

**PLANNING DEPARTMENT TRANSMITTAL
TO THE CITY CLERK'S OFFICE
SUPPLEMENTAL
CF 21-1349**

CITY PLANNING CASE:	ENVIRONMENTAL CASE:	COUNCIL DISTRICT:	
CHC-2021-5125-HCM	ENV-2021-5126-CE	8	
PROJECT ADDRESS / LOCATION:			
3421-3423 South Catalina Street			
PLANNER CONTACT:	TELEPHONE NUMBER:	EMAIL ADDRESS:	
Melissa Jones, City Planning Associate	213-847-3679	Melissa.jones@lacity.org	
NOTES / INSTRUCTION(S):			
<p>Below is the contact information for the new property owner to update the mailing list for noticing purposes. I am also attaching the recorded grant deed showing the new owner.</p> <p>Korean History & Cultural Heritage Preservation 6301 Beach Blvd. Ste 303 Buena Park, CA 90621</p> <p>Korean History & Cultural Heritage Preservation 1803 3rd Avenue Oakland, CA 94606</p>			
ATTACHMENTS:	REVISED:	ENVIRONMENTAL DOCUMENT:	REVISED:
<input type="checkbox"/> Letter of Determination <input type="checkbox"/> Findings of Fact <input type="checkbox"/> Staff Recommendation Report <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> T Conditions <input type="checkbox"/> Proposed Ordinance <input type="checkbox"/> Preparation of a draft ordinance by the City Attorney is required. <input type="checkbox"/> Zone Change Map and Ordinance <input type="checkbox"/> GPA Resolution <input type="checkbox"/> Land Use Map <input type="checkbox"/> Exhibit A – Plans <input type="checkbox"/> Mailing List <input type="checkbox"/> Interested Parties List <input type="checkbox"/> Appeal <input type="checkbox"/> Development Agreement <input type="checkbox"/> Site Photographs <input checked="" type="checkbox"/> Other: Recorded Grant Deed	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> Categorical Exemption (CE) (Notice of Exemption) <input type="checkbox"/> Statutory Exemption (SE) (Notice of Exemption) <input type="checkbox"/> Negative Declaration (ND) <input type="checkbox"/> Mitigated Negative Declaration (MND) <input type="checkbox"/> Environmental Impact Report (EIR) <input type="checkbox"/> Mitigation Monitoring Program (MMP) <input type="checkbox"/> Sustainable Communities Project Exemption (SCPE) <input type="checkbox"/> Sustainable Communities Environmental Assessment (SCEA) <input type="checkbox"/> Sustainable Communities Environmental Impact Report (SCEIR) <input type="checkbox"/> Appendices <input type="checkbox"/> Other:	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

TRANSMITTED BY:	TRANSMITTAL DATE:
Melissa Jones, City Planning Associate, LA City Planning, Office of Historic Resources	2-9-2023

This page is part of your document - DO NOT DISCARD



20230062856



Pages:
0005

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

01/31/23 AT 08:00AM

FEES :	31.00
TAXES :	16,520.00
OTHER :	0.00
<hr/>	
PAID :	16,551.00



LEADSHEET



202301310990022

00023158838



013894736

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

182378-x23

Recording Requested by:
Chicago Title Company

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO
AND MAIL TAX STATEMENTS TO:

Korean History & Cultural Heritage Preservation
1803 3rd Avenue
Oakland, California 94606

Common Address: 3423 S. Catalina Street, Los Angeles, California
APN: 5040-019-014

GRANT DEED

THE UNDERSIGNED GRANTOR DECLARES

COUNTY TRANSFER TAX is \$3,245

CITY TRANSFER TAX is \$13,275

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; or City of Los Angeles

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
3423 S CATALINA ST LLC, a California limited liability company ("**Grantor**") hereby grants
to KOREAN HISTORY & CULTURAL HERITAGE PRESERVATION, a California nonprofit
corporation, all of Grantor's right, title and interest in that certain real property located in the City
of Los Angeles, County of Los Angeles, State of California, as more particularly described on
Exhibit A attached hereto (the "**Property**").

Subject to: (1) Non-delinquent taxes and assessments; (2) all liens, encumbrances,
easements, covenants, conditions and restrictions of record, including any matters shown on any
subdivision or parcel map affecting the Property; and (3) all matters which would be revealed or
disclosed in an accurate survey of the Property.

