

HOLLY L. WOLCOTT
CITY CLERK

PETTY F. SANTOS
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

September 26, 2019

The Honorable Eric Garcetti, Mayor
Room 303, City Hall

Re: Quitclaim of Easement Deed from the City to PRIM/FRIT Mission Hills, LLC for sanitary sewer easements

Mayor Garcetti:

Transmitted herewith is the Quitclaim of Easement Deed for the conveyance to PRIM/FRIT Mission Hills, LLC for sanitary sewer easements as authorized by Council File No. 18-0792 and Ordinance No. 185987.

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,

Michael Espinosa
Legislative Assistant
Public Works and Gang Reduction Committee
(213) 978-1064

**CITY OF LOS ANGELES
INTERDEPARTMENTAL CORRESPONDENCE**

DATE: September 20, 2019

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

FROM: Uri Jimenez, Chief Real Estate Officer II
Real Estate Division, Bureau of Engineering
1149 S. Broadway, Suite 610, Mail Stop 515

SUBJECT: QUITCLAIM OF EASEMENT DEED FROM THE CITY OF LOS ANGELES TO PRIME/FRIT MISSION HILLS LLC

Transmitted herewith is the Quitclaim of Easement Deed (one (1) original) for the conveyance to PRIM/FRIT Mission Hills, LLC for sanitary sewer easements as authorized by Council File No. 18-0792 and Ordinance No. 185987. Copies of the Council File and Ordinance 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 Real Estate Division**

After the attached document has been executed, please contact Jose L. Ramirez, Senior Title Examiner at (213) 485-5777 for pick-up or if you have any questions.

Attachments: Quitclaim of Easement Deed, Council File & Ordinance

RECORDING REQUESTED BY:

City of Los Angeles

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

PRIME/FRIT Mission Hills, LLC
10000 Washington Boulevard, Ste 300
Culver City, CA 90232
Attn: Claudia Cardenas

Quitclaim of Easement Deed

Doc. Transfer Tax \$ 0.00

This is a conveyance of an easement and the consideration and value is less than \$100.00, R & T 11911. Department of Public Works, Bureau of Engineering

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

The City of Los Angeles, a municipal corporation

DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO

PRIME/FRIT Mission Hills, LLC, a Delaware limited liability company

THE PURPOSE OF THIS QUITCLAIM DEED IS TO TERMINATE AND EXTINGUISH THE 30 FOOT WIDE SANITARY SEWER EASEMENT THAT WAS DEDICATED BY THE MAP OF TRACT NO. 19522 RECORDED IN BOOK 525 PAGE OF 50 OF MAPS & THE 20 FOOT WIDE EASEMENT GRANTED BY THE DEED RECORDED ON APRIL 5, 1956 AS INSTRUMENT NO. 4343 IN BOOK 50805 PAGE 284 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AND DELINEATED HEREIN.

the following described real property in the County of Los Angeles, State of California (Assessor's Parcel No.): 2649-019-032

**SEE EXHIBIT "A" FOR LEGAL DESCRIPTION AND EXHIBIT "B" FOR
DEPICTION SHEET**

This Quitclaim Deed is made in accordance with the provisions of Ordinance No. 185987 Council File No. 18-0792 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 31st day of October, 2019

THE CITY OF LOS ANGELES

By: EG
Eric Garcetti, Mayor

[Signature]
By: Holly L. Wolcott, City Clerk



ACKNOWLEDGMENT

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 October 31, 2019 before me, Mandy Morales, Notary Public
(insert name and title of the officer)

personally appeared Eric Michael 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)

