HOLLY L. WOLCOTT
CITY CLERK

SHANNON D. HOPPES
EXECUTIVE OFFICER

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

City of Los Angeles
CALIFORNIA

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
ACTING DIVISION MANAGER

clerk.lacity.org

CD 11

ERIC GARCETTI
MAYOR

May 30, 2018

The Honorable Eric Garcetti, Mayor
Room 303, City Hall

GRANT DEED: PROPERTY LOCATED BETWEEN 622 AND 644 ANDERSON (APN 5171-006-900)

Dear Mayor Garcetti:

In connection with the sale of the aforementioned surplus City-owned property, as authorized by Ordinance No. 180834 and pursuant to the Own a Piece of Los Angeles Program, the attached document (grant deed) is transmitted.

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,

John White, Legislative Assistant
Information, Technology, and General Services Committee

grant_deed_letter2.doc

FORM GEN. 160 (Rev. 6-80)

CITY OF LOS ANGELES
INTRA-DEPARTMENTAL CORRESPONDENCE

DATE: May 25, 2018

TO: Holly L. Wolcott, City Clerk
Room 395, City Hall

Attention: John A. White, Legislative Assistant II

FROM: David L. Roberts, Assistant Director
Real Estate Services Division

SUBJECT: **GRANT DEED FOR THE SALE OF CITY-OWNED PROPERTY UNDER THE OPLA PROGRAM LOCATED BETWEEN 622 & 624 ANDERSON, LA CA 90023- APN: 5171-006-900 CD-11**

Please sign the attached Grant Deed for the above-referenced property sale, as approved by Ordinance Number 180834, under Council File No. 07-1894 attached hereto.

The Mayor's signature or designee's must be notarized.

When the document is ready, please contact Pati Williams, Real Estate Associate II, at 213-922-8553 or by email at patricia.williams@lacity.org or Armando Parra, Senior Real Estate Officer at 213-922-8559.

Attachments: Quitclaim Deed
Council File Index
Ordinance

RECORDING REQUESTED BY:

City of Los Angeles

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:

662 SOUTH ANDERSON LLC
ATTN: JACK ROCHEL
1550 S. MAPLE DRIVE
MONTEBELLO CA 90640

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

hereby Grants to:

662 SOUTH ANDERSON LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

The following described real property in the County of Los Angeles, State of California (Assessor's Parcel No.): 5171-006-900

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

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 Grant Deed is made in accordance with the provisions of Council File 07-1894 and 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 9th day of July, 2018

The City of Los Angeles, a municipal corporation

By: _____

Eric Garcetti, Mayor

Attest:
Holly L. Wolcott, City Clerk

By: _____

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 July 9, 2018 before me, Mandy Morales, Notary Public
(insert name and title of the officer)

personally appeared Eric Garcetti, Mayor,
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
Notary Public - California
Los Angeles County
Commission # 2156395
My Comm. Expires Jun 12, 2020

Signature Mandy Morales (Seal)

The City of Los Angeles

To

662 South Anderson LLC

JOB TITLE: Between 622 and 624 Anderson
APN: 5171-006-900
Cadastral Map No. 126A219

Grant Deed

Approved as to Authority 5/24, 2018

By _____
Tony M. Royster, Authorized Officer

Approved as to description 5-16-2018

By _____
Luisito Padua, Authorized Officer

General Services Department
Real Estate Services Division

Approved May 24, 2018

Michael N. Feuer, City Attorney

By _____
Deputy

Council File No. 07-1894

EXHIBIT "A"

APN: 5171-006-900

ADDRESS: between 622 and 624 Anderson Street, Los Angeles, CA 90023

LEGAL DESCRIPTION

That portion of 15.00 feet strip right of way deeded to Los Angeles City, in Block B, of Strong and Dickinson's Salt Lake Railroad Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 7 Page 104, of Maps in the office of the County Recorder of said county, bounded and described as follows:

Beginning at the most northerly corner of Lot 48 in said Block B of said tract; thence along the northwesterly prolongation of the southwesterly line of said Lot 48, North 20°15' West, 19.74 feet to the southwest corner of Lot 49 in said block; thence southeasterly along the northeasterly line of said Right of Way to the southwesterly line of Los Angeles & Salt Lake Railroad Company 17-foot Right of Way; thence southeasterly along last said southwesterly line to the northeasterly line of Lot 47 in said block; thence northwesterly along said northeasterly line of said Lot 47 and the northeasterly line of said Lot 48 to the point of beginning.

RESERVING unto the City of Los Angeles the entire above described portion of land for sewer easement purposes.

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

