

## RESOLUTION NO. 14-20-21

### **RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF A CERTIFICATE OF ACCEPTANCE RELATING TO AN ABANDONED WATER PIPELINE EASEMENT AT LA CAÑADA HIGH SCHOOL**

WHEREAS, the La Cañada Unified School District (“District”) is proceeding to construct its bond-funded facilities improvements (“Project”) at La Cañada High School, 4463 Oak Grove Drive, La Cañada, CA 91011 (such campus being a portion of APN No. 5823-001-901 in the County of Los Angeles) (the “Parcel”);

WHEREAS, upon review of title in connection with the planning for constructing the Project, District staff and construction project managers discovered an existing, and apparently abandoned, easement (“Easement”) for a water pipeline and a gas pipeline running across the Parcel;

WHEREAS, the Easement runs to the benefit of Valley Water Company (“Water Company”);

WHEREAS, the Easement was originally granted to the Water Company when the District acquired the Parcel, pursuant to the Final Order of Condemnation No. 604049, recorded with the Recorder’s Office of the County of Los Angeles as Instrument No. 2440 on November 26, 1952;

WHEREAS, in order to complete the Project, including expansion of facilities on portions of the Parcel encumbered by the Easement, District staff has requested that the Water Company execute a deed (“Quitclaim Deed”) quitclaiming any interest it may have in the Easement to District;

WHEREAS, Water Company, upon review of the proposed Quitclaim Deed and confirmation that it does not intend to use the Easement, has signed and delivered the Quitclaim Deed releasing its interests in the Easement; and

WHEREAS, the Governing Board of the District desires at this time to accept the portion of the Parcel released by the Quitclaim Deed, and approve the execution of a certificate of acceptance in substantially the form set forth in Exhibit “A” attached hereto and presented at this meeting (“Certificate of Acceptance”) and provide for the recordation of title documents.

NOW, THEREFORE, the Governing Board of the La Cañada Unified School District hereby finds, determines, orders, and approves as follows:

Section 1. Recitals True and Correct. The Board finds and determines that the recitals herein are true and correct.

Section 2. Approval of Documents; Recordation. The Board hereby accepts the Quitclaim Deed which provides for the quitclaim of interest in the Easement from the Water Company in the Parcel. The form, terms and provisions of the Certificate of Acceptance are hereby approved, with such insertions, omissions and changes as shall be approved by the Superintendent and/or Associate Superintendent, Business and Administrative Services or their designee (each, an “Authorized Officer”), the execution of such document being conclusive evidence of such approval and

acceptance; and any Authorized Officer is hereby authorized and directed to execute, and the President or Clerk of the Board is hereby authorized and directed to attest, if required, the Certificate of Acceptance and to deliver an executed Certificate of Acceptance, along with an executed and notarized copy of the Quitclaim Deed from the Water Company, to legal counsel for recordation thereof by a title company or third-party recording agent with the Los Angeles County Recorder.

Section 3. Other Actions Authorized; Ratification. The officers and employees of the District shall take all action necessary or reasonably required by the terms of this Resolution to carry out, give effect to and consummate the transactions contemplated hereby and to take all action necessary in conformity therewith. Actions taken by officers and employees of the District in connection with the subject matter and terms of this Resolution are hereby ratified and confirmed.

Section 4. Severability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

Section S. Effective Date. This Resolution shall be effective immediately upon its approval and adoption.

ADOPTED AND APPROVED by the Board of the District this 9th day of March, 2021.

AYES: \_\_\_\_\_  
NOES: \_\_\_\_\_  
ABSENT: \_\_\_\_\_  
ABSTAIN: \_\_\_\_\_

LA CAÑADA UNIFIED SCHOOL DISTRICT

By: \_\_\_\_\_  
President of the Governing Board

Attest:

By: \_\_\_\_\_  
Clerk of the Governing Board

EXHIBIT A

FORM OF CERTIFICATE OF ACCEPTANCE

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in Real Property conveyed by Quitclaim Deed dated as of January 25, 2021, by VALLEY WATER COMPANY (the "Grantor"), is hereby accepted by the undersigned officer on behalf of the LA CAÑADA UNIFIED SCHOOL DISTRICT, holding title as LA CAÑADA SCHOOL DISTRICT OF LOS ANGELES COUNTY ("Grantee") pursuant to authority conferred by Resolution No.14-20-21 of the governing board of Grantee, adopted on March 9, 2021, and the Grantee consents to recordation of the Quitclaim Deed by its duty authorized officer.

