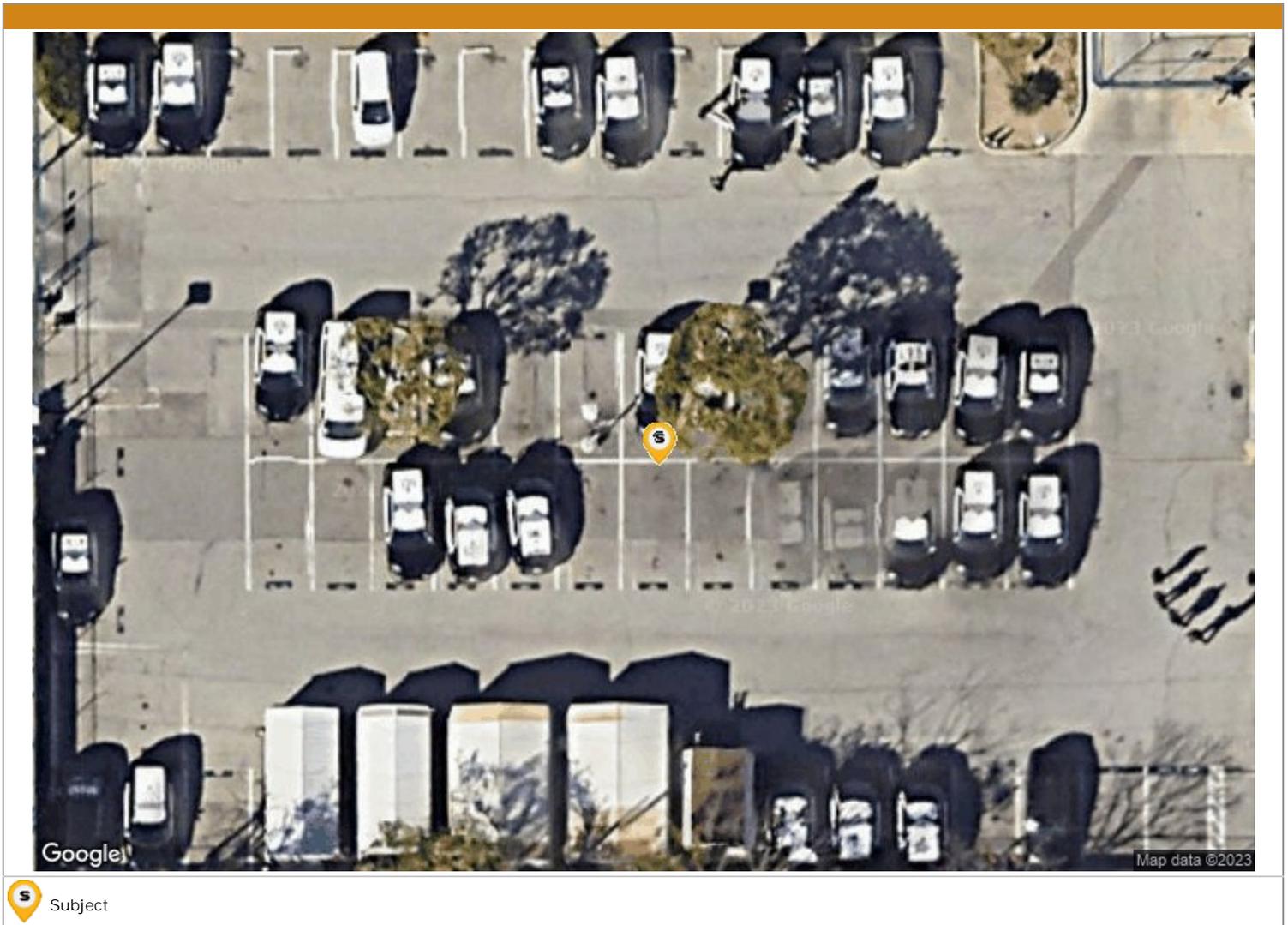
Subject Property Location

Report Date: 06/05/2023

Order ID: R117295334

Property Address 9601 S SEPULVEDA BLVD  
City, State & Zip LOS ANGELES, CA 90045-5203  
County LOS ANGELES COUNTY  
Mailing Address 9601 S SEPULVEDA BLVD, LOS ANGELES, CA 90045-5203  
Owner Name L A CITY

Property Use Professional Bldg (multi-story)  
Parcel Number 4117-035-900



 Subject

## Subject Property Location

Report Date: 06/05/2023

Order ID: R117295335

Property Address 9601 S SEPULVEDA BLVD  
 City, State & Zip LOS ANGELES, CA 90045-5203  
 County LOS ANGELES COUNTY  
 Mailing Address 9601 S SEPULVEDA BLVD, LOS ANGELES, CA 90045-5203

Property Use Professional Bldg (multi-story)  
 Parcel Number 4117-035-900

Subject Property					
Address	9601 S SEPULVEDA BLVD, LOS ANGELES, CA 90045			APN	4117-035-900
Owner	L A CITY			Lot Size (SF/AC)	113,735/2.61
Bedrooms	0	Year Built	1986	Living Area (SF)	21,650
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor # 1					
Address	9851 S SEPULVEDA BLVD, LOS ANGELES, CA 90045			APN	4117-034-901
Owner	L A CITY			Lot Size (SF/AC)	861,268/19.77
Bedrooms	0	Year Built	1992	Living Area (SF)	854,280
Bathrooms/Partial		Garage/No. of Cars	Parking Lot/2670	Phones	

