

CITY OF LOS ANGELES
CALIFORNIA

HOLLY L. WOLCOTT
CITY CLERK

SHANNON HOPPES
EXECUTIVE OFFICER



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

BRIAN WALTERS
DIVISION MANAGER

clerk.lacity.org

When making inquiries relative
to this matter, please refer to
the Council file No. 15-1421

June 26, 2017

The Honorable Eric Garcetti, Mayor
Room 303, City Hall

GRANT DEED: EXCHANGE OF BUREAU OF SANITATION'S PROPERTY LOCATED AT 9940 WEST JEFFERSON BOULEVARD, CULVER CITY, FOR PROPERTY LOCATED AT 6001 WEST JEFFERSON BOULEVARD, CULVER CITY

Dear Mayor Garcetti:

Transmitted herewith is the Grant Deed for the exchange of City-owned real property located at 9940 Jefferson Boulevard for property located at 6001 West Jefferson Boulevard for the potential development of a material recovery facility. This exchange was authorized by Ordinance No. 185012 Council File No. 15-1421. Copies of the Ordinance and Council File are attached.

Please return these items at your earliest convenience after execution, to the Entertainment and Facilities Committee, in care of the Office of the City Clerk, Room 395, City Hall.

Sincerely,

Michael Espinosa
Council and Public Services Division
Office of the City Clerk

15-1421_deed_ltr_062617.doc


CITY OF LOS ANGELES
INTERDEPARTMENTAL CORRESPONDENCE

DATE: June 23, 2017

TO: Holly L. Wolcott, City Clerk
Room 395, City Hall
Attn: Michael Espinosa, Legislative Assistant I

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

SUBJECT: **GRANT DEED FOR THE SALE OF THE CITY-OWNED PROPERTY
LOCATED AT 9940 WEST JEFFERSON BLVD, CULVER CITY, CA,**



Transmitted herewith is the Grant Deed (one (1) original) for the sale to Nantworks LLC, of the above-referenced City-owned property as authorized by **Ordinance No. 185012 Council File No. 15-1421**. 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.**

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

ATTACHMENTS
Ordinance&CouncilFile

RECORDING REQUESTED BY:

Chicago Title Company

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

NantWorks, LLC
C/o C. Kenworthy
9922 Jefferson Blvd
Culver City, CA 90232

Order No. 47138-001-JH3

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

NANTWORKS, LLC, a Delaware limited liability company

the following described real property in the County of Los Angeles, State of California (Assessor's Parcel No.): Portion of 4296-001-270 and all of 4296-001-271

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION & EXHIBIT "B" FOR DEPICTION OF EASEMENT TO BE RESERVED

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.

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. 15-1421 and Ordinance No. 185012 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 29th day of June, 2017

The City of Los Angeles, a municipal corporation

By: EGH

Attest: for
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 }

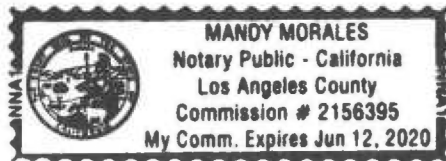
On June 29, 2017, before me, Mandy Morales, a Notary Public,

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

JOB TITLE: 9940 Jefferson Boulevard, Culver City
APN: A portion of 4296-001-270 &
All of 4296-001-271

To

NantWorks, LLC
a Delaware limited liability company

Grant Deed

Approved as to Authority June 23, 2017

By 
for Tony M. Royster, Authorized Officer

Approved as to description JUNE 23, 2017

By 
Jose L. Ramirez, Authorized Officer

General Services Department
Real Estate Services Division

Approved June 23, 2017

Michael N. Feuer, City Attorney

By 
Laura Cadogan Hurd, Deputy

Council File No. 15-1421

EXHIBIT "A"

LEGAL DESCRIPTION:

PARCEL 1:

LOT 9 OF TRACT NO. 3343, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 36 PAGES 90 AND 91 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF SAID LOT 9 WITH THE EASTERLY LINE OF JEFFERSON BOULEVARD, 100 FEET WIDE, AS DESCRIBED IN ROAD DEED TO THE CITY OF CULVER CITY, PER BOOK 11655 PAGE 345 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF SAID LOT 9, 190.00 FEET; THENCE SOUTHWESTERLY IN A DIRECT LINE TO A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 9, DISTANT SOUTHEASTERLY 200.00 FEET FROM THE INTERSECTION OF THE SOUTHWESTERLY LINE OF SAID LOT 9, WITH SAID EASTERLY LINE OF JEFFERSON BOULEVARD, 100 FEET WIDE; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF LOT 9, 200.00 FEET TO SAID EASTERLY LINE OF JEFFERSON BOULEVARD; THENCE NORTHERLY ALONG SAID EASTERLY LINE OF JEFFERSON BOULEVARD TO THE POINT OF BEGINNING AS DESCRIBED IN THE DEED RECORDED OCTOBER 6, 1959 AS INSTRUMENT NO. 541 IN BOOK D-624 PAGE 482, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 9 DISTANT THEREON NORTH 55° 54' 06" WEST 227.54 FEET, MEASURED ALONG SAID SOUTHWESTERLY LINE, FROM THE MOST SOUTHERLY CORNER OF SAID LOT; THENCE CONTINUING ON SAID SOUTHWESTERLY LINE NORTH 55° 54' 06" WEST 250.00 FEET; THENCE LEAVING SAID SOUTHWESTERLY LINE NORTH 34° 05' 54" EAST 68.00 FEET; THENCE SOUTHEASTERLY PARALLEL WITH SAID SOUTHWESTERLY LINE SOUTH 55° 54' 06" EAST 250.00 FEET; THENCE SOUTH 34° 05' 54" WEST 68.00 FEET TO THE POINT OF BEGINNING.

