

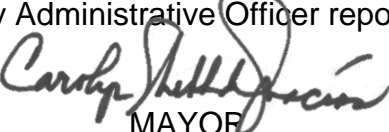
0150-12436-0001

**T R A N S M I T T A L**

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

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Date: December 13, 2023

CAO File No. 0150-12436-0001

Council File No.

Council District: 12

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**

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**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

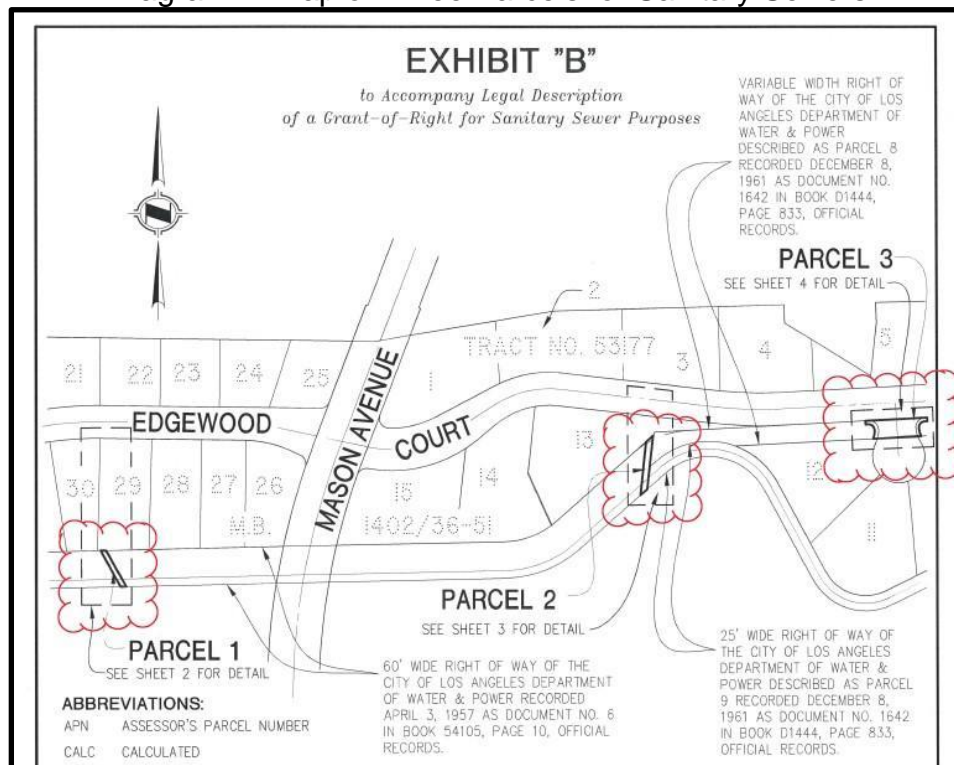
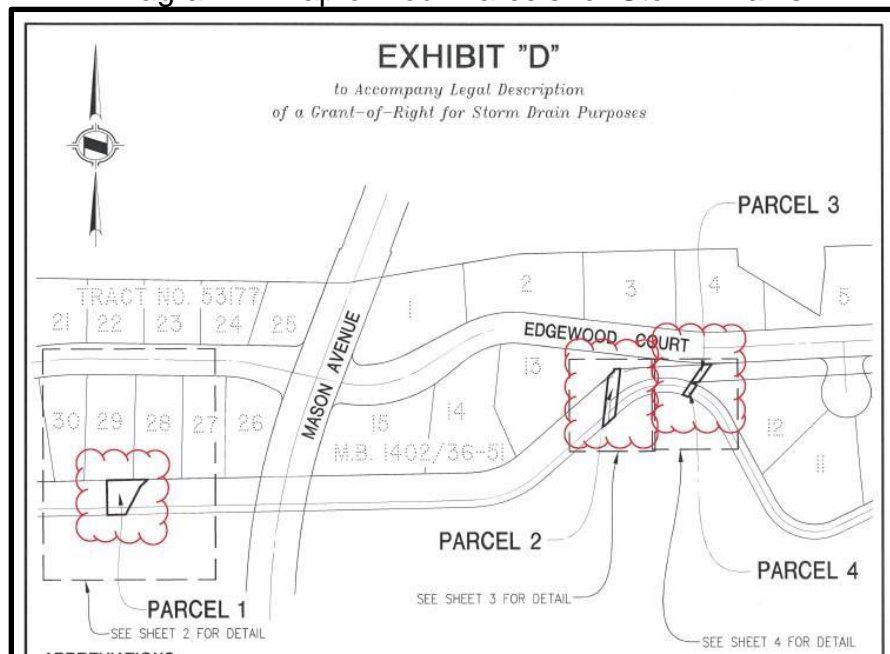


