



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"Enriching Lives"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

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

December 4, 2003

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

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:

**RIO HONDO CHANNEL - PARCELS 482EX, P-642F, AND P-643F
AGREEMENT TO EXCHANGE PROPERTY - CITY OF PICO RIVERA
SUPERVISORIAL DISTRICT 1
3 VOTES**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find the exchange of property described in the enclosed Agreement to Exchange Property is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) Guidelines pursuant to Sections 15301 and 15312.
2. Declare the fee title in Rio Hondo Channel, Parcel 482EX (2,190 square feet), located adjacent to 8200 Slauson Avenue in the City of Pico Rivera, to be excess property.
3. Approve the Agreement to Exchange Property, which is substantially in the same form as that enclosed hereto, between the Los Angeles County Flood Control District and GX Slauson, LLC.
4. Instruct the Chairman to sign the Agreement to Exchange Property and the Quitclaim Deed for Parcel 482EX upon presentation by Public Works.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This action will allow the Los Angeles County Flood Control District to enter into an agreement with GX Slauson to exchange one parcel of property which is surplus to our needs for two parcels of property. Pursuant to the enclosed Agreement to Exchange Property, the District will quitclaim its fee title in Rio Hondo Channel, Parcel 482EX, to GX Slauson. In exchange, GX Slauson has agreed to acquire, at their cost through a quiet title action, two parcels of land that are needed for flood control purposes, referred to as Rio Hondo Channel, Parcels P-642F and P-643F. Once acquired, GX Slauson will convey the fee title to those parcels to the District. Parcels 482EX, P-642F, and P-643F are located south of Slauson Avenue and east of Rio Hondo Channel in the City of Pico Rivera. The enclosed Agreement to Exchange Property describes each party's obligation in connection with this exchange.

Implementation of Strategic Plan Goals

This action is consistent with the County's Strategic Plan Goal of Service Excellence as this transaction will ensure that the flood-carrying capacity of the Rio Hondo Channel is maintained in the future, which improves the quality of life in the County.

FISCAL IMPACT/FINANCING

GX Slauson will pay the District fair market value for Parcel 482EX if they are unsuccessful in acquiring Parcels P-642F and P-643F.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The District acquired Parcel 482EX as part of the right of way for Rio Hondo Channel. Construction of the channel has been completed, and this area lies outside the required right of way. GX Slauson is the adjacent owner and therefore considered to be the logical purchaser.

GX Slauson filed a Complaint to Quiet Title involving Parcel 482EX and named the Los Angeles County Flood Control District as a defendant. Upon your Board's execution of this Agreement to Exchange Property, GX Slauson has agreed to dismiss the Complaint, without prejudice, as to the District.

The Honorable Board of Supervisors
December 4, 2003
Page 3

Parcels P-642F and P-643F are required for the operation and maintenance of Rio Hondo Channel. GX Slauson, under the terms of the Agreement to Exchange Property, has agreed to proceed with a quiet title action to acquire these parcels to be included in the exchange.

The Agreement to Exchange Property has been reviewed and approved by County Counsel. County Counsel will sign the Agreement approving it as to form and content prior to presentation to the Executive Officer to affix the Chairman's signature.

ENVIRONMENTAL DOCUMENTATION

The CEQA requires public agency decision-makers to document and consider the environmental implications of their action. The execution of the Agreement to Exchange Property is categorically exempt pursuant to Classes 1 and 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, and Sections 15301 and 15312 of the State CEQA Statutes and Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

None.

CONCLUSION

This action is in the District's interest. Please have three originals of the Agreement to Exchange Property and the original and two duplicates of the Quitclaim Deed signed by the Chairman and acknowledged by the Executive Officer of the Board of Supervisors upon presentation by Public Works. Upon execution, please return two originals of the Agreement to Exchange Property and an original and one duplicate of the Quitclaim Deed to this office, retaining an original of the Agreement to Exchange Property and a duplicate of the Quitclaim Deed for your files.

