

DATE: 25 April 1966  
UNIT: "A-10"  
ACREAGE: 1553.41  
PROJECT: Sepulveda Flood Control Basin  
LOCATION: City of Los Angeles, California  
FILE: 63-K-38.3

OUTGRANT TO CITY OF LOS ANGELES FOR RECREATIONAL PURPOSES

That certain land, known as Sepulveda Flood Control Basin, situate in the City of Los Angeles, County of Los Angeles, State of California, being those portions of Rancho El Encino, Lot B, as shown on map recorded in Book 4232, pages 124 and 125 of Deeds in the office of the Recorder of said County; Tract 1000 as shown on map recorded in Book 19, pages 1 to 34, inclusive, of Maps in the office of said Recorder; Tract 1201 as shown on map recorded in Book 17, page 181 of Maps in the office of said Recorder; Tract 2955 as shown on map recorded in Book 31, pages 62 to 70, inclusive, of Maps in the office of said Recorder; Tract 5231 as shown on map recorded in Book 101, page 71 of Maps in the office of said Recorder; Tract 8511 as shown on map recorded in Book 121, pages 26 and 27 of Maps in the office of said Recorder; and Tract 11331 as shown on map recorded in Book 204, pages 11 and 12 of Maps in the office of said Recorder, within the following described boundary, bearings being based on Los Angeles County Surveyor's specifications for cadastral mapping dated December 13, 1933, Grid B:

Beginning at a point in the Northerly line of said Rancho El Encino, Lot B, distant on said line North  $89^{\circ} 41' 00''$  West, 676.96 feet from the Northeasterly corner of said Lot B; thence South  $0^{\circ} 02' 25''$  West, 1260.13 feet to a point in a non-tangent curve concave to the Southwest having a radius of 1485.45 feet, a radial line to said curve at said point bearing North  $31^{\circ} 46' 53''$  East; thence Southeasterly along said curve through a central angle of  $28^{\circ} 08' 48''$ , an arc distance of 729.73 feet; thence tangent to said curve South  $30^{\circ} 04' 19''$  East, 731.47 feet to the beginning of a tangent curve, concave to the Northeast having a radius of 1385.45 feet; thence Southeasterly along said curve through a central angle of  $60^{\circ} 00' 19''$ , an arc distance of 1450.97 feet; thence tangent to said curve, North  $89^{\circ} 55' 22''$  East, 319.93 feet to a point in the center line of Sepulveda Boulevard, formerly San Fernando Avenue, 50 feet wide, as shown on said map of Tract 1000; thence South  $0^{\circ} 02' 05''$  West, 100.00 feet; thence South  $89^{\circ} 55' 22''$  West 880 feet, more or less, to the Northeasterly corner of that certain land described in deed to Anna Ghiglia recorder in Book 1965, page 377, of Official Records in the office of said Recorder; thence South  $0^{\circ} 01' 56''$  West along the Easterly line of said land and its Southerly prolongation, 381.35 feet to a point in the center line of Oxnard Street, 50 feet wide, formerly Sixth Street, as shown on said map of Tract 1000; thence South  $89^{\circ} 58' 24''$  East along said center line 40.35 feet to a point thereon distant North  $89^{\circ} 58' 24''$  West, 839.64 feet from said center line of Sepulveda Boulevard; thence

