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20201715294



Pages:
0006

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

12/23/20 AT 08:00AM

FEES:	32.00
TAXES:	0.00
OTHER:	0.00
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PAID:	32.00



LEADSHEET



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SEQ:
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SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

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FOR REFERENCE ONLY: 20201715294

RECORDING REQUESTED BY
OLD REPUBLIC TITLE COMPANY - OAKLAND

WHEN RECORDED MAIL TO

County of Los Angeles
Chief Executive Office
Real Estate Division
320 West Temple Street, 7th Floor
Los Angeles, CA 90012

.....
SPACE ABOVE THIS LINE FOR RECORDER'S USE
.....

Covenant and Agreement To Hold As One Parcel

RECORDING REQUESTED BY
OLD REPUBLIC TITLE COMPANY - OAKLAND

WHEN RECORDED MAIL TO

County of Los Angeles
Chief Executive Office
Real Estate Division
320 West Temple Street, 7th Floor
Los Angeles, CA 90012

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Covenant and Agreement To Hold As One Parcel

RECORDING REQUESTED BY:

City of Los Angeles

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

County of Los Angeles
Chief Executive Office
Real Estate Division
320 West Temple Street, 7th Floor
Los Angeles, CA 90012

Title Order No.: _____ Space Above This Line For Recorder's Use Escrow No.: _____

COVENANT AND AGREEMENT TO HOLD AS ONE PARCEL

APN: See Exhibit "A"

R/W No. **33978**

The undersigned hereby certify that they are the owners of the herein-after legally described property in The City of Los Angeles, County of Los Angeles, State of California:

SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION

And, in consideration of the elimination of the requirement for the recordation of a new tract map and to meet a condition for the VAC No. E 1401352 of the public street, entitled: **Vermont Avenue and 85th Street Vacation District** proposed to be vacated by action of the City Council, under Council File No. **18-1005-S1** and described herein by reference to the Resolution to Vacate recorded on 12/22/2020, as Document No. 20201709075, in the office of the Los Angeles County Recorder; does hereby covenant and agree with The City of Los Angeles, a municipal corporation, that (each of) the above legally described parcels of land together with the area proposed to be vacated by said proceedings, which would pass with conveyance of the said lot(s), or by operation of law; will be held as one parcel and no portion thereof will be sold separately until such time as a new subdivision map is recorded over said area, a parcel map exemption is permitted or until released by authority of the City of Los Angeles.

It is further provided that a breach of the foregoing covenant and agreement shall not defeat nor render invalid the lien of any mortgage or deed of trust made in good faith and for value as to said premises or any part thereof.

This covenant and agreement shall run with the land and shall be binding upon the undersigned, and future owners, encumbrancers, its and their successors and assigns, and shall continue in effect until such time as a new subdivision map is recorded over said area, a parcel map exemption is permitted or until released by authority of the City of Los Angeles.

See next page for signatory

This document is being recorded pursuant to Section 6103 of the California Government Code and California Government Code Section 27383.

DATED: November 25, 2020

County of Los Angeles, a body corporate and politic

Fesia A. Davenport, Acting Chief Executive Officer

[Handwritten Signature]

By: David P. Howard, Assistant Chief Executive Officer

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 _____ }

On _____, before me, _____, a Notary Public, personally appeared _____

_____, 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)

PUBLIC AGENCY CERTIFICATE OF ACKNOWLEDGEMENT (CC 1190)

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)
) SS.
County of Los Angeles)

On the 25th day of NOVEMBER 2020, before me, Roger W. Hernandez, Deputy Registrar-Recorder/County Clerk of the County of Los Angeles, personally appeared David P. Howard, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal the day and year in this Certificate of Acknowledgement first written above.

DEAN C. LOGAN
Registrar-Recorder/County Clerk



By 
Roger W. Hernandez
Deputy

EXHIBIT "A"

Lots 30 through 37 and 77 through 87, map of Sunnyside Park, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 6 Page 8, of Maps, in the Office of the County Recorder of said County and is described as follows:

EXCEPTING FROM LOT 87: The Southerly 20 feet of said land as condemned for street widening of Manchester Avenue, recorded in Book 6627 Page 299 of Official Records.

EXCEPTING FROM LOTS 77 THROUGH 80: 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, as reserved in the deed recorded July 29, 2002, Instrument No. 2002-1771705 of Official Records.

EXCEPTING FROM LOT 37: 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, as reserved in the deed recorded July 29, 2002, Instrument No. 2002-1771705 of Official Records.

ASSESSOR'S IDENTIFICATION NUMBERS: 6032-12-(906, 907, 908, 909, 910, 911, 912, 913) & 6032-13-(906, 907, 908, 909, 910, 911, 912, 913)