LOS ANGELES BACK PLANT: ACCESS AND INFORMATION GUIDE

Rev. 201904

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Overview

This guide can be used to access Los Angeles, CA's Back Plant information through the DataTrace DTS application.

Asset Types are county specific and may not be available in every county. The availability of these services are subject to geographical data and parameters.

Contact information:

- DataTrace Customer Service: datatrace-cs.sna.ca@edatatrace.com or 800-221-2056
- DataTrace Customer Support: dbscsrsupport@datatracetitle.com

Back Plant

A Back Plant is a search for a title chain or property index that is not available online.

The portal will contain lot books, tracts, maps and digitized images of physical media such as paper, film or fiche. The images can be available as TIF or PDF files, depending on source.

To Access the Arb Map & Back Plant Portal

All Users:

Effective May 1st, you will be able to access the LA County Back Plant from the following URL. https://danexus.datatree.com/. Enter your User Name and Password provided to you to access the site.

DTS Users:

After June you will be able to access the Back Plant information for Los Angeles through the Arb Map & Back Plant button inside the DataTrace DTS application. When you use the ARB Map & Back Plant button, you will automatically be authenticated and then routed to the application. Users can also access the site directly at https://arbs.backplant.datatracetitle.com using their existing credentials. There will be a Title Company check box so that you can use the Branch, User Name and Password that you use to log into DTS.

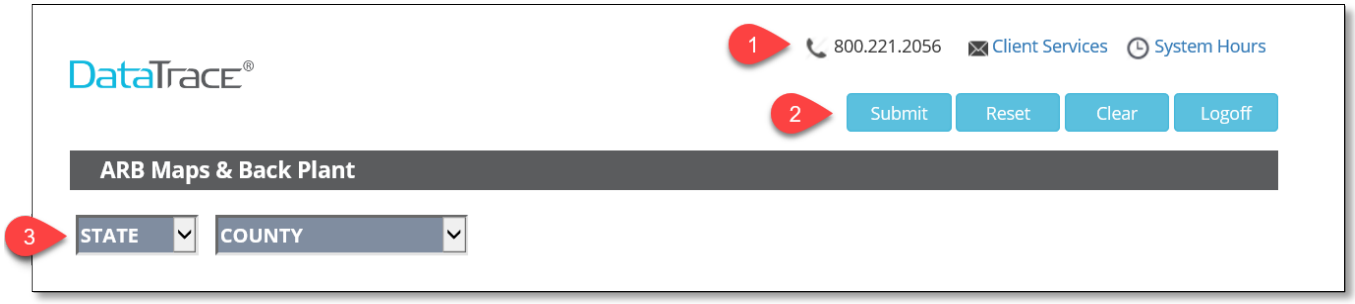
Non-DTS Users:

All non-title users must also use the new URL https://arbs.backplant.datatracetitle.com and can continue to use the same log in credentials issued on May 1st.

Basic functionality will be covered first, followed by specific examples.

Basic Functionality

The menu system is context sensitive and options will change based upon prior selections. The main landing page includes contact options (1) should you need assistance, a set of action buttons (2) and the state and county selection menus (3) that start your search.

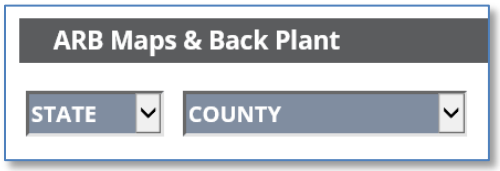


Buttons

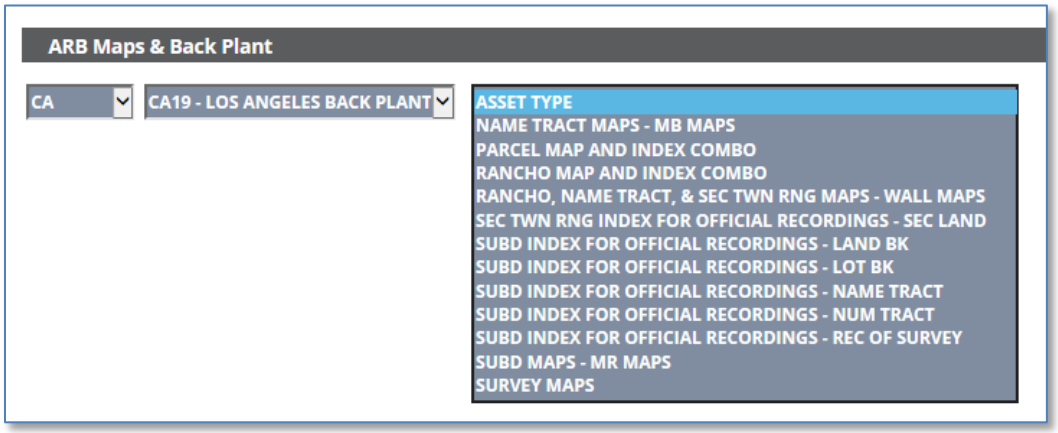
- "Submit" button: runs the query.
- "Reset" button will clear the entire search and allow you to start over.
- "Clear" button will only clear the View File area.
- "Logoff" button will end your session and take you back to the home window.

Los Angeles Back Plant Searches – Basic Functions

If it is not already displayed, select CA and CA19 - Los Angeles Back Plant for the Back Plant search.



The Asset Type drop down list will appear.

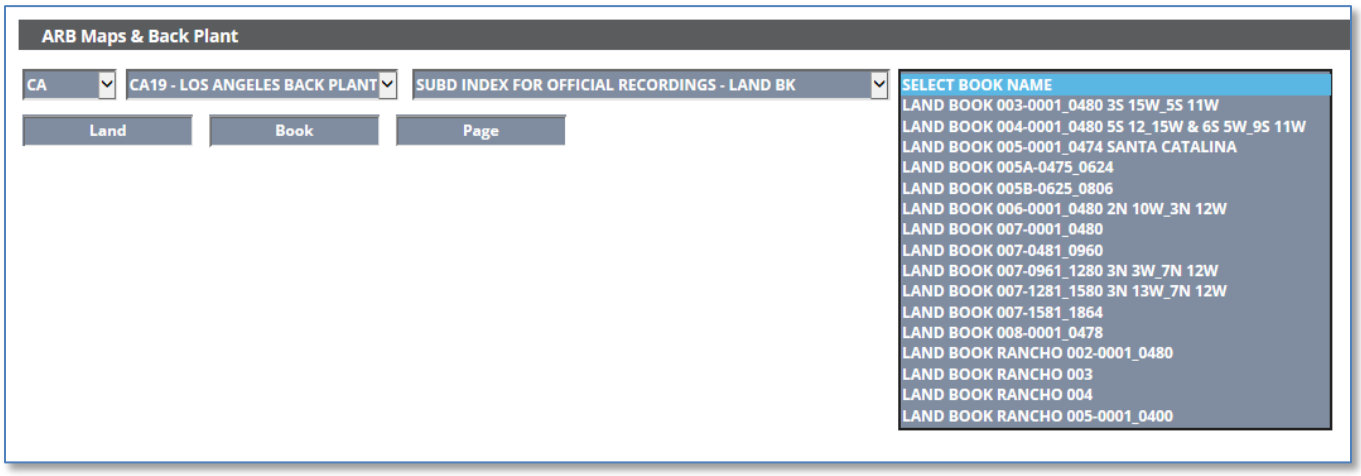


Asset Type

The drop-select includes the following options.

Select Book Name

Once the Asset Type has been selected, the Book Name drop down will appear. Again, the options shown for the Book Name will change based upon the Asset Type selected.



The menus and selections have a type-ahead feature allowing you to enter the first several characters in the field and the application will search through the list for the next matching option.