Nearby Neighbor # 2					
Address	9700 S SEPULVEDA BLVD, LOS ANGELES, CA 90045			APN	8940-353-011
Owner	L R W INVESTMENT COMPANY			Lot Size (SF/AC)	
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor # 3					
Address	9800 S SEPULVEDA BLVD, LOS ANGELES, CA 90045			APN	4124-026-002
Owner	LAX ENTERPRISE LP			Lot Size (SF/AC)	26,841/62
Bedrooms	0	Year Built	1964	Living Area (SF)	112,285
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor # 4					
Address	9600 S SEPULVEDA BLVD, LOS ANGELES, CA 90045			APN	4124-025-049
Owner	LR VALET AIRPARK JHJ LLC; LR VALET AIRPARK LUMER LLC L & R INVESTMENT CO			Lot Size (SF/AC)	63,728/1.46
Bedrooms	0	Year Built	1950	Living Area (SF)	1,296
Bathrooms/Partial		Garage/No. of Cars	Parking Lot/146	Phones	

Nearby Neighbor # 5					
Address	6351 W CENTURY BLVD, LOS ANGELES, CA 90045			APN	8940-400-637
Owner	REGENCY OUTDOOR ADVERTISING INC			Lot Size (SF/AC)	
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor # 6					
Address	9518 KITTYHAWK AVE, LOS ANGELES, CA 90045			APN	4124-025-900
Owner	L A CITY			Lot Size (SF/AC)	19,831/46
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

**Nearby Neighbor # 7**

Address	9512 KITTYHAWK AVE, LOS ANGELES, CA 90045		APN	4124-025-903
Owner	L A CITY		Lot Size (SF/AC)	6,333/.15
Bedrooms	0	Year Built	Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars	Phones	

**Nearby Neighbor # 8**

Address	6262 INTERCEPTOR ST, LOS ANGELES, CA 90045		APN	4124-025-919
Owner	L A CITY		Lot Size (SF/AC)	6,561/.15
Bedrooms	0	Year Built	Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars	Phones	

**Nearby Neighbor # 9**

Address	6225 W CENTURY BLVD, LOS ANGELES, CA 90045		APN	4124-026-011	
Owner	SWC CA LAX LLC,		Lot Size (SF/AC)	204,340/4.69	
Bedrooms	0	Year Built	1963	Living Area (SF)	454,398
Bathrooms/Partial		Garage/No. of Cars	Phones		

**Nearby Neighbor # 10**

Address	6200 W 98TH ST, LOS ANGELES, CA 90045		APN	4124-026-010	
Owner	QUIKPARK OWNER LLC		Lot Size (SF/AC)	116,392/2.67	
Bedrooms	0	Year Built	2011	Living Area (SF)	724,066
Bathrooms/Partial		Garage/No. of Cars	Parking Lot/2263	Phones	

**Nearby Neighbor # 11**

Address	9507 VICKSBURG AVE, LOS ANGELES, CA 90045		APN	4124-025-914
Owner	L A CITY		Lot Size (SF/AC)	6,478/.15
Bedrooms	0	Year Built	Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars	Phones	

**Nearby Neighbor # 12**

Address	9501 VICKSBURG AVE, LOS ANGELES, CA 90045		APN	4124-025-904
Owner	L A CITY		Lot Size (SF/AC)	6,571/.15
Bedrooms	0	Year Built	Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars	Phones	

**Nearby Neighbor # 13**

Address	9481 VICKSBURG AVE, LOS ANGELES, CA 90045		APN	4124-025-902
Owner	L A CITY		Lot Size (SF/AC)	7,052/.16
Bedrooms	0	Year Built	Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars	Phones	

**Nearby Neighbor # 14**

Address	9475 VICKSBURG AVE, LOS ANGELES, CA 90045		APN	4124-025-906
Owner	L A CITY		Lot Size (SF/AC)	6,674/.15
Bedrooms	0	Year Built	Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars	Phones	

Nearby Neighbor #15

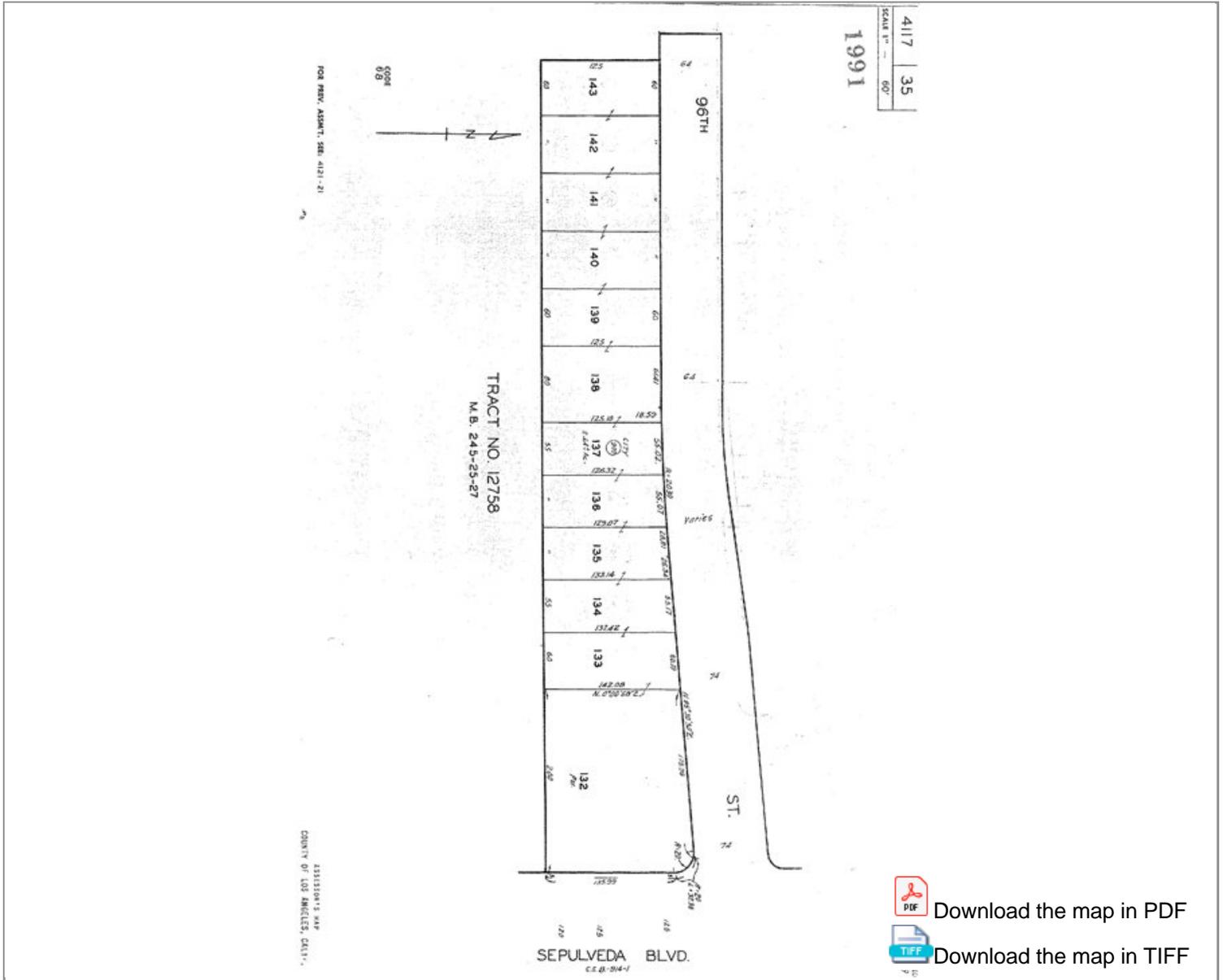
Address	9463 VICKSBURG AVE, LOS ANGELES, CA 90045		APN	4124-025-910
Owner	L A CITY		Lot Size (SF/AC)	6,477/.15
Bedrooms	0	Year Built	Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars	Phones	

