CITY OF LOS ANGELES
CALIFORNIA

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT

ERIC GARCETTI
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

June 4, 2021

Holly L. Wolcott, City Clerk
Office of the City Clerk
Room 395, City Hall

REQUEST FOR SIGNATURE FOR THE SALE OF CERTAIN CITY OWNED REAL PROPERTY (OPLA) AT THE INTERSECTION OF AMANITA AVENUE AND DAY STREET. APN: 2571-002-901, AND 2571-002-902.

Our Department is authorized to create the above Grant Deed for the above referenced parcel under Council File No. 07-1894.

Please sign and return the attached original Grant Deed documents at your earliest convenience.

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

When the document is ready for pickup, please contact Louie Padua, Title Examiner at (213) 922-8548 or by email at louie.padua@lacity.org.

Tony M. Royster
General Manager

Attachment: Grant Deed

RECORDING REQUESTED BY:

CITY OF LOS ANGELES

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:

TAMARA SHAKHMURADYAN
10014 AMANITA AVENUE
TUJUNGA CA, 91042

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

TAMARA SHAKHMURADYAN, a married woman (Grantee)

the following described real property in the County of Los Angeles, State of California APN: 2571-002-901 and 2501-002-902 (Property).

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION
SEE EXHIBIT "B" FOR LEGAL DEPICTION

EXCEPTING AND RESERVING unto the Grantor, 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 Grantor 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 its "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 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 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 June, 2021.

Grantor
The City of Los Angeles, a municipal corporation

By: E.G.

Eric Garcetti, Mayor

Attest:
Holly L. Wolcott, City Clerk

By: O. Smith
Deputy Clerk

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 11, 2021, before me, Heleen V. Ramirez, a Notary Public,

personally appeared 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.

Signature: _____ (Seal)

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

The City of Los Angeles.

To

Tamara Shakhmuradyan, a married woman.

JOB TITLE: OPLA property intersection of Amanita Ave. and Day St.
APN: 2571-002-901 and 2571-002-902
Cadastral Map: 201B205-153, 201B205-155

Grant Deed

Approved as to Authority 6/09 ,2021

By _____
Tony M. Royster, Authorized Officer

Approved as to Description 6. 3 - 2021

By _____
Luisito Padua, Authorized Officer

General Services Department
Real Estate Services Division

Approved as to Form June 3, , 2021

Michael N. Feuer, City Attorney

By _____
JOHN A. MINCER ,Deputy City Attorney

Council File No. 07-1894

EXHIBIT "A"

LEGAL DESCRIPTION

THAT PORTION OF LOT A OF TRACT NO. 1881, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21 PAGE 27 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF LOT 90, TRACT NO. 18967, AS PER MAP RECORDED IN BOOK 552, PAGES 7, 8 AND 9 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, WITH A LINE WHICH BEARS NORTH 89° 38' 26" WEST FROM A POINT IN THE EASTERLY LINE OF SAID LOT A, SAID POINT BEING SOUTH 0° 21' 34" WEST ALONG SAID EASTERLY LINE 113. 52 FEET FROM NORTHEASTERLY CORNER OF SAID LOT A; THENCE NORTHERLY ALONG SAID EASTERLY LINE OF LOT 90, NORTH 00° 21' 34" EAST 1,00 FEET; THENCE SOUTH 89° 38' 26" EAST 26.00 FEET; THENCE NORTH 0° 21' 34" EAST, ALONG A LINE PARALLEL WITH THE EASTERLY LINE OF SAID LOT 90, A DISTANCE OF 14.34 FEET; THENCE NORTHEASTERLY ALONG A TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 21 FEET THROUGH A CENTRAL ANGLE OF 105° 48' 23" AN ARC DISTANCE OF 38.78 FEET; THENCE SOUTHEASTERLY ALONG A COMPOUND CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OP 561 FEET THROUGH A CENTRAL ANGLE OF 9°57'22" AN ARC DISTANCE OF 97.48 FEET; THENCE SOUTH 89° 38' 26" EAST 76.25 FEET TO THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF PARCEL MAP LA NO. 7252 IN SAID CITY AS PER MAP FILED IN BOOK 292 PAGES 57 AND 58 OF PARCEL MAPS, IN SAID COUNTY RECORDER'S OFFICE; THENCE ALONG SAID NORTHERLY PROLONGATION LINE SOUTH 00° 20' 00" WEST 1,00 FEET; THENCE NORTH 89° 38' 26" WEST 220 FEET TO THE POINT OF BEGINNING.

