COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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ALHAMBRA, CALIFORNIA 91803-1331

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GAIL FARBER, Director

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

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

1-D September 15, 2015

PATRICK OGAWA
ACTING EXECUTIVE OFFICER

September 15, 2015

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

Dear Supervisors:

APPROVE THE WILLOWBROOK AREA ACCESS IMPROVEMENTS PROJECT AND PURSUE GRANT FUNDS; RESOLUTION TO ACCEPT INTO THE COUNTY ROAD SYSTEM PORTIONS OF COUNTY-OWNED PROPERTIES TO BE SET ASIDE FOR PUBLIC ROAD AND HIGHWAY PURPOSES ON 120TH STREET FROM COMPTON AVENUE TO WILMINGTON AVENUE; QUITCLAIM A PORTION OF CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY REAL PROPERTY; ACQUISITION OF EASEMENTS FROM COMMUNITY DEVELOPMENT COMMISSION IN THE UNINCORPORATED COMMUNITY OF WILLOWBROOK; AND DELEGATE AUTHORITY TO EXECUTE AN AGREEMENT AND ANY SUBSEQUENT AMENDMENTS FOR CONSERVATION CORPS SERVICES FOR THE WILLOWBROOK AREA ACCESS IMPROVEMENTS PROJECT
(SUPERVISORIAL DISTRICT 2)
(3 VOTES)

SUBJECT

This action is to approve the Willowbrook Area Access Improvements Project; set aside portions of County of Los Angeles-owned properties for public road and highway purposes on 120th Street from Compton Avenue to Wilmington Avenue and to accept them into the County road system; approve the acquisition of easements for public road and highway purposes; approve the quitclaim of a portion of real property from the Consolidated Fire Protection District of Los Angeles County to the County of Los Angeles; allow for the grant of an easement for public road and highway purposes from the Community Development Commission of the County of Los Angeles to the County of Los Angeles for $305,000 in the unincorporated community of Willowbrook; delegate authority to the Director of Public Works or her designee to execute an agreement and any subsequent amendments with the California Conservation Corps or a Local Conservation Corps for services up to $10,000; authorize the Director or her designee to pursue the allocation of grant funds for the project; and delegate authority to the Executive Director of the Community Development Commission of the County of Los Angeles or his designee to execute the Road Deed.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the road and streetscape improvement portion of the Willowbrook Area Access Improvements Project is categorically exempt from the California Environmental Quality Act.

2. Find that the Class II bicycle lane installation for the Willowbrook Area Access Improvements Project is within the scope of the County of Los Angeles 2012 Bicycle Master Plan Final Program Environmental Impact Report.

3. Approve the project and authorize the Director of Public Works or her designee to pursue the allocation of grant funds for the Willowbrook Area Access Improvements Project.

4. Find that acceptance into the County road system of those portions of County-owned properties proposed to be set aside for public road and highway purposes on 120th Street from Compton Avenue to Wilmington Avenue in the unincorporated community of Willowbrook is necessary for public convenience, pursuant to Section 941 of the California Streets and Highways Code.

5. Adopt the Resolution to Accept into the County Road System portions of County-owned properties to be set aside for public road and highway purposes on 120th Street from Compton Avenue to Wilmington Avenue.

6. Approve the acquisition of easements for public road and highway purposes in Wilmington Avenue, Assessor's Identification Nos. 6150-008-046, 6150-008-048, 6150-008-050, and 6150-008-052, Parcels 16-127RE, 16-128RE, 16-129RE, and 16-130RE, respectively, from the Community Development Commission of the County of Los Angeles for $305,000 and $85,915 to Kimko Pacific Holdings, Inc., the owner of improvements for the relocation of light standards and appurtenances.

7. Authorize the Director of Public Works or her designee to record the certified original resolution, accept and record the Quitclaim Deed and Road Deed documents with the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, and execute an agreement and any subsequent amendments with the California Conservation Corps or a Local Conservation Corps for landscaping services for an amount not to exceed $10,000 for the Willowbrook Area Access Improvements Project.

IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE CONSOLIDATED FIRE PROTECTION DISTRICT:

1. Find that the fee interest of real property in a portion of 120th Street from Compton Avenue to Wilmington Avenue (Parcel 23-21R) in the unincorporated community of Willowbrook is no longer required for the purpose of the Consolidated Fire Protection District of Los Angeles County.

2. Approve the quitclaim of a portion of real property owned by the Consolidated Fire Protection District of Los Angeles County to the County of Los Angeles, Parcel 23-21R.

3. Instruct the Mayor to sign the Quitclaim Deed document and authorize delivery to the Department of Public Works.

IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE COUNTY OF LOS ANGELES:

1. Approve the grant of easement for public road and highway purposes affecting Assessor's Identification Nos. 6150-008-046, 6150-008-048, 6150-008-050, and 6150-008-052, Parcels 16-127RE, 16-128RE, 16-129RE, and 16-130RE, respectively, to the County of Los Angeles for $305,000.

2. Authorize the Executive Director or his designee to execute the Road Deed and all documents necessary to grant an easement for public road and highway purposes on Wilmington Avenue, Parcels 16-127RE, 16-128RE, 16-129RE, and 16-130RE, following approval as to form by County Counsel; and authorize delivery to the Department of Public Works.

3. Authorize the Executive Director or his designee to execute all documents necessary to accept and incorporate into its Fiscal Year 2015-16 budget up to $305,000 in funds from the Second Supervisorial District's Measure R Local Return Fund Budget, following approval as to form by County Counsel.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to approve the Willowbrook Area Access Improvements Project (Project) and pursue grant funding for the proposed improvements, which will enhance access in the Willowbrook area in the vicinity of the Martin Luther King, Jr. Medical Center. The proposed Project consists of streetscape improvements including new sidewalk, roadway and sidewalk reconstruction, decorative crosswalks, median and parkway landscape improvements, Low-Impact Development features, site furnishing, traffic signal upgrades, pedestrian lighting, way-finding signage, bicycle facilities, etc. These improvements will also benefit the Martin Luther King, Jr. Multi-Service Ambulatory Care Center.

The limits of the Project area are as follows:

1. Wilmington Avenue from Imperial Highway to 120th Street.
2. 119th Street from Wilmington Avenue to Willowbrook Avenue.
3. 120th Street from Compton Avenue to Wilmington Avenue.

The purpose of the recommended actions is to also (1) set aside portions of County-owned properties for public road and highway purposes on 120th Street from Compton Avenue to Wilmington Avenue (Set-Aside) and accept them into the County road system; and the Set-Aside area will become part of the public right of way to be known as 120th Street; (2) allow the Consolidated Fire Protection District of Los Angeles County (District) to quitclaim a portion of real property to the County; and (3) authorize the Community Development Commission of the County of Los Angeles (Commission) to grant an easement for public road and highway purposes to the County for the aforementioned Project.

The construction phase of the Project will be partially reimbursed by State of California Active Transportation Program (ATP) grant funds. ATP guidelines require agencies to, when possible, partner with the California Conservation Corps or a Local Conservation Corps. The agreement with the Conservation Corps must be executed prior to the California Transportation Commission's allocating funding for the construction phase of the project. Delegating to the Director of Public Works or her designee the authority to enter into an agreement with the California Conservation

Corps or a Local Conservation Corps for installation of landscaping throughout the project area will allow for an accelerated process for project delivery that will help ensure timely funding allocation.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Integrated Services Delivery (Goal 3). The recommended actions will enrich the lives of the County's residents by enhancing access in the Willowbrook area with streetscape improvements.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

The total Project cost is estimated to be $5,800,000. This Project will be administered utilizing Federal-aid funding under the ATP under existing County/State Master Agreement No. 76078. Under this program, Federal-aid funds allocated to local agencies are used to finance a portion of the Project cost.

Funding for this Project is included in the Second Supervisorial District's Transportation Improvement Program in the Proposition C Local Return Fund and Measure R Local Return Fund Fiscal Year 2015-16 Budgets. Funds to finance the Project's future costs will be requested through the annual budget process.

There is no monetary consideration associated with the Set-Aside or Quitclaim.

The total cost to acquire the easements is $390,915, which includes approximately $305,000 for easement rights and landscaping improvements to the Commission and $85,915 to Kimco Pacific Holdings, Inc., the owner of the tenant improvements, for the relocation of light standards and appurtenances. Funding for the easements is included in the Second Supervisorial District's Measure R Local Return Fund Budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Set-Aside area for public road and highway purposes contains approximately 4.09 acres. The Quitclaim area contains approximately 1,386 square feet. Both are shown on the maps that are attached to the enclosed set-aside resolution and Quitclaim Deed, respectively.

California Streets and Highways Code Section 941 provides that no public or private road shall become a County highway until and unless the Board of Supervisors, or its designee, by appropriate resolution has caused the road to be accepted into the County road system.

The Department of Public Works, on behalf of the County, the underlying fee holder, is requesting the Board to set aside portions of said properties, as identified in the enclosed resolution, and accept them into the County road system.

The District's interest was acquired by the Quitclaim Deed recorded on January 6, 1977, as Document No. 77-19814, of Official Records, in the office of the Registrar-Recorder/County Clerk of the County. The quitclaim of fee title from the District to the County is for the existing roadway and sidewalk facilities within 120th Street. The Fire Chief has reviewed and approved the Quitclaim Deed of fee title to the County. The conveyance between the District and the County is authorized by Health and Safety Section 13861. The Quitclaim Deed document has been approved by County

Counsel as to form and will be recorded. Board approval is required for acquisitions exceeding $75,000, pursuant to County Code 2.18.025.

