

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO

NAME Los Angeles County Metropolitan Transportation Authority
Attn: Velma C. Marshall
Deputy Executive Officer, Real Estate

ADDRESS One Gateway Plaza, 99-18-4
CITY & STATE Los Angeles, CA 90012

GRANT DEED AND RESERVATION OF EASEMENTS AGREEMENT

APN: 5047-018-901

Documentary Transfer Tax

NONE

RECORDATION OF THIS PUBLIC DOCUMENT IS EXEMPT FROM ALL RECORDING FEES AND TAXES PURSUANT TO GOVERNMENT CODE SECTION 6103. THIS TRANSACTION IS EXEMPT FROM CALIFORNIA DOCUMENTARY TRANSFER TAX PURSUANT TO SECTION 11922 OF THE CALIFORNIA REVENUE AND TAXATION CODE.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the City of Los Angeles, a municipal corporation, ("Grantor") hereby GRANTS to the Los Angeles County Metropolitan Transportation Authority, an agency created under the laws of the State of California ("Grantee"), subject to the terms and conditions set forth below, the real property in the City of Los Angeles, County of Los Angeles, State of California, described on Exhibit "A" and shown on Exhibit "A1," both of which are attached hereto (the "Real Property").

THE REAL PROPERTY IS CONVEYED TO GRANTEE RESERVING unto and for Grantor:

1. 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;
2. Any interest in the fee of any adjacent streets which would otherwise pass with the conveyance and shall be subject to covenants, conditions, restrictions, reservations, easements, rights and rights of way of record or which are apparent from a visual inspection of the real property.
3. All rights to use the present driveway easement to the immediate south of Grantor's Retained Property, as defined herein, and the Real Property. Said non-exclusive driveway easement is further described as Parcel II on the Grant Deed Recorded on March 6, 1950 as instrument No. 253 and further described and depicted as Parcel 1-06-02 2 on the Grant Deed

recorded on March 8, 2000 as instrument No. 00-347121, both of Official Records. Grantee, its successor in interest and assignees, shall have no right to use said driveway easement for any purpose and said driveway easement shall be appurtenant solely to Grantor's Retained Property. . This reservation is intended to prevent the driveway easement becoming overburdened by the use from the Real Property. Grantee agrees to acquire from the fee owner its own non-exclusive easement over the driveway for the benefit of the Real Property. As used herein, Grantor's Retained Property is defined to mean that portion of property retained by Grantor and is further described on Exhibit "B" and depicted on Exhibit "B1," both of which are attached hereto.

Grantee is currently constructing a parking structure (the "Grantee's Facility") on the Real Property. After Grantee provides new paving of the entire driveway, Grantor and Grantee mutually covenant and agree that any maintenance or repair of the newly repaved driveway required of either Grantor or Grantee as owners of their respective driveway easements will be done by the party (Grantor or Grantee as the case may be), adjacent to the part of the driveway requiring maintenance; i.e., Grantor will maintain the driveway adjacent to its property and Grantee will maintain the driveway adjacent to the Real Property. This Agreement for maintenance and repair is solely for the benefit of Grantor and Grantee and their respective properties and not for the benefit of the fee owner of the driveway or its property.

4. Grantor also reserves unto and for the City of Los Angeles the following three utilities easements, together with all structures and utilities contained within the easements, appurtenant to and benefiting Grantor's Retained Property. The Real Property conveyed by this Deed to Grantee is the servient estate. Grantor's Retained Property is the dominant estate.

Easements No. 1, No. 2 and No. 3 (the "Easement Areas") are located on the Real Property as described in Exhibits "A" and "A1" and are for purposes of installation, maintenance, operation, modification, removal, repair, reinstallation, or placement of utilities, tunnels, vents, conduits, vent pipes, bypass tunnels, pipes, or pipelines (collectively, the "Facilities"). Grantee's rights in the Real Property granted herein are subject and subordinate to the right of Grantor, its successors and assigns, for the installation, maintenance, operation, modification, removal, repair, reinstallation, and placement of the Facilities.

Grantor, at Grantor's sole expense, shall maintain Easements No. 1, No. 2 and No. 3 in a safe condition during the term of this Agreement and shall perform all maintenance, repair and modifications in such a manner that will not unreasonably impair or impede Grantee's use of the surface over the Easement Areas. Grantor reserves the right to enter onto the Real Property to install, maintain, operate, modify, remove, repair, reinstall, or place the Facilities. If Grantor desires to access the Easement Areas from the Real Property for installation, maintenance, operation, modification, removal, repair, reinstallation or placement of the Facilities on a non-emergency basis, Grantor shall provide Grantee with at least seven (7) days prior

written notice to the LACMTA Rail Operations Executive Officer. In case of an emergency, Grantor shall have immediate access to the Real Property to maintain, repair, modify or reinstall the Facilities, provided Grantor provides Grantee with notice as soon as possible after access. If any portion of the Real Property, including improvements or fixtures, suffers any damage by reason of the use of the Easement Areas by Grantor or Grantor's employees or contractors, Grantor shall, at its own cost and expense, repair all such damage and restore the Real Property to as good a condition as before such cause of damage occurred. Any work performed or caused to be performed by Grantor within the Easement Areas shall be done in accordance with all applicable rules, laws and regulations.

If any portion of Grantor's Facilities suffer any damage by reason of Grantee's or Grantee's employees' or contractors' conduct or use of the Real Property, Grantee shall, indemnify and reimburse Grantor for all damages, costs and expense relating to such damage, including all costs to repair all such damage and restore Grantor's Facilities to as good a condition as before such cause of damage occurred.

If any portion of Grantee's Facilities suffer any damage by reason of Grantor's or Grantor's employees' or contractors' conduct or use of the Real Property, Grantor shall, indemnify and reimburse Grantee for all damages, costs and expense relating to such damage, including all costs to repair all such damage and restore Grantee's Facilities to as good a condition as before such cause of damage occurred.

Grantor, on behalf of itself and its successors and assigns, agrees to indemnify, defend (by counsel satisfactory to Grantee) and hold harmless Grantee and its subsidiaries, officers, directors, employees, agents, successors and assigns (individually and collectively, referred to as "Grantee Parties"), to the maximum extent allowed by law, from and against all loss, liability, claims, demands, suits, liens, claims of lien, damages, costs and expenses (including, without limitation, any fines, penalties, judgments, litigation expenses, and experts' fees), that are incurred by or asserted against Grantee and/or Grantee Parties arising out of or connected in any manner with (i) the acts or omissions to act of Grantor, or its officers, directors, affiliates, employees, agents, subcontractors and contractors or anyone directly or indirectly employed by or for whose acts Grantor is liable ("Grantor Parties") in connection with the use of the Easement Areas, or any portion thereof or arising from the presence upon or performance of activities by Grantor and/or Grantor Parties with respect to the Easement Areas or any portion thereof, (ii) bodily injury to or death of any person (including employees of Grantee and/or Grantee Parties) or damage to or loss of use of property resulting from such acts or omissions of Grantor and/or Grantor Parties; or (iii) non-performance or breach by Grantor and/or Grantor Parties of any term or condition of this Agreement.

