

ORDINANCE NO. 182743

An ordinance of the City of Los Angeles (City) finding that the public interest and necessity require the acquisition and authorization to condemn, in fee simple, six parcels of real property to protect the City's First and Second Los Angeles Aqueducts. The six parcels have Assessor's Parcel Nos. 2581-001-042, 2581-001-043, 2581-001-009, 2581-001-010, 2603-002-006 and 2603-002-007, and are all located in the County of Los Angeles.

**THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS:**

Section 1. The public interest and necessity require the acquisition and authorization to condemn, in fee simple, the real property described in this ordinance to protect the First and Second Los Angeles Aqueducts and for the purposes specified in Sections 601, 672(a) and 675(c) of the Charter of the City of Los Angeles, including, but not limited to the control of the production and delivery of water to the City; the control of water, water rights, lands, and facilities, including all the lands, rights-of-way, and property for the transportation, distribution and delivery of water for the benefit of the City, its inhabitants, and customers; and the control of the construction, extension, maintenance and operation of all improvements, utilities, structures, facilities, and services necessary in order to protect the City's water supply and the First and Second Los Angeles Aqueducts (collectively the "Protection of the Aqueducts"). The Protection of the Aqueducts is planned and located in the manner that will be the most compatible with the greatest public good and the least private injury.

Sec. 2. As approved by the Board of Water and Power Commissioners, Resolution No. 013-319, which is on file with the Board Secretary. Upon approval by the Los Angeles City Council, the City of Los Angeles, acting by and through the Department of Water and Power (LADWP), is authorized to acquire Assessor's Parcel Nos. (APN) 2581-001-042 (Parcel 42), 2581-001-043 (Parcel 43), 2581-001-009 (Parcel 9), 2581-001-010 (Parcel 10), 2603-002-006 (Parcel 6) and 2603-002-007 (Parcel 7) (collectively the "Property"), as are more particularly described and depicted by Exhibits A, B, C, D, E and F attached hereto and incorporated herein by this reference, in fee simple absolute, and to exercise the power of eminent domain for the public uses set forth herein under the California Constitution, the California Eminent Domain Law (California Code of Civil Procedure Section 1230.010, *et seq.*, including Section 1240.110), California Government Code Section 37350.5 and Section 675(d)(1) of the Charter of the City of Los Angeles. Parcels 6 and 7 are located in the City. Parcels 9, 10, 42 and 43 are located outside the City in unincorporated areas of the County of Los Angeles, and as to those parcels, LADWP is exercising its power of eminent domain extraterritorially pursuant to, *inter alia*, Section 675(d)(1) of the Charter of the City of Los Angeles and Section 1240.125 of the California Code of Civil Procedure.

Sec. 3. The Property is necessary for the Protection of the Aqueducts. It is necessary that LADWP acquire the Property to carry out the essential purpose of protecting the City's water supply and the First and Second Los Angeles Aqueducts. If the Property were not acquired, there would remain threatened protection of the City's water supply and the First and Second Los Angeles Aqueducts.

Sec. 4. The proposed use of the Property for the Protection of the Aqueducts constitutes a valid public use, and the use of the Property will in fact be a public use.

Sec. 5. The real property that is the subject of this Ordinance is currently owned by LMW78 LLC, a California limited liability company, and Indian Ridge LLC, a California limited liability company (Owners), and consists of the fee interest in real property, legally described and depicted by Exhibits A, B, C, D, E and F attached hereto and incorporated herein by this reference. For illustrative purposes only, the Property is shown in a map, having drawing number D05898-P-005 in the lower corner, attached to this ordinance. In conformance with Sections 7267.1 and 7267.2 of the California Government Code, appraisals were prepared covering the Property. Offers based on said appraisals were made to the Owners of the Property, and written statements showing the appraised value of the Property and summarizing the basis of that valuation was also delivered to the Owners.

Sec. 6. Notice has been given by First Class mail to the Owners of the Property, to their address as shown by the last equalized Los Angeles County assessment roll. The notice advised the Owners of the intent of the Council to adopt this ordinance and of the right to appear and be heard by the Council. Each of the Owners who so requested was given an opportunity to appear and be heard by the Council.

Sec. 7. To the extent the Property, or any of the parcels, is already devoted to a public use, the use of the Property for the Protection of the Aqueducts is a compatible use that will not unreasonably interfere with or impair the continuance of the public use as it presently exists or may reasonably be expected to exist in the future (California Code of Civil Procedure Section 1240.510), or the use of the Property for the Protection of the Aqueducts is a more necessary public use than is the presently existing public use (California Code of Civil Procedure Section 1240.610).

Sec. 8. Under the California Environmental Quality Act (CEQA) the condemnation of the Property is exempt pursuant to the General Exemption described in CEQA Guidelines Section 15061 (b)(3) because the Protection of the Aqueducts will not lead to any development and the Property will remain fallow after acquisition and, therefore, it can be seen with certainty that there is no possibility that the Protection of the Aqueducts may have a significant effect on the environment.

