FORM GEN. 160 (Rev. 6-80)

CITY OF LOS ANGELES
INTERDEPARTMENTAL CORRESPONDENCE

DATE: April 30, 2015

TO: Holly L. Wolcott, Interim City Clerk
Room 395, City Hall
Attn: Eric Villaneuva, Legislative Assistant

FROM: Melody McCormick, Director Tony Bynson for Melody McCormick
Department of General Services, Real Estate Services Division

SUBJECT: **SIX (6) GRANT DEEDS– FOR MAYOR'S SIGNATURE – SALE OF SEVEN (7) OWN A PIECE OF LOS ANGELES (OPLA) PROPERTIES AT VARIOUS LOCATIONS, (APNS: 5214-023-900, 5689-004-900, 2217-012-900, 5585-005-900, 4405-027-901 AND 5312-028-900 & 901)**

In connection with the sale of the above-referenced parcels as authorized by Ordinance No. 180834 contained in Council File No. 07-1894 and approved for sale by the Municipal Facilities Committee on January 30, 2014, the attached documents (Six Grant Deeds) are transmitted in duplicate. A copy of the Ordinance and Council File Report are attached.

To be executed as shown below:

1. Two originals to be executed by the Mayor and attested to by the City Clerk. **Please notarize the Mayor's signature.**

2. One original for the City Clerk's file.

3. One originals to be returned to GSD.

After the attached documents have been executed, please contact James R. O'Camb, Real Estate Officer I, at (213) 922-8545 or David L. Roberts, Property Manager I, at (213) 922-8546 for pick-up or if you have any questions.

ATTACHMENTS
Ordinance&CouncilFile

Asset Management Division, GSD initiated discussions with the City Attorney, City Administrative Officer and Mayor's staff to develop the "Own a Piece of LA" (OPLA) initiative, designed to partially meet the Controller's audit recommendation that the City divest itself of its surplus City-owned real property portfolio. This initiative was approved by Council (CF 07-1894) and concurred in by the Mayor.

OPLA streamlines the processing for direct sales of remnants, defined generally as the all cash sale of smaller properties, to adjacent property owners. It authorizes the Department to directly sell these properties subject to approval of each sale by the MFC, and approval as to form by the City Attorney.

Pursuant to your request, the draft ordinance amendment incorporates the requested provisions and makes other technical corrections. A summary of the additions and amendments follows:

1. Section 7.27.1 of the LAAC is added to define, and add a streamlined process for, the direct sale of remnant properties. A remnant property is generally defined as one that is less than 5,000 square feet and not a legal lot size, or less than 10,000 square feet with no record access, provided it is not adjacent to specified types of publicly-owned property. The new section allows the Department to sell such properties, subject to approval of the MFC (and by the City Attorney as to form) to adjacent property owners. The sale must be for cash and for fair market value. If there is more than one adjacent property owner, the Department will utilize a competitive process, using price as the criteria;

2. In addition, the ordinance amends various sections of the LAAC to modify existing surplus property sales procedures to accommodate the new process for direct sales of remnants;

    a. Sections 7.22 and 7.27 of the LAAC identify the required departmental reviews and other procedures necessary before the Council may determine that real property proposed for sale is no longer required for use by the City, and that the public interest and necessity requires its sale. This Section now authorizes the MFC to make this determination in lieu of Council, for direct sales of remnants;

    b. Subsection (a) of Section 7.22 of the LAAC previously provided that the GSD shall recommend a minimum sales price to Council. This Section has been amended to provide that for direct sales of remnants, the recommendation shall be made to the MFC; and

    c. Subsection (d) of Section 7.22 of the LAAC previously provided that in cases involving the direct sale of City owned property, the

City Administrative Officer (CAO) shall review the proposed sale and recommend to the Council upon its propriety. This Section excludes direct sales of remnants from the requirement. New Subsection (e) of Section 7.22 of the LAAC is added to provide that for direct sales of remnants, the Department of General Services shall review the proposed sale and recommend to the MFC upon its propriety.

