



DONALD L. WOLFE, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

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

February 13, 2007

IN REPLY PLEASE

REFER TO FILE: **MP-6**
7.042

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:

**BURBANK WESTERN SYSTEM-LA TUNA CANYON LATERAL
PARCELS 595EX, 595EX.1, 595EX.2, AND 595EX.3
SALE OF SURPLUS PROPERTY - CITY OF LOS ANGELES
SUPERVISORIAL DISTRICT 5
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY
OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the fee interest in Burbank Western System-La Tuna Canyon Lateral, Parcels 595EX (710 square feet), 595EX.1 (573 square feet), 595EX.2 (451 square feet), and 595EX.3 (1,729 square feet), located between Burbank Western System-La Tuna Canyon Lateral and La Tuna Canyon Road near the property of 9900 La Tuna Canyon Road in the City of Los Angeles, to no longer be required for the purposes of the Los Angeles County Flood Control District.
3. Authorize the sale of the parcels as follows:
 - 595EX to Joseph Gyadayan for \$3,727
 - 595EX.1 to, Patrick E. and Carmen P. Panzarello for \$3,008
 - 595EX.2 to Ted R. Lang and Angel B. Tompkins for \$2,368
 - 595EX.3 to John A. Franco, Jr., and Nina A. Franco for \$9,077

4. Instruct the Chairman to sign the enclosed Quitclaim Deeds and authorize delivery to the Grantees.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This action will allow the District to sell parcels of surplus properties along Burbank Western System-La Tuna Canyon Lateral, Parcels 595EX, 595EX.1, 595EX.2, and 595EX.3 to the adjacent property owners. The parcels are located between Burbank Western System-La Tuna Canyon Lateral and La Tuna Canyon Drive in the City of Los Angeles.

The District acquired the fee title to these parcels as part of the land needed for the Burbank Western System-La Tuna Canyon Lateral project. Construction has been completed, and the subject parcels lie outside of the required right of way. The adjacent property owners, who requested to purchase these parcels, are considered to be the logical purchasers.

Implementation of Strategic Plan Goals

This action meets the County Strategic Plan Goal of Fiscal Responsibility. The revenue from the sales will be used for flood control purposes. Furthermore, the sales will eliminate the need to maintain the property and reduce the District's expenses and liability.

FISCAL IMPACT/FINANCING

The proposed selling price for the subject parcels totals \$18,180 and represents the market value. All monies have been received and deposited into the Flood Control District Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

As required by California Government Code Section 65402(c), a notification of the proposed sales was submitted to the City of Los Angeles' Planning Department for its report as to conformance with the adopted General Plan.

Since no answer was received within the 40-day period as stipulated in this Section, it is conclusively deemed that the proposed sales are in conformance with the adopted General Plan.

The Honorable Board of Supervisors
February 13, 2007
Page 3

The sales are not considered adverse to the District's purposes and will not hinder the use of the channel for possible transportation, utility, or recreational corridors. The Quitclaim Deeds will not transfer rights to any oil, gas, petroleum, or other hydrocarbons and minerals. The enclosed Quitclaim Deeds will be approved by County Counsel and will be recorded.

ENVIRONMENTAL DOCUMENTATION

These transactions are categorically exempt from CEQA, as specified in Section 15312 of the State CEQA Guidelines and as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

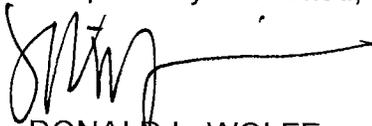
None.

CONCLUSION

Enclosed are an original and one duplicate each of four Quitclaim Deeds. Please have the originals and duplicates signed by the Chairman and acknowledged by the Executive Officer of the Board. Please return the four executed originals to Public Works and retain the duplicates for your files.

One adopted copy of this letter is requested.

Respectfully submitted,


for DONALD L. WOLFE
Director of Public Works

OM:gp
P6:\SURPLUS SALE BRD LTR

Enc.

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

DUPLICATE

MAIL THIS DOCUMENT AND
TAX STATEMENT TO:

Ted R. Lang and Angel B. Tompkins
9105 Morning Glow Way
Sun Valley, CA 91352

Space Above This Line Reserved for

Documentary 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

Assessor's Identification Number:
2403-027-902 (Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By _____

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to TED R. LANG and ANGEL B. TOMPKINS, as joint tenants, all its right, title, and interest in and to the real property in the City of Los Angeles, County of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference made a part hereof.

