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20181163768



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

11/20/18 AT 08:00AM

FEES:	38.00
TAXES:	121,408.00
OTHER:	0.00
PAID:	121,446.00



LEADSHEET



201811200160001

00015967332



009472951

SEQ:
01

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

FWTC

RECORDING REQUESTED BY:
Fidelity National Title

AND WHEN RECORDED MAIL TO:

MCP 612 Broadway SPE, LLC
5850 W 3rd St #199
Los Angeles, CA 90036



THIS SPACE FOR RECORDER'S USE ONLY

Title Order No.: 25007200

Escrow No.: 17-76305-DB

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$23,848.00 CITY TRANSFER TAX \$97,560.00

☒ 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,

616 South Broadway, a California General Partnership

hereby GRANT(s) to:

MCP 612 Broadway SPE, LLC, a Delaware Limited Liability Company

the following described real property in the City of Los Angeles, County of Los Angeles, State of California,
described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF
Also Known as: 612 S. Broadway, Los Angeles, CA

APN#: 5144-002-019

PLEASE SEE PAGE TWO FOR GRANTOR'S SIGNATURE.

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

1A

GRANT DEED - PAGE TWO

GRANTOR'S SIGNATURE:

616 South Broadway, a California General Partnership

By: [Signature]

Its: OWNER

Name: VAHE AKPULAT

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

)
SS

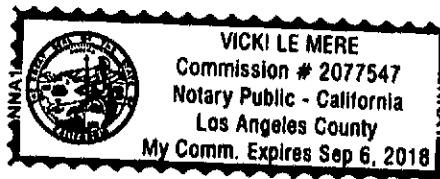
On NOV. 10/17 before me, VICKI LE MERE, a
Notary Public personally appeared, VAHE AKPULAT.

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 within 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]
Notary Public



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EXHIBIT A
LEGAL DESCRIPTION

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

LOT "B" OF THE "VICTOR DOL PROPERTY" IN BLOCK 17 OF ORD'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 83, PAGE(S) 38 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT A POINT IN THE EAST LINE OF BROADWAY (AS TO AN 80 FOOT STREET), DISTANT SOUTHERLY 121.59 FEET FROM THE INTERSECTION OF SAID STREET LINE WITH THE SOUTH LINE OF SIXTH STREET; THENCE SOUTH 37°46' WEST ALONG THE EAST LINE OF BROADWAY, 62.5 FEET; THENCE SOUTH 51°46' EAST 155 FEET, A LITTLE MORE OR LESS, TO THE WEST LINE OF THE ALLEY RUNNING THROUGH SAID BLOCK 17 FROM NORTH TO SOUTH; THENCE NORTH 37°49' EAST ALONG SAID ALLEY LINE 62.5 FEET AND THENCE NORTH 51°45' WEST 155.04 FEET TO THE POINT OF BEGINNING.

APN: 5144-002-019