CITY OF LOS ANGELES
CALIFORNIA

HOLLY L. WOLCOTT
CITY CLERK

SHANNON HOPPES
EXECUTIVE OFFICER

When making inquiries relative to this matter, please refer to the Council file No. 07-1894

ERIC GARCETTI
MAYOR

OFFICE OF THE CITY CLERK

Council and Public Services Division
200 N. Spring Street, Room 395
Los Angeles, CA 90012
General Information - (213) 978-1133
Fax: (213) 978-1040

BRIAN WALTERS
DIVISION MANAGER

clerk.lacity.org

November 1, 2017

The Honorable Eric Garcetti, Mayor
Room 303, City Hall

GRANT DEED: Sale of City-owned Property Located on a Portion of Harding Street

Dear Mayor Garcetti:

In connection with the sale of City-owned property located on a portion of Harding Street adjacent to APN 2513-010-040 in Council District 7 authorized by the Own a Piece of L.A. Ordinance No. 180834 contained in Council File No. 07-1894, the attached document (Grant Deed) is transmitted. A copy of the Ordinance and Council File Report are also attached.

Please return these items at your earliest convenience after execution, to the Information, Technology, and General Services Committee, in care of the Office of the City Clerk, Room 395, City Hall.

Sincerely,

John White, Legislative Assistant
Information, Technology, and General Services Committee

grant_deed_letter.doc

FORM GEN. 160 (Rev. 6-80)

CITY OF LOS ANGELES
INTERDEPARTMENTAL CORRESPONDENCE

DATE: October 23, 2017

TO: Holly L. Wolcott, City Clerk
Room 395, City Hall
Attn: Michael Espinosa, Legislative Assistant I

FROM: David Roberts, Assistant Director
Department of General Services, Real Estate Services Division

SUBJECT: **GRANT DEED FOR THE "OWN A PIECE OF L.A." (OPLA) SALE OF CITY-OWNED PROPERTY LOCATED ON A PORTION OF HARDING STEET, ADJACENT TO 2513-010-040**

Transmitted herewith is the Grant Deed (one (1) original) for the sale to Presidio WH Tovara 125, LLC ("Buyer") of the above-referenced OPLA property as authorized by **Ordinance No. 180834 Council File No. 07-1894**. Copies of the Ordinance and Council File are attached.

To be executed as shown below:

1. One original to be executed by the Mayor and attested to by the City Clerk. **Please notarize the Mayor's signature.**

2. **Original to be returned to GSD.**

After the attached document has been executed, please contact Alecia Simona McGinnis, Real Estate Officer II, at (213) 922-8558 for pick-up or if you have any questions.

Attachments: Grant Deed
Ordinance & Council File

RECORDING REQUESTED BY:

Lawyers Title Company

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:

Williams Homes
21080 Centre Pointe Pkwy
Santa Clarita, CA 91350
ATTN: Michael Badner

Order No. 416241058

Grant Deed

THE UNDERSIGNED GRANTOR(s) DECLARE(s):
DOCUMENTARY TRANSFER TAX is $ 195.80. CITY TAX $ 801.00
☐ 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: ☐ City of _____, and

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

City of Los Angeles, a municipal corporation

hereby GRANT(s) to

Presidio WH Tovara 125, LLC, a Delaware limited liability company

the following described real property in the County of Los Angeles, State of California (Assessor's Parcel No.): Next To 2513-010-040

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION AND DEPICTION ON EXHIBIT "B"

EXCEPTING AND RESERVING unto the City of Los Angeles a non-exclusive Pedestrian Access easement over, under, across and upon the portion of the property described in Exhibit "C" and delineated on Exhibit "D" attached hereto and made a part hereof.

ALSO 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.

SUBJECT to covenants, conditions, restrictions, reservations, easements, encroachments, rights and rights-of-way of record or which are apparent from a visual inspection of the real properties and excepting.

ALSO SUBJECT to property sold in an **"AS IS"** condition, and without any warranty as to fitness for use, fitness for a particular use, or condition of the property, and that the seller has no obligation to correct any condition of the property, whether known before or after the date of sale.

This Grant Deed is made in accordance with the provisions of Ordinance No. 180834 and Council File No. 07-2898-S1 of the City of Los Angeles.