Subject Property Location

Property Address 9601 S SEPULVEDA BLVD  
 City, State & Zip LOS ANGELES, CA 90045-5203  
 County LOS ANGELES COUNTY

Report Date: 06/05/2023  
 Order ID: R117295336

Parcel Number 4117-035-900



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**Copyright**





CHICAGO TITLE  
ADVANTAGE



Date: 06/05/2023  
Property: CA  
APN: 4117-037-900  
County: LOS ANGELES

Subject Property Location

Report Date: 06/05/2023

Order ID: R117294711

Property Address

City, State & Zip , CA

County LOS ANGELES COUNTY

Mailing Address

Census Tract

Thomas Bros Pg-Grid

Property Use

Airport & related

Parcel Number

4117-037-900

Latitude

33.950726

Longitude

-118.39788

Legal Description Details Lot Number: 1,2 Tract No: 19750 Brief Description: TR=19750 EX OF ST LOT 1 AND EX OF STS LOT 2

**Current Ownership Information** \*Source of Ownership data: Assessment Data

Primary Owner Name(s)	L A CITY
Vesting	Government

**Latest Full Sale Information**

Details beyond coverage limitations

Financing Details at Time of Purchase

No financing details available

**Property Characteristics**

	Bedrooms		Year Built		Living Area (SF)	0
	Bathrooms/Partial		Garage/No. of Cars		Price (\$/SF)	
	Total Rooms		Stories/Floors	2 Stories	Lot Size (SF/AC)	1,176,076/27
	Construction Type		No. of Units		Fireplace	
	Exterior Walls		No. of Buildings		Pool	
	Roof Material/Type		Basement Type/Area		Heat Type	
	Foundation Type		Style		A/C	
	Property Type		View		Elevator	
	Land Use	Airport & related			Zoning	LALAX

**Assessment & Taxes**

	Assessment Year	2022	Tax Year		Tax Exemption	
	Total Assessed Value		Tax Amount	\$ .00	Tax Rate Area	0-068
	Land Value		Tax Account ID			
	Improvement Value		Tax Status			
	Improvement Ratio		Delinquent Tax Year			
	Total Value			Market Improvement Value		
	Market Land Value			Market Value Year		

**Lien History**

Trans. ID	Recording Date	Lender	Amount	Purchase Money
No details available				

**Loan Officer Insights**

No details available



Subject Property Location

Property Address

City, State & Zip      , CA

Report Date: 06/05/2023

Order ID: R117294712

County: LOS ANGELES

**Comparable Sales**

No comparable sales found for subject property with selected filter criteria.

## Subject Property Location

Report Date: 06/05/2023

Property Address

Order ID: R117294713

City, State & Zip , CA

County LOS ANGELES COUNTY

Property Use Airport & related

Mailing Address

Parcel Number 4117-037-900

## Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1		Deed					

## Transaction History Legend

	Transfer		Mortgage		Mortgage Assignment
	Foreclosure Activity		Mortgage Release		

## Transaction Details

Transfer						
	Transaction ID	1	Recorder Doc Number		Partial Interest Transferred	
	Transfer Date		Document Type	Deed	Type of Transaction	Per Assessor
	Sale Price		Document Description		Multiple APNs on Deed	
	Recorder Book/Page		Recording Date		Property Use	Airport & related
	Buyer 1		Buyer 1 Entity		Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	
	Seller 1		Seller 1 Entity		Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract		TR=19750 EX OF ST LOT 1 AND EX OF STS LOT 2/ / / 19750		Title Company Name	