The Commission owns Parcels 16-127RE, 16-128RE, 16-129RE, and 16-130RE located on Wilmington Avenue. The Commission will execute a Road Deed and all necessary documents to grant an easement on the aforementioned parcels to the County for the purposes described above, following approval as to form by County Counsel.

The proposed County improvements on the easement will include but are not limited to widening the existing sidewalk, installation of a second row of street trees, landscaping, sprinkler systems, driveway aprons, curbs and gutters, pedestrian lighting, and way-finding signage. The design of the improvements will preserve street access to the remaining Commission-owned site.

The agreement with the California Conservation Corps or a Local Conservation Corps for the Project will be reviewed and approved, as to form, by County Counsel prior to execution.

ENVIRONMENTAL DOCUMENTATION

The road and streetscape improvement portion of the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Sections 15301(b), (c), and (h); 15302(b); 15303(e); 15304(b); and 15305 of the CEQA Guidelines and Class 1(e); Class 1(j); Class 1(x), subsections 4, 9, 10, 13, 14, 18, 19, and 22; Class 2(a); Class 3(b); Class 4(c); and Class 5 of the Environmental Reporting Procedures and Guidelines previously adopted by the Board. These exemptions provide for existing facilities of both investor-owned and publicly owned utilities used to provide public services; maintenance and minor alterations to existing landscaping; modification of existing traffic signal system; parkway tree planting; median beautification; installation of sprinkler systems; reconstruction of existing roadway pavement, curbs and gutters, sidewalk, drive aprons, and drainage structures in place, including the removal of those trees that are the cause of the damage requiring the reconstruction and the removal of up to five other trees within any 500-foot-long road segment; new street drainage facilities that do not discharge onto private property; new highway channelization including raised island; maintenance of existing roadway facilities; replacement and reconstruction of structures with a new structure of substantially the same size, purpose, and capacity; construction of new accessory structures; new gardening or landscaping; and minor alterations in land use limitations.

On February 28, 2012, Agenda Item 7, the Board certified that the Final Program Environmental Impact Report for the 2012 Bicycle Master Plan is in compliance with CEQA and that it reviewed and considered the information presented within the Final Program Environmental Impact Report before it approved the Bicycle Master Plan, found that the Final Program Environmental Impact Report reflected the independent judgment and analysis of the County, determined that the significant adverse effect of the projects included in the Bicycle Master Plan have been reduced to an acceptable level as outlined in the Findings of Fact, adopted the Mitigation Monitoring and Reporting Program, and made a finding pursuant to Public Resources Code Section 21081.6 that the Mitigation Monitoring and Reporting Program is adequately designed to ensure compliance with the mitigation measures during the Bicycle Master Plan implementation.

On March 13, 2012, the Board adopted the 2012 Bicycle Master Plan to replace the 1975 Master Plan of Bikeways. The installation of Class II bicycle lane on 120th Street between Compton Avenue and Wilmington Avenue was considered in the Final Program Environmental Impact Report for the 2012 Bicycle Master Plan.

A one-time fee of $2,919 was paid on March 2, 2012, at the filing of the first Notice of Determination for the Final Program Environmental Impact Report certification. In accordance with Title 14, Section 753.5(e)(3), of the California Code of Regulations, only one fee is required when an existing certified Environmental Impact Report is used for multiple project approvals that would result in no additional effect to fish and wildlife. Upon the Board's approval of the Willowbrook Area Access Improvements Project, Public Works will file a Notice of Determination in accordance with 21152(a) of the Public Resources Code as well as a Notice of Exemption for the proposed road and streetscape improvement and pay the required processing fee in the amount of $75 for each notice.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

These actions will not have a significant impact on current services.

CONCLUSION

Please return one adopted copy of this letter, one copy of the executed Quitclaim Deed document, one copy of the resolution, and one copy of the Board′s minute order to the Department of Public Works, Survey/Mapping & Property Management Division and to the Consolidated Fire Protection District at 1320 North Eastern Avenue, Los Angeles, CA 90063, Attention Ms. Debbie Aguirre; and one adopted copy of this letter to the Community Development Commission at 700 West Main Street, Alhambra, CA 91801, Attention Ms. Rita Reyes-Acosta. Please also return the executed original Quitclaim Deed document and one original resolution to the Department of Public Works, Survey/Mapping & Property Management Division. Retain the duplicate Quitclaim Deed document and one original resolution for your files.

Respectfully submitted,

GAIL FARBER
Director

DARYL L. OSBY
FIRE CHIEF, FORESTER & FIRE WARDEN

SEAN ROGAN
Executive Director

GF:SGS:mr

Enclosures

c: Auditor-Controller (Accounting Division - Asset Management)
Chief Executive Office (Rochelle Goff)
County Counsel
Executive Office

RESOLUTION TO ACCEPT INTO THE COUNTY ROAD SYSTEM PORTIONS OF COUNTY-OWNED PROPERTIES TO BE SET ASIDE FOR PUBLIC ROAD AND HIGHWAY PURPOSES ON 120TH STREET FROM COMPTON AVENUE TO WILMINGTON AVENUE

THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

1. That the County will set aside, for public use, portions of County-owned properties for road and highway purposes (hereinafter referred to as the Set Aside), in, over, and across the real property legally described in Exhibit A and depicted on Exhibit B, both attached hereto. The Set Aside on 120th Street from Compton Avenue to Wilmington Avenue is located in the unincorporated community of Willowbrook in the County of Los Angeles, State of California.

2. That it is necessary for public convenience that the referenced Set Aside be accepted into the County road system for improved infrastructure on 120th Street from Compton Avenue to Wilmington Avenue, pursuant to Section 941 of the California Streets and Highways Code.

3. That the above-referenced County-owned property is hereby set aside for public road and highway purposes (to be known as 120th Street) in accordance with Section 941 of the California Streets and Highways Code as recommended by the Director of Public Works.

4. That the Director of Public Works or her designee is authorized to record the certified original resolution with the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, at which time the areas set aside shall become easements for public road and highway purposes.

The foregoing resolution was on the _____ day of _____, 2015 adopted by the Board of Supervisors of the County of Los Angeles, and ex officio the governing body of all other special assessment and taxing districts for which said Board so acts.

APPROVED AS TO FORM:

MARY WICKHAM
Interim County Counsel

By _____
Deputy

PATRICK OGAWA
Acting Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By _____
Deputy

TNT:mr
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EXHIBIT A

Project Name: Willowbrook Area Access Improvements
File with: **120th STREET 23-20SA**
Includes: Parcels Nos. 23-20SA.1 thru 23-20SA.8
A.I.N. 6149-028-Street
T.G. 704-G7
I.M. 084-197
R.D. 241
S.D. 2
XM92000392

LEGAL DESCRIPTION

PARCEL NO. 23-20SA (Set aside for public road and highway purposes):

Part A:

That portion of Block 2, Tract No. 5018, as shown on map recorded in Book 53, page 30, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, that portion of Rico Acres, as shown on map recorded in Book 13, page 82, of said Maps, that portion of Tract No. 18356, as shown on map recorded in Book 535, pages 17 and 18, of said Maps, and also that portion of South Gate Tract, as shown on map recorded in Book 13, pages 14 and 15, of said Maps, within a strip of land 80 feet wide, lying 40 feet on each side of the following described centerline:

Beginning at the easterly terminus of that certain course having a bearing and distance of North 89°49'21" East 160.00 feet in the southerly boundary of that certain 40-foot wide strip of land described as Parcel 22-12 in a Final Order of Condemnation, had in Superior Court Case No. 895414, a certified copy of which was recorded on April 16, 1968, as Document No. 3377, in Book D3972, page 611, of Official Records, in the office of said Registrar-Recorder/County Clerk; thence South 89°40'44" East along the easterly prolongation of said certain course, a distance of 18.61 feet to the beginning of a tangent curve, concave northerly and having a radius of 1,200 feet; thence easterly along said curve, through a central angle of 16°14'39", an arc distance of 340.22 feet to a point hereby designated as Point "A"; thence continuing easterly along said curve, through a central angle of 13°14'58", an arc distance of 277.49 feet to a point, said point being the beginning of a reverse curve, concave southerly and having a radius of 1,200 feet, a radial of said reverse curve to said point bears North 29°10'21" West, said reverse curve being tangent at its easterly terminus to a line parallel with and 30 feet northerly, measured at right angles, from the northerly line of Lot 115, Springdale Tract, as shown on map recorded in Book 6, page 194, of said

Maps; thence easterly along said reverse curve, through a central angle of 14°00'20", an arc distance of 293.33 feet to a point hereby designated as Point "B"; thence continuing easterly along said reverse curve, through a central angle of 4°54'48", an arc distance of 102.90 feet to a point hereby designated as Point "C"; thence continuing easterly along said reverse curve, through a central angle of 8°13'17", an arc distance of 172.19 feet to a point hereby designated as Point "D"; thence continuing easterly along said reverse curve, through a central angle of 2°02'35", an arc distance of 42.79 feet to said parallel line; thence South 89°59'21" East, along said parallel line, to its intersection with a line parallel with and 30 feet westerly, measured at right angles, from the westerly line of said Lot 115.

EXCEPTING from the above-described 80-foot wide strip of land any portion lying easterly of the southerly prolongation of the westerly line of the easterly 20 feet of Lot 10, said South Gate Tract.

Also EXCEPTING from the above-described 80-foot wide strip of land any portion lying within public streets as same existed on March 1, 2009.

To be known as 120TH STREET.