In witness whereof, City of Los Angeles, a municipal corporation, by its City Council, has caused this Grant Deed to be executed on its behalf, by its Mayor, and its corporate seal to be thereto affixed by its City Clerk, this 2nd day of November, 2017

The City of Los Angeles, a municipal corporation

SIGN HERE

By: _____

Attest:
Holly L. Wolcott, City Clerk

Eric Garcetti, Mayor

By: _____

The City of Los Angeles

To

Presidio WH Tovara 125, LLC, a Delaware limited liability company

Grant Deed

JOB TITLE: Portion of Harding Street, next to APN: 2513-010-040 Cadastral Map No. 222 B 157

Approved as to Authority 10/19, 2017

By _____
Tony M. Royster, Authorized Officer

Approved as to description October 16, 2017

By _____
Armando Parra, Authorized Officer

General Services Department
Real Estate Services Department

Approved October 17, 2017

Michael N. Feuer, City Attorney

By _____
Deputy

Council File No. 07-1894

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 November 2, 2017, before me, Mandy Morales, a Notary Public,

personally appeared Eric Garcetti, Mayor,
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: Mandy Morales (Seal)

MANDY MORALES
Notary Public - California
Los Angeles County
Commission # 2156395
My Comm. Expires Jun 12, 2020

EXHIBIT "A"
LEGAL DESCRIPTION

HARDING STREET

PART 1:

THAT PORTION OF BLOCK 51 OF THE MACLAY RANCHO EX-MISSION DE SAN FERNANDO, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 37 PAGES 5 THROUGH 16 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF SAID BLOCK 51 DISTANT ALONG SAID SOUTHEASTERLY LINE, NORTH 48°39'03" EAST 208.79 FEET FROM SAID MOST SOUTHERLY CORNER OF BLOCK 51 AND FOR THE PURPOSE OF THIS DESCRIPTION SAID SOUTHEASTERLY LINE SHALL HAVE A BEARING OF NORTH 48°51'20" EAST; THENCE

1. NORTHEASTERLY ALONG A CURVE TANGENT TO SAID SOUTHEASTERLY LINE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, THROUGH AN ANGLE OF 38°56'33" AN ARC DISTANCE OF 33.98 FEET TO A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 40.00 FEET; THENCE
2. ALONG SAID LAST MENTIONED CURVE, NORTHEASTERLY, THROUGH AN ANGLE OF 98°56'37" AN ARC DISTANCE OF 69.08 FEET TO SAID SOUTHEASTERLY LINE OF BLOCK 51; THENCE
3. ALONG SAID SOUTHEASTERLY LINE OF BLOCK 51, SOUTH 48°51'20" WEST 91.21 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND RECORDED IN GRANT DEED TO THE STATE OF CALIFORNIA ON JULY 12, 1966 AS INSTRUMENT NO. 512 IN BOOK D-3362 PAGE 842, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

CONTAINING 1,034 SQUARE FEET, MORE OR LESS.

PART 2:

THAT PORTION OF HARDING STREET, 60.00 FEET WIDE, AS DEDICATED ON THE MAP OF THE MACLAY RANCHO EX-MISSION DE SAN FERNANDO, IN THE

CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 37 PAGES 5 THROUGH 16 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF SAID BLOCK 51 DISTANT ALONG SAID SOUTHEASTERLY LINE, NORTH 48°39'03" EAST 208.79 FEET FROM SAID MOST SOUTHERLY CORNER OF BLOCK 51 AND FOR THE PURPOSE OF THIS DESCRIPTION SAID SOUTHEASTERLY LINE SHALL HAVE A BEARING OF NORTH 48°51'20" EAST; THENCE

1. LEAVING SAID SOUTHEASTERLY LINE SOUTH 41°08'40" EAST 30.00 FEET TO THE CENTERLINE OF SAID HARDING STREET; THENCE
2. ALONG SAID CENTERLINE NORTH 48°51'20" EAST 97.34 FEET TO THE NORTHEASTERLY LINE OF THE LAND RELINQUISHED BY THE STATE OF CALIFORNIA PER RELINQUISHMENT NO. 740 RECORDED MAY 7, 1970 AS INSTRUMENT NO. 1710 IN BOOK R-3414 PAGE 356, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY; THENCE
3. ALONG SAID NORTHEASTERLY LINE NORTH 41°08'20" WEST 30.00 FEET TO SAID SOUTHEASTERLY LINE; THENCE
4. ALONG SAID SOUTHEASTERLY LINE SOUTH 48°51'20" WEST 97.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,920 SQUARE FEET, MORE OR LESS.