Subject Property Location

Report Date: 06/05/2023

Order ID: R117294714

Property Address

City, State & Zip , CA

County LOS ANGELES COUNTY

Mailing Address

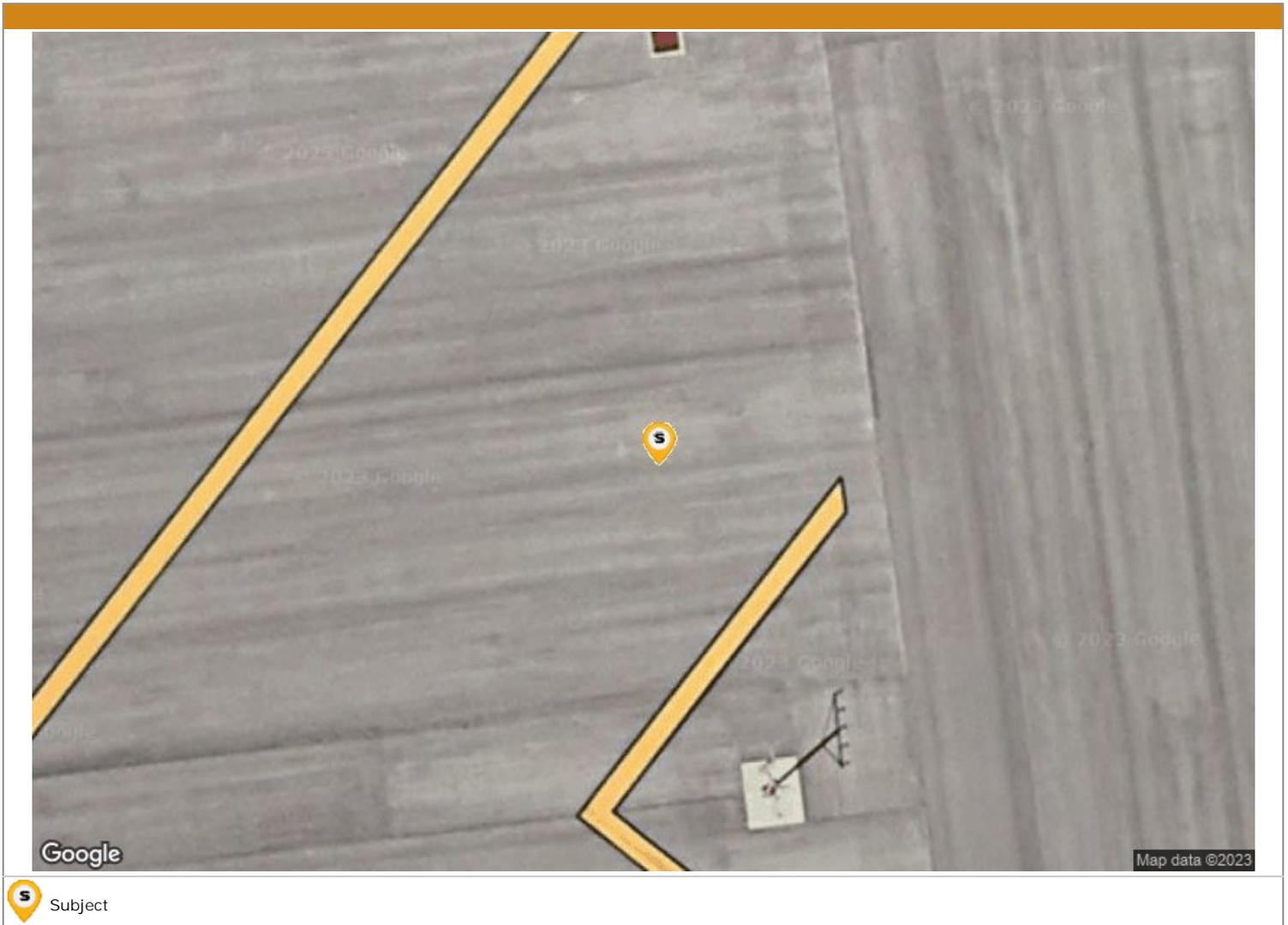
Owner Name L A CITY

Property Use

Airport & related

Parcel Number

4117-037-900



 Subject

## Subject Property Location

Property Address  
 City, State & Zip , CA  
 County LOS ANGELES COUNTY  
 Mailing Address

Report Date: 06/05/2023  
 Order ID: R117294715

Property Use Airport & related  
 Parcel Number 4117-037-900

Subject Property					
Address	9601 S SEPULVEDA BLVD, LOS ANGELES, CA 90045			APN	4117-035-900
Owner	L A CITY			Lot Size (SF/AC)	113,735/2.61
Bedrooms	0	Year Built	1986	Living Area (SF)	21,650
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor # 1					
Address	9300 KITTYHAWK AVE, LOS ANGELES, CA 90045			APN	4124-004-916
Owner	L A CITY			Lot Size (SF/AC)	173,892/3.99
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor # 2					
Address	6262 INTERCEPTOR ST, LOS ANGELES, CA 90045			APN	4124-025-919
Owner	L A CITY			Lot Size (SF/AC)	6,561/.15
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor # 3					
Address	9451 VICKSBURG AVE, LOS ANGELES, CA 90045			APN	4124-025-905
Owner	L A CITY			Lot Size (SF/AC)	6,382/.15
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor # 4					
Address	9216 S SEPULVEDA BLVD, LOS ANGELES, CA 90045			APN	4124-001-008
Owner	ABOUELATA, WESAM			Lot Size (SF/AC)	10,571/.24
Bedrooms	0	Year Built	1960	Living Area (SF)	1,266
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor # 5					
Address	9512 KITTYHAWK AVE, LOS ANGELES, CA 90045			APN	4124-025-903
Owner	L A CITY			Lot Size (SF/AC)	6,333/.15
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor # 6					
Address	9457 VICKSBURG AVE, LOS ANGELES, CA 90045			APN	4124-025-915
Owner	L A CITY			Lot Size (SF/AC)	6,222/.14
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

**Nearby Neighbor # 7**

Address	9463 VICKSBURG AVE, LOS ANGELES, CA 90045		APN	4124-025-910
Owner	L A CITY		Lot Size (SF/AC)	6,477/.15
Bedrooms	0	Year Built	Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars	Phones	

**Nearby Neighbor # 8**

Address	9518 KITTYHAWK AVE, LOS ANGELES, CA 90045		APN	4124-025-900
Owner	L A CITY		Lot Size (SF/AC)	19,831/.46
Bedrooms	0	Year Built	Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars	Phones	

**Nearby Neighbor # 9**

Address	9210 S SEPULVEDA BLVD, LOS ANGELES, CA 90045		APN	4124-001-007	
Owner	MEGDAL LAX LLC		Lot Size (SF/AC)	14,253/.33	
Bedrooms	0	Year Built	1956	Living Area (SF)	6,750
Bathrooms/Partial		Garage/No. of Cars	Phones		