ASSESSOR PARCEL NUMBER OF SAID LAND BEING 2571–002–901 AND 902

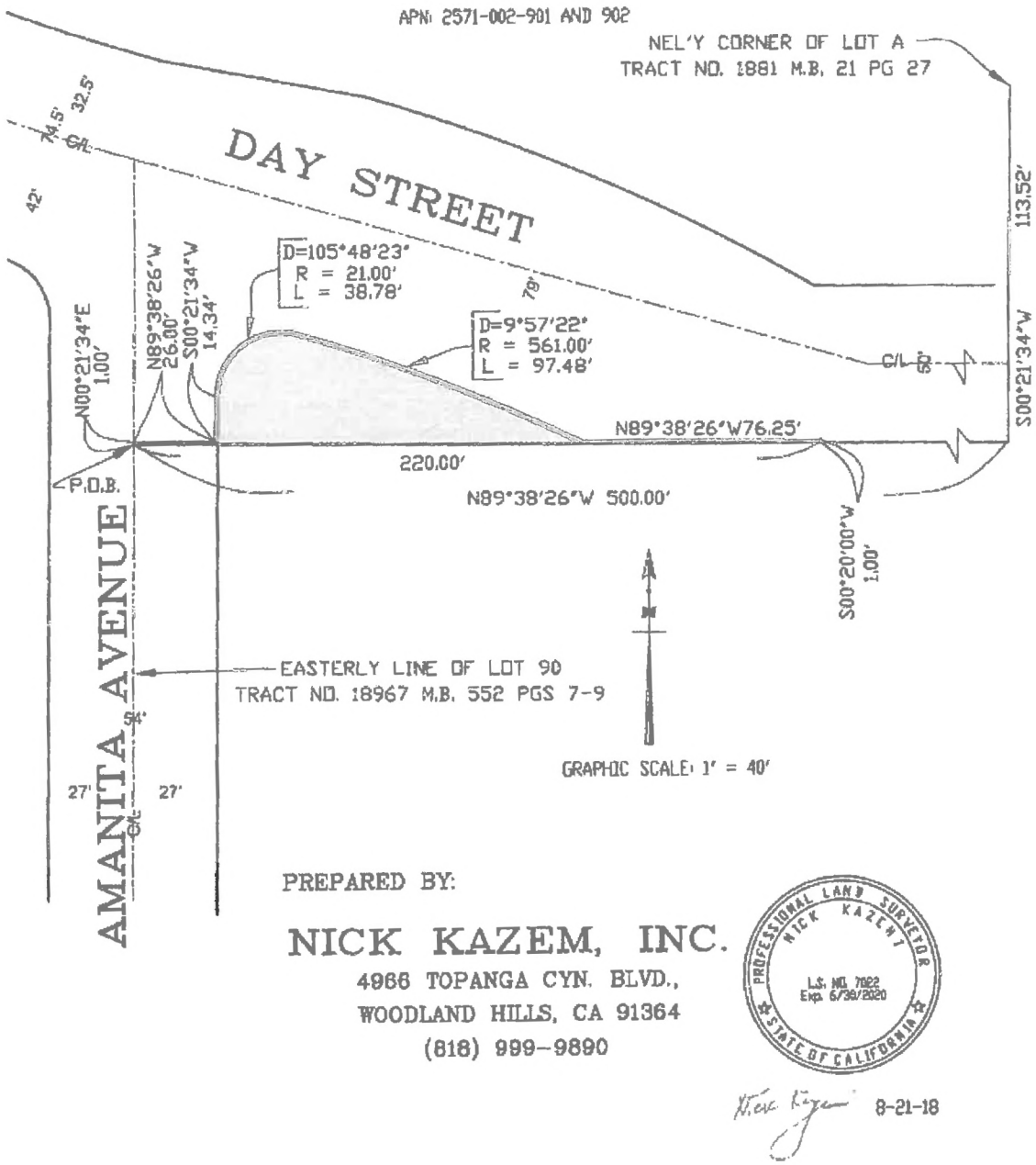
AREA COVERING SAID LAND IS 2,778 SQUARE FEET

PREPARED BY:
NICK KAZEM, INC.
4966 TOPANGA CYN. BLVD.,
WOODLAND HILLS, CA 91364
(818) 999–9890

PROFESSIONAL LAND SURVEYOR
NICK KAZEM
L.S. NO. 7022
Exp. 6/30/2020
STATE OF CALIFORNIA

8-21-18

EXHIBIT "B"



PREPARED BY:

NICK KAZEM, INC.
4966 TOPANGA CYN. BLVD.,
WOODLAND HILLS, CA 91364
(818) 999-9890

PROFESSIONAL LAND SURVEYOR
NICK KAZEM
L.S. NO. 7922
Exp. 6/30/2020
STATE OF CALIFORNIA

8-21-18