The Honorable Board of Supervisors
December 4, 2003
Page 4

One approved copy of this letter is requested.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

DR:llb
P2-Rio-Hnd-Chn.ltr

Enc.

cc: Chief Administrative Office
County Counsel

**Rio Hondo Channel
Parcels 482EX, P-642F, and P-643F
Right of Way Map No. 4-RW 10.9**

AGREEMENT TO EXCHANGE PROPERTY

This Agreement is by and between the Los Angeles County Flood Control District, a body corporate and politic, hereinafter referred to as "District" and GX Slauson, LLC, a Delaware limited liability company, hereinafter referred to as "GX Slauson," made on this _____ day of _____ 200__.

WHEREAS, the District owns fee title to a portion of property south of Slauson Avenue in the City of Pico Rivera, known as the Rio Hondo Channel, hereinafter referred to as Parcel 482EX, which parcel is more particularly described in Exhibit "A" hereto and shown on the map attached hereto as Exhibit "B"; and

WHEREAS, GX Slauson owns property at 8200 Slauson Avenue in the City of Pico Rivera which is adjacent to District's Parcel 482EX, and

WHEREAS, GX Slauson filed a First Amended Complaint to Quiet Title, Case No. BC292356, hereinafter referred to as "Complaint," wherein the District is named as a defendant and Parcel 482EX; is affected; and

WHEREAS, the Complaint seeks to quiet title in GX Slauson to a parcel of land referred to as "Vacated Shugg Lane," known to the District as Parcels P-642F and P-643F, which parcels are more particularly described in Exhibit "C" hereto and shown on the map attached hereto as Exhibit "D"; and

WHEREAS, GX Slauson wants to acquire Parcel 482EX from the District; and

WHEREAS, District wants to acquire Parcels P-642F and P-643F from GX Slauson, upon the successful completion of Case No. BC 292356; and

NOW THEREFORE, in consideration of the covenants and conditions set forth herein, the District and GX Slauson agree as follows:

1. GX Slauson shall make every reasonable effort to quiet title in itself to Parcels P-642F and P-643F.
2. If GX Slauson is successful in quieting title or otherwise acquiring the fee title to Parcels P-642F and P-643F, the District shall convey to GX Slauson, via a Quitclaim Deed, all its right, title and interest in Parcel 482EX, and GX Slauson shall convey to the District, via a fully executed and notarized Grant Deed, the fee title to Parcels P-642F and P-643F.
3. In the event GX Slauson is unsuccessful in acquiring title to Parcels P-642F and P-643, the District will quitclaim Parcel 482EX to GX Slauson for fair market value to be established by the District.

**Rio Hondo Channel
Parcels 482EX, P-642F, and P-643F
Right of Way Map No. 4-RW 10.9**

4. Upon District's execution of this Agreement, GX Slauson shall dismiss the Complaint, without prejudice, as to District.
5. GX Slauson agrees to pay any and all recording fees required to record the Quitclaim Deed.

IN WITNESS WHEREOF, said Los Angeles County Flood Control District, a body corporate and politic, by order of its Board of Supervisors, and GX Slauson, LLC, by its duly authorized representative(s) have caused this Agreement to be executed, on the day and year first written above.

GX SLAUSON, LLC,
a Delaware limited liability company

Los Angeles County Flood Control
District, a body corporate and politic

By _____
Name:
Title:

By _____
Chair, Board of Supervisors

By _____
Name:
Title:

(LACFCD-SEAL)

ATTEST:

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

RIO HONDO CHANNEL 482EX
Affects Parcels Nos. 21, 112, & 631
4-RW 10.9
A.P.N. 6368-002-015
T.G. 676 (C7)
I.M. 099-237
S.D. 1
E0496013

QUITCLAIM

Parcel No. 482EX:

That portion of the Rancho Santa Gertrudes, as shown on map recorded in Book 1, pages 156, 157 and 158, of Patents, in the office of the Recorder of the County of Los Angeles, lying within the following-described boundaries:

Commencing at the westerly terminus of that certain course having a length of 374.17 feet in the center line of Slauson Avenue (formerly known as Shugg Lane), 45 feet wide, as shown on County Surveyor's Map No. B-1736, on file in the office of the Director of the Department of Public Works of said County, a portion of said Slauson Avenue (formerly known as Shugg Lane) having been vacated by Resolution No. 4377 of the City Council of the City of Pico Rivera, recorded on October 17, 1997, as Document No. 97-1634551, of Official Records, in the office of said Recorder, said westerly terminus is also known as the westerly terminus of the center line of Slauson Avenue (formerly known as Shugg Lane), 45 feet wide, as shown on County Surveyor's Map No. B-388, on file in the office of said Director; thence along said center line of Slauson Avenue (formerly known as Shugg Lane) per said Surveyor's Map No. B-1736, South 89° 13' 05" West 0.50 foot to a point in the westerly boundary of said Rancho Santa Gertrudes, as shown on said Surveyor's Map No. B-1736; thence along said westerly boundary, North 61° 30' 55" East 0.70 foot to an angle point in said westerly boundary; thence continuing along said westerly boundary, North 20° 16' 05" East 23.76 feet to the northerly side line of said Slauson Avenue (formerly known as Shugg Lane) per said Surveyor's Map No. B-1736; thence along said northerly side line, North 89° 13' 05" East 79.33 feet; thence North 30° 40' 50" East 38.08 feet to a point in that certain course having a length of 146.01 feet in the southerly boundary of Slauson Avenue, as described in Easement Deed to the County of Los Angeles, recorded on June 28, 1957, as Instrument No. 4761, in Book 54924, page 274, of said Official Records, last-said point being the TRUE POINT OF BEGINNING; thence continuing, North 30° 40' 50" East 19.67 feet to a line parallel with and 50 feet southwesterly measured at right angles, from that certain course having a length of 1667.74 feet in that certain line designated as the "Proposed Center Line" of Slauson Avenue, on said Surveyor's Map No. B-1736; thence

along said parallel line, South 70° 18' 30" East 139.80 feet to the northerly side line of said Slauson Avenue (formerly known as Shugg Lane) per said Surveyor's Map No. B-1736; thence along said northerly side line, South 89° 13' 05" West 53.33 feet to said certain course having a length of 146.01 feet, or its southeasterly prolongation; thence along said southeasterly prolongation or said certain course having a length of 146.01 feet, North 70° 27' 23" West 93.52 feet to said TRUE POINT OF BEGINNING.

Containing: 2190 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 Land Surveyors' Act.

DB:jb
P5/ldDB2

RIO HONDO CHANNEL P-642F
Includes Parcel No. P-643F
4-RW 10.9
A.P.N. 6368-002-012 & 902
T.G. 676(C7)
I.M. 099-237
S.D. 1
E0496013

Parcel No. P-642F (Fee):

That portion of that certain 45-foot-wide strip of land in the Rancho Santa Gertrudes, as shown on map recorded in Book 1, pages 156, 157, and 158, of Patents, in the office of the Recorder of the County of Los Angeles, shown as Slauson Avenue (formerly known as Shugg Lane), on County Surveyor's Map No. B-1736, on file in the office of the Director of the Department of Public Works of the County of Los Angeles, a portion of said Slauson Avenue having been vacated by Resolution No. 4377 of the City Council of the City of Pico Rivera, said Resolution was recorded on October 17, 1997, as Document No. 97-1634551, of Official Records, in the office of said Recorder, lying northwesterly of the following-described line, and the prolongations thereof:

Commencing at the westerly terminus of that certain course having a length of 374.17 feet in the center line of said Slauson Avenue; thence along said certain course, North 89°05'12" East 57.93 feet to the TRUE POINT OF BEGINNING; thence South 28°26'10" West 25.81 feet to the southerly side line of said certain 45-foot-wide strip of land.

EXCEPTING therefrom that portion lying within the northerly 22.50 feet of said certain 45-foot-wide strip of land.