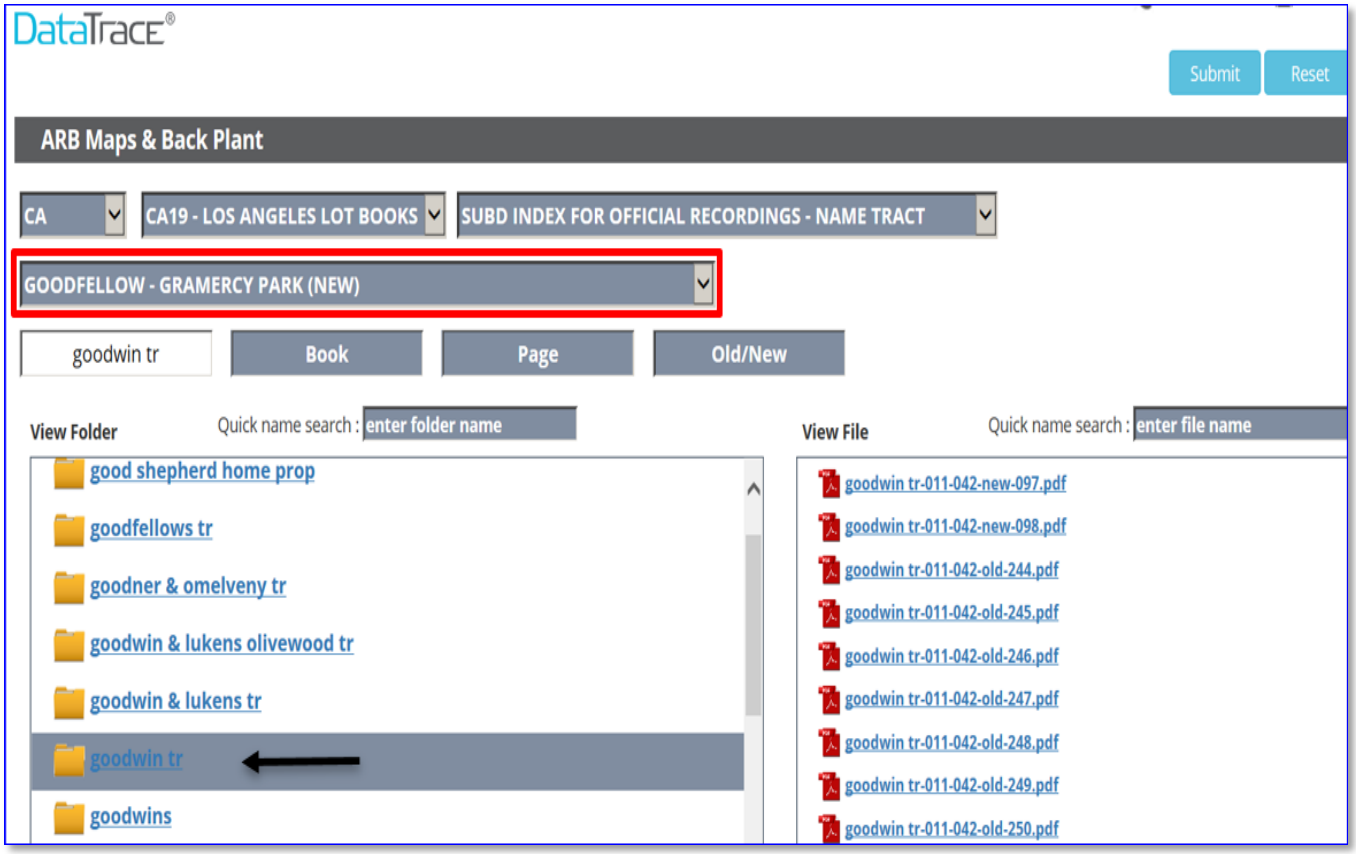
While the functionality (context sensitive drop down lists) is straightforward, let's walk through some scenarios that demonstrate how to use the functionality.

Please note that even as data is updated the basic search steps are still relevant.

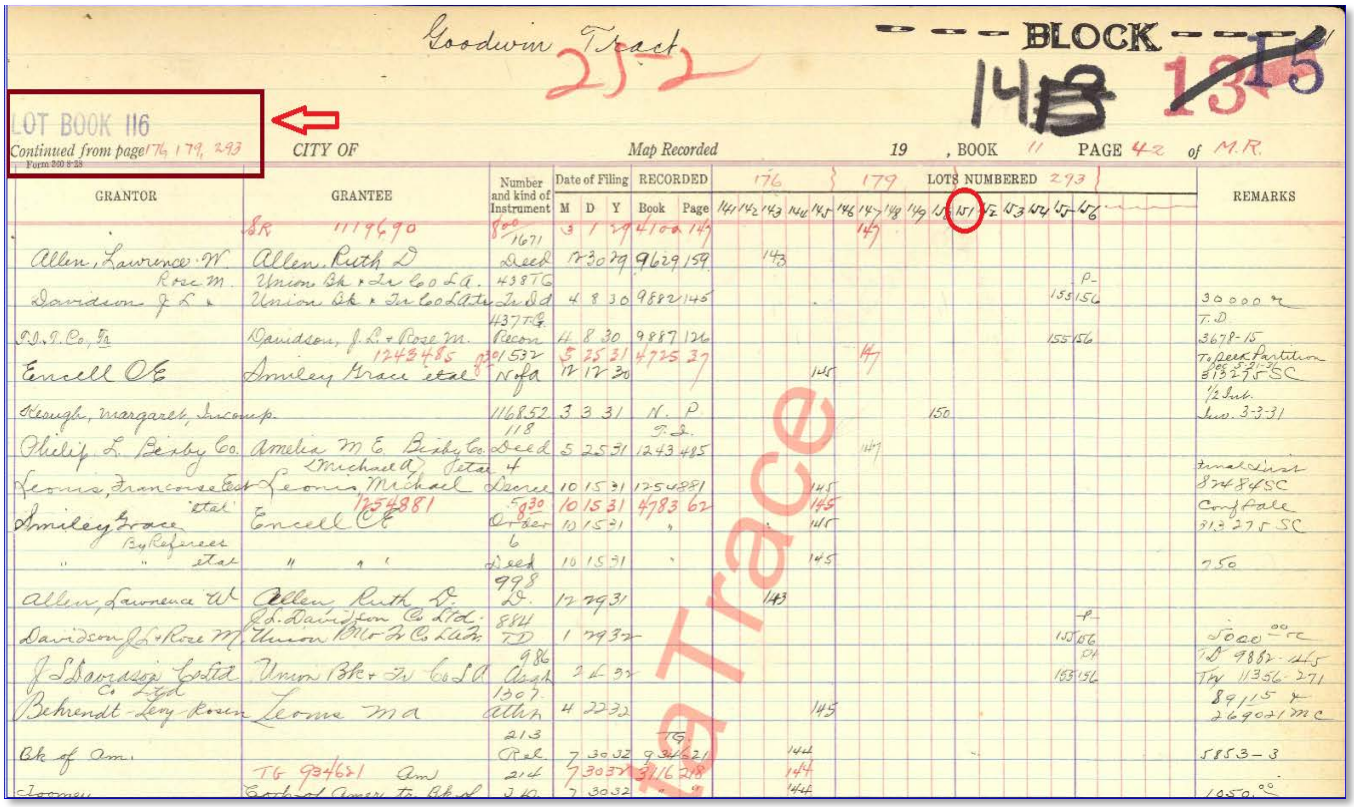
Name Tracts

Scenario: How to get a title chain from the beginning of Lot 151 Tract Goodwin book 11 page 42

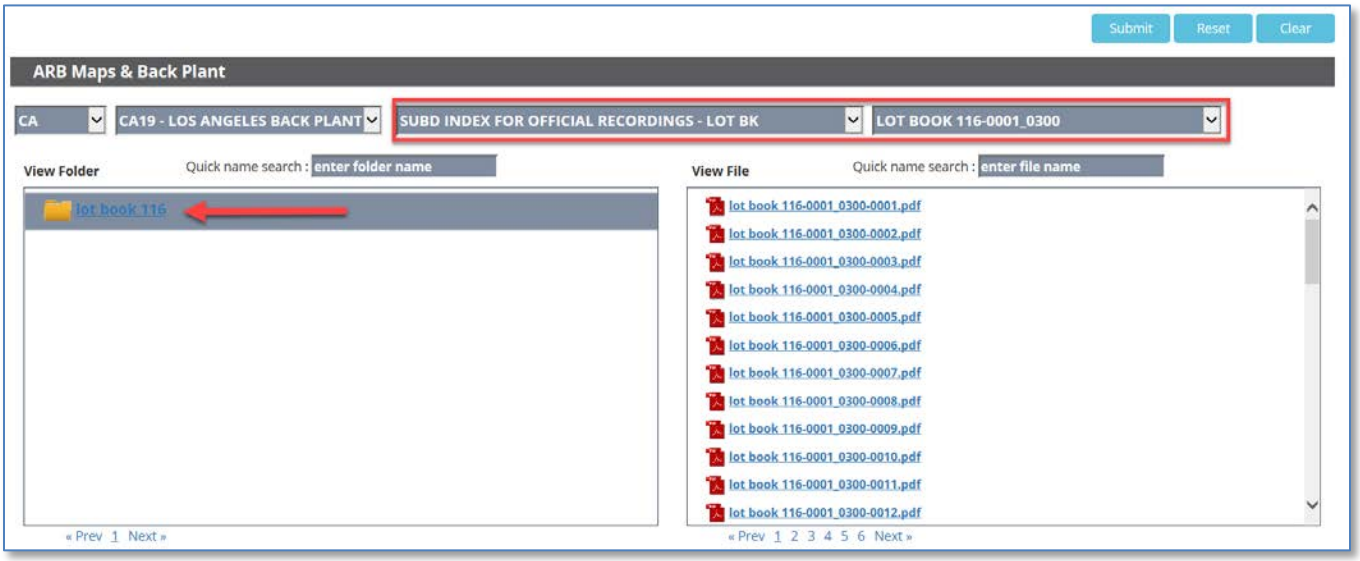
1. Logon to the LA Back Plant site.
2. Select "SUBD INDEX FOR OFFICIAL RECORDINGS-NAME TRACT" from Asset Type drop down menu.
3. Select "Goodfellow-Gramercy Park (new)" from Select Book Name drop down menu.
4. Click on Submit button.
5. View Folder window will display multiple folders, select "Goodwin Tr".
6. View File window will display multiple PDF images.



7. Scroll through the pdf files until you see **lot 151 (it will be in Goodwin tr-011-042-old-252.pdf which is 2nd to the last in this case).**
8. Once you find the page that shows your lot, review the image and there are times that you'll see additional information that will guide you to where the information came from or where it started. The additional information on the page shows **LOT BOOK 116** continued from pages **176, 179, 293**



9. Close image viewer and select “SUBD INDEX FOR OFFICIAL RECORDINGS -LOT BK” from the Asset Type drop down menu on the LA Lot Books site.
10. Select “LOT BOOK 116-0001_0300” from the Select Book Name dropdown menu.
11. Click on Submit button.



12. Select lot book 116 from the View Folder window.
13. Start clicking on the pdf files in the View File window until you find the page that says Goodwin Tract (**it will be in “lot book 116-0001 0300-0293” which is on page 6 of the View File window).** This is the beginning chain of lot 151.