Council Rule 38 Referral

Pursuant to Council Rule 38, copies of the draft ordinance were sent to the GSD and the CAO, with the request that their comments, if any, be presented directly to you when you consider this matter.

California Environmental Quality Act (CEQA)

Prior to adopting this ordinance, you should make a finding under CEQA. Since adoption of this ordinance will not result in any reasonably foreseeable change to the physical environment, you may find that it is exempt from CEQA under State CEQA Guidelines 15061(c)(2) and (3) because it does not constitute a project.

If you have any questions regarding this matter, please contact Deputy City Attorney Annette Bogna at (213) 978-8175. She or another member of this office will be available when you consider this matter to answer any questions you may have.

Terms and Conditions for Remnant Sales

Consistent with the provisions of this ordinance, it is necessary that your Honorable Body approve the Title Transfer Instructions (Escrow) for the OPLA Program and direct that they be made a part of Council File No. 07-1894.

Sincerely,

CARMEN A. TRUTANICH, City Attorney

By 

PEDRO B. ECHEVERRIA
Chief Assistant City Attorney

PBE:ARB:gz
Transmittal
M:\RP-E\Annette BognaReports\OPLA CA Report

ORDINANCE NO. _____

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 _____.

JUNE LAGMAY, City Clerk

By _____
Deputy

Approved _____

_____
Mayor

Approved as to Form and Legality

ROCKARD J. DELGADILLO, 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

TITLE TRANSFER INSTRUCTIONS (ESCROW)

DEPARTMENT OF GENERAL SERVICES
ASSET MANAGEMENT DIVISION
CITY OF LOS ANGELES

Date:
Location:
APN:

On (date), Buyer(s) Name(s) paid (amount) to the City of Los Angeles, representing a 10% deposit for the purchase of a City parcel described below. On or before (date) (60 days from the date of this notice), without penalty, the Purchaser will hand the City of Los Angeles, Department of General Services (GSD) the sum of _____ ($_____), which represents the balance of the purchase price of $_____; for the herein described parcel of land which GSD is authorized to deposit into the account of the City of Los Angeles when GSD holds for the undersigned a Grant Deed to the property described below, executed by the City of Los Angeles.

As provided in Ordinance _____, the Purchaser shall pay for documentary transfer taxes of $_____, all recording fees associated with this conveyance of real property of $_____, policy of title insurance (ALTA) of $_____ providing coverage in an amount not to exceed the purchase price of $_____, and one-half of the escrow fee which is $_____. The associated cost of sale is $_____. The total amount of $_____ is due and payable to the City of Los Angeles within 60 days from the date of this Title Transfer Instructions (Escrow), on or before **date**. Upon receipt of this full amount by 1:00 p.m., GSD shall record the Grant Deed the next business day.

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 properties.

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.

The Purchaser 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 of the deed.

The full balance of the purchase price and associated purchase costs shall be paid to the City on or before 60 days from the date of Title Transfer Instructions (Escrow). If payment is deferred for more than 60 days, 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 Title Transfer Instructions (Escrow). The deed will be accepted, unless these instructions are canceled in writing by either the City or the grantee. If these instructions are canceled by the grantee, the City may, should it determine to do so, retain the sum presently on deposit with the City.

By our signatures below, Purchaser acknowledges and accepts all conditions set forth in these Title Transfer Instructions (Escrow).

