

APPLICATION FOR VACATION OF PUBLIC RIGHT OF WAY
ORIGINAL – (No copies or faxes)

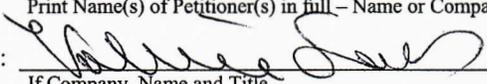
DATE: November 18, 2022

PROJECT LOCATION AND DESCRIPTION:

- (1) Area proposed to be vacated is: Portion of Magenta Lane
(Street/Avenue/Boulevard/alley/walk:N/S/E/Wof)
and is located between: Please see Exhibit B (legal description and map).
_____ and _____
(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 West Los Angeles
- (b) Council District No. 5
- (c) District Map No. 150B153
- (d) A CRA Redevelopment Area: _____ OR no
(YES) (NO)
- (3) Area (in sq. ft.) of the proposed vacation area is approx. 4500 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: Please see attached explanation.

- (5) Vacation is in conjunction with: (Check appropriately)
- Revocable Permit** Tract Map Parcel Map Zone Change
 Other _____
- The owners of the reversionary interests anticipate requesting a lot line adjustment subsequent to the street vacation.

PETITIONER / APPLICANT:

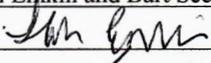
(6) Petitioner(s): Valerie Sacks, BZD Group
Print Name(s) of Petitioner(s) in full - Name or Company Name
Signature(s): 
If Company, Name and Title

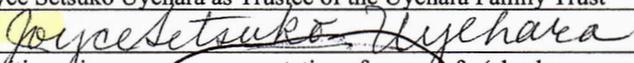
(7) Mailing Address: 5665 Wilshire Blvd., #1423, Los Angeles CA 90036
(Address, City, State, Zip Code)

(8) Daytime phone number of petitioner is: () 310 500 6282
FAX number: () 844 943 3322
E-mail number: valerie@bzdgroup.net

(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:
Leah Emkin and Bart Seemen, Co-Trustees of the Seemen Emkin Family Trust
 10307 W. Viretta Lane
Signature(s)  Los Angeles, CA 90077
Signature(s)

Joyce Setsuko Uyehara as Trustee of the Uyehara Family Trust
 15872 Villanova Circle
(11) Petitioner is owner or representative of owner of: (check appropriately) Westminster, CA 92683

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

(x) Please see attached "Summary of Ownership"
(Lot, Tract No.) (Parcel, Parcel Map L.A. No.) (Other)

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

Signature(s)

- (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)

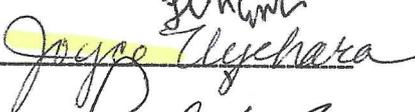
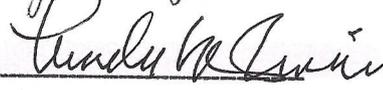
Ownership Information may be obtained from:

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 Names(s) of Property Owner(s) Here	Signature(s) Here
A	Print Mailing Address Here	Owner of: Lot or Parcel Here
B	Leah Emkin and Bart Seemen, Trustees, Seemen-Emkin Family Trust Owner of Lots "1" on Property Ownership Map 10307 W. Viretta Lane, Los Angeles CA 90077	
C	Joyce Uyehara, Trustee, Uyehara Family Trust Owner of Lot 2 on Property Ownership Map 15872 Villanova Circle, Westminster, CA 92683	
D	Linda Pincu, Trustee, Pincu Family Trust Owner of Lots "3" on Property Ownership Map 10301 W. Viretta Lane, Los Angeles, CA 90077	
E	_____	
F	_____	
G	_____	
H	_____	
I	_____	
J	_____	
K	_____	

Add extra sheet(s) if necessary (revised 10-28-14)

Summary of Ownership

Seemen Emkin Family Trust, Bart Seemen and Leah Emkin, Trustees:

10307 W. Viretta Lane:

Lot 13, Arb 2, Tract TR 6775, Block None, APN 4371045002; and

1800, 1806, 1810 N. Magenta Lane:

Lots 84, 85, 86, Arb None, Tract TR 1033, Block 22, APN 4371045025



Leah Emkin

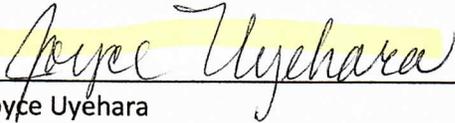


Bart Seemen

Uyehara Family Trust, Joyce Uyehara, Trustee:

1811 N. Magenta Lane:

Lot 14, Arb None, Tract TR 6775, Block None, APN 4771045003



Joyce Uyehara

APPLICATION FOR STREET VACATION

(4) PURPOSE OF VACATION

Unimproved portion of Magenta Lane

Project Overview

The Parties and Their Properties

The Applicants herein are two neighbors whose hillside properties appear adjacent but are actually separated by a paper street, a portion of Magenta Lane, in the Bel Air – Beverly Crest Community Plan area just east of Beverly Glen Boulevard.

Bart Seemen and Leah Emkin, husband and wife (“Seemen/Emkin”), own the properties adjacent to the easterly and northerly portion of this segment of Magenta Lane. The home the Seemen-Emkin family lives in is located at 10307 Viretta Lane and is accessed by that street. In addition, they own three small, tied lots uphill from Magenta Lane. Legally, these steep hillside lots are separated from their house by a public street, Magenta Lane. In actuality, these lots, all vacant other than some footpaths and decks deck, appear to be part of their backyard, as there is no access to these properties by any manner other than through their home at 10307 Viretta Lane.

Joyce Uyehara (“Uyehara”) owns the property adjacent to the westerly and southerly portion of this segment of Magenta Lane, 1811 N. Magenta Lane. While Zimas uses this address for the property, other records show this property with the address 10315 Viretta Lane. Although the property is in a family trust, Joyce Uyehara is the sole trustee subsequent to the passing of her husband, with whom she had been co-trustee.

The Need for the Street Vacation

Seemen/Emkin and Uyehara (“the neighbors”) are requesting this street vacation together because they each have specific needs for portions of the street that appear to be, and function as, parts of their property. In order to be able to maintain and improve their homes and grounds, they would like the legal status of the area in question to match physical reality.

Uyehara’s sole access to the house, which is perched above Viretta Lane, is via a stone staircase that is in fact situated entirely on the unimproved portion of Magenta Lane. The retaining wall that supports her house is also located almost entirely on this paper street, along with a variety of mature, graceful trees that meander along the staircase that leads up to the deck/landing area from which she enters the house. A portion of this deck is also in the middle of the paper street.

Seemen-Emkin would also like legal ownership of the area that is currently used as part of their backyard. This is one of the few relatively flat portions of what appears to be their property, and is currently improved with a large deck, most of which is actually in the “street.” The deck was there when they purchased the property in 2016, and they did not until recently realize that the deck was actually on property technically located on the public right of way. Seemen and Emkin have two young children and would like the ability to add square footage to their home in order to make it roomier as their children get older, as well as to address some inefficiencies in the house’s layout. They would potentially like to be able to add square footage to the house in the direction of the “backyard,” which

area is the most efficient and least impactful area to add square footage given the topography and existing improvements.

They would also like the ability to make other structural improvements in the outdoor area located in the “street” over time, both uphill in their “backyard” and in the “street” at the bottom of the hill, where a portion of their carport, a portion of their retaining wall, and various paths used for access to their property, are located. They expect this property to be their “forever home,” and are looking ahead to the needs of their family over time.

Finally, the neighbors recognize the importance of brush clearance and appropriate maintenance of trees and other mature landscaping for fire and pest purposes and for the health of the mature trees. It certainly facilitates that process for all concerned if the practical concerns match the legal responsibility for maintenance. It is not clear what provisions the City of Los Angeles has ever made to maintain the “street” that it owns, and which is technically its responsibility.

Based upon research undertaken to confirm the reversionary rights of this portion of Magenta Lane if the street vacation is approved, the reversionary rights to the uphill and easterly portions of Magenta Lane will revert to Seemen-Emkin. Uyehara would hold the reversionary rights to the downhill and westerly portions of the proposed vacation area. While some of the area that Uyehara needs would revert to Seemen-Emkin, and vice versa, subsequent to the requested street vacation, the parties have agreed in advance to adjust the lot lines as appropriate to ensure that, once it is private property, the vacated area will be redistributed amongst themselves in accordance with the respective needs of the parties. This may involve applying for a lot line adjustment and/or executing lot tie covenants.

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
2nd Floor, Suite 200
Los Angeles, CA 90012

Attention: _____
Section Head

PLEASE TYPE

DATE SUBMITTED: _____

PROJECT TYPE: street vacation

PROJECT ADDRESS/LOCATION: Please see attached legal description and map, Exhibit B.

BETWEEN Magenta Lane AND Viretta Lane Please see attached map and legal description, "Exhibit B."

PROJECT AREA (IN ACRES) approximately 4500 sf

REFERENCES: PROJECT NO. _____

C.D. 5 C.F. NO. _____

ENGR. DIST. Central W.O. _____

DIST. MAP 150B153 DIV. INDEX _____

OTHERS (SPECIFY) _____

Applicant's Name: Valerie Sacks, Petitioner, on behalf of Owners Phone 310 500 6282

Address: 5665 Wilshire Blvd., #1423

City: Los Angeles, CA Zip Code 90036

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.

ENVIRONMENTAL ASSESSMENT FORM
Unimproved portion of Magenta Lane

Section I

A. Description of project

1. Objectives – Purpose of Project

The Applicants herein are two neighbors whose hillside properties appear adjacent but are actually separated by a paper street, a portion of Magenta Lane, in the Bel Air – Beverly Crest Community Plan area just east of Beverly Glen Boulevard. (See Exhibit B, which contains a legal description and map of the proposed vacation area.)

Bart Seemen and Leah Emkin, husband and wife (“Seemen/Emkin”) own the home in which they live 10307 Viretta Lane. In addition, they own three small, tied lots uphill from Magenta Lane. Joyce Uyehara (“Uyehara”) owns the property adjacent to the westerly and southerly portion of this segment of Magenta Lane, 1811 N. Magenta Lane. (Please see Exhibit 4 – Summary of Vacation Area.)

Seemen/Emkin and Uyehara (collectively, “the neighbors”) are requesting this street vacation together because they each have specific needs for portions of the street that appear to be, and function as, parts of their property. In order to be able to maintain and improve their homes and grounds, they would like the legal status of the area in question to match physical reality. Please see Photo Exhibit for reference.

Uyehara’s sole access to the house, which is perched above Viretta Lane, is via a stone staircase that is in fact situated entirely on the unimproved portion of Magenta Lane. The retaining wall that supports her house is also located almost entirely on this paper street, and a portion of the deck/landing area that provides access for the house’s entrance is also on the paper street.

Seemen-Emkin’s “backyard” deck appears to be one of the few portions of their property that is flat enough to be usable, although technically it is almost entirely in the “street.” Seemen and Emkin have two young children and would like the ability to modify and enlarge their house to accommodate their family as their young children get older. They would potentially like to be able to add square footage to the house in the direction of the “backyard,” which area is the most efficient and least impactful area to add square footage given the topography and existing improvements. In addition, a portion of their retaining wall and various paths used for access to their property, are located in the “street.”

Finally, the neighbors recognize the importance of brush clearance and appropriate maintenance of trees and other mature landscaping for fire and pest purposes and for the health of the mature trees. It certainly facilitates that process for all concerned if the practical concerns match the legal responsibility for maintenance. It is not clear what efforts the City of Los Angeles undertakes to maintain the “street” that it owns, and which is technically its responsibility.