[Signature on Following Page]

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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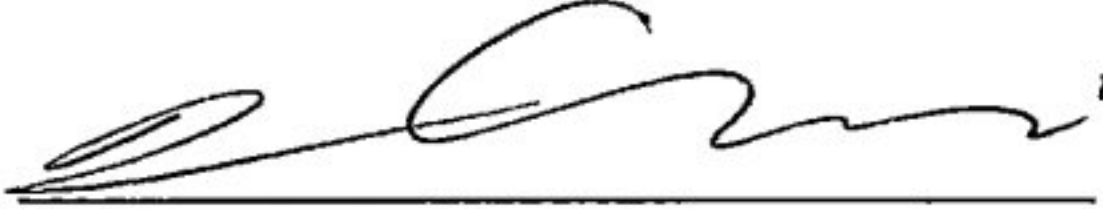
[Signature on Following Page]

MAIL TAX STATEMENTS AS DIRECTED ABOVE

IN WITNESS WHEREOF, Grantor has executed this Grant Deed on Jan, 27th,
2023.

GRANTOR:

3423 S CATALINA ST LLC, a California
limited liability company

By: 

Donghao Li
Manager

ACKNOWLEDGMENT

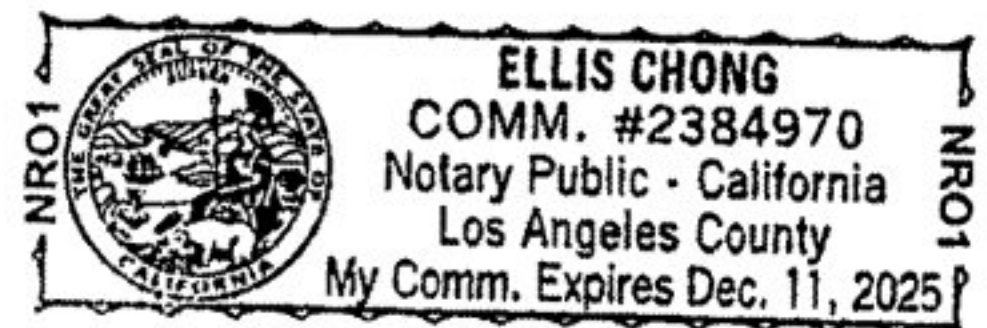
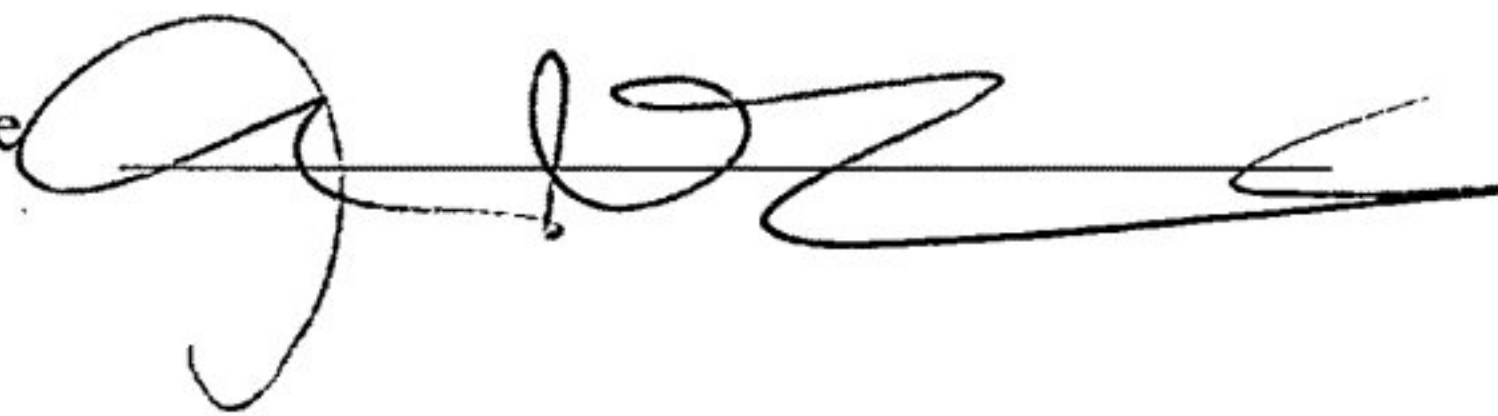
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

On Jan 17, 2023, before me, Ellis Chong, Notary Public, personally appeared Denghao Li, 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.

WITNESS my hand and official seal.

Signature



(SEAL)

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 12 OF STRONG AND DICKINSON'S JEFFERSON STREET TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGE 86 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5040-019-014