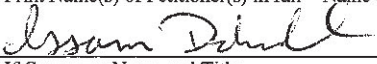


- (1) Area proposed to be vacated is: Moss Ave. amd Roswell St.  
(Street/Avenue/Boulevard/alley/walk:N/S/E/Wof)  
and is located between:  
Fletcher Dr (W); Estara Ave (N) and Marguerite St (E); W Avenue 32 (S)  
(Street, Avenue, Boulevard or other limit) (Street, Avenue, Boulevard or other limit)  
• 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. 13
- (c) District Map No. 153-B-213
- (d) A CRA Redevelopment Area:            OR             
(YES) (NO)
- (3) Area (in sq. ft.) of the proposed vacation area is approx. 41,713 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 consolidate the proposed with the adjoining properties for Washington Irving Middle School. Application resubmittal of VAC-E1400061
- (5) Vacation is in conjunction with: (Check appropriately)  
☒ **Revocable Permit** ☐ Tract Map ☐ Parcel Map ☐ Zone Change  
☐ Other

(Page 2)

**PETITIONER / APPLICANT:**

- (6) Petitioner(s): Los Angeles Unified School District  
Print Name(s) of Petitioner(s) in full – Name or Company Name
- Signature(s):  Issam Dahdul  
If Company, Name and Title Director of Facilities, Planning and Development
- (7) Mailing Address: 333 South Beaudry Ave, 23rd Floor, Los Angeles, CA, 90017  
(Address, City, State, Zip Code)
- (8) Daytime phone number of petitioner is: ( 213 ) 241-6478  
 FAX number: ( 213 ) 241-6782  
 E-mail number: issam.dahdul@lausd.net
- (9) Petitioner is: (check appropriately) ( ) Owner **OR** (X) Representative of Owner

**OWNERSHIPS:**

- (10) Name(s) and address of the **Owner(s)** applying for vacation is/are:
- Los Angeles Unified School District  
333 South Beaudry Ave, 23rd Floor  
Los Angeles, CA, 90017  
Print Name(s) and Address of Owner(s) in Full  
(If Owner is Petitioner, Indicate "Same as above")
- Same as above  
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 5458-019-900; 5458-018-903 to 5458-018-917,  
(Lot, Tract No.) (Parcel, Parcel Map L.A. No.) (Other)

(Page 3)

- (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:

	Print Names(s) of Property Owner(s) Here	Signature(s) Here
<b>A</b>	----- Print Mailing Address Here	----- Owner of: Lot or Parcel Here
<b>B</b>	-----	
<b>C</b>	-----	
<b>D</b>	-----	
<b>E</b>	-----	
<b>F</b>	-----	
<b>G</b>	-----	
<b>H</b>	-----	
<b>I</b>	-----	
<b>J</b>	-----	
<b>K</b>	-----	

Add extra sheet(s) if necessary

(revised 10-28-14)

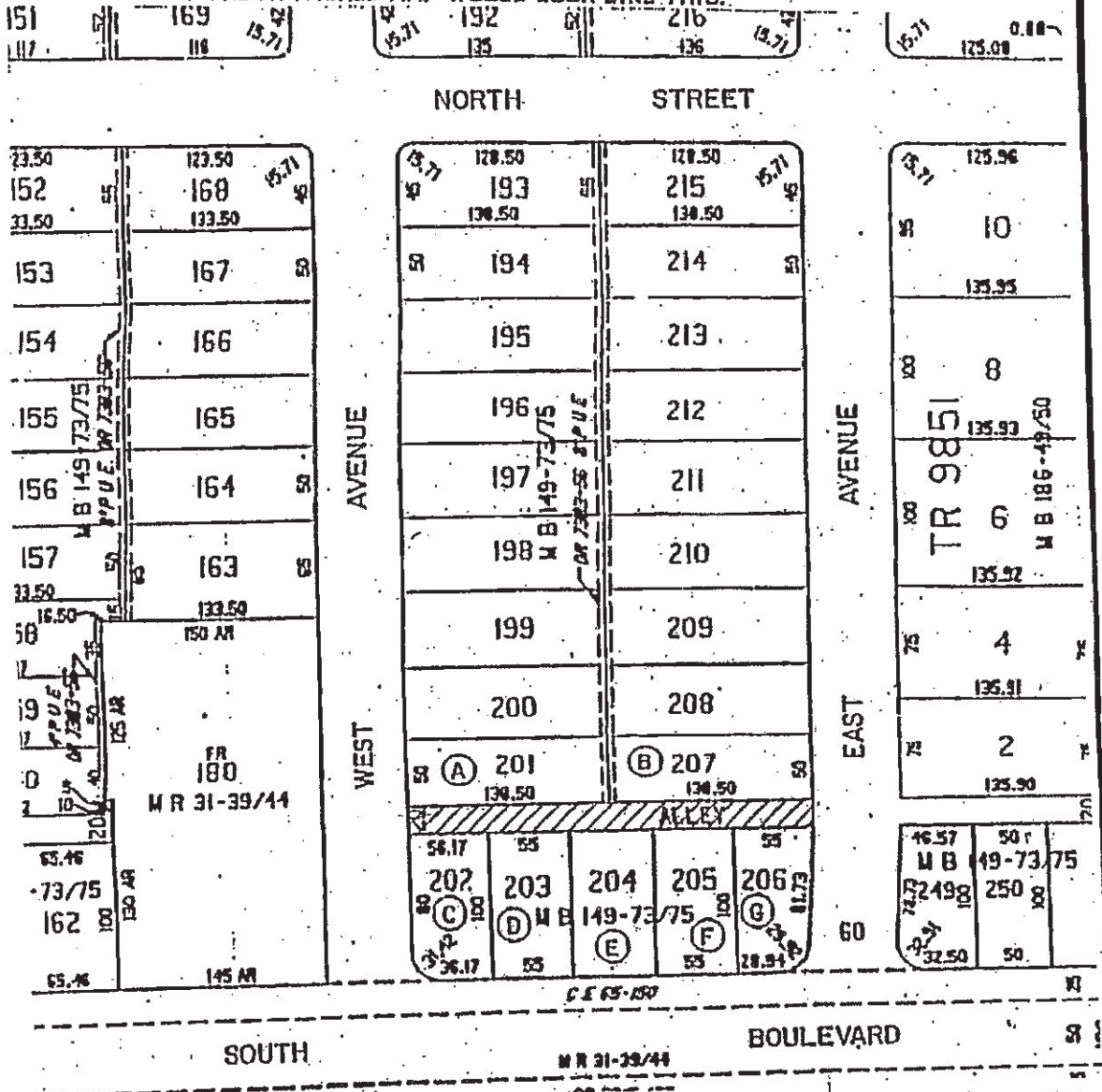
# EXAMPLE OWNERSHIP LIST:

If these were the owners that appeared on an application,

(A)	John Doe	123 West Av., L.A. 90065	Owner / Applicant, Owner of: Lot 201
(B)	Mary M. Smith	123 East Av., L.A. 90065	Owner of: Lot 207
(C)	Richard R. White	321 South Blvd., L.A. 90065	Signature Not Available
(D)	David T. Taylor	323 South Blvd., L.A. 90065	Owner of: Lot 202
(E)	Jane F. Lee	325 South Blvd., L.A. 90065	Owner of: Lot 203
(F)	Richard D. Stone	327 South Blvd., L.A. 90065	Owner of: Lot 204
(G)	George C. Davis	329 South Blvd., L.A. 90065	Owner of: Lot 205

and where  INDICATES THE AREA PROPOSED TO BE VACATED

THE ATTACHED MAP WOULD LOOK LIKE THIS:





**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  
2<sup>nd</sup> Floor, Suite 200  
Los Angeles, CA 90012

Attention: Hui M. Huang  
Section Head

**PLEASE TYPE**

DATE SUBMITTED: 03/26/2025

PROJECT TYPE: School

PROJECT ADDRESS/LOCATION: 3010 Estara Ave, Los Angeles, CA, 90065

BETWEEN Marguerite St and Estara Ave AND Fletcher Dr and W Avenue 32

PROJECT AREA (IN ACRES) \_\_\_\_\_

REFERENCES: PROJECT NO. \_\_\_\_\_

C.D. 13 C.F. NO. 88-1213

ENGR. DIST. Central W.O. VAC- E1400061

DIST. MAP 153-B-213 DIV. INDEX 383

OTHERS (SPECIFY) T.G. 35-D1

Applicant's Name: Los Angeles Unified School District Phone 213-241-6478

Address: 333 South Beaudry Ave, 23rd Floor

City: Los Angeles Zip Code 90017

**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? | _____ | _____    |
| <p>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.</p>   |       |          |
| 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?   | _____ | _____    |
| <p>NOTE: The setting of such sites includes surrounding areas, the nature of which are important to the understanding and enjoyment of the site itself.</p>  |       |          |
|  | _____ | <u>X</u> |



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?

YES NO

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.

           X

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?

NOTE: Examples include, but are not limited to:

Developments which affect the extraction of rock, sand, gravel or other mineral resources.

Use which affect the multiple use of natural resources in scarce supply.

Activities which tend to affect the supply or availability of natural resources that are in scarce supply.

           X

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





**CONSENT AND WAIVER FORM FOR VACATION PROJECTS**

City Engineer  
 Attention: Street Vacation Section  
 Land Development Group  
 201 North Figueroa Street  
 2<sup>nd</sup> Floor, Suite 200  
 Los Angeles, CA 90014

Date: 03/26/2025

Dear Sir:

The undersigned hereby certifies to be the owner(s) of the property in the City of Los Angeles, County of Los Angeles, State of California, legally described as:

EX OF ST LOT 1 TRACT # 11428 AND LOTS 108,109,110,111,112,113,114 AND EX OF STLOTS 115 AND 116 TRACT # 575

(Lot, Tract No.) (Parcel, Parcel Map L.A. No.) (Other)

I (We) am (are) informed that proceedings for the vacation of: \_\_\_\_\_

Moss Ave and Roswell St

(Street Name, Alley, Walk, Other and Location)

which lies Northernly and Westernly (i.e., northerly, northeasterly, southwesterly, etc) of and adjoins my (our) property, have been instituted by the City of Los Angeles under Council File No. 88-1213

I (We) hereby consent to this vacation and waive any and all damages that may accrue to my (our) property by reason of said vacation.

It being understood that the above waiver relates solely to the vacating of the public easement over the above mentioned public right of way, pursuant to the "Public Streets, Highways, and Service Easements Vacation Law of the California Streets and Highway Code. This Consent and Waiver is binding upon the undersigned, their heirs, successors in interest and assignees.

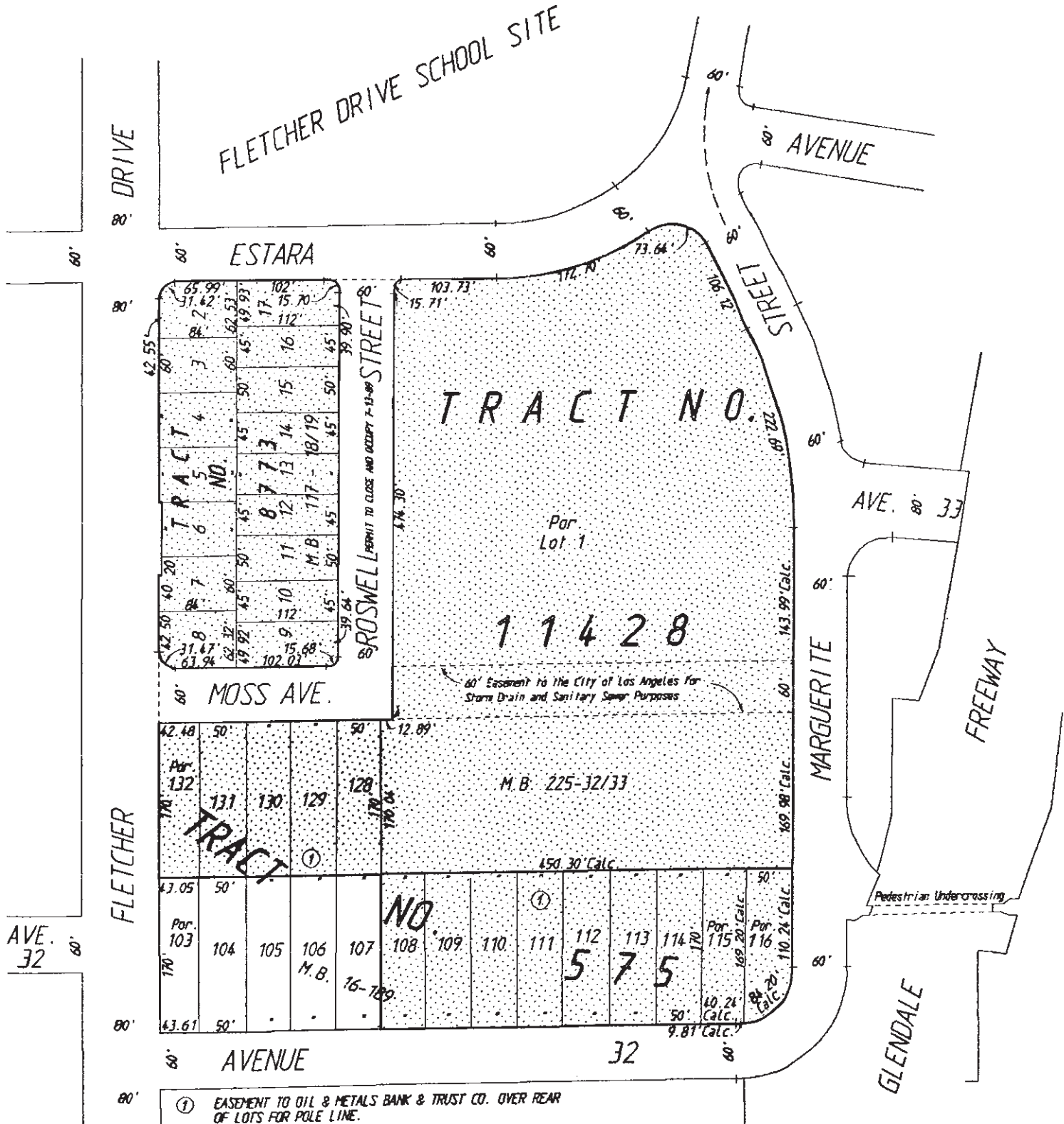
NAME (Print and Sign)	ADDRESS	DATE
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

