

HOLLY L. WOLCOTT
CITY CLERK

SHANNON D. HOPPE
EXECUTIVE OFFICER

When making inquiries relative
to this matter, please refer to
Council file No. 07-1349-S2

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

PATRICE Y. LATTIMORE
DIVISION MANAGER

clerk.lacity.org

April 18, 2019

The Honorable Eric Garcetti, Mayor
Room 303, City Hall

GRANT DEED FOR THE DIRECT SALE OF CITY-OWNED PROPERTY TO LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY – PROPERTY LOCATED AT 1001 EAST FIRST STREET, LOS ANGELES, CA 90015 (APN: 5173-023-903)

Dear Mayor Garcetti:

In connection with the direct sale of property located at 1001 East First Street, Los Angeles, CA 90015 (APN 5173-023-903) in Council District 14, as authorized by Ordinance No. 185993 contained in Council file No. 07-1349-S2, the attached document (Grant Deed) is transmitted. A copy of the Ordinance and Council file report are also attached.

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,

Leyla A. Campos, Legislative Assistant
Information, Technology, and General Services Committee

07-1349-S2_grant deed

**CITY OF LOS ANGELES
INTERDEPARTMENTAL CORRESPONDENCE**

DATE: April 15, 2019

TO: Holly L. Wolcott, City Clerk
Room 395, City Hall
Attn: Leyla Campos, Legislative Assistant I

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

**SUBJECT: REQUEST FOR SIGNATURE – GRANT DEED FOR THE DIRECT SALE
OF CITY-OWNED PROPERTY TO LOS ANGELES COUNTY
METROPOLITAN TRANSPORTATION AUTHORITY - PROPERTY
LOCATED AT 1001 E. FIRST STREET, LOS ANGELES, CA 90015
(APN: 5173-023-903)**

Transmitted herewith is the Grant Deed (one (1) original) for the sale to Los Angeles County Metropolitan Transportation Authority ("Buyer") of the above-referenced property as authorized by **Ordinance No. 185993 Council File No. 07-1349-S2**. Copies of the Ordinance and Council File are attached.

To be executed as shown below:

1. One original to be executed by the Mayor and attested to by the City Clerk. **Please notarize the Mayor's signature.**
2. **Original to be returned to GSD.**
3. Please make one copy for the City Clerk's file.

After the attached document has been executed, please contact Alecia Simona McGinnis, Real Estate Officer II, at (213) 922-8558 for pick-up or if you have any questions.

Attachments: Grant Deed
Ordinance & Council File

HOLLY L. WOLCOTT
CITY CLERK

SHANNON D. HOPPE
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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
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this matter, please refer to the
Council File No.: 07-1349-S2

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

February 6, 2019

Council File No.: 07-1349-S2
Council Meeting Date: February 05, 2019
Agenda Item No.: 9
Agenda Description: INFORMATION, TECHNOLOGY, AND GENERAL SERVICES COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to authorizing the Department of General Services to sell the surplus City-owned property located at 1001 East First Street to the Los Angeles County Metropolitan Transportation Authority (Metro).

Council Action: INFORMATION, TECHNOLOGY, AND GENERAL SERVICES COMMITTEE REPORT and ORDINANCE - ADOPTED

Council Vote:

YES	BLUMENFIELD	YES	HUIZAR	YES	PRICE
YES	BONIN	YES	KORETZ	ABSENT	RODRIGUEZ
YES	BUSCAINO	YES	KREKORIAN	YES	RYU
ABSENT	CEDILLO	YES	MARTINEZ	YES	SMITH
YES	HARRIS-DAWSON	YES	O'FARRELL	YES	WESSON

HOLLY L. WOLCOTT
CITY CLERK

Pursuant to Charter/Los Angeles Administrative Code Section(s): 250

FILE SENT TO MAYOR: 02/06/2019

LAST DAY FOR MAYOR TO ACT: 02/18/2019

✓

APPROVED
 ***DISAPPROVED**
 ***VETO**

Acting Mayor

02/06/2019

DATE SIGNED

Adopted Report(s)

Title

Final Ordinance No. 185993

Report from Information, Technology, and General Services Committee

Date

02/24/2019

01/22/2019

ORDINANCE NO. 185993

An Ordinance authorizing and providing for the sale of certain City-owned real property that is no longer required for the use by the City, without notice of sale or advertisement for bids, to LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY, or its nominees or lawful successors in interest, for the sum of ELEVEN MILLION NINE HUNDRED THOUSAND AND 00/100 DOLLARS (11,900,000).

