



County of Los Angeles
CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
<http://ceo.lacounty.gov>

WILLIAM T FUJIOKA
Chief Executive Officer

Board of Supervisors
GLORIA MOLINA
First District

MARK RIDLEY-THOMAS
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

August 16, 2011

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**DEPARTMENT OF PARKS AND RECREATION:
APPLY FOR AND ACCEPT THE COUNTY EXCESS FUNDS AVAILABLE TO
THE SECOND SUPERVISORIAL DISTRICT
TO THE DEPARTMENT OF PARKS AND RECREATION,
ESTABLISH CAPITAL PROJECT NUMBER 77522 FOR THE 119TH STREET
PROPERTY ACQUISITION PROJECT, APPROVE PROJECT BUDGET,
AND APPROVE THE AGREEMENT FOR AN OPTION TO PURCHASE REAL
PROPERTY AT 2247 EAST 119TH STREET, UNINCORPORATED WILLOWBROOK
(SECOND DISTRICT) (3 VOTES)**

SUBJECT

Approval of the recommended actions allow the Department of Parks and Recreation to apply for and accept the County excess funds in the amount of \$130,000 that the Los Angeles County Regional Park and Open Space District has allocated to fund the 119th Street Property Acquisition Project, establish a capital project and approve the Project budget, allow the County to execute an Option Agreement with the Loquita Corporation, and commence due diligence activities prior to committing to purchase the 0.46-acre unimproved property, which is located at 2247 East 119th Street, in the unincorporated Willowbrook area of the County.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that the proposed Project is categorically exempt from the California Environmental Quality Act according to Sections 15303, 15304, and 15316 of the California Environmental Quality Act Guidelines and Classes 3, 4, and 16 of the County of Los Angeles Environmental Document Reporting Procedures and

"To Enrich Lives Through Effective And Caring Service"

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Intra-County Correspondence Sent Electronically Only*

Guidelines, adopted by your Board on November 17, 1987, because the Project involves construction of new small structures, minor alterations to land, and acquisition of land to establish a park.

2. Approve the Department of Parks and Recreation's request to submit a grant application, in the amount of \$130,000 for County Excess Funds, available to the Second Supervisorial District, pursuant to the Los Angeles County Safe Neighborhood Parks Proposition of 1996, to fund the costs of due diligence activities and land purchase.
3. Authorize the Director of Parks and Recreation, or his designee, as agent of the County to accept the funds, conduct all negotiations and submit all documents, including, but not limited to, the Project application, agreement, amendments, and payment requests, which may be necessary for the completion of the Project.
4. Approve the 119th Street Property Acquisition Project, Capital Project Number 77522, at an estimated cost of \$130,000.
5. Approve and authorize the Mayor to execute the Option Agreement between the County and the Loquita Corporation, which provides the County with an option to acquire the 0.46-acre unimproved property for the proposed purchase price of \$99,000.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTIONS

Approval of the recommended actions allow the Department of Parks and Recreation (Department) to apply for and accept the County excess funds (Proposition A grant) in the amount of \$130,000 from the Los Angeles County Regional Park and Open Space District (District) made available to the Second Supervisorial District, pursuant to the Los Angeles County Safe Neighborhood Parks Proposition of 1996 (1996 Proposition), to fund the 119th Street Property Acquisition Project (Project). This will also authorize the Mayor to execute the Option Agreement between the County and the Loquita Corporation to establish a purchase price of \$99,000 for the acquisition of the 0.46-acre unimproved property for future development of a proposed pocket park.

The proposed property to be acquired is situated in a residential area currently owned by the Loquita Corporation. The property is a rectangular lot, 0.46-acre in size located at 2247 East 119th Street in Los Angeles, in the unincorporated Willowbrook area of Los Angeles County.

The Option Agreement (Attachment A) will secure an option to purchase the 0.46-acre parcel of unimproved land for \$99,000 for the duration of the option term, which expires on November 15, 2011. Upon execution of the Option Agreement by the County, due diligence activities will commence, which will include, but are not limited to, the review of a title report and an environmental site assessment of the subject property. These activities must be completed prior to the Chief Executive Office (CEO) determining whether it will recommend the actual purchase of the real property, thereafter, the CEO will return to your Board to recommend the acquisition of the property.

In a related action scheduled for today's agenda, the District is recommending that your Board allocate \$130,000 in County Excess Funds to the Department for the proposed Project.