Diagram 2 below is a partial representation of Exhibit D which is attached to the report and reflects the four locations or parcels on which the storm drains will be located. As indicated, a more detailed legal description and expansive map of the parcels are contained in the attachments to the report. 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*



BUILDING A STRONGER L.A.

Karen Bass, Mayor

Board of Commissioners  
Cynthia McClain-Hill, President  
Nicole Neeman Brady, Vice President  
Nurit Katz  
Mia Lehrer  
George S. McGraw  
Chante L. Mitchell, Secretary

Martin L. Adams, General Manager and Chief Engineer

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 BENYAMIN**  
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



Resolution No. \_\_\_\_\_

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.

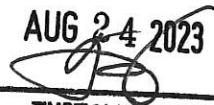
BE IT FURTHER RESOLVED that the Los Angeles City Council is requested to approve said Agreement as provided in Los Angeles City Charter Section 675(d)(2).

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

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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 \_\_\_\_\_

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.

On \_\_\_\_\_ before me, \_\_\_\_\_  
Notary Public, personally appeared \_\_\_\_\_

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

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;

*Revised: September 29, 2022*  
July 21, 2020  
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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**

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:

*Revised: September 29, 2022*

July 21, 2020

WO No. 1443-3177L

Page 3 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**

**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°58'58" East 52.00 feet; thence perpendicular from said centerline South 3°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°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°01'02" East 6.00 feet; thence perpendicular from said line, South 86°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°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°31'00" to the southerly line of said Parcel 8 having a bearing of N86°58'55"E, as shown on said Tract; thence along said southerly line and non-tangent from said curve South 86°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°13'17" East; thence leaving said southerly line, northerly 14.37 feet along last said curve through a central angle of 23°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°16'45"; thence South 86°58'58" West 5.00 feet; thence perpendicular from said line, North 3°01'02" West 6.00 feet to said northerly line of said Parcel 8

*Revised: September 29, 2022*

*July 21, 2020*

*WO No. 1443-3177L*

*Page 4 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

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



|   |
|---|
| Reviewed by <i>Frank</i> <i>10/14/2022</i> <i>TCU</i>   |
| Surveys & Right-of-Way Group  |
| Water Engineering & Technical Services  |
| City of Los Angeles Department of Water and Power   |
|  <i>10/14/2022</i> |
| Senior Survey Supervisor  |
| Date  |

