

HOLLY L. WOLCOTT
CITY CLERK

City of Los Angeles
CALIFORNIA

OFFICE OF THE
CITY CLERK

GREGORY R. ALLISON
EXECUTIVE OFFICER

When making inquiries relative to
this matter, please refer to the
Council File No.14-1086



ERIC GARCETTI
MAYOR

COUNCIL AND PUBLIC SERVICES
DIVISION
200 N. SPRING STREET, ROOM 395
LOS ANGELES, CA 90012
GENERAL INFORMATION - (213) 978-1133
FAX: (213) 978-1040

SHANNON HOPPE
DIVISION MANAGER

www.clerk.lacity.org

April 1, 2015

The Honorable Eric Garcetti, Mayor
Room 303, City Hall

QUITCLAIM DEED - Quitclaim for the exchange of the Porter Ranch properties with the Porter Ranch Development Company.

Dear Mayor Garcetti:

The attached Quitclaim Deed for the exchange of the Porter Ranch properties between the City and the Porter Ranch Development Company is transmitted in quadruplicate for execution.

Authorizing Ordinance No. **183420** for this Quitclaim Deed was adopted by Council at its meeting held **February 3, 2015**. Please return these items at your earliest convenience after execution, to the Public Works and Gang Reduction Committee, in care of the Office of the City Clerk, Room 395, City Hall.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Villanueva', is written over a horizontal line.

Eric Villanueva
Council and Public Services, Division
Office of the City Clerk

14-1086_quitclaim_deed_ltr_040115.doc

CITY OF LOS ANGELES
INTERDEPARTMENTAL CORRESPONDENCE

DATE: March 31, 2015

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

FROM: Melody McCormick, Director
Department of General Services

SUBJECT: **REQUEST FOR SIGNATURE FOR THE QUITCLAIM DEED
FOR THE EXCHANGE OF PROPERTIES BETWEEN THE CITY OF
LOS ANGELES AND THE PORTER RANCH DEVELOPMENT
COMPANY**
PORTER RANCH AREA - CD 12

Please sign the attached Quitclaim Deeds, in four (4) originals, for the exchange of the Porter Ranch properties with the Porter Ranch Development Co (City quitclaims to PRDC).

Please see the attached Council Action (CF 14-1086) and Ordinance 18340 for references.

The four original deeds are to be executed, acknowledged and distributed as shown below:

1. City Clerk File
2. Three originals to be returned to GSD for
 - (1) File
 - (2) Conforming copy for file
 - (3) Recording

After the attached documents have been executed, please contact Lavivanh Tang, Real Estate Officer II, at (213) 922-8535 or David Roberts, Assistance Director, at 922-8546 for pick up.

Attachment

Free recording in accordance with California
Government Code Section 6103

RECORDING REQUESTED BY:

City of Los Angeles
General Services Department
Real Estate Services Division
111 East First Street, Room 201
Los Angeles, California 90012

WHEN RECORDED MAIL DOCUMENT
AND TAX STATEMENT TO:

Porter Ranch Development Co.
c/o Toll Brothers, Inc.
11280 Corbin Avenue
Porter Ranch, California 91326
Attn: Frank Su

APN: 2701-001-(902 through 907)

(Space Above This Line For Recorder's Use Only)

DOCUMENTARY TRANSFER TAX:
County: \$ 22.⁰⁰; City of Los Angeles: \$ 90.⁰⁰
Computed on full value of property conveyed


Signature of Declarant or Agent determining tax

QUITCLAIM DEED
(conveying City Property)

FOR VALUE RECEIVED, the CITY OF LOS ANGELES, a municipal corporation ("City"), acting by and through its Board of Recreation and Park Commissioners, hereby quitclaims to PORTER RANCH DEVELOPMENT CO., a California joint venture, all of City's right, title and interest in and to that certain real property ("City Property") situated in the City of Los Angeles, County of Los Angeles, State of California, described on Exhibit 1 attached hereto and by this reference incorporated herein, reserving therefrom any interest in the fee to the adjacent streets, if any, that would otherwise pass with the conveyance of City Property pursuant to this quitclaim deed, and further reserving therefrom, unto City, all oil, gas, water and mineral rights now vested in City, without 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. This conveyance is subject to all covenants, conditions, restrictions, encroachments, reservations, easements, rights, and rights-of-way that are apparent from a visual inspection of the City Property.

[remainder of page intentionally left blank]

This Quitclaim Deed is made in accordance with the provisions of Council File No. 14-1086 of the City of Los Angeles.

