



Recording Requested By

The City of Los Angeles

When Recorded, Mail To:

Nossaman LLP  
777 South Figueroa Street, 34<sup>th</sup> Floor  
Los Angeles, CA 90017  
Attn: David Graeler, Esq.

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Space Above This Line For Recorder's Use

APN: 7440-006-959

The undersigned Transferor declares:

This instrument is exempt from Filing Fees (Govt. Code § 6103), Recording Fees (Govt. Code § 27383) and from Documentary Transfer Tax (Rev. & Tax Code § 11922)

## **QUITCLAIM DEED**

FOR VALUABLE CONSIDERATION, receipt and adequacy of which is hereby acknowledged, EDUARD DRUDIS, hereby REMISES, RELEASES AND QUITCLAIMS to the CITY OF LOS ANGELES, a municipal corporation, all of their right, title and interest in that certain real property situated in the City of Wilmington, County of Los Angeles, State of California, described in Exhibit "A" and depicted on Exhibit "B" attached hereto and made a part hereof.

[Signatures on the following page.]

IN WITNESS WHEREOF, this instrument has been duly executed as of the 04 day of  
December, 2025.



---

EDUARD DRUDIS

**CERTIFICATE OF ACCEPTANCE**

This is to certify that the interests in the real property conveyed by the within Quitclaim Deed dated \_\_\_\_\_, 20\_\_, from EDUARD DRUDIS, to the CITY OF LOS ANGELES, a municipal corporation, is hereby accepted by order of the Board of Harbor Commissioners of the City of Los Angeles or by the undersigned officer or agent of behalf its Board of Harbor Commissioners pursuant to the authority conferred by resolution of its Board of Harbor Commissioner adopted on \_\_\_\_\_ by Resolution No. \_\_\_\_\_, and the grantee of the foregoing Quitclaim Deed consents to recordation thereof by its duly authorized officer. This Certificate of Acceptance is executed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Said Quitclaim Deed is given at the request of and for the benefit of the City of Los Angeles for public purposes, and is entitled to be recorded without fee pursuant to Section 27383, Government Code, and is exempt from documentary transfer tax pursuant to Section 11922, Revenue and Taxation Code.

CITY OF LOS ANGELES, a municipal corporation, acting by and through its Board of Harbor Commissioners

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_, 20\_\_

APPROVED AS TO FORM:

Hydee Feldstein Soto, City Attorney

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Deputy City Attorney  
Date: \_\_\_\_\_, 20\_\_

Exhibit "A"

**For APN/Parcel ID(s): 7440-006-959**

---

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

PARCEL 1:

THAT PORTION OF LOT 2 OF TRACT NO. 10225, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 181 PAGE 3](#) AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIES NORTHWESTERLY OF THE "CENTER LINE BETWEEN TRACKS P. E. RY. CO.", AS SHOWN WITHIN THE LINES OF SAID LOT 2 ON THE MAP OF SAID TRACT.

PARCEL 2:

THAT PORTION OF THE EASTERLY HALF OF LAGOON AVENUE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP OF TRACT NO. 10225, RECORDED IN [BOOK 181 PAGE 3](#) AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED SOUTHERLY BY THE "CENTER LINE BETWEEN TRACKS P. E. RY. CO.", AS SHOWN ON SAID MAP AND BOUNDED NORTHERLY BY THE SOUTHWESTERLY CONTINUATION OF THE NORTHWESTERLY LINE OF LOT 2 OF SAID TRACT NO. 10225.

PARCEL 3:

THAT PORTION OF LOT 2 OF TRACT NO. 10225, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 181 PAGES 3](#) AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIES SOUTHEASTERLY OF THE "CENTER LINE BETWEEN TRACKS P. E. RY. CO." AS SHOWN WITHIN THE LINES OF SAID LOT 2 ON THE MAP OF SAID TRACT.

PARCEL 4:

THAT PORTION OF THE EASTERLY HALF OF LAGOON AVENUE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP OF TRACT NO. 10225, RECORDED IN [BOOK 181 PAGES 3](#) AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED NORTHERLY BY THE "CENTER LINE BETWEEN TRACKS P. E. RY. CO.", AS SHOWN ON SAID MAP AND BOUNDED SOUTHERLY BY THE SOUTHWESTERLY CONTINUATION OF THE SOUTHEASTERLY LINE OF LOT 2 OF SAID TRACT NO. 10225.

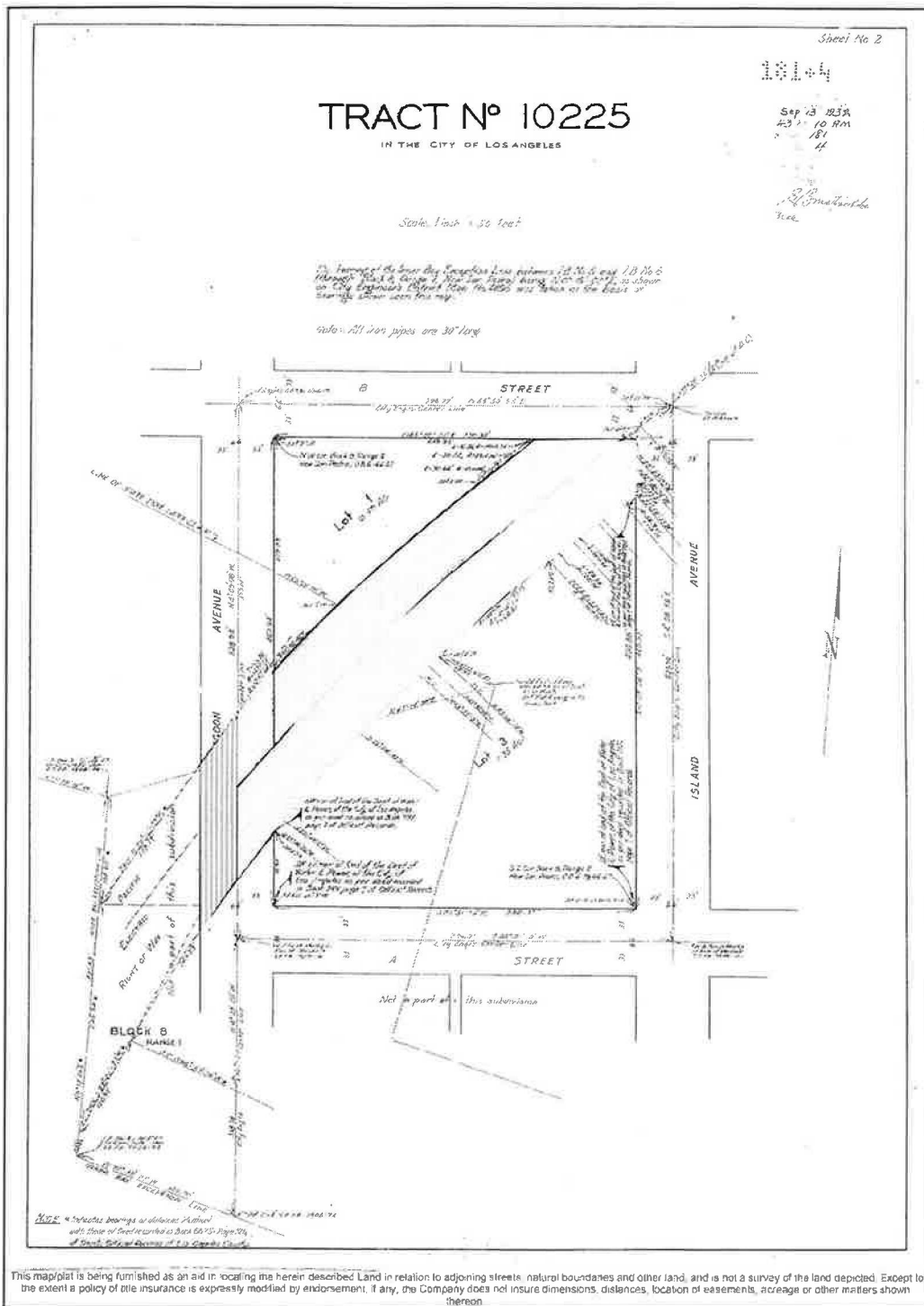
PARCEL 5:

THAT PORTION OF THAT CERTAIN PARCEL OF LAND IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED IN DEED TO PACIFIC ELECTRIC RAILWAY COMPANY, RECORDED ON JULY 29, 1918 AS INSTRUMENT NO. 140 IN [BOOK 6696 PAGE 128](#) OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITHIN ASSESSORS [PARCEL NUMBER 7440-006-959](#), WHICH LIES WESTERLY OF THE EASTERLY LINE OF THE WESTERLY HALF OF LAGOON AVENUE, 66 FEET WIDE, AS SHOWN ON MAP OF TRACT NO. 10225 RECORDED IN [BOOK 181 PAGES 3](#) AND 4 OF MAPS, IN SAID OFFICE OF THE COUNTY RECORDER.