Dated as of March 9, 2021.

LA CAÑADA UNIFIED SCHOOL DISTRICT, holding  
title as LA CAÑADA SCHOOL DISTRICT OF LOS  
ANGELES COUNTY

By: \_\_\_\_\_  
Mark Evans Associate Superintendent,  
Business and Administrative Services

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

Samuel R. Santana, Esq.  
Dannis Woliver Kelley  
115 Pine Street, Suite 500  
Long Beach, CA 90802

THIS TRANSACTION IS EXEMPT FROM CALIFORNIA DOCUMENTARY TRANSFER TAX UNDER SECTION 11929 OF THE CALIFORNIA REVENUE AND TAXATION CODE. THIS DOCUMENT IS EXEMPT FROM RECORDING FEES UNDER SECTION 27383 OF THE CALIFORNIA GOVERNMENT CODE.

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**QUITCLAIM DEED**  
(portion of APN 5823-001-901)

VALLEY WATER COMPANY, a corporation duly organized and existing under the Constitution and laws of the State of California (the "Grantor"), hereby quitclaims to the LA CAÑADA UNIFIED SCHOOL DISTRICT, holding title as LA CAÑADA SCHOOL DISTRICT OF LOS ANGELES COUNTY ("Grantee"), all of its right, title, and interest in and to those certain water pipeline and gas pipeline easements as shown and reserved in a Final Order of Condemnation No. 604049, recorded with the Recorder's Office of the County of Los Angeles as Instrument No. 2440 on November 26, 1952, attached herewith as Exhibit A-1, Exhibit B and incorporated herein by this reference, for the real property located in the County of Los Angeles, State of California, bearing the legal description attached herewith as Exhibit A-2 and incorporated herein by this reference.

Dated as of: January 25, 2021.

**IN WITNESS WHEREOF**, the undersigned authorized officer has executed and delivered this Quitclaim Deed as of the date first written above.

VALLEY WATER COMPANY

By: 

Name: Bob Fan

Title: General Manager

[Attach Notarial Acknowledgment]

# EXHIBIT A-1

## FINAL ORDER OF CONDEMNATION, INCLUDING RESERVATION OF EASEMENTS

THIS CERTIFIED COPY IS GIVEN FREE OF CHARGE PURSUANT TO LAW SOLELY UPON THE CONDITION THAT IT IS TO BE USED FOR OFFICIAL BUSINESS AND OR TO DETERMINE ELIGIBILITY FOR VETERANS BENEFITS.

THE DOCUMENT TO WHICH REFERENCE IS MADE IN THE FOREGOING IS FILED IN THE OFFICE OF THE COUNTY CLERK AND THE SAME HAVE BEEN FILED AND ENTERED IN THE JUDICIAL RECORDS OF THE COUNTY OF LOS ANGELES.

JUDGMENT BOOK 191 PAGE 7

ATTEST: *[Signature]* COUNTY CLERK AND CLERK OF THE JUDICIAL RECORDS OF THE COUNTY OF LOS ANGELES.

BY *[Signature]* DEPUTY

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA  
IN AND FOR THE COUNTY OF LOS ANGELES

LA CANADA SCHOOL DISTRICT OF  
LOS ANGELES COUNTY,

Plaintiff,

NO. 60404y

vs.

FINAL ORDER OF  
CONDEMNATION

KEITH SPALDING,

Defendant.

IT APPEARING SATISFACTORILY TO THE COURT that the plaintiff district has caused to be paid to the defendant KEITH SPALDING the sum provided in the interlocutory judgment herein.