In witness whereof, City of Los Angeles, a municipal corporation, by its City Council, has caused this Quitclaim Deed to be executed on its behalf, by its Mayor, and its corporate seal to be thereto affixed by its City Clerk, this _____ day of _____, 2015

The City of Los Angeles, a municipal corporation

By: _____
Eric Garcetti, Mayor

By: _____
Name: _____
President of the Board of Recreation and Park Commissioners

By: _____
Name: _____
Secretary of the Board of Recreation and Park Commissioners

Attest:

Holly L. Wolcott, City Clerk

By: _____
Name: _____
Date: _____

Exhibit 1
to
Quitclaim Deed
(conveying City Property)

LEGAL DESCRIPTION of CITY PROPERTY

In the City of Los Angeles, County of Los Angeles, State of California, being a Parcels 18, 19, 20, 21, 22 and 23 as described in the Grant Deed recorded March 29, 1968 as Instrument No. 1135, in Book D3954, Page 626 of Official Records in the office of the County Recorder of said county.

**THE CITY OF LOS ANGELES,
a municipal corporation**

QUITCLAIMS TO

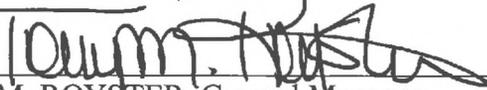
**PORTER RANCH DEVELOPMENT
COMPANY, a California joint venture**

JOB TITLE: Old Riding & Hiking Trails in Porter
Ranch. Parcels 18 through 23
APN:2701-001-(902 through 907)
Cadastral Map No. 216 B 109 & 222 B 109

QUITCLAIM DEED

Approved as to Authority 3/27, 2015

Department of General Services

By: 
TONY M. ROYSTER, General Manager

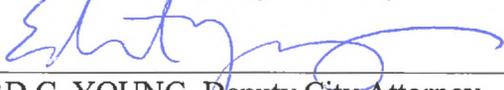
Approved as to Description 3-25, 2015

Department of General Services

By: 
JOSE L. RAMIREZ, Authorized Officer

Approved as to Form 3-25, 2015

MICHAEL N. FEUER, City Attorney

By: 
EDWARD C. YOUNG, Deputy City Attorney

Council File No. 14-1086

CITY OF LOS ANGELES
CALIFORNIA

HOLLY L. WOLCOTT
City Clerk

GREGORY R. ALLISON
Executive Officer



ERIC GARCETTI
MAYOR

Office of the
CITY CLERK

Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
General Information - (213) 978-1133
Fax: (213) 978-1040

SHANNON HOPPES
Division Manager

clerk.lacity.org

When making inquiries relative to
this matter, please refer to the
Council File No.

February 12, 2015

To All Interested Parties:

The City Council adopted the action(s), as attached, under Council File No. 14-1086, at its meeting held February 3, 2015.

City Clerk
wrq

TIME LIMIT FILES
ORDINANCES

Mayor's Time Stamp
RECEIVED
2005 FEB -4 PM 12:46
CITY OF LOS ANGELES

City Clerk's Time Stamp
2015 FEB -4 PM 12:41
CITY CLERK
BY _____
CITY

COUNCIL FILE NUMBER 14-1086 COUNCIL DISTRICT _____
 COUNCIL APPROVAL DATE February 3, 2015 LAST DAY FOR MAYOR TO ACT FEB 17 2015
 ORDINANCE TYPE: Ord of Intent Zoning Personnel General
 Improvement LAMC LAAC CU or Var Appeals - CPC No. _____

SUBJECT MATTER: EXCHANGE OF PROPERTIES LOCATED IN THE PORTER RANCH AREA

	APPROVED	DISAPPROVED	BY	DATE	OFFICE
PLANNING COMMISSION	_____	_____	CITY CLERK	2015 FEB 10 PM 3:43	CITY CLERK
DIRECTOR OF PLANNING	_____	_____			
CITY ATTORNEY	X _____	_____			
CITY ADMINISTRATIVE OFFICER	_____	_____			
OTHER	_____	_____			

DATE OF MAYOR APPROVAL, DEEMED APPROVED OR *VETO FEB 09 2015
 (*VETOED ORDINANCES MUST BE ACCOMPANIED WITH OBJECTIONS IN WRITING PURSUANT TO CHARTER SEC. 250(b)(c))

(CITY CLERK USE ONLY PLEASE DO NOT WRITE BELOW THIS LINE)

