C.F. 07-1894

**RECORDING REQUESTED BY:**

City of Los Angeles

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

Gaurav Singh and Sumaya Singh, Husband and Wife as Joint tenants
2315 Beverwil Drive
Los Angeles, CA 90034

Order No.

# Grant Deed

THE UNDERSIGNED GRANTOR(s) DECLARE(s):
DOCUMENTARY TRANSFER TAX is $ _____. CITY TAX $ _____.
☑ Computed on full value of property conveyed, or ☐ Computed on full value less value of liens or encumbrances remaining at time of sale,
☐ Unincorporated area: ☐ City of _____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

City of Los Angeles, a municipal corporation (Grantor)

hereby GRANT(s) to

Gaurav Singh and Sumaya Singh, Husband and Wife as Joint Tenants (Grantee)

the following described real property in the County of Los Angeles, State of California.
APN: portion 4309-002-903 adjoing westerly 4309-002-024 (Property).

## SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

EXCEPTING AND RESERVING unto Grantor, all oil, gas, water, and mineral rights now vested in Grantor without, however, the right to use the surface of said land or any portion thereof to a depth of 500 feet below the surface, for the extraction of such oil, gas, water and minerals.

SUBJECT to covenants, conditions, restrictions, reservations, easements, encroachments, rights and rights-of-way of record or which are apparent from a visual inspection of the real properties and excepting and reserving to Grantor any interest in the fee to the adjacent street which would otherwise pass with the conveyance of the above described parcels of land.

ALSO SUBJECT to Property sold in "AS IS" condition, and without any warranty as to fitness for use, fitness for a particular use, or condition of the Property, and that Grantor has no obligation to correct any condition of the Property, whether known before or after the date of sale.

AND ALSO SUBJECT to a covenant and agreement to run with the land that the Property shall be held as a single parcel with the adjacent parcel of real property owned by Grantee, and the said combined parcel shall not be divided in ownership except pursuant to a subdivision map or parcel map approved in accordance with the laws of the State of California and the City of Los Angeles.

This Grant Deed is made in accordance with the provisions of Council File No. 07-1894 and Ordinance No. 180834 of the City of Los Angeles.

In witness whereof, City of Los Angeles, a municipal corporation, through its City Council, has caused this Grant Deed to be executed on its behalf, by its Mayor, and its corporate seal to be thereto affixed by its City Clerk, this 7th day of January, ~~2020~~ 2021

Grantor:
The City of Los Angeles, a municipal corporation

By: _____
Eric Garcetti, Mayor

Attest: Holly L. Wolcott, City Clerk

By: _____
Deputy

CITY OF LOS ANGELES
FOUNDED 1781

## 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 January 7, 2021 before me, Heleen V. Ramirez, Notary Public
(insert name and title of the officer)

personally appeared Eric Garcetti,
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.

HELEEN V. RAMIREZ
Notary Public - California
Los Angeles County
Commission # 2316183
My Comm. Expires Dec 17, 2023

Signature _____ (Seal)

**City of Los Angeles**

**To**

**Gaurav Singh and Sumaya Singh,**
**Husband and Wife as Joint Tenants**

**JOB TITLE**: behind 2315 Beverwil Drive, Los Angeles, CA 90034
APN: portion 4309-002-903 (adjoining 4309-002-024)
Cadastral Map: 126B165

**Grant Deed**

Approved as to Authority 12/11, 2020

By _____
Tony M. Royster, Authorized Officer

Approved as to Description 11-5-, 2020

By _____
Luisito Padua, Authorized Officer

General Services Department
Real Estate Services Division

Approved as to Form _____, 2020

Michael N. Feuer, City Attorney

By _____
Deputy City Attorney

Council File No. 07-1894

EXHIBIT "A"

APN: portion 4309-002-901 (adjoining westerly of 4309-002-010)

ADDRESS: behind 2315 Beverwil Drive, Los Angeles, CA 90034

## LEGAL DESCRIPTION

That portion of Lot 8 of Arnaz Property, in Rancho Rincon De Los Bueyes, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 2324 Pages 91 through 93, inclusive of Deeds in the office of the County Recorder of said county, bounded and described as follows:

Commencing at a point in the westerly line of Beverwil Drive, 42.00 feet wide, as on the map of Tract No. 15192, in said city recorded in Book 334 Pages 22 to 25, inclusive of Maps in said County Recorder's office, distant South 6°36'53" East, 301.44 feet measured along said westerly line and its northerly prolongation from the northwest corner of Lot 131 of said Tract No. 15192; thence continuing along said westerly line South 6°36'53" East, 58.25 feet; thence South 83°23'07" West, 102.26 feet to the southwesterly corner of the land described in the deed recorded November 4, 2019 as instrument no. 20191188498, records of said county, said corner being the **TRUE POINT OF BEGINNING;** thence North 16°59'00" West, 57.61 feet along the westerly line of said land to the southwest corner of the land described in the Deed recorded on August 7, 1951 as Document No. 2066, in Book 36937 Page 307, Official Records, in said County Recorder's office; thence along the westerly prolongation of the southerly line of last said land South 82°34'53" West, 21.22 feet to the easterly line of the land described as parcel106, in final order of condemnation entered in case no. 785,802 of the superior court of the state of California, in and for the county of Los Angeles, a certified copy of said final order of condemnation is recorded October 9, 1963 as document No. 5776 of official records in the office of said county recorder; thence South 16° 09'22" East, 57.16 feet along said easterly line to the westerly prolongation of the herein above line having a bearing of South 83°23'07" West; thence along said southwesterly prolongation line North 83°23'07" East, 22.11 feet to the **TRUE POINT OF BEGINNING.**

*Containing: 1,226 square feet*

SUBJECT TO all covenants, conditions, restrictions, exceptions, reservations, easements, rights and right of way of record.

2/25/20



FORM GEN. 160 (Rev. 6-80)

**CITY OF LOS ANGELES**
INTERDEPARTMENTAL CORRESPONDENCE

**DATE:** December 9, 2020

**TO:** Holly L. Wolcott, City Clerk
City Hall, Room 395
Attn: Leyla Campos, Legislative Assistant

**FROM:** Armando Parra, Senior Real Estate Officer
Department of General Services *Armando Parra*
Real Estate Services Division

**SUBJECT:** **REQUEST FOR SIGNATURE – GRANT DEED FOR THE SALE OF OPLA PARCEL LOCATED BEHIND 2315 BEVERWIL DRIVE, LOS ANGELES, CA 90034 - (APN: PORTION OF 4309-002-901)**

Transmitted herewith is the Grant Deed (one) for the above-referenced property sale to Gaurav Singh and Sumaya Singh (Buyer) as authorized by Ordinance No. 180834 and Council File No. 07-1894-S1. Copies of the Ordinance and Council File are attached.

To be executed as shown below:

1. One original to be executed by the Mayor. **Please notarize the Mayor's signature.**

2. **Original to be returned to GSD.**

After the attached document has been executed, please contact Doug Kim, Real Estate Officer at (213) 949-7781 for pick-up.

Attachments: One Original Grant Deed
Ordinance & Council File

ORDINANCE NO. 180834

An ordinance amending and adding provisions to Article 4 of Chapter 1 of Division 7 of the Los Angeles Administrative Code to provide for implementation of the "Own a Piece of Los Angeles" (OPLA) Program concerning the sale of City-owned remnant surplus properties.

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

Section 1. The first unnumbered paragraph of Section 7.22 of the Los Angeles Administrative Code is amended to read:

Before the Council, or the Municipal Facilities Committee for the direct sale of "remnant" properties, determines that real property proposed for sale is no longer required for the use of the City and that the public interest or necessity require its sale, the proposed sale shall be considered as follows:

Sec. 2. Subsection (a) of Section 7.22 of the Los Angeles Administrative Code is amended to read:

**Sec. 7.22. Recommendations Required of City Departments.**

(a) The Department of General Services shall determine whether the City owns a salable interest in the real property, shall appraise said real property at its fair market value; and shall recommend a minimum sale price to the Council or the Municipal Facilities Committee, as applicable.

Sec. 3. Subsection (d) of Section 7.22 of the Los Angeles Administrative Code is amended to read:

(d) In cases involving the direct sale of surplus City-owned property, except "remnants" as defined in Section 7.27.1(a), the City Administrative Officer shall review the proposed direct sale and recommend to the Council upon its propriety.

Sec. 4. Subsection (e) is added to Section 7.22 of the Los Angeles Administrative Code to read:

(e) In cases involving direct sales of City-owned "remnants" as defined in Section 7.27.1(a), the Department of General Services shall review the proposed sale, and shall recommend to the Municipal Facilities Committee upon its propriety. Thereafter, the Municipal Facilities Committee may determine that the public interest or necessity require completion of the sale and authorize it, including the immediate opening of

escrow. In the event of such a determination by the Municipal Facilities Committee with respect to the sale of a "remnant" as defined in Section 7.27.1(a), the Municipal Facilities Committee may authorize the execution of a deed or other instrument necessary to effectuate the sale at and for the fair market value of the property as appraised by the Department of General Services, and upon the terms and conditions contained in the document entitled Title Transfer Instructions (Escrow) approved by the City Council and made a part of Council File No. 07-1894. Any substantive deviations from those terms and conditions, as determined by the City Attorney, shall require approval by the City Council by ordinance.

Sec. 5. Section 7.27 of the Los Angeles Administrative Code is amended to read:

**Sec. 7.27. Private Sale.**

The Council, or the Municipal Facilities Committee in cases involving "remnants" as defined in Section 7.27.1(a), may determine that the public interest or necessity require the sale, conveyance or exchange of real property owned by the City or any City department, of the quitclaiming by the City or by any City department, of any interest in real property without notice of sale or advertisement for bids. In the event of this determination, the City Council may, by ordinance authorize the execution of a deed, contract or other instrument necessary to effect the sale, conveyance, exchange or quitclaim at and for a price or consideration and upon the terms and conditions to be specified in the ordinance; provided, however, that the ordinance shall be subject to the provisions of Sections 252 and 461 of the City Charter. In the event of such a determination by the Municipal Facilities Committee with respect to the sale of a "remnant" as defined in Section 7.27.1(a), the Municipal Facilities Committee may authorize the execution of a deed or other instrument necessary to effectuate the sale at and for the fair market value of the property as appraised by the Department of General Services, and upon the terms and conditions contained in the document entitled Title Transfer Instructions (Escrow) approved by the City Council and made a part of Council File No. 07-1894. Any substantive deviations from those terms and conditions, as determined by the City Attorney, shall require approval by the City Council by ordinance.

