

BOARD REPORT

NO. 23-050

DATE March 02, 2023

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: DOWNEY RECREATION CENTER - ALBION RIVERSIDE PARK PROJECT (PROJECT) – PROPERTY TRANSFER OF JURISDICTION AND CONTROL TO THE DEPARTMENT OF RECREATION AND PARKS FROM THE DEPARTMENT OF GENERAL SERVICES FOR PARK PURPOSES; CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 25 [TRANSFERS OF OWNERSHIP OF INTERESTS IN LAND IN ORDER TO PRESERVE OPEN SPACE] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTION 15325(f) OF CALIFORNIA CEQA GUIDELINES

B. Aguirre	_____		M. Rudnick	_____
H. Fujita	_____	<i>for</i>	*C. Santo Domingo	_____ <i>DF</i>
B. Jackson	_____		N. Williams	_____



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Adopt the Resolution attached hereto as Attachment 1 approving the non-financial transfer of six parcels of real property as legally described in the Notice of Transfer of Jurisdiction and Control attached hereto as Attachment 2 with the approximate street address of 1739 North Albion Street, Los Angeles, 90031, with Assessor Parcel Nos. 5477-027-906, 5477-027-907, 5477-027-908, 5477-027-909, 5477-027-910, and 5477-027-911, together being approximately six (6) acres (collectively, the "Property"), from the jurisdiction of the City of Los Angeles, Department of General Services (GSD) to the City of Los Angeles, Department of Recreation and Parks (RAP), and authorizing RAP staff to request the assistance of GSD to complete such transfer of jurisdiction and control, at no expense to RAP, subject to review and approval by the City Attorney as to form;
2. Direct the Board of Recreation and Parks Commissioners (Board) President and Secretary to accept and execute the "Notice of Transfer of Jurisdiction and Control" substantially in the form attached hereto as Attachment 2 effecting the transfer of the Property;
3. Declare that upon completion of the jurisdictional transfer and control, the Property is set apart and dedicated as park property in perpetuity, to be known until formally named as Albion Riverside Park;

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4. Determine that this project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 25 [Transfers of ownership of interests in land in order to preserve open space] of City CEQA Guidelines and Article 19, Section 15325(f) of California CEQA Guidelines and direct RAP staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk;
5. Authorize RAP's Chief Accounting Employee or designee to prepare a check to the Los Angeles County Clerk in the amount of \$75.00 for the purpose of filing a Notice of Exemption (NOE);
6. Authorize RAP staff to make technical corrections to carry out the intent of this Report.

SUMMARY

In October 2009, the City completed the project site land acquisition and assumed ownership of the Property site, which was to be the site of the Albion Dairy acquisition and park development project. The project would help the City meet water quality regulations related to its Municipal Stormwater Permit and Total Maximum Daily Loads (TMDLs) enacted by the Regional Water Quality Control Board, by reducing the pollutant loads to the Los Angeles River, including critical pollutants such as bacteria, heavy metals as well as oil & and grease, and other toxic substances

At its meeting held on August 13, 2010, The City Council adopted the action(s), under Council File (CF) No. 09-0571, relative to the Albion Dairy and Park demolition and remediation project. The Property was identified as a potential future park, and on June 1, 2016, the Board approved the final plans and specifications, for the Albion Riverside Park (PRJ20647) (W.O. #EW40060F) Project - Approval of Final Plans (Report No. 16-101) (Albion Project).

The Project consisted of the development of a new approximately six (6) acre park site as well as improvements to portions of the existing and adjacent Downey Recreational Center. The project development consists of a new small size synthetic athletic field, new sports field lighting, walking and bike path, new fitness equipment area with resilient surfacing, new children's play area with resilient surfacing, new parking lot with permeable parking spaces, installation of landscaping, reconfiguration of the existing Downey Recreational Center baseball field, renovation of the pedestrian pathway to the Downey Child Care Center, and reconfiguration of and improvements to the staff access road and parking lot to provide a buffer from the baseball field.

Department of Public Works (PW), Bureau of Engineering (BOE) staff has indicated to RAP staff that the Albion Project is now complete and is ready for transfer from PW through the Department of General Services (GSD) to RAP for park purposes. PW informed RAP that it has obtained a certificate of completion for the Albion Project and is now prepared for RAP to formally assume control of the site. On November 24, 2021, the City Council directed the Department of General Services (GSD) to process a non-financial transfer of jurisdiction of the Property to RAP, and the City Council requested the Board to consider and accept such transfer and to dedicate the Property as park property in perpetuity.

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There is an existing Cell tower lease that will also need to be assigned to RAP and that the Board will need to assume the conditions of the agreement between the owner/landlord (CITY) and the current lessee T-Mobile in order for RAP to receive the cell tower lease payments currently being received by PW. The lease is currently under control of PW and the lease payments for this cell tower are being made to PW on behalf of the City. RAP staff is working with GSD, PW, and City Attorney to determine how to effectuate the correct and proper transfer and acceptance of the cell tower lease. The City Attorney is reviewing the cell tower Lease for conformance with RAP's Cell Tower Policy. Once that is done, RAP staff will work with the City Attorney in drafting an assignment and assumption of lease agreement for RAP's Board approval as part of a future report addressing the assignment and assumption of the cell tower lease. Until such time that the assignment and assumption of the cell tower lease is approved by the Board, PW will continue to collect all lease payments associated with this cell tower. RAP will be requesting to PW that all such payments collected by PW be transferred to RAP.

