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**20210341325**Pages:
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5023-0225-20



RECORDING REQUESTED BY:

Department of Regional Planning
320 West Temple Street
Room 1360, Hall of Records
Los Angeles, California 90012

WHEN RECORDED MAIL TO:

Name: COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
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City, State
Zip Code: LOS ANGELES, CA 90012

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TITLE(S)

GRANT OF WAIVER AND CERTIFICATE OF COMPLIANCE



RECORDING REQUESTED BY:

Department of Regional Planning
320 West Temple Street
Room 1360, Hall of Records
Los Angeles, California 90012

WHEN RECORDED MAIL TO:

County of Los Angeles
Department of Regional Planning
320 W. Temple St., 13th Floor
Los Angeles, CA 90012

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TITLE(S)

GRANT OF WAIVER AND CERTIFICATE OF COMPLIANCE

PARCEL MAP NO. RPPL 2020010060



RECORDING REQUESTED BY:

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320 West Temple Street
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Los Angeles, California 90012

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Department of Regional Planning
320 W. Temple St., 13th Floor
Los Angeles, CA 90012

SPACE ABOVE THIS LINE FOR RECORDER'S USE

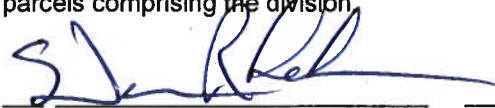
GRANT OF WAIVER AND CERTIFICATE OF COMPLIANCE

REQUEST FOR WAIVER OF PARCEL MAP NO. **RPPL 2020010060**

I/We the undersigned owner(s) of record in the following described property within the unincorporated territory of the County of Los Angeles, hereby DECLARE OUR INTENTION TO DIVIDE said real property into the following described parcels:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION(S)
SEE ATTACHED EXHIBIT "B" FOR PLATS

And pursuant to the provisions of the Subdivision Map Act (sec. 66410 et seq., Government Code, State of California) and the County Subdivision Ordinance (Ord. 4478, County of Los Angeles), REQUEST WAIVER of the requirement that an approved parcel map of said division of real property be filed with the County Recorder prior to the lease or financing of the parcels comprising the division.



Signature

Dean R. Lehman

Name(typed or printed)

2/23/2021

Date

Signature

Name(typed or printed)

Date

Signature

Name(typed or printed)

Date

Signature

Name(typed or printed)

Date

Signature

Name(typed or printed)

Date

Signature

Name(typed or printed)

Date

EXHIBIT 'A'
LEGAL DESCRIPTION
PARCEL MAP WAIVER

PARCEL 1:

THAT CERTAIN PARCEL OF LAND, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THOSE PORTIONS OF LOTS 81 THROUGH 87, VERMONT AVENUE, AND 85TH STREET, AS SHOWN ON MAP OF SUNNY SIDE PARK, RECORDED IN BOOK 6, PAGE 8, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 77 OF SAID MAP OF SUNNY SIDE PARK;
THENCE ALONG THE EASTERLY LINE OF SAID LOT NORTH 00°08'28" WEST 179.10 FEET TO THE A LINE THAT IS PARALLEL WITH AND DISTANT 3.00 FEET SOUTHERLY OF THE COMMON NORTHERLY LINES OF LOTS 77 THROUGH 80 OF SAID SUNNY SIDE PARK;
THENCE ALONG SAID PARALLEL LINE SOUTH 89°43'47" WEST 186.16 FEET;
THENCE SOUTH 00°11'48" WEST 11.01 FEET;
THENCE NORTH 89°48'12" WEST 56.05 FEET;
THENCE SOUTH 00°11'48" WEST 52.00 FEET;
THENCE NORTH 89°48'12" WEST 184.00 FEET TO THE WESTERLY LINE OF PARCEL 1A, AS DESCRIBED IN THAT CERTAIN RESOLUTION TO VACATE RECORDED DECEMBER 22, 2020 AS INSTRUMENT NO. 20201709075, OF OFFICIAL RECORDS OF SAID COUNTY;
THENCE ALONG SAID WESTERLY LINE SOUTH 00°11'48" WEST 169.96 FEET TO THE **TRUE POINT OF BEGINNING**;
THENCE CONTINUING ALONG SAID WESTERLY LINE OF SAID PARCEL 1A THE FOLLOWING COURSES:

- 1) SOUTH 00°11'48" WEST 348.99 FEET TO A POINT WHICH BEARS NORTH 00°11'48" EAST 65.06 FEET, AS MEASURED ALONG THE CENTERLINE OF SAID VERMONT AVENUE, AND SOUTH 89°48'12" EAST 7.00 FEET FROM THE CENTERLINE INTERSECTION OF SAID VERMONT AVENUE AND MANCHESTER AVENUE, AS SHOWN ON SAID MAP, AND
- 2) SOUTH 45°01'50" EAST 21.13 FEET TO A POINT ON THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF MANCHESTER AVENUE AS DESCRIBED IN DOCUMENT RECORDED APRIL 25, 1927 IN BOOK 6627, PAGE 299 OF OFFICIAL RECORDS IN SAID OFFICE OF THE COUNTY RECORDER, SAID POINT ALSO BEARS NORTH 89°44'31" EAST 22.40 FEET, AS MEASURED ALONG THE CENTERLINE OF SAID MANCHESTER AVENUE, AND NORTH 00°15'29" WEST 50.00 FEET FROM SAID CENTERLINE INTERSECTION OF VERMONT AVENUE AND MANCHESTER AVENUE;

THENCE ALONG SAID PROLONGATION AND NORTHERLY LINE OF MANCHESTER AVENUE NORTH 89°44'31" EAST 139.63 FEET TO THE SOUTHWESTERLY CORNER OF PARCEL 2 AS DESCRIBED IN THAT CERTAIN IRREVOCABLE OFFER TO DEDICATE RECORDED DECEMBER 22, 2020 AS INSTRUMENT NO. 20201709071, OF OFFICIAL RECORDS OF SAID COUNTY, SAID POINT HEREINAFTER DESCRIBED AS **POINT 'A'**;

THENCE ALONG THE WESTERLY LINE, AND THE EASTERLY LINE OF SAID PARCEL 2 THE FOLLOWING COURSES:

- 1) NORTH 44°48'04" EAST 21.24 FEET AND
- 2) NORTH 00°08'24" WEST 347.65 FEET TO A LINE WHICH BEARS SOUTH 89°48'12" EAST AND PASSES THROUGH THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID LAST LINE NORTH 89°48'12" WEST 167.49 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING 61,015 SQUARE FEET, MORE OR LESS.

