

**PURCHASE AND SALE AGREEMENT**  
(Whittier Hills/Hellman Park)

This is an Agreement made on \_\_\_\_\_, 1996 between **CITY OF WHITTIER**, a municipal corporation governed by a charter under the laws of the State of California, which shall be referred to as "Seller," the **MOUNTAINS RECREATION AND CONSERVATION AUTHORITY**, a joint powers authority established under the laws of the State of California, which shall be referred to as "Buyer," and the **WHITTIER PUENTE-HILLS CONSERVATION AUTHORITY**, a joint powers authority established under the laws of the State of California, which shall be referred to as "WPHCA."

**RECITALS**

A. The addresses and telephone numbers of the parties to this Agreement are as follows. Telephone numbers are included for information only.

**BUYER:**

Mountains Recreation and Conservation  
Authority  
5810 Ramirez Canyon Road  
Malibu, CA 90265  
Attn: Joseph T. Edmiston  
Executive Officer  
Tel: (310) 589-3200  
FAX: (310) 589-3207

Copies of any notice to Seller  
also be sent to:

Santa Monica Mountains Conservancy  
5750 Ramirez Canyon Road  
Malibu, CA 90265  
Attn: Laurie C. Collins, Esq.  
Tel: (310) 589-3200 ext. 113  
FAX: (310) 589-3207

**SELLER:**

City of Whittier  
13230 East Penn Street  
Whittier, CA 90602  
Attn: Thomas G. Mauk  
City Manager  
Tel: (213) 464-3303  
FAX: (213) 464-3570

Copies of any notice to Buyer  
should also be sent to:

Law Office of Richard D. Jones  
Brea Landmark Bank Building  
390 North Brea Blvd., Suite A  
Brea, CA 92621  
Attn: David H. K. Huff, Esq.  
Tel: (714) 255-8500  
FAX: (714) 529-0538

B. Seller, holder of a Grant Deed, is record owner of certain real property comprising approximately Two Hundred (200) acres of unimproved real property in the County of Los

KEITH DURFINGER / STAFF



# Hellman Park sells for \$1

## Whittier buying 200-acre site it previously leased

**BARGAIN BUY:** Whittier will buy back the 200-acre Hellman Park, a portion of which is seen here Tuesday, from the Mountains Recreation and Conservation Authority for \$1.

BY MIKE SPRAGUE  
STAFF WRITER

"I said, 'Good. Is it OK if we can make a buck on it,'" he joked.

When it bought the park a decade ago, the authority was looking to help Whittier and also to provide better access to Hellman Park, which is in the Whittier hills. After it bought the park, the authority began providing rangers to patrol it.

"The purchase was necessary if our rangers were to be there," Edmiston said.

Whittier officials needed to sell the park in order to provide a loan of \$2 million to the Whittier YMCA. The non-profit group was never able to repay the loan.

The authority then leased Hellman Park back to the city at no charge. And the city forgave the YMCA its loan.

