

APPLICATION FOR VACATION OF PUBLIC RIGHT OF WAY
ORIGINAL – (No copies or faxes)

DATE: 3/4/25

PROJECT LOCATION AND DESCRIPTION:

- (1) Area proposed to be vacated is: Unnamed Alley
(Street/Avenue/Boulevard/alley/walk:N/S/E/Wof)
and is located between:
Brynhurst Avenue and APN 4012-031-027/City boundary
(Street, Avenue, Boulevard or other limit) (Street, Avenue, Boulevard or other limit)
- Attach a map if necessary.
- (2) The vacation area lies within or is shown on:
- (a) Engineering District: (check appropriately)
 Central Harbor Valley West Los Angeles
- (b) Council District No. 8
- (c) District Map No. 102B185
- (d) A CRA Redevelopment Area: _____ OR X
(YES) (NO)
- (3) Area (in sq. ft.) of the proposed vacation area is approx. 4,200 sq. ft. If over 10,000 sq. ft. of buildable area, the vacation is not categorically exempt from the California Environmental Quality Act Guidelines and will require a higher level of environmental review. Contact a vacation staff member to discuss the effect of this on the processing of your application prior to submittal. If the applicant is required to have an environmental determination performed by the Bureau of Engineering Environmental Management Group, the applicant must submit an additional \$32,100 fee deposit. This will also increase the processing time by approximately 6 months.
- If the vacation is located within a Coastal Development Zone, a Coastal Development Permit will be required for the project. The applicant should be aware that vacations within a Coastal Development Zone will take longer to process and will be considerably more expensive. If the applicant is required to have a Coastal Development Permit processed by the Bureau of Engineering Environmental Management Group, the applicant must submit an additional \$32,100 fee deposit.
 - Some city agencies, including LADOT, may require additional fees to be deposited to cover costs during the referral and investigation process. The applicant is responsible for paying the fees to the agency directly. Referral fees paid to other city agencies are separate from the Bureau of Engineering processing fees.
 - If the proposed vacation is only for a portion of the Right-of-Way or a partial block, contact a vacation staff member prior to submitting application.
- (4) Purpose of vacation (future use of vacation area) is: to maintain landscaped areas.

- (5) Vacation is in conjunction with: (Check appropriately)
 Revocable Permit Tract Map Parcel Map Zone Change
 Other Lot Line Adjustment

PETITIONER / APPLICANT:

- (6) Petitioner(s): Amy Studarus/Pacific Crest Consultants
Print Name(s) of Petitioner(s) in full – Name or Company Name
- Signature(s): Amy Studarus
If Company, Name and Title
- (7) Mailing Address: 29635 Agoura Rd, Agoura Hills, CA 91301
(Address, City, State, Zip Code)
- (8) Daytime phone number of petitioner is: (661) 644-6212
FAX number: () _____
E-mail number: amy@pccla.com
- (9) Petitioner is: (check appropriately) () Owner **OR** Representative of Owner

OWNERSHIPS:

- (10) Name(s) and address of the **Owner(s)** applying for vacation is/are:
Inglewood Park Cemetery & Gage Brynhurst LLC
720 E. Florence Avenue
Inglewood, CA 90302
Print Name(s) and Address of Owner(s) in Full
(If Owner is Petitioner, Indicate "Same as above")

B. Stallings, CEO
Signature(s)

- (11) Petitioner is owner or representative of owner of: (check appropriately)
- () The property described in attached copy of Grant Deed **OR**
(X) APNs 4012-030-001, -002, -004, 005
Portions of Lots 1, 2, 3, and 4 of Firths Hyde Park Tract
(Lot, Tract No.) (Parcel, Parcel Map L.A. No.) (Other)

- (12) The following are the available signatures of other property owners who also own properties adjoining the area proposed to be vacated and whose ownership's are indicated on the attached map by use of "circled letters". (1) Print Name(s), (2) Provide mailing addresses, (3) Indicate Lots owned and (4) Obtain signatures.
(See Example Ownership List)

Ownership Information may be obtained from:

Los Angeles City Clerk
 Land Records Division
 Room 730
 201 North Figueroa Street
 Los Angeles, CA 90012
 Phone: (213) 977-6001

or for the most
 current
 information

Los Angeles County Assessor
 Ownership Information
 500 West Temple Street
 Los Angeles, CA 90012
 Phone: (213) 974-3211

Provide the **information** as indicated:

- A Inglewood Park Cemetery *B Stallings, CEO*

 720 E Florence Ave, Inglewood, CA 90302 (Por Lot 1; APN 4012-030-001)
- B Gage Brynhurst LLC *B. Stallings, CEO*

 720 E Florence Ave, Inglewood, CA 90302 (Por Lot 2; APN 4012-030-002)
- C Gage Brynhurst LLC *B. Stallings, CEO*

 720 E Florence Ave, Inglewood, CA 90302 (Por Lot 3; APN 4012-030-004)
- D Gage Brynhurst LLC *B. Stallings, CEO*

 720 E Florence Ave, Inglewood, CA 90302 (Por Lot 4; APN 4012-030-005)
- E -----
- F -----
- G -----
- H -----
- I -----
- J -----
- K -----