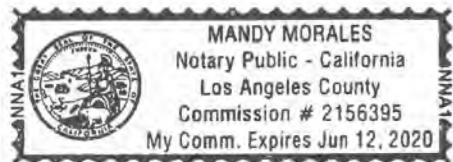


EXHIBIT A

**LEGAL DESCRIPTION
SANITARY SEWER EASEMENT QUITCLAIM**

PARCEL A

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING ALL OF THAT 20 FOOT WIDE SANITARY SEWER EASEMENT GRANTED TO THE CITY OF LOS ANGELES PER THE DEED RECORDED APRIL 5, 1956 AS INSTRUMENT NO. 4343, OFFICIAL RECORDS OF SAID COUNTY, LYING WITHIN LOTS 1 THROUGH 5 OF TRACT NO. 18389, PER MAP FILED IN BOOK 562, PAGES 8 AND 9 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING ALL THAT PORTION OF THE 30 FOOT WIDE SANITARY SEWER EASEMENT GRANTED AND DEDICATED TO THE CITY OF LOS ANGELES ON TRACT NO. 19522, PER MAP FILED IN BOOK 525, PAGE 50 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTHERLY OF THE NORTHERLY LINE OF LOT 14 OF SAID TRACT.

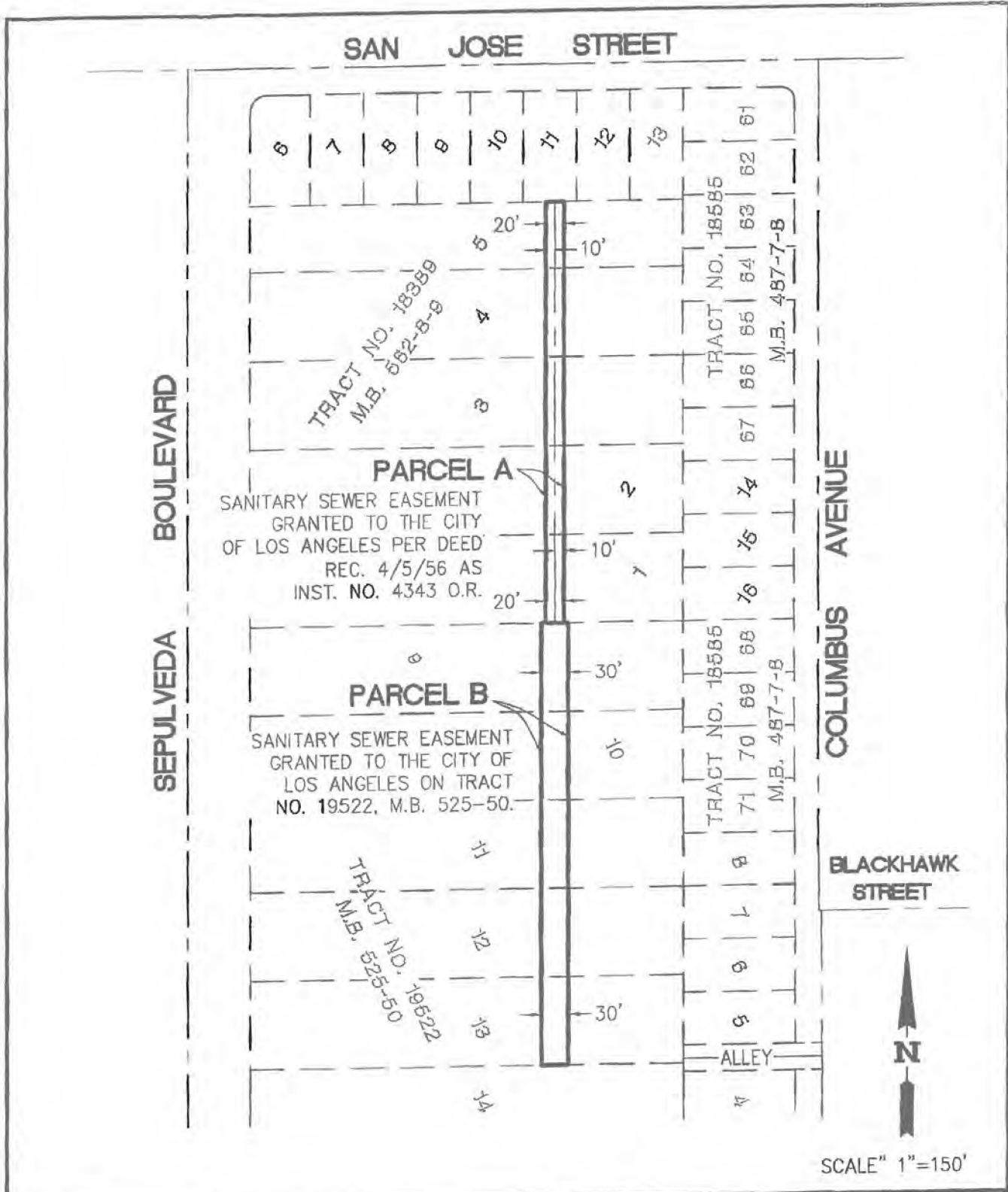
ALL AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

DATED THIS 14TH DAY OF FEBRUARY, 2018.



