

RECORDING REQUESTED BY:

City of Los Angeles

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

**Mountains Recreation and Conservation Authority
Los Angeles River Center & Gardens
570 W. Avenue 26, Suite 100
Los Angeles, CA 90065
ATTN: Laura Ratcliffe**

Order No. NCS-616721

Escrow No. NCS-616721

Grant Deed

This document is exempt from 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 and California Government Code Section 27383.

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

City of Los Angeles, a municipal corporation, party of the first part

hereby GRANT(s) to

Mountains Recreation and Conservation Authority, a local park agency established pursuant to Government Code Section 6500 et. Seq., party of the second part

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

5306-006-906, 5306-006-907, 6306-006-908, 5306-006-909, 5306-006-910, 5306-006-912, 5306-007-900, 5306-017-905, 5306-017-906, 5306-017-907, 5306-017-908, 5306-017-909, 5307-023-901, 5307-023-906, 5307-023-907, 5307-023-916, 5307-023-917, 5307-023-918

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.

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.

ALSO SUBJECT TO the covenant that the real property described in the Legal Description Exhibit "A" shall be maintained as open space, and if all or part of the real property is not maintained as open space then the City of Los Angeles shall have the right to re-enter and take possession of the real property, and upon such re-entry title shall revert to the City of Los Angeles.

This Grant Deed is made in accordance with the provisions of Ordinance No. 182582 and Council File No. 11-1877-S2 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 12th day of November, 2013

The City of Los Angeles, a municipal corporation

By: E.G.

Attest:
Holly L. Wolcott, City Clerk

Eric Garcetti, Mayor

By: Holly Wolcott

STATE OF CALIFORNIA }
COUNTY OF Los Angeles }

On November 12, 2013, before me, Mandy Morales, a Notary Public, personally appeared Eric Garcetti, Mayor

_____, 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)

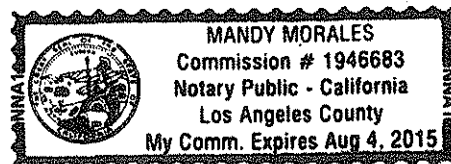


EXHIBIT "A"

ADDRESS: PULLMAN STREET, EL SERENO'S ELEPHANT HILL

LEGAL DESCRIPTION

PARCEL 1:

LOT 13 IN BLOCK 68 OF THE PASADENA VILLA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGES 5 THROUGH 8 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, RIGHTS, EASEMENTS AND RIGHT OF WAY OF RECORD

APN: 5306-006-912

PARCEL 2:

LOT 24 IN BLOCK 56 OF THE PASADENA VILLA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGES 5 THROUGH 8 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

EXCEPTING THEREFROM: ALL OIL, OIL RIGHTS, NATURAL GAS RIGHTS, MINERAL RIGHTS, ALL OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, AND ALL WATER, CLAIMS OR RIGHTS TO WATER, TOGETHER WITH APPURTENANT RIGHTS THERETO, WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND NOR ANY PORTION OF THE SUBSURFACE LYING ABOVE A DEPTH OF 500 FEET, AS EXCEPTED OR RESERVED BY DEED RECORDED JANUARY 2, 1981 AS INSTRUMENT NO. 81-143, OFFICIAL RECORDS IN SAID COUNTY RECORDER'S OFFICE

SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, RIGHTS, EASEMENTS AND RIGHT OF WAY OF RECORD

APN: 5306-007-900

PARCEL 3:

LOTS 12, 15 AND 16 IN BLOCK 66 OF THE PASADENA VILLA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGES 5 THROUGH 8 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, RIGHTS, EASEMENTS AND RIGHT OF WAY OF RECORD

APN: 5306-017-905, 5306-017-908, 5306-017-909

PARCEL 4:

THE WESTERLY 75.00 FEET OF LOTS 11 AND 12 IN BLOCK 67 OF THE PASADENA VILLA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGES 5 THROUGH 8 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID LAND ALSO SHOWN AS PARCEL 1 ON THE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED MAY 29, 2007 AS INSTRUMENT NO. 20071287040 OF OFFICIAL RECORDS IN SAID COUNTY RECORDER'S OFFICE

SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, RIGHTS, EASEMENTS AND RIGHT OF WAY OF RECORD

APN: 5306-006-906

PARCEL 5:

LOTS 11 AND 12 IN BLOCK 67 OF THE PASADENA VILLA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGES 5 THROUGH 8 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

EXCEPTING THEREFROM THE WESTERLY 75.00 FEET THEREOF

SAID LAND ALSO SHOWN AS PARCEL 2 ON THE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED MAY 29, 2007 AS INSTRUMENT NO. 20071287040 OF OFFICIAL RECORDS IN SAID COUNTY RECORDER'S OFFICE

SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, RIGHTS, EASEMENTS AND RIGHT OF WAY OF RECORD

APN: 5306-006-907

PARCEL 6:

LOTS 13 AND 14 IN BLOCK 67 OF THE PASADENA VILLA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGES 5 THROUGH 8 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

EXCEPTING THEREFROM THE EASTERLY 75.00 FEET THEREOF

SAID LAND ALSO SHOWN AS PARCEL 3 ON THE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED MAY 29, 2007 AS INSTRUMENT NO. 20071287040 OF OFFICIAL RECORDS IN SAID COUNTY RECORDER'S OFFICE

SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, RIGHTS, EASEMENTS AND RIGHT OF WAY OF RECORD

APN: 5306-006-908

PARCEL 7:

THE EASTERLY 75.00 FEET OF LOTS 13 AND 14 IN BLOCK 67 OF THE PASADENA VILLA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGES 5 THROUGH 8 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

SAID LAND ALSO SHOWN AS PARCEL 4 ON THE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED MAY 29, 2007 AS INSTRUMENT NO. 20071287040 OF OFFICIAL RECORDS IN SAID COUNTY RECORDER'S OFFICE

SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, RIGHTS, EASEMENTS AND RIGHT OF WAY OF RECORD

APN: 5306-006-909

PARCEL 8:

LOT 15 IN BLOCK 67 OF THE PASADENA VILLA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGES 5 THROUGH 8 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, RIGHTS, EASEMENTS AND RIGHT OF WAY OF RECORD

APN: 5306-006-910

PARCEL 9:

LOTS 13 AND 14 IN BLOCK 66 OF THE PASADENA VILLA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGES 5 THROUGH 8 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, RIGHTS, EASEMENTS AND RIGHT OF WAY OF RECORD

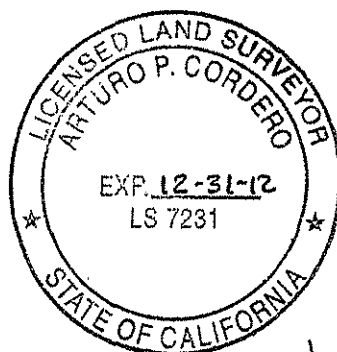
APN: 5306-017-906, 5306-017-907

PARCEL 10:

LOTS 1, 6, 7, 16, 17 AND 18 OF TRACT NO. 35022, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1292 PAGES 35 THROUGH 40 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, RIGHTS, EASEMENTS AND RIGHT OF WAY OF RECORD

APN: 5307-023-901, 5307-023-906, 5307-023-907, 5307-023-916, 5307-023-917, 5307-023-918



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10/10/12

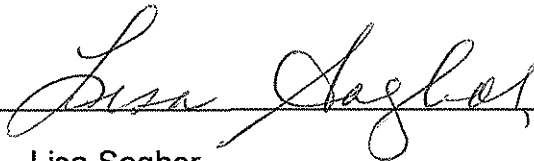
CERTIFICATE OF ACCEPTANCE

This is to certify that the Mountains Recreation and Conservation Authority, a local public agency established pursuant to Government Code Section 6500 *et. seq.*, hereby accepts the Grant Deed executed by the City of Los Angeles, a municipal corporation, on _____, 2013 in favor of the Mountains Recreation and Conservation Authority, to which Grant Deed this Certification of Acceptance is attached.