TOGETHER WITH "PARCEL 2 EXCEPTION" AS DESCRIBED IN THE HEREINABOVE-MENTIONED IRREVOCABLE OFFER TO DEDICATE, MORE PARTICULARLY DESCRIBED WITHIN THE FOLLOWING BOUNDARIES:

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

THENCE ALONG THE EASTERLY LINE OF THE ABOVE DESCRIBED PARCEL 1 THE FOLLOWING COURSES:

- 1) NORTH 44°48'04" EAST 21.24 FEET AND
- 2) NORTH 00°08'24" WEST 340.97 FEET TO THE NORTHERLY LINE OF LOT 81, AS SHOWN ON SAID MAP OF SUNNY SIDE PARK;

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 MANCHESTER AVENUE, AS DESCRIBED IN THE HEREINABOVE-MENTIONED DOCUMENT RECORDED APRIL 25, 1927, IN BOOK 6627, PAGE 299, OF OFFICIAL RECORDS;

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.

PARCEL 2:

THAT CERTAIN PARCEL OF LAND, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THOSE PORTIONS OF LOTS 34 THROUGH 36, VERMONT AVENUE, AND 85TH STREET, AS SHOWN ON MAP OF SUNNY SIDE PARK, FILED IN BOOK 6, PAGE 8, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 77 OF SAID MAP OF SUNNY SIDE PARK;
THENCE ALONG THE EASTERLY LINE OF SAID LOT NORTH 00°08'28" WEST 179.10 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 3.00 FEET SOUTHERLY OF THE COMMON NORTHERLY LINES OF SAID LOT 77 AND LOTS 78 THROUGH 80 OF SAID MAP OF SUNNY SIDE PARK;
THENCE ALONG SAID COMMON NORTHERLY LINE SOUTH 89°43'47" WEST 186.16;
THENCE SOUTH 00°11'48" WEST 11.01 FEET;
THENCE NORTH 89°48'12" WEST 56.05 FEET;
THENCE SOUTH 00°11'48" WEST 52.00 FEET TO THE **TRUE POINT OF BEGINNING**;
THENCE NORTH 89°48'12" WEST 184.00 FEET TO THE WESTERLY LINE OF PARCEL 1A, AS DESCRIBED IN THAT CERTAIN RESOLUTION TO VACATE RECORDED DECEMBER 22, 2020 AS INSTRUMENT NO. 20201709075, OF OFFICIAL RECORDS OF SAID COUNTY;
THENCE ALONG SAID WESTERLY LINE SOUTH 00°11'48" WEST 17.00 FEET;
THENCE SOUTH 89°48'12" EAST 72.33 FEET;
THENCE SOUTH 00°11'48" WEST 39.00 FEET;
THENCE NORTH 89°48'12" WEST 72.33 FEET TO SAID WESTERLY LINE OF PARCEL 1A;
THENCE ALONG SAID WESTERLY LINE SOUTH 00°11'48" WEST 113.96 FEET;
THENCE SOUTH 89°48'12" EAST 167.49 FEET TO THE EASTERLY LINE OF SAID PARCEL 1A;
THENCE ALONG SAID EASTERLY LINE NORTH 00°08'24" WEST 53.31 FEET TO THE SOUTHERLY LINE OF SAID LOT 36;
THENCE ALONG SAID SOUTHERLY LINE OF LOT 36 SOUTH 89°44'24" WEST 45.38 TO A POINT DISTANT THEREON 305.47 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LOT 77, AS MEASURED ALONG THE SOUTHERLY LINE OF LOT 36, THE COMMON SOUTHERLY LINES OF SAID LOTS 77 THROUGH 80 AND PROLONGATION THEREOF ACROSS THE NORTH-SOUTH ALLEY ADJACENT TO SAID LOT 36 AND 80, AS SHOWN ON SAID MAP OF SUNNY SIDE PARK;
THENCE NORTH 00°11'48" EAST 109.42 FEET;
THENCE SOUTH 89°48'12" EAST 86.04 FEET TO A COURSE WHICH BEARS NORTH 00°11'48" EAST AND PASSES THROUGH A POINT MEASURED SOUTH 89°44'24" WEST 219.43 FEET FROM SAID SOUTHEAST CORNER OF LOT 77, AS MEASURED ALONG SAID SOUTHERLY LINE OF LOT 36, THE COMMON SOUTHERLY LINES OF SAID LOTS 77 THROUGH 80 AND PROLONGATION THEREOF ACROSS THE SAID NORTH-SOUTH ALLEY, AS SHOWN ON SAID MAP OF SUNNY SIDE PARK;
THENCE ALONG THE PROLONGATION OF SAID COURSE NORTH 00°11'48" EAST 7.58 FEET TO A LINE WHICH BEARS SOUTH 89°48'12" EAST AND PASSES THROUGH THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID LAST LINE NORTH 89°48'12" WEST 23.83 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 20,951 SQUARE FEET, MORE OR LESS

PARCEL 3:

THAT CERTAIN PARCEL OF LAND, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THOSE PORTIONS OF LOTS 35 AND 36 AND VERMONT AVENUE, AS SHOWN ON MAP OF SUNNY SIDE PARK, FILED IN BOOK 6, PAGE 8, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 77 OF SAID MAP OF SUNNY SIDE PARK;
THENCE ALONG THE EASTERLY LINE OF SAID LOT NORTH 00°08'28" WEST 179.10 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 3.00 FEET SOUTHERLY OF THE COMMON NORTHERLY LINES OF SAID LOT 77 AND LOTS 78 THROUGH 80 OF SAID MAP OF SUNNY SIDE PARK;
THENCE ALONG SAID COMMON NORTHERLY LINE SOUTH 89°43'47" WEST 186.16;
THENCE SOUTH 00°11'48" WEST 11.01 FEET;
THENCE NORTH 89°48'12" WEST 56.05 FEET;
THENCE SOUTH 00°11'48" WEST 52.00 FEET;
THENCE NORTH 89°48'12" WEST 184.00 FEET TO THE WESTERLY LINE OF PARCEL 1A, AS DESCRIBED IN THAT CERTAIN RESOLUTION TO VACATE RECORDED DECEMBER 22, 2020 AS INSTRUMENT NO. 20201709075, OF OFFICIAL RECORDS OF SAID COUNTY;
THENCE ALONG SAID WESTERLY LINE SOUTH 00°11'48" WEST 17.00 FEET TO THE **TRUE POINT OF BEGINNING**;
THENCE SOUTH 89°48'12" EAST 72.33 FEET;
THENCE SOUTH 00°11'48" WEST 39.00 FEET;
THENCE NORTH 89°48'12" WEST 72.33 FEET TO SAID WESTERLY LINE OF PARCEL 1A;
THENCE ALONG SAID WESTERLY LINE NORTH 00°11'48" EAST 39.00 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 2,821 SQUARE FEET, MORE OR LESS.

PARCEL 4:

THAT CERTAIN PARCEL OF LAND, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THOSE PORTIONS OF LOTS 35 AND 36, AS SHOWN ON MAP OF SUNNY SIDE PARK, FILED IN BOOK 6, PAGE 8, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 77 OF SAID MAP OF SUNNY SIDE PARK;
THENCE ALONG THE EASTERLY LINE OF SAID LOT NORTH 00°08'28" WEST 179.10 FEET TO A LINE THAT
IS PARALLEL WITH AND DISTANT 3.00 FEET SOUTHERLY OF THE COMMON NORTHERLY LINES OF SAID
LOT 77 AND LOTS 78 THROUGH 80 OF SAID MAP OF SUNNY SIDE PARK;
THENCE ALONG SAID COMMON NORTHERLY LINE SOUTH 89°43'47" WEST 186.16;
THENCE SOUTH 00°11'48" WEST 11.01 FEET;
THENCE NORTH 89°48'12" WEST 56.05 FEET;
THENCE SOUTH 00°11'48" WEST 52.00 FEET;
THENCE NORTH 89°48'12" WEST 184.00 FEET TO THE WESTERLY LINE OF PARCEL 1A, AS DESCRIBED
IN THAT CERTAIN RESOLUTION TO VACATE RECORDED DECEMBER 22, 2020 AS INSTRUMENT
NO. 20201709075, OF OFFICIAL RECORDS OF SAID COUNTY;
THENCE ALONG SAID WESTERLY LINE SOUTH 00°11'48" WEST 17.00 FEET;
THENCE SOUTH 89°48'12" EAST 72.33 FEET;
THENCE SOUTH 00°11'48" WEST 39.00 FEET;
THENCE NORTH 89°48'12" WEST 72.33 FEET TO SAID WESTERLY LINE;
THENCE ALONG SAID WESTERLY LINE SOUTH 00°11'48" WEST 113.96 FEET;
THENCE SOUTH 89°48'12" EAST 167.49 FEET TO THE EASTERLY LINE OF SAID PARCEL 1A;
THENCE ALONG SAID EASTERLY LINE NORTH 00°08'24" WEST 53.31 FEET TO THE SOUTHERLY LINE OF
SAID LOT 36, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;
THENCE ALONG SAID SOUTHERLY LINE SOUTH 89°44'24" WEST 45.38 FEET TO A POINT DISTANT
THEREON 305.47 FEET FROM THE SOUTHEASTERLY CORNER OF LOT 77, AS MEASURED ALONG THE
SOUTHERLY LINE OF LOT 36, THE COMMON SOUTHERLY LINES OF SAID LOTS 77 THROUGH 80 AND
PROLONGATION THEREOF ACROSS THE SAID NORTH-SOUTH ALLEY, AS SHOWN ON SAID MAP OF
SUNNY SIDE PARK;
THENCE NORTH 00°11'48" EAST 109.42 FEET;
THENCE SOUTH 89°48'12" EAST 86.04 FEET TO A COURSE WHICH BEARS NORTH 00°11'48" EAST AND
PASSES THROUGH A POINT MEASURED SOUTH 89°44'24" WEST 219.43 FEET FROM SAID SOUTHEAST
CORNER OF LOT 77, AS MEASURED ALONG SAID SOUTHERLY LINE OF LOT 36, THE COMMON
SOUTHERLY LINES OF SAID LOTS 77 THROUGH 80 AND PROLONGATION THEREOF ACROSS THE SAID
NORTH-SOUTH ALLEY, AS SHOWN ON SAID MAP OF SUNNY SIDE PARK;
THENCE SOUTH 00°11'48" WEST 108.74 FEET TO SAID LAST-MENTIONED POINT;
THENCE ALONG SAID SOUTHERLY LINE SOUTH 89°44'24" WEST 40.66 FEET TO THE **TRUE POINT OF
BEGINNING**;

CONTAINING 9,385 SQUARE FEET, MORE OR LESS.