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By _____
Chairman, Board of Supervisors
of the Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

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

BURBANK WESTERN SYSTEM 595EX.2
LA TUNA CANYON LATERAL
7-RW 20.1
I.M. 189-177
S.D. 5 M0421047

By _____
Deputy

NOTE: Acknowledgment form on reverse side.

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 Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this ____ day of _____, 20____, the facsimile signature of _____, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, 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 Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

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

By _____
Deputy

(LACFCD-SEAL)

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

BURBANK WESTERN SYSTEM 595EX.2
LA TUNA CANYON LATERAL
7-RW 20.1
A.P.N. 2403-027-902 (por)
T.G. 503 (C7)
I.M. 189-177
S.D. 5
M0421047

LEGAL DESCRIPTION

PARCEL NO. 595EX.2 (Quitclaim of a portion of fee):

That portion of the northeast quarter of the northeast quarter of Section 28, Township 2 North, Range 14 West, S.B.M., described as Parcel No. 595 in a Final Order of Condemnation, had in Superior Court Case No. 735234, a certified copy of which is recorded in Book D2465, page 475, of Official Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, within the following described boundaries:

Commencing at the intersection of the northerly prolongation of the westerly line of Lot 1, Tract No. 37754, as shown on map filed in Book 1121, pages 7 through 14, inclusive, of Maps, in the office of said Registrar-Recorder/County Clerk and the most northerly line of said Parcel No. 595; thence South 82° 54' 38" West along said most northerly line, a distance of 7.10 feet; thence South 0° 03' 59" West, a distance of 203.11 feet to its intersection with the westerly prolongation of the northerly line of Lot 3, said Tract No. 37754, said last-mentioned intersection being THE TRUE POINT OF BEGINNING; thence continuing South 0° 03' 59" West, a distance of 84.90 feet to the westerly prolongation of the southerly line of said Lot 3; thence North 90° 00' 00" East along said last mentioned westerly prolongation, a distance of 4.98 feet to the southwesterly corner of said Lot 3; thence northerly along the westerly line of said Lot 3, a distance of 85.60 feet to the northwesterly corner of said Lot 3; thence South 82° 54' 38" West along said first westerly prolongation, a distance of 5.64 feet to the true point of beginning.

Containing: 451± square feet.

This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California Business and Professions Code.

C:\MPM0641023(3).RWE.FLEG.doc
(Jbm: 9-05-06)

APPROVED AS TO DESCRIPTION

COUNTY OF LOS ANGELES
By _____
SUPERVISING CADASTRAL ENGINEER II Mapping and Property Management Division

DUPLICATE

WHEN RECORDED
MAIL THIS DOCUMENT AND
TAX STATEMENT TO:

John A. Franco, Jr. and Nina A. Franco
9900 La Tuna Canyon Road
Sun Valley, CA 91352-2237

Space above this line reserved for Recorder's use

Documentary 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

Assessor's Identification Number:
2403-027-902 (Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
By _____

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to JOHN A. FRANCO, JR. and NINA A. FRANCO, husband and wife as joint tenants, all its right, title, and interest in and to the real property in the City of Los Angeles, County of Los Angeles, State of California, described 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.

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
a body corporate and politic

By _____

(LACFCD-SEAL)

Chairman, Board of Supervisors of the
County of Los Angeles

ATTEST:

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

BURBANK WESTERN SYSTEM-LA TUNA
CANYON LATERAL 595EX.3
7-RW 20.1
S.D. 5 M0621027

By _____
Deputy

NOTE: Acknowledgment form on reverse side.

