

# CITY OF LOS ANGELES

HOLLY L. WOLCOTT  
CITY CLERK

CALIFORNIA

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

SHANNON HOPPES  
EXECUTIVE OFFICER



ERIC GARCETTI  
MAYOR

PATRICE LATTIMORE  
DIVISION MANAGER

clerk.lacity.org

When making inquiries relative to this matter, please refer to the Council file No. 13-1482-S2

September 27, 2018

The Honorable Eric Garcetti, Mayor  
Room 303, City Hall

**GRANT DEED: FOR THE SALE OF CITY-OWNED PROPERTY TO JAPANESE AMERICAN CULTURAL AND COMMUNITY CENTER (JACCC) LOCATED AT 252 S. SAN PEDRO STREET, LOS ANGELES, CA 90012 BETWEEN 2<sup>ND</sup> STREET AND 3<sup>RD</sup> STREET – CD 14**

Dear Mayor Garcetti:

In connection with the sale of property located on the 252 block of South San Pedro Street (APN: 5161-020-923) in Council District 14, as authorized by Ordinance No. 185749 contained in Council File No. 13-1482-S2, the attached document (Grant Deed) is transmitted. A copy of the Ordinance and Council File Report are also attached.

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,

Leyla A. Campos, Legislative Assistant  
Information, Technology, and General Services Committee

13-1482-S2\_grant deed

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

**DATE:** September 26, 2018  
**TO:** Holly L. Wolcott, City Clerk  
City Hall, Room 395  
**FROM:** David L. Roberts, Assistant Director  
Real Estate Services Division  
Department of General Services



**SUBJECT: GRANT DEED FOR THE SALE OF CITY-OWNED PROPERTY TO  
JAPANESE-AMERICAN CULTURAL AND COMMUNITY CENTER  
(JACCC) LOCATED AT 252 S. SAN PEDRO STREET, LOS ANGELES,  
CA 90012 BETWEEN 2<sup>ND</sup> STREET AND 3<sup>RD</sup> STREET- CD14**

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Please sign the attached Grant Deed for the above-referenced property sale, as approved by Ordinance Number 185749, under Council File No. 13-1482-S2 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 213-922-8559 or myself at (213) 922-8546.

**Attachments:** Council Report  
Ordinance  
Council File Index

**RECORDING REQUESTED BY:**

Commonwealth Land Title Company

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

JAPANESE AMERICAN CULTURAL AND  
COMMUNITY CENTER  
244 S. SAN PEDRO STREET LOS ANGELES CA 90012  
ATTN: LESLIE AKEMI ITO

**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 ("Grantor")

hereby GRANT(s) to

Japanese American Cultural and Community Center, a California nonprofit corporation ("Grantee")

the following described real property in the County of Los Angeles, State of California, Assessor's Parcel No. 5161-020-923 ("Property")

**SEE EXHIBIT "A" FOR LEGAL DESCRIPTION  
SEE EXHIBIT "B" FOR PROPERTY MAP**

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 the Property 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 rights which are apparent from a visual inspection of the subject 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 subject Property.

ALSO SUBJECT to the Property being sold in an "AS IS" condition, and without any warranty as to fitness for use, fitness for a particular use, or its condition, and that the Grantor has no obligation to correct any condition of the Property, whether known before or after the date of sale. Additionally:

1. CRA/LA, a Designated Local Authority, transferred the Property to Grantor for government use purposes, by deed recorded on February 6, 2015 as Instrument No. 2015-0138642 of the Official Records of Los Angeles County. Said deed contains a covenant that the Property be used by Grantor and its successors and assigns for public access (including right of public ingress and egress) in perpetuity.

2. Consistent with said deed covenant, Grantee herein covenants and agrees for itself and its successors and assigns to use the Property for: (a) public access in perpetuity (including the right of public ingress and egress) in a manner that balances such access with public safety; and (b) periodic parking, delivery, and related uses which serve Grantee's non-profit public benefit activities carried on at its adjacent property at 244 South San Pedro Street, Los Angeles CA 90012.