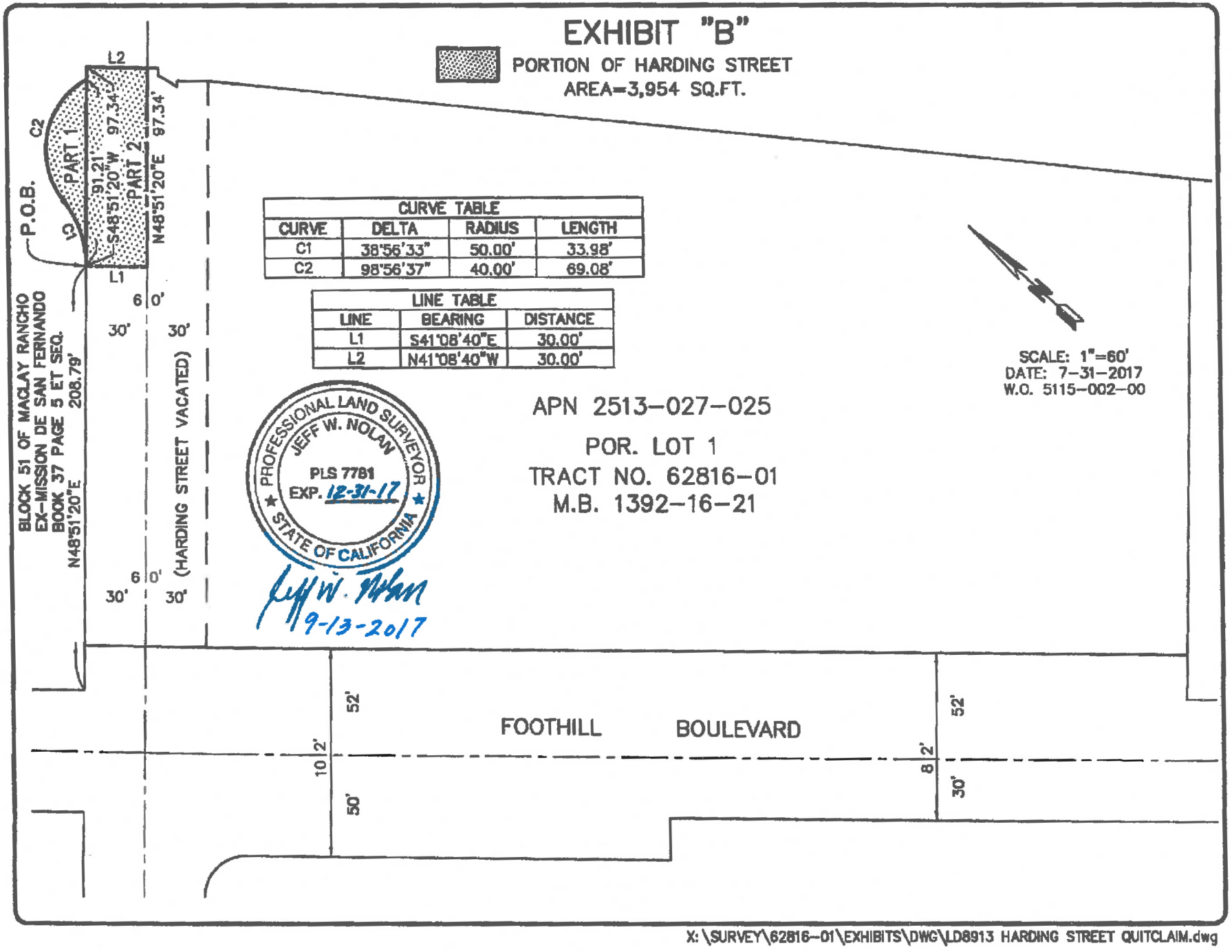
PROFESSIONAL LAND SURVEYOR
JEFF W. NOLAN
PLS 7781
EXP. 12-31-17
STATE OF CALIFORNIA

Jeff W. Nolan
9-13-2017

X:\ADMIN\WORD DOCS\LEGALS\EXHIBITS\8000 EXHIBITS\8913 HARDING STREET QUITCLAIM.DOCX

EXHIBIT "B"

PORTION OF HARDING STREET
AREA=3,954 SQ.FT.



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	38°56'33"	50.00'	33.98'
C2	98°56'37"	40.00'	69.08'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S41°08'40"E	30.00'
L2	N41°08'40"W	30.00'

X:\SURVEY\62816-01\EXHIBITS\DWG\LD8913 HARDING STREET QUITCLAIM.dwg

EXHIBIT "C"

LEGAL DESCRIPTION

PEDESTRIAN ACCESS RESERVATION

THAT PORTION OF HARDING STREET AS GRANTED TO THE STATE OF CALIFORNIA PER DEED RECORDED JULY 12, 1966 AS INSTRUMENT NO. 512 IN BOOK D-3362 PAGE 842, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY AND OF THAT PORTION OF BLOCK 51 OF THE MACLAY RANCHO EX-MISSION DE SAN FERNANDO IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 37 PAGES 5 ET SEQ. OF MISCELLANEOUS RECORDS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID BLOCK 51; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK 51 NORTH 48°51'20" EAST 223.02 FEET TO THE **TRUE POINT OF BEGINNING** AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 52.00 FEET LYING 2.00 FEET EASTERLY OF AND CONCENTRIC WITH, MEASURED RADIALLY TO, THE WESTERLY LINE OF SAID HARDING STREET, A RADIAL LINE THROUGH THE TRUE POINT OF BEGINNING BEARS NORTH 57°05'12" WEST; THENCE