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

STAMPED

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 Chair of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this ____ day of _____, 20____, the facsimile signature of _____, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, 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 Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

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

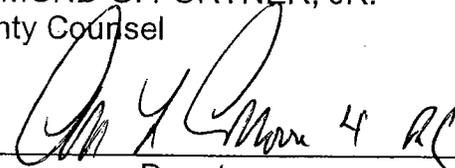
SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

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

BURBANK WESTERN SYSTEM 595EX.3
LA TUNA CANYON LATERAL
7-RW 20.1
A.P.N. 2403-027-902 (por)
T.G. 503 (C7)
I.M. 189-177
S.D. 5
M0621027

LEGAL DESCRIPTION

PARCEL NO. 595EX.3 (Quitclaim of a portion of fee):

That portion of the northeast quarter of the northeast quarter of Section 28, Township 2 North, Range 14 West, S.B.M., described as Parcel No. 595 in a Final Order of Condemnation, had in Superior Court Case No. 735234, a certified copy of which is recorded in Book D2465, page 475, of Official Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, within the following described boundaries:

Commencing at the intersection of the northerly prolongation of the westerly line of Lot 1, Tract No. 37754, as shown on map filed in Book 1121, pages 7 through 14, inclusive, of Maps, in the office of said Registrar-Recorder/County Clerk and the most northerly line of said Parcel No. 595; thence South 82° 54' 38" West along said most northerly line, a distance of 7.10 feet to a point, said point being THE TRUE POINT OF BEGINNING; thence South 0° 03' 59" West, a distance of 288.01 feet to the easterly prolongation of the northerly line of that certain parcel of land, described as Parcel No. 151 in said Final Order of Condemnation, a certified copy of which is recorded in Book D1064, page 102, of said Official Records; thence westerly along said easterly prolongation, a distance of 4.98 feet to the northeasterly corner of said Parcel No. 151, said northeasterly corner also being in the easterly line of Lot 58, Tract No. 482, as shown on map recorded in Book 15, pages 154 and 155, of said Maps; thence North 0° 20' 38" West 287.14 feet along said easterly line to said most northerly line; thence North 82° 54' 38" East along said most northerly line, a distance of 7.10 feet to the true point of beginning.

Containing: 1,729± square feet.

This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California Business and Professions Code.

<p>APPROVED AS TO DESCRIPTION</p> <hr/> <p>COUNTY OF LOS ANGELES</p> <p>By _____</p> <p>SUPERVISING CADASTRAL ENGINEER II Mapping and Property Management Division</p>
--

DUPLICATE

WHEN RECORDED MAIL THIS DOCUMENT AND TAX STATEMENT TO:

Joseph Gyadayan
9117 Morning Glow Way
Sun Valley, CA 91352-2259

Space above this line reserved for Recorder's use

Documentary 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

Assessor's Identification Number:
2403-027-902 (Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By _____

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to JOSEPH GYADAYAN, a single man, all its right, title, and interest in and to the real property in the City of Los Angeles, County of Los Angeles, State of California, described 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.

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
a body corporate and politic

By _____

(LACFCD-SEAL)

Chairman, Board of Supervisors of the
County of Los Angeles

ATTEST:

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

BURBANK WESTERN SYSTEM-LA TUNA
CANYON LATERAL 595EX
7-RW 20.1
S.D. 5 M0621025

By _____
Deputy

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

ETAOI1103

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 Chair of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this ____ day of _____, 20____, the facsimile signature of _____, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, 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 Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

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

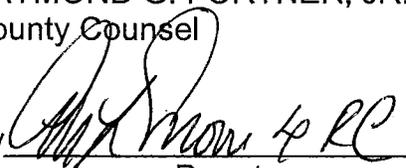
SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

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

BURBANK WESTERN SYSTEM 595EX
LA TUNA CANYON LATERAL
7-RW 20.1
A.P.N. 2403-027-902 (por)
T.G. 503 (C7)
I.M. 189-177
S.D. 5
M0621025

LEGAL DESCRIPTION

PARCEL NO. 595EX (Quitclaim of a portion of fee):

That portion of the northeast quarter of the northeast quarter of Section 28, Township 2 North, Range 14 West, S.B.M., described as Parcel No. 595 in a Final Order of Condemnation, had in Superior Court Case No. 735234, a certified copy of which is recorded in Book D2465, page 475, of Official Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, within the following described boundaries:

Beginning at the intersection of the northerly prolongation of the westerly line of Lot 1, Tract No. 37754, as shown on map filed in Book 1121, pages 7 through 14, inclusive, of Maps, in the office of said Registrar-Recorder/County Clerk and the most northerly line of said Parcel No. 595; thence South 82° 54' 38" West along said most northerly line, a distance of 7.10 feet; thence South 0° 03' 59" West, a distance of 106.58 feet to the westerly prolongation of the southerly line of said lot; thence North 82° 54' 38" East along said last mentioned westerly prolongation, a distance of 6.33 feet to the southwesterly corner of said lot; thence northerly along said westerly line, a distance of 106.67 feet to the point of beginning.

