Approved as to form by City Attorney

RECORDING REQUESTED BY
CITY OF LOS ANGELES

When Recorded Mail to

**DAVID ZINBERG & LESYA ZINBERG**
**139 HOLLISTER AVENUE #5**
**SANTA MONICA , CA 90405**

DOC. TRANS. TAX: $202.95 L.A. County
$830.25 L.A. City

# GRANT DEED

DEPARTMENT OF GENERAL SERVICES
ASSET MANAGEMENT DIVISION
APN: 4294-006-901

THE CITY OF LOS ANGELES, a municipal corporation, in consideration of **ONE HUNDRED EIGHTY FOUR THOUSAND FIVE HUNDRED AND 00/100 DOLLARS** ($184,500.00) **********

paid, the receipt of which is hereby acknowledged, does hereby GRANT TO

**DAVID ZINBERG AND LESYA ZINBERG, husband and wife**

The real property in the City of Los Angeles, County of Los Angeles, State of California, (Assessor's Parcel No. 4294-00-901) described as

SEE ATTACHED "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.

ALSO EXCEPTING AND RESERVING to the City of Los Angeles any interest in the fee of any adjacent streets which would otherwise pass with the conveyance and shall be subject to covenants, conditions, restrictions, reservations, easements, rights and rights of way of record or which are apparent from a visual inspection of the 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.

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, a Municipal Corporation, by 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 2nd day of November, 2012

THE CITY OF LOS ANGELES

By _____
ANTONIO R. VILLARAIGOSA, Mayor

Attest:

By _____
JUNE LAGMAY, City Clerk

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) ss.

On November 2, 2012, before me, Mandy Morales, a Notary Public in and for said County and State, personally appeared Antonio R. Villaraigosa, 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
Signature of Notary.

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

JOB TITLE: Direct sale of Remnant Surplus Property, located at the northeast corner of Pacific Ave. & Topsail St.- APN: 4294-006-901 Part of "Own A Piece Of LA" (OPLA) program

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

**DAVID ZINBERG & LESYA ZINBERG**

# GRANT DEED

Executed in Accordance with
Ordinance No. 180834

Approved as to Authority 9/14, 2012
**Department of General Services**

By _____
TONY M. ROYSTER, General Manager

Approved as to Description SEP. 17, 2012

**Department of General Services**

By _____
JOSE L. RAMIREZ, Title Examiner

Approved as to Form and Legality, Sept 11, 2012

CARMEN A. TRUTANICH, City Attorney

By _____
Annette R. Bogna, Deputy

Council File No. 07-1894

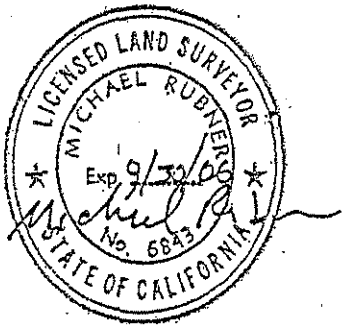
ATTACHMENT

APN: 4294-006-901
Location: Lot at Northeast
corner of Topsail St.
and Pacific Avenue

EXHIBIT "A":

LOT 24 IN BLOCK R OF THE OCEAN STRAND TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 147, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND RESERVING FOR STREET PURPOSES THAT PORTION THEREOF LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT, DISTANT THEREON 12.63 FEET NORTHEASTERLY MEASURED ALONG SAID SOUTHEASTERLY LINE FROM THE SOUTHERLY CORNER OF SAID LOT; THENCE NORTHWESTERLY IN A DIRECT LINE TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT, DISTANT THEREON 13.30 FEET NORTHEASTERLY MEASURED ALONG SAID NORTHWESTERLY LINE FROM THE WESTERLY CORNER OF SAID LOT, SAID DESCRIBED LINE BEING THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF LOT 16, BLOCK 1 OF DEL REY BEACH, IN SAID CITY AS PER MAP RECORDED IN BOOK 6, PAGE 186, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY



# CITY OF LOS ANGELES
CALIFORNIA


JUNE LAGMAY
City Clerk

HOLLY L. WOLCOTT
Executive Officer


When making inquiries relative to this matter, please refer to the Council File No. **07-1894**
**(File Transmitted)**

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

SHANNON HOPPES
Council and Public Services Division
www.cityclerk.lacity.org


October 5, 2012

The Honorable Antonio R. Villaraigosa, Mayor
Room 303, City Hall

GRANT DEED - Grant Deed for the surplus property located at the northwest corner of Pacific Avenue and Topsail Street (APN 4294-006-901)

Dear Mayor Villaraigosa:

The attached Grant Deed, in favor of David and Lesya Zinberg, is transmitted in triplicate for execution.

Authorizing Ordinance No. **180834** for this Grant Deed was adopted by Council at its meeting held **July 28, 2009**. Please return these items at your earliest convenience after execution, to the Information Technology and General Services Committee, in care of the Office of the City Clerk, Room 395, City Hall.

Sincerely,

Adam R. Lid
Legislative Assistant I

Attachments




An Equal Employment Opportunity – Affirmative Action Employer

**CITY OF LOS ANGELES**
INTERDEPARTMENTAL CORRESPONDENCE

DATE: September 18, 2012

TO: June Lagmay, City Clerk
Room 395, City Hall
Attn: Adam Lid, Legislative Assistant

FROM: Reginald Byron Jones-Sawyer, Sr., Director
Department of General Services, Asset Management Division

SUBJECT: **GRANT DEED - SALE OF CITY SURPLUS PROPERTY LOCATED AT THE NORTHEAST CORNER OF PACIFIC AVE. AND TOPSAIL ST., APN: 4294-006-901**

Transmitted herewith is the Grant Deed in triplicate for the direct sale to David Zinberg and Lesya Zinberg of the above referenced parcel under the "Own A Piece Of LA" program as authorized by **Ordinance No. 180834, Council File No. 07-1894.** Copies of the Ordinance and Council File are attached.

To be executed as shown below:

1. Three 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. Two originals to be returned to GSD.

Please contact Gemma Lopez, Senior Real Estate Officer, at (213) 922-8542 / gemma.lopez@lacity.org for pick-up of the executed Grant Deed and further processing.

ATTACHMENTS

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)