Implementation of Strategic Plan Goals

The recommended actions further the Board-approved County Strategic Plan Goals of Operational Effectiveness (Goal 1), Children, Family, and Adult Well-Being (Goal 2), and Community and Municipal Services (Goal 3), by funding activities to acquire recreational land for County of Los Angeles residents and visitors.

FISCAL IMPACT/FINANCING

The total Project cost is estimated at \$130,000, which includes \$15,000 for the due diligence activities cost and \$115,000 for the acquisition and related closing costs of the purchase. Upon your Board's approval of the recommended actions, the Proposition A grant in the amount of \$130,000 will be appropriated in the Project, Capital Project Number 77522, in Fiscal Year (FY) 2011-12 Final Supplemental Resolution to fully fund the Project.

Operating Budget Impact

Based on the Project description, the Department anticipates one-time costs of \$3,000 for dedication; and ongoing costs of approximately \$41,000 for maintenance, personnel, and supplies. The Department will work with the CEO to further refine the additional costs, as well as confirm the appropriate level of funding. Pending your Board's approval of the acquisition, the Department will submit a New Facilities request that coincides with the FY in which the Project will be completed.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The 1996 Proposition requires that agencies to which funds were allocated under the Safe Neighborhood Parks Propositions of 1992 and 1996 be expended or committed prior to the allocation of Excess Funds. The Department has met this requirement.

The CEO has completed an in-house appraisal and determined that the \$99,000 purchase price falls within an acceptable fair market value range for the 0.46-acre property. The size and location of the subject property has potential for creation of a pocket park or park node as defined within the Department's park classification system.

ENVIRONMENTAL DOCUMENTATION

The proposed Project is categorically exempt from California Environmental Quality Act (CEQA) according to Sections 15303, 15304, and 15316 of the CEQA Guidelines and Classes 3, 4, and 16 of the County of Los Angeles Environmental Document Reporting Procedures and Guidelines, adopted by your Board on November 17, 1987, because the Project involves construction of new small structures, minor alterations to land, and acquisition of land to establish a park.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

These actions will have no impact on any other projects or services in the Department.

The Honorable Board of Supervisors
August 16, 2011
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CONCLUSION

Instruct the Executive Officer of the Board of Supervisors to return two adopted copies of the Option Agreement, two certified copies of the Minute Order, and the adopted, stamped Board letter to the CEO, Real Estate Division at 222 South Hill Street, 3rd Floor, Los Angeles, California 90012 for further processing, and one copy of this Board letter to the CEO, Capital Projects Division.

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

WTF:RLR:DJT
SW:CV:zu

Attachment

c: Executive Office, Board of Supervisors
County Counsel
Auditor-Controller
Parks and Recreation

ATTACHMENT A

OPTION AGREEMENT

**OPTION AGREEMENT FOR TRANSFER OF REAL PROPERTY BY AND BETWEEN
LOQUITA CORPORATION AND THE COUNTY OF LOS ANGELES**

This Option Agreement ("Agreement") is made and entered into this ____ day of _____ 2011, by and between the LOQUITA COPORATION, (the "Owner"), and the COUNTY OF LOS ANGELES, a body corporate and politic (the "County").

RECITALS:

- A. The Loquita Corporation is the owner of that certain real property located at 2247 E. 119th Street, Los Angeles, County of Los Angeles, State of California, as more particularly described in Exhibit "A", attached hereto and incorporated herein by this reference (the "Property");
- B. The Property is comprised of a 0.46 acre parcel of unimproved land, all easements and interests appurtenant thereto, and all intangible property owned or held in connection with the Property, including without limitation, development rights, governmental approvals and land entitlements;
- C. The County desires to acquire the Property in contemplation of creating a park and Owner is willing to grant the County an option to acquire the Property in accordance with the terms of this Agreement.

NOW, THEREFORE, the parties hereto agree as follows:

1. Option Agreement.

1.1 Option. This Agreement shall constitute an option granting the County the exclusive right to acquire the Property, subject to the terms and conditions contained herein, for the period set forth herein (the "Option").

1.2 Option Term. This Option shall be exercisable by the County during a term commencing from the date of the execution of this Agreement, and terminating at 5:00 p.m. on November 15, 2011 (the "Option Term").

