HOLLY L. WOLCOTT
CITY CLERK

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

City of Los Angeles
CALIFORNIA

ERIC GARCETTI
MAYOR

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

SHANNON HOPPES
DIVISION MANAGER

www.clerk.lacity.org

March 3, 2016

The Honorable Eric Garcetti, Mayor
Room 303, City Hall

GRANT DEED: PROPERTY LOCATED BEHIND 6142 WEST 82nd STREET, LOS ANGELES, CA 90045 (APN# 4107-008-905, CD11).

Dear Mayor Garcetti:

The attached Grant Deed in favor of Pema Dolkar is transmitted for execution. Authorization for this action was adopted by Council at its meeting held August 11, 2009 under Ordinance No. 180834.

Please return these items at your earliest convenience after execution, to the Entertainment and Facilities Committee, in care of the Office of the City Clerk, Room 395, City Hall.

Sincerely,

Michael Espinosa
Council and Public Services, Division
Office of the City Clerk

07-1894_grant_deed_ltr_030316.doc

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: March 1, 2016

TO: Holy L. Wolcott, City Clerk
Room 360, City Hall
Attn: Michael Espinosa, Legislative Assistant

FROM: David Roberts, Assistant Director
Department of General Services, Real Estate Division

SUBJECT: **GRANT DEED - SALE FOR OWN A PIECE OF LOS ANGELES PROPERTY LOCATED BEHIND 6142 W. 82ND STREET, LOS ANGELES, APN: 4107-008-905, CD11**

Transmitted herewith is the original Grant Deed for the sale to Pema Dolkar ("Buyer") of the above-referenced City-owned property 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. Original Grant Deed to be **executed by the Mayor** and attested to by the City Clerk. **Please notarize Mayor's signature**.

Please contact **Alecia Simona** at extension **2-8558/alecia.simona@lacity.org** for pick-up of the executed Original Grant Deed and further processing.

Attachments

Approved as to form by City Attorney

RECORDING REQUESTED by
The City of Los Angeles

When Recorded Mail to and
Mail tax statements to:

Pema Dolkar
6142 W. 82nd Street
Los Angeles, CA 90045

APN: 4107-008-905

GRANT DEED

Documentary Transfer Tax is **$1.65** L.A. County **80** **$6.75** 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 FIVE HUNDRED AND 00/100 DOLLARS ($1,500.00)** paid, the receipt of which is hereby acknowledged, does hereby GRANT **TO**

PEMA DOLKAR, 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 8th day of April, 2016

THE CITY OF LOS ANGELES

By _____, Mayor
ERIC GARCETTI

Attest: HOLLY L. WOLCOTT, City Clerk

FOR
_____, City Clerk



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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 04/08/2016 before me, Sharon M. Dickinson,
Date *Here Insert Name and Title of the Officer*

personally appeared Eric Garcetti
Name(s) of Signer(s)

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.

SHARON M. DICKINSON
Commission # 2024735
Notary Public - California
Los Angeles County
My Comm. Expires Jun 11, 2017

Signature Sharon Dickinson
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Grant Deed (Pema Dolkar) Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☑ Other: Mayor
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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SHARON M. DICKINSON
Commission # 2024735
Notary Public - California
Los Angeles County
My Comm. Expires Jun 11, 2017

EXHIBIT "A"

APN: 4107-008-905

ADDRESS: Behind 6142 West 82nd Street, Los Angeles

LEGAL DESCRIPTION:

Lot 238 of Tract No. 12573, in the City of Los Angeles, County of Los Angeles, State of California as per map recorded in Book 238, Pages 32 through 35, inclusive of Maps in the office of the County Recorder of said county.

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



1/22/15

THE CITY OF LOS ANGELES,
A Municipal Corporation

TO

PEMA DOLKAR,
A Married Woman
As Her Sole and Separate Property

GRANT DEED

Date_____2016

Executed in Accordance with

Ordinance No. 180834

JOB TITLE: OPLA Property located
Behind 6142 W. 82nd Street
Los Angeles, CA 90045
(APN: 4107-008-905)

CADASTRAL MAP: 099B165

Approved as to Authority Feb 25, 2016

Department of General Services

By_____
TONY M. ROYSTER, General Manager

Approved as to Description FEB. 18, 2016

Department of General Services

By_____
JOSE L. RAMIREZ, Authorized Officer

Approved as to form and legality Feb 22, 2016

MICHAEL N. FEUER, City Attorney

By_____
Deputy

Council File No. 07-1894

CITY OF LOS ANGELES
CALIFORNIA

JUNE LAGMAY
City Clerk

KAREN E. KALFAYAN
Executive Officer

HOLLY L. WOLCOTT
Executive Officer

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

KONRAD CARTER
Acting Chief, Council and Public Services Division

www.cityclerk.lacity.org

August 11, 2009

To All Interested Parties:

The City Council adopted the action(s), as attached, under Council file No. 07-1894, at its meeting held JULY 28, 2009.