2. Project Characteristics

The portion of Magenta Lane that is the subject of this request for street vacation is completely unusable as a public right of way. It is steep, densely wooded, and does not lead anywhere past the two neighbors’ properties. The bottom portion of it is improved as a staircase providing the sole access to the Uyehara house, a deck/pad that functions as Uyehara’s front yard, and a portion of Seemen-Emkin’s

carport. Beyond that area is a small, relatively flat area where a large wooden deck had been built by one of the prior property owners. It then steps up to a second deck and brick pad, a portion of which is on the unimproved street. To the west of the deck area is another steep portion of Magenta Lane.

None of the residential property owners along Magenta Lane need Magenta Lane, or in fact are able to use it, for access. Except for one vacant parcel owned by the City of Los Angeles, all have street access and legal access through another route. The "Street Access and Frontage" exhibit attached demonstrates this. Specifically:

The owner of the lots under APN 4371045037 owns 11 contiguous lots and accesses their property, 1827 N. Calgary Lane, via the improved portion of Viretta Lane. (See page 2 of Street Access and Frontage exhibit.)

The owner of the lots under APN 4371045022 owns 7 contiguous lots and accesses their property, 1837 N. Calgary Lane, via Caribou and Calgary Lanes. (See page 3.)

The owner of the lots under APN 4371045021 owns 7 contiguous lots and accesses their property, 1843 N. Calgary Lane, via Caribou and Calgary Lanes. (See page 4.)

The owner of the lots under APN 4371045038 owns 4 contiguous lots and accesses their property, 1847 N. Calgary Lane, via Calgary Lane. (See page 5.)

The owner of the lots under APN 4371045029 owns 2 contiguous lots under the address 1853 N. Calgary Lane. This vacant property is accessible via Caribou and Calgary Lane but is also under the same ownership as that of the house located on approximately 5 contiguous lots under APN 4371045030. This property, 10360 Caribou Lane, is accessible via Caribou Lane. (See pages 6-7.)

The owner of the approximately 6 contiguous vacant lots under APN 4371045027 ("1862 Magenta Lane") is the same owner as that of APN 4371045017, an improved cluster of lots also known as 10390 Caribou Lane. These properties are all accessed via Caribou Lane and Beverly Glen Boulevard. (See pages 8-9.)

The one remaining parcel, which is just east of the parcels owned by the 10390 Caribou Lane owner, is owned by the City of Los Angeles. (See page 10.)

It is thus apparent that the portion of Magenta Lane in question is not needed for street access or frontage purposes.

3. Existing Use of Property

Currently, as stated above, the property is used in ways that are inconsistent with its designation as a public right of way. The bottom left-hand part is steeply sloped and covered with dense vegetation. It includes the retaining wall and portion of hillside that support the house at 1811 Magenta Lane. The middle and right-side bottom part has the steps providing the only access to that house, and a portion of Seemen-Emkin's carport. Above that is deck, vegetation, and land accessible only via passing onto one of the neighbors' properties. Above that, once the topography has flattened out somewhat, there is a portion of a wooden deck and walkway that can only be accessed via entering the Seemen-Emkin house and exiting through their living area onto the deck that appears to be part of the house's backyard.

Above that lies more deck, more footpaths, and more retaining wall. The rest of the area, including all of the east-west directed portion of Magenta Lane, is steep vacant land covered with native vegetation.

4. Relationship to Other Projects

There is no relationship between the requested street vacation and any other project at this time. If the street vacation is granted, the neighbors anticipate submitting a lot line adjustment to redistribute the vacated area amongst themselves according to their respective needs for the property. Seemen-Emkin anticipate submitting plans to add a small addition to their house in approximately the area where the deck is currently. If discretionary approvals are required, they will submit planning applications as needed. However, based upon preliminary discussions with their architect, the addition would likely fall below the threshold by which such approvals would be required. Their plans will seek to minimize grading or other impacts to landforms, and will not impact trees, wildlife, or mature vegetation. They would like to use a portion of the area previously cleared of vegetation (the deck area), and otherwise leave that land, just like their existing three vacant lots, in a natural state.

5. Other Project Permits Required.

As noted above, the neighbors will likely apply for a lot line adjustment to redistribute the vacated portions of the street. They will record lot-tie agreements as needed. Seemen-Emkin anticipate submitting plans to DBS for a small addition to their existing house. It will likely fall under the threshold triggering the need for planning approvals, but if planning approvals are required, they will apply for such as required.

B. Description of Existing Environmental Conditions

As noted above, the requested vacation area is currently unused, and unusable, as a public right of way. The bottom left-hand part is steeply sloped and densely vegetated and includes the retaining wall and portion of hillside that support the house at 1811 Magenta Lane. The middle and right-side bottom part has the steps providing the only access to that house, and a portion of Seemen-Emkin's carport. Above that is deck, vegetation, and land accessible only via passing onto one of the neighbors' properties. Above that, once the topography has flattened out somewhat, there is a portion of a wooden deck and walkway that can only be accessed via entering the Seemen-Emkin house and exiting through their living area onto the deck that appears to be part of the house's backyard. Above that lay more deck, more footpaths, and more retaining wall. The rest of the area, including all of the east-west directed portion of Magenta Lane, is steep vacant land covered with native vegetation.

Granting of the requested street vacation will have no impact on traffic, parking, housing density, views, flora and fauna, grading, or density.

Section II

29. Would the project have a significantly beneficial effect upon the environment?

Yes, in that private ownership of the area in question will allow for maintenance to ensure brush clearance and slope stability.

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> |

- | | YES | NO |
|--|-------|----------------------|
| 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? | _____ | _____ |
| 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. | | _____ <u>X</u> _____ |
| 11. Could the project change or affect the continued use or enjoyment of a natural, ecological, recreational or scenic area or resource? | _____ | _____ <u>X</u> _____ |
| 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. | | _____ <u>X</u> _____ |
| 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? | _____ | _____ <u>X</u> _____ |
| 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? | _____ | _____ <u>X</u> _____ |
| 15. Could the project change existing features of any lagoon, bay, tideland or their setting? | _____ | _____ <u>X</u> _____ |
| 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? | _____ | _____ <u>X</u> _____ |
| 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.) | _____ | _____ <u>X</u> _____ |
| 18. Will the project produce any offensive or irritating odors? | _____ | _____ <u>X</u> _____ |
| 19. Will trees or landscaping be removed? | _____ | _____ <u>X</u> _____ |
| 20. Does the project involve construction in hilly or mountainous terrain? | _____ | _____ <u>X</u> _____ |
| 21. Could any grading, blasting, excavating or drilling be required to implement the project? | _____ | _____ <u>X</u> _____ |
| 22. Will the project involve construction in areas involving possible geologic or soils hazards or in areas subject to periodic flooding? | _____ | _____ <u>X</u> _____ |

- | | 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.

- | | | |
|--|----------------|----------------------|
| 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.)

Submitted by: Valerie Sacks on behalf of Owners
(Owner/Applicant)

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

Valerie Sacks, BZD Group
Name

5665 Wilshire Blvd., #1423
Address

Los Angeles, CA 90036
City

CONSENT AND WAIVER FORM FOR VACATION PROJECTS

City Engineer
Attention: Street Vacation Section
Land Development Group
201 North Figueroa Street
2nd 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:

Lot 13, TR 6775, 10307 W Viretta Lane; Lots 84-86, TR 1033, 1800-1810 N. Magenta Lane
(Lot, Tract No.) (Parcel, Parcel Map L.A. No.) (Other)

I (We) am (are) informed that proceedings for the vacation of: _____
portion of Viretta Lane and Magenta Lane per attached "Exhibit B"

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

which lies southerly, and westerly _____ (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
<u>Leah Emkin, Trustee, Seemen-Emkin Family Trust</u>	<u>10307 W. Viretta Lane</u>	<u>Leah 12/13/22</u>
<u>Bart Seemen, Trustee, Seemen-Emkin Family Trust</u>	<u>10307 W. Viretta Lane</u>	<u>Bart 12/13/22</u>
_____	_____	_____
_____	_____	_____

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

Attached to Consent and Waiver Form for Vacation Projects

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

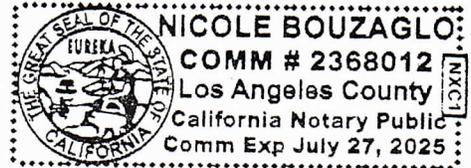
On December 3, 2022 before me, Nicole Bouzaglo, Notary public
(insert name and title of the officer)

personally appeared Leah Emkin, Bart Seemen,
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 Nicole Bouzaglo (Seal)



CONSENT AND WAIVER FORM FOR VACATION PROJECTS

City Engineer
Attention: Street Vacation Section
Land Development Group
201 North Figueroa Street
2nd 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:

Lot 14, TR 6775, 1811 N. Magenta Lane
(Lot, Tract No.) (Parcel, Parcel Map L.A. No.) (Other)

I (We) am (are) informed that proceedings for the vacation of: _____
portion of Viretta Lane and Magenta Lane per attached "Exhibit B"
(Street Name, Alley, Walk, Other and Location)

which lies northerly, easterly (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
<u>Joyce Uyehara</u>	<u>Joyce Uyehara, Trustee, Uyehara Family Trust, 15872 Villanova Circle, Westminster CA</u>	<u>12/17/2022</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Orange)

On 12/17/22 before me, Krystal Williams, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Joyce Uyehara
Name(s) of Signer(s)

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 Krystal Williams
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

ENVIRONMENTAL ASSESSMENT FORM
Unimproved portion of Magenta Lane

Section I

A. Description of project

1. Objectives – Purpose of Project

The Applicants herein are two neighbors whose hillside properties appear adjacent but are actually separated by a paper street, a portion of Magenta Lane, in the Bel Air – Beverly Crest Community Plan area just east of Beverly Glen Boulevard. (See Exhibit B, which contains a legal description and map of the proposed vacation area.)

Bart Seemen and Leah Emkin, husband and wife (“Seemen/Emkin”) own the home in which they live 10307 Viretta Lane. In addition, they own three small, tied lots uphill from Magenta Lane. Joyce Uyehara (“Uyehara”) owns the property adjacent to the westerly and southerly portion of this segment of Magenta Lane, 1811 N. Magenta Lane. (Please see Exhibit 4 – Summary of Vacation Area.)

Seemen/Emkin and Uyehara (collectively, “the neighbors”) are requesting this street vacation together because they each have specific needs for portions of the street that appear to be, and function as, parts of their property. In order to be able to maintain and improve their homes and grounds, they would like the legal status of the area in question to match physical reality. Please see Photo Exhibit for reference.

Uyehara’s sole access to the house, which is perched above Viretta Lane, is via a stone staircase that is in fact situated entirely on the unimproved portion of Magenta Lane. The retaining wall that supports her house is also located almost entirely on this paper street, and a portion of the deck/landing area that provides access for the house’s entrance is also on the paper street.

Seemen-Emkin’s “backyard” deck appears to be one of the few portions of their property that is flat enough to be usable, although technically it is almost entirely in the “street.” Seemen and Emkin have two young children and would like the ability to modify and enlarge their house to accommodate their family as their young children get older. They would potentially like to be able to add square footage to the house in the direction of the “backyard,” which area is the most efficient and least impactful area to add square footage given the topography and existing improvements. In addition, a portion of their retaining wall and various paths used for access to their property, are located in the “street.”

Finally, the neighbors recognize the importance of brush clearance and appropriate maintenance of trees and other mature landscaping for fire and pest purposes and for the health of the mature trees. It certainly facilitates that process for all concerned if the practical concerns match the legal responsibility for maintenance. It is not clear what efforts the City of Los Angeles undertakes to maintain the “street” that it owns, and which is technically its responsibility.

