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**20201709071**



Pages:  
0010

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

12/22/20 AT 08:00AM

FEES:	0.00
TAXES:	0.00
OTHER:	0.00
<hr/>	
PAID:	0.00



LEADSHEET



202012220980032

00019583867



011603117

SEQ:  
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

1117021867

FOR REFERENCE ONLY: 20201709071

RECORDING REQUESTED BY  
**OLD REPUBLIC TITLE COMPANY - OAKLAND**

Escrow #1117021867

WHEN RECORDED MAIL TO

Department of Public Works  
Bureau of Engineering, Real Estate Division  
1149 S. Broadway, Suite 610  
Los Angeles, CA 90015-2213  
R/W No: 33978-1A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Irrevocable Offer To Dedicate**

①

Exempt from fee GE 27383  
\$ 27388.1

RECORDING REQUESTED BY  
**OLD REPUBLIC TITLE COMPANY - OAKLAND**

Escrow #1117021867

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**Irrevocable Offer To Dedicate**

Recording Requested by  
CITY OF LOS ANGELES

When Recorded Mail To  
DEPARTMENT OF PUBLIC WORKS  
Bureau of Engineering, Real Estate Division  
1149 S. Broadway, Suite 610  
Los Angeles, CA 90015-2213  
R/W No.: 33978-1A

C.D. No.: 8

Documentary Transfer Tax Not Required:  
Sec. 11922 Revenue and Taxation Code

D.M. No.: 097-5A199

Date offer filed with the  
**REAL ESTATE SECTION,  
BUREAU OF ENGINEERING  
DEPARTMENT OF PUBLIC WORKS**

REF. No. E 1401352

Address 8400-8500 S. Vermont Avenue

#### **IRREVOCABLE OFFER TO DEDICATE**

The undersigned hereby certifies that I/we am/are the legal owner of or are parties having an interest in the hereinafter described real property, and the undersigned, for themselves, their heirs, successors and assigns, do hereby designate and set aside for future street & alley, and irrevocably offer to dedicate to The City of Los Angeles, an easement for public street & alley purposes, in, over, along, upon and across the hereinafter described real property located in The City of Los Angeles, County of Los Angeles, State of California, described as follows, to wit:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION AND EXHIBIT "B" FOR DEPICTION SHEETS**

EXHIBIT 'A'  
LEGAL DESCRIPTION  
STREET DEDICATION

ALL THOSE CERTAIN PARCELS OF LAND, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA BEING THOSE PORTIONS OF LOT 37 AND THOSE PORTIONS OF LOTS 77 THROUGH 87, AS SHOWN ON THE MAP OF SUNNY SIDE PARK, AS PER MAP FILED IN BOOK 6, PAGE 8, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

**PARCEL 1:**

**BEGINNING** AT NORTHEAST CORNER OF SAID LOT 37;  
THENCE ALONG THE EASTERLY LINE OF SAID LOT 37 SOUTH 00°08'25" EAST 181.93 FEET TO THE SOUTHEAST CORNER OF SAID LOT 37;  
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 37 SOUTH 89°43'47" WEST 22.00 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT WESTERLY 22.00 FEET FROM SAID EASTERLY LINE;  
THENCE ALONG SAID PARALLEL LINE NORTH 00°08'25" WEST 181.93 FEET TO THE NORTHERLY LINE OF SAID LOT 37;  
THENCE ALONG SAID NORTHERLY LINE NORTH 89°43'52" EAST 22.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 4,003 SQUARE FEET MORE OR LESS.