Grantee, on behalf of itself and its successors and assigns, agrees to indemnify, defend (by counsel satisfactory to Grantor) and hold harmless Grantor and/or Grantor Parties, to the maximum extent allowed by law, from and against all loss, liability, claims, demands, suits, liens, claims of lien, damages, costs and expenses (including, without limitation, any fines, penalties, judgments, litigation expenses, and experts' fees), that are incurred by or asserted against Grantor and/or Grantor Parties arising out

of or connected in any manner with (i) the acts or omissions to act of Grantee and/or Grantee Parties in connection with the design, construction, operation, and repair of Grantee's Facility or arising from the presence upon or performance of activities by Grantee and/or Grantee Parties with respect to the Easement Area or any portion thereof, (ii) bodily injury to or death of any person (including employees of Grantor and/or Grantor Parties) or damage to or loss of use of property resulting from such acts or omissions of Grantee and/or Grantee Parties or (iii) non-performance or breach by Grantee and/or Grantee Parties of any term or condition of this Agreement.

Should the acts or omissions of both the MTA Parties and the City Parties contribute to the injury or damage, then their responsibility for the injury or damage will be divided between the parties in proportion to their respective contributions to the injury or damage.

This Grant Deed and Reservation of Easements are made in accordance with the provisions of Ordinance No.181832 of the City of Los Angeles.

IN WITNESS WHEREOF, the City of Los Angeles, by its City Council, has caused this Grant Deed and Reservation of Easements to be executed on its behalf, and its corporate seal to be thereto affixed by its City Clerk, this _____ day of _____, 2010.

LOS ANGELES COUNTY
METROPOLITAN TRANSPORTATION
AUTHORITY

By: Velma C. Marshall
Velma C. Marshall
Deputy Executive Officer, Real Estate

Date: Oct 12, 2011

CITY OF LOS ANGELES, a
municipal corporation, acting by
and through its Department of
General Services

By: Antonio R. Villaraigosa
Antonio R. Villaraigosa, Mayor

Date: November 1, 2011

APPROVED AS TO FORM:
ANDREA S. ORDIN
COUNTY COUNSEL

By: Andrea S. Ordin
Deputy

Date: October 12, 2011

ATTEST:

JUNE LAGMAY, City Clerk

By: June Lagmay

Date: NOVEMBER 2, 2011

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

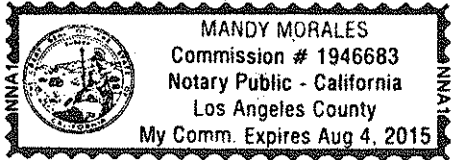
State of California

County of Los Angeles

On November 1, 2011 before me, Mandy Morales, Notary Public

personally appeared Antonio R. Villaraigosa

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

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document:

Document Date: Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Signer's Name:

Corporate Officer - Title(s): Corporate Officer - Title(s):

Individual Individual

Partner - Limited General Partner - Limited General

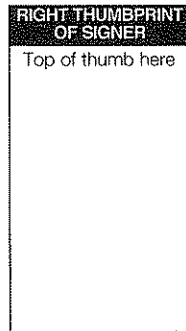
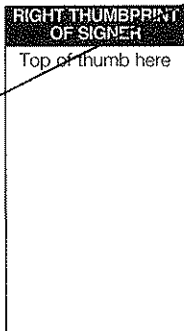
Attorney in Fact Attorney in Fact

Trustee Trustee


Guardian or Conservator Guardian or Conservator

Other: Other:

Signer Is Representing: Signer Is Representing:



APPROVED AS TO FORM:
CARMEN A. TRUTANICH, City Attorney

By: 
ANDREW J. NOCAS
Deputy City Attorney

Date: Oct 25 2011

STATE OF CALIFORNIA }
COUNTY OF Los Angeles }

On October 12, 2011, before me, Reginnia G. Kaping, a
Notary Public, personally appeared Velma C. Marshall

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: Reginnia G. Kaping (Seal)



STATE OF CALIFORNIA }
COUNTY OF _____ }

On _____, before me, _____, a
Notary Public, personally appeared _____

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)

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in the real property conveyed by the foregoing Grant Deed from the **CITY OF LOS ANGELES**, a municipal corporation to the **LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY** ("LACMTA"), a public agency existing under the authority of the laws of the State of California, is hereby accepted by the undersigned on behalf of the LACMTA pursuant to authority conferred by resolution of the Board of Directors of the LACMTA, and the Grantee hereby consents to the recordation of this Deed by its duly authorized officer.

Dated this 12 day of October, 2011

By:



Velma C. Marshall

Deputy Executive Officer - Real Estate

Expo Project
MC-519

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

PARCEL 1 (MC-519)

That portion of Parcel 1-06-02.1, in the City of Los Angeles, County of Los Angeles, State of California, as described in the Grant Deed recorded March 8, 2000 as Instrument No. 00-0347121, Official Records of said County, lying westerly of the following described line:

Beginning at the northwesterly corner of said Parcel 1-06-02.1, said northwesterly corner being the intersection of the easterly line of La Cienega Boulevard, 100.00 feet wide, as shown on the map filed in Book 226, Pages 68 through 85, inclusive, of Records of Survey, in the Office of the County Recorder of said County, with the southerly line of Parcel 44 of the land described in the Grant Deed recorded January 15, 1991 as Instrument No. 91-63428, Official Records of said County, and as shown on said Record of Survey; thence along said southerly line South 83°26'28" East 173.70 feet to the **True Point of Beginning**; thence South 06°33'32" West 185.00 feet to the southerly line of said Parcel 1-06-02.1, said southerly line being parallel with and 185.00 feet southerly of said southerly line of Parcel 44.

Containing 30,992 square feet.

EASEMENT PARCEL 1 – ECIS PIPELINE SUBSURFACE EASEMENT

That portion of the Parcel 1-06-02.1, in the City of Los Angeles, County of Los Angeles, State of California, as described in the Grant Deed recorded March 8, 2000 as Instrument 00-0347121, Official Records of said County, described as follows:

Being a strip of land 30.00 feet wide, said strip lying 15.00 feet on each side of the following described line:

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Beginning at a point on the centerline of Jefferson Boulevard, 80.00 feet wide, as shown on the map filed in Book 226, Pages 68 through 85, inclusive, of Records of Survey in the Office of the County Recorder of said County, said point being South 83°26'28" East 512.33 feet along said centerline from the intersection with the centerline of La Cienega Boulevard, 100.00 feet wide; thence South 60°24'40" West (South 60°24'09" West per Instrument No. 01-0873747) 307.15 feet to the beginning of a curve concave southeasterly having a radius of 500.00 feet; thence southwesterly 436.79 feet along said curve through a central angle of 50°03'09" to a point on the centerline of Corbett Street, 60.00 feet wide, as shown on said Record of Survey.

The sidelines of said strip shall be lengthened or shortened as to terminate northeasterly in a line lying normal to the northerly line of said Parcel 1-06-02.1, and 173.70 feet from the northwesterly corner thereof and southerly in the southerly line of said Parcel.