EXCEPT ANY PORTION OF SAID LAND LYING OUTSIDE OF THE PATENT LINES OF THE RANCHO SAN PEDRO, AS SUCH LINES EXISTED AT THE TIME OF ISSUANCE OF SAID PATENT WHICH WAS NOT FORMED BY THE DEPOSIT OF ALLUVION FROM NATURAL CAUSES AND BY IMPERCEPTIBLE DEGREES.

Exhibit "A"

# Exhibit "B"



# Exhibit "B"

**CERTIFICATE OF ACKNOWLEDGMENT OF  
EXECUTION OF AN INSTRUMENT**

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THE KINGDOM OF SPAIN

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PROVINCE OF BARCELONA  
(County and/or Other Political Division)

CITY OF BARCELONA  
(County and/or Other Political Division)

CONSULATE GENERAL OF THE  
UNITED STATES OF AMERICA  
(Name of Foreign Service Office)

} SS:

I, William Martin – Vice-Consul

of the United States of America at Barcelona, Spain

duly commissioned and qualified, do hereby certify that on this day of, 12/4/2025 before me personally appeared.

Eduard DRUDIS ZAMBRANO

To me personally known, or proven on the basis of satisfactory evidence, to be the individual above named, and executed the attached instrument, and he duly acknowledged to me that he executed the same freely and voluntarily for its stated purpose.

In witness thereof I have hereunto set my hand and Official seal the day and year last above written.

[SEAL]



William Martin – Vice-Consul

**William Martin**  
Vice Consul of the United  
States of America

This document consists of 06 pages, including this Acknowledgement Certificate.

The U.S. Consulate General is not in a position to verify the statement made by the affiant or the information in any attached document. Only the identity of the individual making the statement has been confirmed.



Enregistrement demandé par

La Ville de Los Angeles

Après enregistrement, envoyer à :

Nossaman LLP

777 South Figueroa Street, 34<sup>e</sup> étage

Los Angeles, CA 90017

À l'attention de : David Graeler, Esq.

---

Espace réservé à l'usage du bureau de l'enregistrement

APN : 7440-006-959

Le cédant soussigné déclare :

Le présent acte est exempté des frais de dépôt (Code du Gouvernement § 6103), des frais d'enregistrement (Code du Gouvernement § 27383) et de la taxe documentaire sur les transferts (Code des impôts et taxes § 11922).

## ACTE DE RENONCIATION

MOYENNANT UNE CONTREPARTIE DE VALEUR, dont la réception et le caractère suffisant sont par les présentes reconnus, MIGUEL DRUDIS cède, libère et abandonne (« remises, releases and quitclaims ») à LA VILLE DE LOS ANGELES, une corporation municipale, tous ses droits, titres et intérêts sur le bien immobilier situé dans la ville de Wilmington, comté de Los Angeles, État de Californie, décrit à l'Annexe « A » et représenté sur l'Annexe « B », annexées aux présentes et faisant partie intégrante des présentes.

[Signatures à la page suivante.]



Vu uniquement pour la légalisation de la signature de M **DRUDIS NOBUES**  
**Miguel**  
Cette légalisation ne comporte aucune vérification de l'exactitude des faits et qualités mentionnés dans le présent document.  
MONACO, le **15/12/2025**

**P/ LE MAIRE**  
Un Adjoint

APOSTILLE  
(Convention de La Haye du 5 octobre 1961)

1. Pays : PRINCIPALITE DE MONACO

La légalisation de la signature de M. Miguel DRUDIS NOGUES

2. a été signée par Monsieur André-J. CAMPANA

3. agissant en qualité de Neuvième Adjoint du MAIRE

4. est revêtue du sceau/timbre - MAIRIE DE MONACO - ETAT CIVIL -

ATTESTÉ

5. à Monaco

6. Le 16 décembre 2025

7. par Camille QUILICO, Secrétaire Général de la Direction des Services Judiciaires

8. sous le n° 3766/2025

9. Sceau/Timbre

10. Signature :



*Camille Quilico*

EN FOI DE QUOI, le présent acte a été dûment signé en date du 15 jour de décembre, 2025

Miguel Drudis

MIGUEL DRUDIS



Recording Requested By

The City of Los Angeles

When Recorded, Mail To:

Nossaman LLP  
777 South Figueroa Street, 34<sup>th</sup> Floor  
Los Angeles, CA 90017  
Attn: David Graeler, Esq.

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The undersigned Transferor declares:

This instrument is exempt from Filing Fees (Govt. Code § 6103), Recording Fees (Govt. Code § 27383) and from Documentary Transfer Tax (Rev. & Tax Code § 11922)

## QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt and adequacy of which is hereby acknowledged, MIGUEL DRUDIS, hereby REMISES, RELEASES AND QUITCLAIMS to the CITY OF LOS ANGELES, a municipal corporation, all of their right, title and interest in that certain real property situated in the City of Wilmington, County of Los Angeles, State of California, described in Exhibit "A" and depicted on Exhibit "B" attached hereto and made a part hereof.

[Signatures on the following page.]



63918089.v1

IN WITNESS WHEREOF, this instrument has been duly executed as of the \_\_\_\_ day of  
December 15, 2025

Miguel Drudis  
MIGUEL DRUDIS



Vu uniquement pour la légalisation de la  
signature de M. DRUDIS NORGES  
MIGUEL  
Cette légalisation ne comporte aucune  
vérification de l'exactitude des faits et  
qualités mentionnés dans le présent  
document.  
MONACO, le 15/12/2025

ERA

**LE MAIRE**  
Un Adjoint

Recording Requested By

The City of Los Angeles

When Recorded, Mail To:

Nossaman LLP  
777 South Figueroa Street, 34<sup>th</sup> Floor  
Los Angeles, CA 90017  
Attn: David Graeler, Esq.

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## **QUITCLAIM DEED**

FOR VALUABLE CONSIDERATION, receipt and adequacy of which is hereby acknowledged, M & D BURKE PROPERTIES L.P., a California limited partnership, DANIEL C. BURKE, Trustee of the Michael Burke Irrevocable Trust dated March 30, 2006, and MICHAEL P. BURKE, Trustee of the Daniel Burke Irrevocable Trust dated March 30, 2006, hereby REMISE, RELEASE AND QUITCLAIM to the CITY OF LOS ANGELES, a municipal corporation, all of their right, title and interest in that certain real property situated in the City of Wilmington, County of Los Angeles, State of California, described in Exhibit "A" and depicted on Exhibit "B" attached hereto and made a part hereof.

[Signatures on the following page.]

IN WITNESS WHEREOF, this instrument has been duly executed as of the 30<sup>th</sup> day of October, 2025

M + D BURKE PROPERTIES L.P.  
A CALIFORNIA LIMITED PARTNERSHIP

BY: Daniel C Burke  
NAME: DANIEL C. BURKE  
TITLE: GENERAL PARTNER

M & D BURKE PROPERTIES L.P.,  
a California limited partnership

By: Michael P. Burke  
Name: MICHAEL P. BURKE  
Title: GENERAL PARTNER

Daniel C Burke  
DANIEL C. BURKE, Trustee of the Michael  
Burke Irrevocable Trust dated March 30,  
2006

Michael P. Burke  
MICHAEL P. BURKE, Trustee of the Daniel  
Burke Irrevocable Trust dated March 30,  
2006



**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.**

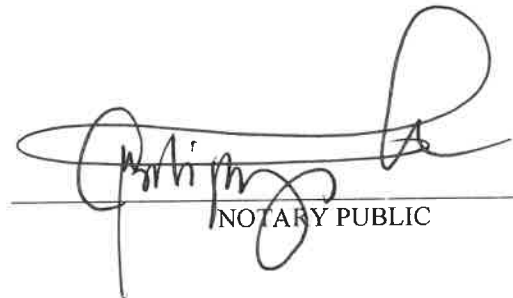
STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF Orange )

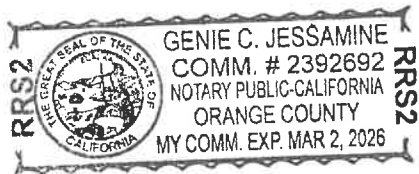
On October 31, 2025 before me, Genie C. Jessamine, a notary public, personally appeared Daniel C. Burke, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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.