**PARCEL 2:**

**BEGINNING** AT THE NORTHEAST CORNER OF SAID LOT 81;  
THENCE ALONG THE COMMON EASTERLY LINES OF SAID LOTS 81 THROUGH 87 SOUTH 00°08'24" EAST 355.97 FEET TO THE NORTHERLY LINE OF MANCHESTER AVENUE, AS DESCRIBED IN DOCUMENT RECORDED APRIL 25, 1927 IN BOOK 6627, PAGE 299 OF OFFICIAL RECORDS OF SAID COUNTY;  
THENCE ALONG SAID NORTHERLY LINE SOUTH 89°44'31" WEST 61.00 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT 'A'**;

THENCE LEAVING SAID NORTHERLY LINE NORTH 44°48'04" EAST 21.24 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT WESTERLY 46.00 FEET FROM SAID COMMON EASTERLY LINES OF LOTS 81 THROUGH 87;  
THENCE ALONG SAID PARALLEL LINE NORTH 00°08'24" WEST 340.97 FEET TO THE NORTHERLY LINE OF SAID LOT 81;  
THENCE ALONG SAID NORTHERLY LINE NORTH 89°44'24" EAST 46.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 16,487 SQUARE FEET MORE OR LESS.

**EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:**

**BEGINNING** AT THE HEREINABOVE DESCRIBED **POINT 'A'**;

THENCE LEAVING SAID NORTHERLY LINE NORTH 44°48'04" EAST 21.24 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT WESTERLY 46.00 FEET FROM SAID COMMON EASTERLY LINES OF LOTS 81 THROUGH 87;

THENCE ALONG SAID PARALLEL LINE NORTH 00°08'24" WEST 340.97 FEET TO THE NORTHERLY LINE OF SAID LOT 81;

THENCE ALONG SAID NORTHERLY LINE NORTH 89°44'24" EAST 5.00 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT EASTERLY 5.00 FEET FROM SAID HEREINABOVE COURSE DESCRIBED AS "NORTH 00°08'24" WEST 340.97 FEET";

THENCE ALONG SAID PARALLEL LINE SOUTH 00°08'24" EAST 345.88 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT SOUTHEASTERLY 7.00 FEET FROM THE HEREINABOVE COURSE DESCRIBED AS "NORTH 44°48'04" EAST 21.24 FEET";

THENCE ALONG SAID PARALLEL LINE SOUTH 44°48'04" WEST 14.28 FEET TO THE NORTHERLY LINE OF SAID MANCHESTER AVENUE;

THENCE ALONG SAID NORTHERLY LINE SOUTH 89°44'31" WEST 9.91 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL EXCEPTION LIES ABOVE A PLANE 15.00 FEET ABOVE FINISHED SURFACE OF THE SIDEWALK.

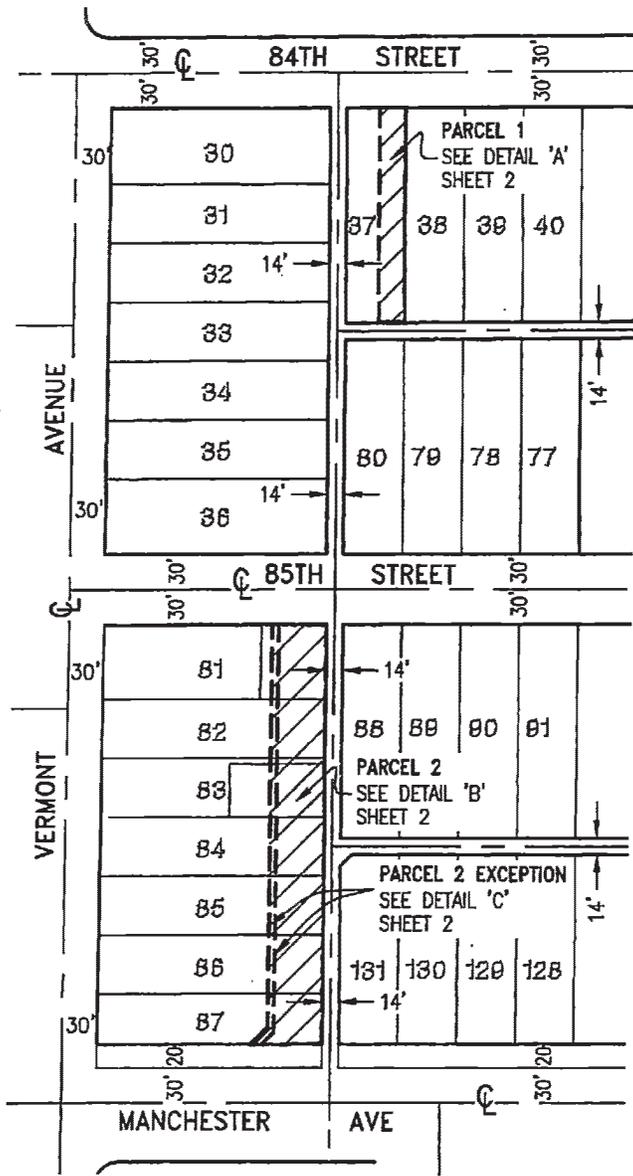
SAID PARCEL EXCEPTION CONTAINING 1,841 SQUARE FEET MORE OR LESS.