The vertical limits of the easement shall extend 8.50 foot above and below the outside wall of the pipeline structure lying within the above-described strip.

Containing 4,703 square feet.

Together with that portion of said Parcel 1-06-02.1, lying southerly and westerly of the following described line:

EASEMENT PARCEL 2 – VENT PIPE UTILITY EASEMENT

Beginning at the northwesterly corner of said Parcel 1-06-02.1; thence along the northerly line thereof South 83°26'28" East 173.70 feet; thence South 06°33'32" West 173.72 feet to a line lying parallel with and 11.28 feet northerly of the southerly line of said Parcel 1-06-02.1, and the **True Point of Beginning**; thence along said parallel line North 83°26'28" West 2.50 feet; thence South 06°33'32" West 2.95 feet to a line lying parallel with and 8.33 feet northerly of said southerly line; thence along said parallel line

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North 83°26'28" West 159.41 feet to the westerly line of said Parcel 1-06-02.1; thence North 06°33'32" East 129.58 feet; thence North 40°06'44" West 12.69 feet to the westerly line of said Parcel 1-06-02.1.

Excepting therefrom the southerly 3.00 feet of said Parcel 1-06-02.1.

Also excepting therefrom any portion lying within Easement Parcel 1 of this description.

Containing 1,279 square feet.

Also together with that portion of said Parcel 1-06-02.1, being a strip of land 7.00 feet wide, said strip lying 3.50 feet on each side of the following described line:

EASEMENT PARCEL 3 – BYPASS TUNNEL SUBSURFACE EASEMENT

Beginning at the northwesterly corner of Parcel 1-06-02 1; thence along the westerly line thereof South 02°44'26" West 47.53 feet to the **True Point of Beginning**; thence South 40°08'54" East 115.94 feet to a point hereinafter referred to as Point "A."

Together with that portion of said Parcel 1-06-02.1, being a strip of land 10.25 feet wide, said strip lying 5.125 feet on each side of the following described line:

Beginning at said Point "A"; thence South 40°08'54" East 5.66 feet to the northwesterly sideline of Easement Parcel 1 of this description.

The sidelines of said strip shall be lengthened or shortened as to terminate northwesterly on the easterly line of said La Cienega Boulevard and southeasterly in the northwesterly sideline of Easement Parcel 1 of this description.

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The vertical limits of this easement shall extend 1.00 foot above and below the outside wall of the pipeline structure lying within the above-described strip.

Containing 786 square feet.

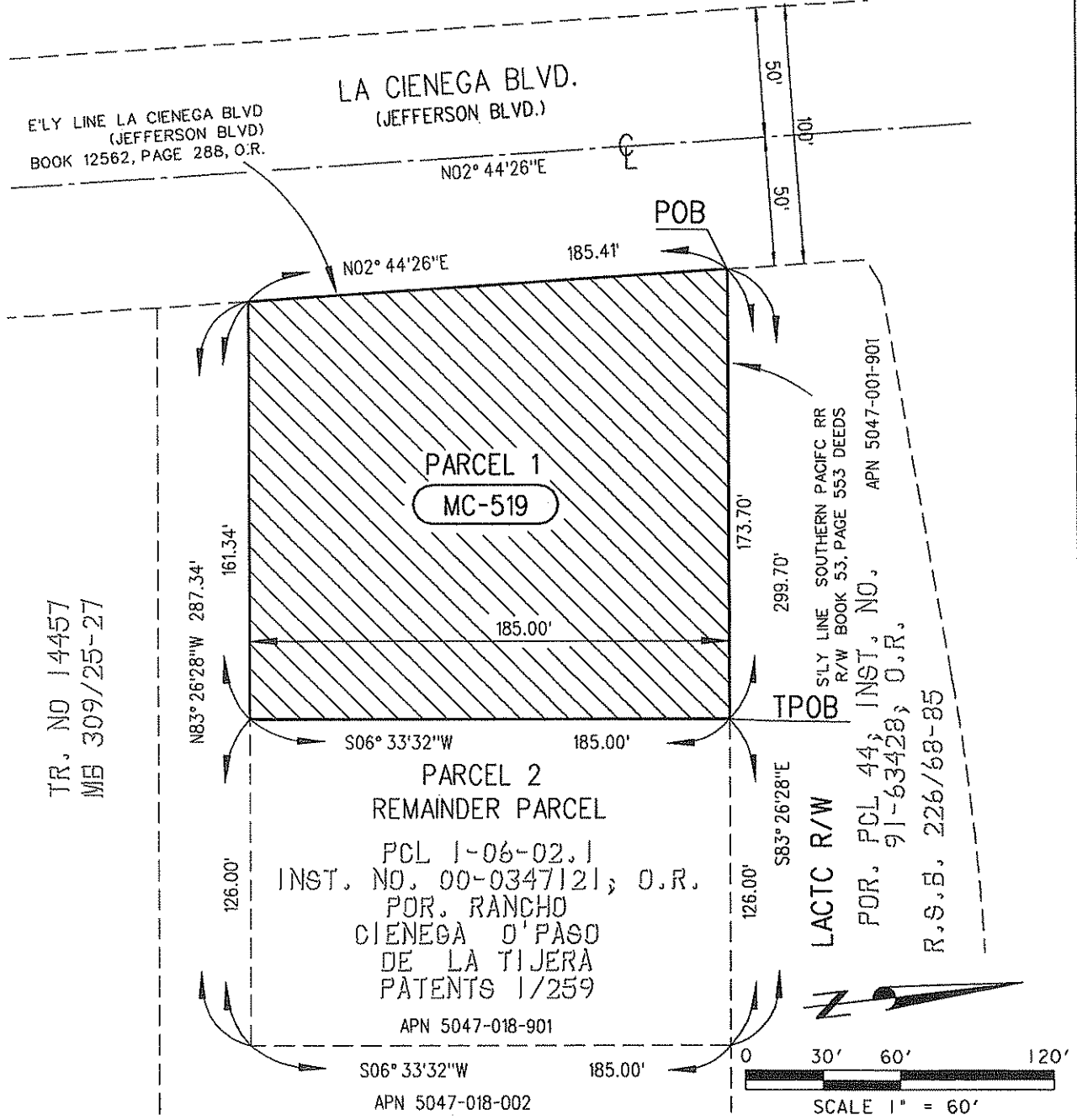
Distances as described above and as shown on said Exhibit "A-1" are grid distances.

Ground distances may be obtained by dividing grid distances by the mean combination factor of the points being described. The mean combination factor for this conversion is 1.00000232.


All as shown on Exhibit "A-1" attached hereto and made a part thereof.