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South 20° 25' 00" East, 570.57 feet; thence South 15° 09' 11" East, 1070.60 feet to the Northerly prolongation of the Easterly line of Lot 10 in said Tract 11331; thence South 0° 01' 57" West along said Northerly prolongation, to and along said Easterly line of Lot 10 and its Southerly prolongation and the Easterly line of Lot 35 of said Tract 11331, and its Southerly prolongation, a distance of 2223.13 feet; thence South 53° 39' 18" West, 516.28 feet to a point in the Westerly line of Lot 4 of said Tract No. 1201 distant South 0° 25' 06" West, 128.56 feet from the Northwesterly corner of said lot; thence South 0° 25' 06" West along said Westerly line and its Southerly prolongation, to and along the Westerly line of Lot 7 of said Tract 1201 and its Southerly prolongation 1191.60 feet to a point in the center line of Magnolia Boulevard, 80 feet wide, as now established; thence South 89° 57' 58" East along said center line, 783.69 feet to the center line of San Fernando Avenue, 50 feet wide (now Sepulveda Boulevard) as shown on said map of Tract 1000; thence South 0° 01' 52" West along said center line 1391.27 feet; thence North 75° 53' 28" West 1429.08 feet; thence North 54° 41' 52" West 1540.09 feet to a point in the center line of Haskell Avenue, 60 feet wide, as shown on said map of Tract 2955; thence North 0° 01' 38" East along said center line 159.13 feet to a point in the center line of Magnolia Boulevard, 60 feet wide, formerly Rita Street, as shown on said map of Tract 2955; thence North 89° 39' 25" West along said center line of Magnolia Boulevard 2641.53 feet to the center line of Woodley Avenue, 60 feet wide, as shown on said map; thence continuing along said center line of Magnolia Boulevard, North 89° 38' 02" West 1320.50 feet to an intersection with the Northerly prolongation of the center line of Libbit Avenue, 60 feet wide, as shown on said map; thence South 0° 01' 44" West along said prolongation and said center line of Libbit Avenue, 1620 feet, more or less, to a point distant North 0° 01' 44" East on said center line 1268.73 feet from the Southerly line of the Northerly 30 feet of Ventura Boulevard, formerly Ventura County Road, 60 feet wide, as shown on said map; thence North 89° 38' 02" West 400.00 feet; thence North 0° 01' 44" East 960.00 feet to the Southerly line of Lot 15, Block 23 of said Tract 2955; thence North 89° 38' 02" West along said Southerly line of Lot 15, the Southerly line of Lot 14 of said Block 23, and the Westerly prolongation thereof 920.24 feet to a point in the center line of Hayvenhurst Avenue, 60 feet wide, as shown on said map, distant on said center line North 0° 01' 37" East 2017.61 feet from the intersection thereof with the Southerly line of the Northerly 30 feet of said Ventura Boulevard; thence North 0° 01' 37" East along said center line 330 feet, more or less, to an intersection with the Easterly prolongation of the line forming the Southerly boundary of Lots 11 and 12 of Block 22 of said Tract 2955; thence North 89° 38' 13" West along last said line and its prolongations 659.79 feet to a point in the center line of Rubio Avenue, 60 feet wide, as shown on said map; thence North 0° 01' 06" East 330 feet, more or less, to said center line of Magnolia Boulevard; thence North 89° 34' 39" West, along said center line, 445.58 feet; thence North 0° 01' 28" East 530.00 feet; thence