3. Grantee additionally covenants by and for itself, its successors and assigns that there shall be no discrimination against or segregation of a person or of a group of persons on account of race, color, religion, creed, national origin, ancestry, disability (actual or perceived), medical condition, age, source of income, familial status, marital status, domestic partner status, sex, sexual preference/orientation, Acquired Immune Deficiency Syndrome (AIDS) - acquired or perceived, or any additional bases listed in the California Government Code Section 12955 at subdivisions (a) and (d), as those bases are defined in said Code at Sections 12926, 12926.1, 12955 at subdivision (m) and at paragraph (1) of subdivision (p), and 12955.2 (as those Sections may be amended from time to time) in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Property herein conveyed nor shall Grantee or any person claiming under or through Grantee establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy by lessees, sublessees, vendees, or employees in the Property herein conveyed. The foregoing covenant shall run with the land. Accordingly, all deeds, leases or other real property conveyance contracts entered into by Grantee on or after the date of this Grant Deed as to any portion of the Property shall contain the following language:

(a) In Deeds:

"The grantee herein covenants by and for itself, its successors and assigns that there shall be no discrimination against or segregation of a person or of a group of persons on account of race, color, religion, creed, national origin, ancestry, disability (actual or perceived), medical condition, age, source of income, familial status, marital status, domestic partner status, sex, sexual preference/orientation, Acquired Immune Deficiency Syndrome (AIDS) - acquired or perceived, or any additional basis listed in California Government

Code Section 12955 at subdivisions (a) and (d), as those bases are defined in said Code at Sections 12926, 12926.1, 12955 at subdivision (m) and paragraph (1) of subdivision (p) 12955, and 12955.2 (as those Sections may be amended from time to time) in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Property herein conveyed nor shall the grantee or any person claiming under or through the grantee establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of lessees, subleases, vendees, or employees in the Property herein conveyed. The foregoing covenant shall run with the land."

(b) In Leases:

"The lessee herein covenants by and for lessee and lessee's heirs, personal representatives and assigns and all persons claiming under or through lessee that this lease is made subject to the condition that there shall be no discrimination against or segregation of any person or group of persons on account of race, color, religion, creed, national origin, ancestry, disability (actual or perceived), medical condition, age, source of income, familial status, marital status, domestic partner status, sexual preference/orientation, sex, Acquired Immune Deficiency Syndrome (AIDS) - acquired or perceived, or any additional bases listed in the California Government Code at Section 12955 at subdivision (a) and (d), as those bases are defined in said Code at Sections 12926, 12926.1, 12955 at subdivision (m) and paragraph (1) of subdivision (p), and 12955.2 (as those Sections may be amended from time to time) in the leasing, subleasing, transferring, use, occupancy, tenure or enjoyment of the land herein leased nor shall lessee or any person claiming under or through lessee establish or permit such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of lessees, subleases, vendees, or employees in the land herein leased."

(c) In Contracts:

"There shall be no discrimination against or segregation of any person or group of persons on account of race, color, religion, creed, national origin, ancestry, disability (actual or perceived), medical condition, age, source of income, familial status, marital status, domestic partner status, sex, sexual preference/orientation, Acquired Immune Deficiency Syndrome (AIDS) - acquired or perceived, or any additional bases listed in the California Government Code at Section 12955 subdivision (a) and (d), as those bases are defined in said Code at Sections 12926, 12926.1, 12955 at subdivision (m) and paragraph (1) of subdivision (p), and 12955.2 (as those Sections may be amended from time to time), in the contractee's contracts with third parties related to the Property nor shall such third parties permit any such practice or practices of discrimination or segregation in their subcontracts related to the Property.

4. The covenants contained in this Grant Deed shall be construed as covenants running with the land.

This Grant Deed is made in accordance with the provisions of Ordinance No. 185749 and Council File No. 13-1482 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 affixed thereto by its City Clerk, this 22<sup>nd</sup> day of October, 2018.

