



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
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DONALD L. WOLFE, Director

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE  
REFER TO FILE: **MP-2**

April 27, 2006

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**THE OLD ROAD AT HASLEY CANYON ROAD  
PARCELS 9-8EX.2, 9-8DE.1, AND 9-8DE.2  
SALE OF SURPLUS PROPERTY  
UNINCORPORATED TERRITORY OF  
THE COUNTY OF LOS ANGELES  
SUPERVISORIAL DISTRICT 5  
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Declare the fee interest in The Old Road, Parcel 9-8EX.2 (9,812± square feet), to be no longer required for the County or other public purposes. The parcel is located within the westerly half of The Old Road, north of Hasley Canyon Road, in the unincorporated Castaic area of the County of Los Angeles.
2. Authorize the sale of Parcel 9-8EX.2 to the adjacent property owner, Hasley Canyon Village, LLC, as consideration for the property owner granting the County of Los Angeles certain fee and temporary construction rights for construction of the Hasley Canyon Road at Interstate 5 Interchange project.
3. Instruct the Mayor to sign the enclosed Quitclaim Deed and authorize delivery to the Grantee.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

This action will allow the County to sell a parcel of surplus property in The Old Road, Parcel 9-8EX.2, to the adjacent property owner, Hasley Canyon Village. In exchange for the County's quitclaim, Hasley Canyon Village will grant fee title, drainage, and temporary construction easements to the County gratis for the Hasley Canyon Road at Interstate 5 Interchange project. The parcel areas being acquired by the County are greater than the area being quitclaimed.

In 1969, the State of California relinquished jurisdiction of The Old Road to the County. Parcel 9-8EX.2 lies outside of the required right of way for The Old Road and will no longer be needed for public purposes once Hasley Canyon Village grants the fee and drainage easements to the County. The recording of these acquisition parcels is contingent upon Board approval of the quitclaim of Parcel 9-8EX.2.

### **Implementation of Strategic Plan Goals**

This action meets the County Strategic Plan Goal of Fiscal Responsibility. The sale will eliminate the need to maintain the property and reduce the County's expenses and liability.

### **FISCAL IMPACT/FINANCING**

None. The quitclaim of Parcel 9-8EX.2 is in consideration of Hasley Canyon Village granting the County fee title, drainage, and temporary construction easements for the Hasley Canyon Road at Interstate 5 Interchange project.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

This conveyance is authorized by and in compliance with California Government Code Section 25526.7.

The Quitclaim Deed reserves drainage easement rights in Parcels 9-8DE.1 and 9-8DE.2 and does not transfer rights to any oil, gas, petroleum, or other hydrocarbons and minerals. The enclosed Quitclaim Deed has been approved by County Counsel and will be recorded.

The Honorable Board of Supervisors  
April 27, 2006  
Page 3

### **ENVIRONMENTAL DOCUMENTATION**

On October 19, 2004, Synopsis 42, your Board approved a Negative Declaration prepared for the Hasley Canyon Road at Interstate 5 Interchange project.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

None.

### **CONCLUSION**

Enclosed are an original and duplicate of the Quitclaim Deed. Please have them signed by the Mayor and acknowledged by the Executive Officer of the Board. Please return the executed original to Public Works and retain the duplicate for your files.

One adopted copy of this letter is requested.

Respectfully submitted,

DONALD L. WOLFE  
Director of Public Works

FLU:in  
P2:blOLDRD.HASLEY.doc

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)  
Chief Administrative Office  
County Counsel

# DUPLICATE

WHEN RECORDED MAIL THIS  
DOCUMENT AND TAX STATEMENT TO:

Hasley Canyon Village LLC  
915 Wilshire Boulevard, Suite 2200  
Los Angeles, CA 90017

Space Above This Line Reserved For Recorder's Use

Document transfer tax is \$ \_\_\_\_\_  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and  
encumbrances remaining at time of sale  
COUNTY OF LOS ANGELES

Assessor's Identification Number:  
2866-001 (Portion)

By \_\_\_\_\_

## QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the COUNTY OF LOS ANGELES, a body corporate and politic (hereinafter referred to as COUNTY), does hereby remise, release, and forever quitclaim to HASLEY CANYON VILLAGE LLC, a Delaware limited liability company (hereinafter referred to as GRANTEE) all its right, title, and interest in and to the real property in the unincorporated territory of the County of Los Angeles, State of California, described as Parcel 9-8EX.2 in Exhibit A attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

ALSO RESERVING TO THE COUNTY, perpetual easements for drainage purposes in, on, over, and across the real property in the unincorporated territory of the County of Los Angeles, State of California, described as Parcels 9-8DE.1 and 9-8DE.2 in said Exhibit A.