1.3 No Further Encumbrance of Property. The Owner hereby agrees that it shall not encumber the Property with any leasehold interest, tenancy or occupancy, and further agrees not to amend, extend, renew, or permit the holdover of any existing leasehold interests, tenancies or occupancies of the Property or to cause, or acquiesce to, any further liens or encumbrances or otherwise alter the condition of title, during the Option Term. As of October 1, 2011, the Owner shall ensure that the Property is unencumbered by any leasehold interest, tenancy or occupancy, and shall maintain the Property in that condition to and until the end of the Option Term or any extension thereof or the Closing, as set forth in Section 3.8, below, whichever occurs first.

1.4 Right of Entry. Owner hereby also grants to the County, its agents and employees the right to enter upon the Property during the Option Term for the purpose of conducting engineering surveys, soil tests, entitlement processes and any studies/reports to determine the Property's suitability for the intended or

contemplated use by County and for any other reasonable purpose.

- 1.5 Exercise of Option. Upon County's election to exercise the exclusive Option to acquire said Property, the parties hereto, pursuant to Government Code and other applicable law, will effectuate the acquisition of the Property in accordance with the terms and conditions of this Agreement.
- 1.6 Purchase Price. Upon County's exercise of its Option, the purchase price ("Purchase Price") for the Property shall be NINETY-NINE THOUSAND DOLLARS (\$99,000).
- 1.7 Contingencies. County's exercise of its Option is subject to the following conditions:
 - 1.7.1 Approval of this Agreement by the County's Board of Supervisors;
 - 1.7.2 Completion of the due diligence activities outlined in Section 1.4 and approval of the environmental document for the transaction contemplated hereby by the County within ninety (90) days of approval of this Agreement;
 - 1.7.3 The Board of Supervisors adopting a of Notice of Intention to Purchase the Property; and
 - 1.7.4 The Board of Supervisors approving the purchase of the Property.
- 1.8 Notice of Intent to Exercise Option. County shall notify Owner of County's intent to exercise its Option to acquire the Property by delivering written notice (pursuant to Section 5) to Owner by letter from County's Chief Executive Office at any time prior to the expiration of the Option Term. The parties acknowledge that the actual exercise of the Option shall be only by the County's Board of Supervisors.
- 1.9 Voluntary Termination. County may terminate this Agreement, by written notice to Owner, prior to the expiration of the Option Term if it determines, in its sole discretion, that the Property is not suitable for the County's intended or contemplated use. Upon such notice, the Option shall terminate and all rights of County in said Property shall then and there cease.
2. Condition of Property.
 - 2.1 "As Is" Purchase. The County acknowledges that the Property is being purchased, "as is" solely in reliance on County's own investigation of the property and the improvements thereon and that no representations or warranties of any kind whatsoever, expressed or implied, have been made with respect to the Property by the Owner. However, the Owner shall bear sole responsibility for the removal of all contaminated materials, toxic or hazardous substances, and asbestos, if any, on the Property, pursuant to the terms of this Agreement.
3. Transfer of Property Interest.
 - 3.1 Escrow. Upon County's exercise of its Option, the parties shall open an escrow ("Escrow") with Chicago Title Company, 700 South Flower Street, Suite 800, Los

Angeles, CA 90017, attention: Cheryl A. Yanez, ("Escrow Holder"), and this Agreement shall constitute the basic escrow instructions for the purpose of consummating the transaction contemplated by this Agreement. Escrow Holder is authorized to:

3.1.1 (i) pay, and charge Owner, for any delinquent taxes, penalties and interest thereon, and for any delinquent or nondelinquent assessments or bonds against the Property, except those which title is to be taken subject to and in accordance with the terms of this Agreement; (ii) pay, and charge Owner, for any amounts necessary to place the title in the condition necessary to enable conveyance pursuant to this Agreement; including title insurance, documentary transfer tax (if necessary), one-half (1/2) of the escrow fees; (iii) pay and charge the County for one-half (1/2) of the escrow fees; (iv) prorate all real property taxes which are a lien and/or unpaid as of the close of Escrow according to the formula adopted by the Los Angeles County Assessor's Office and deduct Owner's portion from its proceeds. The tax amount withheld will be made payable to the County Auditor-Controller's Office following the Closing. Any taxes which have been prepaid by the Owner shall not be prorated, but the Owner shall have the sole right after Closing, to apply to the Los Angeles County Treasurer for refund of the taxes attributable to the period after acquisition pursuant to the Revenue and Taxation Code Section 5096.7; and (v) when conditions of Escrow have been fulfilled by the Owner and County, (a) record documents of conveyance; (b) disburse the Purchase Price to Owner, less its prorations and expenses; (c) deliver copies of the Escrow closing statements to both parties; and (d) deliver any items or documents given to Escrow Holder to hold for both parties.