GRANTOR : CITY OF LOS ANGELES		The data shown on plat are based on a field survey prepared by Psomas dated June 2003 - March 2006. Bearings and distances are based on California Coordinate System 83 Zone 5 coordinates obtained from California H.P.G.N.	
DESCRIPTION : THAT PORTION OF THE RANCHO CIENEGA O'PASO DE LA TIJERA, PATENTS 1/259, IN THE			
CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.			
1	02-14-11	REVISED SUBMITTAL PACKAGE	
0	12-06-06	ORIGINAL SUBMITTAL	
NO.	DATE	REVISION DESCRIPTION	
ASSESSORS REF. 5047-018-901	ROW REF : RW-035 & RW-036		

EXHIBIT "A-1"



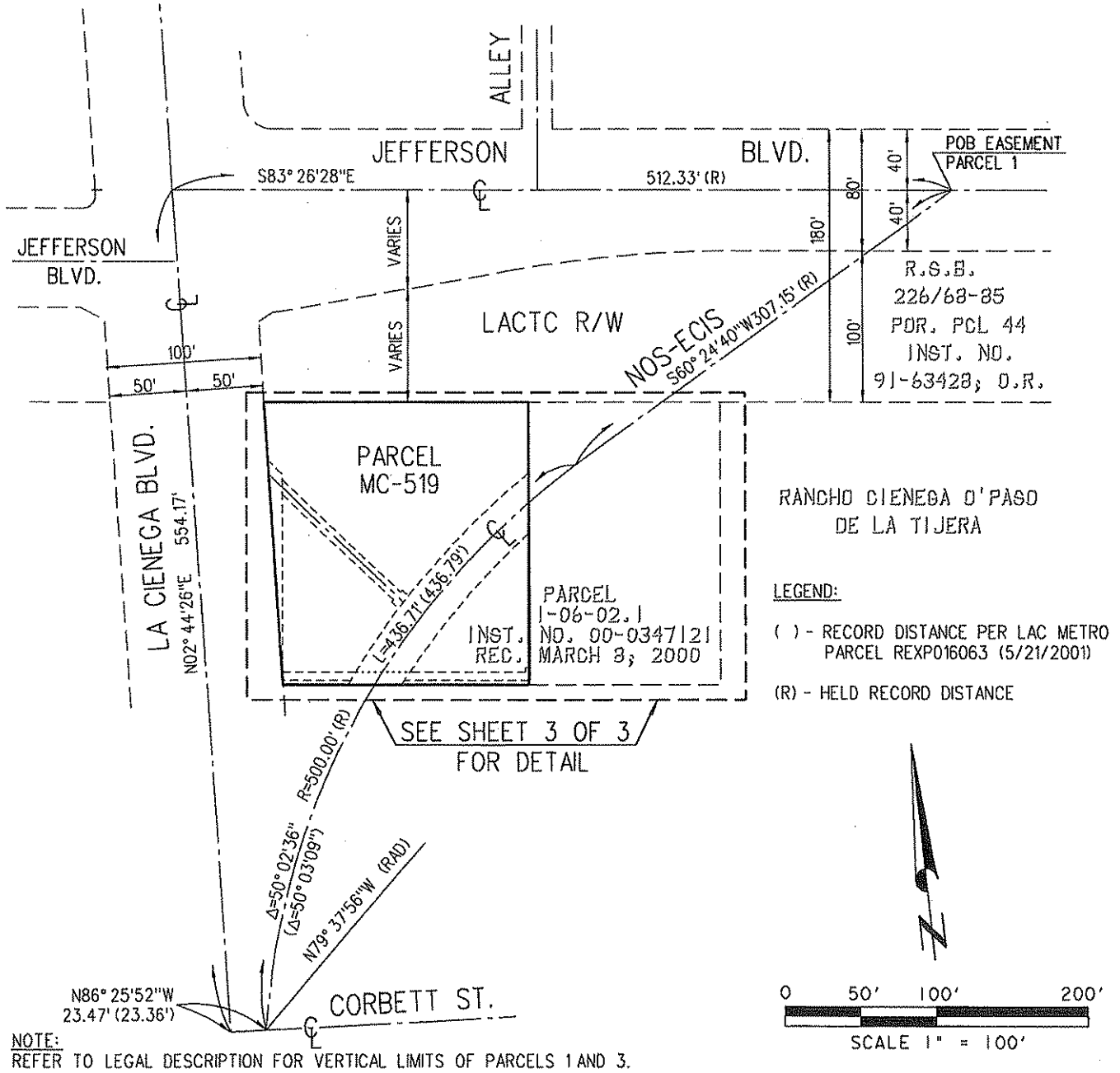
TOTAL AREA OF PROPERTY	MC-519	REMAINDER PARCEL	EASEMENT PARCEL 1	EASEMENT PARCEL 2	EASEMENT PARCEL 3
54,302 SQ. FT.	30,992 SQ. FT.	23,310 SQ. FT.	4,703 SQ. FT.	1,279 SQ. FT.	786 SQ. FT.

	LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY MID-CITY/EXPOSITION LRT PROJECT	PARCEL PLAT MC-519 SHEET 1 OF 3	CONTRACT NO. 2DMJ050508, 12
			SCALE 1" = 60' DATE 12-06-06 DRAWN BY KVD CHECKED BY JLE REV. DATE REV. NO. 1

MAP 20M050508, SURVEY, LEGAL, EXHIBITS MC-519, SHT. REV. 1.00N

GRANTOR : CITY OF LOS ANGELES		The data shown on plot are based on a field survey prepared by Psomas dated June 2003 - March 2006. Bearings and distances are based on California Coordinate System 83 Zone 5 coordinates obtained from California H.P.C.N.	
DESCRIPTION : PARCEL 1-06-02.1, INST. NO. 00-0347121, O.R.		2	02-14-11
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES,		1	06-27-08
STATE OF CALIFORNIA.		0	06-17-08
TITLE REPORT : ORANGE COAST TITLE COMPANY NO. 140-761009-03		NO.	DATE
ASSESSORS REF. 5047-018-901	ROW REF : RW-035 & RW-036		REVISION DESCRIPTION

EXHIBIT "A-1"



NOTE:
 REFER TO LEGAL DESCRIPTION FOR VERTICAL LIMITS OF PARCELS 1 AND 3.

MTA PARCEL	EASEMENT PARCEL 1	EASEMENT PARCEL 2	EASEMENT PARCEL 3
30,992 SQ.FT.	4,703 SQ.FT.	1,279 SQ.FT.	786 SQ.FT.