Containing: 710± square feet.

This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California Business and Professions Code.

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(Jbm: 9-05-06)

<p>APPROVED AS TO DESCRIPTION</p> <hr/> <p>COUNTY OF LOS ANGELES</p> <p>By _____</p> <p>SUPERVISING CADASTRAL ENGINEER II Mapping and Property Management Division</p>
--

DUPLICATE

WHEN RECORDED
MAIL THIS DOCUMENT AND
TAX STATEMENT TO:

Patrick E. Panzarello and
Carmen Patricia Panzarello
9111 Morning Glow Way
Sun Valley, CA 91352-2259

Space above this line reserved for Recorder's use

Documentary 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

Assessor's Identification Number:
2403-027-902 (Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By _____

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to PATRICK E. PANZARELLO and CARMEN PATRICIA PANZARELLO, husband and wife as joint tenants, all its right, title, and interest in and to the real property in the City of Los Angeles, County of Los Angeles, State of California, described 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.

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
a body corporate and politic

By _____

(LACFCD-SEAL)

Chairman, Board of Supervisors of the
County of Los Angeles

ATTEST:

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

By _____
Deputy

BURBANK WESTERN SYSTEM-LA TUNA
CANYON LATERAL 595EX.1
7-RW 20.1
S.D. 5 M0621024

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 Chair of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this ____ day of _____, 20____, the facsimile signature of _____, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, 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 Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

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

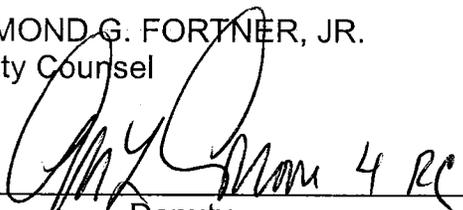
SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM

RAYMOND G. FORTNER, JR.
County Counsel

By  4 RC
Deputy

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

EXHIBIT A

BURBANK WESTERN SYSTEM 595EX.1
LA TUNA CANYON LATERAL
7-RW 20.1
A.P.N. 2403-027-902 (por)
T.G. 503 (C7)
I.M. 189-177
S.D. 5
M0621024

LEGAL DESCRIPTION

PARCEL NO. 595EX.1 (Quitclaim of a portion of fee):

That portion of the northeast quarter of the northeast quarter of Section 28, Township 2 North, Range 14 West, S.B.M., described as Parcel No. 595 in a Final Order of Condemnation, had in Superior Court Case No. 735234, a certified copy of which is recorded in Book D2465, page 475, of Official Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, within the following described boundaries:

Commencing at the intersection of the northerly prolongation of the westerly line of Lot 1, Tract No. 37754, as shown on map filed in Book 1121, pages 7 through 14, inclusive, of Maps, in the office of said Registrar-Recorder/County Clerk and the most northerly line of said Parcel No. 595; thence South 82° 54' 38" West along said most northerly line, a distance of 7.10 feet; thence South 0° 03' 59" West, a distance of 106.58 feet to its intersection with the westerly prolongation of the northerly line of Lot 2, said Tract No. 37754, said last-mentioned intersection being THE TRUE POINT OF BEGINNING; thence continuing South 0° 03' 59" West, a distance of 96.53 feet to the westerly prolongation of the southerly line of said Lot 2; thence North 82° 54' 38" East along said last mentioned westerly prolongation, a distance of 5.64 feet to the southwesterly corner of said Lot 2; thence northerly along the westerly line of said Lot 2, a distance of 96.62 feet to the northwesterly corner of said Lot 2; thence South 82° 54' 38" West along said first westerly prolongation, a distance of 6.33 feet to the true point of beginning.

Containing: 573± square feet.

This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California Business and professions Code.

C:\MPM0641023(2).RWE.FLEG.doc
(Jbm: 9-05-06)

APPROVED AS TO DESCRIPTION

COUNTY OF LOS ANGELES
By _____
SUPERVISING CADASTRAL ENGINEER II Mapping and Property Management Division