2. Project Characteristics

The portion of Magenta Lane that is the subject of this request for street vacation is completely unusable as a public right of way. It is steep, densely wooded, and does not lead anywhere past the two neighbors’ properties. The bottom portion of it is improved as a staircase providing the sole access to the Uyehara house, a deck/pad that functions as Uyehara’s front yard, and a portion of Seemen-Emkin’s

carport. Beyond that area is a small, relatively flat area where a large wooden deck had been built by one of the prior property owners. It then steps up to a second deck and brick pad, a portion of which is on the unimproved street. To the west of the deck area is another steep portion of Magenta Lane.

None of the residential property owners along Magenta Lane need Magenta Lane, or in fact are able to use it, for access. Except for one vacant parcel owned by the City of Los Angeles, all have street access and legal access through another route. The "Street Access and Frontage" exhibit attached demonstrates this. Specifically:

The owner of the lots under APN 4371045037 owns 11 contiguous lots and accesses their property, 1827 N. Calgary Lane, via the improved portion of Viretta Lane. (See page 2 of Street Access and Frontage exhibit.)

The owner of the lots under APN 4371045022 owns 7 contiguous lots and accesses their property, 1837 N. Calgary Lane, via Caribou and Calgary Lanes. (See page 3.)

The owner of the lots under APN 4371045021 owns 7 contiguous lots and accesses their property, 1843 N. Calgary Lane, via Caribou and Calgary Lanes. (See page 4.)

The owner of the lots under APN 4371045038 owns 4 contiguous lots and accesses their property, 1847 N. Calgary Lane, via Calgary Lane. (See page 5.)

The owner of the lots under APN 4371045029 owns 2 contiguous lots under the address 1853 N. Calgary Lane. This vacant property is accessible via Caribou and Calgary Lane but is also under the same ownership as that of the house located on approximately 5 contiguous lots under APN 4371045030. This property, 10360 Caribou Lane, is accessible via Caribou Lane. (See pages 6-7.)

The owner of the approximately 6 contiguous vacant lots under APN 4371045027 ("1862 Magenta Lane") is the same owner as that of APN 4371045017, an improved cluster of lots also known as 10390 Caribou Lane. These properties are all accessed via Caribou Lane and Beverly Glen Boulevard. (See pages 8-9.)

The one remaining parcel, which is just east of the parcels owned by the 10390 Caribou Lane owner, is owned by the City of Los Angeles. (See page 10.)

It is thus apparent that the portion of Magenta Lane in question is not needed for street access or frontage purposes.

3. Existing Use of Property

Currently, as stated above, the property is used in ways that are inconsistent with its designation as a public right of way. The bottom left-hand part is steeply sloped and covered with dense vegetation. It includes the retaining wall and portion of hillside that support the house at 1811 Magenta Lane. The middle and right-side bottom part has the steps providing the only access to that house, and a portion of Seemen-Emkin's carport. Above that is deck, vegetation, and land accessible only via passing onto one of the neighbors' properties. Above that, once the topography has flattened out somewhat, there is a portion of a wooden deck and walkway that can only be accessed via entering the Seemen-Emkin house and exiting through their living area onto the deck that appears to be part of the house's backyard.

Above that lies more deck, more footpaths, and more retaining wall. The rest of the area, including all of the east-west directed portion of Magenta Lane, is steep vacant land covered with native vegetation.

4. Relationship to Other Projects

There is no relationship between the requested street vacation and any other project at this time. If the street vacation is granted, the neighbors anticipate submitting a lot line adjustment to redistribute the vacated area amongst themselves according to their respective needs for the property. Seemen-Emkin anticipate submitting plans to add a small addition to their house in approximately the area where the deck is currently. If discretionary approvals are required, they will submit planning applications as needed. However, based upon preliminary discussions with their architect, the addition would likely fall below the threshold by which such approvals would be required. Their plans will seek to minimize grading or other impacts to landforms, and will not impact trees, wildlife, or mature vegetation. They would like to use a portion of the area previously cleared of vegetation (the deck area), and otherwise leave that land, just like their existing three vacant lots, in a natural state.

5. Other Project Permits Required.

As noted above, the neighbors will likely apply for a lot line adjustment to redistribute the vacated portions of the street. They will record lot-tie agreements as needed. Seemen-Emkin anticipate submitting plans to DBS for a small addition to their existing house. It will likely fall under the threshold triggering the need for planning approvals, but if planning approvals are required, they will apply for such as required.

B. Description of Existing Environmental Conditions

As noted above, the requested vacation area is currently unused, and unusable, as a public right of way. The bottom left-hand part is steeply sloped and densely vegetated and includes the retaining wall and portion of hillside that support the house at 1811 Magenta Lane. The middle and right-side bottom part has the steps providing the only access to that house, and a portion of Seemen-Emkin's carport. Above that is deck, vegetation, and land accessible only via passing onto one of the neighbors' properties. Above that, once the topography has flattened out somewhat, there is a portion of a wooden deck and walkway that can only be accessed via entering the Seemen-Emkin house and exiting through their living area onto the deck that appears to be part of the house's backyard. Above that lay more deck, more footpaths, and more retaining wall. The rest of the area, including all of the east-west directed portion of Magenta Lane, is steep vacant land covered with native vegetation.

Granting of the requested street vacation will have no impact on traffic, parking, housing density, views, flora and fauna, grading, or density.

Section II

29. Would the project have a significantly beneficial effect upon the environment?

Yes, in that private ownership of the area in question will allow for maintenance to ensure brush clearance and slope stability.

APPLICATION FOR STREET VACATION

(4) PURPOSE OF VACATION

Unimproved portion of Magenta Lane

Project Overview

The Parties and Their Properties

The Applicants herein are two neighbors whose hillside properties appear adjacent but are actually separated by a paper street, a portion of Magenta Lane, in the Bel Air – Beverly Crest Community Plan area just east of Beverly Glen Boulevard.

Bart Seemen and Leah Emkin, husband and wife (“Seemen/Emkin”), own the properties adjacent to the easterly and northerly portion of this segment of Magenta Lane. The home the Seemen-Emkin family lives in is located at 10307 Viretta Lane and is accessed by that street. In addition, they own three small, tied lots uphill from Magenta Lane. Legally, these steep hillside lots are separated from their house by a public street, Magenta Lane. In actuality, these lots, all vacant other than some footpaths and decks deck, appear to be part of their backyard, as there is no access to these properties by any manner other than through their home at 10307 Viretta Lane.

Joyce Uyehara (“Uyehara”) owns the property adjacent to the westerly and southerly portion of this segment of Magenta Lane, 1811 N. Magenta Lane. While Zimas uses this address for the property, other records show this property with the address 10315 Viretta Lane. Although the property is in a family trust, Joyce Uyehara is the sole trustee subsequent to the passing of her husband, with whom she had been co-trustee.

The Need for the Street Vacation

Seemen/Emkin and Uyehara (“the neighbors”) are requesting this street vacation together because they each have specific needs for portions of the street that appear to be, and function as, parts of their property. In order to be able to maintain and improve their homes and grounds, they would like the legal status of the area in question to match physical reality.

Uyehara’s sole access to the house, which is perched above Viretta Lane, is via a stone staircase that is in fact situated entirely on the unimproved portion of Magenta Lane. The retaining wall that supports her house is also located almost entirely on this paper street, along with a variety of mature, graceful trees that meander along the staircase that leads up to the deck/landing area from which she enters the house. A portion of this deck is also in the middle of the paper street.

Seemen-Emkin would also like legal ownership of the area that is currently used as part of their backyard. This is one of the few relatively flat portions of what appears to be their property, and is currently improved with a large deck, most of which is actually in the “street.” The deck was there when they purchased the property in 2016, and they did not until recently realize that the deck was actually on property technically located on the public right of way. Seemen and Emkin have two young children and would like the ability to add square footage to their home in order to make it roomier as their children get older, as well as to address some inefficiencies in the house’s layout. They would potentially like to be able to add square footage to the house in the direction of the “backyard,” which

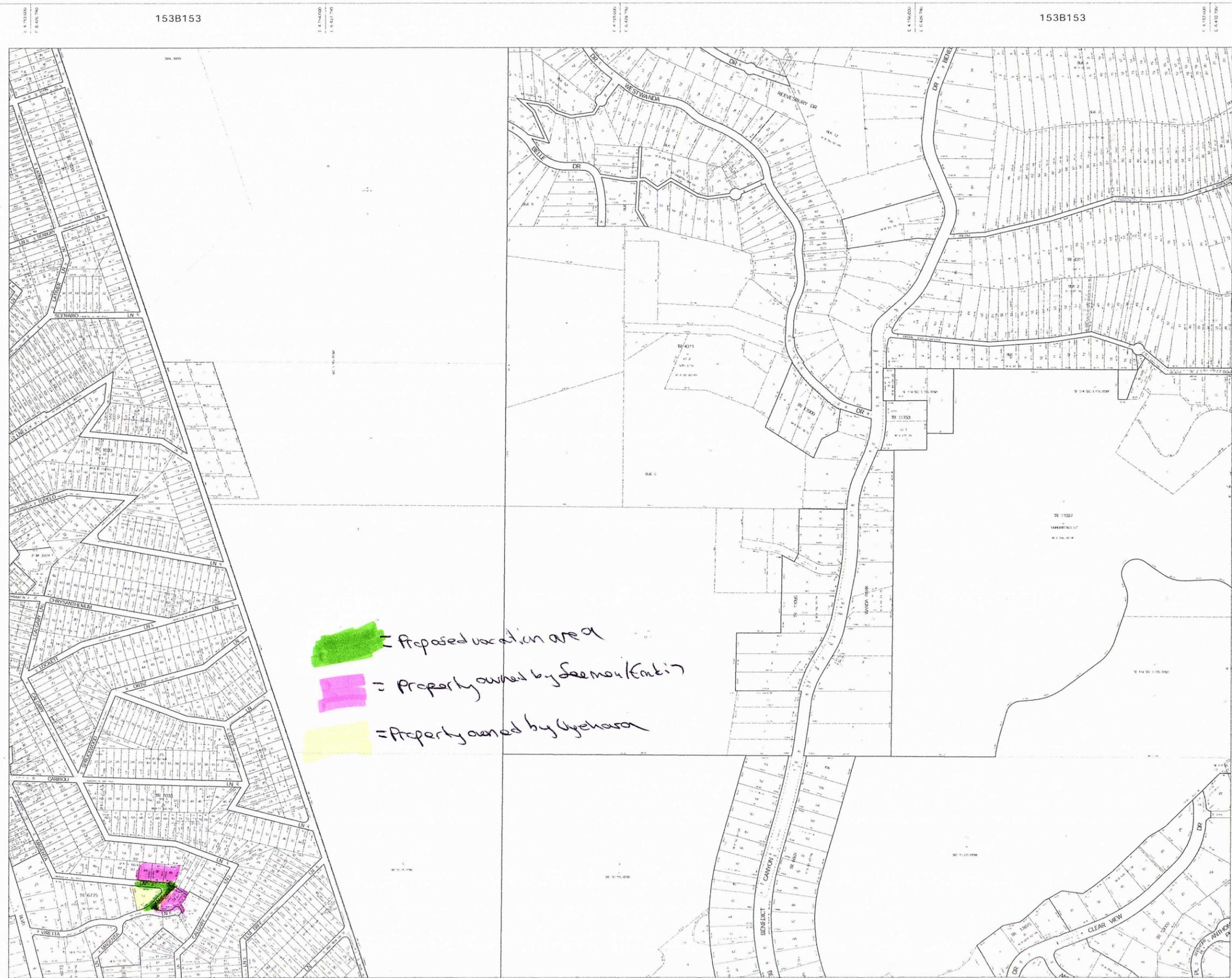
area is the most efficient and least impactful area to add square footage given the topography and existing improvements.