1. LEAVING SAID BLOCK 51 AND NORTHERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 23°00'01" AN ARC DISTANCE OF 20.87 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 38.00 FEET LYING 2.00 FEET SOUTHEASTERLY OF AND CONCENTRIC WITH, MEASURED RADIALLY TO, THE NORTHWESTERLY LINE OF SAID HARDING STREET; THENCE
2. NORTHEASTERLY ALONG LAST SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 37°39'49" AN ARC DISTANCE OF 24.98 FEET TO THE BEGINNING OF A TANGENT COMPOUND CURVE CONCAVE SOUTHERLY OF HAVING A RADIUS OF 25.00 FEET; THENCE
3. EASTERLY ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 75°00'40" AN ARC DISTANCE OF 32.73 FEET TO THE SOUTHEASTERLY LINE OF SAID BLOCK 51; THENCE
4. ALONG SAID SOUTHEASTERLY LINE SOUTH 48°51'20" WEST 10.73 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET LYING 10.00

SOUTHEASTERLY OF AND CONCENTRIC WITH, MEASURED RADIALLY TO, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A RADIAL LINE THROUGH LAST SAID POINT BEARS SOUTH 21°01'26" EAST; THENCE

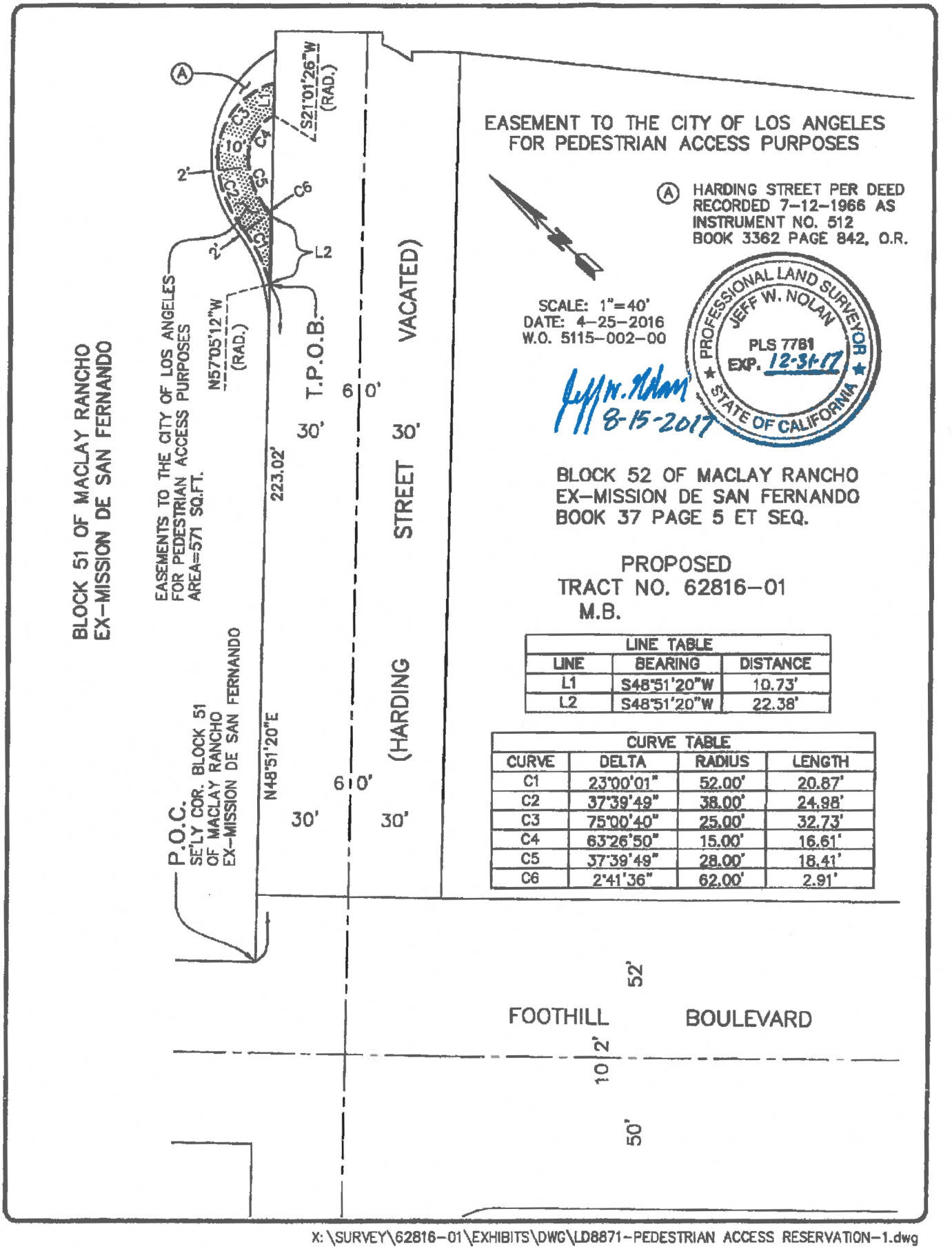
5. LEAVING SAID SOUTHEASTERLY LINE AND SOUTHWESTERLY ALONG LAST SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 63°26'50" AN ARC DISTANCE OF 16.61 FEET TO THE BEGINNING OF A TANGENT COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 28.00 FEET LYING 10.00 SOUTHEASTERLY OF AND CONCENTRIC WITH, MEASURED RADIALLY TO, SAID CURVE HAVING A RADIUS OF 38.00 FEET; THENCE
6. SOUTHWESTERLY ALONG LAST SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 37°39'49" AN ARC DISTANCE OF 18.41 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 62.00 FEET LYING 10.00 EASTERLY OF AND CONCENTRIC WITH, MEASURED RADIALLY TO, SAID CURVE HAVING A RADIUS OF 52.00 FEET; THENCE
7. SOUTHERLY ALONG LAST SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 02°41'36" AN ARC DISTANCE OF 2.91 FEET TO SAID SOUTHEASTERLY LINE OF BLOCK 51; THENCE
8. ALONG SAID SOUTHEASTERLY LINE SOUTH 48°51'20" WEST 22.38 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 571 SQUARE FEET, MORE OR LESS.