PARCEL 5:

THAT CERTAIN PARCEL OF LAND, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THOSE PORTIONS OF LOTS 33 THROUGH 36, LOTS 77 THROUGH 80, AND THE NORTH-SOUTH ALLEY ADJACENT TO SAID LOTS, AS SHOWN ON MAP OF SUNNY SIDE PARK, FILED IN BOOK 6, PAGE 8, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 77 OF SAID MAP OF SUNNY SIDE PARK;
THENCE ALONG THE EASTERLY LINE OF SAID LOT NORTH 00°08'28" WEST 179.10 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 3.00 FEET SOUTHERLY OF THE COMMON NORTHERLY LINES OF SAID LOT 77 AND LOTS 78 THROUGH 80 OF SAID MAP OF SUNNY SIDE PARK;
THENCE ALONG SAID COMMON NORTHERLY LINE SOUTH 89°43'47" WEST 186.16;
THENCE SOUTH 00°11'48" WEST 11.01 FEET;
THENCE NORTH 89°48'12" WEST 56.05 FEET;
THENCE SOUTH 00°11'48" WEST 52.00 FEET;
THENCE SOUTH 89°48'12" EAST 23.83 FEET TO A COURSE WHICH BEARS NORTH 00°11'48" EAST AND PASSES THROUGH A POINT MEASURED SOUTH 89°44'24" WEST 219.43 FEET FROM SAID SOUTHEAST CORNER OF LOT 77, AS MEASURED ALONG THE SOUTHERLY LINE OF LOT 36, THE COMMON SOUTHERLY LINES OF SAID LOTS 77 THROUGH 80 AND PROLONGATION THEREOF ACROSS THE SAID NORTH-SOUTH ALLEY, AS SHOWN ON SAID MAP OF SUNNY SIDE PARK;
THENCE SOUTH 00°11'48" WEST 116.32 FEET TO SAID LAST-MENTIONED POINT;

THENCE ALONG SAID SOUTHERLY LINE OF LOT 36, THE SOUTHERLY COMMON LINES OF LOTS 77 THROUGH 80 AND PROLONGATION THEREOF ACROSS SAID NORTH-SOUTH ALLEY NORTH 89°44'24" EAST 219.43 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 40,091 SQUARE FEET, MORE OR LESS.

PARCEL 6:

THAT CERTAIN PARCEL OF LAND, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THOSE PORTIONS OF LOTS 30 THROUGH 34, 37, AND 80, VERMONT AVENUE, AND THE NORTH-SOUTH AND EAST-WEST ALLEYS ADJACENT TO SAID LOTS, AS SHOWN ON MAP OF SUNNY SIDE PARK, FILED IN BOOK 6, PAGE 8, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 77 OF SAID MAP OF SUNNY SIDE PARK;
THENCE ALONG THE EASTERLY LINE OF SAID LOT NORTH 00°08'28" WEST 179.10 FEET TO A LINE THAT
IS PARALLEL WITH AND DISTANT 3.00 FEET SOUTHERLY OF THE COMMON NORTHERLY LINES OF SAID
LOT 77 AND LOTS 78 THROUGH 80 OF SAID MAP OF SUNNY SIDE PARK;
THENCE ALONG SAID COMMON NORTHERLY LINE SOUTH 89°43'47" WEST 186.16 FEET TO THE **TRUE
POINT OF BEGINNING**;
THENCE SOUTH 00°11'48" WEST 11.01 FEET;
THENCE NORTH 89°48'12" WEST 56.05 FEET;
THENCE SOUTH 00°11'48" WEST 52.00 FEET;
THENCE NORTH 89°48'12" WEST 184.00 FEET TO THE WESTERLY LINE OF PARCEL 1A, AS DESCRIBED
IN THAT CERTAIN RESOLUTION TO VACATE RECORDED DECEMBER 22, 2020 AS INSTRUMENT
NO. 20201709075, OF OFFICIAL RECORDS OF SAID COUNTY;
THENCE ALONG SAID WESTERLY LINE OF SAID PARCEL 1A THE FOLLOWING COURSES:

- 1) NORTH 00°11'48" EAST 245.00 FEET TO A POINT WHICH BEARS SOUTH 00°11'48" WEST 44.94
FEET, AS MEASURED ALONG THE CENTERLINE OF SAID VERMONT AVENUE, AND SOUTH
89°48'12" EAST 7.00 FEET FROM THE CENTERLINE INTERSECTION OF SAID VERMONT AVENUE
AND SAID 84TH STREET AND
- 2) NORTH 44°57'50" EAST 21.30 FEET TO A POINT ON THE WESTERLY PROLONGATION OF THE
NORTHERLY LINE OF SAID LOT 30, SAID POINT ALSO BEING NORTH 89°43'52" EAST 21.76 FEET,
AS MEASURED ALONG THE CENTERLINE OF SAID 84TH STREET AND SOUTH 00°16'08" EAST
30.00 FEET FROM SAID CENTERLINE INTERSECTION OF VERMONT AVENUE AND 84TH STREET;

THENCE ALONG SAID PROLONGATION AND NORTHERLY LINE OF LOT 30, NORTH 89°43'52" EAST
237.98 FEET TO THE WESTERLY LINE OF "PARCEL 1" AS DESCRIBED IN THAT CERTAIN IRREVOCABLE
OFFER TO DEDICATE RECORDED DECEMBER 22, 2020 AS INSTRUMENT NO. 20201709071, OF
OFFICIAL RECORDS OF SAID COUNTY;
THENCE ALONG SAID WESTERLY LINE AND SOUTHERLY PROLONGATION SOUTH 00°08'25" EAST
198.93 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 3.00 FEET SOUTHERLY OF SAID
COMMON NORTHERLY LINES OF LOTS 77 THROUGH 80;
THENCE ALONG SAID PARALLEL LINE SOUTH 89°43'47" WEST 14.09 FEET TO THE **TRUE POINT OF
BEGINNING**.

CONTAINING 62,308 SQUARE FEET, MORE OR LESS.

