

CITY OF LOS ANGELES

CALIFORNIA



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

HOLLY L. WOLCOTT
CITY CLERK

SHANNON HOPPE
EXECUTIVE OFFICER

When making inquiries relative
to this matter, please refer to
the Council file No. 09-1036-S1

April 11, 2017

The Honorable Eric Garcetti, Mayor
Room 303, City Hall

GRANT DEED: DIRECT SALE OF THE CITY-OWNED SURPLUS PROPERTY LOCATED AT
RODEO ROAD AND CIMARRON STREET TO THE LOS ANGELES COUNTY
METROPOLITAN TRANSPORTATION AUTHORITY (METRO).

Dear Mayor Garcetti:

Transmitted herewith is the Grant Deed for the sale of City-owned surplus property located
at Rodeo Road and Cimarron Street to Metro (APN 5042-010-905), as authorized by Ordinance
No. 183926 Council file No. 09-1036-S1. Copies of the Ordinance and Council file are attached.

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

Sincerely,

Michael Espinosa
Council and Public Services Division
Office of the City Clerk

09-1036-S1_deed_ltr_041117.doc

CITY OF LOS ANGELES
INTERDEPARTMENTAL CORRESPONDENCE

DATE: April 6, 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: REQUEST FOR SIGNATURE – GRANT DEED FOR THE DIRECT SALE OF CITY-OWNED PROPERTY TO THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY LOCATED AT RODEO ROAD & CIMARRON STREET, LOS ANGELES, CA 90018 (APN 5042-010-905)

Transmitted herewith is the Grant Deed for the sale to Los Angeles County Metropolitan Transportation Authority, of the above-referenced City-owned property as authorized by **Ordinance No. 183926 Council File No. 09-1036-S1**. 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.**
3. Please make one copy for the City Clerk's file.

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

ATTACHMENTS: Grant Deed
Ordinance & Council File

HOLLY L. WOLCOTT
CITY CLERK

GREGORY R. ALLISON
EXECUTIVE OFFICER

City of Los Angeles
CALIFORNIA



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

SHANNON HOPPES
DIVISION MANAGER

CLERK.LACITY.ORG

When making inquiries relative to
this matter, please refer to the
Council File No.: [09-1036-S1](#)

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

November 4, 2015

Council File No.: [09-1036-S1](#)

Council Meeting Date: October 21, 2015

Agenda Item No.: 4

Agenda Description: ENTERTAINMENT AND FACILITIES COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to the direct sale of the City-owned surplus property located at Rodeo Road and Cimarron Street to the Los Angeles County Metropolitan Transportation Authority (Metro).

Council Action: ENTERTAINMENT AND FACILITIES COMMITTEE REPORT AND ORDINANCE - ADOPTED

Council Vote:

YES	BOB BLUMENFIELD
ABSENT	MIKE BONIN
YES	JOE BUSCAINO
YES	GILBERT A. CEDILLO
YES	MITCHELL ENGLANDER
YES	FELIPE FUENTES
YES	MARQUEECE HARRIS-DAWSON
YES	JOSE HUIZAR
YES	PAUL KORETZ
ABSENT	PAUL KREKORIAN
YES	NURY MARTINEZ
YES	MITCH O'FARRELL
YES	CURREN D. PRICE
YES	DAVID RYU
YES	HERB WESSON

HOLLY L. WOLCOTT
CITY CLERK

ORDINANCE NO. 183926

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 OCT 21 2015.