Add extra sheet(s) if necessary

(revised 10-28-14)

P M 74277
(CITY OF INGLEWOOD)

1
BK 403- 1/3

296.78

319.56

WEST
REDONDO BLVD

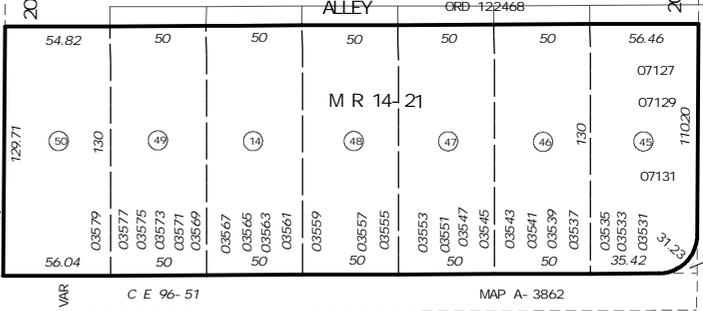
WALNUT
C. E. 96- 13

60 07128
07128
07130
07132
07134

120.01

101.24

140.01



FLORENCE AVE

LT 10

30

75

8

100

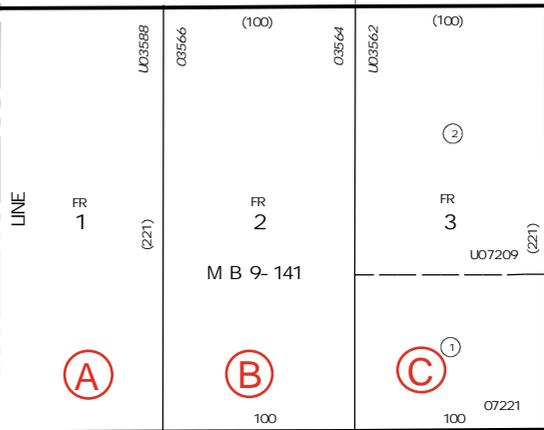
30

LAKE ST

35

C E 96-51

MAP A-3862



Area to be
Vacated



AVE 8
OR D8173-128

BRYNHURST
MINERAL AVE

TR 7795

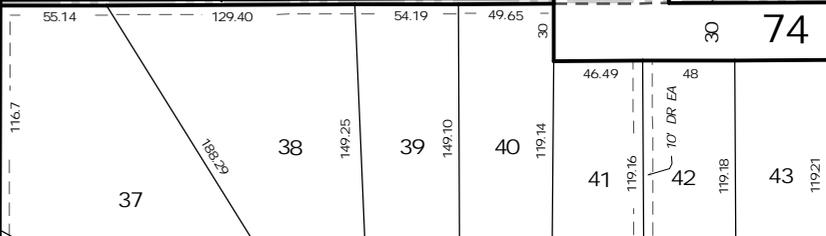
FR
LT 1

M B 88- 51

LT 2

PT
NE 1/4 SEC 27
T2S R14W

5041.07



CITY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
OFFICE OF THE CITY ENGINEER

ENVIRONMENTAL ASSESSMENT FORM

(Subject to Revision)

Return to: Land Development Group
201 No. Figueroa Street
2nd Floor, Suite 200
Los Angeles, CA 90012

Attention: _____
Section Head

PLEASE TYPE

DATE SUBMITTED: _____

PROJECT TYPE: _____

PROJECT ADDRESS/LOCATION: _____

BETWEEN _____ AND _____

PROJECT AREA (IN ACRES) _____

REFERENCES: PROJECT NO. _____

C.D. _____ C.F. NO. _____

ENGR. DIST. _____ W.O. _____

DIST. MAP _____ DIV. INDEX _____

OTHERS (SPECIFY) _____

Applicant's Name: _____ Phone _____

Address: _____

City: _____ Zip Code _____

NOTE: Not all projects will necessitate the preparation of an Environmental Impact Report (EIR). In order to make a determination as to whether any significant environmental impacts could result from the proposed project or action, the following Environmental Assessment Form must be filled out and submitted to the City Engineer.

As soon as possible, the Office of the City Engineer will determine whether or not the application will require an Environmental Impact Report and will notify the applicant accordingly.

If your available data indicates that the project will have a significant adverse impact on the environment, you may be required to submit a Draft Environmental Impact Report in addition to this assessment form.

Please attach any maps, photographs, plot plans, preliminary development plans, or other pertinent information which will assist in determining the significance of this project's impact.

SECTION I

Please complete the following on attached typewritten pages.

A. Description of Project

1. Objectives – Purpose of Project

Describe in sufficient detail the objectives or purposes of the project.

If the project could result in any adverse environmental effects or public objections, the applicant may use this Subsection to explain why the proposed project is believed to be the best course of action, describing the factors of overriding importance supporting this conclusion.

2. Project Characteristics

Describe the project's physical (technical and environmental) characteristics including the actions or activities associated with the project (temporary construction activities as well as permanent operating activities). The description should not supply extensive detail beyond that needed to assess the potential environmental effects of the project's characteristics.

3. Existing Use of Property

Describe the existing use of the property and the density or intensity of any structures to be removed.