They would also like the ability to make other structural improvements in the outdoor area located in the “street” over time, both uphill in their “backyard” and in the “street” at the bottom of the hill, where a portion of their carport, a portion of their retaining wall, and various paths used for access to their property, are located. They expect this property to be their “forever home,” and are looking ahead to the needs of their family over time.

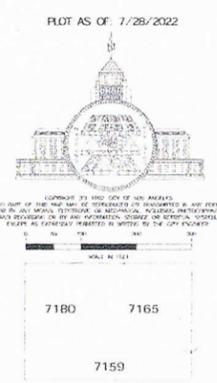
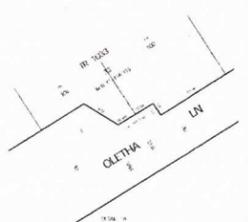
Finally, the neighbors recognize the importance of brush clearance and appropriate maintenance of trees and other mature landscaping for fire and pest purposes and for the health of the mature trees. It certainly facilitates that process for all concerned if the practical concerns match the legal responsibility for maintenance. It is not clear what provisions the City of Los Angeles has ever made to maintain the “street” that it owns, and which is technically its responsibility.

Based upon research undertaken to confirm the reversionary rights of this portion of Magenta Lane if the street vacation is approved, the reversionary rights to the uphill and easterly portions of Magenta Lane will revert to Seemen-Emkin. Uyehara would hold the reversionary rights to the downhill and westerly portions of the proposed vacation area. While some of the area that Uyehara needs would revert to Seemen-Emkin, and vice versa, subsequent to the requested street vacation, the parties have agreed in advance to adjust the lot lines as appropriate to ensure that, once it is private property, the vacated area will be redistributed amongst themselves in accordance with the respective needs of the parties. This may involve applying for a lot line adjustment and/or executing lot tie covenants.

150B153



Proposed location area
Property owned by Seemon/Emkin
Property owned by Gyeheon



CITY OF LOS ANGELES
GARY LEE MOORE CITY ENGINEER
BUREAU OF ENGINEERING
ESSAM AWABDUGH DIVISION MANAGER
BALL VIGORON GS CHIEF
150B153

**LEGAL DESCRIPTION
FOR VACATION OF PORTION OF
MAGENTA LANE AND VIRETTA LANE**

PAGE 1 OF 2

DATE: OCTOBER 26, 2022
ADDRESS: 10307 VIRETTA LANE
LOS ANGELES, CA 90077
APN 4371-045-002, -003 AND -025

THIS LEGAL DESCRIPTION DESCRIBES A PORTION OF MAGENTA LANE (A PUBLIC STREET) AND VIRETTA LANE (A PUBLIC STREET), LOCATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF TRACT NO. 1033, RECORDED IN MAP BOOK 17, PAGES 102 AND 103 AND TRACT 6775, RECORDED IN MAP BOOK 112, PAGE 62 OF SAID COUNTY RECORDS WHICH IS MORE PARTICULARLY IS DESCRIBED AS FOLLOWS:

BEGINNING (POB) AT THE SOUTHWEST CORNER OF LOT 84 OF SAID TRACT NO. 1033, THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF MAGENTA LANE, SOUTH 85°01'00" EAST 125.36 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE AND ALONG THE WESTERLY AND SOUTHWESTERLY LINE LOT 49 OF SAID TRACT NO. 1033, SOUTH 45°56'00" WEST 7.65 FEET; THENCE SOUTH 44°10'00" EAST 7.74 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF VIRETTA LANE; THENCE ALONG SAID RIGHT OF WAY, SOUTH 42°24'40" WEST 90.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 7.82 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 117°27'00" AND AN ARC LENGTH OF 16.03 FEET TO THE BEGINNING OF A CUSP CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 117.98 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 14°57'40" EAST; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°23'00" AND AN ARC LENGTH OF 62.56 FEET TO A CUSP CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 91.69 FEET, TO A POINT OF THE WESTERLY RIGHT OF WAY LINE OF VIRETTA LANE, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 15°26'20" EAST; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°09'00" AND AN ARC LENGTH OF 51.45 FEET; THENCE ALONG SAID RIGHT OF WAY, NORTH 42°24'40" EAST 43.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 10.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 127°25'40" AND AN ARC LENGTH OF 22.24 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF MAGENTA LANE; THENCE ALONG SAID RIGHT OF WAY NORTH 85°01'00" WEST 91.65 FEET; THENCE DEPARTING SAID RIGHT OF WAY AND PERPENDICULAR TO THE CENTERLINE OF SAID MAGENTA LANE, NORTH 04°59'00" EAST 10.00 FEET TO THE CENTERLINE OF MAGENTA LANE; THENCE ALONG SAID CENTERLINE, SOUTH 85°01'00" SOUTH 17.89 FEET; THENCE DEPARTING SAID CENTERLINE NORTH 04°59'00" EAST 10.00 FEET TO **THE POINT OF BEGINNING**, CONTAINING 7500 SQ. FT. MORE OR LESS.

THIS LEGAL DESCRIPTION DEPICTED ON THE ACCOMPANYING **EXHIBIT B**, AND MADE A PART HEREOF FOR REFERENCE PURPOSES, WAS PREPARED AS A CONVENIENCE, AND IS NOT INTENDED

PAGE 2 OF 2

LEGAL DESCRIPTION CONTINUED

ADDRESS: 10307 VIRETTA LANE,
LOS ANGELES, CA 90077
APN 4371-045-002, -003 AND -025

FOR THE USE IN THE DIVISION AND/OR CONVEYANCE OF LAND IN VIOLATION OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA.

END OF LEGAL DESCRIPTION

THIS LEGAL DESCRIPTION WAS PREPARED BY:
HJ BURKE, INC
7848 W. SAHARA AVENUE, LAS VEGAS, NV 89117
T. 310-633-1213 EMAIL=INFO@HJBURKE.COM



[Signature] 10/27/2022

HOOSHMAND JAHANPOUR-BURKE, LS 8230

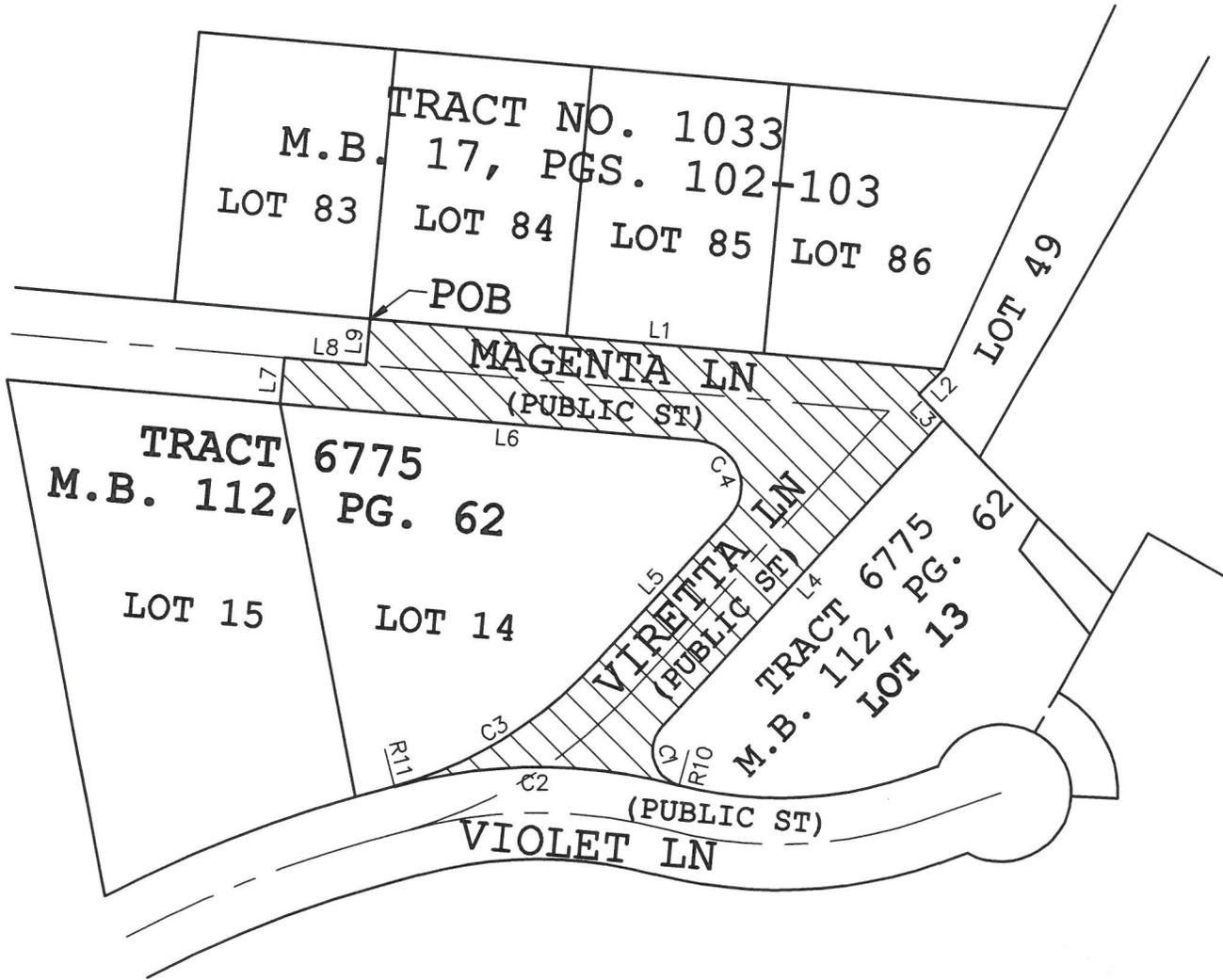
DATE

LEGEND

-  CENTERLINE
-  LOT LINE
-  AREA OF VACATION

EXHIBIT B

SCALE: 1"= 40'



LINE TABLE		
LINE	BEARING	LENGTH
L1	S85°01'00"E	125.36'
L2	S45°56'00"W	7.65'
L3	S44°10'00"E	7.74'
L4	S42°24'40"W	90.21'
L5	N42°24'40"E	43.16'
L6	N85°01'00"W	91.65'
L7	N04°59'00"E	10.00'
L8	S85°01'00"E	17.89'
L9	N04°59'00"E	10.00'
R10	N14°57'40"E	RADIAL
R11	S15°26'20"E	RADIAL

CURVE TABLE			
CURVE	ANGLE	RADIUS	LENGTH
C1	117°27'00"	7.82'	16.03'
C2	30°23'00"	117.98'	62.56'
C3	32°09'00"	91.69'	51.45'
C4	127°25'40"	10.00'	22.24'



HOOSHMAND JAHANPOUR-BURKE,
PROFESSIONAL LAND SURVEYOR



NEW FRONT PROPERTY LINE (NOT DRAWN BY SURVEYOR)

EXISTING BUILDING

VIRETTA LANE

EXISTING BUILDING

VIOLET LANE

ESTABLISHED PER
CEFB 150-153-161

A.C. PAVEMENT

FD S&W LACS PER
CEFB 150-153-162

FD L&T ON C/L PROP.
PER CEFB 150-153-163

STEPS
DECK

DECK
BENCH

BRICK PAD

B.B.O.