HOLLY L. WOLCOTT, City Clerk

By  _____

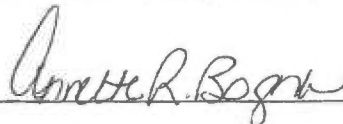
Deputy

Approved 10/28/15 _____

 _____ **ACTING**
ERIC GARCETTI, Mayor

APPROVED AS TO FORM AND LEGALITY:

MIKE N. FEUER, City Attorney

By  _____

Deputy City Attorney III

Date 1/29/15 _____

File No. 09-1036-S1 _____

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

1
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4 Those portions of Lots 194 through 197, inclusive, of Tract No. 1507, in the City of Los
5 Angeles, County of Los Angeles, State of California, as shown on the map filed in
6 Book 20, Page 4 of Maps, in the Office of the County Recorder of said County, together
7 with that portion of Rodeo Road, varied width, as described in the City of Los Angeles
8 Ordinance No. 144,492 approved February 22, 1973, described as follows:
9

10 **Beginning** at the northwesterly corner of said Lot 194; thence along the westerly line of
11 said Lot 194 South $00^{\circ}06'34''$ West 38.93 feet to a line lying 55.50 feet northerly of and
12 parallel with the centerline of said Rodeo Road, as shown on City of Los Angeles
13 Engineer Field Book 17807 page 46 and Field Book 51180 Page 10; thence along said
14 parallel line South $89^{\circ}41'50''$ East 335.36 feet to the northerly line of said Lot 197, said
15 northerly line also being the southerly line of the Southern Pacific Railroad Right of
16 Way, as shown on said Tract No. 1507, and the beginning of a curve concave northerly
17 having a radius of 8,620.51 feet (8,619.42 record), a radial line to said point bears
18 South $05^{\circ}47'58''$ West; thence westerly along said southerly line 337.77 feet through a
19 central angle of $02^{\circ}14'42''$ to the **Point of Beginning**.
20

21 Containing 6,156 square feet, more or less.

22
23 All as shown on Exhibit "B" attached hereto and made a part thereof
24

25 Distances as described above and as shown on said Exhibit "B" are grid distances.
26 Ground distances may be obtained by dividing grid distances by the mean combination
27 factor of 1.00000251.
28

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

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This legal description was prepared by me or under my direction.

Jeremy L. Evans

7-10-07

Jeremy L. Evans, PLS 5282

Date



DECLARATION OF POSTING ORDINANCE

I, VERONICA COLEMAN-WARNER, 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. 183926 – Sale of certain City-owned real property which is no longer required for use by the City located at Rodeo Road and Cimarron Street, 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 \$215,500 - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on October 21, 2015, 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 October 30, 2015 I posted a true copy of said ordinance at each of the 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 October 30, 2015 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 30th day of October, 2015 at Los Angeles, California.


Veronica Coleman-Warner, Deputy City Clerk

ENTERTAINMENT AND FACILITIES COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to the direct sale of the City-owned surplus property located at Rodeo Road and Cimarron Street to the Los Angeles County Metropolitan Transportation Authority (Metro).

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

1. DETERMINE that the property located at Rodeo Road and Cimarron Street is no longer required for City use and that the public interest is best served by the direct sale of the property.
2. PRESENT and ADOPT the accompanying ORDINANCE authorizing and providing for the sale of the property, without notice of sale or advertisement of bids, to the Metro for the sale price of \$215,500.
3. REQUEST the City Attorney to prepare the purchase and sale agreement based on the terms specified in the Ordinance for the sale of the surplus property.
4. INSTRUCT the Department of General Services to complete the transactions outlined in the Ordinance, and process the necessary documentation to execute the sale and deposit the proceeds into the appropriate accounts, as directed by the Los Angeles Administrative Code (LAAC) and as approved to form by the City Attorney.

Fiscal Impact Statement: The City Administrative Officer reports that the proposed sale of City-owned property located at Rodeo Road and Cimarron Street in Council District 8 is to the Metro for a total purchase price of \$215,500. In accordance with LAAC Code Section 7.33.1, the net proceeds from the sale will be deposited into the Gas Tax Fund No. 206, Revenue Source Code 514302. There is no additional impact to the General Fund.

Community Impact Statement: None submitted.