As part of the Albion Project, RAP staff will need to assume the responsibility for the operation and maintenance of the landscaping and irrigation components of the Project site as part of the City of Los Angeles (City) \$500-million Proposition O clean water bond program (Proposition O) approved by voters in November 2004 to clean up pollution in the City's rivers, lakes, and beaches. Staff will be working on an agreement with PW Bureau of Sanitation addressing various responsibilities regarding maintenance of underground components necessary for the City to comply with water quality regulations related to its Municipal Stormwater Permit and Total Maximum Daily Loads (TMDLs) enacted by the Regional Water Quality Control Board. Once a final draft of such an agreement is prepared it will be provided to the RAP Board for its review and recommendation of approval.

RAP has been working on developing the Downey Recreation Center as part of the Albion Project which would add much needed recreational activities to an area of the City that is lacking in active recreation and park space. The surrounding community is a low-income area that is park deficient and would tremendously benefit from the additional open space park area. There will be no cost passed on to RAP for the acquisition/transfer of this site. The Office for Council District 1 has expressed its strong support for this new park development addition and its dedication as a park.

RAP staff continues to work with City Departments in addressing current and future needs for this park area. As part of ongoing State of California mandated sewer improvement projects, PW, Bureau of Engineering (BOE) will request access onto Downey Recreation Center and the Property. BOE will require access to perform exploratory work and emergency sewer repair for the areas known as North Outfall Sewer Unit 11, which runs through RAP park property in the areas identified above. BOE estimates that the work will take Two (2) Years to complete and is planning that the work will begin in the Spring of 2025 and continue through the Spring 2027. Once BOE provides more detailed information and RAP staff reviews all related requests for access and the required work has been reviewed and approved, RAP staff will return to the Board for approval of a right of entry permit to BOE and/or their contractor to work on RAP property.

Staff has inspected the Albion Project improvements and deemed them completed and satisfactory to RAP's requirements and PW/BOE has furnished RAP with all permits, drawings, operation and maintenance manuals, warranties and guarantees, and final as-built plan(s) for the

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Project. Upon approval of this Report, RAP will furnish PW/BOE with a Letter of Acceptance for the Project.

ENVIRONMENTAL HISTORY

Environmental due diligence in the form of a Phase I and II Environmental Site Assessments (ESAs) were performed for the Property in accordance with the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessment: Phase I Environmental Site Assessments (Standard Designation E 1527-05), the United States Environmental Protection Agency (US EPA) 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries (AAI), and the ASTM Standard Guide for Environmental Site Assessments: Phase II Environmental Site Assessment Process (Standard Designation E 1903-97). A Phase I ESA Report (completed May 7, 2009) and a Phase II ESA Report (completed May 20, 2009) are on file in RAP's Real Estate Division.

The Phase I ESA identified the Property as six parcels totaling approximately 6.2-acres. The Property was first developed as Anheuser-Busch Brewing in the 1910s (southern portion), by the 1920s the northern portion of the site was occupied by Western Pipe and Steel Company of California (a large manufacturing operation), later the southern portion was occupied by an ice cream manufacturer which grew to occupy the majority of the site by the 1950s. Later in the 1960s, Foremost Dairies took over the southern half of the Property, while the northern portion was occupied by various tenants (including a junk business and two automotive repair facilities, metal pipe manufacturer), until the mid-1980s. Ross acquired the northern portion of the site from North End Welding in the mid-1990s. The use of fuels and solvents on-site were deemed likely.

Historically, there were two 5,000-gallon diesel underground storage tanks (USTs), one 10,000-gallon and one 12,000-gallon gasoline USTs, which were removed in 1991. Upon excavation and removal of the USTs, hydrocarbon contamination was found, which lead to subsequent soil and groundwater investigations, and installation of three groundwater monitoring wells. In 1996, the Regional Water Quality Control Board issued a No Further Action (NFA) letter regarding the UST removal.

Most recently the Property was operated as a dairy product warehouse and distribution center operated by Swiss Dairy, which included storage building, maintenance garage, a truck fuel island. Swiss Dairy operations included minimal maintenance of their trucks and warehouse forklifts. The Phase I ESA consultant observed the following equipment and storage: one 20,000-gallon underground storage tank (UST), fuel dispenser, 1,000-gallon aboveground storage tank (AST) of food-grade lubricating soap, an in-ground hydraulic lift, an aboveground hydraulic day tank, drums and buckets of heavy oil, motor oil, used oil filters, used absorbent material, motor oil, brake fluid, and coolants. In addition, there were cylinders of compressed gases for welding and propane, a 300-gallon waste oil AST and one 150-gallon AST of new motor oil. The delivery trucks were hosed out daily in the western portion of the site where several drains lead to a two-stage clarifier. The findings of the Phase I ESA lead to a Phase II subsurface investigation in the areas of concern.