NOW, THEREFORE, on motion of Harold W. Kennedy, County Counsel and Milner E. Cleaves, Deputy County Counsel, attorneys for plaintiff,

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the real property described in the complaint as amended herein be, and the same hereby is, condemned as prayed and plaintiff shall and by this judgment does take and acquire in fee simple the following real property for the construction and maintenance thereof of public school buildings and grounds and appurtenances thereto and for any public use authorized by law:

These portions of Lots 2 and 3 of a Subdivision of a Portion of the Rancho La Canada, in the County of Los Angeles, State of California, as shown on map recorded in Book 4, Page 351 of Miscellaneous Records in the Office of the County Recorder of said County, lying within the following described boundary line:

Beginning at a point in the Southwesterly line of Michigan Avenue as shown on said map of a Subdivision of a Portion of the Rancho La Canada, said point being North  $61^{\circ}06'00''$  West 767.78 feet from the Northeastly corner of said Lot 3; thence South  $61^{\circ}06'00''$  East, along said Southwesterly line of Michigan Avenue, 83.99 feet, more or less, to the Easterly terminus of that certain curve having a radius of 15.00 feet and a length of 28.37 feet in the boundary line of that certain parcel of land acquired by the La Canada School District as described in Final Order of Condemnation No. 590856 and recorded in Book 37961, Page 133 of Official Records in the Office of said County Recorder; thence Southwesterly, along said curve, 28.37 feet; thence continuing, along said boundary line of said parcel of land, South  $10^{\circ}53'00''$  West 418.57 feet to the beginning of a tangent curve concave to the East and having a radius of 256.26 feet; thence Southerly, along said curve through a central angle of  $29^{\circ}21'46''$ , an arc distance of 131.33 feet; thence South  $18^{\circ}48'46''$  East 228.15 feet; thence South  $89^{\circ}45'05''$  East 638.06 feet, more or less, to the most Southerly corner of said parcel of land; thence departing from the boundary line of said parcel of land, South  $7^{\circ}27'00''$  West 212.11 feet to a point in the Easterly line of said Lot 3; thence, along

said Easterly line, South  $0^{\circ}19'30''$  West 1129.17 feet, more or less, to a point that is distant 737.53 feet from the Southeast corner of said Lot 3; thence North  $69^{\circ}47'05''$  West 162.20 feet; thence North  $46^{\circ}01'51''$  West 48.51 feet to the beginning of a tangent curve concave to the Southeast and having a radius of 540 feet; thence Northeasterly, along said curve through a central angle of  $19^{\circ}03'57''$ , an arc distance of 179.69 feet; thence North  $58^{\circ}16'09''$  West 97.17 feet; thence North  $75^{\circ}03'40''$  West 167.52 feet, more or less, to a point that is North  $20^{\circ}08'38''$  West 12.89 feet from the Southeasterly terminus of that certain course described in a Deed to the State of California and recorded in Book 24089, Page 31 of Official Records in the Office of said County Recorder, as having a bearing of South  $20^{\circ}08'38''$  East and a length of 284.72 feet; thence Northwesterly, along the Easterly line of the land described in said Deed, to the most Northerly corner thereof; thence North  $60^{\circ}11'30''$  East, along the Northwesterly line of the property described as Parcel 1 of a Deed to Keith Spalding recorded in Book 20314, Page 252 of Official Records in the Office of said County Recorder, 243.20 feet; thence N.  $10^{\circ}33'00''$  E. 459.35 feet, more or less, to the pt. of beginning.

HAROLD W. KENNEDY, COUNTY CLERK  
1100 HALL OF RECORDS  
LOS ANGELES, CALIFORNIA  
JUL 1981

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that plaintiff  
shall acquire said property subject to the following easements:

A. Reserving therefrom an easement for the operation,  
replacement, maintenance and repair of a water pipe line  
over a portion of Lot 3 of said subdivision of a portion of  
Rancho La Canada, said easement being 8 feet in width and  
lying 4 feet on each side of a center line described as  
follows:  
Beginning at a point North  $89^{\circ}45'05''$  West 78.50 feet from  
the Easterly terminus of that certain course, above  
described, as having a bearing of South  $89^{\circ}45'05''$  East  
and a length of 658.06 feet; thence South  $10^{\circ}49'48''$  West  
390.17 feet; thence South  $2^{\circ}05'00''$  East 295.45 feet; thence  
South  $1^{\circ}59'22''$  West 618.82 feet; thence South  $96^{\circ}10'00''$   
West 71.35 feet, more or less, to a point in the Southwesterly  
boundary line of the above-described parcel of land, said  
point being distant Northwesterly 6.19 feet from the  
Southeasterly terminus of that certain curve in said  
boundary line described as having a radius of 540.00 feet  
and an arc length of 179.69 feet; the side lines of said  
easement terminating in the boundary line of the above-  
described parcel of land.