4. Relationship to Other Projects

If the project is a component of larger plans or programs, describe the project's future phases or extensions. If the project is part of a larger project for which an EIR has been required, or for which a Negative Declaration has been granted, attach the EIR or reference the Negative Declaration in this Subsection.

Describe existing projects in the surrounding area, which may have a major influence on, or be influenced by the proposed project.

5. Other Project Permits Required

List subsequent or subordinate public agency approvals or permits which will be necessary to the completion of the project (e.g. building permits, sewer connection permits, zone change or variance, conditional use, tract or parcel maps, APCD approval; etc.). Specify the type of permit or approval and the public agency involved, including Special Districts.

B. Description of Existing Environmental Conditions

Briefly describe the environmental conditions (social, economic and physical) in the area affected by the proposed project as existing prior to commencement of the project.

Detailed information concerning individual environmental conditions should be provided only if the questions under Section II indicate that the project could result in a change in a particular environmental condition. For example, if views could be obstructed or changed by the project, then the environmental description should provide greater detail concerning the existing visual conditions that may be obstructed or changed. Similarly, if traffic congestion could be increased by the project, then the existing traffic pattern and levels of congestion should also be described in greater detail, if such increase is significant.

SECTION II

Please answer the following questions. If your answer is YES to one or more of the questions, please explain each YES answer on a separate typewritten page(s) attached to this Form.

- | | YES | NO |
|--|----------------------|----------------------|
| 1. Could the project result in higher densities and more intensive land use? | _____ | <u> X </u> |
| 2. Could the project serve to encourage or facilitate development of presently undeveloped areas or intensify development of already developed areas outside the project establish any project area? Could the project establish any precedents or facilitate any other projects of which the impact may be significant? | | |
| NOTE: Examples include the introduction or expansion of facilities such as streets, water mains or sewer lines, or the increase in development pressure resulting from changes in adjacent property values induced by the proposed project. | _____ | <u> X </u> |
| 3. Could the project result in the temporary or permanent displacement of people or annoyance to community residents? | <u> X </u> | _____ |
| 4. Could employment or the availability of housing in the community be affected by the project? | <u> X </u> | _____ |
| 5. Could any racial, ethnic, religious or other established social group in the community be affected by the project? Could the social or economic composition of the community be changed by the project? | _____ | <u> X </u> |
| 6. Could the project cause increased traffic congestion or draw non-residential traffic through a residential neighborhood, or cause increased street parking or loading? Could the project cause increased congestion in the use of other facilities (recreational, commercial or other)? | _____ | <u> X </u> |
| 7. Could views from neighboring properties be changed or obstructed by the project? Could the project affect the aesthetic character of the neighborhood or community? | <u> X </u> | _____ |
| 8. Could existing ambient noise levels be increased by the project (including during its construction period) to the extent that present or future residents or passersby would be annoyed to any degree? Could adjoining occupational, recreational or wildlife areas be affected by increases in ambient noise levels? | _____ | <u> X </u> |
| 9. Could the project change or disrupt any historical, cultural or archaeological site or its setting? | | |
| NOTE: The setting of such sites includes surrounding areas, the nature of which are important to the understanding and enjoyment of the site itself. | _____ | <u> X </u> |

- | | YES | NO |
|--|-----|----|
| 10. Are any of the natural or man-made features in the project area unique; that is, not found in other parts of the City? | — | — |
| <p style="margin-left: 40px;">NOTE: Unique features include those areas, structures, biological phenomena, etc., that exhibit distinguishing characteristics not found in other areas, or found only in a small number of areas.</p> | | |
| 11. Could the project change or affect the continued use or enjoyment of a natural, ecological, recreational or scenic area or resource? | — | X |
| 12. Could the project affect the potential use, extraction or conservation of a scarce natural resource? | — | X |
| <p style="margin-left: 40px;">NOTE: Examples include, but are not limited to:</p> <p style="margin-left: 80px;">Developments which affect the extraction of rock, sand, gravel or other mineral resources.</p> <p style="margin-left: 80px;">Use which affect the multiple use of natural resources in scarce supply.</p> <p style="margin-left: 80px;">Activities which tend to affect the supply or availability of natural resources that are in scarce supply.</p> | | |
| 13. Does the project area serve as a habitat, food source, nesting place, source of water, etc., for any rare or endangered plant, wildlife or fish species? | — | X |
| 14. Could the project injure fish, or wildlife, or their habitat, or interfere with the movement of any resident or migratory fish or wildlife species? | — | X |
| 15. Could the project change existing features of any lagoon, bay, tideland or their setting? | — | X |
| 16. Could the project change existing features of any beach or its surroundings, or is it located within 1,000 yards of mean high tide? | — | X |
| 17. Will the project produce emission of any type, which will be directly injected into the atmosphere? (Particulate matter as well as chemical pollutants should be considered.) | — | X |
| 18. Will the project produce any offensive or irritating odors? | — | X |
| 19. Will trees or landscaping be removed? | X | — |
| 20. Does the project involve construction in hilly or mountainous terrain? | — | X |
| 21. Could any grading, blasting, excavating or drilling be required to implement the project? | — | X |
| 22. Will the project involve construction in areas involving possible geologic or soils hazards or in areas subject to periodic flooding? | X | — |

- | | YES | NO |
|---|-------|------------|
| 23. Could the proposed project have any effect on the quality or quantity, of either surface or subsurface existing water supplies? | _____ | X
_____ |
| 24. Will the operation or activities of the project exceed any established national, state or local environmental standards (air, water, noise, vibration, glare, etc)? | _____ | X
_____ |
| 25. Will the project involve the application, use or disposal of potentially hazardous materials requiring a special permit by the Municipal Code? | | |

NOTE: Examples include, but are not limited to, toxic substances (including pesticides, rodenticides, and herbicides), radioactive wastes, or use of explosive materials.

