

RECORDING REQUESTED BY:

City of Los Angeles

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

TERENIK AND RITA KOUJAKIAN
16654 1/2 CALNEVA DRIVE
ENCINO, CA, 91436

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

Terenik Koujakian and Rita Koujakian, husband and wife as community property

the following described real property in the County of Los Angeles, State of California (Assessor's Parcel No.): 2287-009-(901,902,903,904)

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.

This Grant Deed is made in accordance with the provisions of Ordinance No. 183235 and Council File No. 12-0396 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 _____ day of _____, 2015

The City of Los Angeles, a municipal corporation

By: Eric Garcetti OCT 21 2015

Attest:

Holly L. Wolcott, City Clerk

for

Eric Garcetti, Mayor

By: Hanna L. Espinoza



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 September 21st, 2015, before me, C. Kuan, a Notary Public,
personally appeared

Eric Michael Garceffi, 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)



EXHIBIT "A"

ADDRESS: ALGINET DRIVE AND CALNEVA DRIVE

LEGAL DESCRIPTION

PARCEL 1:

LOT 26 OF TRACT NO. 22764, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 606, PAGES 37 THROUGH 41, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

EXCEPTING THEREFROM ALL OIL, GAS, MINERALS, AND HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, AS RESERVED BY ENCINO PROPERTIES INC., A CORPORATION, RECORDED NOVEMBER 2, 1956 IN BOOK 52767 PAGE 47, OFFICIAL RECORDS IN SAID COUNTY RECORDER'S OFFICE

ALL RIGHTS TO THE USE OF THE SURFACE AND THE SUBSURFACE AREAS TO A DEPTH OF 500 FEET MEASURED FROM SAID SURFACE OF SAID LAND WERE QUITCLAIMED TO THE RECORD OWNER BY DEED EXECUTED BY ENCINO PROPERTIES, INC., A CORPORATION, RECORDED AUGUST 14, 1958 AS INSTRUMENT NO. 1336 IN BOOK D-186 PAGE 308, OFFICIAL RECORDS IN SAID COUNTY RECORDER'S OFFICE

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

APN: 2287-009-904

PARCEL 2:

LOT 30 OF TRACT NO. 22764, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 606, PAGES 37 THROUGH 41, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

EXCEPT ALL OIL, GAS, MINERAL AND HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND AS RESERVED BY ENCINO PROPERTIES, INC., IN DEED RECORDED NOVEMBER 2, 1956, IN BOOK 52747 PAGE 56, OFFICIAL RECORDS IN SAID COUNTY RECORDER'S OFFICE

ALL RIGHTS TO THE USE OF THE SURFACE AND THE SUBSURFACE AREA TO A DEPTH OF 500 FEET MEASURED FROM SAID SURFACE OF SAID LAND WERE QUITCLAIMED TO THE RECORD OWNER IN DEED EXECUTED BY ENCINO PROPERTIES INC., RECORDED OCTOBER 6, 1958 IN BOOK D-236 PAGE 152, OFFICIAL RECORDS IN SAID COUNTY RECORDER'S OFFICE

RESERVING UNTO THE CITY OF LOS ANGELES THE SOUTHWESTERLY 2.00 FEET OF SAID LOT, ADJOINING TO THE NORTHERLY SIDELINE OF ALGINET DRIVE, 40.00 FEET WIDE, FOR PUBLIC STREET AND UTILITY EASEMENTS PURPOSES

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

APN: 2287-009-901

PARCEL 3:

ALL THAT PORTION OF LOT 31 OF TRACT NO. 22764, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 606, PAGES 37 THROUGH 41, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHERLY OF A STRAIGHT LINE EXTENDING FROM A POINT IN THE EASTERLY LINE OF SAID LOT 31, DISTANT THEREON SOUTH 9° 03' 20" EAST 81.92 FEET MEASURED ALONG SAID EASTERLY LINE FROM THE NORTHEASTERLY CORNER OF SAID LOT, TO A POINT IN THE WESTERLY LINE OF SAID LOT 31, DISTANT THEREON SOUTH 14° 18' 28" WEST 106.87 FEET MEASURED ALONG SAID WESTERLY LINE FROM THE MOST NORTHERLY CORNER OF SAID LOT, SAID STRAIGHT LINE, HAVING A BEARING OF NORTH 68° 57' 00" WEST, AND A LENGTH OF 69.44 FEET