B. Reserving also therefrom an easement for the operation,  
replacement, maintenance and repair of a gas pipe line over  
a portion of Lot 3 of said subdivision of a portion of  
Rancho La Canada, said easement being 8 feet in width and  
lying 4 feet on each side of a center line described as  
follows:  
Beginning at a point North  $20^{\circ}00'38''$  West 122.16 feet from  
the Southeasterly terminus of that certain course described  
in a Deed to the State of California and recorded in



HAROLD W. KENNEDY, COUNTY CLERK  
1100 WALL ST. ALBANY  
LOS ANGELES, CALIFORNIA

Book 24044, Page 81 of Official Records in the office of  
said County Recorder, as having a bearing of South 20°  
08'30" East and a length of 284.72 feet; thence North  
76°33'50" East 82.74 feet; thence South 2°17'10" East 141.17  
feet, more or less, to a point in the boundary of the  
above-described parcel of land, said point being distant  
67.72 feet Southeasterly from the Northwesterly terminus  
of that certain course in said boundary described as  
having a bearing of North 75°03'40" East and a length of  
107.52 feet, the side lines of said easement terminating in  
the boundary line of the above described parcel of land.

C. Reserving also therefrom a right of way for road pur-  
poses over and across said real property for ingress and  
egress to and from the following described real property  
to which said easements described in sub-paragraphs A and  
B and this sub-paragraph C are appurtenant, namely:

All of that certain real property standing of  
record in the name of Keith Spalding, adjoining and  
lying southerly from the property sought to be con-  
demned by plaintiff in the above-entitled action,  
said real property to which said easements are appur-  
tenant being the southerly portion of said real prop-  
erty acquired by Keith Spalding by deed recorded in  
Book 20314, Page 252, Official Records of Los Angeles  
County, California. The right of way reserved in this  
paragraph C shall terminate when access to a public  
road becomes available to the property to which the  
right of way reserved is appurtenant, namely the  
property described in the first sentence of this  
paragraph.

DATED: November 29, 1952.

CLARENCE M. HANSON  
Judge of the Superior Court

## EXHIBIT A-2

### LEGAL DESCRIPTION OF THE PROPERTY

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

THOSE PORTIONS OF LOTS 2 AND 3 OF A SUBDIVISION OF A PORTION OF THE RANCHO LA CANADA, IN THE CITY OF LA CANADA FLINTRIDGE, COUNTY OF LOS ANGELES AND STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 4 PAGE 351 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARY LINE:

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF MICHIGAN AVENUE, AS SHOWN ON SAID MAP OF A SUBDIVISION OF A PORTION THE RANCHO LA CANADA, SAID POINT BEING NORTH 61° 06' 00" WEST 767.78 FEET FROM THE NORTHEASTERLY CORNER OF SAID LOT 3; THENCE SOUTH 61° 06' 00" EAST, ALONG SAID SOUTHWESTERLY LINE OF MICHIGAN AVENUE, 83.99 FEET, MORE OR LESS, TO THE EASTERLY TERMINUS OF THAT CERTAIN CURVE HAVING A RADIUS OF 15.00 FEET AND A LENGTH OF 28.37 FEET IN THE BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND ACQUIRED BY THE LA CANADA SCHOOL DISTRICT AS DESCRIBED IN FINAL ORDER CONDEMNATION NO. 590856 AND RECORDED IN BOOK 37961 PAGE 133, OF OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER; THENCE SOUTHWESTERLY, ALONG SAID CURVE, 28.37 FEET; THENCE CONTINUING , ALONG SAID BOUNDARY LINE OF SAID PARCEL OF LAND, SOUTH 10° 33' 00" WEST 418.57 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 256.26 FEET; THENCE SOUTHERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29° 21' 46", AN ARC DISTANCE OF 131.33 FEET; THENCE SOUTH 18° 48' 46" EAST 228.15 FEET; THENCE SOUTH 89° 45' 05" EAST 638.06 FEET, MORE OR LESS, TO THE MOST SOUTHERLY CORNER OF SAID PARCEL OF LAND; THENCE DEPARTING FROM THE BOUNDARY LINE OF SAID PARCEL OF LAND, SOUTH 7° 27' 00" WEST 212.11 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 3; THENCE, ALONG SAID EASTERLY LINE, SOUTH 0° 19' 30" WEST 1129.17 FEET, MORE OR LESS, TO A POINT THAT IS DISTANT 737.53 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 89° 47' 05" WEST 162.20 FEET; THENCE NORTH 46° 01' 51" WEST 48.51 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 540 FEET; THENCE NORTHWESTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19° 03' 57", AN ARC DISTANCE OF 179.69 FEET; THENCE NORTH 58° 16' 09" WEST 97.17 FEET; THENCE NORTH 75° 03' 40" WEST 167.52 FEET, MORE OR LESS, TO A POINT THAT IS NORTH 20° 08' 38" WEST 12.89 FEET FROM THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE DESCRIBED IN A DEED TO THE STATE OF CALIFORNIA AND RECORDED IN BOOK 24089 PAGE 81, OF OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER, AS HAVING A BEARING OF SOUTH 20° 08' 38" EAST AND A LENGTH OF 284.72 FEET; THENCE NORTHWESTERLY, ALONG THE EASTERLY LINE OF THE LAND DESCRIBED IN SAID DEED, TO THE MOST NORTHERLY CORNER THEREOF; THENCE NORTH 66° 11' 30" EAST, ALONG THE NORTHWESTERLY LINE OF THE PROPERTY DESCRIBED AS PARCEL 1 OF A DEED TO KEITH SPALDING, RECORDED IN BOOK 20314 PAGE 252, OF OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER, 243.20 FEET; THENCE NORTH 10° 33' 00" EAST 459.35 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