Sec. 6. Section 7.27.1 of the Los Angeles Administrative Code is added to read:

**Sec. 7.27.1. Sale of Surplus City-Owned Remnant Property.**

Notwithstanding any other provision of this Code to the contrary, City-owned "remnants" under the jurisdiction and control of the Department of General Services may be sold by private sale as authorized by Section 7.27, provided all of the following criteria are met:

(a) Each property subject to sale must be a surplus City-owned "remnant". "Remnant" means real property meeting the requirements of Section 7.22 of the Los Angeles Administrative Code which (A) has less than the minimum legal residential building lot size for the jurisdiction in which the parcel is located, or less than 5,000 square feet in area, whichever is less, or (B) has no record access and is less than 10,000 square feet in area; and is not contiguous to land owned by a state or local agency, that is used for park, recreational, open-space, or low- and moderate-income housing purposes, and is not located within an enterprise zone pursuant to Section 7070 of the California Government Code, nor a designated program area as defined in California Government Code section 7082;

(b) The direct sale must be an all cash transaction and the buyer(s) must pay fair market value for the remnant as determined by an appraisal by the Department of General Services;

(c) The buyer(s) must be owners of an "adjoining property." An "adjoining property" is one which shares a common boundary with the remnant subject to sale;

(d) The Department of General Services shall offer the remnant for sale to all adjoining property owners, and utilize a competitive process to select the buyer(s) using price as its criteria;

(e) The terms and conditions of each sale must be those approved by the City Council in the document entitled Title Transfer Instructions (Escrow) and made a part of Council File No. 07-1894, and must be presented by the Department of General Services to the Municipal Facilities Committee for approval, and shall be approved as to form by the City Attorney; and

(f) Any remnant meeting the criteria set forth in California Government Code section 54221(f) must first be offered for sale to the State in accordance with Government Code section 54220, *et seq.*

Sec. 7. 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 this ordinance was passed by the Council of the City of Los Angeles, at its meeting of JUL 28 2009.

JUNE LAGMAY, City Clerk

By _____
Deputy

Approved AUG 07 2009

_____
Mayor

Approved as to Form and Legality

CARMEN A. TRUTANICH, City Attorney

By Annette R. Bogna (TBE)
ANNETTE R. BOGNA
Deputy City Attorney

Date 7/13/09

File No(s). CF No. 07-1894

M:\Real Prop_Env_Land Use\Real Property_Environment\Annette Bogna\Real PPT Sales\Surplus\Own A Piece of LA\OPLA Ordinance.doc

## DECLARATION OF POSTING ORDINANCE

I, MARIA C. RICO, 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. 180834 – Amending and adding provisions to Article 4 of Chapter 1 of Division 7 of the L.A.A.C. to provide for implementation of the "Own a Piece of Los Angeles" (OPLA) Program concerning the sale of City-owned remnant surplus properties** - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on **July 28, 2009**, 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 **August 11, 2009** I posted a true copy of said ordinance at each of 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 **August 11, 2009** 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 **August 2009** at Los Angeles, California.

Maria C. Rico, Deputy City Clerk

**Ordinance Effective Date: September 20, 2009** **Council File No. 07-1894**

Rev. (2/21/06)

HOLLY L. WOLCOTT
CITY CLERK

PETTY F. SANTOS
EXECUTIVE OFFICER

When making inquiries relative to this matter, please refer to the Council File No.: 07-1894-S1

City of Los Angeles
CALIFORNIA

Eric Garcetti
MAYOR

**OFFICE OF THE CITY CLERK**

**Council and Public Services Division**
200 N. SPRING STREET, ROOM 395
LOS ANGELES, CA 90012
GENERAL INFORMATION - (213) 978-1133
FAX: (213) 978-1040

PATRICE Y. LATTIMORE
DIVISION MANAGER

CLERK.LACITY.ORG

# OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

February 7, 2020

**Council File No.:** 07-1894-S1

**Council Meeting Date:** February 05, 2020

**Agenda Item No.:** 7

**Agenda Description:** INFORMATION, TECHNOLOGY, AND GENERAL SERVICES COMMITTEE REPORT relative to declaring six City-owned properties located in Council District 5 as Remnant Parcels for the purpose of selling the properties at fair market value, pursuant to the City's Own a Piece of Los Angeles Program.

**Council Action:** INFORMATION, TECHNOLOGY, AND GENERAL SERVICES COMMITTEE REPORT - ADOPTED

**Council Vote:**

| | |
|---|---|
| YES | BOB BLUMENFIELD |
| YES | MIKE BONIN |
| ABSENT | JOE BUSCAINO |
| YES | GILBERT A. CEDILLO |
| YES | MARQUEECE HARRIS-DAWSON |
| ABSENT | JOSE HUIZAR |
| ABSENT | PAUL KORETZ |
| YES | PAUL KREKORIAN |
| YES | JOHN LEE |
| ABSENT | NURY MARTINEZ |
| YES | MITCH O'FARRELL |
| YES | CURREN D. PRICE |
| YES | MONICA RODRIGUEZ |
| YES | DAVID RYU |
| YES | HERB WESSON |

Holly Lynn Wolcott

HOLLY L. WOLCOTT
CITY CLERK

Adopted Report(s)

| Title | Date |
| --- | --- |
| Report from Information, Technology, and General Services Committee | 01/22/2020 |

CITY OF LOS ANGELES
CALIFORNIA

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT

ERIC GARCETTI
MAYOR

DEPARTMENT OF
GENERAL SERVICES
ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
FAX NO. (213) 928-9515

December 16, 2020

Honorable Eric Garcetti
Mayor, City of Los Angeles
200 North Spring Street, Room 300
Los Angeles, California 90012

Attention: Heleen Ramirez, Legislative Coordinator

**REQUEST FOR SIGNATURE – GRANT DEED FOR THE SALE OF OPLA PARCEL LOCATED BEHIND 2315 BEVERWIL DRIVE, LOS ANGELES, CA 90034 - APN: PORTION OF 4309-002-901, CD5**

Transmitted herewith is the Grant Deed (one) for the above-referenced property sale to Gaurav Singh and Sumaya Singh (Buyer) as authorized by Ordinance No. 180834 and Council File No. 07-1894-S1. Copies of the Ordinance and Council File are attached.

To be executed as shown below:

1. One original to be executed by the Mayor. **Please notarize the Mayor's signature.**

2. **Original to be returned to:** Department of General Services, Real Estate Services Division, 111 East First Street, Room 201, Los Angeles, CA 90012, Attention: Doug Kim.

After the attached document has been executed or should you need additional information, please contact Doug Kim, Real Estate Officer at (213) 949-7781 or by email at doug.kim@lacity.org.

Tony M. Royster
General Manager

Attachment: One (1) Original Grant Deed

Connect Create Collaborate

Luisito Padua <louie.padua@lacity.org>

# Re: Request for TMR wet signatures: Grant Deeds for 2301, 2311 and 2315 Beverwil Drive

7 messages

**Jasmine Gutierrez** <jasmine.gutierrez@lacity.org> Fri, Dec 11, 2020 at 10:54 AM
To: Armando Parra <armando.parra@lacity.org>
Cc: Amy Benson <amy.benson@lacity.org>, Natasha Santana <natasha.santana@lacity.org>, Doug Kim <doug.kim@lacity.org>, Luisito Padua <louie.padua@lacity.org>

Hi Armando,

Natasha informed me she didn't receive these from your team to place the hard copies in Tony's inbox when she was in the office yesterday. Can you and/or Doug advise where they are?

Also, Louie, looping you in here because I want to ask if you can place the hard copies in a red folder in Tina's office with **"sign here"** stickers (sorry to bother you with this task). She is also telecommuting and wants to make it easier for Tony to find. She said they can be placed on the table to the right where the snowman is.

I told Tina I would keep her updated so please let me know if/when they can be placed in her office.

Thank you,

On Thu, Dec 10, 2020 at 12:52 PM Armando Parra <armando.parra@lacity.org> wrote:

> Hi Amy.
>
> "Please see attached three (3) Grant Deeds for the sale of three OPLA parcels located behind 2301, 2311 and 2315 Beverwil Drive, Assessor's Parcel Number: Portions of 4309-002-901, which was approved for sale at the January 30, 2020 MFC Meeting.
>
> The original Grant Deeds that will be sent up for TMR's signature have been approved and signed by our Title Examiner and City Attorney. This is the second round of OPLA sales for City-owned Beverwil parcels. These parcels will remain as open space.
>
> - Buyers for 2301 Beverwil Drive: Michael Rosen and Kellie Rosen
> - Sale Price: $17,820
>
> - Buyer for 2311 Beverwil Drive: Aegis-Beverwil Holdings, LP
> - Sale Price: $11,890
>
> - Buyers for 2315 Beverwil Drive: Gaurav Singh and Sumaya Singh
> - Sale Price: $12,330"
>
> Thank you,
>
> Armando Parra
> Senior Real Estate Officer
> City of Los Angeles
> Real Estate Services Division
> Department of General Services
> 111 E. First Street, Room 201
> City Hall South
> Los Angeles, Ca 90012

(213) 926-9483 C

---------- Forwarded message ---------
From: **Doug Kim** <doug.kim@lacity.org>
Date: Thu, Dec 10, 2020 at 11:46 AM
Subject: Request for TMR wet signatures: Grant Deeds for 2301, 2311 and 2315 Beverwil Drive
To: Armando Parra <armando.parra@lacity.org>

Hi Armando,

Please see attached three (3) Grant Deeds for the sale of three OPLA parcels located behind 2301, 2311 and 2315 Beverwil Drive, Assessor's Parcel Number: Portions of 4309-002-901, which was approved for sale at the January 30, 2020 MFC Meeting.

The original Grant Deeds that will be sent up for TMR's signature have been approved and signed by our Title Examiner and City Attorney. This is the second round of OPLA sales for City-owned Beverwil parcels. These parcels will remain as open space.

- Buyers for 2301 Beverwil Drive: Michael Rosen and Kellie Rosen
- Sale Price: $17,820

- Buyer for 2311 Beverwil Drive: Aegis-Beverwil Holdings, LP
- Sale Price: $11,890

- Buyers for 2315 Beverwil Drive: Gaurav Singh and Sumaya Singh
- Sale Price: $12,330

--
Best regards,

Doug Kim
Real Estate Officer
City of Los Angeles

Department of General Services
Real Estate Services Division
111 E. First Street, Room 201
City Hall South (CHS)
Los Angeles, CA 90012
O: 213.922.8535
C: 213.949.7781

--
Jasmine Gutierrez
City of Los Angeles
Integrated Asset Services Division
Department of General Services
111 E. First St., Room 201
Los Angeles, CA 90012

Email: jasmine.gutierrez@lacity.org
Phone: (213) 922-8500

---

**Doug Kim** <doug.kim@lacity.org> Fri, Dec 11, 2020 at 10:59 AM
To: Jasmine Gutierrez <jasmine.gutierrez@lacity.org>

Cc: Armando Parra <armando.parra@lacity.org>, Amy Benson <amy.benson@lacity.org>, Natasha Santana <natasha.santana@lacity.org>, Luisito Padua <louie.padua@lacity.org>

Hi Jasmine,

Today is Armando's RDO. We sent up the request by email but we have not sent the hard copies yet. I will ask Louie to prepare the hard copies and take it up to the 7th floor. Thank you.
[Quoted text hidden]

---

**Jasmine Gutierrez** <jasmine.gutierrez@lacity.org> Fri, Dec 11, 2020 at 11:01 AM
To: Doug Kim <doug.kim@lacity.org>
Cc: Armando Parra <armando.parra@lacity.org>, Amy Benson <amy.benson@lacity.org>, Natasha Santana <natasha.santana@lacity.org>, Luisito Padua <louie.padua@lacity.org>

Thank you Doug.

Louie, please don't the "sign here" sticker to make it easier for Tony and Tina.

Thank you!
[Quoted text hidden]

---

**Jasmine Gutierrez** <jasmine.gutierrez@lacity.org> Fri, Dec 11, 2020 at 11:28 AM
To: Doug Kim <doug.kim@lacity.org>
Cc: Armando Parra <armando.parra@lacity.org>, Amy Benson <amy.benson@lacity.org>, Natasha Santana <natasha.santana@lacity.org>, Luisito Padua <louie.padua@lacity.org>

Hi Louie,

Sorry let me rephrase in case that last email was confusing. Tina asked if you can place the hard copies of the Grant Deeds in a red folder with "sign here" stickers where Tony needs to sign, on the table with a snowman in her office.