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The Phase II scope of work collected ten (10) soil vapor samples, 78 soil samples, one groundwater sample from one then-existing well. Elevated Total Recoverable Petroleum Hydrocarbons (TRPH) and lead were detected in five borings, therefore, it was recommended to perform shallow excavations (between 2-4 feet below ground surface) at these locations. The consultant also recommended an additional investigation regarding methane at the location of three soil vapor locations followed by implementation of a methane mitigation system if any structures are to be built. Groundwater was impacted by TRPH compounds, including naturally occurring crude oil. However, based on the no further action (NFA) granted previously in 1996, which cited the oil present beneath the site, no further action was recommended regarding groundwater.

Construction of the Albion Park project was reconceptualized after the completion of a Removal Action (documentation of the impacted soil excavation and removal activities) and the receipt of the NFA letter for the site. The updated project included the installation of four rainwater infiltration galleries to prevent and remove pollutants from regional waterways and the Pacific Ocean. The inclusion of the infiltrations galleries into the project scope required the excavation of soil to approximately 14 feet below ground surface (bgs) at each of those locations of the site, and the intent to regrade a significant portion of the site to include synthetic turf athletic fields and a bioswale along the western property boundary. Therefore, additional soil sampling and laboratory analysis for metals was conducted in April 2015 at the four proposed infiltration galleries. Concentrations of lead above 50 milligrams per kilogram (mg/kg) were identified in nine of 16 boring locations and cadmium was identified at concentrations above 1.7 mg/kg in four of the borings. A data review indicated the updated park construction project included portions of the former Albion Dairy site that were never investigated prior to the issuance of the LARWQCB's NFA letter, and that infiltration gallery excavations would be conducted at depths that were not investigated during remedial activities at the Albion Dairy site.

As a result, additional soil sampling was conducted to define the extent of metals-impacted soil and to verify only non-impacted soil that was within the limits of the Albion Dairy site Remedial Goals remained at the site. All confirmation soil samples following excavation and grading activities during the Albion Riverside Park construction project were verified to meet site Remedial Goals

Large quantities of soil were being characterized as state- and federally-regulated hazardous waste due to solubility and leachability concentrations of lead. The decision was made to segregate and separately stockpile excavated soil as non-impacted, non-hazardous waste, TPH-impacted non-hazardous waste, California hazardous waste, and RCRA (Federal) hazardous waste. Soil identified as hazardous waste was treated onsite using a solidification/stabilization using an ex-situ machine mixing process. The treated soil was subsequently transported off site for permitted disposal at the Waste Management Azusa Land Reclamation facility. Soil initially characterized as TPH-impacted non-hazardous waste was also transported to the Azusa Land Reclamation facility for permitted disposal.

On April 10, 2018, the 1,000-gallon waste oil UST was excavated and removed from the Property. The soil underlying the tank area had to be over-excavated based on the initial soil confirmation samples exceeding the City of Los Angeles Fire Department (LAFD) Maximum Allowable Levels

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(MAL) for Total Petroleum Hydrocarbon in the diesel (TPH-d) and oil (TPH-o) ranges. Approximately 368 tons of TPH-impacted soil was removed from the Property. LAFD issued a no further action letter once the vertical and lateral impact was defined, tank was removed, and contaminated soil was properly disposed.

Following the UST removal activities, the completion of excavation and regrading activities related to the infiltration gallery installations, and the construction of surface features at the Albion Riverside Park, the site is not expected to propose a significant health risk to City employees or park visitors. Any soil the employees or visitors come in direct contact with at the Park will have concentrations of chemicals of concern below the site Remedial Goals, which were previously developed using a conservative residential land use scenario. Human health risks were minimized due to the City of Los Angeles continuing to maintain the remedial objectives that were approved by the LARWQCB for the property in 2012.

ENVIRONMENTAL IMPACT

The City Council approved the Albion Riverside Park project on April 13, 2011 (Council File 09-0571) and, found that there is no substantial evidence that the Albion Dairy Demolition and Remediation and Albion Riverside Park Project would have a significant effect on the environment and adopted a Mitigated Negative Declaration (IS/MND). At the time the project did not include the transfer of property. Since the project was approved in 2011 and completed in January 2021, the acquisition constitutes an independent action that requires a determination pursuant to the California Environmental Quality Act (CEQA).

The proposed Board action included in this report consists of transfers of ownership of interests in land in order to preserve open space.