The City of Los Angeles, a municipal corporation

By: E.G. #

Eric Garcetti, Mayor

Attest: Farr  
Holly L. Wolcott, City Clerk

By: \_\_\_\_\_

[Handwritten Signature]



**The City of Los Angeles**

To

**JOB TITLE: 252 S. San Pedro Street**

**APN: 5161-020-923**

**Cadastral Map No. 129A213**

**Japanese American Cultural  
and Community Center**

**Grant Deed**

Approved as to Authority 9/25, 2018

By   
Tony M. Royster, Authorized Officer

Approved as to Description 9-17-, 2018

By   
Luisito N. Padua, Authorized Officer

General Services Department  
Real Estate Services Division

Approved as to Form and Legality Sept 18, 2018

Michael N. Feuer, City Attorney

By   
Curt Holguin, Deputy City Attorney

Council File No. 13-1482

## EXHIBIT "A"

APN: 5161-020-923

ADDRESS: 252 S San Pedro Street, Los Angeles, CA 90012

### LEGAL DESCRIPTION

Lot "E" of Tract No. 9519, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 147 Pages 14 through 16, inclusive of Maps in the office of the County Recorder of said county.

TOGETHER with the southerly half of that portion of that certain alley, 15.00 feet wide, vacated by Ordinance No. 9482 of said city as shown on said Tract No. 9519, which would pass by operation of Law with the legal conveyance of said property.

RESERVING unto the City of Los Angeles for public street and utility easement purposes the northwesterly 10.00 feet of said Lot "E", adjoining southeasterly of the southeasterly right-of-way line of San Pedro Street, 80.00 feet wide, as shown on said tract map.

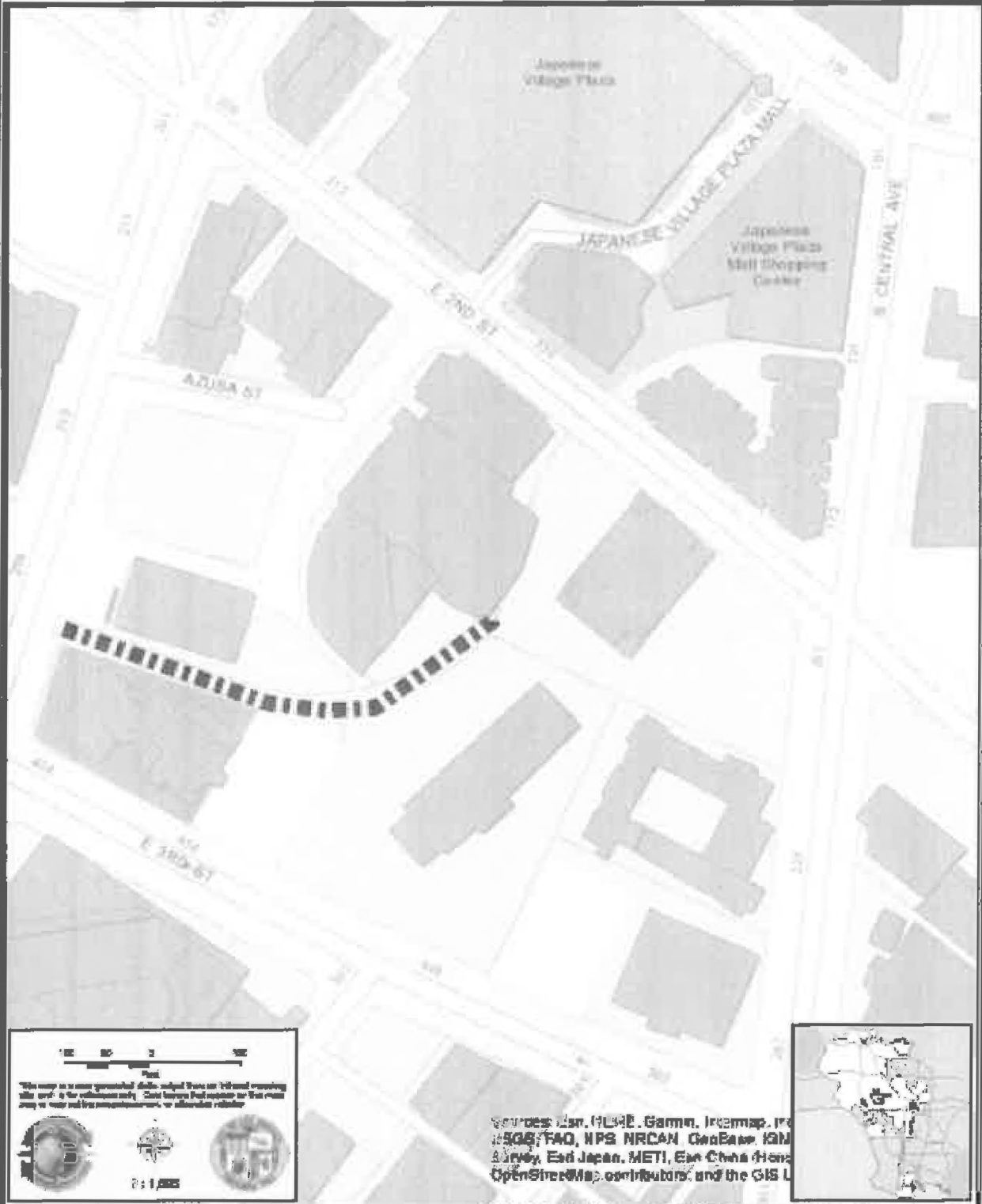
SUBJECT TO all covenants, conditions, restrictions, exceptions, reservations, easements, rights and right of way of record.