Sec. 9. The Office of the Los Angeles City Attorney, including special litigation counsel, is hereby authorized and directed to engage in condemnation proceedings to acquire the Property in fee simple absolute (unless a lesser estate is hereinafter described), upon approval by the City Council pursuant to Section 675(d)(1) of the Charter of the City of Los Angeles.

Sec. 10. The City Attorney and special litigation counsel are hereby authorized and directed to seek and obtain an order for prejudgment possession of the Property at such time as they deem it to be necessary and appropriate for the essential purpose of protecting the City's water supply and the First and Second Los Angeles Aqueducts, and for interior inspection and maintenance of the First and Second Los Angeles Aqueducts.

Sec. 11. The City Clerk shall certify to the passage of this Ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that the foregoing ordinance was introduced at the meeting of the Council of the City of Los Angeles SEP 24 2013, and was passed at its meeting of OCT 1 2013.

HOLLY L. WOLCOTT, Interim City Clerk


By   
Deputy

Approved 10/10/13

  
Mayor

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By   
JEAN-CLAUDE BERTET  
Deputy City Attorney

Date July 26, 2013

File No. 13-0813

EXHIBIT A

LEGAL DESCRIPTION FOR APN 2603-002-006 ("PARCEL 6")  
REFERENCE LOS ANGELES DEPARTMENT OF WATER AND POWER  
RIGHT-OF-WAY NO. 13315-9 & REAL ESTATE FILE NO. W-85294

BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS LEGAL DESCRIPTION IS THE SOUTHERLY LINE OF THAT CERTAIN 50-FOOT-WIDE STRIP OF LAND IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, HAVING A BEARING OF SOUTH 60° 42' 32" EAST, AS DESCRIBED IN "PARCEL NO. 52" OF DEED TO SAID CITY RECORDED DECEMBER 30, 1970, AS INSTRUMENT NO. 46 IN BOOK D4929, PAGE 135, OF OFFICIAL RECORDS, IN THE OFFICE OF COUNTY RECORDER, OF SAID COUNTY.

THAT PORTION OF THE MACLAY RANCHO EX-MISSION DE SAN FERNANDO, IN SAID CITY, AS SHOWN ON MAP RECORDED IN BOOK 37, PAGES 5 THROUGH 16, INCLUSIVE, OF MISCELLANEOUS RECORDS, IN SAID COUNTY RECORDER'S OFFICE, AS DESCRIBED IN DEED RECORDED IN BOOK 1291, PAGE 198, OF DEEDS, IN SAID COUNTY RECORDER'S OFFICE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY LINE OF SIERRA HIGHWAY, 100 FEET WIDE, AS DESCRIBED IN "PARCEL 1" OF DEED TO THE STATE OF CALIFORNIA RECORDED NOVEMBER 5, 1956, AS INSTRUMENT NO. 1677 IN BOOK 52780, PAGE 1, OF SAID OFFICIAL RECORDS, WITH THE SOUTHWESTERLY LINE OF SAID "PARCEL 52" HAVING A BEARING OF SOUTH 60° 42' 32" EAST, SAID POINT OF BEGINNING ALSO SHOWN AS "P.O.B. PARCEL 2" ON "EXHIBIT 'B'" PAGE 3 OF 4 OF GRANT DEED TO THE CITY OF SANTA CLARITA RECORDED OCTOBER 29, 2010, AS INSTRUMENT NO. 2010-1552982, OF SAID OFFICIAL RECORDS; THENCE ALONG SAID SOUTHWESTERLY LINE THROUGH THE FOLLOWING 4 COURSES:

1. SOUTH 60° 42' 32" EAST, 86.76 FEET; THENCE
2. SOUTH 05° 31' 11" WEST, 281.90 FEET; THENCE
3. SOUTH 66° 32' 16" EAST, 211.44 FEET; THENCE
4. SOUTH 46° 16' 51" EAST, 346.76 FEET TO THE NORTHWESTERLY LINE OF THE LAND SHOWN ON SAID "EXHIBIT 'B'" PAGE 3 OF 4 IN SAID INSTRUMENT NO. 2010-1552982; THENCE ALONG SAID NORTHWESTERLY LINE THROUGH THE FOLLOWING 3 COURSES:
  5. NORTH 81° 11' 33" WEST, 385.08 FEET; THENCE
  6. SOUTH 19° 41' 32" WEST, 290.82 FEET; THENCE
  7. SOUTH 51° 27' 59" WEST, 109.79 FEET TO THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE HAVING A BEARING AND DISTANCE OF SOUTH 46° 43' 13" EAST, 147.31 FEET, AS DESCRIBED IN SAID INSTRUMENT NO. 1677, FOR THE PURPOSES OF THIS LEGAL DESCRIPTION, SAID LINE HAVING A BEARING OF SOUTH 46° 43' 13" EAST SHALL BE ROTATED 0° 06' 03" CLOCKWISE TO BE SOUTH 46° 37' 10" EAST; THENCE ALONG SAID EASTERLY LINE OF "PARCEL 1"