TOGETHER WITH "PARCEL 1C" AS DESCRIBED IN THAT CERTAIN STREET VACATION DOCUMENT
RECORDED DECEMBER 22, 2020 AS INSTRUMENT NO. 20201709075, OF OFFICIAL RECORDS OF SAID
COUNTY, MORE PARTICULARLY DESCRIBED WITHIN THE FOLLOWING BOUNDARIES:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 30;
THENCE ALONG THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 30
SOUTH 89°43'52" WEST 8.00 FEET TO A POINT BEING NORTH 89°43'52" EAST 21.76 FEET AND
SOUTH 00°16'08" EAST 30.00 FEET FROM THE CENTERLINE INTERSECTION OF VERMONT AVENUE
AND 84TH STREET, AS MEASURED ALONG THE CENTERLINE OF SAID 84TH STREET AND THE **TRUE POINT
OF BEGINNING**;

THENCE CONTINUING ALONG SAID WESTERLY PROLONGATION SOUTH 89°43'52" WEST 15.00 FEET
TO THE WESTERLY LINE OF SAID "PARCEL 1A";

THENCE ALONG SAID WESTERLY LINE SOUTH 00°11'48" WEST 15.00 FEET TO A POINT THAT BEARS
SOUTH 00°11'48" WEST 44.94 FEET, AS MEASURED ALONG SAID CENTERLINE OF VERMONT AVENUE,
AND SOUTH 89°48'12" EAST 7.00 FEET FROM THE CENTERLINE INTERSECTION OF SAID VERMONT
AVENUE AND SAID 84TH STREET;

THENCE NORTH 44°57'50" EAST 21.30 FEET TO THE **TRUE POINT OF BEGINNING**.

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

CONTAINING 112 SQUARE FEET, MORE OR LESS.

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

DATED THIS 4 DAY OF FEBRUARY 2021



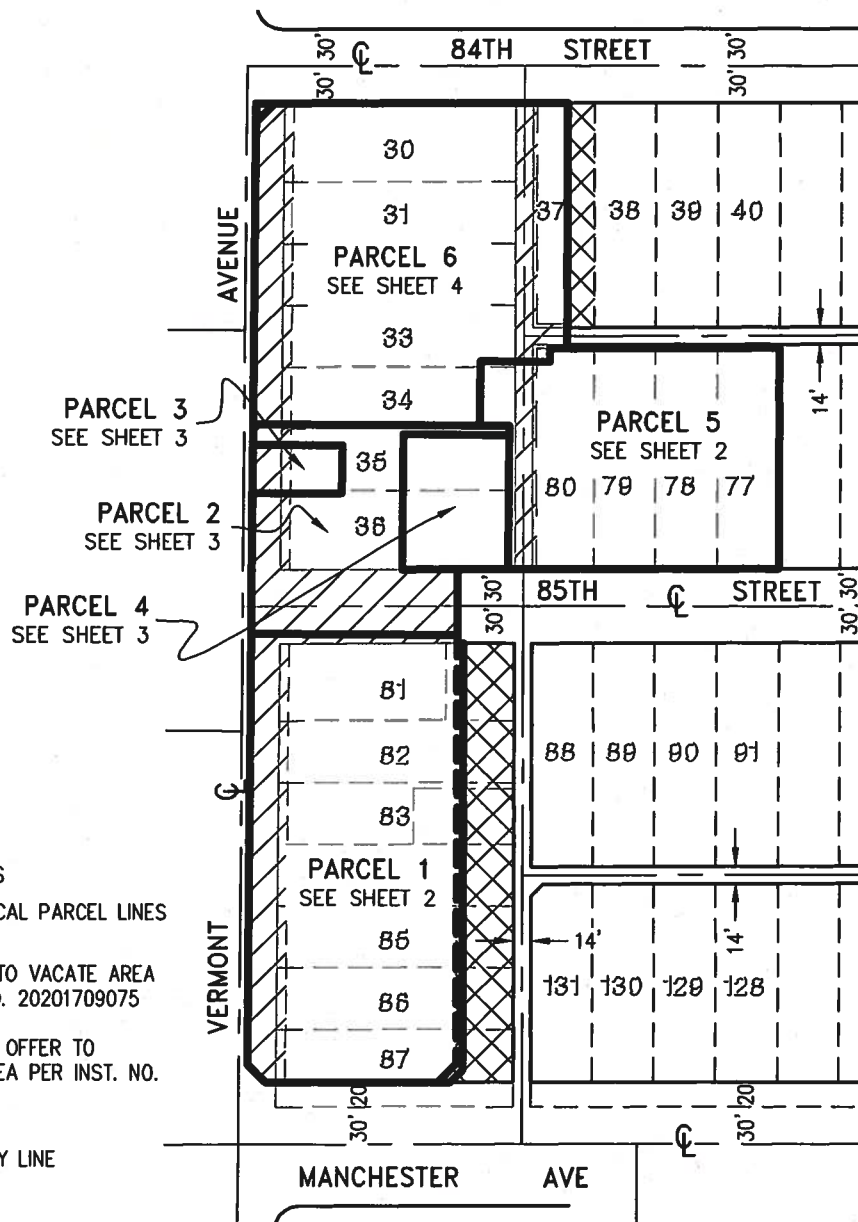
KURT R. TROXELL, L.S. 7854










Exhibit "B"



SCALE: 1" = 150'



LEGEND:

- | | |
|---|--|
|  | PARCEL LINES |
|  | LOWER VERTICAL PARCEL LINES |
|  | RESOLUTION TO VACATE AREA
PER INST. NO. 20201709075 |
|  | IRREVOCABLE OFFER TO
DEDICATE AREA PER INST. NO.
20201709071 |
|  | RIGHT OF WAY LINE |
|  | CENTERLINE |
|  | RECORD LOT LINES |