DATE RECEIVED FROM MAYOR FEB 10 2015 ORDINANCE NO. 183420
 DATE PUBLISHED _____ DATE POSTED FEB 12 2015 EFFECTIVE DATE FEB 22 2015
 ORD OF INTENT: HEARING DATE _____ ASSESSMENT CONFIRMATION _____
 ORDINANCE FOR DISTRIBUTION: YES NO



Council Action

The City Council ADOPTED the following recommendation(s), contained in a COMMUNICATION FROM THE DEPARTMENT OF GENERAL SERVICES (GSD) which were WAIVED, pursuant to Council Rule 17, by the Chair of the Arts, Parks, Health, Aging and River Committee, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND under the California Public Resources Code Section 21166 and the State's Environmental Quality Act (CEQA) Guidelines Section 15162, on the basis of substantial evidence contained in the whole record, that since the Advisory Agency decision on June 3, 2014, approving modifications to the subject Vesting Tentative Tract (VTT-50505-M1), there have been no changes to the Project, changes with respect to the circumstances under which the Project is being undertaken, or new information of substantial importance concerning the Project, which cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects, and therefore no additional environmental review is required for the Project.
2. DETERMINE that, based on the unique features of the proposed exchange of properties, transfer of the Department of Recreation and Parks (RAP) Parcels through competitive bidding would not be practicable, and public interest would be best served by a direct transfer to Porter Ranch Development Company (PRDC).
3. PRESENT and ADOPT the accompanying ORDINANCE authorizing transfer of the RAP Parcels to PRDC, in exchange for City's receipt of the PRDC Parcels.
4. AUTHORIZE the GSD to negotiate and execute an Exchange Agreement and Escrow Instructions regarding the transfer of City-owned RAP Parcels to PRDC in exchange for City's receipt of PRDC-owned PRDC Parcels, in a form substantially similar to the Exchange Agreement, attached to the Council file, subject to approval of the City Attorney as to form.
5. AUTHORIZE the GSD to take any action and negotiate and execute any agreement or document necessary to implement the contemplated exchange of properties, subject to approval of the City Attorney as to form with respect to such agreement(s) or document(s).
6. AUTHORIZE the City Attorney to make technical corrections and changes to all agreements and documents necessary for the contemplated transaction.

Council File No. 14-1086

ADOPTED

FEB 03 2015

LOS ANGELES CITY COUNCIL

183420

ORDINANCE NO. _____

An ordinance of the City of Los Angeles ("City") authorizing and providing for the transfer of certain City-owned real property located within the Porter Ranch area to Porter Ranch Development Co. ("PRDC"), in exchange for City's receipt of certain PRDC-owned real property located in the same area.

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

Section 1. In addition to affirming those findings and determinations contained in Resolution 10414 of the Board of Recreation and Park Commissioners of the City of Los Angeles ("Board"), adopted by the Board on July 9, 2014, and approved by City Council on August 29, 2014, as well as Report No. 14-195 of the General Manager of the Department of Recreation and Parks to the Board, approved by the Board on July 9, 2014, all of which are in City Council File No. 14-1086, the Council of the City of Los Angeles hereby finds and determines the following: (i) that certain City-owned real property ("City Property") described and shown in *Exhibit 1* attached hereto, which property consists approximately 3.99 acres, is unsuitable for use as a public park and not required for any other use of the City, (ii) City desires to acquire, for its use for park purposes, that certain PRDC-owned real property ("PRDC Property") described and shown in *Exhibit 2* attached hereto, which property consists approximately 5.77 acres and is located nearby the City Property, (iii) City desires to transfer the City Property to PRDC in exchange for City's receipt of the PRDC Property, (iv) competitive bidding for such property exchange would not be practicable because PRDC is the current owner of the PRDC Property, and (v) public interest requires the above-mentioned exchange of properties without notice of sale or advertisement for bids. It is hereby ordered that the City Property be transferred to PRDC, pursuant to certain conditions set forth herein and without notice of sale or advertisement for bids, in exchange for City's receipt of the PRDC Property. Immediately upon City's acquisition of the PRDC Property, the PRDC Property shall be dedicated solely for public park purposes and transferred to the jurisdiction of the Board.

Sec. 2. The transfer of the City Property to PRDC shall be subject to: (i) reservation, unto the City of Los Angeles, of 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, (ii) covenants, conditions, restrictions, encroachments, reservations, easements, rights and rights-of-way of record or which are apparent from a visual inspection of the real property, (iii) reservation, unto the City of Los Angeles, of any interest in the fee to the adjacent streets which would otherwise pass with the conveyance of the above described parcel of land, and (iv) transfer in "AS IS" condition and transferee receiving the City Property, by such act, expressly agreeing to accept such 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.

