

RESOLUTION TO VACATE NO. 24-1401013

(California Streets and Highways Code
Sections 8324, 8325, 8340, and 8341)

Vacation of (1) the east-west alley southerly of 108th Street from Clovis Avenue to its easterly terminus, (2) the north-south alley westerly of Central Avenue from 3 feet south of 108th Street to its southerly terminus abutting the Southern Pacific Company right-of-way, and (3) the 2-foot-wide future street along Central Avenue from 108th Street to 655 feet southerly thereof.

On May 23, 2021, the City Council considered the evidence submitted regarding said vacation and determined that said streets and alleys should be vacated subject to the reservations and exceptions as contemplated and subject to the conditions of vacation having been complied with (Council File 06-2469). All conditions of the Council's action have been fulfilled.

Therefore, from all the evidence submitted, the Council finds that (1) the east-west alley southerly of 108th Street from Clovis Avenue to its easterly terminus, (2) the north-south alley westerly of Central Avenue from 3 feet south of 108th Street to its southerly terminus abutting the Southern Pacific Company right-of-way, and (3) the 2-foot-wide future street along Central Avenue from 108th Street to 655 feet southerly thereof proposed for vacation are unnecessary for present or prospective public street and alley purposes; and

The portions of the public street and alleys that are to be vacated are described and depicted in Exhibits "A" through "F" attached hereto and incorporated herein by this reference.

The Council further finds that the public convenience and necessity require the reservations and exceptions of easements as set forth below.

RESERVING AND EXCEPTING THEREFROM an easement for public utility facilities for the use of the Los Angeles Department of Water and Power over the entire area described and depicted in Exhibits "G" and "H" (attached hereto and incorporated herein by this reference) including without limitation to construct, maintain, operate, replace, remove, relocate, and enlarge the facilities, along with rights of access, ingress, and egress in, upon, under, over, and across the area.

ALSO RESERVING AND EXCEPTING THEREFROM an easement for sanitary sewer purposes for the use of the Los Angeles County Sanitation District over the entire

area within the east-west alley southerly of 108th Street from Clovis Avenue to its easterly terminus, including without limitation to construct, maintain, operate, replace, remove, relocate, and enlarge the facilities, along with rights of access, ingress, and egress in, upon, under, over, and across the area.

ALSO RESERVING AND EXCEPTING THEREFROM an easement for storm drain purposes for the use of the Los Angeles County Flood Control District over the entire area within the north-south alley westerly of Central Avenue from 3 feet south of 108th Street to its southerly terminus abutting the Southern Pacific Company right-of-way, including without limitation to construct, maintain, operate, replace, remove, relocate, and enlarge the facilities, along with rights of access, ingress, and egress in, upon, under, over, and across the area.

The City Clerk shall certify this Resolution and affix the City seal and shall transmit a sealed copy of this Resolution to the Permit Case Management Division of the Bureau of Engineering for recordation in the office of the County Recorder of Los Angeles County.

IT IS THEREFORE RESOLVED that from and after the recording of this Resolution, the area described hereinabove is vacated, subject to the reservation and exception of said permanent easements.

EXHIBIT "A"

NORTH-SOUTH ALLEY VACATION LEGAL DESCRIPTION

THAT PORTION OF THAT CERTAIN NORTH-SOUTH 10.00 FOOT ALLEY LYING WESTERLY OF AND ADJACENT TO LOTS 1 THROUGH 39 IN BLOCK 30, OF [TRACT NO. 6478](#), IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 68 PAGES 93](#) TO 99 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED WESTERLY BY SAID NORTH-SOUTH ALLEY; BOUNDED NORTHERLY BY THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 39 IN SAID BLOCK 30; AND BOUNDED SOUTHERLY BY THE NORTHEASTERLY LINE OF THE 45.00-FOOT STRIP OF LAND DESCRIBED IN PARCEL 616 IN THE LIS PENDENS RECORDED FEBRUARY 21, 1950 IN [BOOK 32339, PAGE 280](#) OF OFFICIAL RECORDS.