----- Attach Notarial Acknowledgement Below -----

# WASHINGTON IRVING JUNIOR HIGH SCHOOL SITE

REV. 11-18-91 MT.  
CHECKED SEPT. 29, 1960 sl

CITY OF LOS ANGELES  
C.A.M.B. 5458  
D.M. 153-B-213  
C.W.S. 41  
ZONE R3-1, CM-1  
SCALE: 1"=150'



PROPERTY = 486,844 SQ. FT | 11.18 Ac



**Chicago Title Company**

725 South Figueroa Street, Suite 200, Los Angeles, CA 90017  
Phone: (213) 488-4300 • Fax: (213) 488-4377

Issuing Policies of Chicago Title Insurance Company

ORDER NO.: **00163695-994-LT2-1TW**

Main Office Line: **(213) 488-4300**

Los Angeles Unified School District  
333 S. Beaudry Ave., 23rd Floor  
Los Angeles, CA 90017  
ATTN: Ron Morris  
Email: ron.morris@lausd.net  
REF:

Title Officer: Ted Tan/Jennifer Wright (LA/Comm)  
Title Officer Phone: (213) 488-4394  
Title Officer Fax: (213) 488-4360  
Title Officer Email: TeamX77@ctt.com

PROPERTY: **3010 ESTARA AVE, LOS ANGELES, CA**

**PRELIMINARY REPORT**

*In response to the application for a policy of title insurance referenced herein, **Chicago Title Company** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.*

*The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.*

*This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.*

*The policy(s) of title insurance to be issued hereunder will be policy(s) of Chicago Title Insurance Company, a Florida corporation.*

***Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.***


***It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.***


Chicago Title Company

By: 

Authorized Signature



By:   
Randy Quirk  
President

ATTEST   
Marjorie Nemzura  
Corporate Secretary





**Chicago Title Company**

---

725 South Figueroa Street, Suite 200, Los Angeles, CA 90017  
Phone: (213) 488-4300 • Fax: (213) 488-4377

## **PRELIMINARY REPORT**

---

**EFFECTIVE DATE:**                    **October 7, 2021 at 7:30 a.m.**

**ORDER NO.: 00163695-994-LT2-1TW**

The form of policy or policies of title insurance contemplated by this report is:

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

**Fee Estate**

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS [VESTED IN:](#)

**Los Angeles City High School District of Los Angeles County also known as Los Angeles Unified School District of Los Angeles County**

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

**See Exhibit A attached hereto and made a part hereof.**

PRELIMINARY REPORT  
YOUR REFERENCE:

Chicago Title Company  
ORDER NO.: 00163695-994-LT2-1TW

## EXHIBIT "A"

### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16 AND 17 OF [TRACT NO. 8773](#), IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 117 PAGES 18](#) AND 19, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

LOT 2 OF [TRACT NO. 8773](#), IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND THAT PORTION OF LOT 1 OF SAID TRACT, LYING SOUTHEASTERLY OF THE NORTHEASTERLY PROLONGATION OF THE TANGENT PORTION OF THE NORTHWESTERLY LINE OF SAID LOT 2, AS PER MAP RECORDED IN [BOOK 117 PAGES 18](#) AND 19, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

LOT 8 OF [TRACT NO. 8773](#), IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND THAT PORTION OF LOT 1 OF SAID TRACT, LYING SOUTHWESTERLY OF THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF SAID LOT 8, AS PER MAP RECORDED IN [BOOK 117 PAGES 18](#) AND 19, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4:

LOTS 108, 109, 110, 111, 112, 113, 114, 115, 116, 128, 129, 130, 131 AND 132 OF [TRACT NO. 575](#), IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 16 PAGE 189](#), OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF LOTS 115 AND 116 OF SAID LAND AS DESCRIBED IN GRANT DEED TO STATE OF CALIFORNIA, RECORDED IN MAY 1, 1956 AS [INSTRUMENT NO. 3308, OF OFFICIAL RECORDS](#).

PARCEL 5:

LOT 1 OF [TRACT NO. 11428](#), IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 225 PAGES 32](#) AND 33, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID LAND AS DESCRIBED IN GRANT DEED TO STATE OF CALIFORNIA, RECORDED IN MAY 1, 1956 AS [INSTRUMENT NO. 3308, OF OFFICIAL RECORDS](#).