**LOS ANGELES COUNTY
 METROPOLITAN TRANSPORTATION AUTHORITY
 MID-CITY/EXPOSITION LRT PROJECT**

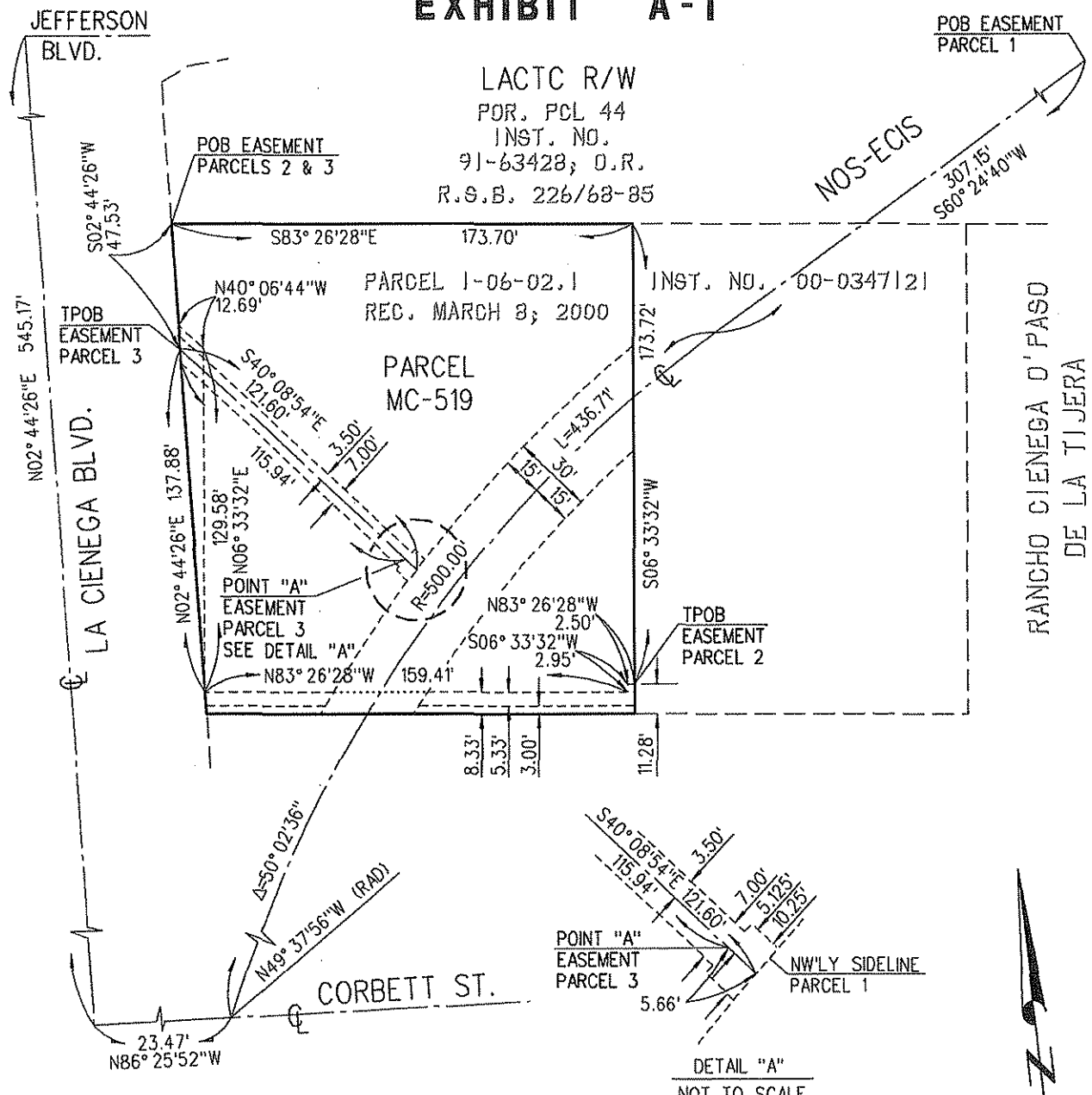
**PARCEL PLAT
 MC-519
 EASEMENTS
 SHEET 2 OF 3**

CONTRACT NO.	2DMJ050508 T2
SCALE	1"=100'
DATE	06-17-08
DRAWN BY	RTN
CHECKED BY	JLE
REV. DATE	REV. NO.
	2

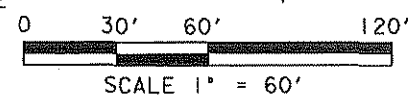
MVA 2DMJ050508 SURVEY LEGALS\EXHIBITS\MC 519 EASMT_SHT2.REV 2.DGN

GRANTOR : CITY OF LOS ANGELES		The data shown on plot are based on a field survey prepared by Psomas dated June 2003 - March 2006. Bearings and distances are based on California Coordinate System 83 Zone 5 coordinates obtained from California H.P.G.N.	
DESCRIPTION : PARCEL 1-06-02.1, INST. NO. 00-0347121, O.R.		2	02-14-11
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES,		1	06-27-08
STATE OF CALIFORNIA.		0	06-17-08
TITLE REPORT : ORANGE COAST TITLE COMPANY NO. 140-761009-03		NO.	DATE
ASSESSORS REF. 5047-018-901	ROW REF : RW-035 & RW-036		REVISION DESCRIPTION

EXHIBIT "A-1"



NOTE:
REFER TO LEGAL DESCRIPTION FOR VERTICAL LIMITS OF PARCELS 1 AND 3.



MTA PARCEL	EASEMENT PARCEL 1	EASEMENT PARCEL 2	EASEMENT PARCEL 3
30,992 SQ.FT.	4,703 SQ.FT.	1,279 SQ.FT.	786 SQ.FT.



**LOS ANGELES COUNTY
METROPOLITAN TRANSPORTATION AUTHORITY
MID-CITY/EXPOSITION LRT PROJECT**

PARCEL PLAT
MC-519
EASEMENTS
SHEET 3 OF 3

CONTRACT NO.	20M050508 T2
SCALE	1"=60'
DATE	06-17-08
DRAWN BY	RTN
CHECKED BY	JLE
REV. DATE	REV. NO.
	2

MAY 2010 0505081 SURVEY LEGALS EXHIBITS MC 519 ESMT_SHT3.REV 2.DGN

PSOMAS

EXHIBIT 'B'

LEGAL DESCRIPTION

PARCEL 2 (REMAINDER PARCEL)

That portion of Parcel 1-06-02.1, in the City of Los Angeles, County of Los Angeles, State of California, as described in the Grant Deed recorded March 8, 2000 as Instrument No. 00-0347121, Official Records of said County, lying easterly of the following described line:

Beginning at the northwesterly corner of said Parcel 1-06-02.1, said northwesterly corner being the intersection of the easterly line of La Cienega Boulevard, 100.00 feet wide, as shown on the map filed in Book 226, Pages 68 through 85, inclusive, of Records of Survey, in the Office of the County Recorder of said County, with the southerly line of Parcel 44 of the land described in the Grant Deed recorded January 15, 1991 as Instrument No. 91-63428, Official Records of said County, and as shown on said Record of Survey; thence along said southerly line South 83°26'28" East 173.70 feet to the **True Point of Beginning**; thence South 06°33'32" West 185.00 feet to the southerly line of said Parcel 1-06-02.1, said southerly line being parallel with and 185.00 feet southerly of said southerly line of Parcel 44.

Containing 23,310 square feet.

Distances as described above and as shown on said Exhibit "B-1" are grid distances. Ground distances may be obtained by dividing grid distances by the mean combination factor of the points being described. The mean combination factor for this conversion is 1.00000232.

All as shown on Exhibit "B-1" attached hereto and made a part thereof.

PSOMAS

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This legal description is not intended to be used in the conveyance of land in violation of the Subdivision Map Act of the State of California.

This legal description was prepared by me or under my direction.