(AFFIX NOTARIAL SEAL)

  
\_\_\_\_\_  
NOTARY PUBLIC





**CERTIFICATE OF ACCEPTANCE**

This is to certify that the interests in the real property conveyed by the within Quitclaim Deed dated \_\_\_\_\_, 20\_\_, from M & D BURKE PROPERTIES L.P., a California limited partnership, DANIEL C. BURKE, Trustee of the Michael Burke Irrevocable Trust dated March 30, 2006, and MICHAEL P. BURKE, Trustee of the Daniel Burke Irrevocable Trust dated March 30, 2006, to the CITY OF LOS ANGELES, a municipal corporation, is hereby accepted by order of the Board of Harbor Commissioners of the City of Los Angeles or by the undersigned officer or agent of behalf its Board of Harbor Commissioners pursuant to the authority conferred by resolution of its Board of Harbor Commissioner adopted on \_\_\_\_\_ by Resolution No. \_\_\_\_\_, and the grantee of the foregoing Quitclaim Deed consents to recordation thereof by its duly authorized officer. This Certificate of Acceptance is executed this \_\_\_\_ day of \_\_\_\_\_, 2025.

Said Quitclaim Deed is given at the request of and for the benefit of the City of Los Angeles for public purposes, and is entitled to be recorded without fee pursuant to Section 27383, Government Code, and is exempt from documentary transfer tax pursuant to Section 11922, Revenue and Taxation Code.

CITY OF LOS ANGELES, a municipal corporation, acting by and through its Board of Harbor Commissioners

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_, 20\_\_

APPROVED AS TO FORM:

Hydee Feldstein Soto, City Attorney

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Deputy City Attorney  
Date: \_\_\_\_\_, 20\_\_

**Exhibit "A"**

**For APN/Parcel ID(s): 7440-006-959**

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

**PARCEL 1:**

THAT PORTION OF LOT 2 OF TRACT NO. 10225, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 181 PAGE 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIES NORTHWESTERLY OF THE "CENTER LINE BETWEEN TRACKS P. E. RY. CO.", AS SHOWN WITHIN THE LINES OF SAID LOT 2 ON THE MAP OF SAID TRACT.

**PARCEL 2:**

THAT PORTION OF THE EASTERLY HALF OF LAGOON AVENUE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP OF TRACT NO. 10225, RECORDED IN BOOK 181 PAGE 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED SOUTHERLY BY THE "CENTER LINE BETWEEN TRACKS P. E. RY. CO.", AS SHOWN ON SAID MAP AND BOUNDED NORTHERLY BY THE SOUTHWESTERLY CONTINUATION OF THE NORTHWESTERLY LINE OF LOT 2 OF SAID TRACT NO. 10225.

**PARCEL 3:**

THAT PORTION OF LOT 2 OF TRACT NO. 10225, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 181 PAGES 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIES SOUTHEASTERLY OF THE "CENTER LINE BETWEEN TRACKS P. E. RY. CO." AS SHOWN WITHIN THE LINES OF SAID LOT 2 ON THE MAP OF SAID TRACT.

**PARCEL 4:**

THAT PORTION OF THE EASTERLY HALF OF LAGOON AVENUE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP OF TRACT NO. 10225, RECORDED IN BOOK 181 PAGES 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED NORTHERLY BY THE "CENTER LINE BETWEEN TRACKS P. E. RY. CO.", AS SHOWN ON SAID MAP AND BOUNDED SOUTHERLY BY THE SOUTHWESTERLY CONTINUATION OF THE SOUTHEASTERLY LINE OF LOT 2 OF SAID TRACT NO. 10225.

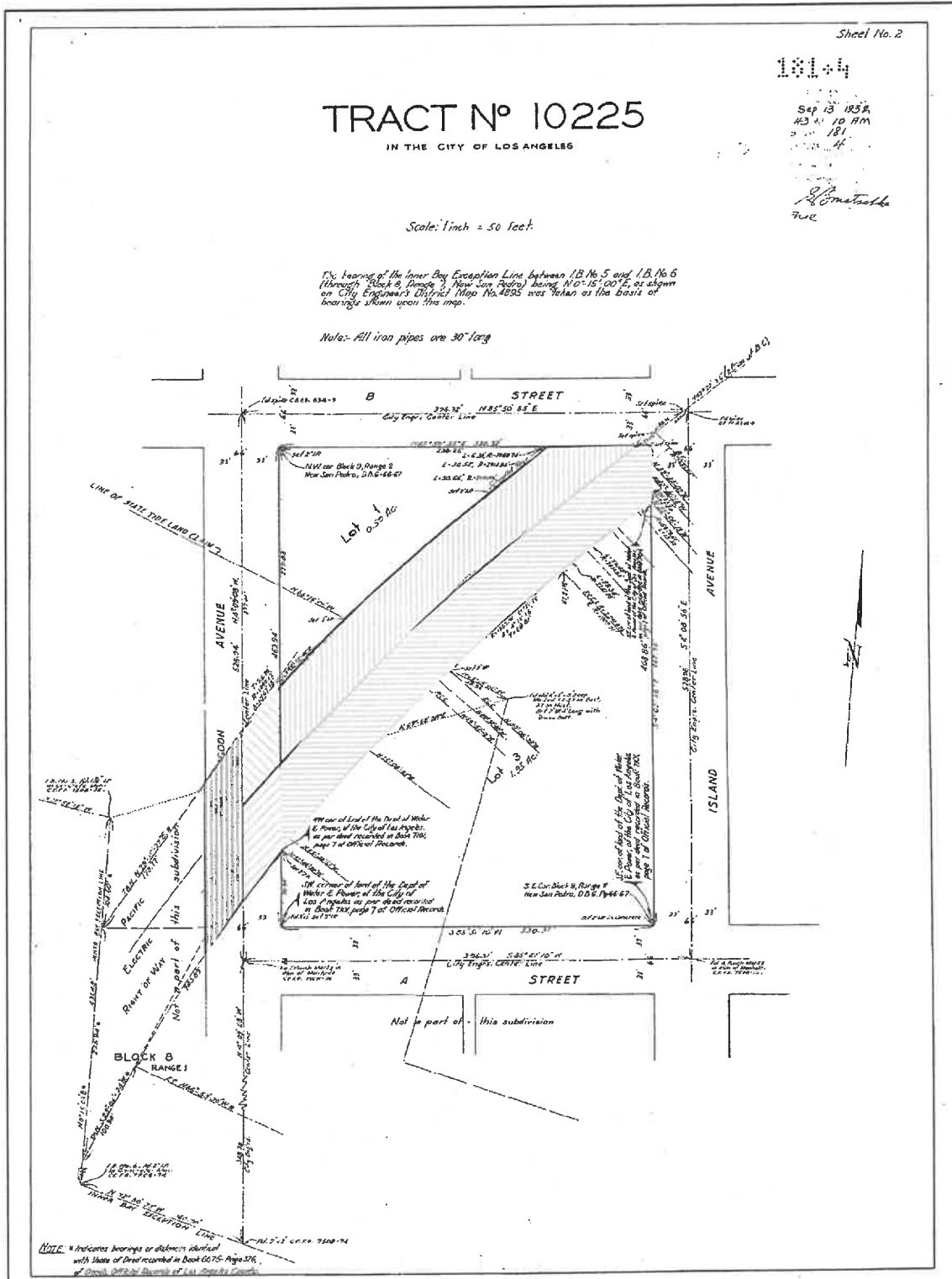
**PARCEL 5:**

THAT PORTION OF THAT CERTAIN PARCEL OF LAND IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED IN DEED TO PACIFIC ELECTRIC RAILWAY COMPANY, RECORDED ON JULY 29, 1918 AS INSTRUMENT NO. 140 IN BOOK 6696 PAGE 128 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITHIN ASSESSORS PARCEL NUMBER 7440-006-959, WHICH LIES WESTERLY OF THE EASTERLY LINE OF THE WESTERLY HALF OF LAGOON AVENUE, 66 FEET WIDE, AS SHOWN ON MAP OF TRACT NO. 10225 RECORDED IN BOOK 181 PAGES 3 AND 4 OF MAPS, IN SAID OFFICE OF THE COUNTY RECORDER.