TOGETHER WITH THE WESTERLY 10.00 FEET OF SAID LOTS 1 THROUGH 5 OF BLOCK 30, TRACT 6478;

ALSO, TOGETHER WITH THOSE PORTIONS OF SAID LOTS 6 AND 7 OF SAID BLOCK 30 TRACT 6478, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID LOT 6, SAID POINT BEING DISTANT THEREON SOUTH 89°57'30" EAST 10.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 6, THENCE NORTH 10°59'31" WEST 50.99 FEET TO THE NORTHWEST CORNER OF SAID LOT 7

EXCEPT FROM A PORTION THEREOF ALL OF THE MINERALS AND MINERAL ORES OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED UPON, WITHIN OR UNDERLYING SAID LAND OR THAT MAY BE PRODUCED THEREFROM INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, ALL PETROLEUM, OIL, NATURAL GAS AND OTHER HYDROCARBON SUBSTANCES AND PRODUCTS DERIVED THEREFROM, TOGETHER WITH THE EXCLUSIVE AND PERPETUAL RIGHT OF SAID GRANTOR, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS BENEATH THE SURFACE OF SAID LAND TO EXPLORE FOR, EXTRACT, MINE AND REMOVE THE SAME, AND TO MAKE SUCH USE OF THE SAID LAND BENEATH THE SURFACE AS IS NECESSARY OR USEFUL IN CONNECTION THEREWITH, WHICH USE MAY INCLUDE LATERAL OR SLANT DRILLING, DIGGING, BORING OR SINKING OF WELLS, SHAFTS OR TUNNELS; WITHOUT, HOWEVER, THE RIGHT TO USE THE SURFACE OF SAID LAND IN THE EXERCISE OF ANY OF SAID RIGHTS AND TO DISTURB THE SURFACE OF SAID LAND OR ANY IMPROVEMENTS THEREON OR REMOVE OR IMPAIR THE LATERAL OR SUBJACENT SUPPORT OF SAID LAND OR ANY IMPROVEMENTS THEREON, AS RESERVED BY THE PACIFIC ELECTRIC LAND COMPANY, A CORPORATION, IN DEED RECORDED JUNE 21, 1956 AS [INSTRUMENT NO. 1385](#) IN BOOK 51520 PAGE 389, OFFICIAL RECORDS.

EXHIBIT "A" (continued)

EXCEPT FROM A PORTION THEREOF THE TITLE AND EXCLUSIVE RIGHT TO ALL OF THE MINERALS AND MINERAL ORES OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED UPON, WITHIN OR UNDERLYING SAID LAND OR THAT MAY BE PRODUCED THEREFROM, INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, ALL PETROLEUM, OIL, NATURAL GAS AND OTHER HYDROCARBON SUBSTANCES AND PRODUCTS DERIVED THEREFROM, TOGETHER WITH THE EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS BENEATH THE SURFACE OF SAID LAND TO EXPLORE FOR, EXTRACT, MINE AND REMOVE THE SAME, AND TO MAKE SUCH USE OF THE SAID LAND BENEATH THE SURFACE AS IS NECESSARY OR USEFUL IN CONNECTION THEREWITH, WHICH USE MAY INCLUDE LATERAL OR SLANT DRILLING, BORING, DIGGING OR SINKING OF WELLS, SHAFTS OR TUNNELS; PROVIDED, HOWEVER, THAT SAID GRANTOR, ITS SUCCESSORS AND ASSIGNS, SHALL NOT USE THE SURFACE OF SAID LAND IN THE EXERCISE OF ANY OF SAID RIGHTS, AND SHALL NOT DISTURB THE SURFACE OF SAID LAND OR ANY IMPROVEMENTS THEREON, AS RESERVED BY SOUTHERN PACIFIC COMPANY, A DELAWARE CORPORATION, IN GRANT DEED RECORDED JUNE 10, 1968 AS [INSTRUMENT NO. 305, OFFICIAL RECORDS](#).

EXHIBIT B IS INCLUDED HEREIN AND MADE A PART HEREOF.

