

WHEN RECORDED, MAIL TO:

Department of Water and Power  
Real Estate Services  
221 North Figueroa Street, Suite 1600  
Los Angeles, CA 90012

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THIS IS A CONVEYANCE  
OF EASEMENTS AND THE  
CONSIDERATION AND VALUE IS  
LESS THAN \$100, R & T 11911

APN: 5571-001-004

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Signature of agent determining tax for L.A.D.W.P.

Q U I T C L A I M D E E D

THE CITY OF LOS ANGELES, a municipal corporation, quitclaims unto Jalmia Creek Investments, LLC, a California limited liability company, or its successors and assigns, the easement and right-of-way over real property, described as:

SEE ATTACHED EXHIBIT "A"

DEPARTMENT OF WATER AND POWER  
OF THE CITY OF LOS ANGELES BY  
BOARD OF WATER AND POWER COMMISSIONERS

By signing below, the signatories attest that they have no personal,  
financial, beneficial, or familiar interest in this contract

By: \_\_\_\_\_  
JANISSE QUIÑONES  
Chief Executive Officer and Chief Engineer

Date: \_\_\_\_\_

And: \_\_\_\_\_  
CHANTE L. MITCHELL  
Board Secretary

**Authorized by:**  
**Resolution No.**  
**Adopted**  
**Ordinance**  
**Approved**  
**Council File No.**

ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA                    )  
  ) SS.  
COUNTY OF \_\_\_\_\_)

On \_\_\_\_\_ before me, \_\_\_\_\_  
Notary Public, personally appeared \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

ALL-PURPOSE ACKNOWLEDGMENT

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Signature \_\_\_\_\_

# EXHIBIT "A"

<b>Right-of-Way No.</b>	<b>13862</b>
<b>Real Estate File No.</b>	<b>W-208647</b>
<b>Work Order No.</b>	<b>TAJ69</b>
<b>Drawing No.</b>	<b>Exhibit "B" (RW13862)</b>
<b>Council District No.</b>	<b>4</b>
<b>Coordinate File No.</b>	<b>154-177</b>
<b>Cadastral Map No.</b>	<b>153B177</b>
<b>Assessor's Parcel No.</b>	<b>5571-001-004</b>
<b>Thomas Bros. Map Grid No.</b>	<b>593-B2</b>

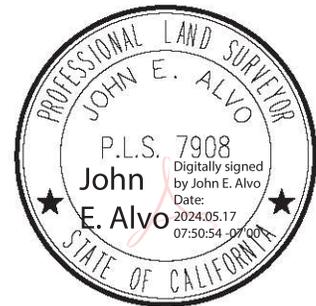
Quitclaim 10 Feet Wide Water Facilities Easement  
 Within Lot 8 of Tract No. 12827, M.B. 250-41/42  
 2620 N. Jalmia Drive, Los Angeles, CA 90046  
S/o the Intersection of Jalmia Drive and Jalmia Place

That certain 10.00 feet wide strip of land granted and dedicated to the City of Los Angeles as easement for water main purposes, lying within Lot 8 of Tract No. 12827, in the City of Los Angeles, County of Los Angeles, State of California, as shown on map filed in Book 250, Pages 41 and 42, of Maps, in the office of the County Recorder of said County, the northeasterly line of said easement also shown as "NE'ly line of 10' easement to City of Los Angeles for water main purposes" on said Tract No. 12827.

The above-described strip of land contains an area of approximately 547 square feet.