_____ Date

Purchaser

_____ Date

Purchaser

Mailing Address:

Phone:

Approved as to Form and Legality:
Rockard J. Delgadillo, City Attorney

THE CITY OF LOS ANGELES

By: _____

Date: _____

Name: _____
Deputy City Attorney

_____

Date: _____

_____
Lourdes P. Owen
Deputy Director
Asset Management Division
Department of General Services

Approved as to form by City Attorney

RECORDING REQUESTED by
The City of Los Angeles

When Recorded Mail to and
Mail tax statements to:

Gil & Diana Alcaraz
4611 Richelieu Terrace
Los Angeles, CA 90041

APN: 5214-023-900

GRANT DEED

Documentary Transfer Tax is **$2.20** L.A. County **80** **$9.00** 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 **ONE THOUSAND EIGHT HUNDRED AND TWENTY-FIVE DOLLARS ($1,825.00)** paid, the receipt of which is hereby acknowledged, does hereby GRANT **TO**

GIL ALCARAZ AND DIANA G. ALCARAZ, Husband and Wife as Joint Tenants

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 30th day of JUNE, 2015,

THE CITY OF LOS ANGELES

By _____, Mayor
ERIC GARCETTI

Attest: HOLLY L. WOLCOTT, City Clerk

_____, City Clerk

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 June 30, 2015 before me, Mandy Morales, Notary Public
(insert name and title of the officer)

personally appeared Mayor 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.

MANDY MORALES
Commission # 1946683
Notary Public - California
Los Angeles County
My Comm. Expires Aug 4, 2015

Signature Mandy Morales (Seal)

EXHIBIT "A"

APN: 5214-023-900

ADDRESS: 4600 Block of Richelieu Terrace, Los Angeles, CA 90032

LEGAL DESCRIPTION:

Lot 34 of Tract No. 13785, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 279, Pages 18 to 20, inclusive of Maps in the office of the County Recorder of said county.

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



THE CITY OF LOS ANGELES,
A Municipal Corporation

TO

GIL AND DIANA G. ALCARAZ,
Husband and Wife
as Joint Tenants

JOB TITLE: OPLA Property located
Adjacent to 4611 Richelieu Terrace
Los Angeles, CA 90032
(APN: 5214-023-900)

CADASTRAL MAP: 139-5A231

Approved as to Authority 4/20, 2015

Department of General Services

By _____
TONY M. ROYSTER, General Manager

GRANT DEED

Date _____ **2015**

Executed in Accordance with

Ordinance No. 180834

Approved as to Description APRIL 10, 2015

Department of General Services

By _____
JOSE L. RAMIREZ, Authorized Officer

Approved as to form and legality 4-28, 2015

MICHAEL N. FEUER, City Attorney

By _____
Deputy

Council File No. 07-1894

Approved as to form by City Attorney

RECORDING REQUESTED by
The City of Los Angeles

When Recorded Mail to and
Mail tax statements to:

Elizabeth Burnside
5021 Mount Royal Drive
Los Angeles, CA 90041

APN: 5689-004-900

GRANT DEED

Documentary Transfer Tax is **$2.20** L.A. County **80** **$9.00** 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 **TWO THOUSAND AND 00/100 DOLLARS ($2,000.00)** paid, the receipt of which is hereby acknowledged, does hereby GRANT **TO**

ELIZABETH BURNSIDE, a single woman

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 30th day of June, 2015,

THE CITY OF LOS ANGELES

By _____, Mayor
ERIC GARCETTI

Attest: HOLLY L. WOLCOTT, Interim City Clerk

_____ City Clerk

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 June 30, 2015 before me, Mandy Morales, Notary Public
(insert name and title of the officer)

personally appeared Mayor 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.

MANDY MORALES
Commission # 1946683
Notary Public - California
Los Angeles County
My Comm. Expires Aug 4, 2015

Signature Mandy Morales (Seal)

EXHIBIT "A"

APN: 5689-004-900

ADDRESS: Behind 5022 La Roda Ave., Los Angeles, CA 90041

LEGAL DESCRIPTION:

Lot 35 of Tract No. 1625, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 20, Page 152, inclusive of Maps in the office of the County Recorder of said county

EXCEPT therefrom the westerly 125.00 feet

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



THE CITY OF LOS ANGELES,
A Municipal Corporation

TO

ELIZABETH BURNSIDE,
a single woman

GRANT DEED

Date_____2015

Executed in Accordance with

Ordinance No. 180834

JOB TITLE: OPLA Property located
West of 5021 Mt. Royal Dr.
Los Angeles, CA 90041
(APN: 5689-004-900)