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8. NORTH  $46^{\circ} 37' 10''$  WEST, 147.31 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHWESTERLY PROLONGATION OF THE EASTERLY LINE OF THE "ORIGINAL COUNTY ROAD, 60 FEET WIDE" HAVING A BEARING OF SOUTH  $21^{\circ} 12' 51''$  WEST, AS DESCRIBED IN SAID "PARCEL 1", FOR THE PURPOSES OF THIS LEGAL DESCRIPTION, SAID LINE HAVING A BEARING OF SOUTH  $21^{\circ} 12' 51''$  WEST SHALL BE ROTATED  $0^{\circ} 06' 03''$  CLOCKWISE TO BE SOUTH  $21^{\circ} 18' 54''$  WEST; THENCE ALONG SAID SOUTHWESTERLY PROLONGATION

9. NORTH  $21^{\circ} 18' 54''$  EAST, 272.29 FEET TO A POINT ON THE EASTERLY LINE OF SAID COUNTY ROAD; THENCE CONTINUING ALONG SAID EASTERLY LINE

10. NORTH  $21^{\circ} 18' 54''$  EAST, 212.72 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 507.68 FEET, SAID CURVE ALSO BEING THE EASTERLY LINE OF SAID COUNTY ROAD; THENCE

11. NORTHERLY ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF  $40^{\circ} 56' 58''$ , AN ARC DISTANCE OF 362.84 FEET TO A POINT OF THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 850.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH  $82^{\circ} 35' 52''$  EAST, SAID CURVE ALSO BEING THE EASTERLY LINE OF SAID SIERRA HIGHWAY; THENCE

12. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $01^{\circ} 29' 49''$ , AN ARC DISTANCE OF 22.21 FEET TO SAID POINT OF BEGINNING.

PURSUANT TO CERTIFICATE OF COMPLIANCE NO. AA-2010-2769-COC, SHOWN AS PARCEL 2, RECORDED DECEMBER 10, 2010, AS INSTRUMENT NO. 2010-1831077, OF SAID OFFICIAL RECORDS.

EXCEPT THEREFROM ANY AND ALL TRANSFERABLE DEVELOPMENT RIGHTS (AS DEFINED, FROM TIME TO TIME, IN THE APPLICABLE ORDINANCES OF THE COUNTY OF LOS ANGELES), INCLUDING, WITHOUT LIMITATION, RIGHTS TO TRANSFER OR TO AVERAGE RESIDENTIAL DENSITY, WHICH PERTAIN TO OR DERIVE FROM THE PROPERTY (TDRS") AND WHICH ARE IN EXISTENCE AND ALSO EXCEPT (A) ALL OIL, GAS AND OTHER HYDROCARBONS; NON-HYDROCARBON GASES OR GASEOUS SUBSTANCES; ALL OTHER MINERALS OF WHATSOEVER NATURE, WITHOUT REGARD TO SIMILARITY TO THE ABOVE-MENTIONED SUBSTANCES; AND ALL SUBSTANCES THAT MAY BE PRODUCED THEREWITH FROM THE PROPERTY; (B) ALL GEOTHERMAL RESOURCES, EMBRACING INDIGENOUS STEAM, HOT WATER AND HOT BRINES; STEAM AND OTHER GASES, HOT WATER AND HOT BRINES RESULTING FROM WATER, GAS OR OTHER FLUIDS ARTIFICIALLY INTRODUCED INTO SUBSURFACE FORMATIONS; HEAT OR THE ASSOCIATED ENERGY FOUND BENEATH THE SURFACE OF THE EARTH; AND BY-PRODUCTS OF ANY OF THE FOREGOING SUCH AS MINERALS (EXCLUSIVE OF OIL OR HYDROCARBON GAS THAT CAN BE SEPARATELY PRODUCED) WHICH ARE FOUND IN SOLUTION OR ASSOCIATION WITH OR DERIVED FROM ANY OF THE FOREGOING, BUT NOT INCLUDING METHANE GAS RECOVERED FROM THE LANDFILL OPERATION ON THE PROPERTY OR ANY OTHER MINERAL RECOVERY WHICH RESULTS FROM THE LANDFILL OPERATION AS DISTINGUISHED FROM NATURAL RESOURCES LOCATED ON THE PROPERTY; AND (C) THE SOLE AND EXCLUSIVE RIGHT FROM TIME TO TIME TO BORE OR DRILL AND MAINTAIN WELLS AND OTHER WORKS INTO AND THROUGH THE PROPERTY AND ADJOINING STREETS, ROADS, AND HIGHWAYS BELOW A DEPTH OF FIVE HUNDRED (500) FEET BELOW THE SURFACE THEREOF ON THE DATE OF RECORDATION OF THIS GRANT DEED FOR THE PURPOSE OF EXPLORING FOR AND PRODUCING ENERGY