3.2 Execution of Additional Escrow Documents. The parties shall execute and deliver to Escrow Holder, within five (5) business days after receipt, such additional escrow instructions prepared by the Escrow Holder as may be required to consummate the transaction contemplated by this Agreement. Any such instructions shall not conflict with, amend, or supersede any provisions of this Agreement. If there is any inconsistency between such instructions and this Agreement, this Agreement shall control unless the parties expressly agree in writing otherwise.

3.3 Form of Grant Deed. Fee simple absolute title to the Property shall be conveyed by Owner to County by a grant deed substantially similar to the form attached hereto as Exhibit "B", subject to only matters approved in writing by County pursuant to Section 3.4 of this Agreement.

3.4 Condition of Title to Transfer Property. The Owner shall cause the conveyance of good and marketable fee simple absolute title to the Property to the County, as evidenced by a C. L. T. A. Standard Coverage Form Policy of Title Insurance ("Title Policy"), issued by Chicago Title Company (the "Title Company"), 700 South Flower Street, Suite 800, Los Angeles, CA 90017, in an amount equal to the value of the Purchase Price. The Title Policy shall show as exceptions only matters approved in writing by the County. The warranties of title are intended to survive the Closing. Prior to the Closing, the Owner shall use reasonable efforts

to remove from title any items disapproved by the County. If the item cannot be removed, said item may be eliminated by any feasible method that is acceptable to the County. If the County does not approve a method of removing any disapproved exceptions for any reason, the County, as its sole and exclusive remedy, may (i) waive this condition and proceed with this transaction, or (ii) terminate this Agreement and neither party shall have any further liability to the other.

- 3.5 County's Conditions to Closing. County's obligation to consummate the transaction contemplated by this Agreement is conditioned upon: (i) Owner's delivery of the grant deed to Escrow Holder; (ii) Owner's representations, warranties and covenants being true and correct as of Closing; and (iii) Title Company's irrevocable commitment to issue the Title Policy. Upon non-satisfaction of any one of the above conditions, County shall allow Owner an opportunity to cure by any reasonable method; if the Owner fails to cure, County may, in writing, terminate this Agreement, and thereafter the parties shall have no further obligations pursuant to this Agreement. If County does not object to Owner's non-satisfaction of said conditions, they shall be deemed satisfied as of Closing.
- 3.6 Owner's Conditions to Closing. Owner's obligation to consummate the transaction contemplated by this Agreement is conditioned upon: (i) the Board of Supervisors adopting a Notice of Intention to Purchase the Property; (ii) the Board of Supervisors approving the purchase of the Property; (iii) County's deposit of the Purchase Price into Escrow no later than ten (10) business days after approval of the purchase by the Board of Supervisors; and (iv) County's representations, warranties and covenants being true and correct as of the Closing. Upon non-satisfaction of any one of the above conditions, Owner shall allow County a reasonable opportunity to cure by any reasonable method; if County fails to cure, Owner may, in writing, terminate this Agreement, and thereafter the parties shall have no further obligations pursuant to this Agreement. If Owner does not object to County's non-satisfaction of said conditions, they shall be deemed satisfied as of Closing.
- 3.7 Loss by Fire or Other Casualty. Owner shall maintain fire and casualty insurance on the Property in full force until Closing. In the event that, prior to Closing, the Property or any part thereof, is destroyed or damaged, the County, at its option, may instead elect to terminate this Agreement, and thereafter, neither party shall have any further obligations pursuant to this Agreement. If County elects to accept the Property in its then condition, all proceeds of insurance paid or payable to Owner by reason of such damage or destruction shall be paid or assigned to County.
- 3.8 Closing. For purposes of this Agreement, the "Closing" shall be defined as the recordation of the grant deed in the Official Records. The parties agree to use their best efforts to effect the Closing no later than December 15, 2011. The

parties may mutually agree in writing to extend the Closing beyond that date, if such an extension appears to either party to be necessary.

4. Possession.

4.1 County's Possession. County shall be entitled to exclusive possession of the Property as of the Closing. Owner shall provide County with any keys or other means necessary to operate all locks and alarms associated with securing the improvements on the Property.

4.1.1 Owner agrees to deliver the Property in a vacant condition, without any tenancy rights encumbering it, upon the Closing.