[APN: 5458-018-903,-917,5458-019-900](#)

PRELIMINARY REPORT  
YOUR REFERENCE:

Chicago Title Company  
ORDER NO.: 00163695-994-LT2-1TW

## EXCEPTIONS

**AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:**

- A. There were no taxes levied for the fiscal year 2021-2022 as the property was vested in a public entity.
- Tax Identification No.: 5458-018-903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916 & 917
- Tax Identification No.: 5458-019-900
- B. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.
1. Water rights, claims or title to water, whether or not disclosed by the public records.
  2. An easement over that portion thereof included within the boundaries of Moss Avenue as vacated, being approximately the northeasterly 60 feet of the southwesterly 230 feet of said land, for storm drain, sanitary sewer and incidental purposes, as reserved by the city of Los Angeles by Ordinance of Intention No. 76987 and Final Ordinance No. 77073 vacating said portion of Moss Avenue.
  3. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable laws, as set forth in the document referred to in the numbered item last above shown.
  4. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;
 

Purpose: pole lines  
Recording Date: in [Book 4704 page 265](#), of Deeds  
Affects: a portion of said land
  5. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;
 

Purpose: erection of electric and telephone lines  
Recording Date: in [Book 4768 page 298](#), of Deeds  
Affects: a portion of said land
  6. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;
 

Purpose: erection of electric and telephone lines  
Recording Date: in [Book 4851 page 40](#), of Deeds  
Affects: a portion of said land

PRELIMINARY REPORT  
YOUR REFERENCE:

Chicago Title Company  
ORDER NO.: 00163695-994-LT2-1TW

## EXCEPTIONS (Continued)

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;
- Purpose: pole lines  
Recording Date: September 5, 1911  
Recording No: in Book 4896 page 21, of Deeds  
Affects: a portion of said land
8. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;
- Purpose: erection of electric and telephone lines  
Recording Date: in [Book 4897 page 198](#), of Deeds  
Affects: a portion of said land
9. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;
- Purpose: erection of electric and telephone lines  
Recording Date: in [Book 4924 page 232](#), of Deeds  
Affects: a portion of said land
10. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;
- Purpose: pole lines  
Recording Date: in [Book 5005 page 49](#), of Deeds  
Affects: a portion of said land
11. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;
- Purpose: erection of electric and telephone lines  
Recording Date: in Book 5201 page 253, of Deeds  
Affects: a portion of said land
12. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;
- Purpose: pole lines  
Recording Date: in [Book 5201 page 238](#), of Deeds  
Affects: a portion of said land
13. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;
- Purpose: pole lines  
Recording Date: in [Book 1120 page 58](#), of Official Records  
Affects: a portion of said land
14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Purpose: pole lines  
Recording Date: in [Book 4612 page 119](#), of Official Records  
Affects: a portion of said land



PRELIMINARY REPORT  
YOUR REFERENCE:

Chicago Title Company  
ORDER NO.: 00163695-994-LT2-1TW

## EXCEPTIONS (Continued)

15. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable laws, as set forth in the document referred to in the numbered item last above shown.

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or deed of trust made in good faith and for value.

16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: electric and telephone lines  
Recording Date: April 14, 1926  
Recording No: in [Book 5529 page 350](#), of Official Records  
Affects: a portion of said land

17. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable laws, as set forth in the document referred to in the numbered item last above shown.

18. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: telephone lines  
Recording Date: May 15, 1926  
Recording No: in [Book 6016 page 21](#), of Official Records  
Affects: a portion of said land

19. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable laws, as set forth in the document referred to in the numbered item last above shown.

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or deed of trust made in good faith and for value.

20. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: electric and telephone lines  
Recording Date: May 26, 1926  
Recording No: in [Book 6016 page 61](#), of Official Records  
Affects: a portion of said land

PRELIMINARY REPORT  
YOUR REFERENCE:

Chicago Title Company  
ORDER NO.: 00163695-994-LT2-1TW

## EXCEPTIONS (Continued)

21. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable laws, as set forth in the document referred to in the numbered item last above shown.
22. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Purpose: pole lines  
Recording Date: May 28, 1926  
Recording No: in [Book 6016 page 69](#), of Official Records  
Affects: a portion of said land
23. Easement(s) for the purpose(s) shown below and rights incidental thereto as condemned by an instrument,
- Entitled: Final Decree  
Court: Superior  
Case No.: 143381  
In favor of: City of Los Angeles  
Purpose: street  
Recording Date: in [Book 7118 page 206](#), of Official Records  
Affects: a portion of said land
24. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document
- Recording Date: in [Book 10633 page 395](#), of Official Records
25. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Purpose: pole lines  
Recording Date: in [Book 12364 page 48](#), of Official Records  
Affects: a portion of said land
26. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable laws, as set forth in the document referred to in the numbered item last above shown.

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or deed of trust made in good faith and for value.

PRELIMINARY REPORT  
YOUR REFERENCE:

Chicago Title Company  
ORDER NO.: 00163695-994-LT2-1TW

## EXCEPTIONS (Continued)

27. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: in [Book 12675 page 33](#), of Official Records

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or deed of trust made in good faith and for value.

28. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: pole lines  
Recording Date: in [Book 16969 page 59](#), of Official Records  
Affects: a portion of said land

29. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable laws, as set forth in the document referred to in the numbered item last above shown.

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or deed of trust made in good faith and for value.

30. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: in [Book 20158 page 262](#), of Official Records

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or deed of trust made in good faith and for value.

31. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: pole lines  
Recording Date: in [Book 20385 page 323](#), of Official Records  
Affects: a portion of said land

PRELIMINARY REPORT  
YOUR REFERENCE:

Chicago Title Company  
ORDER NO.: 00163695-994-LT2-1TW

## EXCEPTIONS (Continued)

32. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable laws, as set forth in the document referred to in the numbered item last above shown.

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or deed of trust made in good faith and for value.

33. An irrevocable offer to dedicate an easement over a portion of said Land for

Purpose(s):	public street or highway
Recording Date:	November 1, 1967
<u>Recording No:</u>	<u>3424, of Official Records</u>
Affects:	a portion of said land

34. Matters contained in that certain document

Entitled:	Covenant and Agreement
Recording Date:	November 10, 1967
<u>Recording No:</u>	<u>3694, of Official Records</u>

Reference is hereby made to said document for full particulars.

35. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.
36. Matters which may be disclosed by an inspection and/or by a correct ALTA/NSPS Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.
37. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

38. The Company will require that a full copy of any unrecorded lease referred to herein be furnished to the Company, together with all supplements, assignments and amendments for review.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.



PRELIMINARY REPORT  
YOUR REFERENCE:

Chicago Title Company  
ORDER NO.: 00163695-994-LT2-1TW

**EXCEPTIONS  
(Continued)**

**PLEASE REFER TO THE "INFORMATIONAL NOTES" AND "REQUIREMENTS" SECTIONS WHICH  
FOLLOW FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION.**

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**END OF EXCEPTIONS**

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## REQUIREMENTS SECTION

1. This Company will require evidence of compliance with the statutory limitations incident to the governmental agency named below, with reference to any conveyance of an interest in the Land this Company will be asked to record and/or rely upon in the issuance of any form of title insurance.

Governmental agency: Los Angeles City High School District of Los Angeles County also known as Los Angeles Unified School District of Los Angeles County

2. Unrecorded matters which may be disclosed by an Owner's Affidavit or Declaration. A form of the Owner's Affidavit/Declaration is attached to this Preliminary Report/Commitment. This Affidavit/Declaration is to be completed by the record owner of the land and submitted for review prior to the closing of this transaction. Your prompt attention to this requirement will help avoid delays in the closing of this transaction. Thank you.