June Lagmay

City Clerk
VCW

An Equal Employment Opportunity - Affirmative Action Employer

TIME LIMIT FILES
ORDINANCES

Mayor's Time Stamp
OFFICE OF THE MAYOR
RECEIVED
2009 JUL 29 PM 3:51
CITY OF LOS ANGELES

City Clerk's Time Stamp
CITY CLERK'S OFFICE
2009 JUL 29 PM 3:48
CITY CLERK
BY _____ DEPUTY

COUNCIL FILE NUMBER 07-1894 COUNCIL DISTRICT _____

COUNCIL APPROVAL DATE JULY 28, 2009 LAST DAY FOR MAYOR TO ACT AUG 10 2009

ORDINANCE TYPE: ___ Ord of Intent ___ Zoning ___ Personnel ___ General

___ Improvement ___ LAMC _X_ LAAC ___ CU or Var Appeals - CPC No. _____

SUBJECT MATTER: AMENDING THE LOS ANGELES ADMINISTRATIVE CODE TO IMPLEMENT THE DEPARTMENT OF GENERAL SERVICES' "OWN A PIECE OF LOS ANGELES" INITIATIVE IN CONNECTION WITH THE SALE OF CITY-OWNED REMNANT SURPLUS PROPERTY

	APPROVED	DISAPPROVED
PLANNING COMMISSION	___	___
DIRECTOR OF PLANNING	___	___
CITY ATTORNEY	X	___
CITY ADMINISTRATIVE OFFICER	___	___
OTHER	___	___

RECEIVED
CITY CLERK'S OFFICE
2009 AUG -7 PM 4:18
CITY CLERK
BY _____ DEPUTY

DATE OF MAYOR APPROVAL, DEEMED APPROVED OR *VETO AUG 07 2009
(*VETOED ORDINANCES MUST BE ACCOMPANIED WITH OBJECTIONS IN WRITING PURSUANT TO CHARTER SEC. 250(b) (c)

(CITY CLERK USE ONLY PLEASE DO NOT WRITE BELOW THIS LINE)

DATE RECEIVED FROM MAYOR AUG 07 2009 ORDINANCE NO. 180834

DATE PUBLISHED _____ DATE POSTED AUG 11 2009 EFFECTIVE DATE SEP 20 2009

ORD OF INTENT: HEARING DATE _____ ASSESSMENT CONFIRMATION _____

ORDINANCE FOR DISTRIBUTION: YES ___ NO ___

Calagend\071894 .ord

File No. 07-1894

TO THE COUNCIL OF THE
CITY OF LOS ANGELES

Your INFORMATION TECHNOLOGY AND GENERAL SERVICES COMMITTEE

reports as follows:

INFORMATION TECHNOLOGY AND GENERAL SERVICES COMMITTEE REPORT and ORDINANCE relative to amending the Los Angeles Administrative Code (LAAC) to implement the Department of General Services' (GSD) "Own a Piece of Los Angeles" Initiative in connection with the sale of City-owned remnant surplus property.

Recommendation for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

PRESENT and ADOPT the accompanying ORDINANCE amending and adding provisions to Article 4 of Chapter 1 of Division 7 of the LAAC to provide for implementation of the "Own a Piece of Los Angeles" (OPLA) Initiative concerning the sale of City-owned remnant surplus property.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement Submitted: None submitted

SUMMARY

On July 21, 2009, the Information Technology and General Services Committee considered a July 15, 2009 City Attorney report and Ordinance relative to amending and adding provisions to Article 4 of Chapter 1 of Division 7 of the LAAC to provide for implementation of the OPLA Initiative concerning the sale of City-owned remnant surplus property. Specifically, the Ordinance provides a streamlined process for direct sales of City-owned surplus real property remnants to adjoining property owners only, in lieu of the current process which requires an authorizing ordinance for each sale. Furthermore, the Ordinance amends and adds provisions to the LAAC, authorizing the GSD to directly sell at fair market rates, to adjoining property owners only, the City's small or inaccessible pieces of surplus land generally incapable of development. Each individual sale requires approval by the Municipal Facility Committee and is subject to approval as to form by the City Attorney.

After consideration and having provided an opportunity for public comment, the Committee moved to recommend approval of the Ordinance to Article 4 of Chapter 1 of Division 7 of the LAAC to provide for implementation of the OPLA Initiative concerning the sale of City-owned remnant surplus property. This matter is now forwarded to the Council for its consideration.

Respectfully submitted,

INFORMATION TECHNOLOGY AND GENERAL SERVICES COMMITTEE

MEMBER	VOTE
CÁRDENAS:	YES
PARKS:	ABSENT
WESSON:	YES

Tony Cárdenas

ADOPTED
JUL 28 2009
LOS ANGELES CITY COUNCIL

ARL
7/21/09
#071894a

-NOT OFFICIAL UNTIL COUNCIL ACTS-

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 2 8 2009.

JUNE LAGMAY, City Clerk

By _____
Deputy

Approved AUG 0 7 2009

_____
Mayor

Approved as to Form and Legality

CARMEN A. TRUTANICH, City Attorney

By Annette R. Bogna (ABE)
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