Summary:

At a meeting held on October 13, 2015, the Entertainment and Facilities Committee considered a June 30, 2015 City Administrative Officer (CAO) report and an Ordinance relative to a request from the Department of General Services for authority for the direct sale of the City-owned surplus property located at Rodeo Road and Cimarron Street to the Los Angeles County Metropolitan Transportation Authority.

After providing an opportunity for public comment, the Committee recommended that Council approve the recommendations contained in the CAO report, as detailed above. This matter is now submitted to Council for its consideration.

TRANSPORTATION

MOTION

MAY 05 2009

17 09-1036-51
C08

The Los Angeles County Metropolitan Transportation Authority (MTA) is preparing for the construction of the Mid-City Exposition Light Rail Transit Project. This project will be constructed along the median of Exposition Boulevard extending from downtown Los Angeles to Culver City. The City of Los Angeles owns a remnant parcel located on the corner of Rodeo Road and Cimarron Street (APN 5042-010-900) near the planned alignment of that Project. This City-owned property is required for the construction and operation of a Traction Power Sub-Station (TPSS). MTA is seeking to acquire this property for that project.

In order for the EXPO Project to proceed on schedule, a Right of Entry is needed to begin construction of the TPSS. Another issue regarding this property is the need for usage of a portion of this site by Bureau of Sanitation for their sewer project. The City will need a reservation for an area of 20 feet by 20 feet for construction and maintenance of an Odor Scrubber Facility and a reciprocal agreement from MTA for a Right of Entry (once MTA has acquired the property) free of charge.

I THEREFORE MOVE that the City Council:

- 1) Instruct the Department of Public Works, Bureau of Sanitation to review the MTA/Expo plans affecting this property and to obtain the necessary approval from their Board to declare the property surplus to their operations,
- 2) Direct the Department of General Services (GSD) to process this property through the surplus process for direct sale to LACMTA and Expo Authority, negotiate the terms and conditions of the sale, including any City required access and use of the property for future City projects and to process the necessary documentation to effectuate the sale,
- 3) Direct the CAO to prepare a report for transmittal to Council on its findings on the propriety of the direct sale of the property without going to bid, and
- 4) Direct GSD to negotiate and execute a Right of Entry with MTA and Expo Authority to allow them to begin construction of the planned light rail improvements pending completion of the sale of the property subject to a reciprocal Right of Entry and/or easement for continued access, use and installation of a temporary odor scrubber facility on a portion of the property for the Bureau of Sanitation.
- 5) Direct the Department of Transportation, the Bureau of Engineering and the Department of Building and Safety to work with the Exposition Construction Authority and Council District Eight for the purpose of preservation of parking/mitigation of parking loss for the commercial properties along Rodeo Road west of Cimarron Street.

PRESENTED BY:

Bernard C. Parks
BERNARD C. PARKS
Councilmember, 8th District

SECONDED BY:

[Signature]

ADOPTED

MAY 15 2009

LOS ANGELES CITY COUNCIL
FORTHWITH

MAY - 5 2009

ORIGINAL

EG

RECORDING REQUESTED BY:

Stewart Title of California

**WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:**

LOS ANGELES COUNTY M.T.A.
ONE GATEWAY PLAZA 99-18-4
LOS ANGELES CA 90012-2932
ATTN: VELMA MARSHALL

Order No. 405416

Escrow No. 01180-259150

Grant Deed

This document is exempt from Documentary transfer tax pursuant to Section 11922 of the Revenue and Taxation Code and is being recorded pursuant to Section 6103 of the California Government Code and California Government Code Section 27383.