KURT R. TROXELL, L.S. 7854





FUSCOE
ENGINEERING

16795 Von Karman, Suite 100, Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315 • www.fuscoe.com

EXHIBIT 'B'
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
SEWER EASEMENT QUITCLAIM
CITY OF LOS ANGELES

DATE: FEB. 8, 2018
SCALE: AS NOTED
JN: 1196.001
SHEET 1 OF 1

The City of Los Angeles

JOB TITLE: Quitclaim of a Sanitary Sewer Easement at Sepulveda Blvd. at Devonshire Street, North Hills, 91345 APN: 2649-019-032 Cadastral Map No. 204 B 145 Right of Way # 36000-2134

To

PRIME/FRIT Mission Hills, LLC

Quitclaim Deed

Approved as to Authority SEP. 17, 2019, 2019

By Alfred Mata
Authorized Officer

LEGAL DESCRIPTION

Prepared by: Fuscoe Engineering

By: Kurt R. Troxell

License No. 7854

I verify that the attached plat depicts the alignment and or configuration requested for this project

Bureau of Engineering

By: Jose L. Ramirez
Jose L. Ramirez, Senior Title Examiner

Date: SEP. 17, 2019

Bureau of Engineering
Real Estate Division

Approved _____, 2019

Michael N. Feuer, City Attorney

By [Signature]
9-19-19 Deputy

Council File No. 18-0792

HOLLY L. WOLCOTT
CITY CLERK

SHANNON D. HOPPE
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

When making inquiries relative to
this matter, please refer to the
Council File No.: 18-0792

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

February 6, 2019

Council File No.: 18-0792
Council Meeting Date: February 05, 2019
Agenda Item No.: 5
Agenda Description: CATEGORICAL EXEMPTION, COMMUNICATION FROM THE CITY ENGINEER and ORDINANCE FIRST CONSIDERATION relative to the quitclaim of the easement for sanitary sewer purposes lying on Sepulveda Boulevard between San Jose Street and Devonshire Street - Right of Way No. 36000-2134 (Quitclaim).

Council Action: COMMUNICATION FROM THE CITY ENGINEER and ORDINANCE - ADOPTED

Council Vote:

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

HOLLY L. WOLCOTT
CITY CLERK

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

FILE SENT TO MAYOR: 02/06/2019

LAST DAY FOR MAYOR TO ACT: 02/18/2019

APPROVED
 *DISAPPROVED
 *VETO

Acting Mayor

02/06/2019

DATE SIGNED

Adopted Report(s)

Title

Final Ordinance No. 185987

Report from Public Works: Engineering

Date

03/23/2019

08/15/2018

ACCELERATED REVIEW PROCESS - B

Office of the City Engineer

Los Angeles, California

To the Honorable Council

Of the City of Los Angeles

August 15, 2018

Honorable Members:

C. D. No. 7

SUBJECT:

Quitclaim of Sanitary Sewer Easement - Sepulveda Boulevard
between San Jose Street and Devonshire Street - Right of Way No.
36000-2134.

RECOMMENDATIONS:

- A. That the petitioner's request for the quitclaim of the easement for sanitary sewer purposes lying easterly of Sepulveda Boulevard between San Jose Street and Devonshire Street shown colored red on Exhibit "A" be approved, subject to the following conditions:
 1. That the petitioner make satisfactory arrangement with the Real Estate Group of the Bureau of Engineering with respect to the payment of document recording fee.
- B. That the accompanying draft of Ordinance, authorizing such quitclaim, which has been approved as to form and legality by the City Attorney, be adopted.
- C. That the Real Estate Group of the Bureau of Engineering record and deliver the necessary quitclaim deed or deeds to the persons legally entitled thereto.
- D. That a copy of the Council action and Ordinance be forwarded to the Real Estate Group of the Bureau of Engineering for processing.
- E. That notification of the time and place of the City Council meeting to consider this matter be sent to:

- 1) Greg Mino
600 Wilshire Boulevard, Suite 1470
Los Angeles, CA 90017
- 2) Keith Malloy
FUSCOE Engineering
600 Wilshire Boulevard, Suite 1470
Los Angeles, CA 90017
- 3) Prime CRDF Mission Hills, LLC
201 S. Figueroa Street, Suite 300
Los Angeles, CA 90012

F. That if the Council add, remove or modify any of the previously stipulated conditions, the accompanied draft of Ordinance be considered null and void and a new Ordinance be procured.

FISCAL IMPACT STATEMENT:

A fee of \$6,896.40 was paid for processing this request pursuant to Section 7.40 of the Administrative Code.

TRANSMITTALS:

1. Application dated January 29, 2016 from Greg Mino.
2. Draft of Ordinance, in duplicate.
3. Exhibit "A", location map.

DISCUSSION:

The petitioner, Greg Mino representing the owner of the properties, is requesting the City to quitclaim the sanitary sewer easement lying easterly of Sepulveda Boulevard between San Jose Street and Devonshire Street shown colored red on Exhibit "A".

The petitioner has requested the quitclaim of the 20-foot and 30-

foot wide sanitary sewer easements to construct improvements over the existing easements.

The request for the quitclaim of the easements can be granted since the portion of the easements being requested is no longer being utilized by the City and its retention is no longer necessary. The existing sewer located within this easements area only serves the properties on site and is in the process of being privatized.

The 20 feet wide Sanitary Sewer Easement being quitclaimed lying within Lot 1 through 5 of Tract No. 18389, was dedicated by Instrument No. 4343, recorded on April 5, 1956, in Book 50805, Pages 285 and 286 of Official Records, in the office of the County Recorder of Los Angeles County.

The portion of the 30 feet wide Sanitary Sewer Easement being quitclaimed lying within Lot 9 through 13, was dedicated by Tract No. 19522, recorded on August 26, 1954, in Book 525, Page 50 of Maps, in the Office of the County Recorder of Los Angeles County.

The Valley District Office of the Bureau of Engineering has no objection to the portions being quitclaimed as the existing sewer within this easement is in the process of being privatized under B-permit BR205450 and will be maintained privately.

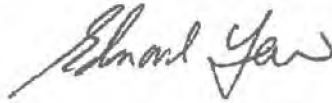
The Wastewater Conveyance Engineering Division of the Bureau of Engineering has deferred to the Valley Engineering District Office about the portion of the sewer easement being quitclaimed.

The City Engineer is also requiring the petitioner to provide payment of the recording fee as outlined under Recommendation "A" in a manner satisfactory to the City Engineer.

ENVIRONMENTAL DETERMINATION:

The Bureau of Engineering has determined that the quitclaim of the easement for sanitary sewer purpose is exempt from the California Environmental Quality Act of 1970, pursuant to the categorical exemptions included in the City of Los Angeles Guidelines under Article III, Class 5(4).

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Edmond Yew".

Edmond Yew, Manager
Land Development and GIS Division
Bureau of Engineering

EY//

Q:\LANDDEV\QUITCLAIMS\36000-2134 Sepulvda btwn San Jose and
Devonshire\Quitclaim Report 2134.doc

cc: Valley District Office

DATE 11/29/16

BUREAU OF ENGINEERING
LAND DEVELOPMENT GROUP
201 N. Figueroa Street, Suite 200, Los Angeles, CA 90012

APPLICATION FOR QUITCLAIM OF EASEMENT

1. Applicant (s) GREG MIWO (Print)
(Full Name)

6000 WILSHIRE BLVD SUITE 1470 LOS ANGELES 90047
(Address) (City) (Zip)

are the owner (s) ___ or representatives (s) of the owner (s) of the properties shown on the attached sketch or described below.