DECK
BENCH

CONCRETE PAD

EXISTING BUILDING

MAGENTA LANE

DIRT ROAD

CARPPOOL

EXISTING BUILDING

EXISTING BUILDING

STEPS/WALK PAD

PHOTO EXHIBIT
Application for Street Vacation – Portion of Magenta Lane



1. Looking north/northeasterly from the bottom of the “street” where Magenta Lane intersects with Viretta Lane



2. Looking downhill from portion of Viretta Lane uphill from intersection with Magenta Lane (where carport, stair, and vegetation are located).



3. Looking uphill from retaining wall for 10307 Viretta Lane toward end of Viretta Lane.



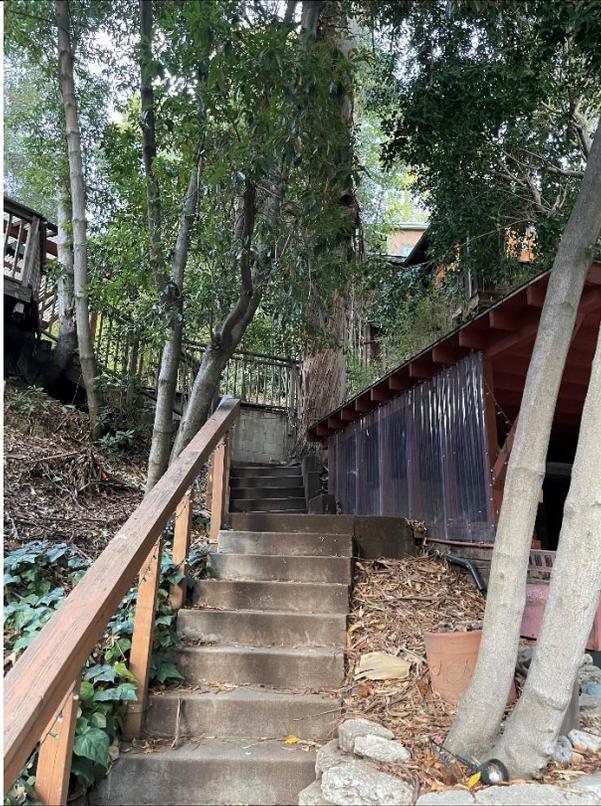
4. Entrance to driveway serving 10307 Viretta Lane.



5. End of improved portion of Viretta Lane, looking in a roughly easterly direction toward entrance of driveway serving 10301 Viretta Lane.



6. View from Viretta Lane toward "street," which is where mature trees, carport, and staircase providing only access to home at 1811 N Magenta Lane.



7. Staircase on easterly side of Magenta Lane. Provides only access to home at 1811 N Magenta Lane. Note slope and multiple mature trees in the middle of the "street."



8. View from steps/walking path associated with 10307 Viretta along south side of property



9. View from steps/walking path associated with 10307 Viretta along south side of property



10. View from steps/walking path associated with 10307 Viretta along south side of property.



11. View from 1800 N Magenta Lane looking downhill toward “street” and deck partially located on “street,” and 10307 Viretta.



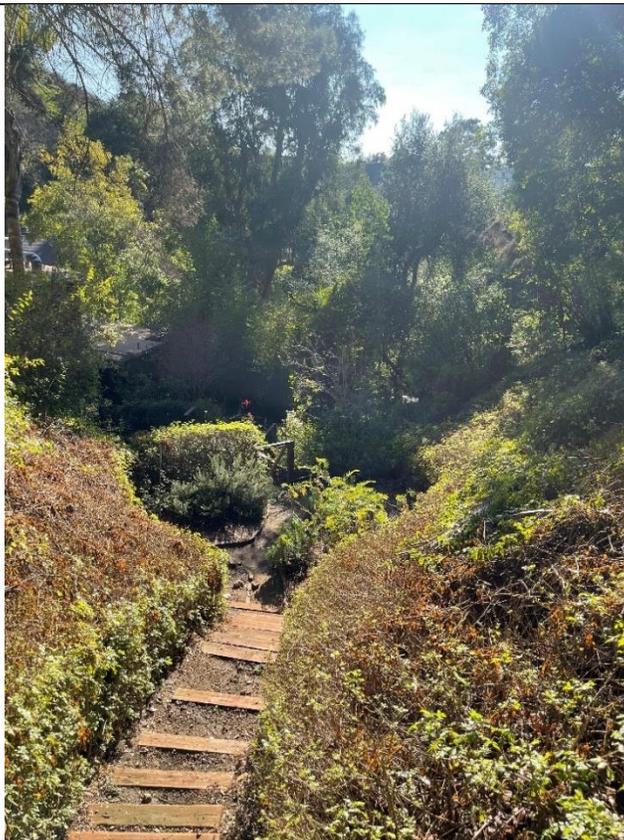
12. View from 1800 N Magenta Lane looking downhill at “street,” deck partially located on “street,” and 10307 Viretta.



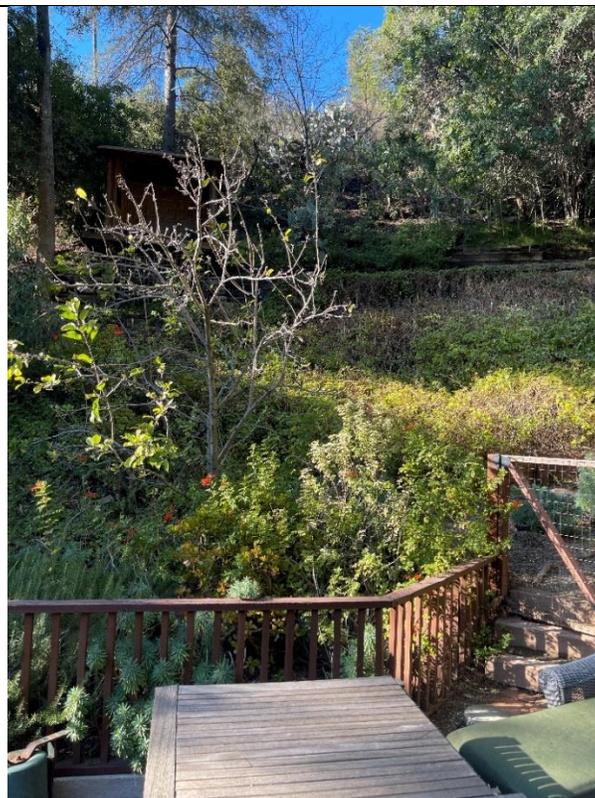
13. View from 10307 Viretta toward patio deck, stairs, vegetation, and "Magenta Lane."



14. Another view of deck partially located on "street," and "street."



15. View from 1800 N Magenta looking downhill at deck partially located on "street"



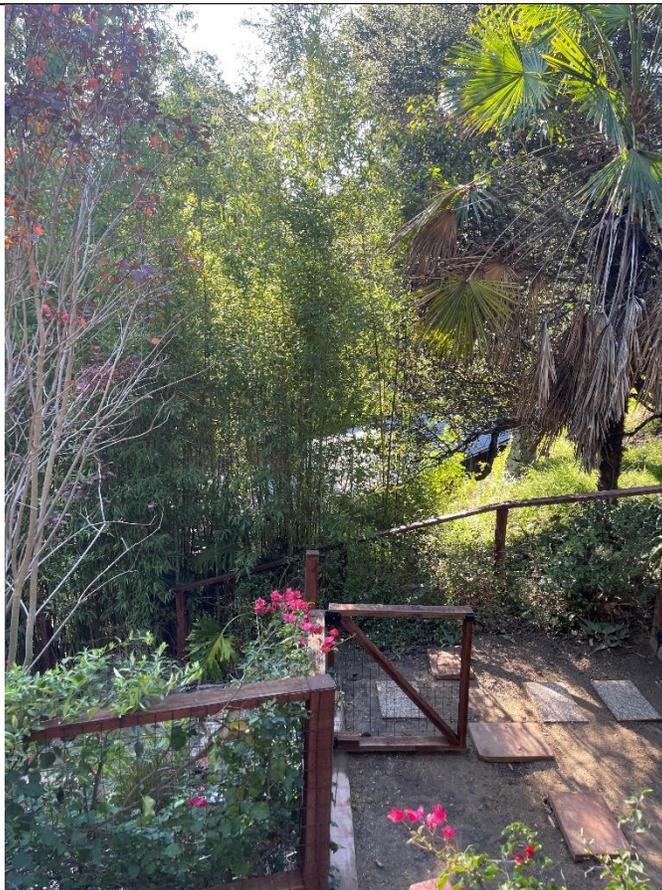
16. View from portion of deck on 1800 N Magenta Lane looking west toward east-west portion of Magenta Lane



17. View from 1810 N Magenta Lane looking downward toward deck in the middle of Magenta Lane, house at 10307 Viretta Lane



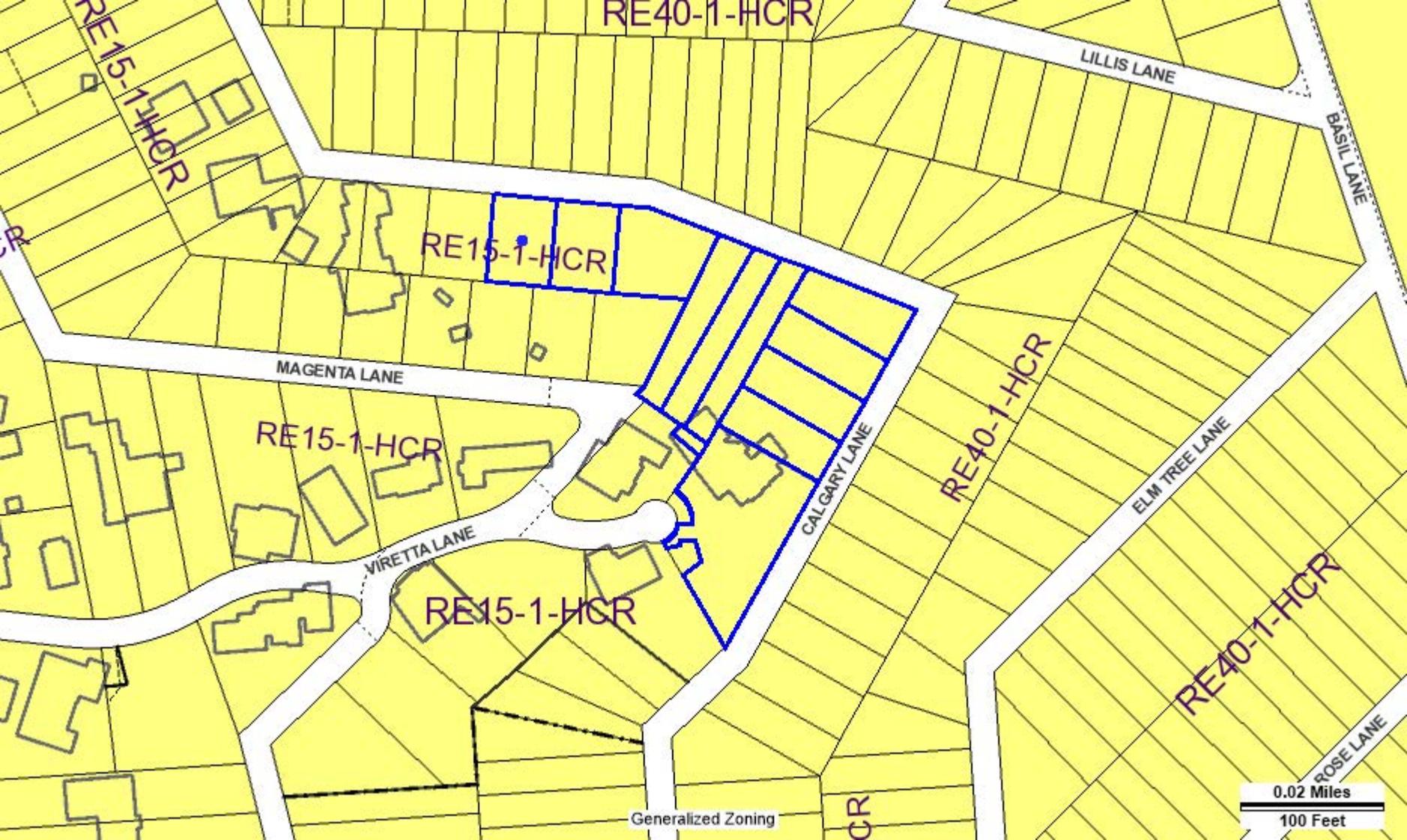
18. Looking downhill toward deck area that is partially located on paper street