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

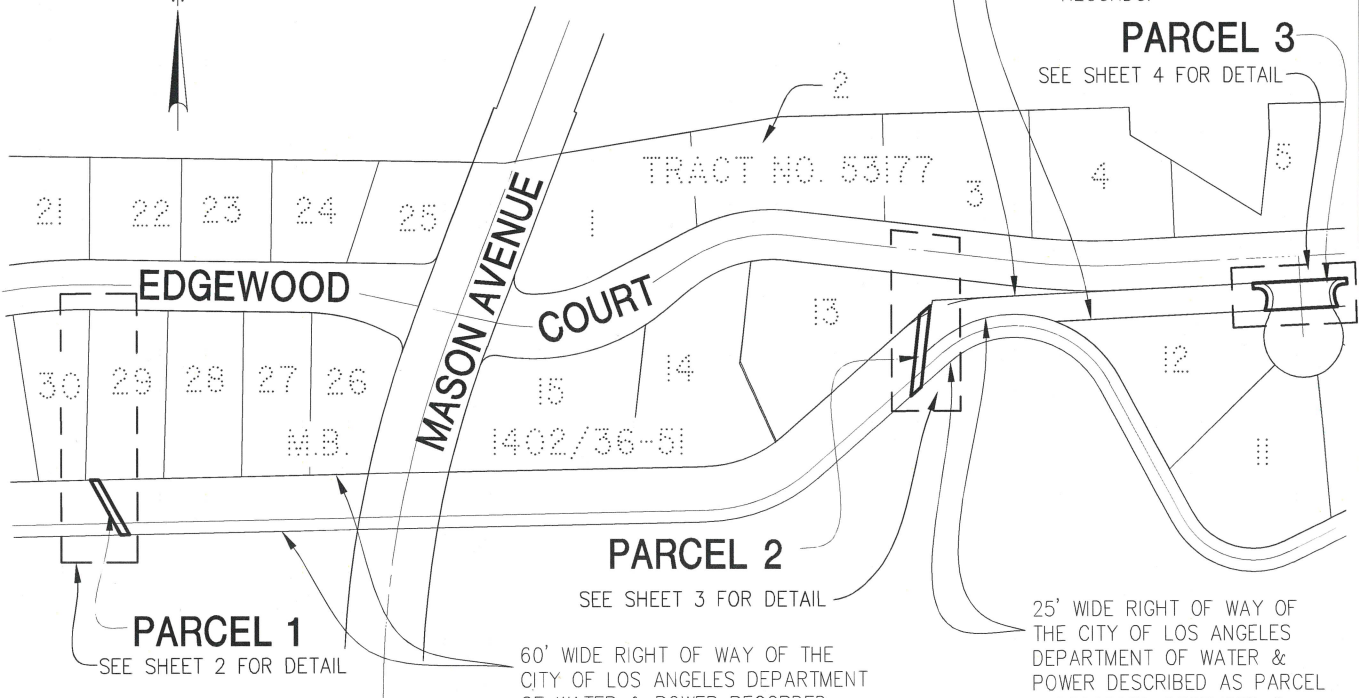
# EXHIBIT "B"

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

### ABBREVIATIONS:

APN ASSESSOR'S PARCEL NUMBER  
CALC CALCULATED  
CL 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

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.



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

30

29

28

APN 2707-001-049

M.B. 1402 / 36-51

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

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.