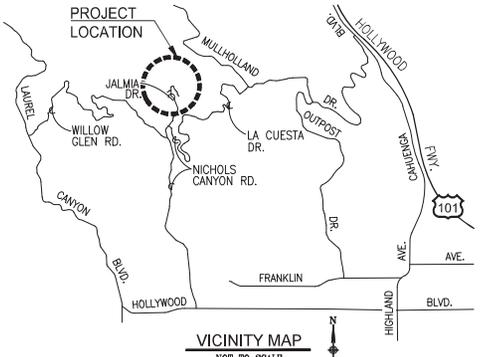
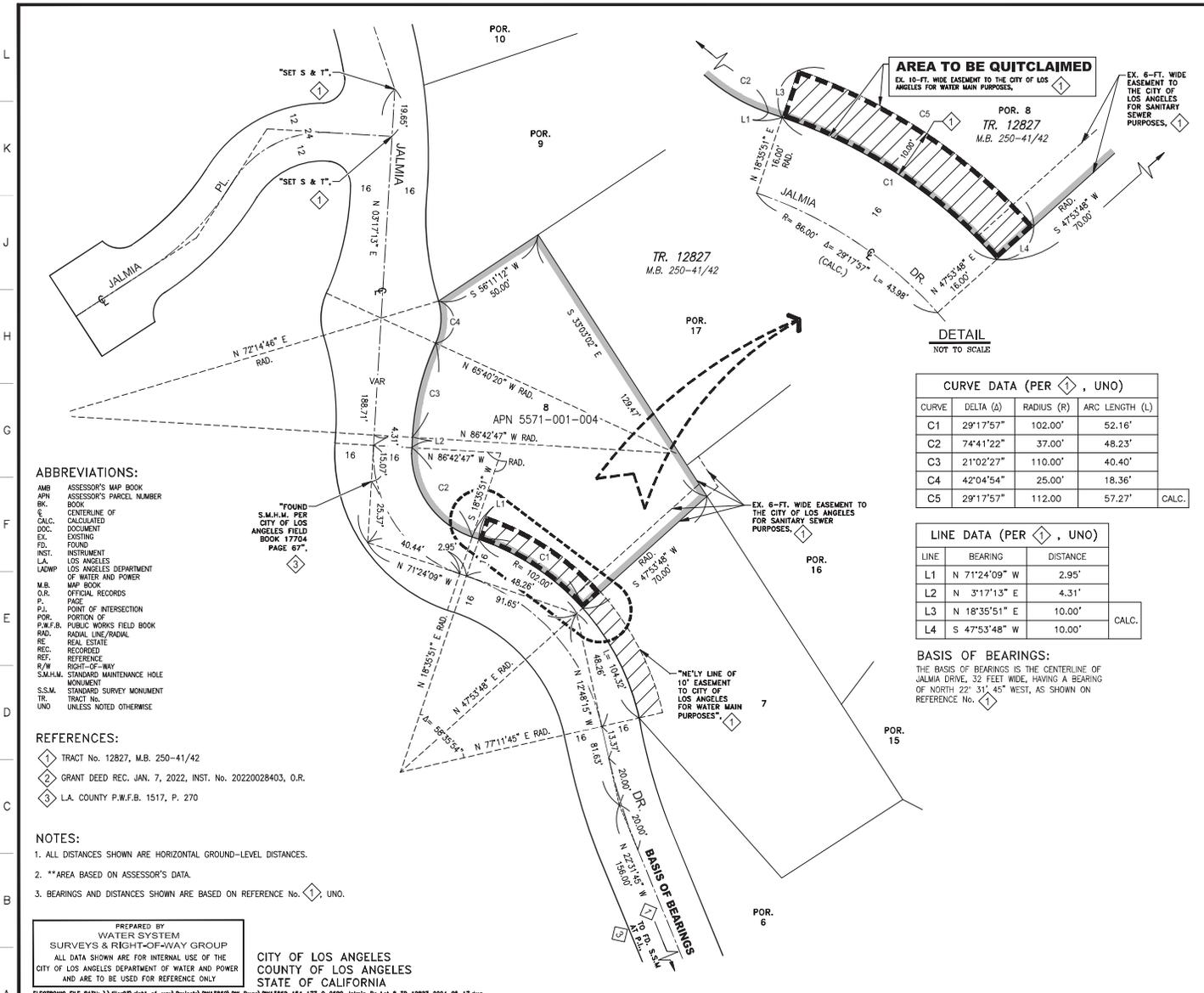
Exhibit "B" is attached hereto and made a part hereof.

This legal description was prepared under my direction.



*Electronic File Path: \\Filer03\right-of-way\Projects\RW13862\Legal Description\ L13862\_154-177\_Q\_2620\_Jalmia\_Dr\_Lot\_8\_TR\_12827\_2024-05-17*

PREPARED BY <b>WATER SYSTEM</b> <b>SURVEYS &amp; RIGHT-OF-WAY GROUP</b>
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**LEGEND:**

