

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPES  
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](http://clerk.lacity.org)

When making inquiries relative  
to this matter, please refer to  
Council file No. 14-1408-S1

March 6, 2019

The Honorable Eric Garcetti, Mayor  
Room 303, City Hall

GRANT DEED FOR THE DIRECT SALE OF CITY-OWNED PROPERTY TO WATTS  
CIVIC CENTER – PROPERTY LOCATED AT 10221 S. COMPTON AVENUE, LOS  
ANGELES, CA 90002 (APN 6048-012-027)

Dear Mayor Garcetti:

In connection with the sale of Watts Civic Center, located at 10221 South Compton Avenue (APN 6048-012-027) in Council District 15, as authorized by Ordinance No. 183926 contained in Council file No. 14-1408-S1, 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

14-1408-S1\_grant deed


**CITY OF LOS ANGELES  
INTERDEPARTMENTAL CORRESPONDENCE**

**DATE:** March 5, 2019

**TO:** Holly L. Wolcott, City Clerk  
Room 395, City Hall  
Attn: Leyla Campos, Legislative Assistant I

**FROM:** David Roberts, Assistant Director  
Department of General Services, Real Estate Services Division

**SUBJECT:** **REQUEST FOR SIGNATURE – GRANT DEED FOR THE DIRECT SALE OF CITY-OWNED PROPERTY TO WATTS CIVIC CENTER - PROPERTY LOCATED AT 10221 S. COMPTON AVE., LOS ANGELES, CA 90002 (APN 6048-012-027)**



Transmitted herewith is the Grant Deed (one (1) original) for the sale to Watts Civic Center, a California Limited Partnership ("Buyer") of the above-referenced property as authorized by **Ordinance No. 183926 Council File No. 14-1408-S1**. Copies of the Ordinance and Council File are attached.

To be executed as shown below:

1. One original to be executed by the Mayor and attested to by the City Clerk. **Please notarize the Mayor's signature.**
2. **Original to be returned to GSD.**
3. Please make one copy for the City Clerk's file.

After the attached document has been executed, please contact Alecia Simona McGinnis, Real Estate Officer II, at (213) 922-8558 for pick-up or if you have any questions.

Attachments: Grant Deed  
Ordinance & Council File

**RECORDING REQUESTED BY:**

City of Los Angeles

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

WATTS CIVIC CENTER,  
A CALIFORNIA LIMITED PARTNERSHIP  
C/O THAD WILLIAMS  
10221 S. COMPTON AVE.  
LOS ANGELES, CA

**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

Watts Civic Center, a California limited partnership ("Grantee")

the following described real property in the County of Los Angeles, State of California, Assessor's Parcel No. 6048-012-027 ("Property")

**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 street 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 Council File No. 14-1408-S1 and Ordinance No. 185836 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 13<sup>th</sup> day of March, 2019

The City of Los Angeles, a municipal corporation

By: E.G. [Signature] MAR 13 2019

Attest:

Holly L. Wolcott, City Clerk



Eric Garcetti, Mayor

By: [Signature]

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 }

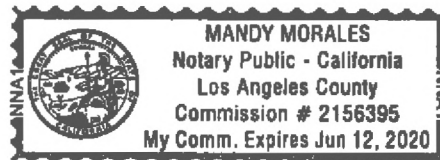
On March 13, 2019, before me, Mandy Morales, a Notary Public,

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)



The City of Los Angeles

To

JOB TITLE: Watts Civic Center  
APN: 6048-012-027  
Cadastral Map No. 091-5A213

Watts Civic Center, a California limited partnership

Grant Deed

Approved as to Authority 3/5, 2019

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

Approved as to description 2-25- 2019

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

General Services Department  
Real Estate Services Division

Approved 3-25, 2019

Michael N. Feuer, City Attorney

By Annette Bogna  
Annette Bogna, Deputy City Attorney

Council File No. 14-1408-S1

**"EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 1 OF TRACT NO. 31566, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 904 PAGES 45 AND 46 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT, A DISTANCE OF 13.50 FEET; THENCE EASTERLY AT RIGHT ANGLES FROM SAID WESTERLY LINE 34.17 FEET TO A LINE PARALLEL WITH AND DISTANT 34.17 FEET EASTERLY MEASURED AT RIGHT ANGLES FROM SAID WESTERLY LINE; THENCE SOUTHERLY ALONG SAID PARALLEL LINE TO A LINE PARALLEL WITH AND DISTANT 27.00 FEET SOUTHERLY MEASURED AT RIGHT ANGLES FROM THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 2 OF SAID TRACT; THENCE EASTERLY ALONG SAID LAST MENTIONED PARALLEL LINE TO THE EASTERLY LINE OF SAID LOT 1; THENCE NORTHERLY, NORTHWESTERLY AND WESTERLY ALONG THE EASTERLY, NORTHEASTERLY AND NORTHERLY BOUNDARY LINES OF SAID LOT 1 TO THE POINT OF BEGINNING.