Part B:

That portion of the above-mentioned Block 2, Tract No. 5018, within the following described boundaries:

Beginning at the intersection of the northerly boundary of the above-described **Part A** with the southerly prolongation of the westerly line of the above-mentioned Lot 30; thence northerly along said southerly prolongation to the beginning of a 27-foot radius curve concave northeasterly, tangent to said southerly prolongation and tangent to said northerly boundary; thence southeasterly along said curve to said northerly boundary; thence westerly along said northerly boundary to the point of beginning.

Total area of PARCEL NO. 23-20SA, having two parts, containing: 3.78± acres.

To be known as 120TH STREET.

PARCEL NO. 23-20SA.1 (Set aside for public road and highway purposes):

Those portions of Lots 4 through 14, Block 2, together with that portion of ALLEY, 25-feet wide (vacated), as shown on above-mentioned Tract No. 5018, and that portion Lot 57, of above-mentioned Rico Acres, within the following described boundaries:

Commencing at the above-designated Point "A"; thence South 15°55'23" East along a radial line of the above-described 1,200-foot radius curve, to a point in a curve concentric with and 40 feet southerly, measured radially, from said 1,200-foot radius curve, last-said point being the beginning of a reverse curve, concave southerly and having a radius of 112 feet, and also being the **TRUE POINT OF BEGINNING**; thence easterly along said reverse curve through a central angle of 11°08'30", an arc distance of 21.78 feet to a point, said point being the beginning of a reverse curve concave northerly and having a radius of 212 feet, a radial of said reverse curve to said point bears South 4°46'53" East; thence easterly along said reverse curve, through a central angle of 14°36'22", an arc distance of 54.04 feet to a point, said point being the beginning of a compound curve, also being concentric with said 1,200-foot radius curve, and having a radius of 1,248 feet, a radial of said compound curve to said point bears S 19°23'15" E; thence northeasterly along said compound curve, through a central angle of 5°26'34", an arc distance of 118.55 feet to a point, said point being the beginning of a compound curve, concave northwesterly, and having a radius of 608 feet, a radial of last-said compound curve to said point bears South 24°49'49" East; thence northeasterly along last-said compound curve, through a central angle of 9°11'43" an arc distance of 97.58 feet; thence tangent to last-said compound curve, North 55°58'28" East 29.58 feet to the beginning of a tangent curve, concave southeasterly, and having a radius of 142 feet; thence northeasterly along said tangent curve, through a central angle of 7°21'24", an arc distance of 18.23 feet to a point in the southerly boundary of the above-described **Part B**, a radial of said curve to said point bears North 26°40'08" West; thence westerly along said southerly boundary to said **TRUE POINT OF BEGINNING.**

Containing: 2,018± square feet.

To be known as 120TH STREET.

PARCEL NO. 23-20SA.2 (Set aside for public road and highway purposes):

Those portions of Lots 47 and 48, of Rico Acres, as shown on map recorded in Book 13, page 82, of above-mentioned Maps, within a strip of land 3 feet wide, the southerly line of said strip being a curve concentric with and 40 feet northerly, measured radially, from that certain 1,200-foot radius curve in the centerline of the above-described **Part A**, and being described as follows:

Beginning at the above-designated Point "B"; thence easterly along said centerline through a central angle of 13°08'05", an arc distance of 275.09 feet to the above-designated Point "D".

Containing: 854± square feet.

To be known as 120TH STREET.

PARCEL NO. 23-20SA.3 (Set aside for public road and highway purposes):

Those portions of Lots 48 and 49, of Rico Acres, as shown on map recorded in Book 13, page 82, of above-mentioned Maps, within a strip of land 10 inches wide, the southerly line of said strip being a line parallel and concentric with and 40 feet northerly, measured at right angles and radially, from the centerline of the above-described **Part A**, and being described as follows:

Beginning at the above-designated Point "D"; thence easterly along said centerline, through a central angle of 2°02'35", an arc distance of 42.79 feet; thence continuing along said centerline, South 89°59'21" East, a distance of 154.45 feet to the westerly line of the easterly 104 feet of said Lot 49.

Containing: 166± square feet.

To be known as 120TH STREET.

PARCEL NO. 23-20SA.4 (Set aside for public road and highway purposes):

Those portions of Lots 47 through 50, together with that portion of 119th Street, (formerly Allen Avenue), 40-foot wide (vacated), of Rico Acres, as shown on map recorded in Book 13, page 82, of above-mentioned Maps, those portions of Lots 1, 2, and 6, together with those portions of 119th Street and Holmes Avenue, 50-foot wide (both vacated), of Tract No. 18356, as shown on map recorded in Book 535, pages 17 and 18, of said Maps, and those portions of Lots 6, 7, 92, 105, and 190, together with that portion of Bandera Avenue, (formerly Ruby Street), 50-foot wide (vacated), of South Gate Tract, as shown on map recorded in Book 13, pages 14 and 15, of said Maps, and being described as follows:

Commencing at the above-designated Point "C"; thence South 10°15'13" East, along a radial line of that certain 1,200-foot radius reverse curve, in the centerline of the above-described **Part A**, to a point in a curve concentric with and 40 feet southerly, measured radially, from said reverse curve, said point being the **TRUE POINT OF BEGINNING**; thence continuing along said radial line, South 10°15'13" East, a distance of 0.13 foot; thence South 48°54'52" East 23.05 feet; thence North 65°04'42" East 9.39 feet; thence North 82°56'41" East 64.57 feet; thence North 89°43'44" East 8.79 feet; thence North 40°15'11" East 21.14 feet to a point, said point being on a curve concentric with and 42 feet southerly, measured radially, from said reverse curve, the radial of said concentric curve to last-said point bears, North 4°39'33" West; thence easterly along last-said concentric curve, through a central angle of 4°40'12", an arc distance of 94.38 feet; thence tangent to last-said concentric curve, South 89°59'21" East 2.42 feet to the beginning of a tangent curve, concave southerly, and having a radius of 60 feet; thence easterly along said tangent curve, through a central angle of 24°59'32", an arc distance of 26.17 feet; thence tangent to said curve, South 64°59'49" East 1.81 feet to the beginning of a tangent

curve, concave northerly and having a radius of 60 feet; thence easterly along said tangent curve, through a central angle of 24°59'32", an arc distance of 26.17 feet to a line parallel with and 53.8 feet southerly, measured at right angles, from that certain course described as having a bearing South 89°59'21" East, in the centerline of the above-described **Part A**; thence easterly along said parallel line, a distance of 168.02 feet to the beginning of a tangent curve, concave northerly and having a radius of 60 feet; thence easterly along said tangent curve, through a central angle of 18°59'41", an arc distance of 19.89 feet; thence tangent to said curve, North 71°00'58" East 16.79 feet to the beginning of a tangent curve, concave southerly and having a radius of 60 feet; thence easterly along said tangent curve, through a central angle of 18°59'41, an arc distance of 19.89 feet to a line parallel with and 43 feet, measured at right angles, from said certain course having a bearing of South 89°59'21" East in the centerline of above-described **Part A**; thence easterly along said parallel line, a distance of 814.97 feet to the westerly line of the easterly 42.5 feet of Lot 7, of said South Gate Tract; thence southeasterly in a direct line to a point in the westerly line of the easterly 20 feet of said Lot 7, said point being 30 feet southerly, measured along last-said westerly line from its intersection with the southerly line of above-described **Part A**; thence northerly along last-said westerly line to the southerly line of above-described **Part A;** thence westerly, along said southerly line, to the **TRUE POINT OF BEGINNING.**

Containing: 7,841± square feet.

To be known as 120TH STREET.

PARCEL NO. 23-20SA.5 (Set aside for public road and highway purposes):

Those portions of Lots 49 and 50, of Rico Acres, as shown on map recorded in Book 13, page 82, of above-mentioned Maps, within a strip of land 4 feet wide, the southerly line of said strip being described as follows:

Beginning at the intersection of the northerly line of above-described **Part A**, with the westerly line of the easterly 70 feet of said Lot 49; thence easterly along said northerly line a distance of 215 feet to the westerly line of the easterly 42 feet of said Lot 50.

Containing: 860± square feet.

To be known as 120TH STREET.

PARCEL NO. 23-20SA.6 (Set aside for public road and highway purposes):

That portion of George Hansen 248.68 acres of Tajauta Rancho, as shown on Clerks Filed Map 63, in the office of the Director of the Department of Public Works of the County of Los Angeles, within the following-described boundaries:

Beginning at the easterly corner of that certain parcel of land, described as Part C, recorded as Document No. 2818, on August 23, 1967, in Book D3745, page 63, of the above-mentioned Official Records, said easterly corner also being a point in a curve concentric with and 40 feet southerly, measured radially, from that certain 1,200-foot radius curve, concave northerly, of above-described **Part A** ; thence easterly along said concentric curve, an arc distance of 3 feet; thence southwesterly in a direct line to the southerly corner of said Part C; thence northeasterly along the southeasterly line of said Part C to the point of beginning.

Containing: 191± square feet.

To be known as 120TH STREET.

PARCEL NO. 23-20SA.7 (Set aside for public road and highway purposes):

That portion of Lot 5, of Tract No. 18356, as shown on map recorded in Book 535, pages 17 and 18, of above-mentioned Maps, within a strip of land 3 feet wide, the southerly line of said strip being described as follows:

Beginning at the intersection of the northerly line of above-described **Part A**, with the westerly line of the easterly 90 feet of said Lot 5; thence easterly along said northerly line to the easterly line of said Lot 5.

Containing: 270± square feet.

To be known as 120TH STREET.