**Nearby Neighbor # 10**

Address	9469 VICKSBURG AVE, LOS ANGELES, CA 90045		APN	4124-025-916
Owner	L A CITY		Lot Size (SF/AC)	6,285/.14
Bedrooms	0	Year Built	Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars	Phones	

**Nearby Neighbor # 11**

Address	9139 S SEPULVEDA BLVD, WESTCHESTER, CA 90045		APN	4122-024-048	
Owner	D AND D WESTCHESTER INVESTMENTS		Lot Size (SF/AC)	24,349/.56	
Bedrooms	0	Year Built	1996	Living Area (SF)	3,139
Bathrooms/Partial		Garage/No. of Cars	Parking Lot/16	Phones	

**Nearby Neighbor # 12**

Address	9475 VICKSBURG AVE, LOS ANGELES, CA 90045		APN	4124-025-906
Owner	L A CITY		Lot Size (SF/AC)	6,674/.15
Bedrooms	0	Year Built	Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars	Phones	

**Nearby Neighbor # 13**

Address	9207 JENNY AVE, LOS ANGELES, CA 90045		APN	4124-005-916
Owner	L A CITY		Lot Size (SF/AC)	136,735/3.14
Bedrooms	0	Year Built	Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars	Phones	

**Nearby Neighbor # 14**

Address	9200 S SEPULVEDA BLVD, LOS ANGELES, CA 90045		APN	4124-001-006	
Owner	EDDINGS DAVID G AND CHERYL V TRS; EDDINGS RONALD A		Lot Size (SF/AC)	6,165/.14	
Bedrooms	0	Year Built	1952	Living Area (SF)	2,870
Bathrooms/Partial		Garage/No. of Cars	Phones		

Nearby Neighbor #15

Address	9481 VICKSBURG AVE, LOS ANGELES, CA 90045		APN	4124-025-902
Owner	L A CITY		Lot Size (SF/AC)	7,052/.16
Bedrooms	0	Year Built	Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars	Phones	

Subject Property Location

Report Date: 06/05/2023

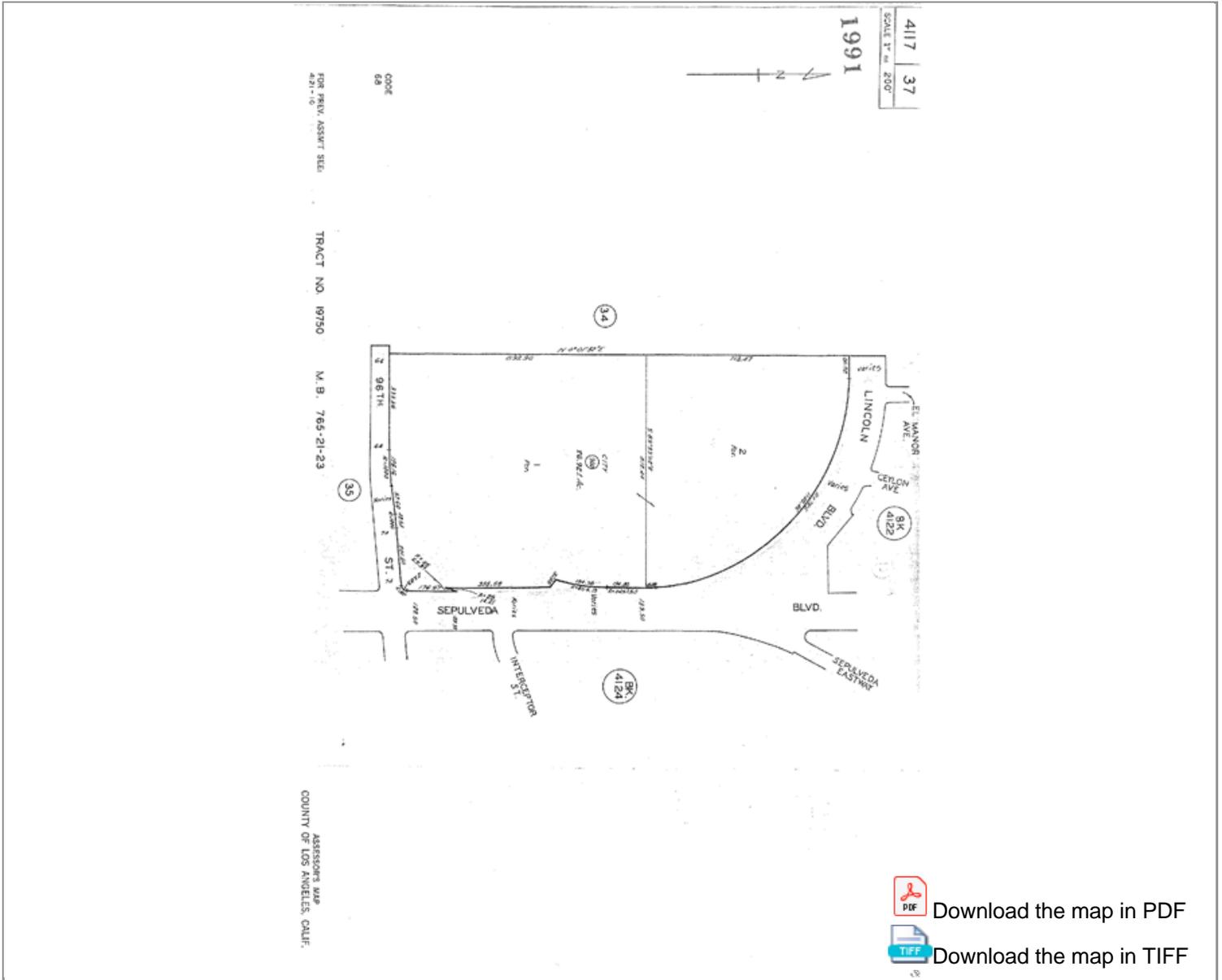
Property Address

Order ID: R117294716

City, State & Zip , CA

County LOS ANGELES COUNTY

Parcel Number 4117-037-900



 Download the map in PDF  
 Download the map in TIFF

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Date: 06/05/2023  
Property: , LOS ANGELES, CA 90045  
APN: 4117-034-900  
County: LOS ANGELES