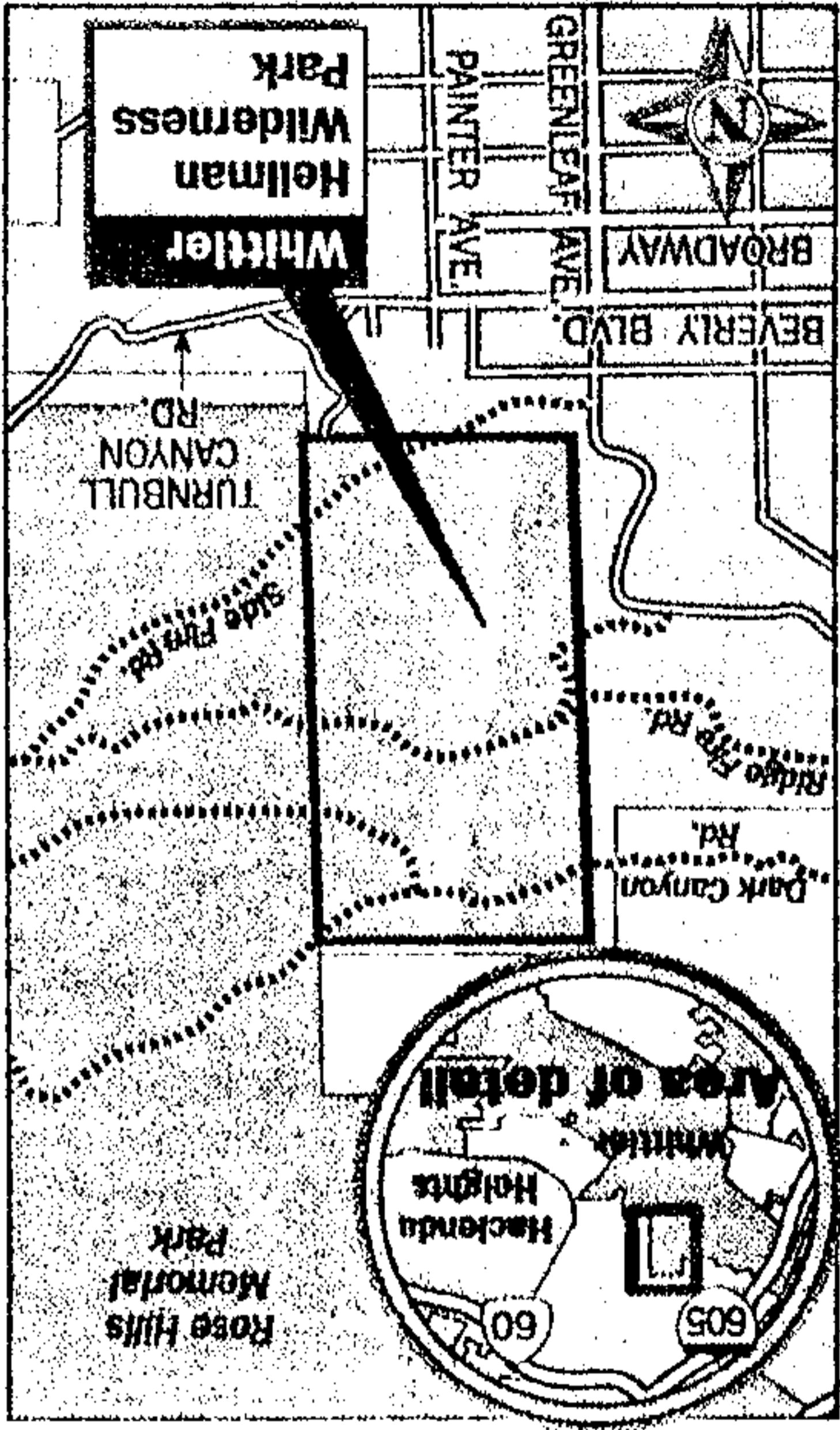
"There's no reason to simply maintain our name on it," said Joe Edmiston, executive director of the authority, adding that Whittier City Councilman Bob Henderson approached him and suggested ending the lease arrangement.

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Staff graphic by MANUEL AMAYA

mike.sprague@sylvn.com  
(562) 698-0955, Ext. 3022

"We now have the right to buy it back for \$1, and I think it's a pretty good deal," Henderson said.

Whittier originally purchased Hellman Park in the early 1970s for about \$350,000, Henderson said.

"It set a precedent for trying to save the rest of the hills," he said.

Since then, about 3,850 acres of about 4,000 acres in the Whittier hills have been acquired. The Puente Hills Landfill Native Habitat Authority owns some of the land and manages all of it.

"We manage [Hellman Park] for the city and will continue to do so at the same price," said Andrea Gullo, executive director of the habitat authority.

...possibly water, mission officials said Tuesday.

...reducing its orbit by dipping into the top of the planet's atmosphere.

...radio echo from Mars on Monday, confirming the discovery.

Corona 1  
8 Apr 2005

# Memorandum

To : The Conservancy  
The Advisory Committee

Date: March 16, 1998

From :   
Joseph T. Edmiston, AICP, Executive Director

Subject: **Agenda Item 18: Consideration of resolution recommending that the Mountains Recreation and Conservation Authority authorize a grant to the City of Whittier for acquisition of +/- 102 acres, (APNS 8126-0410, 007, 009, 010) Hellman Park Addition, Whittier Hills**

Staff Recommendation: That the Conservancy recommend that the Mountains Recreation and Conservation Authority authorize a grant to the City of Whittier for acquisition of +/- 102 acres, (APNS 8126-0410, 007, 009, 010) Hellman Park Addition, Whittier Hills.