North 89° 34' 39" West 805.00 feet; thence North 0° 01' 38" East 1721.09 feet; thence North 89° 38' 57" West 255.00 feet; thence North 0° 01' 28" East, 390.00 feet to a point in the Northerly line of the Southerly 30 feet of Burbank Boulevard, as now established, distant on said line South 89° 38' 57" East, 475.00 feet from the center line of Balboa Boulevard, shown as Balboa Avenue, 60 feet wide, on said map of Tract 2955; thence North 89° 38' 57" West, along said Northerly line of the Southerly 30 feet of Burbank Boulevard, 475.00 feet to said center line of Balboa Boulevard; thence continuing along said Northerly line of the Southerly 30 feet, North 89° 38' 27" West, 1320.24 feet to an intersection with the Southerly prolongation of the Westerly line of Amestoy Avenue, 30 feet wide, as shown on map of Tract 5231 recorded in Book 101, page 71 of Maps in the office of the Recorder of said County; thence North 0° 01' 18" East, along said prolongation and said Westerly line, 1475.22 feet to a point in the Northerly line of Hatteras Street, 30 feet wide, as shown on said map, said point being the Southwesterly corner of that certain land acquired by the United States of America and designated as Parcel No. 3, E.O. 383 in Final Judgment and Decree in Condemnation recorded January 22, 1941 in Book 18129, page 208 of Official Records in the office of the Recorder of said County; thence North 0° 01' 18" East along the Westerly line of said land 1474.55 feet, to a point in the Southerly line of that certain right-of-way described in a decree to the Southern Pacific Railroad Company recorded in Book 911, page 194 of Deeds, in the office of the Recorder of said County; thence South 89° 55' 43" West, along said Southerly line, 3129 feet, more or less, to a point in a line that is parallel with and distant 814.00 feet Easterly, measured along said Southerly line, from the Westerly line of said Rancho El Encino, Lot B; thence North 0° 16' 25" East along said parallel line 975.00 feet; thence South 89° 55' 43" West, 814.00 feet to a point in said Westerly line of Rancho El Encino, Lot B; thence North 0° 16' 25" East along said Westerly line 1290 feet, more or less, to a point in said line distant South 0° 16' 25" West, 1034.17 feet from the Northwesterly corner of said Lot B; thence South 89° 57' 21" East, 5254.00 feet, more or less, to a point in the center line of Balboa Boulevard, 60 feet wide; formerly Balboa Avenue, as described in an easement deed to the City of Los Angeles, recorded in Book 6466, page 312 of Deeds, in the office of the Recorder of said County, distant on said line South 0° 02' 55" West, 30.00 feet from the center line of Victory Boulevard, described as Leesdale Street, 60 feet wide, in an easement deed to said City of Los Angeles recorded in Book 1830, page 268 of Official Records in the office of said Recorder; thence North 0° 02' 55" East, along said center line of Balboa Boulevard 30.00 feet to a point in said center line of Victory Boulevard; thence South 89° 57' 16" East, along said center line 2640.52 feet to a point in the center line of Hayvenhurst Avenue, 60 feet wide, as described in Parcel No. 4 of a deed to the City of Los Angeles recorded in Book 9304, page 297 of Official Records, in the office of said Recorder; thence continuing along said center line of Victory Boulevard, South 89° 57' 48" East, 5281.69 feet to a point in the Southerly prolongation of the center line of Haskell Avenue, 60 feet wide, as now established; thence North 0° 02' 25" East, along said prolongation and said center line, 939.20 feet

to a point in the Northerly line of said Rancho El Encino, Lot B; thence South 89° 41' 00" East 250 feet, more or less, to the point of beginning.

EXCEPTING the portion thereof within that certain right-of-way granted to the Southern Pacific Railroad Company by deed dated September 26, 1944 and recorded in Book 23964, page 365, of Official Records, in the office of said Recorder;

ALSO EXCEPTING the portion thereof lying Southerly of said railroad right-of-way and downstream from the upstream toe of slope of Sepulveda Dam, and its Southerly prolongation, as said dam is shown on Drawing No. 136/87 on file in the office of the District Engineer, Corps of Engineers, Department of the Army, in Los Angeles, California.

ALSO EXCEPTING the portion thereof lying Easterly of said railroad right-of-way and included in Los Angeles River channel as said channel is shown on Drawing No. 136/75 on file in the office of said District Engineer;

ALSO EXCEPTING the portion thereof included in Los Angeles River channel lying Westerly of said railroad right-of-way;

ALSO EXCEPTING the portion thereof lying Southerly and Easterly of said railroad right-of-way, Southerly of the Southerly line of said Los Angeles River channel, and Westerly of the Northerly prolongation of the West line of Amestoy Avenue, as said avenue is shown on map of Tract 5231 recorded in Book 101, page 71 of Maps, in the office of said Recorder;

ALSO EXCEPTING the portion thereof lying Northerly of Victory Boulevard as now established;

ALSO EXCEPTING the portion thereof lying within Victory Boulevard, Balboa Boulevard, Magnolia Boulevard, Burbank Boulevard, and White Oak Avenue, as said streets are now established.