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RESOURCE; THE RIGHT TO PRODUCE, INJECT, STORE AND REMOVE FROM AND THROUGH SAID BORES, WELLS OR WORKS, OIL, GAS, WATER, AND OTHER SUBSTANCES OF WHATEVER NATURE; AND THE RIGHT TO PERFORM BELOW SAID DEPTH ANY AND ALL OPERATIONS DEEMED BY CHEVRON NECESSARY OR CONVENIENT FOR THE EXERCISE OF SUCH RIGHTS. THE RIGHTS EXCEPTED AND RESERVED IN THIS PARAGRAPH DO NOT INCLUDE AND DO NOT EXCEPT OR RESERVE TO CHEVRON ANY RIGHT OF CHEVRON TO USE THE SURFACE OF THE PROPERTY OR THE FIRST FIVE HUNDRED (500) BELOW SAID SURFACE OR TO CONDUCT ANY OPERATIONS THEREON OR THEREIN, AS EXCEPTED AND RESERVED BY CHEVRON U.S.A., INC., IN THAT CERTAIN DEED RECORDED AUGUST 14, 1992, AS INSTRUMENT NO. 92-1522904, OF SAID OFFICIAL RECORDS.

THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF APPROXIMATELY 3.73 ACRES.

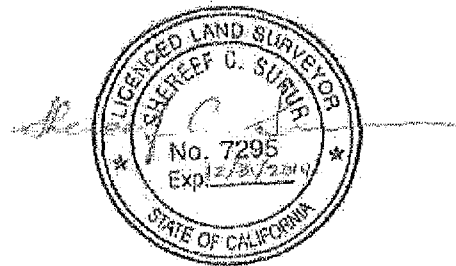


EXHIBIT B

LEGAL DESCRIPTION FOR APN 2603-002-007 ("PARCEL 7")  
REFERENCE LOS ANGELES DEPARTMENT OF WATER AND POWER  
RIGHT-OF-WAY NO. 13315-9 & REAL ESTATE FILE NO. W-85294

BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS LEGAL DESCRIPTION IS THE NORTHEASTERLY LINE OF THE CERTAIN PARCEL OF LAND TITLED "EXCEPTION PARCEL 1" HAVING A BEARING OF SOUTH 53° 55' 11" EAST, AS DESCRIBED IN GRANT DEED TO THE CITY OF SANTA CLARITA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED OCTOBER 29, 2010, AS INSTRUMENT NO. 2010-1552982, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER, OF SAID COUNTY.

THAT PORTION OF SAID MACLAY RANCHO EX-MISSION DE SAN FERNANDO, IN THE CITY OF LOS ANGELES, IN SAID COUNTY, AS SHOWN ON MAP RECORDED IN BOOK 37, PAGES 5 THROUGH 16, INCLUSIVE, OF MISCELLANEOUS RECORDS, OF SAID COUNTY RECORDER'S OFFICE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE NORTHWESTERLY TERMINUS OF SAID NORTHEASTERLY LINE SHOWN AS "S.F. COR. #15" ON "EXHIBIT 'B'", PAGE 3 OF 4 OF SAID INSTRUMENT NO. 2010-1552982, SAID POINT OF BEGINNING ALSO SHOWN AS "POST SF 15" OF RANCHO EX-MISSION DE SAN FERNANDO, AS SHOWN ON MAP RECORDED IN BOOK 1, PAGES 605 AND 606, OF PATENTS, IN SAID COUNTY RECORDER'S OFFICE; THENCE

1. ALONG SAID NORTHEASTERLY LINE SOUTH 53° 55' 11" EAST, 532.36 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY LINE OF LOT 1 OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, IN SAID COUNTY, AS SHOWN ON THE OFFICIAL PLAT APPROVED JANUARY 14, 1875, AND FILED IN THE U.S. SURVEYOR GENERAL'S OFFICE OF SAID STATE; THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE

2. SOUTH 53° 55' 11" EAST, 558.81 FEET; THENCE LEAVING SAID NORTHEASTERLY LINE

3. SOUTH 36° 04' 49" WEST, 119.64 FEET; THENCE

4. SOUTH 15° 51' 20" EAST, 116.75 FEET; THENCE

5. SOUTH 68° 34' 09" WEST, 171.13 FEET; THENCE

6. SOUTH 36° 04' 49" WEST, 50.00 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THAT CERTAIN 50-FOOT-WIDE STRIP OF LAND IN SAID CITY HAVING A BEARING OF NORTH 46° 16' 51" WEST, AS DESCRIBED IN "PARCEL NO. 52" OF DEED TO SAID CITY OF LOS ANGELES RECORDED DECEMBER 30, 1970, AS INSTRUMENT NO. 46 IN BOOK D4929, PAGE 135, OF SAID OFFICIAL RECORDS; THENCE ALONG LAST SAID LAST-MENTIONED NORTHEASTERLY LINE THROUGH THE FOLLOWING 4 COURSES:

7. NORTH 46° 16' 51" WEST, 427.34 FEET; THENCE

8. NORTH 66° 32' 16" WEST, 184.00 FEET; THENCE

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9. NORTH 5° 31' 11" EAST, 278.14 FEET; THENCE

10. NORTH 60° 42' 32" WEST, 155.16 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 855.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 76° 58' 53" EAST, SAID CURVE ALSO BEING THE EASTERLY LINE OF SIERRA HIGHWAY, AS DESCRIBED IN "PARCEL 2" OF DEED TO THE STATE OF CALIFORNIA RECORDED NOVEMBER 5, 1956, AS INSTRUMENT NO. 1677 IN BOOK 52780, PAGE 1, OF SAID OFFICIAL RECORDS; THENCE