The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit/Declaration.

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**END OF REQUIREMENTS**

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## INFORMATIONAL NOTES SECTION

=clause=

1. None of the items shown in this report will cause the Company to decline to attach ALTA Endorsement Form 9 to an Extended Coverage Loan Policy, when issued.
2. The Company is not aware of any matters which would cause it to decline to attach CLTA Endorsement Form 116 indicating that there is located on said Land Commercial properties, known as 3010 ESTARA AVE, located within the city of Los Angeles, California, , to an Extended Coverage Loan Policy.
3. Note: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.
4. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
5. Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.
6. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

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**END OF INFORMATIONAL NOTES**

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Ted Tan/Jennifer Wright (LA/Comm)/jt



Inquire before you wire!

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## Wire Fraud Alert

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the phone number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

**Federal Bureau of Investigation:**  
<http://www.fbi.gov>

**Internet Crime Complaint Center:**  
<http://www.ic3.gov>




**Chicago Title Company**

725 South Figueroa Street, Suite 200, Los Angeles, CA 90017  
 Phone: (213) 488-4300 • Fax: (213) 488-4377

## Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

Not all discounts are offered by every FNF Company. The discount will only be applicable to the FNF Company as indicated by the named discount.

### **FNF Underwritten Title Company**

CTC – Chicago Title company  
 CLTC – Commonwealth Land Title Company  
 FNTC – Fidelity National Title Company of California  
 FNTCCA - Fidelity National Title Company of California  
 TICOR – Ticor Title Company of California  
 LTC – Lawyer's Title Company  
 SLTC – ServiceLink Title Company

### **Underwritten by FNF Underwriters**

CTIC – Chicago Title Insurance Company  
 CLTIC - Commonwealth Land Title Insurance Company  
 FNTIC – Fidelity National Title Insurance Company  
 FNTIC - Fidelity National Title Insurance Company  
 CTIC – Chicago Title Insurance Company  
 CLTIC – Commonwealth Land Title Insurance Company  
 CTIC – Chicago Title Insurance Company

### **Available Discounts**

#### **DISASTER LOANS (CTIC, CLTIC, FNTIC)**

The charge for a Lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within twenty-four (24) months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be fifty percent (50%) of the appropriate title insurance rate.

#### **CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC, FNTIC)**

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be fifty percent (50%) to seventy percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be forty (40%) to fifty percent (50%) of the appropriate title insurance rate, depending on the type of coverage selected.

## FIDELITY NATIONAL FINANCIAL, INC. PRIVACY NOTICE

Effective August 1, 2021

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, “FNF,” “our,” or “we”) respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary’s website and this Privacy Notice does not apply.

### **Collection of Personal Information**

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver’s license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

### **Collection of Browsing Information**

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an “FNF Website”) from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

### **Other Online Specifics**

**Cookies.** When you visit an FNF Website, a “cookie” may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer’s hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

**Web Beacons.** We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

**Do Not Track.** Currently our FNF Websites do not respond to “Do Not Track” features enabled through your browser.

**Links to Other Sites.** FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

### **Use of Personal Information**

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates’, and others’ products and services, jointly or independently.

### **When Information Is Disclosed**

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;

- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

### **Security of Your Information**

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

### **Choices With Your Information**

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

### **Information From Children**

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

### **International Users**

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

### **FNF Website Services for Mortgage Loans**

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

**Your Consent To This Privacy Notice; Notice Changes**

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

**Accessing and Correcting Information; Contact Us**

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit FNF's [Opt Out Page](#) or contact us by phone at (888) 714-2710 or by mail to:

Fidelity National Financial, Inc.  
601 Riverside Avenue,  
Jacksonville, Florida 32204  
Attn: Chief Privacy Officer

## ATTACHMENT ONE (Revised 05-06-16)

### CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY – 1990

#### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
  - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
  - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy; or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

#### EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

### CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)

### ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

#### EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
  - a. building;
  - b. zoning;
  - c. land use;
  - d. improvements on the Land;
  - e. land division; and
  - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
  - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
  - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;



- c. that result in no loss to You; or
- d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
- 5. Failure to pay value for Your Title.
- 6. Lack of a right:
  - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
  - b. in streets, alleys, or waterways that touch the Land.
 This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
- 7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
- 8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
- 9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

### LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<b>Your Deductible Amount</b>	<b>Our Maximum Dollar Limit of Liability</b>
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00

### 2006 ALTA LOAN POLICY (06-17-06)

#### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### EXCEPTIONS FROM COVERAGE

{Except as provided in Schedule B - Part II, {t{or T}his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

## {PART I

{The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.}

## PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:}

### 2006 ALTA OWNER'S POLICY (06-17-06)

#### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
  - (a) a fraudulent conveyance or fraudulent transfer; or
  - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

{The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records. }
7. {Variable exceptions such as taxes, easements, CC&R's, etc. shown here.}

## ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY – ASSESSMENTS PRIORITY (04-02-15)

### EXCLUSIONS FROM COVERAGE

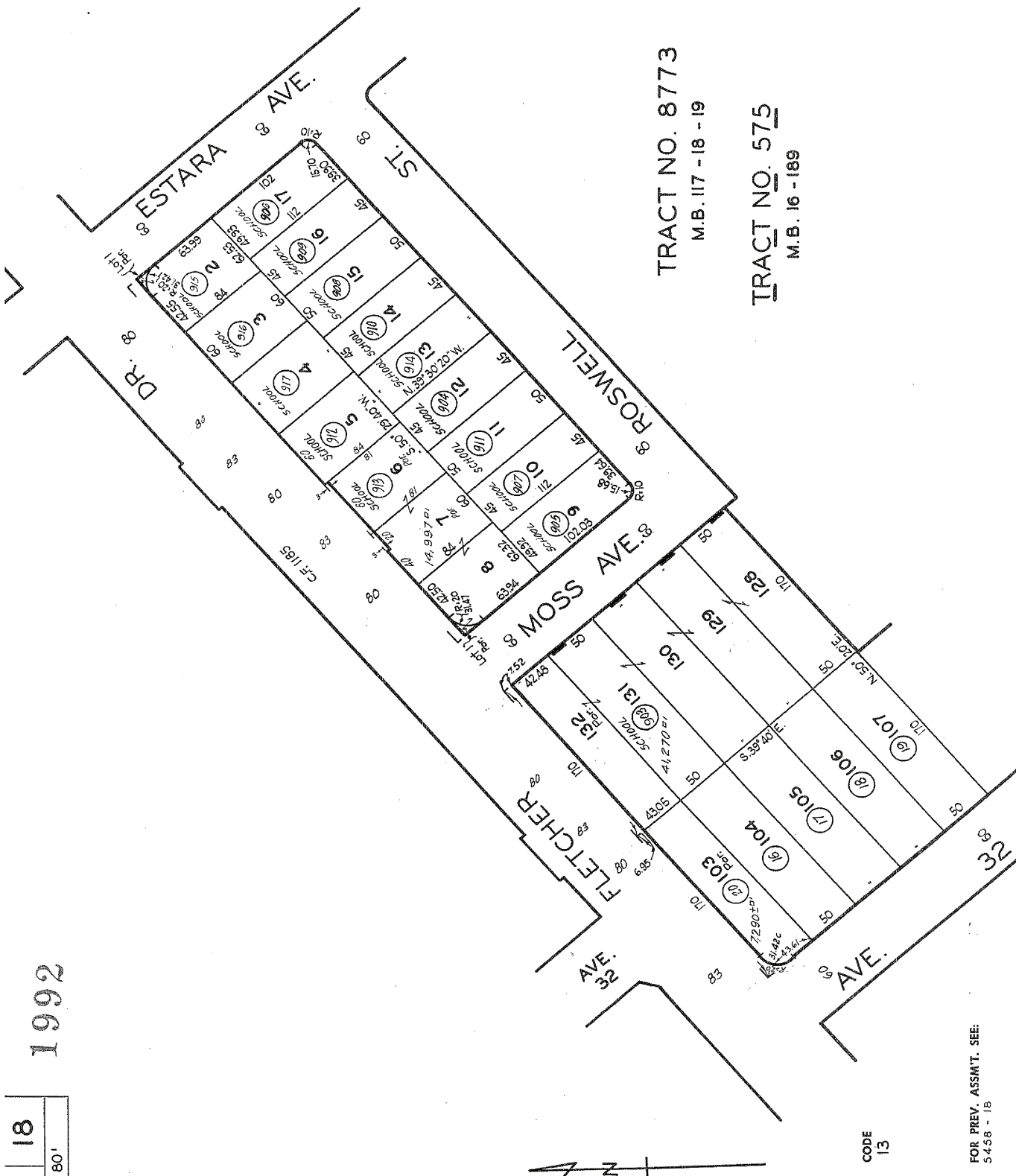
The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
   
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

Insert Map Here

6803/3  
 1-11-65  
 2-24-65  
 6-5-65  
 7-22-65  
 680730610  
 87051708001001  
 87100706014001  
 87110206021001  
 8711020605001  
 87122108009002  
 88100409005001  
 910010004001-04  
 92021910035001-04

5458 | 18  
 SCALE 1" = 80'  
 1992



TRACT NO. 8773  
 M.B. 117 - 18 - 19

TRACT NO. 575  
 M.B. 16 - 189

CODE  
 13

FOR PREV. ASSM'T. SEE:  
 5458 - 18

ASSESSOR'S MAP  
 COUNTY OF LOS ANGELES, CALIF.

This map/plot is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



**INTER-OFFICE CORRESPONDENCE**  
**LOS ANGELES UNIFIED SCHOOL DISTRICT**

**TO:** Samuel M. Moore, AIA, Director  
Architecture and Engineering Branch

**Date** August 10, 1989

**FROM:** Carol A. Cogan, Principal Realty Agent  
Real Estate Branch

**SUBJECT:** IRVING JUNIOR HIGH SCHOOL, THIRD ADDITION-VACATION OF ROSWELL STREET  
AND MOSS AVENUE

Attached is the Revocable Permit from the office of the City Engineer regarding the above-mentioned vacation for your information.

/ems

Attachment

c: John Mackie  
Manny Villamater  
Gene Werner  
Tom Buenafe

**FOLLOW-UP** NONG  
**DATE**  
RLH

CAC  
(PP)

CITY OF LOS ANGELES  
CALIFORNIATOM BRADLEY  
MAYOR

## DEPARTMENT OF PUBLIC WORKS

R E V O C A B L E     P E R M I TCITY ENGINEER'S REVOCABLE PERMIT NO. CEN - 89 - 7 - 13 A  
Dist. year mo. day A-ZThis Revocable Permit is hereby issued on this day of July 13, 1989ISSUED TO: Los Angeles Unified School DistrictADDRESS: c/o Real Estate Branch, 1425 San Pedro StreetLos Angeles, Ca. 90015FOR THE PURPOSE OF: Closure of Roswell Street between Estara Avenue and  
Moss Avenue and Moss Avenue between Roswell Street and Fletcher Drive for  
development of an athletic playing field.as authorized by the Board of Public Works on N/A  
under Bureau of Engineering and Bureau of Street Maintenance Joint  
Report No. N/A, Section N/A.CITY ENGINEER OF THE CITY OF  
LOS ANGELESBy Gene D. McPherson  
Gene D. McPherson, District Engineer  
Central DistrictDATE: July 13, 1989District Map No. 153-B-213Waiver No. N/ANOTE: Evidence of the required insurance must be presented annually  
to the Board of Public Works.LOCATION OF PUBLIC WAY: Roswell Street (closure from Estara Ave. and Moss Ave.)  
Moss Avenue (closure from Roswell St. to Fletcher Dr.)

rev. 3/21/88

# CITY OF LOS ANGELES

## CALIFORNIA

ELIAS MARTINEZ  
CITY CLERK



TOM BRADLEY  
MAYOR

OFFICE OF  
CITY CLERK  
ROOM 395, CITY HALL  
LOS ANGELES, CA 90012  
485-5705

*[Handwritten signature]*

WHEN MAKING INQUIRIES  
RELATIVE TO THIS MATTER,  
REFER TO FILE NO.