PARCEL NO. 23-20SA.8 (Set aside for public road and highway purposes):

That portion of Holmes Avenue, 50-foot wide (vacated), of Tract No. 18356, as shown on map recorded in Book 535, pages 17 and 18, of above-mentioned Maps, bounded in the south by the northerly line of above-described **Part A**; and bounded in the north by the easterly prolongation of the northerly line of Lot 5, of said Tract No. 18356.

Containing: 1,294± square feet.

To be known as 120TH STREET.

PROFESSIONAL LAND SURVEYOR
MARK A. WITTIG
LS8187
STATE OF CALIFORNIA

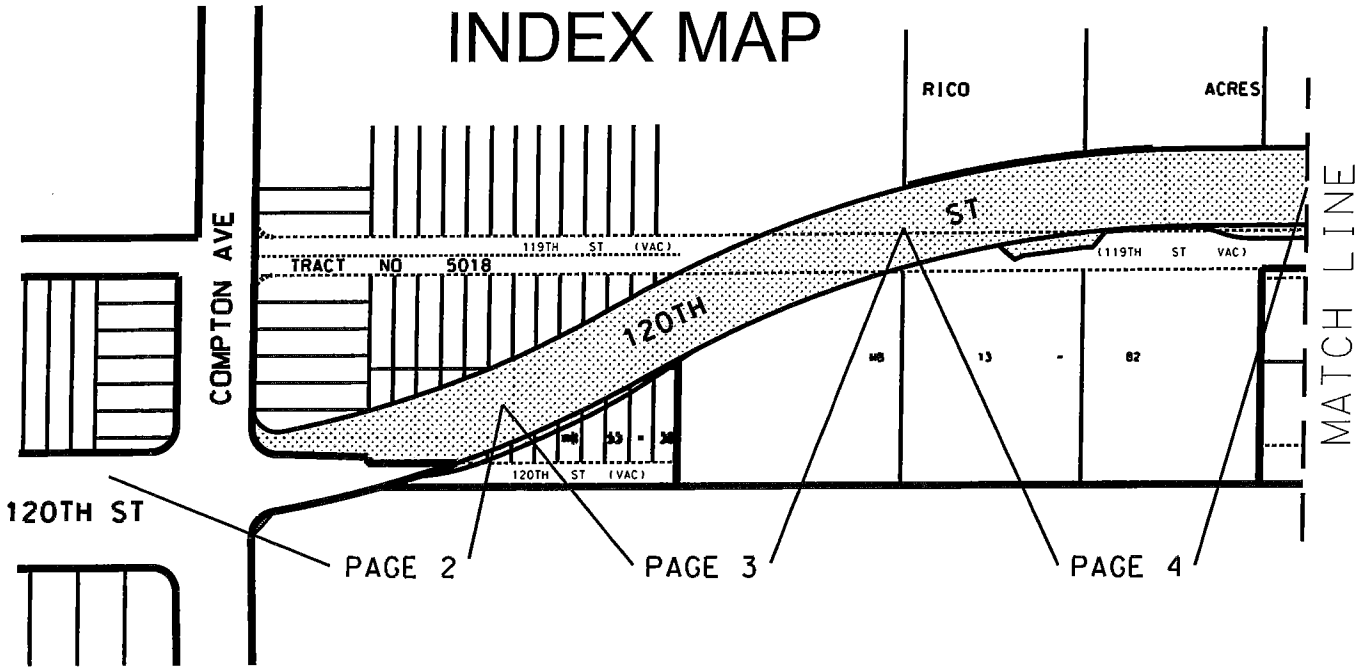
APPROVED AS TO DESCRIPTION

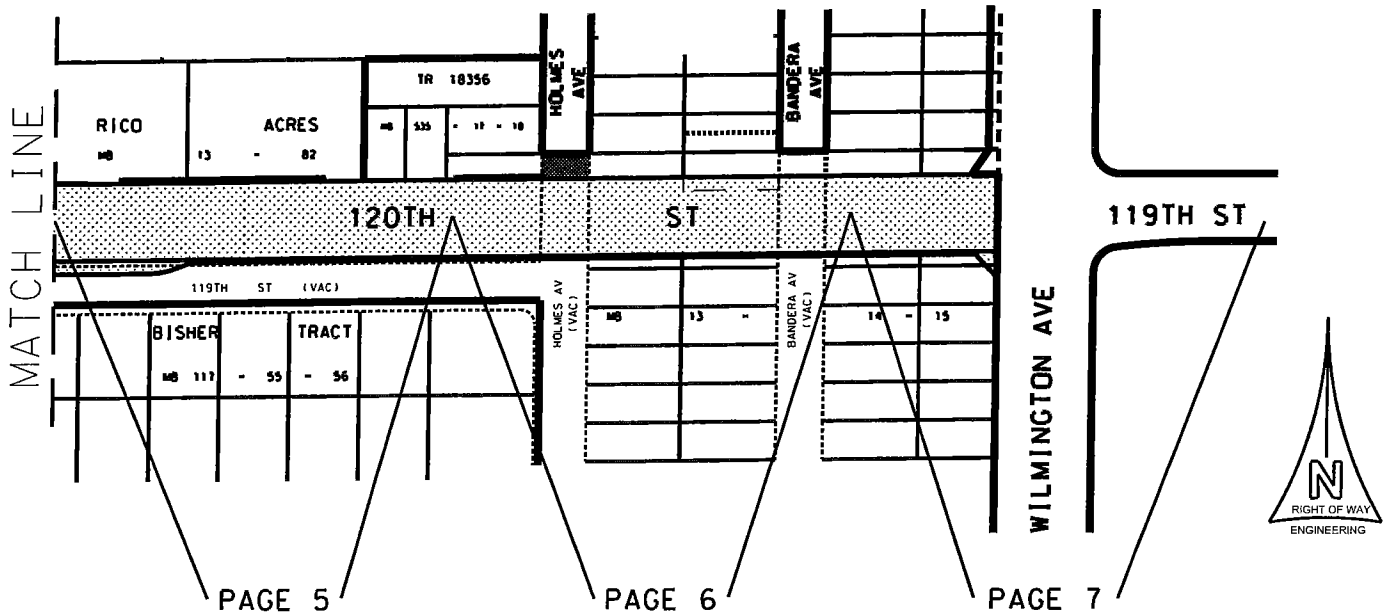
By _____
LICENSED LAND SURVEYOR
Los Angeles County Department of Public Works

Dated 3/26, 2015

EXHIBIT B

INDEX MAP





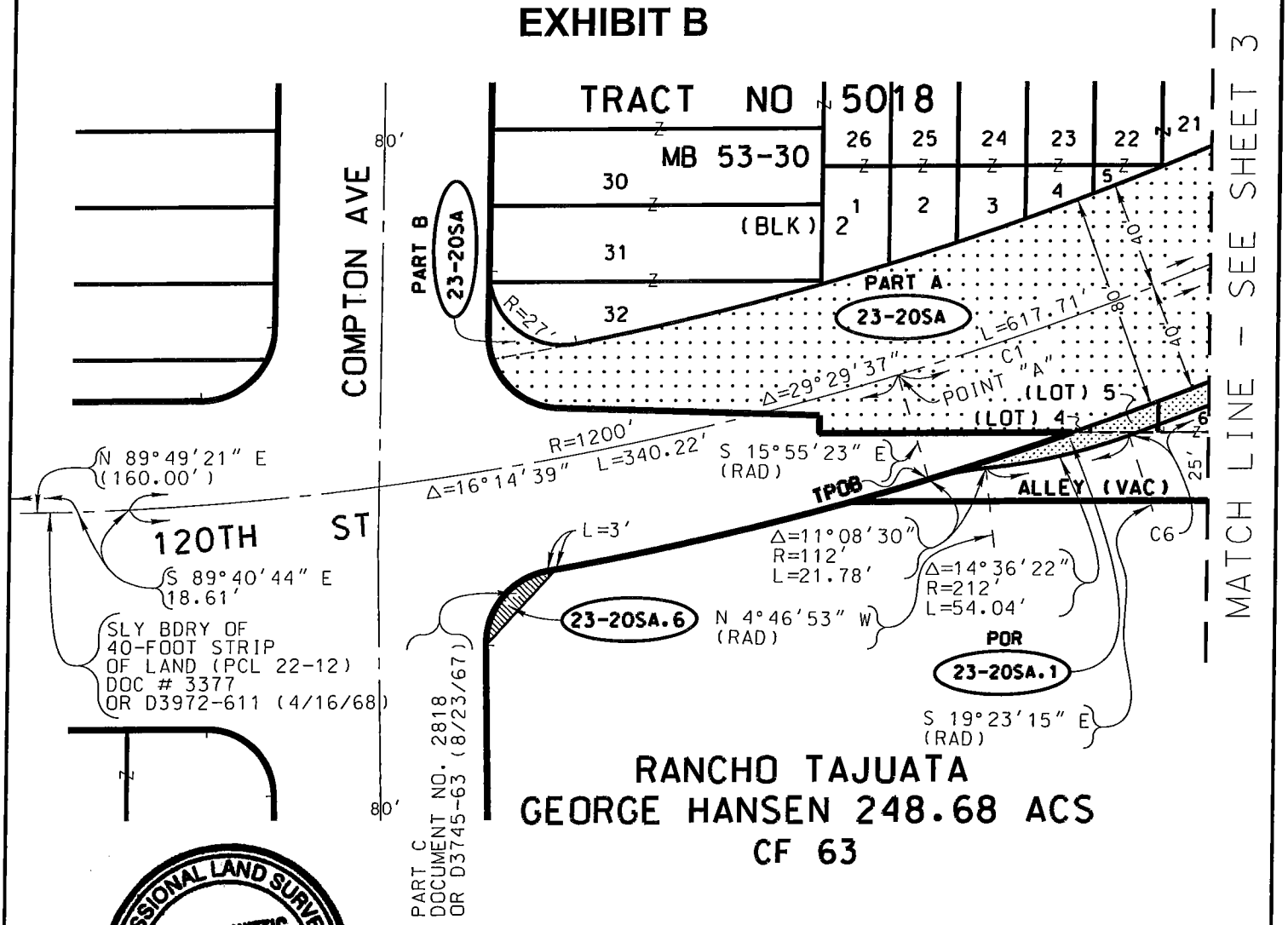
ALL IN THE UNICORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES

PROFESSIONAL LAND SURVEYOR
MARK A. WITTIG
LS8187
STATE OF CALIFORNIA

BY _____ 5/26/15
LICENSED SURVEYOR DATE

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY/MAPPING & PROPERTY MANAGEMENT DIVISION			
T.G. 704-G7 I.M. 084-197 S.D. 2 R.D. 241	120TH STREET FROM COMPTON AVE TO WILMINGTON AVE (WILLOWBROOK AREA ACCESS IMPROVEMENTS)		
DATE 3-24-15	SCALE: 1" = 200'	A.I.N 6149-028-(ROAD)	
PREPARED BY R. AVANCENA	PROJECT I.D. RDC0015556	PROJECT NO. XM92000392	PAGE NO. 1 OF 7

EXHIBIT B



PROFESSIONAL LAND SURVEYOR
MARK A. WITTIG
LS8187
STATE OF CALIFORNIA

CURVE DATA			
CURVE	Δ	R	L
C1	13°14'58"	1,200'	277.49'
C6	5°26'34"	1,248'	118.55'

BY _____ 3/26/15
LICENSED SURVEYOR DATE

N
RIGHT OF WAY
ENGINEERING

ALL IN THE UNICORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES

LEGEND

Parcel No. 23-20SA
Area to be set aside for road purposes
Total Area: 3.78± acres

Parcel No. 23-20SA.1
Area to be set aside for road purposes
Total Area: 2,018± sf

Parcel No. 23-20SA.6
Area to be set aside for road purposes
Total Area: 191± sf

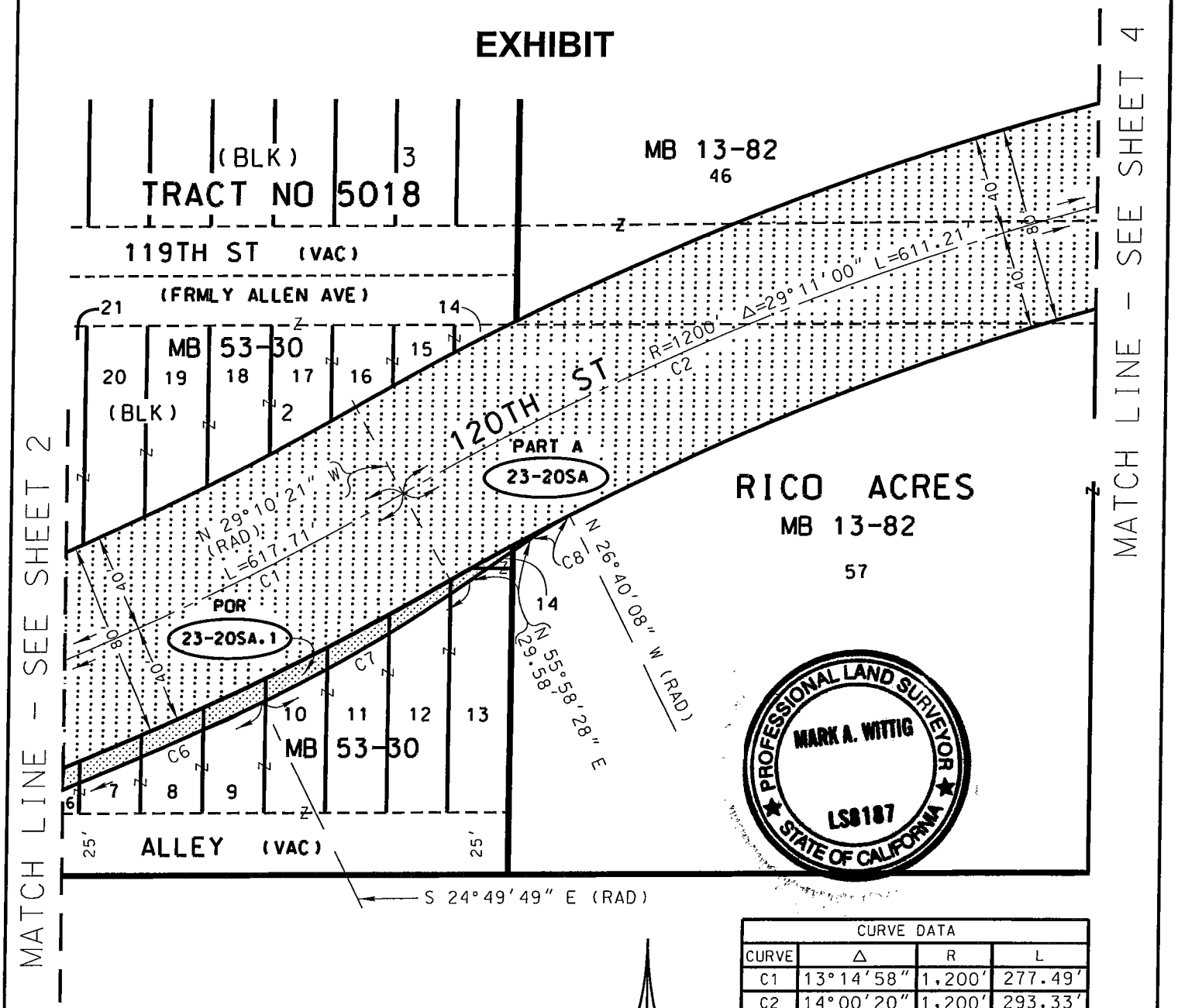
LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS
SURVEY/MAPPING & PROPERTY MANAGEMENT DIVISION

T.G. 704-G7
I.M. 084-197
S.D. 2
R.D. 241

120TH STREET
FROM COMPTON AVE TO WILMINGTON AVE
(WILLOWBROOK AREA ACCESS IMPROVEMENTS)

DATE	SCALE:	A.I.N	
3-24-15	1" = 60'	6149-028-(ROAD)	
PREPARED BY	PROJECT I.D.	PROJECT NO.	PAGE NO.
R. AVANCENA	RDC0015556	XM92000392	2 OF 7

EXHIBIT



CURVE DATA			
CURVE	Δ	R	L
C1	13°14'58"	1,200'	277.49'
C2	14°00'20"	1,200'	293.33'
C6	5°26'34"	1,248'	118.55'
C7	9°11'43"	608'	97.58'
C8	7°21'24"	142'	18.23'