11. NORTHERLY ALONG SAID CURVE AND ALONG SAID EASTERLY LINE OF SIERRA HIGHWAY THROUGH A CENTRAL ANGLE OF 13° 03' 53"; AN ARC DISTANCE OF 194.96 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE OF SIERRA HIGHWAY AND RADIAL FROM SAID CURVE

12. SOUTH 63° 55' 00" WEST, 5.00 FEET TO A POINT OF THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 850.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 63° 55' 00" EAST; THENCE

13. CONTINUING ALONG SAID EASTERLY LINE OF SIERRA HIGHWAY AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 37' 58", AN ARC DISTANCE OF 39.06 FEET TO A POINT LYING ON THE NORTHWESTERLY LINE OF SAID MACLAY RANCHO HAVING A BEARING OF SOUTH 47° 50' 30" WEST, AS SHOWN ON SAID "EXHIBIT 'B'"; THENCE ALONG SAID NORTHWESTERLY LINE

14. NORTH 47° 50' 30" EAST, 25.91 FEET TO SAID POINT OF BEGINNING.

PURSUANT TO CERTIFICATE OF COMPLIANCE NO. AA-2010-2769-COC, SHOWN AS PARCEL 1, RECORDED DECEMBER 10, 2010, AS INSTRUMENT NO. 2010-1831077, OF SAID OFFICIAL RECORDS.

EXCEPT THEREFROM ANY AND ALL TRANSFERABLE DEVELOPMENT RIGHTS (AS DEFINED, FROM TIME TO TIME, IN THE APPLICABLE ORDINANCES OF THE COUNTY OF LOS ANGELES), INCLUDING, WITHOUT LIMITATION, RIGHTS TO TRANSFER OR TO AVERAGE RESIDENTIAL DENSITY, WHICH PERTAIN TO OR DERIVE FROM THE PROPERTY (TDRS") AND WHICH ARE IN EXISTENCE AND ALSO EXCEPT (A) ALL OIL, GAS AND OTHER HYDROCARBONS; NON-HYDROCARBON GASES OR GASEOUS SUBSTANCES; ALL OTHER MINERALS OF WHATSOEVER NATURE, WITHOUT REGARD TO SIMILARITY TO THE ABOVE-MENTIONED SUBSTANCES; AND ALL SUBSTANCES THAT MAY BE PRODUCED THEREWITH FROM THE PROPERTY; (B) ALL GEOTHERMAL RESOURCES, EMBRACING INDIGENOUS STEAM, HOT WATER AND HOT BRINES; STEAM AND OTHER GASES, HOT WATER AND HOT BRINES RESULTING FROM WATER, GAS OR OTHER FLUIDS ARTIFICIALLY INTRODUCED INTO SUBSURFACE FORMATIONS; HEAT OR THE ASSOCIATED ENERGY FOUND BENEATH THE SURFACE OF THE EARTH; AND BY-PRODUCTS OF ANY OF THE FOREGOING SUCH AS MINERALS (EXCLUSIVE OF OIL OR HYDROCARBON GAS THAT CAN BE SEPARATELY PRODUCED) WHICH ARE FOUND IN SOLUTION OR ASSOCIATION WITH OR DERIVED FROM ANY OF THE FOREGOING, BUT NOT INCLUDING METHANE GAS RECOVERED FROM THE LANDFILL OPERATION ON THE PROPERTY OR ANY OTHER MINERAL RECOVERY WHICH RESULTS FROM THE LANDFILL

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OPERATION AS DISTINGUISHED FROM NATURAL RESOURCES LOCATED ON THE PROPERTY; AND (C) THE SOLE AND EXCLUSIVE RIGHT FROM TIME TO TIME TO BORE OR DRILL AND MAINTAIN WELLS AND OTHER WORKS INTO AND THROUGH THE PROPERTY AND ADJOINING STREETS, ROADS, AND HIGHWAYS BELOW A DEPTH OF FIVE HUNDRED (500) FEET BELOW THE SURFACE THEREOF ON THE DATE OF RECORDATION OF THIS GRANT DEED FOR THE PURPOSE OF EXPLORING FOR AND PRODUCING ENERGY RESOURCE; THE RIGHT TO PRODUCE, INJECT, STORE AND REMOVE FROM AND THROUGH SAID BORES, WELLS OR WORKS, OIL, GAS, WATER, AND OTHER SUBSTANCES OF WHATEVER NATURE; AND THE RIGHT TO PERFORM BELOW SAID DEPTH ANY AND ALL OPERATIONS DEEMED BY CHEVRON NECESSARY OR CONVENIENT FOR THE EXERCISE OF SUCH RIGHTS. THE RIGHTS EXCEPTED AND RESERVED IN THIS PARAGRAPH DO NOT INCLUDE AND DO NOT EXCEPT OR RESERVE TO CHEVRON ANY RIGHT OF CHEVRON TO USE THE SURFACE OF THE PROPERTY OR THE FIRST FIVE HUNDRED (500) BELOW SAID SURFACE OR TO CONDUCT ANY OPERATIONS THEREON OR THEREIN, AS EXCEPTED AND RESERVED BY CHEVRON U.S.A., INC., IN THAT CERTAIN DEED RECORDED AUGUST 14, 1992, AS INSTRUMENT NO. 92-1522904, OF SAID OFFICIAL RECORDS.

THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF APPROXIMATELY 6.80 ACRES.

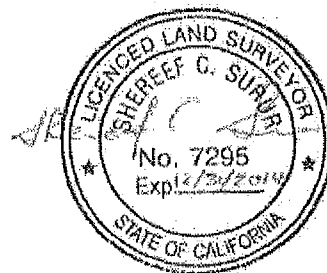
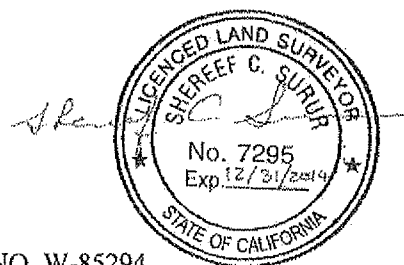


EXHIBIT C & D

LEGAL DESCRIPTION INCLUDES APNS

2581-001-009 ("PARCEL 9") & 2581-001-010 ("PARCEL 10")

REFERENCE LADWP RIGHT-OF-WAY NO. 13315-9 & REAL ESTATE FILE NO. W-85294



BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS LEGAL DESCRIPTION IS THE NORTH LINE OF LOT 1 OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, HAVING A BEARING OF NORTH 89° 45' 56" WEST, AS DESCRIBED IN QUITCLAIM DEED TO "INDIAN RIDGE LLC" RECORDED APRIL 3, 2006, AS INSTRUMENT NO. 06 0709507, OF OFFICIAL RECORDS, IN THE OFFICE OF COUNTY RECORDER, OF SAID COUNTY, SAID LINE HAVING A BEARING OF NORTH 89° 45' 56" WEST ALSO SHOWN AS "WEST" ON THE OFFICIAL PLAT OF SAID LAND SURVEYED DECEMBER 20, 1875 AND FILED IN THE U.S. SURVEYOR GENERAL'S OFFICE OF SAID STATE.

THAT CERTAIN PORTION OF SAID LOT 1, AS DESCRIBED IN SAID INSTRUMENT NO. 06 0709507, BOUNDED AND DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID SECTION 24; THENCE ALONG SAID NORTH LINE OF SAID SECTION 24 NORTH 89° 45' 56" WEST, 1,190.76 FEET TO THE MOST NORTHERLY NORTHEASTERLY CORNER OF LAND DESCRIBED AS "PARCEL 1A (AMENDED)" IN THE FINAL ORDER OF CONDEMNATION ENTERED IN LOS ANGELES COUNTY SUPERIOR COURT CASE NO. 921651, A CERTIFIED COPY OF WHICH BEING RECORDED AS INSTRUMENT NO. 3546 ON OCTOBER 12, 1972 IN BOOK D5633, PAGE 156 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE EASTERLY AND NORTHEASTERLY LINES OF SAID "PARCEL 1A (AMENDED)" SOUTH 34° 33' 42" WEST, 34.77 FEET; THENCE SOUTH 20° 04' 28" EAST, 74.88 FEET; THENCE SOUTH 41° 41' 19" EAST, 184.77 FEET; THENCE SOUTH 22° 35' 01" EAST, 75.51 FEET; THENCE SOUTH 43° 02' 14" EAST, 175.44 FEET; THENCE SOUTH 23° 34' 19" EAST, 194.57 FEET; THENCE SOUTH 59° 01' 15" WEST, 129.00 FEET; THENCE SOUTH 10° 23' 51" EAST, 64.67 FEET TO A POINT IN COURSE NO. 15 OF THE EXTERIOR BOUNDARIES OF THE EX-MISSION DE SAN FERNANDO, AS SHOWN ON MAP RECORDED IN BOOK 1, PAGE 605, OF PATENTS, IN SAID COUNTY RECORDER'S OFFICE, DISTANT THEREON ALONG SAID COURSE NO. 15, SOUTH 47° 49' 48" WEST, 664.25 FEET FROM CORNER NO. 15 OF SAID EX-MISSION DE SAN FERNANDO; THENCE ALONG SAID COURSE NO. 15, NORTH 47° 49' 48" EAST, 664.25 FEET TO SAID CORNER NO. 15; THENCE CONTINUING ALONG THE EXTERIOR BOUNDARY OF SAID EX-MISSION DE SAN FERNANDO SOUTHEASTERLY TO THE EAST LINE OF SAID SECTION 24; THENCE NORTHERLY ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION THEREOF LYING WESTERLY OF THE EASTERLY LINE OF A 60-FOOT-WIDE ROAD, AS CONVEYED TO THE COUNTY OF LOS ANGELES BY DEED RECORDED IN BOOK 3939, PAGE 83, OF DEEDS, OF SAID COUNTY RECORDER'S OFFICE, SAID ROAD ALSO SHOWN AS "SIERRA HWY" ON THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) APPRAISAL MAP "STATE OF CALIFORNIA TRANSPORTATION AGENCY, DEPARTMENT OF PUBLIC WORKS, DIVISION OF HIGHWAYS, APPRAISAL MAP NO. F-1055-1, SHT. 2 OF 9", DATED JANUARY 10, 1966, FILED IN CALTRANS' RIGHT-OF-WAY OFFICE IN THE CITY OF LOS ANGELES, OF SAID COUNTY.

THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF APPROXIMATELY 5.74 ACRES.

PREPARED BY  
WATER SYSTEM  
RIGHT-OF-WAY ENGINEERING TEAM

EXHIBIT E & F

LEGAL DESCRIPTION INCLUDES APNS  
2581-001-042 ("PARCEL 42") & 2581-001-043 ("PARCEL 43")  
REFERENCE LOS ANGELES DEPARTMENT OF WATER AND POWER  
RIGHT-OF-WAY NO. 13315-9 & REAL ESTATE FILE NO. W-85294

BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS LEGAL DESCRIPTION IS THE WESTERLY LINE OF LOT 1 OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, HAVING A BEARING OF NORTH 01° 05' 44" EAST, AS DESCRIBED IN THAT CERTAIN PARCEL OF LAND TITLED "EXCEPTION PARCEL 6" OF GRANT DEED TO THE CITY OF SANTA CLARITA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA RECORDED OCTOBER 29, 2010, AS INSTRUMENT NO. 2010-1552982, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER, OF SAID COUNTY.

THOSE PORTIONS OF LOT 4 OF SECTION 18 AND SAID LOT 1 OF SECTION 19, BOTH IN SAID TOWNSHIP 3 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON THE OFFICIAL PLAT APPROVED JANUARY 14, 1875, AND FILED IN THE U.S. SURVEYOR GENERAL'S OFFICE OF SAID STATE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERLY LINE OF SAID LOT 1 WITH THE NORTHEASTERLY LINE OF THE MACLAY RANCHO EX-MISSION DE SAN FERNANDO, AS SHOWN ON MAP RECORDED IN BOOK 37, PAGES 5 THROUGH 16, INCLUSIVE, OF MISCELLANEOUS RECORDS, OF SAID COUNTY RECORDER'S OFFICE, SAID POINT OF BEGINNING ALSO SHOWN AS "P.O.B. PARCEL 6" ON "EXHIBIT 'B'", PAGE 2 OF 4, OF SAID INSTRUMENT NO. 2010-1552982; THENCE ALONG SAID WESTERLY LINE

1. NORTH 01° 05' 44" EAST, 606.10 FEET TO THE NORTHWESTERLY CORNER OF SAID SECTION 19; THENCE ALONG THE WESTERLY LINE OF SAID LOT 4
2. NORTH 07° 00' 19" EAST, 833.02 FEET TO A COURSE OF THE LAND DESCRIBED IN SAID INSTRUMENT NO. 2010-1552982 HAVING A BEARING OF SOUTH 85° 14' 37" EAST; THENCE ALONG SAID COURSE
3. SOUTH 85° 14' 37" EAST, 444.00 FEET TO THE WESTERLY LINE OF SAID LAND HAVING A BEARING OF SOUTH 08° 14' 24" EAST; THENCE ALONG SAID WESTERLY LINE THROUGH THE FOLLOWING 10 COURSES:
  4. SOUTH 08° 14' 24" EAST, 507.00 FEET; THENCE
  5. SOUTH 08° 13' 09" WEST, 135.08 FEET; THENCE
  6. SOUTH 40° 56' 02" EAST, 81.82 FEET; THENCE
  7. SOUTH 28° 29' 45" WEST, 178.59 FEET; THENCE
  8. SOUTH 25° 48' 36" EAST, 238.85 FEET; THENCE
  9. SOUTH 53° 49' 07" WEST, 187.08 FEET; THENCE

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10. SOUTH 08° 13' 09" WEST, 290.33 FEET; THENCE

11. SOUTH 34° 02' 14" EAST, 135.58 FEET; THENCE

12. SOUTH 47° 57' 06" WEST, 142.63 FEET; THENCE

13. SOUTH 08° 13' 09" WEST, 50.68 FEET TO A POINT LYING ON SAID NORTHEASTERLY LINE OF MACLAY RANCHO HAVING A BEARING OF NORTH 53° 55' 11" WEST, DISTANT THEREON 558.81 FEET FROM THE POINT OF BEGINNING; THENCE ALONG SAID NORTHEASTERLY LINE

14. NORTH 53° 55' 11" WEST, 558.81 FEET TO SAID POINT OF BEGINNING.

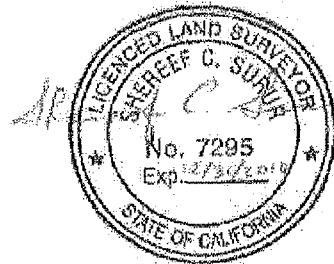
PURSUANT TO THE CORRECTION TO CERTIFICATE OF COMPLIANCE RCOC 2010 00165, SHOWN AS PARCEL 1, RECORDED DECEMBER 20, 2010, AS INSTRUMENT NO. 2010-1881609 OF SAID OFFICIAL RECORDS,