88-1213

CD 1

June 26, 1990

Los Angeles Unified School District  
Building Services Division  
Real Estate Branch, Room 101  
1425 South San Pedro St.  
Los Angeles, CA 90015

City Engineer (with file)  
City Attorney  
Bureau of Engineering,  
Real Estate Division  
Department of Transportation  
Traffic Section

Board of Public Works  
Planning Department  
Department of Water & Power  
Fire Commission  
Board of Zoning Appeals

RE: STREET VACATION FOR MOSS AVENUE FROM FLETCHER DRIVE TO ROSWELL STREET; AND ROSWELL STREET FROM MOSS AVENUE TO ESTARA AVENUE

At the meeting of the Council held June 26, 1990, the following action was taken:

Attached report adopted.....	X
" motion " ( ).....	_____
" resolution " ( ).....	_____
Ordinance adopted.....	_____
Motion adopted to approve attached report.....	_____
" " " " " communication.....	_____
To the Mayor for concurrence.....	_____
To the Mayor FORTHWITH.....	_____
Mayor concurred.....	_____
Appointment confirmed.....	_____
Findings adopted.....	X
Negative Declaration adopted.....	_____
Categorically exempt.....	X
Generally exempt.....	_____
EIR certified.....	_____
Tract map approved for filing with the County Recorder.....	_____
Parcel map approved for filing with the County Recorder.....	_____
Bond approved is No. _____ of Contract.....	_____
Resolution of acceptance of future street to be known as _____ adopted.....	_____
Attach a copy of follow-up Department Report to file.....	_____
Special Instructions _____	_____

*[Handwritten signature: Elias Martinez]*

City Clerk  
DEM

FILE NO. 88-1213

**TO THE COUNCIL OF THE  
CITY OF LOS ANGELES**

**YOUR PUBLIC WORKS COMMITTEE reports as follows:**

**PUBLIC COMMENTS: YES**

CATEGORICAL EXEMPTION AND PUBLIC WORKS COMMITTEE REPORT relative to request for Street Vacation proceedings instituted for Moss Avenue from Fletcher Drive to Roswell Street; and Roswell Street from Moss Avenue to Estara Avenue.

Recommendations for Council action, as recommended by the City Engineer:

1. FIND this vacation is in substantial conformance with the General Plan pursuant to Section 96.5(5) of the City Charter; and DETERMINE that the vacation area is not needed for nonmotorized transportation facilities in conformance with Section 2381 of the California Streets and Highways Code.
2. CONCUR with the FINDINGS of the Los Angeles Unified School District that the environmental documents have been previously reviewed and considered prior to approval.
3. ADOPT the recommendations of the City Engineer in his report dated January 3, 1990, that street vacation proceedings pursuant to the Public Streets, Highways and Service Easements Vacation Law be instituted for the vacation of the public right-of-way subject to the 10 conditions therein.  
(VAC-E1400061)
4. WAIVE the requirement for the recordation of a new tract map; AND FURTHER WAIVE payment of the processing fees for the vacation proceedings.
5. AUTHORIZE the City Engineer to issue a revocable permit to close and occupy the portion of the street recommended for vacation, subject to the 4 conditions contained in the City Engineer's report.

FILE NO. 89-0235

TO THE COUNCIL OF THE  
CITY OF LOS ANGELES

YOUR PUBLIC WORKS COMMITTEE reports as follows:

6. RESERVE an easement for sanitary sewer purposes from the vacation for the protection of the existing facilities, unless satisfactory arrangements are made for its removal, relocation or abandonment.

SUMMARY:

On March 21, 1990, the Public Works Committee considered and approved vacation proceedings pursuant to the Public Streets, Highways and Service Easements Vacation Law for a portion of Moss Avenue from Fletcher Drive to Roswell and Roswell Street from Moss Avenue to Estara Avenue. The Committee recommended that any easements or rights needed for the protection of public utility facilities to remain in place be provided by the petitioner to the affected agency by separate documents, but that such easements be allowed to be reserved from the vacation upon the submittal of an alignment from the agency.

The City Engineer explained that the area sought to be vacated is an improved local street (Moss Avenue) dedicated 60 feet in width and contains a 39-foot wide roadway and (Roswell Street ) an improved local street dedicated 60 feet in width and contained a 29-foot wide roadway. Staff further explained that the surrounding properties are zoned R3-1 and CM-1 and is to be used for the expansion of Irving Junior High School. This vacation was approved by the Director of Planning on November 29, 1989 under City Plan Case No. 88-0621 PWA.