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

City of Los Angeles, a municipal corporation

hereby GRANT(s) to

Los Angeles County Metropolitan Transportation Authority, a public agency existing under the authority of the laws of the State of California

the following described real property in the County of Los Angeles, State of California (Assessor's Parcel No.): 5042-010-905

**SEE EXHIBIT "A" FOR LEGAL DESCRIPTION AND EXHIBIT "B: FOR
DEPICTION**

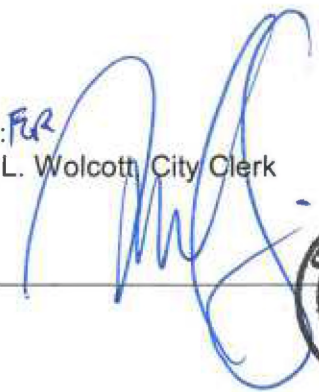
EXCEPTING AND RESERVING unto the City of Los Angeles, all oil, gas, water, and mineral rights now vested in the City of Los Angeles without, however, the right to use the surface of said land or any portion thereof to a depth of 500 feet below the surface, for the extraction of such oil, gas, water and 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 parcels of land.

This Grant Deed is made in accordance with the provisions of Council File No. 09-1036-S1 of the City of Los Angeles and Ordinance No. 183926.

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 28th day of APRIL, 2017

The City of Los Angeles, a municipal corporation

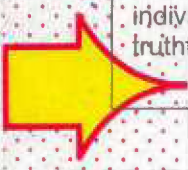
Attest: HL
Holly L. Wolcott, City Clerk
By: 

By: E.G.
Eric Garcetti, Mayor



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.

**SIGN
HERE**



STATE OF CALIFORNIA }
COUNTY OF Los Angeles }

On April 28, 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)



The City of Los Angeles

To

JOB TITLE: Parcel at northeast corner of Rodeo Road & Cimarron Street.

APN: 5042-010-905

Cadastral Map No. 117 B 189

**The Los Angeles County
Metropolitan Transportation
Authority**

Grant Deed

Approved as to Authority 4/6, 2017

By 
Tony M. Royster, Authorized Officer

Approved as to description MARCH 20, 2017

By 
Jose L. Ramirez, Authorized Officer

General Services Department
Real Estate Services Division

Approved 4-5-17, 2017

Michael N. Feuer, City Attorney

By 
Tim McWilliams Deputy

Council File No. 09-1036-S1

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

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4 Those portions of Lots 194 through 197, inclusive, of Tract No. 1507, in the City of Los
5 Angeles, County of Los Angeles, State of California, as shown on the map filed in
6 Book 20, Page 4 of Maps, in the Office of the County Recorder of said County, together
7 with that portion of Rodeo Road, varied width, as described in the City of Los Angeles
8 Ordinance No. 144,492 approved February 22, 1973, described as follows:
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10 **Beginning** at the northwesterly corner of said Lot 194; thence along the westerly line of
11 said Lot 194 South 00°06'34" West 38.93 feet to a line lying 55.50 feet northerly of and
12 parallel with the centerline of said Rodeo Road, as shown on City of Los Angeles
13 Engineer Field Book 17807 page 46 and Field Book 51180 Page 10; thence along said
14 parallel line South 89°41'50" East 335.36 feet to the northerly line of said Lot 197, said
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16 Way, as shown on said Tract No. 1507, and the beginning of a curve concave northerly
17 having a radius of 8,620.51 feet (8,619.42 record), a radial line to said point bears
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21 Containing 6,156 square feet, more or less.

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

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25 Distances as described above and as shown on said Exhibit "B" are grid distances.
26 Ground distances may be obtained by dividing grid distances by the mean combination
27 factor of 1.00000251.

28
29 This legal description is not intended to be used in the conveyance of land in violation of
30 the subdivision map act of the State of California.

31

Parcel No. MC-541
APN: 5042-010-900

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in the real property conveyed by the foregoing Grant Deed from the **CITY OF LOS ANGELES**, a municipal corporation, to the **LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY** ("BUYER"), a public agency existing under the authority of the laws of the State of California, is hereby accepted by the undersigned on behalf of the BUYER pursuant to authority conferred by resolution of the Board of Directors of the BUYER, and the BUYER hereby consents to the recordation of this Deed by its duly authorized officer.

Dated this 14th day of March 2017

By:



Velma C. Marshall
Deputy Executive Officer - Real Estate