

ORDINANCE NO. \_\_\_\_\_

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 transfer thereof, without the necessity of calling for bids, to LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY, or its nominees or lawful successors in interest thereof, for the sum of TWO HUNDRED FIFTEEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$215,500.00).

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 transfer. The Los Angeles County Metropolitan Transportation Authority requires this property to operate a Traction Power Sub-Station (TPSS) for the Mid-City Exposition Light Rail Transit, which serves the residents of the City of Los Angeles. 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 LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY, or its nominees or lawful successors in interest thereof, for the sum of TWO HUNDRED FIFTEEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$215,500.00) 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:**

Northeast Corner of Rodeo Road and Cimarron Street

**Legal Description:**

Refer to Exhibit A attached hereto and by this reference incorporated herein.

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 the covenant that all lots included in this sale transaction which legal description is described in the Legal Description Exhibit A shall be held together as one parcel and the said combined parcel shall not be divided in ownership except pursuant to a subdivision map or parcel map approved in accordance with the laws of the State of California and the City of Los Angeles.

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 parcels of land.*

ALSO SUBJECT to sale "As Is" condition, and purchaser purchasing the City owned property, by such act, expressly agreeing to purchase the property 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 City has no obligation to correct any condition of the property, whether known before or after the date of the sale.

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 LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY, or its 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 Department of General Services, Real Estate Services 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 Gas Tax Fund No. 206, Revenue Source Code No. 514302. The purchaser, LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY, shall pay all escrow and incidental costs associated with this property purchase transaction including, but not limited to, recording fees, documentary transfer taxes, title insurance fees, escrow fees, personal property taxes where applicable, and any other real estate transaction taxes. Purchaser, at his own expense, may obtain any desired survey of the property.

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 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 the foregoing Ordinance was passed by the Council of the City of Los Angeles, at its meeting of \_\_\_\_\_.

HOLLY L. WOLCOTT, City Clerk

By \_\_\_\_\_

Deputy

Approved \_\_\_\_\_

\_\_\_\_\_  
ERIC GARCETTI, Mayor

APPROVED AS TO FORM AND LEGALITY:

MIKE N. FEUER, City Attorney

By Annette R. Bogra

Deputy City Attorney III

Date 1/29/15

File No. 09-1036-S1

# PSOMAS

## EXHIBIT 'A'

### LEGAL DESCRIPTION

Those portions of Lots 194 through 197, inclusive, of Tract No. 1507, in the City of Los Angeles, County of Los Angeles, State of California, as shown on the map filed in Book 20, Page 4 of Maps, in the Office of the County Recorder of said County, together with that portion of Rodeo Road, varied width, as described in the City of Los Angeles Ordinance No. 144,492 approved February 22, 1973, described as follows:

**Beginning** at the northwesterly corner of said Lot 194; thence along the westerly line of said Lot 194 South  $00^{\circ}06'34''$  West 38.93 feet to a line lying 55.50 feet northerly of and parallel with the centerline of said Rodeo Road, as shown on City of Los Angeles Engineer Field Book 17807 page 46 and Field Book 51180 Page 10; thence along said parallel line South  $89^{\circ}41'50''$  East 335.36 feet to the northerly line of said Lot 197, said northerly line also being the southerly line of the Southern Pacific Railroad Right of Way, as shown on said Tract No. 1507, and the beginning of a curve concave northerly having a radius of 8,620.51 feet (8,619.42 record), a radial line to said point bears South  $05^{\circ}47'58''$  West; thence westerly along said southerly line 337.77 feet through a central angle of  $02^{\circ}14'42''$  to the Point of Beginning.

Containing 6,156 square feet, more or less.