Legislative Authority: Section 33204(c) of the Public Resources Code provides as follows:

Award grants to state agencies, cities, counties, resource conservation Districts, and park and recreation districts for the purpose of acquiring sites identified as necessary for park, recreation, or conservation purposes and for development of essential related public facilities.

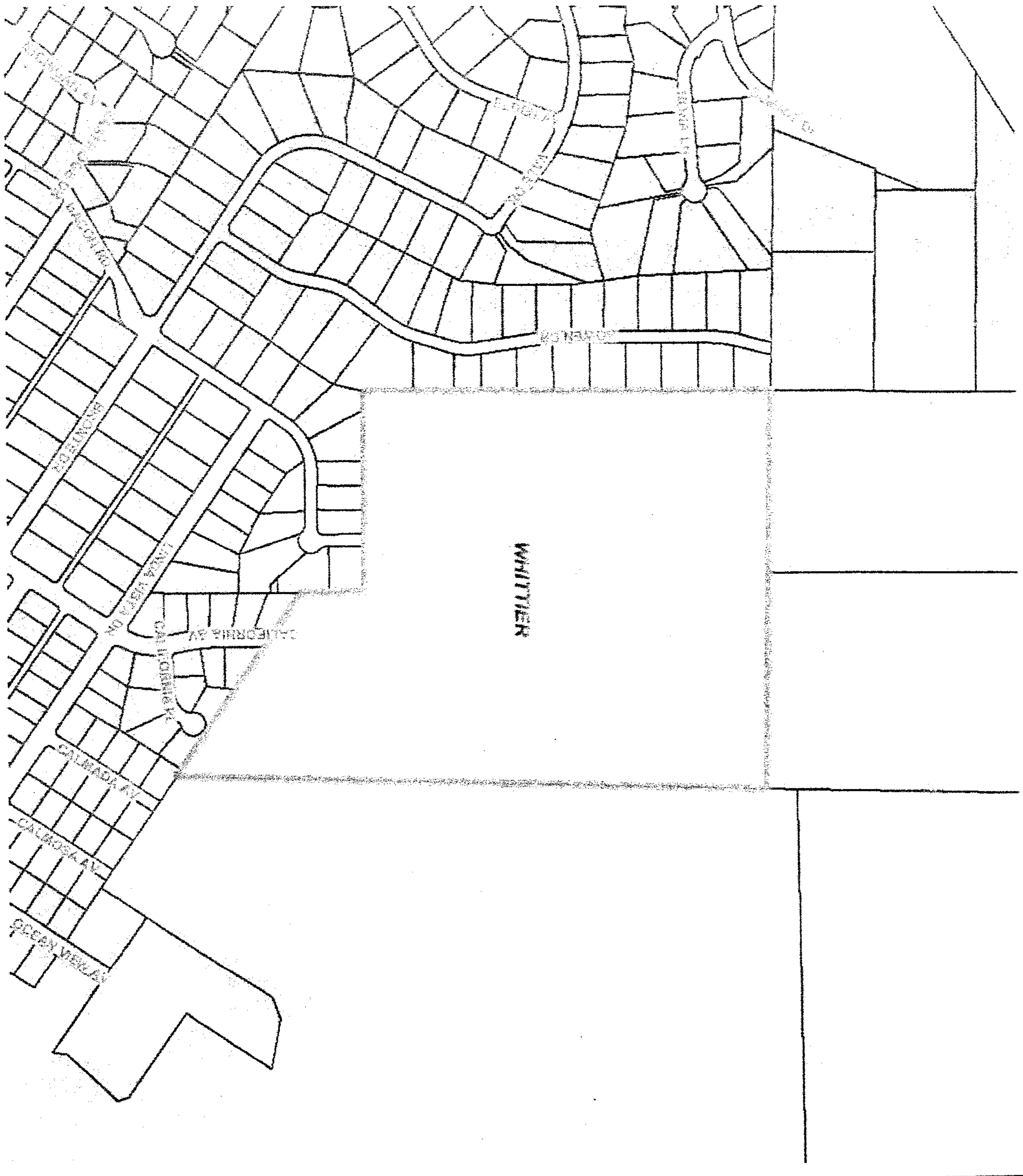
Section 6500 *et seq.* of the Government Code provides in part:

[T]wo or more public entities may, by agreement, jointly exercise any power common to the contracting parties.