Together with the further right to enter upon, to pass, and repass over and along said easements and to deposit tools, implements, and other materials thereon by said COUNTY, its officers, agents, and employees, and by persons under contract with it and their employees, whenever and wherever necessary for the purposes above set forth; provided, however, that any damages to the easement areas, caused wholly by COUNTY's exercise of the rights reserved by COUNTY relating to the foregoing easements, shall be repaired, restored, and/or replaced (at COUNTY's option), in as nearly to the original condition as reasonably possible.

### THE OLD ROAD (9)

Parcel 9-8EX.2

At Hasley Canyon Road

Also Includes Parcels 9-8DE.1 and 9-8DE.2

I.M. 264-097

S.D. 5

LE0392241

Project ID: RDC0014704

The herein quitclaim is subject to all matters of record and to the following reservation and conditions, which GRANTEE, by the acceptance of this document and/or the exercise of any of the rights granted herein, agrees to keep and perform, viz:

1. COUNTY's easements for drainage purposes, as herein reserved, shall be paramount.
2. GRANTEE agrees that it will not use the herein-described easement areas inconsistent with said easements and that it will not perform or arrange for the performance of any construction or reconstruction work in, on, over, and across the land affected by said easements until the plans and specifications for such construction or reconstruction work shall have first been submitted to and been approved in writing by the Director of Public Works of the County of Los Angeles. Such approval by COUNTY shall not be interpreted or inferred as an endorsement or approval as to the design, accuracy, correctness, or authenticity of the information shown on the submitted plans and specifications. Furthermore, such approval cannot be relied upon for any other purpose or by any third party for any reason whatsoever. COUNTY does not accept ownership or responsibility for the improvements.
3. The terms, conditions, restrictions, and agreements contained in this document shall be binding upon GRANTEE, its successors, and assigns.

Dated \_\_\_\_\_

COUNTY OF LOS ANGELES,  
a body corporate and politic

By \_\_\_\_\_  
Mayor, Board of Supervisors of the  
County of Los Angeles

(COUNTY-SEAL)

ATTEST:

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Mayor of the Board on all papers, documents, or instruments requiring the Mayor's signature.

The undersigned hereby certifies that on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the facsimile signature of \_\_\_\_\_, Mayor of the Board of Supervisors of the COUNTY OF LOS ANGELES was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Mayor of the Board of Supervisors of the COUNTY OF LOS ANGELES.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

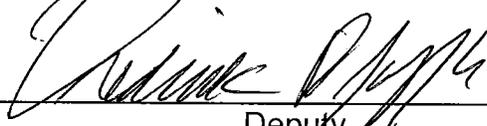
SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

(COUNTY-SEAL)

By \_\_\_\_\_  
Deputy

APPROVED AS TO FORM

RAYMOND G. FORTNER, JR.,  
County Counsel

By  \_\_\_\_\_  
Deputy

APPROVED as to title and execution,  
\_\_\_\_\_, 20\_\_\_\_.  
DEPARTMENT OF PUBLIC WORKS  
Mapping & Property Management Division  
  
Supervising Title Examiner  
By \_\_\_\_\_

## **EXHIBIT "A"**

**THE OLD ROAD 9-8EX.2**  
at Hasley Canyon Road

Also includes: Parcels Nos. 9-8DE.1 & 9-8DE.2  
T.G. 4459 (H5)  
I.M. 264-097  
Fifth District  
LE0392241

### **LEGAL DESCRIPTION**

#### **PARCEL NO. 9-8EX.2** (Quitclaim of portion of fee):

That portion that certain parcel of land in Parcel 16, in the Castaic School District, as shown on map filed in Book 27, pages 27 through 31, inclusive, of Record of Surveys, in the office of the Recorder of the County of Los Angeles, described as PARCEL 1 in deed to the STATE OF CALIFORNIA, recorded as Document No. 2232, on April 18, 1966, in Book D3274, page 517, of Official Records, in the office of said recorder, within the following described boundaries:

Commencing at a point in that certain 316.993-meter [1040.00-foot] radius curve in the westerly boundary of the above mentioned PARCEL 1, said point being the easterly terminus of that certain course having a bearing and distance of N 61°59'51" W 26.307 meters [86.31 feet] in the generally easterly boundary of Parcel 2, as shown on map filed in Book 189, pages 30 through 34, of Parcel Maps, in the office of said recorder, a radial of said curve to said point bears North 61°48'11" West, said point also being hereby designated as Point "A"; thence southerly, along said curve, through a central angle of 31°53'56", an arc distance of 176.483 meters [579.01 feet] to a point, said last mentioned point being the beginning of a non-tangent curve concave to the northwest and having a radius of 32.601 meters [106.96 feet], a radial of said curve to said last mentioned point bears South 35°07'45" East, said last mentioned point also being the TRUE POINT OF BEGINNING; thence northeasterly and northerly, along said last mentioned curve, through a central angle of 56°24'31", an arc distance of 32.096 meters [105.30 feet]; thence tangent to said last mentioned curve, North 1°32'16" West 48.911 meters [160.47 feet] to the beginning of a tangent curve concave to the southwest and having a radius of 7.599 meters [24.93 feet]; thence northerly, northwesterly, and westerly, along said last mentioned curve, through a central angle of 82°22'34", an arc distance of 10.925 meters [35.84 feet] to the westerly boundary of the above mentioned PARCEL 1; thence southerly, along said westerly boundary, to the TRUE POINT OF BEGINNING.

Containing: 912± square meters [9812± square feet].

## **EXHIBIT "A"**

### **PARCEL NO. 9-8DE.1** (Reservation of easement for drainage purposes):

RESERVING unto the grantor an easement for drainage purposes, together with the right of access to construct and maintain in, over, and across, that portion of the above described PARCEL NO. 9-8EX.2 described as follows:

Commencing at the above designated Point "A"; thence southerly, along the above mentioned 316.993-meter [1040.00-foot] radius curve, through a central angle of 19°24'56", an arc distance of 107.418 meters [352.42 feet] to the TRUE POINT OF BEGINNING; thence continuing southerly, along said last mentioned curve, through a central angle of 1°18'05", an arc distance of 7.200 meters [23.62 feet]; thence non-tangent to said last mentioned curve South 81°55'01" East 11.026 meters [36.17 feet] to the easterly boundary of the above described PARCEL NO. 9-8EX.2; thence North 1°32'16" West, along said easterly boundary, a distance of 16.252 meters [53.32 feet] to the beginning of the above described 7.599-meter [24.93-foot] radius curve in said easterly boundary; thence northerly, along said curve, through a central angle of 17°29'54", an arc distance of 2.321 meters [7.61 feet]; thence non-tangent to said last mentioned curve South 19°52'37" West 11.257 meters [36.93 feet] to a line which bears North 81°55'01" West and which passes through the TRUE POINT OF BEGINNING; thence North 81°55'01" West, along said last mentioned line, a distance of 5.273 meters [17.30 feet] to the TRUE POINT OF BEGINNING.

Containing: 98± square meters [1060± square feet].

### **PARCEL NO. 9-8DE.2** (Reservation of easement for drainage purposes):

ALSO RESERVING unto the grantor an easement for drainage purposes, together with the right of access to construct and maintain in, over, and across, that portion of the above described PARCEL NO. 9-8EX.2 described as follows:

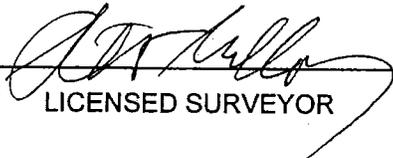
Commencing at the above designated Point "A"; thence southerly, along the above mentioned 316.993-meter [1040.00-foot] radius curve, through a central angle of 25°09'09", an arc distance of 139.158 meters [456.55 feet] to the TRUE POINT OF BEGINNING; thence continuing southerly, along said last mentioned curve, through a central angle of 1°11'37", an arc distance of 6.603 meters [21.66 feet]; thence non-tangent to said last mentioned curve South 85°51'22" East 14.305 meters [46.93 feet] to the easterly boundary of the above described PARCEL NO. 9-8EX.2; thence North 1°32'16" West, along said easterly boundary, a distance of 6.633 meters [21.76 feet] to

## EXHIBIT "A"

a line which bears North 85°51'22" West and which passes through the TRUE POINT OF BEGINNING; thence North 85°51'22" West, along said last mentioned line, a distance of 13.844 meters [45.42 feet] to the TRUE POINT OF BEGINNING.

Containing: 92± square meters [985± square feet].



APPROVED AS TO DESCRIPTION	
MARCH 24, 2005	
COUNTY OF LOS ANGELES	
By	
	LICENSED SURVEYOR