Jeff W. Nolan
8-15-2017

EXHIBIT "D"



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S48°51'20"W	10.73'
L2	S48°51'20"W	22.38'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	23°00'01"	52.00'	20.87'
C2	37°39'49"	38.00'	24.98'
C3	75°00'40"	25.00'	32.73'
C4	63°26'50"	15.00'	16.61'
C5	37°39'49"	28.00'	18.41'
C6	2°41'36"	62.00'	2.91'

X:\SURVEY\62816-01\EXHIBITS\DWG\LD8871-PEDESTRIAN ACCESS RESERVATION-1.dwg

CITY OF LOS ANGELES
CALIFORNIA

JUNE LAGMAY
City Clerk

KAREN E. KALFAYAN
Executive Officer

HOLLY L. WOLCOTT
Executive Officer

ANTONIO R. VILLARAIGOSA
MAYOR

Office of the
CITY CLERK

Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
General Information - (213) 978-1133
Fax: (213) 978-1040

KONRAD CARTER
Acting Chief, Council and Public Services Division

www.cityclerk.lacity.org

August 11, 2009

To All Interested Parties:

The City Council adopted the action(s), as attached, under Council file No. 07-1894, at its meeting held JULY 28, 2009.

June Lagmay

City Clerk
VCW

An Equal Employment Opportunity - Affirmative Action Employer

TIME LIMIT FILES
ORDINANCES

Mayor's Time Stamp
OFFICE OF THE MAYOR
RECEIVED
2009 JUL 29 PM 3:51
CITY OF LOS ANGELES

City Clerk's Time Stamp
CITY CLERK'S OFFICE
2009 JUL 29 PM 3:48
CITY CLERK
BY _____ DEPUTY

COUNCIL FILE NUMBER 07-1894 COUNCIL DISTRICT _____

COUNCIL APPROVAL DATE JULY 28, 2009 LAST DAY FOR MAYOR TO ACT AUG 10 2009

ORDINANCE TYPE: ___ Ord of Intent ___ Zoning ___ Personnel ___ General

___ Improvement ___ LAMC _X_ LAAC ___ CU or Var Appeals - CPC No. _____

SUBJECT MATTER: AMENDING THE LOS ANGELES ADMINISTRATIVE CODE TO IMPLEMENT THE DEPARTMENT OF GENERAL SERVICES' "OWN A PIECE OF LOS ANGELES" INITIATIVE IN CONNECTION WITH THE SALE OF CITY-OWNED REMNANT SURPLUS PROPERTY

	APPROVED	DISAPPROVED
PLANNING COMMISSION	___	___
DIRECTOR OF PLANNING	___	___
CITY ATTORNEY	X	___
CITY ADMINISTRATIVE OFFICER	___	___
OTHER	___	___