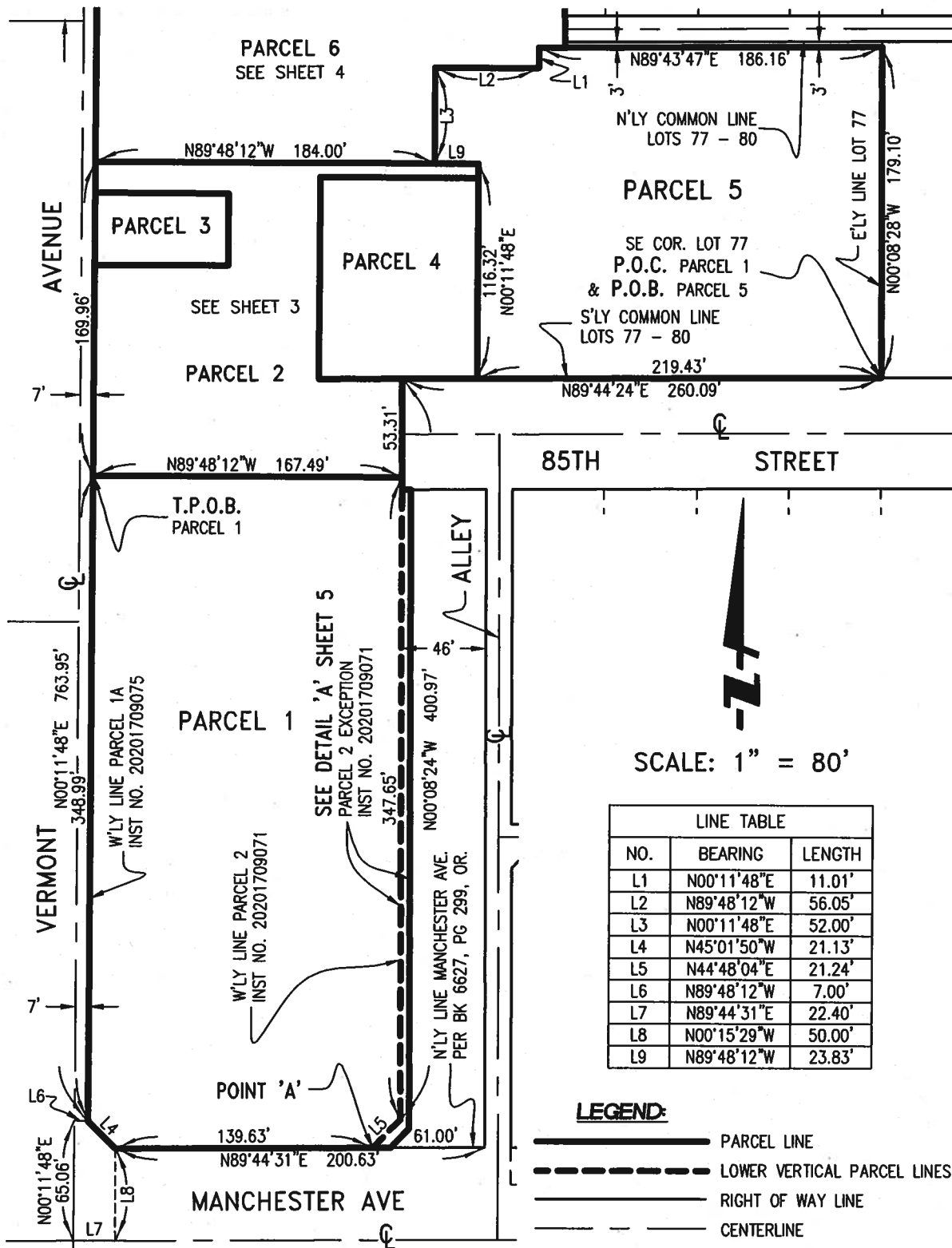
16795 Von Karmann, Suite 100
Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315
www.fuscoe.com

EXHIBIT 'B'

PARCEL MAP WAIVER
PORTIONS OF SUNNY SIDE PARK
BOOK 6, PAGE 8
CITY OF LOS ANGELES

DATE: December 24, 2020
FN: 233-015 Parcel Waiver
DRAWN BY: RJL
CHECKED BY: KRT

SHEET 1 OF 5



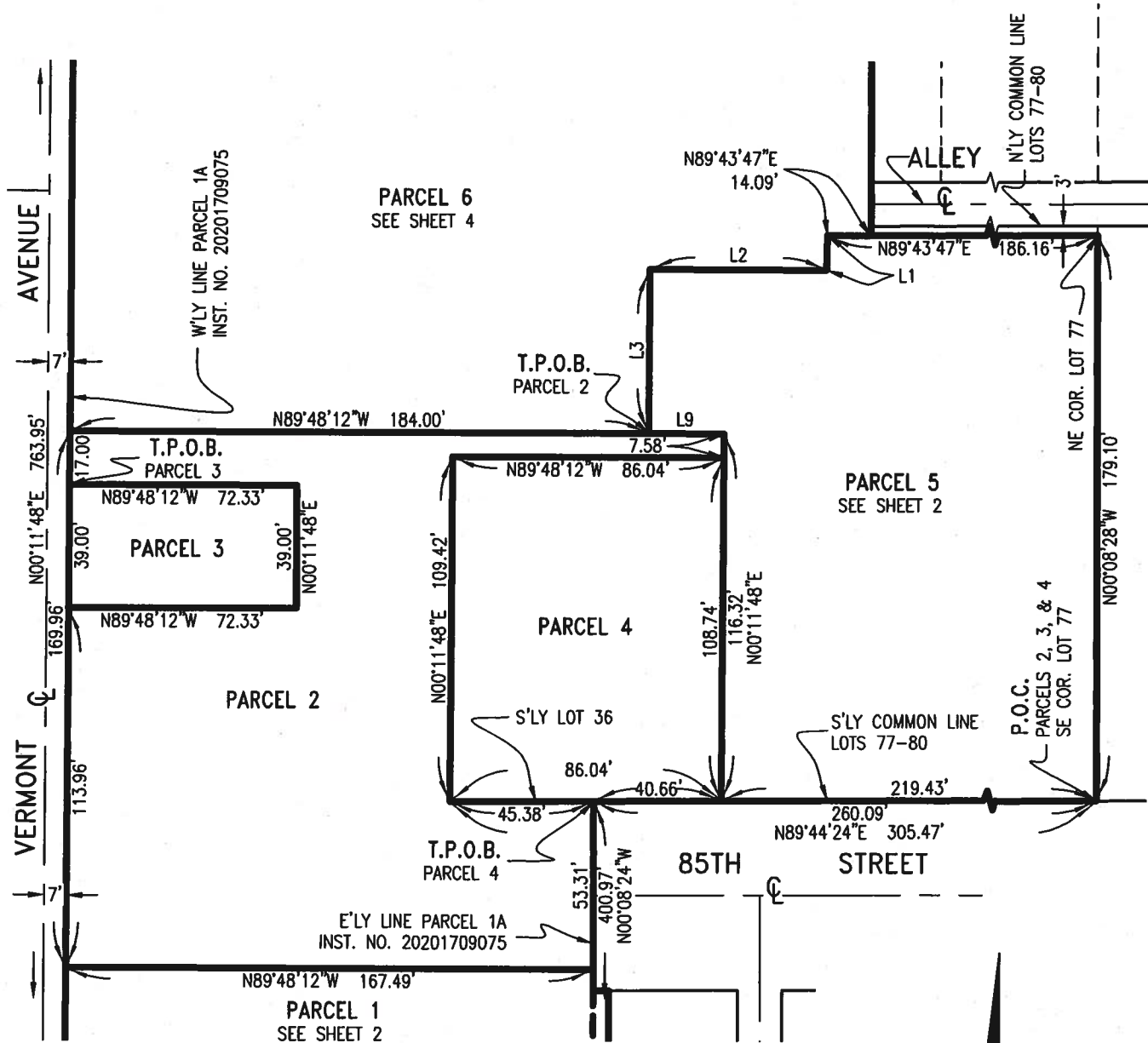
16795 Von Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315
www.fuscoengineering.com