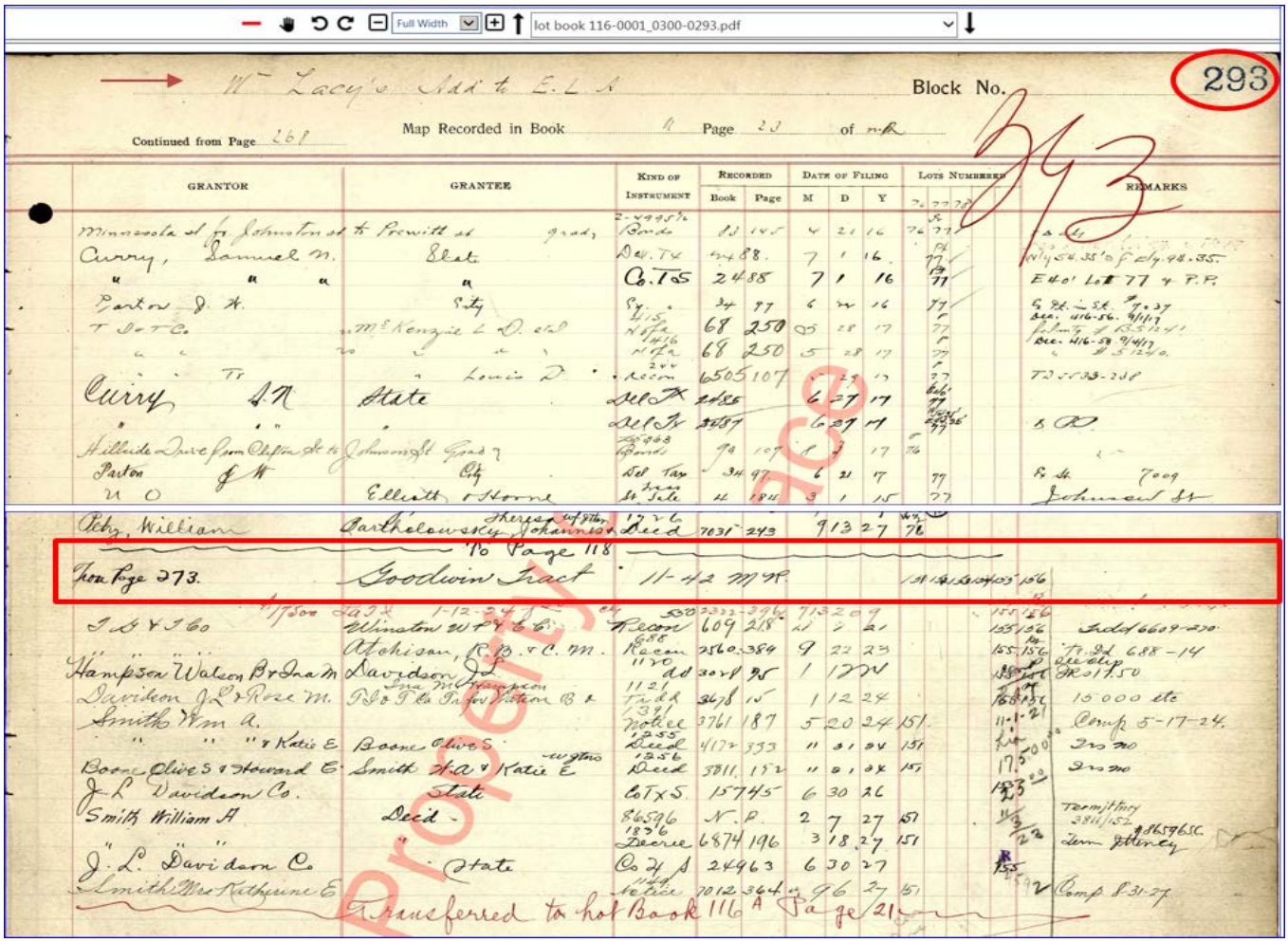
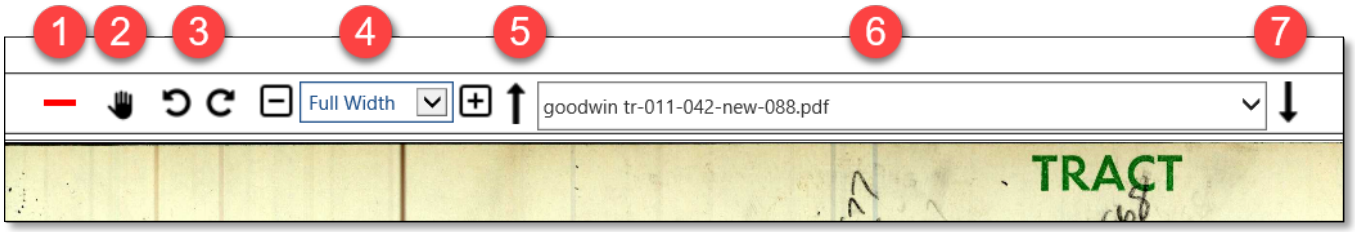


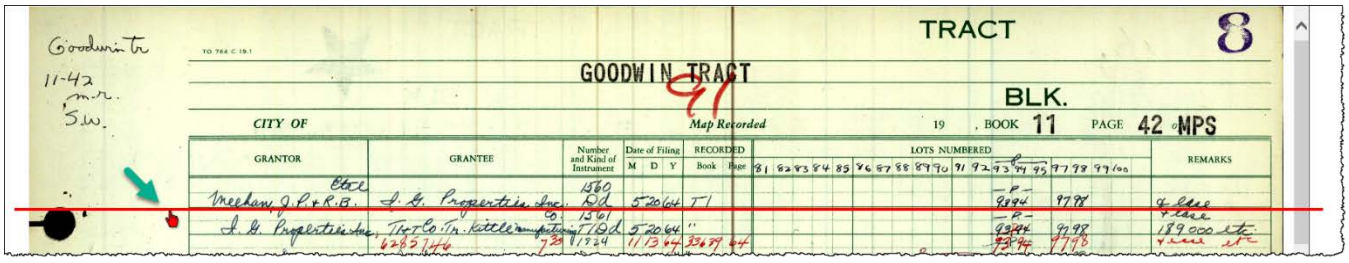
Image Navigation Tools

The following Navigation Tools will appear above an image.



1. The Ruler icon will appear across the image horizontally and can be dragged by a mouse up or down the chain of title to provide a ruler or guide.
2. The Hand icon can be used to move the image to any direction.
3. These Circular arrows will rotate the image 90 degrees at a time, clockwise or counter-clockwise.
4. The Minus (-) and Plus (+) icons can be used to increase or decrease the percentage size of the image. The "Full Width" drop down will accept a percentage to view the size of the image between 50 to 200%.
5. The Arrow Up icon will move the image up one if multiple images are available.
6. This window displays the current viewed information of the tract with page of the lot book. All pages will be shown by clicking on the drop-down icon and you can click to select and view another page.
7. The Arrow Down icon will move the image down one if multiple images are available.

Screenshot of the Ruler (1) and Hand (2).



Additional Navigation Features

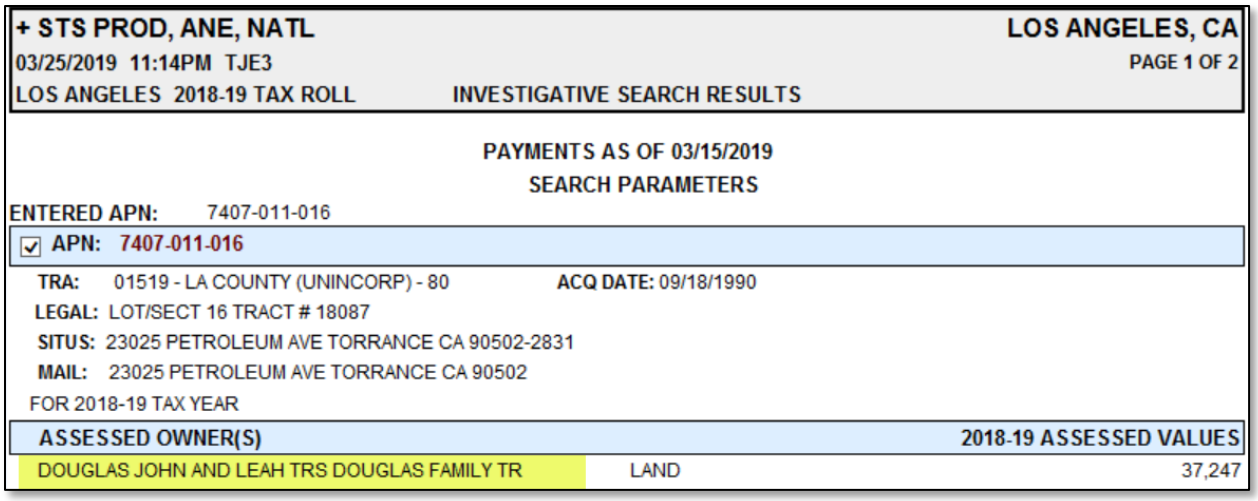
Users can also input a Name Tract name in this (1) field. Click the Submit button (2) to return results. The Old/New is an additional input parameter that can be used.

The results will be displayed inside the View Folder (1). Click on a Folder to display available contents that will be featured inside the View File area (2).

Numbered Tracts

Scenario: How to search for a FULL VALUE DEED

1. Logon to DTS and go to CA, Los Angeles.
2. Search APN 7407-011-016 and click on Submit. (note current owner is Douglas John and Leah.



