

WHEN RECORDED, MAIL TO:

Department of Water and Power
Real Estate Services
221 North Figueroa Street, Suite 1600
Los Angeles, CA 90012

THIS IS A CONVEYANCE
OF EASEMENTS AND THE
CONSIDERATION AND VALUE IS
LESS THAN \$100, R & T 11911

APN: 5127-029-061

Signature of agent determining tax for L.A.D.W.P.

Q U I T C L A I M D E E D

THE CITY OF LOS ANGELES, a municipal corporation, quitclaims unto AMCAL Washington Fund, L.P., a California limited partnership or its successors and assigns, the easement and Right-of-Way over real property, described as:

SEE ATTACHED EXHIBIT "A"

DEPARTMENT OF WATER AND POWER
OF THE CITY OF LOS ANGELES BY
BOARD OF WATER AND POWER COMMISSIONERS

By signing below, the signatories attest that they have no personal,
financial, beneficial, or familiar interest in this contract

By: _____
JANISSE QUIÑONES
Chief Executive Officer and Chief Engineer

Date: _____

And: _____
CHANTE L. MITCHELL
Board Secretary

Authorized by:
Resolution No.
Adopted
Ordinance
Approved
Council File No.

EXHIBIT "A"

Water System's Right-of-Way No.	13883P
Real Estate File No.	P-99361
Water System's Work Order No.	TAJ69
Drawing No.	Exhibit "B" (RW13883P)
Council District No.	9
Coordinate File No.	122-207
Cadastral Map No.	123A207
Assessor's Parcel No.	5127-029-061
Thomas Bros. Map Grid No.	634-D7

Quitclaim Portion of Existing 15 Feet Wide Power Facilities Easement
 Within Lot 2 of Tract No. 26934, M.B. 768-66/68
 224 E. Washington Boulevard, Los Angeles, CA 90015
SE/o the Intersection of Washington Boulevard and Los Angeles Street

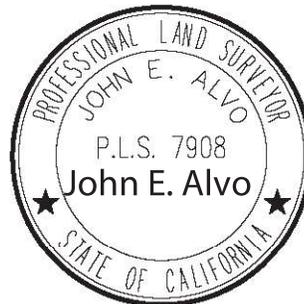
The northwesterly 2.50 feet of the southeasterly 30.00 feet of Lot 2 of Tract No. 26934, in the City of Los Angeles, County of Los Angeles, State of California, as shown on map filed in Book 768, Pages 66 to 68, inclusive, of Maps, in the office of the County Recorder of said County, the northwesterly line of which is coincident with the westerly line of that certain 15.00 feet wide strip of land being described as "W'LY LINE OF A 15' EASEMENT TO THE CITY OF LOS ANGELES FOR PUBLIC UTILITY PURPOSES", as shown on said Tract No. 26934.

The above-described strip of land contains an area of approximately 500 square feet.

Exhibit "B" is attached hereto and made a part hereof.

This legal description was prepared under my direction.

Checked Date:	3/5/2024
<i>RMG/TSK - 3/5/2024</i>	
Henry Bui	Digitally signed by Henry Bui Date: 2024.03.05 09:01:16 -08'00'



Digitally signed by John E. Alvo
 Date: 2024.03.05 09:01:59 -08'00'

Electronic File Path:
 \\Filer03\right-of-way\Projects\RW13883P\Legal Description\L13883P_122-207_
 Q_Power_Facilities_Easement_Lot_2_TR_26934_2024-3-5.doc

PREPARED BY WATER SYSTEM SURVEYS & RIGHT-OF-WAY GROUP

RW13883P

LINE	BEARING	DISTANCE	
L1	S 61°00'50" E	351.75'	
L2	S 28°01'03" W	50.01'	
L3	N 61°00'50" W	27.50'	CALC.
L4	S 28°01'03" W	200.05'	
L5	N 61°02'11" W	2.50'	
L6	N 28°01'03" E	200.05'	
L7	S 61°00'50" E	2.50'	CALC.
L8	N 61°02'11" W	27.50'	

BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS THE CENTERLINE OF WASHINGTON BOULEVARD HAVING A BEARING OF SOUTH 61°00'50" EAST, AS SHOWN ON REFERENCE No. 1

REFERENCES:

- 1 TRACT No. 26934, M.B. 768-66/68
- 2 GRANT DEED REC. NOV. 18, 2020, INST. 20201476030, O.R.
- 3 MARTIN TRACT, M.R. 5-504

ABBREVIATIONS:

AMB	ASSESSOR'S MAP BOOK
APN	ASSESSOR'S PARCEL NUMBER
BK.	BOOK
CL.	CENTERLINE OF
CEFB/C.E.F.B.	CITY ENGINEER'S FIELD BOOK
CALC.	CALCULATED
EX.	EXISTING
FD.	FOUND
FR.	FRACTION OF
INST.	INSTRUMENT NUMBER
LADWP	LOS ANGELES DEPARTMENT OF WATER AND POWER
M.B.	MAP BOOK
M.R.	MISCELLANEOUS RECORDS
O.R.	OFFICIAL RECORDS
POR.	PORTION OF
PT.	PART OF
P.U.	PUBLIC UTILITY
RE	REAL ESTATE
REC.	RECORDED
REF.	REFERENCE
R/W	RIGHT-OF-WAY
SPK.	SPIKE
TR.	TRACT No.
UNO	UNLESS NOTED OTHERWISE
VAR	VARIABLE WIDTH
WS	WATER SYSTEM'S

NOTES:

- 1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND-LEVEL DISTANCES.
- 2. *AREA BASED ON ASSESSOR'S DATA
- 3. BEARINGS AND DISTANCES SHOWN ARE BASED ON REF. No. 1, UNO

PREPARED BY
WATER SYSTEM SURVEYS & RIGHT-OF-WAY GROUP
 ALL DATA SHOWN ARE FOR INTERNAL USE OF THE CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER AND ARE TO BE USED FOR REFERENCE ONLY

CITY OF LOS ANGELES
 COUNTY OF LOS ANGELES
 STATE OF CALIFORNIA

ELECTRONIC FILE PATH: \\filer05\Right-of-Way\Projects\RW13883P\RW_Dwgs\RW13883P_122-207_0_Power_Facilities_Easement_Lot_2_TR_26934_2024-03-05.dwg