4.1.2 Owner agrees to terminate all property management agreements, listing agreements and maintenance agreements relating to the Property prior to Closing.

5. Notices. All notices or other communications required or permitted hereunder shall be in writing, and shall be personally delivered or sent by registered or certified mail, postage prepaid, return receipt requested or by Express Mail or Federal Express to the following address:

To County: County of Los Angeles, Chief Executive Office
Real Estate Division, Property Management Section
222 South Hill Street, 3rd Floor
Los Angeles, California 90012
Attention: Chris Montana

With a Copy to: County of Los Angeles, Office of County Counsel
Room 653 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012
Attention: Amy M. Caves, Esq.

To Owner: Loquita Corporation
2701 Marine Avenue
Gardena, California 90247
Attn: Kim K. Gold

With a Copy to: Loquita Corporation
P.O. Box 2148
Gardena, California 90247
Attn: Kim K. Gold

Notice shall be deemed, for all purposes, to have been given on the date of personal service or three (3) consecutive calendar days following the deposit of the same with a carrier as specified above. Notice of change of address shall be given by written notice in the manner detailed in this paragraph.

6. Brokers. The Owner represents and warrants to County that RE/MAX Palos Verdes Realty has been engaged by it in connection with the transaction contemplated by this Agreement. The County represents and warrants to the Owner that no other broker or finder has been engaged by it other than, the County's Chief Executive Office, acting as the agent for the County. The Chief Executive Office, in its capacity as agent for the County, would participate in any commissions earned, should the County acquire the Property, in an amount equal to 50 percent of any brokerage commission resulting from the purchase and sale of the property.
7. Representations and Warranties of the Parties. In consideration for entering into this Agreement and as an inducement to the transaction contemplated herein, each of the parties hereto makes the following representations and warranties, each of which is material and is being relied upon by the other and the truth and accuracy of which shall constitute a condition precedent to each parties' obligations hereunder. Each of the following representations and warranties shall be deemed to have been remade as of the Closing.
 - 7.1 Power. Each party has the legal power, right and authority to enter into this Agreement and the instruments referenced herein, and to consummate the transactions contemplated hereby.
 - 7.2 Requisite Action. All requisite action has been taken by each party in connection with entering into this Agreement and the instruments referenced herein and, by the Closing, all such necessary action will have been taken to authorize the consummation of the transactions contemplated by this Agreement. By the Closing, no additional consent of any person or entity, judicial or administrative body, governmental authority or other party shall be required for each party to consummate the transactions contemplated by this Agreement.
 - 7.3 Individual Authority. The individuals on behalf of each party executing this Agreement and the instruments referenced herein, have the legal power, right and actual authority to bind their respective party to the terms and conditions hereof and thereof.
 - 7.4 Validity. This Agreement and all documents required hereby to be executed by each party are and shall be valid, legally binding obligations of and enforceable against each party in accordance with their terms, subject only to applicable bankruptcy, insolvency, reorganization, moratorium laws or similar laws or equitable principles affecting or limiting the rights of contracting parties generally.

8. Indemnification.

- 8.1.1 County shall defend, indemnify, and hold Owner free and harmless from and against any and all liabilities, damages, claims, costs and expenses (including without limitation, attorneys' fees, legal expenses and consultants' fees) arising from the negligence or willful misconduct of the County or its officers, employees or agents relating to the performance of its obligations under the terms of this Agreement.
- 8.1.2 The Owner shall defend, indemnify, and hold County and County's Special Districts, elected and appointed officers, agents and employees free and harmless from and against any and all liabilities, damages, claims, costs and expenses (including without limitation, attorneys' fees, legal expenses and consultants' fees) arising from the negligence or willful misconduct of the Owner or its officers, employees or agents relating to the performance of its obligations under the terms of this Agreement.
- 8.1.3 The indemnity provided each party by this section shall survive the Closing.

9 General Provisions.

- 9.1 Delegation of Authority. The County hereby delegates to its Chief Executive Officer or his designee, the authority to issue any and all approvals required by this Agreement and to execute any and all instruments necessary to consummate this transaction.
- 9.2 Survival of Covenants. The covenants, agreements, representations and warranties made herein are intended to survive the Closing and recordation and delivery of the grant deed conveying the Property.
- 9.3 Entire Agreement. This Agreement contains the entire agreement between the parties hereto and no addition or modification of any term or provision shall be effective unless set forth in writing, signed by both Owner and County.
- 9.4 Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same Agreement.
- 9.5 California Law. This Agreement has been made and entered into in the State of California, and shall be construed in accordance with the internal laws thereof.
- 9.6 Waivers. No waiver by either party of any provision hereof shall be deemed a waiver of any other provision hereof or of any subsequent breach by either party of the same or any other provision.
- 9.7 Captions. The section and paragraph numbers and captions appearing in this

Agreement are inserted only as a matter of convenience and in no way define, limit, construe or describe the scope or intent of such sections or paragraphs of this Agreement nor in any way affect this Agreement.