ALSO EXCEPTING, for road purposes, strips of land described as follows:

A strip of land, 30 feet in width, lying Westerly and Northerly of, and adjacent to the upstream toe of slope of said Sepulveda Dam, extending from Victory Boulevard on the North to Magnolia Boulevard on the South;

A strip of land, 20 feet in width, lying Westerly of and adjacent to the upstream toe of slope of said Sepulveda Dam, extending from Magnolia Boulevard to the Southerly end of said dam;

A strip of land, 30 feet in width, lying Northerly of and adjacent to the Northerly line of said Los Angeles River Channel, extending from the upstream toe of slope of said Sepulveda Dam to the Westerly boundary of said Sepulveda Flood Control Basin;

A strip of land, 30 feet in width, lying Southerly of and adjacent to the Southerly line of said Los Angeles River Channel, extending from the upstream toe of slope of said Sepulveda Dam to the Westerly boundary of said Sepulveda Flood Control Basin;

A strip of land, 20 feet in width, lying Northerly and Westerly of and adjacent to the Northerly and Westerly line of said railroad right-of-way, extending from Encino station ground on the East to the Northerly line of said Los Angeles River Channel on the Southwest.

ALSO EXCEPTING that portion granted to the State of California for the Ventura Freeway by easement deed dated 3 October 1956.

ALSO EXCEPTING that portion leased to the State of California by lease recorded 24 January 1964 in Book M1438, page 580, of Official Records in the office of said Recorder.

ALSO EXCEPTING that portion bounded on the north by the southerly line of said railroad right-of-way and on the east, south and west by the following described line:

Beginning at the intersection of the Southerly line of said railroad right-of-way with the Westerly line of said Haskell Avenue; thence South  $0^{\circ} 02' 12''$  West 276.05 feet; thence South  $33^{\circ} 49' 54''$  East, 321.08 feet to the beginning of a tangent curve, concave Southwesterly having a radius of 650.00 feet, a radial line to said curve at said point bears North  $56^{\circ} 10' 06''$  East; thence Southerly along said curve, through a central angle of  $33^{\circ} 52' 06''$ , an arc distance of 384.22 feet; thence South  $0^{\circ} 02' 12''$  West 1211.75 feet; thence North  $89^{\circ} 57' 48''$  West 2268.00 feet; thence North  $0^{\circ} 02' 12''$  East 1711.18 feet; thence North  $89^{\circ} 57' 48''$  West 500.00 feet; thence North  $0^{\circ} 02' 42''$  East 191.67 feet; thence North  $89^{\circ} 57' 48''$  West 676.00 feet; thence North  $0^{\circ} 02' 42''$  East 308.33 feet, more or less, to the point of ending in said Southerly line of said railroad right-of-way.

ALSO EXCEPTING those portions of Rubio Avenue and Hayvenhurst Avenue lying Southerly of Magnolia Boulevard.

NOTE: Whereas, the first ALSO EXCEPTING clause deleted from this license the area lying Westerly of the West line of said Libbit Avenue and Easterly of the downstream toe of the dam and Northerly of the service road at the Southerly end of the dam, the area is intended to be, and hereby is, included within the area covered by this license.

NOTE: Whereas, the first ALSO EXCEPTING excluded from the license all the area lying downstream from the upstream toe of the dam, the following described areas thereof are intended to be, and hereby are, included within the area covered by this license:

The area lying Easterly of the right-of-way of the San Diego Freeway, Southerly of the flood control channel and its access road, and Westerly of the west line of Sepulveda Boulevard; ALSO the area lying Easterly of the right-of-way of the San Diego Freeway, and Northerly of the flood control channel and its access road and Westerly of the west line of Sepulveda Boulevard, EXCEPT the area presently reserved for the U. S. Army Reserve Center; ALSO, the portion lying Southerly of the 100-foot right-of-way of the Southern Pacific Railroad, as same now exists, and Easterly of the right-of-way of the San Diego Freeway.

Containing 1553.41 acres, more or less.

Revised: 24 Nov 69

Revised: L7 Nov 66

Written by: W.H.P.

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