

0150-12436-0001

T R A N S M I T T A L

TO Martin L. Adams, General Manager Los Angeles Department of Water and Power	DATE 12/13/2023	COUNCIL FILE
FROM The Mayor		COUNCIL DISTRICT 12

LOS ANGELES DEPARTMENT OF WATER AND POWER (LADWP) PROPOSED RESOLUTION AUTHORIZING THE EXECUTION OF A GRANT OF RIGHT TO THE CITY OF LOS ANGELES BOARD OF PUBLIC WORKS TO CONSTRUCT, OPERATE, AND MAINTAIN PUBLIC SANITARY SEWERS AND STORM DRAINS UPON REAL PROPERTY WITHIN LADWP'S GRANADA TRUNKLINE RIGHT-OF-WAY ASSOCIATED WITH THE DEVELOPMENT OF TRACT NO. 53177, A RESIDENTIAL DEVELOPMENT IN THE PORTER RANCH NEIGHBORHOOD OF THE CITY OF LOS ANGELES

Transmitted for further processing and Council consideration.
See the City Administrative Officer report attached.


MAYOR
(Carolyn Webb de Macias for)

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: December 13, 2023
To: The Mayor
From: Matthew W. Szabo, City Administrative Officer
Reference: Communication from the Department of Water and Power dated July 13, 2023; referred by the Mayor for report on July 28, 2023
Subject: **LOS ANGELES DEPARTMENT OF WATER AND POWER (LADWP) PROPOSED RESOLUTION AUTHORIZING THE EXECUTION OF A GRANT OF RIGHT TO THE CITY OF LOS ANGELES BOARD OF PUBLIC WORKS TO CONSTRUCT, OPERATE, AND MAINTAIN PUBLIC SANITARY SEWERS AND STORM DRAINS UPON REAL PROPERTY WITHIN LADWP'S GRANADA TRUNKLINE RIGHT-OF-WAY ASSOCIATED WITH THE DEVELOPMENT OF TRACT NO. 53177, A RESIDENTIAL DEVELOPMENT IN THE PORTER RANCH NEIGHBORHOOD OF THE CITY OF LOS ANGELES**

RECOMMENDATION

That the Mayor:

1. Approve the Los Angeles Department of Water and Power (LADWP) proposed Resolution authorizing the Grant of Right to the City of Los Angeles Board of Public Works to construct, operate, and maintain sanitary sewers and storm drains upon certain real property within LADWP's Granada Trunkline Right-of-Way, under the control and management of LADWP, associated with the development of Tract No. 53177, a residential development located in the Porter Ranch neighborhood of City of Los Angeles, County of Los Angeles, California; and
2. Return the proposed Resolution to LADWP for further processing, including Council consideration.

SUMMARY

The Los Angeles Department of Water and Power (LADWP) requests approval of a proposed Resolution and Grant of Right document that will convey to the City of Los Angeles Board of Public Works (Public Works) the right to construct, operate and maintain sanitary sewers and storm drains upon real property under the control and management of LADWP and within LADWP's Granada Trunkline Right-of-Way.

Public Works requested the Grant of Right on behalf of Toll Brothers, Inc. (Toll Brothers / Developer) in association with Toll Brothers' development of Tract No. 53177, a residential development in the Porter Ranch neighborhood of the City of Los Angeles. Upon completion of the development, it is anticipated that LADWP will gain 40 new residential customers.

In accordance with Charter Section 675(d)(2), the proposed resolution and Grant of Right require City Council approval because the conveyance of real property rights held by the Board of Water and Power Commissioners (Board) requires written approval of the City Council. This Office has reviewed the request and recommends approval.

BACKGROUND

On July 13, 2023, the LADWP submitted a proposed Board Resolution requesting the conveyance of a Grant of Right for the Board of Public Works to allow for the construction of sewers and storm drains and their eventual operation and maintenance.

LADWP owns and operates the Granada Trunkline, a major water distribution pipeline in the San Fernando Valley of the City of Los Angeles. The Granada Trunkline is located within and bisects Tract No. 53177, in Porter Ranch, a neighborhood in Council District 12, within the City. The Porter Ranch neighborhood is owned and being developed by Toll Brothers. In 1961, when LADWP purchased the property for development and operation of the Granada Trunkline, the Toll Brothers reserved certain rights, including the right to allow for dedication of easements associated with the future development to the surrounding land.

Reservation of Certain Rights - Currently, the Developer requires the necessary easements for installation and construction of sewer and storm drains specific to its latest development of about 40 residential units in Tract No. 53177. The necessary sewers and storm drains will be installed by Toll Brothers and will be maintained by Public Works. While the parcels where the sewers and storm drains will be located are now owned by LADWP, there is no additional compensation for the easements, because as previously stated, Toll Brothers reserved certain rights to the parcels on which the sewer and drainage improvements would be located at the time of purchase in 1961. It should be noted that the City Council approved and certified the Environmental Impact Report (EIR) for the Developer's project on July 10, 1990.

LADWP staff has reviewed the proposed improvements and the impacts they may have on the Granada Trunkline. LADWP has no objection to the proposed improvements and the long term maintenance and operation of these facilities by Public Works.

Parcels impacted by the Grant of Rights - Portions of Assessor's Parcel Number 2707-001-904 are affected by the Grant of Right. A basic descriptions and snippet of the maps of the affected parcels and proposed location for the sewers and drains are depicted in Diagrams 1 and 2 below and are fully described and detailed in Exhibits "A" through "D" in the Grant of Right document attached to this report:

Diagram 1 is a partial representation of Exhibit B which is attached to the report and reflects the three locations or parcels (circled) where the sanitary sewers will be constructed. As indicated, a more detailed legal description of the parcels are contained with the attachments to the report.

- a. Parcel 1: An eight foot by 68 foot portion, totaling approximately 544 square feet;
- b. Parcel 2: A ten foot by 88 foot portion, totaling approximately 884 square feet; and,
- c. Parcel 3: A 30 foot by 80 foot long portion, totaling approximately 2,470 square feet.

Diagram 1: Map of Three Parcels for Sanitary Sewers

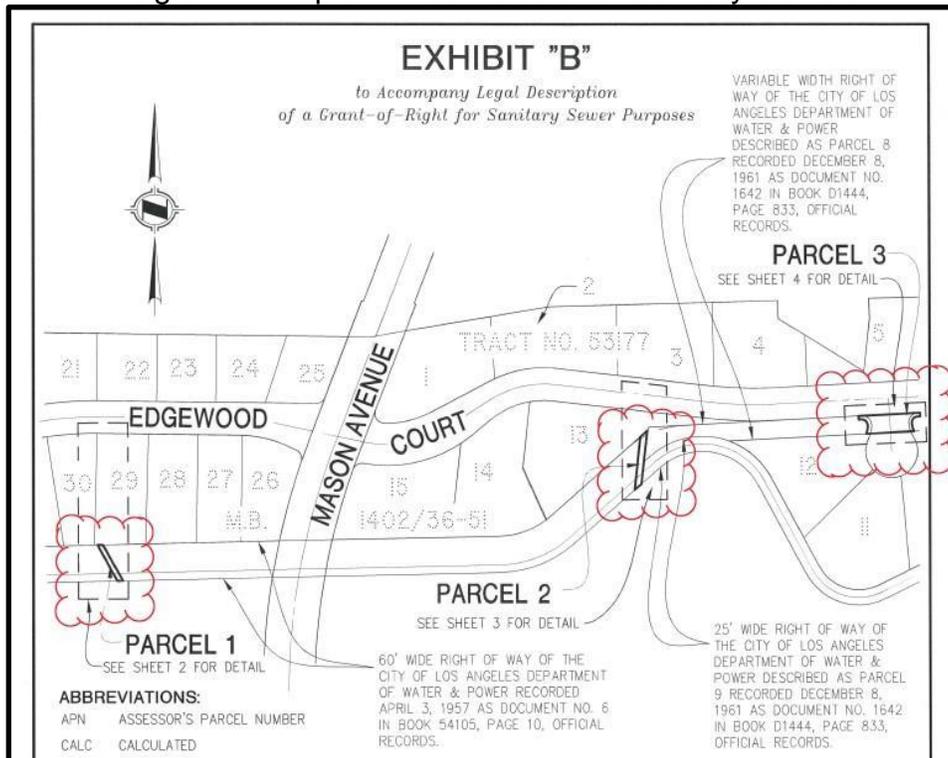
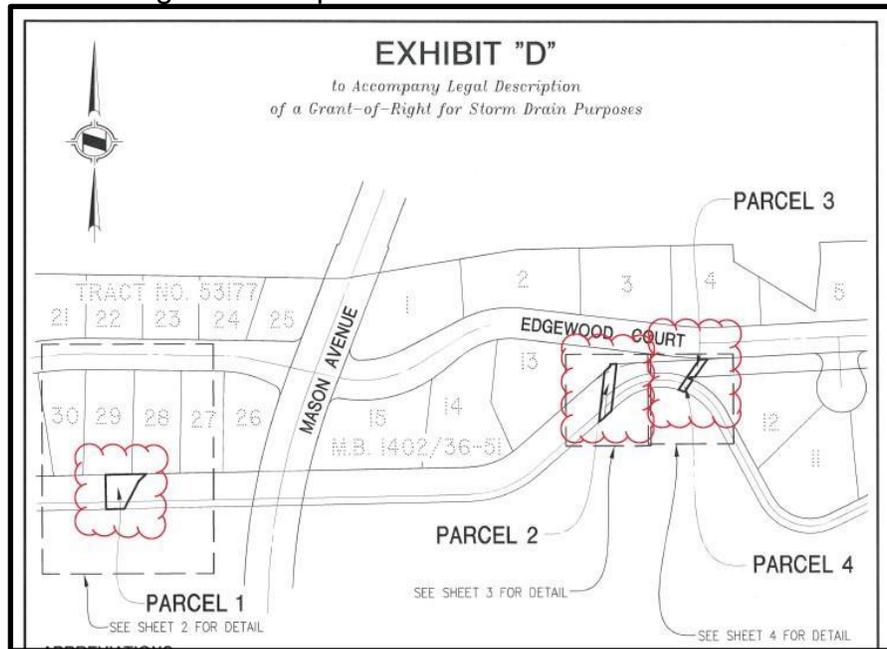


Diagram 2 below is a partial representation of Exhibit D which is attached to the report and reflects the four locations or parcels on which the storm drains will be located. As indicated, a more detailed legal description and expansive map of the parcels are contained in the attachments to the report. It should be noted that the third and fourth storm drains are closely located and appear overlapped on the map in Diagram 2 below:

- a. Parcel 1: A 71 foot x 32 foot portion, totaling approximately 2,941 square feet;
- b. Parcel 2: A 88 foot x 20 foot portion, totaling approximately 1,758 square feet;
- c. Parcel 3: A 38 foot x 14 foot portion, totaling approximately 419 square feet; and,
- d. Parcel 4: A 25 foot x 11 foot portion, totaling approximately 275 square feet.