Containing: 1,654 square feet

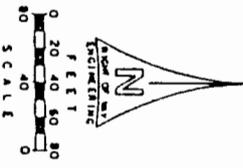
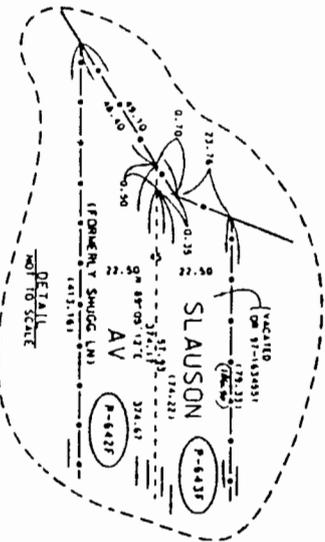
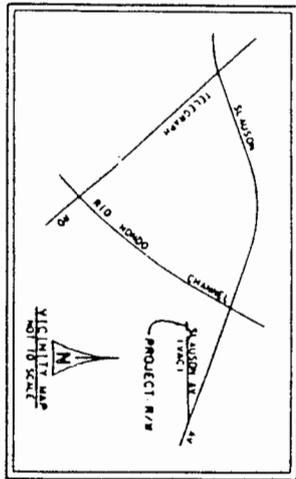
Parcel No. P-643F (Fee):

That portion of the above-mentioned certain 45-foot-wide strip of land, lying northwesterly of the following-described line, and the prolongations thereof:

Commencing at the westerly terminus of that certain course having a length of 374.17 feet in the center line of the above-mentioned Slauson Avenue; thence along said certain course, North 89°05'12" East 57.93 feet to the TRUE POINT OF BEGINNING; thence North 28°26'10" East 25.81 feet to the northerly side line of the above-mentioned certain 45-foot-wide strip of land.

EXCEPTING from the last-above-described parcel of land that portion lying within the southerly 22.50 feet of the above-mentioned certain 45-foot-wide strip of land.