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

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



**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

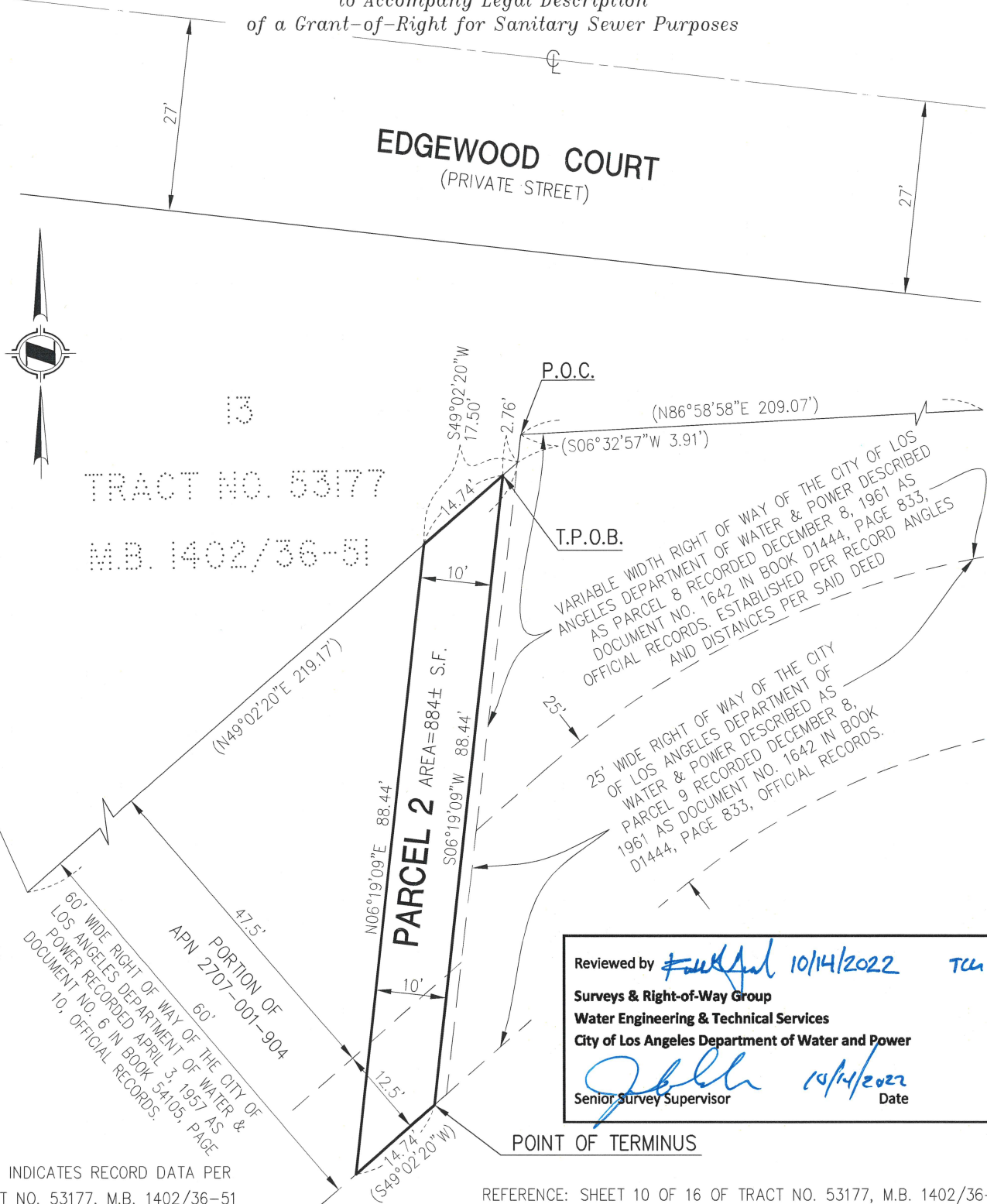
FILE: I:\Porter Ranch\LD\9799-SS\SH02.dwg

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



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

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

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

( ) 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

## 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" = 20'

W.O. 1443-3177L

FILE: I:\Porter Ranch\LD\9799-SS\SH03.dwg

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

EDGEWOOD COURT (PRIVATE STREET)  
P.O.C. (N86°58'58"E 357.74')  
112.12' CALC  
52.00'  
676.47')  
104.00'  
PARCEL 3  
AREA=2470± S.F.

WOODCREST COURT  
(PRIVATE STREET)

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 *Paul J. Kinn* 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  10/14/2022 TCU