Thanks once again,
[Quoted text hidden]

---

**Doug Kim** <doug.kim@lacity.org> Fri, Dec 11, 2020 at 11:29 AM
To: Luisito Padua <louie.padua@lacity.org>

Hi Louie,

Please use the email below as a cover memo for each of the Beverwil Grant Deeds. Thank you.

---------- Forwarded message ---------
From: **Amy Benson** <amy.benson@lacity.org>
Date: Thu, Dec 10, 2020 at 4:42 PM
Subject: Fwd: Request for TMR wet signatures: Grant Deeds for 2301, 2311 and 2315 Beverwil Drive
To: Doug Kim <doug.kim@lacity.org>

---------- Forwarded message ---------
From: **Amy Benson** <amy.benson@lacity.org>
Date: Thu, Dec 10, 2020 at 1:43 PM
Subject: Fwd: Request for TMR wet signatures: Grant Deeds for 2301, 2311 and 2315 Beverwil Drive
To: Armando Parra <armando.parra@lacity.org>
Cc: Natasha Santana <natasha.santana@lacity.org>, Jasmine Gutierrez <Jasmine.gutierrez@lacity.org>, Melody J. McCormick <melody.mccormick@lacity.org>

Forgot to cc y'all.

---------- Forwarded message ---------
From: **Amy Benson** <amy.benson@lacity.org>
Date: Thu, Dec 10, 2020 at 1:19 PM
Subject: Fwd: Request for TMR wet signatures: Grant Deeds for 2301, 2311 and 2315 Beverwil Drive
To: Melody J. McCormick <melody.mccormick@lacity.org>

I added some extra language to make it clear that we need wet signatures. Let me know if it needs more clarity or to inform that it will then go to the Mayor's office for signature and notary.

Tony/Tina/Lydia

Please see attached three (3) Grant Deeds for the sale of three OPLA parcels located behind 2301, 2311 and 2315 Beverwil Drive, Assessor's Parcel Number: Portions of 4309-002-901, which was approved for sale at the January 30, 2020 MFC Meeting. **The attached are for reference only.**

The **original Grant Deeds, which will be sent up for TMR's wet signature**, have been approved and signed by our Title Examiner and City Attorney. This is the second round of OPLA sales for City-owned Beverwil parcels. These parcels will remain as open space.

- Buyers for 2301 Beverwil Drive: Michael Rosen and Kellie Rosen
- Sale Price: $17,820

- Buyer for 2311 Beverwil Drive: Aegis-Beverwil Holdings, LP
- Sale Price: $11,890

- Buyers for 2315 Beverwil Drive: Gaurav Singh and Sumaya Singh
- Sale Price: $12,330
-

**Originals will be placed in the 7th floor inbox.**
**Please let me know if you have any questions.**

Thank you,

Armando Parra
Senior Real Estate Officer
City of Los Angeles
Real Estate Services Division
Department of General Services
111 E. First Street, Room 201
City Hall South
Los Angeles, Ca 90012
(213) 926-9483 C

***Natasha/ Jasmine - please log
-

--
*E. Amy Benson*
**Acting Director, Real Estate Services Division**
**Director, Integrated Asset Services Division**
**Department of General Services**
Office: (213) 922-8544
Mobile:(213) 798-0445
Email: amy.benson@lacity.org
www.lacity.org

Click here to visit our AMS Project Website
Click here to logon to the AMS

--

*E. Amy Benson*
**Acting Director, Real Estate Services Division**
**Director, Integrated Asset Services Division**
**Department of General Services**
Office: (213) 922-8544
Mobile:(213) 798-0445
Email: amy.benson@lacity.org
www.lacity.org
Click here to visit our AMS Project Website
Click here to logon to the AMS

--

*E. Amy Benson*
**Acting Director, Real Estate Services Division**
**Director, Integrated Asset Services Division**
**Department of General Services**
Office: (213) 922-8544
Mobile:(213) 798-0445
Email: amy.benson@lacity.org
www.lacity.org
Click here to visit our AMS Project Website
Click here to logon to the AMS
[Quoted text hidden]

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**3 attachments**

**Grant Deed - 2301 Beverwil.pdf**
203K

**Grant Deed - 2311 Beverwil.pdf**
198K

**Grant Deed - 2315 Beverwil.pdf**
193K

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**Luisito Padua** <louie.padua@lacity.org> Fri, Dec 11, 2020 at 11:29 AM
To: Jasmine Gutierrez <jasmine.gutierrez@lacity.org>
Cc: Doug Kim <doug.kim@lacity.org>, Armando Parra <armando.parra@lacity.org>, Amy Benson <amy.benson@lacity.org>, Natasha Santana <natasha.santana@lacity.org>

Got it. Noted

best regards,
Louie N. Padua (Title Examiner)
City of Los Angeles, General Services Division
111 E. 1st Street, City Hall South
Los Angeles, CA 90012
Phone (213) 922-8548
Cell (213) 926-8980
Fax (213) 922-8511

[Quoted text hidden]

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**Doug Kim** <doug.kim@lacity.org> Fri, Dec 11, 2020 at 11:30 AM
To: Luisito Padua <louie.padua@lacity.org>

Cc: Jasmine Gutierrez <jasmine.gutierrez@lacity.org>, Armando Parra <armando.parra@lacity.org>, Amy Benson <amy.benson@lacity.org>, Natasha Santana <natasha.santana@lacity.org>

Thank you Louie.
[Quoted text hidden]

# TITLE TRANSFER INSTRUCTIONS

DEPARTMENT OF GENERAL SERVICES
REAL ESTATE SERVICES DIVISION
CITY OF LOS ANGELES

**Date: October 29, 2020**

**Location:** PROPERTY LOCATED BEHIND 2315 BEVERWIL DRIVE, LOS ANGELES, CA 90034 – ASSESSOR'S PARCEL NUMBER: PORTION OF 4309-002-901

On June 15, 2020, **Gaurav and Sumaya Singh** (**Buyers**), paid **One Thousand Two Hundred Thirty-Three Dollars ($1,233.00**) payable to the City of Los Angeles (**Seller**), representing a 10% deposit for the purchase of the City parcel described below. Within thirty (30) days from the execution of the Purchase and Sale Agreement and Escrow Instructions, **without penalty,** the **Purchaser** will hand Escrow the sum of **Eleven Thousand Ninety-Seven Dollars ($11,097.00)**, which represents the balance of the purchase price of **Twelve Thousand Three Hundred Thirty-Three Dollars ($12,330.00)** plus associated costs of sale; for the herein described City parcel of land when GSD delivers to Escrow for the undersigned a Grant Deed to the property described below, executed by the City of Los Angeles.

As provided in Ordinance **180834** , the Purchaser shall pay for Documentary Transfer Taxes, all recording fees associated with this conveyance of real property, and one-half of the escrow fee.

Title Policy: Buyer shall pay the cost of a standard CLTA Title Policy. Buyer shall pay for any endorsements or extended coverage.

Legal Description of Property: **See Attached EXHIBIT A.**

The following terms and conditions are included in the Grant Deed.

EXCEPTING AND RESERVING unto the City of Los Angeles all oil, gas, water and mineral rights now vested in the City of Los Angeles without, however, the right to use the surface of said land or any portion thereof to a depth of 500 feet below the surface, for the extraction of such oil, gas, water and minerals.

SUBJECT TO covenants, conditions, restrictions, reservations, easements, encroachments, rights, and rights-of-way of record or which are apparent from a visual inspection of the real property.

ALSO SUBJECT TO property sold in an "**AS IS** " condition, and without any warranty as to fitness for use, fitness for a particular use, or condition of the property, and that the seller has no obligation to correct any condition of the property, whether known before or after the date of the sale.

AND ALSO SUBJECT TO a covenant and agreement to run with the land that the above described property shall be held as a single parcel with the adjacent parcel of real property owned by the grantee, and the said combined parcel shall not be divided in ownership except pursuant to a subdivision map or parcel map approved in accordance with the laws of the State of California and the City of Los Angeles.

The Buyer understands that at this time the property is not subject to ad valorem taxes. An assessment will be made and taxes assessed on the property for the period commencing with the date of recording the deed.

The full balance of the purchase price and associated purchase costs shall be paid to Escrow on or before 60 days from the execution of the Purchase and Sale Agreement and Escrow Instructions, provided that the Buyer's Closing Conditions have been satisfied at least three business days prior to such date. If payment is deferred for more than 60 days due to any default by Buyer (as defined in the Purchase and Sale Agreement), interest at one percent (1%) per month or fraction thereof shall be charged for each month or fraction thereof up to 90 days from the date of the execution of the Purchase and Sale Agreement and Escrow Instructions. The deed will be accepted, unless either the City or the grantee cancels these instructions in writing. If these instructions are cancelled by the grantee and Buyer fails to complete the purchase because of Buyer's default (as defined in the Purchase and Sale Agreement), the City may, should it determine to do so, retain the sum presently on deposit with the City.

.

By the signature/s below, Buyer acknowledges and accepts all conditions set forth in these Title Transfer Instructions.

10/29/2020
Buyer Signature Date

Name: GAURAV SINGH
Phone: 310-717-7239
Mailing Address: 2418 BEVERWIL DR
LOS ANGELES, CA 90034

10/29/2020
Buyer Signature Date

Name: SUMAYA SINGH
Phone: 310-871-9882
Mailing Address: 2418 BEVERWIL DR.
LOS ANGELES, CA 90034

Approved as to Form and Legality:
Michael N. Feuer, City Attorney

By: _____
Deputy City Attorney

Name: JUSTIN A. MINER

Date: November 18, 2020

THE CITY OF LOS ANGELES

By: _____
David Roberts, Assistant Director
Real Estate Services Division
Department of General Services

Date: 12/7/2020

C.F. 07-1894

**RECORDING REQUESTED BY:**

City of Los Angeles

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

Aegis-Beverwil Holdings, L.P.
2331 West Lincoln Avenue
Anaheim, CA 92801

Order No.

# Grant Deed

THE UNDERSIGNED GRANTOR(s) DECLARE(s):
DOCUMENTARY TRANSFER TAX is $ _____. CITY TAX $ _____.
☑ Computed on full value of property conveyed, or ☐ Computed on full value less value of liens or encumbrances remaining at time of sale,
☐ Unincorporated area: ☐ City of _____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

City of Los Angeles, a municipal corporation (Grantor)

hereby GRANT(s) to

Aegis-Beverwil Holdings L.P., a California limited partnership (Grantee)

the following described real property in the County of Los Angeles, State of California.
APN: portion 4309-002-903 adjoing westerly 4309-002-018 (Property).

## SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

EXCEPTING AND RESERVING unto Grantor, all oil, gas, water, and mineral rights now vested in Grantor without, however, the right to use the surface of said land or any portion thereof to a depth of 500 feet below the surface, for the extraction of such oil, gas, water and minerals.

SUBJECT to covenants, conditions, restrictions, reservations, easements, encroachments, rights and rights-of-way of record or which are apparent from a visual inspection of the real properties and excepting and reserving to Grantor any interest in the fee to the adjacent street which would otherwise pass with the conveyance of the above described parcels of land.

ALSO SUBJECT to Property sold in "AS IS" condition, and without any warranty as to fitness for use, fitness for a particular use, or condition of the Property, and that Grantor has no obligation to correct any condition of the Property, whether known before or after the date of sale.