APN: 6048-012-027

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON D. HOPPE  
EXECUTIVE OFFICER

City of Los Angeles  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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PATRICE Y. LATTIMORE  
DIVISION MANAGER

CLERK.LACITY.ORG

When making inquiries relative to  
this matter, please refer to the  
Council File No.: 14-1408-S1

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

November 14, 2018

**Council File No.:** 14-1408-S1  
**Council Meeting Date:** November 13, 2018  
**Agenda Item No.:** 2  
**Agenda Description:** ORDINANCE SECOND CONSIDERATION relative to the direct sale of City-owned property located at 10221 South Compton Avenue to Watts Civic Center, a California Limited Partnership.

**Council Action:** ORDINANCE - ADOPTED FORTHWITH

**Council Vote:**

YES	BLUMENFIELD	YES	HARRIS-DAWSON	YES	O'FARRELL
YES	BONIN	ABSENT	HUIZAR	YES	PRICE
YES	BUSCAINO	YES	KORETZ	YES	RODRIGUEZ
YES	CEDILLO	YES	KREKORIAN	YES	RYU
ABSENT	ENGLANDER	ABSENT	MARTINEZ	YES	WESSON

HOLLY L. WOLCOTT  
CITY CLERK

Pursuant to Charter/Los Angeles Administrative Code Section(s): 250

FILE SENT TO MAYOR:	<input type="text" value="11/14/2018"/>
LAST DAY FOR MAYOR TO ACT:	<input type="text" value="11/26/2018"/>

APPROVED

\*DISAPPROVED

\*VETO

Mayor

11/16/2018

DATE SIGNED

**Adopted Report(s)**

**Title**

Final Ordinance No. 185836

**Date**

11/30/2018



**ORDINANCE NO. 185836**

An Ordinance authorizing and providing for the sale of certain City-owned real property, without the necessity of calling for bids, to WATTS CIVIC CENTER, A CALIFORNIA LIMITED PARTNERSHIP, or its nominees or lawful successors in interest thereof, who is exercising its option to purchase according to the Disposition and Development Agreement dated March 12, 1993, for the sum of FOUR HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (450,000.00).

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

Section 1. On September 1, 2017, the City of Los Angeles acquired from CRA/LA the property located at the address and/or location set forth hereinafter, along with an Assignment and Assumption of the Disposition and Development Agreement which gives the Developer and any assignee the right to purchase the property for fair market value. Shortly after the City of Los Angeles acquired the property, the assignee for the Developer, WATTS CIVIC CENTER, A CALIFORNIA LIMITED PARTNERSHIP, notified the City of Los Angeles that it was exercising its option for the right to purchase the City property. Upon this notification, an appraisal was completed valuing the property at \$450,000 for which price the City agreed to sell to Watts Civic Center. The Council of the City of Los Angeles hereby finds and determines that such real property owned by the City of Los Angeles, and located at the address and/or location set forth hereinafter, requires the sale to the assignee for the Developer. 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 WATTS CIVIC CENTER, A CALIFORNIA LIMITED PARTNERSHIP, or its nominees or lawful successors in interest thereof, for the sum of FOUR HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (450,000.00).

**Location: 10221 S. Compton Ave., Los Angeles, CA**

**APN: 6048-012-027**

**Legal Description: See Exhibit "A"**

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 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** 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.

Sec. 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 make and execute a Grant Deed to the said City real property described in Section 1 of this Ordinance to the WATTS CIVIC CENTER, its successors and assigns; the City Clerk of said City is hereby authorized and directed to attest thereto and to affix the City Seal.

Sec. 3. The Department of General Services, Real Estate Services Division, is authorized to process and execute all necessary documents to otherwise complete this transaction and the Chief Accounting Employee of the Department of General Services is authorized to deposit the proceeds, over and above the expenses, ½ (one half) into Council District 15 Real Property Trust Fund 697 and ½ (one half) into General Fund No. 100, Department No. 40, Revenue Source No. 5141. The purchaser shall pay ½ (one half) escrow fees and pay all incidental costs associated with this property purchase transaction including, but not limited to, recording fees, documentary transfer fees, title insurance fees, escrow fees, personal property taxes where applicable, and any other real estate transaction taxes. Purchaser, at its own expense, may obtain any desired survey of the property.

**EXHIBIT "A"**

**LEGAL DESCRIPTION OF THE LAND**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 1 OF TRACT NO. 31566, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 904 PAGES 45 AND 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT, A DISTANCE OF 13.50 FEET; THENCE EASTERLY AT RIGHT ANGLES FROM SAID WESTERLY LINE 34.17 FEET TO A LINE PARALLEL WITH AND DISTANT 34.17 FEET EASTERLY MEASURED AT RIGHT ANGLES FROM SAID WESTERLY LINE; THENCE SOUTHERLY ALONG SAID PARALLEL LINE TO A LINE PARALLEL WITH AND DISTANT 27.00 FEET SOUTHERLY MEASURED AT RIGHT ANGLES FROM THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 2 OF SAID TRACT; THENCE EASTERLY ALONG SAID LAST MENTIONED PARALLEL LINE TO THE EASTERLY LINE OF SAID LOT 1; THENCE NORTHERLY, NORTHWESTERLY AND WESTERLY ALONG THE EASTERLY, NORTHEASTERLY AND NORTHERLY BOUNDARY LINES OF SAID LOT 1 TO THE POINT OF BEGINNING.