# EXHIBIT B

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1" = 500 Feet

This map is a computer-generated data output from an information system. It is not a substitute for a field survey. Data accuracy and reliability are not guaranteed. No warranty is made for any use not intended by the system developer.

Esri GIS

Sources: Mr. HORE, Gamm, Incomap, Inc. 1995; FAA, NPS, NRCAN, GeoBase, IGN Survey, East Japan, METI, East China (Hond), OpenStreetMap contributors, and the GIS L



## ACKNOWLEDGMENT

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 )

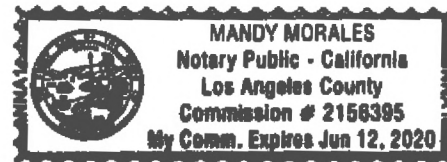
On October 22, 2018 before me, Mandy Morales, Notary Public  
(insert name and title of the officer)

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)



**ORDINANCE NO. 85749**

An ordinance authorizing and providing for sale of a City-owned abandoned railroad spur (Spur Property) to the Japanese American Cultural and Community Center (JACCC) in accordance with the motion of the City Council of Los Angeles of May 6, 2014 directing the Department of General Services to sell or lease this Property to JACCC with the requirement that JACCC maintain perpetual public access over the Property including ingress and egress, which sale shall be made for a purchase price of no dollars without necessity of calling for bids because the public interest and practical necessity are served by sale of the Property to JACCC.

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

Section 1. The City Charter at Section 371(e)(10) provides that the City Council of Los Angeles may authorize conveyance of City-owned property to a party without competitive bid where it is undesirable, impracticable or impossible to do so. The City Charter at Section 372 adds that even when said Section 371(e)(10) conditions are met, a competitive bid is still required if reasonably practical and compatible with City interests. The City Council hereby determines that the Spur Property need not be competitively bid under said Charter Sections because: (1) there is no practical buyer for this Property because of its location between the JACCC property at 244 South San Pedro Street, Los Angeles 90012 and several adjoining properties, (2) even if there were a market for the Property, it would be severely restricted by the perpetual public access requirement on the Property, (3) the owners of the adjoining properties are not potential buyers because they already have perpetual public access to this Property, which is enjoyed by their tenants and customers as well as by passersby, and (4) the City interest in promoting community services is met by selling the Property to JACCC, without competitive bid, because JACCC uses it for community services provided at the JACCC property such as performing arts, fine arts, and a Japanese garden. Accordingly, the City Council hereby authorizes the Spur Property be sold to JACCC (for no dollars) with the requirement that the public access over the Spur continue under the terms set forth in Section 2 below, and without notice of sale or advertisement of bids because the requirements of Charter Sections 371(e)(10) and 372 are met.

Location and Legal Description of the Spur Property

South San Pedro Street between Second Street and Third Street, Los Angeles CA 90012, located on Assessor Parcel Number 5161-020-923. Refer to Exhibit A attached hereto and incorporated herein by this reference.