+ STS PROD, ANE, NATL — LOS ANGELES, CA
03/25/2019 11:14PM TJE3 — PAGE 1 OF 2
LOS ANGELES 2018-19 TAX ROLL — INVESTIGATIVE SEARCH RESULTS

PAYMENTS AS OF 03/15/2019
SEARCH PARAMETERS

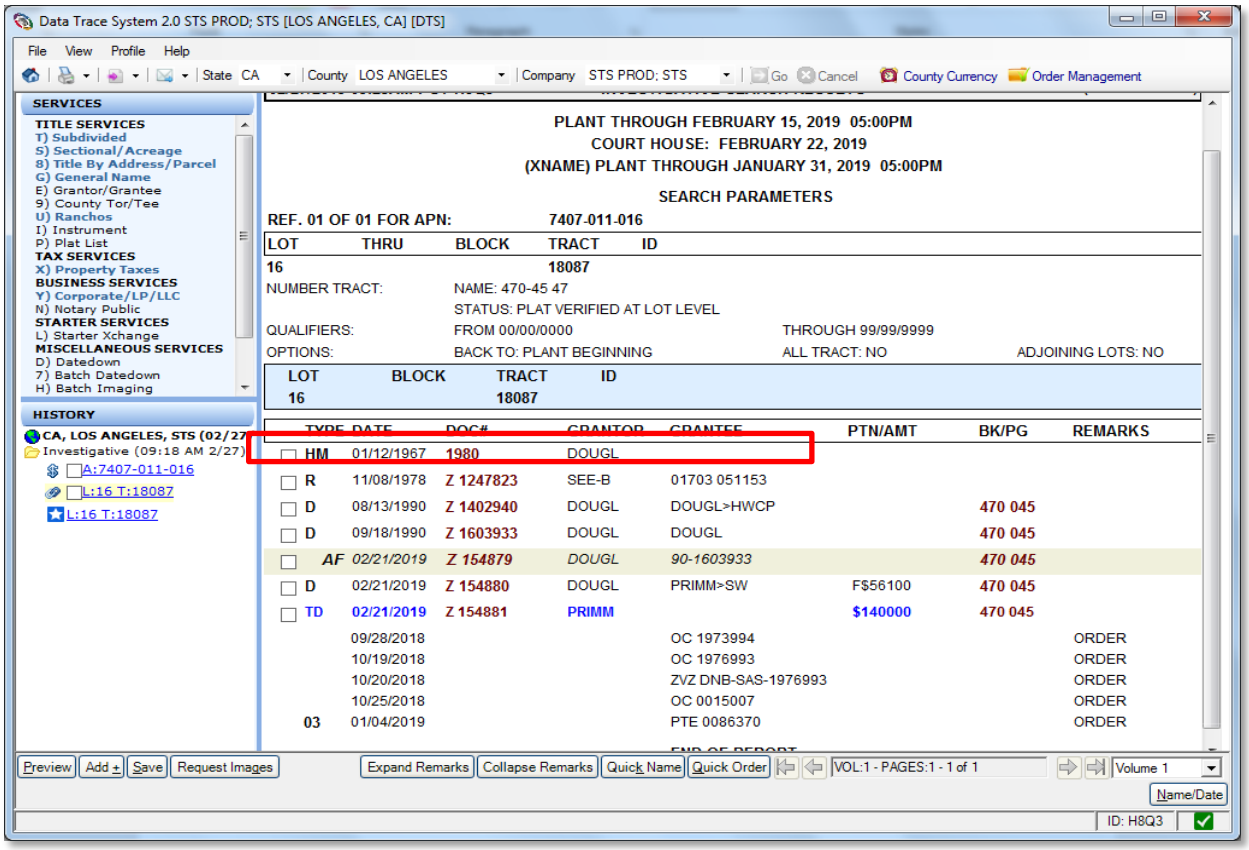
ENTERED APN: 7407-011-016

APN: 7407-011-016

TRA: 01519 - LA COUNTY (UNINCORP) - 80 ACQ DATE: 09/18/1990
LEGAL: LOT/SECT 16 TRACT # 18087
SITUS: 23025 PETROLEUM AVE TORRANCE CA 90502-2831
MAIL: 23025 PETROLEUM AVE TORRANCE CA 90502
FOR 2018-19 TAX YEAR

ASSESSED OWNER(S)		2018-19 ASSESSED VALUES
DOUGLAS JOHN AND LEAH TRS DOUGLAS FAMILY TR	LAND	37,247

3. Click on Title button.
4. Review the chain of title. The first recording is a document recorded 1/12/1967 HM (Homestead) Doc # 1980 for DOUGLAS which means that there are other previous recorded documents not available on Data Trace system.



Data Trace System 2.0 STS PROD; STS [LOS ANGELES, CA] [DTS]

File View Profile Help

State CA | County LOS ANGELES | Company STS PROD: STS | Go | Cancel | County Currency | Order Management

SERVICES
TITLE SERVICES
T) Subdivided
S) Sectional/Acreage
8) Title By Address/Parcel
G) General Name
E) Grantor/Grantee
9) County Tor/Tee
U) Ranchos
I) Instrument
P) Plat List
TAX SERVICES
X) Property Taxes
BUSINESS SERVICES
Y) Corporate/LP/LLC
N) Notary Public
STARTER SERVICES
L) Starter Xchange
MISCELLANEOUS SERVICES
D) Datedown
7) Batch Datedown
H) Batch Imaging

HISTORY
CA, LOS ANGELES, STS (02/27
Investigative (09:18 AM 2/27)
A:7407-011-016
L:16 T:18087
L:16 T:18087

PLANT THROUGH FEBRUARY 15, 2019 05:00PM
COURT HOUSE: FEBRUARY 22, 2019
(XNAME) PLANT THROUGH JANUARY 31, 2019 05:00PM

SEARCH PARAMETERS

REF. 01 OF 01 FOR APN: 7407-011-016

LOT	THRU	BLOCK	TRACT	ID
16			18087	

NUMBER TRACT: NAME: 470-45 47
STATUS: PLAT VERIFIED AT LOT LEVEL
QUALIFIERS: FROM 00/00/0000 THROUGH 99/99/9999
OPTIONS: BACK TO: PLANT BEGINNING ALL TRACT: NO ADJOINING LOTS: NO

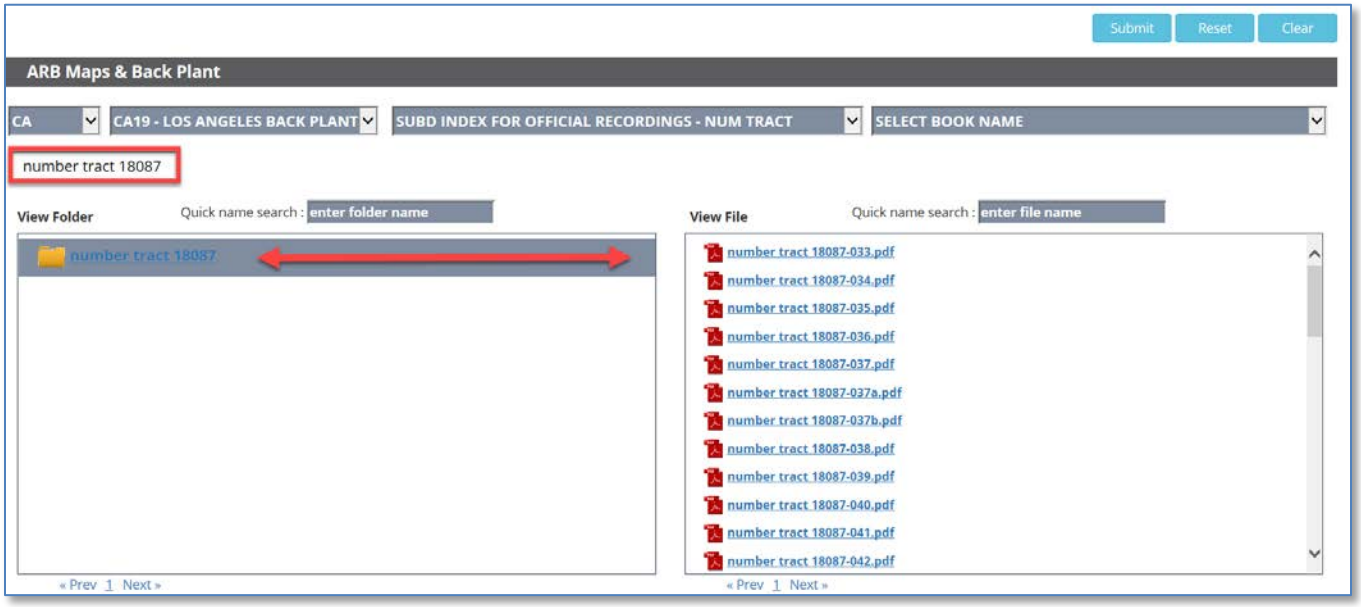
LOT	BLOCK	TRACT	ID
16		18087	

TYPE	DATE	DOC#	GRANTOR	GRANTEE	PTN/AMT	BK/PG	REMARKS
HM	01/12/1967	1980	DOUGL				
R	11/08/1978	Z 1247823	SEE-B	01703 051153			
D	08/13/1990	Z 1402940	DOUGL	DOUGL>HWCP		470 045	
D	09/18/1990	Z 1603933	DOUGL	DOUGL		470 045	
AF	02/21/2019	Z 154879	DOUGL	90-1603933		470 045	
D	02/21/2019	Z 154880	DOUGL	PRIMM>SW	F$56100	470 045	
TD	02/21/2019	Z 154881	PRIMM		$140000	470 045	
	09/28/2018			OC 1973994			ORDER
	10/19/2018			OC 1976993			ORDER
	10/20/2018			ZVZ DNB-SAS-1976993			ORDER
	10/25/2018			OC 0015007			ORDER
03	01/04/2019			PTE 0086370			ORDER