Diagram 2: Map of Four Parcels for Storm Drains



Alternatives Considered – LADWP considered not executing the Grant of Right. However, doing so would prevent Public Works from being able to operate and maintain the proposed sewers and storm drains which would create a hardship on the development. Additionally, and as indicated by LADWP, the resulting **new 40** residential units will become LADWP customers. Another alternative LADWP considered was granting a license agreement. A license agreement generally is for a specific amount of time and these rights are permanent and thus, a license agreement is not a viable option.

CITY COMPLIANCE

California Environmental Quality Act (CEQA) – The LADWP has determined, subject to Board approval, that this item is in compliance with CEQA Guidelines Sections 15080-15097. In Accordance with CEQA, an EIR was prepared to analyze the impacts associated with the implementation of the Porter Ranch Land Use/Transportation Specific Plan (SCH Number 198850420). On July 10, 1990, Council certified the EIR, adopted the Mitigation Monitoring and Reporting Program, Findings of Fact and Statement of Overriding Considerations, and approved the project.

The City Attorney has approved the proposed resolution and Grant of Right as to form. In accordance with Charter Section 675(d)(2), the Grant of Right requires City Council approval because no real property or any rights or interests in real property held by the Board shall be sold, leased or otherwise disposed of, or in any manner withdrawn from its control, unless by written instrument authorized by the Board, and approved by City Council.

FISCAL IMPACT STATEMENT

There is no impact on the City General Fund and no immediate impact to LADWP Special Funds based on the proposed conveyance because, as part of its purchase from Toll Brothers in 1961, the rights and dedication of easements associated with the future development of surrounding land were preserved. LADWP should experience new revenues from the potential 40 new residential units but that amount is unknown at this time.

MWS/PJH/JVW/JCY:CMM:10240030

Attachments - LADWP July 13, 2023 Report; July 13, 2023 Board Correspondence, Resolution, and Grant of Right

July 13, 2023

The Honorable Karen Bass
Mayor, City of Los Angeles
Room 303, City Hall
Mail Stop: 370

Attention: Ms. Heleen Ramirez, Legislative Coordinator

Dear Mayor Bass:

Subject: Grant of Right to City of Los Angeles Board of Public Works for Sanitary Sewer and Storm Drain Purposes – LADWP File No. W--102119

In accordance with Executive Directive No. 4, enclosed is a copy of a Board letter and supporting documents recommending approval and transmittal to the Los Angeles City Council of a Grant of Right to City of Los Angeles Board of Public Works for Sanitary Sewer and Storm Drain Purposes within LADWP's Granada Trunkline Right of Way Located South of the 118 Freeway, between Porter Ranch Drive and Rinaldi Street, Granada Hills, California.

It is respectfully requested that your office complete its review as soon as possible. Once the required City Administrative Officer report has been received, the matter will be scheduled for action by the Los Angeles Board of Water and Power Commissioners and forwarded to the Los Angeles City Council for final consideration.

Please contact Mr. Matthew A. Hale, Director of Legislative and Intergovernmental Affairs at (213) 367-0751 upon completion of the review, if the review will take longer than 30 days, or if there are any questions regarding this item.

Sincerely,



Martin L. Adams
General Manager and Chief Engineer

SM:jc

Enclosures

c/enc: Mr. Luis Gutierrez, Office of the Mayor
Dr. Frederick H. Pickel, Office of Public Accountability
Board of Water and Power Commissioners
Mr. Matthew A. Hale



RESOLUTION NO. _____

BOARD LETTER APPROVAL



ANSELMO G. COLLINS
Senior Assistant General Manager -
Water System



ARAM BENYAMINI
Chief Operating Officer

MARTIN L. ADAMS
General Manager and Chief Engineer

DATE: July 13, 2023

SUBJECT: Grant of Right to City of Los Angeles Board of Public Works for Sanitary Sewer and Storm Drain Purposes – LADWP File No. W-102119

SUMMARY

Real Estate Services is requesting approval of a Grant of Right document, LADWP File No. W-102119, that will convey rights to the City of Los Angeles Board of Public Works (Public Works) to construct, operate, and maintain sanitary sewers and storm drains within LADWP's Granada Trunkline Right-of-Way. The Grant of Right was requested by Public Works, on behalf of Toll Brothers, Inc. (Developer), and associated with the development of Tract No. 53177, a residential development in the Porter Ranch neighborhood of the City of Los Angeles.

City Council approval is required in accordance to Charter Section 675(d)(2).

RECOMMENDATION

LADWP recommends that the Board of Water and Power Commissioners (Board) adopt the attached Resolution approving and authorizing the execution of the Grant of Right document, subject to City Council approval.

ALTERNATIVES CONSIDERED

The following alternatives were considered:

- Not executing the Grant of Right - If LADWP does not execute the Grant of Right, Public Works would not be able to operate and maintain the proposed sewers and storm drains creating a hardship on the development.
- Granting a License Agreement – A license agreement generally is for a specific period, whereas, these rights are permanent. Therefore, granting a license agreement is not a viable alternative considering their long-term operation and maintenance needs.

FINANCIAL INFORMATION

There is no cost to LADWP to execute the Grant of Right. LADWP will gain up to 40 new residential customers through development of the housing tract.

LADWP purchased the property in 1961 for development and operation of LADWP's Granada Trunkline. As part of the transaction, the Developer reserved certain rights to allow for the dedication of easements associated with the future development of the surrounding land. This provides the Developer right to dedicate these easements, therefore no compensation is being requested.

BACKGROUND

The Grant of Right for these easements is located within the LADWP's Granada Trunkline Right of Way in the Northwestern section of the San Fernando Valley. The Developer still owns large portions of this area commonly referred to as Porter Ranch. LADWP originally purchased this Right of Way from Developer in the 1960's and has worked with the Developer accommodating similar housing projects.

LADWP's Water Distribution Staff has reviewed the proposed improvements and the impacts they may have to the Granada Trunkline. Subject to executing the Grant of Right and conveying the long-term maintenance and operation responsibilities of these facilities to Public Works, LADWP Water Distribution Staff has no objection to the proposed improvements.

ENVIRONMENTAL DETERMINATION

Determine item is in compliance with California Environmental Quality Act (CEQA) Guidelines Sections 15080-15097 (EIR adopted by Los Angeles City Council on July 10, 1990). In accordance with CEQA, an Environmental Impact Report (EIR) was prepared to analyze the impacts associated with the implementation of the Porter Ranch Land Use/Transportation Specific Plan (SCH Number 198850420). On July 10, 1990, the Los Angeles City Council certified the EIR; adopted the Mitigation Monitoring and Reporting Program, Findings of Fact and Statement of Overriding Considerations, and approved the project.

CITY ATTORNEY

The Office of the City Attorney has reviewed and approved the Resolution and Grant of Right as to form and legality.

ATTACHMENTS

- Resolution
- Grant of Right

WHEREAS, the Los Angeles Department of Water and Power (LADWP) owns and operates the Granada Trunk Line, a major water distribution pipeline located in the northern San Fernando Valley; and

WHEREAS, Toll Brothers, Inc. (Developer), a residential homebuilder, owns and is developing Tract 53177 in the Porter Ranch area of the City of Los Angeles; and

WHEREAS, LADWP's Granada Trunk Line is located within, and bisects Tract 53177; and

WHEREAS, the City of Los Angeles Board of Public Works, has requested, on behalf of Developer, a Grant of Right to construct, operate, and maintain a public sanitary sewer and storm drains over and across LADWP's Granada Trunk Line; and

WHEREAS, the Grant of Right is legally described in Exhibits A, B, C, and D, attached hereto and incorporated by this reference; and

WHEREAS, LADWP Staff has reviewed and approved the location of the proposed public infrastructure facilities, and determined they will not impact LADWP operations; and

WHEREAS, pursuant to Los Angeles City Charter Section 675(d)(2), approval of the Los Angeles City Council is required for LADWP to convey this Grant of Right.

NOW, THEREFORE, BE IT RESOLVED that, subject to City Council approval, the Board hereby approves and authorizes the execution of the Grant of Right, approved as to form and legality by the City Attorney.

BE IT FURTHER RESOLVED that the Los Angeles City Council is requested to approve said Agreement as provided in Los Angeles City Charter Section 675(d)(2).

BE IT FURTHER RESOLVED that the President or Vice President, the General Manager, or such person as the General Manager shall designate in writing, and the Secretary, Assistant Secretary, or the Acting Secretary of the Board are hereby authorized and directed to execute said Grant of Right for and on behalf of LADWP upon approval by the City Council pursuant to City Charter Section 675(d)(2).

I HEREBY CERTIFY that the foregoing is a full, true, and correct copy of the Resolution adopted by the Board of Water and Power Commissioners of the City of Los Angeles at its meeting

Secretary

APPROVED AS TO FORM AND LEGALITY
HYDEE FELDSTEIN SOTO, CITY ATTORNEY

AUG 24 2023
BY _____
TIMOTHY J. CHUNG
ASSISTANT CITY ATTORNEY

GRANT OF RIGHT

THE CITY OF LOS ANGELES, a municipal corporation, and the DEPARTMENT OF WATER AND POWER OF THE CITY OF LOS ANGELES, (Grantor) hereby grants unto the BOARD OF PUBLIC WORKS OF THE CITY OF LOS ANGELES (Grantee) the right to construct, operate, and maintain a public sanitary sewer and storm drains upon certain real property owned by the City of Los Angeles and under the management and control of the Department of Water and Power in the City of Los Angeles, County of Los Angeles, State of California, more particularly as:

LEGAL DESCRIPTION

SEE EXHIBITS A and C

(a) Said right shall be exercised jointly with the reserved right of the Department of Water and Power to operate and maintain water facilities upon said real property, and all use and

improvement of the same by the grantee shall be in such manner as shall not in anywise interfere with or endanger any works, facilities, or operations of the Grantor, and in the event any works or facilities, of the Grantor shall be relocated, augmented, or otherwise changed to accommodate the exercise of the right herein granted, Grantee shall reimburse Grantor for any and all costs incurred in that connection.

(b) Grantee agrees to promptly pay, reimburse, cover, and/or otherwise be financially responsible to the Grantor for, any and all costs arising in any manner by reason of, or incidental to, or in any way related to the Grantee's constructing, operating, and maintaining a public sanitary sewer and storm drains, to include claims, losses, demands, expenses, damage to property of either party hereto or liability to third parties. Grantee shall not be responsible for the active negligence or willful misconduct of Grantor.