Sec. 2. The Mayor of the City of Los Angeles in the name of and on behalf of the City is hereby authorized and directed to execute a grant deed (or other conveyancing agreement) to JACCC for the Property described in Section 1 of this Ordinance (with a covenant of perpetual public access to said Property including ingress and egress), and the City Clerk of this City is hereby authorized and directed to attest same and affix the City Seal.

**Sec. 3. The City Department of General Services, Real Estate Services Division, is hereby authorized to execute and deliver any deeds, conveyancing agreements, and ancillary documents, and complete all necessary processes to effect this sale of the Property to JACCC.**

EXHIBIT "A"

APN: 5161-020-923

ADDRESS: 252 S San Pedro Street, Los Angeles, CA 90012

**LEGAL DESCRIPTION**

Lot "E" of Tract No. 9519, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 147 Pages 14 through 16, inclusive of Maps in the office of the County Recorder of said county.

TOGETHER with the southerly half of that portion of that certain alley, 15.00 feet wide, vacated by Ordinance No. 9482 of said city as shown on said Tract No. 9519, which would pass by operation of Law with the legal conveyance of said property.

RESERVING unto the City of Los Angeles for public street and utility easement purposes the northwesterly 10.00 feet of said Lot "E", adjoining southeasterly of the southeasterly right-of-way line of San Pedro Street, 80.00 feet wide, as shown on said tract map.

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



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   
CURT HOLGUIN  
Deputy City Attorney

Date: May 22, 2018

File No. CF 13-1482

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

CITY CLERK

MAYOR



Ordinance Passed \_\_\_\_\_  
08/28/2018



Approved \_\_\_\_\_  
09/05/2018

Ordinance Effective Date: 09/17/2018  
Council File No.: 13-1482-S2

## DECLARATION OF POSTING ORDINANCE

I, Ottavia Smith 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.** 185749 - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on 08/28/2018, 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, I conspicuously 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 beginning on 09/07/2018 and will be continuously posted for ten or more days.

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



Deputy Clerk

Date: 09/07/2018

Ordinance Effective Date: 09/17/2018

Council File No.: 13-1482-S2

**Council File: 13-1482-S2**

**Title**  
 244 South San Pedro Street / Abandoned Railroad Spur / Japanese-American Cultural and Community Center / Community Redevelopment Agency (CRA/LA) / Sale

**Date Received / Introduced**

05/18/2018

**Last Changed Date**

09/07/2018

**Expiration Date**

08/28/2020

**Reference Numbers**

Assessors Parcel (APN): 5161-020-923

Ordinance 185749

**Council District**

14

**Initiated by**

General Services Department

**File Activities**

Date	Activity
09/07/2018	Council action final.
09/07/2018	Ordinance posted/published. Ordinance effective date: September 17, 2018.
09/06/2018	Mayor transmitted Council File to City Clerk.
08/29/2018	City Clerk transmitted Council File to Mayor. Last day for Mayor to act is 09/10/2018.
08/28/2018	Council adopted Item, subject to reconsideration, pursuant to Council Rule 51.
08/20/2018	City Clerk scheduled item for Council on August 28, 2018.
08/14/2018	Information Technology and General Services Committee approved Item(s).

**Online Documents (Doc)**

Title	Doc Date
Final Ordinance No. 185749	09/17/2018
Mayor Concurrence/Council Action	09/07/2018
Speaker Card(s)	08/28/2018
Report from Information,	08/24/2018

**Council Vote Information**

Meeting Date:	08/28/2018	
Meeting Type:	Regular	
Vote Action:	Adopted	
Vote Given:	(13 - 0 - 2)	
<b>Member Name</b>	<b>CD</b>	<b>Vote</b>
BOB BLUMENFIELD	3	YES
MIKE BONIN	11	YES
JOE BUSCAINO	15	YES
GILBERT A. CEDILLO	1	ABSENT
MITCHELL ENGLANDER	12	YES
MARQUEECE HARRIS-DAWSON	8	YES
JOSE HUIZAR	14	YES
PAUL KORETZ	5	YES
PAUL KREKORIAN	2	ABSENT
NURY MARTINEZ	6	YES
MITCH O'FARRELL	13	YES
CURREN D. PRICE	9	YES
MONICA RODRIGUEZ	7	YES
DAVID RYU	4	YES
HERB WESSON	10	YES