EXCEPT ANY PORTION OF SAID LAND LYING OUTSIDE OF THE PATENT LINES OF THE RANCHO SAN PEDRO, AS SUCH LINES EXISTED AT THE TIME OF ISSUANCE OF SAID PATENT WHICH WAS NOT FORMED BY THE DEPOSIT OF ALLUVION FROM NATURAL CAUSES AND BY IMPERCEPTIBLE DEGREES.

Exhibit "A"

# Exhibit "B"



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of life insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

# Exhibit "B"

Recording Requested By

The City of Los Angeles

When Recorded, Mail To:

Nossaman LLP  
777 South Figueroa Street, 34<sup>th</sup> Floor  
Los Angeles, CA 90017  
Attn: David Graeler, Esq.

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The undersigned Transferor declares:


This instrument is exempt from Filing Fees (Govt. Code § 6103), Recording Fees (Govt. Code § 27383) and from Documentary Transfer Tax (Rev. & Tax Code § 11922)


## QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt and adequacy of which is hereby acknowledged, ANTONI N. DRUDIS, an individual, and ANTONI N. DRUDIS, as Trustee of the Miguel Drudis Fito Family Trust, to be held, administered and distributed as provided in the order entered in Los Angeles Superior Court case No. P-702 655 establishing said trust dated September 1986, and by order of said court amending said trust dated December 31, 1987, in the matter of the Miguel Drudis Fito Family Trust, Jose Drudis Trustor (Case No. P-721 309), hereby REMISE, RELEASE AND QUITCLAIM to the CITY OF LOS ANGELES, a municipal corporation, all of their right, title and interest in that certain real property situated in the City of Wilmington, County of Los Angeles, State of California, described in Exhibit "A" and depicted on Exhibit "B" attached hereto and made a part hereof.

[Signatures on the following page.]

IN WITNESS WHEREOF, this instrument has been duly executed as of the 5 day of NOVEMBER, 2020<sup>b</sup>.

  
\_\_\_\_\_  
ANTONI N. DRUDIS

  
\_\_\_\_\_  
ANTONI N. DRUDIS, as Trustee of the Miguel Drudis Fito Family Trust, to be held, administered and distributed as provided in the order entered in Los Angeles Superior Court case No. P-702 655 establishing said trust dated September 1986, and by order of said court amending said trust dated December 31, 1987, in the matter of the Miguel Drudis Fito Family Trust, Jose Drudis Trustor (Case No. P-721 309)

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 Santa Clara )

On November 5 2025 before me, A. K. SANDHU, a notary public, personally appeared ANTONI N. DRUDIS, 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.

(AFFIX NOTARIAL SEAL)

A.K. Sandhu

NOTARY PUBLIC



**CERTIFICATE OF ACCEPTANCE**

This is to certify that the interests in the real property conveyed by the within Quitclaim Deed dated \_\_\_\_\_, 20\_\_, from ANTONI N. DRUDIS and ANTONI N. DRUDIS, as Trustee of the Miguel Drudis Fito Family Trust, to be held, administered and distributed as provided in the order entered in Los Angeles Superior Court case No. P-702 655 establishing said trust dated September 1986, and by order of said court amending said trust dated December 31, 1987, in the matter of the Miguel Drudis Fito Family Trust, Jose Drudis Trustor (Case No. P-721 309), to the CITY OF LOS ANGELES, a municipal corporation, is hereby accepted by order of the Board of Harbor Commissioners of the City of Los Angeles or by the undersigned officer or agent of behalf its Board of Harbor Commissioners pursuant to the authority conferred by resolution of its Board of Harbor Commissioner adopted on \_\_\_\_\_ by Resolution No. \_\_\_\_\_, and the grantee of the foregoing Quitclaim Deed consents to recordation thereof by its duly authorized officer. This Certificate of Acceptance is executed this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Said Quitclaim Deed is given at the request of and for the benefit of the City of Los Angeles for public purposes, and is entitled to be recorded without fee pursuant to Section 27383, Government Code, and is exempt from documentary transfer tax pursuant to Section 11922, Revenue and Taxation Code.

CITY OF LOS ANGELES, a municipal  
corporation, acting by and through its Board of  
Harbor Commissioners

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_, 20\_\_

APPROVED AS TO FORM:

Hydee Feldstein Soto, City Attorney

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Deputy City Attorney  
Date: \_\_\_\_\_, 20\_\_

Exhibit "A"

For APN/Parcel ID(s): 7440-006-959

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PARCEL 2:

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THAT PORTION OF LOT 2 OF TRACT NO. 10225, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 181 PAGES 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIES SOUTHEASTERLY OF THE "CENTER LINE BETWEEN TRACKS P. E. RY. CO." AS SHOWN WITHIN THE LINES OF SAID LOT 2 ON THE MAP OF SAID TRACT.

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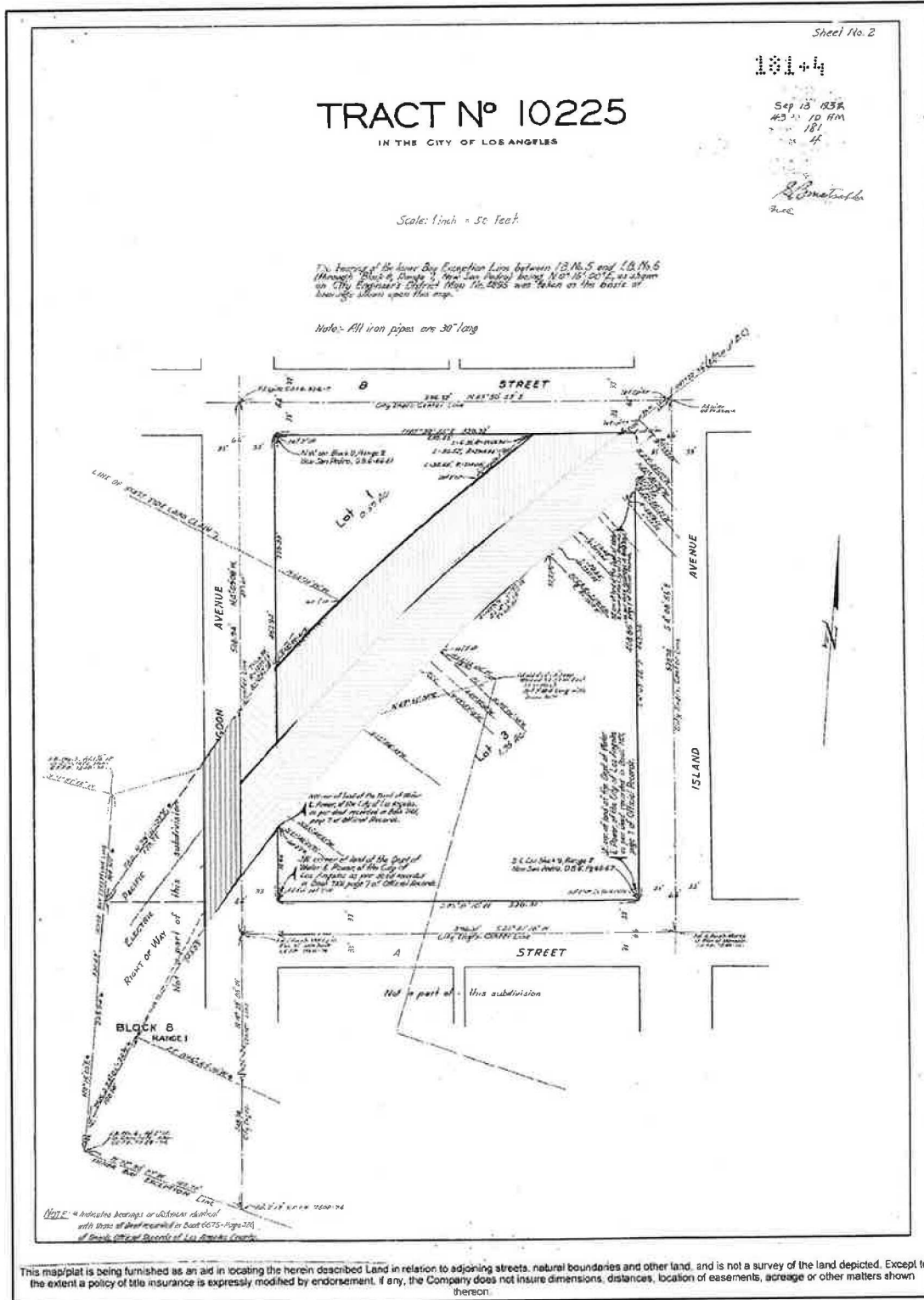
PARCEL 5:

THAT PORTION OF THAT CERTAIN PARCEL OF LAND IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED IN DEED TO PACIFIC ELECTRIC RAILWAY COMPANY, RECORDED ON JULY 29, 1918 AS INSTRUMENT NO. 140 IN BOOK 6696 PAGE 128 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITHIN ASSESSORS PARCEL NUMBER 7440-006-959, WHICH LIES WESTERLY OF THE EASTERLY LINE OF THE WESTERLY HALF OF LAGOON AVENUE, 66 FEET WIDE, AS SHOWN ON MAP OF TRACT NO. 10225 RECORDED IN BOOK 181 PAGES 3 AND 4 OF MAPS, IN SAID OFFICE OF THE COUNTY RECORDER.