This acceptance is made pursuant to the authority conferred by Resolution No. 11-102 adopted on August 3, 2011 and the Mountains Recreation and Conservation Authority consents to the recordation of the Grant Deed and this Certificate of Acceptance.

Dated: September 26, 2013

MOUNTAINS RECREATION AND CONSERVATION AUTHORITY,
a local park agency established pursuant to Govt. Code Section 6500 *et seq.*

BY: 

Lisa Soghor
Deputy Executive Officer

The City of Los Angeles

JOB TITLE: Direct Sale of surplus vacant land in El Sereno known as Elephant Hill. Various Assessor's numbers Cadastral Map Number: 147 A 233 & 147 A 235

To

Mountains Recreation &
Conservation Authority

Grant Deed

Approved as to Authority 10/2, 2013

By Tony M. Royster
Tony M. Royster, Authorized Officer

Approved as to description SEP-6, 2013

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

General Services Department
Real Estate Services Division

Approved Sept 17, 2013

Michael N. Feuer, City Attorney

By Annette R. Bogue
Annette R. Bogue Deputy

Council File No. 11-1877-S2

**CITY OF LOS ANGELES
CALIFORNIA**

HOLLY L. WOLCOTT
Interim City Clerk

—
Vacant
Executive Officer
—

When making inquiries relative to
this matter, please refer to the
Council File No. 11-1877-S2



ERIC GARCETTI
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

SHANNON HOPPE
Council and Public Services
Division

www.cityclerk.lacity.org

October 4, 2013

The Honorable Eric Garcetti, Mayor
Room 303, City Hall

GRANT DEEDS - Grant Deeds for the properties located at El Sereno's Elephant Hill, CA - 18 Parcels (APN's 5306-006-906, 907, 908, 909, 910, and 912; 5306-007-900; 5306-017-905, 906, 907, 908, and 909; 5306-023-901, 906, 907, 916, 917, and 918)

Dear Mayor Garcetti:

The attached Grant Deeds, in favor of The Mountains Recreation and Conservation Authority (MRCA) for the properties located at El Sereno's Elephant Hill, CA - 18 Parcels (APN's 5306-006-906, 907, 908, 909, 910, and 912; 5306-007-900; 5306-017-905, 906, 907, 908, and 909; 5306-023-901, 906, 907, 916, 917, and 918) are transmitted in triplicate for execution for each respective property.

Authorizing Ordinance No. **182582** for this Grant Deed was adopted by Council at its meeting held **June 12, 2013**. 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,

Eric Villanueva
Legislative Assistant I

Attachments

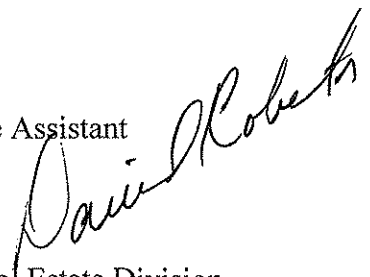
#111877S2_grant deed letter_1

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: October 3, 2013

To: Holy L. Wolcott, City Clerk
Room 360, City Hall
Attn: Michael Espinosa, Legislative Assistant

From: David Roberts, Property Manager
Department of General Services, Real Estate Division



Subject: **GRANT DEED - SALE OF CITY-OWNED PROPERTIES LOCATED AT EL SERENO'S ELEPHANT HILL, CA (18 PARCELS) - APN'S: 5306-006-906, 907, 908, 909, 910, and 912; 5306-007-900; 5306-017-905, 906, 907, 908, and 909; 5306-023-901, 906, 907, 916, 917, and 918)**

Transmitted herewith is the Grant Deed in triplicate (three (3) originals **each** property) for the sale to Mountains Recreation and Conservation Authority of the above-referenced City-owned properties as authorized by **Ordinance No. 182582 Council File No. 11-1877-S2**. Copies of the Ordinance and Council File are attached.

To be executed as shown below:

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

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

Attachments