

HOLLY L. WOLCOTT
CITY CLERK

SHANNON D. HOPPE
EXECUTIVE OFFICER

City of Los Angeles CALIFORNIA



ERIC GARCETTI
MAYOR

OFFICE OF THE
CITY CLERK

Council and Public Services Division
200 N. Spring Street, Room 395
Los Angeles, CA 90012
General Information - (213) 978-1133
FAX: (213) 978-1040

PATRICE Y. LATTIMORE
DIVISION MANAGER

clerk.lacity.org

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

December 12, 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 2ND STREET AND 3RD
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

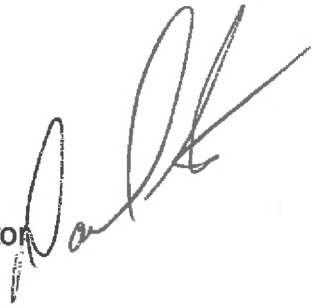
13-1482-S2_grant deed

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

DATE: November 28, 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 2ND STREET AND 3RD STREET- CD14**

Please sign the attached replacement Grant Deed for the above-referenced property sale, as approved by Ordinance Number 185749, under Council File No. 13-1482-S2. Attached is the previously signed Grant Deed as a reference only, which did not record.

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: Grant Deed
Previously signed Grant Deed

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 17th day of December, 2018.

The City of Los Angeles, a municipal corporation

By: Eric Garcetti

Eric Garcetti, Mayor

Attest: Holly L. Wolcott
Holly L. Wolcott, City Clerk

By: Michael Espinosa



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 11/28, 2018

By

Tony M. Royster
Tony M. Royster, Authorized Officer

Approved as to Description 11-15-, 2018

By

Luisito N. Padua
Luisito N. Padua, Authorized Officer

General Services Department
Real Estate Services Division

Approved as to Form and Legality 11-20, 2018

Michael N. Feuer, City Attorney

By

Curt Holguin
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.

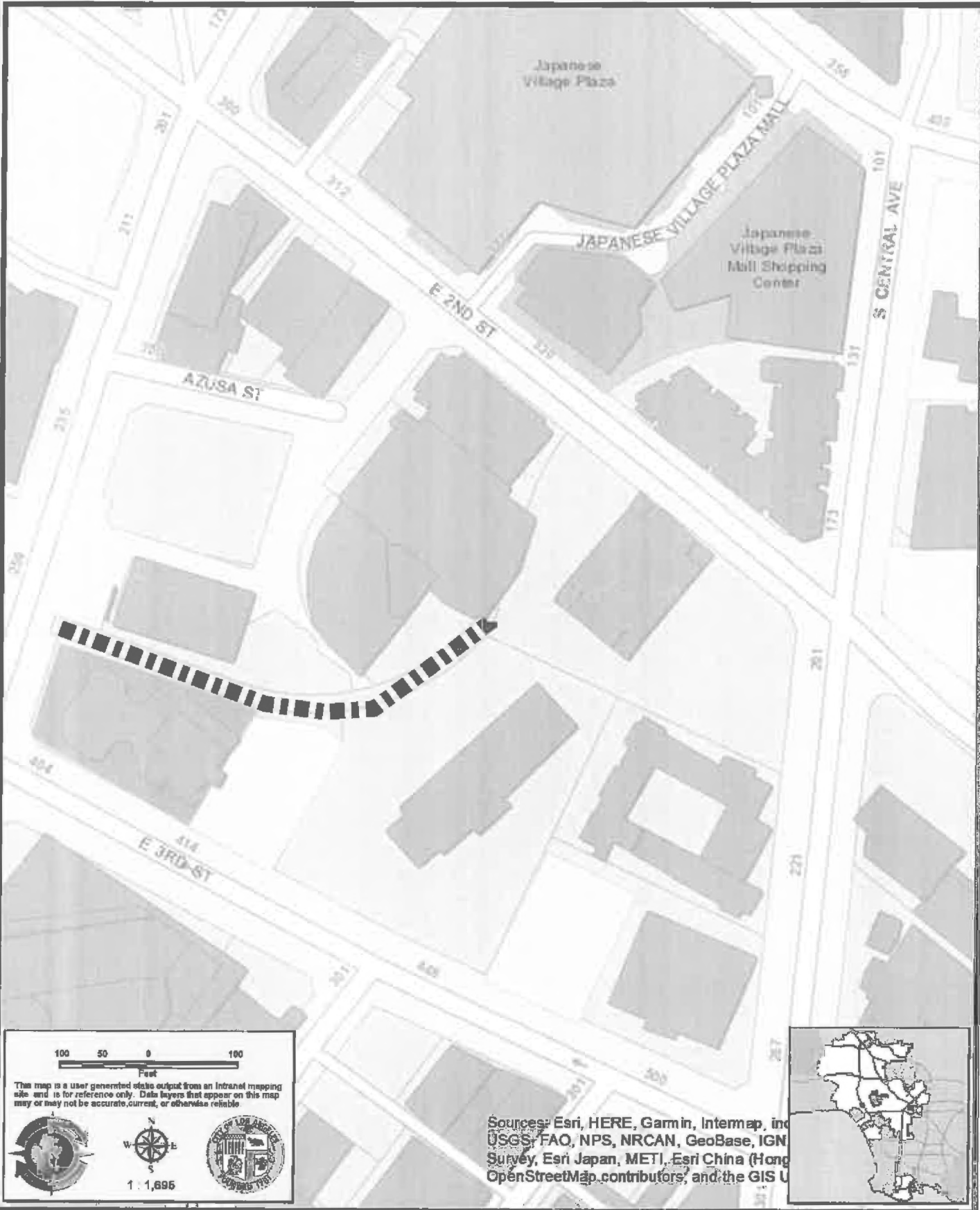
TOGETHER with the southerly half of that portion of that certain alley, 15.00 feet wide, vacated by Ordinance No. 9482 of said city as shown on said Tract No. 9519, which would pass by operation of Law with the legal conveyance of said property.