This site is not within a coastal, methane, or historic zone, so there is no reasonable possibility that the project may impact on an environmental resource of hazardous or critical concern or have a significant effect due to unusual circumstances. No other known projects would involve cumulatively significant impacts, and no future projects would result from the proposed project. As of December 16, 2021, the State Department of Toxic Substances Control (DTSC) (Envirostor at www.envirostor.dtsc.ca.gov) has listed the Project site with number T0603700787, closed in 1996 and as site T10000003600, closed in 2014. As previously discussed, City Council approved the site remediation on April 13, 2011 (Council File 09-0571) and adopted an IS/MND which found that, if appropriate mitigation measures were adopted, the project impact related to hazardous materials would be not significant. In addition, contaminated soil identified during construction was removed and appropriately disposed and an existing leaking underground tank was removed. LAFD issued a no further action letter once the vertical and lateral impact was defined, tank was removed, and contaminated soil was properly disposed. As a result of the remediation process, soil the employees or visitors of the park come in direct contact with will have concentrations of chemicals of concern below the site Remedial Goals, which were previously developed using a conservative residential land use scenario.

Furthermore, according to the Caltrans Scenic Highway Map there is no scenic highway located within the vicinity of the project or within the project site. Finally, although the project is located in

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proximity known historical resources, as specified in the IS/MND, the impacts related to the park projects have been addressed by the mitigation measures included in the IS/MND. The nature of the property transfer, on the other hand, does not cause and will not cause a substantial adverse change in the significance of a historical resource.

As such, staff recommends that the Board determine that it is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 25, of City CEQA Guidelines and to Article 19, Section 15325(f) of California CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk upon Board's approval.

This Project has the support from Council District 1. In addition, Branch Operations and the Superintendent for the Metro Region have been consulted and concur with staff's recommendations.

FISCAL IMPACT STATEMENT

This is a non-financial transfer of jurisdiction and there will be no cost to RAP for the acquisition and/or transfer of this Property. RAP staff is already maintaining Albion Riverside Park, so the maintenance of the Property can continue to be performed by current staff with no overall impact to existing maintenance services.

The costs for the design, development, and construction of the proposed park improvements were funded by funding sources other than the RAP's General Fund.

STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

Goal No. 1: Provide Safe and Accessible Parks

Outcome No. 1: Every Angelinos has walkable access to a park in their neighborhood

Result: Offer Affordable, Equitable, Healthy, Environmentally safe open space.

This Report was prepared by John Barraza, Management Analyst II of Real Estate and Asset Management Unit, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

- 1) Attachment No. 1 - Resolution No.
- 2) Attachment No. 2 - Notice of Transfer of Jurisdiction and Control

RESOLUTION NO. _____

WHEREAS, at its meeting held August 13, 2010, the City Council adopted the action(s), under Council File (CF) No. 09-0571, relative to the Albion Dairy and Park demolition and remediation project; and,

WHEREAS, on June 1, 2016, the Board of Recreation and Park Commissioners (Board) approved the final plans and specifications for the Albion Riverside Park (PRJ20647) (W.O. #EW40060F) project (Albion Project) (Report No. 16-101), which consisted of the development of the a new six (6) acre site as well as improvements to portions of the existing Downey Recreational Center; and,

WHEREAS, the Project development consists of a new small size synthetic athletic field, new sports field lighting, walking and bike path, new fitness equipment area with resilient surfacing, new children's play area with resilient surfacing, new parking lot with permeable parking spaces, install landscaping, reconfiguration of the existing Downey Recreational Center baseball field, renovation of the pedestrian pathway to the Downey Child Care Center, and reconfiguration and improvements to the staff access road and parking lot to provide a buffer from the baseball field; and,

WHEREAS, PW/BOE has informed RAP that it has obtained a certificate of completion for the Project; and,

WHEREAS, on November 24, 2021 (CF#21-1256), the City Council directed the non-financial transfer of six parcels of real property as legally described in the Notice of Transfer of Jurisdiction and Control attached as Attachment 2 to the Board Report to which this Resolution is attached, with the approximate street address of 1739 North Albion Street, Los Angeles, 90031, and with Assessor Parcel Nos. 5477-027-906, 5477-027-907, 5477-027-908, 5477-027-909, 5477-027-910, and 5477-027-911, together being approximately 6 acres (collectively, the "Property"), from the jurisdiction of the City of Los Angeles, Department of General Services (GSD) to the City of Los Angeles, Department of Recreation and Parks (RAP), and authorizing RAP staff to request the assistance of GSD to complete such transfer of jurisdiction and control, at no expense to RAP, subject to review and approval by the City Attorney as to form; and

WHEREAS, on November 24, 2021 (CF#21-1256), the City Council requested the Board to consider and accept the transfer of the Property and dedicate the Property as park property in perpetuity.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Charter Section 594(a), the Board approve the non-financial transfer of the Property from the jurisdiction of GSD to RAP and authorize RAP staff to request the assistance of GSD to complete such transfer of jurisdiction and control, at no expense to RAP, subject to review and approval by the City Attorney as to form; and,

BE IT FURTHER RESOLVED, that the Board President and Secretary is authorized to accept and execute the "Notice of Transfer of Jurisdiction and Control" substantially in the form attached

as Attachment 2 to the Board Report to which this Resolution is attached, effecting the transfer of the Property; and,

BE IT FURTHER RESOLVED, that upon completion of the jurisdictional transfer and control mentioned above, the Property is set apart and dedicated as park property in perpetuity, to be known until formally named as Albion Riverside Park.