EXCEPT ANY PORTION OF SAID LAND LYING OUTSIDE OF THE PATENT LINES OF THE RANCHO SAN PEDRO, AS SUCH LINES EXISTED AT THE TIME OF ISSUANCE OF SAID PATENT WHICH WAS NOT FORMED BY THE DEPOSIT OF ALLUVION FROM NATURAL CAUSES AND BY IMPERCEPTIBLE DEGREES.

Exhibit "A"

# Exhibit "B"



# Exhibit "B"

Recording Requested By

The City of Los Angeles

When Recorded, Mail To:

Nossaman LLP  
777 South Figueroa Street, 34<sup>th</sup> Floor  
Los Angeles, CA 90017  
Attn: David Graeler, Esq.

---

Space Above This Line For Recorder's Use

APN: 7440-006-959

The undersigned Transferor declares:


This instrument is exempt from Filing Fees (Govt. Code § 6103), Recording Fees (Govt. Code § 27383) and from Documentary Transfer Tax (Rev. & Tax Code § 11922)


## **QUITCLAIM DEED**

FOR VALUABLE CONSIDERATION, receipt and adequacy of which is hereby acknowledged, ANTONI N. DRUDIS, an individual, and ANTONI N. DRUDIS, as Trustee of the Miguel Drudis Fito Family Trust, to be held, administered and distributed as provided in the order entered in Los Angeles Superior Court case No. P-702 655 establishing said trust dated September 1986, and by order of said court amending said trust dated December 31, 1987, in the matter of the Miguel Drudis Fito Family Trust, Jose Drudis Trustor (Case No. P-721 309), hereby REMISE, RELEASE AND QUITCLAIM to the CITY OF LOS ANGELES, a municipal corporation, all of their right, title and interest in that certain real property situated in the City of Wilmington, County of Los Angeles, State of California, described in Exhibit "A" and depicted on Exhibit "B" attached hereto and made a part hereof.

[Signatures on the following page.]

IN WITNESS WHEREOF, this instrument has been duly executed as of the 5 day of NOVEMBER, 2025.

  
\_\_\_\_\_  
ANTONI N. DRUDIS

  
\_\_\_\_\_  
ANTONI N. DRUDIS, as Trustee of the Miguel Drudis Fito Family Trust, to be held, administered and distributed as provided in the order entered in Los Angeles Superior Court case No. P-702 655 establishing said trust dated September 1986, and by order of said court amending said trust dated December 31, 1987, in the matter of the Miguel Drudis Fito Family Trust, Jose Drudis Trustor (Case No. P-721 309)



**CERTIFICATE OF ACCEPTANCE**

This is to certify that the interests in the real property conveyed by the within Quitclaim Deed dated \_\_\_\_\_, 20\_\_, from ANTONI N. DRUDIS and ANTONI N. DRUDIS, as Trustee of the Miguel Drudis Fito Family Trust, to be held, administered and distributed as provided in the order entered in Los Angeles Superior Court case No. P-702 655 establishing said trust dated September 1986, and by order of said court amending said trust dated December 31, 1987, in the matter of the Miguel Drudis Fito Family Trust, Jose Drudis Trustor (Case No. P-721 309), to the CITY OF LOS ANGELES, a municipal corporation, is hereby accepted by order of the Board of Harbor Commissioners of the City of Los Angeles or by the undersigned officer or agent of behalf its Board of Harbor Commissioners pursuant to the authority conferred by resolution of its Board of Harbor Commissioner adopted on \_\_\_\_\_ by Resolution No. \_\_\_\_\_, and the grantee of the foregoing Quitclaim Deed consents to recordation thereof by its duly authorized officer. This Certificate of Acceptance is executed this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Said Quitclaim Deed is given at the request of and for the benefit of the City of Los Angeles for public purposes, and is entitled to be recorded without fee pursuant to Section 27383, Government Code, and is exempt from documentary transfer tax pursuant to Section 11922, Revenue and Taxation Code.

CITY OF LOS ANGELES, a municipal corporation, acting by and through its Board of Harbor Commissioners

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_, 20\_\_

APPROVED AS TO FORM:

Hydee Feldstein Soto, City Attorney

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Deputy City Attorney  
Date: \_\_\_\_\_, 20\_\_

Exhibit "A"

**For APN/Parcel ID(s): 7440-006-959**

---

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

**PARCEL 1:**

THAT PORTION OF LOT 2 OF TRACT NO. 10225, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 181 PAGE 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIES NORTHWESTERLY OF THE "CENTER LINE BETWEEN TRACKS P. E. RY. CO.", AS SHOWN WITHIN THE LINES OF SAID LOT 2 ON THE MAP OF SAID TRACT.

**PARCEL 2:**

THAT PORTION OF THE EASTERLY HALF OF LAGOON AVENUE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP OF TRACT NO. 10225, RECORDED IN BOOK 181 PAGE 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED SOUTHERLY BY THE "CENTER LINE BETWEEN TRACKS P. E. RY. CO.", AS SHOWN ON SAID MAP AND BOUNDED NORTHERLY BY THE SOUTHWESTERLY CONTINUATION OF THE NORTHWESTERLY LINE OF LOT 2 OF SAID TRACT NO. 10225.

**PARCEL 3:**

THAT PORTION OF LOT 2 OF TRACT NO. 10225, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 181 PAGES 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIES SOUTHEASTERLY OF THE "CENTER LINE BETWEEN TRACKS P. E. RY. CO." AS SHOWN WITHIN THE LINES OF SAID LOT 2 ON THE MAP OF SAID TRACT.

**PARCEL 4:**

THAT PORTION OF THE EASTERLY HALF OF LAGOON AVENUE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP OF TRACT NO. 10225, RECORDED IN BOOK 181 PAGES 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED NORTHERLY BY THE "CENTER LINE BETWEEN TRACKS P. E. RY. CO.", AS SHOWN ON SAID MAP AND BOUNDED SOUTHERLY BY THE SOUTHWESTERLY CONTINUATION OF THE SOUTHEASTERLY LINE OF LOT 2 OF SAID TRACT NO. 10225.