- | | | |
|--|-------|------------|
| 26. Could the project generate a controversy or result in public objections? | _____ | X
_____ |
| 27. Has an environmental impact report already been prepared or is one under preparation for any portion or phase of the project, or for any portion or phase of any other project that is dependent upon or directly influenced by the project? | _____ | X
_____ |
| 28. Other than no projects at all, are there any less environmental offensive alternatives to the project? | _____ | X
_____ |
| 29. Would the project have a significantly beneficial effect upon the environment? | _____ | X
_____ |
| 30. Could the existing environmental conditions (social, economic or physical) subject the project to any potentially adverse effects? | | |

NOTE: Examples of such conditions are:

Natural hazards, (i.e., flood plains, seismic zones, landslide prone areas, fire hazard areas, etc.)

Non-natural conditions (i.e., disturbing noise levels, polluted air or water, high crime rate neighborhoods, etc.)

X _____

Submitted by: Amy Studarus
(Owner/Applicant)

Prepared by: (If by other than the owner or applicant)

Name

Address

City

ATTACHMENT: ENVIRONMENTAL ASSESSMENT FORM
STATEMENT OF FINDINGS – SECTION 1
STREET VACATION: UNNAMED ALLEY ADJACENT
TO THE SOUTH OF 3588-3566 W. FLORENCE AVE.
& 7221 S. BRYNHURST AVE.

SECTION I

A. DESCRIPTION OF PROJECT

1. Objectives – Purpose of Project

The objective of the Project is to allow for a street vacation of the existing alley for private internal circulation and access by the owners of the adjacent properties surrounding the alley: Applicant Inglewood Park Cemetery and its affiliate Gage Brynhurst LLC (jointly, the “Property Owners”). The vacation is necessary for maintenance and use of the alley and access for the adjacent properties, including Inglewood Park Cemetery in the City of Inglewood to the west.

The alley dead ends into Inglewood Park Cemetery and provides access solely for the abutting properties. Upon vacation, the Property Owners will have full responsibility and authority for the continued maintenance of the publicly-owned areas transferred to the Property Owners. The Project is not expected to result in any adverse environmental effects or public objections. In addition to the cemetery, existing use of the parcels adjacent to the alley includes a surface parking lot, vacant residential land, and residences.

2. Project Characteristics

The Applicant proposes to maintain and limit access to the alley for private use by the Property Owners and the residential tenants at 7233-7237 S. Brynhurst Ave. The Property Owners will have the responsibility and authority to maintain the vacated alley and any associated improvements.

There are no easements mapped on the approximately 4,200 sq. ft. sized alley to be vacated, nor on the adjoining parcels within the City of Los Angeles. However, there are

numerous overhead wires crossing portions of the alley and power poles on property lines that are not located within an easement. Any public easements for water, sewers or public utilities on or adjacent to the Project site will be maintained or replaced in-kind, and reserved for the benefit of the City.

3. Existing Use of Property

There are three northern parcels immediately adjacent to the alley. The parcels at 3588 W. Florence Ave. and 3564-3566 S. Brynhurst Ave. are zoned R3-1 with a General Plan Land Use designation of Medium Residential. The parcel at 7221 S. Brynhurst Ave. is zoned R1-1 with a General Plan Land Use designation of Low II Residential. 3588 W. Florence Ave. is currently used as a surface parking lot and accessory use to support the maintenance of the existing cemetery to the west. The County Assessor lists this parcel's use as "Residential – Single Family Residence – Vacant Land." 3564-3566 W. Florence Ave. is listed by the County Assessor as having the use designation of "Residential – Double, Duplex, or Two Units – 4 Stories or Less;" however the residential buildings were demolished following the issuance of permits by the City in November of 2021 (Permit Number 20019-30000-04484). The lot is now vacant residential land. The parcel at 7221 S. Brynhurst Ave. is listed by the County Assessor as having the use of Single Family Residential with one 1,092 sq. ft. building existing on the site.

There is one southern parcel immediately adjacent to the alley. The parcel at 7233-7237 S. Brynhurst Ave. is zoned R1-1 with a General Plan Land Use designation of Low II Residential. 7233-7237 S. Brynhurst Ave. is improved with two residential buildings and two detached garages totaling 3,870 sq ft. The lot is listed by the County Assessor as having the use "Residential – Three Units (Any Combination) 4 Stories or Less." The parcel uses the alley for access to a rear garage from the adjacent street. The Project proposes no changes to the built environment that will limit the ability to access that garage from Brynhurst. Both the alley and 7233-7237 S. Brynhurst Ave. will be owned and continued to be owned by the same entities for the predicted future: Inglewood Park Cemetery and its affiliate Gage Brynhurst LLC.