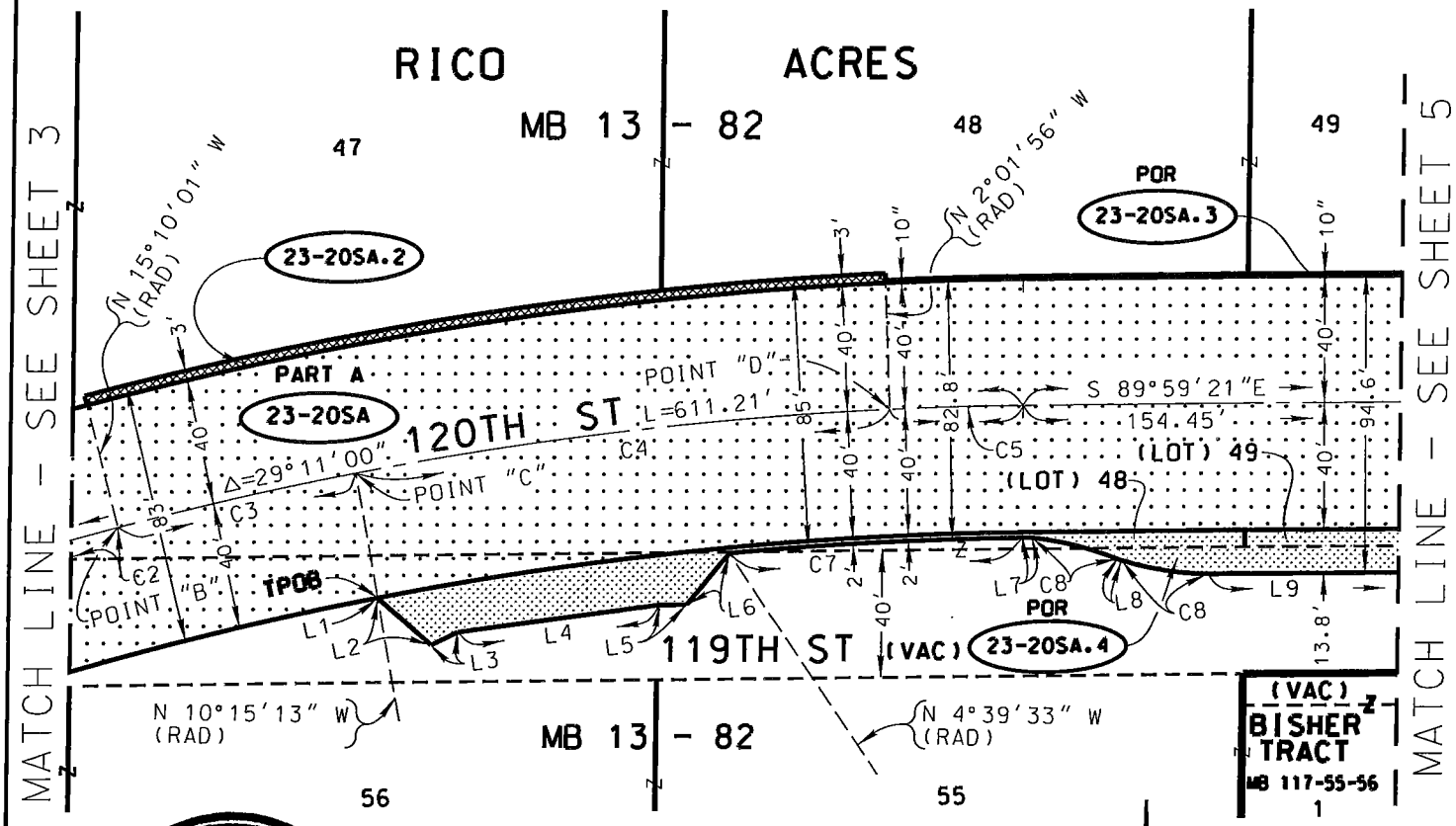
N
RIGHT OF WAY ENGINEERING

BY _____ 3/26/15
LICENSED SURVEYOR DATE

ALL IN THE UNICORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES

LEGEND	LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY/MAPPING & PROPERTY MANAGEMENT DIVISION		
Parcel No. 23-20SA Area to be set aside for road purposes Total Area: 3.78± acres	T.G. 704-G7 I.M. 084-197 S.D. 2 R.D. 241	120TH STREET FROM COMPTON AVE TO WILMINGTON AVE (WILLOWBROOK AREA ACCESS IMPROVEMENTS)	
Parcel No. 23-20SA.1 Area to be set aside for road purposes Total Area: 2,018± sf	DATE 3-24-15	SCALE: 1" = 60'	A.I.N 6149-028-(ROAD)
	PREPARED BY R. AVANCENA	PROJECT I.D. RDC0015556	PROJECT NO. XM92000392	PAGE NO. 3 OF 7

EXHIBIT B



LINE DATA		
LINE	BEARING	DISTANCE
L1	S 10°15'13" E	0.13'
L2	S 48°54'52" E	23.05'
L3	N 65°04'42" E	9.39'
L4	N 82°56'41" E	64.57'
L5	N 89°43'44" E	8.79'
L6	N 40°15'11" E	21.14'
L7	S 89°59'21" E	2.42'
L8	S 64°59'45" E	1.81'
L9	S 89°59'21" E	168.02'

CURVE DATA			
CURVE	Δ	R	L
C2	14°00'20"	1,200'	293.33'
C3	4°54'48"	1,200'	102.90'
C4	8°13'17"	1,200'	172.19'
C5	2°02'35"	1,200'	42.79'
C7	4°40'12"	1,158'	94.38'
C8	24°59'32"	60'	26.17'

PROFESSIONAL LAND SURVEYOR
MARK A. WITTIG
LS8187
STATE OF CALIFORNIA

BY _____ 3/24/15
LICENSED SURVEYOR DATE

ALL IN THE UNICORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES

LEGEND

- Parcel No. 23-20SA
  Area to be set aside for road purposes
  Total Area: 3.78± acres
- Parcel No. 23-20SA.2
  Area to be set aside for road purposes
  Total Area: 854± sf
- Parcel No. 23-20SA.3
  Area to be set aside for road purposes
  Total Area: 166± sf
- Parcel No. 23-20SA.4
  Area to be set aside for road purposes
  Total Area: 7,841± sf

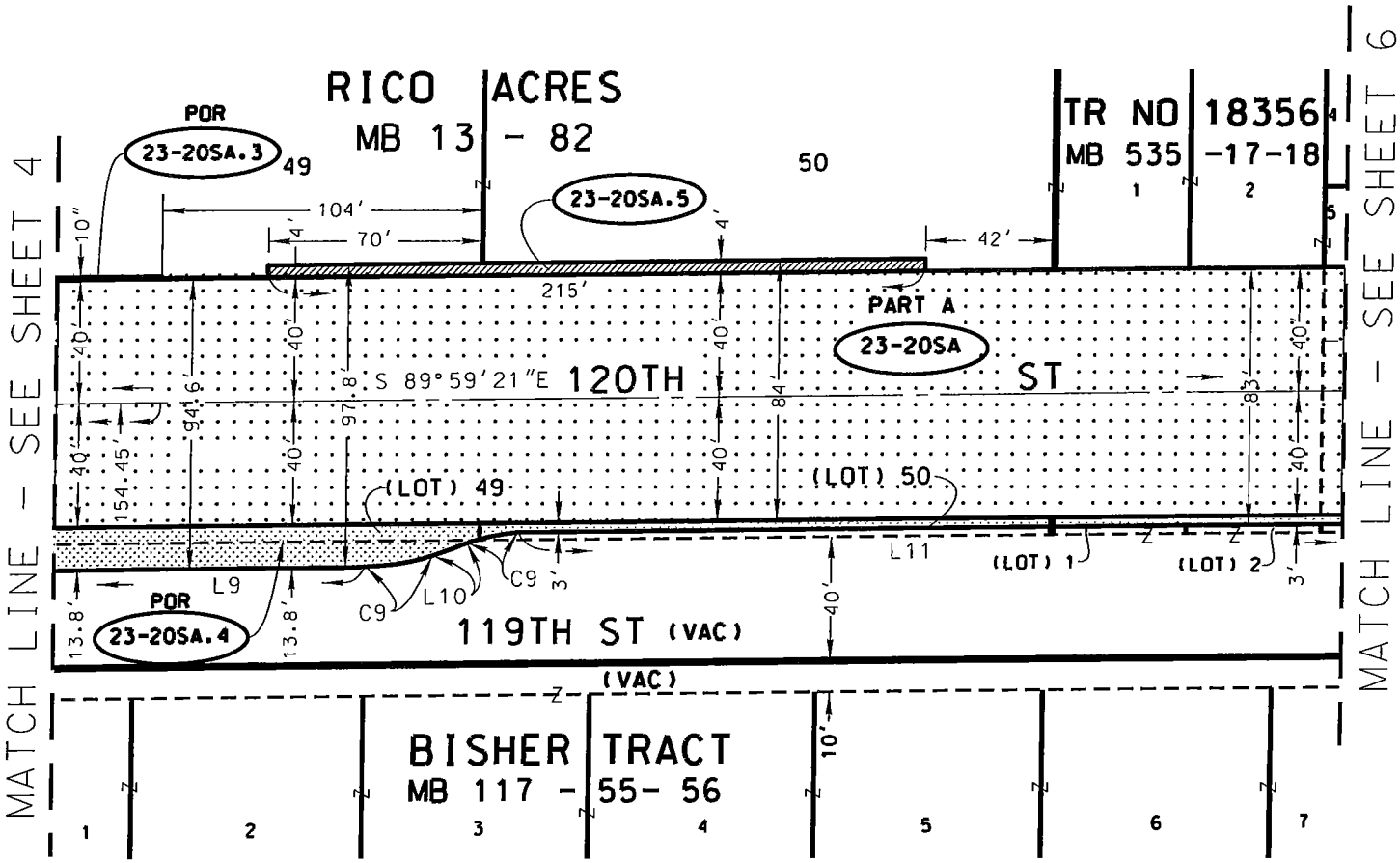
LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS
SURVEY/MAPPING & PROPERTY MANAGEMENT DIVISION

T.G. 704-G7
I.M. 084-197
S.D. 2
R.D. 241

120TH STREET
FROM COMPTON AVE TO WILMINGTON AVE
(WILLOWBROOK AREA ACCESS IMPROVEMENTS)

DATE	SCALE:	A.I.N	
3-24-15	1" = 60'	6149-028-(ROAD)	
PREPARED BY	PROJECT I.D.	PROJECT NO.	PAGE NO.
R. AVANCENA	RDC0015556	XM92000392	4 OF 7

EXHIBIT B



CURVE DATA			
CURVE	Δ	R	L
C9	18°59'41"	60'	19.89'

LINE DATA		
LINE	BEARING	DISTANCE
L9	S 89°59'21" E	168.02'
L10	N 71°00'58" E	16.79'
L11	S 89°59'21" E	814.97'

PROFESSIONAL LAND SURVEYOR
MARK A. WITTIG
LS8187
STATE OF CALIFORNIA

N
RIGHT OF WAY ENGINEERING

BY _____ 3/26/15
LICENSED SURVEYOR DATE

ALL IN THE UNICORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES

LEGEND

- Parcel No. 23-20SA
  Area to be set aside for road purposes
  Total Area: 3.78± acres
- Parcel No. 23-20SA.3
  Area to be set aside for road purposes
  Total Area: 166± sf
- Parcel No. 23-20SA.4
  Area to be set aside for road purposes
  Total Area: 7,841± sf
- Parcel No. 23-20SA.5
  Area to be set aside for road purposes
  Total Area: 860± sf