Dated _____

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

By _____
MARTIN L. ADAMS
General Manager and Chief Engineer

Date: _____

And _____
CHANTE L. MITCHELL
Board Secretary

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

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 Los Angeles)

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 Los Angeles)

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 _____

EXHIBIT "A"

LEGAL DESCRIPTION

**OF A GRANT OF RIGHT FOR SANITARY SEWER PURPOSES
PORTION OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 16 WEST, IN THE RANCHO
EX-MISSION DE SAN FERNANDO, BK. 1, PP. 605-606, OF PATENTS
W/O THE INTERSECTION OF MASON AVENUE AND EDGEWOOD COURT**

Parcel 1-Portion of Assessor's Parcel No. 2707-001-904

A strip of land 8.00 feet wide, in the City of Los Angeles, County of Los Angeles, State of California, being that portion of Section 8, Township 2 North, Range 16 West, in the Rancho Ex-Mission de San Fernando, as per map filed in Book 1, Pages 605 and 606, of Patents in the Office of the Registrar-Recorder/County Clerk of said County, lying within that certain strip of land, 60 feet wide, as described in Deed to the City of Los Angeles Department of Water and Power, recorded April 3, 1957 as Document No. 6 in Book 54105, Page 10 of Official Records of said office of the Registrar-Recorder/County Clerk, the northeasterly line of said 8.00 feet wide strip being described as follows:

Commencing at the northwest corner of Lot 29 of Tract No. 53177, in said City, as shown on map recorded in Book 1402, Pages 36 through 51, inclusive, of Maps, in said Office of the Registrar-Recorder/County Clerk, said corner also being the northerly terminus of that certain course along the westerly line of said Lot shown as "N01°27'41"E 184.71"; thence along the westerly line of said Lot, South 1°27'41" West 159.84 feet; thence leaving said westerly line, South 29°14'09" East 28.12 feet to a point on the southerly line of said Lot having a bearing of N88°44'20"E as shown on said Tract, said southerly line is also coincident with the northerly line of said 60 feet wide strip of land having a bearing of S88°43'10"W, as described in said Deed recorded in Book 54105, Page 10, said point being the **True Point of Beginning**; thence continuing South 29°14'09" East 67.94 feet to the Point of Terminus lying on the southerly line of said 60 feet wide strip of land having a bearing of N88°44'10"E as shown on said Tract. The southwesterly line of said 8.00 feet wide strip shall be prolonged or shortened so as to begin at said southerly line of Lot 29, and to terminate at said southerly line of said 60 feet wide strip of land.

Revised: September 29, 2022
July 21, 2020
WO No. 1443-3177L
Page 1 of 5
H&A Legal No. 9799
By: K. Vo
Checked By: R. Wheeler

EXHIBIT "A" CONTINUED

LEGAL DESCRIPTION

**OF A GRANT OF RIGHT FOR SANITARY SEWER PURPOSES
PORTION OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 16 WEST, IN THE RANCHO
EX-MISSION DE SAN FERNANDO, BK. 1, PP. 605-606, OF PATENTS
SE/O THE INTERSECTION OF MASON AVENUE AND EDGEWOOD COURT**

The above-described strip of land contains an area of 544 square feet, more or less.

As shown on Exhibit "B" and by this reference made a part hereof.

Parcel 2-Portion of Assessor's Parcel No. 2707-001-904

A strip of land 10.00 feet wide, in the City of Los Angeles, County of Los Angeles, State of California, being that portion of Section 8, Township 2 North, Range 16 West, in the Rancho Ex-Mission de San Fernando, as per map recorded in Book 1, Pages 605 and 606, of Patents in the Office of the Registrar-Recorder/County Clerk of said County, lying within that certain strip of land, 60.00 feet wide, described in Deed to the City of Los Angeles Department of Water and Power recorded April 3, 1957 as Document No. 6 in Book 54105, Page 10, of Official Records of said office of the Registrar-Recorder/County Clerk, the easterly line of said 10.00 feet wide strip being described as follows:

Commencing at the westerly terminus of that certain course "N86°58'58"E 209.07'" shown as the southerly line of Lot 13 of Tract No. 53177, in said City, as shown on map recorded in Book 1402, Pages 36 through 51, inclusive, of Maps, in said Office of the Registrar-Recorder/County Clerk; thence along the southerly and southeasterly lines of said Lot 13 through the following two courses:

1. South 6°32'57" West 3.91 feet, and
2. South 49°02'20" West 2.76 feet to the **True Point of Beginning**, said southeasterly line is coincident with the northerly line of said 60 feet wide strip of land having a bearing of S49°01'18"W, as described in said Deed recorded in Book 54105, Page 10;

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EXHIBIT "A" CONTINUED

LEGAL DESCRIPTION

**OF A GRANT OF RIGHT FOR SANITARY SEWER PURPOSES
PORTION OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 16 WEST, IN THE RANCHO
EX-MISSION DE SAN FERNANDO, BK. 1, PP. 605-606, OF PATENTS
SE/O THE INTERSECTION OF MASON AVENUE AND EDGEWOOD COURT**

thence South 6°19'09" West 88.44 feet to the Point of Terminus lying on the southeasterly line of said 60 feet wide strip of land having a bearing of N49°02'20"E, as shown on said Tract.

The westerly line of said 10.00 feet wide strip shall be prolonged or shortened so as to begin at the southeasterly line of that certain 60 feet wide strip of land as described in said Deed recorded as Document No. 6, shown on said Tract as having a bearing of N49°02'20"E, and to terminate northerly in the southeasterly line of said Lot 13, shown on said Tract as having a bearing of N49°02'20"E.

The above-described strip of land contains an area of 884 square feet, more or less.

As shown on Exhibit "B" and by this reference made a part hereof.

Parcel 3-Portion of Assessor's Parcel No. 2707-001-904

That certain parcel of land in the City of Los Angeles, County of Los Angeles, State of California, being that portion of Section 8, Township 2 North, Range 16 West, in the Rancho Ex-Mission de San Fernando, as per map recorded in Book 1, Pages 605 and 606, of Patents in the Office of the Registrar-Recorder/County Clerk of said County, lying within Parcel 8 of that certain Deed to the City of Los Angeles Department of Water and Power recorded as Document No. 1642 in Book D1444, Page 833 of Official Records of said office of the Registrar-Recorder/County Clerk, described as follows:

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EXHIBIT "A" CONTINUED

LEGAL DESCRIPTION

**OF A GRANT OF RIGHT FOR SANITARY SEWER PURPOSES
PORTION OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 16 WEST, IN THE RANCHO
EX-MISSION DE SAN FERNANDO, BK. 1, PP. 605-606, OF PATENTS
SE/O THE INTERSECTION OF MASON AVENUE AND EDGEWOOD COURT**

Commencing at the intersection of the centerline of Edgewood Court, a Private Street, 54.00 feet wide, with the centerline of Woodcrest Court, a Private Street, variable width, as shown on Tract No. 53177, in said city, as shown on map recorded in Book 1402, Pages 36 through 51, inclusive, of Maps, in said Office of the Registrar-Recorder/County Clerk; thence along said centerline of Edgewood Court, North $86^{\circ}58'58''$ East 52.00 feet; thence perpendicular from said centerline South $3^{\circ}01'02''$ East 27.00 feet to the **True Point of Beginning** lying on the northerly line of said Parcel 8 having a bearing and distance of $N86^{\circ}57'55''E$ 676.34', as described in said Deed recorded as Document No. 1642, said northerly line is coincident with the southerly right of way line of said Edgewood Court as shown on said Tract; thence continuing South $3^{\circ}01'02''$ East 6.00 feet; thence perpendicular from said line, South $86^{\circ}58'58''$ West 5.00 feet to the beginning of a curve concave southeasterly having a radius of 10.00 feet; thence westerly, southwesterly and southerly 15.76 feet along said curve through a central angle of $90^{\circ}16'45''$ to the beginning of a compound curve concave easterly having a radius of 35.00 feet; thence southerly 14.37 feet along said curve through a central angle of $23^{\circ}31'00''$ to the southerly line of said Parcel 8 having a bearing of $N86^{\circ}58'55''E$, as shown on said Tract; thence along said southerly line and non-tangent from said curve South $86^{\circ}58'58''$ West 79.95 feet to the beginning of a non-tangent curve concave westerly having a radius of 35.00 feet, a radial line to the beginning of said curve bears South $69^{\circ}13'17''$ East; thence leaving said southerly line, northerly 14.37 feet along last said curve through a central angle of $23^{\circ}31'00''$ to the beginning of a compound curve concave southwesterly having a radius of 10.00 feet; thence northerly, northwesterly and westerly 15.76 feet along last said curve through a central angle of $90^{\circ}16'45''$; thence South $86^{\circ}58'58''$ West 5.00 feet; thence perpendicular from said line, North $3^{\circ}01'02''$ West 6.00 feet to said northerly line of said Parcel 8

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EXHIBIT "A" CONTINUED

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OF A GRANT OF RIGHT FOR SANITARY SEWER PURPOSES
PORTION OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 16 WEST, IN THE RANCHO
EX-MISSION DE SAN FERNANDO, BK. 1, PP. 605-606, OF PATENTS
SE/O THE INTERSECTION OF MASON AVENUE AND EDGEWOOD COURT

and said southerly right of way line of Edgewood Court; thence along said northerly line, North 86°58'58" East 104.00 feet to said **True Point of Beginning**.

The above-described parcel of land contains an area of 2,470 square feet, more or less.

As shown on Exhibit "B" and by this reference made a part hereof.

