

Approved as to form by City Attorney

RECORDING REQUESTED

When Recorded Mail To

800 N. Main LLC
1000 N. Alameda
Los Angeles, CA 90012
Att: Dan DeLeon, Vice President & CFO

DOC. TRANS. TAX \$ 2,827.00 L.A. County 80
\$ 11,565.00 L.A. City 44
\$ 14,392.00 Total

GRANT DEED

DEPARTMENT OF
GENERAL SERVICES
ASSET MANAGEMENT DIV.

The City of Los Angeles, a Municipal corporation, in consideration of TWO MILLION FIVE HUNDRED SEVENTY THOUSAND AND 00/100 DOLLARS (\$2,570,000.00) ***** paid, the receipt of which is hereby acknowledged, does hereby GRANT TO

800 N. MAIN LLC, a California limited liability company

the real property in the City of Los Angeles, County of Los Angeles, State of California, 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.

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 property 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 parcel of land.

ALSO SUBJECT TO the 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 close of escrow.

This deed is made in accordance with provisions of Ordinance No. 180491 and 180705 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, by its Mayor, and its corporate seal to be thereto affixed by its City Clerk, this 2nd day of July, 2009.

THE CITY OF LOS ANGELES

JUL 02 2009

Attest:

Carla R. 20 City Clerk

By [Signature], Mayor

JOB TITLE SALE OF OLD FS 4 AT 800 N. MAIN STREET, LOS ANGELES 90012, APN 5409-015-901 TO 800 N. MAIN LLC.

THE CITY OF LOS ANGELES

TO

**800 N. MAIN LLC
GRANT DEED**

CADASTRAL MAP:

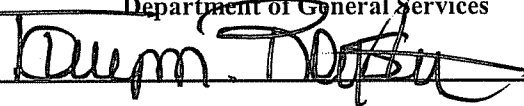
Approved as to Authority June 11, 2009

Executed in Accordance with

Ordinance No. 180491 & 180705

Department of General Services

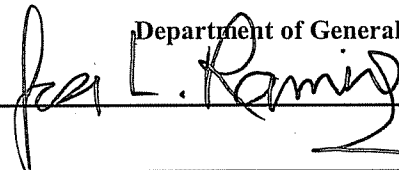
By



General Manager

Approved as to Description JUNE, 4, 2009

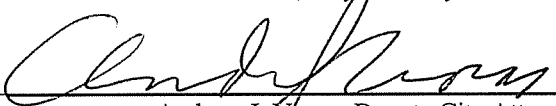
By

Department of General Services


Approved as to form and legality June 9, 2009

ROCKARD J. DELGADILLO, City Attorney

By



Andrew J. Vocas, Deputy City Attorney

Council File No. 08-3348

EXHIBIT "A"

APN: 5409-015-901

ADDRESS: 800 N. Main Street.

LEGAL DESCRIPTION:

PARCEL 1:

That portion of City Lands of Los Angeles, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 2 Pages 504 and 505, Miscellaneous Records, in the office of the County Recorder of said County, bounded and described as follows:

Commencing at a point in the northeasterly line of Augusta Street, 40 feet wide, distant on said northeasterly line and the northwesterly prolongation thereof 150 feet southeasterly from the southeasterly line of that certain parcel of land condemned for the widening and extending of ~~North Main Street as described in Case No. 5495 in the Superior Court of the State of California,~~ in and for the County of Los Angeles; thence northeasterly and parallel with said southeasterly line of North Main Street a distance of 100 feet to the TRUE POINT OF BEGINNING; thence northwesterly, parallel with said northeasterly line of Augusta Street, to the southeasterly line of Chavez Street, as said last mentioned southeasterly line is defined by Ordinance No. 33013 (New Series) of the City of Los Angeles; thence southwesterly along said southeasterly line of Chavez Street to the northeasterly line of Lot A, Oil Well Supply Company Tract, as per map recorded in Book 14, Page 200 of Maps, Records of said County; thence southeasterly along said last mentioned northeasterly line to that certain parallel line herein described as being parallel with the southeasterly line of the land condemned for the widening and extending of North Main Street; thence northeasterly along said last mentioned parallel line to the TRUE POINT OF BEGINNING.