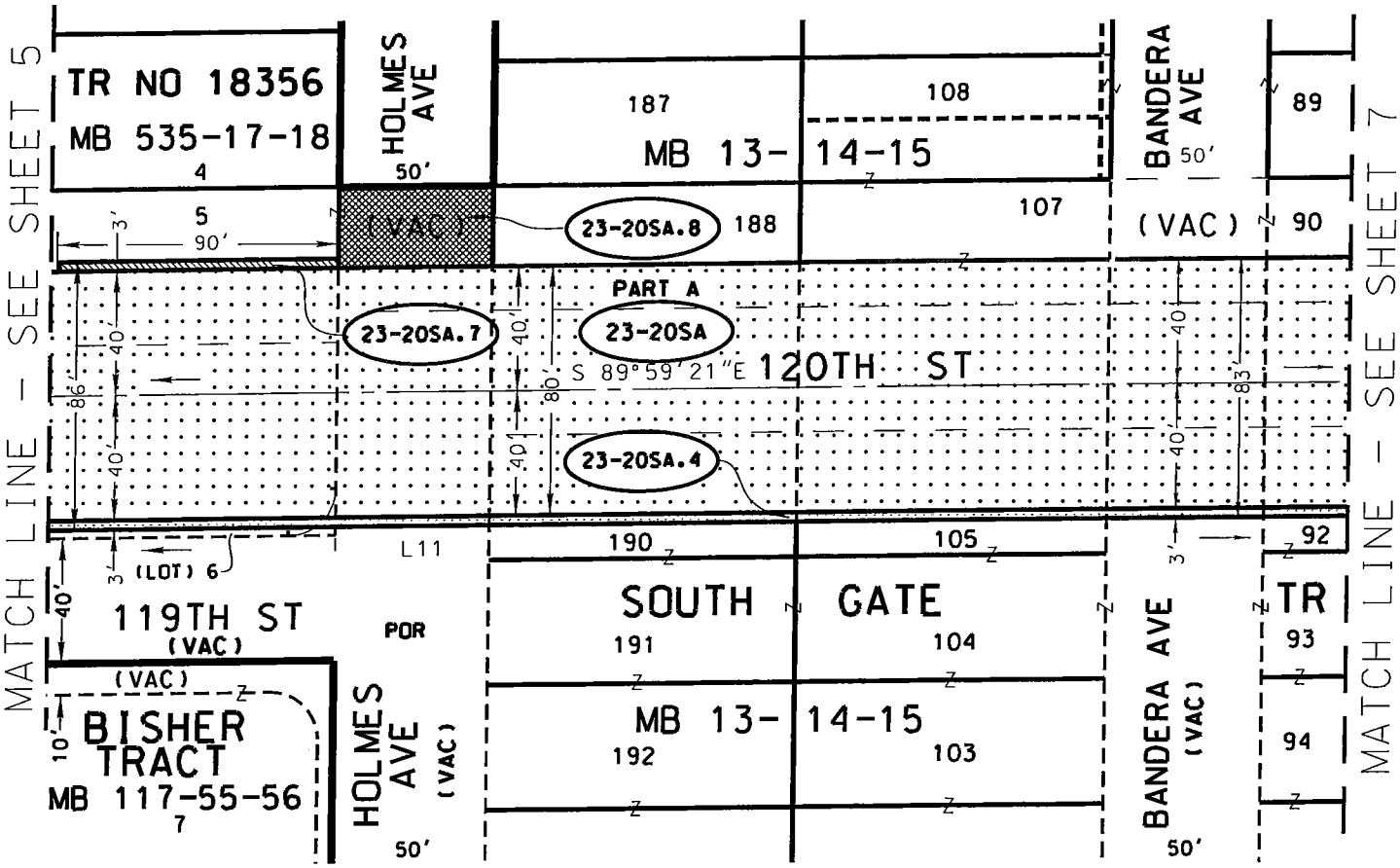
LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS
SURVEY/MAPPING & PROPERTY MANAGEMENT DIVISION

T.G. 704-G7
I.M. 084-197
S.D. 2
R.D. 241

120TH STREET
FROM COMPTON AVE TO WILMINGTON AVE
(WILLOWBROOK AREA ACCESS IMPROVEMENTS)

DATE	SCALE:	A.I.N	
3-24-15	1" = 60'	6149-028-(ROAD)	
PREPARED BY	PROJECT I.D.	PROJECT NO.	PAGE NO.
R. AVANCENA	RDC0015556	XM92000392	5 OF 7

EXHIBIT B



PROFESSIONAL LAND SURVEYOR
MARK A. WITTIG
LS8187
STATE OF CALIFORNIA

N
RIGHT OF WAY ENGINEERING

LINE DATA		
LINE	BEARING	DISTANCE
L11	S 89°59'21" E	814.97'

BY _____ 3/26/15
LICENSED SURVEYOR DATE

LEGEND

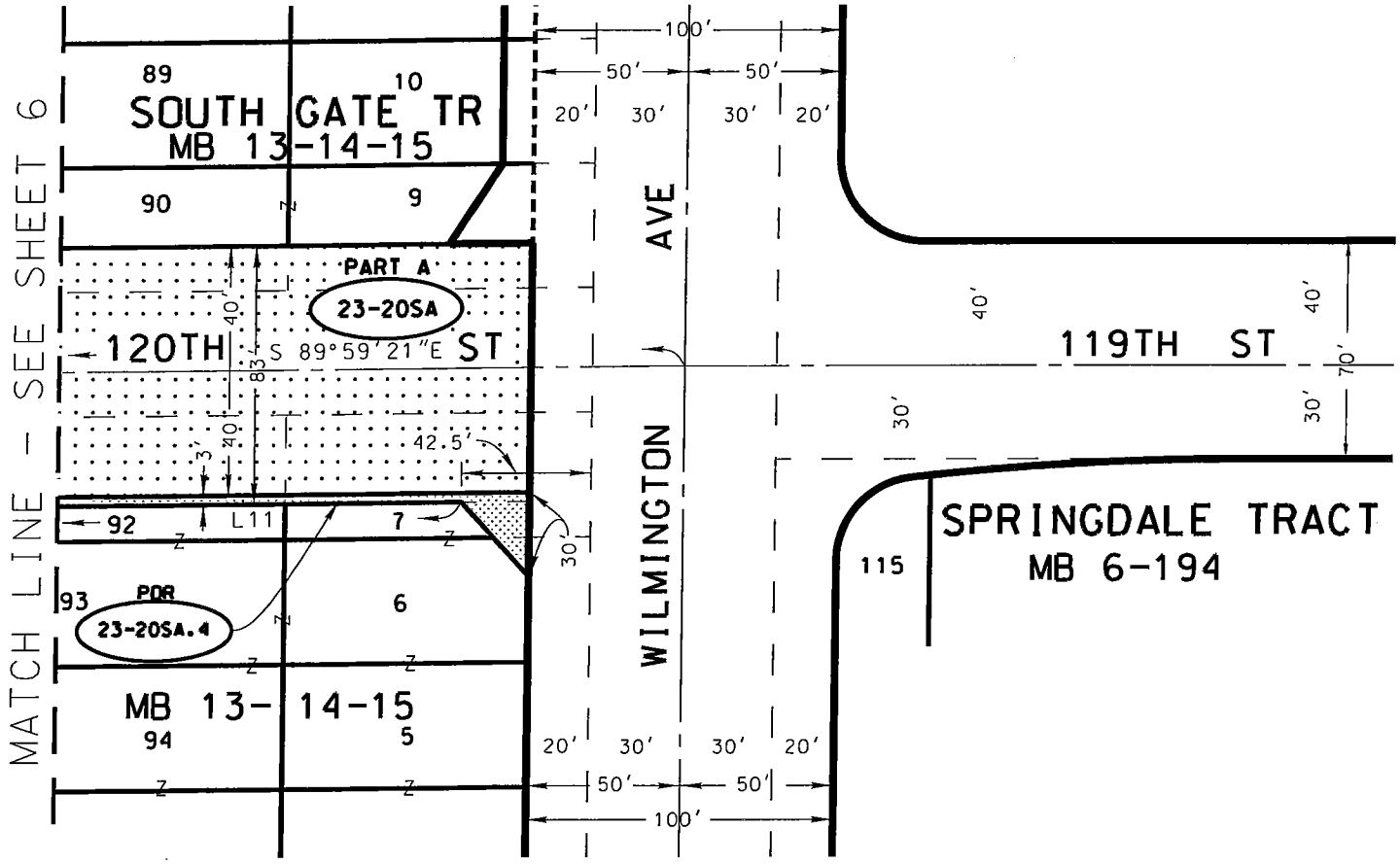
- Parcel No. 23-20SA
  Area to be set aside for road purposes
  Total Area: 3.78± acres
- Parcel No. 23-20SA.4
  Area to be set aside for road purposes
  Total Area: 7,841± sf
- Parcel No. 23-20SA.7
  Area to be set aside for road purposes
  Total Area: 270± sf
- Parcel No. 23-20SA.8
  Area to be set aside for road purposes
  Total Area: 1,294± sf

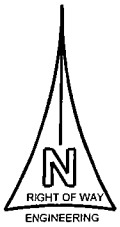
ALL IN THE UNICORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS
SURVEY/MAPPING & PROPERTY MANAGEMENT DIVISION

T.G. 704-G7 I.M. 084-197 S.D. 2 R.D. 241	120TH STREET FROM COMPTON AVE TO WILMINGTON AVE (WILLOWBROOK AREA ACCESS IMPROVEMENTS)		
DATE 3-24-15	SCALE: 1" = 60'	A.I.N 6149-028-(ROAD)	
PREPARED BY R. AVANCENA	PROJECT I.D. RDC0015556	PROJECT NO. XM92000392	PAGE NO. 6 OF 7

EXHIBIT B





LINE DATA		
LINE	BEARING	DISTANCE
L11	S 89°59'21" E	814.97'

BY _____ 3/26/15
LICENSED SURVEYOR DATE

ALL IN THE UNICORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES

LEGEND

Parcel No. 23-20SA.4
Area to be set aside for road purposes
Total Area: 7,841± sf

Parcel No. 23-20SA
Area to be set aside for road purposes
Total Area: 3.78± acres

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS
SURVEY/MAPPING & PROPERTY MANAGEMENT DIVISION

T.G. 704-G7 I.M. 084-197 S.D. 2 R.D. 241	120TH STREET FROM COMPTON AVE TO WILMINGTON AVE (WILLOWBROOK AREA ACCESS IMPROVEMENTS)		
DATE 3-24-15	SCALE: 1" = 60'	A.I.N 6149-028-(STREET)	
PREPARED BY R. AVANCENA	PROJECT I.D. RDC0015556	PROJECT NO. XM92000392	PAGE NO. 7 OF 7

DUPLICATE

RECORDING REQUESTED BY
AND MAIL TO:

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
P.O. Box 1460
Alhambra, CA 91802-1460
Attention Survey/Mapping & Property
Management Division
Title & Escrow Section
Alan R. Husted

Space Above This Line Reserved for Recorder's Use

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX PURSUANT TO SECTION 11922 OF THE REVENUE & TAXATION CODE.