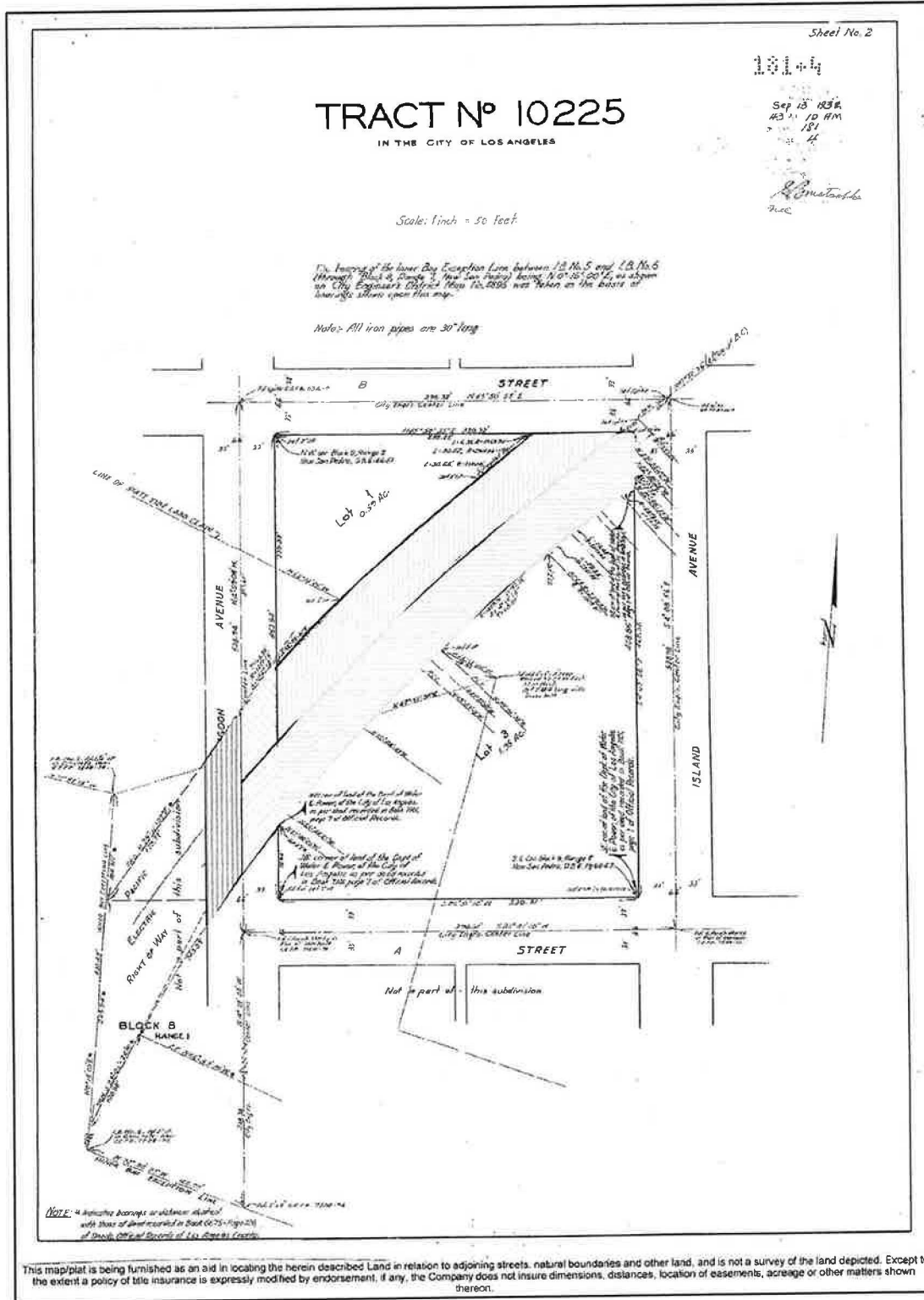
**PARCEL 5:**

THAT PORTION OF THAT CERTAIN PARCEL OF LAND IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED IN DEED TO PACIFIC ELECTRIC RAILWAY COMPANY, RECORDED ON JULY 29, 1918 AS INSTRUMENT NO. 140 IN BOOK 6696 PAGE 128 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITHIN ASSESSORS PARCEL NUMBER 7440-006-959, WHICH LIES WESTERLY OF THE EASTERLY LINE OF THE WESTERLY HALF OF LAGOON AVENUE, 66 FEET WIDE, AS SHOWN ON MAP OF TRACT NO. 10225 RECORDED IN BOOK 181 PAGES 3 AND 4 OF MAPS, IN SAID OFFICE OF THE COUNTY RECORDER.

EXCEPT ANY PORTION OF SAID LAND LYING OUTSIDE OF THE PATENT LINES OF THE RANCHO SAN PEDRO, AS SUCH LINES EXISTED AT THE TIME OF ISSUANCE OF SAID PATENT WHICH WAS NOT FORMED BY THE DEPOSIT OF ALLUVION FROM NATURAL CAUSES AND BY IMPERCEPTIBLE DEGREES.

Exhibit "A"

# Exhibit "B"



# Exhibit "B"

Recording Requested By

The City of Los Angeles

When Recorded, Mail To:

Nossaman LLP  
777 South Figueroa Street, 34<sup>th</sup> Floor  
Los Angeles, CA 90017  
Attn: David Graeler, Esq.

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Space Above This Line For Recorder's Use

APN: 7440-006-959

The undersigned Transferor declares:

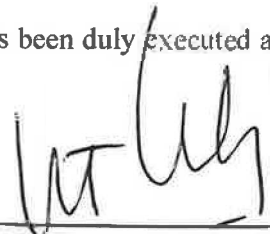
This instrument is exempt from Filing Fees (Govt. Code § 6103), Recording Fees (Govt. Code § 27383) and from Documentary Transfer Tax (Rev. & Tax Code § 11922)

## QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt and adequacy of which is hereby acknowledged, MARIA TERESA DRUDIS who acquired in error as MARIA THERESA DRUDIS, hereby REMISES, RELEASES AND QUITCLAIMS to the CITY OF LOS ANGELES, a municipal corporation, all of their right, title and interest in that certain real property situated in the City of Wilmington, County of Los Angeles, State of California, described in Exhibit "A" and depicted on Exhibit "B" attached hereto and made a part hereof.

[Signatures on the following page.]

IN WITNESS WHEREOF, this instrument has been duly executed as of the 11 day of December, 2025.



\_\_\_\_\_  
MARIA TERESA DRUDIS

**CERTIFICATE OF ACCEPTANCE**

This is to certify that the interests in the real property conveyed by the within Quitclaim Deed dated \_\_\_\_\_, 20\_\_, from MARIA TERESA DRUDIS who acquired in error as MARIA THERESA DRUDIS, to the CITY OF LOS ANGELES, a municipal corporation, is hereby accepted by order of the Board of Harbor Commissioners of the City of Los Angeles or by the undersigned officer or agent of behalf its Board of Harbor Commissioners pursuant to the authority conferred by resolution of its Board of Harbor Commissioner adopted on \_\_\_\_\_ by Resolution No. \_\_\_\_\_, and the grantee of the foregoing Quitclaim Deed consents to recordation thereof by its duly authorized officer. This Certificate of Acceptance is executed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Said Quitclaim Deed is given at the request of and for the benefit of the City of Los Angeles for public purposes, and is entitled to be recorded without fee pursuant to Section 27383, Government Code, and is exempt from documentary transfer tax pursuant to Section 11922, Revenue and Taxation Code.

CITY OF LOS ANGELES, a municipal corporation, acting by and through its Board of Harbor Commissioners

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_, 20\_\_

APPROVED AS TO FORM:

Hydee Feldstein Soto, City Attorney

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Deputy City Attorney  
Date: \_\_\_\_\_, 20\_\_

## Exhibit "A"

For APN/Parcel ID(s): [7440-006-959](#)

---

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

PARCEL 1:

THAT PORTION OF LOT 2 OF TRACT NO. 10225, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 181 PAGE 3](#) AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIES NORTHWESTERLY OF THE "CENTER LINE BETWEEN TRACKS P. E. RY. CO.", AS SHOWN WITHIN THE LINES OF SAID LOT 2 ON THE MAP OF SAID TRACT.

PARCEL 2:

THAT PORTION OF THE EASTERLY HALF OF LAGOON AVENUE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP OF TRACT NO. 10225, RECORDED IN [BOOK 181 PAGE 3](#) AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED SOUTHERLY BY THE "CENTER LINE BETWEEN TRACKS P. E. RY. CO.", AS SHOWN ON SAID MAP AND BOUNDED NORTHERLY BY THE SOUTHWESTERLY CONTINUATION OF THE NORTHWESTERLY LINE OF LOT 2 OF SAID TRACT NO. 10225.

PARCEL 3:

THAT PORTION OF LOT 2 OF TRACT NO. 10225, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 181 PAGES 3](#) AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIES SOUTHEASTERLY OF THE "CENTER LINE BETWEEN TRACKS P. E. RY. CO." AS SHOWN WITHIN THE LINES OF SAID LOT 2 ON THE MAP OF SAID TRACT.

PARCEL 4:

THAT PORTION OF THE EASTERLY HALF OF LAGOON AVENUE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP OF TRACT NO. 10225, RECORDED IN [BOOK 181 PAGES 3](#) AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED NORTHERLY BY THE "CENTER LINE BETWEEN TRACKS P. E. RY. CO.", AS SHOWN ON SAID MAP AND BOUNDED SOUTHERLY BY THE SOUTHWESTERLY CONTINUATION OF THE SOUTHEASTERLY LINE OF LOT 2 OF SAID TRACT NO. 10225.