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. The Council of the City of Los Angeles hereby finds and determines that public interest requires a sale, without notice of sale or advertisement for bids, to LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY, or its nominees or lawful successors in interest, of that certain real property owned by the City of Los Angeles and located at the address and/or location set forth hereinafter, which real property is no longer required for the use by the City, and that competitive bidding for the sale for such real property would not be desirable or compatible with the City's interest. It is hereby ordered that such real property be sold, pursuant to certain conditions hereinafter set forth and without notice of sale or advertisement for bids, to LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY, or its nominees or lawful successors in interest, for the sum of ELEVEN MILLION NINE HUNDRED THOUSAND AND 00/100 DOLLARS (11,900,000) in accordance with the provisions of Section 385 of the City Charter and Division 7, Chapter 1, Article 4 of the Los Angeles Administrative Code.

Location: 1001 E. First Street
Los Angeles, CA 90012

APN: 5173-023-903

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.

EXCEPTING AND RESERVING unto the City of Los Angeles for public street and utility easement purposes as described in Exhibit "A" attached hereto and made a part hereof.

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 sale, in "As-Is and with all faults" condition, the purchasers purchasing the City owned property, by such act, expressly agreeing to purchase the property in an "As Is and with all faults" condition and without any warranty as to fitness for use, fitness for a particular use or development, or condition of the property, and that the City has no obligation to improve or correct any condition of the property, whether known or unknown before or after the date of the sale, including without limitations the condition of the property as its potential use or future development.

Sec. 2. The Mayor of the City of Los Angeles, in the name of and on behalf of said City, is hereby authorized and directed to execute a Grant Deed to the said real property described in Section 1 of this Ordinance to LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY, or its nominees or lawful successors; the City Clerk of said City is hereby authorized and directed to attest thereto and to affix the City Seal.

Sec. 3. The Department of General Services, Real Estate Services Division, is authorized to open escrow, deliver deeds, and process and execute all necessary documents to effectuate this sale, and the Chief Accounting Employee of the Department of General Services is authorized to distribute the proceeds, over and above the expenses, 88.53% to Caltrans and 11.47% into Prop A Fund 385, Department No. 94, Revenue Source No. 5141. The purchaser shall pay escrow fees and pay all incidental costs associated with this property purchase transaction including, but not limited to, recording fees, documentary transfer fees, title insurance fees, escrow fees, personal property taxes where applicable, and any other real estate transaction taxes. Purchaser, at its own expense, may obtain any desired survey of the property.

EXHIBIT "A"

APN: 5173-023-903

ADDRESS: 1001 E First Street, Los Angeles, CA 90015

LEGAL DESCRIPTION

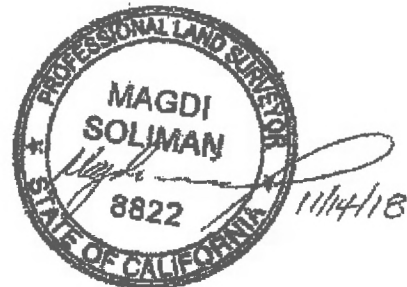
Lot A of Tract No. 3187, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 29 Page 100, of Maps in the office of the County Recorder of said county.

EXCEPT from said Lot A any portion thereof lying easterly of the easterly line of Aliso Tract in said city as per map recorded in Book 4 Pages 12 and 13 of Miscellaneous Records in said County Recorder's office.

RESERVING unto the City of Los Angeles for public street and utility easement purposes of said Lot A that portion lying northerly, northwesterly, westerly, southwesterly and southerly of the following described line:

Beginning at the intersection of the easterly line of said lot with the southerly line of the northerly 8.00 feet of said lot; thence westerly along said southerly line to the beginning of a tangent curve concave southeasterly, having a radius of 20.00 feet and being tangent at its point of ending to a line parallel with and distant 8.00 feet easterly, measured at right angles from the westerly line of said lot; thence southwesterly along said curve to its point of ending in said parallel line; thence southerly along said parallel line to the beginning of a tangent curve concave northeasterly, having a radius of 20.00 feet and being tangent at its point of ending to the northerly line of the southerly 3.00 feet of said lot; thence southeasterly along last said curve to its point of ending in said northerly line; thence easterly along said northerly line to said easterly line of said lot.