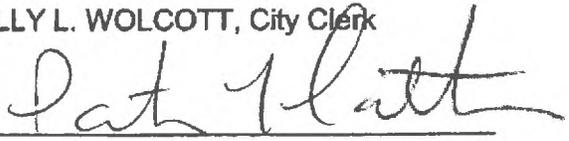
Sec. 3. The Mayor of the City of Los Angeles, in the name of and on behalf of said City, is hereby authorized and directed to execute a Quitclaim Deed to the City Property, conveying title to PRDC, or it's nominees or lawful successors in interest thereof; the City Clerk of said City is hereby authorized and directed to attest thereto and to affix the City Seal.

Sec. 4. The Department of General Services, Real Estate Services Division, is authorized to open escrow, deliver deeds, and process all necessary documents to effectuate this property exchange. PRDC shall pay for all escrow and incidental costs associated with this property exchange 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. PRDC, at its own expense, may obtain any desired survey of the City Property.

Sec. 5. 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 (10) 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. In accordance with City Charter Section 252, this ordinance shall take effect upon publication.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of FEB - 3 2015.

HOLLY L. WOLCOTT, City Clerk

By 

Deputy

Approved FEB 09 2015


Mayor

Approved as to Form and Legality
MICHAEL N. FEUER, City Attorney

By 
EDWARD YOUNG

Deputy City Attorney

Date 1/29/15

File No. 14-1086

Exhibit 1

(Legal Description and Depiction of City Property)

[please see attached]

LEGAL DESCRIPTION

In the City of Los Angeles, County of Los Angeles, State of California, being a Parcels 18, 19, 20, 21, 22 and 23 as described in the Grant Deed recorded March 29, 1968 as Instrument No. 1135, in Book D3954, Page 626 of Official Records in the office of the County Recorder of said county.

As shown on Exhibit "B", attached hereto and by this reference made a part hereof.

