ORDINANCE NO. 175141

An Ordinance authorizing and providing for the sale of certain City-owned real property acquired to protect the City's financial interest, and which property cannot, according to the use of funds, be used for general City purposes, and the public interest necessitates the sale thereof, without the necessity of calling for bids, to the HABITAT FOR HUMANITY - LOS ANGELES, for the sum of the Los Angeles Housing Department's investment at the time of the transfer (estimated at $1,087,968).

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. The Council of the City of Los Angeles hereby determines that the real property owned by the City of Los Angeles, and located at the address and/or location set forth hereinafter, cannot be utilized for general City purposes due to the source of funding and that the public interest and necessity require sale. It is hereby ordered that such real property be sold, pursuant to certain conditions hereinafter set forth and without notice of sale or advertisement for bids, to HABITAT FOR HUMANITY - LOS ANGELES, or their nominees or lawful successors in interest thereof, for the sum of the Los Angeles Housing Department's investment at the time of the transfer (estimated at $1,087,968) in accordance with the provisions of Section 393 of the City Charter and Division 7, Chapter 1, Article 4 of the Los Angeles Administrative Code for nine (9) units of housing for households earning less than 50% of median income.

Locations and Legal Descriptions: See ATTACHMENTS 3-1 through 3-6.

EXCEPTING AND RESERVING unto the City of Los Angeles, 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.

Together with all right, title and interest of the grantors and to the street areas adjoining said land. Subject to covenants, conditions and restrictions, reservations, easements, rights and rights of way of record or which are apparent from visual inspection of the real property and excepting and reserving to the City of Los Angeles, any interest in the fee to the adjacent streets which would otherwise pass with the conveyance of the above described parcel of land.

Section 2. The Mayor of the City of Los Angeles in the name of and on behalf of said City is hereby authorized and directed to execute a Grant Deed to the said real property described in Section 1 of this Ordinance to HABITAT FOR HUMANITY - LOS ANGELES, or their nominees or lawful successors in interest thereof, the City Clerk of said City is hereby authorized and directed to attest thereto and to affix the City Seal.

Section 3. The Los Angeles Housing Department is authorized to open escrow, issue title transfer instructions, and deliver deeds, and the Chief Accounting Employee of the Department is authorized to deposit the proceeds of the sale as an offset against previously disbursed loan proceeds, if any.

Section 4. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located in the Main Street lobby to the City Hall; one copy on the bulletin board located at the ground level at the Los Angeles Street entrance to the Los Angeles Police Department; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that the foregoing ordinance was introduced at the meeting of the Council of the City of Los Angeles, by a vote of not less than two-thirds of all of its members, at the meeting of MAR 0 5 2003 and was passed at its meeting of MAR 1 4 2003

J. MICHAEL CAREY, City Clerk

By Maria Kostenick
Deputy

Approved MAR 2 6 2003

Mayor

Approved as to Form and Legality

ROCKARD J. DELGADILLO, City Attorney

By Patricia A. Clemens
Patricia A. Clemens
Assistant City Attorney

ATTACHMENT 3-1

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

LOT 138 OF TRACT NUMBER 3064 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 36, PAGES 1 AND 2 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR PARCEL NO.: 6074-001-900

COMMONLY KNOWN AS: 10315 S MAIN STREET

ATTACHMENT 3-2

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

LOTS 71 AND 72 OF DALTON ORANGE GROVE TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGE 100 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER SAID COUNTY.

EXCEPT THE SOUTHWESTERLY 70 FEET THEREFROM.

ASSESSOR PARCEL NO.: 5118-003-900 & 5118-003-901

COMMONLY KNOWN AS: 2100 HOOPER AVENUE

ATTACHMENT 3-3

LOT 364 OF THE FARRIS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 132 OF MAPS. IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR PARCEL NO.: 6065-032-901

COMMONLY KNOWN AS: 1775 SANTA ANA BOULEVARD

ATTACHMENT 3-4

LOTS 200 AND 201 OF THE FERRIS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 132 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

COMMONLY KNOWN AS: 1829 & 1831 EAST 105TH STREET

ASSESSOR PARCEL NO.: 6065-029-900

ATTACHMENT 3-5

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

THE SOUTH 62.5 FEET OF LOTS 889, 890 OF THE FORTHMANN TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGES 158 AND 159 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR PARCEL NO.: 6066-007-904

COMMONLY KNOWN AS: 10507 HICKORY STREET

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

LOT 89 AND THAT PORTION OF LOT 88, BOTH OF BOWEN'S MAIN MONETA AND FIGUEROA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 85 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT 88 WITH THE NORTHERLY CONTINUATION OF THAT CURVE DESCRIBED AS BEING CONCAVE EASTERLY, HAVING A RADIUS OF 1036.00 FEET AND AN ARC LENGTH OF 129.68 FEET IN DIRECTOR'S DEED DD 060096-01 RECORDED JUNE 11, 1987 AS INSTRUMENT NO. 87-928156 OF OFFICIAL RECORDS IN SAID OFFICE; THENCE CONTINUING NORTHERLY ALONG SAID NORTHERLY CONTINUATION FROM A TANGENT WHICH BEARS NORTH 12° 50' 38" EAST, THROUGH AN ANGLE OF 03° 18' 27" AN ARC DISTANCE OF 59.80 FEET; THENCE TANGENT NORTH 16° 09' 05" EAST 73.65 FEET TO THE EASTERLY LINE OF SAID LOT 88; THENCE NORTH 37° 07' 12" WEST 11.96 FEET TO THE NORTHERLY LINE OF SAID LOT 88; THENCE ALONG SAID NORTHERLY LINE AND THE NORTHERLY LINE OF SAID LOT 89, SOUTH 89° 36' 32" WEST, 93.16 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 89; THENCE ALONG THE WESTERLY LINE OF LAST SAID LOT SOUTH 00° 00' 49" EAST, 138.00 FEET TO THE SOUTHWESTERLY CORNER OF LAST SAID LOT; THENCE ALONG THE SOUTHERLY LINES OF SAID LOTS 89 AND 88, NORTH 89° 36' 36" EAST, 64.89 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM; ALL OIL, OIL RIGHTS, NATURAL GAS RIGHTS, MINERAL RIGHTS, ALL OTHER HYDROCARBON SUBSTANCES BY WHATSOEVER NAME KNOWN, AND ALL WATER, CLAIMS OR RIGHTS TO WATER, TOGETHER WITH APPURTENANT RIGHTS THERETO, WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND AS EXCEPTED OR RESERVED BY DEED RECORDED FEBRUARY 16, 1972 IN BOOK D5354, PAGE 757 OF OFFICIAL RECORDS.

ASSESSOR PARCEL NO.: 6075-028-900

COMMONLY KNOWN AS: 434-440 W 112TH STREET

DECLARATION OF POSTING ORDINANCE

I, MARIA C. RICO, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 175141 - Authorizing and providing for the selling of nine city-owned properties to Habitat For Humanity (HFH) - Los Angeles - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on March 14, 2003, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on March 28, 2003, I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: 1) One copy on the bulletin board at the Main Street entrance to Los Angeles City Hall; 2) one copy on the bulletin board at the ground level Los Angeles Street entrance to the Los Angeles Police Department; and 3) one copy on the bulletin board at the Temple Street entrance to the Hall of Records of the County of Los Angeles.

Copies of said ordinance were posted conspicuously beginning on March 28, 2003 and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this 28th day of March 2003 at Los Angeles, California.

Maria C. Rico

Maria C. Rico, Deputy City Clerk

Ordinance Effective Date: May 7, 2003 Council File No. 99-2165

(Rev. 3/21/03)