AS SHOWN ON EXHIBIT 'B', ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

DATED THIS 18 DAY OF NOVEMBER 2020

  
KURT R. TROXELL, L.S. 7854





 DENOTES AREA TO BE DEDICATED

SCALE: 1" = 150'

  
**FUSCO**  
 ENGINEERING  
 16795 Van Karman, Suite 100  
 Irvine, California 92606  
 tel 949.474.1960 • fax 949.474.5315  
 www.fuscoe.com

**EXHIBIT 'B'**  
 STREET DEDICATION  
 PORTIONS OF SUNNY SIDE PARK  
 BOOK 6, PAGE 8  
 CITY OF LOS ANGELES

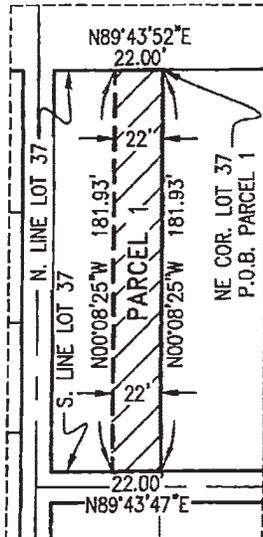
DATE: November 18, 2020  
 FN: 233-015 Ded Ex  
 DRAWN BY: RJL  
 CHECKED BY: KRT  
 SHEET 1 OF 2



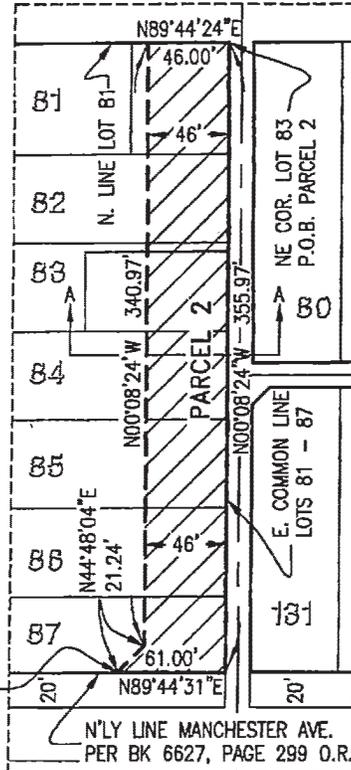
DENOTES AREA TO BE DEDICATED



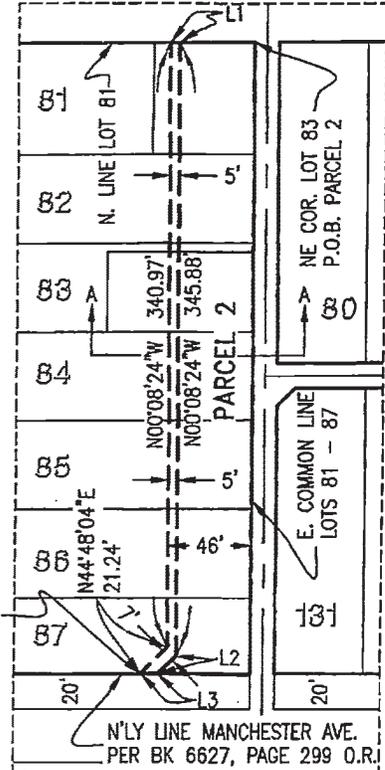
DENOTES EXCEPTION TO PARCEL 2



DETAIL 'A'  
PARCEL 1  
SCALE: 1" = 80'