All portions of the lots listed in this section that are vacant and not improved with structures or accessory uses are covered by natural landscaping (dirt, trees, grass, bushes), except for a portion of 7233-7237 S. Brynhurst Ave. where the rear yard is utilized for storage. There are no public easements on the privately-owned properties, however, public utilities like power poles and overhead wires are located on portions of the properties.

4. Relationship to Other Projects

The street vacation is anticipated to eventually be part of a proposal to develop a portion of the lots abutting the alley with a phased, four-story mausoleum with lawn crypts, perimeter masonry wall, new surface parking lot, relocated driveway, landscaping, and public right of way improvements. The mausoleum project will be an expansion of the existing Inglewood Park Cemetery located mainly in the City of Inglewood. At such time that the application for the mausoleum project is filed, this EAF for the street vacation will be updated based upon the CEQA review and analysis of the mausoleum project, including potential impacts relating to the alley vacation.

According to LA City Planning's Case Reports GIS tracker and NavigateLA, no existing projects are pending in the surrounding area, and therefore there is no such project that the Project as proposed could impact or be impacted by.

5. Other Project Permits Required

There are no other project permits expected for the street vacation to allow for private circulation, maintenance, and use by the Property Owners as currently proposed. Applicant anticipates that when the aforementioned mausoleum project is applied for, the EAF analysis will be updated to reflect the CEQA review of the mausoleum project, including potential impacts relating to the street vacation.

B. DESCRIPTION OF EXISTING ENVIRONMENTAL CONDITIONS

With respect to social and economic environmental conditions, the street vacation as currently requested will not result in the displacement of people or annoyance to community residents as it makes no changes to the use or operation of the alley. The alley will remain as a means of access to the garage located at 7233-7237 S. Brynhurst Ave. and it is proposed to be continued to be used for internal circulation to Inglewood Park Cemetery and its surface parking and maintenance equipment on adjacent lots.

The street vacation as proposed is for the maintenance of a use enjoyed by the Property Owners – access to their properties and internal circulation - in a dense urban environment that has a population density of 14,492 people per square mile and a vacancy rate of 5.7% according to the 2020 US Census. There is no racial, ethnic, religious or other social group in the community that may be affected by the Project, nor would it change the social or economic composition of the community. The Project will not change or disrupt any historical site or setting according to SurveyLA, the City's Historic Resource Survey, nor any known cultural or archaeological site or its setting. The Project will not

change or affect the continued use or enjoyment of a natural, ecological, recreational or scenic area or resources. It is anticipated that the Project will not generate controversy or result in public objections.

When the construction, use, and maintenance of the mausoleum project and associated structures/uses is proposed, this analysis of the alley vacation will be updated to reflect the CEQA review of the mausoleum project, including potential impacts relating to the alley vacation.

With respect to environmental conditions, see the selective responses to questions in Section II.

SECTION II – SELECTIVE RESPONSES TO QUESTIONS

According to Section II of the EAF, the Project is not expected to have impacts in the areas listed in the checklist in its current form. At such time that applications are filed for the mausoleum, including the construction, use, and maintenance of a mausoleum and associated structures/uses, this section, including the checklist, will be updated to reflect the CEQA review of the mausoleum project, including potential impacts relating to the alley vacation.

IN THE CITY OF LOS ANGELES
EXHIBIT "A"
ALLEY VACATION
(LEGAL DESCRIPTION)

THAT PORTION OF ALLEY, 14.00 FEET WIDE, FALLING SOUTHERLY OF FLORENCE AVENUE (FORMERLY LAKE STREET), AND WEST OF BRYNHURST AVENUE SOUTH (FORMERLY MINERAL AVENUE) RUNNING ALONG THE NORTH SIDE OF LOT 4 OF FIRTH'S HYDE PARK TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS RECORDED IN BOOK 9, PAGE 141 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4 OF SAID FIRTH'S HYDE PARK TRACT;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT 4, SOUTH 89°35'00" WEST, 300.00 FEET TO THE WEST LINE OF SAID FIRTH'S HYDE PARK TRACT ;
THENCE ALONG SAID WEST LINE, NORTH 0°00'0" EAST, 14.00 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID FIRTH'S HYDE PARK TRACT;
THENCE ALONG THE SOUTH LINE OF SAID LOT 1, AND CONTINUING ALONG THE SOUTH LINE OF LOTS 2 AND 3 OF SAID FIRTH'S HYDE PARK TRACT, NORTH 89°35'00" EAST, 300.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3, BEING THE WEST RIGHT-OF-WAY OF BRYNHURST AVENUE SOUTH (FORMERLY MINERAL AVENUE), 30.00 FEET WEST OF CENTERLINE;
THENCE ALONG SAID RIGHT-OF WAY, SOUTH 0°00'0" WEST, 14.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 4, BEING THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF APPROXIMATELY 4,200 SQUARE FEET OR 0.096 ACRES

AS SHOWN ON THE ATTACHED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD, IF ANY.