I HEREBY CERTIFY that the foregoing is a full, true and correct copy of a Resolution adopted by the Board of Recreation and Park Commissioners of the City of Los Angeles at its meeting held on _____, 20____ (Report No. _____).

Takisha Sardin, Board Secretary

Resolution No. _____

RECORDING REQUESTED BY:

City of Los Angeles

**WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:**

CITY OF LOS ANGELES
DEPT. OF RECREATION & PARKS
221 N. FIGUEROA STREET, 1ST FLOOR
LOS ANGELES CA 90012
ATTN: DARRYL FORD

Notice of Transfer of Jurisdiction and Control

This document is exempt from Documentary Transfer Tax pursuant to Section 11922 of the Revenue and Taxation Code and is being recorded pursuant to Section 6103 of the California Government Code Section 27383. (None)

City of Los Angeles, a municipal corporation, for the benefit of its Department of General Services (Transferor).

hereby Transfer Jurisdiction and Control to:

City of Los Angeles, a municipal corporation, acting by and through its Board of Recreation and Park Commissioners (Transferee)

the following described real property in the County of Los Angeles, State of California (Assessor's Parcel No. 5447-027-906, 5447-027-907, 5447-027-908, 5447-027-909, 5447-027-910, and 5447-027-911).

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to the following conditions:

- A) The property is transferred "as is" without warranty or guarantee, either express or implied, as to zoning requirements, the ground location of property lines, the existence of easements or encroachments, if any, or the condition of the property.
- B) Liens for taxes and assessments then current and unpaid, if any, and to all easements, rights of way, encroachments, covenants, conditions, restrictions, reservations, and to all other matters of record.
- C) Any rights of way or encroachments which may be apparent during visual inspection of the subject property.

Said land shall be set apart and dedicated as park property or open space in perpetuity, to be known until formally named as Albion Riverside Park.

This Notice of Transfer of Jurisdiction and Control is made in accordance with the provisions of Council File No. 21-1256 of the City of Los Angeles.

In witness whereof, City of Los Angeles, a municipal corporation, by its City Council, has caused this Transfer of Jurisdiction and Control to be executed on its behalf, by its Mayor, and its corporate seal to be thereto affixed by its City Clerk, this _____ day of _____, 2023.

The City of Los Angeles, a municipal corporation

By: _____

Attest:
Holly L. Wolcott, City Clerk

Karen Bass, Mayor

By: _____

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 document.

STATE OF CALIFORNIA }
COUNTY OF _____ }

On _____, before me, _____, a 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: _____ (Seal)

The City of Los Angeles,
for the benefits of its Department
of General Services

JOB TITLE: 1739 N. Albion Street.
APN: 5447-027-906, 907, 908, 909, 910 & 911.
Cadastral Map No. 136-5A219-15, 26, 44, 46, 59,
105.

To

CITY OF LOS ANGELES, acting by and
Through its Board of Recreation and Park
Commissioners

Notice of Transfer of Jurisdiction and Control

Date: _____, 2023

Approved as to Authority _____, 2023

By: _____
Tony M. Royster, Authorized Officer

CERTIFICATE OF ACCEPTANCE

This is to certify that the jurisdiction and control
Transferred by this Notice of Transfer of Jurisdiction
and Control is hereby accepted by its Board Officer
and Recreation and Park Commissioners Under
the authority of the information, Technology and
General Services Committee Report (Council File
No. 21-1256) Adopted by City Council on or about
October 29, 2021 and the Transferee consents to the
Recordation thereof by its duly authorized officer.

Approved as to Authority _____,2023

By: _____
Kenneth Stanberry, Authorized Officer

Date _____, 2023

Approved as to description _____,2023

By: _____
Louie N. Padua, Authorized Officer

By: _____
Board Secretary

Approved as to Form _____,2023

Hydee Feldstein Soto, City Attorney

By: _____
Board President

By: _____
,Deputy City Attorney

City of Los Angeles, Acting by and
through its Board of Recreation and
Park Commissioners.

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EXHIBIT "A"

PARCEL 1:

ALL THAT PORTION OF LOT 1 OF TRACT NO. 13256, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 312 PAGE 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING EASTERLY OF A LINE WHICH IS PARALLEL WITH AND DISTANT 40 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY PROLONGATION OF THE CENTER LINE OF NORTH MAIN STREET, 80 FEET IN WIDTH, DISTANT THEREON NORTH 72 DEGREES 56 MINUTES 05 SECONDS WEST 27.38 FEET FROM IT'S INTERSECTION WITH THE CENTER LINE OF ALBION STREET, 60 FEET IN WIDTH, AS SAID CENTERLINES ARE SHOWN ON MAP OF TRACT 10706, RECORDED IN BOOK 183 PAGE 27 OF MAPS; THENCE FROM SAID POINT OF BEGINNING, NORTH 02 DEGREES 48 MINUTES 38 SECONDS EAST 909.16 FEET; THENCE NORTH 12 DEGREES 59 MINUTES 55 SECONDS WEST 555.71 FEET TO A POINT IN A LINE WHICH IS PARALLEL WITH AND DISTANT WESTERLY 7.62 FEET, MEASURED AT RIGHT ANGLES, FROM THE EASTERLY LINE OF THE OFFICIAL BEDS OF THE LOS ANGELES RIVER, 300 FEET IN WIDTH, THEN ALONG SAID PARALLEL LINE, NORTH 09 DEGREES 12 MINUTES 33 SECONDS WEST 197.12 FEET TO ITS POINT OF INTERSECTION WITH THE CENTER LINE OF NORTH BROADWAY, 82.50 FEET IN WIDTH, AS SAID CENTER LINE IS SHOWN IN LOS ANGELES CITY ENGINEERS FILED BOOK 14011 PAGE 37; THENCE CONTINUING ALONG SAID PARALLEL LINE, NORTH 09 DEGREES 12 MINUTES 33 SECONDS WEST 1206.40 FEET TO ITS POINT OF INTERSECTION WITH THE SOUTHWESTERLY PROLONGATION OF THE CENTER LINE OF HUMBOLDT STREET, 50 FEET IN WIDTH, DISTANT ALONG SAID CENTER LINE OF HUMBOLDT STREET, AND ITS SAID SOUTHWESTERLY PROLONGAYION, SOUTH 51 DEGREES 51 MINUTES 28 SECONDS WEST 494.32 FEET FROM ITS POINT OF INTERSECTION WITH THE CENTER LINE OF AVENUE 19, 60 FEET IN WIDTH, AS SAID CENTERLINES ARE SHOWN IN SAID CITY ENGINEERS FIELD BBOK 18405 PAGE 8.

PARCEL 2:

THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND BEING THAT PORTION OF THAT CERTAIN PARCEL OF LAND CONVEYED BY THE CITY OF LOS ANGELES TO SAN PEDRO, LOS ANGELES AND SALT LAKE RAILROAD COMPANY, BY DEED RECORDED IN BOOK 3664 PAGE 83 OF DEEDS. INCLUDED WITHIN THE BOUNDARIES DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF BLOCK 1 OF NEWELL & SPENCER'S SUBDIVISION OF A PART OF THE CHAVEZ TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 333 OF MISCELLANEOUS RECORDS OF SAID COUNTY, DISTANT NORTH 63 DEGREES 19 MINUTES EAST 0.19 FEET FROM A CONCRETE MONUMENT SET AT THE NORTHEAST CORNER OF LOT 3 IN SAID BLOCK 1 OF NEWELL & SPENCER'S SUBDIVISION; THENCE ALONG SAID NORTHERLY LINE, NORTH 63 DEGREES 19 MINUTES EAST 203.70 FEET TO ALINE WHICH PARALLEL WITH AVENUE 18, IN SAID CITY, WHICH PARALLEL LINE PASSES THROUGH A POINT IN THE SOUTHEASTERLY LINE OF NORTH SPRING STREET. FORMERLY DOWNEY AVENUE THAT IS DISTANT SOUTHWESTERLY ALONG SAID SAOUTHEASTERLY LINE 410.12 FEET FROM THE SOUTHWESTERLY LINE OF SAID AVENUE 18; THENCE ALONG SAID PARALLEL LINE NORTH 26 DEGREES 40 MINUTES 20 SECONDS WEST 248.06 FEET; THENCE SOUTH 63 DEGREES 19 MINUTES WEST 196.91 FEET; THENCE SOUTH 27 DEGREES 01 MINUTES 30 SECONDS EAST

131.03 FEET TO THE POINT OF BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 829.02 FEET; THENCE SOUTHERLY ALONG SAID CURVE, 117.51 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL MINERALS AND MINERAL RIGHTS INCLUDING OIL AND GAS RIGHTS, WITHOUT RIGHT OF SURFACE ENTRY.

PARCEL 3:

THAT CERTAIN PARCEL OF LAND, SITUATE IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF THAT CERTAIN 60 FOOT STRIP OF LAND ADJOINING THE EASTERLY LINE OF THE OFFICIAL BED OF THE LOS ANGELES RIVER, AS SAID 60 FOOT STRIP OF LAND WAS QUITCLAIMED BY THE CITY OF LOS ANGELES TO THE LOS ANGELES TERMINAL RAILWAY COMPANY BY DEED RECORDED IN BOOK 799 PAGE 285, OF DEEDS, RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL NO. 2 IN DEED TO GOLDEN STATE COMPANY, LTD. RECORDED IN BOOK 21169 PAGE 80, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL NO. 2, SOUTH 63° 19' 00" WEST 19.94 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG A LINE PARALLEL WITH AND DISTANT 42.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES FROM THE EASTERLY LINE OF SAID OFFICIAL BED OF THE LOS ANGELES RIVER, NORTH 1° 1' 30" WEST 300.95 FEET; THENCE LEAVING SAID PARALLEL LINE NORTH 88° 48' 30" EAST 18.00 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL NO. 4 IN SAID DEED TO GOLDEN STATE COMPANY, LTD.; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL NO. 4, SOUTH 1° 11' 30" EAST 292.37 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, OIL AND GAS RIGHTS THERETO, WITHOUT RIGHT OF SURFACE ENTRY.