**Subject Property Location**

Report Date: 06/05/2023

Order ID: R117295026

**Property Address**

City, State & Zip      LOS ANGELES, CA 90045

County      LOS ANGELES COUNTY

**Mailing Address**

Census Tract

Thomas Bros Pg-Grid

**Property Use**

Airport & related

**Parcel Number**

4117-034-900

**Latitude**

33.949736

**Longitude**

-118.403889

Legal Description Details Lot Number: 1,38 Brief Description: LOT 1 P 1 507-508 AND POR OF LOT 38 IN T2S R15W

**Current Ownership Information** \*Source of Ownership data: Assessment Data

Primary Owner Name(s)	L A CITY
Vesting	Government

**Latest Full Sale Information**

Details beyond coverage limitations

**Financing Details at Time of Purchase**

No financing details available

**Property Characteristics**

	Bedrooms		Year Built		Living Area (SF)	195,024
	Bathrooms/Partial		Garage/No. of Cars		Price (\$/SF)	
	Total Rooms		Stories/Floors		Lot Size (SF/AC)	7,446,756/170.95
	Construction Type	Steel	No. of Units		Fireplace	
	Exterior Walls		No. of Buildings	2	Pool	
	Roof Material/Type		Basement Type/Area		Heat Type	
	Foundation Type		Style		A/C	
	Property Type		View		Elevator	
	Land Use	Airport & related			Zoning	LALAX

**Assessment & Taxes**

	Assessment Year	2022	Tax Year		Tax Exemption	
	Total Assessed Value		Tax Amount	\$ .00	Tax Rate Area	0-068
	Land Value		Tax Account ID			
	Improvement Value		Tax Status			
	Improvement Ratio		Delinquent Tax Year			
	Total Value			Market Improvement Value		
	Market Land Value			Market Value Year		

**Lien History**

Trans. ID	Recording Date	Lender	Amount	Purchase Money
No details available				

**Loan Officer Insights**

No details available



Subject Property Location

Property Address

City, State & Zip      LOS ANGELES, CA 90045

Report Date: 06/05/2023

Order ID: R117295027

County: LOS ANGELES

**Comparable Sales**

No comparable sales found for subject property with selected filter criteria.

### Subject Property Location

Report Date: 06/05/2023

Property Address

Order ID: R117295029

City, State & Zip

LOS ANGELES, CA 90045

County

LOS ANGELES COUNTY

Property Use

Airport & related

Mailing Address

Parcel Number

4117-034-900

### Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1		Deed					

### Transaction History Legend

	Transfer		Mortgage		Mortgage Assignment
	Foreclosure Activity		Mortgage Release		

### Transaction Details

Transfer						
	Transaction ID	1	Recorder Doc Number		Partial Interest Transferred	
	Transfer Date		Document Type	Deed	Type of Transaction	Per Assessor
	Sale Price		Document Description		Multiple APNs on Deed	
	Recorder Book/Page		Recording Date		Property Use	Airport & related
	Buyer 1		Buyer 1 Entity		Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	
	Seller 1		Seller 1 Entity		Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract	LOT 1 P 1 507-508 AND POR OF LOT 38 IN T2S R15W/ / /			Title Company Name	