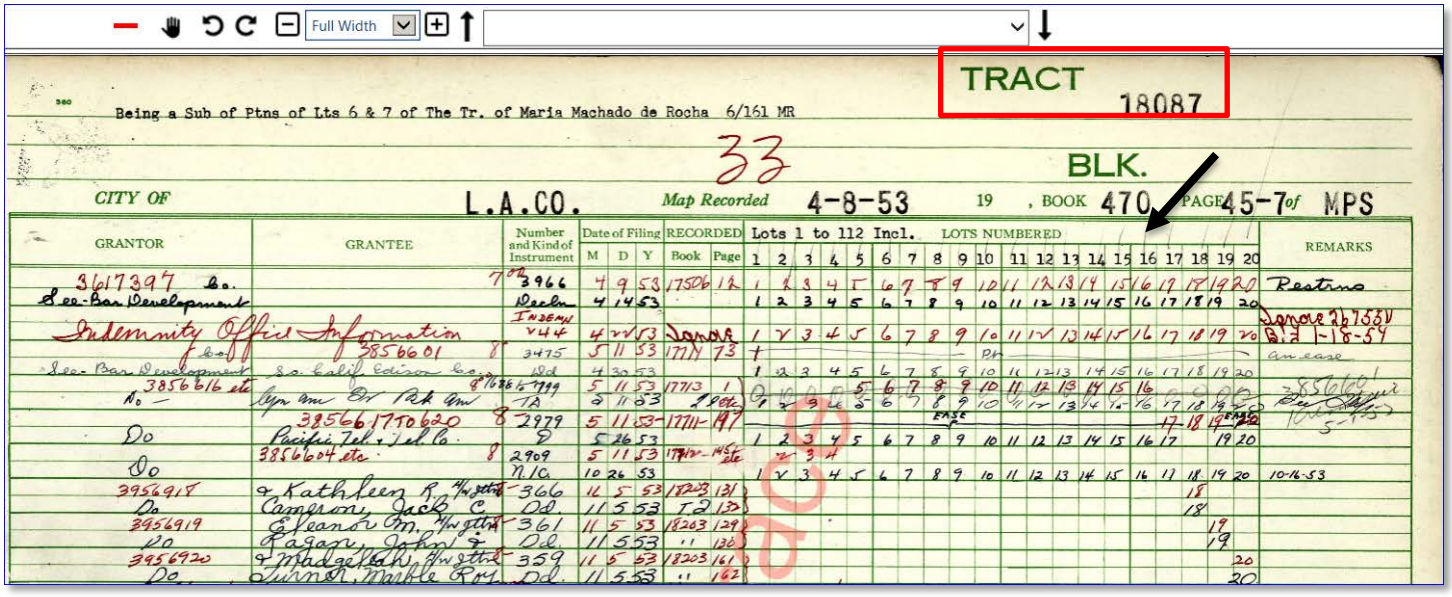
END OF REPORT

Preview | Add + | Save | Request Images | Expand Remarks | Collapse Remarks | Quick Name | Quick Order | VOL:1 - PAGES:1 - 1 of 1 | Volume 1 | Name/Date | ID: H8Q3

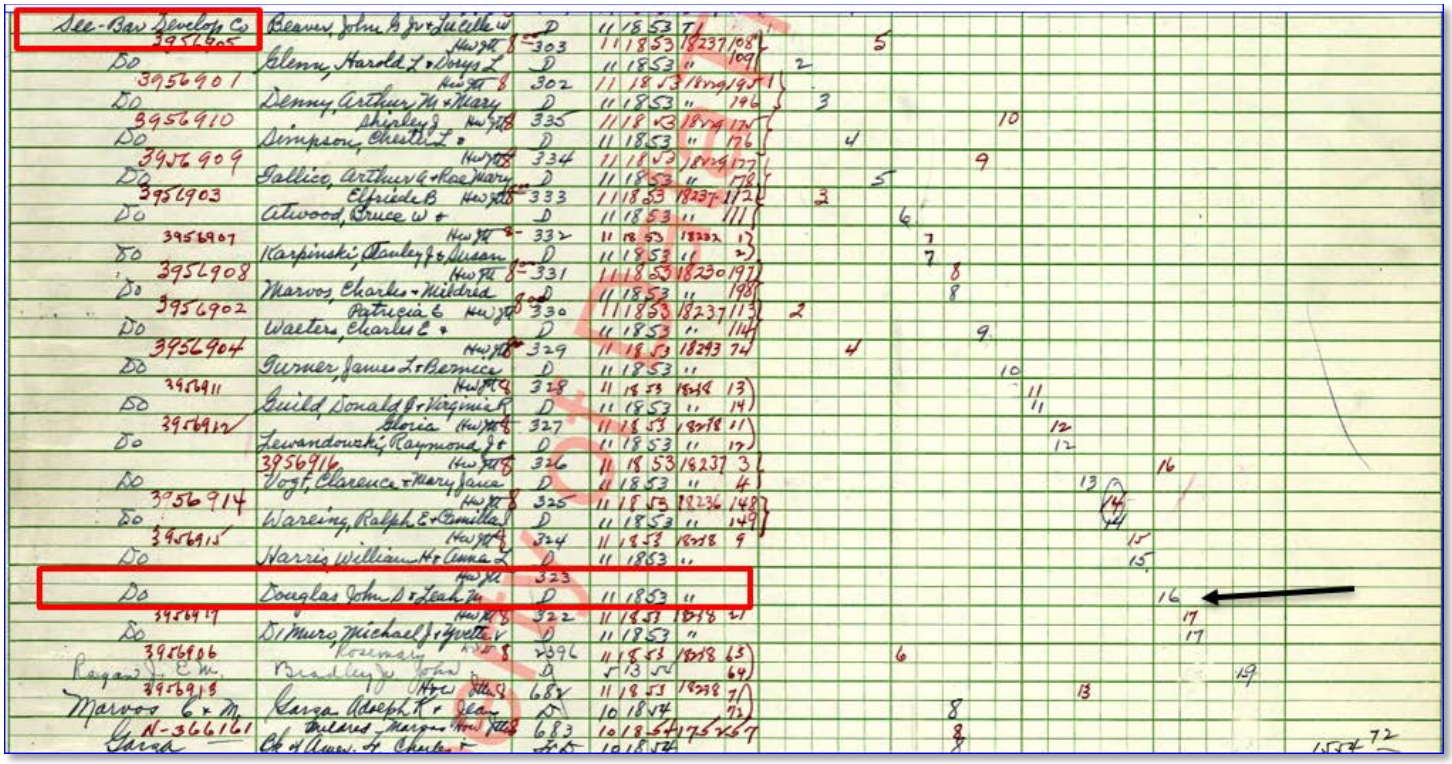
5. Logon to the Los Angeles County Lot Book Back Plant system.
6. Select the State: CA and County: CA19-LOS ANGELES LOT BOOKS
7. Select “SUBD INDEX FOR OFFICIAL RECORDINGS – NUM TRACT” from Asset Type dropdown menu
8. Type “18087” in the Tract Number field
9. Click on Submit Button.
10. Select “number tract 18087” folder in View Folder window.



11. Select “number tract 18087-033.pdf” in the View File window to find lot 16 and see who granted title to Douglas John and Leah.

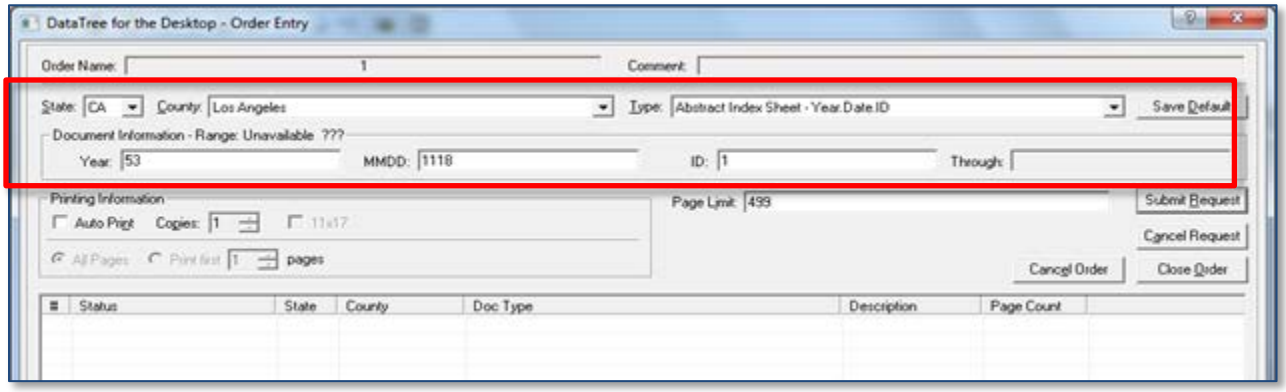


Halfway down the page there is a deed from See-Bar Development Co is granting several lots to different owners and lot 16 is where Douglas John and Leah came into title.