AND ALSO SUBJECT to a covenant and agreement to run with the land that the Property shall be held as a single parcel with the adjacent parcel of real property owned by Grantee, and the said combined parcel shall not be divided in ownership except pursuant to a subdivision map or parcel map approved in accordance with the laws of the State of California and the City of Los Angeles.

This Grant Deed is made in accordance with the provisions of Council File No. 07-1894 and Ordinance No. 180834 of the City of Los Angeles.

In witness whereof, City of Los Angeles, a municipal corporation, through its City Council, has caused this Grant Deed to be executed on its behalf, by its Mayor, and its corporate seal to be thereto affixed by its City Clerk, this 7th day of January, ~~2020~~ 2021

Grantor:
The City of Los Angeles, a municipal corporation

By: _____
Eric Garcetti, Mayor

Attest: Holly L. Wolcott, ~~City Clerk~~

By: _____
deputy

CITY OF LOS ANGELES FOUNDED 1781

## 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 January 7, 2021 before me, Heleen V. Ramirez, Notary Public
(insert name and title of the officer)

personally appeared Eric Garcetti,
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.

HELEEN V. RAMIREZ
Notary Public - California
Los Angeles County
Commission # 2316183
My Comm. Expires Dec 17, 2023

Signature _____ (Seal)

**City of Los Angeles**

**To**

**JOB TITLE**: behind 2311 Beverwil Drive, Los Angeles, CA 90034
APN: portion 4309-002-903 (adjoining 4309-002-018)
Cadastral Map: 126B165

**Aegis-Beverwil Holdings, L.P.**
**a California limited partnership**

**Grant Deed**

Approved as to Authority 12/11, 2020

By _____
Tony M. Royster, Authorized Officer

Approved as to Description 11-5-, 2020

By _____
Luisito Padua, Authorized Officer

General Services Department
Real Estate Services Division

Approved as to Form _____, 2020

Michael N. Feuer, City Attorney

By _____
Deputy City Attorney

Council File No. 07-1894

## EXHIBIT "A"

APN: portion 4309-002-901 (adjoining westerly of 4309-002-01 0)

ADDRESS: behind 2311 Beverwil Drive, Los Angeles, CA 90034

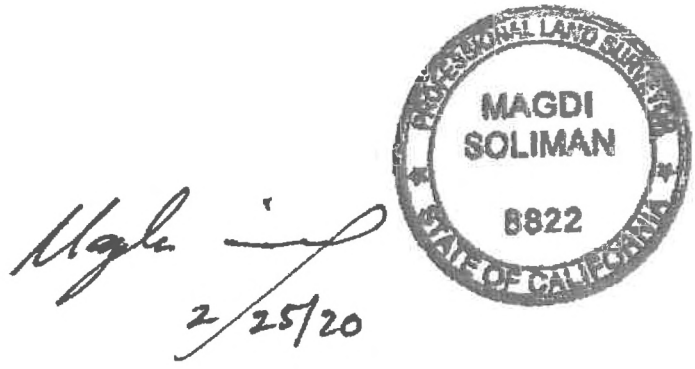
## LEGAL DESCRIPTION

That portions of Lot 8 Arnaz Property, in Rancho Rincon De Los Bueyes, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 2324 Pages 91 through 93, inclusive of Deeds in the office of the County Recorded of said county, bounded and described as follows:

Commencing at a point in the westerly line of Beverwil Drive, 42.00 feet wide, as on the map of Tract No. 15192, in said city recorded in Book 334 Pages 22 to 25, inclusive of Maps in said County Recorder's office, distant South 6°36'53" East, 249.69 feet from the Northwesterly corner of lot 131 of said Tract 15192; Thence continuing along said Westerly line South 6°36'53" East 51.75 feet; Thence South 82°34'53" West, 112.74 feet to the Southwest corner of the land described in the Deed recorded on August 7, 1951 as Document No. 2066 in Book 36937 Page 307, Official Records, in said County Recorder's office; said point being the **TRUE POINT OF BEGINNING;** Thence along the westerly prolongation of the southerly line of said land South 82°34'53" West, 21.22 feet to the easterly line of the land described as parcel 106, in final order of condemnation entered in case No. 785,802 of the superior court of the state of California, in and for the county of Los Angeles, a certified copy of said final order of condemnation is recorded October 9, 1963 as document No. 5776 of official records in the office of said county recorder; Thence North 16°09'22" West, 54.38 feet along said easterly line to the westerly prolongation of the northerly line of said land described in Document No. 2066 in Book 36937 Page 307; Thence North 83°23'07" East, 20.57 feet along said westerly prolongation to the northwest corner of said land in said document;
Thence South 16°59'00" East, 54.22 feet along the westerly line of last said land in said document to the **TRUE POINT OF BEGINNING.**

*Containing: 1,116 square feet*

SUBJECT TO all covenants, conditions, restrictions, exceptions, reservations, easements, rights and right of way of record.




2/25/20

FORM GEN. 160 (Rev. 6-80)

**CITY OF LOS ANGELES**
INTERDEPARTMENTAL CORRESPONDENCE

**DATE:** December 9, 2020

**TO:** Holly L. Wolcott, City Clerk
City Hall, Room 395
Attn: Leyla Campos, Legislative Assistant

**FROM:** Armando Parra, Senior Real Estate Officer
Department of General Services *Armando Parra*
Real Estate Services Division

**SUBJECT:** **REQUEST FOR SIGNATURE – GRANT DEED FOR THE SALE OF OPLA PARCEL LOCATED BEHIND 2311 BEVERWIL DRIVE, LOS ANGELES, CA 90034 - (APN: PORTION OF 4309-002-901)**

Transmitted herewith is the Grant Deed (one) for the above-referenced property sale to Aegis-Beverwil Holdings, LP (Buyer) as authorized by Ordinance No. 180834 and Council File No. 07-1894-S1. Copies of the Ordinance and Council File are attached.

To be executed as shown below:

1. One original to be executed by the Mayor. **Please notarize the Mayor's signature.**

2. **Original to be returned to GSD.**

After the attached document has been executed, please contact Doug Kim, Real Estate Officer at (213) 949-7781 for pick-up.

Attachments: One Original Grant Deed
Ordinance & Council File

ORDINANCE NO. 180834

An ordinance amending and adding provisions to Article 4 of Chapter 1 of Division 7 of the Los Angeles Administrative Code to provide for implementation of the "Own a Piece of Los Angeles" (OPLA) Program concerning the sale of City-owned remnant surplus properties.

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

Section 1. The first unnumbered paragraph of Section 7.22 of the Los Angeles Administrative Code is amended to read:

Before the Council, or the Municipal Facilities Committee for the direct sale of "remnant" properties, determines that real property proposed for sale is no longer required for the use of the City and that the public interest or necessity require its sale, the proposed sale shall be considered as follows:

Sec. 2. Subsection (a) of Section 7.22 of the Los Angeles Administrative Code is amended to read:

**Sec. 7.22. Recommendations Required of City Departments.**

(a) The Department of General Services shall determine whether the City owns a salable interest in the real property, shall appraise said real property at its fair market value; and shall recommend a minimum sale price to the Council or the Municipal Facilities Committee, as applicable.

Sec. 3. Subsection (d) of Section 7.22 of the Los Angeles Administrative Code is amended to read:

(d) In cases involving the direct sale of surplus City-owned property, except "remnants" as defined in Section 7.27.1(a), the City Administrative Officer shall review the proposed direct sale and recommend to the Council upon its propriety.

Sec. 4. Subsection (e) is added to Section 7.22 of the Los Angeles Administrative Code to read:

(e) In cases involving direct sales of City-owned "remnants" as defined in Section 7.27.1(a), the Department of General Services shall review the proposed sale, and shall recommend to the Municipal Facilities Committee upon its propriety. Thereafter, the Municipal Facilities Committee may determine that the public interest or necessity require completion of the sale and authorize it, including the immediate opening of

escrow. In the event of such a determination by the Municipal Facilities Committee with respect to the sale of a "remnant" as defined in Section 7.27.1(a), the Municipal Facilities Committee may authorize the execution of a deed or other instrument necessary to effectuate the sale at and for the fair market value of the property as appraised by the Department of General Services, and upon the terms and conditions contained in the document entitled Title Transfer Instructions (Escrow) approved by the City Council and made a part of Council File No. 07-1894. Any substantive deviations from those terms and conditions, as determined by the City Attorney, shall require approval by the City Council by ordinance.

Sec. 5. Section 7.27 of the Los Angeles Administrative Code is amended to read:

**Sec. 7.27. Private Sale.**

The Council, or the Municipal Facilities Committee in cases involving "remnants" as defined in Section 7.27.1(a), may determine that the public interest or necessity require the sale, conveyance or exchange of real property owned by the City or any City department, of the quitclaiming by the City or by any City department, of any interest in real property without notice of sale or advertisement for bids. In the event of this determination, the City Council may, by ordinance authorize the execution of a deed, contract or other instrument necessary to effect the sale, conveyance, exchange or quitclaim at and for a price or consideration and upon the terms and conditions to be specified in the ordinance; provided, however, that the ordinance shall be subject to the provisions of Sections 252 and 461 of the City Charter. In the event of such a determination by the Municipal Facilities Committee with respect to the sale of a "remnant" as defined in Section 7.27.1(a), the Municipal Facilities Committee may authorize the execution of a deed or other instrument necessary to effectuate the sale at and for the fair market value of the property as appraised by the Department of General Services, and upon the terms and conditions contained in the document entitled Title Transfer Instructions (Escrow) approved by the City Council and made a part of Council File No. 07-1894. Any substantive deviations from those terms and conditions, as determined by the City Attorney, shall require approval by the City Council by ordinance.

Sec. 6. Section 7.27.1 of the Los Angeles Administrative Code is added to read:

**Sec. 7.27.1. Sale of Surplus City-Owned Remnant Property.**

Notwithstanding any other provision of this Code to the contrary, City-owned "remnants" under the jurisdiction and control of the Department of General Services may be sold by private sale as authorized by Section 7.27, provided all of the following criteria are met:

(a) Each property subject to sale must be a surplus City-owned "remnant". "Remnant" means real property meeting the requirements of Section 7.22 of the Los Angeles Administrative Code which (A) has less than the minimum legal residential building lot size for the jurisdiction in which the parcel is located, or less than 5,000 square feet in area, whichever is less, or (B) has no record access and is less than 10,000 square feet in area; and is not contiguous to land owned by a state or local agency, that is used for park, recreational, open-space, or low- and moderate-income housing purposes, and is not located within an enterprise zone pursuant to Section 7070 of the California Government Code, nor a designated program area as defined in California Government Code section 7082;

(b) The direct sale must be an all cash transaction and the buyer(s) must pay fair market value for the remnant as determined by an appraisal by the Department of General Services;

(c) The buyer(s) must be owners of an "adjoining property." An "adjoining property" is one which shares a common boundary with the remnant subject to sale;

(d) The Department of General Services shall offer the remnant for sale to all adjoining property owners, and utilize a competitive process to select the buyer(s) using price as its criteria;

(e) The terms and conditions of each sale must be those approved by the City Council in the document entitled Title Transfer Instructions (Escrow) and made a part of Council File No. 07-1894, and must be presented by the Department of General Services to the Municipal Facilities Committee for approval, and shall be approved as to form by the City Attorney; and

(f) Any remnant meeting the criteria set forth in California Government Code section 54221(f) must first be offered for sale to the State in accordance with Government Code section 54220, *et seq.*

Sec. 7. 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 this ordinance was passed by the Council of the City of Los Angeles, at its meeting of JUL 28 2009.