19. Looking from brick pad on Magenta Lane downhill across Magenta Lane toward 1811 N Magenta Lane

Street Access and Frontage

Other Properties Technically Along Magenta Lane



RE40-1-HCR

RE15-1-HCR

LILLIS LANE

BASIL LANE

RE15-1-HCR

MAGENTA LANE

RE15-1-HCR

VIRETTA LANE

RE15-1-HCR

CALGARY LANE

RE40-1-HCR

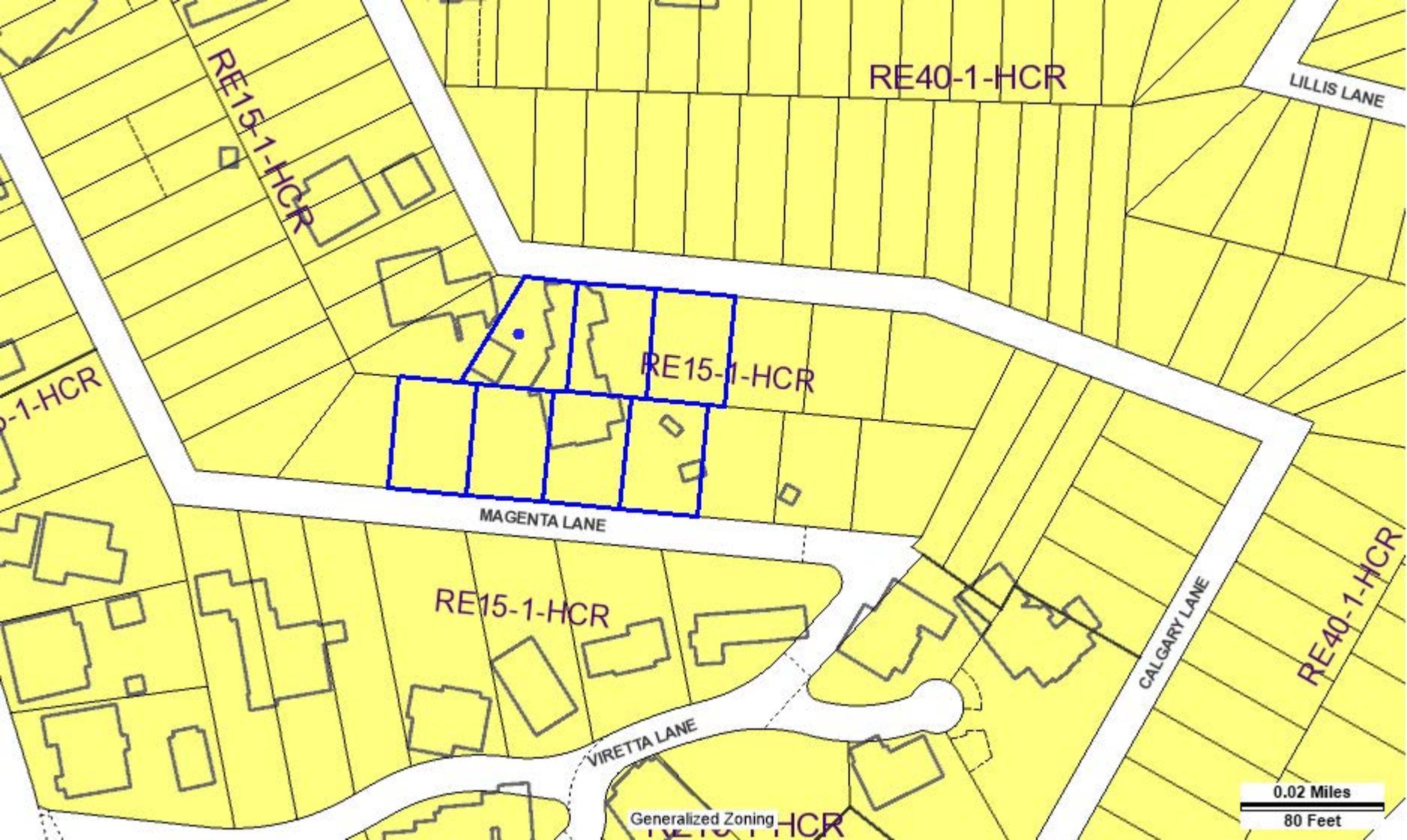
ELM TREE LANE

RE40-1-HCR

ROSE LANE

Generalized Zoning

0.02 Miles
100 Feet



RE40-1-HCR

LILLIS LANE

RE15-1-HCR

RE15-1-HCR

MAGENTA LANE

RE15-1-HCR

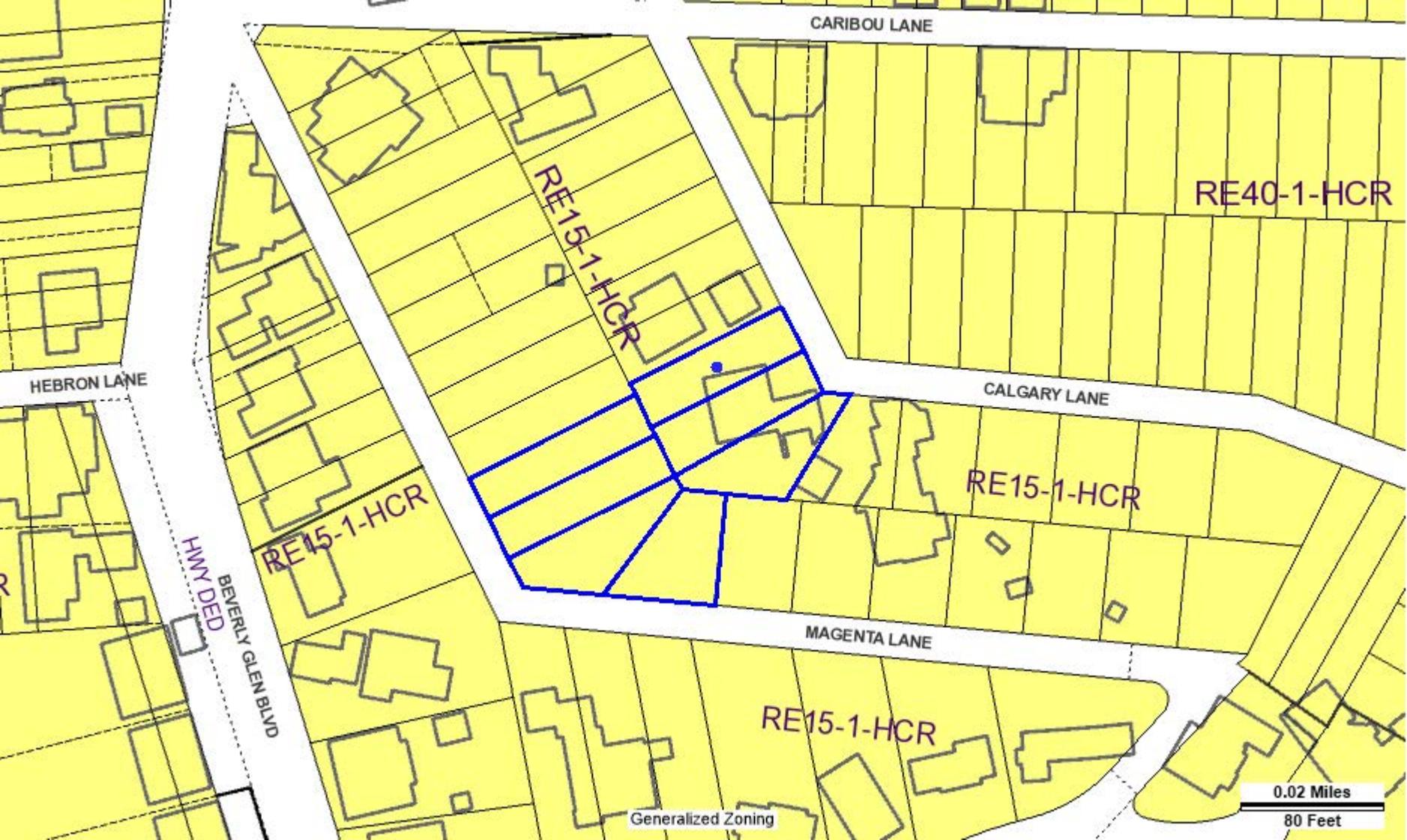
VIRETTA LANE

CALGARY LANE

RE40-1-HCR

Generalized Zoning

0.02 Miles
80 Feet



CARIBOU LANE

RE40-1-HCR

RE15-1-HCR

HEBRON LANE

CALGARY LANE

HMD DED
BEVERLY GLEN BLVD

RE15-1-HCR

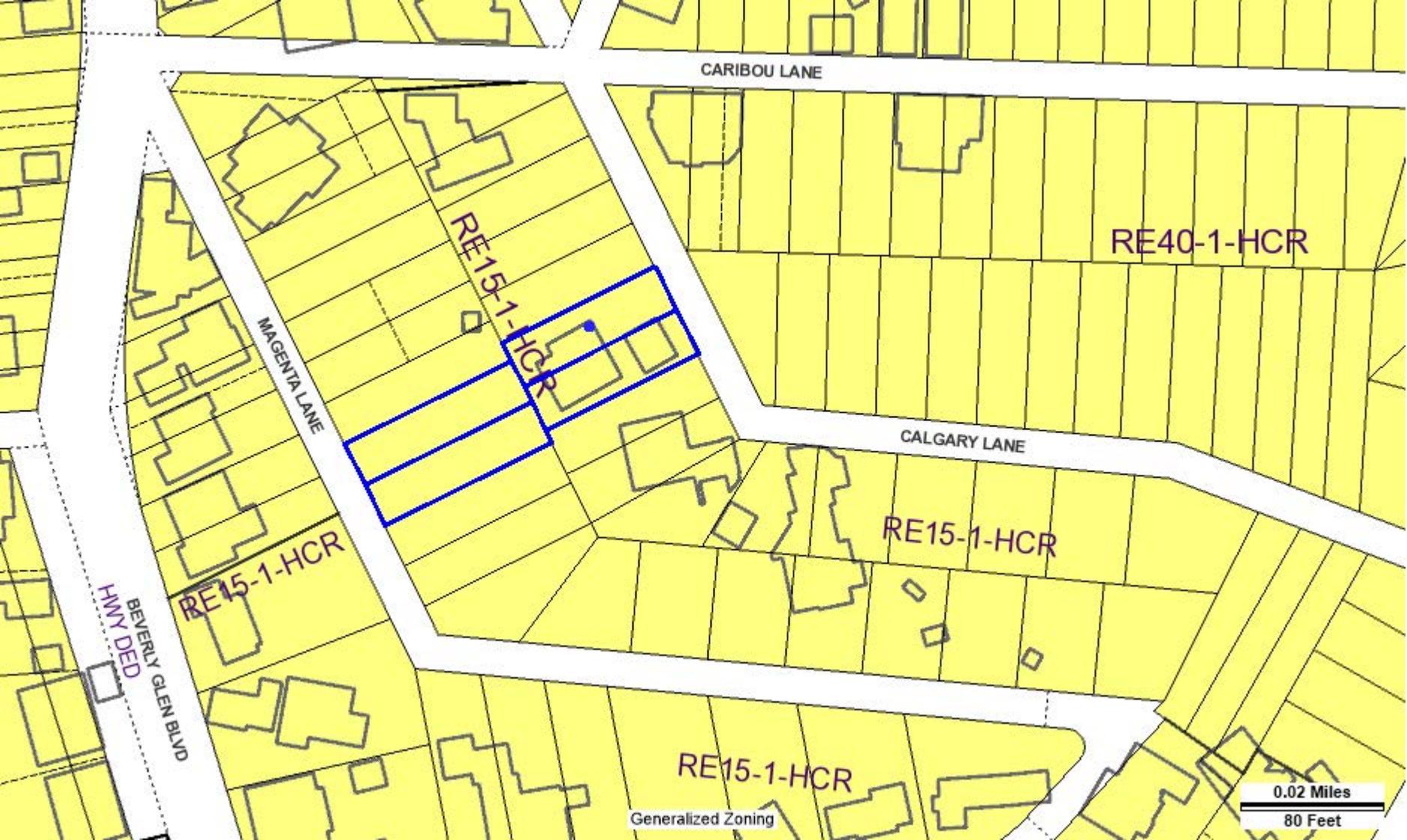
RE15-1-HCR

MAGENTA LANE

RE15-1-HCR

Generalized Zoning

0.02 Miles
80 Feet



CARIBOU LANE

RE40-1-HCR

RE15-1-HCR