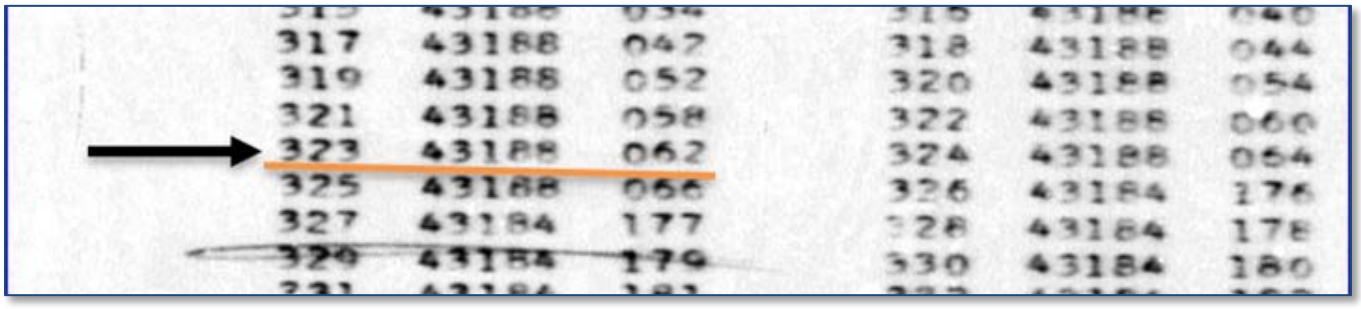


Recording Information- 11/18/1953 instrument # 323

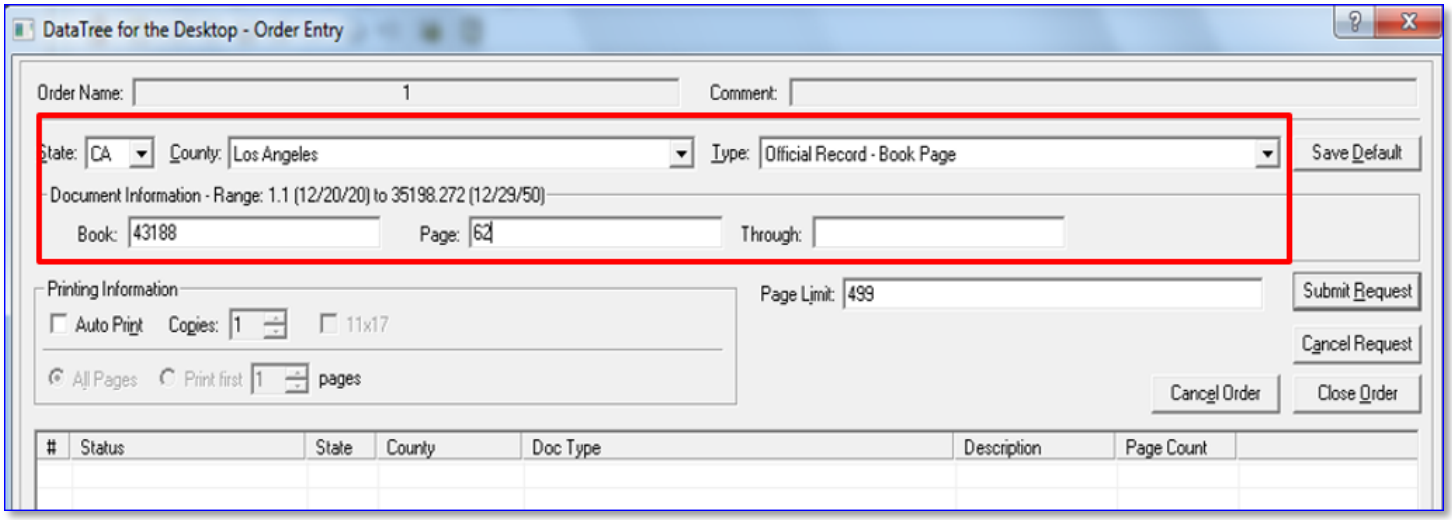
12. Logon to DTD.
13. In LA county, select Type “Abstract Index Sheet – Year.Date.ID”
14. Enter Year 53, MMDD 1118, ID 1
15. Click on Submit.



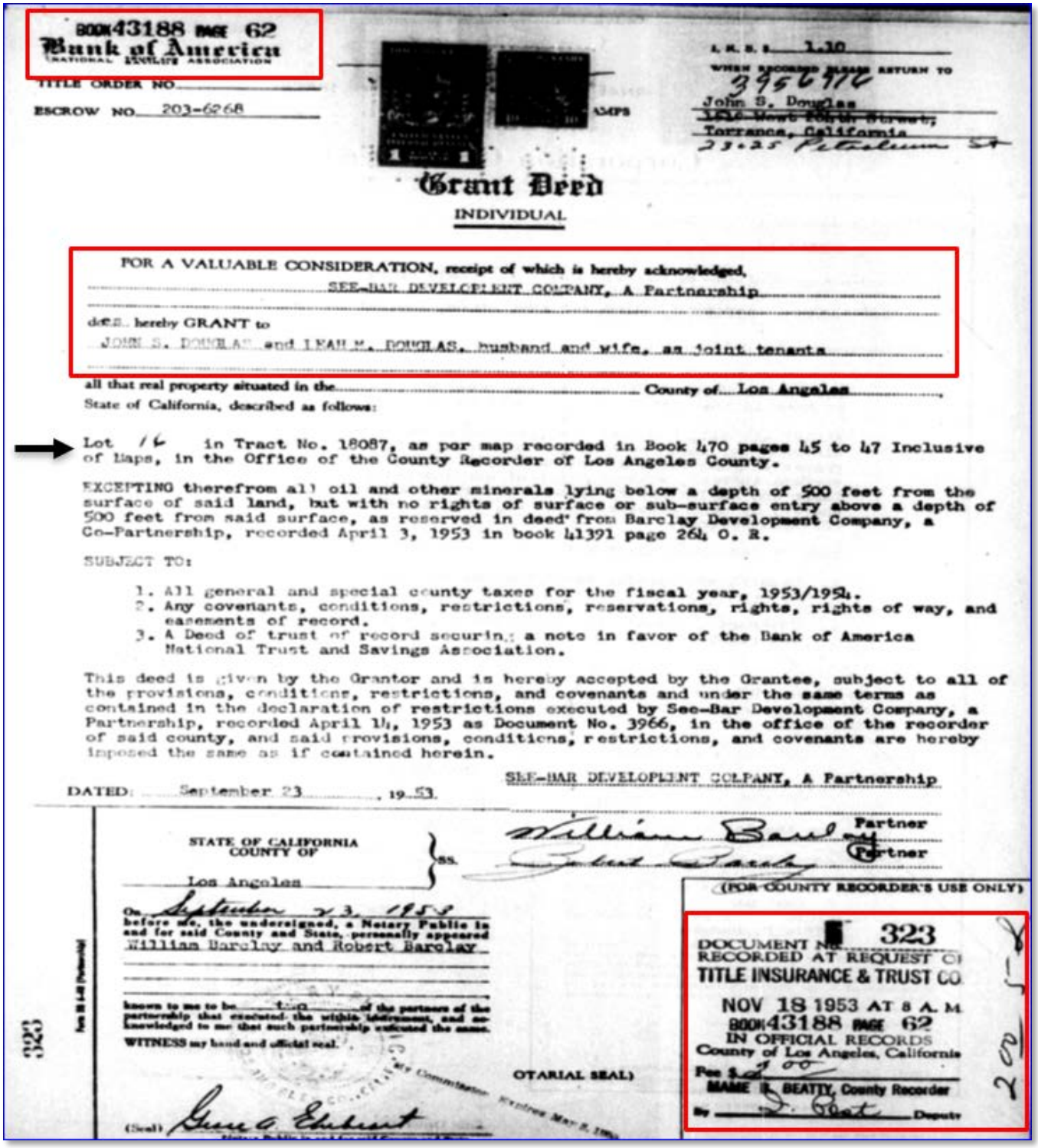
16. Locate instrument # 323 and note that it is on book 43188 page 062.



17. In Data Tree for the Desktop, CMT- **Official Records Book.Page** and enter the Book 43188 and Page 62 then submit



18. Enter Book 43188 Page 62 and click on submit to get a copy of Grant Deed.



BOOK 43188 PAGE 62
Bank of America
NATIONAL TRUST AND SAVINGS ASSOCIATION

TITLE ORDER NO.

ESCROW NO. 203-6268

AMPS

I. R. S. $ 1.10

WHEN RECORDED PLEASE RETURN TO
3956916
John S. Douglas
~~1510 West Fourth Street,~~
Torrance, California
23+25 Petroleum St

Grant Deed

INDIVIDUAL

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
SEE-BAR DEVELOPMENT COMPANY, A Partnership
does hereby GRANT to
JOHN S. DOUGLAS and LEAH M. DOUGLAS, husband and wife, as joint tenants

all that real property situated in the County of Los Angeles,
State of California, described as follows:

Lot 16 in Tract No. 18087, as per map recorded in Book 470 pages 45 to 47 Inclusive of Maps, in the Office of the County Recorder of Los Angeles County.

EXCEPTING therefrom all oil and other minerals lying below a depth of 500 feet from the surface of said land, but with no rights of surface or sub-surface entry above a depth of 500 feet from said surface, as reserved in deed from Barclay Development Company, a Co-Partnership, recorded April 3, 1953 in book 41391 page 264 O. R.

SUBJECT TO:

1. All general and special county taxes for the fiscal year, 1953/1954.
2. Any covenants, conditions, restrictions, reservations, rights, rights of way, and easements of record.
3. A Deed of trust of record securing a note in favor of the Bank of America National Trust and Savings Association.