Jeremy L. Evans

4-6-11

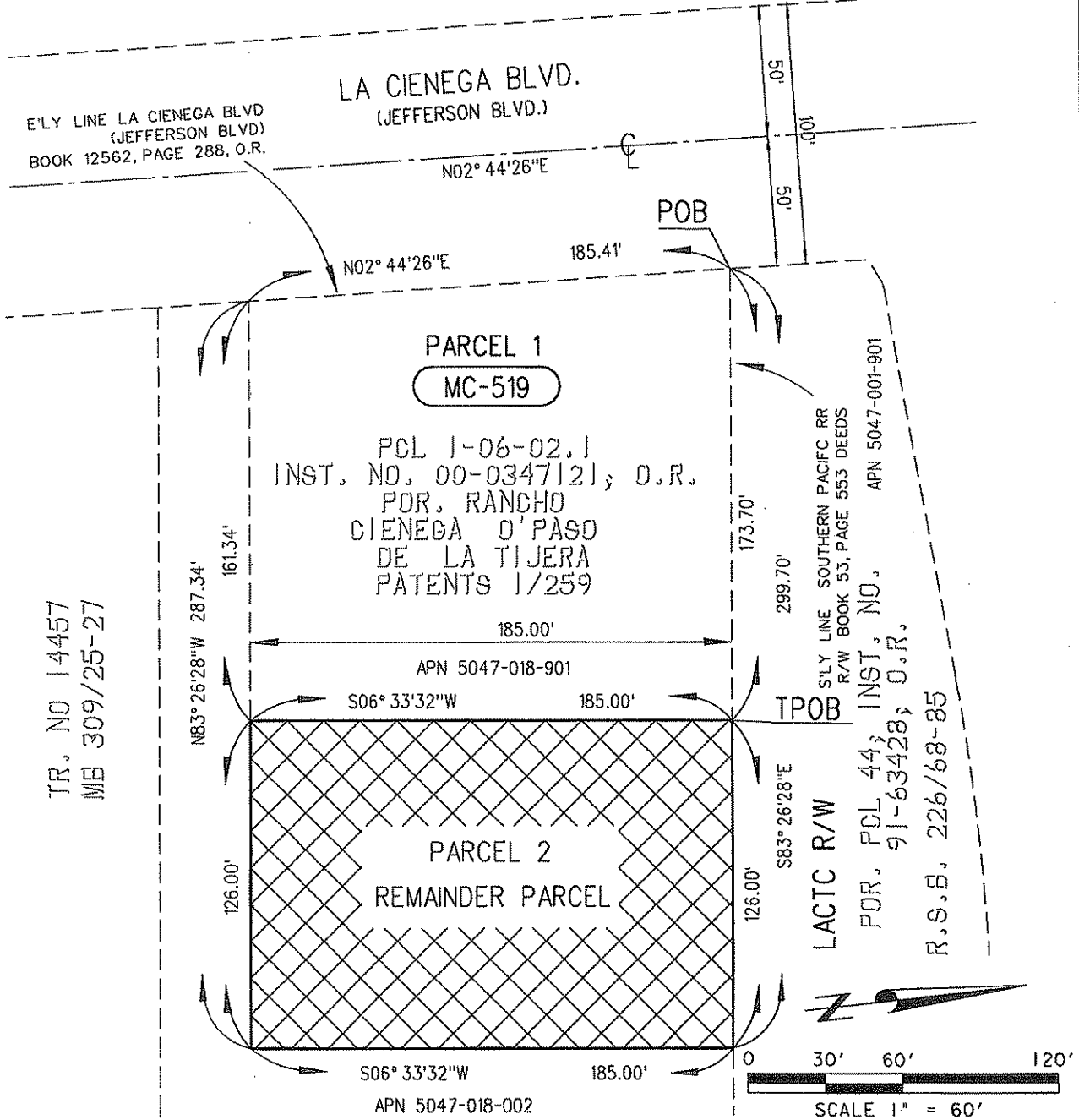
Jeremy L. Evans, PLS 5282

Date



GRANTOR : CITY OF LOS ANGELES		The data shown on plot are based on a field survey prepared by Psomos dated June 2003 - March 2006. Bearings and distances are based on California Coordinate System 83 Zone 5 coordinates obtained from California H.P.G.N.	
DESCRIPTION : THAT PORTION OF THE RANCHO CIENEGA O'PASO DE LA TIJERA, PATENTS 1/259, IN THE			
CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.			
TITLE REPORT : ORANGE COAST TITLE COMPANY NO. 140-761009-03	0	4-05-11	ORIGINAL SUBMITTAL
ASSESSORS REF. 5047-018-901	ROW REF : RW-035 & RW-036	NO.	DATE
			REVISION DESCRIPTION

EXHIBIT "B-1"



TOTAL AREA OF PROPERTY	MC-519	REMAINDER PARCEL		
54,302 SQ. FT.	30,992 SQ. FT.	23,310 SQ. FT.		

<p>LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY MID-CITY/EXPOSITION LRT PROJECT</p>	<p>PARCEL PLAT REMAINDER PARCEL SHEET 1 OF 1</p>	CONTRACT NO. 2DMJ050508, T2
		SCALE 1" = 60'
		DATE 12-06-06
		DRAWN BY KVO
		CHECKED BY JLE
REV. DATE	REV. NO. 0	

M:\20M\050508\SURVEY\LEGALS\EXHIBITS\MC-519_REM_PCL.DGN

The City of Los Angeles

To

JOB TITLE: Parcel at southeast corner of
La Cienega Blvd. & Jefferson Boulevard, Los
Angeles, CA Cadastral Map No. 120 B 173
APN: 5047-018-901

Los Angeles County Metropolitan
Transportation Authority

Grant Deed

Approved as to Authority 10/20/11, 2011

By David A. Paschal for
Tony M. Royster, Authorized Officer

Approved as to description OCT. 25, 2011

By Jose L. Ramirez
Jose L. Ramirez, Authorized Officer

General Services Department
Asset Management Division

Approved October 25, 2011

Carmen A. Trutanich, City Attorney.

By Andrew J. Nocas
Andrew J. Nocas, Deputy

Council File No. 05-2445-S1/09-1036

CITY OF LOS ANGELES

CALIFORNIA

JUNE LAGMAY
City Clerk

HOLLY L. WOLCOTT
Executive Officer



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

www.cityclerk.lacity.org

When making inquiries relative to
this matter, please refer to the
Council File No. **09-1036**
(File Transmitted)

ANTONIO R. VILLARAIGOSA
MAYOR

October 26, 2011

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

DEEDS - Grant Deed, Easement Deed Agreement, and Mutual Release Agreement for the sale of City surplus property located at 3410 South La Cienega Boulevard (APN: 5047-018-901)

Dear Mayor Villaraigosa:

The attached Quitclaim Deed, in favor of the Los Angeles County Metropolitan Transportation Authority, are transmitted in triplicate for execution.

Authorizing Ordinance No. **181832** for this Grant Deed was adopted by Council at its meeting held **July 26, 2011**. 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

Attachments

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: October 26, 2011

To: June Lagmay, City Clerk
Room 360, City Hall
Attn: Adam Lid, Legislative Assistant

From: David Roberts, Property Manager 
Department of General Services, Asset Management Division

Subject: **GRANT DEED, EASEMENT DEED AGREEMENT, AND MUTUAL
RELEASE AGREEMENT - SALE OF CITY SURPLUS PROPERTY
LOCATED AT 3410 S. LA CIENEGA BLVD., LOS ANGELES -
APN:5047-018-901**

Transmitted herewith is the Grant Deed in triplicate (three (3) originals) for the direct sale to the Los Angeles County Metropolitan Transportation Authority of the above-referenced parcel as authorized by **Ordinance No. 181832 Council File No. 09-1036**. Copies of the Ordinance and Council File are attached.