Background: To date the City of Whittier, Whittier-Puente Hills Conservation Authority and the Puente Hills Landfill Native Habitat Preservation Authority have purchased approximately 1,405 acres of open space lands in the area known as the Whittier Hills. The subject property known as the Hellman addition is 102 acres of prime access property to the Whittier Hills as shown in the attached map.

The grant requested by the City of Whittier is in the amount of \$670,000 which will be matched by other City funds. Staff recommends funding of this project which is consistent with the policy objectives of the Whittier-Puente Hills Conservation Authority of which the Conservancy is a member. The funding for this project is an abatement to the Proposition A 1992 advance account that is authorized in the current year MRCA budget.

\$ 670,000



**Legend**

- Parcel Boundary
- Allydial Street
- Highway
- Freeway
- Master Plan of Highways
  - Expressway - (E)
  - Expressway - (E)
  - LA Secondary Highway - (S)
  - LA Secondary Highway - (P)
  - Primary - (P)
  - Major Highway - (M)
  - Major Highway - (M)
  - Secondary Highway - (S)
  - Secondary Highway - (S)
  - Secondary Highway - (S)
  - Secondary Highway - (S)
- Railroad or Rapid Transit
  - Railroad
  - Rapid Transit
  - Underground Rapid Transit
- Significant Ridgeslines
- Cadastral Primary
- Cadastral Secondary
- SWANA Significant
- Canuse Tract (2000)
- Assessor Map Book (AMB) Bdy
- Zoning Index Map Grid
- Zoning Map Grid
- USGS Quad Sheet Grid
- The Thomas Guide Grid
- TB Internal Page Grid
- Very High Fire Hazard Severity Zone
- Community Standards District (CRD)
- CRD Area Specific Boundary
- EBHA (Coast Only)
- Biological Ecological Area (BEA)
- Section Line
- Township and Range
- National Forest
- Esquation District (EOD)
- Transit Oriented District (TOD)
- Subarea District (SD)
- Zone District (ZD)
- Supervisory District Boundary
- Safety Related Stations (From TB)
  - Fire Station
  - Highway Patrol
  - Police Station
  - Ranger Station
  - Sheriff Station
- Inland Waterbody
  - Perennial
  - Intermittent
  - Dry

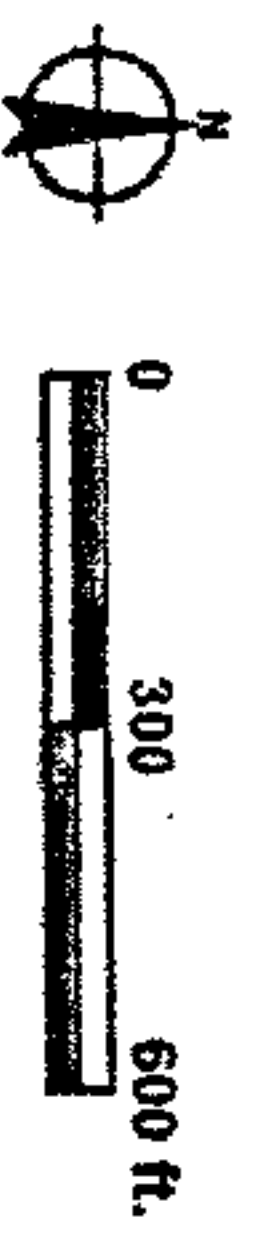
**Zoning**

Zone A-1
Zone A-2
Zone A-3
Zone B-1
Zone B-2
Zone C-1
Zone C-2
Zone C-3
Zone C-4
Zone C-5
Zone C-6
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Zone C-99
Zone C-100

Note: This is a static legend, which includes only a portion of layers. To get full legend, please use 'Display Map Legend' on the top left side of screen.



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 Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET.  
 The map should be interpreted in accordance with the disclaimer statement of GIS-NET.