All as shown on Exhibit "B" attached hereto and made a part thereof

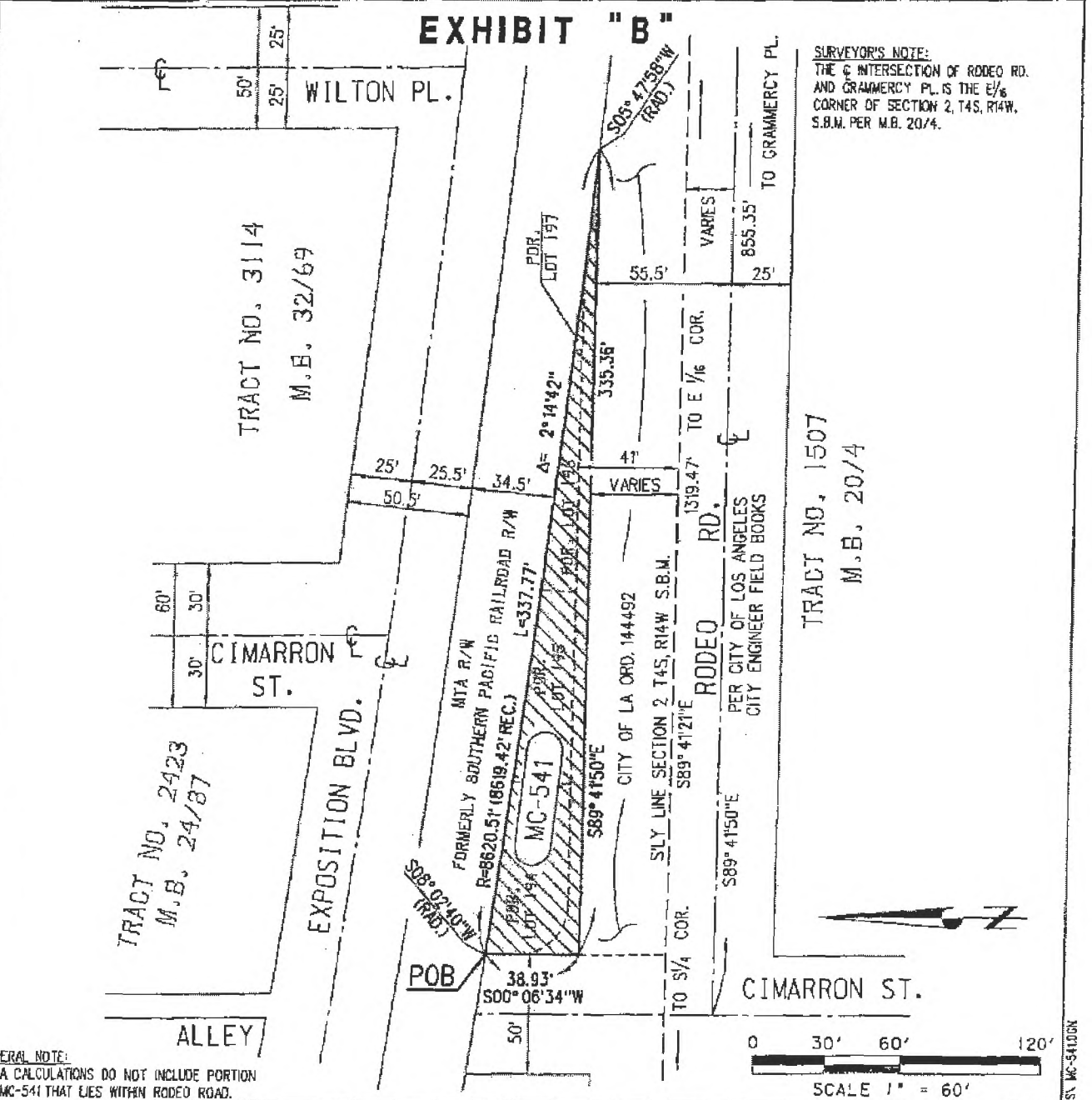
Distances as described above and as shown on said Exhibit "B" are grid distances.

Ground distances may be obtained by dividing grid distances by the mean combination factor of 1.00000251.

This legal description is not intended to be used in the conveyance of land in violation of the subdivision map act of the State of California.



GRANTOR : CITY OF LOS ANGELES, A MUNICIPAL CORPORATION		The data shown on plat are based on a field survey prepared by Psomas dated June 2003 - March 2006. Bearings and distances are based on California Coordinate System 83 Zone 5 coordinates obtained from California H.P.G.N.	
DESCRIPTION : THOSE PORTIONS OF LOTS 194 THROUGH 197, INCLUSIVE, OF TRACT NO. 1507, M.B. 20/4			
TOGETHER WITH THAT PORTION OF RODEO ROAD, VARIED WIDTH, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA			
TITLE REPORT : ORANGE COAST TITLE COMPANY NO. 775482-03	1	9-24-2007	REVISED AREA CALCS PER CLIENT
ASSESSORS REF. 5042-010-000	0	7-09-07	ORIGINAL SUBMITTAL
ROW REF : R-121	NO.	DATE	REVISION DESCRIPTION



GENERAL NOTE:  
AREA CALCULATIONS DO NOT INCLUDE PORTION  
OF MC-541 THAT LIES WITHIN RODEO ROAD.

TOTAL AREA OF PROPERTY	MC-541	REMAINDER PARCEL AREA	
6,156 SQ. FT. (NET AREA)	6,156 SQ. FT. (NET AREA)	0 SQ. FT. (NET AREA)	

**M**  
METRO

**LOS ANGELES COUNTY  
METROPOLITAN TRANSPORTATION AUTHORITY  
MID-CITY/EXPOSITION LRT PROJECT**

PREPARED BY:  
DJAM HARRIS

APPROVED BY:

SUBMITTED BY: PROJECT MANAGER

EXPO PROJECT MANAGER

DATE

**PARCEL PLAT**  
**MC-541**  
**SHEET 1 OF 1**

CONTRACT NO.	2DMJ050503, T1
SCALE	1" = 60'
DATE	7-09-07
DRAWN BY	KVO
CHECKED BY	JLE
REV. DATE	9-24-2007
REV. NO.	1

M.A. 2010050302; SURVEY; TASK 3; EXHIBIT; MC-541(00N)