CITY OF LOS ANGELES
CALIFORNIA

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT

KAREN BASS
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 19, 2022

Honorable Karen Bass
Mayor, City of Los Angeles
200 North Spring Street, Room 300
Los Angeles, California 90012

Attention: Lidia Manzanares, Deputy Mayor

REQUEST FOR SIGNATURE – GRANT DEED FOR THE OPLA SALE OF CITY-OWNED PROPERTY LOCATED ADJACENT TO 10773 SHERMAN WAY., LOS ANGELES, CA 90272 APN: 2410-020-900, CD 2

Transmitted herewith is the Grant Deed (one (1) original) for the sale to Ben Friedman and Susan Friedman, as Trustees of the Friedman Family Trust ("Buyer") of the above-referenced property as authorized by **Ordinance No. 180834 Council File No. 07-1894**. Copies of the Ordinance, Municipal Facilities Committee Agenda, and Municipal Facilities Committee Approval are attached for your reference.

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 Chad Manuel, Real Estate Officer at (213) 949-7030 (cell) or via email at chad.manuel@lacity.org for pick-up or if you have any questions.

Tony M. Royster
General Manager

Attachments: Grant Deed
Ordinance, MFC Agenda, MFC Approval

RECORDING REQUESTED BY:

City of Los Angeles

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:

Ben Friedman and Susan Friedman
6017 Alexandra Court
Oak Park CA., 91377

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

Ben Friedman and Susan Friedman, as Trustee of the Friedman Family Trust u/a/d April 1 2003 (Grantee)

the following described real property in the City of Los Angeles, County of Los Angeles, State of California. APN: 2410-020-900 (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 City of Los Angeles 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 11th day of January, 2023.

Grantor
The City of Los Angeles, a municipal corporation

By: Karen Bass
Karen Bass, Mayor

Attest:
Holly L. Wolcott, City Clerk

By: O. Smith 1/13/23

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 11, 2023 before me, Heleen V. Ramirez, Notary Public
(insert name and title of the officer)

personally appeared Karen Bass,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

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

City of Los Angeles,
a municipal corporation

To

JOB TITLE: Corner of Sherman Way and Riverton Ave, Los Angeles, CA., 90272 CD-2
APN: 2410-020-900
Cadastral Map: 183B177-46, & 47

Ben Friedman and Susan Friedman,
As Trustee of the Friedman Family Trust
u/a/d April 1, 2003

Grant Deed

Approved as to Authority 12/09, 2022

By _____
Tony M. Royster, Authorized Officer

Approved as to Description 12-21-, 2022

By _____
Luisito Padua, Authorized Officer

General Services Department
Real Estate Services Division

Approved as to Form 12-20, 2022

Hydee Feldstein-Soto, City Attorney

By _____ 12/20, 2022
Deputy City Attorney

Council File No. 07-1894

EXHIBIT "A"

APN: 2410-020-900

LEGAL DESCRIPTION

That portion of Lot 97 of Tract No. 16857, in the City of Los Angeles, County of Los Angeles, State of California, as shown on map recorded in Book 408 of maps, pages 21 and 22 in the records of the County Recorder of said county, lying northerly of the following described line:

Beginning at a point in the easterly line of said lot 97 distant northerly 0.49 feet measured along said easterly line from the southeasterly corner of said lot; thence westerly in a direct line to a point in the westerly line of said lot, distant northerly 0.76 feet measured along the westerly line of said lot from the southwesterly corner of said lot 97.

RESERVING unto the City of Los Angeles for street dedication purposes that portion lying between the above described line and the northerly line of the southerly 25.00 feet of lot 96 of Tract No. 16857, in the City of Los Angeles, County of Los Angeles, State of California, as shown on map recorded in Book 408 of maps, pages 21 and 22 in the records of the County Recorder of said county.

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