REVISIONS				
NUMBER	DATE	INITIALS	LOCATION	DESCRIPTION

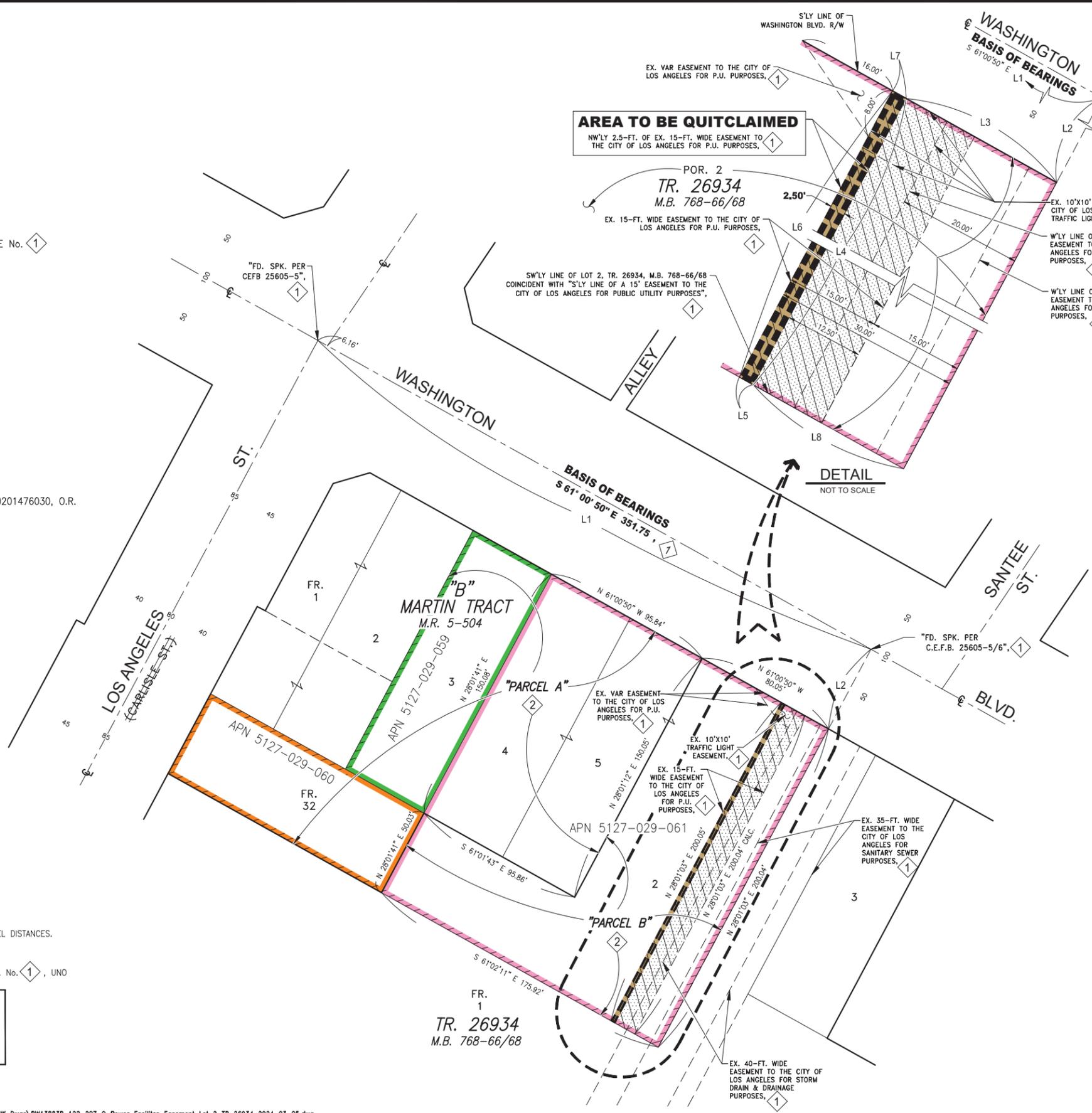
REFERENCES	
SEE ABOVE	DATE

SCALE	AS SHOWN	DATE	APPROVED	DATE

QUITCLAIM PORTION OF EXISTING 15 FEET WIDE POWER FACILITIES EASEMENT WITHIN LOT 2 OF TRACT No. 26934, M.B. 768-66/68
 224 E. WASHINGTON BOULEVARD, LOS ANGELES, CA 90015
 SE/o THE INTERSECTION OF WASHINGTON BOULEVARD AND LOS ANGELES STREET

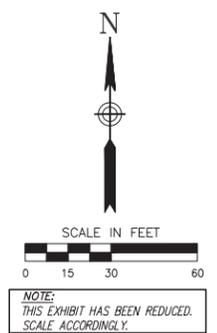
DEPARTMENT OF WATER AND POWER
 WATER ENGINEERING & TECHNICAL SERVICES CITY OF LOS ANGELES

DRAWING NUMBER
RW13883P



LEGEND:

- AREA TO BE QUITCLAIMED = 500± Sq. Ft.**
 NW'LY 2.5-FT. OF EX. 15-FT. WIDE EASEMENT TO THE CITY OF LOS ANGELES FOR PUBLIC UTILITY PURPOSES, WITHIN LOT 2 OF TRACT No. 26934, M.B. 768-66/68 POR. APN 5127-029-061
- EX. 15-FT. WIDE EASEMENT TO THE CITY OF LOS ANGELES FOR PUBLIC UTILITY PURPOSES, WITHIN LOT 2 OF TRACT No. 26934, M.B. 768-66/68 POR. APN 5127-029-061, AREA = 3,000± Sq. Ft.
- REMAINING POR. 15-FT. WIDE EASEMENT TO THE CITY OF LOS ANGELES FOR PUBLIC UTILITY PURPOSES, WITHIN LOT 2 OF TRACT No. 26934, M.B. 768-66/68 POR. APN 5127-029-061, AREA = 2,500± Sq. Ft.
- AREA OF LARGER PARCEL**
 "PARCEL A" AND "PARCEL B", 2 = 49,467± Sq. Ft. OR 1.14± ACRES CALC.
- APN 5127-029-061 = 35,180± Sq. Ft.
 POR. "PARCEL A" AND "PARCEL B"
- APN 5127-029-059 = 7,500± Sq. Ft. CALC.
 POR. "PARCEL A"
- APN 5127-029-060 = 6,787± Sq. Ft. CALC.
 POR. "PARCEL A"



WS R/W No. 13883P
 RE FILE No. P-99361
 WS WO No. TAJ69
 CD No. 9
 CF No. 122-207
 CE MAP No. 123A207
 AMB No. 5127-029
 TBM GRID No. 634-D7

EXHIBIT "B"

DATE: 1/7/20

ALL-PURPOSE 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)
) SS.
COUNTY OF _____)

On _____ before me, _____
Notary Public, personally appeared _____

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 _____

ALL-PURPOSE 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)
) SS.
COUNTY OF _____)

On _____ before me,

Notary Public, personally appeared _____

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 _____