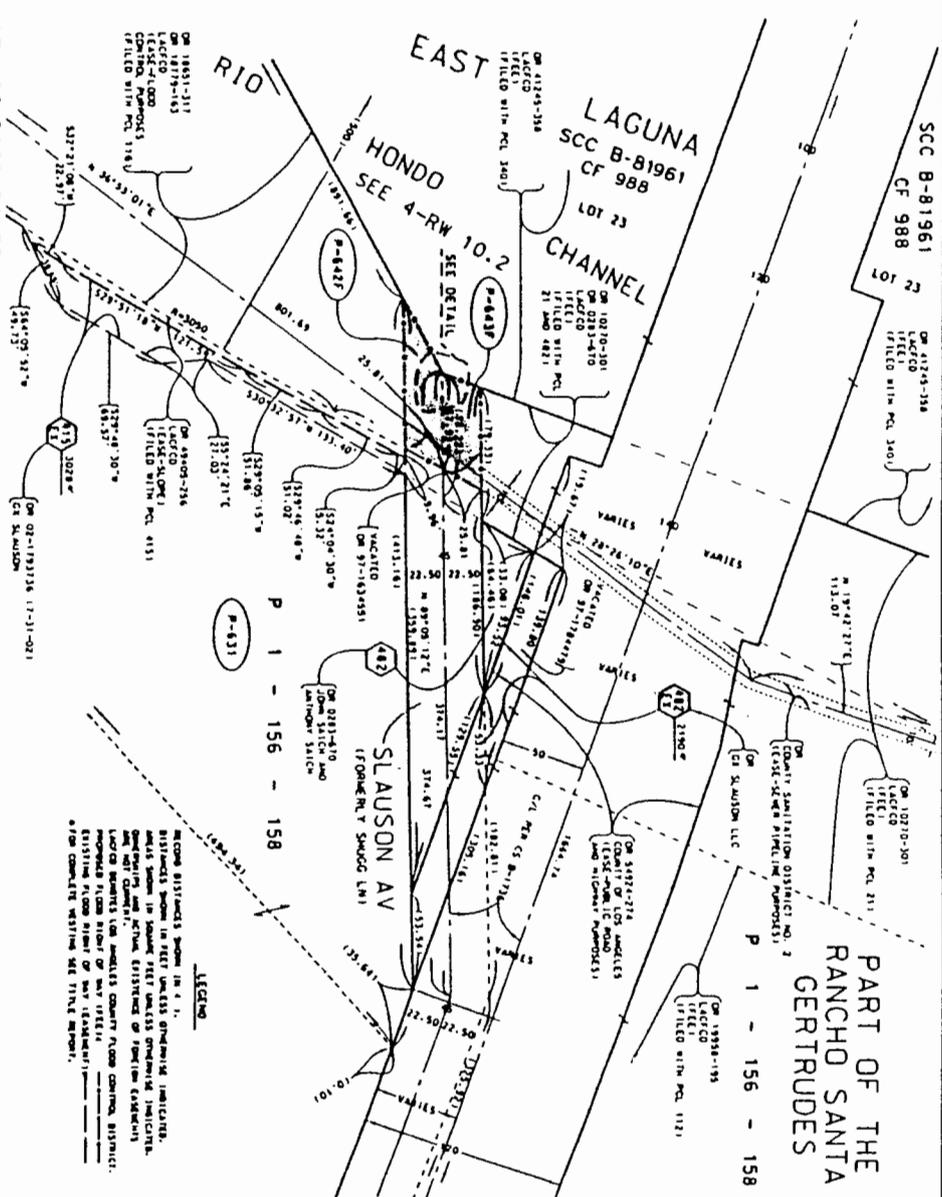
Containing: 1,348 square feet



ALL IN THE CITY OF PICO RIVERA

PROJECT NO.	PROJECT OWNER	ESTIMATE NO.	DATE	NO. OF SHEETS	NO. OF SHEETS USED	NO. OF SHEETS TOTAL	NO. OF SHEETS USED	NO. OF SHEETS TOTAL	NO. OF SHEETS USED	NO. OF SHEETS TOTAL	NO. OF SHEETS USED	NO. OF SHEETS TOTAL
1-4-21	PROJECT OWNER	ESTIMATE NO.	DATE	NO. OF SHEETS	NO. OF SHEETS USED	NO. OF SHEETS TOTAL	NO. OF SHEETS USED	NO. OF SHEETS TOTAL	NO. OF SHEETS USED	NO. OF SHEETS TOTAL	NO. OF SHEETS USED	NO. OF SHEETS TOTAL
1-4-22	PROJECT OWNER	ESTIMATE NO.	DATE	NO. OF SHEETS	NO. OF SHEETS USED	NO. OF SHEETS TOTAL	NO. OF SHEETS USED	NO. OF SHEETS TOTAL	NO. OF SHEETS USED	NO. OF SHEETS TOTAL	NO. OF SHEETS USED	NO. OF SHEETS TOTAL
1-4-23	PROJECT OWNER	ESTIMATE NO.	DATE	NO. OF SHEETS	NO. OF SHEETS USED	NO. OF SHEETS TOTAL	NO. OF SHEETS USED	NO. OF SHEETS TOTAL	NO. OF SHEETS USED	NO. OF SHEETS TOTAL	NO. OF SHEETS USED	NO. OF SHEETS TOTAL

REMARKS: SHEET INCLUDES SLOPES, CHAINS AND TEMPORARY CONSTRUCTION EASEMENTS.



LEGEND

ALL DISTANCES SHOWN IN FEET UNLESS OTHERWISE INDICATED.
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PART OF THE
RANCHO SANTA
CERTRUDES
P 1 - 156 - 158

EXHIBIT D

DUPLICATE

RECORDING REQUESTED BY
AND MAIL TO:

GX Slauson
c/o John F. Lehr, Jr.
2500 Michelson Drive, #200
Irvine, CA 92612

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
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

Assessor's Identification Number:
6368-002-015 (Portion)

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 GX SLAUSON LLC, a Delaware limited liability company, all its right, title, and interest in and to all that real property in the City of Pico Rivera, 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 _____
Chair, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:
VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

RIO HONDO CHANNEL 482EX
Affects Parcels 21, 112, and 631
4-RW 10.9
S.D. 1 E0496013

KDR:in:P:Conf:qcdRIO HND482EX

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 which 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.

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED as to form

LLOYD W. PELLMAN, County Counsel

By _____
Deputy

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

RIO HONDO CHANNEL 482EX
Affects Parcels Nos. 21, 112, & 631
4-RW 10.9
A.P.N. 6368-002-015
T.G. 676 (C7)
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