To be executed as shown below:

1. Original Grant Deed (three (3) originals) to be **executed by the Mayor** and attested to by the City Clerk. **Please notarize Mayor's signature.**
2. Original Easement Deed Agreement (three (3) originals) to be **executed by the City Clerk.**
3. Original Mutual Release Agreement (three (3) originals) to be **executed by the City Clerk.**
4. One (1) original of each is City Clerk's file copy.

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

Attachments

CITY OF LOS ANGELES
CALIFORNIA

JUNE LAGMAY
City Clerk

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

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

www.cityclerk.lacity.org

August 5, 2011

To All Interested Parties:

The City Council adopted the action(s), as attached, under Council File No. 09-1036,
at its meeting held July 26, 2011.

City Clerk
io

OFFICE OF THE MAYOR
 RECEIVED
 2011 JUL 28 AM 11:55
 CITY OF LOS ANGELES

TIME LIMIT FILES
 ORDINANCES

FORTHWITH

RECEIVED
 CITY CLERK'S OFFICE
 2011 JUL 28 AM 11:49
 CITY CLERK
 BY _____
 DEPUTY

COUNCIL FILE NUMBER 09-1036 COUNCIL DISTRICT _____

COUNCIL APPROVAL DATE July 26, 2011 LAST DAY FOR MAYOR TO ACT AUG 08 2011

ORDINANCE TYPE: Ord of Intent Zoning Personnel General
 Improvement LAMC LAAC CU or Var Appeals - CPC No. _____

SUBJECT MATTER: RELATIVE TO THE SALE OF CITY-OWNED PROPERTY TO THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY (MTA) FOR THE EXPOSITION CORRIDOR LIGHT RAIL TRANSIT (EXPO) PROJECT

	APPROVED	DISAPPROVED	BY
PLANNING COMMISSION	_____	_____	CITY CLERK DEPUTY
DIRECTOR OF PLANNING	_____	_____	
CITY ATTORNEY	_____	_____	
CITY ADMINISTRATIVE OFFICER	_____	_____	
OTHER	_____	_____	

RECEIVED
 CITY CLERK'S OFFICE
 2011 AUG - 3 PM 2:55

AUG 03 2011

DATE OF MAYOR APPROVAL, DEEMED APPROVED OR *VETO _____
 (*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 - 3 2011 ORDINANCE NO. 181832
 DATE PUBLISHED _____ DATE POSTED AUG - 5 2011 EFFECTIVE DATE SEP 1 4 2011
 ORD OF INTENT: HEARING DATE _____ ASSESSMENT CONFIRMATION _____
 ORDINANCE FOR DISTRIBUTION: YES NO

25

TO THE COUNCIL OF THE
CITY OF LOS ANGELES

File No. 09-1036

Your **TRANSPORTATION, INFORMATION TECHNOLOGY AND GENERAL
SERVICES, and BUDGET AND FINANCE** Committees

report as follows:

TRANSPORTATION, INFORMATION TECHNOLOGY AND GENERAL SERVICES, and BUDGET AND FINANCE COMMITTEES REPORT and ORDINANCE relative to the sale of City-owned property to the Los Angeles County Metropolitan Transportation Authority (MTA) for the Exposition Corridor Light Rail Transit (Expo) project.

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

1. DETERMINE that a portion of the City-owned property located at 3410 South La Cienega Boulevard is no longer required for City use and that the public interest is best served by the direct sale of the property.
2. PRESENT and ADOPT accompanying ORDINANCE relative to the sale of the property, without calling for bids, to the MTA for the adjusted sale price of \$3,172,915, for the on-site construction by MTA of a five-story parking structure for the Expo project.
3. INSTRUCT the Department of General Services to complete the transactions as outlined in the accompanying ORDINANCE, and process the necessary documentation to effectuate the sale and deposit the proceeds, over and above the expenses, into the appropriate accounts, as directed by the Los Angeles Administrative Code (LAAC).

Fiscal Impact Statement: The City Administrative Officer (CAO) reports that this action will not impact the General Fund. The MTA will purchase the property for the adjusted sale price of \$3,172,915, which will be deposited into the Sewer Construction Maintenance Fund 208/50. The proposed transaction is in accordance with Charter Section 385 Sale of Property, LAAC Section 7.22 Recommendations Required of City Departments, and 7.27 Private Sale, and California Government Code Section 54220 Surplus Land, which establishes the basic guidelines for the sale of City-owned surplus property.

Community Impact Statement: None submitted.

SUMMARY

In a report to Council dated June 10, 2011 (attached to the Council file), the CAO states that the Department of General Services requests authority to sell a portion of City-owned property located at 3410 South La Cienega Boulevard to the MTA in the amount of \$3,265,000. The MTA will use the Surplus Property for the construction of a five-story parking structure for the Expo Project.

According to the CAO, on March 8, 2000, the Bureau of Sanitation acquired the 54,000 square-foot property from a private party using \$3.6 million in Sewer Construction and Maintenance funds. The City property was purchased to serve as a construction shaft site for the East Central Interceptor Sewer which was completed in 2004. In addition, the City property is used as an air treatment facility for removing foul air to meet the requirements of the City's Collection Systems Settlement Agreement with the Environmental Protection Agency, Los Angeles

Regional Water Quality Control Board, Santa Monica Baykeeper and other community groups. This 10-year agreement began in 2004 and requires the City to improve sewer service and odor control through maintenance, operation, and capital improvement projects.

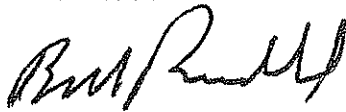
The CAO reports that the MTA will reimburse the City \$407,083 for the relocation and redesign costs of the air treatment facility to accommodate the additional area required for the proposed parking structure and to meet the zoning height requirements. The air treatment facility will be relocated to the easterly portion of the City property, where the East Central Interceptor Sewer is currently located. The MTA was obligated to relocate and protect existing water and sewer lines. The City agreed to reimburse MTA for the relocation costs in the amount of \$499,168. The adjusted sale price is \$3,172,915. The CAO recommends approval of the property sale.

The CAO further notes that the MTA has agreed to provide any and all right of ways or easements to allow the Bureau of Sanitation to use the alley for operating and maintaining the odor control duct that runs parallel to the parking structure and to provide safe access to the sewer lines and the air treatment facility facilities for operational and maintenance purposes.

At its meeting held June 22, 2011, the Transportation Committee recommended that Council authorize the Department of General Services to sell the property described above, subject to the terms and conditions of the accompanying Ordinance, to the MTA for the Expo project, and to approve the related actions above, as recommended by the CAO. At their respective meetings held July 5 and July 18, 2011, the Information Technology and General Services and Budget and Finance Committees concurred with this action.