MAGENTA LANE

CALGARY LANE

RE15-1-HCR

RE15-1-HCR

BEVERLY GLEN BLVD
HMN DED

RE15-1-HCR

Generalized Zoning

0.02 Miles
80 Feet



RE40-1-HC

SPRUCEWOOD LANE

CARIBOU LANE

RE40-1-HC

RE15-1-HCR

HEBRON LANE

CALGARY LANE

RE15-1-HCR

BEVERLY GLEN BLVD
HMY DED

RE15-1-HCR

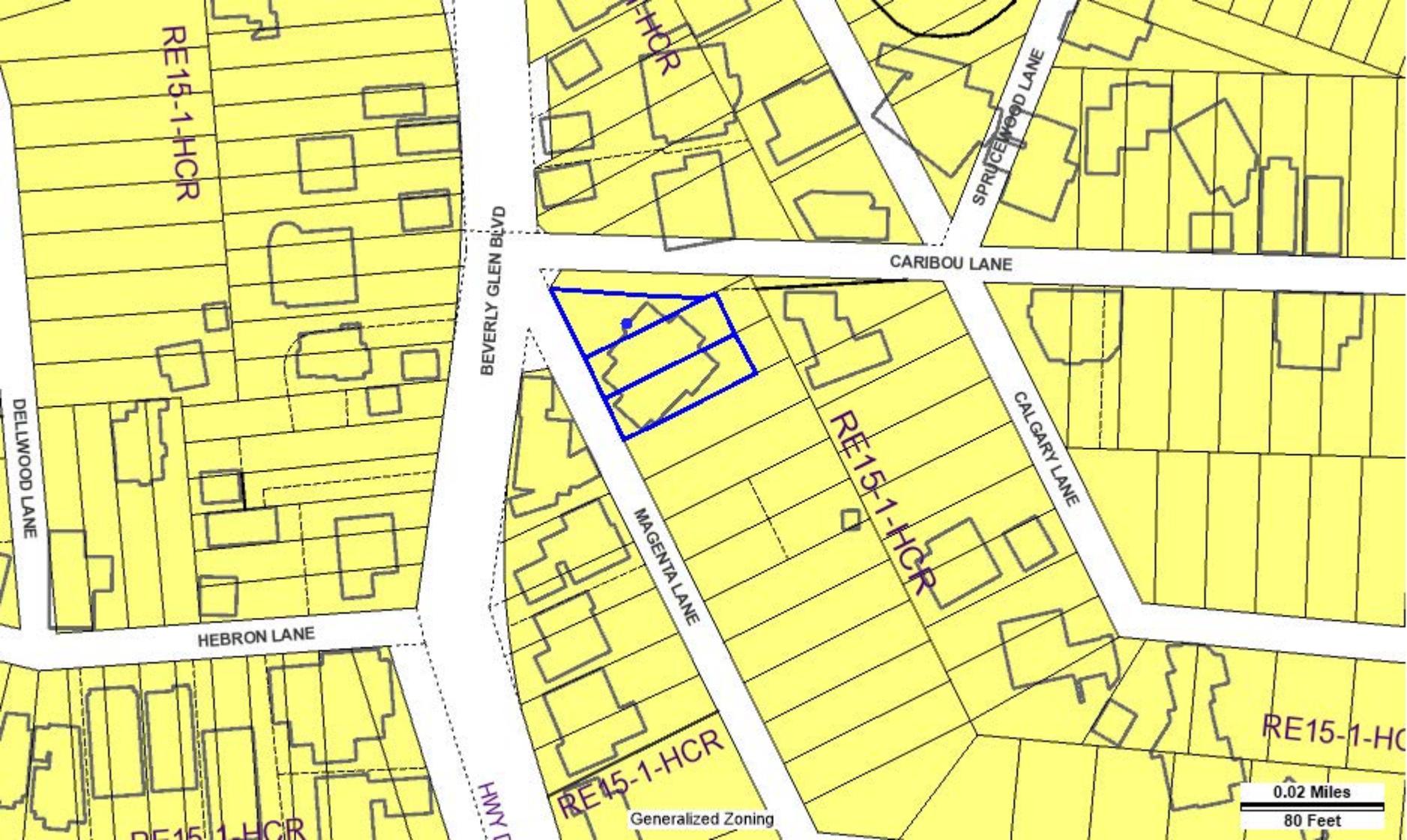
HCR

MAGENTA LANE

Generalized Zoning

0.02 Miles

80 Feet



RE15-1-HCR

HCR

SPRUCEWOOD LANE

BEVERLY GLEN BLVD

CARIBOU LANE

CALGARY LANE

RE15-1-HCR

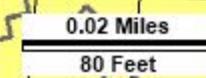
MAGENTA LANE

HEBRON LANE

RE15-1-HCR

RE15-1-HC

Generalized Zoning



H

RE15-1-HCR



RE40-1-HCR

SPRUCEWOOD LANE

CARIBOU LANE

RE40-1-HCR

RE15-1-HCR

HEBRON LANE

CALGARY LANE

RE15-1-HCR

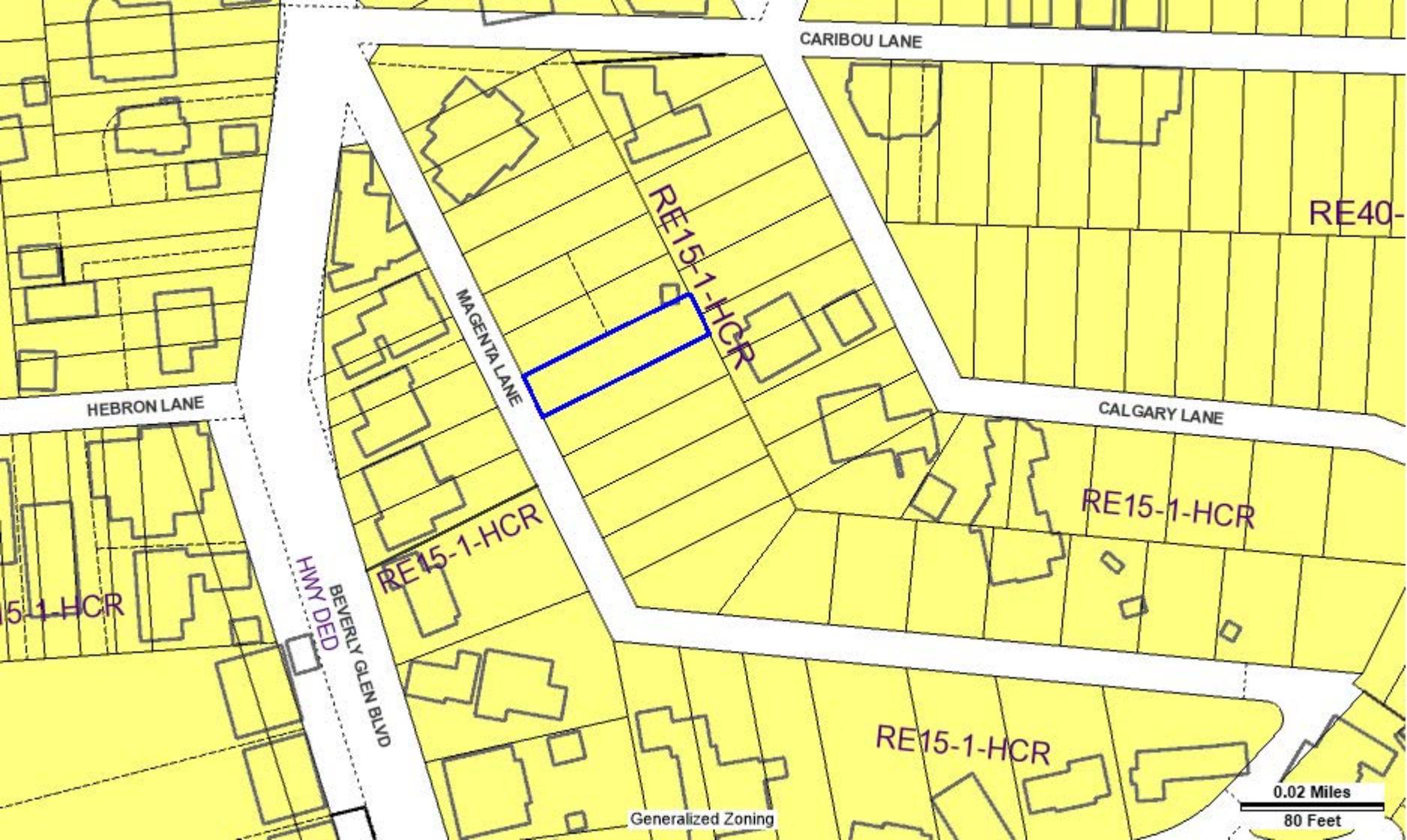
BEVERLY GLEN BLVD
HMY DED

RE15-1-HCR

MAGENTA LANE

Generalized Zoning

0.02 Miles
80 Feet



CARIBOU LANE

RE40-

RE15-1-HCR

MAGENTA LANE