This deed is given by the Grantor and is hereby accepted by the Grantee, subject to all of the provisions, conditions, restrictions, and covenants and under the same terms as contained in the declaration of restrictions executed by See-Bar Development Company, a Partnership, recorded April 14, 1953 as Document No. 3966, in the office of the recorder of said county, and said provisions, conditions, restrictions, and covenants are hereby imposed the same as if contained herein.

SEE-BAR DEVELOPMENT COMPANY, A Partnership

DATED: September 23, 1953

William Barclay Partner
Robert Barclay Partner

STATE OF CALIFORNIA
COUNTY OF
Los Angeles } SS.

On September 23, 1953
before me, the undersigned, a Notary Public in and for said County and State, personally appeared William Barclay and Robert Barclay

known to me to be two of the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal.

(Seal) Grace A. Ehrhart
Notary Public in and for said County and State

My Commission Expires May 8, 1955

OTARIAL SEAL)

(FOR COUNTY RECORDER'S USE ONLY)

DOCUMENT No. 323
RECORDED AT REQUEST OF
TITLE INSURANCE & TRUST CO.
NOV 18 1953 AT 8 A. M.
BOOK 43188 PAGE 62
IN OFFICIAL RECORDS
County of Los Angeles, California
Fee $ 2.00
MAME B. BEATTY, County Recorder
By J. Post Deputy

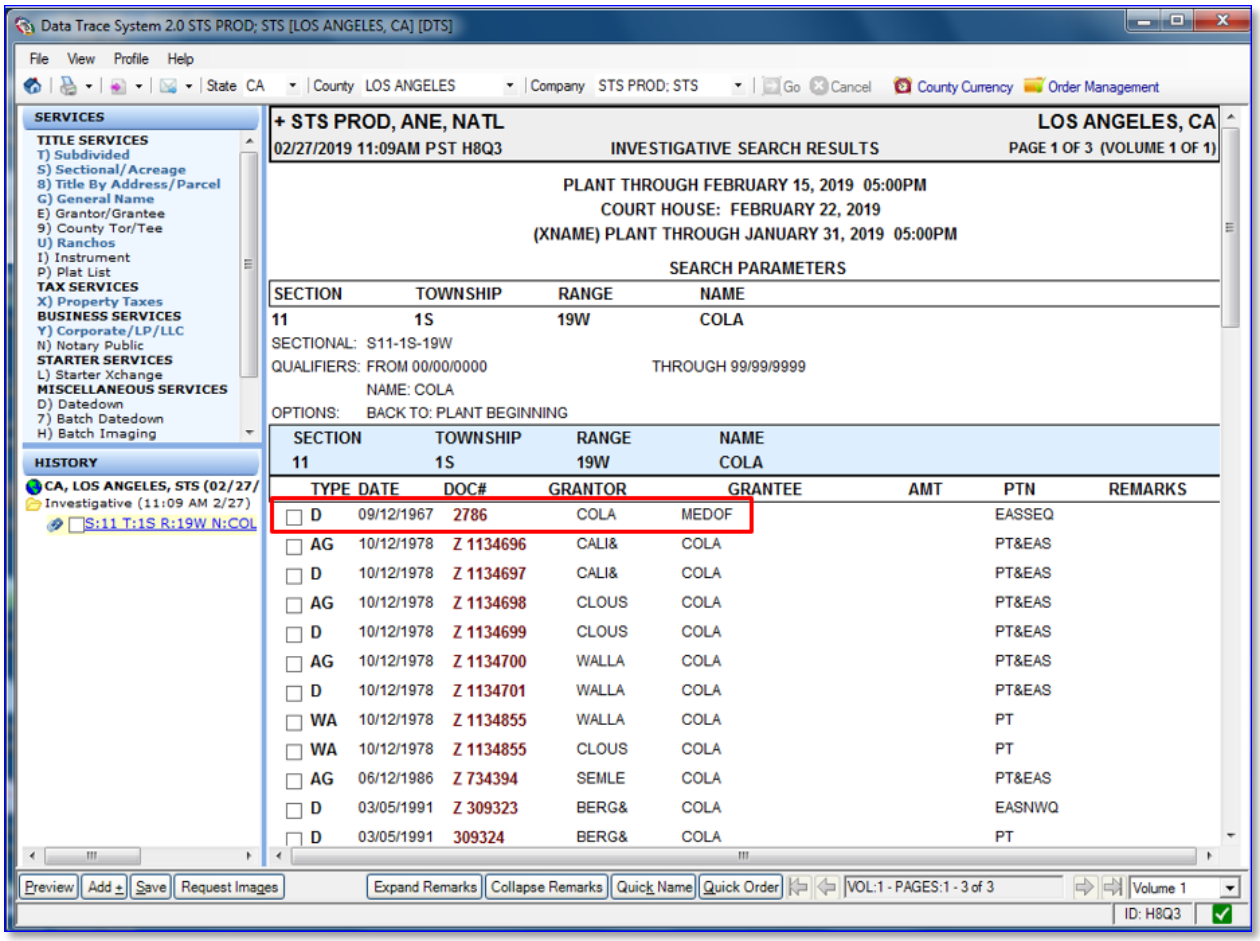
323

Sectionalized Land

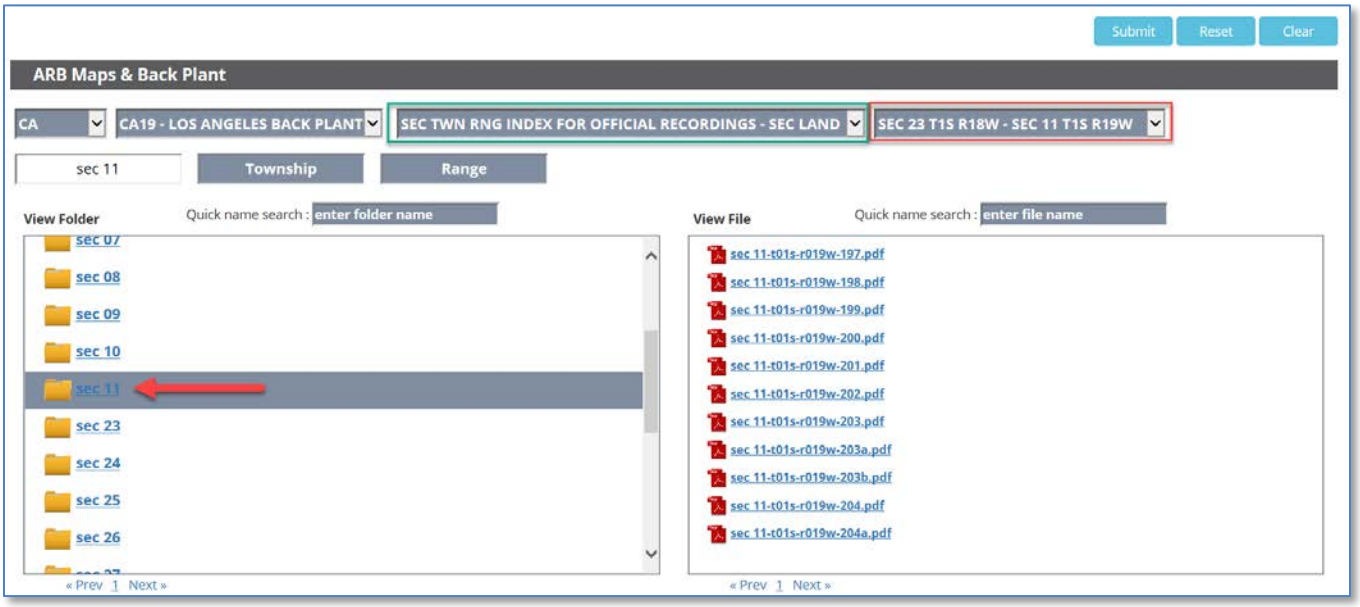
Scenario 1: Deed search for Sectional S11 T1S R19W

The chain of title below shows that COLA (County of Los Angeles) is deeding out the property to MEDOF. To search how and when COLA came into title, follow the steps below.

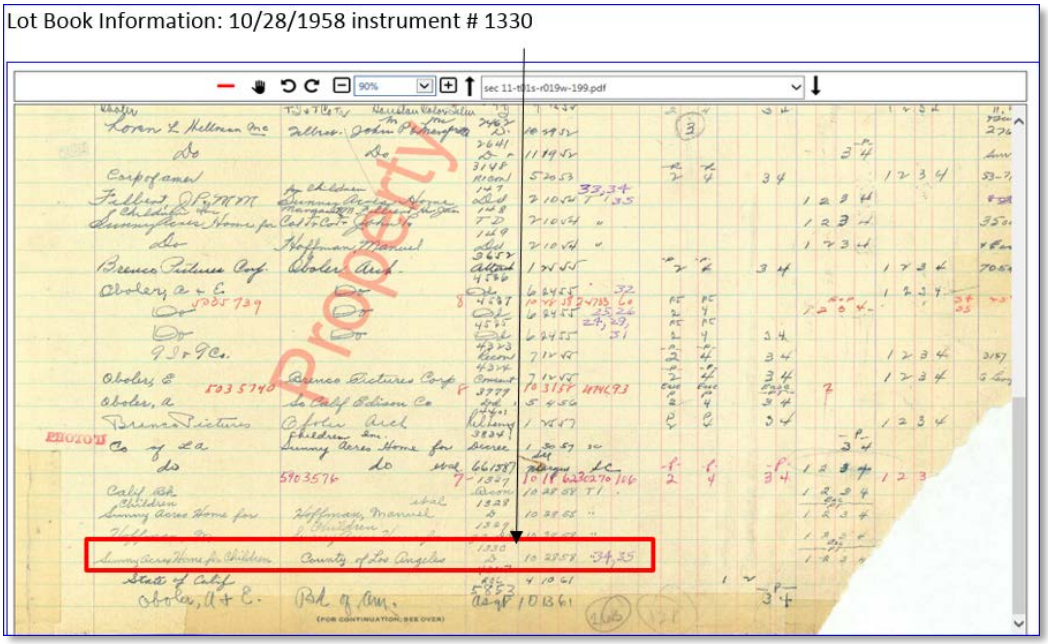
1. Run a Sectional/Acreage search in DTS on S11 T1S R19W



2. Logon to the Los Angeles County lot book Back Plant online system.
3. Select State CA and County CA19 - Los Angeles Lot Books.
4. Select the Asset Type “SEC TWN RNG INDEX FOR OFFICIAL RECORDINGS-SEC LAND”.