CADASTRAL MAP: 126A225

Approved as to Authority 4/20, 2015

Department of General Services

By_____
TONY M. ROYSTER, General Manager

Approved as to Description APRIL 10, 2015

Department of General Services

By_____
JOSE L. RAMIREZ, Authorized Officer

Approved as to form and legality 4-28, 2015

MICHAEL N. FEUER, City Attorney

By_____
Deputy

Council File No. 07-1894

Approved as to form by City Attorney

RECORDING REQUESTED by
The City of Los Angeles

When Recorded Mail to and
Mail tax statements to:

Carrie Dunbar Miller
6171 Glen Oak Street
Los Angeles, CA 90068

APN: 5585-005-900

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 **TWO THOUSAND FIVE HUNDRED FIFTY AND 00/100 DOLLARS ($2,550.00)** paid, the receipt of which is hereby acknowledged, does hereby GRANT **TO**

CARRIE DUNBAR MILLER, an UNMARRIED WOMAN

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 30th day of June, 2015,

THE CITY OF LOS ANGELES

By _____, Mayor
ERIC GARCETTI

Attest: HOLLY L. WOLCOTT, Interim City Clerk

_____, City Clerk

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 June 30, 2015 before me, Mandy Morales, Notary Public
(insert name and title of the officer)

personally appeared Mayor 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.

MANDY MORALES
Commission # 1946683
Notary Public - California
Los Angeles County
My Comm. Expires Aug 4, 2015

Signature Mandy Morales (Seal)

EXHIBIT "A"

APN: 5585-005-900

ADDRESS: West of 6171 Glen Oak Street

LEGAL DESCRIPTION:

The easterly 10.00 feet of Lot 204 of Tract No. 1504 in the City of Los Angeles, County of Los Angeles, State of California as per map recorded in Book 21, Pages 2 and 3 of Maps in the office of the County Recorder of said county

RESERVING unto the City of Los Angeles for public street and utility easement purposes therefrom the southerly 22.00 feet

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



11/19/13

THE CITY OF LOS ANGELES,
A Municipal Corporation

TO

CARRIE DUNBAR MILLER,
An Unmarried Woman

GRANT DEED

Date_____2015

Executed in Accordance with

Ordinance No. 180834

JOB TITLE: OPLA Property located
West of 6171 Glen Oak St.
Los Angeles, CA 90068
(APN: 5585-005-900)

CADASTRAL MAP: 154-5A189

Approved as to Authority 4/20, 2015

Department of General Services

By_____
TONY M. ROYSTER, General Manager

Approved as to Description APRIL 10, 2015

Department of General Services

By_____
JOSE L. RAMIREZ, Authorized Officer

Approved as to form and legality 4-28, 2015

MICHAEL N. FEUER, City Attorney

By_____
Deputy

Council File No. 07-1894

Approved as to form by City Attorney

RECORDING REQUESTED by
The City of Los Angeles

When Recorded Mail to and
Mail tax statements to:

Eva Neumann
661 W. Lemon Avenue
Arcadia, CA 91007-7949

APN: 5312-028-900

GRANT DEED

Documentary Transfer Tax is **$8.80** L.A. County **80** **$36.00** 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 **EIGHT THOUSAND SEVENTY-FIVE DOLLARS ($8,075.00)** paid, the receipt of which is hereby acknowledged, does hereby GRANT **TO**

EVA NEUMANN, an Unmarried Woman

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 30th day of JUNE, 2015.

THE CITY OF LOS ANGELES

By _____, Mayor
ERIC GARCETTI

Attest: HOLLY L. WOLCOTT, City Clerk

_____, City Clerk

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 June 30, 2015 before me, Mandy Morales, Notary Public
(insert name and title of the officer)

personally appeared Mayor 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.