Respectfully submitted,

PUBLIC WORKS COMMITTEE

*William W. Lindsay*

*Joan Milke Jones*  
*Benjamin*

**ADOPTED**

JUN 26 1990

LOS ANGELES CITY COUNCIL

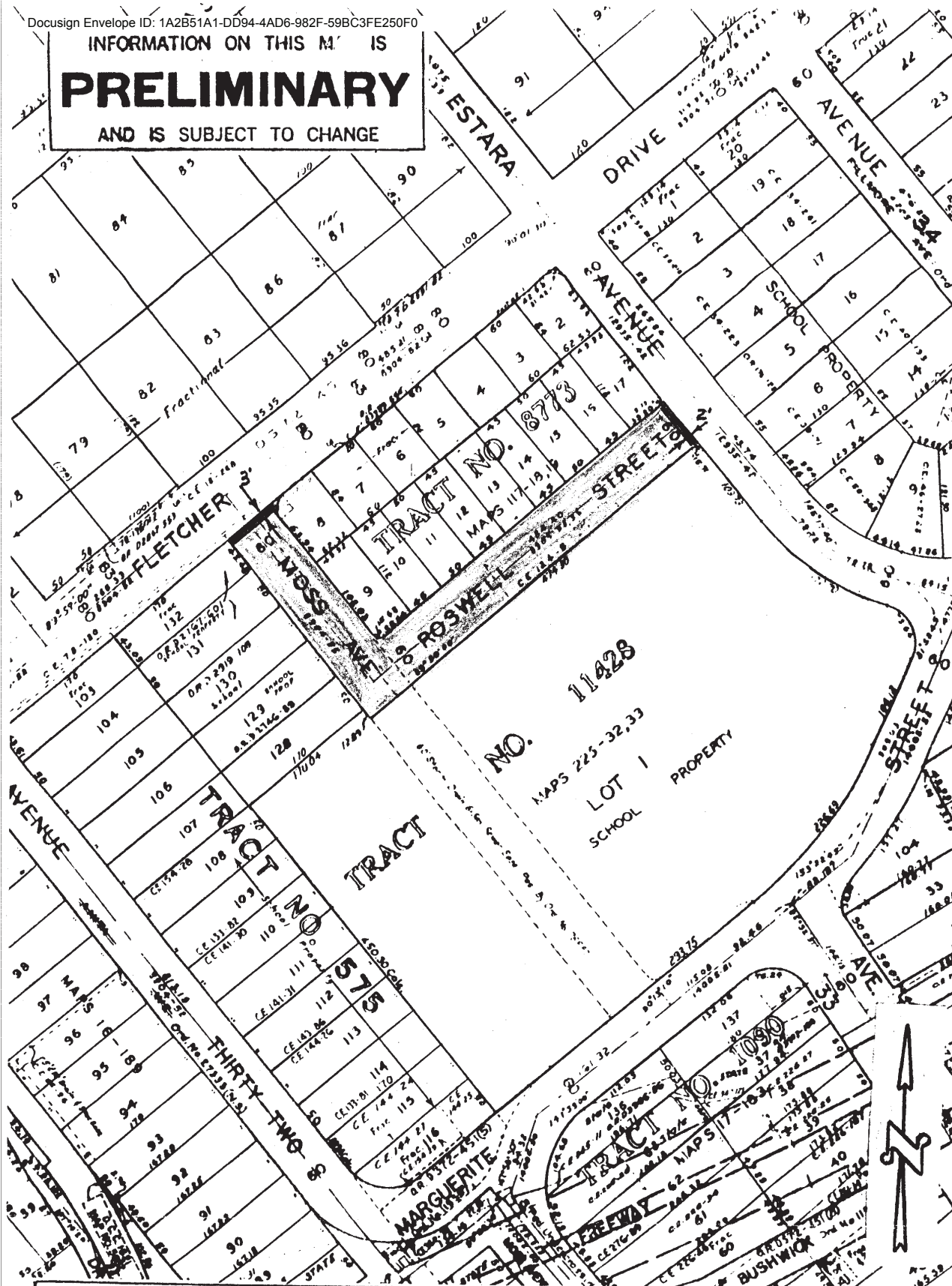
*cal exempt app*

CD 1  
LNG

INFORMATION ON THIS MAP IS

**PRELIMINARY**

AND IS SUBJECT TO CHANGE



TITLE: Moss Avenue and Roswell Street Vacation District.

WORK ORDER NO. VAC-E1400061

COUNCIL FILE NO. 88-1213

COUNCIL DIST. 13 DIV. INDEX 383

ENGR. DIST. Central T.G. 35 - D1

DISTRICT MAP 153 -B- 213

CITY OF LOS ANGELES  
DEPT. OF PUBLIC WORKS

ROBERT S. HORII  
CITY ENGINEER

**EXHIBIT B**



**CITY OF LOS ANGELES**  
CALIFORNIA

ELIAS MARTINEZ  
CITY CLERK

OFFICE OF  
CITY CLERK

ROOM 395, CITY HALL  
LOS ANGELES, CA 90012  
485-5705

WHEN MAKING INQUIRIES  
RELATIVE TO THIS MATTER,  
REFER TO FILE NO.

RECEIVED Bur of Eng.  
ADMIN. DIV. RM. 850  
COUNCIL SECTION



RECEIVED  
LAND DEVELOPMENT  
1989 JUN 27 PM 3:33

88-1213-S1

100271  
JUN 27 1989

TOM BRADLEY  
MAYOR

CD 1

June 20, 1989

Assigned

Los Angeles Unified  
School District  
450 N. Grand Avenue  
Los Angeles, CA 90051

Director, Bureau of Street Maintenance  
Board of Public Works  
Department of Transportation  
Traffic Section  
Police Commission  
Fire Commission

Controller, Room 220  
Accounting Division  
Disbursement Division  
Councilwoman Molina  
Councilman Lindsay  
Bureau of Engineer ✓

RE: WITHDRAW FROM PUBLIC USE - ROSWELL STREET BETWEEN MOSS AVENUE  
AND ESTARA AVENUE, AND MOSS AVENUE BETWEEN ROSWELL STREET AND  
FLETCHER DRIVE

At the meeting of the Council held June 13, 1989, the following  
action was taken:

Attached report adopted.....  
" motion " (Molina-Lindsay)..... X  
" resolution " ( ).....  
Ordinance adopted.....  
Motion adopted to approve attached report.....  
" " " " communication.....  
To the Mayor for concurrence.....  
To the Mayor FORTHWITH.....  
Mayor concurred.....  
Appointment confirmed.....  
Appointee has/has not taken the Oath of Office.....  
Findings adopted.....  
Negative Declaration adopted.....  
Categorically exempt.....  
Generally exempt.....  
EIR certified.....  
Tract map approved for filing with the County Recorder.....  
Parcel map approved for filing with the County Recorder.....  
Bond approved is No. \_\_\_\_\_ of Contract.....  
Resolution of acceptance of future street to be known as  
\_\_\_\_\_ adopted.....  
Special Instructions \_\_\_\_\_

*Elias Martinez*

City Clerk  
ca

CD #1  
944

M O T I O N

The Los Angeles Unified School District (LAUSD) is attempting to vacate Roswell Street between Estara Avenue and Moss Avenue and Moss Avenue between Roswell Street and Fletcher Drive in order to build an athletic playing field for Washington Irving Junior High School.

Street vacations are normally a lengthy processes, and the LAUSD wishes to proceed with the project. The School District has requested that the City withdraw the streets from public use, and that a revocable permit be issued to the LAUSD to allow construction to begin on the site improvements. Upon withdrawal from public use, the LAUSD would install barriers at the entrances to Roswell Street and Moss Avenue to restrict vehicular access.

I THEREFORE MOVE that Roswell Street between Moss Avenue and Estara Avenue, and Moss Avenue between Roswell Street and Fletcher Drive, be withdrawn from public use in accordance with Government Code Section 37359. This is similar to a minor vacation and is categorically exempt under Article 7, Class 5(3) of the Los Angeles City guidelines for implementation of the California Environmental Quality Act (CEQA).

I FURTHER MOVE that the Los Angeles Unified School District be authorized to install barricades at the entrance to Roswell Street at Estara Avenue, and Moss Avenue at Fletcher Drive in order to restrict vehicular access to these streets.

I FURTHER MOVE that the Bureau of Engineering be authorized to issue a revocable permit to the LAUSD to allow the work to begin on the site improvements.

*[Handwritten signature]*

Mo.  
ADOPTED

JUN 13 1989

PRESENTED BY:

*[Handwritten signature: Gloria Molina]*  
Gloria Molina  
Councilwoman, 1st. District

SECONDED BY:

*[Handwritten signature: Robert W. Lindsay]*  
Robert W. Lindsay

LOS ANGELES CITY COUNCIL

TO CITY CLERK FOR PLACEMENT ON NEXT  
REGULAR COUNCIL AGENDA TO BE POSTED

#63  
JUN 06 1989

*[Handwritten initials]*

Envelope ID: **STRE**  
100

ORDINANCE

NO 53

23984 (N.S.)

ST.

36  
ANDRITA  
36

~~STREETS WITHDRAWN  
FROM PUBLIC USE~~

9 D.M. 153 B 213

DRIVE

PAVENUE

NO. 8773  
MAPS 117-18, 19

NO. 11428  
225-32,3

MAPS 225-32,33  
LOT  
SCHOOL

**PROPERTY**

**T.G. 35-D1**

Bureau of Engineering

СКЕТОК