EXHIBIT 'B'

PARCEL MAP WAIVER
PORTIONS OF SUNNY SIDE PARK
BOOK 6, PAGE 8
CITY OF LOS ANGELES

DATE: December 24, 2020
FN: 233-015 Parcel Waiver
DRAWN BY: RJL
CHECKED BY: KRT

SHEET 2 OF 5



LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°11'48"E	11.01'
L2	N89°48'12"W	56.05'
L3	N00°11'48"E	52.00'
L9	N89°48'12"W	23.83'

LEGEND:

	PARCEL LINES
	LOWER VERTICAL PARCEL LINES
	RIGHT OF WAY LINE
	CENTERLINE
	RECORD LOT LINES

SCALE: 1" = 50'

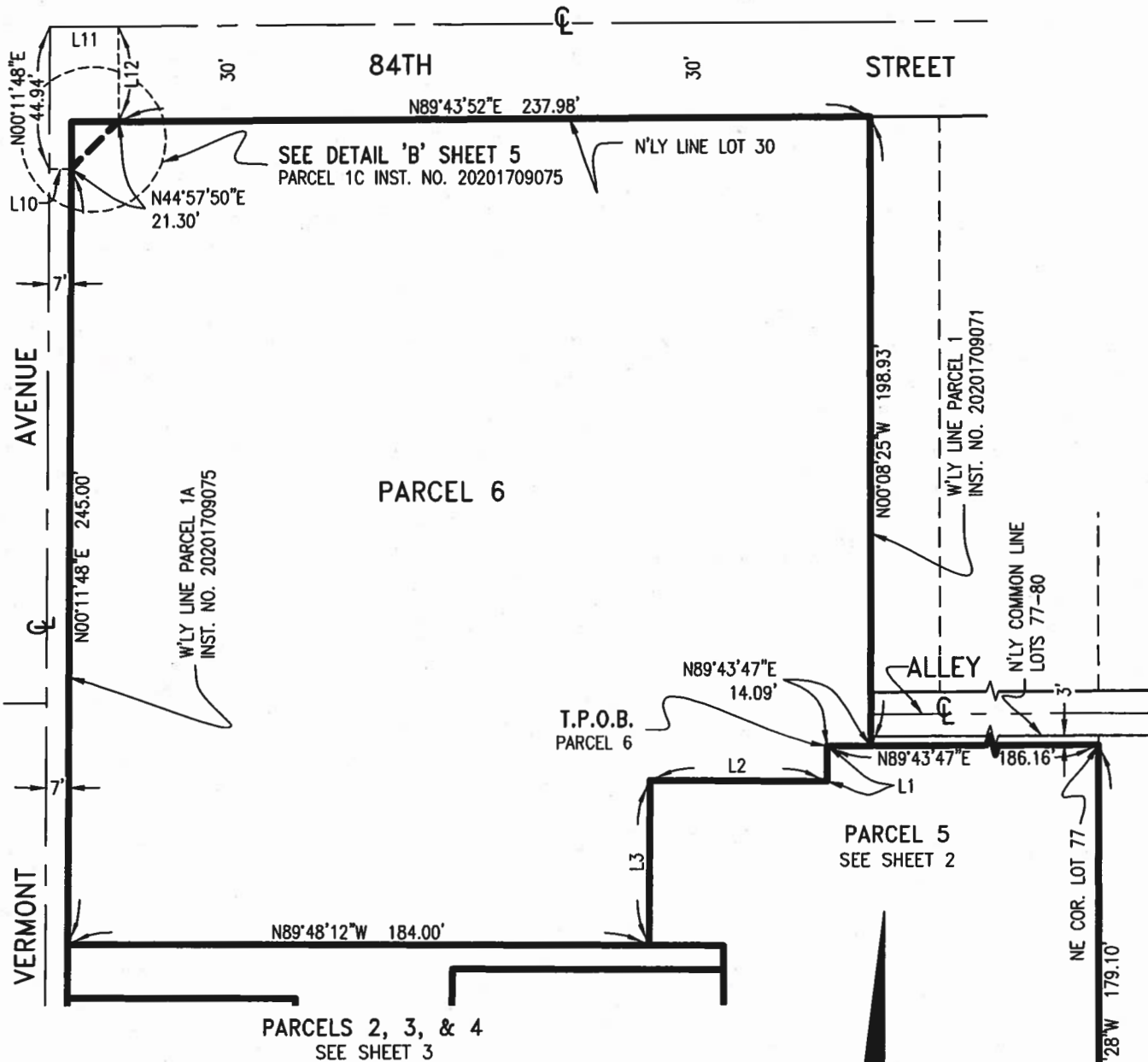


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EXHIBIT 'B'