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTION 27383 OF THE GOVERNMENT CODE.

Assessor's Identification Number:
6149-028-Not Assessed
(Shown as a Portion of 120th Street)

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY, a special district organized under the laws of the State of California, does hereby remise, release, and forever quitclaim to the COUNTY OF LOS ANGELES, a body corporate and politic, all its right, title, and interest in and to all that real property in the unincorporated territory of the County of Los Angeles, State of California, described in Exhibit A and shown on and delineated as Parcel 23-21R on Exhibit B, both of which are attached hereto and by this reference made a part hereof.

Dated_____

CONSOLIDATED FIRE PROTECTION DISTRICT OF
LOS ANGELES COUNTY, a special district organized under the laws of the State of California

By_____
Mayor, Board of Supervisors of the County of Los Angeles, as the governing body of the Consolidated Fire Protection District of Los Angeles County

(COUNTY SEAL)

ATTEST:
PATRICK OGAWA, Acting Executive Officer of the Board of Supervisors of the County of Los Angeles

By_____
Deputy

APPROVED AS TO FORM:

MARY WICKHAM
Interim County Counsel

By_____
Deputy

AH:bw
P:TITLE:QCD-120TH ST 23-21R DRFT 2315

Willowbrook Area Access Improvements
(File: 120th STREET (23) Parcel 21R)
(Also See: FIRE STATION NO. 41 (2))
I.M. 084-197 S.D. 2 XM92000392
Project ID No. RDC0015556

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, as the governing body of the Consolidated Fire Protection District of Los Angeles County, 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, as the governing body of the Consolidated Fire Protection District of Los Angeles County.

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

PATRICK OGAWA, Acting Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By_____
Deputy

(COUNTY SEAL)

APPROVED AS TO FORM:

MARY WICKHAM
Interim County Counsel

By_____
Deputy

APPROVED as to title and execution,

_____, 20_____.
DEPARTMENT OF PUBLIC WORKS
Survey/Mapping & Property Management Division

Supervising Title Examiner

By_____

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed or grant is hereby accepted under the authority conferred by Ordinance No. 95-0052, duly and regularly adopted by the Board of Supervisors of the County of Los Angeles on the 26th day of September 1995, and the Grantee consents to the recordation thereof by its duly authorized officer.

Dated_____

By_____
ASSISTANT DEPUTY DIRECTOR
Survey/Mapping & Property Management Division

EXHIBIT A

Project Name: Willowbrook Area
Access Improvements
File with: **120th STREET 23-21R**
A.I.N. 6149-028-Street
T.G. 704-G7
I.M. 084-197
R.D. 241
S.D. 2
XM92000392

LEGAL DESCRIPTION

PARCEL NO. 23-21R (Fee for public road and highway purposes):

That portion of Lot 107 of South Gate Tract, as shown on map recorded in Book 13, pages 14 and 15, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, within a strip of land 40 feet wide, the southerly line of said strip being described as follows:

Beginning at the intersection of a line parallel with and 30 feet westerly, measured at right angles, from the westerly line of Lot 115, Springdale Tract, as shown on map recorded in Book 6, page 194, of said Maps, and a line parallel with and 30 feet northerly, measured at right angles, from the northerly line of said Lot 115; thence North 89°59'21" West, along said parallel line, a distance of 600 feet.

Containing: 1,386± square feet.

PROFESSIONAL LAND SURVEYOR
MARK A. WITTIG
LS8187
STATE OF CALIFORNIA

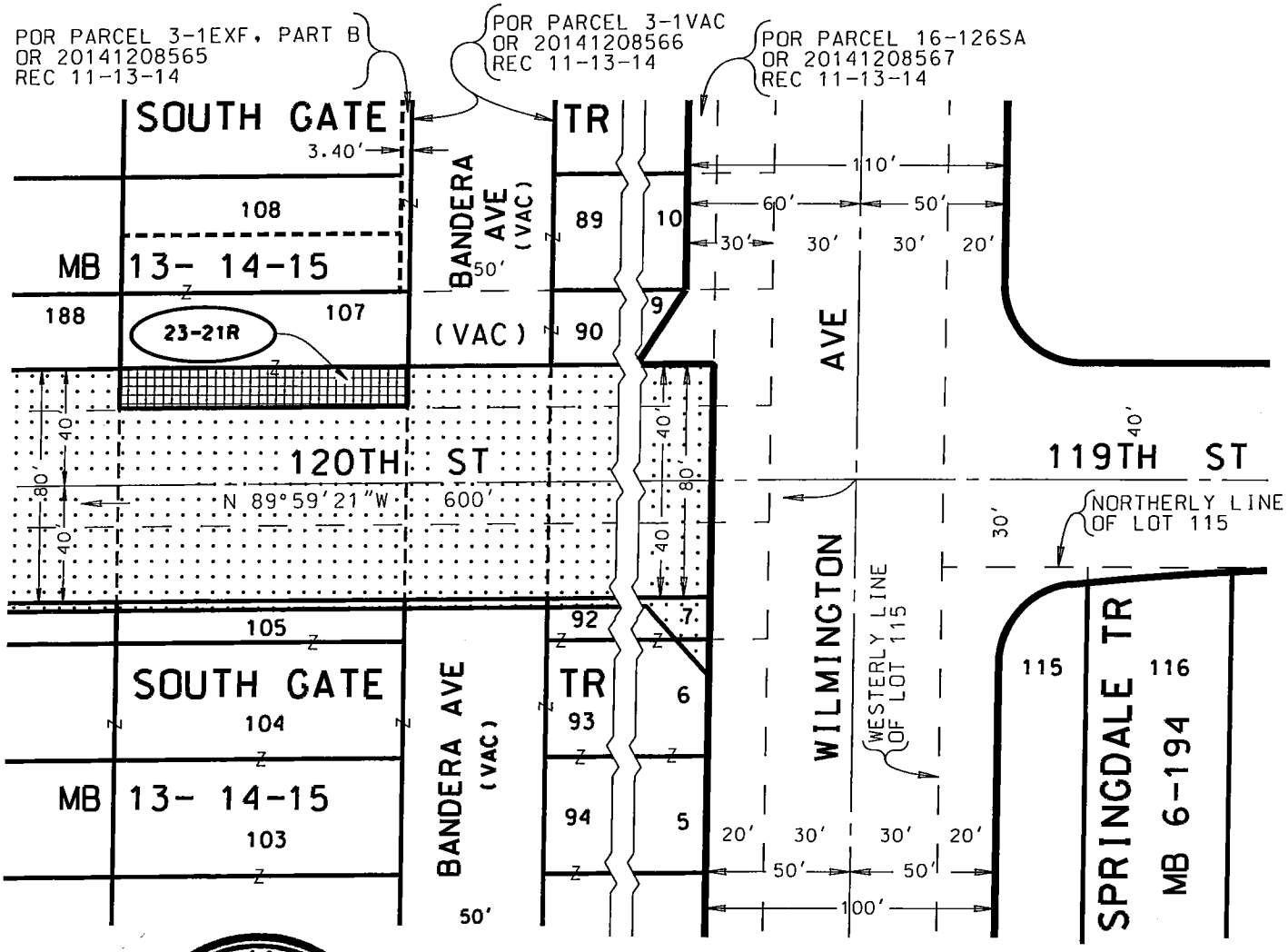
APPROVED AS TO DESCRIPTION

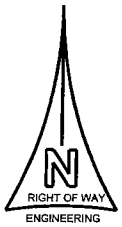
By _____
LICENSED LAND SURVEYOR
Los Angeles County Department of Public Works

Dated 1/13, 2015

RA:\ W:\Unit 6 (Road Investigation & Dedication)\Special Projects\120th Street XM92000392\Legal Descriptions\23-21R.docx

EXHIBIT B





ALL IN THE UNICORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES

BY _____ 1/15/15
LICENSED SURVEYOR DATE

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS
SURVEY/MAPPING & PROPERTY MANAGEMENT DIVISION

T.G. 704-G7 I.M. 084-197 S.D. 2 R.D. 241	WILLOWBROOK AREA ACCESS IMPROVEMENTS FILE WITH: 120TH STREET (23)		
DATE 1-15-15	SCALE: 1" = 60'	A.I.N 6149-028-(STREET)	
PREPARED BY R.AVANCENA	PROJECT I.D. RDC0015556	PROJECT NO. XM92000392	PAGE NO. 1 OF 1

LEGEND

Parcel No. 23-21R
Fee title to be quitclaimed to County for public road right of way.
Total Area: 1,386± sq ft.

County-owned property to be set aside for public road and highway purposes.