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



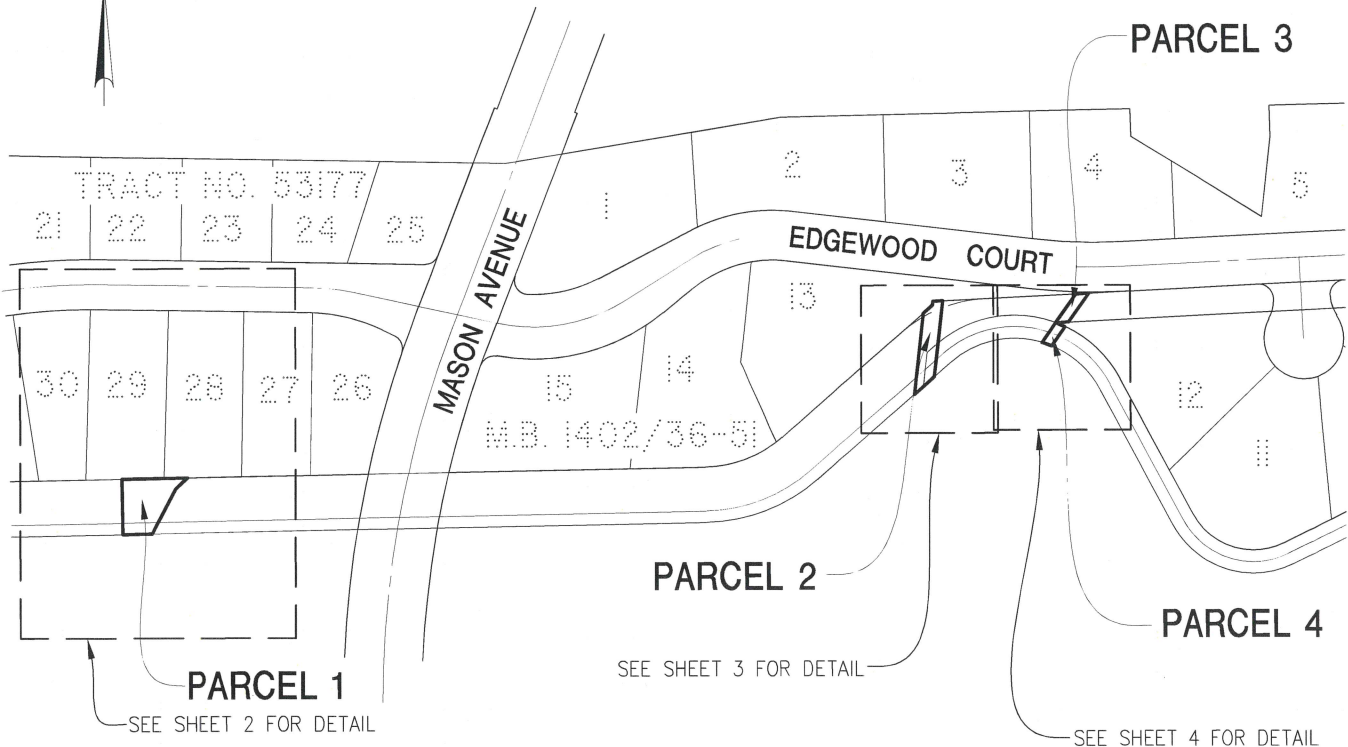
Senior Survey Supervisor

10/14/2022  
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  
 CL 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

