COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

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

September 18, 2012

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES
63 September 18, 2012
SACHI A. HAMAI
EXECUTIVE OFFICER

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:

QUITCLAIM OF STORM DRAIN EASEMENTS
INGOMAR DRAIN–PARCEL 1EX
CITY OF LOS ANGELES
(SUPERVISORIAL DISTRICT 3)
(3 VOTES)

SUBJECT

This action is to approve the Quitclaim of Easements associated with Ingomar Drain, as shown in Exhibit A, from the Los Angeles County Flood Control District to the underlying fee owner, Cityview Ingomar LLC, a Delaware limited liability company.

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

1. Find this Quitclaim of Easements to be categorically exempt from the provisions of the California Environmental Quality Act.

2. Find that the Los Angeles County Flood Control District's easements for Ingomar Drain Parcel 1EX are no longer required for the purposes of the District.

3. Authorize the Quitclaim of Easements to the underlying fee owner, Cityview Ingomar LLC, a Delaware limited liability company.

4. Instruct the Chairman to execute the Quitclaim of Easement documents and authorize delivery to the grantee.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to provide for the quitclaim of the excess easements back to the underlying property owner. The easements that were dedicated to the Los Angeles County Flood Control District, as described in Exhibit A, are no longer required.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) by coordinating with other departments to ensure that this final map is in compliance with all conditions of the previously approved tentative map.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The easements were originally obtained in connection with a storm drain project, Ingomar Drain. Since the easements were granted, a catch basin has been relocated. As a result, the existing catch basin easements became excess.

Plans for Ingomar Drain were reviewed by the Department of Public Works. The Quitclaim of Easement documents have been approved as to form by County Counsel.

ENVIRONMENTAL DOCUMENTATION

The proposed project is categorically exempt from the California Environmental Quality Act. This Quitclaim of Easements is within the class of projects, which have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Sections 15305 and 15312 of the California Environmental Quality Act Guidelines and Classes 5 and 12 of the Environmental Document Reporting Procedures and Guidelines, Appendix G.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Since the easements are now excess and no longer required, their quitclaim will not have an adverse impact on current services or projects.

CONCLUSION

Please return one adopted copy of this letter and the executed original of the Quitclaim of Easement document to the Department of Public Works, Land Development Division. Retain the duplicate copy for your records.

Respectfully submitted,

GAIL FARBER
Director of Public Works

GF:AEN:plg

Enclosure

c: Chief Executive Office (Rita Robinson)
County Counsel
Executive Office

DUPLICATE

RECORDING REQUESTED BY
AND MAIL TO:

CityView Ingomar, LLC
c/o Karin Asset Management
10877 Wilshire Boulevard, 12th Floor
Los Angeles, CA 90024

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.
SUBJECT TO CITY OF LOS ANGELES DTT (CODE 44) $_____
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

BY _____

Assessor's Identification Number:
2109-017-038 (Portion)

QUITCLAIM OF EASEMENT

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 CITYVIEW INGOMAR, LLC, a Delaware limited liability company, all its right, title, and interest in and to that certain easement for drainage purposes, acquired by Quitclaim Deed recorded July 13, 2006, as Document No. 06-1549432, of Official Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, insofar and only insofar as said easement exists on 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 September 18, 2012

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

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

(LACFCD-SEAL)

ATTEST:

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

By _____
Deputy

Ingomar Drain
(File: INGOMAR DRAIN P-1)
Parcel 1EX
I.M. 60(D1)
S.D. 3 LSDESMT
Project ID: MPF0000024

KR:bw
P:CONF:QCOFEASEINGOMAR1EX.DOC 5812

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 18th day of September, 2012, the facsimile signature of MARK RIDLEY-THOMAS, CHAIRMAN PRO TEM, BOARD OF SUPERVISORS, 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:

JOHN F. KRATTLI
County Counsel

By_____
Deputy

APPROVED as to title and execution,

_____, 20_____.

DEPARTMENT OF PUBLIC WORKS
Survey/Mapping & Property Management Division

Supervising Title Examiner

By_____

P:CONF:ACK:FLODFAX.2 W/APVL BOX RVSD 13012

EXHIBIT A

Affects: INGOMAR DRAIN – UNIT 2, 1EX
A.P.N. 2109-017-038
I.M. 60 (D1)
Third District
T.G. 530 (B3)

LEGAL DESCRIPTION
(Quitclaim of easements)

PARCEL NO. 1EX:

That portion of Parcel A, of Parcel Map L.A. No. 4265, described as PARCEL NO. P-1DE(Easement for drainage purposes), in QUITCLAIM DEED to Los Angeles County Flood Control District, recorded on July 13, 2006, as Document No. 06-1549432, of Official Records, in the office of the Registrar Recorder/County Clerk of the County of Los Angeles.

PROFESSIONAL LAND SURVEYOR
AMIR S. IBRAHIM
No. 8810
Exp. 3-31-13
STATE OF CALIFORNIA

APPROVED AS TO DESCRIPTION

March 25, 2012
COUNTY OF LOS ANGELES

By _____

LICENSED SURVEYOR
Land Development Division