APN: 6048-012-027

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   
ANNETTE BOGNA  
Deputy City Attorney III

Date 9-18-18

File No. 14-1408-51

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

CITY CLERK

MAYOR





Ordinance Passed 11/13/2018

Approved 11/16/2018

Ordinance Effective Date: 11/30/2018  
Council File No.: 14-1408-S1

## 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.** 185836 - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on 11/13/2018, 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 11/20/2018 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: 11/20/2018

Ordinance Effective Date: 11/30/2018

Council File No.: 14-1408-S1

# City of Los Angeles

CALIFORNIA



ERIC GARCETTI  
MAYOR

TONY M. ROYSTER  
GENERAL MANAGER  
AND  
CITY PURCHASING AGENT

DEPARTMENT OF  
GENERAL SERVICES  
ROOM 701  
CITY HALL SOUTH  
111 EAST FIRST STREET  
LOS ANGELES, CA 90012  
(213) 928-9555  
FAX No. (213) 928-9515

September 18, 2018

Honorable Councilmembers  
City of Los Angeles  
c/o City Clerk  
Room 395, City Hall

Attention: Patrice Lattimore, Legislative Assistant

**ORDINANCE FOR THE DIRECT SALE OF CITY-OWNED PROPERTY LOCATED AT  
10221 S. COMPTON AVE., LOS ANGELES (APN: 6048-012-027), TO  
WATTS CIVIC CENTER, A CALIFORNIA LIMITED PARTNERSHIP**

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Transmitted for your consideration pursuant to Charter Section 594 is the attached ordinance, approved as to form and legality by our City Attorney. This ordinance authorizes the sale of City-owned property to Watts Civic Center, a California Limited Partnership. Watts Civic Center, assignee of Westminster Neighborhood Association, Inc. who was the developer of this property, is exercising their Option to Purchase.

The 29,939 square foot parcel with improvements is located at 10221 S. Compton Ave., Los Angeles, California, 90002 (APN: 6048-012-027).

## **SUMMARY**

The proposed ordinance is for a direct sale of City-owned property located in Council District 15 to Watts Civic Center, a California Limited Partnership. This property is more fully described in the attached ordinance.

An appraisal review of the property was provided by staff appraisers to determine the property's estimated fair market value. Based on this estimate of value, \$450,000 is the amount for sales price established as set forth in the attached ordinance.

## **BACKGROUND**

On March 23, 2016, the Council adopted a motion (C.F. #14-1408-S1) to acquire the real property located at 10221 South Compton Avenue in Watts from CRA/LA for the purpose of creating more community facilities. Council District 15 has been working to renovate the Watts Civic Center Area and reestablish the City's presence there, so when the opportunity to acquire this property arose, the City acted upon it. On September 1, 2017, the City of Los Angeles purchased the property for

\$200,000.00. Attached to this property was an Assignment and Assumption of the Disposition and Development Agreement which gives the Developer and any assignee the right to purchase the fee interest in the property for fair market value. Shortly after the City's acquisition of this property, Watts Civic Center (assignee of Westminster Neighborhood Association, Inc. who was the developer) notified the City that it was exercising its option for the right to purchase the City property. Upon this notification, an appraisal was completed valuing the property at \$450,000 for which price the City agreed to sell to Watts Civic Center.

The sale is an all cash sale. GSD will receive funds and record the appropriate deeds to close this transaction. The buyer shall pay the recording fees, documentary transfer taxes, escrow fees, policy of title insurance, messenger service fees, broker's commission, if any, other real estate transaction taxes, fees, or application, and personal property taxes where applicable. The buyer will also be responsible for a survey of the property.

**FISCAL IMPACT STATEMENT**

The sale of the property will generate one-time gross revenue to the City of approximately \$450,000 prior to the payment of the costs of sale. The proceeds of the sale after deducting the associated sale costs will be deposited ½ (one half) into Council District 15 Real Property Trust Fund 697 and ½ (one half) into General Fund No. 100, Department No. 40, Revenue Source No. 5141.

**RECOMMENDATION**

That the City Council, subject to the approval of the Mayor:

1. Adopt the attached Ordinance relative to the sale of City-owned property to Watts Civic Center for the sale price of \$450,000;
2. Request the City Attorney to prepare the Purchase and Sale Agreement based on the terms specified in the Ordinance for the sale of the fee interest; and,
3. Instruct the Department of General Services to complete the transactions outlined in the Ordinance as approved to form by the City Attorney, process the necessary documentation to execute the sale, and deposit the proceeds, over and above the expenses, ½ (one half) into Council District 15 Real Property Trust Fund 697 and ½ (one half) into General Fund No. 100, Department No. 40, Revenue Source No. 5141.

Should you need additional information, please contact David Roberts at (213) 922-8546.

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Tony M. Royster  
General Manager

Attachments