Respectfully submitted,

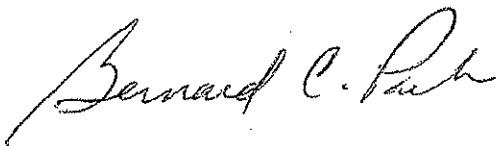
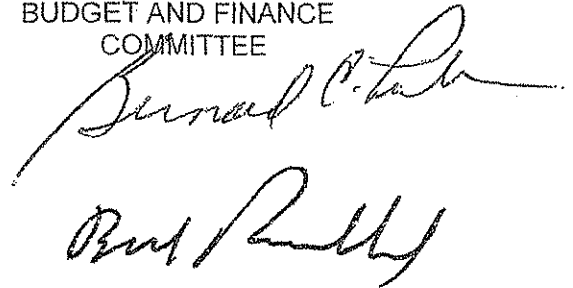
TRANSPORTATION
COMMITTEE



INFORMATION TECHNOLOGY
AND GENERAL SERVICES
COMMITTEE



BUDGET AND FINANCE
COMMITTEE



MEMBER
ROSENDAHL:
LABONGE:
ALARCON:
KORETZ:
PARKS:

VOTE
YES
YES
ABSENT
ABSENT
YES

MEMBER
CARDENAS:
PERRY:
ZINE:

VOTE
YES
ABSENT
YES

MEMBER
PARKS:
ENGLANDER:
HUIZAR:
KORETZ:
ROSENDAHL:

VOTE
YES
YES
ABSENT
ABSENT
YES

JAW
09-1036_rpt_tran_7-19-2011

ADOPTED

JUL 26 2011

LOS ANGELES CITY COUNCIL

TO THE MAYOR FORTHWITH

ORDINANCE NO. 181832

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 transfer thereof, without the necessity of calling for bids, to LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY, or its nominees or lawful successors in interest thereof, for the sum of THREE MILLION, ONE HUNDRED SEVENTY TWO THOUSAND, NINE HUNDRED FIFTEEN DOLLARS (\$3,172,915.00).

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

Section 1. The Council of the City of Los Angeles hereby 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 and necessity require the transfer. The Los Angeles County Metropolitan Transportation Authority requires this property to construct and operate a parking facility to serve passengers of the rail line running adjacent to the property. 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 thereof, for the sum of THREE MILLION, ONE HUNDRED SEVENTY TWO THOUSAND, NINE HUNDRED FIFTEEN DOLLARS (\$3,172,915.00) 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. The purchase price for the Property is THREE MILLION, TWO HUNDRED SIXTY FIVE THOUSAND DOLLARS (\$3,265,000.00) and shall be adjusted by reducing for the Construction Offset Costs ($\$3,265,000 - \$499,168 = \$2,765,832$) and increasing for the Air Treatment Facility Redesign Costs ($\$2,765,832 + \$407,083 = \$3,172,915$). The purchaser, LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY, shall purchase only the westerly approximate 30,992 square feet of the Property, as more specifically described in the legal description attached as Exhibit A.

Location:

3410 South La Cienega Boulevard, Los Angeles CA 90016

Legal Description:

Refer to Exhibit A attached hereto and by this reference incorporated herein.

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 that portion of the Property that the City of Los Angeles is to retain as more specifically described in the legal description attached as Exhibit B.

RESERVING unto the City of Los Angeles the three (3) easements as described in the legal description attached as Exhibit A, Easement No. 1, Easement No. 2, and Easement No. 3.

SUBJECT TO the covenant that all lots included in this sale transaction which legal description is described in the Legal Description Exhibit A shall be held together as one parcel 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.

SUBJECT TO all ordinances, 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 "As Is" condition, and purchaser purchasing the City owned property, by such act, expressly agreeing to purchase the property 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 City has no obligation to correct any condition of the property, whether known before or after the date of the sale.

As part of the sale, the LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY will deed to the City of Los Angeles an Ingress/Egress easement as described in the legal description attached as Exhibit C.

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 LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY, or its nominees or lawful successors in interest thereof; 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, Asset Management Division, is authorized to open escrow, deliver deeds, and process all necessary documents to effectuate this sale, 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 Sewer Construction and Maintenance Fund No. 208, Revenue Source Code No. 4540. The purchaser, LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY, shall pay all escrow and incidental costs associated with this property purchase transaction including, but not limited to, recording fees, documentary transfer taxes, title insurance fees, escrow fees, personal property taxes where applicable, lot line adjustment fees, and any other real estate transaction taxes. Purchaser, at his own expense, may obtain any desired survey of the property.

Section 4. The purchaser, LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY ("LACMTA"), together with EXPOSITION METRO CONSTRUCTION AUTHORITY ("EXPO AUTHORITY") and FCI FLUOR PARSONS ("FFP"), have entered into a

Revocable Right of Entry dated September 3, 2009 pursuant to which the City, under specified terms and conditions, allows purchaser, EXPO, and FCI use of the Land for work associated with the construction of a 5-story parking garage structure for the Exposition Rail Line.

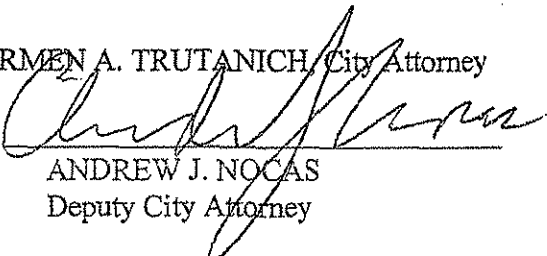
Section 5. The City Clerk shall certify to the passage of this Ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board 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 the foregoing Ordinance was passed by the Council of the City of Los Angeles, by a vote of not less than two-thirds of all its members, at its meeting of JUL 26 2011.

APPROVED AS TO FORM AND LEGALITY:

CARMEN A. TRUTANICH, City Attorney

By


ANDREW J. NOCAS
Deputy City Attorney

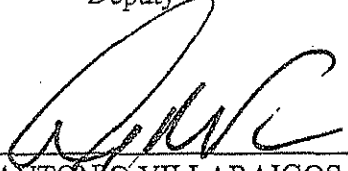
JUNE LAGMAY, City Clerk

Name:


Deputy

Dated March 3, 2011

File No 09-1036


ANTONIO VILLARAIGOSA, Mayor

AUG 03 2011

DECLARATION OF POSTING ORDINANCE


I, MARIA VIZCARRA, 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. 181832 – Sale of certain City-owned real property which is no longer required for use by the City located at 3410 South La Cienega Boulevard, without the necessity of calling for bids, to the Los Angeles County Metropolitan Transportation Authority for the sum of \$3,172,915.00 - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on July 26, 2011, 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, on August 5, 2011 I 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.

Copies of said ordinance were posted conspicuously beginning on August 5, 2011 and will be continuously posted for ten or more days.

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

Signed this 5th day of August 2011 at Los Angeles, California.



Maria Vizcarra, Deputy City Clerk

Ordinance Effective Date: September 14, 2011

Council File No. 09-1036