- AREA TO BE QUITCLAIMED = 547± Sq. Ft.**  
EX. 10-FT. WIDE EASEMENT TO THE CITY OF LOS ANGELES FOR WATER MAIN PURPOSES, WITHIN LOT 8 OF TRACT No. 12827, M.B. 250-41/42, POR. APN 5571-001-004
- EX. 10-FT. WIDE EASEMENT TO THE CITY OF LOS ANGELES FOR WATER MAIN PURPOSES, WITHIN LOTS 7 & 8 OF TR. 12827, M.B. 250-41/42
- AREA OF LARGER PARCEL (2) = 11,060± Sq. Ft. LOT 8 OF TR. 12827, M.B. 250-41/42, APN 5571-001-004

**CURVE DATA (PER  $\diamond$ , UNO)**

CURVE	DELTA ( $\Delta$ )	RADIUS (R)	ARC LENGTH (L)
C1	29°17'57"	102.00'	52.16'
C2	74°41'22"	37.00'	48.23'
C3	21°02'27"	110.00'	40.40'
C4	42°04'54"	25.00'	18.36'
C5	29°17'57"	112.00'	57.27'

ALC.

**LINE DATA (PER  $\diamond$ , UNO)**

LINE	BEARING	DISTANCE
L1	N 71°24'09" W	2.95'
L2	N 3°17'13" E	4.31'
L3	N 18°35'51" E	10.00'
L4	S 47°53'48" W	10.00'

ALC.

**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS IS THE CENTERLINE OF JALMIA DRIVE, 32 FEET WIDE, HAVING A BEARING OF NORTH 22° 31' 45" WEST, AS SHOWN ON REFERENCE No.  $\diamond$

**ABBREVIATIONS:**

- AMB ASSESSOR'S MAP BOOK
- APN ASSESSOR'S PARCEL NUMBER
- BK. BOOK
- C.G. CENTERLINE OF CALCULATED
- DOC. DOCUMENT
- EX. EXISTING
- FD. FOUND
- INST. INSTRUMENT
- L.A. LOS ANGELES
- LADWP LOS ANGELES DEPARTMENT OF WATER AND POWER
- M.B. MAP BOOK
- O.R. OFFICIAL RECORDS
- P.R. PAGE
- P.I. POINT OF INTERSECTION
- POR. PORTION OF
- P.W.F.B. PUBLIC WORKS FIELD BOOK
- RAD. RADIAL LINE/RADIAL
- RE. REAL ESTATE
- REC. RECORDED
- REF. REFERENCE
- R/W RIGHT-OF-WAY
- S.M.H.M. STANDARD MAINTENANCE HOLE MONUMENT
- S.S.M. STANDARD SURVEY MONUMENT
- TR. TRACT No.
- UNO UNLESS NOTED OTHERWISE

**REFERENCES:**

- $\diamond$  TRACT No. 12827, M.B. 250-41/42
- $\diamond$  GRANT DEED REC. JAN. 7, 2022, INST. No. 20220028403, O.R.
- $\diamond$  L.A. COUNTY P.W.F.B. 1517, P. 270

**NOTES:**

- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND-LEVEL DISTANCES.
- \*\*AREA BASED ON ASSESSOR'S DATA.
- BEARINGS AND DISTANCES SHOWN ARE BASED ON REFERENCE No.  $\diamond$  UNO.

PREPARED BY  
WATER SYSTEM  
SURVEYS & RIGHT-OF-WAY GROUP  
ALL DATA SHOWN ARE FOR INTERNAL USE OF THE  
CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER  
AND ARE TO BE USED FOR REFERENCE ONLY

CITY OF LOS ANGELES  
COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

ELECTRONIC FILE PATH: \\file03\right-of-way\Projects\RM13862\RM\_Dwg\RM13862\_154-177\_L2\_2420\_Jalmla\_Dr\_Lot\_8\_TR\_12827\_2024-05-17.dwg



REVISIONS			REFERENCES	
NUMBER	DATE	INITIALS/LOCATION	DESCRIPTION	APPROVED

SCALE	AS SHOWN	DATE	APPROVED	DATE
LOCATION CHECK				
DESIGNED BY				
LAST UPDATE				

QUITCLAIM 10 FEET WIDE WATER FACILITIES EASEMENT  
WITHIN LOT 8 OF TRACT No. 12827, M.B. 250-41/42  
2620 N. JALMIA DRIVE, LOS ANGELES, CA 90046  
S/O THE INTERSECTION OF JALMIA DRIVE AND JALMIA PLACE

DEPARTMENT OF WATER AND POWER  
CITY OF LOS ANGELES

EXHIBIT "B"

RW13862