Together with all right, title and interest of the grantors in and to that portion of said Chavez Street adjacent to abutting or reverting to the above described land, lying southwesterly of said line which is parallel with said northeasterly line of Augusta Street.

PARCEL 2:

That portion of Lot A, Oil Well Supply Company Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 14 Page 200, of Maps, in the office of the County Recorder of said County, bounded and described as follows:

Beginning at the point of intersection of the southeasterly line of Chavez Street, as said southeasterly line is defined by Ordinance No. 33013 (New Series) of the City of Los

Angeles, with the northeasterly line of Augusta Street, 40 feet wide; thence southeasterly along said northeasterly line to a point distant thereon and along the northwesterly prolongation thereof 150 feet southeasterly from the southeasterly line of that certain parcel of land condemned for the widening and extending of north Main Street as described in Case No. 5495 in the Superior Court of the State of California, in and for the County of Los Angeles; thence northeasterly parallel with said last mentioned southeasterly line to the northeasterly line of said Lot A; thence northwesterly along said last mentioned northeasterly line to said southeasterly line of Chavez Street; thence southwesterly along said last mentioned southeasterly line to the POINT OF BEGINNING.

Together with all right, title and interest of the grantor in and to that portion of said Chavez Street adjacent to, abutting or reverting to the above described land, lying northeasterly of the northwesterly prolongation of the northeasterly line of Augusta Street, 40 feet wide.

PARCEL 3:

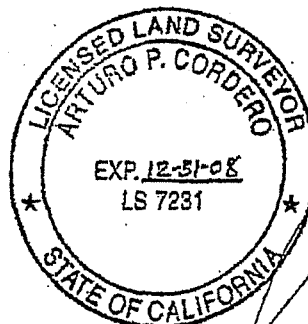
That portion of City Lands of Los Angeles, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 2 Pages 504 and 505, Miscellaneous Records, in the office of the County Recorder of said County, bounded and described as follows:

Beginning at the intersection of the northwesterly prolongation of the northeasterly line of Augusta Street, 40 feet wide, with the southeasterly line of that certain parcel of land condemned for the widening and extending of North Main Street, as described in Case No. 5495, in the Superior Court of the State of California, in and for the County of Los Angeles; thence northeasterly along said southeasterly line 100 feet; thence southeasterly parallel with said northwesterly prolongation, to the northwesterly line of Chavez Street, as said northwesterly line is defined by Ordinance No. 33013 (New Series) of the City of Los Angeles; thence southwesterly along said northwesterly line in all its various courses to said northwesterly prolongation; thence northwesterly along said northwesterly prolongation to the POINT OF BEGINNING.

Together with all right, title and interest of the National Land Company in and to that portion of said Chavez Street adjacent to abutting or reverting to the above described property, lying southwesterly of said parallel and northeasterly of the northeasterly line of Augusta Street and the northwesterly prolongation of said northeasterly line.

PARCEL 4:

That portion of Chavez Street vacated by Ordinance No. 90,037 approved January 22, 1946 abutting the above- mentioned properties.



6/9/08

ACKNOWLEDGMENT

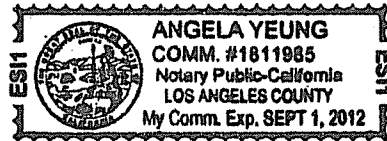
State of California
County of Los Angeles

On July 2, 2009 before me, ANGELA YEUNG, Notary Public
(insert name and title of the officer)

personally appeared JAN PERRY
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 Angela Yeung (Seal)

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent
fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

Individual
[] INDIVIDUAL
[] CORPORATE OFFICER
Acting Mayor
TITLE(S)

Partner(s)
[] PARTNER(S)
[] LIMITED
[] GENERAL

Attorney-in-fact
[] ATTORNEY-IN-FACT
[] TRUSTEE(S)
[] GUARDIAN/CONSERVATOR
[] OTHER:

Signer is representing:
NAME OF PERSON(S) OR ENTITY(IES)
City of Los Angeles

DESCRIPTION OF ATTACHED DOCUMENT

Grant Deed
800 N. Main Street, Old FS#4
APN 5409-015-901

TITLE OR TYPE OF DOCUMENT

Three (3)

NUMBER OF PAGES

July 2, 2009

DATE OF DOCUMENT

None

SIGNER(S) OTHER THAN NAMED ABOVE

ORDINANCE NO. 180705

This Ordinance amends Ordinance No. 180491 adopted by the City Council on January 16, 2009 which provided for the sale of certain property to The California Endowment. The amendment is to provide that The California Endowment may have title to the property taken in the name of it's wholly owned subsidiary, 800 N. Main LLC, a California limited liability company.