DESCRIPTION PREPARED BY:



DATED: MAY 30, 2023

GREGORY D. HINDSON, PROFESSIONAL LAND SURVEYOR PLS 5670
FOR AND ON BEHALF OF MOLLENHAUER GROUP



EXHIBIT "C"
EAST- WEST ALLEY VACATION
LEGAL DESCRIPTION

THAT PORTION OF THAT CERTAIN EAST-WEST ALLEY, 10 FEET WIDE WITHIN BLOCK 30 OF TRACT 6478 , IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN **BOOK 68, PAGES 93 TO 99 INCLUSIVE** OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED EASTERLY BY THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 40 AND BOUNDED WESTERLY BY THE EASTERLY LINE OF CLOVIS AVENUE 64 FEET WIDTH AS SHOWN ON TRACT 52049 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN **BOOK 1290, PAGES 50 TO 53 INCLUSIVE** OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXHIBIT D IS INCLUDED HEREIN AND MADE A PART HEREOF.

DESCRIPTION PREPARED BY:

G. D. Hindson

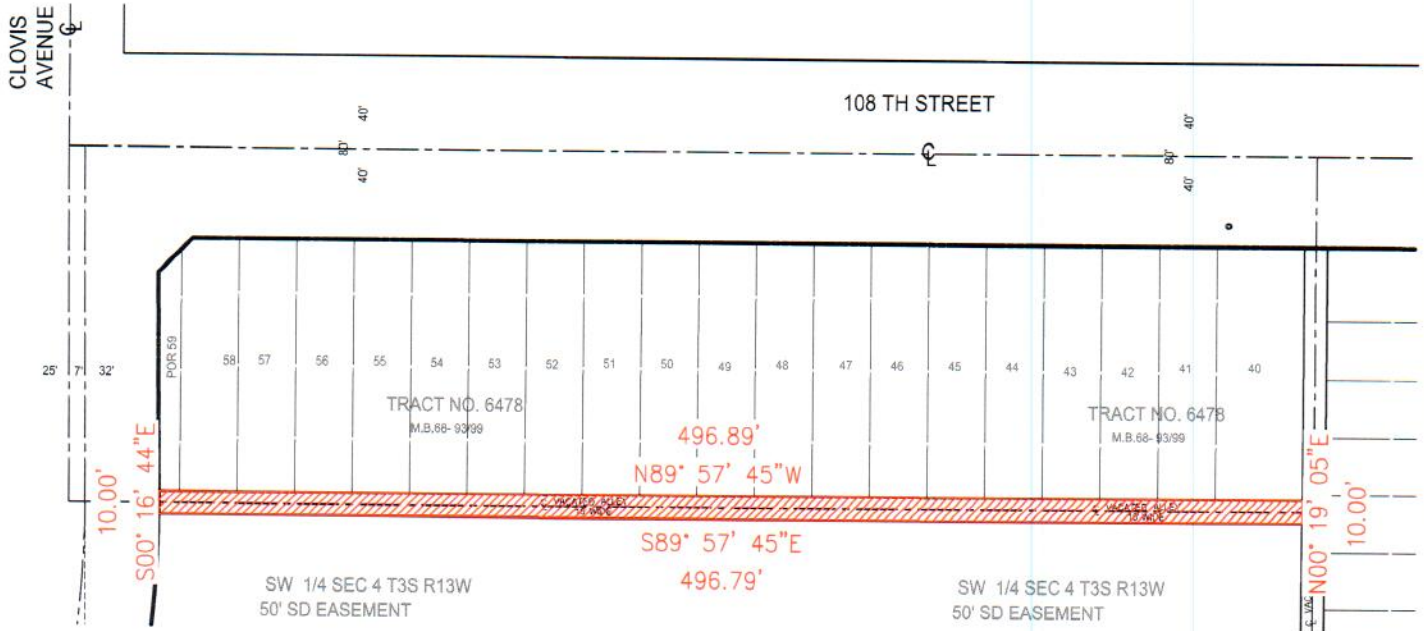


DATED: MAY 30, 2023

GREGORY D. HINDSON, PROFESSIONAL LAND SURVEYOR PLS 5670

FOR AND ON BEHALF OF MOLLENHAUER GROUP

EXHIBIT "D"



G:\Projects\Survey\LA21300-LA21399\LA21315_Maxine Waters Employment Preparation Center_LAUSD\Acad Drawings\LA21315_EXHIBIT.dwg Date: 05/03/23 02:10p mkhudave