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



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 }

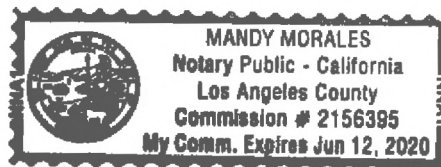
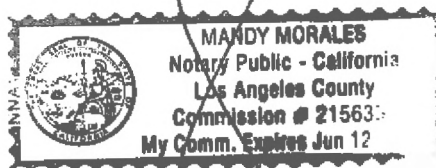
On December 17, 2018, before me, Mandy Morales, a Notary Public, personally
appeared Eric Garcetti

_____, who proved to me on the basis
of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted,
executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is
true and correct.

WITNESS my hand and official seal.

Signature: Mandy Morales (Seal)



OLD FINAL
MISPLACED.

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:

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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 22nd day of October, 2018.

The City of Los Angeles, a municipal corporation

By: E. G. H.

Eric Garcetti, Mayor

Attest: F. L. W.
Holly L. Wolcott, City Clerk

By: [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
Tony M. Royster, Authorized Officer

Approved as to Description 9-17-, 2018

By Luisito N. Padua
Luisito N. Padua, Authorized Officer

**General Services Department
Real Estate Services Division**

Approved as to Form and Legality 5/2/18, 2018

Michael N. Feuer, City Attorney

By Curt Holguin
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

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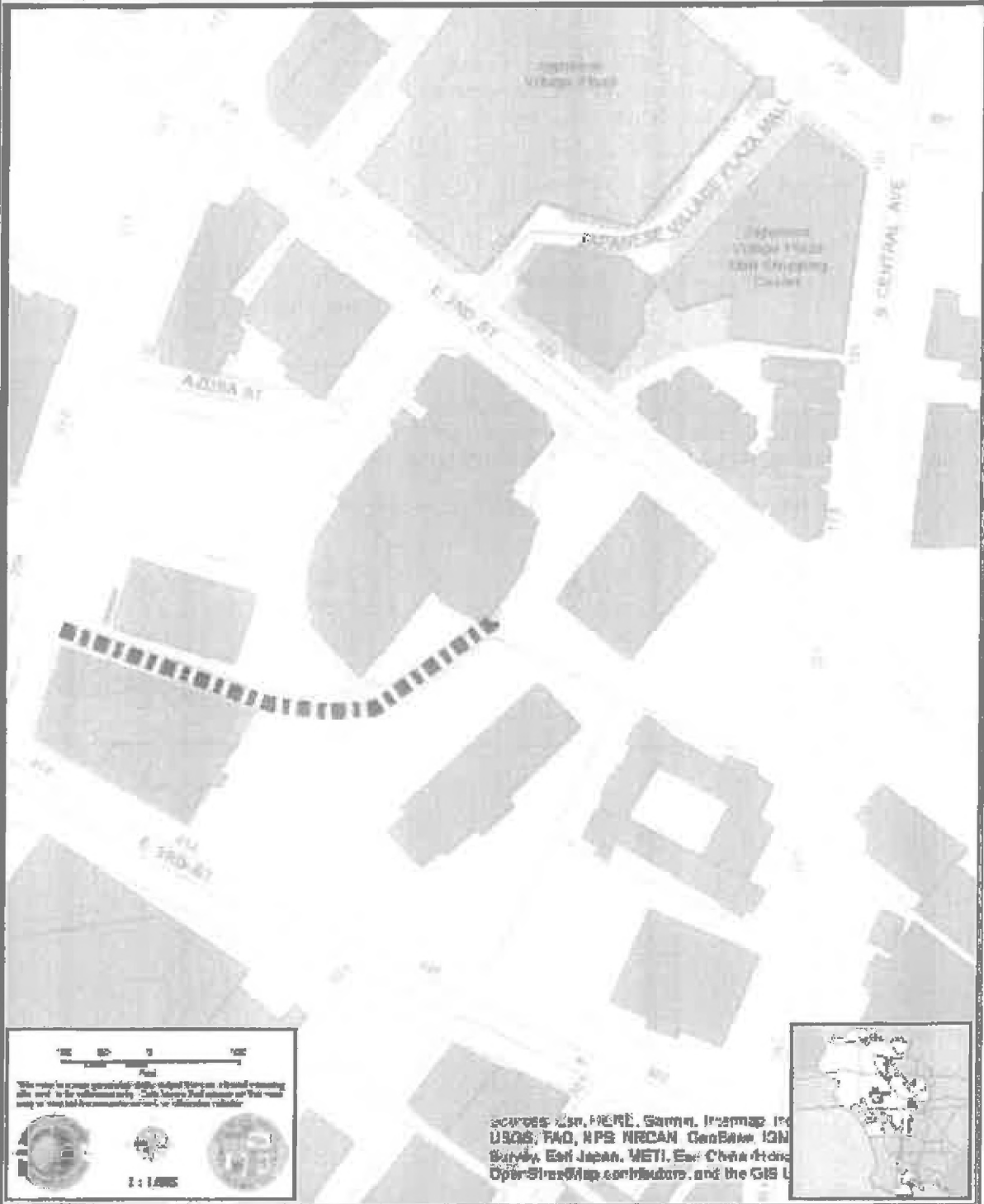
TOGETHER with the southerly half of that portion of that certain alley, 15.00 feet wide, vacated by Ordinance No. 9482 of said city as shown on said Tract No. 9519, which would pass by operation of Law with the legal conveyance of said property.

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.



□□□□□



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)