RECEIVED
CITY CLERK'S OFFICE
2009 AUG -7 PM 4:18
CITY CLERK
BY _____ DEPUTY

DATE OF MAYOR APPROVAL, DEEMED APPROVED OR *VETO AUG 07 2009
(*VETOED ORDINANCES MUST BE ACCOMPANIED WITH OBJECTIONS IN WRITING PURSUANT TO CHARTER SEC. 250(b) (c)

(CITY CLERK USE ONLY PLEASE DO NOT WRITE BELOW THIS LINE)

DATE RECEIVED FROM MAYOR AUG 07 2009 ORDINANCE NO. 180834

DATE PUBLISHED _____ DATE POSTED AUG 11 2009 EFFECTIVE DATE SEP 20 2009

ORD OF INTENT: HEARING DATE _____ ASSESSMENT CONFIRMATION _____

ORDINANCE FOR DISTRIBUTION: YES ___ NO ___

Calagend\071894 .ord

File No. 07-1894

TO THE COUNCIL OF THE CITY OF LOS ANGELES

Your INFORMATION TECHNOLOGY AND GENERAL SERVICES COMMITTEE

reports as follows:

INFORMATION TECHNOLOGY AND GENERAL SERVICES COMMITTEE REPORT and ORDINANCE relative to amending the Los Angeles Administrative Code (LAAC) to implement the Department of General Services' (GSD) "Own a Piece of Los Angeles" Initiative in connection with the sale of City-owned remnant surplus property.

Recommendation for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

PRESENT and ADOPT the accompanying ORDINANCE amending and adding provisions to Article 4 of Chapter 1 of Division 7 of the LAAC to provide for implementation of the "Own a Piece of Los Angeles" (OPLA) Initiative concerning the sale of City-owned remnant surplus property.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement Submitted: None submitted

SUMMARY

On July 21, 2009, the Information Technology and General Services Committee considered a July 15, 2009 City Attorney report and Ordinance relative to amending and adding provisions to Article 4 of Chapter 1 of Division 7 of the LAAC to provide for implementation of the OPLA Initiative concerning the sale of City-owned remnant surplus property. Specifically, the Ordinance provides a streamlined process for direct sales of City-owned surplus real property remnants to adjoining property owners only, in lieu of the current process which requires an authorizing ordinance for each sale. Furthermore, the Ordinance amends and adds provisions to the LAAC, authorizing the GSD to directly sell at fair market rates, to adjoining property owners only, the City's small or inaccessible pieces of surplus land generally incapable of development. Each individual sale requires approval by the Municipal Facility Committee and is subject to approval as to form by the City Attorney.

After consideration and having provided an opportunity for public comment, the Committee moved to recommend approval of the Ordinance to Article 4 of Chapter 1 of Division 7 of the LAAC to provide for implementation of the OPLA Initiative concerning the sale of City-owned remnant surplus property. This matter is now forwarded to the Council for its consideration.

Respectfully submitted,

INFORMATION TECHNOLOGY AND GENERAL SERVICES COMMITTEE

MEMBER	VOTE
CÁRDENAS:	YES
PARKS:	ABSENT
WESSON:	YES

Tony Cárdenas

ADOPTED

JUL 28 2009

LOS ANGELES CITY COUNCIL

ARL
7/21/09
#071894a

-NOT OFFICIAL UNTIL COUNCIL ACTS-

ORDINANCE NO. 180834

An ordinance amending and adding provisions to Article 4 of Chapter 1 of Division 7 of the Los Angeles Administrative Code to provide for implementation of the "Own a Piece of Los Angeles" (OPLA) Program concerning the sale of City-owned remnant surplus properties.

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

Section 1. The first unnumbered paragraph of Section 7.22 of the Los Angeles Administrative Code is amended to read:

Before the Council, or the Municipal Facilities Committee for the direct sale of "remnant" properties, determines that real property proposed for sale is no longer required for the use of the City and that the public interest or necessity require its sale, the proposed sale shall be considered as follows:

Sec. 2. Subsection (a) of Section 7.22 of the Los Angeles Administrative Code is amended to read:

Sec. 7.22. Recommendations Required of City Departments.

(a) The Department of General Services shall determine whether the City owns a salable interest in the real property, shall appraise said real property at its fair market value; and shall recommend a minimum sale price to the Council or the Municipal Facilities Committee, as applicable.

Sec. 3. Subsection (d) of Section 7.22 of the Los Angeles Administrative Code is amended to read:

(d) In cases involving the direct sale of surplus City-owned property, except "remnants" as defined in Section 7.27.1(a), the City Administrative Officer shall review the proposed direct sale and recommend to the Council upon its propriety.