This legal description was prepared by me or under my direction:



Robert L. Wheeler IV, L.S. 8639

Date: 09/29/2022



<p>Reviewed by <i>Fred Ford</i> 10/14/2022 <i>TCU</i></p> <p>Surveys & Right-of-Way Group Water Engineering & Technical Services City of Los Angeles Department of Water and Power</p> <p><i>J. Blah</i> 10/14/2022</p> <p>Senior Survey Supervisor Date</p>

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H&A Legal No. 9799
By: K. Vo
Checked By: R. Wheeler

EXHIBIT "B"

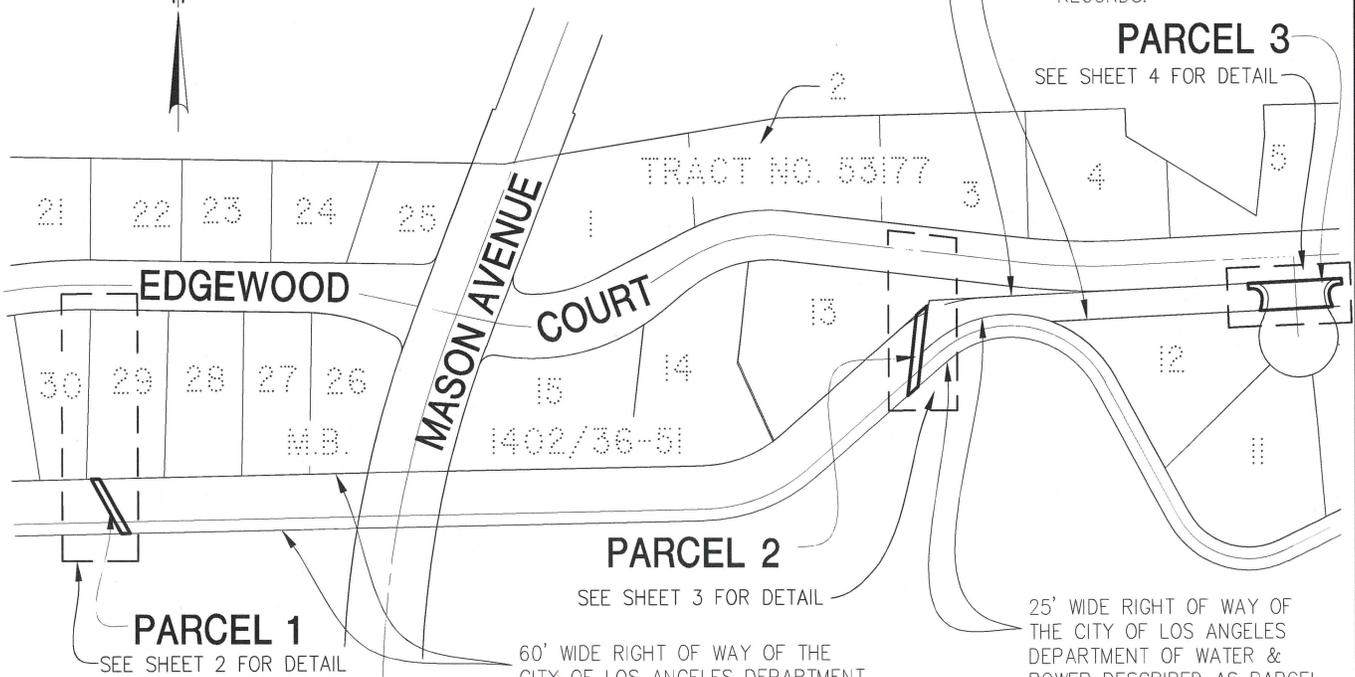
to Accompany Legal Description
of a Grant-of-Right for Sanitary Sewer Purposes

VARIABLE WIDTH RIGHT OF WAY OF THE CITY OF LOS ANGELES DEPARTMENT OF WATER & POWER DESCRIBED AS PARCEL 8 RECORDED DECEMBER 8, 1961 AS DOCUMENT NO. 1642 IN BOOK D1444, PAGE 833, OFFICIAL RECORDS.



PARCEL 3

SEE SHEET 4 FOR DETAIL



PARCEL 1

SEE SHEET 2 FOR DETAIL

PARCEL 2

SEE SHEET 3 FOR DETAIL

60' WIDE RIGHT OF WAY OF THE CITY OF LOS ANGELES DEPARTMENT OF WATER & POWER RECORDED APRIL 3, 1957 AS DOCUMENT NO. 6 IN BOOK 54105, PAGE 10, OFFICIAL RECORDS.

25' WIDE RIGHT OF WAY OF THE CITY OF LOS ANGELES DEPARTMENT OF WATER & POWER DESCRIBED AS PARCEL 9 RECORDED DECEMBER 8, 1961 AS DOCUMENT NO. 1642 IN BOOK D1444, PAGE 833, OFFICIAL RECORDS.

ABBREVIATIONS:

- APN ASSESSOR'S PARCEL NUMBER
- CALC CALCULATED
- ⊕ CENTERLINE
- M.B. MAP BOOK
- P.O.C. POINT OF COMMENCEMENT
- PCC POINT OF COMPOUND CURVE
- RAD RADIAL
- S.F. SQUARE FEET
- T.P.O.B. TRUE POINT OF BEGINNING



Reviewed by *[Signature]* 10/14/2022 *TCU*
Surveys & Right-of-Way Group
Water Engineering & Technical Services
City of Los Angeles Department of Water and Power
[Signature] 10/14/2022
 Senior Survey Supervisor Date

[Signature] 09/29/2022
 ROBERT L. WHEELER IV, L.S. NO. 8639 DATE

HUNSAKER & ASSOCIATES
 IRVINE, INC.
 PLANNING ■ ENGINEERING ■ SURVEYING
 Three Hughes ■ Irvine, CA 92618 ■ PH: (949) 583-1010 ■ FX: (949) 583-0759

EXHIBIT "B"

CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: 3/23/2020	REV. DATE: 9/29/2022	.DWG By: R. JESUS	CK'd By: R. WHEELER	SCALE: 1" = 200'	W.O. 1443-3177L
FILE: I:\Porter Ranch\LD\9799-SS\SHT01.dwg				H&A LEGAL No. 9799	SHEET 1 OF 4

EXHIBIT "B" CONTINUED

to Accompany Legal Description
of a Grant-of-Right for Sanitary Sewer Purposes



EDGEWOOD

P.O.C.

COURT

(PRIVATE STREET)

TRACT NO. 53177

31

30

29

28

APN 2707-001-049

M.B. 1402 / 36-51

(N01°27'41"E 184.71')
(S01°27'41"W 159.84')

T.P.O.B.

N88°44'10"E
85.10'

70.72'

S29°14'09"E
96.06'

PARCEL 1

AREA=544± S.F.

PORTION OF
APN 2707-001-904

47.5'
60'
12.5'

47.5'

S88°44'10"W 9.06'

POINT OF TERMINUS

60' WIDE RIGHT OF WAY OF THE CITY OF LOS ANGELES DEPARTMENT OF WATER & POWER RECORDED APRIL 3, 1957 AS DOCUMENT NO. 6 IN BOOK 54105, PAGE 10, OFFICIAL RECORDS.

Reviewed by *[Signature]* 10/14/2022 *tau*

Surveys & Right-of-Way Group

Water Engineering & Technical Services

City of Los Angeles Department of Water and Power

Senior Survey Supervisor

Date

REFERENCE: SHEET 8 OF 16 OF TRACT NO. 53177, M.B. 1402/36-51



HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ■ ENGINEERING ■ SURVEYING
Three Hughes ■ Irvine, CA 92618 ■ PH: (949) 583-1010 ■ FX: (949) 583-0759

EXHIBIT "B"

CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: 3/23/2020 REV. DATE: 9/29/2022 DWG. By: R. JESUS

CK'd By: R. WHEELER

SCALE: 1" = 40'

W.O. 1443-3177L

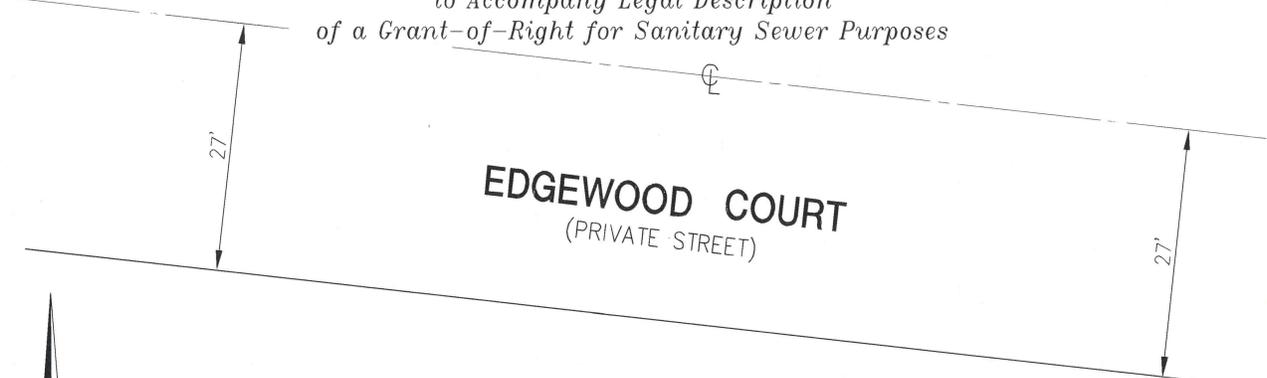
FILE: I:\Porter Ranch\LD\9799-SS\SHT02.dwg

