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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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<http://planning.lacity.org>

May 4, 2017

The Honorable City Council
City of Los Angeles
City Hall, Room 395
Los Angeles, California 90012

Dear Honorable Members:

**OWNERSHIP AND GRANT DEED INFORMATION CF 17-0188
1691 WEST JEFFERSON BOULEVARD**

At the Planning and Land Use Management Committee meeting on May 2, 2017, a request was made to clarify property ownership information for Case No. APCS-2016-1560-VZC-VCU-CCMP located at 1691 West Adams Boulevard. The owner of the property at the time of case filing matched City records, which is a requirement for an application to be accepted. Subsequent to filing, the ownership of the property changed from Benjamin An, of JC 2020 Corporation to West Adams Petroleum, INC. A copy of the grant deed is attached.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning

Debbie Lawrence, AICP
Senior City Planner

VPB:DL:ms:ac

Enclosures
Grant Deed

This page is part of your document - DO NOT DISCARD



20170305660



Pages:
0003

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

03/17/17 AT 08:00AM

FERS:	35.00
TAXES:	12,040.00
OTHER:	0.00
PAID:	12,075.00



LEADSHEET



201703170980004

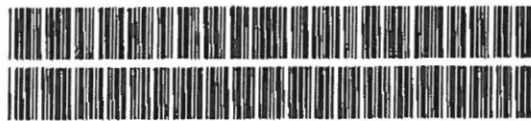
00013485601



008210463

SEQ:
04

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T39

E460079

RECORDED AT THE REQUEST OF
CHICAGO TITLE COMPANY

RECORDING REQUESTED BY:
CHICAGO TITLE CO.

AND WHEN RECORDED MAIL TO:

WEST ADAMS PETROLEUM, INC.
1107 Somera Road
Los Angeles, CA 90077



THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 111514582-DL
AP#: 5054-004-031

Escrow No.: L-033503-AK

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$2,365.00 CITY TRANSFER TAX \$9,675.00

- 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 Los Angeles AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JC 2020 CORPORATION, a California Corporation

hereby GRANT(s) to:

WEST ADAMS PETROLEUM, INC., a California Corporation

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:
Lots 1 & 2 of Westacres, as per Map recorded in Book 70, Page 24 of Maps, in the Office of the County Recorder
of said County


Also Known as: 1691 W. Adams Blvd., Los Angeles, CA 90007

SEE EXHIBIT "A"
ATTACHED

Dated January 3, 2016

JC 2020 CORPORATION

MR


BENJAMIN AN, President

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

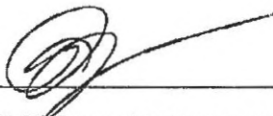
STATE OF CALIFORNIA

COUNTY OF Los Angeles

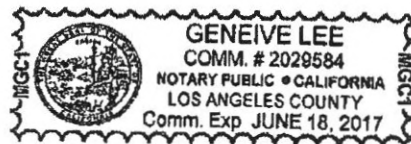
On March 16, 2017 before me, Genevieve Lee A Notary Public personally appeared Benjamin An who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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)



MAIL TAX STATEMENTS TO PARTY SHOWN BELOW, IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE

4A

3

EXHIBIT A

Order No.: 111514582

For APN/Parcel ID(s): 5054-004-031

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

LOTS 1 AND 2 OF WESTACRES, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 70, PAGE 24 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.