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

Section 1. Ordinance No. 180491 is hereby amended to add the following paragraph to Section 1 of said Ordinance:

"The California Endowment may, at its sole option, have title to the property taken in the name of it's wholly owned subsidiary, 800 N. Main LLC, a California limited liability company, provided that said subsidiary agrees to also be bound by the provisions of the Purchase and Sale Agreement and Joint Escrow Instructions executed by the parties for the sale of the property."

Section 2. Ordinance No. 180491 is hereby amended by substituting the following new Section 2 in place of the original Section 2:


"Section 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 800 N. Main LLC, a California limited liability company; the City Clerk of said City is hereby authorized and directed to attest thereto and to affix the City Seal."

Section 3. Except as specifically provided in this Ordinance, the provisions of Ordinance No. 180491 shall remain in full force and effect.

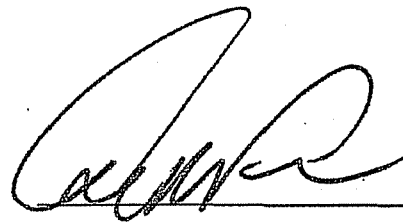
Section 4. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board 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.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of MAY 26 2009

JUNE A. LAGMAY, City Clerk

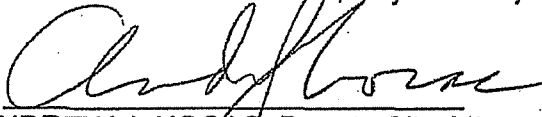
By 
Deputy

Approved MAY 28 2009


Mayor

Approved as to Form and Legality.

ROCKARD J. DELGADILLO, City Attorney

By 
ANDREW J. NOCAS, Deputy City Attorney

Date: May 18, 2009

CITY OF LOS ANGELES

CALIFORNIA

JUNE LAGMAY
City Clerk

KAREN E. KALFAYAN
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

When making inquiries relative to
this matter, please refer to the
Council File No. **08-3348**
(File Transmitted)

June 17, 2009

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

GRANT DEEDS - Grant Deed for the sale of Old Fire Station 4 at 800 North Main Street,
Los Angeles (APN 5409-015-901)

Dear Mayor Villaraigosa:

The attached Grant Deed, in favor of 800 N. Main LLC, a California Limited Liability Company,
is transmitted in triplicate for execution.

Authorizing Ordinance Nos. **180491 and 1180491** for this Grant Deed was adopted by Council
at its meeting held **January 16, 2009 and May 26, 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
Information Technology and General Services Committee

Attachments

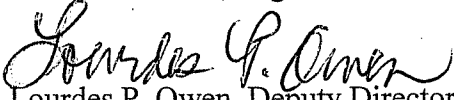
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An Equal Employment Opportunity – Affirmative Action Employer

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: June 12, 2009

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

From: 
Lourdes P. Owen, Deputy Director
Department of General Services, Asset Management Division

Subject: **GRANT DEED – SALE OF OLD FIRE STATION 4**
800 N. MAIN STREET, LOS ANGELES – C.F. 08-3348

In connection with the sale of the above-referenced parcel as authorized by Ordinance Nos. 1180491 and 180705 contained in Council File No. 08-3348, the attached Grant Deed is transmitted in triplicate for execution. A copy of the Ordinances are attached for your information.

To be executed as shown below:

1. Original to be executed by the Mayor and attested to by the City Clerk.
2. Duplicate to be certified as to execution by the City Clerk.
3. Triplicate for the City Clerk's file.

The estimated recording and closing of this sale transaction is July 6, 2009. Thank you for your prompt attention to this matter. Please contact me at extension 2-8502 for pick up of document.

Attachments