Subject Property Location

Report Date: 06/05/2023

Order ID: R117295031

Property Address

City, State & Zip LOS ANGELES, CA 90045

County LOS ANGELES COUNTY

Mailing Address

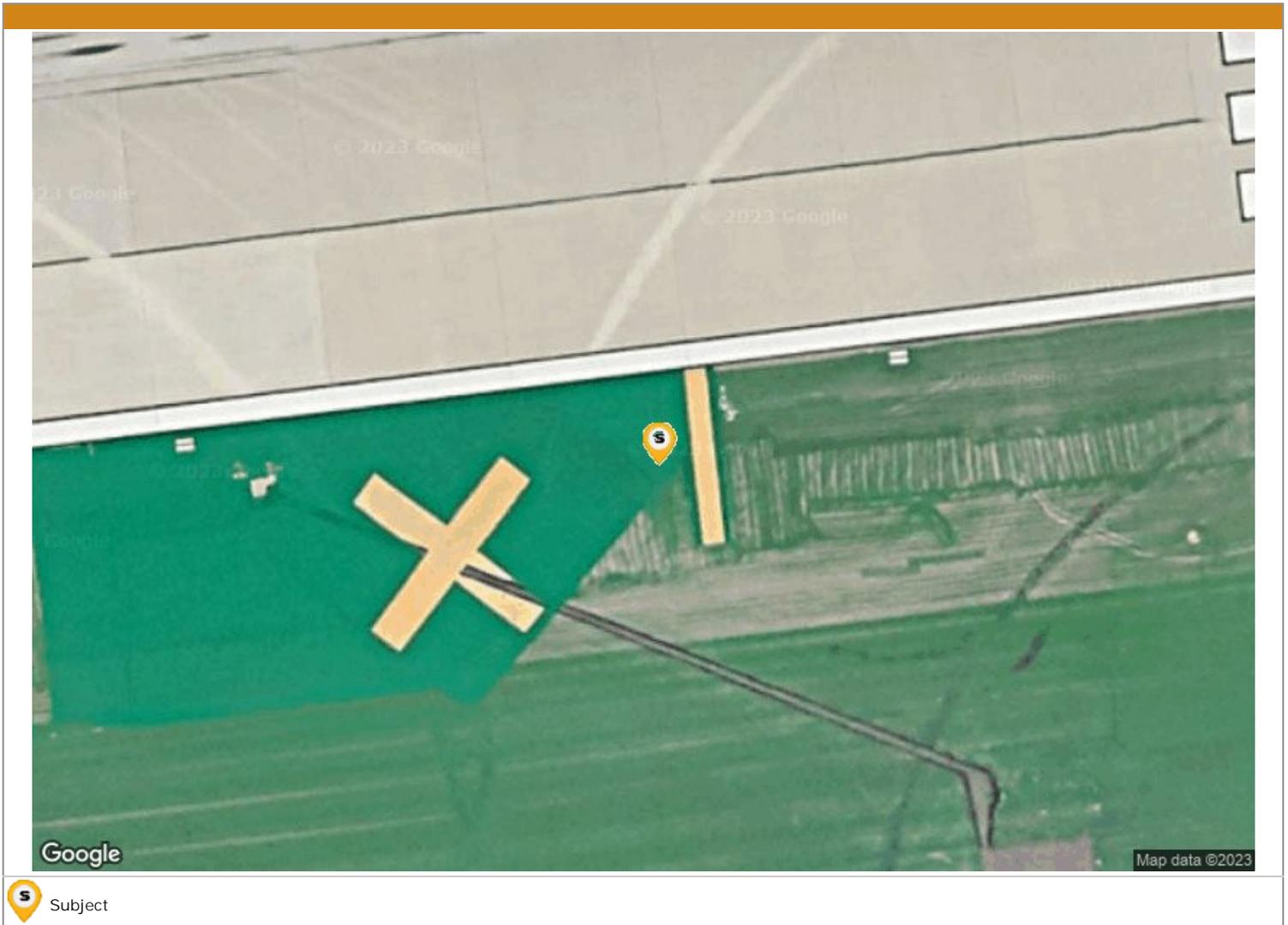
Owner Name L A CITY

Property Use

Airport & related

Parcel Number

4117-034-900



**S** Subject

## Subject Property Location

Report Date: 06/05/2023

Property Address

Order ID: R117295033

City, State & Zip LOS ANGELES, CA 90045

County LOS ANGELES COUNTY

Property Use

Airport & related

Mailing Address

Parcel Number

4117-034-900

### Subject Property

Address	100 WORLD WAY, LOS ANGELES, CA 90045		APN	8940-759-913
Owner	SOUTHWEST AIRLINES CO		Lot Size (SF/AC)	
Bedrooms	0	Year Built	Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars	Phones	

### Nearby Neighbor #1

Address	100 WORLD WAY, LOS ANGELES, CA 90045		APN	8940-400-674
Owner	IDEMIA IDENTITY & SECURITY USA LAX PRECHECK CTRT1		Lot Size (SF/AC)	
Bedrooms	0	Year Built	Living Area (SF)	240
Bathrooms/Partial		Garage/No. of Cars	Phones	

### Nearby Neighbor #2

Address	6498 WESTCHESTER PKWY, LOS ANGELES, CA 90045		APN	8940-400-069
Owner	DELTA AIRLINES INC CORPORATE TAXES DEPT 852		Lot Size (SF/AC)	
Bedrooms	0	Year Built	Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars	Phones	

### Nearby Neighbor #3

Address	203 WORLD WAY, LOS ANGELES, CA 90045		APN	8940-400-450
Owner	USO INC		Lot Size (SF/AC)	
Bedrooms	0	Year Built	Living Area (SF)	7,069
Bathrooms/Partial		Garage/No. of Cars	Phones	

### Nearby Neighbor #4

Address	9601 S SEPULVEDA BLVD, LOS ANGELES, CA 90045		APN	4117-035-900	
Owner	L A CITY		Lot Size (SF/AC)	113,735/2.61	
Bedrooms	0	Year Built	1986	Living Area (SF)	21,650
Bathrooms/Partial		Garage/No. of Cars	Phones		

### Nearby Neighbor #5

Address	9851 S SEPULVEDA BLVD, LOS ANGELES, CA 90045		APN	4117-034-901	
Owner	L A CITY		Lot Size (SF/AC)	861,268/19.77	
Bedrooms	0	Year Built	1992	Living Area (SF)	854,280
Bathrooms/Partial		Garage/No. of Cars	Parking Lot/2670	Phones	

### Nearby Neighbor #6

Address	6351 W CENTURY BLVD, LOS ANGELES, CA 90045		APN	8940-400-637
Owner	REGENCY OUTDOOR ADVERTISING INC		Lot Size (SF/AC)	
Bedrooms	0	Year Built	Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars	Phones	

**Nearby Neighbor # 7**

Address	6409 WESTCHESTER PKWY, LOS ANGELES, CA 90045		APN	8940-400-574
Owner	AMERICAN AIRLINES INC		Lot Size (SF/AC)	
Bedrooms	0	Year Built	Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars	Phones	

**Nearby Neighbor # 8**

Address	8810 EMERSON AVE, LOS ANGELES, CA 90045		APN	4122-026-900
Owner	L A UNIFIED SCHOOL DIST		Lot Size (SF/AC)	126,542/2.91
Bedrooms	0	Year Built	Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars	Phones	

**Nearby Neighbor # 9**

Address	9139 S SEPULVEDA BLVD, WESTCHESTER, CA 90045		APN	4122-024-048	
Owner	D AND D WESTCHESTER INVESTMENTS		Lot Size (SF/AC)	24,349/.56	
Bedrooms	0	Year Built	1996	Living Area (SF)	3,139
Bathrooms/Partial		Garage/No. of Cars	Parking Lot/16	Phones	

**Nearby Neighbor # 10**

Address	380 WORLD WAY, LOS ANGELES, CA 90045		APN	8940-759-855
Owner	TOM BRADLEY INTL TERM EQUIP CO		Lot Size (SF/AC)	
Bedrooms	0	Year Built	Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars	Phones	