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notes from county records.  
written by Ernie Roughy - Roughing

2 comp. GRANTS

TRAILS GRANT 60,000 TREE PLANT  
TRAILS 1 MILLION

PROJECT #

White Hill Hills = 21-94 00 34

BOUGHT 11 acres FROM QUAKER CITY BANK

Harbor \$2,625,250

S/Hannon PARCEL \$1,000<sup>00</sup>

{ WARRANT - 7466992 \$600,800<sup>00</sup>  
March 30 1998

OLD REPUBLIC TITLE CO

333 Bush ST. SAN FRAN 94104

RUTH SULLIVAN LEG OFFICER # 364946

Reserve price \$445,401<sup>17</sup>

Open Space \$1,404,598

Title Report 800 391A-49 Residua

800 391 391-E-49 OPEN SPACE

ATTOR. TERRY S. WOLFE

H. - -

DRT

HELLMAYR FILE

DEC 27 1997  
Box 5110

98 527260

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:  
City of Whittier  
13230 E. Penn Street  
Whittier, CA 90602-1772  
Attn: Thomas G. Mauk

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
APR 01 1998  
AT 8 A.M.

MAIL TAX STATEMENTS TO:  
(same as above)

800341-44

FREE E

APNs 8726-41-9, 10

THE UNDERSIGNED GRANTOR(S) DECLARE(S):  
DOCUMENTARY TRANSFER TAX IS: EXEMPT

**GRANT DEED**

FOR A VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged **THE TRUST FOR PUBLIC LAND**, a California nonprofit public benefit corporation ("Grantor"), does hereby grant to **THE CITY OF WHITTIER**, a municipal corporation ("Grantee"), that certain real property located in the County of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference incorporated herein.

SUBJECT to existing easements, encumbrances, rights, conditions, covenants and restrictions of record or in use.

IN WITNESS WHEREOF, Grantor has executed this instrument this 27<sup>th</sup> day of March, 1998.

**GRANTOR:**

**THE TRUST FOR PUBLIC LAND**, a California nonprofit public benefit corporation

By: [Signature]  
Title: PRESIDENT

By: [Signature]  
Title: Assistant Secretary

K reservoir in State

ACKNOWLEDGEMENT

State of California )  
 )ss.  
County of San Francisco )

On this 27th day of March, 1998, before me, Polly E. Powell, a notary public, personally appeared William B. Rogers and Shue Tily aka Tily Shue, personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities and that by their signatures on the instrument the person(s), or the entity upon behalf of which the persons acted, executed the instrument.