H&A LEGAL No. 9799

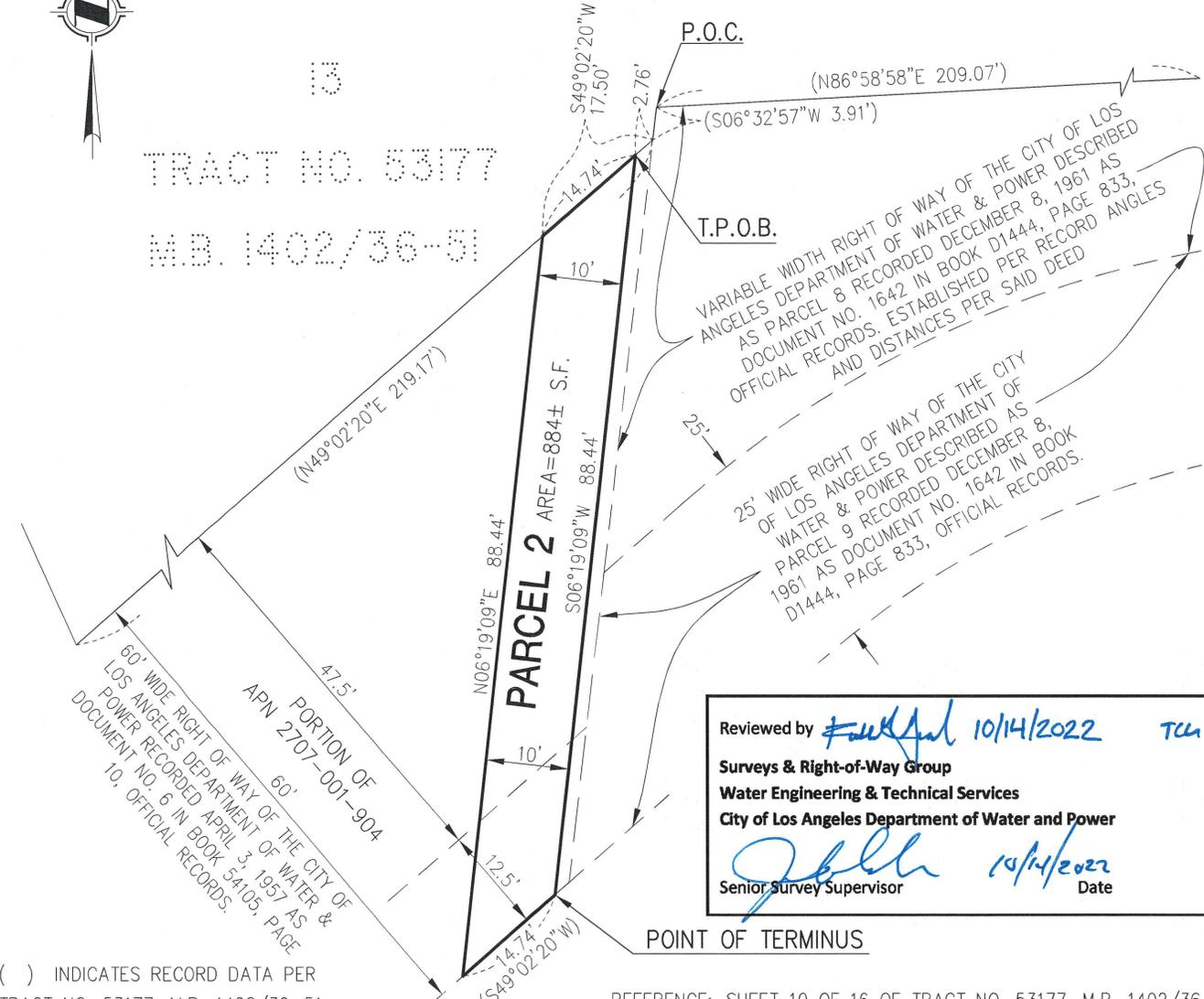
SHEET 2 OF 4

EXHIBIT "B" CONTINUED

to Accompany Legal Description
of a Grant-of-Right for Sanitary Sewer Purposes



13
TRACT NO. 53177
M.B. 1402/36-51



Reviewed by *[Signature]* 10/14/2022 TCU
 Surveys & Right-of-Way Group
 Water Engineering & Technical Services
 City of Los Angeles Department of Water and Power
[Signature] 10/14/2022
 Senior Survey Supervisor Date

() INDICATES RECORD DATA PER
TRACT NO. 53177, M.B. 1402/36-51

REFERENCE: SHEET 10 OF 16 OF TRACT NO. 53177, M.B. 1402/36-51

HUNSAKER & ASSOCIATES
 IRVINE, INC.
 PLANNING ■ ENGINEERING ■ SURVEYING
 Three Hughes ■ Irvine, CA 92618 ■ PH: (949) 583-1010 ■ FX: (949) 583-0759

DATE: 3/23/2020 REV. DATE: 9/29/2022 DWG. By: R. JESUS
 CK'd By: R. WHEELER

FILE: I:\Porter Ranch\LD\9799-SS\SHT03.dwg

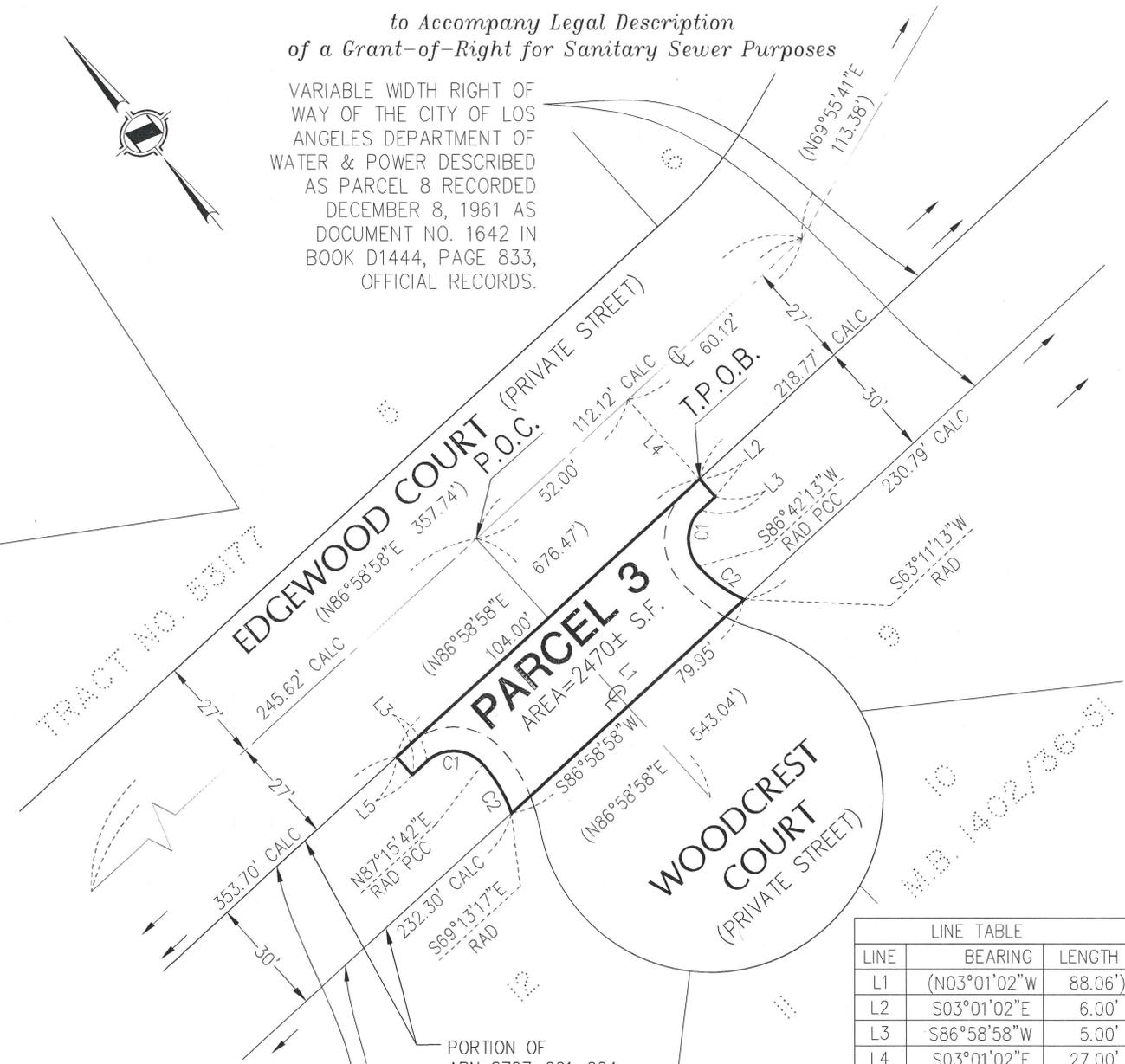
EXHIBIT "B"
 CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SCALE: 1" = 20'
 W.O. 1443-3177L
 H&A LEGAL No. 9799 SHEET 3 OF 4

EXHIBIT "B" CONTINUED

to Accompany Legal Description
of a Grant-of-Right for Sanitary Sewer Purposes

VARIABLE WIDTH RIGHT OF WAY OF THE CITY OF LOS ANGELES DEPARTMENT OF WATER & POWER DESCRIBED AS PARCEL 8 RECORDED DECEMBER 8, 1961 AS DOCUMENT NO. 1642 IN BOOK D1444, PAGE 833, OFFICIAL RECORDS.



TRACT NO. 53177

M.B. 1402/36-51

PORTION OF APN 2707-001-904

VARIABLE WIDTH RIGHT OF WAY OF THE CITY OF LOS ANGELES DEPARTMENT OF WATER & POWER DESCRIBED AS PARCEL 8 RECORDED DECEMBER 8, 1961 AS DOCUMENT NO. 1642 IN BOOK D1444, PAGE 833, OFFICIAL RECORDS.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°16'45"	10.00'	15.76'
C2	23°31'00"	35.00'	14.37'

LINE TABLE		
LINE	BEARING	LENGTH
L1	(N03°01'02"W	88.06')
L2	S03°01'02"E	6.00'
L3	S86°58'58"W	5.00'
L4	S03°01'02"E	27.00'
L5	N03°01'02"W	6.00'

() INDICATES RECORD DATA PER TRACT NO. 53177, M.B. 1402/36-51
REFERENCE: SHEET 11 OF 16 OF TRACT NO. 53177, M.B. 1402/36-51

Reviewed by *Fred Frank* 10/14/2022 *TCU*
Surveys & Right-of-Way Group
Water Engineering & Technical Services
City of Los Angeles Department of Water and Power
J. Kinnie 10/14/2022
 Senior Survey Supervisor Date

HUNSAKER & ASSOCIATES
 IRVINE, INC.
 PLANNING ■ ENGINEERING ■ SURVEYING
 Three Hughes ■ Irvine, CA 92618 ■ PH: (949) 583-1010 ■ FX: (949) 583-0759

EXHIBIT "B"
 CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: 3/23/2020	REV. DATE: 9/29/2022	DWG By: C.T./ K. VO	CK'd By: J. KINNIE	SCALE: 1"=40'	W.O. 1443-3177L
FILE: I:\Porter Ranch\LD\9799-SS\SH04.dwg				H&A LEGAL No. 9799	SHEET 4 OF 4

EXHIBIT "C"

LEGAL DESCRIPTION

**OF A GRANT OF RIGHT FOR STORM DRAIN PURPOSES
PORTION OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 16 WEST, IN THE RANCHO
EX-MISSION DE SAN FERNANDO, BK. 1, PP. 605-606, OF PATENTS
SW/O THE INTERSECTION OF MASON AVENUE AND EDGEWOOD COURT**

Parcel 1-Portion of Assessor's Parcel No. 2707-001-904

That certain parcel of land in the City of Los Angeles, County of Los Angeles, State of California, being that portion of Section 8, Township 2 North, Range 16 West, in the Rancho Ex-Mission de San Fernando, as per map recorded in Book 1, Pages 605 and 606, of Patents in the Office of the Registrar-Recorder/County Clerk of said County, lying within that certain 60.00 feet wide strip described in the Deed to the City of Los Angeles Department of Water and Power recorded April 3, 1957 as Document No. 6 in Book 54105, Page 10 of Official Records of said office of the Registrar-Recorder/County Clerk, described as follows:

Commencing at the northeasterly corner of Lot 29 of Tract No. 53177 in the City of Los Angeles, recorded in Book 1402, Pages 36 through 51, inclusive, of Maps, in said Office of the Registrar-Recorder/County Clerk, said corner also being the northerly terminus of that certain course "N01°27'41"E 181.70" shown as the easterly line of said Lot; thence along said easterly line, South 1°27'41" West 114.96 feet; thence leaving said easterly line, South 88°44'10" West 18.51 feet; thence South 31°53'31" West 55.74 feet; thence South 0°48'11" East 20.00 feet to the **True Point of Beginning** lying on the southerly line of said Lot, said southerly line also being coincident with the northerly line of said 60.00 feet wide strip of land, the bearing of said southerly line being shown on said Tract as "N 88°44'10" E"; thence along said southerly line and the southerly line of Lot 28 of said Tract, North 88°44'10" East 71.28 feet; thence leaving said southerly line South 47°21'32" West 17.37 feet; thence South 27°22'44" West 55.28 feet to the southerly line of said 60 feet wide strip of land having a bearing of "N 88°44'10" E", as shown on said Tract; thence along last said southerly line, South 88°44'10" West 32.23 feet;

Revised: September 28, 2022
April 7, 2020
WO No. 1443-3177L
Page 1 of 6
H&A Legal No. 9798
By: K. Kouchi
Checked By: R. Wheeler

EXHIBIT "C" CONTINUED

LEGAL DESCRIPTION

**OF A GRANT OF RIGHT FOR STORM DRAIN PURPOSES
PORTION OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 16 WEST, IN THE RANCHO
EX-MISSION DE SAN FERNANDO, BK. 1, PP. 605-606, OF PATENTS
SE/O THE INTERSECTION OF MASON AVENUE AND EDGEWOOD COURT**

thence leaving said southerly line, North 00°48'11" West 60.00 feet to said **True Point of Beginning**.