JUNE LAGMAY, City Clerk

By _____
Deputy

Approved AUG 07 2009

_____
Mayor

Approved as to Form and Legality

CARMEN A. TRUTANICH, City Attorney

By Annette R. Bogna (TBE)
ANNETTE R. BOGNA
Deputy City Attorney

Date 7/13/09

File No(s). CF No. 07-1894

M:\Real Prop_Env_Land Use\Real Property_Environment\Annette Bogna\Real PPT Sales\Surplus\Own A Piece of LA\OPLA Ordinance.doc

## DECLARATION OF POSTING ORDINANCE

I, MARIA C. RICO, 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. 180834 – Amending and adding provisions to Article 4 of Chapter 1 of Division 7 of the L.A.A.C. to provide for implementation of the "Own a Piece of Los Angeles" (OPLA) Program concerning the sale of City-owned remnant surplus properties** - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on **July 28, 2009**, 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 **August 11, 2009** I posted a true copy of said ordinance at each of 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 **August 11, 2009** 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 **August 2009** at Los Angeles, California.

Maria C. Rico, Deputy City Clerk

**Ordinance Effective Date: September 20, 2009** **Council File No. 07-1894**

Rev. (2/21/06)

HOLLY L. WOLCOTT
CITY CLERK

PETTY F. SANTOS
EXECUTIVE OFFICER

When making inquiries relative to this matter, please refer to the Council File No.: 07-1894-S1

City of Los Angeles
CALIFORNIA

Eric Garcetti
MAYOR

**OFFICE OF THE CITY CLERK**

**Council and Public Services Division**
200 N. SPRING STREET, ROOM 395
LOS ANGELES, CA 90012
GENERAL INFORMATION - (213) 978-1133
FAX: (213) 978-1040

PATRICE Y. LATTIMORE
DIVISION MANAGER

CLERK.LACITY.ORG

# OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

February 7, 2020

**Council File No.:** 07-1894-S1

**Council Meeting Date:** February 05, 2020

**Agenda Item No.:** 7

**Agenda Description:** INFORMATION, TECHNOLOGY, AND GENERAL SERVICES COMMITTEE REPORT relative to declaring six City-owned properties located in Council District 5 as Remnant Parcels for the purpose of selling the properties at fair market value, pursuant to the City's Own a Piece of Los Angeles Program.

**Council Action:** INFORMATION, TECHNOLOGY, AND GENERAL SERVICES COMMITTEE REPORT - ADOPTED

**Council Vote:**

| | |
|---|---|
| YES | BOB BLUMENFIELD |
| YES | MIKE BONIN |
| ABSENT | JOE BUSCAINO |
| YES | GILBERT A. CEDILLO |
| YES | MARQUEECE HARRIS-DAWSON |
| ABSENT | JOSE HUIZAR |
| ABSENT | PAUL KORETZ |
| YES | PAUL KREKORIAN |
| YES | JOHN LEE |
| ABSENT | NURY MARTINEZ |
| YES | MITCH O'FARRELL |
| YES | CURREN D. PRICE |
| YES | MONICA RODRIGUEZ |
| YES | DAVID RYU |
| YES | HERB WESSON |

Holly Lynn Wolcott

HOLLY L. WOLCOTT
CITY CLERK

Adopted Report(s)

| Title | Date |
| --- | --- |
| Report from Information, Technology, and General Services Committee | 01/22/2020 |

# CITY OF LOS ANGELES
CALIFORNIA

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT

ERIC GARCETTI
MAYOR

DEPARTMENT OF
GENERAL SERVICES
ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
FAX NO. (213) 928-9515


December 18, 2020

Honorable Eric Garcetti
Mayor, City of Los Angeles
200 North Spring Street, Room 300
Los Angeles, California 90012

Attention: Heleen Ramirez, Legislative Coordinator

**REQUEST FOR SIGNATURE – GRANT DEED FOR THE SALE OF OPLA PARCEL LOCATED BEHIND 2311 BEVERWIL DRIVE, LOS ANGELES, CA 90034 - APN: PORTION OF 4309-002-901, CD5**

Transmitted herewith is the Grant Deed (one) for the above-referenced property sale to Aegis-Beverwil Holdings, LP (Buyer) as authorized by Ordinance No. 180834 and Council File No. 07-1894-S1. Copies of the Ordinance and Council File are attached.

To be executed as shown below:

1. One original to be executed by the Mayor. **Please notarize the Mayor's signature.**

2. **Original to be returned to:** Department of General Services, Real Estate Services Division, 111 East First Street, Room 201, Los Angeles, CA 90012, Attention: Doug Kim.

After the attached document has been executed or should you need additional information, please contact Doug Kim, Real Estate Officer at (213) 949-7781 or by email at doug.kim@lacity.org.

Tony M. Royster
General Manager

Attachment: One (1) Original Grant Deed

Connect Create Collaborate

Luisito Padua <louie.padua@lacity.org>

# Re: Request for TMR wet signatures: Grant Deeds for 2301, 2311 and 2315 Beverwil Drive

7 messages

**Jasmine Gutierrez** <jasmine.gutierrez@lacity.org> Fri, Dec 11, 2020 at 10:54 AM
To: Armando Parra <armando.parra@lacity.org>
Cc: Amy Benson <amy.benson@lacity.org>, Natasha Santana <natasha.santana@lacity.org>, Doug Kim <doug.kim@lacity.org>, Luisito Padua <louie.padua@lacity.org>

Hi Armando,

Natasha informed me she didn't receive these from your team to place the hard copies in Tony's inbox when she was in the office yesterday. Can you and/or Doug advise where they are?

Also, Louie, looping you in here because I want to ask if you can place the hard copies in a red folder in Tina's office with **"sign here"** stickers (sorry to bother you with this task). She is also telecommuting and wants to make it easier for Tony to find. She said they can be placed on the table to the right where the snowman is.

I told Tina I would keep her updated so please let me know if/when they can be placed in her office.

Thank you,

On Thu, Dec 10, 2020 at 12:52 PM Armando Parra <armando.parra@lacity.org> wrote:

> Hi Amy.
>
> "Please see attached three (3) Grant Deeds for the sale of three OPLA parcels located behind 2301, 2311 and 2315 Beverwil Drive, Assessor's Parcel Number: Portions of 4309-002-901, which was approved for sale at the January 30, 2020 MFC Meeting.
>
> The original Grant Deeds that will be sent up for TMR's signature have been approved and signed by our Title Examiner and City Attorney. This is the second round of OPLA sales for City-owned Beverwil parcels. These parcels will remain as open space.
>
> - Buyers for 2301 Beverwil Drive: Michael Rosen and Kellie Rosen
> - Sale Price: $17,820
>
> - Buyer for 2311 Beverwil Drive: Aegis-Beverwil Holdings, LP
> - Sale Price: $11,890
>
> - Buyers for 2315 Beverwil Drive: Gaurav Singh and Sumaya Singh
> - Sale Price: $12,330"
>
> Thank you,
>
> Armando Parra
> Senior Real Estate Officer
> City of Los Angeles
> Real Estate Services Division
> Department of General Services
> 111 E. First Street, Room 201
> City Hall South
> Los Angeles, Ca 90012

(213) 926-9483 C

---------- Forwarded message ---------
From: **Doug Kim** <doug.kim@lacity.org>
Date: Thu, Dec 10, 2020 at 11:46 AM
Subject: Request for TMR wet signatures: Grant Deeds for 2301, 2311 and 2315 Beverwil Drive
To: Armando Parra <armando.parra@lacity.org>

Hi Armando,

Please see attached three (3) Grant Deeds for the sale of three OPLA parcels located behind 2301, 2311 and 2315 Beverwil Drive, Assessor's Parcel Number: Portions of 4309-002-901, which was approved for sale at the January 30, 2020 MFC Meeting.

The original Grant Deeds that will be sent up for TMR's signature have been approved and signed by our Title Examiner and City Attorney. This is the second round of OPLA sales for City-owned Beverwil parcels. These parcels will remain as open space.

- Buyers for 2301 Beverwil Drive: Michael Rosen and Kellie Rosen
- Sale Price: $17,820

- Buyer for 2311 Beverwil Drive: Aegis-Beverwil Holdings, LP
- Sale Price: $11,890

- Buyers for 2315 Beverwil Drive: Gaurav Singh and Sumaya Singh
- Sale Price: $12,330

--
Best regards,

Doug Kim
Real Estate Officer
City of Los Angeles

Department of General Services
Real Estate Services Division
111 E. First Street, Room 201
City Hall South (CHS)
Los Angeles, CA 90012
O: 213.922.8535
C: 213.949.7781

--
Jasmine Gutierrez
City of Los Angeles
Integrated Asset Services Division
Department of General Services
111 E. First St., Room 201
Los Angeles, CA 90012

Email: jasmine.gutierrez@lacity.org
Phone: (213) 922-8500

---

**Doug Kim** <doug.kim@lacity.org> Fri, Dec 11, 2020 at 10:59 AM
To: Jasmine Gutierrez <jasmine.gutierrez@lacity.org>

Cc: Armando Parra <armando.parra@lacity.org>, Amy Benson <amy.benson@lacity.org>, Natasha Santana <natasha.santana@lacity.org>, Luisito Padua <louie.padua@lacity.org>

Hi Jasmine,

Today is Armando's RDO. We sent up the request by email but we have not sent the hard copies yet. I will ask Louie to prepare the hard copies and take it up to the 7th floor. Thank you.
[Quoted text hidden]

---

**Jasmine Gutierrez** <jasmine.gutierrez@lacity.org> Fri, Dec 11, 2020 at 11:01 AM
To: Doug Kim <doug.kim@lacity.org>
Cc: Armando Parra <armando.parra@lacity.org>, Amy Benson <amy.benson@lacity.org>, Natasha Santana <natasha.santana@lacity.org>, Luisito Padua <louie.padua@lacity.org>

Thank you Doug.

Louie, please don't the "sign here" sticker to make it easier for Tony and Tina.

Thank you!
[Quoted text hidden]

---

**Jasmine Gutierrez** <jasmine.gutierrez@lacity.org> Fri, Dec 11, 2020 at 11:28 AM
To: Doug Kim <doug.kim@lacity.org>
Cc: Armando Parra <armando.parra@lacity.org>, Amy Benson <amy.benson@lacity.org>, Natasha Santana <natasha.santana@lacity.org>, Luisito Padua <louie.padua@lacity.org>

Hi Louie,

Sorry let me rephrase in case that last email was confusing. Tina asked if you can place the hard copies of the Grant Deeds in a red folder with "sign here" stickers where Tony needs to sign, on the table with a snowman in her office.

Thanks once again,
[Quoted text hidden]

---

**Doug Kim** <doug.kim@lacity.org> Fri, Dec 11, 2020 at 11:29 AM
To: Luisito Padua <louie.padua@lacity.org>

Hi Louie,

Please use the email below as a cover memo for each of the Beverwil Grant Deeds. Thank you.

---------- Forwarded message ---------
From: **Amy Benson** <amy.benson@lacity.org>
Date: Thu, Dec 10, 2020 at 4:42 PM
Subject: Fwd: Request for TMR wet signatures: Grant Deeds for 2301, 2311 and 2315 Beverwil Drive
To: Doug Kim <doug.kim@lacity.org>

---------- Forwarded message ---------
From: **Amy Benson** <amy.benson@lacity.org>
Date: Thu, Dec 10, 2020 at 1:43 PM
Subject: Fwd: Request for TMR wet signatures: Grant Deeds for 2301, 2311 and 2315 Beverwil Drive
To: Armando Parra <armando.parra@lacity.org>
Cc: Natasha Santana <natasha.santana@lacity.org>, Jasmine Gutierrez <Jasmine.gutierrez@lacity.org>, Melody J. McCormick <melody.mccormick@lacity.org>

Forgot to cc y'all.