PARCEL 5:

THAT PORTION OF THAT CERTAIN PARCEL OF LAND IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED IN DEED TO PACIFIC ELECTRIC RAILWAY COMPANY, RECORDED ON JULY 29, 1918 AS INSTRUMENT NO. 140 IN [BOOK 6696 PAGE 128](#) OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITHIN ASSESSORS [PARCEL NUMBER 7440-006-959](#), WHICH LIES WESTERLY OF THE EASTERLY LINE OF THE WESTERLY HALF OF LAGOON AVENUE, 66 FEET WIDE, AS SHOWN ON MAP OF TRACT NO. 10225 RECORDED IN [BOOK 181 PAGES 3](#) AND 4 OF MAPS, IN SAID OFFICE OF THE COUNTY RECORDER.

EXCEPT ANY PORTION OF SAID LAND LYING OUTSIDE OF THE PATENT LINES OF THE RANCHO SAN PEDRO, AS SUCH LINES EXISTED AT THE TIME OF ISSUANCE OF SAID PATENT WHICH WAS NOT FORMED BY THE DEPOSIT OF ALLUVION FROM NATURAL CAUSES AND BY IMPERCEPTIBLE DEGREES.

Exhibit "A"



**4. ACKNOWLEDGMENT TAKEN IN A FOREIGN COUNTRY  
( CC - 1183 )**

An acknowledgment taken outside of the United States may be taken by any of the following:

**A Minister, Commissioner, Charge d'Affaires, Consul, Vice Consul or Consular Agent** of the United States residing in the country where the acknowledgment is taken.

**A Judge** of a court of the country where the acknowledgment is taken.

**All Commissioners** appointed by a Governor or Secretary of State.

**A Notary Public.** (See additional requirements on the following page )

If the acknowledgment is made by a notary public the signature of the notary public must be authenticated in **one** of the following ways:

By a **Judge** of the court in the country where the acknowledgment was taken.

By an **American Diplomatic Officer, Consul General, Consul, Vice Consul or Consular Agent**.

By an **Apostille ( certification )** attached to the document pursuant to the

terms of the Hague Convention Abolishing the Requirement of Legalization for Foreign Public Documents.

An Apostille must be in the form of a square with sides at least 9 centimeters long and must contain the information as shown in the

APOSTILLE	
( Convention de La Haye du 5 Octobre 1961 )	
1. Country: _____	
This public document	
2. has been signed by _____	
3. acting in the capacity of _____	
4. bears the seal / stamp of _____	
CERTIFIED	
5. at _____	6. _____
7. by _____	
8. No. _____	
9. Seal / Stamp _____	
10. Signature _____	

Authentication, by Apostille, is only acceptable if the Apostille originated in a country that has signed the Hague Convention. Contracting countries as of 1991 are listed below. For a more updated list of contacting countries refer to website: [www.hcch.net/e/members/members](http://www.hcch.net/e/members/members)

**HAGUE CONVENTION CONTRACTING COUNTRIES**

As of 1996, the following nations have been adhering to the requirements of the Hague Convention.

## ACKNOWLEDGMENTS, PROOFS AND VERIFICATIONS(cont.)

Andorra	Germany	St Eustatius	Extended to:
Angola	Gibraltar	Saba	Jersey
Antigua and Barbuda	Greece	Suriname	Guernsey
Argentina	Grenada	New Zealand	Isle of Man
Armenia	Guernsey	Niue	Antigua
Aruba	Hong Kong SAR (China Hong Kong SAR)	Norway	Bermuda
Australia	Hungary	Panama	Brunei
Austria	Ireland	Romania	Cayman Islands
Bahamas	Isle of Man	Portugal	Dominica
Barbados	Israel	Extended to:	Falkland Islands
Belarus	Italy	Angola	Hong Kong
Belgium	Japan	Mozambique	Mauritius
Belize	Jersey	Romania	Montserrat
Bermuda	Kazakhstan	Russian Federation	St Helena
Bosnia-Herzegovina	Latvia	St. Christopher (Kitts) and Nevis	St Kitts
Botswana	Lesotho	St Georgia and South Sandwich Islands	Nevis
British Virgin Island	Liberia	St Helena	Anguilla
Brunei	Liechtenstein	St Lucia	St Lucia
Bulgaria	Lithuania	St Pierra and Miquelon	St Vincent
Cayman Islands	Luxembourg	St Vincent and the Grenadines	Seychelles
China (Hong Kong SAR only)	Macau SAR (China, Macau, SAR)	Samoa	Turks and Caicos
China (Macau SAR only)	Macedonia	San Marino	Virgin Islands, British
Colombia	Malawi	Seychelles	United States
Comoros Island	Malta	Slovakia	Extended to:
Croatia	Marshall Islands	Slovenia	50 States
Cyprus	Mauritius	Solomon Islands	The District of Columbia
Czech Republic	Mexico	South Africa	American Somoa
Djibouti	Montserrat	Spain	Guam (Territory of)
Dominica	Mozambique	Suriname	Northern Mariana Islands
El Salvador	Namibia	Swaziland	Puerto Rico
Estonia	Netherlands	Sweden	(Commonwealth of)
Falkland Islands	Extended to:	Switzerland	U.S. Virgin Islands
Fiji	Aruba	Tonga	Vanuatu
Finland	Netherland Antilles	Trinidad and Tobago	Venezuela
France	Curacao	Turkey	Yugoslavia
Extended to:	Bonaire	Tuvalu	
New Caledonia	St Martin	United Kingdom	
Wallis and Futuna			
French Polynesia			

**CERTIFICATE OF ACKNOWLEDGMENT OF  
EXECUTION OF AN INSTRUMENT.**

---

THE KINGDOM OF SPAIN

PROVINCE OF BARCELONA

(County and/or Other Political Division)

CITY OF BARCELONA

(County and/or Other Political Division)

CONSULATE GENERAL OF THE

UNITED STATES OF AMERICA

(Name of Foreign Service Office)

} SS:

I, William Martin - Vice-Consul

of the United States of America at Barcelona, Spain

duly commissioned and qualified, do hereby certify that on this day of, 12/11/2025 before me personally appeared.

----- Maria Teresa DRUDIS ZAMBRANO -----

To me personally known, or proven on the basis of satisfactory evidence, to be the individual above named, and executed the attached instrument, and she duly acknowledged to me that she executed the same freely and voluntarily for its stated purpose.

In witness thereof I have hereunto set my hand and  
Official seal the day and year last above written.

[SEAL]

William Martin  
William Martin - Vice-Consul

**William Martin**  
**Vice Consul of the United**  
**States of America**

This document consists of 08 pages, including this Acknowledgement Certificate.

The U.S. Consulate General is not in a position to verify the statement made by the affiant or the information in any attached document. Only the identity of the individual making the statement has been confirmed.

Recording Requested By

The City of Los Angeles

When Recorded, Mail To:

Nossaman LLP  
777 South Figueroa Street, 34<sup>th</sup> Floor  
Los Angeles, CA 90017  
Attn: David Graeler, Esq.

---

Space Above This Line For Recorder's Use

APN: 7440-006-959

The undersigned Transferor declares:

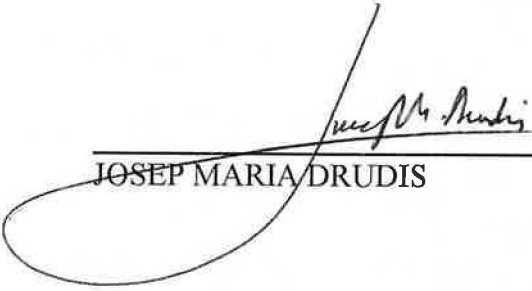
This instrument is exempt from Filing Fees (Govt. Code § 6103), Recording Fees (Govt. Code § 27383) and from Documentary Transfer Tax (Rev. & Tax Code § 11922)

## **QUITCLAIM DEED**

FOR VALUABLE CONSIDERATION, receipt and adequacy of which is hereby acknowledged, JOSEP MARIA DRUDIS, hereby REMISES, RELEASES AND QUITCLAIMS to the CITY OF LOS ANGELES, a municipal corporation, all of their right, title and interest in that certain real property situated in the City of Wilmington, County of Los Angeles, State of California, described in Exhibit "A" and depicted on Exhibit "B" attached hereto and made a part hereof.

[Signatures on the following page.]