The above-described parcel of land contains an area of 2,941 square feet, more or less.

As shown on Exhibit "D" and by this reference made a part hereof.

Parcel 2-Portion of Assessor's Parcel No. 2707-001-904

A strip of land 20.00 feet wide, in the City of Los Angeles, County of Los Angeles, State of California, being those portions of Section 8, Township 2 North, Range 16 West, in the Rancho Ex-Mission de San Fernando, as per map recorded in Book 1, Pages 605 and 606, of Patents in the Office of the Registrar-Recorder/County Clerk of said County, lying within those certain parcels of land as described in Deed to the City of Los Angeles Department of Water and Power recorded April 3, 1957 as Document No. 6 in Book 54105, Page 10, and Deed to the City of Los Angeles Department of Water and Power recorded December 8, 1961 as Document No. 1642 in Book D1444, Page 833, both of Official Records of said office of the Registrar-Recorder/County Clerk, the easterly line of said strip being described as follows:

Commencing at the westerly terminus of that certain course " N 86°58'58" E 209.07' " shown as the southerly line of Lot 13 of Tract No. 53177, in said City, as shown on map recorded in Book 1402, Pages 36 through 51, inclusive, of Maps, in said Office of the Registrar-Recorder/County Clerk, said southerly line is coincident with the northerly line of Parcel 8 having a bearing and distance of North 86°57'55" East 676.35', as described in said deed recorded as Document No. 1642; thence along said southerly line, North 86°58'58" East 10.75 feet to the **True Point of Beginning**; thence leaving said southerly line, South 6°19'09" West 82.59 feet to the Point of

*Revised: October 5, 2022
April 7, 2020
WO No. 1443-3177L
Page 2 of 6
H&A Legal No. 9798
By: K. Kouchi
Checked By: R. Wheeler*

EXHIBIT "C" CONTINUED

LEGAL DESCRIPTION

**OF A GRANT OF RIGHT FOR STORM DRAIN PURPOSES
PORTION OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 16 WEST, IN THE RANCHO
EX-MISSION DE SAN FERNANDO, BK. 1, PP. 605-606, OF PATENTS
SE/O THE INTERSECTION OF MASON AVENUE AND EDGEWOOD COURT**

Terminus lying on the southeasterly line of Parcel 9 having a bearing of S 49°01'18" W, as described in said Deed recorded as Document No. 1642.

The westerly line of said 20.00 feet wide strip shall be prolonged or shortened so as to terminate southerly at the southeasterly line of that certain 60 feet wide strip of land as described in said Deed recorded as Document No. 6, shown on said Tract as having a bearing of N49°02'20"E, and to terminate northerly at the southeasterly line of said Lot 13, shown on said Tract as having a bearing of N49°02'20"E.

The above-described parcel of land contains an area of 1,758 square feet, more or less.

As shown on Exhibit "D" and by this reference made a part hereof.

Parcel 3-Portion of Assessor's Parcel No. 2707-001-904

That certain parcel of land in the City of Los Angeles, County of Los Angeles, State of California, being that portion of Section 8, Township 2 North, Range 16 West, in the Rancho Ex-Mission de San Fernando, as per map recorded in Book 1, Pages 605 and 606, of Patents in the Office of the Registrar-Recorder/County Clerk of said County, lying within Parcel 8 of that certain Deed to the City of Los Angeles Department of Water and Power recorded as Document No. 1642 in Book D1444, Page 833 of Official Records of said office of the Registrar-Recorder/County Clerk, described as follows:

Commencing at the most easterly corner of Lot 13 of Tract No. 53177, in said City, as shown on map recorded in Book 1402, Pages 36 through 51, inclusive, of Maps, in the Office of the Registrar-Recorder/County Clerk of said County, said easterly corner also being the easterly

*Revised: October 5, 2022
April 7, 2020
WO No. 1443-3177L
Page 3 of 6
H&A Legal No. 9798
By: K. Kouchi
Checked By: R. Wheeler*

EXHIBIT "C" CONTINUED

LEGAL DESCRIPTION

**OF A GRANT OF RIGHT FOR STORM DRAIN PURPOSES
PORTION OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 16 WEST, IN THE RANCHO
EX-MISSION DE SAN FERNANDO, BK. 1, PP. 605-606, OF PATENTS
SE/O THE INTERSECTION OF MASON AVENUE AND EDGEWOOD COURT**

terminus of that certain course being the southerly line of said Lot and shown as "N86°58'58"E 209.07' " on said Tract, said southerly line is also coincident with the northerly line of said Parcel 8 having a bearing and distance of "N86°57'55"E 676.34" as described in said Deed recorded as Document No. 1642; thence along said southerly line through the following two courses:

- 1) South 86°58'58" West 38.05 feet to the **True Point of Beginning** and
- 2) South 86°58'58" West 13.98 feet;

thence South 35°06'25" West 38.14 feet to the northerly line of Lot 12 having a bearing and distance of North 86°58'58" East 238.76 feet, as shown said Tract; thence along said northerly line, North 86°58'58" East 13.98 feet to a line that is parallel with and distant 11.00 feet southeasterly from the above described course "South 35°06'25" West 38.14 feet"; thence leaving said northerly line, along said parallel line, North 35°06'25" East 38.14 feet to said **True Point of Beginning**.

The above-described parcel of land contains an area of 419 square feet, more or less.

As shown on Exhibit "D" and by this reference made a part hereof.

Parcel 4-Portion of Assessor's Parcel No. 2707-001-904

That certain parcel of land in the City of Los Angeles, County of Los Angeles, State of California, being that portion of Section 8, Township 2 North, Range 16 West, in the Rancho Ex-Mission de San Fernando, as per map recorded in Book 1, Pages 605 and 606, of Patents in the Office of the Registrar-Recorder/County Clerk of said County, lying within Parcel 9 of that certain Deed to the City of Los Angeles Department of Water and Power recorded December

Revised: October 5, 2022
April 7, 2020
WO No. 1443-3177L
Page 4 of 6
H&A Legal No. 9798
By: K. Kouchi
Checked By: R. Wheeler

EXHIBIT "C" CONTINUED

LEGAL DESCRIPTION

**OF A GRANT OF RIGHT FOR STORM DRAIN PURPOSES
PORTION OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 16 WEST, IN THE RANCHO
EX-MISSION DE SAN FERNANDO, BK. 1, PP. 605-606, OF PATENTS
SE/O THE INTERSECTION OF MASON AVENUE AND EDGEWOOD COURT**

8, 1961 as Document No. 1642 in Book D1444, Page 833 of Official Records of said office of the Registrar-Recorder/County Clerk, described as follows:

Commencing at the most easterly corner of Lot 13 of Tract No. 53177 in said City, as shown on map recorded in Book 1402, Pages 36 through 51, inclusive, of Maps, in the Office of the Registrar-Recorder/County Clerk of said County, said easterly corner also being the easterly terminus of that certain course being the southerly line of said Lot and shown as "N86°58'58"E 209.07'" on said Tract, said southerly line is also coincident with the northerly line of said Parcel 8 having a bearing and distance of "N86°57'55"E 676.34'" as described in said Deed recorded as Document No. 1642; thence along said southerly line through the following two courses:

- 3) South 86°58'58" West 38.05 feet and
- 4) South 86°58'58" West 13.98 feet;

thence leaving said southerly line, South 35°06'25" West 38.17 to a point on the southwesterly line of Lot 12 of said Tract, said point being the **True Point of Beginning**, said point being a point on a non-tangent curve concave southwesterly having a radius of 131.97 feet as shown on said Tract, a radial line to said point bears North 20°05'45" East, said curve is coincident with the northeasterly line of said Parcel 9, said curve also being concentric with and distant northerly 12.50 feet from that certain curve concave southerly having a radius of 119.47 feet and an arc length of 213.41 feet, as described in Parcel 9; thence continuing South 35°06'25" West 26.10 feet to a point on the southwesterly line of said Parcel 9, said point being the beginning of a non-tangent curve concave southwesterly having a radius of 106.97 feet as shown on said Tract, a radial line to said beginning of said curve bears North 16°28'18" East; thence

Revised: October 5, 2022
April 7, 2020
WO No. 1443-3177L
Page 5 of 6
H&A Legal No. 9798
By: K. Kouchi
Checked By: R. Wheeler

EXHIBIT "C" CONTINUED

LEGAL DESCRIPTION

OF A GRANT OF RIGHT FOR STORM DRAIN PURPOSES
PORTION OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 16 WEST, IN THE RANCHO
EX-MISSION DE SAN FERNANDO, BK. 1, PP. 605-606, OF PATENTS
SE/O THE INTERSECTION OF MASON AVENUE AND EDGEWOOD COURT

southeasterly along said southwesterly line and curve 11.42 feet through a central angle of 6°07'10" to a line that is parallel with and distant 11.00 feet southeasterly from the above described course "South 35°06'25" West 26.10 feet"; thence along said parallel line North 35°06'25" East 25.49 feet to said southwesterly line of Lot 12 and said non-tangent curve concave southwesterly having a radius of 131.97 feet, a radial line to the beginning of said curve bears North 24°59'24" East; thence northwesterly along said curve and southwesterly line 11.27 feet through a central angle of 4°53'40" to said **True Point of Beginning**.

The above-described parcel of land contains an area of 284 square feet, more or less.

As shown on Exhibit "D" and by this reference made a part hereof.