---------- Forwarded message ---------
From: **Amy Benson** <amy.benson@lacity.org>
Date: Thu, Dec 10, 2020 at 1:19 PM
Subject: Fwd: Request for TMR wet signatures: Grant Deeds for 2301, 2311 and 2315 Beverwil Drive
To: Melody J. McCormick <melody.mccormick@lacity.org>

I added some extra language to make it clear that we need wet signatures. Let me know if it needs more clarity or to inform that it will then go to the Mayor's office for signature and notary.

Tony/Tina/Lydia

Please see attached three (3) Grant Deeds for the sale of three OPLA parcels located behind 2301, 2311 and 2315 Beverwil Drive, Assessor's Parcel Number: Portions of 4309-002-901, which was approved for sale at the January 30, 2020 MFC Meeting. **The attached are for reference only.**

The **original Grant Deeds, which will be sent up for TMR's wet signature**, have been approved and signed by our Title Examiner and City Attorney. This is the second round of OPLA sales for City-owned Beverwil parcels. These parcels will remain as open space.

- Buyers for 2301 Beverwil Drive: Michael Rosen and Kellie Rosen
- Sale Price: $17,820

- Buyer for 2311 Beverwil Drive: Aegis-Beverwil Holdings, LP
- Sale Price: $11,890

- Buyers for 2315 Beverwil Drive: Gaurav Singh and Sumaya Singh
- Sale Price: $12,330
-

**Originals will be placed in the 7th floor inbox.**
**Please let me know if you have any questions.**

Thank you,

Armando Parra
Senior Real Estate Officer
City of Los Angeles
Real Estate Services Division
Department of General Services
111 E. First Street, Room 201
City Hall South
Los Angeles, Ca 90012
(213) 926-9483 C

***Natasha/ Jasmine - please log
-

--
*E. Amy Benson*
**Acting Director, Real Estate Services Division**
**Director, Integrated Asset Services Division**
**Department of General Services**
Office: (213) 922-8544
Mobile:(213) 798-0445
Email: amy.benson@lacity.org
www.lacity.org

Click here to visit our AMS Project Website
Click here to logon to the AMS

--

*E. Amy Benson*
**Acting Director, Real Estate Services Division**
**Director, Integrated Asset Services Division**
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--

*E. Amy Benson*
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www.lacity.org
Click here to visit our AMS Project Website
Click here to logon to the AMS
[Quoted text hidden]

---

**3 attachments**

**Grant Deed - 2301 Beverwil.pdf**
203K

**Grant Deed - 2311 Beverwil.pdf**
198K

**Grant Deed - 2315 Beverwil.pdf**
193K

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**Luisito Padua** <louie.padua@lacity.org> Fri, Dec 11, 2020 at 11:29 AM
To: Jasmine Gutierrez <jasmine.gutierrez@lacity.org>
Cc: Doug Kim <doug.kim@lacity.org>, Armando Parra <armando.parra@lacity.org>, Amy Benson <amy.benson@lacity.org>, Natasha Santana <natasha.santana@lacity.org>

Got it. Noted

best regards,
Louie N. Padua (Title Examiner)
City of Los Angeles, General Services Division
111 E. 1st Street, City Hall South
Los Angeles, CA 90012
Phone (213) 922-8548
Cell (213) 926-8980
Fax (213) 922-8511

[Quoted text hidden]

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**Doug Kim** <doug.kim@lacity.org> Fri, Dec 11, 2020 at 11:30 AM
To: Luisito Padua <louie.padua@lacity.org>

Cc: Jasmine Gutierrez <jasmine.gutierrez@lacity.org>, Armando Parra <armando.parra@lacity.org>, Amy Benson <amy.benson@lacity.org>, Natasha Santana <natasha.santana@lacity.org>

Thank you Louie.
[Quoted text hidden]

# TITLE TRANSFER INSTRUCTIONS

DEPARTMENT OF GENERAL SERVICES
REAL ESTATE SERVICES DIVISION
CITY OF LOS ANGELES

**Date: October 29, 2020**

**Location:** PROPERTY LOCATED BEHIND 2311 BEVERWIL DRIVE, LOS ANGELES, CA 90034 – ASSESSOR'S PARCEL NUMBER: PORTION OF 4309-002-901

On June 15, 2020, **Aegis-Beverwil Holdings, LP** (**Buyer**), paid **One Thousand One Hundred Eighty-Nine Dollars ($1,189.00)** payable to the City of Los Angeles (**Seller**), representing a 10% deposit for the purchase of the City parcel described below. Within thirty (30) days from the execution of the Purchase and Sale Agreement and Escrow Instructions, **without penalty,** the **Purchaser** will hand Escrow the sum of **Ten Thousand Seven Hundred One Dollars ($10,701.00)**, which represents the balance of the purchase price of **Eleven Thousand Eight Hundred Ninety Dollars ($11,890.00)** plus associated costs of sale; for the herein described City parcel of land when GSD delivers to Escrow for the undersigned a Grant Deed to the property described below, executed by the City of Los Angeles.

As provided in Ordinance **180834**, the Purchaser shall pay for Documentary Transfer Taxes, all recording fees associated with this conveyance of real property, and one-half of the escrow fee.

Title Policy: Buyer shall pay the cost of a standard CLTA Title Policy. Buyer shall pay for any endorsements or extended coverage.

Legal Description of Property: **See Attached EXHIBIT A.**

The following terms and conditions are included in the Grant Deed.

EXCEPTING AND RESERVING unto the City of Los Angeles all oil, gas, water and mineral rights now vested in the City of Los Angeles without, however, the right to use the surface of said land or any portion thereof to a depth of 500 feet below the surface, for the extraction of such oil, gas, water and minerals.

SUBJECT TO covenants, conditions, restrictions, reservations, easements, encroachments, rights, and rights-of-way of record or which are apparent from a visual inspection of the real property.

ALSO SUBJECT TO property sold in an "**AS IS** " condition, and without any warranty as to fitness for use, fitness for a particular use, or condition of the property, and that the seller has no obligation to correct any condition of the property, whether known before or after the date of the sale.

AND ALSO SUBJECT TO a covenant and agreement to run with the land that the above described property shall be held as a single parcel with the adjacent parcel of real property owned by the grantee, and the said combined parcel shall not be divided in ownership except pursuant to a subdivision map or parcel map approved in accordance with the laws of the State of California and the City of Los Angeles.

The Buyer understands that at this time the property is not subject to ad valorem taxes. An assessment will be made and taxes assessed on the property for the period commencing with the date of recording the deed.

The full balance of the purchase price and associated purchase costs shall be paid to Escrow on or before 60 days from the execution of the Purchase and Sale Agreement and Escrow Instructions, provided that the Buyer's Closing Conditions have been satisfied at least three business days prior to such date. If payment is deferred for more than 60 days due to any default by Buyer (as defined in the Purchase and Sale Agreement), interest at one percent (1%) per month or fraction thereof shall be charged for each month or fraction thereof up to 90 days from the date of the execution of the Purchase and Sale Agreement and Escrow Instructions. The deed will be accepted, unless either the City or the grantee cancels these instructions in writing. If these instructions are cancelled by the grantee and Buyer fails to complete the purchase because of Buyer's default (as defined in the Purchase and Sale Agreement), the City may, should it determine to do so, retain the sum presently on deposit with the City.

By the signature/s below, Buyer acknowledges and accepts all conditions set forth in these Title Transfer Instructions.

10/28/20

Buyer Signature Date

Name: KEN CATHARINE, Pres. of General Partner
Phone: (714) 520-5544
Mailing Address: 2331 W. Lincoln Ave. Anaheim CA 92801

Buyer Signature Date

Name: _____
Phone: _____
Mailing Address: _____

Approved as to Form and Legality:
Michael N. Feuer, City Attorney

By: _____
Deputy City Attorney

Name: JOHN A. MINOR

Date: November 18, 2020

THE CITY OF LOS ANGELES

By: _____
David Roberts, Assistant Director
Real Estate Services Division
Department of General Services

Date: 12/7/2020

C.F. 07-1894

**RECORDING REQUESTED BY:**

Chicago Title

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

Jose Moreno and Juan Moreno
c/o James Eashoo Law
9454 Wilshire Blvd, Suite 600
Beverly Hills, CA 90212

Order No.

# Grant Deed

THE UNDERSIGNED GRANTOR(s) DECLARE(s):
DOCUMENTARY TRANSFER TAX is $ _____. CITY TAX $ _____.
☑ Computed on full value of property conveyed, or ☐ Computed on full value less value of liens or encumbrances remaining at time of sale,
☐ Unincorporated area: ☐ City of _____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

City of Los Angeles, a municipal corporation (Grantor)

hereby GRANT(s) to

Jose Moreno, a single man and Juan Moreno, a married man as his sole and separate property as tenants in common (Grantee)

the following described real property in the County of Los Angeles, State of California.
APN: 5210-024-900 (Property).

## SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

EXCEPTING AND RESERVING unto Grantor, all oil, gas, water, and mineral rights now vested in Grantor without, however, the right to use the surface of said land or any portion thereof to a depth of 500 feet below the surface, for the extraction of such oil, gas, water and minerals.

SUBJECT to covenants, conditions, restrictions, reservations, easements, encroachments, rights and rights-of-way of record or which are apparent from a visual inspection of the real properties and excepting and reserving to Grantor any interest in the fee to the adjacent street which would otherwise pass with the conveyance of the above described parcels of land.

ALSO SUBJECT to Property sold in "AS IS" condition, and without any warranty as to fitness for use, fitness for a particular use, or condition of the Property, and that Grantor has no obligation to correct any condition of the Property, whether known before or after the date of sale.

AND ALSO SUBJECT to a covenant and agreement to run with the land that the Property shall be held as a single parcel with the adjacent parcel of real property owned by Grantee, and the said combined parcel shall not be divided in ownership except pursuant to a subdivision map or parcel map approved in accordance with the laws of the State of California and the City of Los Angeles.

This Grant Deed is made in accordance with the provisions of Council File No. 07-1894 and Ordinance No. 180834 of the City of Los Angeles.

In witness whereof, City of Los Angeles, a municipal corporation, through its City Council, has caused this Grant Deed to be executed on its behalf, by its Mayor, and its corporate seal to be thereto affixed by its City Clerk, this 7th day of January, ~~2020~~2021

Grantor:
The City of Los Angeles, a municipal corporation

By: _____
Eric Garcetti, Mayor

Attest: Holly L. Wolcott, ~~City Clerk~~

By: _____ deputy

CITY OF LOS ANGELES FOUNDED 1781

## 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 January 7, 2021 before me, Heleen V. Ramirez, Notary Public
(insert name and title of the officer)

personally appeared Eric Garcetti,
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.