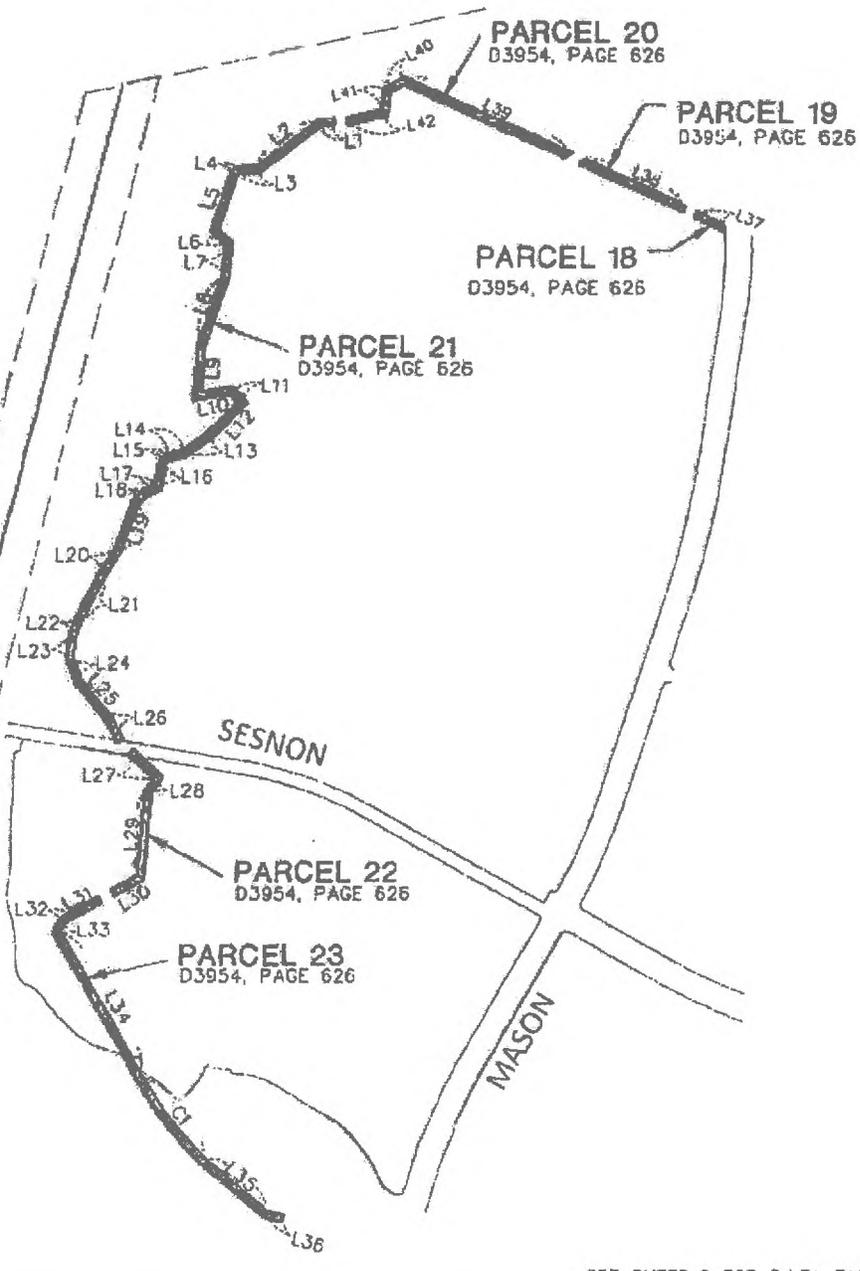

Robert L. Wheeler IV, L.S. 8639
Date: _____



October 29, 2013
WO No. 22-50507A
Page 1 of 1
H&A Legal No. 8165
By: R. Wheeler
Checked By: L. Gaston

EXHIBIT "B"

Sketch to Accompany Legal Description



SEE SHEET 2 FOR DATA TABLES

 HUNSAKER & ASSOCIATES IRVINE, INC. PLANNING • ENGINEERING • SURVEYING Three Hughes • Irvine, CA 92618 • PH: (949) 583-1070 • FX: (949) 583-0759		CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA			
DATE: 10/23/13	REV DATE: -----	DWG By: R. JESUS	CR'd By: R. WHEELER	SCALE: 1" = 600'	W.O. 22-50507A
FILE: I:\porter_rancii\LD\8165\SHT01.dwg			H&A LEGAL No. 8165		SHEET 1 OF 2

EXHIBIT "B"

Sketch to Accompany Legal Description

LINE TABLE		
LINE	BEARING	LENGTH
L1	S83°49'20"W	55.88'
L2	S53°24'23"W	290.20'
L3	S87°40'43"W	74.08'
L4	S43°15'51"W	23.34'
L5	S17°02'45"W	221.74'
L6	S47°46'45"E	72.92'
L7	S03°04'10"W	124.49'
L8	S17°23'27"W	277.89'
L9	S03°51'13"W	193.44'
L10	N80°28'00"E	132.83'
L11	S41°00'33"E	60.86'
L12	S43°28'45"W	159.86'
L13	S52°30'44"W	129.81'
L14	S82°07'00"W	65.62'
L15	S40°21'32"W	26.25'
L16	S09°04'00"W	95.19'
L17	S64°47'56"W	56.36'
L18	S40°36'05"W	55.32'
L19	S19°36'44"W	184.72'
L20	S31°03'15"W	108.56'
L21	S27°15'18"W	185.61'
L22	S18°54'16"W	77.16'
L23	S01°53'17"W	91.05'
L24	S22°22'48"E	91.92'
L25	S40°57'02"E	160.21'
L26	S30°26'07"E	111.83'
L27	S48°35'50"E	140.84'
L28	S33°35'03"W	69.89'
L29	S03°43'12"W	323.68'
L30	S61°20'10"W	120.32'
L31	S61°20'10"W	138.00'
L32	S49°46'04"W	35.00'
L33	S22°13'30"W	39.17'
L34	S30°40'59"E	633.00'
L35	S50°32'49"E	317.91'
L36	S74°21'28"E	66.79'
L37	N66°09'32"W	124.31'
L38	N66°09'32"W	431.18'
L39	N66°09'32"W	685.39'
L40	S80°14'49"W	70.79'
L41	S05°50'22"W	88.46'
L42	S77°41'55"W	145.52'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	13°24'31"	1737.50'	406.62'



HUNSAKER & ASSOCIATES
 IRVINE, INC.
 PLANNING • ENGINEERING • SURVEYING
 Three Hughes • Irvine, CA 92618 • PH (949) 583-1010 • FX (949) 583-0759

CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: 10/29/13	REV. DATE: -----	DRAWN BY: R. JESUS	CHECKED BY: R. WHEELER	SCALE: NTS	W.O. 22-50507A
PL: I:\porter ranch\LD\8165\SH01.dwg				H&A LEGAL No. 8165	SHEET 2 OF 2