This legal description was prepared by me or under my direction:



Robert L. Wheeler IV, L.S. 8639

Date: 10/05/2022

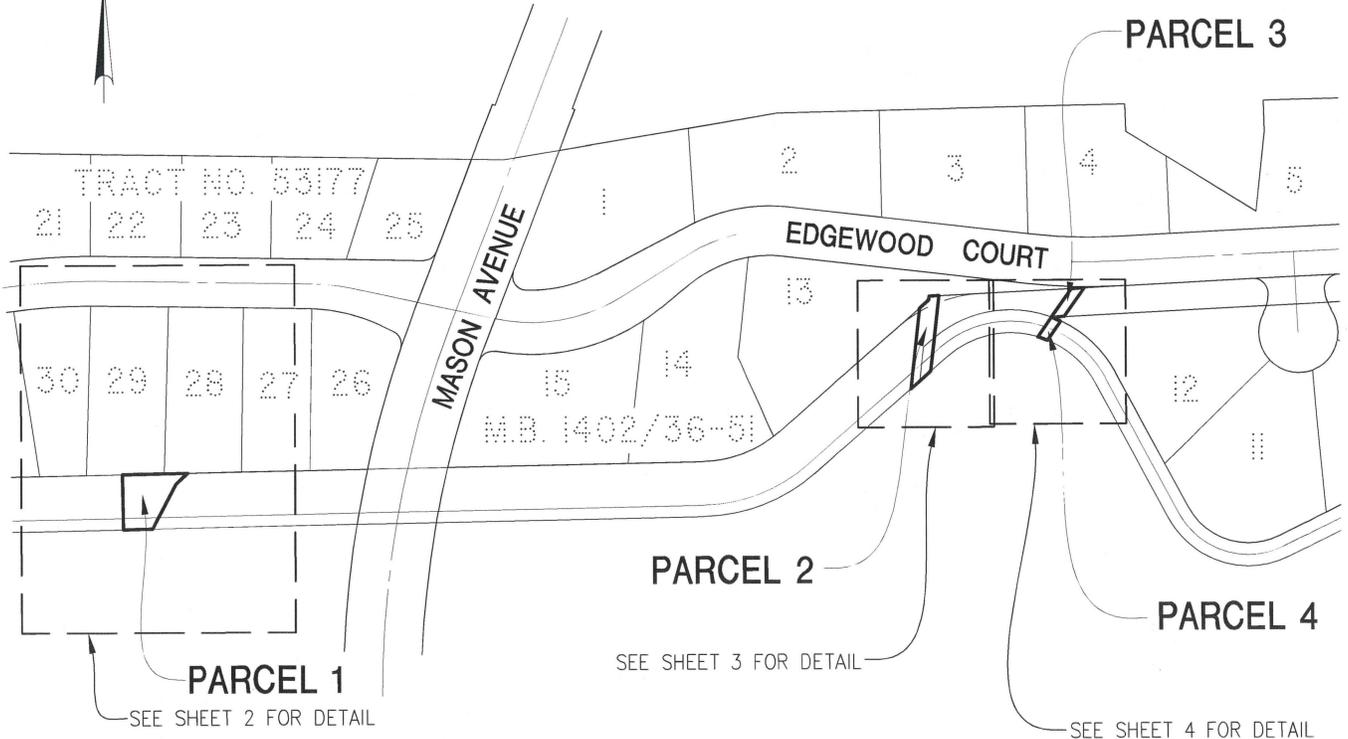


Reviewed by [Signature] 10/14/2022 TCU
Surveys & Right-of-Way Group
Water Engineering & Technical Services
City of Los Angeles Department of Water and Power
[Signature] 10/14/2022
Senior Survey Supervisor Date

Revised: October 5, 2022
April 7, 2020
WO No. 1443-3177L
Page 6 of 6
H&A Legal No. 9798
By: K. Kouchi
Checked By: R. Wheeler

EXHIBIT "D"

to Accompany Legal Description
of a Grant-of-Right for Storm Drain Purposes



ABBREVIATIONS:

- APN ASSESSOR'S PARCEL NUMBER
- ⊙ CENTERLINE
- M.B. MAP BOOK
- P.O.C. POINT OF COMMENCEMENT
- PCC POINT OF COMPOUND CURVE
- RAD RADIAL
- S.F. SQUARE FOOT
- T.P.O.B. TRUE POINT OF BEGINNING



Reviewed by *[Signature]* 10/14/2022 *TCW*

Surveys & Right-of-Way Group
Water Engineering & Technical Services
City of Los Angeles Department of Water and Power

[Signature] 10/14/2022
Senior Survey Supervisor Date

[Signature] 10/05/2022

ROBERT L. WHEELER IV, L.S. NO. 8639 DATE

HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ■ ENGINEERING ■ SURVEYING
Three Hughes ■ Irvine, CA 92618 ■ PH: (949) 583-1010 ■ FX: (949) 583-0759

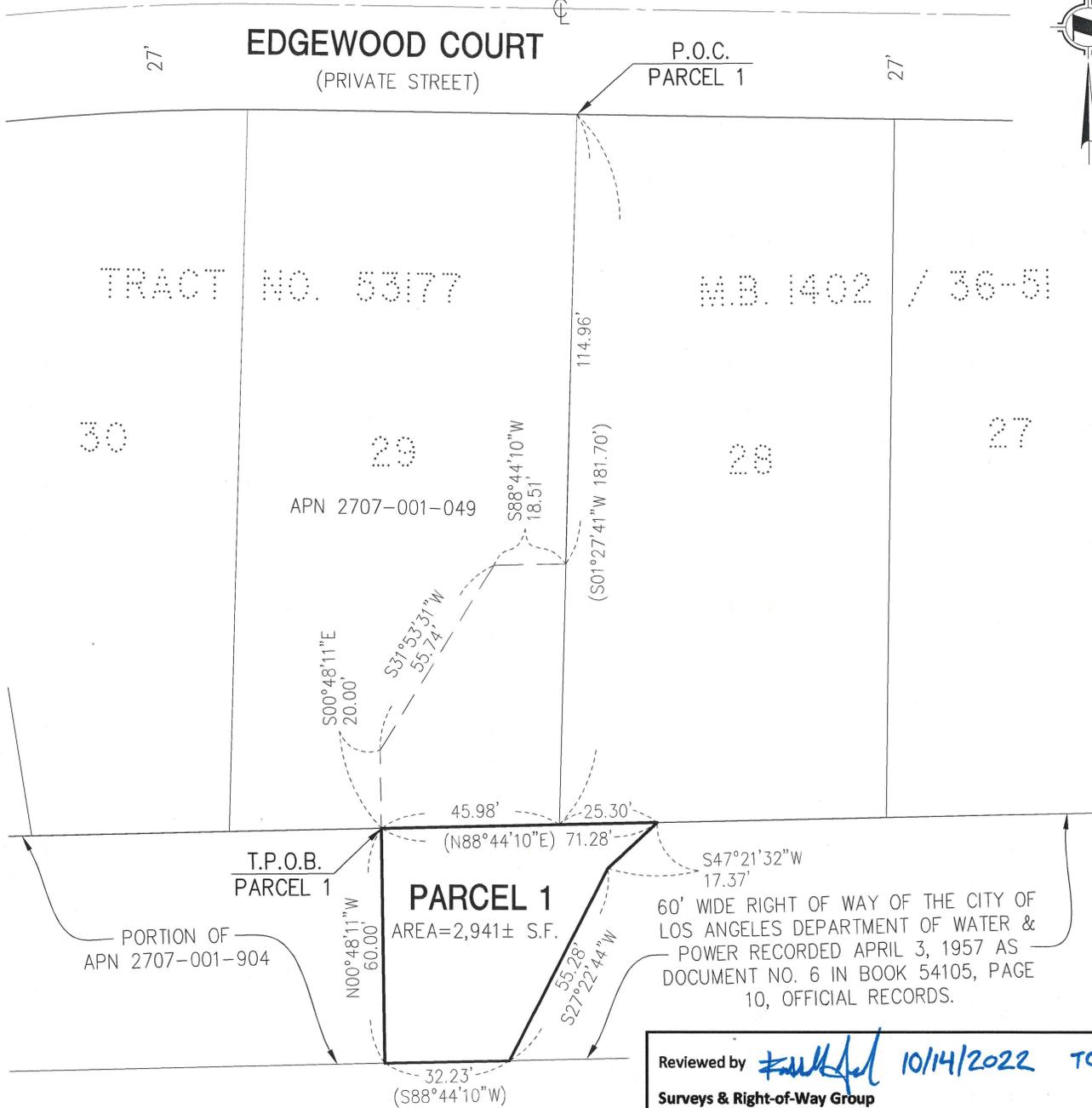
EXHIBIT "D"

CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: 3/24/2020	REV. DATE: 9/28/2022	DWG By: R. JESUS	CK'd By: R. WHEELER	SCALE: 1" = 200'	W.O. 1443-3177L
FILE: I:\Porter Ranch\LD\9798-SD Drainage\SHT01.dwg				H&A LEGAL No. 9798	SHEET 1 OF 4

EXHIBIT "D" CONTINUED

to Accompany Legal Description
of a Grant-of-Right for Storm Drain Purposes



Reviewed by *[Signature]* 10/14/2022 TCU
Surveys & Right-of-Way Group
Water Engineering & Technical Services
City of Los Angeles Department of Water and Power
[Signature] 10/14/2022
 Senior Survey Supervisor Date

() INDICATES RECORD DATA PER
 TRACT NO. 53177, M.B. 1402/36-51
 REFERENCE: SHEET 8 OF 16 OF TRACT NO. 53177, M.B. 1402/36-51

HUNSAKER & ASSOCIATES
 IRVINE, INC.
 PLANNING ■ ENGINEERING ■ SURVEYING
 Three Hughes ■ Irvine, CA 92618 ■ PH: (949) 583-1010 ■ FX: (949) 583-0759