HELEEN V. RAMIREZ
Notary Public - California
Los Angeles County
Commission # 2316183
My Comm. Expires Dec 17, 2023

Signature _____ (Seal)

City of Los Angeles

To

**JOB TITLE**: 3031 E. Alhambra Ave.
APN: 5210-024-900
Cadastral Map: 135A223-106, 110, & 111

**Jose Moreno, a single man and Juan Moreno, a married man as his sole and separate property as tenants in common**

**Grant Deed**

Approved as to Authority 12/11, 2020

By _____
Tony M. Royster, Authorized Officer

Approved as to Description 11-5-, 2020

By _____
Luisito Padua, Authorized Officer

General Services Department
Real Estate Services Division

Approved as to Form _____, 2020

Michael N. Feuer, City Attorney

By _____
Deputy City Attorney

Council File No. 07-1894

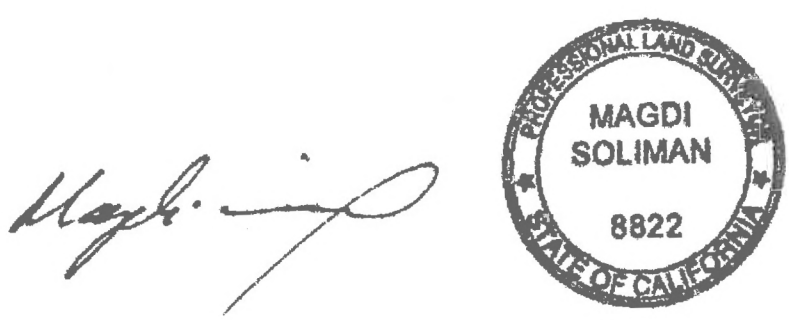
# EXHIBIT "A"

## LEGAL DESCRIPTION

THE SOUTHERLY 25 FEET OF THE EASTERLY 40 FEET OF THE WESTERLY 105 FEET OF LOT 13, AND THE EASTERLY 100 FEET OF LOT 15, BLOCK 3, MOULTON'S ADDITION, AS PER MAP RECORDED IN BOOK 5, PAGE 468 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

EXCEPTING THEREFROM THAT PORTION OF SAID LOT 15 LYING SOUTHERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF LOT 11, SAID BLOCK 3, DISTANT 135.45 FEET NORTHERLY MEASURED ALONG SAID EASTERLY LINE AND ITS SOUTHERLY PROLONGATION FROM THE SOUTHEASTERLY CORNER OF SAID LOT 15; THENCE SOUTHWESTERLY ALONG A CURVE TANGENT TO SAID EASTERLY LINE, CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 100 FEET, THROUGH A CENTRAL ANGLE OF 73° 12' 21" AN ARC DISTANCE OF 127.77; THENCE WESTERLY ALONG A LINE TANGENT TO SAID CURVE TO THE WESTERLY LINE OF SAID LOT 15.



FORM GEN. 160 (Rev. 6-80)

**CITY OF LOS ANGELES**
INTERDEPARTMENTAL CORRESPONDENCE

**DATE:** December 9, 2020

**TO:** Holly L. Wolcott, City Clerk
City Hall, Room 395
Attn: Leyla Campos, Legislative Assistant

**FROM:** Armando Parra, Senior Real Estate Officer
Department of General Services
Real Estate Services Division
Armando Parra

**SUBJECT:** **REQUEST FOR SIGNATURE – GRANT DEED FOR THE SALE OF OPLA PARCEL LOCATED AT 3031 ALHAMBRA AVENUE, LOS ANGELES, CA 90031 - (APN: 5210-024-900)**

Transmitted herewith is the Grant Deed (one) for the above-referenced property sale to Jose Moreno and Juan Moreno (Buyer) as authorized by Ordinance No. 180834 and Council File No. 07-1894. Copies of the Ordinance and Council File are attached.

To be executed as shown below:

1. One original to be executed by the Mayor. **Please notarize the Mayor's signature.**

2. **Original to be returned to GSD.**

After the attached document has been executed, please contact Doug Kim, Real Estate Officer at (213) 949-7781 for pick-up.

Attachments: One Original Grant Deed
Ordinance & Council File

# CITY OF LOS ANGELES
CALIFORNIA

KAREN E. KALFAYAN
Interim City Clerk

HOLLY WOLCOTT
Executive Officer

ANTONIO R. VILLARAIGOSA
MAYOR

Office of the
CITY CLERK

Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
General Information - (213) 978-1133
Fax: (213) 978-1040

KONRAD CARTER
Acting Chief, Council and Public Services Division

www.cityclerk.lacity.org


January 15, 2009

To All Interested Parties:

The City Council adopted the action(s), as attached, under Council file No. 07-1894, at its meeting held January 6, 2009.

Karen E. Kalfayan

City Clerk
SOS

Mayor's Time Stamp
OFFICE OF THE MAYOR
RECEIVED
2009 JAN -8 PM 1:23
CITY OF LOS ANGELES

RECEIVED
City Clerk's Time Stamp
CITY CLERK'S OFFICE
2009 JAN -8 PM 1:14
CITY CLERK
BY _____ DEPUTY

SUBJECT TO THE MAYOR'S APPROVAL

COUNCIL FILE NO. 07-1894 COUNCIL DISTRICT _____

COUNCIL APPROVAL DATE JANUARY 6, 2009

RE: A PROPOSED INITIATIVE ENTITLED "OWN A PIECE OF LOS ANGELES"

RECEIVED
CITY CLERK'S OFFICE
2009 JAN 13 PM 4:31
CITY CLERK
BY _____ DEPUTY

LAST DAY FOR MAYOR TO ACT JAN 20 2009
(10 Day Charter requirement as per Charter Section 341)

**DO NOT WRITE BELOW THIS LINE - FOR MAYOR USE ONLY**

APPROVED ✓

*DISAPPROVED _____

*Transmit objections in writing pursuant to Charter Section 341

DATE OF MAYOR APPROVAL OR DISAPPROVAL JAN 13 2009

MAYOR

Steno/071894.ml

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File No. 07-1894

**TO THE COUNCIL OF THE CITY OF LOS ANGELES**

**Your INFORMATION TECHNOLOGY AND GENERAL SERVICES COMMITTEE**

**reports as follows:**

CATEGORICAL EXEMPTION and INFORMATION TECHNOLOGY AND GENERAL SERVICES COMMITTEE REPORT relative to a proposed initiative entitled "Own a Piece of Los Angeles."

Recommendations for Council action, as initiated by Motion (Greuel - Cárdenas), SUBJECT TO THE APPROVAL OF THE MAYOR:

1. ADOPT the CEQA categorical exemption in State CEQA Guidelines section 15312 and City CEQA Guidelines, Article III, section 1(1) "Surplus Governmental Property Sales" for the sale of the parcels shown on Exhibit A of the September 29, 2008 GSD report, as attached to the Council file.

2. REQUEST the City Attorney to prepare and present an Ordinance amending certain sections in the Los Angeles Administrative Code (LAAC) and/or adding a new section to implement the "Own a Piece of LA" Initiative consistent with the September 29, 2008 Department of General Services (GSD) report, as attached to the Council file.

3. AUTHORIZE the General Manager of the GSD to review as to propriety and approve the direct sale of parcels listed in Exhibit A of the September 29, 2008 GSD report, as attached to the Council file, and any newly acquired future parcels meeting the description and definition of sliver/remnant parcels in the "Own a Piece of LA" Initiative for direct sale to adjoining owners.

4. DIRECT the Bureau of Engineering (BOE) and City Planning Department to process and review parcels under this program expeditiously in accordance with the LAAC.

5. DIRECT the Controller's office to deposit the net proceeds of sales under this initiative to the General Fund unless otherwise restricted.

Fiscal Impact Statement: The GSD reports that the initial sale of properties under this proposed process will generate one-time potential revenue to the General Fund of an estimated $600,000 for Fiscal Year (FY) 2008-09. This projected revenue figure presupposes that the adjoining owners will purchase the sliver and/or remnant parcels at Asset Management Division's estimated sale price but does not take into account the need, if any, to reimburse any special funding source used to acquire these properties. Regardless of the final revenue amount that accrues to the General Fund, elimination of remnant properties from GSD portfolios is fiscally prudent. GSD will realize potential savings by eliminating on-going maintenance and administrative expenses as well as the general liability exposure associated with property ownership.

(ALSO REFERRED TO THE BUDGET AND FINANCE COMMITTEE)

SUMMARY

On February 5, 2008, the Chair of the Information Technology and General Services Committee considered a Motion (Greuel - Cárdenas) relative to the GSD's proposed program entitled "Own a Piece of Los Angeles" that would allow adjoining homeowners in certain areas of the City the opportunity to purchase city-owned vacant remnant parcels at fair market value. According to the Motion, the City owns 2,190 parcels of land, and approximately 225 of those parcels are undevelopable slivers of land and/or remnants, which can be sold or otherwise transferred to willing buyers, including the adjacent property owners. Because these properties are not being used for City purposes due to their small size, it is possible that they can help generate much needed revenue for the City. After consideration and having provided an opportunity for public comment, the Committee Chair moved to continue this matter.

Subsequently, on November 18, 2008, the Committee considered a September 29, 2008 GSD report in response to the above Motion (Greuel-Cárdenas) relative to the proposed "Own a Piece of Los Angeles" Initiative. According to the GSD, in a 2003 Controller audit and subsequent audits of the GSD's Asset Management Division (AMD), one of the recommendations was for AMD to divest all of its surplus property portfolio, including vacant and improved properties, whether developable or not. The AMD sells its real estate as Council approval is obtained for individual sales, after determining that such property is surplus.

In response to the Controller's audits, the GSD initiated discussions with the City Attorney, City Administrative Officer (CAO) and the Mayor to develop a program called "Own a Piece of LA." To implement this program and/or Initiative within the current fiscal year, an ordinance streamlining the surplus sales process is required for these remnant properties. With input from the City Attorney, the GSD is proposing that the City Attorney draft an ordinance to amend the LAAC to authorize the GSD to process the sale of these properties to adjoining property owners, in lieu of the current process which requires an authorizing ordinance for each sale.

Adoption of the proposed ordinance would add a code section to define "sliver" and/or "remnant" parcels and to establish a procedure for direct sale to adjoining owners. The GSD General Manager would be granted the authority to review and approve a proposed sale for consistency with the ordinance, and to immediately open escrow after the sale is approved. Any parcels not sold under this new process will remain in GSD's real estate portfolio. Parcels not sold under the "Own a Piece of LA" Initiative will continue to be processed through the surplus property process in accordance with the City Charter, which directs that the properties must first be offered to various public agencies for park and recreation purposes, open space, or for affordable housing purposes.

After consideration and having provided an opportunity for public comment, the Committee moved to recommend approval of the recommendations as contained in the September 29, 2008 GSD report and detailed in the above recommendations.

This matter is now forwarded to the Council for its consideration.

Respectfully submitted,

INFORMATION TECHNOLOGY AND GENERAL SERVICES COMMITTEE

Tony Cardenas

Bernard C. Parks

Rept
ADOPTED

JAN 0 6 2009

LOS ANGELES CITY COUNCIL

CAT Exempt approved

| MEMBER | VOTE |
|---|---|
| CÁRDENAS: | YES |
| PARKS: | YES |
| WESSON: | ABSENT |

ARL
#071894

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**



MAYOR WITH FILE

30

**TO THE COUNCIL OF THE CITY OF LOS ANGELES**

**File No. 07-1894**

**Your BUDGET AND FINANCE Committee**

**reports as follows:**

CATEGORICAL EXEMPTION and BUDGET AND FINANCE COMMITTEE REPORT relative to a proposed initiative entitled "Own a Piece of Los Angeles."

Recommendations for Council action, as initiated by Motion (Greuel - Cardenas), SUBJECT TO THE APPROVAL OF THE MAYOR:

1. CONCUR with the recommendation of the Information Technology and General Services Committee to approve the recommendations contained in the Department of General Services (GSD) report dated September 29, 2008, relative to the "Own a Piece of LA" initiative.