2. The easement to be quitclaimed is for sanitary sewer

() storm drain () OTHER _____

purposes is located at 10530 N. SERRA VEDA BLVD, MISSION HILLS, 91815

Property description: TRACT NO 15522, LOTS 9-13; TRACT 15389, LOTS 1-5
Lot No., Tract No.

3. The project lies within or is shown on:

(a) Engineering District: (Check appropriately)

() Central () Harbor Valley () West Los Angeles

(b) Council District No. 7

4. Document or Map which dedicated easement TRACT 15522, BOOK 525

PAGE 50 OF MAPS; INSTRUMENT NO 4347, D.I. RECORDED APRIL 5, 1956

5. The purpose of the quitclaim request is: TO VACATE THE SEWER EASEMENT.

THE SEWER IS ONLY USED BY BUILDINGS ON-SITE. A PORTION OF THE SEWER IS BEING REMOVED AND THE REMAINING PORTION WILL BE USED TO SERVE THE BUILDINGS TO SERVE THE BUILDINGS EPC 2015-3425 IS IN PROCESS FOR THIS SITE

6. The phone number at which I can be contacted during the day

(area code) (213) 547-5621

7. Applicant's signature _____

8. Name and address of the Owner (s) PTCME/CDF MISSION HILLS, LLC.
(Full Name)

201 S. FIGUEROA, SUITE 200 LOS ANGELES 90012
(Address) (City) (Zip)

18 APR 2017 1:59

ORDINANCE NO. 185987

An Ordinance authorizing the quitclaim of an easement for sanitary sewer lying easterly of Sepulveda Boulevard between San Jose Street and Devonshire Street.

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

Section 1 The Council of the City of Los Angeles hereby finds and determines that certain portion of easement for sanitary sewer purposes hereinafter described, lying easterly of Sepulveda Boulevard between San Jose Street and Devonshire Street, is no longer required for the use of the City, and that the public interest, convenience and necessity require, and said Council orders, the conveyance by quitclaim deed of all the City's right, title and interest in and to said sanitary sewer easement without notice of sale or advertisement for bids, to the person or persons who own the real property at the time of execution of the deed, in severalty, and upon the same tenure as their respective interests appear of record in the office of the County Recorder of Los Angeles County.

Sec. 2. The aforesaid sanitary sewer easement is located in the City of Los Angeles, County of Los Angeles, State of California, and is more particularly described as follows:

That certain easement for sanitary sewer purposes, 20 feet wide, lying within Lots 1 to 5, Tract 18389, as per map recorded in Book 562, Pages 8 and 9, of Maps, in the Office of the County Recorder of Los Angeles County, as dedicated by Instrument No. 4343, recorded on April 5, 1956, in Book 50805, Page 286, of Official Records, in the office of the County Recorder of Los Angeles County.

Also, that certain easement for sanitary sewer purposes, 30 feet wide, lying within Lots 9 to 13, Tract 19522, as per map recorded in Book 525, Page 50, of Maps, in the Office of the County Recorder of Los Angeles County, as shown and dedicated on the map of said tract.

Sec. 3. The following is authorized and directed:

(a) The Mayor of said City shall execute deeds in duplicate on behalf of said City, forever quitclaiming said easement above-described to the person or persons who own the real property at the time of execution of the deed;

(b) The City Clerk shall attest to and affix the City Seal to said quitclaim deeds; and

(c) The Real Estate Group of the Bureau of Engineering shall record and deliver said quitclaim deeds to the grantees named therein.

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



NANCY E. WAX
Deputy City Attorney

Date

August 8 2018

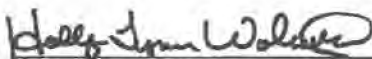
File No. _____

M:\Real Prop_Env_Land Use\Real Property_Environment\Ordinances\A18-02383\A18-02383 final.docx

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

CITY CLERK

MAYOR



Ordinance Passed 02/05/2019

Approved 02/06/2019

Ordinance Effective Date: 03/23/2019

Council File No.: 18-0792

DECLARATION OF POSTING ORDINANCE

I, Staci Roberts 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. 185987 - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on 02/05/2019, 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 02/11/2019 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: 02/11/2019

Ordinance Effective Date: 03/23/2019

Council File No.: 18-0792