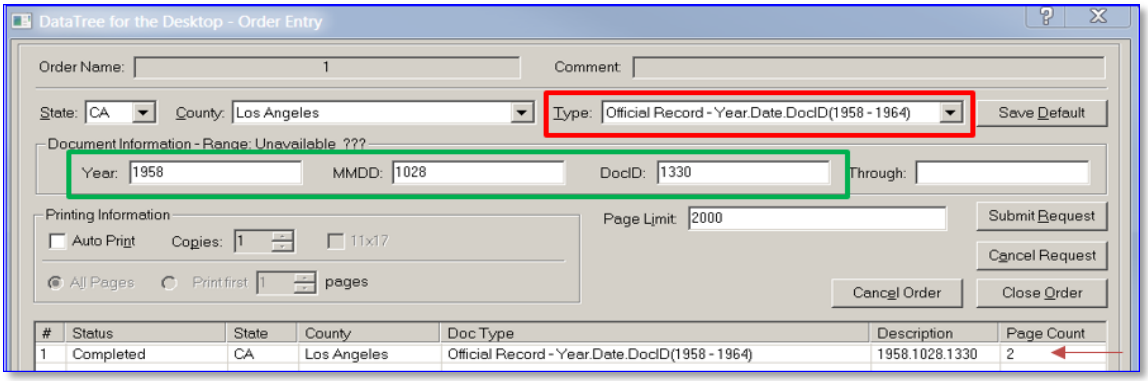


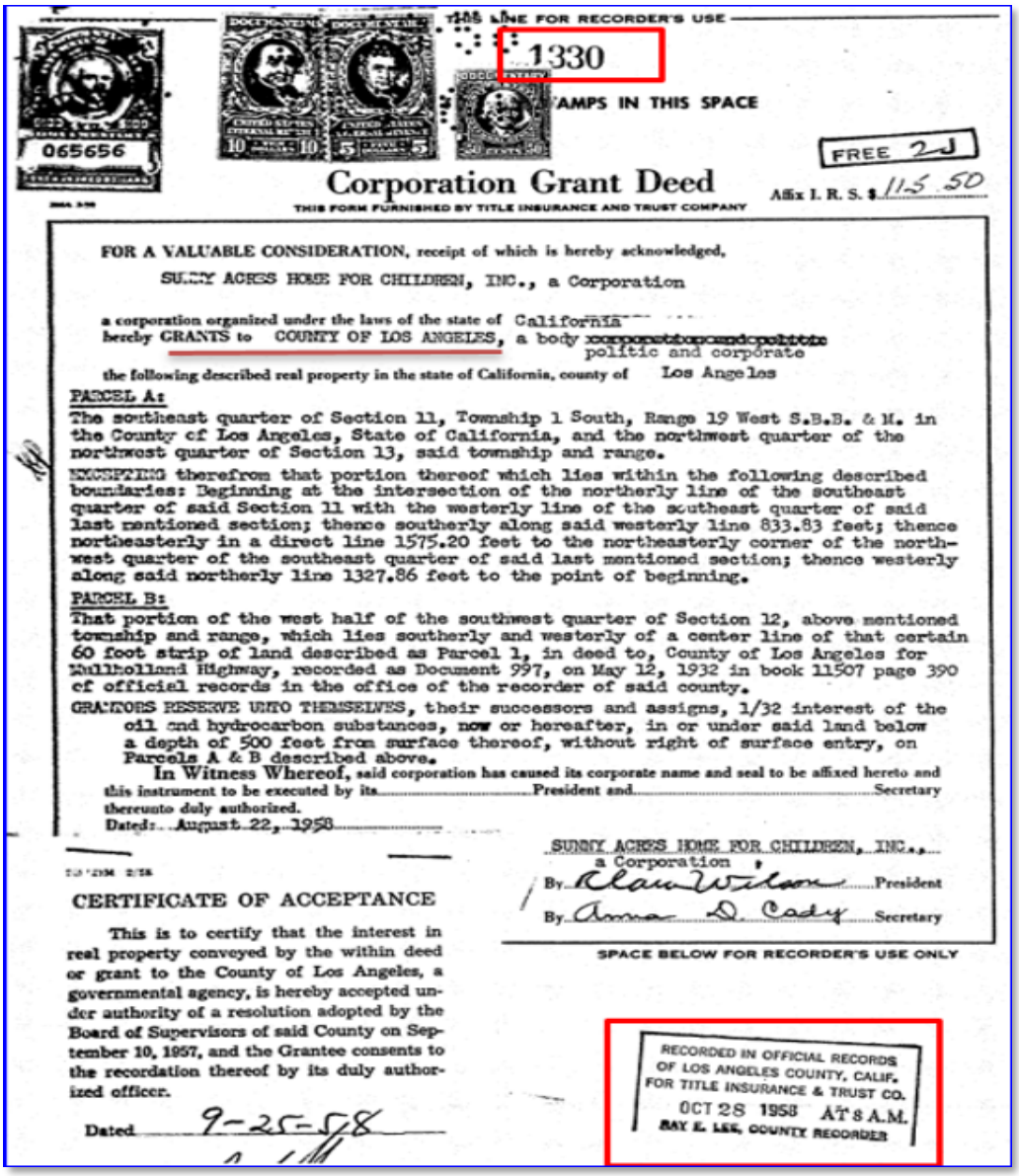
5. Select “SEC 23 T1S R18W-Sec 11 T1S R19W” from the Select Book Name dropdown.
   Note: Some of the Sectional books shown on the dropdown has ranges. The sample below shows that the Section we are trying to find starts with **SEC23 T1S R18W to SEC11 T1S R19W.**
6. Select “Sec 11” folder in the View Folder window.
7. Select “Sec 11-t01s-r019w-199.pdf” from the View File window (**use the navigation arrow**) and review the chain of title until you get to the information where the County of Los Angeles came in to title.



8. Locate the recording date 10/28/1958 and Instrument # 1330.

9. Logon to DTD and select Type “Official Record-Year. Date. DocID (1958-1964)”
10. Enter Year 58 MMDD 1028 DocID 1330 and click submit.





1330

AMPS IN THIS SPACE

FREE 2J

Corporation Grant Deed

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

Affix I. R. S. $ 1.15.50

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

SUNNY ACRES HOME FOR CHILDREN, INC., a Corporation

a corporation organized under the laws of the state of California hereby GRANTS to COUNTY OF LOS ANGELES, a body politic and corporate

the following described real property in the state of California, county of Los Angeles

PARCEL A:

The southeast quarter of Section 11, Township 1 South, Range 19 West S.B.B. & M. in the County of Los Angeles, State of California, and the northwest quarter of the northwest quarter of Section 13, said township and range.

EXCEPTING therefrom that portion thereof which lies within the following described boundaries: Beginning at the intersection of the northerly line of the southeast quarter of said Section 11 with the westerly line of the southeast quarter of said last mentioned section; thence southerly along said westerly line 833.83 feet; thence northeasterly in a direct line 1575.20 feet to the northeasterly corner of the northwest quarter of the southeast quarter of said last mentioned section; thence westerly along said northerly line 1327.86 feet to the point of beginning.

PARCEL B:

That portion of the west half of the southwest quarter of Section 12, above mentioned township and range, which lies southerly and westerly of a center line of that certain 60 foot strip of land described as Parcel 1, in deed to, County of Los Angeles for Mulholland Highway, recorded as Document 997, on May 12, 1932 in book 11507 page 390 of official records in the office of the recorder of said county.

GRANTORS RESERVE UNTO THEMSELVES, their successors and assigns, 1/32 interest of the oil and hydrocarbon substances, now or hereafter, in or under said land below a depth of 500 feet from surface thereof, without right of surface entry, on Parcels A & B described above.

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its President and Secretary thereunto duly authorized.

Dated: August 22, 1958

SUNNY ACRES HOME FOR CHILDREN, INC.,
a Corporation
By Alan Wilson President
By Anna D. Cady Secretary

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed or grant to the County of Los Angeles, a governmental agency, is hereby accepted under authority of a resolution adopted by the Board of Supervisors of said County on September 10, 1957, and the Grantee consents to the recordation thereof by its duly authorized officer.

Dated 9-25-58

SPACE BELOW FOR RECORDER'S USE ONLY

RECORDED IN OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIF. FOR TITLE INSURANCE & TRUST CO.
OCT 28 1958 AT 8 A.M.
RAY E. LEE, COUNTY RECORDER

This document is a Corporation Grant Deed from Sunny Acres Home for Children GRANTS to County of Los Angeles.

END OF DOCUMENT