APN: portion of APN 5823-001-901

[La Cañada High School, 4463 Oak Grove Drive, La Cañada, CA 91011]

**1. THE PURPOSE OF THIS EXHIBIT IS TO COINCIDE WITH AND SUPPORT EXHIBIT "A-1" (QUITCLAIM DEED).**

\_\_\_\_\_ LOT LINE  
 \_\_\_\_\_ - - - - - PROPERTY LINE

P.O.B. POINT OF BEGINNING

PASADENA  
CITY  
APN:  
5823-001-902

**(A) RESERVATION FOR WATERLINE  
PIPE PER FINAL ORDER  
CONDEMNATION NO. 590856  
AND RECORDED IN  
BOOK 37961, PAGE 133**

**(B) RESERVATION FOR GAS LINE  
PIPE PER FINAL ORDER  
CONDEMNATION NO. 590856 AND  
RECORDED IN  
BOOK 37961, PAGE 133**

DATA TABLE			
NO	DELTA	LENGTH	RADIUS
C1	20° 43' 30"	375.10 <sup>1</sup>	1037.00 <sup>1</sup>
C2	89° 53' 01"	78.44 <sup>1</sup>	50.00 <sup>1</sup>
C3	34° 53' 20"	158.32 <sup>1</sup>	260.00 <sup>1</sup>
C4	10° 09' 40"	95.77 <sup>1</sup>	540.00 <sup>1</sup>
C5	82° 09' 39"	28.68 <sup>1</sup>	20.00 <sup>1</sup>
C6	20° 43' 27"	361.70 <sup>1</sup>	1000.00 <sup>1</sup>
C7	89° 53' 25"	141.20 <sup>1</sup>	90.00 <sup>1</sup>
C8	34° 53' 20"	182.68 <sup>1</sup>	300.00 <sup>1</sup>
C9	20° 08' 04"	175.71 <sup>1</sup>	500.00 <sup>1</sup>
C10	28° 02' 22"	342.57 <sup>1</sup>	700.00 <sup>1</sup>
C11	24° 04' 35"	304.65 <sup>1</sup>	725.00 <sup>1</sup>



12/22/2020

REV.:	
DATE:	12/21/2020
DRAWN BY:	MSB
CHECKED BY:	BR
PROJECT NO.	1800169
SHEET:	1 OF 1

kpff

700 South Flower St., Suite 2100  
Los Angeles, CA 90017  
O: 213.418.0201  
F: 213.266.5294  
[www.kpff.com](http://www.kpff.com)

**EXHIBIT "B"**  
**PLAT MAP**

LA CANADA HIGH SCHOOL  
CITY OF LA CANADA FLINTRIDGE/ COUNTY OF LOS ANGELES / STATE OF CALIFORNIA

## 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  
County of LOS ANGELES

On 02/11/2021 before me, R. DALMAS NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared Bob Fan  
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)