- 9.8 Interpretation. Unless the context of this Agreement clearly requires otherwise:
(i) the plural and singular numbers shall be deemed to include the other; (ii) the masculine, feminine and neuter genders shall be deemed to include the others; (iii) "or" is not exclusive; and (iv) "includes" and "including" are not limiting.
- 9.9 Severability. In the event any portion of this Agreement shall be declared by any court of competent jurisdiction to be invalid, illegal or unenforceable, such portion shall be severed from this Agreement and the remaining parts hereof shall remain in full force and effect as fully as though such invalid, illegal or unenforceable portion had never been part of this Agreement; provided that the remaining Agreement can be reasonably and equitably enforced.
- 9.10 Binding Effect. The provisions of this Agreement shall be binding upon the parties hereto and their respective successors-in-interest.
- 9.11 No Presumption Re: Drafter. The parties acknowledge and agree that the terms and provisions of this Agreement have been negotiated and discussed between the parties and their attorneys, and this Agreement reflects their mutual agreement regarding the same. Because of the nature of such negotiations and discussions, it would be inappropriate to deem any party to be the drafter of this Agreement, and therefore, no presumption for or against validity or as to any interpretation hereof, based upon the identity of the drafter shall be applicable in interpreting or enforcing this Agreement.
- 9.12 Assistance of Counsel. Each party hereto either had the assistance of counsel or had counsel available to it, in the negotiation for, and the execution of, this Agreement, and all related documents.

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IN WITNESS WHEREOF, Owner has executed this Agreement or caused it to be duly executed and this Agreement has been executed on behalf of the County of Los Angeles by the Mayor of the Los Angeles County Board of Supervisors the day, month, and year first above written.

LOQUITA CORPORATION

By: 
Kim K. Gold
Chief Executive Officer

ATTEST:

SACHI A. HAMAI
Executive Officer-Clerk of the
Board of Supervisors

By: _____
Deputy

COUNTY OF LOS ANGELES
A body politic and corporate

By: _____
Mayor, Board of Supervisors

APPROVED AS TO FORM:

ANDREA SHERIDAN ORDAN
County Counsel

By: 
Amy M. Caves
Senior Deputy

EXHIBIT LIST

Exhibit "A" Legal Description

Exhibit "B" Grant Deed Form

EXHIBIT "A"

LEGAL DESCRIPTION

EXHIBIT "A"

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

LOT 106 OF SPRINGDALE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGE 194, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, AS PROVIDED IN DEEDS OF RECORD.

ASSESSOR'S PARCEL NO.: 6150-020-041

**EXHIBIT "B"
GRANT DEED**

**RECORDING REQUESTED BY
COUNTY OF LOS ANGELES**

WHEN RECORDED MAIL TO:

County of Los Angeles
222 South Hill Street, 3rd Floor
Los Angeles, CA 90012
Attention: Chris Montana

Space above this line for Recorders use

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX
PURSUANT TO SECTION 11922 OF THE REVENUE & TAXATION CODE

ASSESSOR'S IDENTIFICATION NUMBER
6150-020-041

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO
SECTION 27383 OF THE GOVERNMENT CODE

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, THE OWNER, (hereinafter called "Grantor") does hereby grant to the COUNTY OF LOS ANGELES, (hereinafter called "County") a body corporate and politic, all of the Grantor's rights, title and interests to that certain real property in the unincorporated territory of the County of Los Angeles, State of California, legally described in Exhibit "A", attached hereto and incorporated herein by this reference.

SUBJECT TO:

1. All taxes, penalties and assessments of record, if any.
2. Covenants, conditions, restrictions, reservations, easements, rights, and rights-of-way, if any.

Dated _____

THE OWNER

By _____

EXHIBIT "A"

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

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EXCEPT THEREFROM THE OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, AS PROVIDED IN DEEDS OF RECORD.

ASSESSOR'S PARCEL NO.: 6150-020-041