EXCEPT ALL OIL, GAS, MINERAL AND HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, AS RESERVED BY ENCINO PROPERTIES, INC., A CORPORATION, IN DEED RECORDED NOVEMBER 2, 1956 AS INSTRUMENT NO. 4417 IN BOOK 52767 PAGE 57, OF OFFICIAL RECORDS IN SAID COUNTY RECORDER'S OFFICE

BY A QUITCLAIM DEED DATED JULY 28, 1958 AND RECORDED AUGUST 1, 1958, AS INSTRUMENT NO. 1046, ENCINO PROPERTIES, INC., A CORPORATION, WAIVED ANY AND ALL RIGHT IT MAY HAVE TO ENTER UPON THE SURFACE AND THE SUB-SURFACE AREA TO A DEPTH OF 500 FEET MEASURED FROM THE SURFACE IN CONNECTION WITH SAID RESERVED RIGHTS IN SAID COUNTY RECORDER'S OFFICE

RESERVING UNTO THE CITY OF LOS ANGELES THE SOUTHERLY 2.00 FEET OF SAID LOT, ADJOINING TO THE NORTHERLY SIDELINE OF ALGINET DRIVE, 40.00 FEET WIDE, FOR PUBLIC STREET AND UTILITY EASEMENTS PURPOSES

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

APN: 2287-009-902

PARCEL 4:

ALL THAT PORTION OF LOT 32 OF TRACT NO. 22764, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 606, PAGES 37 THROUGH 41, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHERLY OF A STRAIGHT LINE EXTENDING FROM A POINT IN THE EASTERLY LINE OF SAID LOT 32, DISTANT THEREON SOUTH 14° 18' 28" WES" 106.87 FEET MEASURED ALONG SAID EASTERLY LINE FROM ITS NORTHERLY TERMINUS, TO A POINT IN THE WESTERLY LINE OF SAID LOT 32, DISTANT THEREON SOUTH 04° 17' 46" EAST 40.38 FEET MEASURED ALONG SAID WESTERLY LINE FROM THE NORTHWESTERLY CORNER OF SAID LOT 32, SAID STRAIGHT LINE HAVING A BEARING OF NORTH 68° 57' 00" WEST AND A LENGTH OF 143.39 FEET

EXCEPT ALL OIL, GAS, MINERAL AND HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, AS RESERVED BY ENCINO PROPERTIES INC., A CORPORATION, IN DEED RECORDED NOVEMBER 2, 1956 AS INSTRUMENT NO. 4417 IN BOOK 52767 PAGE 57, OF OFFICIAL RECORDS IN SAID COUNTY RECORDER'S OFFICE

BY AN INSTRUMENT DATED MAY 21, 1958 EXECUTED BY ENCINO PROPERTIES INC., A CORPORATION ALL RIGHTS TO ENTER UPON THE SURFACE AREA OF A DEPTH OF 500 FEET MEASURED FROM SAID SURFACE WERE QUITCLAIMED TO THE RECORD OWNER OF SAID LAND, RECORDED JUNE 5, 1958 AS INSTRUMENT NO. 1377, OFFICIAL RECORDS IN SAID COUNTY RECORDER'S OFFICE

RESERVING UNTO THE CITY OF LOS ANGELES THE SOUTHERLY 2.00 FEET OF SAID LOT, ADJOINING TO THE NORTHERLY SIDELINE OF ALGINET DRIVE, 40.00 FEET WIDE, FOR PUBLIC STREET AND UTILITY EASEMENTS PURPOSES

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

APN: 2287-009-903

C. Shafik
OCT 09 2014



The City of Los Angeles

JOB TITLE: 3557, 3561, 3565 N. Alginet Dr.
16654 W. Calneva Drive, Encino, CA 91436
APN: 2287-009-(901,902,903,904) Cadastral Map
No. 159 B 137

To

Terenik Koujakian. Et ux.

Grant Deed

Approved as to Authority 9/22, 2015

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

Approved as to description SEP. 18, 2015

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

General Services Department
Real Estate Services Division

Approved Sept. 24, 2015

Michael N. Feuer, City Attorney

By Laura Cadogan Hurd
Deputy

Council File No. 12-0396