Polly E. Powell  
Notary Public

My commission expires August 18, 2000

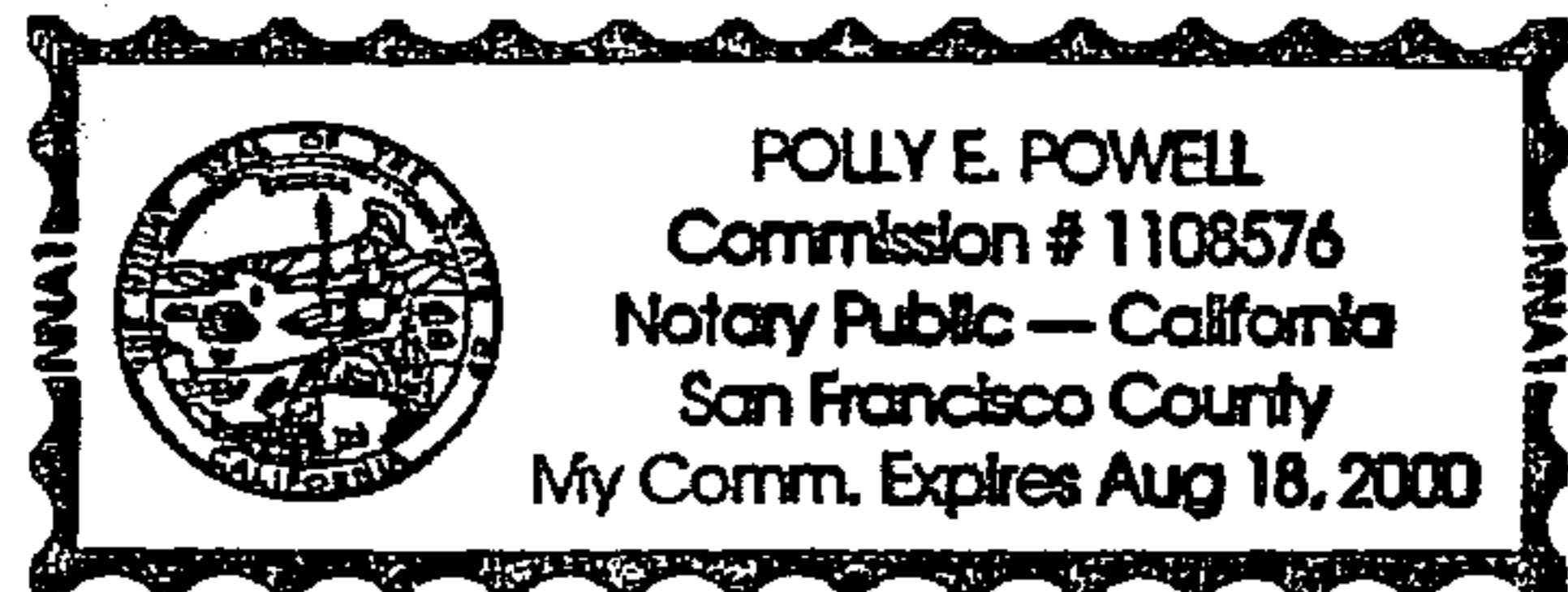




EXHIBIT "A"

3

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF WHITTIER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE FEBRUARY 25, 1868, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT NO. 13696, IN THE CITY OF WHITTIER OF SAID COUNTY; AS SHOWN ON A MAP RECORDED IN BOOK 332, PAGES 45 AND 46 OF MAPS, RECORDS OF SAID COUNTY RECORDER'S OFFICE; THENCE SOUTH  $0^{\circ} 25'$  WEST 434.35 FEET ALONG THE EASTERLY LINE OF GREENLEAF AVENUE (WIDTH VARIES FROM 34.50 FEET TO 25 FEET) AS SHOWN ON SAID TRACT NO. 13696 MAP, TO A POINT LYING 20 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 16 AS SHOWN ON SAID TRACT MAP; THENCE SOUTH  $89^{\circ} 35'$  EAST 30 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH  $0^{\circ} 25'$  EAST 157.28 FEET TO A LINE LYING 177.28 FEET NORTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THAT 30 FOOT STRIP OF LAND, KNOWN AS ORANGE DRIVE, LYING NORTH OF BLOCK 4 OF HARVEY AND RICKER'S ADDITION TO THE TOWN OF WHITTIER, IN THE CITY, OF SAID COUNTY, AS SHOWN ON A MAP RECORDED IN M.R. 26-67-68, RECORDS OF SAID COUNTY RECORDERS OFFICE; THENCE SOUTH  $89^{\circ} 35'$  EAST 341.76 FEET ALONG SAID PARALLEL LINE; THENCE NORTH  $0^{\circ} 25''$  EAST 87.07 FEET; THENCE SOUTH  $89^{\circ} 35'$  EAST 298.24 FEET; THENCE SOUTH  $0^{\circ} 25'$  WEST 264.35 FEET TO SAID NORTH LINE; THENCE NORTH  $89^{\circ} 35'$  WEST 640 FEET ALONG SAID NORTH LINE TO A POINT LYING 30 FEET EASTERLY OF SAID SOUTHEAST CORNER; THENCE NORTH  $0^{\circ} 25'$  EAST 20 FEET TO THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION CONTINUED:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID SECTION 16, WITH THE NORTHERLY PROLONGATION OF THE CENTERLINE OF PAINTER AVENUE (70.00 FEET WIDE) AS SHOWN ON MAP OF THE PICKERING LAND AND WATER COMPANY'S SUBDIVISION OF THE JOHN M. THOMAS RANCH, AS PER MAP RECORDED IN BOOK 21, PAGES 53 AND 54 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE EASTERLY ALONG SAID SOUTHERLY LINE A DISTANCE OF 35.00 FEET TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 1 OF THE HARVEY AND LINDLEY'S ADDITION TO WHITTIER, AS PER MAP RECORDED IN BOOK 26 PAGE(S) 76 OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTHERLY ALONG THE PROLONGATION OF WESTERLY LINE OF SAID LOT 1, A DISTANCE 90.00 FEET; THENCE WESTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID SECTION 16, A DISTANCE 450.00 FEET; THENCE SOUTHERLY PARALLEL WITH THE NORTHERLY PROLONGATION OF SAID HEREINABOVE MENTIONED CENTER LINE OF PAINTER AVENUE, A DISTANCE OF 90.00 FEET TO THE SOUTHERLY LINE OF SAID SECTION 16; THENCE EASTERLY ALONG SAID SOUTHERLY LINE A DISTANCE OF 415.00 FEET TO THE POINT OF BEGINNING, AS DESCRIBED IN DECREE RECORDED APRIL 9, 1986 AS INSTRUMENT NO. 86-440954.