Exhibit 2

(Legal Description and Depiction of PRDC Property)

[please see attached]

LEGAL DESCRIPTION

In the City of Los Angeles, County of Los Angeles, State of California, being that portion of Rancho Ex-Mission De San Fernando, as per a map recorded in Book 1, Pages 605 and 606 of Patents, in the office of the County Recorder of said County, described as follows:

Beginning at the northerly terminus of that certain course in the easterly boundary of Parcel 11 as described in the Grant Deed recorded March 29, 1968 in Book D3954, Page 626 of Official Records in the office of the County Recorder of said county described in said deed as "North 2°56'00" East 957.91 feet"; thence along said easterly boundary South 2°56'00" West 98.00 feet; thence South 87°04'00" East 100.00 feet to the southwesterly corner of Parcel 13 as described in said Grant Deed; thence along the westerly line of said Parcel 13 the following five (5) courses:

1. North 2°56'00" East 98.00 feet to a curve concave easterly having a radius of 1450.00 feet,
2. northerly 537.36 feet along said curve through a central angle of 21°14'00",
3. North 24°10'00" East 851.93 feet to a curve concave westerly having a radius of 1550.00 feet,
4. northerly 125.79 feet along said curve through a central angle of 4°39'00" and
5. North 19°31'00" East 618.50 feet;

Thence North 83°46'35" East 156.64 feet; thence North 43°34'09" West 259.91 feet to a point on the westerly boundary of Parcel 12 of said Grant Deed, being a non-tangent curve concave easterly having a radius of 1850.00 feet, a radial line to the beginning of said curve bears North 64°43'23" West; thence along said westerly line the following six (6) courses:

1. southerly 185.99 feet along said curve through a central angle of 5°45'37",
2. South 19°31'00" West 618.50 feet to a curve concave westerly having a radius of 1450.00 feet
3. southerly 117.68 feet along said curve through a central angle of 4°39'00",
4. South 24°10'00" West 851.93 feet to a curve concave easterly having a radius of 1550.00 feet,

March 8, 2013
WO No. 22-50507
Page 1 of 2
H&A Legal No. 8027
By: R. Wheeler
Checked By: R. Beuschlein

LEGAL DESCRIPTION

5. southerly 118.12 feet along said curve through a central angle of $4^{\circ}21'59''$ to a reverse curve concave northwesterly having a radius of 20.00 feet and
6. southwesterly 30.78 feet along said curve through a central angle of $88^{\circ}10'30''$ to a line which bears North $17^{\circ}58'31''$ East 60.00 feet from the southeasterly terminus of that certain course in said Parcel 11 described in said Grant Deed as "North $72^{\circ}01'29''$ West 23.94 feet";

thence non-tangent from said curve South $17^{\circ}58'31''$ West 60.00 feet to the boundary of said Parcel 11, being the beginning of a non-tangent curve concave southwesterly having a radius of 20.00 feet, a radial line to the beginning of said curve bears North $17^{\circ}58'31''$ East; thence along said boundary the following courses:

1. southeasterly 30.78 feet along said curve through a central angle of $88^{\circ}10'30''$ to a reverse curve concave easterly having a radius of 1550.00 feet,
2. southerly 357.55 feet along said curve through a central angle of $13^{\circ}13'01''$ to the Point of Beginning.

Containing an area of 5.778 acres, more or less.

As shown on Exhibit "B" attached hereto and by this reference made a part hereof.


Robert L. Wheeler IV, L.S. 8639
Date: 03/11/13



March 8, 2013
WO No. 22-50507
Page 2 of 2
H&A Legal No. 8027
By: R. Wheeler
Checked By: R. Beuschlein

DECLARATION OF POSTING ORDINANCE

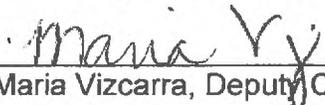
I, MARIA VIZCARRA, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 183420 – Authorizing and providing for the transfer of certain City-owned real property located within the Porter Ranch area to Porter Ranch Development Co. - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on **February 3, 2015**, 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, on **February 12, 2015** I 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.

Copies of said ordinance were posted conspicuously beginning on **February 1, 2015** and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this **12th** day of **February, 2015** at Los Angeles, California.



Maria Vizcarra, Deputy City Clerk

Ordinance Effective Date: **February 22, 2015**

Council File No. **14-1086**