IN WITNESS WHEREOF, this instrument has been duly executed as of the 18<sup>th</sup> day of November, 2025

  
\_\_\_\_\_  
JOSEP MARIA DRUDIS

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 PENNSYLVANIA )  
 ) ss.  
COUNTY OF Montgomery )

On November 18, 2025 before me, Gina M. Leasher, a notary public, personally appeared Josep Maria Drudis, 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 Pennsylvania that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(AFFIX NOTARIAL SEAL)

Gina M. Leasher  
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal  
GINA M LEASHER, Notary Public  
Montgomery County  
My Commission Expires April 12, 2027  
Commission Number 1093467

**CERTIFICATE OF ACCEPTANCE**

This is to certify that the interests in the real property conveyed by the within Quitclaim Deed dated \_\_\_\_\_, 20\_\_, from JOSEP MARIA DRUDIS, to the CITY OF LOS ANGELES, a municipal corporation, is hereby accepted by order of the Board of Harbor Commissioners of the City of Los Angeles or by the undersigned officer or agent of behalf its Board of Harbor Commissioners pursuant to the authority conferred by resolution of its Board of Harbor Commissioner adopted on \_\_\_\_\_ by Resolution No. \_\_\_\_\_, and the grantee of the foregoing Quitclaim Deed consents to recordation thereof by its duly authorized officer. This Certificate of Acceptance is executed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Said Quitclaim Deed is given at the request of and for the benefit of the City of Los Angeles for public purposes, and is entitled to be recorded without fee pursuant to Section 27383, Government Code, and is exempt from documentary transfer tax pursuant to Section 11922, Revenue and Taxation Code.

CITY OF LOS ANGELES, a municipal corporation, acting by and through its Board of Harbor Commissioners

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_, 20\_\_

APPROVED AS TO FORM:

Hydee Feldstein Soto, City Attorney

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Deputy City Attorney  
Date: \_\_\_\_\_, 20\_\_

## Exhibit "A"

For APN/Parcel ID(s): 7440-006-959

---

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

PARCEL 1:

THAT PORTION OF LOT 2 OF TRACT NO. 10225, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 181 PAGE 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIES NORTHWESTERLY OF THE "CENTER LINE BETWEEN TRACKS P. E. RY. CO.", AS SHOWN WITHIN THE LINES OF SAID LOT 2 ON THE MAP OF SAID TRACT.

PARCEL 2:

THAT PORTION OF THE EASTERLY HALF OF LAGOON AVENUE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP OF TRACT NO. 10225, RECORDED IN BOOK 181 PAGE 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED SOUTHERLY BY THE "CENTER LINE BETWEEN TRACKS P. E. RY. CO.", AS SHOWN ON SAID MAP AND BOUNDED NORTHERLY BY THE SOUTHWESTERLY CONTINUATION OF THE NORTHWESTERLY LINE OF LOT 2 OF SAID TRACT NO. 10225.

PARCEL 3:

THAT PORTION OF LOT 2 OF TRACT NO. 10225, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 181 PAGES 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIES SOUTHEASTERLY OF THE "CENTER LINE BETWEEN TRACKS P. E. RY. CO." AS SHOWN WITHIN THE LINES OF SAID LOT 2 ON THE MAP OF SAID TRACT.

PARCEL 4:

THAT PORTION OF THE EASTERLY HALF OF LAGOON AVENUE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP OF TRACT NO. 10225, RECORDED IN BOOK 181 PAGES 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED NORTHERLY BY THE "CENTER LINE BETWEEN TRACKS P. E. RY. CO.", AS SHOWN ON SAID MAP AND BOUNDED SOUTHERLY BY THE SOUTHWESTERLY CONTINUATION OF THE SOUTHEASTERLY LINE OF LOT 2 OF SAID TRACT NO. 10225.

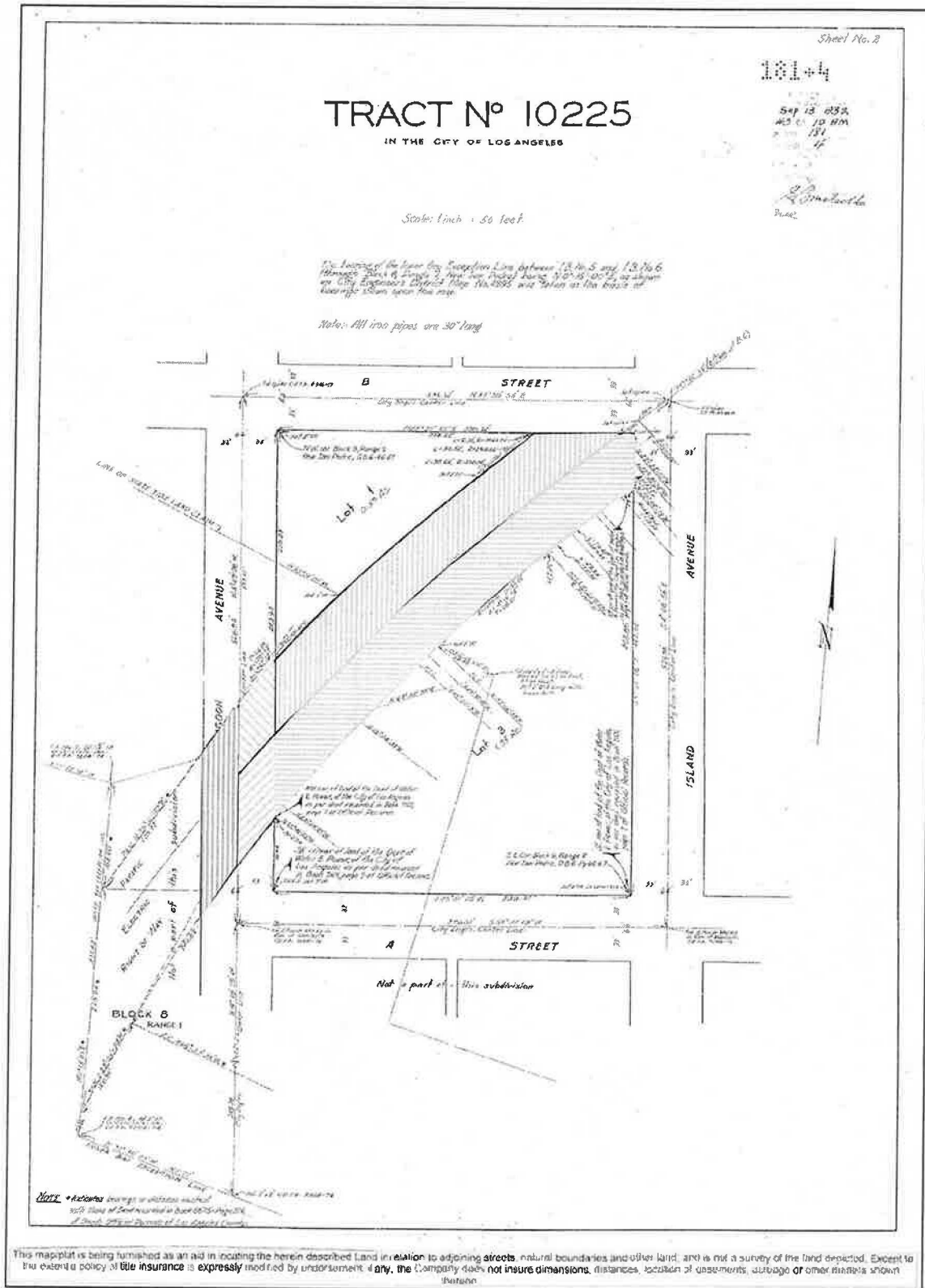
PARCEL 5:

THAT PORTION OF THAT CERTAIN PARCEL OF LAND IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED IN DEED TO PACIFIC ELECTRIC RAILWAY COMPANY, RECORDED ON JULY 29, 1918 AS INSTRUMENT NO. 140 IN BOOK 6696 PAGE 128 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITHIN ASSESSORS PARCEL NUMBER 7440-006-959, WHICH LIES WESTERLY OF THE EASTERLY LINE OF THE WESTERLY HALF OF LAGOON AVENUE, 66 FEET WIDE, AS SHOWN ON MAP OF TRACT NO. 10225 RECORDED IN BOOK 181 PAGES 3 AND 4 OF MAPS, IN SAID OFFICE OF THE COUNTY RECORDER.

EXCEPT ANY PORTION OF SAID LAND LYING OUTSIDE OF THE PATENT LINES OF THE RANCHO SAN PEDRO, AS SUCH LINES EXISTED AT THE TIME OF ISSUANCE OF SAID PATENT WHICH WAS NOT FORMED BY THE DEPOSIT OF ALLUVION FROM NATURAL CAUSES AND BY IMPERCEPTIBLE DEGREES.

Exhibit "A"

# Exhibit "B"



# Exhibit "B"