ALSO EXCEPT THEREFROM PARCELS I AND II OF THE LAND DESCRIBED IN THE DEED RECORDED OCTOBER 1, 1975 AS INSTRUMENT NO. 982.

ALSO EXCEPT THEREFROM THAT PORTION DESCRIBED IN THE DEED TO SOUTHERN CALIFORNIA BANK RECORDED OCTOBER 28, 1996 AS INSTRUMENT NO. 96-1746603, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT NO. 13696, IN THE CITY OF WHITTIER OF SAID COUNTY; AS SHOWN ON A MAP RECORDED IN BOOK 332, PAGES 45 AND 46 OF MAPS, RECORDS OF SAID COUNTY RECORDER'S OFFICE; THENCE SOUTH  $0^{\circ} 25'$  WEST 434.35 FEET ALONG THE EASTERLY LINE OF GREENLEAF AVENUE (WIDTH VARIES FROM 34.50 FEET TO 25 FEET) AS SHOWN ON SAID TRACT NO. 13696 MAP, TO A POINT LYING 20 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 16 AS SHOWN ON SAID TRACT MAP; THENCE SOUTH  $89^{\circ} 35'$  EAST 30 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH  $0^{\circ} 25'$  EAST 157.28 FEET TO A LINE LYING 177.28 FEET NORTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THAT 30 FOOT STRIP OF LAND, KNOWN AS ORANGE DRIVE, LYING NORTH OF BLOCK 4 OF HARVEY AND RICKER'S ADDITION TO THE TOWN OF WHITTIER, IN THE CITY, OF SAID COUNTY, AS SHOWN ON A MAP RECORDED IN M.R. 26-67-68, RECORDS OF SAID COUNTY RECORDERS OFFICE; THENCE SOUTH  $89^{\circ} 35'$  EAST 341.76 FEET ALONG SAID PARALLEL LINE; THENCE NORTH  $0^{\circ} 25'$  EAST 87.07 FEET; THENCE SOUTH  $89^{\circ} 35'$  EAST 298.24 FEET; THENCE SOUTH  $0^{\circ} 25'$  WEST 264.35 FEET TO SAID NORTH LINE; THENCE NORTH  $89^{\circ} 35'$  WEST 640 FEET ALONG SAID NORTH LINE TO A POINT LYING 30 FEET EASTERLY OF SAID SOUTHEAST CORNER; THENCE NORTH  $0^{\circ} 25'$  EAST 20 FEET TO THE TRUE POINT OF BEGINNING.

4

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property , referred to as the "Reservoir Site" of the Hellman Estate, conveyed by the grant deed dated March 31, 1998 from the Trust for Public Land to the City of Whittier, a municipal corporation, is hereby accepted by the undersigned agent on behalf of the City Council of the City of Whittier pursuant to authority conferred by the City Council on March 24, 1998, and the grantee consents to recordation thereof by its duly authorized agent.