DATE: 3/24/2020 REV. DATE: 9/28/2022 DWG. By: R. JESUS
 CK'd By: R. WHEELER

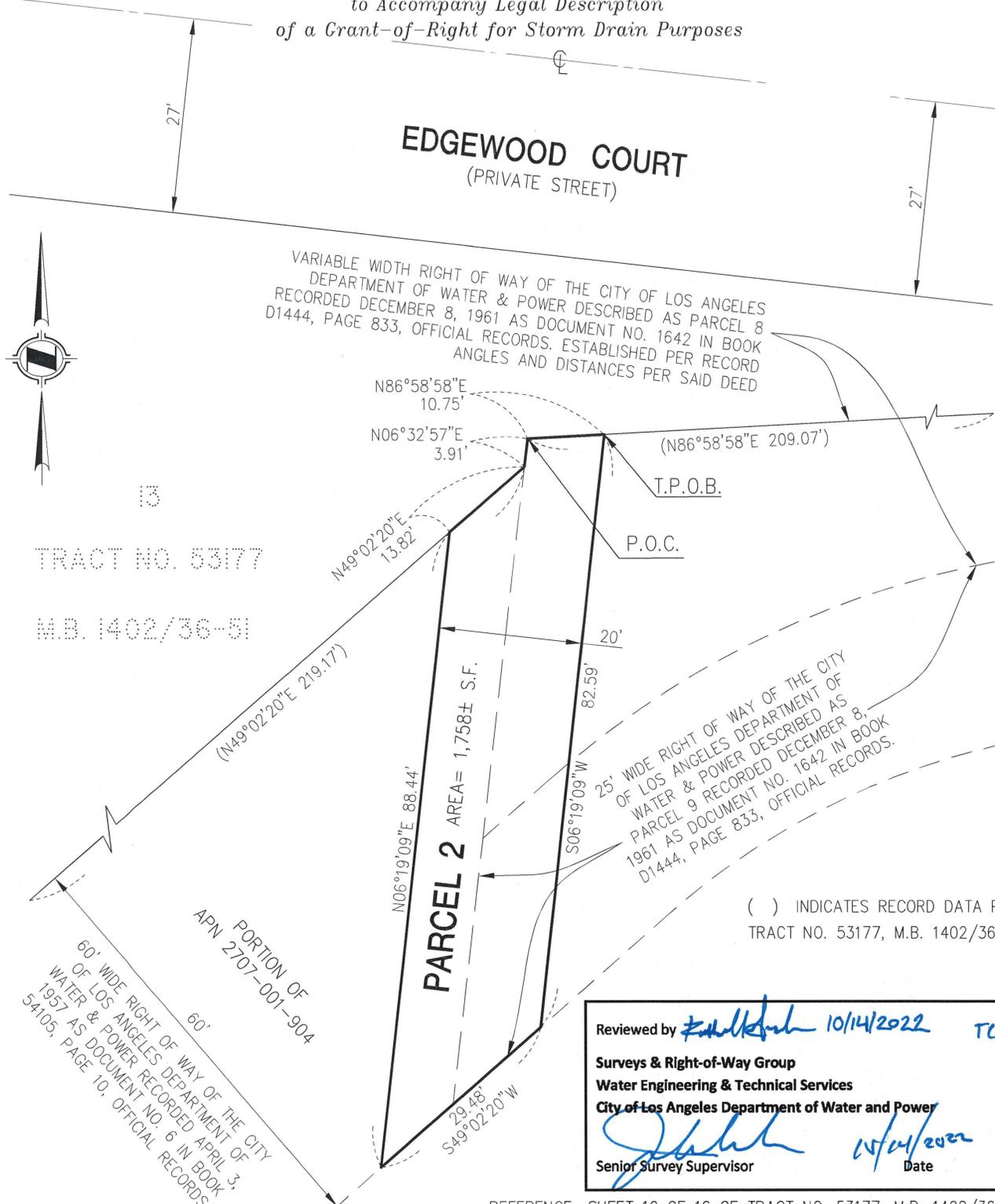
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EXHIBIT "D"
 CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SCALE: 1" = 40' W.O. 1443-3177L
 H&A LEGAL No. 9798 SHEET 2 OF 4

EXHIBIT "D" CONTINUED

to Accompany Legal Description
of a Grant-of-Right for Storm Drain Purposes



TRACT NO. 53177
M.B. 1402/36-51

VARIABLE WIDTH RIGHT OF WAY OF THE CITY OF LOS ANGELES
DEPARTMENT OF WATER & POWER DESCRIBED AS PARCEL 8
RECORDED DECEMBER 8, 1961 AS DOCUMENT NO. 1642 IN BOOK
D1444, PAGE 833, OFFICIAL RECORDS. ESTABLISHED PER RECORD
ANGLES AND DISTANCES PER SAID DEED

25' WIDE RIGHT OF WAY OF THE CITY
OF LOS ANGELES DEPARTMENT OF
WATER & POWER DESCRIBED AS
PARCEL 9 RECORDED DECEMBER 8,
1961 AS DOCUMENT NO. 1642 IN BOOK
D1444, PAGE 833, OFFICIAL RECORDS.

() INDICATES RECORD DATA PER
TRACT NO. 53177, M.B. 1402/36-51

Reviewed by *[Signature]* 10/14/2022 TCW
Surveys & Right-of-Way Group
Water Engineering & Technical Services
City of Los Angeles Department of Water and Power
[Signature] 10/14/2022
Senior Survey Supervisor Date

REFERENCE: SHEET 10 OF 16 OF TRACT NO. 53177, M.B. 1402/36-51

HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ■ ENGINEERING ■ SURVEYING
Three Hughes ■ Irvine, CA 92618 ■ PH: (949) 583-1010 ■ FX: (949) 583-0759

EXHIBIT "D"

CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

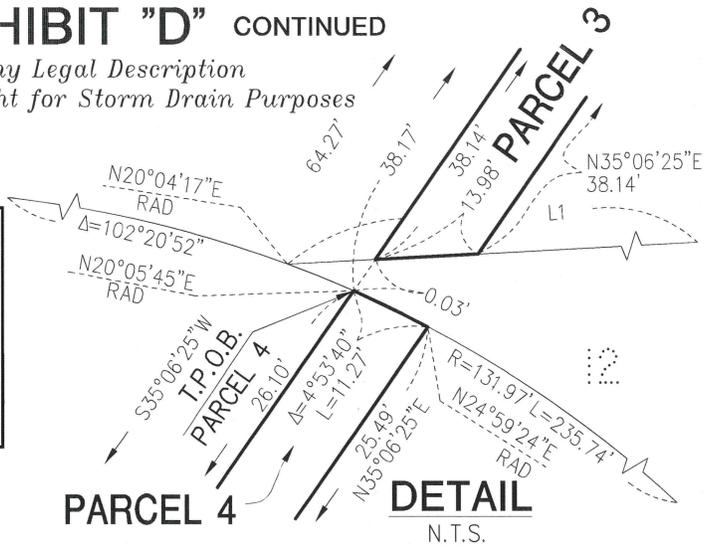
DATE: 3/24/2020	REV. DATE: 9/28/2022	DWG. By: R. JESUS	CK'd By: R. WHEELER	SCALE: 1" = 20'	W.O. 1443-3177L
FILE: I:\Porter Ranch\LD\9798-SD Drainage\SHT03.dwg				H&A LEGAL No. 9798	SHEET 3 OF 4

EXHIBIT "D" CONTINUED

to Accompany Legal Description
of a Grant-of-Right for Storm Drain Purposes



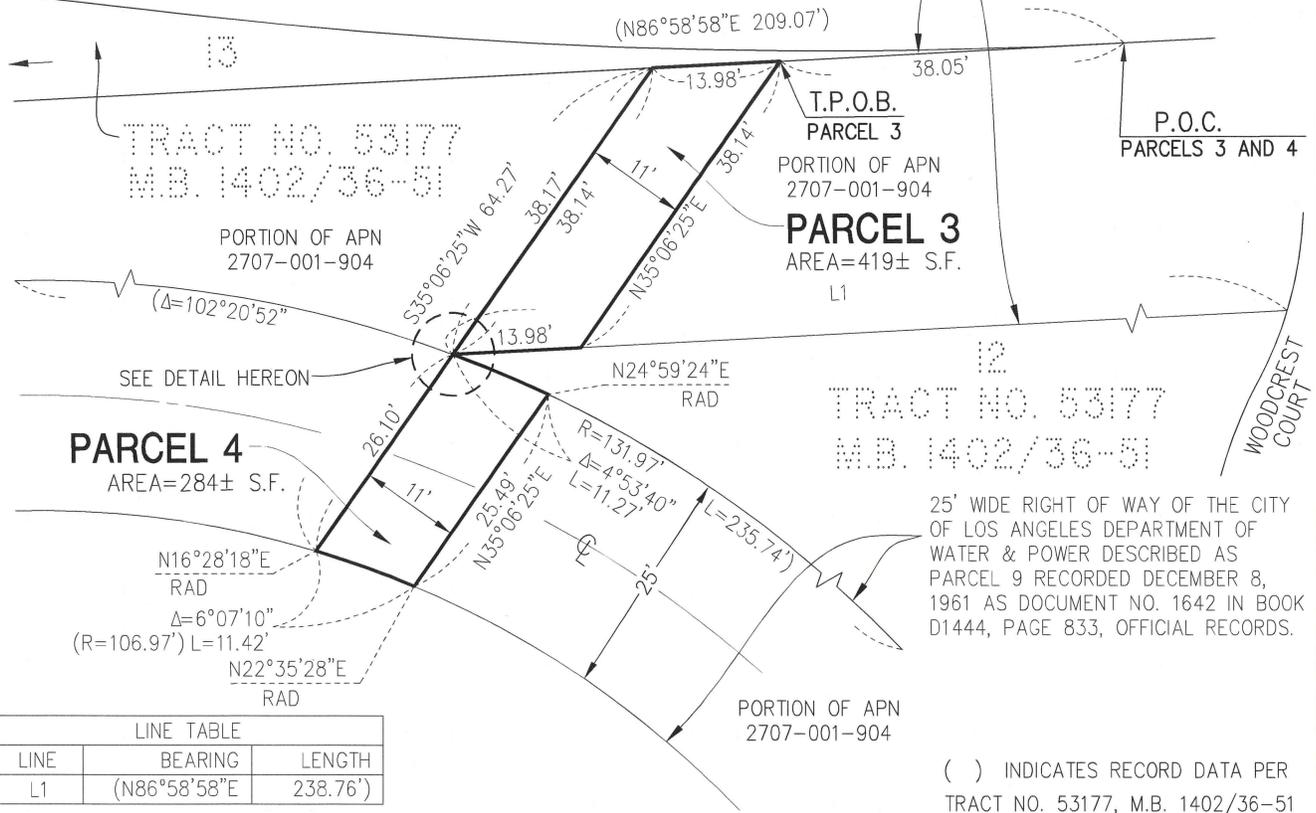
Reviewed by *F. Hunsaker* 10/14/2022 *Tcu*
Surveys & Right-of-Way Group
Water Engineering & Technical Services
City of Los Angeles Department of Water and Power
F. Hunsaker 10/14/2022
 Senior Survey Supervisor Date



EDGEWOOD COURT

(PRIVATE STREET)

VARIABLE WIDTH RIGHT OF WAY OF THE CITY OF LOS ANGELES
DEPARTMENT OF WATER & POWER DESCRIBED AS PARCEL 8
RECORDED DECEMBER 8, 1961 AS DOCUMENT NO. 1642 IN BOOK
D1444, PAGE 833, OFFICIAL RECORDS.



LINE TABLE		
LINE	BEARING	LENGTH
L1	(N86°58'58"E	238.76')

REFERENCE: SHEET 11 OF 16 OF TRACT NO. 53177, M.B. 1402/36-51

() INDICATES RECORD DATA PER
TRACT NO. 53177, M.B. 1402/36-51

HUNSAKER & ASSOCIATES
 IRVINE, INC.
 PLANNING ■ ENGINEERING ■ SURVEYING
 Three Hughes ■ Irvine, CA 92618 ■ PH: (949) 583-1010 ■ FX: (949) 583-0759

EXHIBIT "D"

CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

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