Sec. 4. Subsection (e) is added to Section 7.22 of the Los Angeles Administrative Code to read:

(e) In cases involving direct sales of City-owned "remnants" as defined in Section 7.27.1(a), the Department of General Services shall review the proposed sale, and shall recommend to the Municipal Facilities Committee upon its propriety. Thereafter, the Municipal Facilities Committee may determine that the public interest or necessity require completion of the sale and authorize it, including the immediate opening of

escrow. In the event of such a determination by the Municipal Facilities Committee with respect to the sale of a "remnant" as defined in Section 7.27.1(a), the Municipal Facilities Committee may authorize the execution of a deed or other instrument necessary to effectuate the sale at and for the fair market value of the property as appraised by the Department of General Services, and upon the terms and conditions contained in the document entitled Title Transfer Instructions (Escrow) approved by the City Council and made a part of Council File No. 07-1894. Any substantive deviations from those terms and conditions, as determined by the City Attorney, shall require approval by the City Council by ordinance.

Sec. 5. Section 7.27 of the Los Angeles Administrative Code is amended to read:

Sec. 7.27. Private Sale.

The Council, or the Municipal Facilities Committee in cases involving "remnants" as defined in Section 7.27.1(a), may determine that the public interest or necessity require the sale, conveyance or exchange of real property owned by the City or any City department, of the quitclaiming by the City or by any City department, of any interest in real property without notice of sale or advertisement for bids. In the event of this determination, the City Council may, by ordinance authorize the execution of a deed, contract or other instrument necessary to effect the sale, conveyance, exchange or quitclaim at and for a price or consideration and upon the terms and conditions to be specified in the ordinance; provided, however, that the ordinance shall be subject to the provisions of Sections 252 and 461 of the City Charter. In the event of such a determination by the Municipal Facilities Committee with respect to the sale of a "remnant" as defined in Section 7.27.1(a), the Municipal Facilities Committee may authorize the execution of a deed or other instrument necessary to effectuate the sale at and for the fair market value of the property as appraised by the Department of General Services, and upon the terms and conditions contained in the document entitled Title Transfer Instructions (Escrow) approved by the City Council and made a part of Council File No. 07-1894. Any substantive deviations from those terms and conditions, as determined by the City Attorney, shall require approval by the City Council by ordinance.

Sec. 6. Section 7.27.1 of the Los Angeles Administrative Code is added to read:

Sec. 7.27.1. Sale of Surplus City-Owned Remnant Property.

Notwithstanding any other provision of this Code to the contrary, City-owned "remnants" under the jurisdiction and control of the Department of General Services may be sold by private sale as authorized by Section 7.27, provided all of the following criteria are met:

(a) Each property subject to sale must be a surplus City-owned "remnant". "Remnant" means real property meeting the requirements of Section 7.22 of the Los Angeles Administrative Code which (A) has less than the minimum legal residential building lot size for the jurisdiction in which the parcel is located, or less than 5,000 square feet in area, whichever is less, or (B) has no record access and is less than 10,000 square feet in area; and is not contiguous to land owned by a state or local agency, that is used for park, recreational, open-space, or low- and moderate-income housing purposes, and is not located within an enterprise zone pursuant to Section 7070 of the California Government Code, nor a designated program area as defined in California Government Code section 7082;

(b) The direct sale must be an all cash transaction and the buyer(s) must pay fair market value for the remnant as determined by an appraisal by the Department of General Services;

(c) The buyer(s) must be owners of an "adjoining property." An "adjoining property" is one which shares a common boundary with the remnant subject to sale;

(d) The Department of General Services shall offer the remnant for sale to all adjoining property owners, and utilize a competitive process to select the buyer(s) using price as its criteria;

(e) The terms and conditions of each sale must be those approved by the City Council in the document entitled Title Transfer Instructions (Escrow) and made a part of Council File No. 07-1894, and must be presented by the Department of General Services to the Municipal Facilities Committee for approval, and shall be approved as to form by the City Attorney; and

(f) Any remnant meeting the criteria set forth in California Government Code section 54221(f) must first be offered for sale to the State in accordance with Government Code section 54220, *et seq.*

Sec. 7. 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 at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 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 this ordinance was passed by the Council of the City of Los Angeles, at its meeting of JUL 28 2009.

JUNE LAGMAY, City Clerk

By _____
Deputy

Approved AUG 07 2009

_____
Mayor

Approved as to Form and Legality

CARMEN A. TRUTANICH, City Attorney

By Annette R. Bogna (BE)
ANNETTE R. BOGNA
Deputy City Attorney

Date 7/13/09

File No(s). CF No. 07-1894

M:\Real Prop_Env_Land Use\Real Property_Environment\Annette Bogna\Real PPT Sales\Surplus\Own A Piece of LA\OPLA Ordinance.doc

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. 180834 – **Amending and adding provisions to Article 4 of Chapter 1 of Division 7 of the L.A.A.C. to provide for implementation of the "Own a Piece of Los Angeles" (OPLA) Program concerning the sale of City-owned remnant surplus properties** - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on **July 28, 2009**, 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 **August 11, 2009** 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 located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Copies of said ordinance were posted conspicuously beginning on **August 11, 2009** 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 **11th** day of **August 2009** at Los Angeles, California.