**Nearby Neighbor # 11**

Address	8928 S SEPULVEDA BLVD, LOS ANGELES, CA 90045		APN	4122-036-026	
Owner	AIRPORT OFFICE CENTER LLC		Lot Size (SF/AC)	71,743/1.65	
Bedrooms	0	Year Built	Living Area (SF)	59,808	
Bathrooms/Partial		Garage/No. of Cars	Parking Lot/188	Phones	

**Nearby Neighbor # 12**

Address	8939 S SEPULVEDA BLVD, LOS ANGELES, CA 90045		APN	4122-036-027	
Owner	AIRPORT OFFICE CENTER LLC		Lot Size (SF/AC)	20,188/.46	
Bedrooms	0	Year Built	1960	Living Area (SF)	72,705
Bathrooms/Partial		Garage/No. of Cars	Phones		

**Nearby Neighbor # 13**

Address	8900 SEPULVEDA WESTWAY, WESTCHESTER, CA 90045		APN	4122-036-022	
Owner	ELD SUPERMARKET L P		Lot Size (SF/AC)	25,986/.6	
Bedrooms	0	Year Built	1998	Living Area (SF)	20,544
Bathrooms/Partial		Garage/No. of Cars	Phones		

**Nearby Neighbor # 14**

Address	8929 S SEPULVEDA BLVD, LOS ANGELES, CA 90045		APN	4122-036-028	
Owner	AIRPORT OFFICE CENTER LLC		Lot Size (SF/AC)	18,500/.42	
Bedrooms	0	Year Built	1960	Living Area (SF)	62,020
Bathrooms/Partial		Garage/No. of Cars	Phones		

**Nearby Neighbor #15**

Address	8919 S SEPULVEDA BLVD, LOS ANGELES, CA 90045		APN	4122-036-029	
Owner	ELD SUPERMARKET L P		Lot Size (SF/AC)	9,251/.21	
Bedrooms	0	Year Built	1950	Living Area (SF)	9,888
Bathrooms/Partial		Garage/No. of Cars		Phones	

Subject Property Location

Report Date: 06/05/2023

Property Address

Order ID: R117295035

City, State & Zip

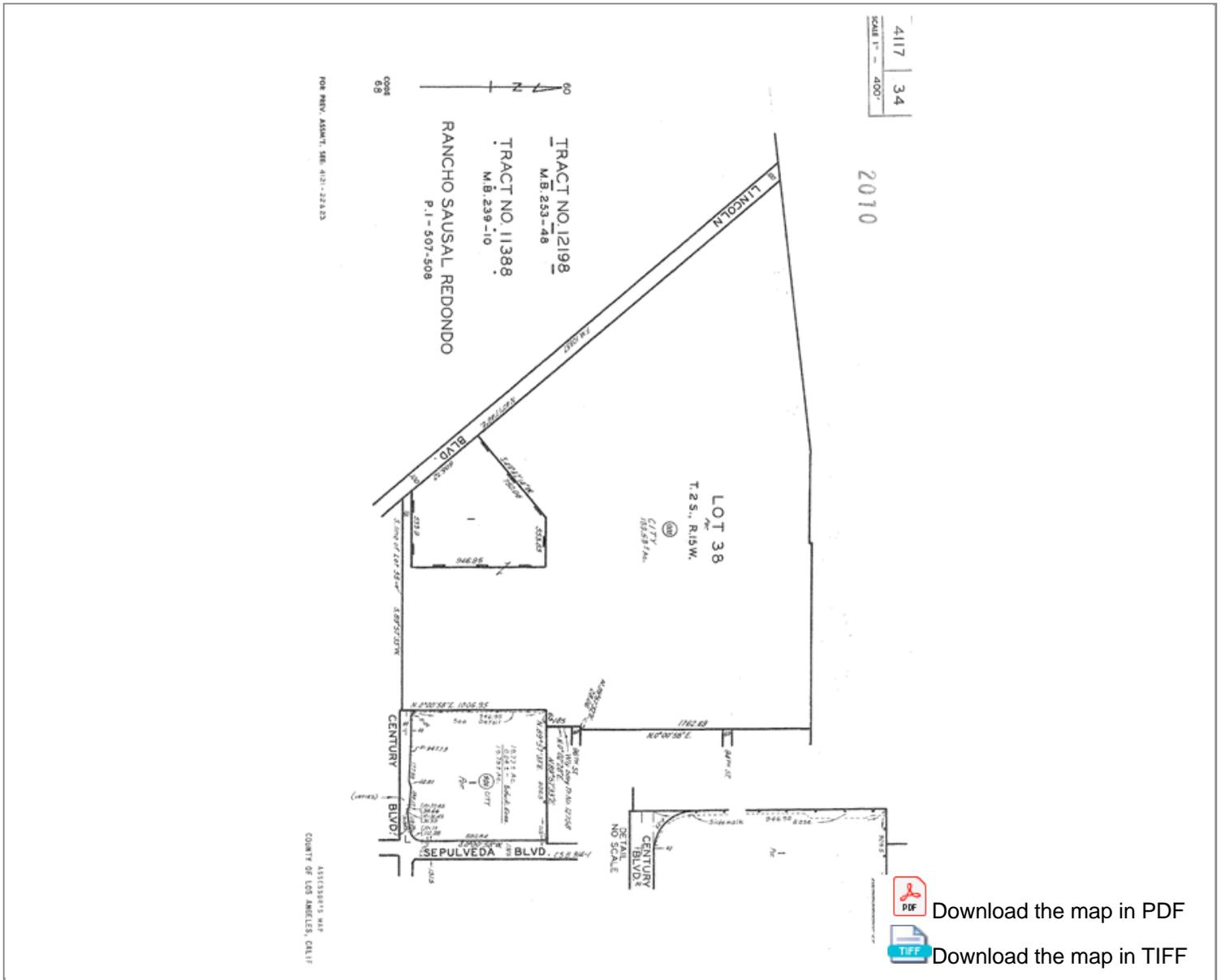
LOS ANGELES, CA 90045

County

LOS ANGELES COUNTY

Parcel Number

4117-034-900



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