LEGAL DESCRIPTION PREPARED UNDER THE SUPERVISION OF:

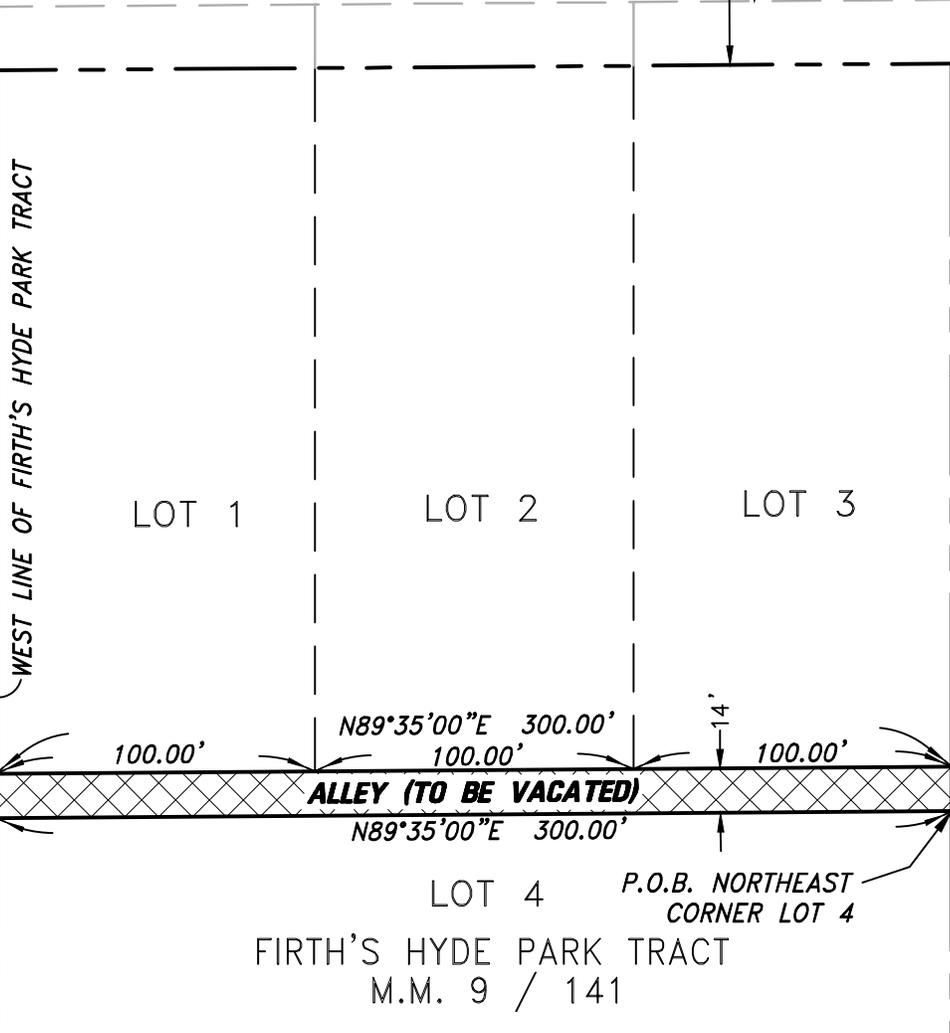
Jerome K. Allen 12-18-2024
JEROME K. ALLEN, P.L.S. 7157



**(FORMERLY LAKE STREET)
FLORENCE AVENUE**

N89°35'E

50'
30'



NOT TO SCALE

WEST LINE OF FIRTH'S HYDE PARK TRACT

NORTH
BRYNHURST AVENUE SOUTH
(FORMERLY MINERAL AVENUE)

LOT 1

LOT 2

LOT 3

LOT 4

FIRTH'S HYDE PARK TRACT
M.M. 9 / 141

P.O.B. NORTHEAST
CORNER LOT 4



BASIS OF BEARINGS:

THE BEARING OF NORTH 89°35' EAST FOR THE CENTERLINE OF FLORENCE AVENUE (FORMERLY LAKE STREET) AS SHOWN ON FIRTH'S HYDE PARK TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 141 OF MAPS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

P.O.B. INDICATES POINT OF BEGINNING

 INDICATES AREA OF ALLEY VACATION

NOTE:

AS DESCRIBED ON THE ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF.