213 624 2661 TEL
618 937 9699 TEL
919 W. GLENDALE BLVD 2ND FL
GLENDALE CALIFORNIA 91202
WWW.MOLLENHAUERGROUPO.COM

CIVIL ENGINEERING
SURVEYING+MAPPING
LAND DEVELOPMENT

EXHIBIT "D"
EAST WEST ALLEY VACATION

PREPARED FOR:
**LOS ANGELES
UNIFIED SCHOOL DISTRICT**

DATE: 11/04/2022
JOB # LA21315
DRAWN MK
SCALE 1"=80'

SHEET 1 OF 1

EXHIBIT "E"

LEGAL DESCRIPTION

2.00 FEET WIDE VACATION- CENTRAL AVENUE

THE EASTERLY 2.00 FEET OF LOTS 15 TO 39 INCLUSIVE, IN BLOCK 30 OF TRACT 6478, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN **BOOK 68, PAGES 93 TO 99 INCLUSIVE** OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

EXCEPT THE NORTH 15.00 FEET OF THE EASTERLY 2.00 FEET OF SAID LOT 39.

EXHIBIT F IS INCLUDED HEREIN AND MADE A PART HEREOF.

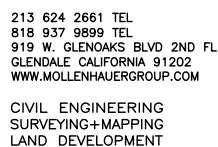
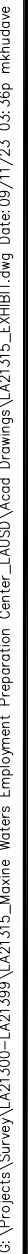
DESCRIPTION PREPARED BY:



DATED: SEPTEMBER 11, 2023

GREGORY D. HINDSON, PROFESSIONAL LAND SURVEYOR PLS 5670

FOR AND ON BEHALF OF MOLLENHAUER GROUP



DATE:	09/11/2023
JOB #	LA21315
DRAWN	MK
SCALE	1"=80'

SHEET 1 OF 1

EXHIBIT "G"

LEGAL DESCRIPTION
POWER DISTRIBUTION EASEMENT
FROM ALLEY VACATION
SOUTH OF 108TH STREET, EAST OF CLOVIS AVENUE

PARCEL 1

The westerly 10.00 feet of Lots 1 through 5 of Block 30 of Tract No. 6478, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 68, Pages 93 through 99 of Maps, in the office of the County Recorder of said County.

Together with those portions of Lots 6 and 7 of said Block 30 of Tract No. 6478, lying westerly of the following described line:

Beginning at a point on the southerly line of said Lot 6, said point being distant thereon South 89° 57' 30" East, 10.00 feet from the southwest corner of said Lot 6; thence North 10° 59' 31" West, 50.99 feet to the northwest corner of said Lot 7.

PARCEL 2

The southerly 20.00 feet of Lot 15 of Block 30 of Tract No. 6478, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 68, Pages 93 through 99 of Maps, in the office of the County Recorder of said County.

PARCEL 3

That portion of that certain alley, 10.00 feet in width, abutting the westerly line of Lots 14 and 15 of Block 30 of Tract No. 6478, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 68, Pages 93 through 99 of Maps, in the office of the County Recorder of said County, and those portions of Parcels 1 and 2 described in Corporation Grant Deed recorded on December 22, 1986, as Instrument No. 86-1783114 of Official Records, in the office of said County Recorder, lying within a strip of land, 27.00 feet in width, the northerly sideline of said strip of land being described as follows:

Beginning at a point on the westerly line of said Lot 15, said point being distant thereon North 0° 19' 05" East, 20.00 feet from

the southwest corner of said Lot 15; thence South 75°09' 08" West, 69.85 feet to a point in the northeasterly line of that certain Los Angeles County Flood Control District right of way, 90 feet in width, described in Parcel No. 142 in Final Judgment, Case No. 400,094 of the Superior Court of the State of California for the County of Los Angeles, a certified copy of said Final Judgment being recorded on August 6, 1941, in Book 18674, Pages 65 through 79 of Official Records, in the office of said County Recorder.

PARCEL 4

That portion of that certain alley, 10.00 feet in width, abutting the westerly line of Lots 4 through 14 of Block 30 of Tract No. 6478, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 68, Pages 93 through 99 of Maps, in the office of the County Recorder of said County, and that portion of the easterly 10.00 feet of Parcel 2 described in Corporation Grant Deed recorded on December 22, 1986, as Instrument No. 86-1783114 of Official Records, in the office of said County Recorder, bounded on the north by the southerly line of the above-described Parcel 3, and bounded on the south by the northeasterly line of those certain parcels of Los Angeles County Flood Control District rights of way described in Parcels Nos. 616 and 627 in Lis Pendens, Case No. 570460 of the Superior Court of the State of California for the County of Los Angeles, a certified copy of said Lis Pendens being recorded on February 21, 1950, in Book 32339, Page 280 of Official Records, in the office of said County Recorder.