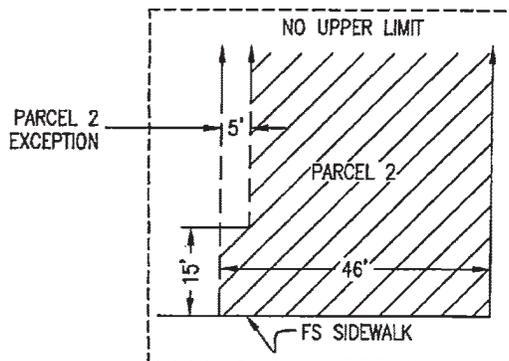


DETAIL 'B'  
PARCEL 2  
SCALE: 1" = 100'



DETAIL 'C'  
PARCEL 2 EXCEPTION  
SCALE: 1" = 100'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°44'24"E	5.00'
L2	N44°48'04"E	14.28'
L3	N89°44'31"E	9.91'



SECTION A-A  
N.T.S.

**ENGINEERING**  
 16795 Von Karman, Suite 100  
 Irvine, California 92606  
 tel 949.474.1960 • fax 949.474.5315  
 www.fusco.com

**EXHIBIT 'B'**  
 STREET DEDICATION  
 PORTIONS OF SUNNY SIDE PARK  
 BOOK 6, PAGE 8  
 CITY OF LOS ANGELES

DATE: November 18, 2020  
 FN: 233-015 Ded Ex  
 DRAWN BY: RJL  
 CHECKED BY: KRT  
 SHEET 2 OF 2

This Irrevocable Offer to Dedicate shall continue in full force and effect until the City Council accepts or rejects such offer. If the Irrevocable Offer to Dedicate is rejected by the City Council, the Bureau of Engineering's Development Services Division shall issue a release from such offer which shall be recorded in the office of the County Recorder of Los Angeles County.

The dedication of the easement described herein before for **Public Street & Alley purposes** shall be deemed to be completed upon acceptance of the offer to dedicate by the City Council of The City of Los Angeles, and shall thereby become a part of the public street and highway system of the City of Los Angeles.  
IN WITNESS THEREOF, the undersigned have hereunto set their hands

This 25<sup>th</sup> day of November, 2020.

**Owner(s):**

DATED: November 25, 2020

County of Los Angeles, a body corporate and politic

Fesia A. Davenport, Acting Chief Executive Officer



By: David P. Howard, Assistant Chief Executive Officer

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, \_\_\_\_\_, a 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 \_\_\_\_\_

THIS AREA FOR OFFICIAL NOTARIAL SEAL

**PUBLIC AGENCY CERTIFICATE OF ACKNOWLEDGEMENT (CC 1190)**

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        )

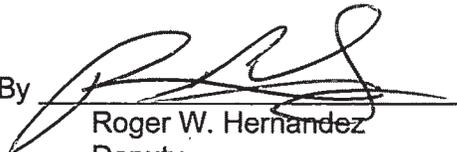
On the 25<sup>th</sup> day of NOVEMBER 2020, before me, Roger W. Hernandez, Deputy Registrar-Recorder/County Clerk of the County of Los Angeles, personally appeared David P. Howard, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal the day and year in this Certificate of Acknowledgement first written above.

DEAN C. LOGAN  
Registrar-Recorder/County Clerk



By   
Roger W. Hernandez  
Deputy

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed or grant to the City of Los Angeles, a municipal corporation, is hereby accepted under the authority of the City Council of The City of Los Angeles, pursuant to Ordinance No. **175978** (effective July 3, 2004) as well as Ordinance No. **123655**, approved January 23, 1963, and the grantee consents to the recordation thereof by its duly authorized officer.

By:

Uriel Jimenez FOR

Uriel Jimenez

Chief Real Estate Officer II

Bureau of Engineering

Real Estate Division

Date:

DEC. 11, 2020