Approved as to form by City Attorney

RECORDING REQUESTED by
The City of Los Angeles

When Recorded Mail to and
Mail tax statements to:

Alexander & Tanya Waldman
2145 Beverwil Drive
Los Angeles, CA 90034

APN: 4309-003-900

GRANT DEED

Documentary Transfer Tax is **$3.30** L.A. County **80** **$13.50** L.A. City **44**
Computed on full value of property conveyed

By: City of Los Angeles, Department of General Services, Real Estate Services Division

THE CITY OF LOS ANGELES, a municipal corporation, in consideration of **THREE THOUSAND AND 00/100 DOLLARS ($3,000.00)** paid, the receipt of which is hereby acknowledged, does hereby GRANT **TO**

ALEXANDER BENJAMIN WALDMAN AND TANYA NAVA WALDMAN TRUSTEES OF THE ALEXANDER BENJAMIN WALDMAN AND TANYA NAVA WALDMAN TRUST DATED 04/26/07

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as

LEGAL DESCRIPTION: See Exhibit "A"

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 properties and excepting and reserving to the City of Los Angeles any interest in the fee to the adjacent streets which would otherwise pass with the conveyance of the above described parcels of land.

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 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.

This deed is made in accordance with provisions of Ordinance No. 180834 of the City of Los Angeles.

IN WITNESS WHEREOF, City of Los Angeles, Municipal Corporation, by its City Council, has caused this Grant Deed to be executed on its behalf and its corporate seal to be thereto affixed by its City Clerk, this 23rd day of May, 2014

THE CITY OF LOS ANGELES

By _____, Mayor
ERIC GARCETTI

Attest: HOLLY L. WOLCOTT, Interim City Clerk

_____, City Clerk

THE CITY OF LOS ANGELES,
A Municipal Corporation

TO

ALEXANDER BENJAMIN WALDMAN AND TANYA NAVA WALDMAN TRUSTEES OF THE ALEXANDER BENJAMIN WALDMAN AND TANYA NAVA WALDMAN TRUST DATED 04/26/07

GRANT DEED

Date_____2014

Executed in Accordance with

Ordinance No. 180834

JOB TITLE: OPLA Property located at West of 2145 Beverwil Dr. Los Angeles, CA 90034 (APN: 4309-003-900)

CADASTRAL MAP: 126B165

Approved as to Authority 4/11, 2014

Department of General Services

By_____
TONY M. ROYSTER, General Manager

Approved as to Description MARCH 10, 2014

Department of General Services

By_____
JOSE L. RAMIREZ, Authorized Officer

Approved as to form and legality March 21, 2014

MICHAEL N. FEUER, City Attorney

By_____
Deputy

Council File No. 07-1894

`EXHIBIT "A"

APN: 4309-003-900

ADDRESS: behind 2145 Beverwil Drive, Cheviot Hills, CA 90064

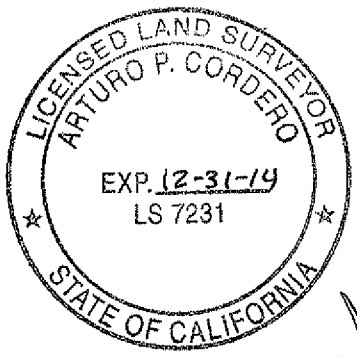
LEGAL DESCRIPTION

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, together with that portion of that certain vacated street adjoining on the northwest as shown on map recorded in Book 107 Pages 144, 145 and 146 of Miscellaneous Records in said County Recorder's office, bounded and described as follows:

Beginning at the most westerly corner of Lot 1 of Tract No. 13945 in said city as per map recorded in Book 338 Pages 43 and 44 of Maps in said County Recorder's office; thence South 39°03'40" East along the southwesterly line of said Lot 1 a distance of 56.65 feet to the southwest corner of said Lot 1; thence North 89°42'49" West along the westerly prolongation of the southerly line of said Lot 1 to the southwesterly prolongation of the northwesterly line of said Lot 1; thence North 12°46'55" East along said southwesterly prolongation line 44.87 feet to the point of beginning

EXCEPT therefrom that portion described as Parcel No.106 in the Final Order of Condemnation had in Superior Court of the State of California for the County of Los Angeles Case No. 785,802, a certified copy of which recorded on October 9, 1963 as Instrument No. 5776 in Book D2213 Page 156 of Official Records in said County Recorder's office

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



2-8-2013

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

ON May 23, 2014 , BEFORE ME, Mandy Morales , A NOTARY PUBLIC, PERSONALLY APPEARED Eric Garcetti, Mayor, City of Los Angeles , WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Mandy Morales

NAME Mandy Morales

MY COMMISSION EXPIRES August 4, 2015