PARCEL MAP WAIVER
PORTIONS OF SUNNY SIDE PARK
BOOK 6, PAGE 8
CITY OF LOS ANGELES

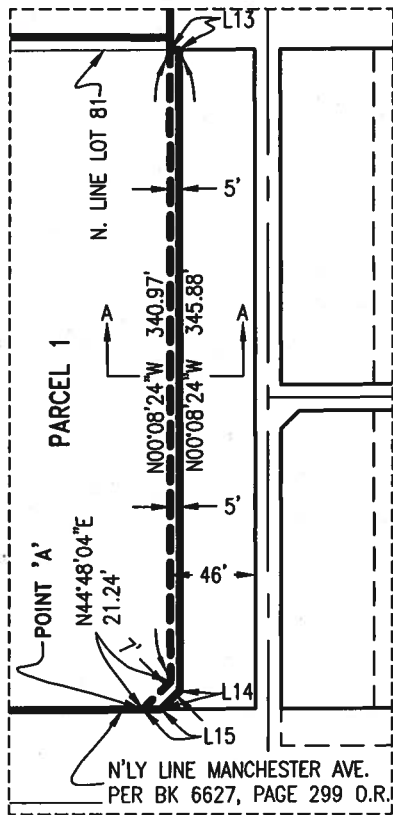
DATE: December 24, 2020
FN: 233-015 Parcel Waiver
DRAWN BY: RJL
CHECKED BY: KRT
SHEET 3 OF 5



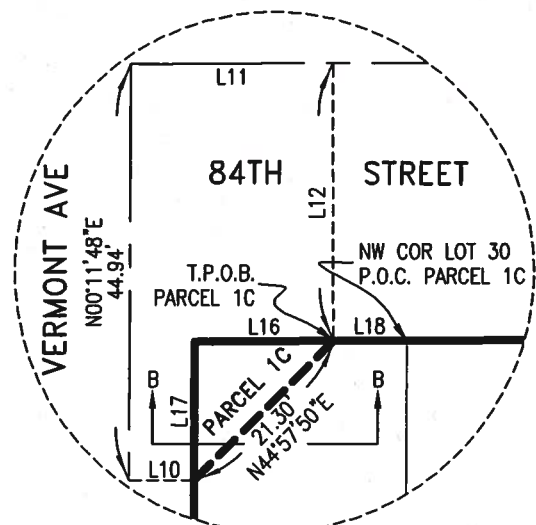
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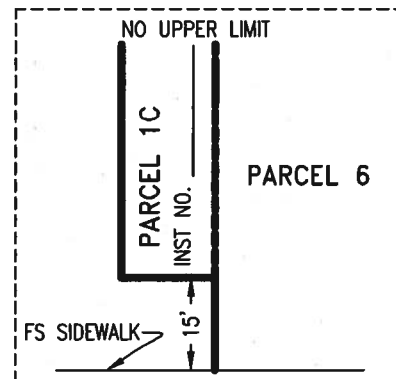
DATE: December 24, 2020
FN: 233-015 Parcel Waiver
DRAWN BY: RJL
CHECKED BY: KRT
SHEET 4 OF 5



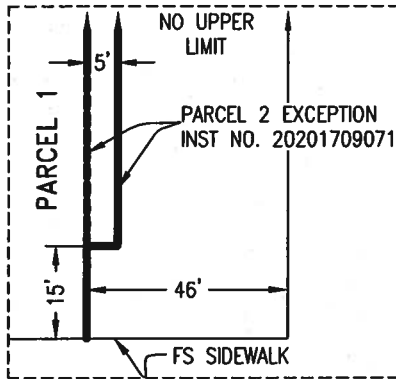
DETAIL 'A'
PARCEL 2 EXCEPTION
 SCALE: 1" = 100'



DETAIL 'B'
 SCALE: 1" = 20'



SECTION B-B
 N.T.S.



SECTION A-A
 N.T.S.

LINE TABLE		
NO.	BEARING	LENGTH
L10	N89°48'12"W	7.00'
L11	N89°43'52"E	21.76'
L12	N00°16'08"W	30.00'
L13	N89°44'24"E	5.00'
L14	N44°48'04"E	14.28'
L15	N89°44'31"E	9.91'
L16	N89°43'52"E	15.00'
L17	N00°11'48"E	15.00'
L18	N89°43'52"E	8.00'

LEGEND:

- PARCEL LINE
- - - LOWER VERTICAL PARCEL LINES
- RIGHT OF WAY LINE
- CENTERLINE
- - - RECORD LOT LINES



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EXHIBIT 'B'

PARCEL MAP WAIVER
 PORTIONS OF SUNNY SIDE PARK
 BOOK 6, PAGE 8
 CITY OF LOS ANGELES

DATE: December 24, 2020
 FN: 233-015 Parcel Waiver
 DRAWN BY: RJL
 CHECKED BY: KRT

SHEET 5 OF 5

OWNER(S): COUNTY OF LOS ANGELES

GRANT OF WAIVER AND CERTIFICATE OF COMPLIANCE

CONTINUATION

REQUEST FOR WAIVER OF PARCEL MAP NO. RPPL 2020010060



GRANT OF WAIVER AND DETERMINATION OF COMPLIANCE

I hereby certify that I have reviewed the above described division of real property and have found it substantially conforms to approve **RPPL 2020010060** and that all other requirements of the Subdivision Map Act and of the County Subdivision Ordinance precedent to COMPRISING THE DIVISION MAY BE LEASED OR FINANCED IN FULL COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE SUBDIVISION MAP ACT AND OF THE COUNTY SUBDIVISION ORDINANCE.



DEPARTMENT OF REGIONAL PLANNING
County of Los Angeles
Amy J. Bodek, AICP
Director

DEPARTMENT OF REGIONAL PLANNING

By:  

Title: Administrator, Current Planning Division

Date: 02-25-2021