RESERVING OVER SAID PARCEL 1, A SUBSURFACE SANITARY SEWER EASEMENT, WITHOUT RIGHT OF SURFACE ENTRY, TO THE CITY OF LOS ANGELES AS SHOWN ON CITY OF LOS ANGELES RIGHT OF WAY MAP NO. 32692 SHEET 16 OF 20, ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF LOS ANGELES, INCLUDED WITHIN A STRIP OF LAND 30 FEET WIDE, SAID STRIP LYING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 9 DISTANT NORTHWESTERLY THEREON NORTH 55° 54' 06" WEST (SHOWN ON SAID MAP NO. 32692 AS NORTH 56° 00' 54" WEST) 312.94 FEET, MEASURED ALONG SAID SOUTHWESTERLY LINE, FROM THE MOST SOUTHERLY CORNER OF LOT 9, SAID POINT BEING THE NORTHERLY TERMINUS OF STRIP A IN PARCEL NO. 22SE IN THE JUDGEMENT AND FINAL ORDER OF CONDEMNATION FILED IN SUPERIOR COURT CASE NO. C 727600, A COPY OF WHICH WAS RECORDED JUNE 12, 1998 AS INSTRUMENT NO. 98-999846 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, SAID POINT ALSO BEING THE BEGINNING OF A NON TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF

1000 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 80° 16' 31" WEST; THENCE NORTHERLY 241.06 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 48' 42" TO A POINT ON THE NORTHEASTERLY LINE OF LOT 9, DISTANT NORTHWESTERLY THEREON NORTH 53° 56' 32" WEST 374.67 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT 9. THE SIDE LINES OF SAID 30 FOOT WIDE STRIP ARE TO BE PROLONGED OR SHORTENED TO TERMINATE NORTHEASTERLY IN THE NORTHEASTERLY LINE OF LOT 9 AND SOUTHWESTERLY IN A LINE PARALLEL WITH AND 68.00 FEET NORTHEASTERLY OF THE SOUTH WESTERLY LINE OF LOT 9.

THE UPPER AND LOWER LIMITS OF THE HEREINABOVE DESCRIBED SUBSURFACE SANITARY SEWER EASEMENT ARE HORIZONTAL PLANES HAVING ELEVATIONS OF 67.87 FEET AND 37.87 FEET, RESPECTIVELY, ABOVE MEAN SEA LEVEL BASED ON THE BENCH MARK NO. 17-05510 HAVING AN ELEVATION OF 81.112 FEET, AND BENCH MARK NO. 17-05520 HAVING AN ELEVATION OF 67.867 FEET, NGVD 1929, BOTH 1980 ADJUSTMENT OF THE CITY OF LOS ANGELES.

SAID SUBSURFACE SANITARY SEWER EASEMENT IS SHOWN ON EXHIBIT B ATTACHED HERETO.

PARCEL 2:

AN EASEMENT FOR INGRESS AND EGRESS, 16 FEET WIDE, OVER THAT PORTION OF SAID LOT 9 OF SAID TRACT NO. 3343, AS DESCRIBED IN THE DEED TO JAMES M. MORGAN ET AL., RECORDED JULY 26, 1993, AS INSTRUMENT NO. 93-1429361, OFFICIAL RECORDS.

PARCEL 3:

THE WESTERLY 250.00 FEET OF LOT 7 OF TRACT NO. 3343, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 36 PAGES 90 AND 91 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE WESTERLY 220 FEET THEREOF.

ALSO RESERVING OVER SAID PARCEL 3 AN EASEMENT TO THE CITY OF LOS ANGELES FOR INGRESS AND EGRESS OVER THAT PORTION OF PARCEL 3 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF SAID PARCEL 3 DISTANT THEREON SOUTH 22° 58' 29" WEST 23.75 FEET FROM THE NORTHWEST CORNER OF SAID PARCEL; THENCE CONTINUING SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE SOUTH 22° 58' 29" WEST 82.68 FEET; THENCE LEAVING SAID NORTHWESTERLY LINE SOUTH 64° 41' 14" EAST 30.03 FEET TO THE SOUTHEASTERLY LINE OF PARCEL 3; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE NORTH 22° 58' 29" EAST 81.72 FEET; THENCE NORTH 62° 51' 44" WEST 30.08 FEET TO THE POINT OF BEGINNING.

AREA OF PARCELS 1, 2 AND 3 = 195,530

APN: 4296-001-270 AND 271



EXHIBIT B

LEAHY STREET

JEFFERSON BOULEVARD

NOT A PART

16' WIDE INGRESS & EGRESS EASEMENT

PORTION LOT 9 OF TRACT NO. 3343, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 36 PAGES 90 AND 91 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

#9940 JEFFERSON BLVD.

N 55°54'06" W

N 53°56'32" W

$\Delta = 13'49'06"$
 $R = 1000.00'$
 $L = 241.18'$

30' WIDE SUBSURFACE SANITARY SEWER EASEMENT TO THE CITY OF LOS ANGELES

N 80°16'31" W (RAD)

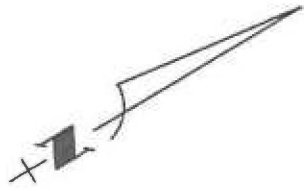
312.94'

374.67'

CITY OF CULVER CITY

N 31°16'38" E

COUNTY OF LOS ANGELES



SCALE: 1" = 120'