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

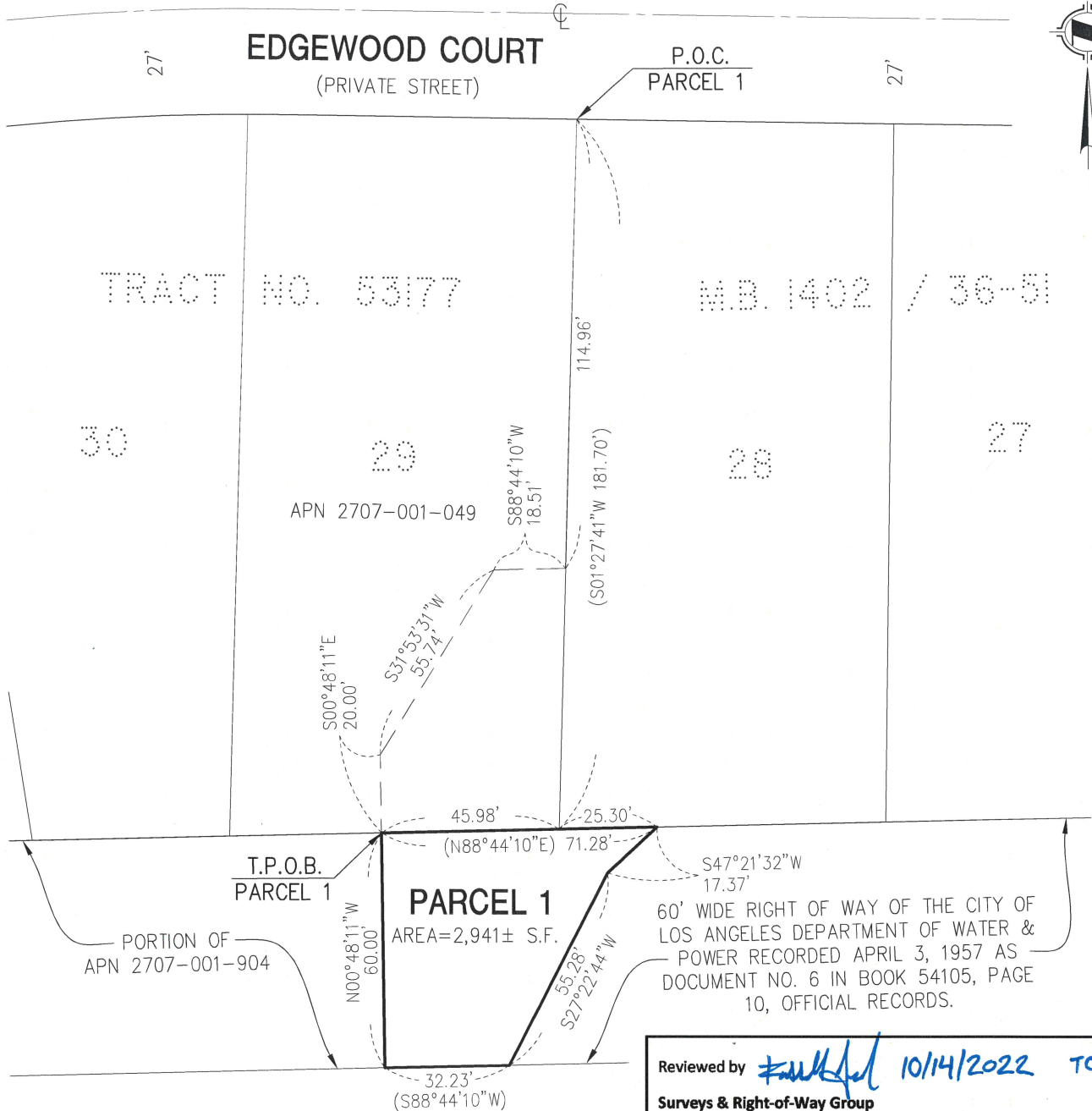
FILE: I:\Porter Ranch\LD\9798-SD Drainage\SHT01.dwg

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



( ) 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

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



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## 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" = 40'

W.O. 1443-3177L

FILE: I:\Porter Ranch\LD\9798-SD Drainage\SH02.dwg

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

**EDGEWOOD COURT**  
(PRIVATE STREET)



13

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

N86°58'58"E  
10.75'

N06°32'57"E  
3.91'

(N86°58'58"E 209.07')

T.P.O.B.

P.O.C.

N49°02'20"E  
13.82'

(N49°02'20"E 219.17')

**PARCEL 2** AREA= 1,758± S.F.

N06°19'09"E 88.44'

S06°19'09"W 82.59'

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

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  
54405, PAGE 10, OFFICIAL RECORDS.

APN 2707-001-904

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

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



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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