EXCEPT THEREFROM ANY AND ALL TRANSFERABLE DEVELOPMENT RIGHTS (AS DEFINED, FROM TIME TO TIME, IN THE APPLICABLE ORDINANCES OF THE COUNTY OF LOS ANGELES), INCLUDING, WITHOUT LIMITATION, RIGHTS TO TRANSFER OR TO AVERAGE RESIDENTIAL DENSITY, WHICH PERTAIN TO OR DERIVE FROM THE PROPERTY (TDRS") AND WHICH ARE IN EXISTENCE AND ALSO EXCEPT (A) ALL OIL, GAS AND OTHER HYDROCARBONS; NON-HYDROCARBON GASES OR GASEOUS SUBSTANCES; ALL OTHER MINERALS OF WHATSOEVER NATURE, WITHOUT REGARD TO SIMILARITY TO THE ABOVE-MENTIONED SUBSTANCES; AND ALL SUBSTANCES THAT MAY BE PRODUCED THEREWITH FROM THE PROPERTY; (B) ALL GEOTHERMAL RESOURCES, EMBRACING INDIGENOUS STEAM, HOT WATER AND HOT BRINES; STEAM AND OTHER GASES, HOT WATER AND HOT BRINES RESULTING FROM WATER, GAS OR OTHER FLUIDS ARTIFICIALLY INTRODUCED INTO SUBSURFACE FORMATIONS; HEAT OR THE ASSOCIATED ENERGY FOUND BENEATH THE SURFACE OF THE EARTH; AND BY-PRODUCTS OF ANY OF THE FOREGOING SUCH AS MINERALS (EXCLUSIVE OF OIL OR HYDROCARBON GAS THAT CAN BE SEPARATELY PRODUCED) WHICH ARE FOUND IN SOLUTION OR ASSOCIATION WITH OR DERIVED FROM ANY OF THE FOREGOING, BUT NOT INCLUDING METHANE GAS RECOVERED FROM THE LANDFILL OPERATION ON THE PROPERTY OR ANY OTHER MINERAL RECOVERY WHICH RESULTS FROM THE LANDFILL OPERATION AS DISTINGUISHED FROM NATURAL RESOURCES LOCATED ON THE PROPERTY; AND (C) THE SOLE AND EXCLUSIVE RIGHT FROM TIME TO TIME TO BORE OR DRILL AND MAINTAIN WELLS AND OTHER WORKS INTO AND THROUGH THE PROPERTY AND ADJOINING STREETS, ROADS, AND HIGHWAYS BELOW A DEPTH OF FIVE HUNDRED (500) FEET BELOW THE SURFACE THEREOF ON THE DATE OF RECORDATION OF THIS GRANT DEED FOR THE PURPOSE OF EXPLORING FOR AND PRODUCING ENERGY RESOURCE; THE RIGHT TO PRODUCE, INJECT, STORE AND REMOVE FROM AND THROUGH SAID BORES, WELLS OR WORKS, OIL, GAS, WATER, AND OTHER SUBSTANCES OF WHATEVER NATURE; AND THE RIGHT TO PERFORM BELOW SAID DEPTH ANY AND ALL OPERATIONS DEEMED BY CHEVRON NECESSARY OR CONVENIENT FOR THE EXERCISE OF SUCH RIGHTS. THE RIGHTS EXCEPTED AND RESERVED IN THIS PARAGRAPH DO NOT

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INCLUDE AND DO NOT EXCEPT OR RESERVE TO CHEVRON ANY RIGHT OF CHEVRON TO USE THE SURFACE OF THE PROPERTY OR THE FIRST FIVE HUNDRED (500) BELOW SAID SURFACE OR TO CONDUCT ANY OPERATIONS THEREON OR THEREIN, AS EXCEPTED AND RESERVED BY CHEVRON U.S.A., INC., IN THAT CERTAIN DEED RECORDED AUGUST 14, 1992, AS INSTRUMENT NO. 92-1522904, OF SAID OFFICIAL RECORDS.

THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF APPROXIMATELY 20.18 ACRES.







## DECLARATION OF POSTING ORDINANCE

I, MARIA VIZCARRA, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 182743 – Public interest and necessity require the acquisition and authorization to condemn, six parcels of real property to protect the City's First and Second Los Angeles Aqueducts; Assessor's Parcel Nos. 2581-001-042, 2581-001-043, 2581-001-009, 2581-001-010, 2603-002-006 and 2603-002-007 - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on October 1, 2013, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on October 11, 2013 I posted a true copy of said ordinance at each of the three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Copies of said ordinance were posted conspicuously beginning on October 11, 2013 and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this 11th day of October, 2013 at Los Angeles, California.

  
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Maria Vizcarra, Deputy City Clerk

Ordinance Effective Date: November 20, 2013

Council File No. 13-0813

Rev. (2/21/06)