§ 770 ALV



DESCRIPTION PREPARED BY:

GREGORY D. HINDSON

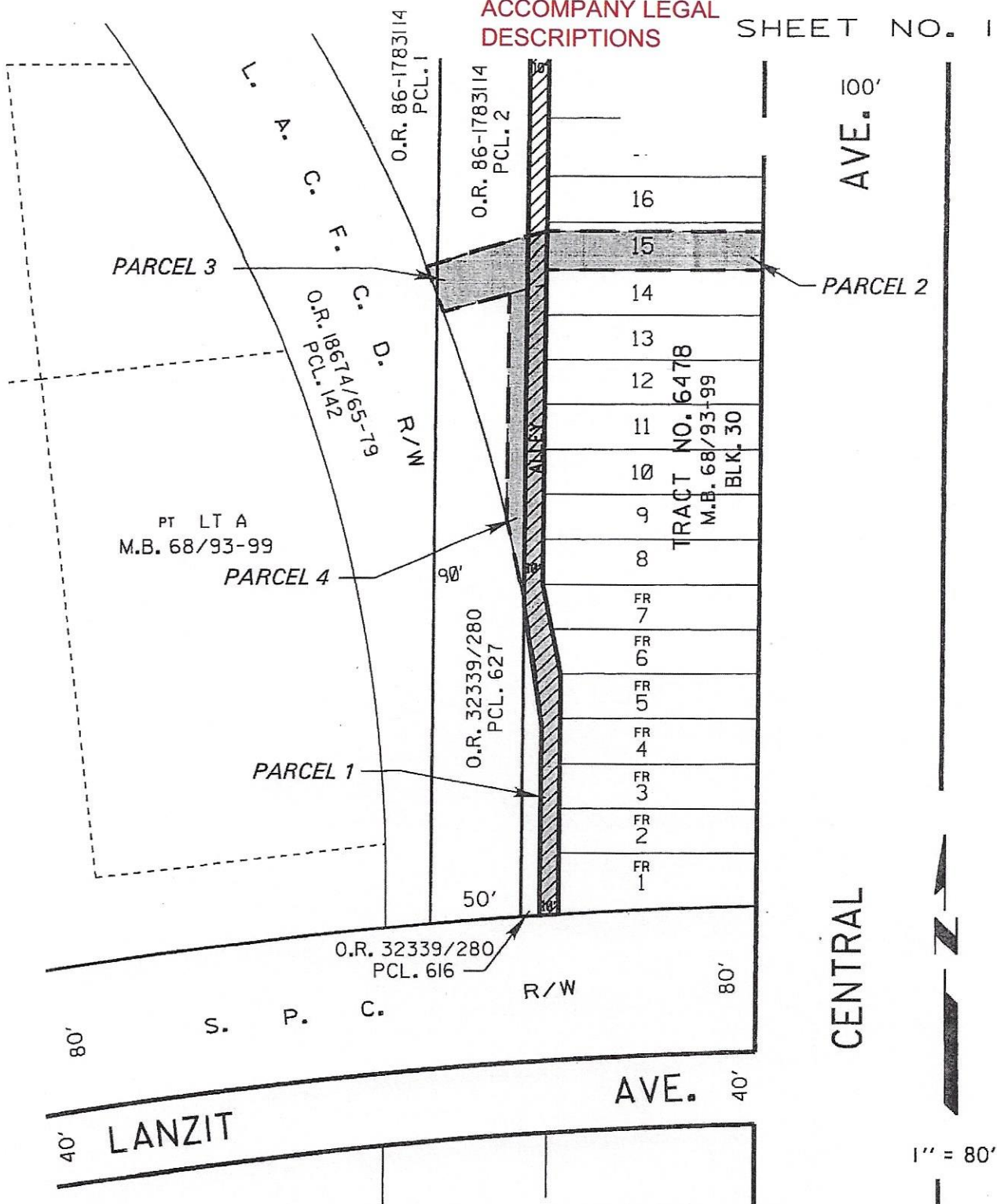
DATED: JUNE 13, 2022

FOR AND ON BEHALF OF MOLLENHAUER GROUP

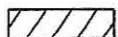
EXHIBIT "H"

EXHIBIT TO
ACCOMPANY LEGAL
DESCRIPTIONS

SHEET NO. 1



NOTE: THIS MAP OF THE ENTIRE EASEMENT IS
AN OVERALL GUIDE. SEE SHEETS 2-4 FOR
FOR THE DETAILS OF EACH PARCEL.