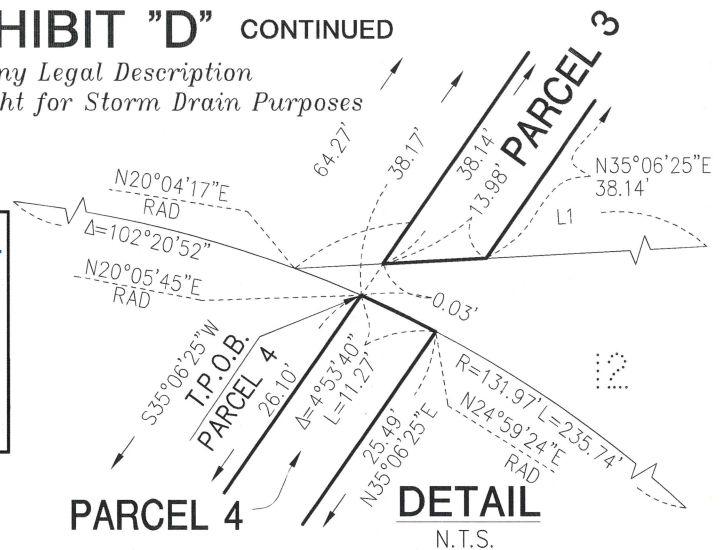
SHEET 3 OF 4



# EXHIBIT "D" CONTINUED

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

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

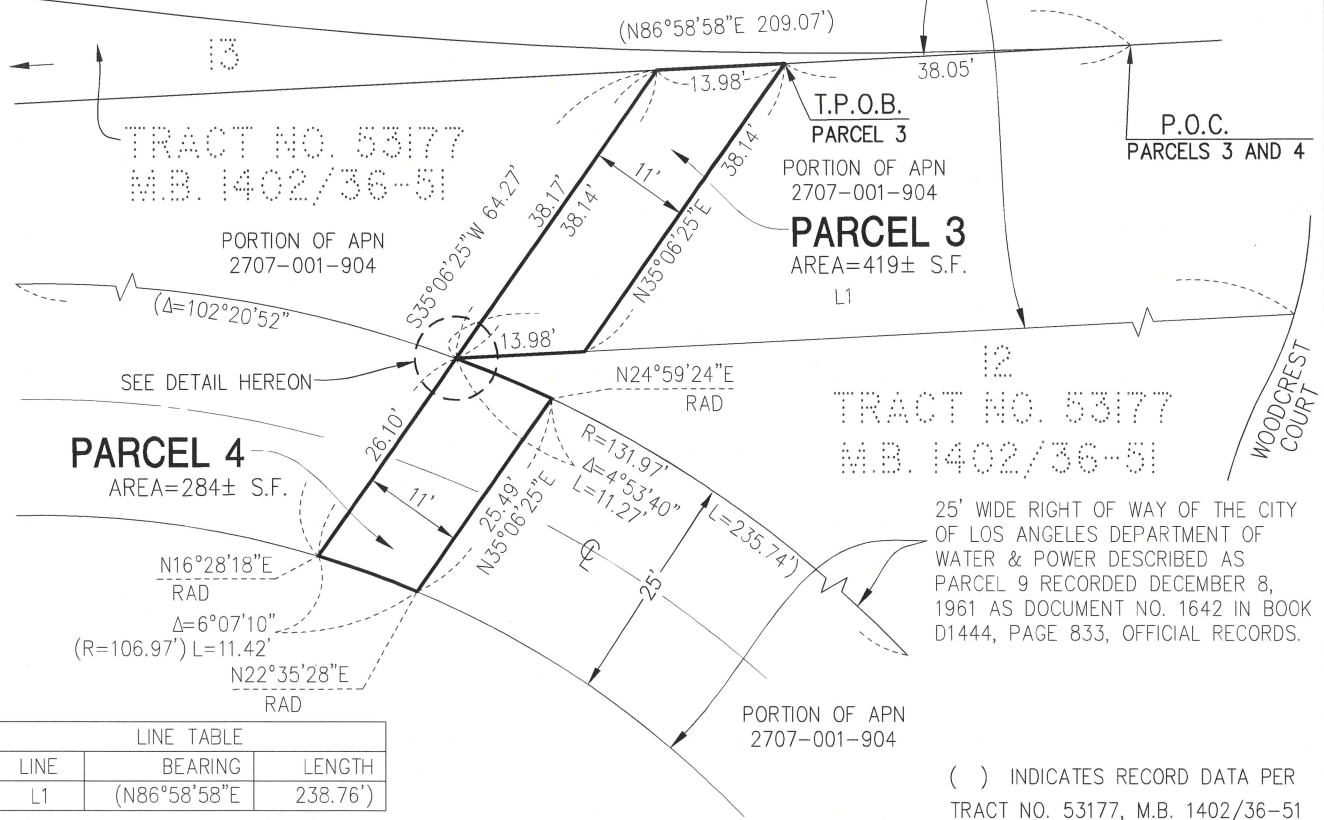


EDGEWOOD COURT  
(PRIVATE STREET)

PARCEL 4

DETAIL  
N.T.S.

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



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## 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\SH04.dwg

H&A LEGAL No. 9798

SHEET 4 OF 4