By: Thomas A. Maub  
City Manager

Dated: 3-31-98

# WHITTIER ACQUISITION PAR

PROPERTY	OLD APN	NEW APN	OWNER
CHEVRON	8137-021-001	8137-021-907	WHITTIER CITY
CHEVRON	8137-021-012	8137-021-908	WHITTIER CITY
CHEVRON	8137-021-013	8137-021-909	WHITTIER CITY
CHEVRON	8137-021-905	NO CHANGE	WHITTIER CITY
CHEVRON	8137-021-906	NO CHANGE	WHITTIER CITY
CHEVRON	8137-028-002	8137-028-900	WHITTIER CITY
CHEVRON	8289-007-013	8289-007-908	WHITTIER CITY
CHEVRON	8289-007-014	8289-007-906	WHITTIER CITY
CHEVRON	8289-021-001	8289-021-904	WHITTIER CITY
CHEVRON	8289-021-002	8289-021-902	WHITTIER CITY
CHEVRON	8289-021-003	8289-021-903	WHITTIER CITY
CHEVRON	8291-004-010	8291-004-900	WHITTIER CITY
CHEVRON	8291-005-001	8291-005-900	WHITTIER CITY
CHILDS/HALL	8126-028-002	8126-028-901	WHITTIER CITY
HELLMAN ESTATE	8126-041-007	8126-041-907	WHITTIER CITY
HELLMAN ESTATE	8126-041-009	8126-041-908	WHITTIER CITY
HELLMAN ESTATE	8126-041-010	8126-041-909	WHITTIER CITY
HELLMAN ESTATE	8138-032-004	8138-032-901	WHITTIER CITY
HELLMAN PARK	8125-025-923	NO CHANGE	MOUNTAINS RECREATION
HELLMAN PARK	8125-025-924	NO CHANGE	MOUNTAINS RECREATION
HELLMAN PARK	8126-041-904	NO CHANGE	WHITTIER CITY
QUAKER	8240-001-007	8240-001-900	WHITTIER CITY
ROSE HILLS	8125-024-018	8125-024-905	PUENTE HILLS LANDFILL N
ROSE HILLS	8125-024-019	8125-024-900	PUENTE HILLS LANDFILL N
ROSE HILLS	8125-024-020	8125-024-901	PUENTE HILLS LANDFILL N
ROSE HILLS	8125-024-021	8125-024-902	PUENTE HILLS LANDFILL N
ROSE HILLS	8125-024-022	8125-024-906	PUENTE HILLS LANDFILL N
ROSE HILLS	8125-024-023	8125-024-903	PUENTE HILLS LANDFILL N
ROSE HILLS	8125-024-024	8125-024-904	PUENTE HILLS LANDFILL N
ROSE HILLS	8137-021-005	8137-021-910	PUENTE HILLS LANDFILL N
ROSE HILLS	8137-021-006	8137-021-911	PUENTE HILLS LANDFILL N
ROSE HILLS	8221-027-014	8221-027-905	PUENTE HILLS LANDFILL N
ROSE HILLS	8289-007-006	8289-007-912	PUENTE HILLS LANDFILL N
ROSE HILLS	8289-007-007	8289-007-910	PUENTE HILLS LANDFILL N
ROSE HILLS	8289-007-008	8289-007-911	PUENTE HILLS LANDFILL N
SHANNON/YMCA	8138-033-015	8138-033-915	WHITTIER CITY
SHANNON/YMCA	8138-033-025	8138-033-916	WHITTIER CITY
SYCAMORE CYN	8125-033-005	8125-033-900	PUENTE HILLS LANDFILL N
SYCAMORE CYN	8125-033-006	8125-033-901	PUENTE HILLS LANDFILL N
SYCAMORE CYN	8126-001-001	8126-001-901	PUENTE HILLS LANDFILL N
SYCAMORE CYN	8126-001-004	8126-001-902	PUENTE HILLS LANDFILL N
SYCAMORE CYN	8126-001-013	8126-001-903	PUENTE HILLS LANDFILL N
UNOCAL	8289-020-001	8289-020-900	WHITTIER CITY
UNOCAL	8291-003-006	8291-003-901	WHITTIER CITY
WORSHAM	8138-016-005	8138-016-900	WHITTIER CITY
WORSHAM	8138-016-013	8138-016-902	WHITTIER CITY
WORSHAM	8138-016-014	8138-016-903	WHITTIER CITY

Phone: (213) 738-2981  
 Fax: (213) 386-0875  
 E-mail: [ivolkmann@lacountyarks.org](mailto:ivolkmann@lacountyarks.org)  
 Web: <http://openspacedistrict.lacounty.info>



**ILONA VOLKMAN**  
 Administrator

Regional Park and Open Space District

510 S. Vermont Avenue  
 Los Angeles, CA 90020

COUNTY OF LOS ANGELES  
 DEPT. OF PARKS & RECREATION

February 12, 2007

Dear Mrs. Vogel,

Attached is the information that you requested.

*also received parcel maps*