PARCEL 4:

THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF LOS ANGELES, AND BEING THAT PORTION OF THE CERTAIN PARCEL OF LAND CONVEYED BY THE CITY OF LOS ANGELES TO SAN PEDRO, LOS ANGELES AND SALT LAKE RAILROAD COMPANY BY DEED RECORDED IN BOOK 3664 PAGE 83 OF DEEDS, INCLUDED WITHIN THE BOUNDARIES DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF NORTH SPRING STREET, 100 FEET IN WIDTH, DISTANT THEREON SOUTH 63 DEGREES 19 MINUTES 10 SECONDS WEST 410.12 FEET FROM THE WESTERLY LINE OF AVENUE 18, 60 FEET IN WIDTH; THENCE SOUTH 26 DEGREES 40 MINUTES 20 SECONDS EAST 277.02 FEET PARALLEL WITH SAID WESTERLY LINE OF AVENUE 18; THENCE SOUTH 63 DEGREES 19 MINUTES 00 SECONDS WEST 197.04 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 553.89 FEET, A RADIAL LINE AT SAID POINT BEARING SOUTH 65 DEGREES 30 MINUTES 25 SECONDS WEST; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7 DEGREES 57 MINUTES 45 SECONDS AN ARC DISTANCE OF 76.89 FEET TO THE POINT OF INTERSECTION OF SAID CURVE WITH A CIRCULAR CURVE FROM WHICH THE CENTER BEARS SOUTH 86 DEGREES 22 MINUTES 17 SECONDS WEST 1847.28 FEET; THENCE NORTHERLY 145.95 FEET ALONG SAID LAST MENTIONED CURVE; THENCE TANGENT TO SAID LAST MENTIONED CURVE NORTH 8 DEGREES 9 MINUTES 20 SECONDS WEST 67.64 FEET TO A POINT IN SAID SOUTHERLY LINE OF NORTH SPRING STREET; DISTANT THEREON SOUTH 63 DEGREES 19 MINUTES 10 SECONDS WEST

115.54 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 63 DEGREES 19 MINUTES 10 SECONDS EAST 115.54 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING OIL AND GAS AND RIGHTS THERETO, TOGETHER WITH THE SOLE, EXCLUSIVE AND PERPETUAL RIGHT TO EXPLORE FOR, REMOVE AND DISPOSE OF SAID MINERALS BY ANY MEANS OR METHODS SUITABLE TO THE FIRST PARTY, ITS SUCCESSORS AND ASSIGNS WITHOUT RIGHT OF SURFACE ENTRY, AS EXCEPTED AND RESERVED IN THE DEED FROM LOS ANGELES AND SALT LAKE RAILROAD COMPANY (FORMERLY SAN PEDRO, LOS ANGELES AND SALT LAKE RAILROAD COMPANY, A CORPORATION) RECORDED JULY 9, 1956 IN BOOK 51670 PAGE 141, OFFICIAL RECORDS AS INSTRUMENT NO. 781, AND EXCEPTED AND RESERVED IN THE DEED FROM UNION PACIFIC RAILROAD COMPANY, A CORPORATION, RECORDED JULY 9, 1956 IN BOOK 51670 PAGE 402, OFFICIAL RECORDS, AS INSTRUMENT NO. 782.

PARCEL 5:

THE SOUTHERLY 43.89 FEET, MEASURED ALONG THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF LOS ANGELES, AND BEING THAT PORTION OF THAT CERTAIN PARCEL OF LAND CONVEYED BY THE CITY OF LOS ANGELES TO SAN PEDRO, LOS ANGELES AND SALT LAKE RAILROAD COMPANY, BY DEED RECORDED IN BOOK 3664, PAGE 33 OF DEEDS, INCLUDED WITHIN THE BOUNDARIES DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF NORTH SPRING STREET, 100 FEET IN WIDTH, DISTANT THEREON SOUTH 63 DEGREES 19 MINUTES 10 SECONDS WEST 410.12 FEET FROM THE WESTERLY LINE OF AVENUE 18, 60 FEET IN WIDTH; THENCE SOUTH 26 DEGREES 40 MINUTES 20 SECONDS EAST 320.90 FEET PARALLEL WITH SAID WESTERLY LINE OF AVENUE 18 TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO CROSS PACIFIC COMPANY BY DEED RECORDED IN BOOK 22604, PAGE 430, OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH 63 DEGREES 19 MINUTES 00 SECONDS WEST 196.91 FEET ALONG THE NORTH LINE OF SAID CROSS PACIFIC COMPANY LAND TO A POINT AT THE NORTHWEST CORNER THEREOF; SAID POINT ALSO BEING ON A CIRCULAR CURVE FROM WHICH THE CENTER BEARS NORTH 60 DEGREES 58 MINUTES 10 SECONDS EAST 553.89 FEET; THENCE NORTHERLY ALONG SAID CURVE 120.84 FEET TO THE POINT OF INTERSECTION OF SAID CURVE WITH A CIRCULAR CURVE FROM WHICH THE CENTER BEARS SOUTH 86 DEGREES 27 MINUTES 17 SECONDS WEST 1847.28 FEET; THENCE NORTHERLY 145.96 FEET ALONG SAID LAST MENTIONED CURVE; THENCE TANGENT TO SAID LAST MENTIONED CURVE NORTH 8 DEGREES 9 MINUTES 20 SECONDS WEST 67.64 FEET TO A POINT IN THE SOUTHERLY LINE OF NORTH SPRING STREET; DISTANT THEREON SOUTH 63 DEGREES 19 MINUTES 10 SECONDS SOUTH 115.54 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING OIL AND GAS AND RIGHTS THERETO, WITHOUT RIGHT OF SURFACE ENTRY, AS EXCEPTED AND RESERVED IN THE DEED FROM LOS ANGELES AND SALT LAKE RAILROAD COMPANY (FORMERLY SAN PEDRO, LOS ANGELES AND SALT LAKE RAILROAD COMPANY, A CORPORATION) RECORDED JULY 9, 1956 IN BOOK 51670 PAGE 141, OFFICIAL RECORDS AS INSTRUMENT NO. 781, AND EXCEPTED AND RESERVED IN THE DEED FROM UNION PACIFIC RAILROAD COMPANY, A CORPORATION, RECORDED JULY 9, 1956 AS INSTRUMENT NO. 782, IN BOOK 51670 PAGE 402, OFFICIAL RECORDS.

PARCEL 6:

THAT CERTAIN REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF BLOCK 1 OF NEWELL AND SPENCER'S SUBDIVISION OF A PART OF THE CHAVEZ TRACT, AS PER MAP RECORDED IN BOOK 6, PAGE 333 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DISTANT NORTH 63° 19' EAST 0.19 FEET FROM A CONCRETE MONUMENT SET AT THE NORTHEAST CORNER OF LOT 3 IN SAID BLOCK 1 OF NEWELL AND SPENCER'S SUBDIVISION; THENCE ALONG SAID NORTHERLY LINE SOUTH 63° 19' WEST 20.20 FEET TO AN ANGLE POINT IN THE EXTERIOR BOUNDARY LINE OF LOT 1 OF TRACT 13256 AS PER MAP RECORDED IN BOOK 312 PAGE 15 OF MAPS, SAID POINT BEING THE SOUTHERLY TERMINUS OF THAT PORTION OF THE MOST WESTERLY EASTERLY LINE OF SAID LOT 1 OF TRACT 13256 SHOWN ON THE MAP OF SAID TRACT AS A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 809.02 FEET AND A LENGTH OF 117.38 FEET; THENCE ALONG THE EXTERIOR BOUNDARY LINES OF SAID LOT 1 OF TRACT 13256 THE FOLLOWING COURSES AND DISTANCES: NORTHERLY ALONG SAID CURVE 117.38 FEET NORTH 27° 01' 30" WEST 137.14 FEET AND SOUTH 88° 48' 30" WEST TO A POINT MARKED BY A TACK SET IN LEAD IN CONCRETE IN THE WESTERLY LINE OF THE LAND DESCRIBED IN DEED TO SAN PEDRO, LOS ANGELES AND SALT LAKE RAILROAD COMPANY, A UTAH CORPORATION, RECORDED MARCH 20, 1909 IN BOOK 3664 PAGE 83, OF DEEDS; THENCE ALONG SAID WESTERLY LINE NORTH 1° 11' 30" WEST 27.58 FEET, MORE OR LESS, TO THE SOUTHERLY TERMINUS OF THE CURVE DESCRIBED IN SAID DEED AS HAVING A RADIUS OF 1847.28 FEET AND A LENGTH OF 225.69 FEET; THENCE NORTHERLY ALONG SAID CURVE 79.24 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE WESTERLY LINE OF THE LAND DESCRIBED IN DEED TO HYMIE BRENNER ET AL, RECORDED JULY 9, 1956 IN BOOK 51670 PAGE 402, OFFICIAL RECORDS; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF THE LAND DESCRIBED IN SAID LAST MENTIONED DEED, SAID LINE BEING A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 553.89 FEET, A DISTANCE OF 120.84 FEET TO THE NORTHWEST CORNER OF THE LAND DESCRIBED IN THE DEED TO CROSS PACIFIC CO., A CO-PARTNERSHIP, RECORDED JANUARY 10, 1946 IN BOOK 22604 PAGE 430, OFFICIAL RECORDS; THENCE ALONG THE WESTERLY LINE OF THE LAND DESCRIBED IN SAID LAST MENTIONED DEED THE FOLLOWING COURSES AND DISTANCES: SOUTH 27° 01' 30" EAST 131.03 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 829.02 FEET AND SOUTHERLY ALONG SAID CURVE 117.51 FEET TO THE POINT OF BEGINNING.

END OF LEGAL DESCRIPTION.