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



Sec. 4. 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.

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By  _____
ANNETTE BOGNA
Deputy City Attorney

Date December 17, 2018

File No. 18-0191

M:\Real Prop_Env_Land Use\Real Property_Environment\Ordinances\A19-01858

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles.

CITY CLERK

MAYOR

 _____

 _____

Ordinance Passed 02/05/2019

Approved 02/06/2019

Ordinance Effective Date: 02/24/2019
Council File No.: 07-1349-S2

DECLARATION OF POSTING ORDINANCE

I, Ottavia Smith 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. 185993 - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on 02/05/2019, 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, I conspicuously posted a true copy of said ordinance at each of the 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 beginning on 02/14/2019 and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.



Deputy Clerk

Date: 02/14/2019

Ordinance Effective Date: 02/24/2019

Council File No.: 07-1349-S2

RECORDING REQUESTED BY:

City of Los Angeles

**WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:**

LOS ANGELES COUNTY M.T.A.
ONE GATEWAY PLAZA, 22TH FLOOR
(MAIL STOP 99-22-8)
LOS ANGELES CA 90012-2952
ATTN: VELMA MARSHALL

Grant Deed

This document is exempt from the Documentary transfer tax pursuant to Section 11922 of the Revenue and Taxation Code and is being recorded pursuant to Section 6103 of the California Government Code Section 27383.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

City of Los Angeles, a municipal corporation ("Grantor")

hereby GRANT(s) to

Los Angeles County Metropolitan Transportation Authority, a public agency existing under the authority of the laws of the State of California ("Grantee")

the following described real property in the County of Los Angeles, State of California, Assessor's Parcel No. 5173-023-903 ("Property")

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.

This Grant Deed is made in accordance with the provisions of Council File No. 07-1349-S2 and Ordinance No. 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 17th day of May, 2019

The City of Los Angeles, a municipal corporation

By: *Eric Garcetti*
Eric Garcetti, Mayor

Attest:
Holly L. Wolcott, City Clerk

By: *Holly L. Wolcott*



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 }

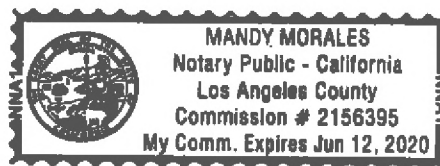
On May 17, 2019, before me, Mandy Morales, a Notary Public,

personally appeared Herman Jason Wersog Jr, 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: *Mandy Morales* (Seal)



The City of Los Angeles

To

JOB TITLE: 1001 E. 1st Street (Pickleworks Building)

APN: 5173-023-903

Cadastral Map No. 129A217-58

Los Angeles County Metropolitan Transportation Authority (METRO)

Grant Deed

Approved as to Authority 4-12, 2019

By Valerie Mellor
Tony M. Royster, Authorized Officer

Approved as to description 4-11- 2019

By Luisito N. Padua
Luisito N. Padua, Authorized Officer

General Services Department
Real Estate Services Division

Approved April 10, 2019

Michael N. Feuer, City Attorney

By Annette Bogna
Annette Bogna, Deputy City Attorney

Council File No. 07-1349-S2

EXHIBIT "A"

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LEGAL DESCRIPTION

Lot A of Tract No. 3187, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 29 Page 100, of Maps in the office of the County Recorder of said county.

EXCEPT from said Lot A any portion thereof lying easterly of the easterly line of Aliso Tract in said city as per map recorded in Book 4 Pages 12 and 13 of Miscellaneous Records in said County Recorder's office.

RESERVING unto the City of Los Angeles for public street and utility easement purposes of said Lot A that portion lying northerly, northwesterly, westerly, southwesterly and southerly of the following described line:

Beginning at the intersection of the easterly line of said lot with the southerly line of the northerly 8.00 feet of said lot; thence westerly along said southerly line to the beginning of a tangent curve concave southeasterly, having a radius of 20.00 feet and being tangent at its point of ending to a line parallel with and distant 8.00 feet easterly, measured at right angles from the westerly line of said lot; thence southwesterly along said curve to its point of ending in said parallel line; thence southerly along said parallel line to the beginning of a tangent curve concave northeasterly, having a radius of 20.00 feet and being tangent at its point of ending to the northerly line of the southerly 3.00 feet of said lot; thence southeasterly along last said curve to its point of ending in said northerly line; thence easterly along said northerly line to said easterly line of said lot.

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