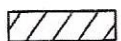
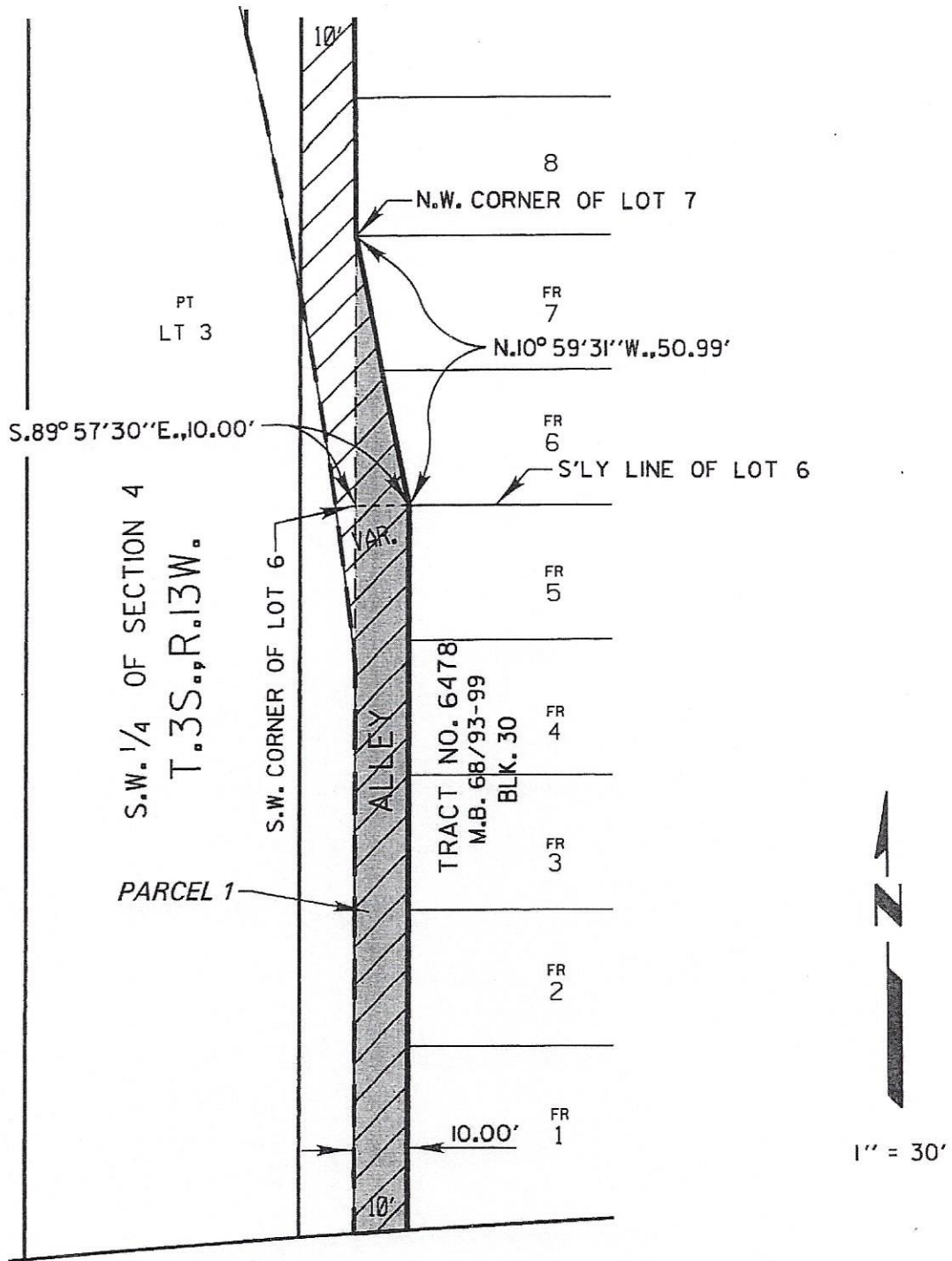


PROPOSED VACATION



AREA REQUIRED FOR OVERHEAD EASEMENT
(9,386 SQ. FT.)