2. INSTRUCT the GSD to report back to the Council in six months relative to the property sales and revenue generated from the "Own a Piece of LA" initiative.

Fiscal Impact Statement: The GSD reports that the initial sale of properties under this proposed process will generate one-time potential revenue to the General Fund of an estimated $600,000 for Fiscal Year 2008-09. This projected revenue figure presupposes that the adjoining owners will purchase the sliver and/or remnant parcels at Asset Management Division's estimated sale price but does not take into account the need, if any, to reimburse any special funding source used to acquire these properties. Regardless of the final revenue amount that accrues to the General Fund, elimination of remnant properties from GSD portfolios is fiscally prudent. GSD will realize potential savings by eliminating on-going maintenance and administrative expenses as well as the general liability exposure associated with property ownership.

SUMMARY

At its meeting of December 15, 2008, the Budget and Finance Committee considered Motion (Greuel-Cardenas) and a GSD report relative to a proposed initiative entitled "Own a Piece of Los Angeles." Motion (Greuel-Cardenas) directed GSD to identify undevelopable slivers of City owned land and/or remnants and a timeline for sale of those properties, preferably to adjacent property owners, as well as a proposed policy for the sale of these undevelopable slivers and remnants of City property. The class "C" estimate for approximately 217 remnant parcels is $1.288 million.

GSD reports that in a 2003 Controller audit and subsequent audits of the Department's Asset Management Division (AMD), one of the recommendations was for AMD to divest all of its surplus property portfolio, including vacant and improved properties, whether developable or not. AMD sells its real estate as Council approval is obtained for individual sales, after determining that such property is surplus. In response to the Controller's audits, GSD initiated discussions with the offices of the City Attorney, City Administrative Officer and the Mayor to develop a program called "Own a Piece of LA." To implement this program and/or initiative within the current fiscal year, an ordinance streamlining the surplus sales process is required for these remnant properties. With input from the City Attorney's Office, GSD is proposing that the City Attorney draft an ordinance to amend the Los

Angeles Administrative Code to authorize GSD to process the sale of these properties to adjoining property owners, in lieu of the current process which requires an authorizing ordinance for each sale. Adoption of the proposed ordinance would add a code section to define "sliver" and/or "remnant" parcels and to establish a procedure for direct sale to adjoining owners. The GSD General Manager would be granted the authority to review and approve a proposed sale for consistency with the ordinance, and to immediately open escrow after the sale is approved. Any parcels not sold under this new process will remain in GSD's real estate portfolio. Parcels not sold under the "Own a Piece of LA" initiative will continue to be processed through the surplus property process in accordance with the City Charter, which directs that the properties must first be offered to various public agencies for park and recreation purposes, open space, or for affordable housing purposes.

The Budget and Finance Committee concurred with the recommendation of the Information Technology and General Services Committee to approve the GSD recommendations relative to the "Own a Piece of LA" initiative. The Committee additionally instructed the GSD to report back to the Council in six months relative to the properties sold and revenue generated under the initiative. This matter is now forwarded to the Council for its consideration.

Respectfully submitted,

BUDGET AND FINANCE COMMITTEE

| MEMBER | VOTE |
|---|---|
| PARKS: | YES |
| GREUEL: | ABSENT |
| SMITH: | YES |
| ROSENDAHL: | YES |
| HUIZAR: | ABSENT |

LB
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**ADOPTED**
MOTION ADOPTED TO APPROVE COMMITTEE REPORT RECOMMENDATION
JAN 06 2009

LOS ANGELES CITY COUNCIL

CAT EXEMPT APPROVED

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**

MAYOR WITH FILE

ORDINANCE NO. 180834

An ordinance amending and adding provisions to Article 4 of Chapter 1 of Division 7 of the Los Angeles Administrative Code to provide for implementation of the "Own a Piece of Los Angeles" (OPLA) Program concerning the sale of City-owned remnant surplus properties.

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

Section 1. The first unnumbered paragraph of Section 7.22 of the Los Angeles Administrative Code is amended to read:

Before the Council, or the Municipal Facilities Committee for the direct sale of "remnant" properties, determines that real property proposed for sale is no longer required for the use of the City and that the public interest or necessity require its sale, the proposed sale shall be considered as follows:

Sec. 2. Subsection (a) of Section 7.22 of the Los Angeles Administrative Code is amended to read:

**Sec. 7.22. Recommendations Required of City Departments.**

(a) The Department of General Services shall determine whether the City owns a salable interest in the real property, shall appraise said real property at its fair market value; and shall recommend a minimum sale price to the Council or the Municipal Facilities Committee, as applicable.

Sec. 3. Subsection (d) of Section 7.22 of the Los Angeles Administrative Code is amended to read:

(d) In cases involving the direct sale of surplus City-owned property, except "remnants" as defined in Section 7.27.1(a), the City Administrative Officer shall review the proposed direct sale and recommend to the Council upon its propriety.

Sec. 4. Subsection (e) is added to Section 7.22 of the Los Angeles Administrative Code to read:

(e) In cases involving direct sales of City-owned "remnants" as defined in Section 7.27.1(a), the Department of General Services shall review the proposed sale, and shall recommend to the Municipal Facilities Committee upon its propriety. Thereafter, the Municipal Facilities Committee may determine that the public interest or necessity require completion of the sale and authorize it, including the immediate opening of

escrow. In the event of such a determination by the Municipal Facilities Committee with respect to the sale of a "remnant" as defined in Section 7.27.1(a), the Municipal Facilities Committee may authorize the execution of a deed or other instrument necessary to effectuate the sale at and for the fair market value of the property as appraised by the Department of General Services, and upon the terms and conditions contained in the document entitled Title Transfer Instructions (Escrow) approved by the City Council and made a part of Council File No. 07-1894. Any substantive deviations from those terms and conditions, as determined by the City Attorney, shall require approval by the City Council by ordinance.

Sec. 5. Section 7.27 of the Los Angeles Administrative Code is amended to read:

**Sec. 7.27. Private Sale.**

The Council, or the Municipal Facilities Committee in cases involving "remnants" as defined in Section 7.27.1(a), may determine that the public interest or necessity require the sale, conveyance or exchange of real property owned by the City or any City department, of the quitclaiming by the City or by any City department, of any interest in real property without notice of sale or advertisement for bids. In the event of this determination, the City Council may, by ordinance authorize the execution of a deed, contract or other instrument necessary to effect the sale, conveyance, exchange or quitclaim at and for a price or consideration and upon the terms and conditions to be specified in the ordinance; provided, however, that the ordinance shall be subject to the provisions of Sections 252 and 461 of the City Charter. In the event of such a determination by the Municipal Facilities Committee with respect to the sale of a "remnant" as defined in Section 7.27.1(a), the Municipal Facilities Committee may authorize the execution of a deed or other instrument necessary to effectuate the sale at and for the fair market value of the property as appraised by the Department of General Services, and upon the terms and conditions contained in the document entitled Title Transfer Instructions (Escrow) approved by the City Council and made a part of Council File No. 07-1894. Any substantive deviations from those terms and conditions, as determined by the City Attorney, shall require approval by the City Council by ordinance.

Sec. 6. Section 7.27.1 of the Los Angeles Administrative Code is added to read:

**Sec. 7.27.1. Sale of Surplus City-Owned Remnant Property.**

Notwithstanding any other provision of this Code to the contrary, City-owned "remnants" under the jurisdiction and control of the Department of General Services may be sold by private sale as authorized by Section 7.27, provided all of the following criteria are met:

(a) Each property subject to sale must be a surplus City-owned "remnant". "Remnant" means real property meeting the requirements of Section 7.22 of the Los Angeles Administrative Code which (A) has less than the minimum legal residential building lot size for the jurisdiction in which the parcel is located, or less than 5,000 square feet in area, whichever is less, or (B) has no record access and is less than 10,000 square feet in area; and is not contiguous to land owned by a state or local agency, that is used for park, recreational, open-space, or low- and moderate-income housing purposes, and is not located within an enterprise zone pursuant to Section 7070 of the California Government Code, nor a designated program area as defined in California Government Code section 7082;

(b) The direct sale must be an all cash transaction and the buyer(s) must pay fair market value for the remnant as determined by an appraisal by the Department of General Services;

(c) The buyer(s) must be owners of an "adjoining property." An "adjoining property" is one which shares a common boundary with the remnant subject to sale;

(d) The Department of General Services shall offer the remnant for sale to all adjoining property owners, and utilize a competitive process to select the buyer(s) using price as its criteria;

(e) The terms and conditions of each sale must be those approved by the City Council in the document entitled Title Transfer Instructions (Escrow) and made a part of Council File No. 07-1894, and must be presented by the Department of General Services to the Municipal Facilities Committee for approval, and shall be approved as to form by the City Attorney; and

(f) Any remnant meeting the criteria set forth in California Government Code section 54221(f) must first be offered for sale to the State in accordance with Government Code section 54220, *et seq.*

Sec. 7. 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 this ordinance was passed by the Council of the City of Los Angeles, at its meeting of JUL 28 2009.

JUNE LAGMAY, City Clerk

By _____
Deputy

Approved AUG 07 2009

_____
Mayor

Approved as to Form and Legality

CARMEN A. TRUTANICH, City Attorney

By Annette R. Bogna (TBE)
ANNETTE R. BOGNA
Deputy City Attorney

Date 7/13/09

File No(s). CF No. 07-1894

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## DECLARATION OF POSTING ORDINANCE

I, MARIA C. RICO, 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. 180834 – Amending and adding provisions to Article 4 of Chapter 1 of Division 7 of the L.A.A.C. to provide for implementation of the "Own a Piece of Los Angeles" (OPLA) Program concerning the sale of City-owned remnant surplus properties** - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on **July 28, 2009**, 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 **August 11, 2009** I posted a true copy of said ordinance at each of 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 **August 11, 2009** 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 **August 2009** at Los Angeles, California.

Maria C. Rico, Deputy City Clerk

**Ordinance Effective Date: September 20, 2009** **Council File No. 07-1894**

Rev. (2/21/06)

# CITY OF LOS ANGELES
CALIFORNIA

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT

ERIC GARCETTI
MAYOR

DEPARTMENT OF
GENERAL SERVICES
ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
FAX NO. (213) 928-9515


December 16, 2020

Honorable Eric Garcetti
Mayor, City of Los Angeles
200 North Spring Street, Room 300
Los Angeles, California 90012

Attention: Heleen Ramirez, Legislative Coordinator

**REQUEST FOR SIGNATURE – GRANT DEED FOR THE SALE OF OPLA PARCEL LOCATED AT 3031 ALHAMBRA AVENUE, LOS ANGELES, CA 90031 - APN: 5210-024-900, CD1**

Transmitted herewith is the Grant Deed (one) for the above-referenced property sale to Jose Moreno and Juan Moreno (Buyer) as authorized by Ordinance No. 180834 and Council File No. 07-1894. Copies of the Ordinance and Council File are attached.

To be executed as shown below:

1. One original to be executed by the Mayor. **Please notarize the Mayor's signature.**

2. **Original to be returned to:** Department of General Services, Real Estate Services Division, 111 East First Street, Room 201, Los Angeles, CA 90012, Attention: Doug Kim.

After the attached document has been executed or should you need additional information, please contact Doug Kim, Real Estate Officer at (213) 949-7781 or by email at doug.kim@lacity.org.

Tony M. Royster
General Manager

Attachment: One (1) Original Grant Deed