Maria C. Rico, Deputy City Clerk

Ordinance Effective Date: September 20, 2009 **Council File No. 07-1894**

Rev. (2/21/06)

Item 8 LAPD to provide a status update on the installation of electric vehicle chargers at LAPD facilities.

DISPOSITION Noted and filed with discussion.

Item 9 BOE request for authorization to proceed with an interior space reconfiguration of the sixth, seventh, and eighth floors of the Public Works Building.

DISPOSITION Approved 3-0 with discussion.

Item 10 BOE to report on the status of the Fire Station 39 project in Van Nuys.

DISPOSITION Noted and filed on consent.

Item 11 BOE to report on the status of the North Central Animal Shelter project.

DISPOSITION Noted and filed on consent.

Item 12 BOE to report on the status of the Taylor Yard G2 project at 2850 Kerr Road in Council District 1.

DISPOSITION Noted and filed with discussion.

Item 13 GSD request for authority to sell one sliver/remnant parcel at Harding Street adjacent to APN No. 2513-010-040, in Council District 7, in accordance with the "Own a Piece of LA" Ordinance (C.F. 07-1894).

DISPOSITION Approved 3-0 with discussion.

Item 14 Revised CAO report on the proposed direct sale of surplus property located at 1611 S. Beloit Avenue in Council District 11 for $1,848,000 to Quattro SM/Beloit Partners, LLC, subject to Council approval.

DISPOSITION Approved 3-0 with discussion.

The MFC Chair adjourned the Regular meeting at 11:11 a.m.

To receive meeting notices for the MFC, subscribe through the Early Notification System at www.lacity.org

Unless otherwise notified, the MFC meets on the last Thursday of the month at 10:00 a.m. in Room 1500, City Hall East

Upon request, Municipal Facilities Committee staff will provide reasonable accommodations to enable individuals with disabilities to participate in its meetings, including access to agenda materials in alternate formats. If you have a request for accommodations, please contact Bernyce Hollins at (213) 473-7547 at least two business days in advance of the Municipal Facilities Committee meeting.

Agenda Item No. 1

MUNICIPAL FACILITIES COMMITTEE
Minutes from the Regular Meeting of August 31, 2017

MEMBERS: Richard H. Llewellyn, Jr., Interim City Administrative Officer, Chair (CAO)
Sharon M. Tso, Chief Legislative Analyst (CLA)
Miguel Sangalang, Office of the Mayor (Mayor)

The meeting was called to order at 10:02 a.m.

Item 1 Disposition report for the July 27, 2017 Meeting

DISPOSITION Approved 3-0 on consent.

Item 2 GSD request for authorization to negotiate and execute three new lease agreements between the City and three retail vendors at Figueroa Plaza, subject to Council approval:

a) Plaza Snack and Gift Store located at 201 North Figueroa Street Los Angeles, CA 90017, Suite 199.
b) City Printing & Reprographics Store located at 221 North Figueroa Street Los Angeles, CA 90017, Suite P1-130.
c) Highrise Goodies Restaurant Group, Inc. (Trimana) located at 221 N. Figueroa Street Los Angeles, CA 90017, Suite 190.

DISPOSITION Approved 3-0 with discussion.

Item 3 GSD verbal report on proposed terms for exercising a Five-year lease extension option for space occupied by City department's at the Garland Building. (The Municipal Facilities Committee may recess to closed session, pursuant to Government Code Section 54956.8, in order to discuss with its negotiators, in relation to the price and terms of payment for the proposed lease extension option for property located at 1200 W. Seventh Street).

DISPOSITION Approved 3-0 with discussion.
CLOSED SESSION

Item 4 GSD request to negotiate and execute a nonprofit agreement between the City and St. Joseph Center for City-owned property located at 8509 S. Broadway, subject to Council approval.

DISPOSITION Approved 3-0 with discussion.

Item 5 GSD status update on the implementation of the new Asset Management System.

DISPOSITION Noted and filed with discussion.

Item 6 First 2017-18 Quarterly Report from GSD on the Municipal Facilities Space Optimization Project (C.F. 10-0597).

DISPOSITION Noted and filed with discussion.

Item 7 LAPD to report on increasing security measures at City Hall.

DISPOSITION Item continued to September MFC.