MANDY MORALES
Commission # 1946683
Notary Public - California
Los Angeles County
My Comm. Expires Aug 4, 2015

Signature Mandy Morales (Seal)

EXHIBIT "A"

APN: 5312-028-900/901

ADDRESS: Between 6308 & 6316 Monterey Road, Los Angeles

LEGAL DESCRIPTION:

Lot 21 of Tract No. 1748, in the City of Los Angeles, County of Los Angeles, State of California as per map recorded in Book 20, Page 89 of Maps in the office of the County Recorder of said county

EXCEPT therefrom that portion of said lot lying within California Cycleway Right of Way described in the deed to the Board of Pension Commissioners of the City of Los Angeles, recorded on June 5, 1935 as Instrument No. 929 in Book 13454 Page 175 of Official Records in said County Recorder's office

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



THE CITY OF LOS ANGELES,
A Municipal Corporation

TO

EVA NEUMANN,
an Unmarried Woman

GRANT DEED

Date_____2015

Executed in Accordance with

Ordinance No. 180834

JOB TITLE: OPLA Property located
Adjacent to 6318 Monterey Road
Los Angeles, CA 90042
(APN: 5312-028-900 & 901)

CADASTRAL MAP: 151-5A231

Approved as to Authority 4/20, 2015

Department of General Services

By_____
TONY M. ROYSTER, General Manager

Approved as to Description APRIL 10, 2015

Department of General Services

By_____
JOSE L. RAMIREZ, Authorized Officer

Approved as to form and legality 4-28, 2015

MICHAEL N. FEUER, City Attorney

By_____
Deputy

Council File No. 07-1894

Approved as to form by City Attorney

RECORDING REQUESTED by
The City of Los Angeles

When Recorded Mail to and
Mail tax statements to:

Dean & Renata Salo
100 South Cliffwood Avenue
Los Angeles, CA 90049

APN: 4405-027-901

GRANT DEED

Documentary Transfer Tax is **$5.50** L.A. County **80** **$22.50** 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 **FOUR THOUSAND SEVEN HUNDRED FIFTY-TWO DOLLARS ($4,752.00)** paid, the receipt of which is hereby acknowledged, does hereby GRANT **TO**

DEAN SALO & RENATA SALO, DEAN SALO & RENATA SALO, as Community Property With Right of Survivorship

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 30th day of June 2015,

THE CITY OF LOS ANGELES

By _____, Mayor
ERIC GARCETTI

Attest: HOLLY L. WOLCOTT, City Clerk

_____, City Clerk

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 June 30, 2015 before me, Mandy Morales, Notary Public
(insert name and title of the officer)

personally appeared Mayor 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.

MANDY MORALES
Commission # 1946683
Notary Public - California
Los Angeles County
My Comm. Expires Aug 4, 2015

Signature Mandy Morales (Seal)

EXHIBIT "A"

APN: 4405-027-901

ADDRESS: Behind 100 South Cliffwood Avenue

LEGAL DESCRIPTION:

Lots 13 and 14 of Tract No. 3810 in the City of Los Angeles, County of Los Angeles, State of California as per map recorded in Book 74, Pages 48 and 49 of Maps in the office of the County Recorder of said county

RESERVING unto the City of Los Angeles for public street and utility easement purposes therefrom those portions of said Lots 13 and 14 lying easterly, northeasterly and northerly of the following described line:

Beginning at the intersection of the southerly line of said Lot 13 with the westerly line of the easterly 1.50 feet of said lots; thence northerly along said westerly line to the beginning of a tangent curve concave to the southwest having a radius of 15.00 feet and being tangent at its ending to the westerly prolongation of the northerly line of said Lot 14; thence northwesterly along said curve to the westerly line of said Lot 14

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



THE CITY OF LOS ANGELES,
A Municipal Corporation

TO

DEAN SALO & RENATA SALO,
as Community Property
With Right of Survivorship

GRANT DEED

Date_____2015

Executed in Accordance with

Ordinance No. 180834

JOB TITLE: OPLA Property located
Behind 100 S. Cliffwood Ave.
Los Angeles, CA 90049
(APN: 4405-027-901)