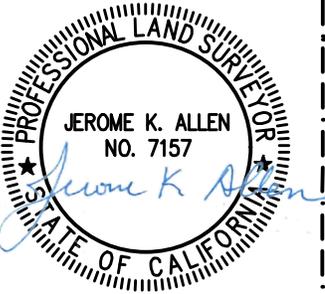
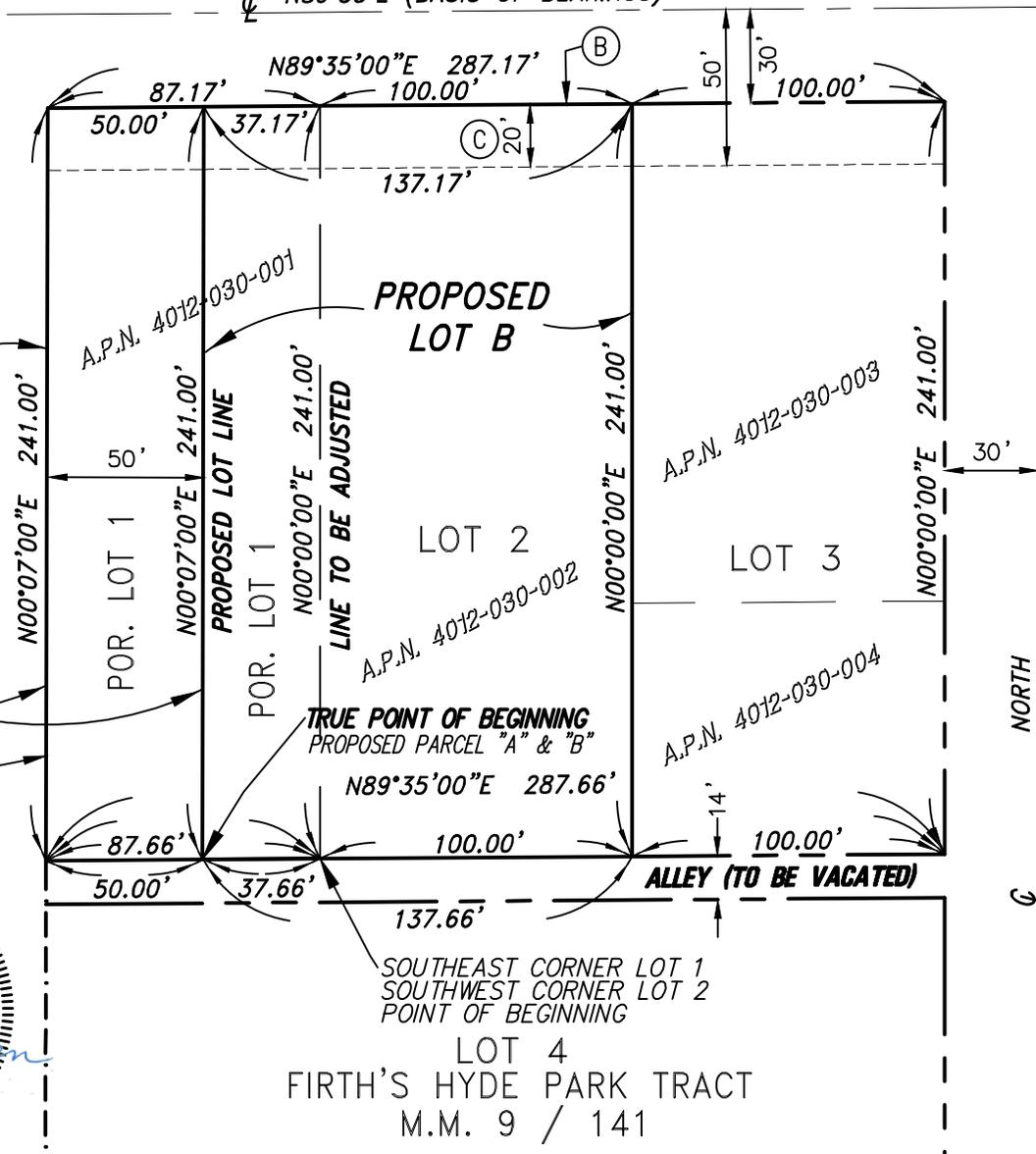
AREA OF ALLEY VACATION: 4,200 SQUARE FEET

Prepared by:
Joseph C. Truxaw and Associates, Inc.
Civil Engineers and Land Surveyors
1915 W. Orangewood Ave., Suite 101, Orange, CA
(714) 935-0265 www.truxaw.com

ALLEY VACATION			
IN THE CITY OF LOS ANGELES			
DRAWN: JKA	CHKD: CDB	IPC 23009	EXHIBIT "B"
DATE: 12-18-24	DATE: 12-18-24		

**(FORMERLY LAKE STREET)
FLORENCE AVENUE**

☉ N89°35'E (BASIS OF BEARINGS)



PROPOSED LOT A

PROPOSED LOT B

LOT 4
FIRTH'S HYDE PARK TRACT
M.M. 9 / 141

BASIS OF BEARINGS:

THE BEARING OF NORTH 89°35' EAST FOR THE CENTERLINE OF FLORENCE AVENUE (FORMERLY LAKE STREET) AS SHOWN ON FIRTH'S HYDE PARK TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 141 OF MAPS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

NOTE:

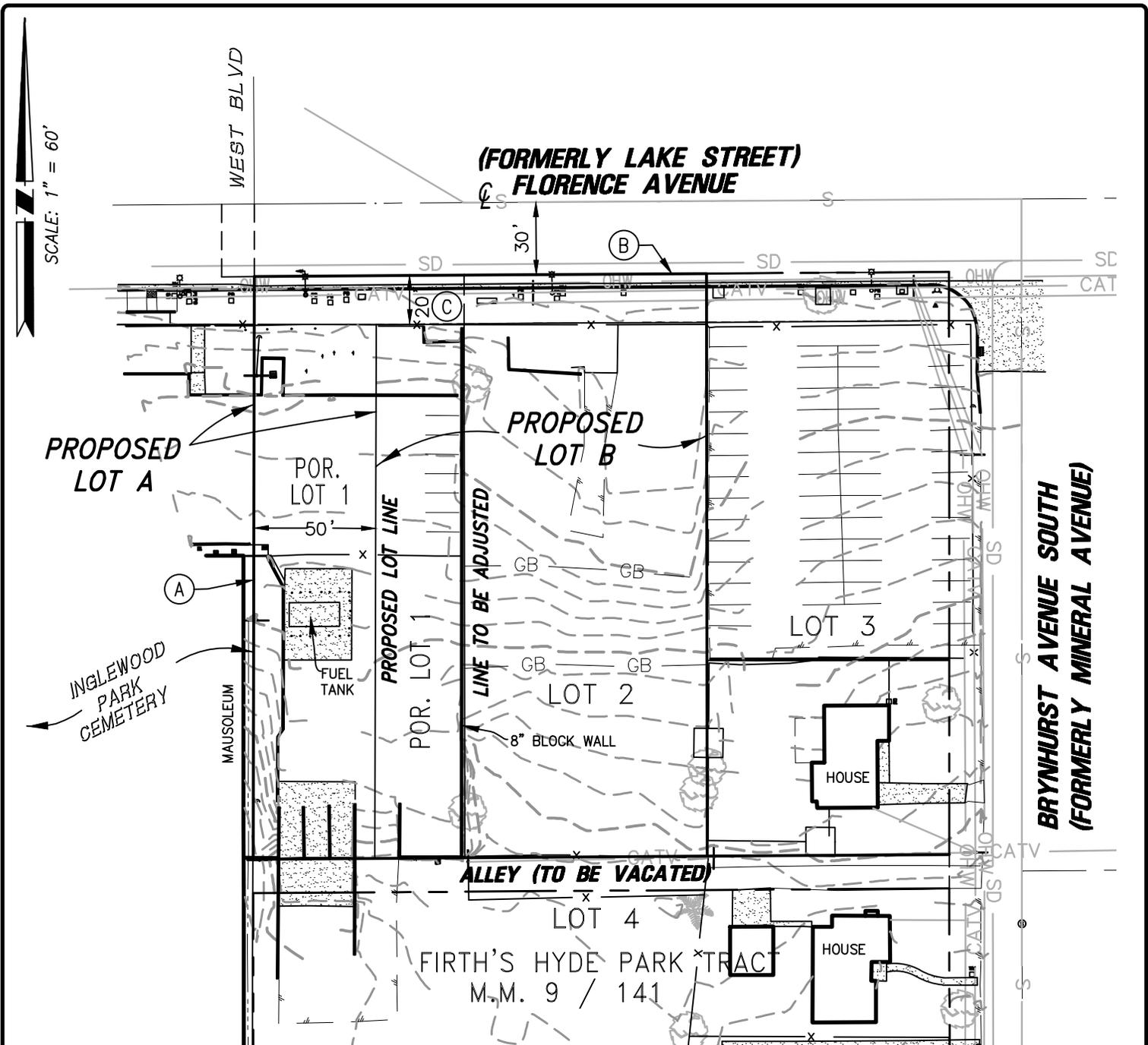
AS DESCRIBED ON THE ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF.

NOTES:

- (A) NORTHERLY PROLONGATION OF THE WEST LINE OF TRACT NO. 11659, AS PER MAP RECORDED IN BOOK 213, PAGE 38 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
- (B) NORTH LINE OF FIRTH'S HYDE PARK TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 141 OF MAPS, IN THE OFFICE OF THE COUNTY OF SAID COUNTY.
- (C) FINAL JUDGMENT IN SUPERIOR COURT CASE NO.: 202-998 IN FAVOR OF THE CITY OF LOS ANGELES, FOR PUBLIC STREET RECORDED SEPTEMBER 24, 1930, IN BOOK 10238, PAGE 374, OFFICIAL RECORDS

Prepared by:
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(714) 935-0265 www.truxaw.com

LOT LINE ADJUSTMENT NO. _____			
IN THE CITY OF LOS ANGELES			
DRAWN: JKA	CHKD: CDB	IPC 23009	EXHIBIT B
DATE: 03-12-25	DATE: 03-12-25		



**(FORMERLY LAKE STREET)
FLORENCE AVENUE**

**BRYNHURST AVENUE SOUTH
(FORMERLY MINERAL AVENUE)**

**PROPOSED
LOT A**

**PROPOSED
LOT B**

POR.
LOT 1

PROPOSED LOT LINE

LINE TO BE ADJUSTED

LOT 3

LOT 2

HOUSE

ALLEY (TO BE VACATED)

LOT 4

FIRTH'S HYDE PARK TRACT
M.M. 9 / 141

HOUSE

MAUSOLEUM

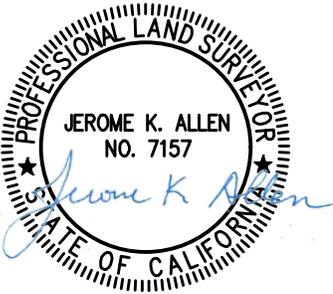
FUEL TANK

NOTE:

ALL EXISTING IMPROVEMENTS TO BE REMOVED.

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DRAWN: JKA	CHKD: CDB	IPC 23009	EXHIBIT C
DATE: 03-12-25	DATE: 03-12-25		