

**CITY OF LOS ANGELES
INTRA-DEPARTMENTAL CORRESPONDENCE**

DATE: April 4, 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
LOCATED AT 1611 S. BELOIT AVENUE, LOS ANGELES, CA 90025
APN: 4261-007-900, CD 11**

Please sign the attached Grant Deed for the above-referenced property sale, as approved by Ordinance Number 185478, under Council File No. 09-0914 attached hereto.

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

When the document is ready, please contact Armando Parra, Senior Real Estate Officer, at ext. 2-8559 or myself at ext. 2-8546.

Attachments: Grant Deed
Council File Index
Ordinance

ORDINANCE NO. 185478

An Ordinance authorizing and providing for the sale of certain City-owned real property which is no longer required for use by the City, and the public interest or necessity requires the sale thereof without the necessity of calling to bids, to QUATTRO SM/BELOIT PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY and to BERDAN HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY for the sum of ONE MILLION EIGHT HUNDRED FORTY EIGHT THOUSAND DOLLARS (\$1,848,000).

**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 certain real property owned by the City of Los Angeles, and located at the address and /or location set forth hereinafter, is no longer required for the use of the City and that the public interest, convenience and necessity require the sale. 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 QUATTRO SM/BELOIT PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY and to BERDAN HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY for the sum of ONE MILLION EIGHT HUNDRED FORTY EIGHT THOUSAND DOLLARS (\$1,848,000) in accordance with the provisions of Section 385 of the City Charter and Division 7, Chapter , Article 4 of the Los Angeles Administrative code.

Location:

1611 S. BELOIT AVENUE, LOS ANGELES, CA 90025
APN: 4261-007-900

Legal Description:

Lot 3, Block M, Barrett Villa Tract as shown on map recorded in Book 70, Pages 32 to 35 of Miscellaneous Records, records of the County Recorder of Los Angeles County.

RESERVING easements unto the City of Los Angeles the northeasterly 3.00 feet of said lot for public street purpose and the southwesterly 2.50 feet of said lot for public alley purpose.

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 the condition that the property be purchased no later than April 30, 2018.

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(ies), and excepting and reserving to the City of Los Angeles any interest in the fee to the adjacent street(s) which would otherwise pass with the conveyance of the above described parcel(s) of land.

ALSO SUBJECT TO purchaser's recorded agreement to completely defend, indemnify, and save harmless City against any claims, liability, loss, cost, damage or expense arising directly or indirectly from any or all past, present and future environmental contamination or hazardous substances present on the property, without regard to who or what is the source of contamination. Said agreement shall be binding on all successors, transferees, purchasers and assigns of all or any portion of said real property.

ALSO SUBJECT to sale, in "As Is 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.

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 conveying said City parcel described in Section 1 of this Ordinance to QUATRO SM/BELOIT PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY and to BERDAN HOLDINGS LLC, A DELAWARE 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. The Department of General Services, Real Estate Services Division, is authorized to accept a ten percent (10%) non-refundable deposit of the purchase price, open title and escrows, issue title transfer instructions/escrow, and/or deliver the grant deed, process and execute all necessary documents to effectuate this sale, and otherwise complete the transactions, and the Chief Accounting Employee of the Department of General Services is authorized to deposit the proceeds, over and above the expenses of sale, into the proper accounts as provided by law. The purchaser, QUATTRO SM/BELOIT PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY and BERDAN HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, shall pay 1/2 (one half) 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 his own expense may obtain any desired survey of the property.

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 R. BOGNA
Deputy City Attorney

Date 3/9/18


File No. 09-0914

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beloit ave\ordinance beloit 1611- 10-17-17.docx

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

CITY CLERK

MAYOR





Ordinance Passed 03/28/2018

Approved 03/28/2018

Published Date: 4/2/18

Ordinance Effective Date: 4/2/18

Council File No.: 09-0914

HOLLY L. WOLCOTT
CITY CLERK

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

BRIAN E. WALTERS
DIVISION CHIEF

CLERK.LACITY.ORG

When making inquiries relative to
this matter, please refer to the
Council File No.: **09-0914**

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

March 28, 2018

Council File No.: 09-0914
Council Meeting Date: March 28, 2018
Agenda Item No.: 6
Agenda Description: COMMUNICATION FROM THE GENERAL MANAGER and ORDINANCE FIRST CONSIDERATION authorizing the sale of City-owned property located at 1611 South Beloit Avenue to Quattro SM / Beloit Partners, LLC, and Berdan Holdings LLC.

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

Council Vote:

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

Holly L. Wolcott

HOLLY L. WOLCOTT
CITY CLERK

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

FILE SENT TO MAYOR:	<input type="text" value="03/28/2018"/>
LAST DAY FOR MAYOR TO ACT:	<input type="text" value="04/09/2018"/>

APPROVED

 ***DISAPPROVED**

 ***VETO**

E. Garcia

Mayor

03/28/2018

DATE SIGNED

ORDINANCE NO. _____

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Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By 
ANNETTE R. BOGNA
Deputy City Attorney

Date 3/9/18

File No. 09-0914

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beloit ave\ordinance beloit 1611- 10-17-17.docx

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

CITY CLERK

MAYOR





Ordinance Passed 03/28/2018

Approved 03/28/2018

RECORDING REQUESTED BY:

First American Title Company

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

Quattro SM/Beloit Partners, LLC, a California limited liability company
1714 16th Street
Santa Monica, CA 90404
Attn: Daniel Rosenthal

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

hereby GRANT(s) to

QUATTRO SM/BELOIT PARTNERS, LLC, a California limited liability company, as to an undivided 60.25% interest, and to BERDAN HOLDINGS LLC, a Delaware limited liability company, as to an undivided 39.75% interest, as tenants in common

the following described real property in the County of Los Angeles, State of California (Assessor's Parcel No.): 4261-007-900

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.

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.

This Grant Deed is made in accordance with the provisions of Council File No. 09-0914 and Ordinance No. 185478 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 5th day of APRIL, 2018

The City of Los Angeles, a municipal corporation

By: EG 

Attest:
Holly L. Wolcott, City Clerk 

Eric Garcetti, Mayor

By: [Signature] 

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 April 5, 2018, before me, Mandy Morales, 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: Mandy Morales (Seal)



The City of Los Angeles

JOB TITLE: 1611 S. Beloit Avenue
APN: 4261-007-900

To

Quattro SM/Beloit Partners, LLC
a California limited liability company, as to an undivided 60.25% interest, and


Berdan Holdings LLC,
a Delaware limited liability company, as to an undivided 39.25% interest

Grant Deed

Approved as to Authority 4/4, 2018

By 
Tony M. Royster, Authorized Officer

Approved as to description 3-29- 2018

By 
Luisito Padua, Authorized Officer

General Services Department
Real Estate Services Division

Approved March 29, 2018

Michael N. Feuer, City Attorney

By 
Annette Bogna, Deputy city Attorney

Council File No. 09-0914

EXHIBIT "A"

APN: 4261-007-900

ADDRESS: 1611 S. Beloit Ave., Los Angeles, CA 90025

LEGAL DESCRIPTION:

Lot 3 in Block M of Barrett Villa Tract, in the City of Los Angeles, County of Los Angeles, State of California as per map recorded in Book 70, Pages 32 through 35, inclusive, of Miscellaneous Records, in the office of the County Recorder of said county

RESERVING easements unto the City of Los Angeles the northeasterly 3.00 feet of said lot for public street purpose and the southwesterly 2.50 feet of said lot for public alley purpose.

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



[Handwritten signature]
1/25/18