CADASTRAL MAP: 132B137

Approved as to Authority 4/20 2015,
Department of General Services

By_____
TONY M. ROYSTER, General Manager

Approved as to Description APRIL 10, 2015,

Department of General Services

By_____
JOSE L. RAMIREZ, Authorized Officer

Approved as to form and legality 4-28 2015,

MICHAEL N. FEUER, City Attorney

By_____
Deputy

Council File No. 07-1894

Approved as to form by City Attorney

RECORDING REQUESTED by
The City of Los Angeles

When Recorded Mail to and
Mail tax statements to:

Diana Yakubyan
6955 Calhoun Avenue
Los Angeles, CA 91405

APN: 2217-012-900

GRANT DEED

Documentary Transfer Tax is **$50.60** L.A. County **80** **$207.00** 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 **FORTY-SIX THOUSAND DOLLARS ($46,000.00)** paid, the receipt of which is hereby acknowledged, does hereby GRANT **TO**

DIANA YAKUBYAN, a Married Woman as Her Sole and Separate Property

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 30th day of June, 2015,

THE CITY OF LOS ANGELES

By _____, Mayor
ERIC GARCETTI

Attest: HOLLY L. WOLCOTT, City Clerk

_____, City Clerk

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 June 30, 2015 before me, Mandy Morales, Notary Public
(insert name and title of the officer)

personally appeared Mayor 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.

MANDY MORALES
Commission # 1946683
Notary Public - California
Los Angeles County
My Comm. Expires Aug 4, 2015

Signature Mandy Morales (Seal)

EXHIBIT "A"

APN: 2217-012-***

ADDRESS: North of 6955 Calhoun Avenue

LEGAL DESCRIPTION:

Lot 26 of Tract No. 2864 in the City of Los Angeles, County of Los Angeles, State of California as per map recorded in Book 28, Page 83 of Maps in the office of the County Recorder of said county

EXCEPT the west 150.00 feet of said lot

ALSO EXCEPT the south 45.00 feet of the remainder of said lot

ALSO EXCEPT that portion of the north 5.00 feet of the south 50.00 feet of said lot lying west of the west line of the east 80.00 feet of said lot

RESERVING unto the City of Los Angeles for public street and utility easement purposes therefrom that portion described as follows:

Beginning at the northeast corner of said lot; thence southerly along the easterly line of said lot to the northerly line of the southerly 45.00 feet of said lot; thence westerly along said northerly line to a line parallel with and distant 10.00 feet westerly measured at right angles from said easterly line; thence northerly along said parallel line to the beginning of a tangent curve concave to the southwest, having a radius of 15.00 feet and being tangent at its point of ending to the southerly line of the northerly 32.00 feet of said lot; thence northwesterly along said curve to said point of ending in said southerly line; thence westerly along said southerly line to the easterly line of the westerly 150.00 feet of said lot; thence northerly along last said easterly line to the northerly line of said lot; thence easterly along last said northerly line to the point of beginning

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



THE CITY OF LOS ANGELES,
A Municipal Corporation

TO

DIANA YAKUBYAN,
a Married Woman
as Her Sole and Separate Property

GRANT DEED

Date_____2015

Executed in Accordance with

Ordinance No. 180834

JOB TITLE: OPLA Property located
6955 N. Calhoun Avenue
Los Angeles, CA 91045
(APN: 2217-012-900)

CADASTRAL MAP: 183B153

Approved as to Authority 4/20, 2015

Department of General Services

By_____
TONY M. ROYSTER, General Manager

Approved as to Description APRIL 10, 2015

Department of General Services

By_____
JOSE L. RAMIREZ, Authorized Officer

Approved as to form and legality 4-28, 2015

MICHAEL N. FEUER, City Attorney

By_____
Deputy

Council File No. 07-1894