

ORDINANCE NO. 180491

An Ordinance authorizing and providing for the sale of certain City-owned real property which is no longer required for use by the City, and the public interest or necessity requires the sale thereof, without the necessity of calling for bids, to THE CALIFORNIA ENDOWMENT for the sum of TWO MILLION FIVE HUNDRED SEVENTY THOUSAND and 00/100 DOLLARS (\$2,570,000.00).

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 certain real property owned by the City of Los Angeles, and located at the address and/or location set forth hereinafter, is no longer required for the use of the City and that the public interest and necessity require the 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 THE CALIFORNIA ENDOWMENT, for the sum of TWO MILLION FIVE HUNDRED SEVENTY THOUSAND and 00/100 DOLLARS (\$2,570,000.00) in accordance with the provisions of Section 385 of the City Charter and Division 7, Chapter 1, Article 4 of the Los Angeles Administrative Code.

Location:

800 N. Main Street, Los Angeles, CA 90012
APN 5409-015-901

Legal Description:

SEE ATTACHED "EXHIBIT A"

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 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.

ALSO SUBJECT TO the 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 close of escrow.

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 THE CALIFORNIA ENDOWMENT; the City Clerk of said City is hereby authorized and directed to attest thereto and to affix the City Seal.

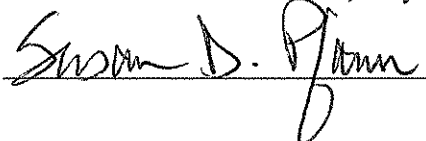
Section 3. The Department of General Services, Asset Management Division, is authorized to open escrow, deliver deeds, and process all necessary documents to effectuate this sale, and the Chief Accounting Employee of the Department of General Services is authorized to deposit the proceeds, over and above the expenses of sale, into the appropriate accounts as provided by law. Expenses associated with the sale include, but are not limited to, appraisal fees, environmental reports, legal description preparation, escrow fees, preliminary title report, recording fees, transfer taxes, policy of title insurance and any other real estate fees.

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 areas 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 passed by the Council of the City of Los Angeles by a vote of not less than two-thirds of all its members at its meeting of JAN 16 2009.

APPROVED AS TO FORM
AND LEGALITY:

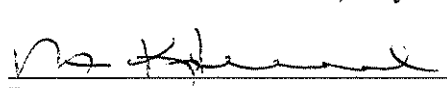
ROCKARD J. DELGADILLO, City Attorney

By 

Dated DEC 5, 2008

File No C.F. 08-3348

KAREN E. KALFAYAN, City Clerk


Deputy

 **JAN 22 2009**
ANTONIO VILLARAIGOSA, Mayor

EXHIBIT "A"

APN: 5409-015-901

ADDRESS: 800 N. Main Street.

LEGAL DESCRIPTION:

PARCEL 1:

That portion of City Lands of Los Angeles, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 2 Pages 504 and 505, Miscellaneous Records, in the office of the County Recorder of said County, bounded and described as follows:

Commencing at a point in the northeasterly line of Augusta Street, 40 feet wide, distant on said northeasterly line and the northwesterly prolongation thereof 150 feet southeasterly from the southeasterly line of that certain parcel of land condemned for the widening and extending of North Main Street as described in Case No. 5495 in the Superior Court of the State of California, in and for the County of Los Angeles; thence northeasterly and parallel with said southeasterly line of North Main Street a distance of 100 feet to the TRUE POINT OF BEGINNING; thence northwesterly, parallel with said northeasterly line of Augusta Street, to the southeasterly line of Chavez Street, as said last mentioned southeasterly line is defined by Ordinance No. 33013 (New Series) of the City of Los Angeles; thence southwesterly along said southeasterly line of Chavez Street to the northeasterly line of Lot A, Oil Well Supply Company Tract, as per map recorded in Book 14, Page 200 of Maps, Records of said County; thence southeasterly along said last mentioned northeasterly line to that certain parallel line herein described as being parallel with the southeasterly line of the land condemned for the widening and extending of North Main Street; thence northeasterly along said last mentioned parallel line to the TRUE POINT OF BEGINNING.

Together with all right, title and interest of the grantors in and to that portion of said Chavez Street adjacent to abutting or reverting to the above described land, lying southwesterly of said line which is parallel with said northeasterly line of Augusta Street.

PARCEL 2:

That portion of Lot A, Oil Well Supply Company Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 14 Page 200, of Maps, in the office of the County Recorder of said County, bounded and described as follows:

Beginning at the point of intersection of the southeasterly line of Chavez Street, as said southeasterly line is defined by Ordinance No. 33013 (New Series) of the City of Los

Angeles, with the northeasterly line of Augusta Street, 40 feet wide; thence southeasterly along said northeasterly line to a point distant thereon and along the northwesterly prolongation thereof 150 feet southeasterly from the southeasterly line of that certain parcel of land condemned for the widening and extending of north Main Street as described in Case No. 5495 in the Superior Court of the State of California, in and for the County of Los Angeles; thence northeasterly parallel with said last mentioned southeasterly line to the northeasterly line of said Lot A; thence northwesterly along said last mentioned northeasterly line to said southeasterly line of Chavez Street; thence southwesterly along said last mentioned southeasterly line to the POINT OF BEGINNING.

Together with all right, title and interest of the grantor in and to that portion of said Chavez Street adjacent to, abutting or reverting to the above described land, lying northeasterly of the northwesterly prolongation of the northeasterly line of Augusta Street, 40 feet wide.

PARCEL 3:

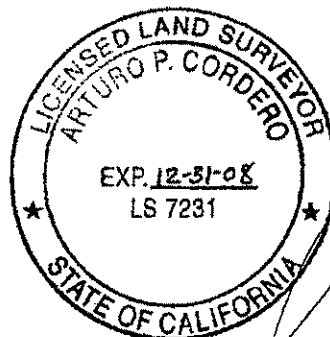
That portion of City Lands of Los Angeles, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 2 Pages 504 and 505, Miscellaneous Records, in the office of the County Recorder of said County, bounded and described as follows:

Beginning at the intersection of the northwesterly prolongation of the northeasterly line of Augusta Street, 40 feet wide, with the southeasterly line of that certain parcel of land condemned for the widening and extending of North Main Street, as described in Case No. 5495, in the Superior Court of the State of California, in and for the County of Los Angeles; thence northeasterly along said southeasterly line 100 feet; thence southeasterly parallel with said northwesterly prolongation, to the northwesterly line of Chavez Street, as said northwesterly line is defined by Ordinance No. 33013 (New Series) of the City of Los Angeles; thence southwesterly along said northwesterly line in all its various courses to said northwesterly prolongation; thence northwesterly along said northwesterly prolongation to the POINT OF BEGINNING.

Together with all right, title and interest of the National Land Company in and to that portion of said Chavez Street adjacent to abutting or reverting to the above described property, lying southwesterly of said parallel and northeasterly of the northeasterly line of Augusta Street and the northwesterly prolongation of said northeasterly line.

PARCEL 4:

That portion of Chavez Street vacated by Ordinance No. 90,037 approved January 22, 1946 abutting the above- mentioned properties.



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. 180491 – Sale of surplus City-owned property (Old Fire Station No. 4) located at 800 N. Main Street (APN 5409-015-901) - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on **January 16, 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 **January 26, 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 Hall of Records of the County of Los Angeles.

Copies of said ordinance were posted conspicuously beginning on **January 26, 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 **26th** day of **January 2009** at Los Angeles, California.


Maria C. Rico, Deputy City Clerk

Ordinance Effective Date: March 7, 2009

Council File No. 08-3348