CALGARY LANE

RE15-1-HCR

HEBRON LANE

RE15-1-HCR

RE15-1-HCR

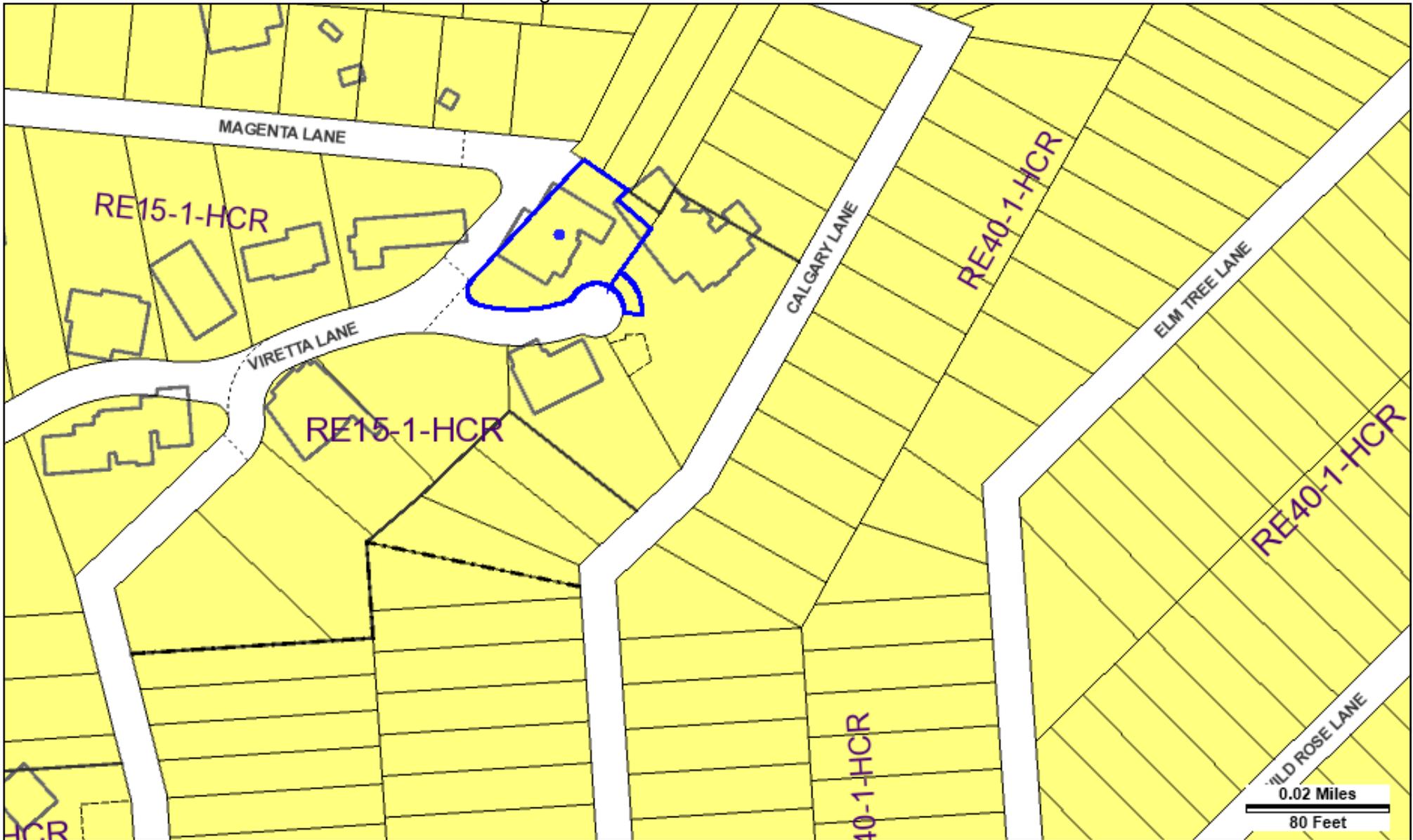
RE15-1-HCR

BEVERLY GLEN BLVD
HWY DED

Generalized Zoning

0.02 Miles
80 Feet

Seemen Emkin Family Trust Properties

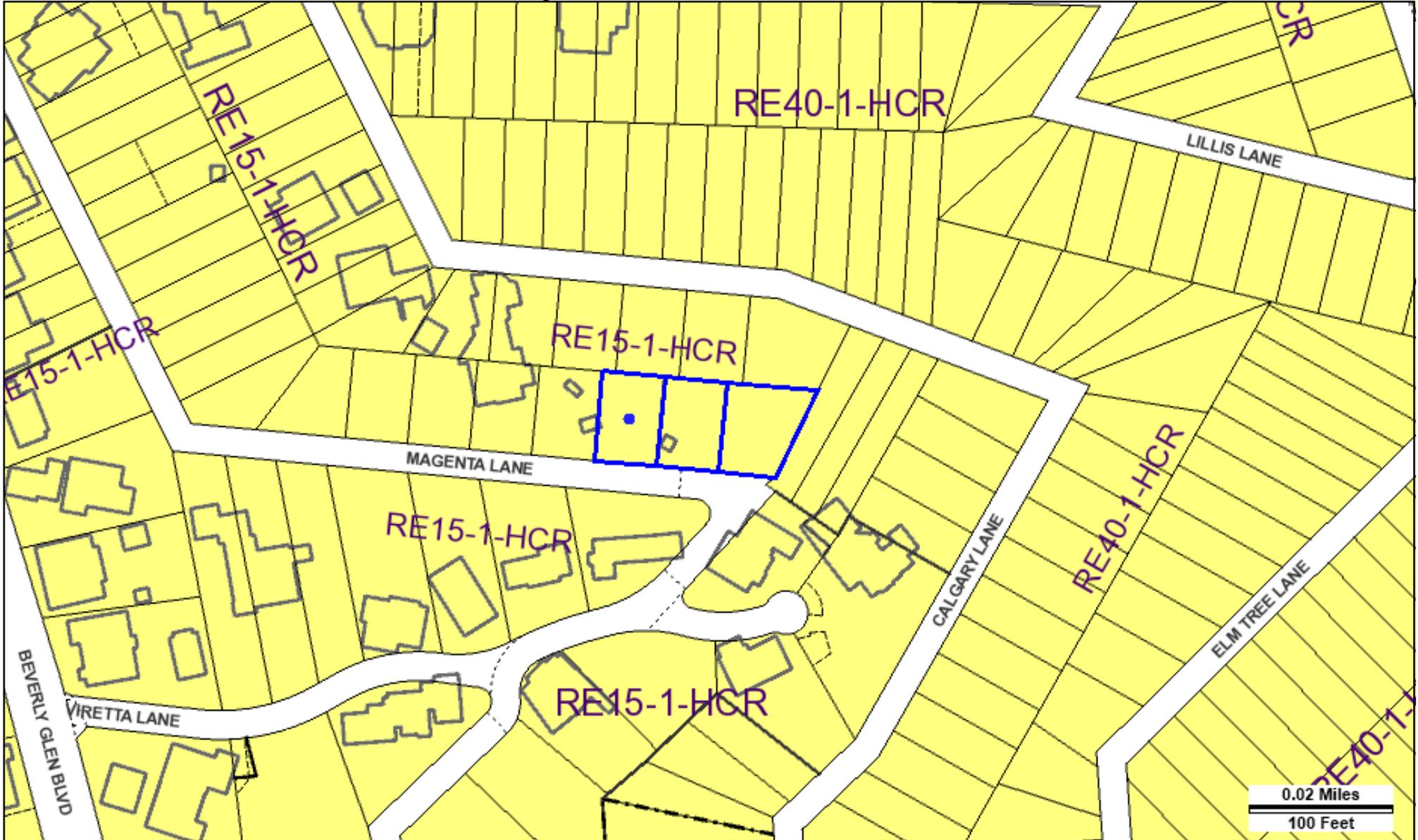


Address: 10307 W VIRETTA LANE
APN: 4371045002
PIN #: 150B153 940

Tract: TR 6775
Block: None
Lot: 13
Arb: 2

Zoning: RE15-1-HCR
General Plan: Very Low II Residential

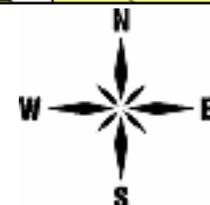




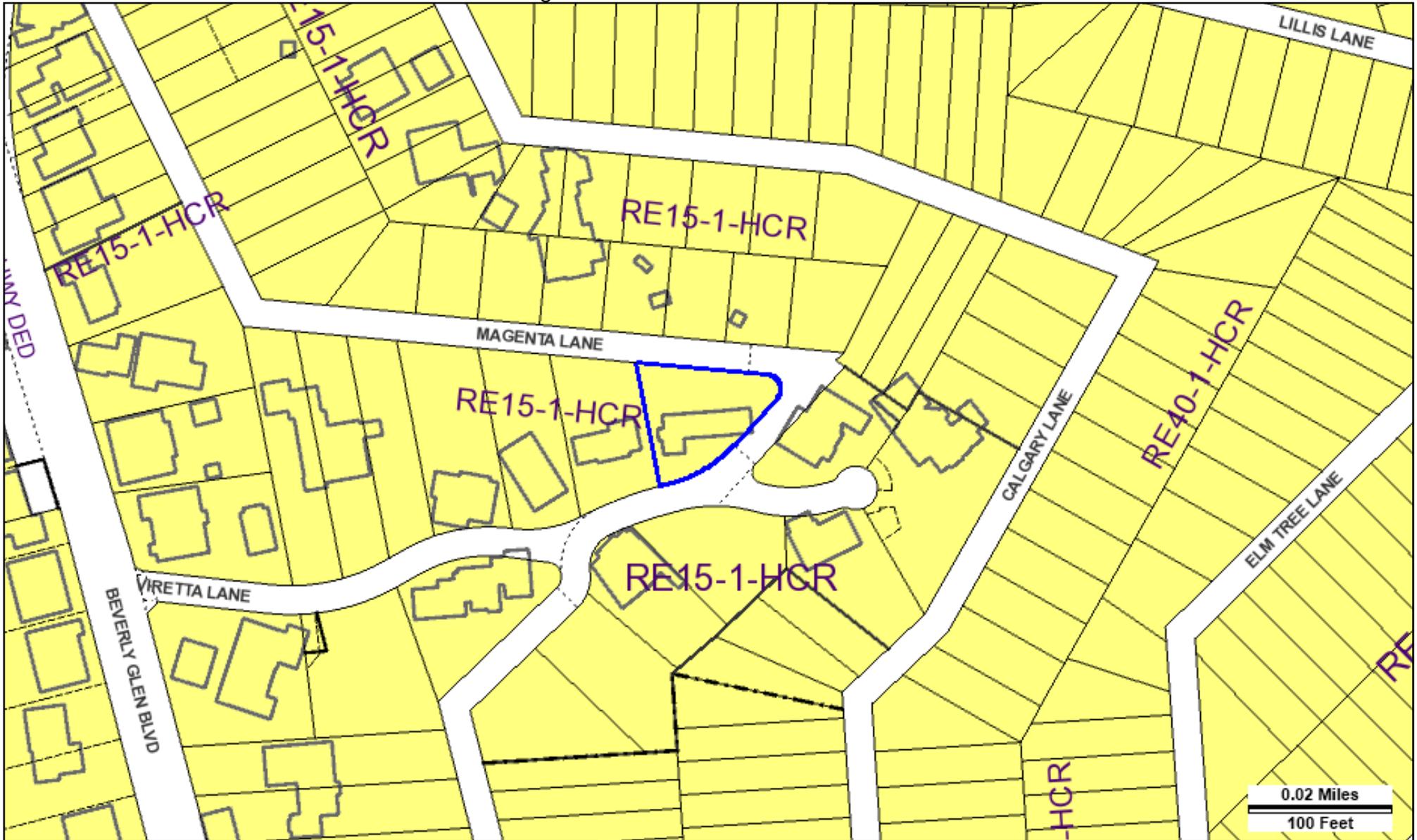
Address: 1810 N MAGENTA LANE
APN: 4371045025
PIN #: 150B153 910

Tract: TR 1033
Block: 22
Lot: 84
Arb: None

Zoning: RE15-1-HCR
General Plan: Very Low II Residential



Uyehara Family Trust Property



Address: 1811 N MAGENTA LANE

APN: 4371045003

PIN #: 150B153 939

Tract: TR 6775

Block: None

Lot: 14

Arb: None

Zoning: RE15-1-HCR

General Plan: Very Low II Residential