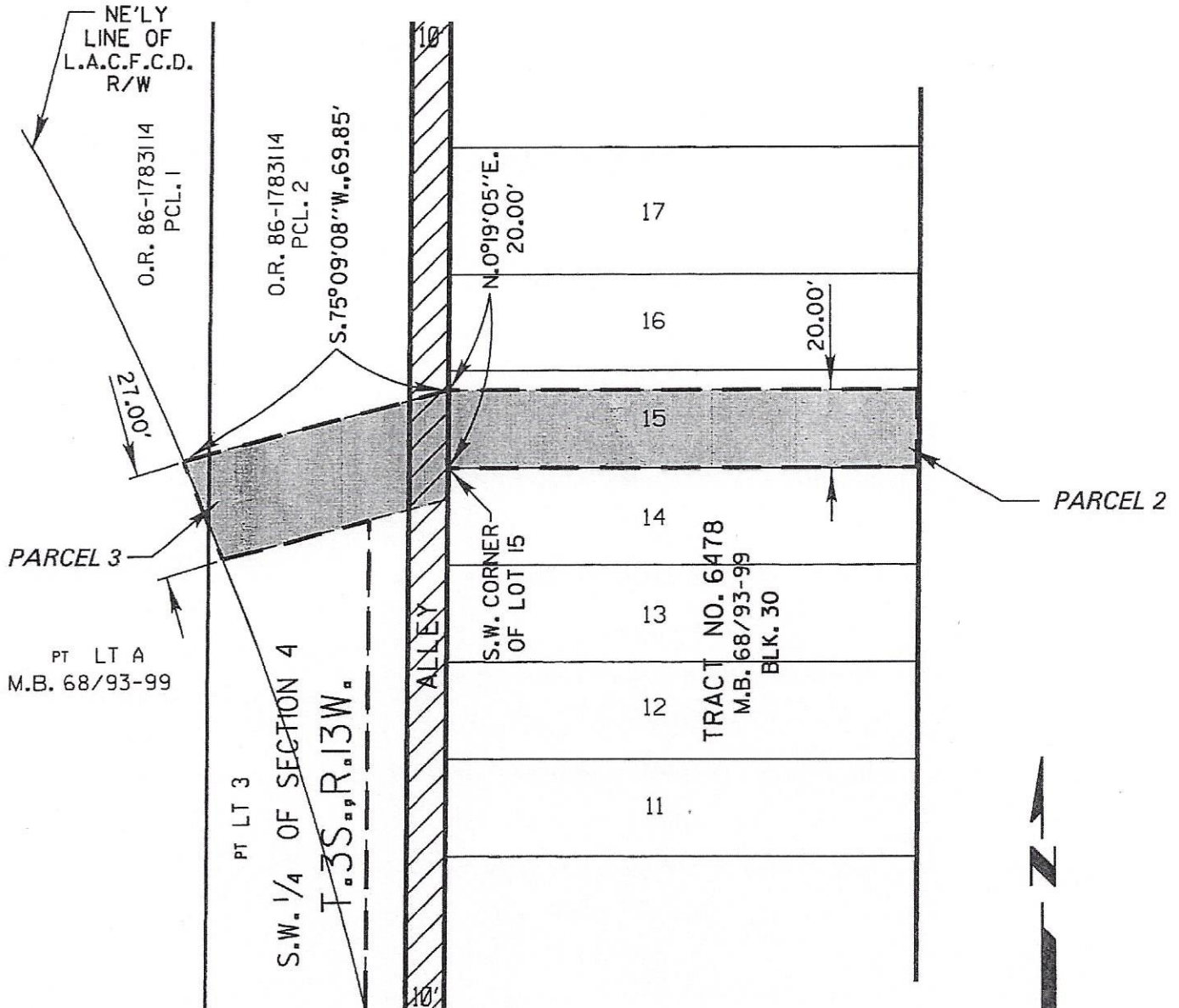




PROPOSED VACATION



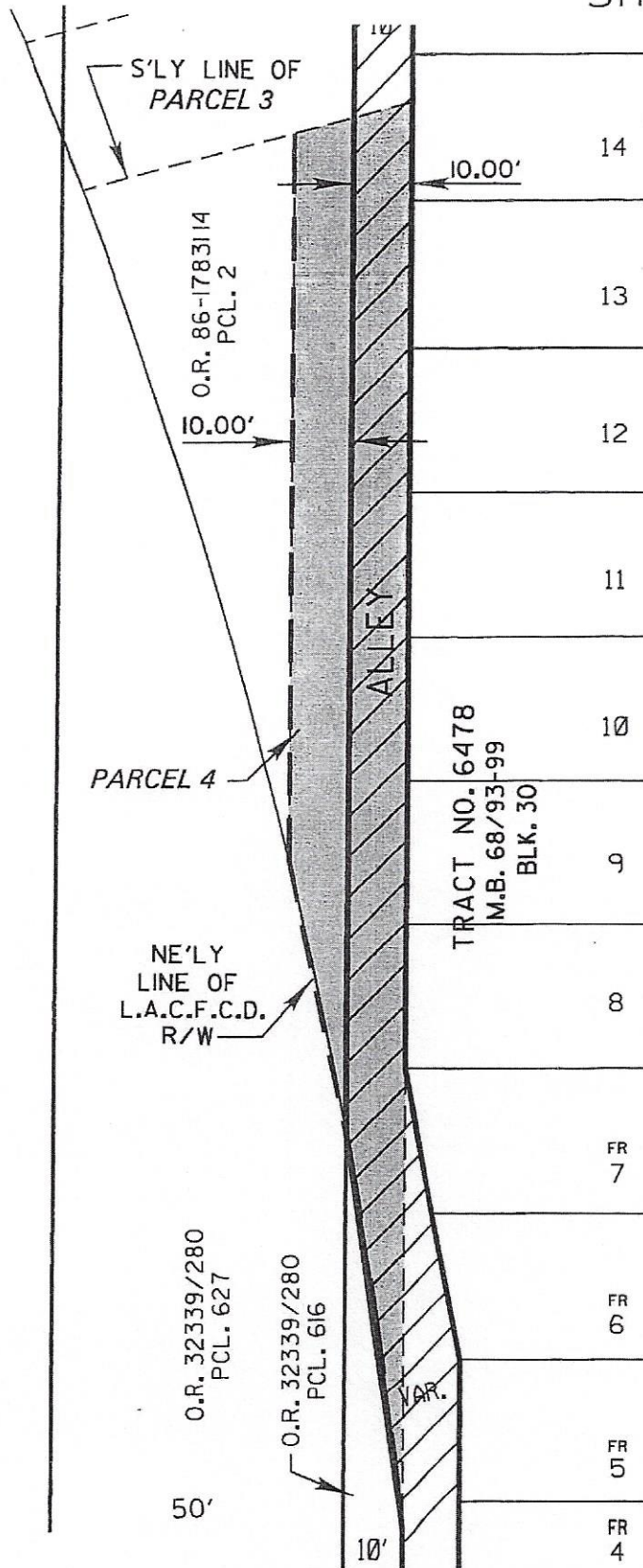
AREA REQUIRED FOR OVERHEAD EASEMENT
(PARCEL 1 = 1,587 SQ. FT.)



PROPOSED VACATION



AREA REQUIRED FOR OVERHEAD EASEMENT
(PARCEL 2 = 2400 SQ. FT.)
(PARCEL 3 = 1740 SQ. FT.)



PROPOSED VACATION



AREA REQUIRED FOR OVERHEAD EASEMENT
(PARCEL 4 = 3,659 SQ. FT.)

I certify that the foregoing Resolution was adopted by the Council of the City of Los Angeles at its meeting of _____ by a majority vote of all its members.

Approved as to Form and Legality
HYDEE FELDSTEIN SOTO, City Attorney

By: 
Saro Balian, Deputy City Attorney

Date: June 17, 2024

HOLLY L. WOLCOTT, City Clerk

By: _____
Deputy

Date: _____

Council File No. 06-2469
R/W No. VAC-E1401013